

NEW APPLICATIONS 7

# MIAMIBEACH

## Land Use Boards

### Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: April 14, 2026  
TITLE: HPB25-0682, 298 LINCOLN ROAD.

**PROPERTY**

298 Lincoln Road

**FILE NO.**

HPB25-0682

**APPLICANT**

AF BSP Lincoln Funding LLC

**IN RE:**

An application has been filed requesting a Certificate of Appropriateness for the partial demolition of the existing two-story commercial building and the substantial reconstruction of the original street façade.

**PRIOR ORDER NUMBER:**

**Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No