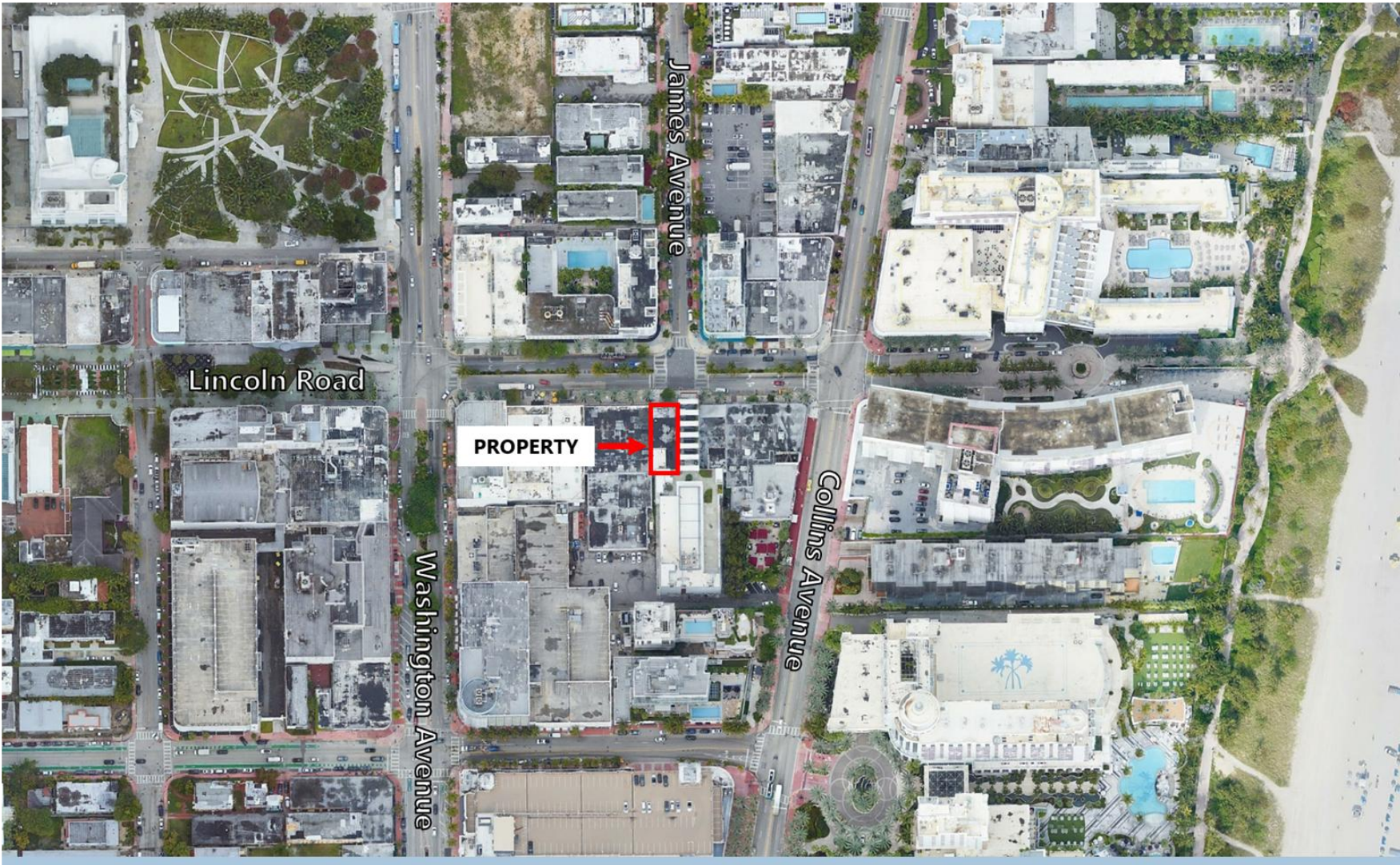


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298 LINCOLN ROAD



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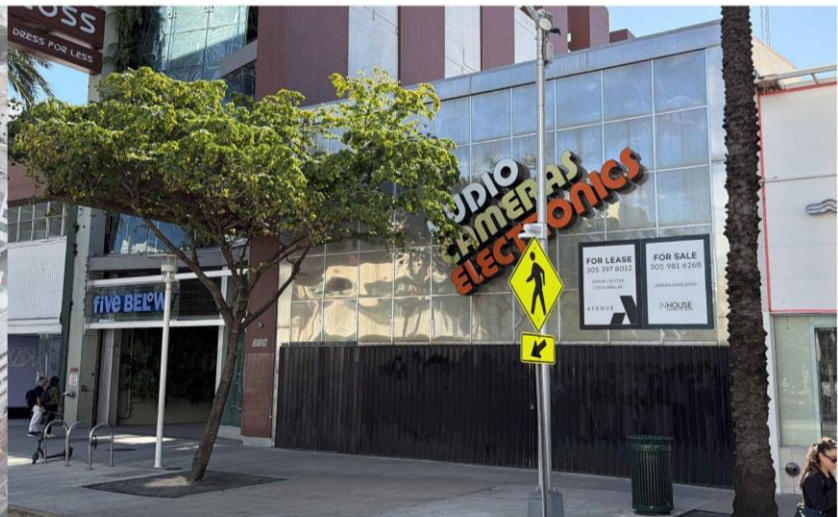


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STREET VIEW

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HISTORICAL CONDITION

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298 LINCOLN ROAD



PHOTO DATED 05-28-2025



Feb 3, 2026 at 11:54:27 AM
298 Lincoln Rd
Miami Beach FL 33139
United States



Feb 3, 2026 at 11:54:13 AM
298 Lincoln Rd
Miami Beach FL 33139
United States

CURRENT CONDITION

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222 LINCOLN RD



337 LINCOLN RD

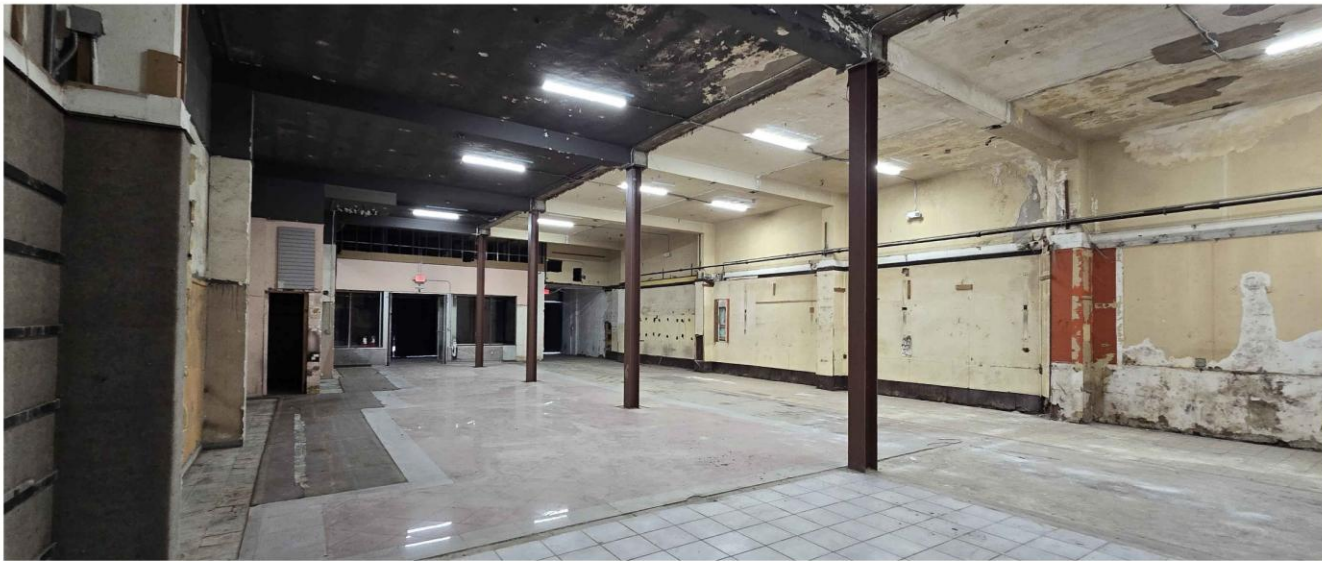
SIMILAR SITES

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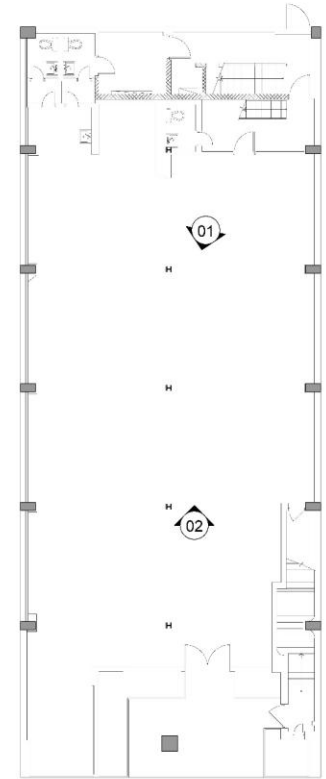
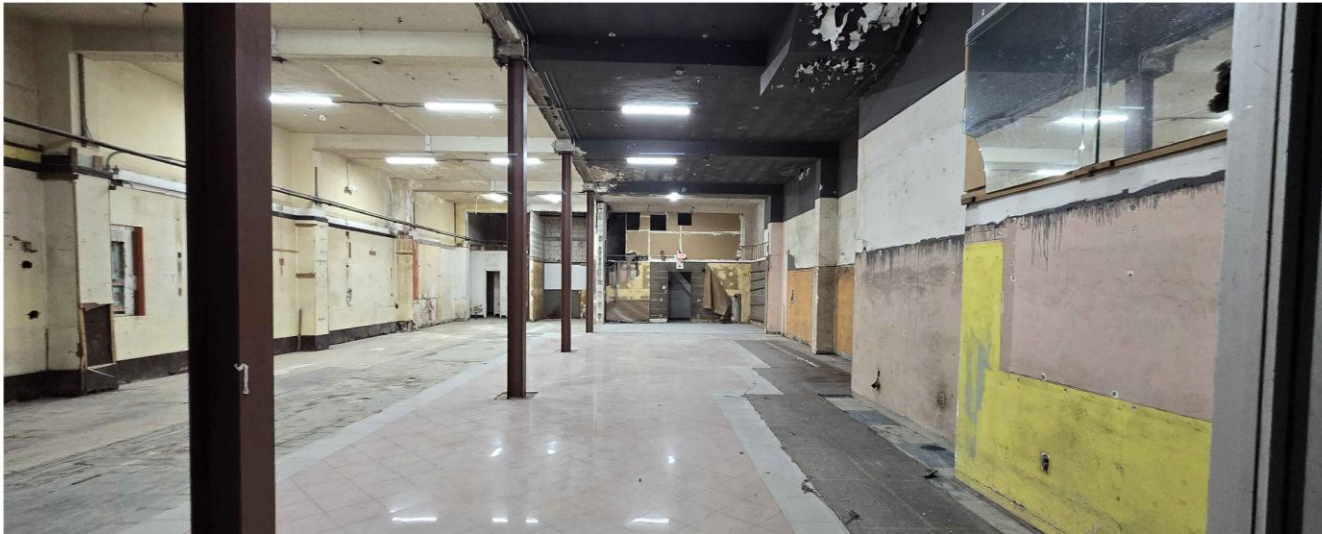

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298 LINCOLN ROAD



01 PHOTO DATED 05-28-2025



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298 LINCOLN ROAD


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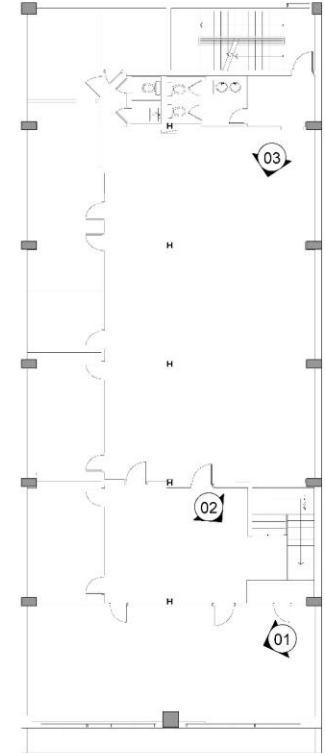
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01 PHOTO DATED 05-28-2025



03 PHOTO DATED 05-28-2025



HPB26-0682

298 LINCOLN ROAD



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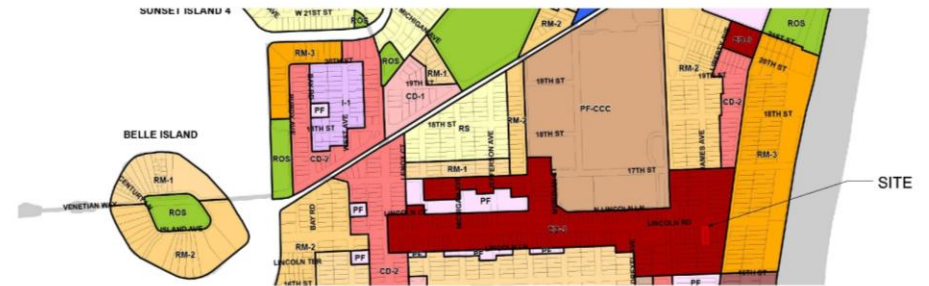
ITEM #	Project Information				
1	Address: 298 LINCOLN RD	Folio number(s):	02-3234-019-0870	Year built:	1947
2	Board file number(s), Determination of Architectural Significance:	HPB26-0682	Lot Area:	4,000 S.F.	
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	CD-3	Lot width:	40'-0"
4	Individual Historic Site (Yes or No):	No	Lot Depth:	100'-0"	
5	Base Flood Elevation:	8'	Grade value in NGVD:	6.75'	
6	Future Adjusted Grade (BFE+Grade / 2):	10.25'	Free board:	EXISTING N/A	
7	Proposed Use:	COMMERCIAL			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
ZONING INFORMATION / CALCULATION					
	Required	Existing	Proposed	Deficiencies	
13	Floor Area Ratio (FAR)	2.75	2.08	2.12	0
14	Building Height	75'-0"	41'-6"	41'-6"	0
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	V
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0 FT	0 FT	0 FT	0
b	Side interior setback	0 FT	0 FT	0 FT	0
c	Side facing street setback	N/A	N/A	N/A	0
d	Rear setback	5 FT	0 FT	0 FT	5 FT
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A



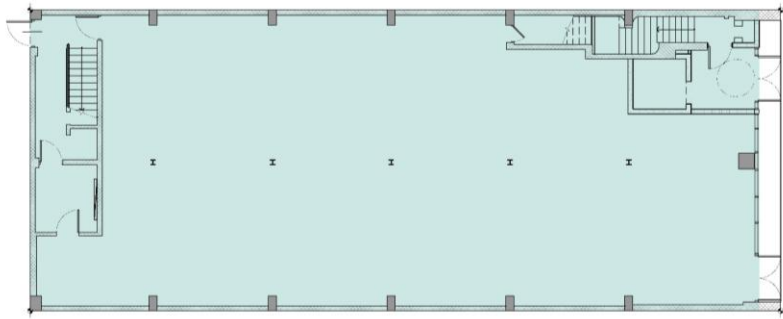
ZONING DISTRICT MAP (CD-3)



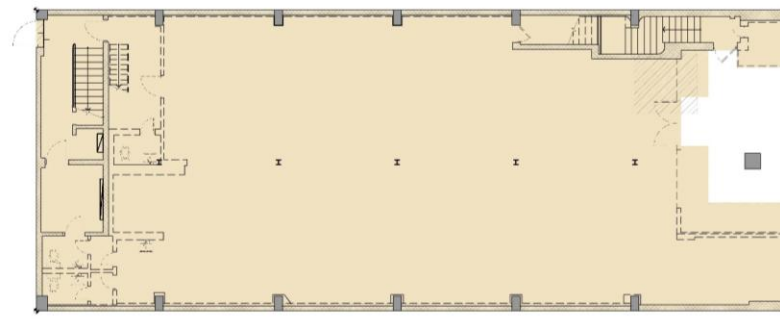
HISTORIC DISTRICT MAP (FLAMINGO PARK HISTORIC DISTRICT)



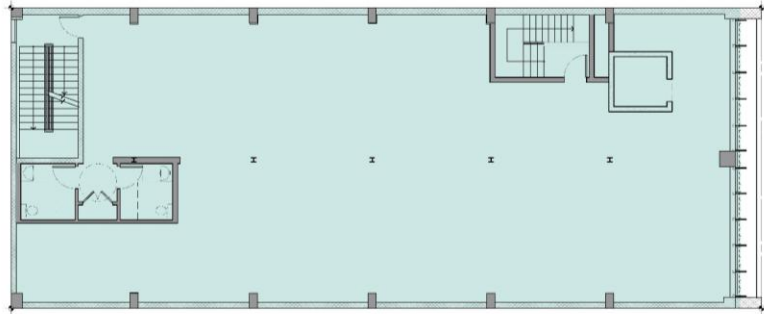
FUTURE LAND USE MAP (CD-3)



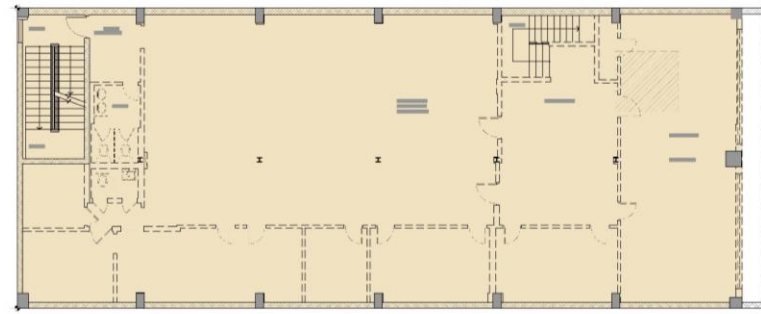
01 PROPOSED GROUND
3,886 S.F.



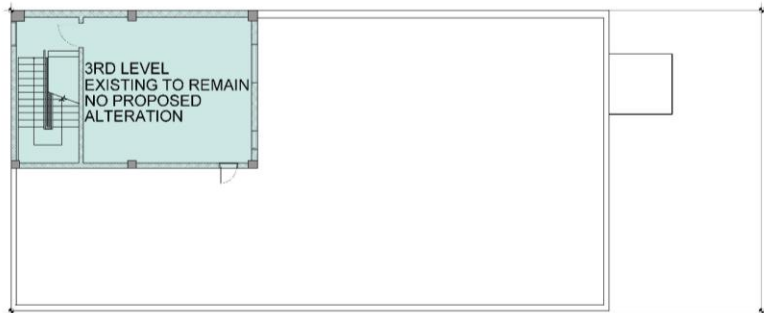
04 EXISTING GROUND
3,780 S.F.



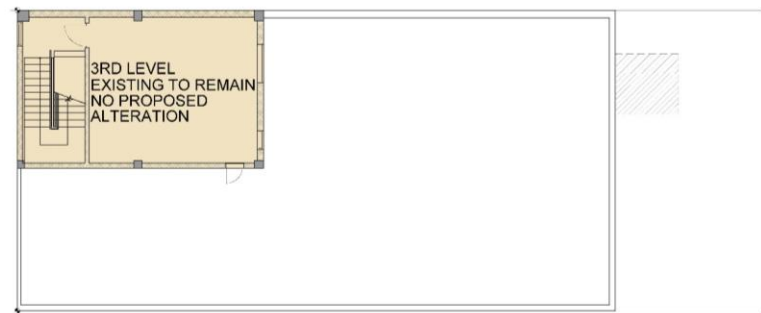
02 PROPOSED SECOND
3,886 S.F.



05 EXISTING SECOND
3,864 S.F.



03 3RD LEVEL
690 S.F.



06 3RD LEVEL
690 S.F.

FLOOR AREA

EXISTING FLOOR AREA
8,334 S.F. (2.08 FAR)

PROPOSED FLOOR AREA
8,462 S.F. (2.12 FAR)

MAX. ALLOWED FLOOR AREA
11,000 S.F. (2.75 FAR)



SUBMITTED VIEW



PROPOSED VIEW

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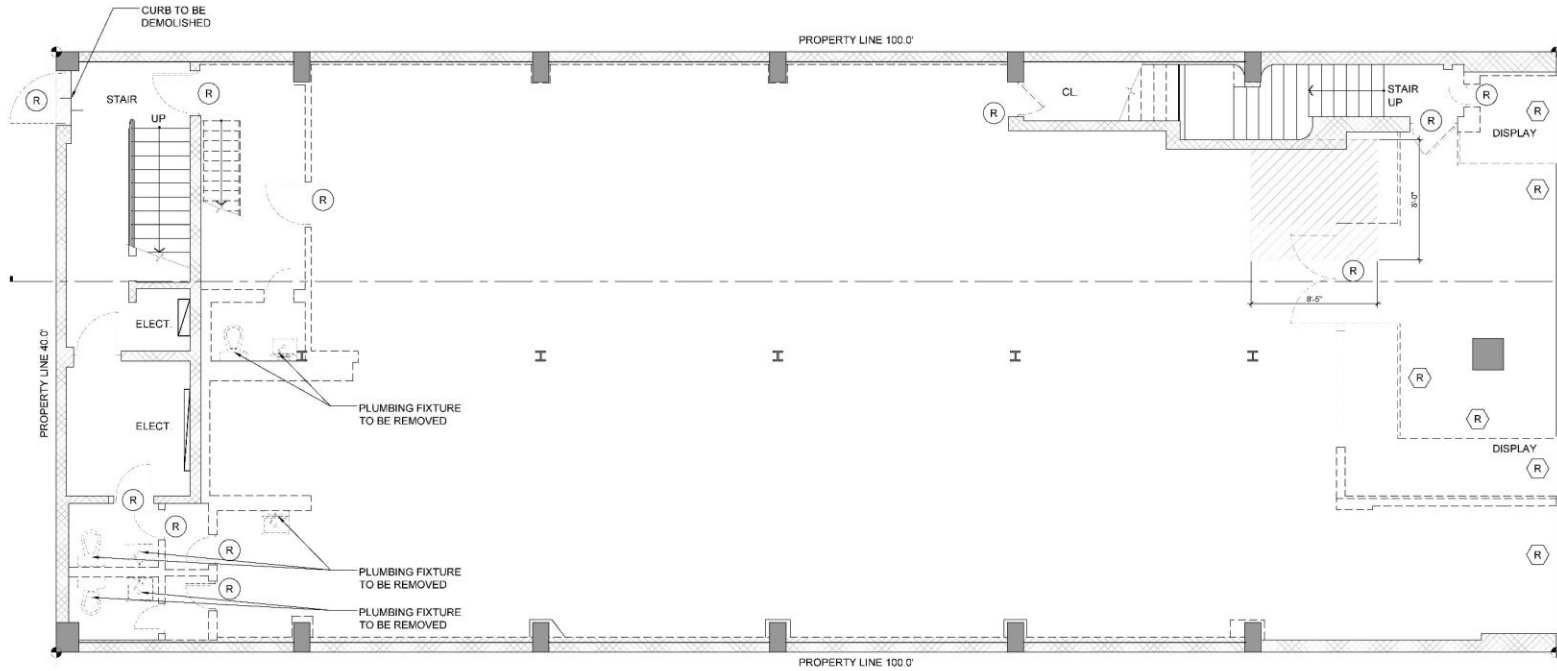
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LEGEND

- EXISTING CMU / PARTITION TO REMAIN
- DEMO EXISTING CMU / INTERIOR PARTITION WALL
- EXISTING METAL COLUMN TO REMAIN
- EXISTING STRUCTURAL COLUMN
- REMOVE STOREFRONT
- REMOVE EXISTING DOOR
- EXISTING DOOR TO REMAIN
- SLAB AREA TO BE DEMOLISHED

GENERAL NOTES:
 ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

EXISTING GROUND LEVEL

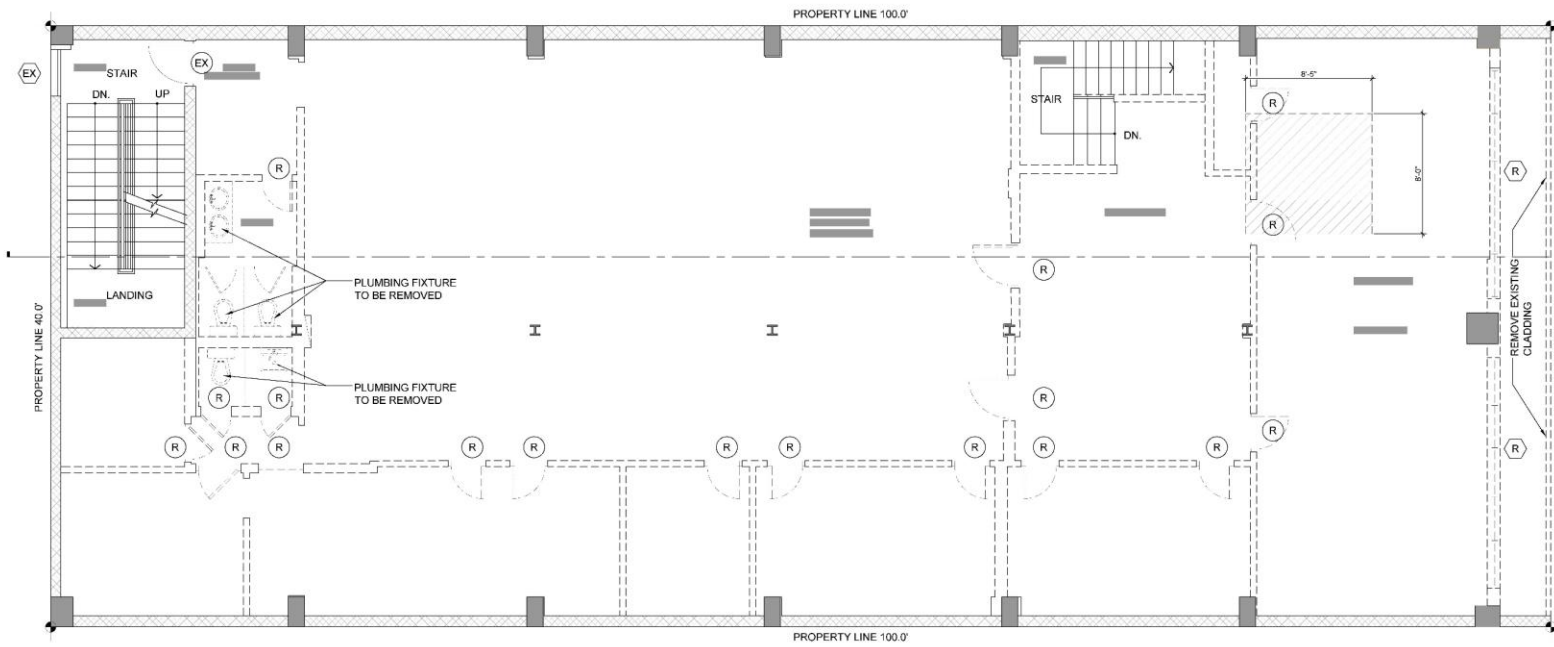
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LEGEND

- EXISTING CMU / PARTITION TO REMAIN
- DEMO EXISTING CMU/ INTERIOR PARTITION WALL
- EXISTING METAL COLUMN TO REMAIN
- EXISTING STRUCTURAL COLUMN
- REMOVE WINDOWS
- EXISTING WINDOWS
- REMOVE EXISTING DOOR
- EXISTING DOOR TO REMAIN
- SLAB AREA TO BE DEMOLISHED

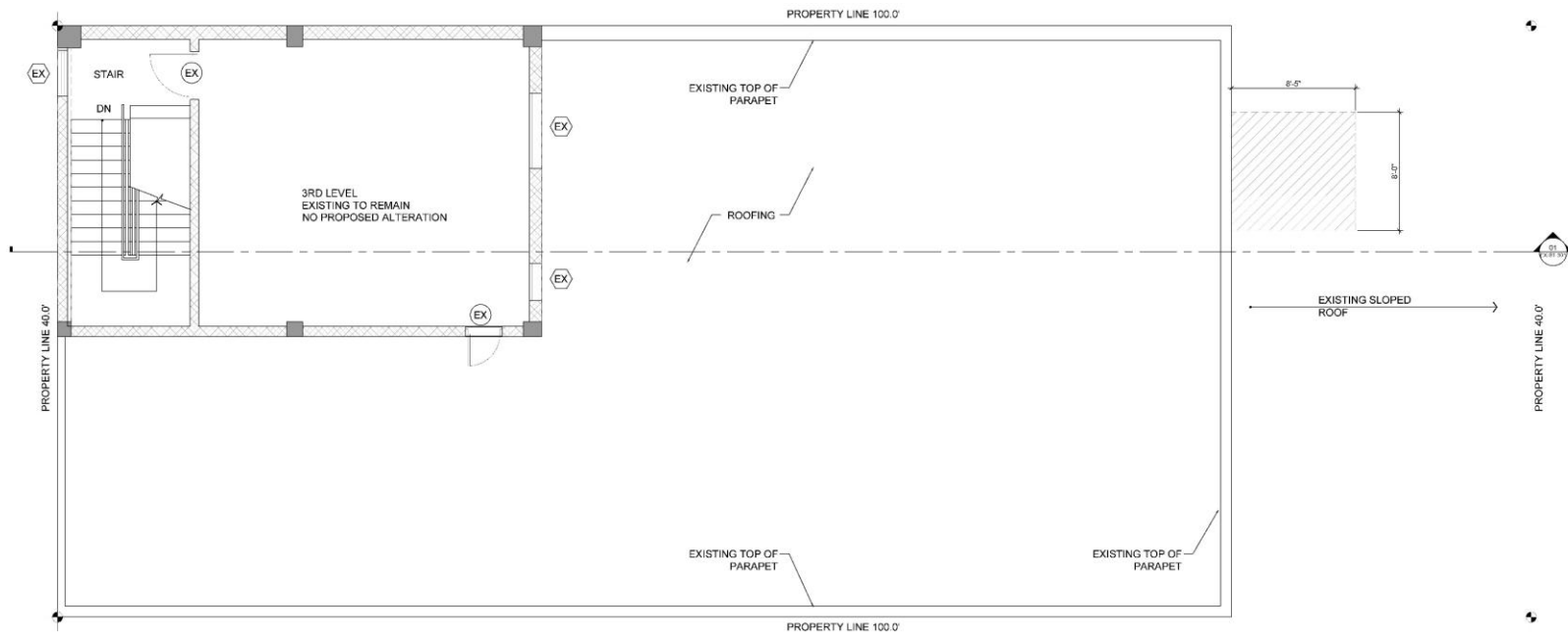
ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

EXISTING SECOND LEVEL











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LEGEND

-  EXISTING CMU / PARTITION TO REMAIN
-  STAIR LOW WALL
-  EXISTING METAL COLUMN TO REMAIN
-  EXISTING STRUCTURAL COLUMN
-  EXISTING WINDOWS
-  REMOVE EXISTING DOOR
-  EXISTING DOOR TO REMAIN
-  SLAB / ROOFING AREA TO BE DEMOLISHED

ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. 3RD LEVEL IS EXISTING TO REMAIN WITH NO ALTERATION

EXISTING ROOF LEVEL

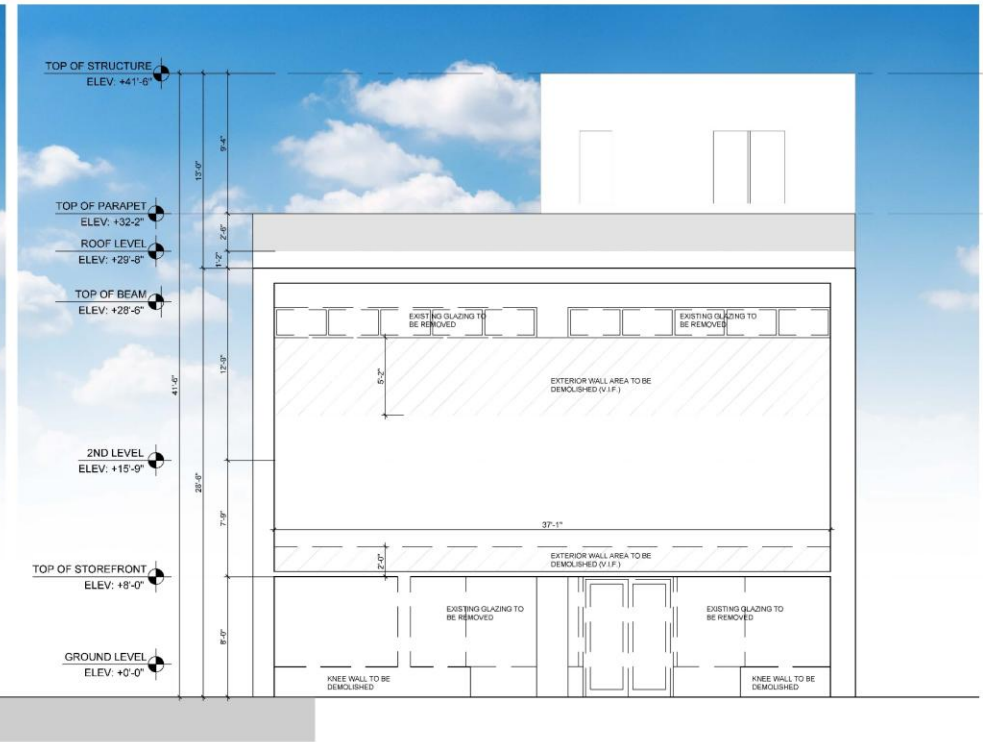



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01 EXISTING FRONT (NORTH ELEVATION)
SCALE: 1/4" = 1'-0"



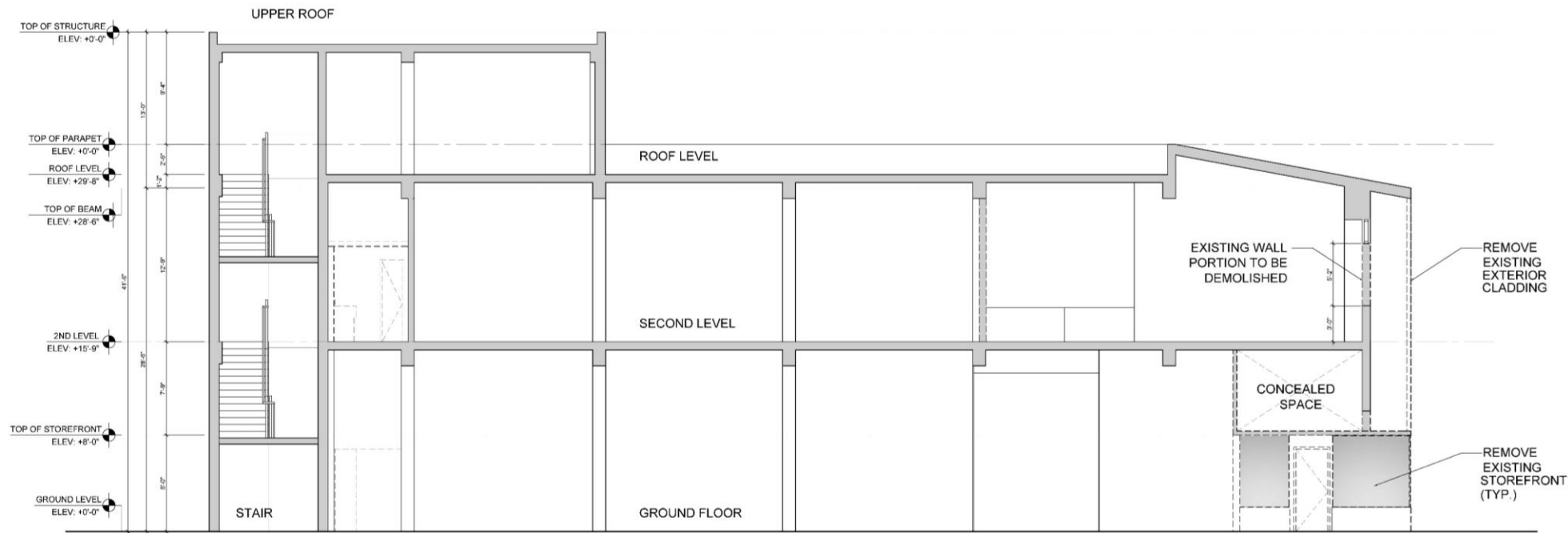
01 EXISTING NORTH ELEVATION
(REMOVING EXTERIOR CLADDING)
SCALE: 1/4" = 1'-0"

EXISTING FRONT ELEVATION

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EXISTING SECTION

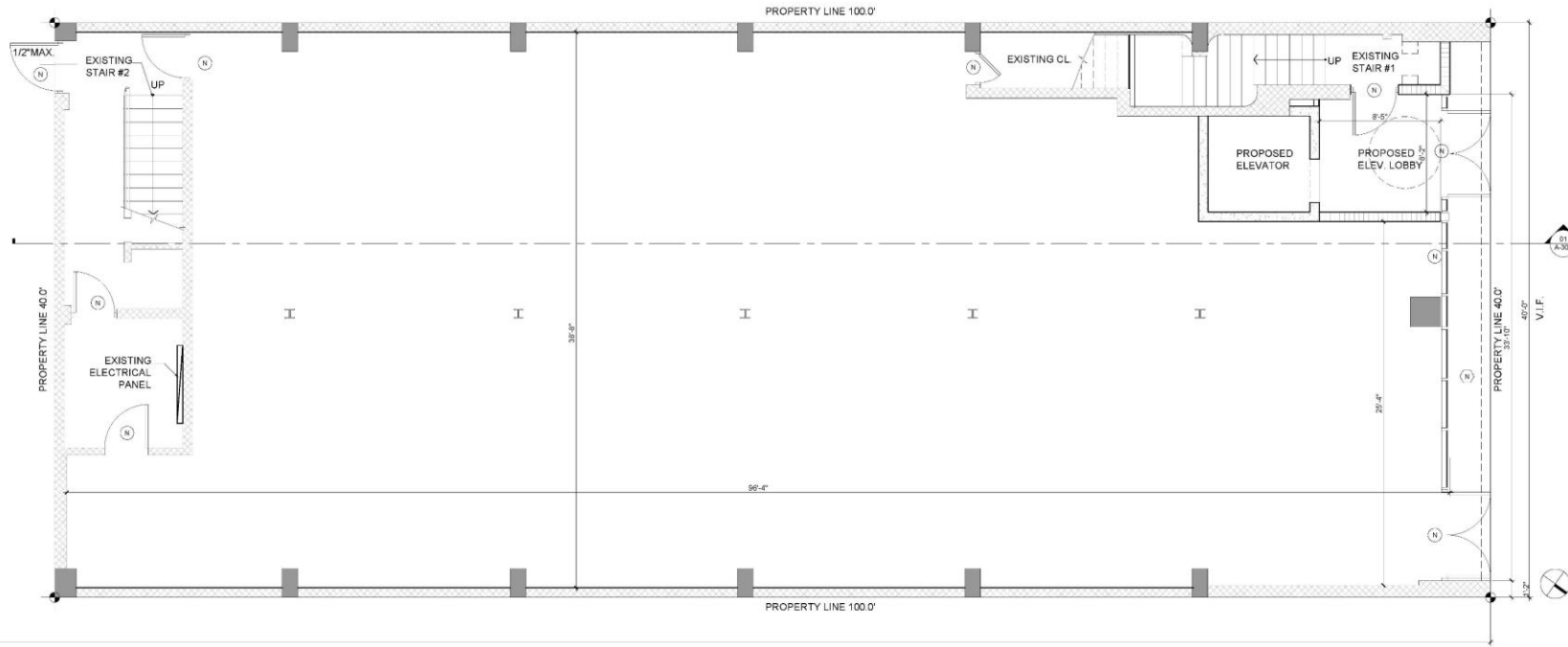
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LEGEND

- EXISTING CMU WALL
- PROPOSED CMU WALL
- PROPOSED CONCRETE WALL
- PROPOSED INTERIOR PARTITION
- PROPOSED INTERIOR PARTITION
- EXISTING METAL COLUMN
- EXISTING CONCRETE COLUMN
- NEW STOREFRONT
- EXISTING DOOR
- NEW DOOR

GENERAL NOTES:
 ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

PROPOSED GROUND LEVEL

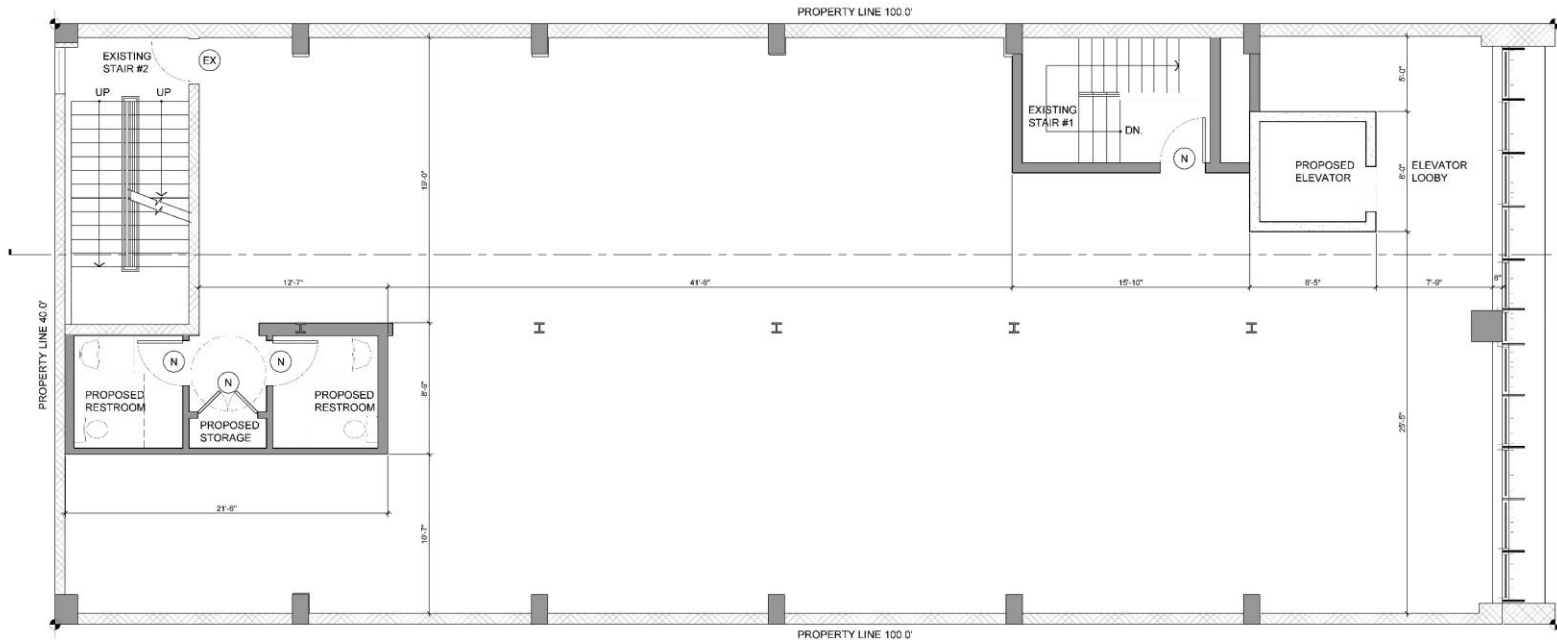
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






ZONING, LAND USE AND ENVIRONMENTAL LAW

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298 LINCOLN ROAD



LEGEND

-  EXISTING CMU WALL
-  PROPOSED CMU WALL
-  PROPOSED CONCRETE WALL
-  PROPOSED INTERIOR PARTITION
-  EXISTING METAL COLUMN
-  EXISTING CONCRETE COLUMN
-  NEW STOREFRONT
-  EXISTING DOOR
-  NEW DOOR

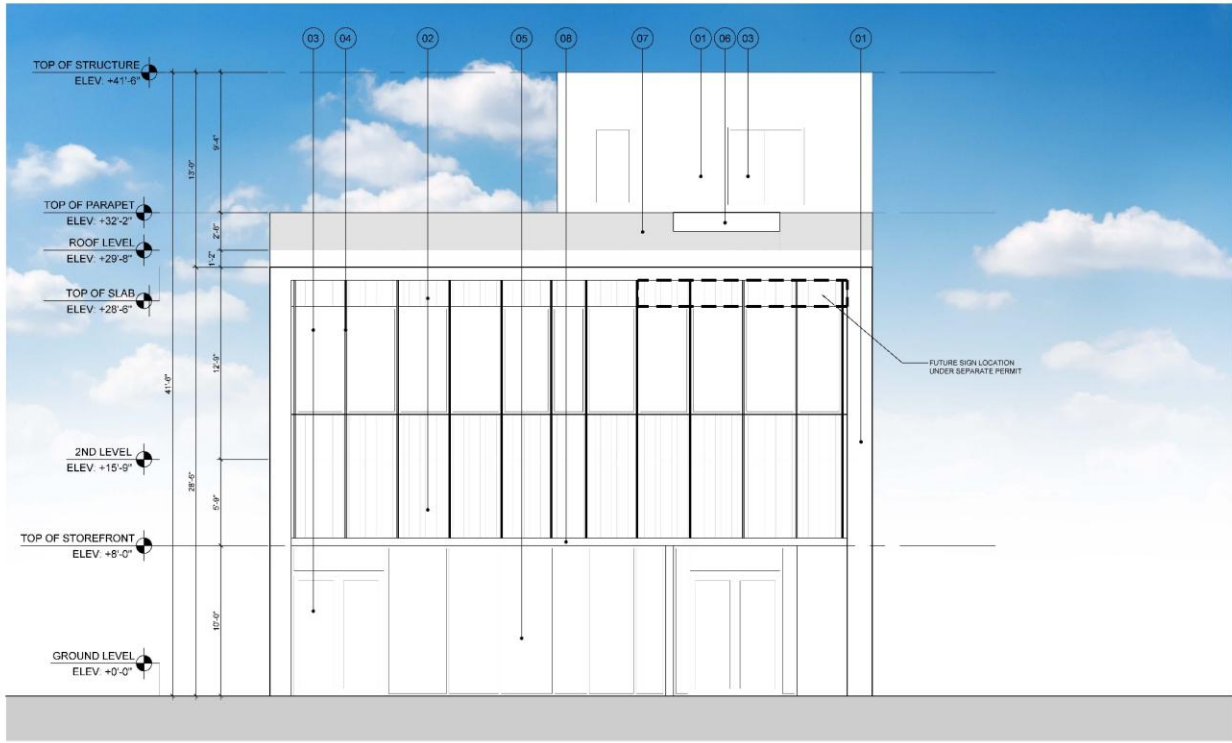
GENERAL NOTES:
 ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

PROPOSED SECOND LEVEL



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ELEVATION KEY NOTES:

- 01 SMOOTH PAINTED STUCCO FINISH
- 02 PERFORATED METAL SKING
- 03 GLASS WINDOW CLEAR ANODIZED ALUMINUM FRAME
- 04 VERTICAL METAL BLADE
- 05 BUTT-GLAZED STOREFRONT
- 06 TOP OF ELEVATOR TOWER
- 07 EXISTING ROOFING TO REMAIN PATCH AND REPAIR AS NECESSARY
- 08 EXPOSED CONCRETE CANOPY

01 PROPOSED FRONT (NORTH ELEVATION)
SCALE: 1/4" = 1'-0"

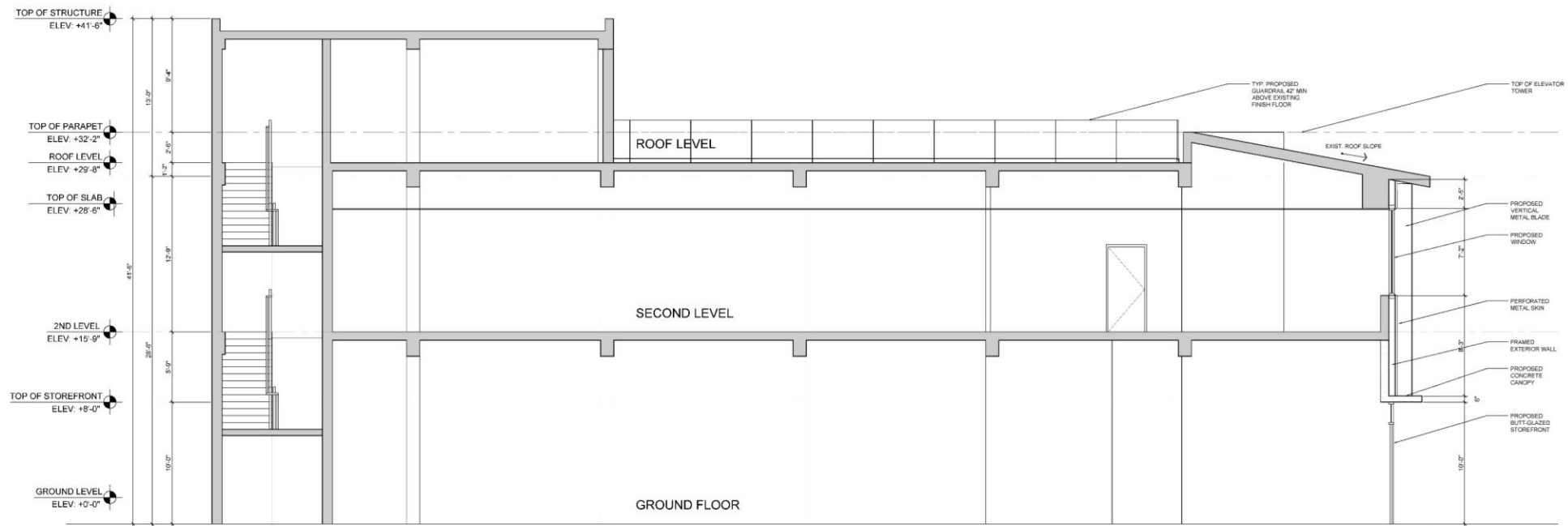
PROPOSED FRONT ELEVATION



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298 LINCOLN ROAD



01 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

PROPOSED SECTION

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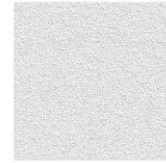


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SMOOTH PAINTED STUCCO FINISH
COLOR SW 9542 NATURAL WHITE



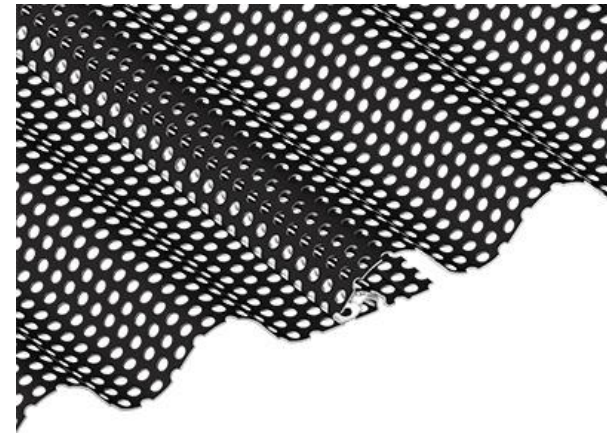
ZINC GRAY - UC127266
ZINC GRAY GLAZING MULLION COLOR
CLEAR GLASS



EXPOSED CONCRETE
WHITE TINT ADDED



HENDRICK ARCHITECTURAL
CORRUGATED METAL PANEL
DOVE GRAY COLOR



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