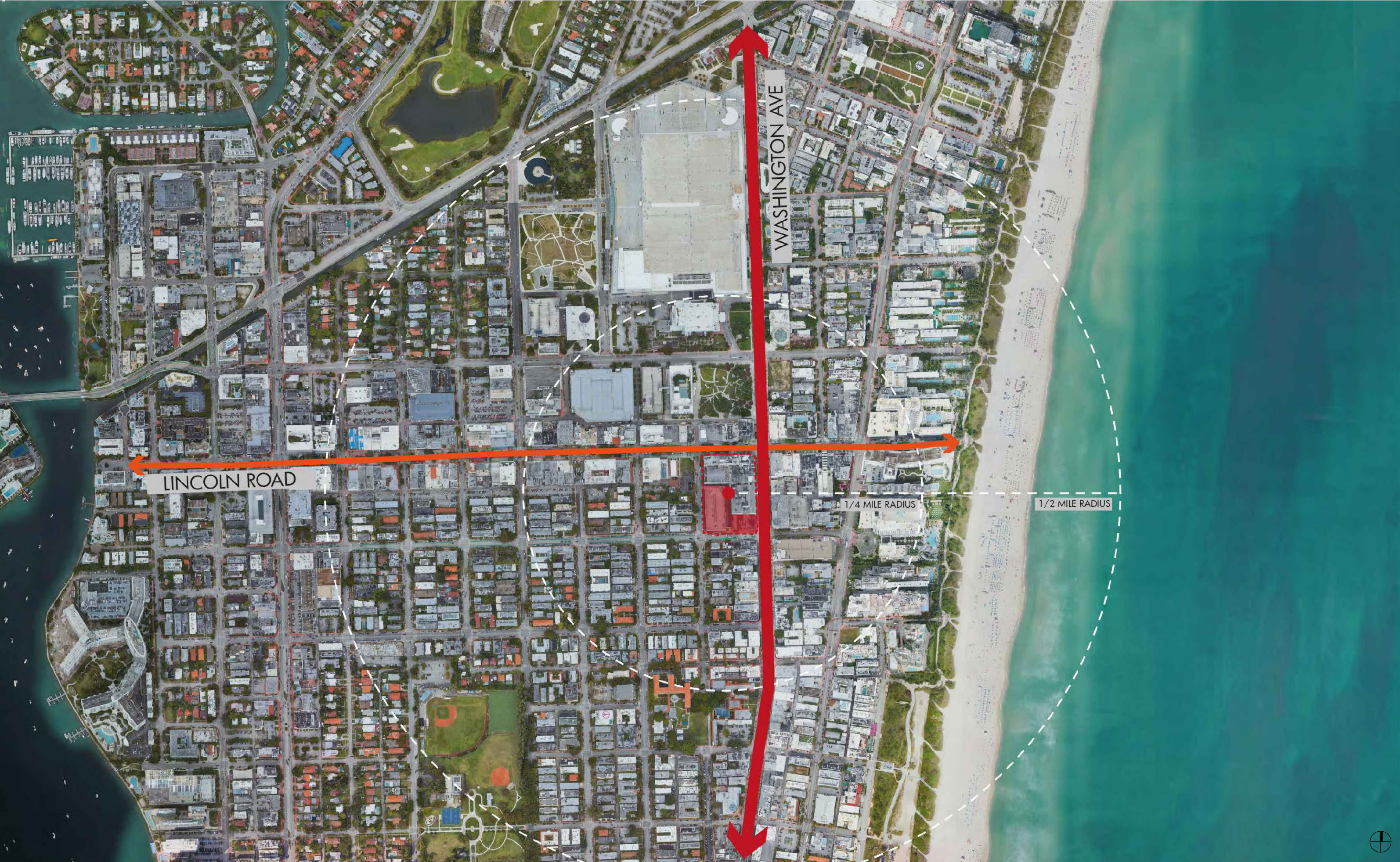




HISTORIC PRESERVATION BOARD 05.12.2026
FILE NUMBER: HPB 25 - 0656

THE SITE



PRECEDENTS





View east on Lincoln Road toward the Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building), 1950s.



Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building) Lincoln Road Mall corner of Washington & Lincoln



Lincoln Road Mall fronting the Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building) in 1962



THE PROJECT

REVISION TO ADDRESS HPB BOARD MEMBER AND STAFF COMMENTS

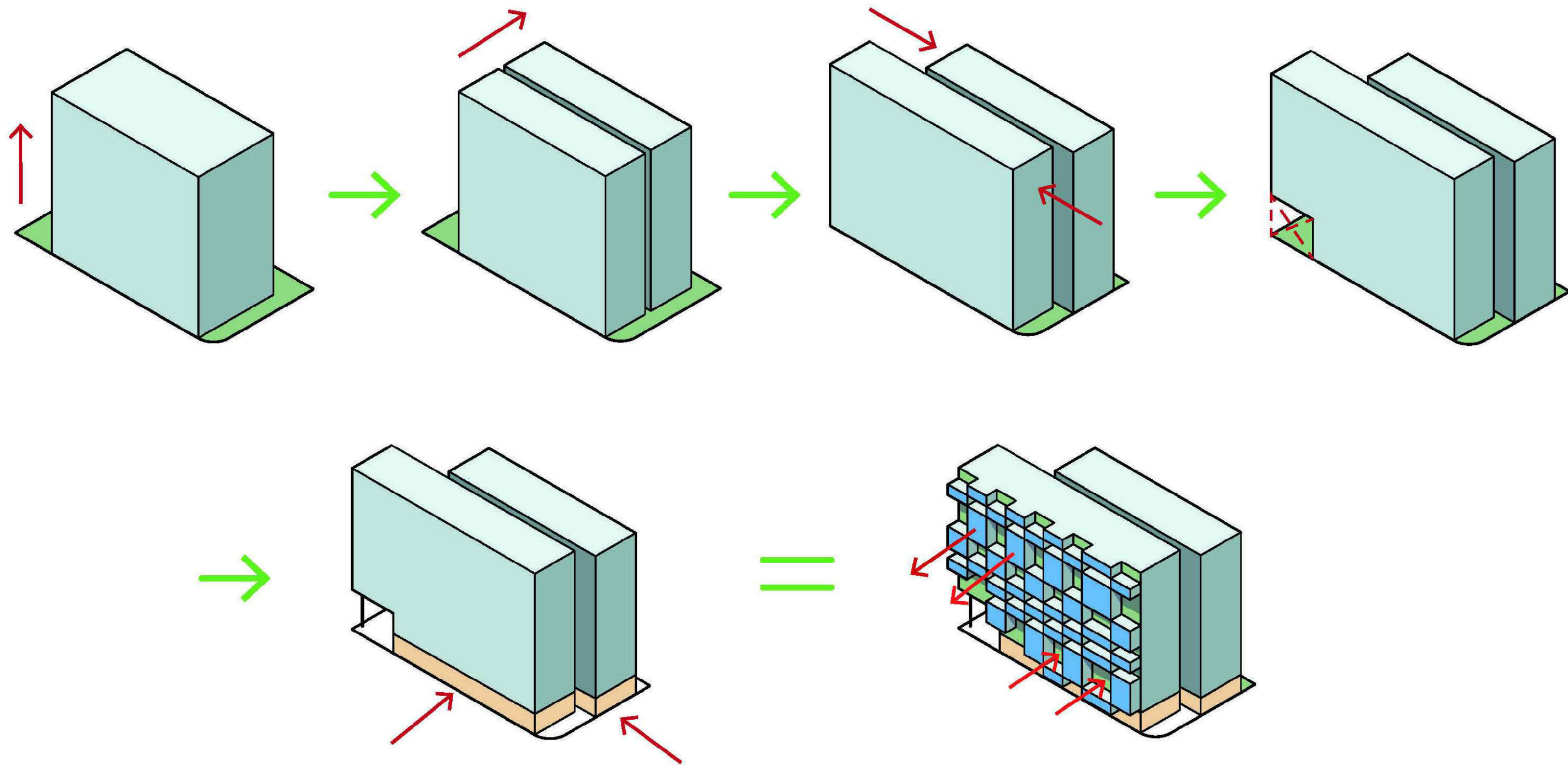
1. ADDITIONAL ARTICULATION TO BREAK UP BUILDING'S MASSING ALONG 16TH STREET FRONTAGE.
2. APPROPRIATE RECOGNITION AND HOMAGE TO HISTORIC STRUCTURE TO BE DEMOLISHED.
3. CLARIFY TREATMENT OF ALLEY ENTRANCE ALONG 16TH STREET TO ENSURE ENHANCED PEDESTRIAN EXPERIENCE.

| Before: 10-21-2025

| After: 05-12-2026

















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EXISTING BUILDING STRUCTURAL AND SAFETY CONCERNS

CURRENTLY, THE ELEVATION OF THE BUILDING IS BELOW FLOODS LEVEL (6.87' NGVD). PURSUANT TO FEMA, IF THE COST OF THE RENOVATIONS EXCEEDS 50% OF THE VALUE OF THE STRUCTURE WITHOUT THE LAND, THE STRUCTURE HAS TO BE ELEVATED TO MEET CURRENT FLOOD REQUIREMENTS. **THE FOUNDATIONS OF THE STRUCTURE CANNOT ENDURE THE ELEVATION PROCESS, AND WILL FAIL DURING THE PROCESS.** THEREFORE, RAISING THE HOUSE UP TO NEEDED ELEVATIONS FOR COMPLIANCE IS NOT FEASIBLE.

IN ORDER TO RAISE THE STRUCTURE, SCAFFOLDING AND TEMPORARY FRAMING WILL BE INSTALLED UNDER THE FOUNDATION TO JACK UP THE STRUCTURE. **THE FOUNDATION OF THE HOUSE IS WEAK ENOUGH TO CRUMBLE UNDER SUCH LOADS DURING THE JACKING PROCESS, DUE TO THE FOOTER BEING ON SHALLOW FOUNDATION.** HENCE IN ORDER TO RAISE THE STRUCTURE A COMPLETE FOUNDATION REHABILITATION AND REDESIGN NEED TO OCCUR TO SUSTAIN THE JACKING LOADS.

ALL THE MAIN STRUCTURAL MEMBERS OF THE STRUCTURE ARE COMPROMISED, AND NEED TO BE DEMOLISHED AND REPLACED. HENCE, WE RECOMMEND THE DEMOLITION OF THE STRUCTURE.

F U L F I L L I N G M I A M I B E A C H P O L I C Y O B J E C T I V E S

POLICY RLU 1.5.1

TO ENCOURAGE THE ESTABLISHMENT AND CONTINUED DEVELOPMENT AND ENHANCEMENT OF UNIQUE NEIGHBORHOODS, THE LAND DEVELOPMENT REGULATIONS MAY UTILIZE TOOLS INCLUDING, BUT NOT LIMITED TO, THE ESTABLISHMENT OF NEW ZONING DISTRICTS, ZONING OVERLAY DISTRICTS, SPECIAL OFF-STREET PARKING REQUIREMENT DISTRICTS, SPECIAL LANDSCAPE REQUIREMENTS, USE RESTRICTIONS, SCALE LIMITATIONS, ARCHITECTURAL STANDARDS, DESIGN GUIDELINES, AND OTHERS AS MAY BE APPROPRIATE.

POLICY RLU 2.1.1

INNOVATIVE LAND USE DEVELOPMENT PATTERNS, INCLUDING MIXED USES SHALL CONTINUE TO BE PERMITTED AND ENCOURAGED THROUGH THE PROVISION OF LDR INCENTIVES SUCH AS ADDITIONAL FLOOR AREA WHEN AT LEAST 25% OF THE TOTAL AREA OF A BUILDING IS RESIDENTIAL OR HOTEL AS IDENTIFIED IN SPECIFIC FUTURE LAND USE CATEGORIES, AND/OR SHARED PARKING FOR MIXED USES (COMMERCIAL/OFFICE/RESIDENTIAL).

POLICY RLU 2.1.4

MIXED USE DEVELOPMENTS WILL CONTINUE TO BE ENCOURAGED IN ALL AREAS DESIGNATED AS COMMERCIAL/RESIDENTIAL AND MXE BY CREATING DISTRICTS IN THE LAND DEVELOPMENT REGULATIONS WHICH ARE CONSISTENT WITH S.163.3202, F.S. AND WHICH WILL PERMIT COMBINED HOTEL, RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN ACCORDANCE WITH OBJECTIVE 1 OF THIS FUTURE LAND USE ELEMENT.