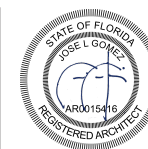




FINAL SUBMITTAL 03-08-26
HPB26-0687

720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



Digitally signed
by Jose L Gomez
Date: 2026.03.06
17:00:32 -05'00'

DATE	REVISION	DWG. TITLE
		COVER
		SCALE N.T.S.
		DATE 01-20-26
		PROJECT NO. 2026-01
		SHEET NUMBER
		A-000

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ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309, 310
A A C 0 0 1 0 8 2 | A R 0 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 0 | S 6 2 7 2 1 1 2 1 1 9 2 . C O M

Owner SAUL INVESTMENT CORP: Mailing Address Permit No 8513 Cost \$ 15,000:
 Lot 3 Block 50 Subdivision 2nd COMMERCIAL Address 714 - 716 - 718 Lincoln Road.
 General Contractor L. & H. Miller Company 5294 Bond No. 720
 Architect V. H. Nellenbogen Engineer 3234-03-0020
 Zoning Regulations: Use B-AA Area 19 Lot Size
 Building Size: Front 49'11" Depth 75' Height Stories one
 Certificate of Occupancy No. Use 3 - STORES
 Type of Construction CBS Foundation Concrete Piling Roof Flat Date July 22, 1936
 Plumbing Contractor #9226 Markowitz 1-----Sewer Connection Date July 27, 1936
 7 Fixtures Temporary Closet
 Plumbing Contractor Date
 Water Closets Bath Tubs Floor Drains
 Lavatories Showers Grease Traps
 Urinals Sinks Drinking Fountains see below
 Gas Stoves Gas Heater Rough Approved Date
 Gas Radiators Gas Turn On Approved
 Septic Tank Contractor Tank Size Date
 Oil Burner Contractor Tank Size Date
 Sprinkler System
 Electrical Contractor #7267 Brill Electric: Address Date Oct. 8, 1936
 Switch Range Motors Fans Temporary Service #7043-Sept. 1, 1936
 OUTLETS Light - 90 HEATERS Water Space Brill
 Receptacles
 #7871 Lyon Electric: 12/14/1936 Refrigerators #7747- Brill - Temporary - 12/1/1937
 12 Switch outlets.
 116 Light Outlets: Irons Sign Outlets
 100 Fixtures: 1 Center: }
 No. FIXTURES 55----- Electrical Contractor #7995 Brill Final -ok- ;2/30/1936 Date Dec. 29, 1936
 FINAL APPROVED BY Date of Service

ALTERATIONS OR REPAIRS

Building Permits:

#77185 L & G Glass & Mirror Works: Remodel store front - \$1500 - 10/14/66 OK Brown 11/22/66
 #77186 Owner, Mr. Dessel: Interior partitions - \$200 - 10/14/66 OK Brown 11/22/66
 b #1506 - Hill York Corp. - air cond. central 4 ton 3/22/71
 #88768-Cole Schmidt-Take out food store-\$10,000-3-12-75 - 714 LINCOLN RD.
 #07176-Bengis Associates-General Nutrition Sign-\$100-4-21-75
 714 Lincoln Rd-Biscayne. Maintenance Co.- #3265- 1 7 1/2 ton cooling tower replacement-5-7-75

Plumbing Permits:

#52283-Silver Plumbing- 1 floor drain; 1 sink, slop; 1 heater-new installation; 1 2 comp. sink-3-21-75
 714 LINCOLN RD

Ann's Importer # 17323 Awning1 Deering Awning & Furniture Co: \$53.00 June 23, 1943
 714 Lincoln Rd: # 17821 Temporary balcony (not for living purposes) \$200.00 Nove. 26, 1943 owner builds
 # 22416 New hanging rod & platform: M.S. Construction Co: \$150.00 May 10, 1946
 716 Lincoln Rd # 35454 One concrete slab: 15' x 20' no other work:
 Alfred Oboler, engr: Robt.M. Merritt, contr: \$ 75.00 March 26, 1951
 716 Lincoln Rd # 35859 Cooling Tower: Miami Roofing & Sheet Metal Co: \$960.00 May 14, 1951
 716 Lincoln Rd # 35942 Concrete slab: 15' x 20' J.Y. Sparks, contr: \$150.00 May 25, 1951
 714 Lincoln Rd # 38780 Remodeling store front: G.M. Fein, arch:
 Air Controlled Homes, Inc. contractor \$ 1,500.00 June 25, 1952
 714 Lincoln Rd # 38932 Flat wall sign: 60 sq ft - Claude Southern Corp: \$ 400.00 July 15, 1942
 716 Lincoln Rd # 40616 Flat wall sign, 24 sq ft: Claude Southern Corp: \$ 450.00 Jan 16, 1953
 714 " " # 42017 Storm Shutters: Enduro Products, Inc: \$ 250: June 25, 1953
 718 " " # 42509 Aluminum Awning: Enduro Products Inc: \$ 200: Aug 24, 1953
 716 " " # 42510 Aluminum Awning: Enduro Products, Inc: \$ 300: Aug 24, 1953
 718 " " # 44117 Electric Neon Co: Flat Wall Sign \$ 150: March 17, 1954
 720 " " # 45051 Miami A. C. Co: Install 1 - 5 ton A. C. Unit \$ 1500: June 29, 1954 OK, Plaag 8/25/54
 718 Lincoln Rd # 48620 Claude Southern Corp: flat wall sign, 28 square feet \$ 450 Sept. 16, 1955
 716 Lincoln Rd #56748 Appliance Cons. Service: 1 - 2 ton window unit A.C. \$400. 7-14-58
 714 Linc. Rd. #58283 Electro Neon Sign Co: Flat wall neon sign "Dunhill's", 18 sq.ft.- \$250 - Jan. 14, 1959
 716 Linc. Rd. #59142 Robbins Roofing: Reroof storage room in rear - \$135 - May 28, 1959
 714 Linc. Rd #61457 Electro:Neon Sign: Changeover of channel letter neon sign flat wall, 4 letters changed 8 sq.ft-\$150-3/22/60
 716 Linc. Rd. #65919 L & G Glass and Mirror Works: Remodel store front; door not to swing on public property; front of porcelain and aluminum. - \$1500. - 9/21/61 Compl. Saperstein 4/2/62
 714 Linc.Rd.#66164 Durable Awning Co.: Awning, canvas with stakes in sidewalk; approved by City Mgr.office 10/19/61 - sketch attached - \$800. - 10/19/61
~~718 Lincoln Rd. # 32277 S & S Plumbing Co: move lavatory; 1 new shower - 5/2/40~~
~~#25118 Pitsch & Morgen: 1 safe waste drain - 5/16/47~~
 718-720 Linc. #66299 L & G Glass Mirror Works: cover outside wall with porcelain panels - \$1,000. - 11/6/61 Compl. Saperstein
 716 Linc.: #66632 Claude Southern: Flat wall sign, "Adrian Thal Furs" neon reverse channel letters - \$350. - 1/5/62 4/2/62
 718 Linc.: #76782 Owner, R. J. Schmieder: 25' of pegboard; 3/4 high part - \$200 - 8/5/66 OK Brown 8/18/66
 716 Linc. #76955 Owner, De Loy, Inc.: Redecorate and remodel - \$1500 - 8/30/66 OK 3/5/68
 716 Linc. #77057 Claude Southern: 2 - flat wall signs "DeLoy Accent on Fashion" - \$1500 - 9/21/66 (over)
 PLUMBING PERMITS: 718 Linc. Rd.#13375 S & S Plumbing Co.: move lavatory; 1 new shower - 5/2/40
 #25118 Pitsch & Morgen: 1 safe waste drain - 5/16/47

Electrical Permits:

716 Lincoln Rd-#73795-Ocean Electric- removed violation-1-21-77

720 LINCOLN ROAD

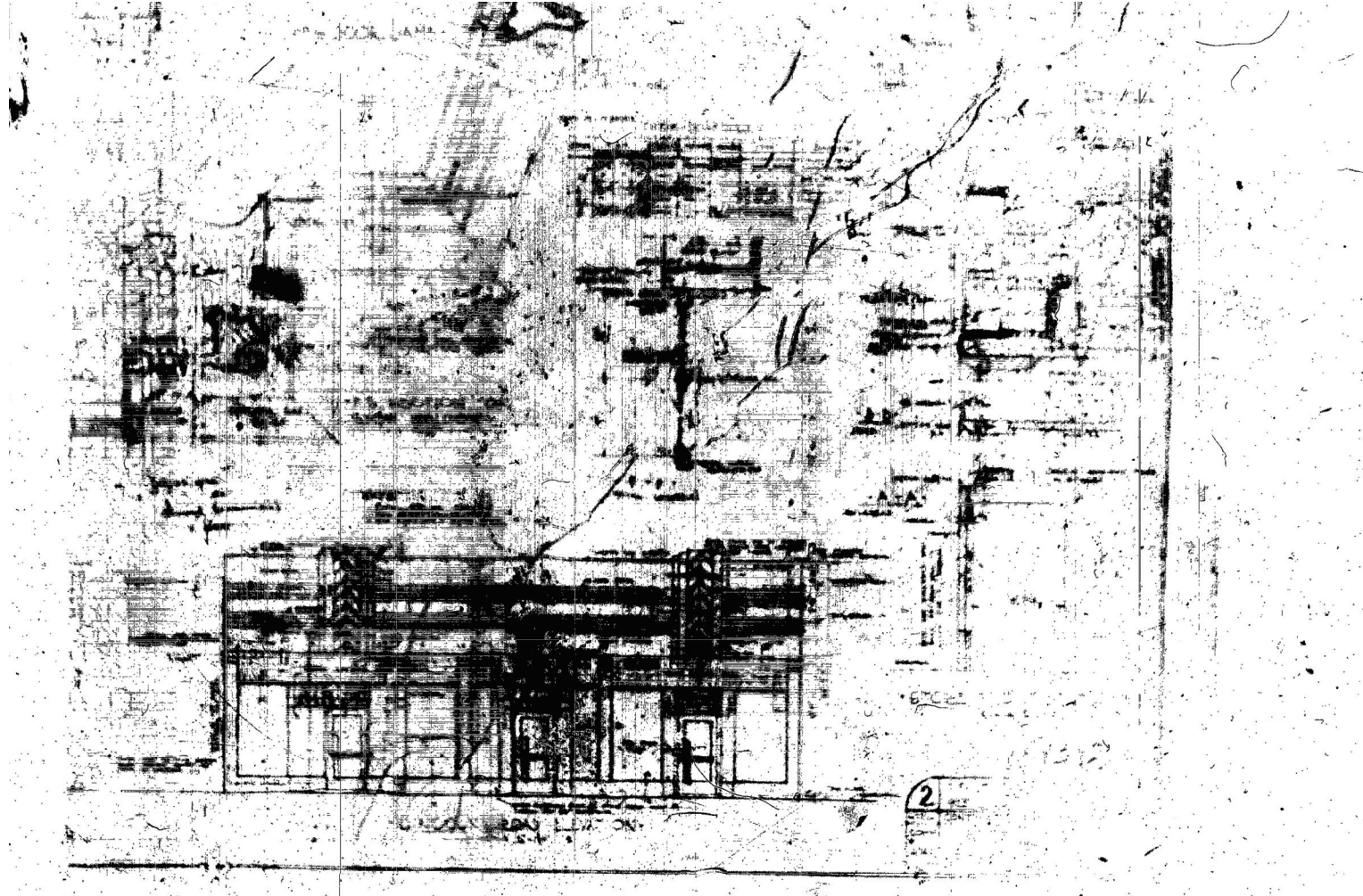
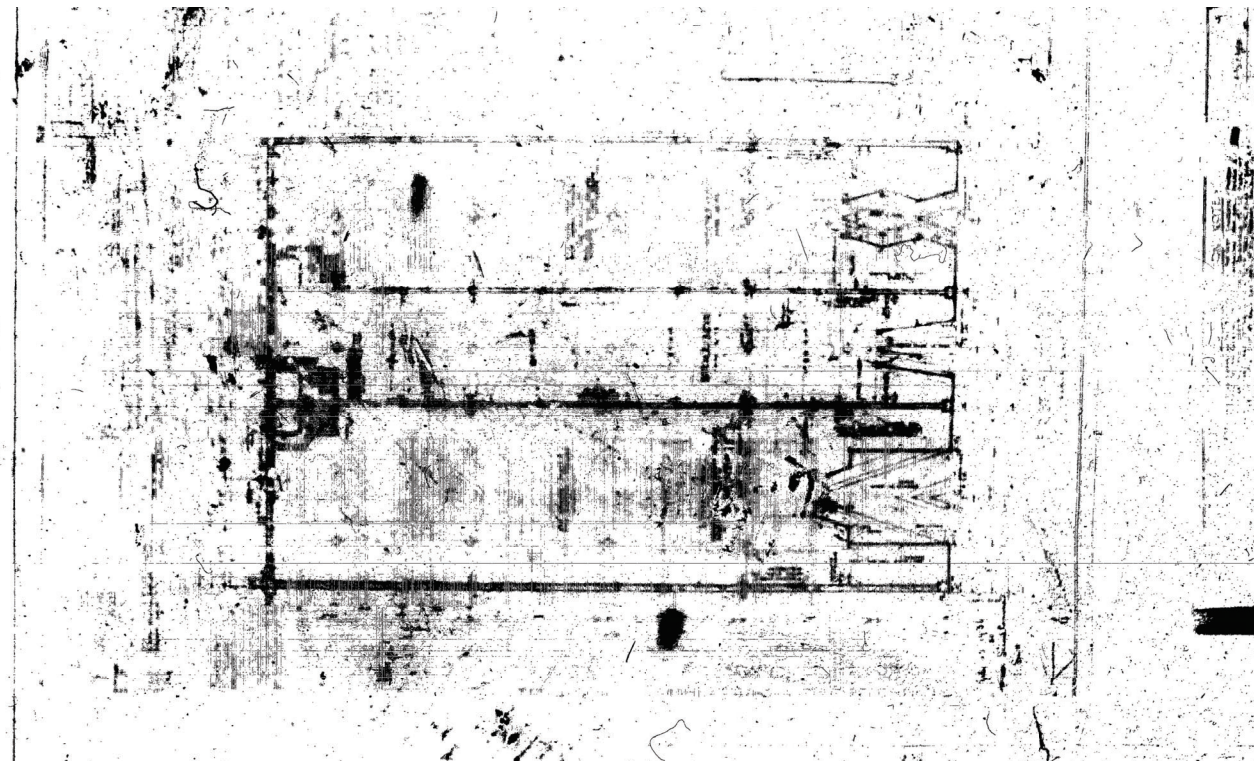
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



DWG. TITLE	BUILDING CARD
SCALE	N.T.S.
DATE	01-20-26
PROJECT NO.	2026-01
SHEET NUMBER	A-002

Electrical Permits:

Nordell's #13950 LaVigne Electric: 2 Motors, November 27, 1939
 #10418 Lyon Electric Co: 10 outlets, 6 fixtures, 1 burglar alarm, Jan. 13, 1938
 #19675 F. C. Ast: 1 Switch outlet, 1 Receptacle, September 28, 1943
 #21158 Astor Electric: 2 Switch outlets, 1 Receptacle, 15 Fixtures, July 17, 1945
 #23613 Astor Electric: 1 Light outlet, 2 Fixtures, December 26, 1946
 #23691 Astor Electric: 2 Receptacles, January 7, 1947
 #24174 Lyon Electric: 3 Motors, 1 Center of distribution, 1 Service, May 8, 1947
 #24251 Astor Electric: 2 Light outlets, 2 Fixtures, 1 Iron outlet, May 27, 1947
 #27616 Emanuel Electric: 2 Switch outlets, 4 Light outlets, 10 Fixtures, Nov. 12, 1948
 #28222 Astor Electric: 4 Motors, 5 Centers of distribution, Feb. 4, 1949 Woodmansee 2-1
 #32175 Lyon Electric: 28 Fixtures, September 18, 1950 ok Ralph Rafel, 10/5/50
 #34207 Flamingo Electric: 4 Motors, June 4, 1951 ok Rosser, 8/28/1951
 #37023 Claude Southern Corp: 2 Neon transformers, July 15, 1952
716 Linc. Rd. #38555 Claude Southern Corp: 1 Neon Transformer: Jan 16, 1953
 716 Linc. Rd. #42022 Astor Electric: 1 receptacle: May 21, 1954 OK, Rosser 5/21/54 OK: HOR
 720 Linc. Rd. #42431 Jonesey Electric: 1 meter change, 1 - 1 H.P. motor, 1 2-5 h.p. motor: 7/7/54 11/8
 718 Lincoln Road #45657 Claude Southern Corp: 1 flasher, 2 neon transformers, 60 lamps 9/16/55
 714 Lincoln Road #49076 E & E Electric Co. Inc.: 6 Fixtures:---OK Rosser 1/9/57---December 10, 1956
 714 Lincoln Road #53198 Electro Neon: 1 Neon Transformer - Jan. 14, 1959
 714 Linc. #54912 Electro Neon Sign Co: 1 Reconnect - March 22, 1960
716 Linc. #56812 Astor Electric: 1 Iron Outlet - June 2, 1961
 714 Linc.: #57496 E. C. Cornelius, Inc.: 1 motor, 0-1 hp; 1 motor, 6-10 hp - 10/19/61
 716 Linc. Claude Southern #57791: 1 neon transformer (Bldg. Perm. #66632) - 1/5/62
 718 Lincoln Rd. #59887 Lyon Electric Co., Inc.: 3 fixtures 7/18/63
 718 Lincoln Rd. #60122 Ace Elec: 1 motor 2-5 HP-9/6/63
 716 Linc. #63913 Astor Elec. Service, Inc.: 10 switch outlets; 5 light outlets; 10 receptacles; 40 fixtures - 9/12/66
 716 Linc. #63948 Claude Southern: 2 neon transformers - 9/21/66
 714 Linc. #64047 Schueler Elec. Co.: 9 switch outlets; 23 light outlets; 1 receptacle; 58 fixtures; 1 cent. of dist. - Oct. 21, 1966
 714 Linc. #64138 Schueler Elec. Co.: 8 light outlets; 6 receptacles; 36 fixtures; 5 iron outlets; 6 motors, 0-1 hp; 1 motor, 2-5 hp; 1 sign outlet - 11/15/66
718 Linc. #66917 Holbert Electric Co. Violations 4/23/69
 714 Lincoln Rd-Holbert Electric-3 switch outlets; 8 receptacles; 16 fixtures-3-17-75



ELECTRICAL PERMITS: #E8801326 - Ocean Electric - Repairs - 8-10-88

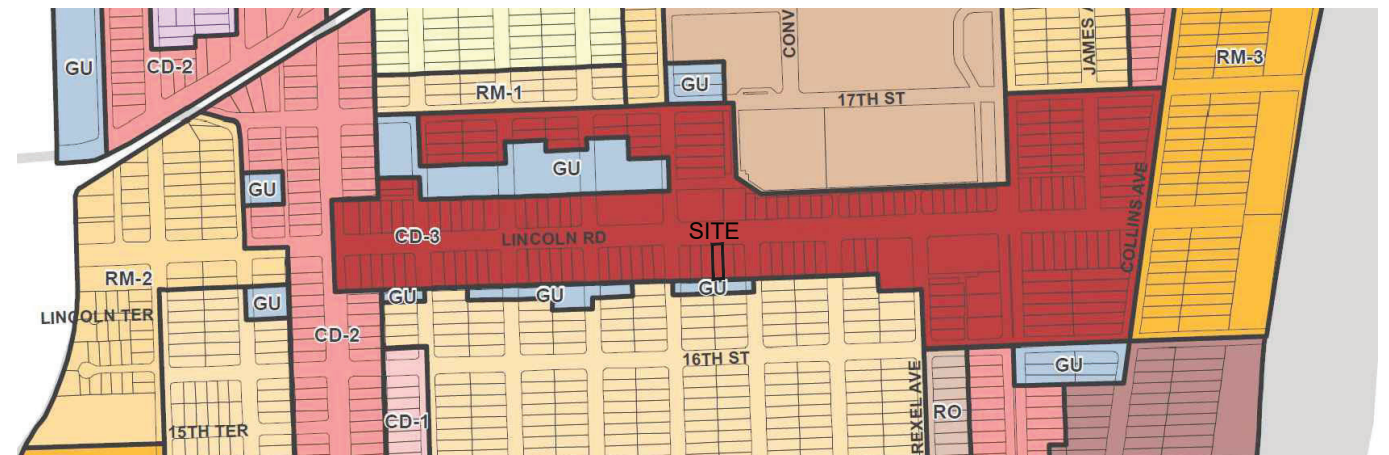
720 LINCOLN ROAD
 720 LINCOLN ROAD
 MIAMI BEACH, FL 33139



DWG. TITLE	BUILDING CARD
SCALE	N.T.S.
DATE	01-20-26
PROJECT NO.	2026-01
SHEET NUMBER	A-003
DATE	REVISION

**720 LINCOLN ROAD
ZONING INFORMATION**

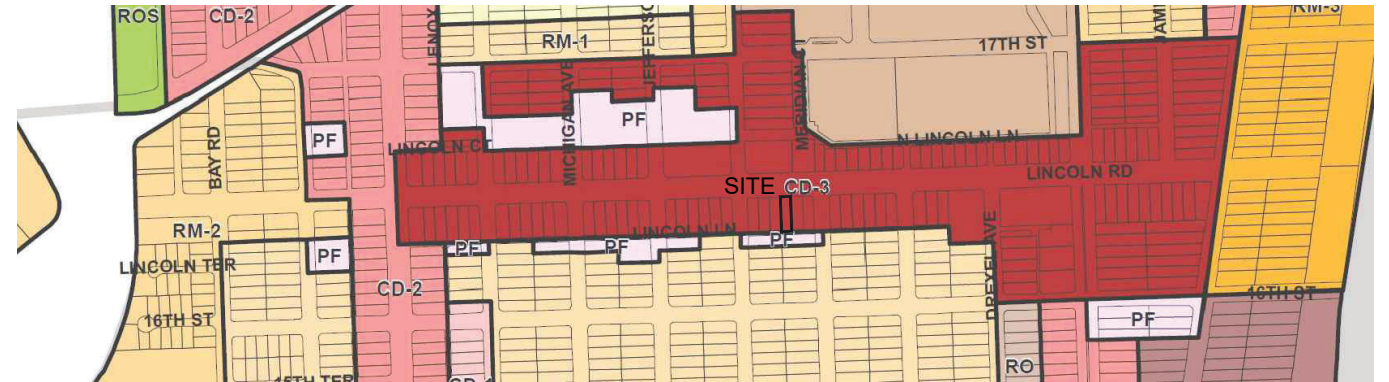
ITEM NO.	PARKING GARAGE/RETAIL BUILDING			
1	ADDRESS	720 LINCOLN ROAD, MIAMI BEACH, FL 33139		
3	FOLIO NUMBER(S)	02-3234-003-0020		
4	YEAR CONSTRUCTED	1936	ZONING DISTRICT	CD-3
5	BASE FLOOD ELEVATION	8.0' NGVD	GRADE VALUE IN NGVD	4.29'
6	ADJUSTED GRADE (FLOOD+GRADE/2)	10.15'	LOT AREA	7,500 S.F.
7	LOT WIDTH	50'-0"	LOT DEPTH	150'-0"
8	MINIMUM UNIT SIZE	N/A	AVERAGE UNIT SIZE	N/A
9	EXISTING USE	COMMERCIAL/RETAIL	PROPOSED USE	COMMERCIAL/RETAIL
		MAXIMUM	EXISTING	PROPOSED
10	MAX. HEIGHT	50'-0"	20'-6"	EXISTING TO REMAIN
12	FAR	2.75	0.97	0.96
		REQUIRED	EXISTING	PROPOSED
SETBACKS				
SUBTERRANEAN				
19	FRONT SETBACK (COLLINS AVE)	N/A	N/A	N/A
20	SIDE INTERIOR SETBACK	N/A	N/A	N/A
21	REAR SETBACK	N/A	N/A	N/A
23				
PEDESTAL				
24	FRONT SETBACK	0	0	EXISTING TO REMAIN
25	SIDE INTERIOR SETBACK	0	0	EXISTING TO REMAIN
26	REAR SETBACK	5'-0"	0	EXISTING TO REMAIN
28				
TOWER				
29	FRONT SETBACK (COLLINS AVE)	N/A	N/A	N/A
31	SIDE SETBACK (41ST STREET)	N/A	N/A	N/A
32	SIDE SETBACK (40TH STREET)	N/A	N/A	N/A
33	REAR SETBACK	N/A	N/A	N/A



ZONING DISTRICT MAP (CD-3)



HISTORIC DISTRICT MAP (FLAMINGO PARK HISTORIC DISTRICT)



FUTURE LAND USE MAP (CD-3)

720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



DWG. TITLE	ZONING AND MAP
SCALE	N.T.S.
DATE	01-20-26
PROJECT NO.	
SHEET NUMBER	2026-01
DATE	REVISION

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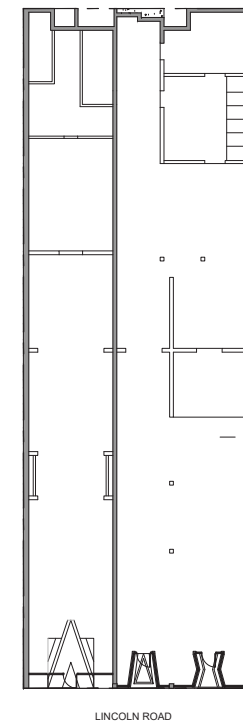
01 PHOTO DATED 01-06-2026



02 PHOTO DATED 01-06-2026



03 PHOTO DATED 01-06-2026



720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



DWG. TITLE	EXISTING CONDITION PHOTOGRAPHS
SCALE	N.T.S.
DATE	01-20-26
PROJECT NO.	2026-01
SHEET NUMBER	A-006
DATE	REVISION



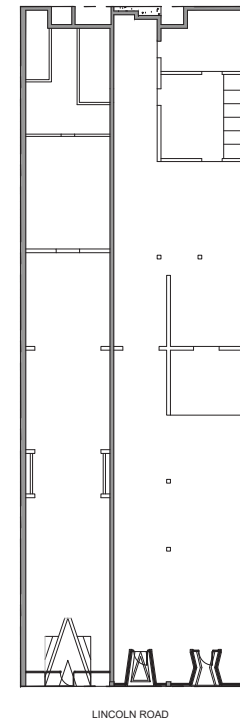
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05 PHOTO DATED 03-06-2026



06 PHOTO DATED 03-06-2026



720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



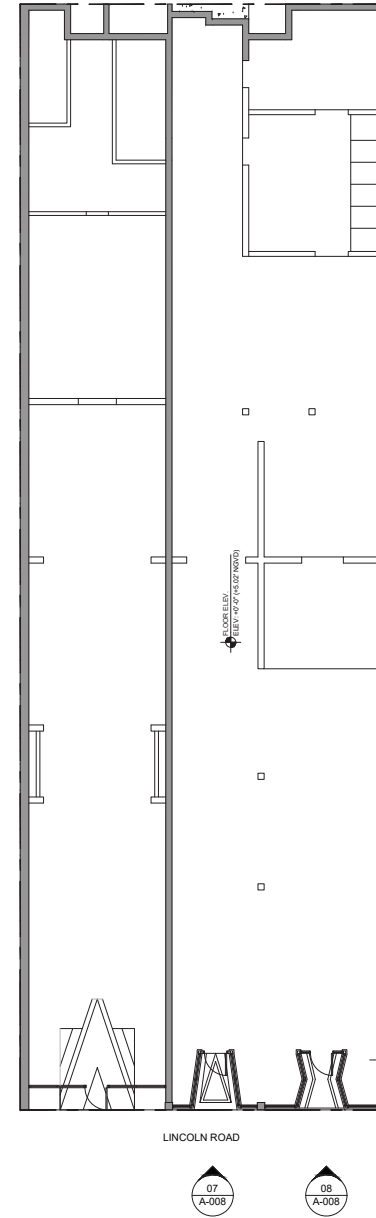
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		EXISTING CONDITION PHOTOGRAPHS
		SCALE VARIES
		DATE 01-20-26
		PROJECT NO. 2026-01
		SHEET NUMBER A-007



07 PHOTO DATED 01-06-2026



08 PHOTO DATED 01-06-2026



720 LINCOLN ROAD
 720 LINCOLN ROAD
 MIAMI BEACH, FL 33139



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD, S 309, 310
 MIAMI, FL 33133 | 305.559.1250 | 5627cni@bga.com

DWG. TITLE	EXISTING CONDITION PHOTOGRAPHS
SCALE	VARIES
DATE	01-20-26
PROJECT NO.	2026-01
SHEET NUMBER	A-008
DATE	REVISION



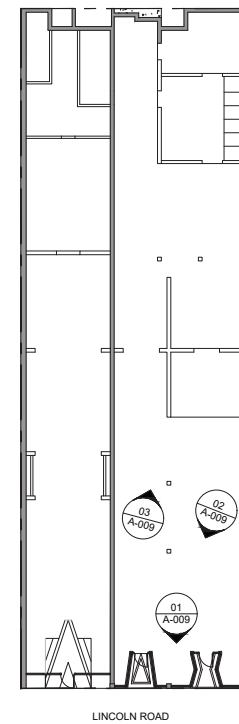
01 PHOTO DATED 03-06-2026



02 PHOTO DATED 03-06-2026



03 PHOTO DATED 03-06-2026



720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309, 310
AACC001082 AR0019416 T 305.559.1250 5827CHIEF@BGA.COM

DWG. TITLE	EXISTING INTERIOR PHOTOGRAPHS
SCALE	VARIES
DATE	01-20-26
PROJECT NO.	2026-01
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DATE	REVISION



720 LINCOLN ROAD
 720 LINCOLN ROAD
 MIAMI BEACH, FL 33139



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 ACC001082 | AR0015416 | 305.559.1250 | 5627CH12@1592.COM

	DWG. TITLE	RENDERING
	SCALE	N.T.S.
	DATE	01-20-26
	PROJECT NO.	
	SHEET NUMBER	2026-01
△	DATE	REVISION

A-010

CONSULTANT



720 LINCOLN ROAD
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 MIAMI BEACH, FL 33139



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ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S. 309, 310
 AACC001082 | AR0019416 | MIAMI, FL 33133 | TEL: 305.559.1250 | WWW.BEILINSONGOMEZ.COM

	DWG. TITLE	RENDERING
	SCALE	N.T.S.
	DATE	01-20-26
	PROJECT NO.	2026-01
	SHEET NUMBER	A-011
△	DATE	REVISION



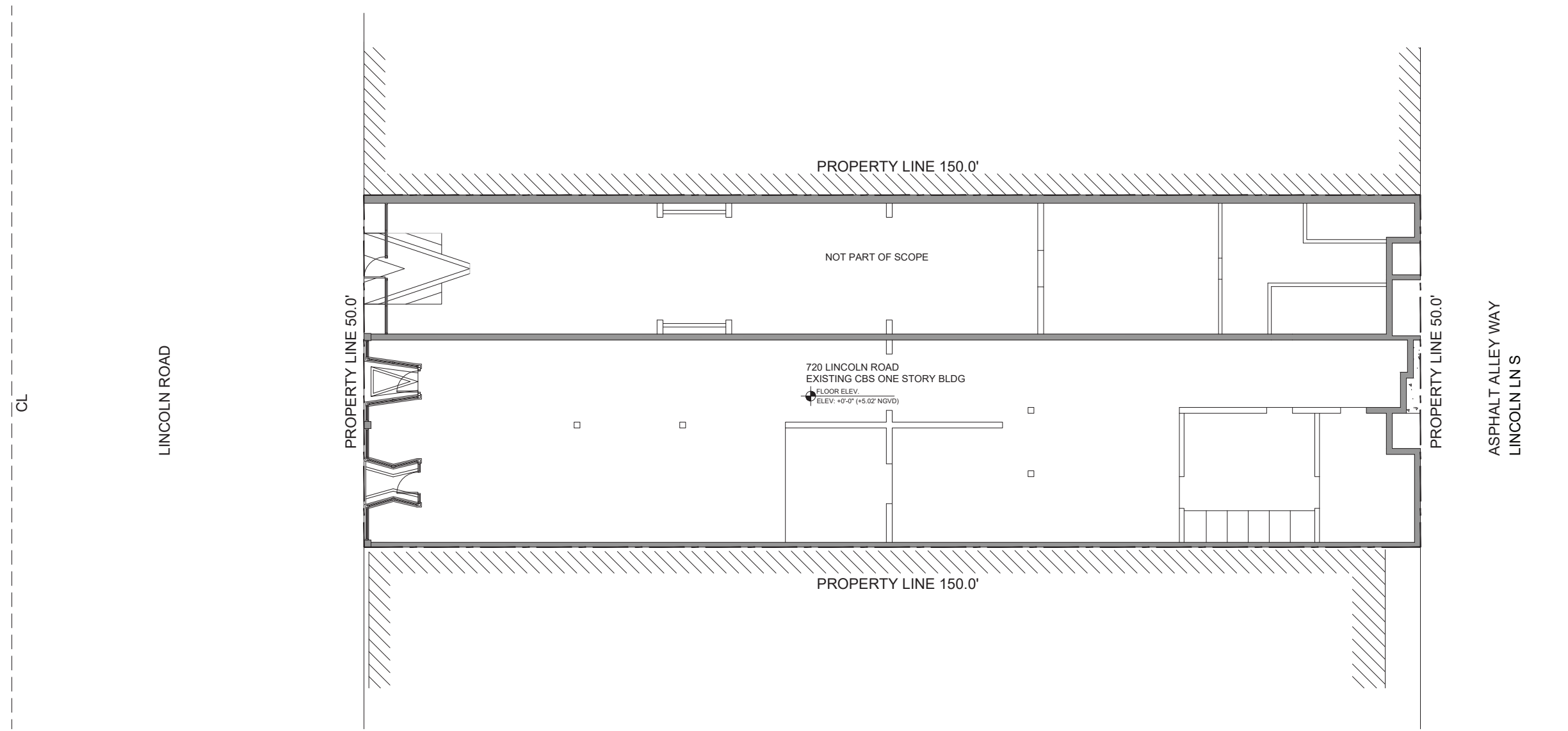
720 LINCOLN ROAD
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 MIAMI BEACH, FL 33139



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 AAC001082 | AR0015416 | 305.559.1250 | 5627CH12@GMAIL.COM

	DWG. TITLE	RENDERING
	SCALE	N.T.S.
	DATE	01-20-26
	PROJECT NO.	2026-01
	SHEET NUMBER	A-012
△	DATE	REVISION



LINCOLN ROAD

ASPHALT ALLEY WAY
LINCOLN LNS

PROPERTY LINE 150.0'

PROPERTY LINE 150.0'

PROPERTY LINE 50.0'

PROPERTY LINE 50.0'

720 LINCOLN ROAD
EXISTING CBS ONE STORY BLDG
FLOOR ELEV.
ELEV. +0'-0" (+5.02' NGVD)

NOT PART OF SCOPE

CL

LEGAL DESCRIPTION

LOT 3, BLOCK 50, OF SECOND COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN EXISTING GROUND

SCALE: 3/16" = 1'-0"

720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



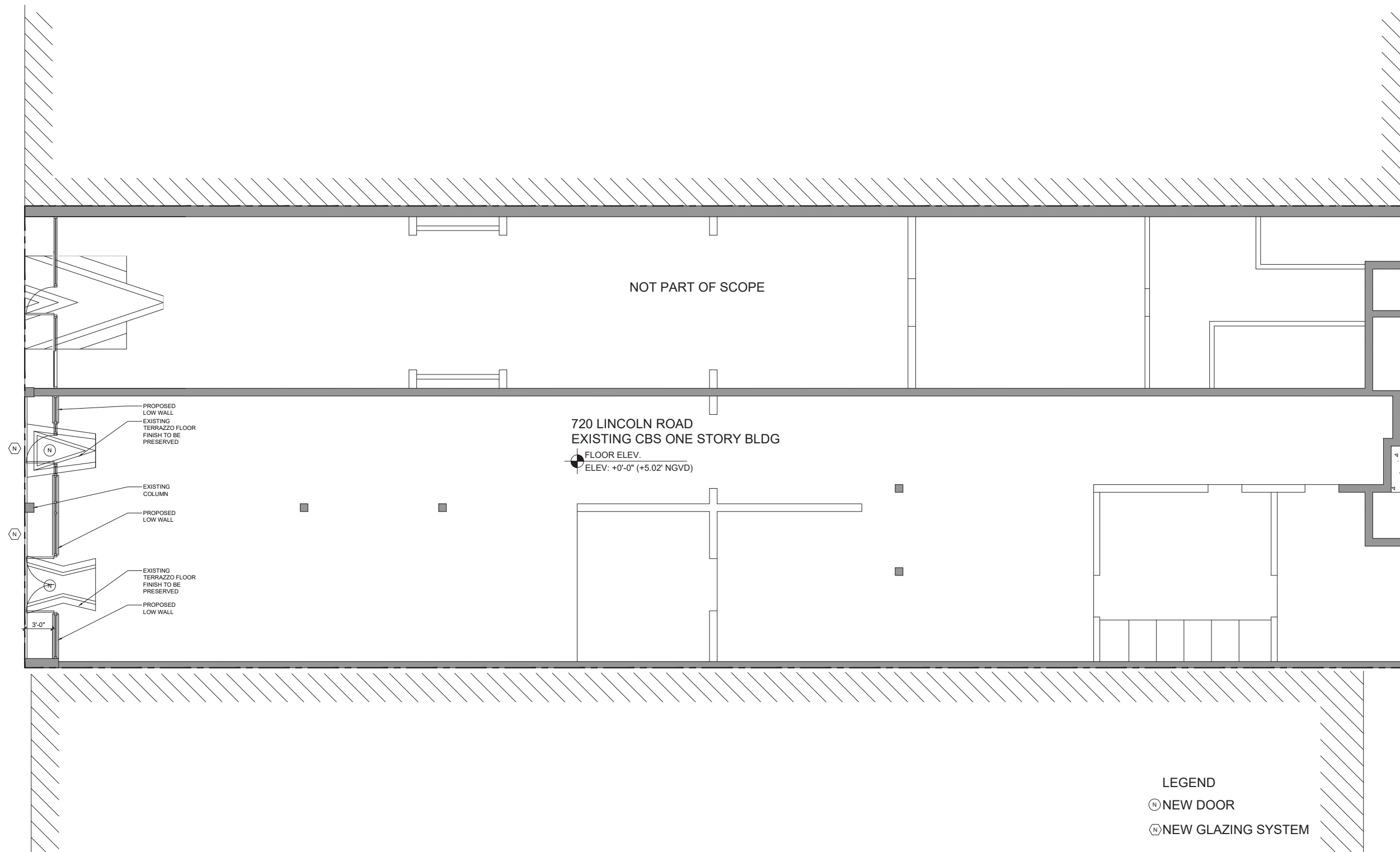
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DWG. TITLE	EXISTING SITE PLAN
SCALE	AS SHOWN
DATE	01-20-26
PROJECT NO.	
SHEET NUMBER	2026-01
DATE	REVISION

SP-100

LINCOLN ROAD

LINCOLN LN S



720 LINCOLN ROAD
 EXISTING CBS ONE STORY BLDG
 FLOOR ELEV.
 ELEV: +0'-0" (+5.02' NGVD)

LEGEND

- ⊕ NEW DOOR
- ⊕ NEW GLAZING SYSTEM

⊕ PROPOSED GROUND LEVEL
 SCALE: 3/16" = 1'-0"

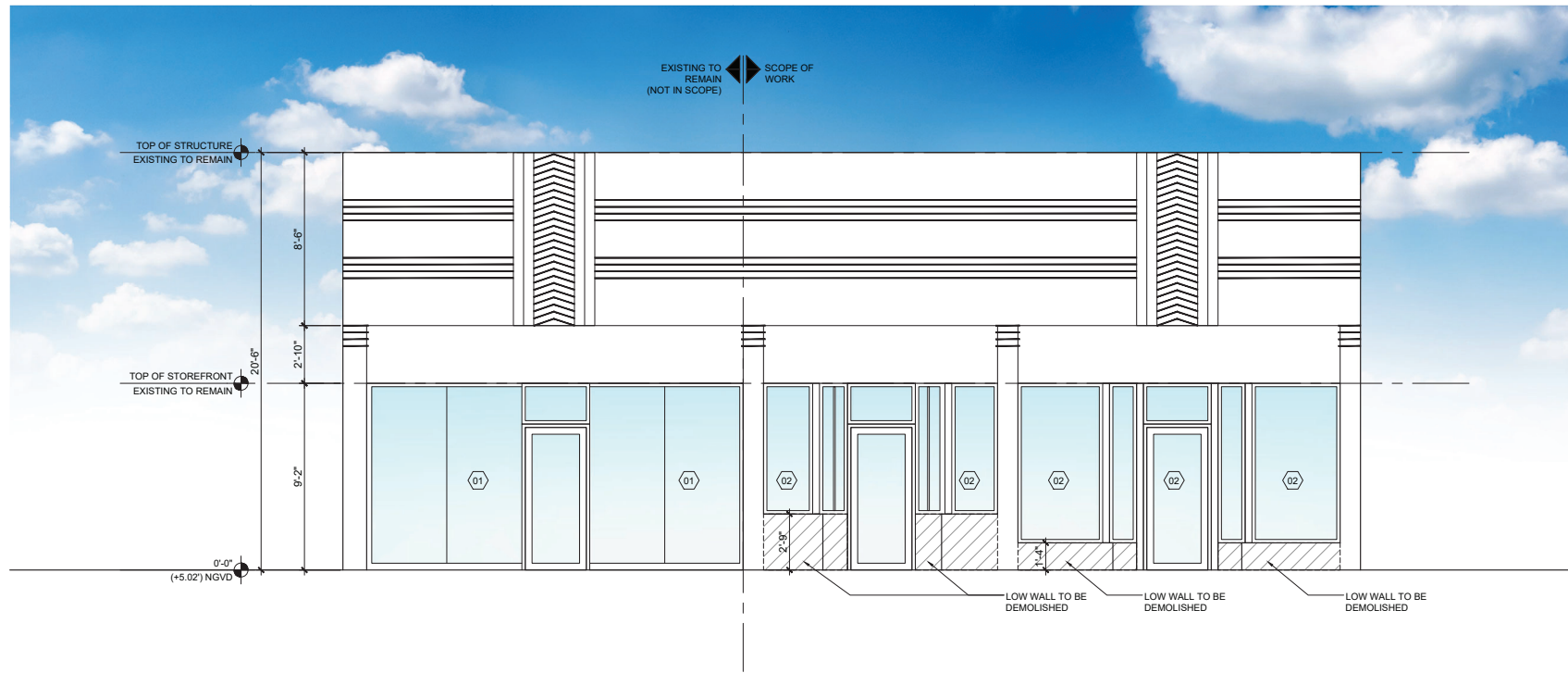
720 LINCOLN ROAD
 720 LINCOLN ROAD
 MIAMI BEACH, FL 33139



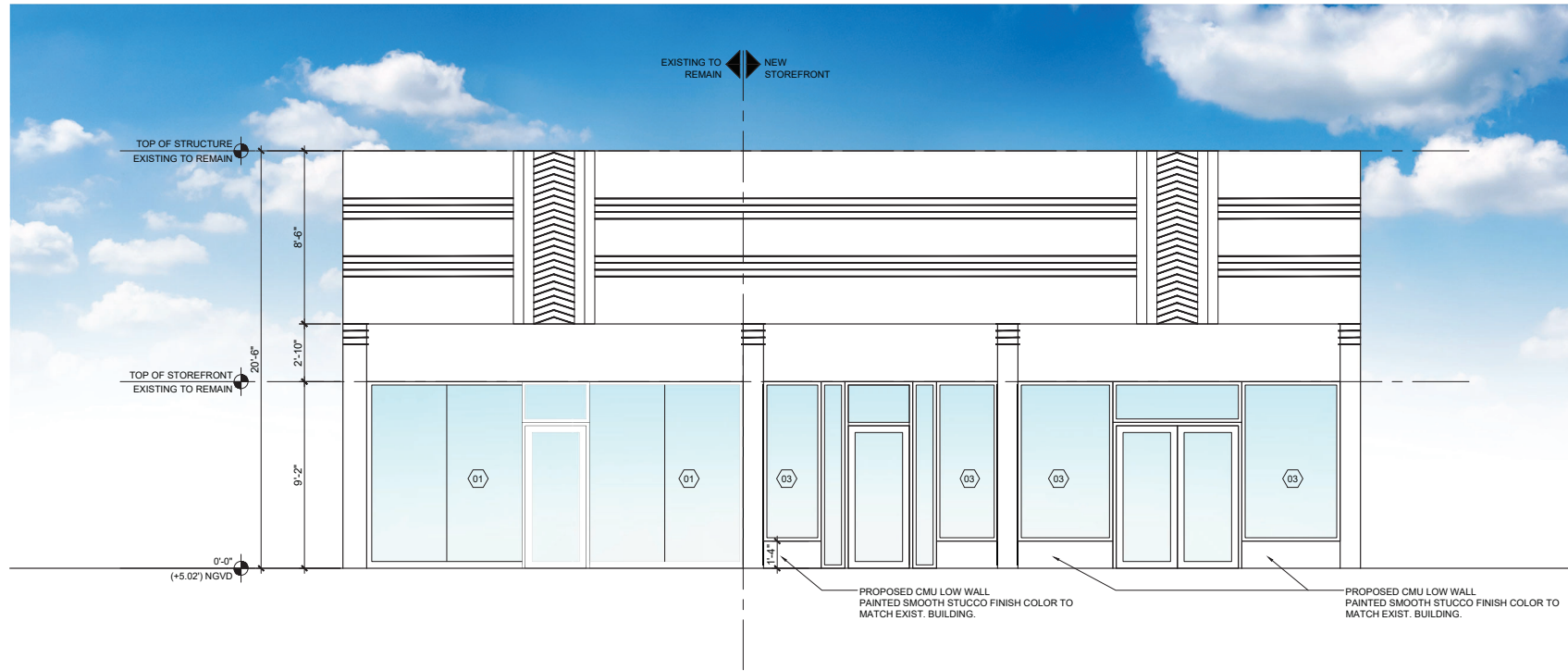
ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S. 309, 310
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 T 3 0 5 . 5 5 9 . 1 2 5 0 | S 9 2 7 2 1 1 2 1 1 9 2 . C O M

DWG. TITLE	PROPOSED GROUND LEVEL
SCALE	AS SHOWN
DATE	01-20-26
PROJECT NO.	2026-01
SHEET NUMBER	A-102
DATE	REVISION

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



02 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GLAZING LEGEND

- 01 EXISTING STOREFRONT TO REMAIN (NOT PART OF SCOPE)
- 02 EXISTING STOREFRONT TO BE REMOVED
- 03 PROPOSED STOREFRONT

720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



DATE	REVISION

DWG. TITLE
EXISTING AND PROPOSED
ELEVATIONS
SCALE
AS SHOWN
DATE
01-20-26
PROJECT NO.
2026-01
SHEET NUMBER
A-201