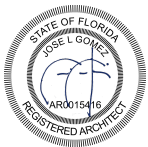




FINAL SUBMITTAL 03-08-26
HPB26-0687

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'

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

714 Ann's Importers

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.

Bond No. 720

Engineer 3234-03-0020

General Contractor L. & H. Miller Company

Architect V. H. Nellenbogen

Zoning Regulations: Use B-AA Area 19

Building Size: Front 49'11" Depth 75' Height Stories one

Cerificate of Occupancy No.

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

Water Closets Bath Tubs Floor Drains

Lavatories Showers Grease Traps see below

Urinals Sinks Drinking Fountains

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 Refrigerators #7747- Brill - Temporary - 12/1/1937

#7871 Lyon Electric: 12/14/1936

12 Switch outlets: Refrigerators

116 Light Outlets: Irons Sign Outlets

100 Fixtures: 1 Center: Electrical Contractor #7995 Brill Date Dec.29,1936

No. FIXTURES 55----- Final -ok- ;2/30/1936

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 7½ton 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:

716 Lincoln Rd # 35859 Alfred Oboler, engr: Robt.M. Merritt, contr: \$ 75.00 March 26, 1951

716 Lincoln Rd # 35942 Cooling Tower: Miami Roofing & Sheet Metal Co: \$960.00 May 14, 1951

714 Lincoln Rd # 38780 Concrete slab: 15' x 20' J.Y. Sparks, contr: \$150.00 May 25, 1951

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, Flaag 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

Plumbing Permits:

#13375 S & S Plumbing Co.: move lavatory; 1 new shower - 5/2/40

#25118 Pitsch & Morgen: 1 safe waste drain - 5/16/47

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 LincolnRd-#73795-Ocean Electric- removed violation-1-21-77

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720 LINCOLN ROAD
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MIAMI BEACH, FL 33139

720 LINCOLN ROAD

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ARCHITECTURE

AAC001062 AR0015416

JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
MIAMI, FL 33133
305.559.1250 bgaarchitects.com

DWG. TITLE

BUILDING CARD

SCALE N.T.S.

DATE 01-20-26

PROJECT NO.

2026-01

SHEET NUMBER

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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

#19575 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

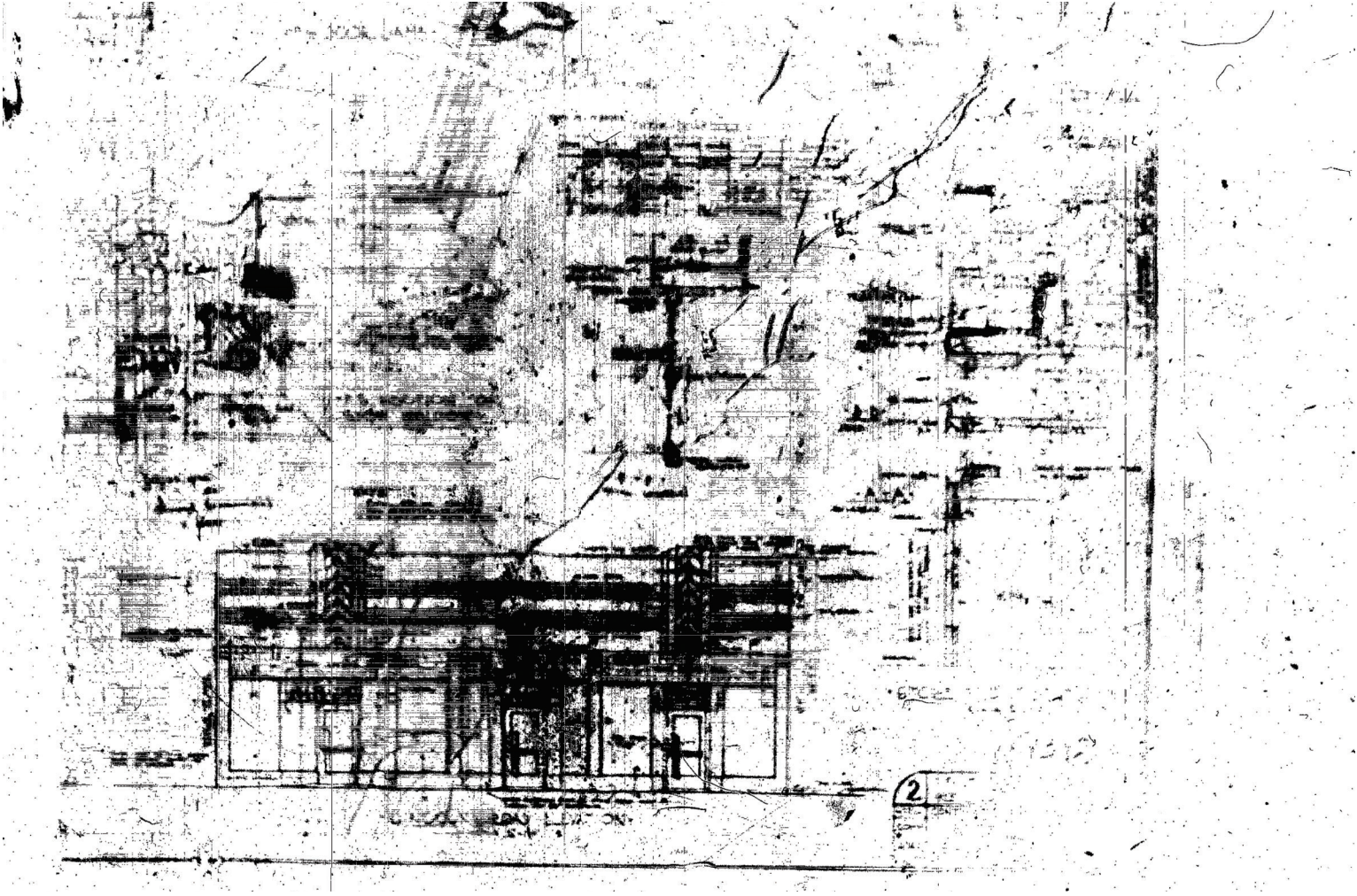
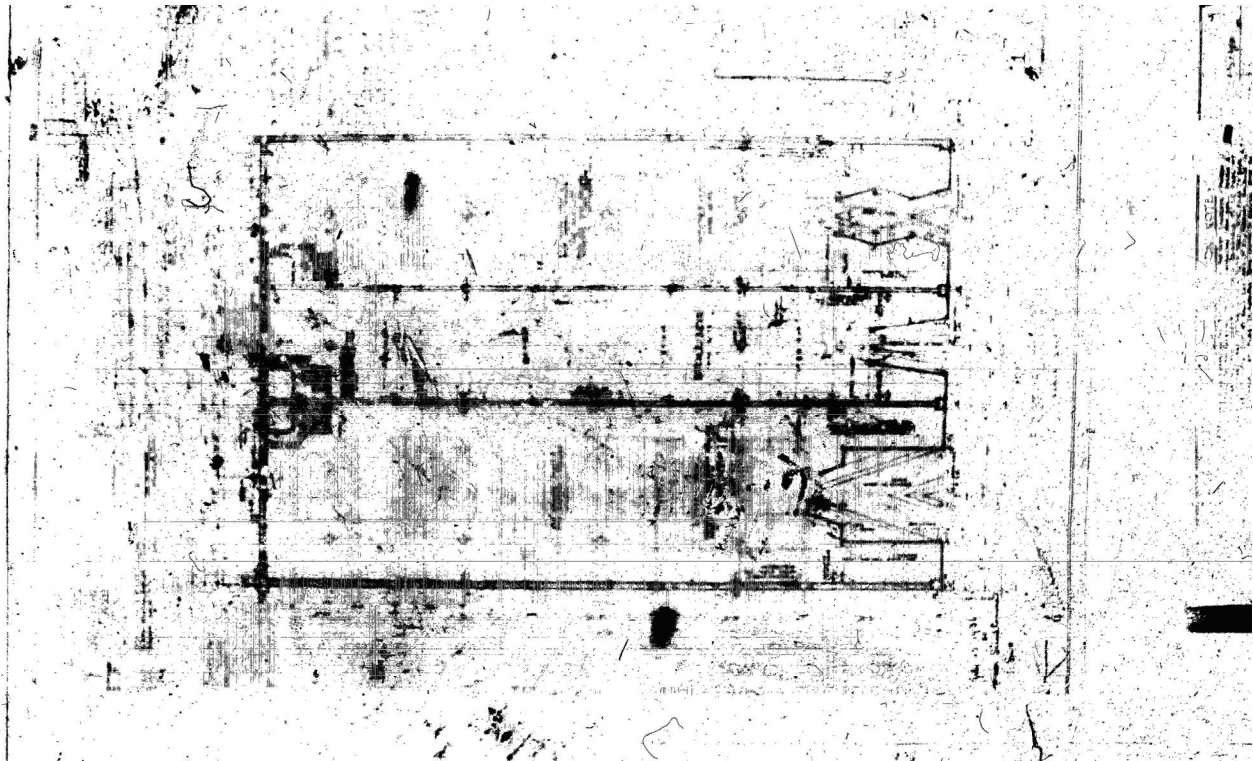
716 Linc. #63948 Claude Southern: 2 neon transformers - 9/21/66

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

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DWG. TITLE

BUILDING CARD

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DATE 01-20-26

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SHEET NUMBER

A-003

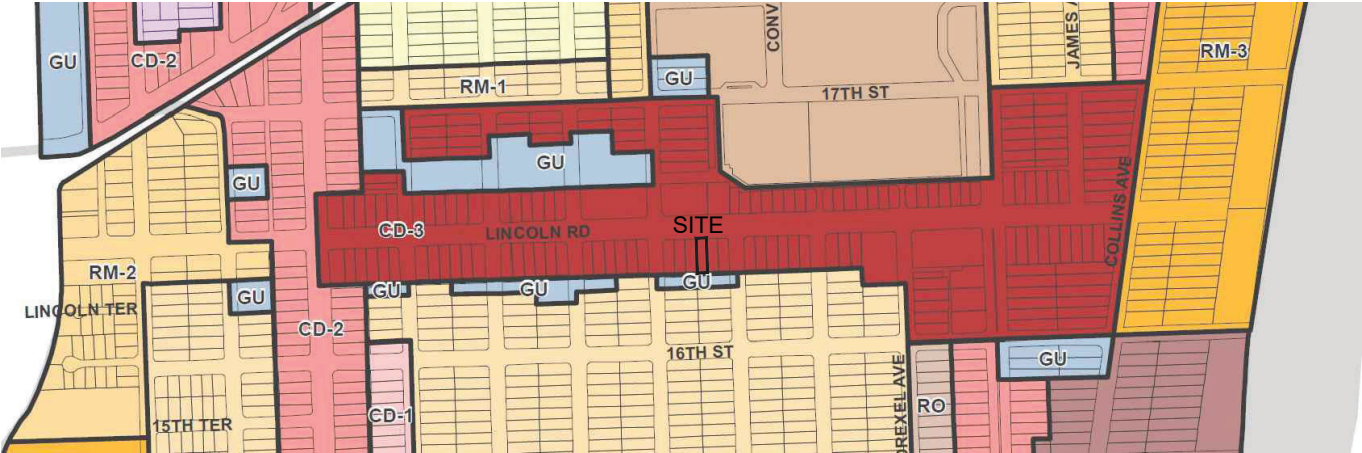
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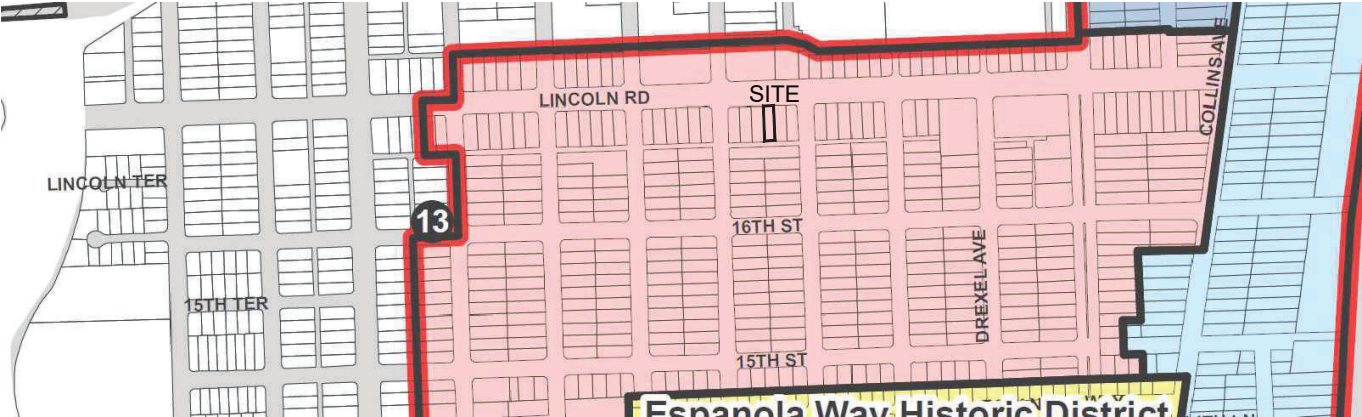
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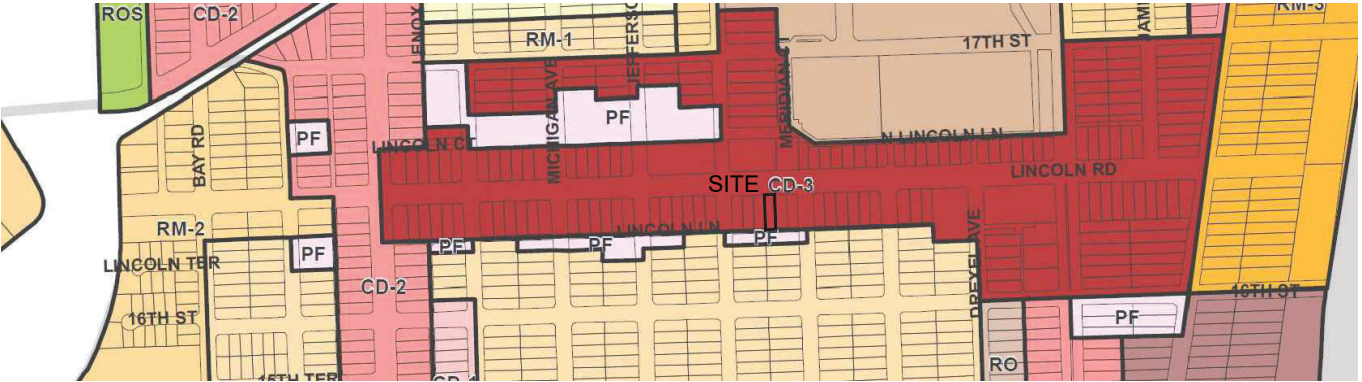
720 LINCOLN ROAD					
ZONING INFORMATION					
ITEM NO.	PARKING GARAGE/RETAIL BUILDING				
1	ADDRESS	720 LINCLON ROAD, MIAMI BEACH, FL 33139			
3	FOLIO NUMBER(S)	02-3234-003-0020			
4	YEAR CONSTRUCTED	1936	ZONING DISTRICT	CD-3	
5	BASE FLOOD ELEVATION	8.0' NGVD	GRADE VALUE IN NGVD	4.29'	
6	ADJUSTED GRADE (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	DEFICIENCIES
10	MAX. HEIGHT	50'-0"	20'-6"	EXISTING TO REMAIN	
12	FAR	2.75	0.97	0.96	
	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	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	



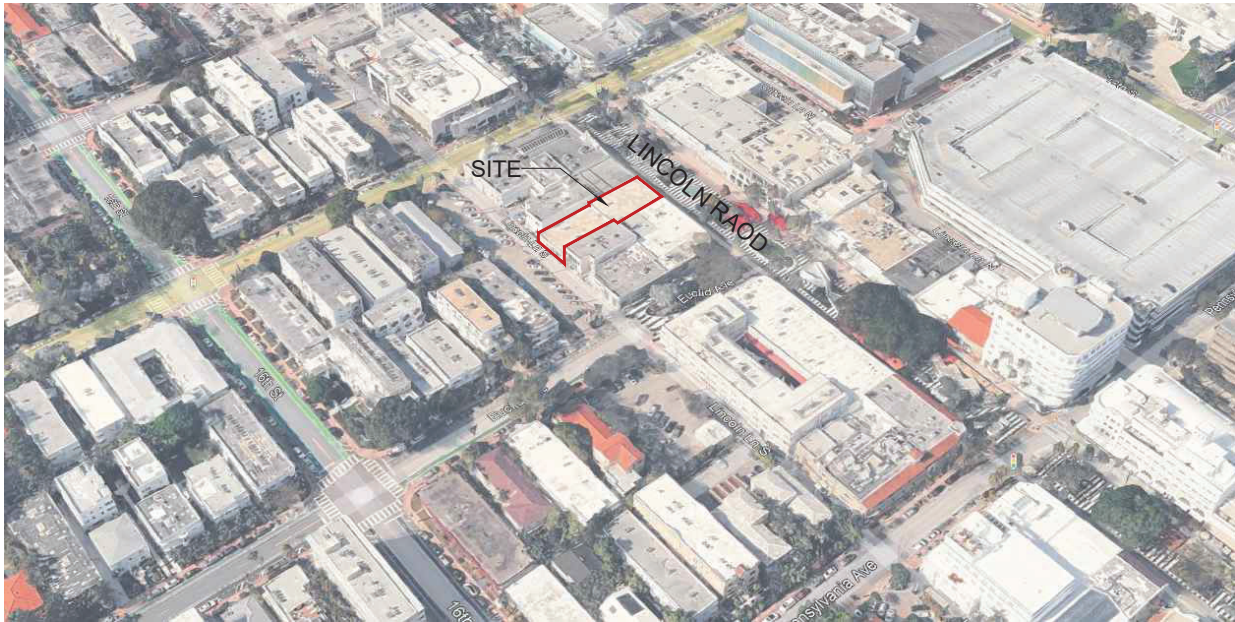
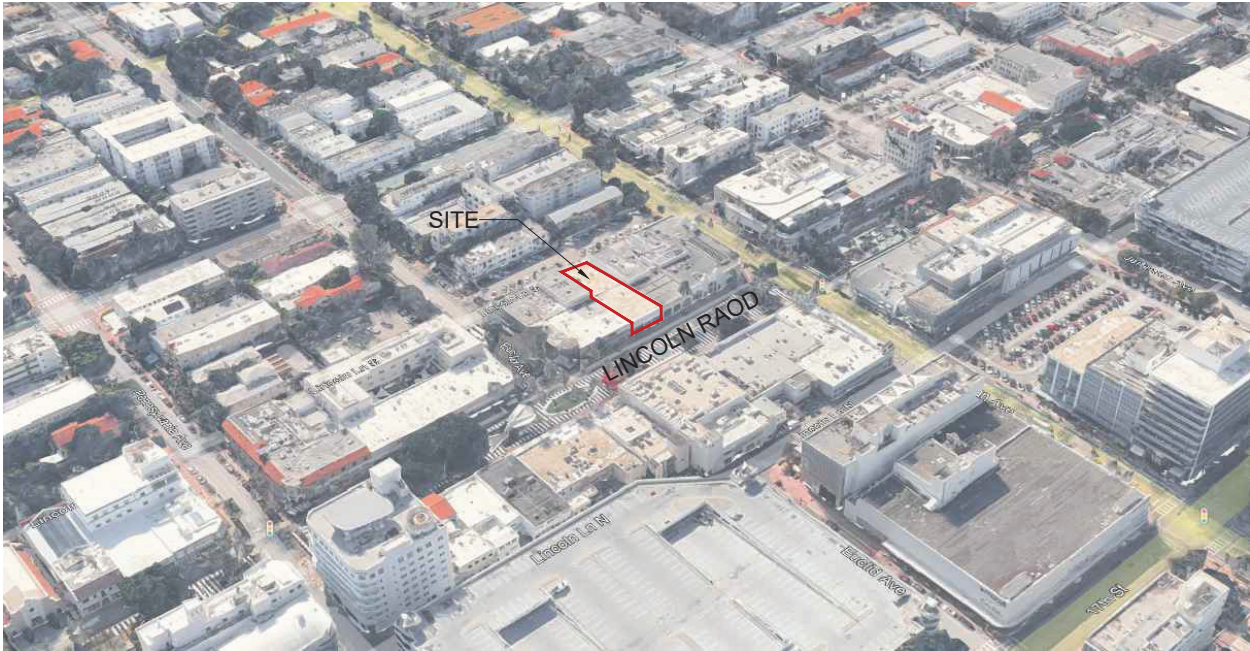
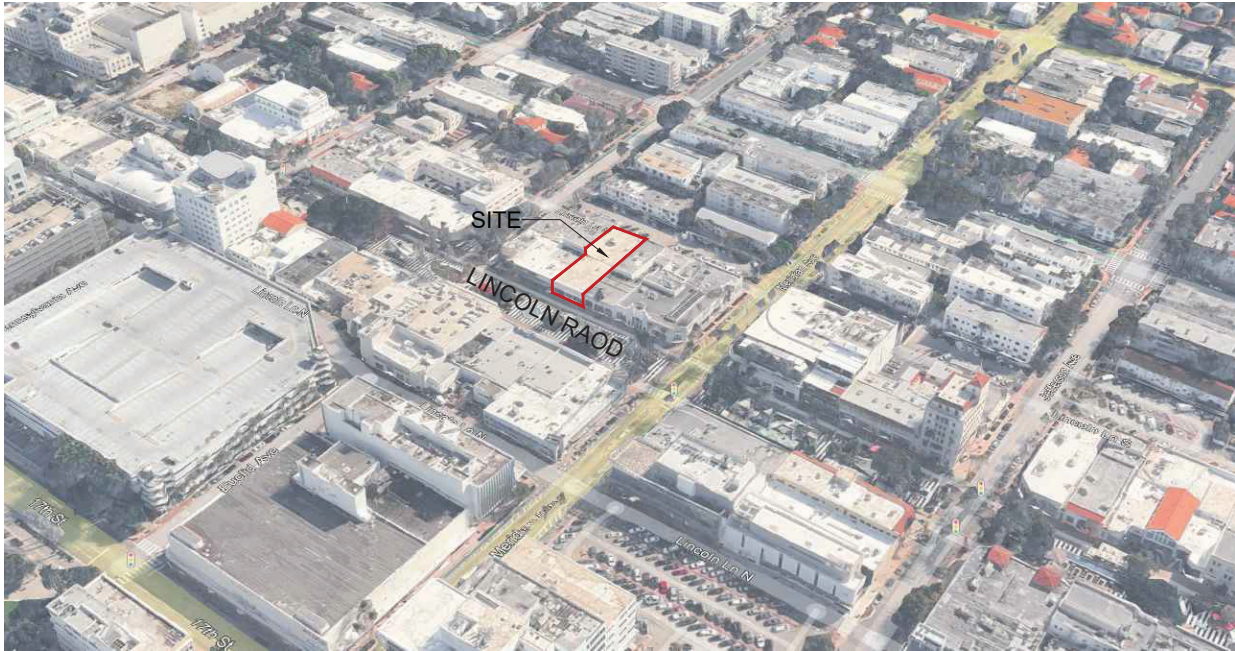
ZONING DISTRICT MAP (CD-3)



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
		AERIAL VIEWS
		SCALE N.T.S.
		DATE 01-20-26
		PROJECT NO.
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		A-005



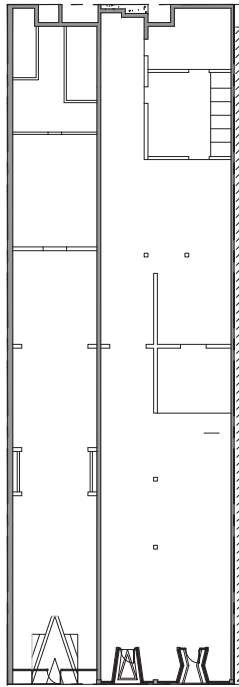
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02 PHOTO DATED 01-06-2026



03 PHOTO DATED 01-06-2026



LINCOLN ROAD



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		PHOTOGRAPHS
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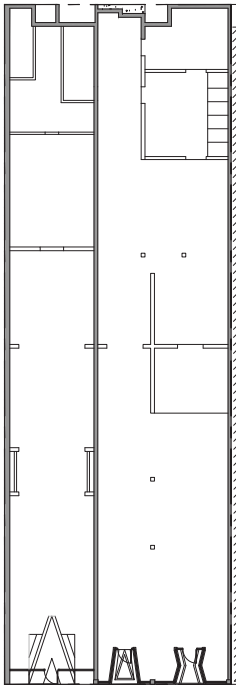
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05 PHOTO DATED 03-06-2026



06 PHOTO DATED 03-06-2026



720 LINCOLN ROAD
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MIAMI BEACH, FL 33139



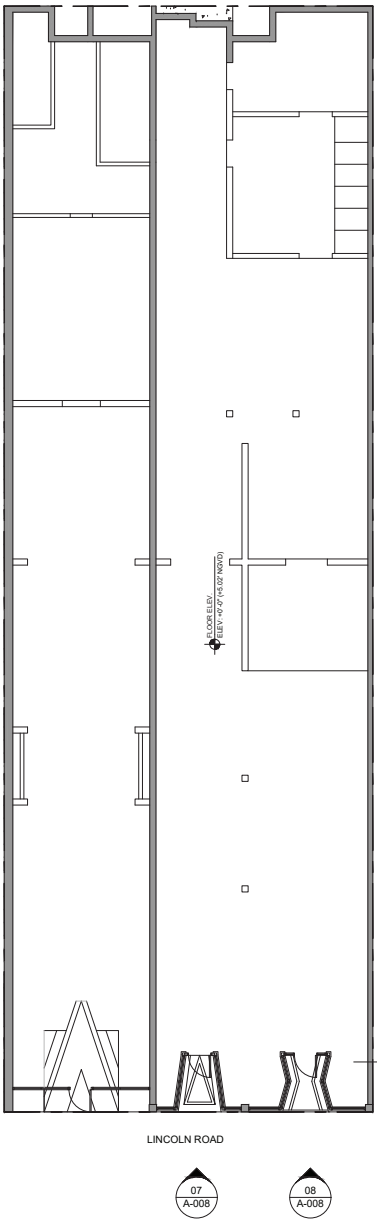
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DATE	01-20-26
PROJECT NO.	2026-01
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08 PHOTO DATED 01-06-2026



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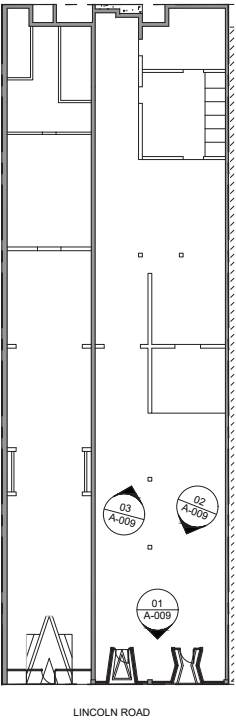
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02 PHOTO DATED 03-06-2026



03 PHOTO DATED 03-06-2026



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		RENDERING
		SCALE N.T.S.
		DATE 01-20-26
		PROJECT NO.
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DATE	REVISION	

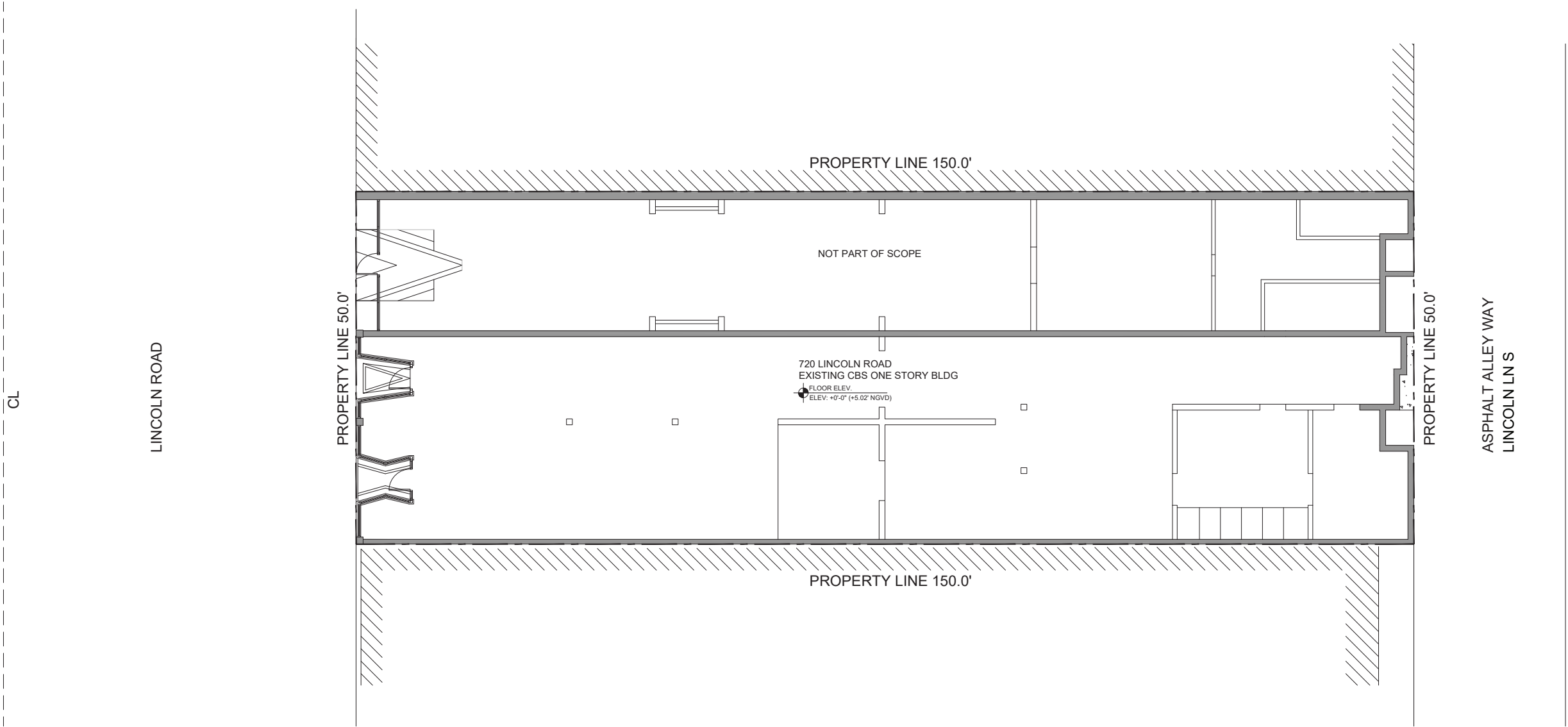


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DATE	REVISION	



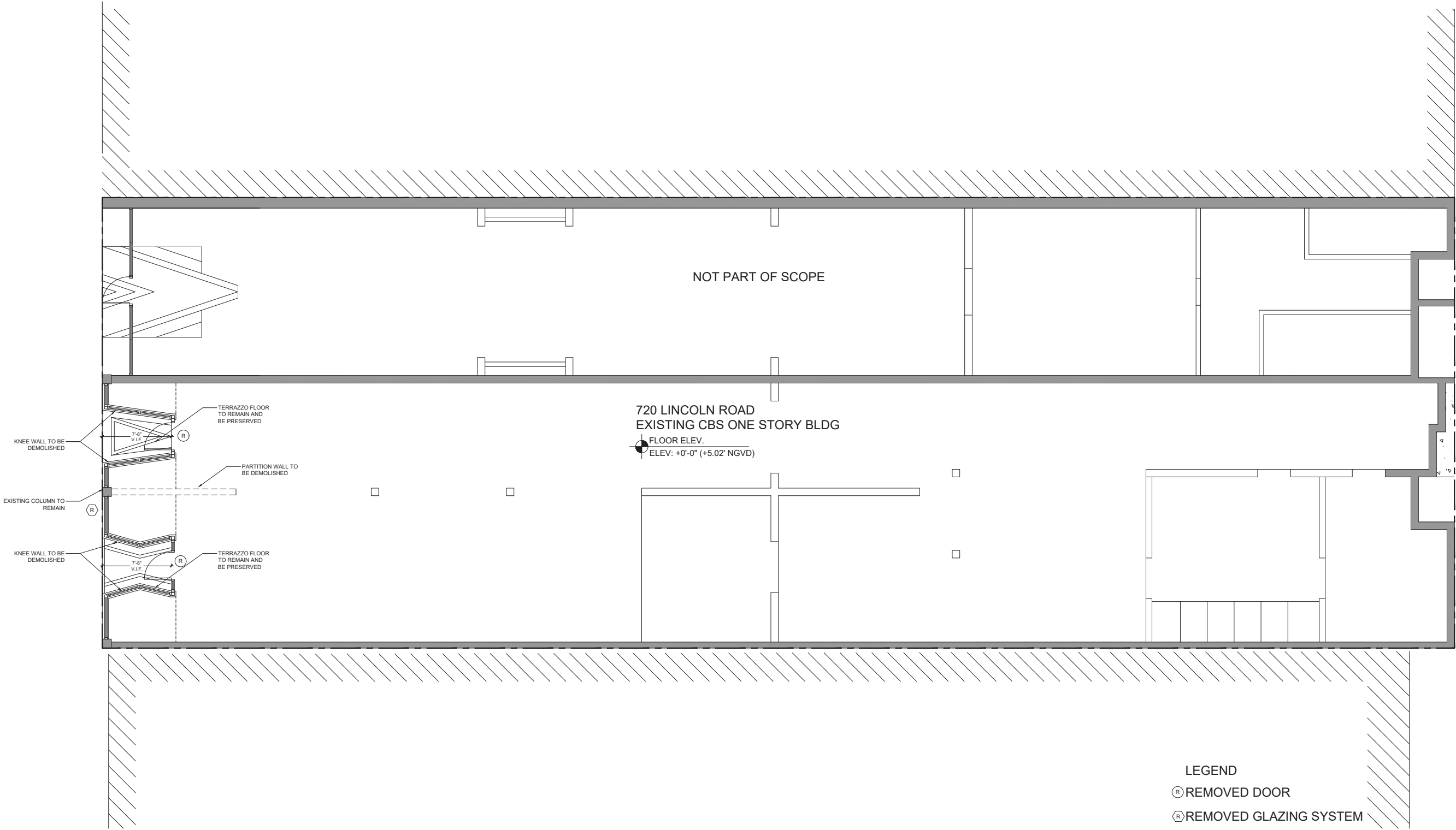
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MIAMI BEACH, FL 33139



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DWG. TITLE	EXISTING SITE PLAN
SCALE	AS SHOWN
DATE	01-20-26
PROJECT NO.	2026-01
SHEET NUMBER	SP-100
DATE	REVISION

LINCOLN ROAD



LINCOLN LN S

LEGEND

Ⓡ REMOVED DOOR

Ⓡ REMOVED GLAZING SYSTEM

V.I.F. ALL DIM. SHALL BE FIELD VERIFIED

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

720 LINCOLN ROAD
720 LINCOLN ROAD
MIAMI BEACH, FL 33139



DWG. TITLE	
EXISTING GROUND LEVEL	
SCALE	AS SHOWN
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PROJECT NO.	
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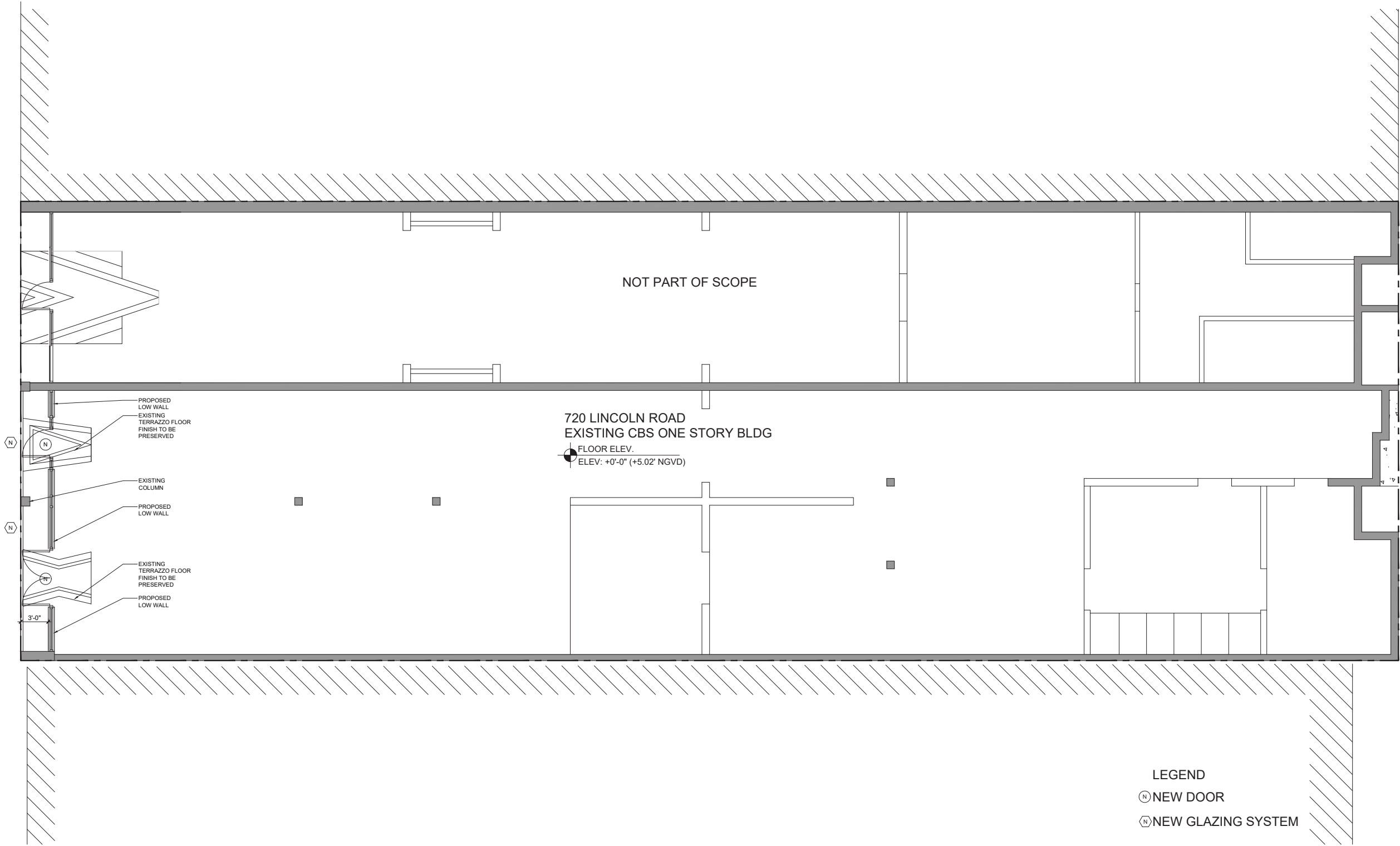
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DATE REVISION

A-101

LINCOLN ROAD

LINCOLN LN S



- LEGEND
- Ⓝ NEW DOOR
 - Ⓝ NEW GLAZING SYSTEM

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

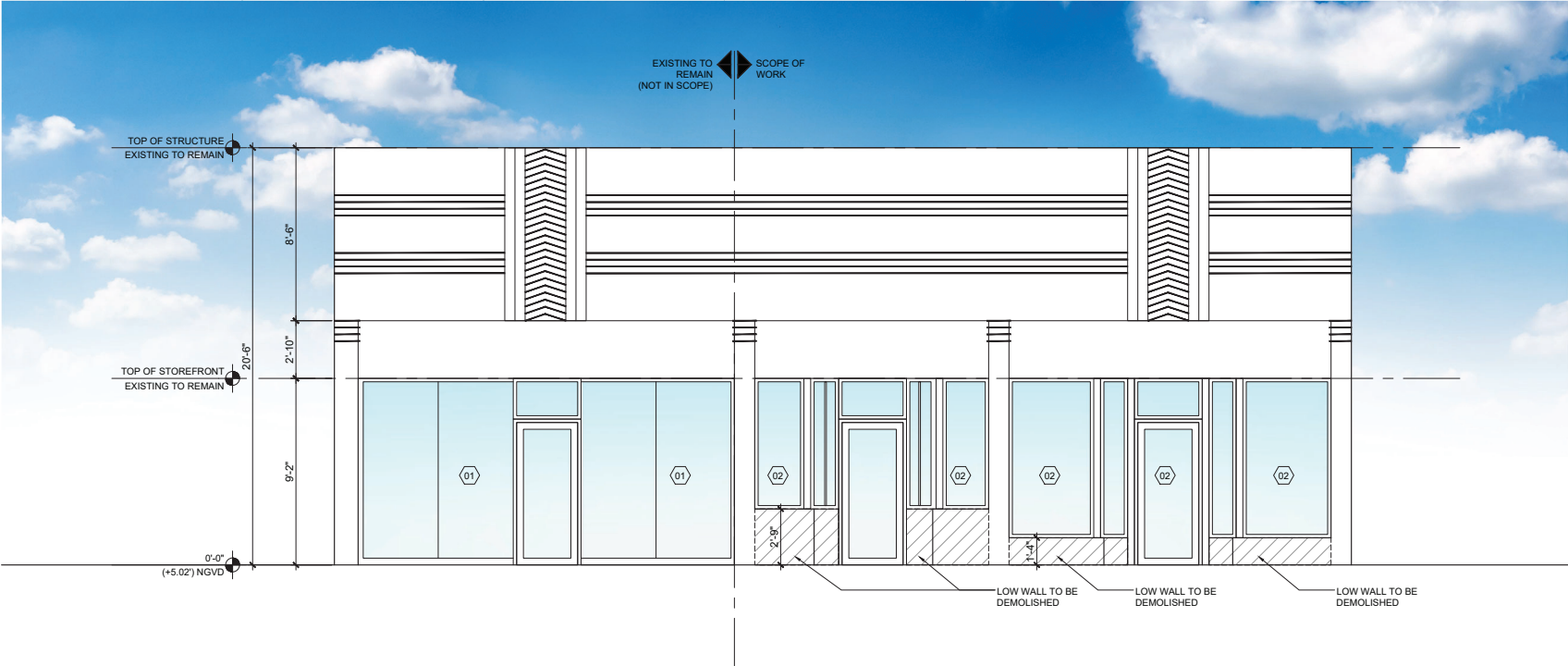
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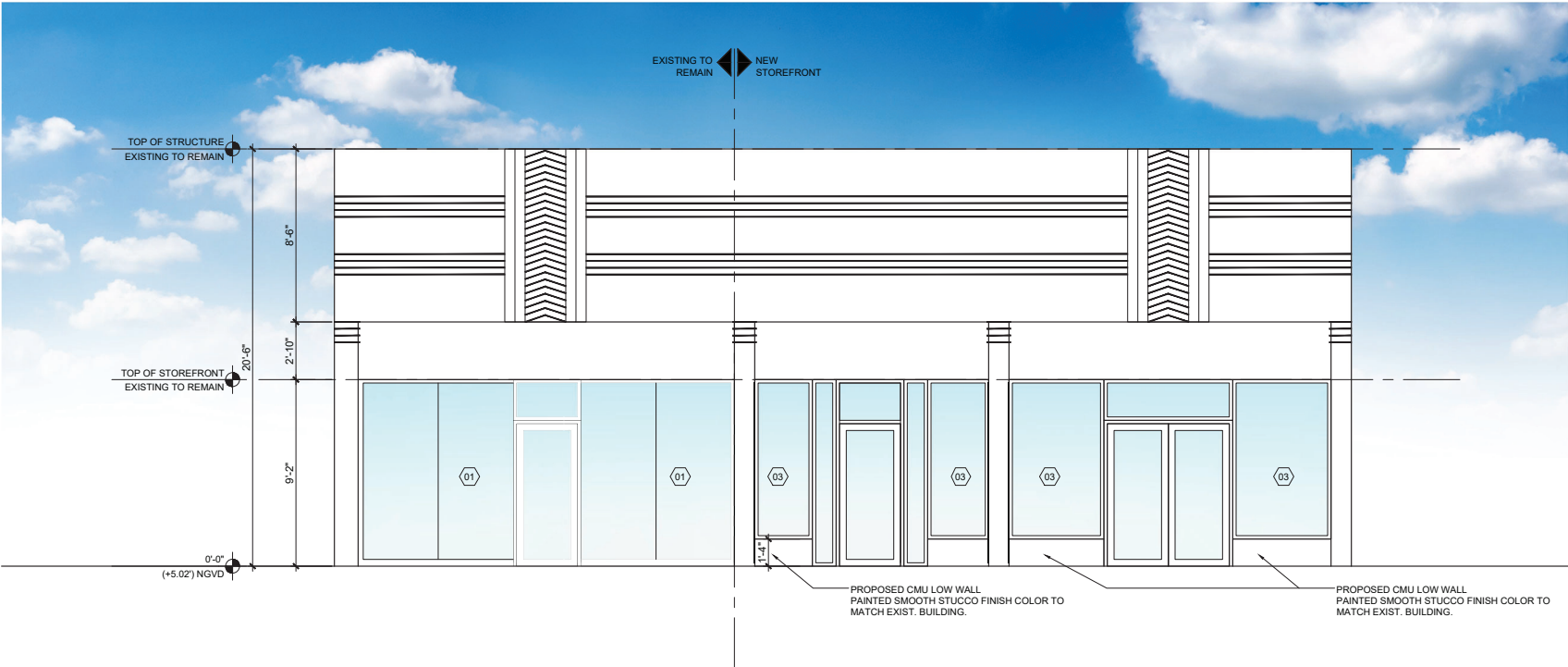
DWG. TITLE	
PROPOSED GROUND LEVEL	
SCALE	AS SHOWN
DATE	01-20-26
PROJECT NO.	
SHEET NUMBER	2026-01
DATE	
REVISION	

A-102



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
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T 3 0 5 . 5 5 9 . 1 2 5 0 | b g a a r c h i t e c t s . p a . c o m

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

A-201