

# LINCOLN RD

April 28, 2026

## **Historic Preservation Board Members**

c/o Michael Belush  
Planning & Design Officer  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: Certificate of Appropriateness for the Property Located at 716-720 Lincoln Road –  
**HPB26-0867** Letter of Support

Dear Mr. Belush:

I am the President of the Lincoln Road Business Improvement District (“LRBID”), whose boundaries include the property located at 716–720 Lincoln Road (the “Property”). During the LRBID Board of Directors’ meeting on April 14, 2026, the Board met with representatives for the applicant, who presented a proposal for selective demolition and renovations to the building’s central and western storefronts to consolidate the space into a single, unified tenant area.

Based on the materials presented, the proposed renovations are consistent with and compatible with the historic character of Lincoln Road. The plans include modifications to the central and western storefronts to create a unified tenant space with a single glass entry door at the central bay and one set of glass double doors at the western bay. The proposed storefront configuration will align with the existing eastern bay, resulting in a cohesive and unified façade across the building’s frontage. Importantly, the existing decorative tile at the storefront threshold areas along the central and western bays will be retained. Additionally, the existing Art Deco upper façade above the storefronts, including the horizontal banding and vertical chevron motifs, will be preserved.

The proposed renovations at the site will enhance the functionality of the Property and improve the building’s appearance while promoting activation along Lincoln Road. The renovations are compatible with the surrounding commercial context and consistent with the Miami Beach Architectural District and the Flamingo Park Local Historic District. The project will further enhance the appeal of Lincoln Road for both residents and visitors.

1 of 2

Lincoln Road Business  
Improvement District, Inc.

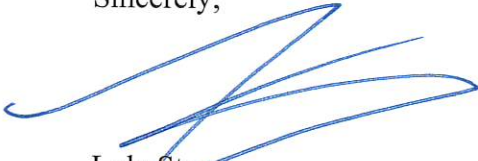
1620 Drexel Avenue, Suite 100  
Miami Beach, FL 33139  
305.600.0219 Office

[LincolnRoad.com](http://LincolnRoad.com)

# LINCOLN RD

Following the presentation, the Lincoln Road BID Board of Directors voted to express favorable support and recommended approval of the Certificate of Appropriateness application (File No. HPB26-0867).

Sincerely,



Lyle Stern  
President

cc: file