

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: May 12, 2026

FROM: Thomas R. Mooney, AICP
Planning Director



For TRM

SUBJECT: HPB26-0687. **716–720 Lincoln Road**

An application has been filed requesting a Certificate of Appropriateness for the partial demolition of the existing building and the construction of a new storefront system, including reducing the recessed vestibules by moving the storefront closer to Lincoln Road.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness.

EXISTING STRUCTURES

Flamingo Park Local Historic District(s)

716–720 Lincoln Road
Contributing commercial building
Construction Date: 1936
Architect: Victor H. Nellenbogen

ZONING / SITE DATA

Property Address	716–720 Lincoln Road
Folio Number	02-3234-003-0020
Zoning District	CD-3, Commercial, High Intensity
Future Land Use	CD-3, Commercial, High Intensity
Local Historic District	Flamingo Park Local Historic District; Miami Beach Architectural District
Lot Area	7,500 sq. ft. (50' × 150')
Existing Use	Vacant/Retail
Plans Dated	Retail (storefront renovation; use unchanged)
Flood Zone	AE (FEMA Panel 0317)
Proposed Use	Retail
Lot Area	7,500 sq. ft.

THE PROJECT

The applicant has submitted plans entitled “720 Lincoln Road,” as prepared by Beilinson Gomez Architects, P.A., dated 3-6-2026.

The application includes proposed renovations to the central and western storefront bays of the existing one-story commercial building. The two bays together comprise a single unified tenant space. The proposed work includes the removal of existing knee walls and a nonstructural interior partition, introduction of a uniform 3'-0" recessed storefront across both bays, and installation of a flush glass storefront system with a 16-inch high CMU knee wall. The existing terrazzo flooring at the storefront thresholds is to be retained. All historic upper façade features, including horizontal banding and chevron motifs, are to be preserved. No work is proposed within the eastern bay, which will remain as existing. Architectural photographs (A006–A012) document existing conditions; elevations and plans (A101, A102, A201) illustrate the proposed scope.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application appears to be consistent with the applicable provisions of the Land Development Regulations of the City Code (LDRs).

This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed commercial use is consistent with the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(1) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- A. A recycling or salvage plan for partial or total demolition shall be provided.
To be Satisfied at the time of building permit
- B. Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
- C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable
- D. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.
Not Applicable
- E. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically

study the land elevation of the subject property and the elevation of surrounding properties.

Satisfied

- F. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.

Not Applicable

- G. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

Not Applicable

- H. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not Applicable

- I. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the General Ordinances.

Not Applicable

- J. In all new projects, water retention systems shall be provided.

Not Applicable

- K. Cool pavement materials or porous pavement materials shall be utilized.

Not Applicable

- L. The project design shall minimize the potential for a project causing a heat island effect on site.

Not Applicable

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a certificate of appropriateness shall be based upon the following:

- 1. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be amended from time to time.

Satisfied

- b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.

Not Applicable

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- c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.
Satisfied
- The Secretary of Interior's Guidelines for Rehabilitation are intended as an aid to assist in applying the Secretary of Interior's Standards but are not binding on their own and are not meant to give case-specific advice or to address exceptions of unusual conditions.
2. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, compatibility, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied
- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Satisfied
- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit.
Satisfied
- d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.
Satisfied
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
Satisfied
- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are

usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site.

Satisfied

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.

Satisfied

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Satisfied

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Not Applicable

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied

- m. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

Satisfied

- n. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Satisfied

STAFF ANALYSIS

The subject structure, constructed in 1936 and designed by architect Victor H. Nellenbogen, is classified as 'contributing' within the Flamingo Park Local Historic District. The building is a one-story commercial structure with an Art Deco-inflected commercial façade composed of three bays. Historic documentation, including Building Card records and County photographs from 1961, confirms that the eastern bay was modified at mid-century through the removal of the original knee wall and the relocation of the storefront glazing forward of the historic recessed entry. The central and western bays, which are the subject of this application, constitute a single unified tenant space.

The applicant is proposing to renovate the central and western storefront bays by removing existing knee walls and a nonstructural interior partition and installing a uniform 3'-0" recessed storefront system with a 16-inch CMU knee wall. The original microfilm drawings confirm that the 1936 storefront featured a low, continuous knee wall consistent in height across all three bays. However, the original floor plan indicates that the historic storefront was set at a depth comparable to the current configuration. As proposed, the storefront system will be positioned closer to Lincoln Road, removing most of the current recess. The applicant is also proposing to replace one of the existing single doors with a double door. While the lowered knee wall is more consistent with the original 1936 design, the proposed storefront depth and door configuration represent departures from the historic condition. The proposed work is best characterized as a compatible alteration rather than a restoration.

Staff does not object to the reduced recess, as the original depth would be functionally excessive for contemporary commercial use. Staff also finds it appropriate that the proposed storefront system does not align with the existing terrazzo flooring pattern at the thresholds. This preserves the legibility of the alteration as a later intervention, as the subtle inconsistency between the new storefront location and the terrazzo pattern makes clear that the storefront is not in its original position. This is preferable to aligning the new system with the terrazzo in a manner that could create a false impression of restoration. The upper façade, including the historic banding and chevron detailing, will be fully retained. Existing terrazzo flooring at the storefront thresholds is to be retained and while no work is proposed in the eastern bay, staff has included a condition to require restoration of original terrazzo pattern and 16" high knee wall for any future storefront replacement.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the request for a Certificate of Appropriateness be **approved**, subject to the conditions enumerated above, which address the identified Certificate of Appropriateness criteria.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: May 12, 2026

PROPERTY/FOLIO: 716-720 Lincoln Road / 02-3234-003-0020

FILE NO: HPB25-0687

APPLICANT: 720 LINCOLN PARTNERS LLC

IN RE: An application has been filed requesting a Certificate of Appropriateness for the partial demolition of the existing two-story commercial building and the substantial reconstruction of the original street façade

LEGAL: Lot 3, Block 50, ALTON BEACH REALTY COMPANY 2 COMMERCIAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 33, of the Public Records of Miami-Dade County, Florida.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Flamingo Park Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 1. Is consistent with the Sea Level Rise and Resiliency Review Criteria in Section 7.1.2.4(a)(i) of the Land Development Regulations.
 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
 3. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
- C. The project would remain consistent with the criteria and requirements of sections 2.13.7(d) and 7.1.2.4(a) of Land Development Regulations if the following conditions are met:
 1. Revised elevation, site plan and floor plan drawings shall be submitted, and, at a minimum, such drawings shall incorporate the following:

- a. The final design and details of the storefront system shall be submitted for the review and approval of staff.
- b. Existing terrazzo flooring at storefront thresholds shall be protected, retained, and restored; any replacement material shall match the existing, subject to the review and approval of staff.
- c. Prior to the issuance of a building permit for any tenant buildout or interior alteration within the eastern bay, the eastern bay storefront shall be renovated to match the design of the central and western bays, including the installation of a knee wall of consistent height and a recessed storefront system of consistent depth and configuration. The eastern bay entry flooring shall also be restored to match the original terrazzo pattern as documented in the original microfilm drawings, subject to the review and approval of staff.

In accordance with section 2.2.4.8(c) of the Land Development Regulations the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special magistrate appointed by the City Commission.

II. General Terms and Conditions applying to 'I. Certificate of Appropriateness' noted above.

- A. The applicant agrees and shall be required to provide access to areas subject to this approval for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be

returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- J. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II,III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled **720 Lincoln Road," as prepared by Beilinson Gomez Architects, P.A., dated 3-6-2026**, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of section 2.13.7 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

