



OWNER:
 LINCOLN DREXEL LTD AND
 LINCOLN DREXEL LTD
 3621 ALTON ROAD #463
 MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
 FORM GROUP INC
 4300 SW 73 AVE, #106
 MIAMI, FL 33155
 PH: 305-443-4244

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:
ANDRÉS
CARNE DE RES

LINCOLN DREXEL BUILDING
 455 LINCOLN ROAD
 MIAMI BEACH, FL 33139

REVISIONS:
 HPS SUBMITTAL 07-06-21
 1, REV 1 (8-31-22)
 PLANNING SUBMITTAL 9-2-22
 2, REV 2 (9-26-22)
 PLANNING SUBMITTAL 9-26-22

Andrés

455 LINCOLN ROAD, MIAMI BEACH, FL 33139

FIRST SUBMITTAL PB22-0553
 SEPTEMBER 6, 2022

DRAWING INDEX	PROJECT INFORMATION	LOCATION MAP
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FORMGROUP
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FORM GROUP INC.,
 4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
 TEL: 305.443.4244 FAX: 305.443.2218
 ARCHITECT OF RECORD: QUINN MORRIS & ASSOCIATES

PROJECT NO: 18-1057 FILE: COVER
 DATE: DECEMBER 2, 2019
 SCALE: AS SHOWN DRAWING NO: G-00

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address: 455 LINCOLN ROAD, MIAMI BEACH, FL 33139			
2	Board and file numbers : HPB19-0367			
3	Folio number(s):			
4	Year constructed: 1937	Zoning District / Overlay: CD-3		
5	Based Flood Elevation: 8.0'	Grade value in NGVD: 5.46' NGVD		
6	Lot Area: 4,890 S.F	Lot Depth: 47'-3"		
7	Lot width: 104'-11"			
8	Minimum Unit Size: N/A	Average Unit Size: N/A		
9	Existing use: ASSEMBLY	Proposed use: ASSEMBLY		

	Maximum	Existing	Proposed	Deficiencies
10 Height:	50' (1ST 50') THEN 100'	41'-6"	41'-6"	
11 Number of Stories:	N/A	4	4	
12 FAR:	13.447 S.F.	10,946.71 S.F.	10,909.45 S.F.	
13 Gross square footage:	N/A	10,946.71 S.F.	10,946.71 S.F.	
14 Square Footage by use:	N/A	10,946.71 S.F. (ASSEMBLY)	10,909.45 S.F. (ASSEMBLY)	
15 Number of units Residential:	N/A	N/A	N/A	
16 Number of units Hotel:	N/A	N/A	N/A	
17 Number of seats:	N/A	N/A	342	
18 Occupancy load:	N/A	388	413	
19 Density (per Comprehensive Plan):	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
20	Front Setback:	0'-0"	N/A	N/A	
21	Side Setback:	0'-0"	N/A	N/A	
22	Side Setback:	0'-0"	N/A	N/A	
23	Side Setback facing street:	0'-0"	N/A	N/A	
24	Rear Setback:	5'-0"	N/A	N/A	
At Grade Parking:					
25	Front Setback:	0'-0"	N/A	N/A	
26	Side Setback:	0'-0"	N/A	N/A	
27	Side Setback:	0'-0"	N/A	N/A	
28	Side Setback facing street:	0'-0"	N/A	N/A	
29	Rear Setback:	5'-0"	N/A	N/A	
Pedestal:					
30	Front Setback:	0'-0"	0.3'	N/A	
31	Side Setback:	0'-0"	N/A	N/A	
32	Side Setback:	0'-0"	N/A	N/A	
33	Side Setback facing street:	0'-0"	0.1'	N/A	
34	Rear Setback:	5'-0"	0.2'	N/A	
Tower:					
35	Front Setback:	0'-0"	N/A	N/A	
36	Side Setback:	0'-0"	N/A	N/A	
37	Side Setback:	0'-0"	N/A	N/A	
38	Side Setback facing street:	0'-0"	N/A	N/A	
39	Rear Setback:	5'-0"	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	N/A			
41	Total number of parking spaces:	N/A	N/A	N/A	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
44	Parking Space Dimensions:	N/A	N/A	N/A	
45	Parking Space configuration (45', 60", 90" Parallel):	N/A	N/A	N/A	
46	ADA Spaces:	N/A	N/A	N/A	
47	Tandem Spaces:	N/A	N/A	N/A	
48	Drive aisle width:	N/A	N/A	N/A	
49	Valet drop off and pick up:	N/A	N/A	N/A	
50	Loading spaces:	N/A	N/A	N/A	
51	Trash collection area:	N/A	N/A	INTERIOR TRASH ROOM	
52	Short-Term Bicycle Parking, location and Number of racks:	N/A	N/A	NA	
53	Long-Term Bicycle Parking, location and Number of racks:	N/A	N/A	N/A	
Restaurants, Cafes, Bars, Lounges, Nightclubs					
54	Type of use:	Required	Existing ASSEMBLY	Proposed ASSEMBLY	Deficiencies
55	Number of seats located outside on private property:	1/ 15 NET	50	54	
56	Number of seats inside:	-	-	288	
57	Total number of seats:	-	-	342	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	-	GROUND LEVEL: 104 EXTERIOR: 54 THIRD LEVEL: 119 ROOF LEVEL: 65	⚠
59	Total occupant content:	N/A	388	489	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	GROUND LEVEL: 235 MEZZANINE: 66 THIRD LEVEL: 37 ROOF LEVEL: 50	GROUND LEVEL: 234 MEZZANINE: 8 THIRD LEVEL: 168 ROOF LEVEL: 79	
61	Proposed hours of operation:			N/A	
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):				
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):			Yes	
64	Is this a contributing building?:			N/A	
65	Located within a Local Historic District?:			Yes	



OWNER:
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LINCOLN DREXEL II, LTD.
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MIAMI BEACH, FL 33140

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ARCHITECT:
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TEL: 305-443-4244 FAX: 305-443-2208
ARCHITECT OF RECORD: QUINN MORRIS & ASSOCIATES

PROJECT NO.: 19-1037 TITLE: ZONING LEGEND
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN DRAWING NO.: G-01



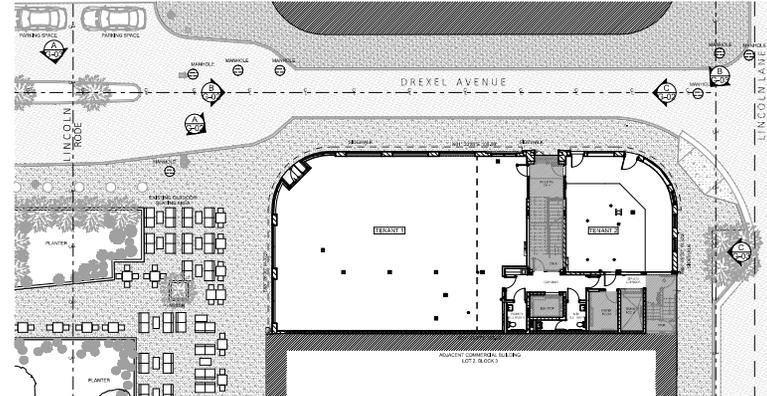
B STREET VIEW-DREXEL AVE
NOT TO SCALE



A STREET VIEW-LINCOLN RD & DREXEL AVE
NOT TO SCALE



C STREET VIEW ALONG DREXEL AVE
NOT TO SCALE



1 PLAN REFERENCE
SCALE: 1/32" = 1'-0"



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ARCHITECT OF RECORD: QUINN MORRIS & ASSOCIATES, AIA
REGISTERED

PROJECT NO: 19-1057 TITLE: CONTEXTUAL PHOTOGRAPH
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN DRAWING NO: G-02



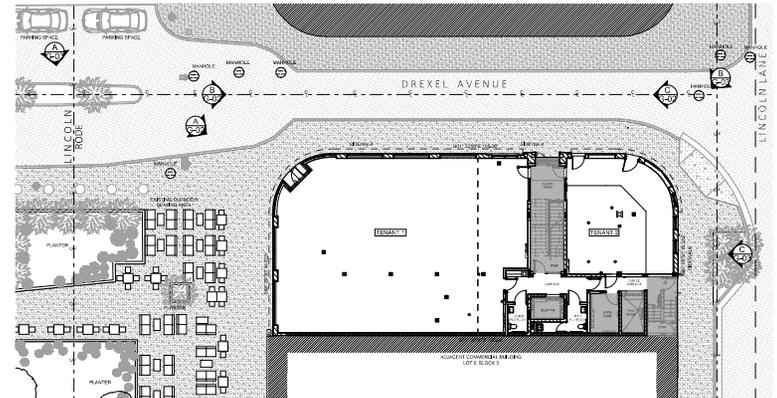
B STREET VIEW - LINCOLN LN & DREXEL AVE
NOT TO SCALE



A PROPOSED ROOF TERRACE PLAN
SCALE: 1:8.50



C STREET VIEW - LINCOLN LANE
NOT TO SCALE



1 PLAN REFERENCE
SCALE: 1/32" = 1'-0"



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ARCHITECTS

PROJECT NO: 19-1057
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN

TITLE: CONTEXTUAL
PHOTOGRAPH

DRAWING NO: G-03