

1470 LINCOLN TERRACE

MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB File No. DBR24-1049

FINAL SUBMITTAL - 11/03/2024

PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	1470 LINCOLN TERRACE
LOCATION:	1470 LINCOLN TERRACE MIAMI BEACH, FL 33139
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	REQUESTING DESIGN REVIEW APPROVAL AND VARIANCE AFTER-THE-FACT FOR THE PLACEMENT OF AIR CONDITIONING EQUIPMENT WITHIN A REQUIRED INTERIOR SIDE SETBACK.
CODE ENFORCEMENT JURISDICTION:	FLORIDA BUILDING CODE (FBC) 8TH EDITION (2023) CITY OF MIAMI BEACH ZONING CODE
ZONING:	RM-2 RESIDENTIAL MULTI-FAMILY DISTRICT
FOLIO NUMBER:	02-3233-008-0080
LEGAL DESCRIPTION:	LINCOLN TERRACE SUB PB 49-100 LOT 8 LOT SIZE 50.000 X 92 OR 19892-0837 08 2001 1 COC 23985-0594 11 2005 1
OWNER:	GUSTAF ARNOLDSSON



DRAWING LIST			
SHEET NUMBER	SHEET TITLE	FINAL SUBMITTAL 11/03/2024	
ARCHITECTURE			
COVER	COVER SHEET	•	
A-1.0	DRAWING INDEX	•	
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1470 LINCOLN TERRACE
project name.

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MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080
project address.

DRAWING INDEX

drawing title.		
drawn by.	PA	A-1.0
project no.	202322	
date.	11/03/2024	
		drawing no.

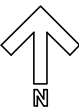
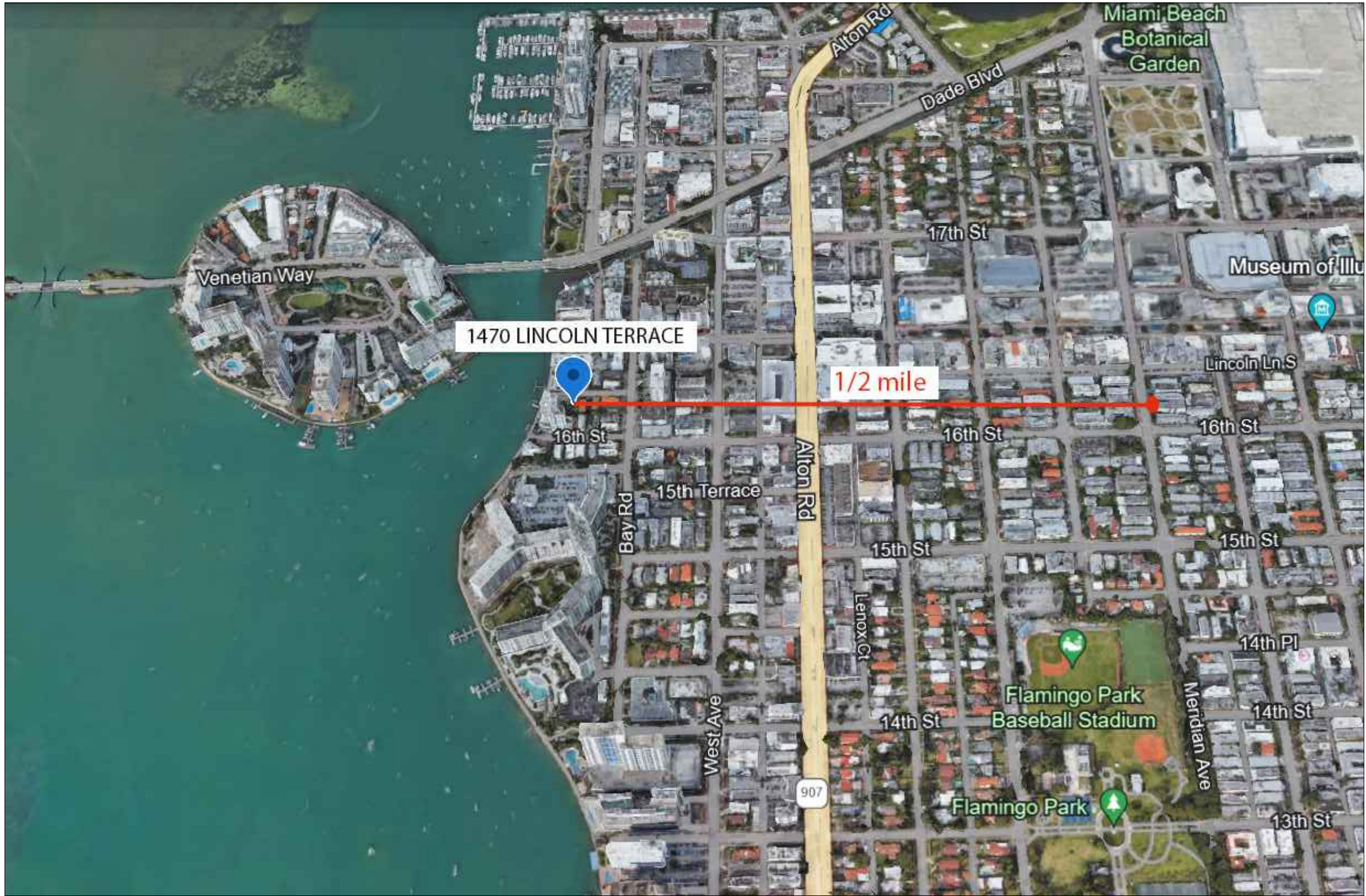
COMMERCIAL - ZONING DATA					
ITEM #	PROJECT INFORMATION				
1	Address: 1470 Lincoln Terrace, Miami Beach, FL 33139	Folio number(s):	02-3233-008-0080	Year built:	1950
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	4,600 SF
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-2	Lot width:	50 Ft
4	Individual Historic Site (yes or No): NO			Lot Depth:	100 Ft
5	Base Flood Elevation:	+8.00 NGVD 1929	Grade value in NGVD:		3.50
6	Adjusted grade (BFE+Grade / 2)	5.75	Free board:	5.00	
7	Proposed Use:	Existing Multi-Family Residential Building			
8	Proposed Accessory Use:	N/A			
9	Signed & Sealed Landscape Plans (Tree/ Vegetation Survey, Tree Disposition Plan and Irrigation Plan).	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.0	1.2		NONE
14	Building Height	50 FT	25 FT		NONE
15	At grade parking lot on the same lot				
a	Front Setbacks	20 FT	N/A		
b	Side interior setback	5 FT	N/A		
c	Side facing street setback	N/A	N/A		
d	Rear setback	5 FT	N/A		
16	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A		
b	Side interior setback	N/A	N/A		
c	Side facing street setback	N/A	N/A		
d	Rear setback	N/A	N/A		
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20 FT	14.80 FT		5.2 FT
b	Side interior setback	7.5 FT	8.5 FT		NONE
c	Side facing street setback	N/A	N/A		
d	Rear setback	10 FT	10.3 FT		NONE
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A		
b	Rehabilitated Buildings	400 SF	676 SF		NONE
c	Hotel Unit	N/A	N/A		
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A		
b	Rehabilitated Buildings	N/A	N/A		
c	Hotel Unit	N/A	N/A		
20	Required Open-space ratio (RPS, CPS)	9.5% OF SITE	20%		
21	Parking	N/A	N/A		
22	Loading	N/A	N/A		

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1470 LINCOLN TERRACE		ZONING DATA	
project name.		drawing title.	
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		project no.	202322
		date.	11/03/2024
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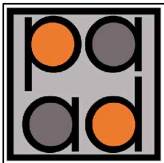


1

OVERALL SITE PLAN

N.T.S.

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CONTEXT LOCATION MAP

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drawn by.

PA

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date.

11/03/2024

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- CONTEXT SITE PLAN
SCALE: N.T.S.



01 1620 BAY ROAD (CORNER VIEW)
SCALE: N.T.S.



02 1620 BAY ROAD
SCALE: N.T.S.



03 1431 LINCOLN TERRACE
SCALE: N.T.S.



04 1451 LINCOLN TERRACE
SCALE: N.T.S.



05 1471 LINCOLN TERRACE
SCALE: N.T.S.



06 1491 LINCOLN TERRACE
SCALE: N.T.S.

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CURRENT SITE IMAGES

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07

CONTEXT SITE PLAN
SCALE: N.T.S.



07

1616 BAY ROAD (CORNER VIEW)
SCALE: N.T.S.



08

1616 BAY ROAD
SCALE: N.T.S.



09

1430 LINCOLN TERRACE
SCALE: N.T.S.



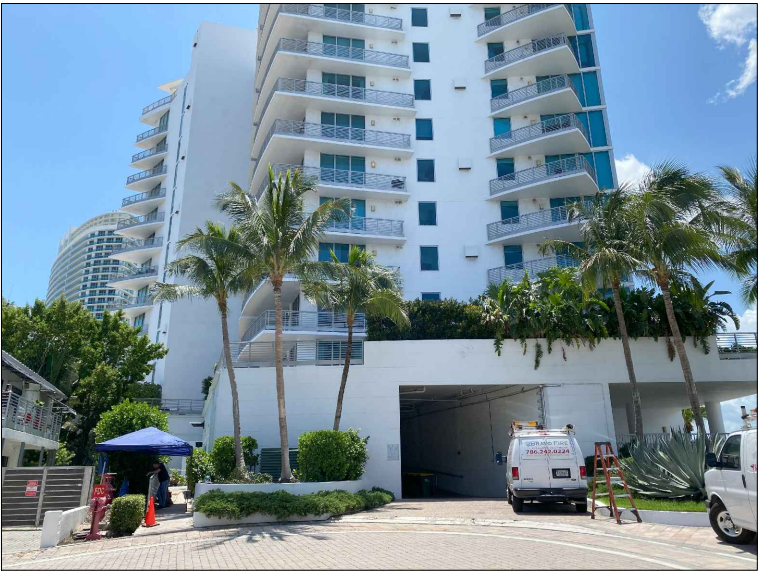
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1450 LINCOLN TERRACE
SCALE: N.T.S.



11

1470 LINCOLN TERRACE
SCALE: N.T.S.



12

1445 16TH STREET
SCALE: N.T.S.

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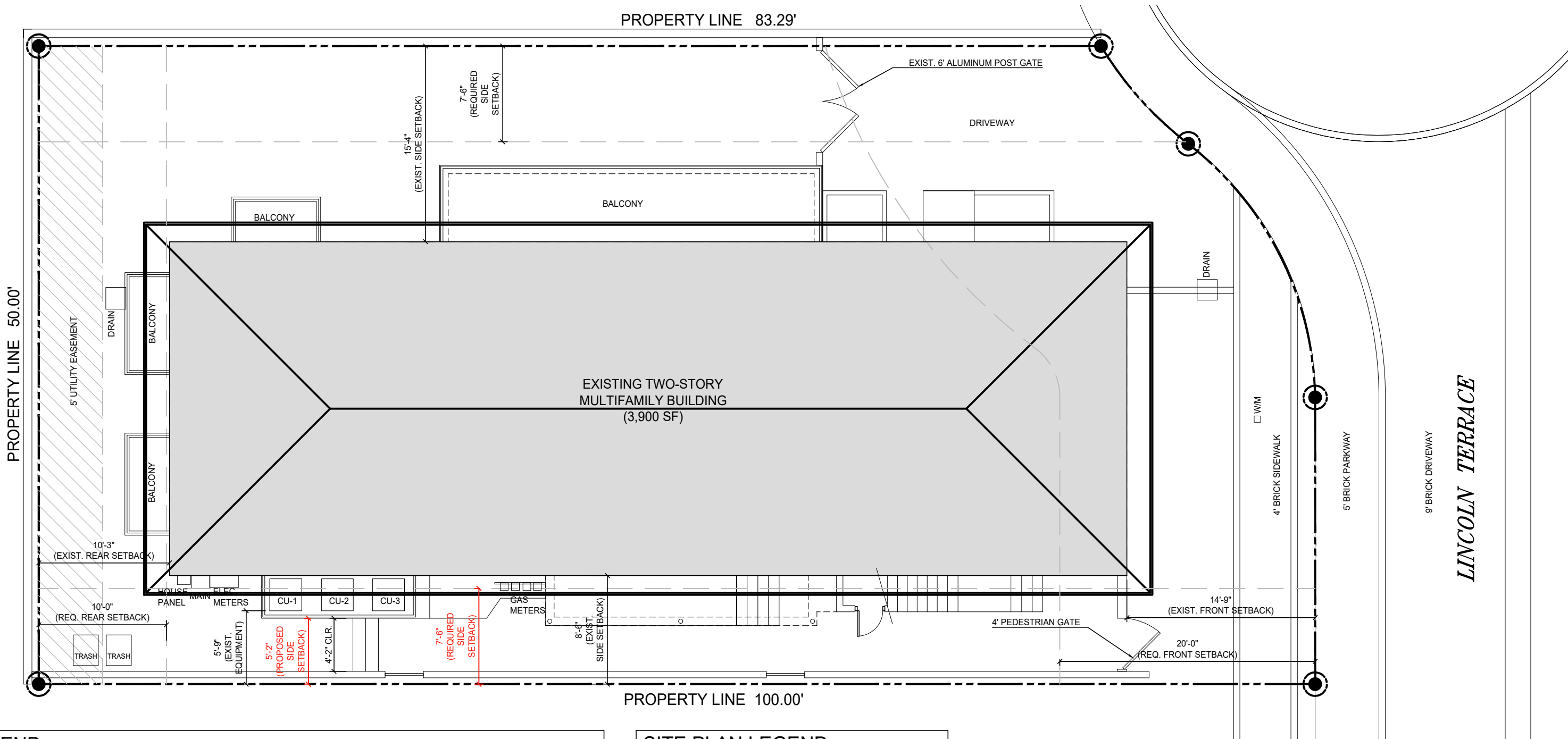
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FLOOD LEGEND

FEMA FLOOD ZONE:	"AE"	CMB GRADE:	@ + 4.26' (NGVD)
ADDRESS:	1470 LINCOLN TERRACE MIAMI BEACH, FL 33139	LOWEST ADJACENT GRADE:	@ + 3.50' (NGVD)
		BASE FLOOD ELEVATION	@ + 8.00' (NGVD)
		1ST FLOOR ELEV.:	@ + 5.60' (NGVD)
		2ND FLOOR ELEV.:	@ + 15.1' (NGVD)
LOT - 3, BLOCK 43 "ORCHARD SUBDIVISION NO. 1"			
PLAT BOOK6, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA			
ATTACHED CERTIFIED SURVEY: LANNES & GARCIA, INC. LB# 2098			

SITE PLAN LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE

1 PROPOSED SITE PLAN
1/8"=1'-0"

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EXISTING SITE PLAN

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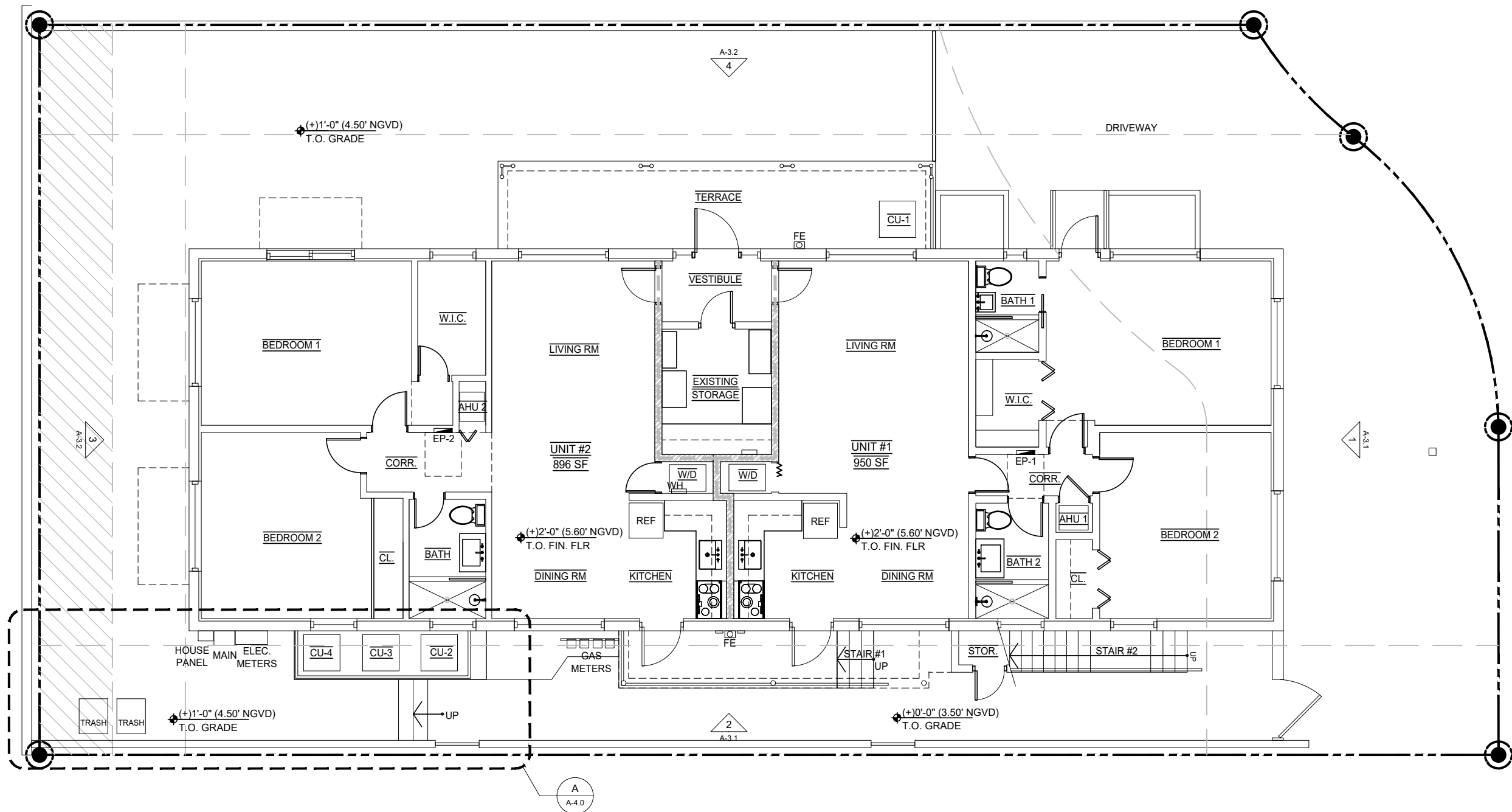
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WALL LEGEND	
	PROPOSED STUD/ GYPSUM BOARD WALL
	PROPOSED CMU WALL.
	PROPOSED CONCRETE WALL/COLUMN.

1 FIRST FLOOR PLAN
1/8"=1'-0"

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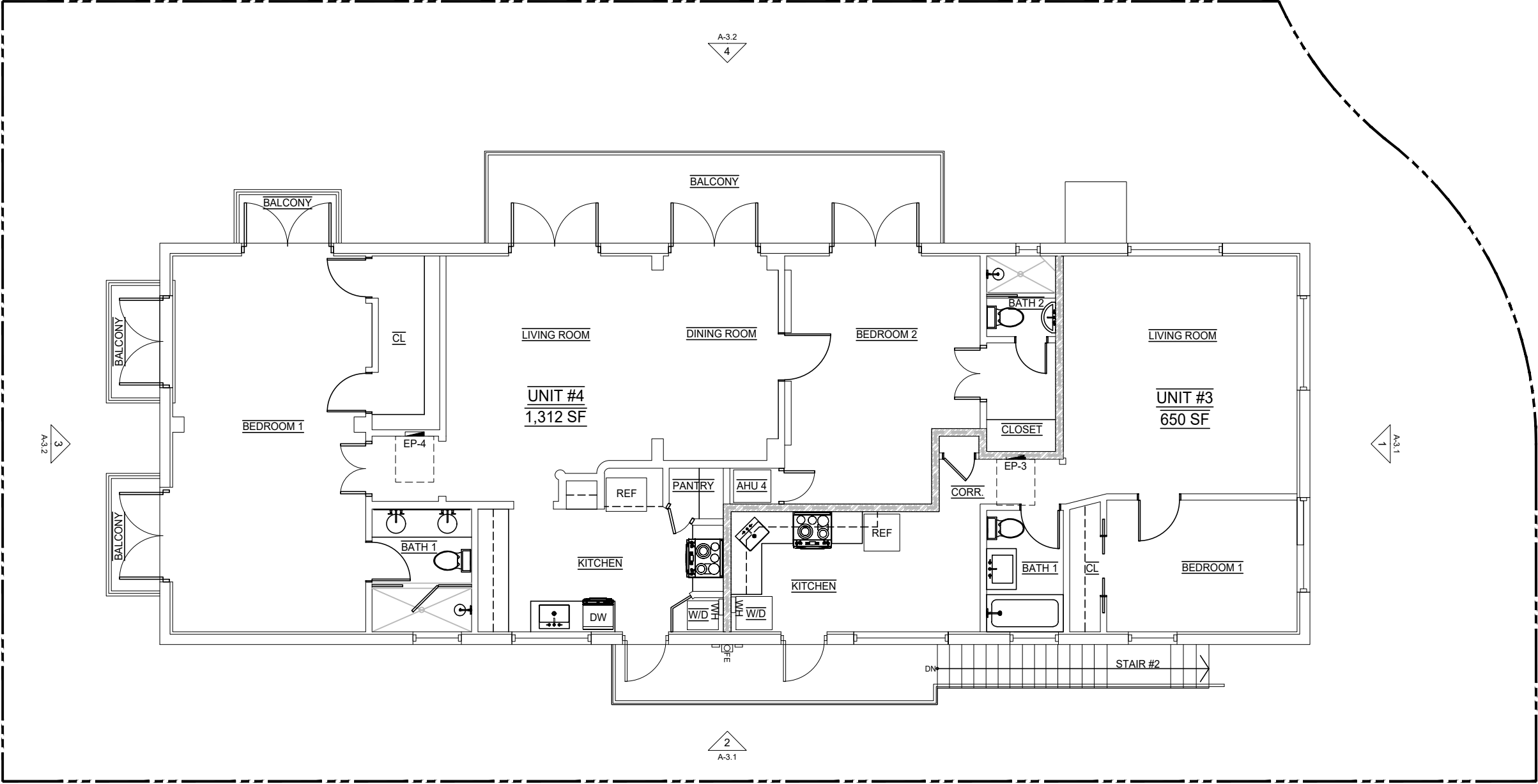


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FIRST FLOOR PLAN		
drawing title.		
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WALL LEGEND	
	PROPOSED STUD/ GYPSUM BOARD WALL
	PROPOSED CMU WALL.
	PROPOSED CONCRETE WALL/COLUMN.



1

SECOND FLOOR PLAN

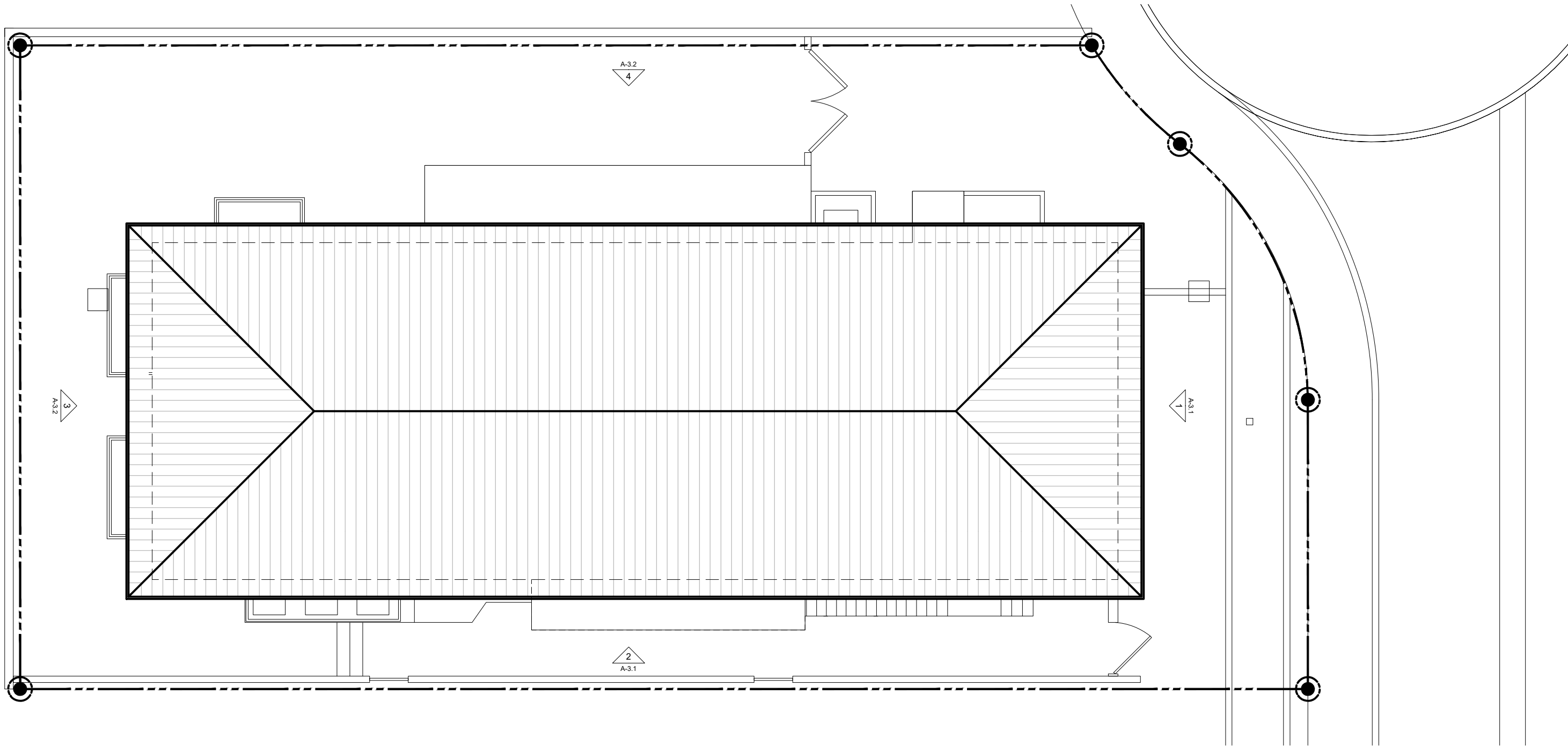
1/8"=1'-0"

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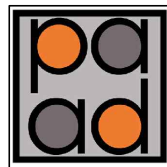
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1 ROOF PLAN
1/8"=1'-0"

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ROOF PLAN

drawing title.

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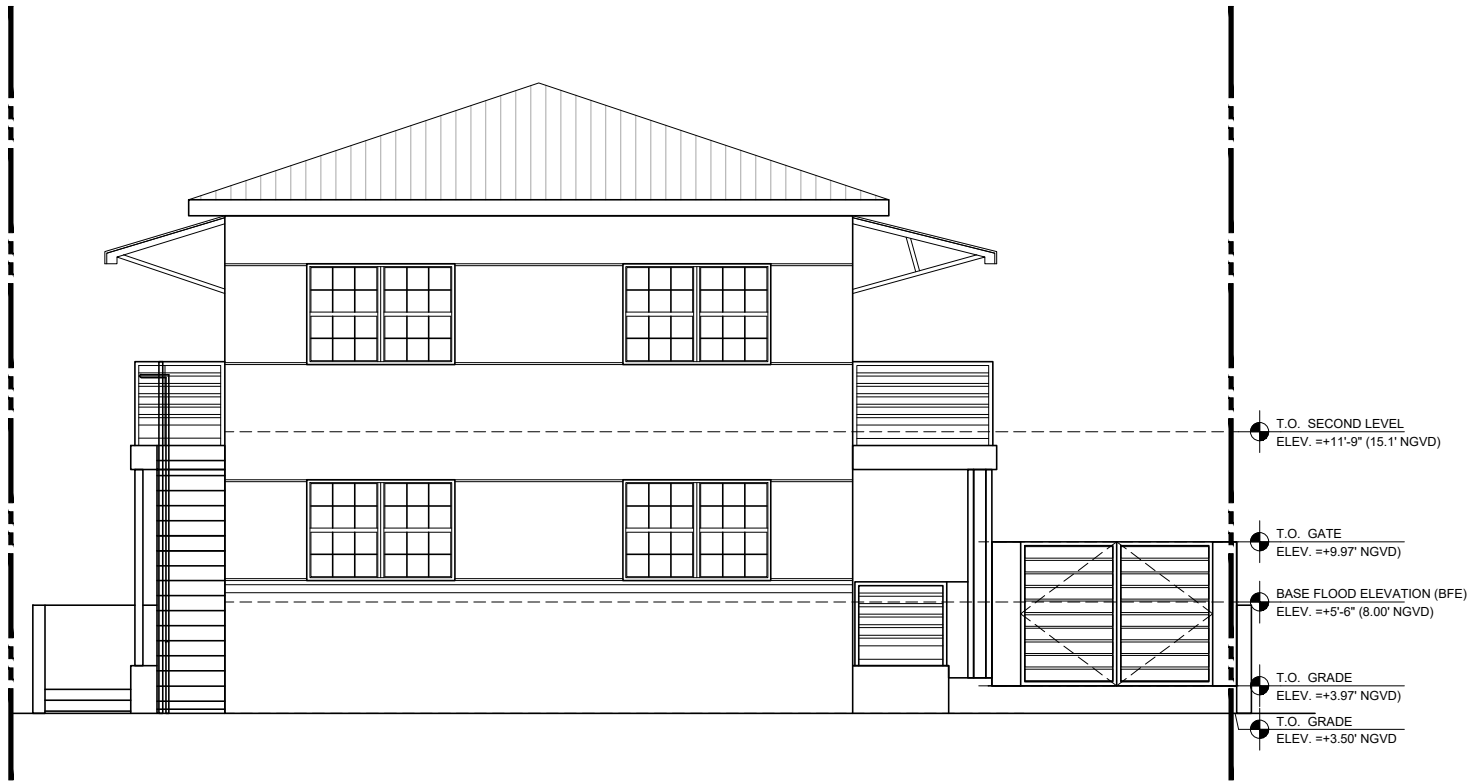
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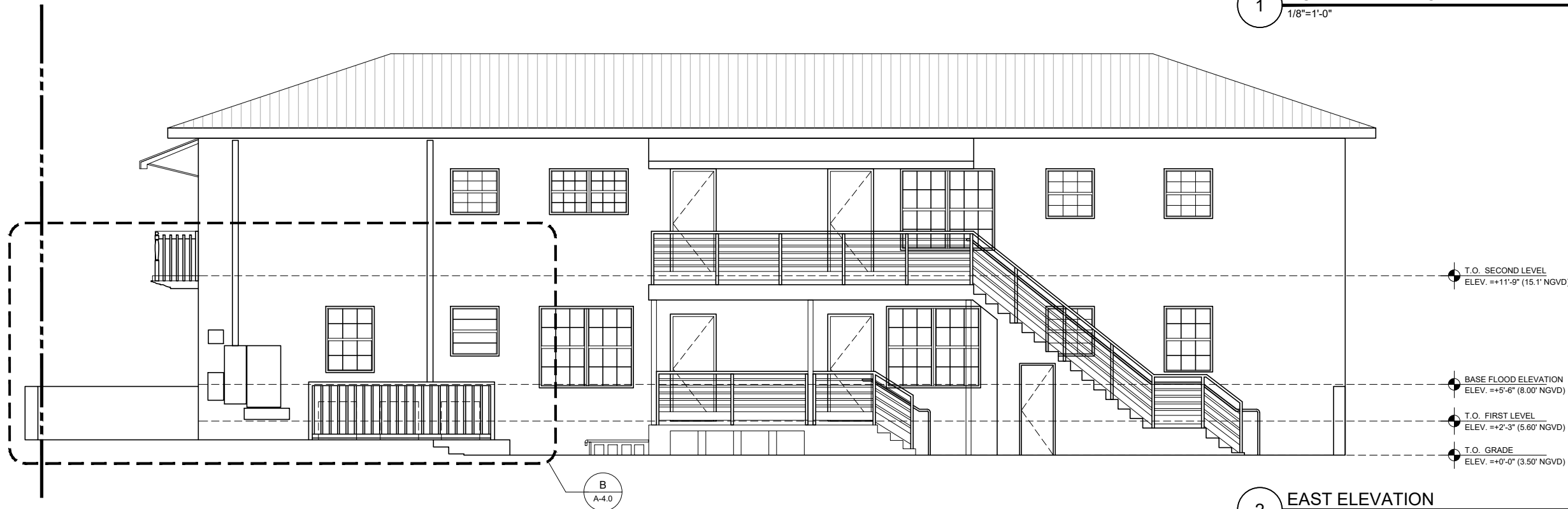
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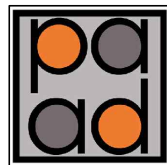


1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"

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EXISTING EXTERIOR ELEVATIONS

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3 SOUTH ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"

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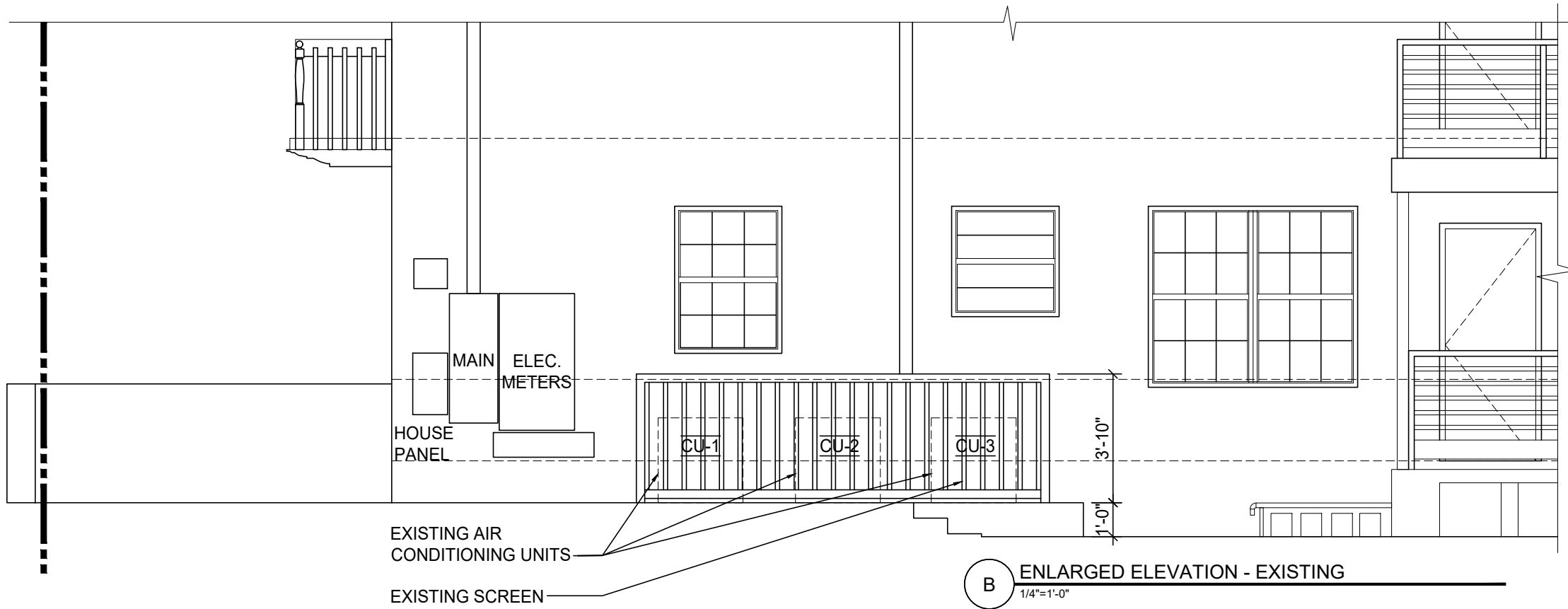
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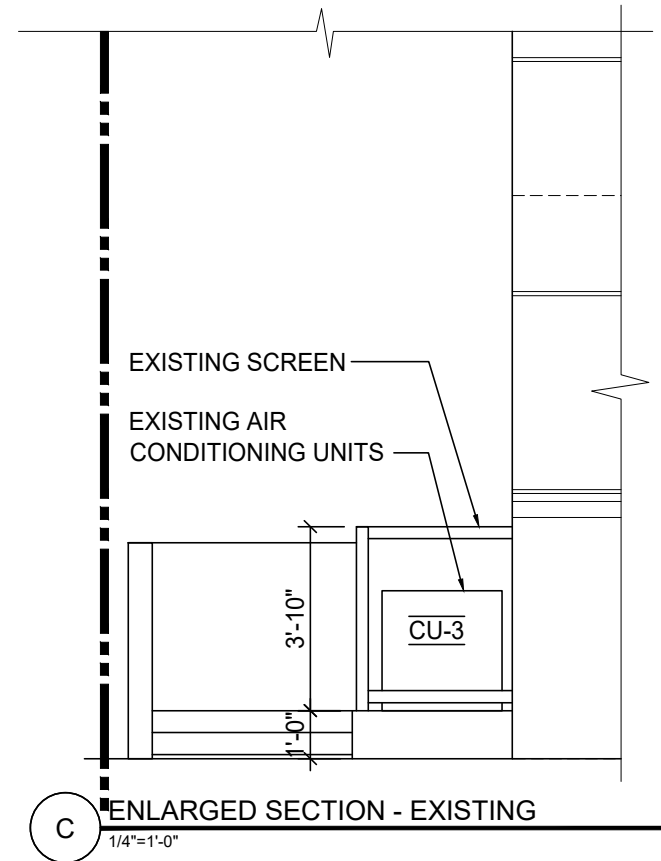
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EXISTING EXTERIOR ELEVATIONS

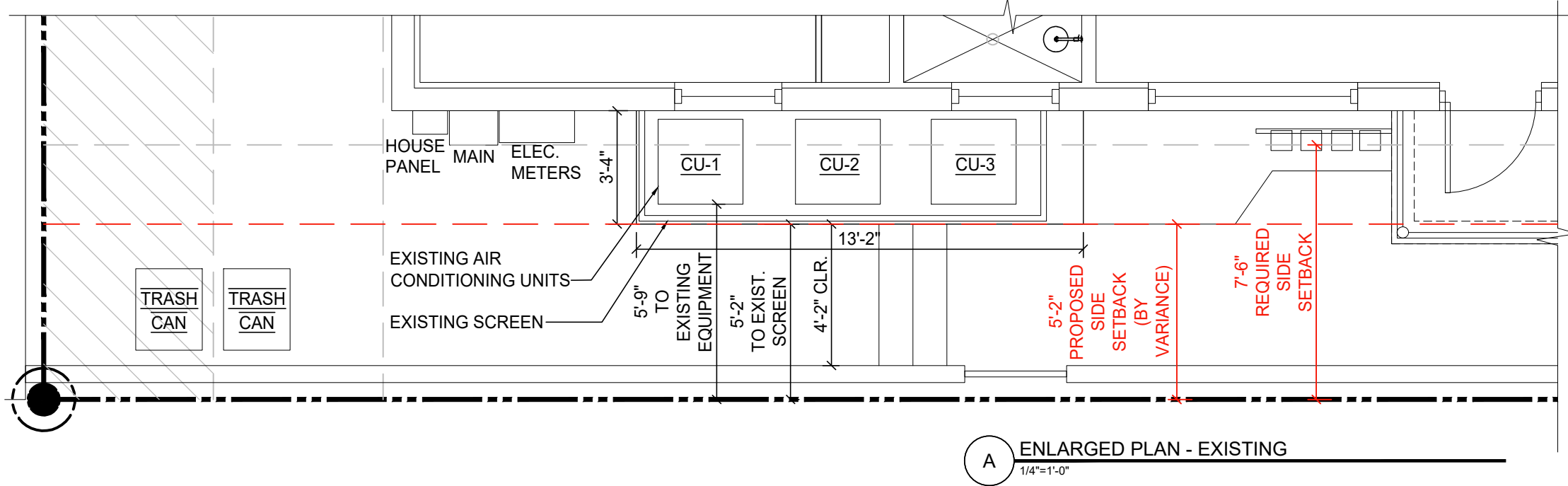
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drawn by.	PA	A-3.2
project no.	202322	
date.	11/03/2024	
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B ENLARGED ELEVATION - EXISTING
1/4"=1'-0"

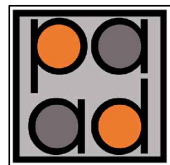


C ENLARGED SECTION - EXISTING
1/4"=1'-0"



A ENLARGED PLAN - EXISTING
1/4"=1'-0"

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ENLARGED PLAN / ELEVATION

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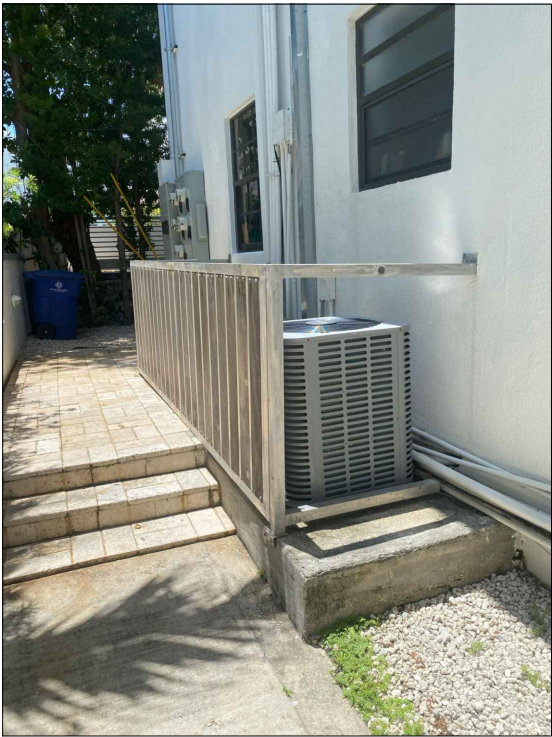
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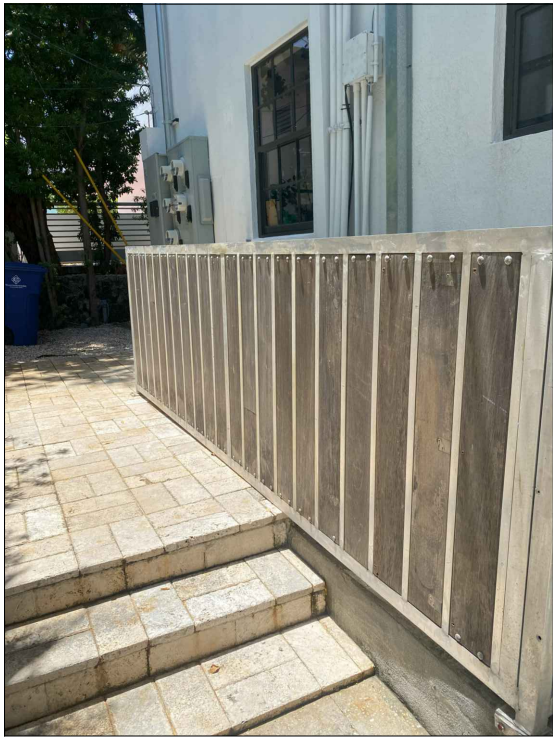
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VIEW #1



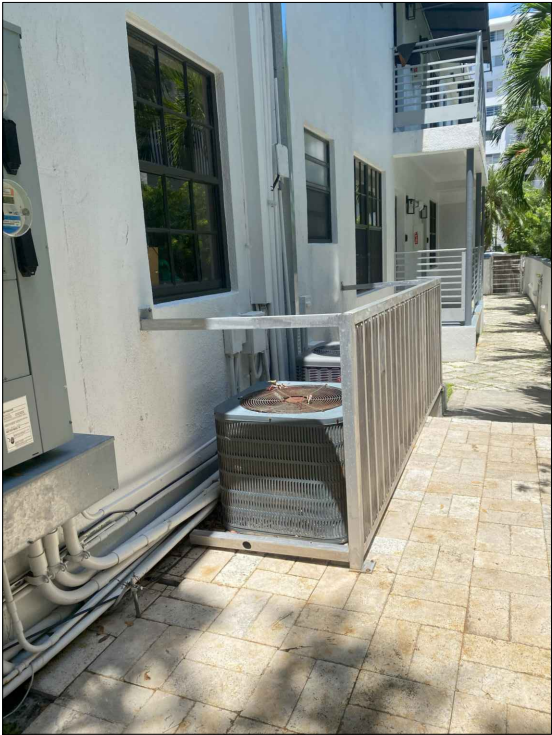
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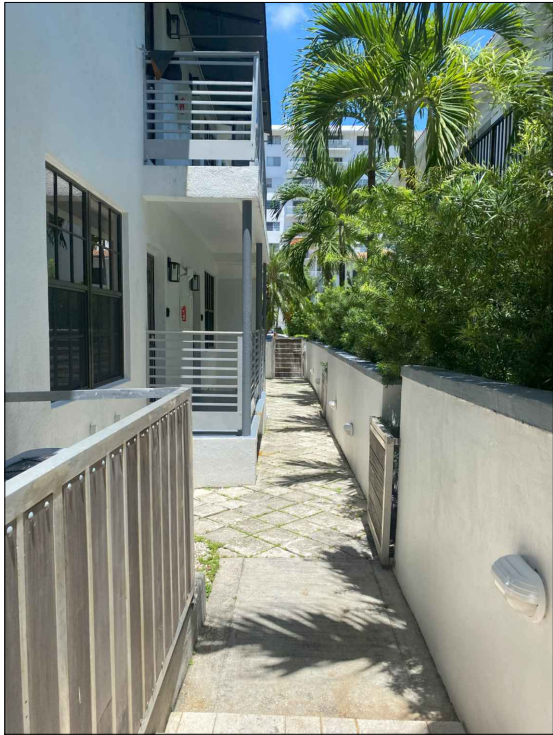
MATERIALS AND FINISHES

CLEAR/SILVER ANODIZED
ALUMINUM FRAME

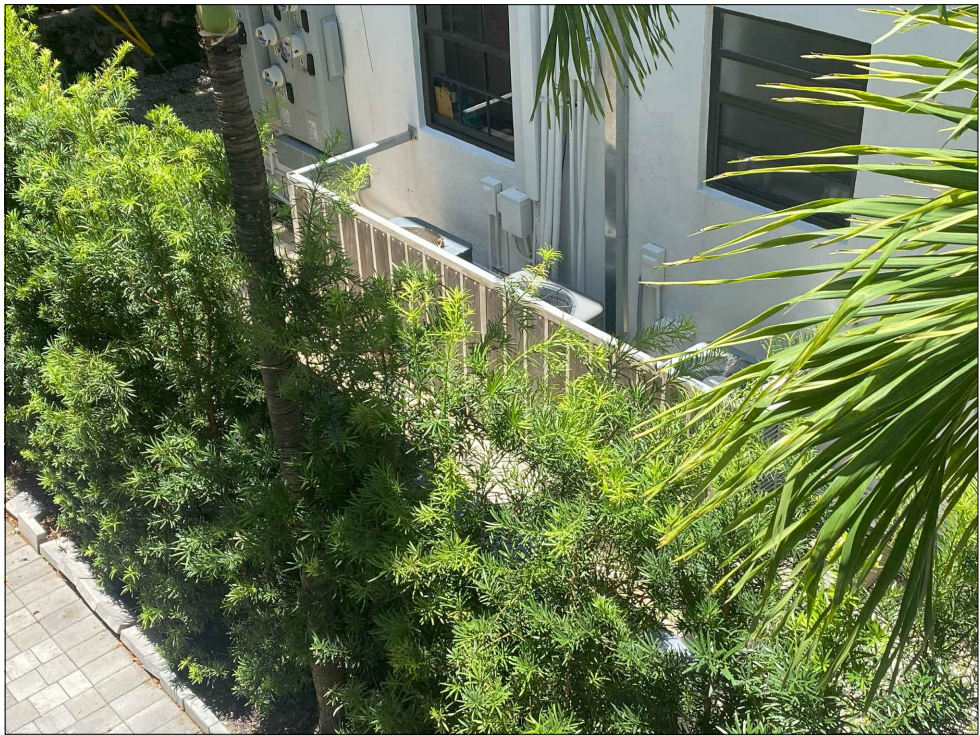
WOOD PANEL INSERTS



VIEW #3



VIEW #4



VIEW FROM EAST ADJACENT PROPERTY

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IMAGERY AND MATERIAL INFO

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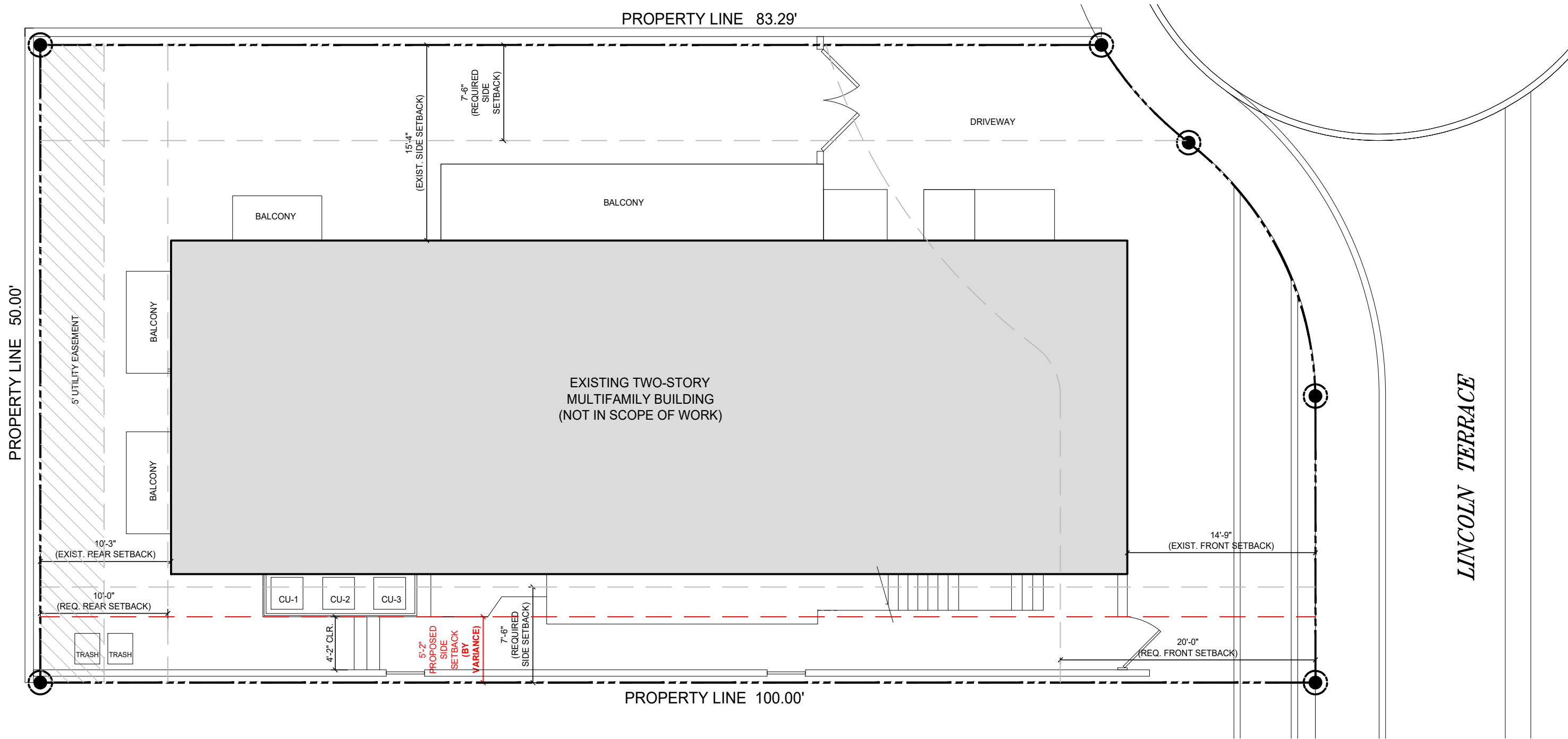
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1 VARIANCE DIAGRAM
1/8"=1'-0"

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