



SCOPE: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
-PARTIAL DEMOLITION AND RENOVATION OF THE EXISTING BUILDING
-CONSTRUCTION OF A NEW 5-STORY ADDITION FOR 4 RESIDENTIAL UNITS
-VARIANCE ON TOWER PORTION SIDE SETBACKS

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MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: April 11, 2023

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB22-0561, 829 4th Street.

An application has been filed requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing building on the site, the construction of an attached multi-family residential addition and a variance from the setback requirements.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions.
Approval of the variance with conditions.

EXISTING STRUCTURE

Local Historic District: Ocean Beach
Classification: Contributing
Construction Date: 1952
Architect: Harry C. Schwebke

ZONING / SITE DATA

Folio: 02-4203-009-5070
Legal Description: East 50 feet of Lots 7 and 8, Block 75, of the Ocean Beach Addition No. 3 Subdivision, according to the plat thereof, as recorded in Plat Book 2, Page 81, of the public records of Miami-Dade County, Florida.

Zoning: C-PS2, General mixed-use commercial
Future Land Use Designation: C-PS2, General mixed-use commercial

Lot Size: 5,000 sq. ft. (2.0 Max FAR)
Existing FAR: 2,089 sq. ft. / 0.41 FAR
Proposed FAR: 9,597 sq. ft. / 1.92 FAR
Existing Height: ~10'-9" measured from first finished floor elev. (8.00' NGVD)
Proposed Height: 38'-0" measured from base flood elevation plus 5'-0" freeboard (13.00' NGVD)

Existing Use/Condition: Multi-family residential
Proposed Use: Mixed-use, multi-family residential and commercial

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THE PROJECT

The applicant has submitted plans entitled "Mixed-Use Project", as prepared by CIC Architecture, dated January 17, 2023.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application appears to be consistent with the City Code with the exception of the variance requested as part of this application.

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 use is consistent with the Future Land Use Map of the Comprehensive Plan.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

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- The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development 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:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
The windows proposed to be replaced will be impact resistant.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
Operable windows are proposed.
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
Satisfied
- (5) 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
The land elevation of the site is consistent with the surrounding properties.
- (6) 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.
Satisfied
- (7) 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.
Additional information shall be provided at the time of building permit review.
- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.
Not Applicable
The first finished floor elevation of the existing building is located at base flood

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- elevation.
- (9) 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 of 54 of the City Code.
Not Applicable
 - (10) In all new projects, water retention systems shall be provided.
Satisfied
Additional information shall be provided at the time of building permit review.
 - (11) Cool pavement materials or porous pavement materials shall be utilized.
Satisfied
Additional information shall be provided at the time of building permit review.
 - (12) The project design shall minimize the potential for a project causing a heat island effect on site.
Satisfied

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the City Code (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 as 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
 - c. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.
Satisfied
- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. Exterior architectural features.
Satisfied
 - b. General design, scale, massing and arrangement.
Not Satisfied

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- The extent and color of the proposed dark metal exterior cladding has an adverse impact on the character of the portion of the Contributing building to remain.
- c. Texture and material and color.
Not Satisfied
The color of the proposed dark metal exterior cladding has an adverse impact on the character of the portion of the Contributing building to remain.
 - d. The relationship of a, b, c, above, to other structures and features of the district.
Satisfied
 - e. The purpose for which the district was created.
Satisfied
 - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.
Satisfied
 - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.
Satisfied
 - h. The original architectural design or any subsequent modifications that have acquired significance.
Satisfied
 - III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, 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.
Not Satisfied
See the variance analysis section of this report.
 - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary

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public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.
Not Satisfied

The extent and color of the proposed dark metal exterior cladding has an adverse impact on the character of the portion of the Contributing building to remain.

- d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.
Not Satisfied
The extent and color of the proposed dark metal exterior cladding has an adverse impact on the character of the portion of the Contributing building to remain.
- 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. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to 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

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- 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).
Satisfied
- 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. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Satisfied
- n. 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
- o. 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

CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA

Section 118-564 (f)(4) of the Land Development Regulations of the Miami Beach Code provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The Building, Structure, Improvement, or Site is designated on either a national or state level as a part of an Historic Preservation District or as a Historic Architectural Landmark or Site, or is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Building, Historic Structure or Historic Site, Historic Improvement, Historic Landscape Feature, Historic interior or the Structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.
Satisfied

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The existing structure is designated as Contributing within the Ocean Beach Local Historic District.

- b. The Building, Structure, Improvement, or Site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.
Satisfied
The existing building is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.
- c. The Building, Structure, Improvement, or Site is one of the last remaining examples of its kind in the neighborhood, the country, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.
Satisfied
The existing building is a distinctive example of a style of architecture that contributes to the district.
- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in section 114-1, or is an architecturally significant feature of a public area of the interior of a historic or contributing building.
Satisfied
The subject building is classified as Contributing in the Miami Beach Historic Properties Database.
- e. Retention of the Building, Structure, Improvement, Landscape Feature or Site promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage.
Satisfied
The retention of the building is critical to developing an understanding of an important Miami Beach architectural style.
- f. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district.
Not Applicable
The demolition proposed in the subject application is not for the purpose of constructing a parking garage.
- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.
Not Satisfied
The applicant is not proposing the total demolition of the existing building.

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- h. The Miami-Dade County Unsafe Structures Board has ordered the demolition of a Structure without option.
Not Applicable
The Miami-Dade County Unsafe Structures Board has not ordered the demolition of the structure.

STAFF ANALYSIS

The subject structure was constructed in 1952 and designed by Harry Schwebke in the Post War Modern style of architecture. This 1-story Contributing building contains four apartment units accessed via a side yard garden located along the alley (Jefferson Court). The primary (4th Street) facade features a number of architectural elements characteristic of the Post War Modern style of architecture including decorative slump brick panels to either side of the windows and, slump brick built-in planters and entry piers.

The applicant is currently proposing the construction of a rear 4-story addition as part of a redevelopment project consisting of a small commercial space and 8 parking spaces at the ground level, 9 residential units at the upper levels and a rooftop amenity deck. In order to construct the new addition, the applicant is proposing to demolish the rear approximately 75% of the building. The portion of the building to be retained is proposed to be substantially restored, however, the decorative entry piers located to the east of the building are proposed to be demolished. The applicant has provided several historical photographs that show the piers topped with a decorative iron archway. Staff recommends that the existing piers be retained, and the original archway be recreated to the greatest extent possible.



1955 Photograph

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While the amount of demolition is substantial, staff would note that alley elevation is repetitive and nearly all of the character defining architectural features are located on the portion of the building to be retained. As such, staff has no objection to the demolition proposed.

Staff is generally supportive of the contemporary design language of the addition which incorporates variations in surface materials and changes in plane. Further, the height, scale and mass of the proposed building is consistent with nearby projects that have been completed within the last several years and the larger, surrounding context of the Ocean Beach Local Historic District. Staff does, however, have several concerns relative to the proposed design. First, to subdue the vertical accentuation of the windows, staff recommends that the extra window surround cladding be eliminated. Second, staff recommends that the color of the exterior aluminum cladding be reevaluated to be more complimentary to the Contributing building such as a champagne or light bronze color that would recall the natural slump brick features. Finally, staff recommends that the rear (north) elevation be further developed to break the large expanse of porcelain cladding.

VARIANCE ANALYSIS

The applicant is requesting the following variance:

1. A variance to reduce by 5'-0" the minimum required rear setback of 10'-0" in order to construct the attached addition at a setback of 5'-0" from the north property line. Variance requested from:
Sec. 142-700 – Mixed use buildings.
The calculation of setbacks and floor area ratio for mixed use buildings shall be as follows:
(1) Setbacks. When more than 25 percent of the total area of a building in a C-PS district is used for residential or hotel units, any floor containing such units shall follow the R-PS1, 2, 3, 4 setback regulations.
Sec. 142-697 – Setback requirements in the R-PS1, 2, 3, 4 districts.
(a) The setback requirements in the R-PS1, 2, 3, 4 districts are as follows:
Pedestal and subterranean: Rear: Non-oceanfront lots – 10% of lot depth.

The requested variance is related to the construction of an attached addition at the rear portion of the Contributing building to remain. The applicant is proposing a rear setback of 5'-0" where the code requirement is 10'-0". Staff would note that the existing lot is 5,000 square feet, where the current minimum lot size requirement is 6,000 square feet. However, as the property has already been developed and a portion of the buildings is proposed to remain, the undersized lot is permitted to remain. Further, the rear property line of the site immediately abuts a surface parking lot and drive-thru for a 1-story commercial bank building. Staff finds that the undersized lot and retention of a Contributing building create practical difficulties that warrant the issuance of the variance.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the request for a Certificate of Appropriateness and a variance be approved, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness and practical difficulty and hardship criteria, as applicable.



Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

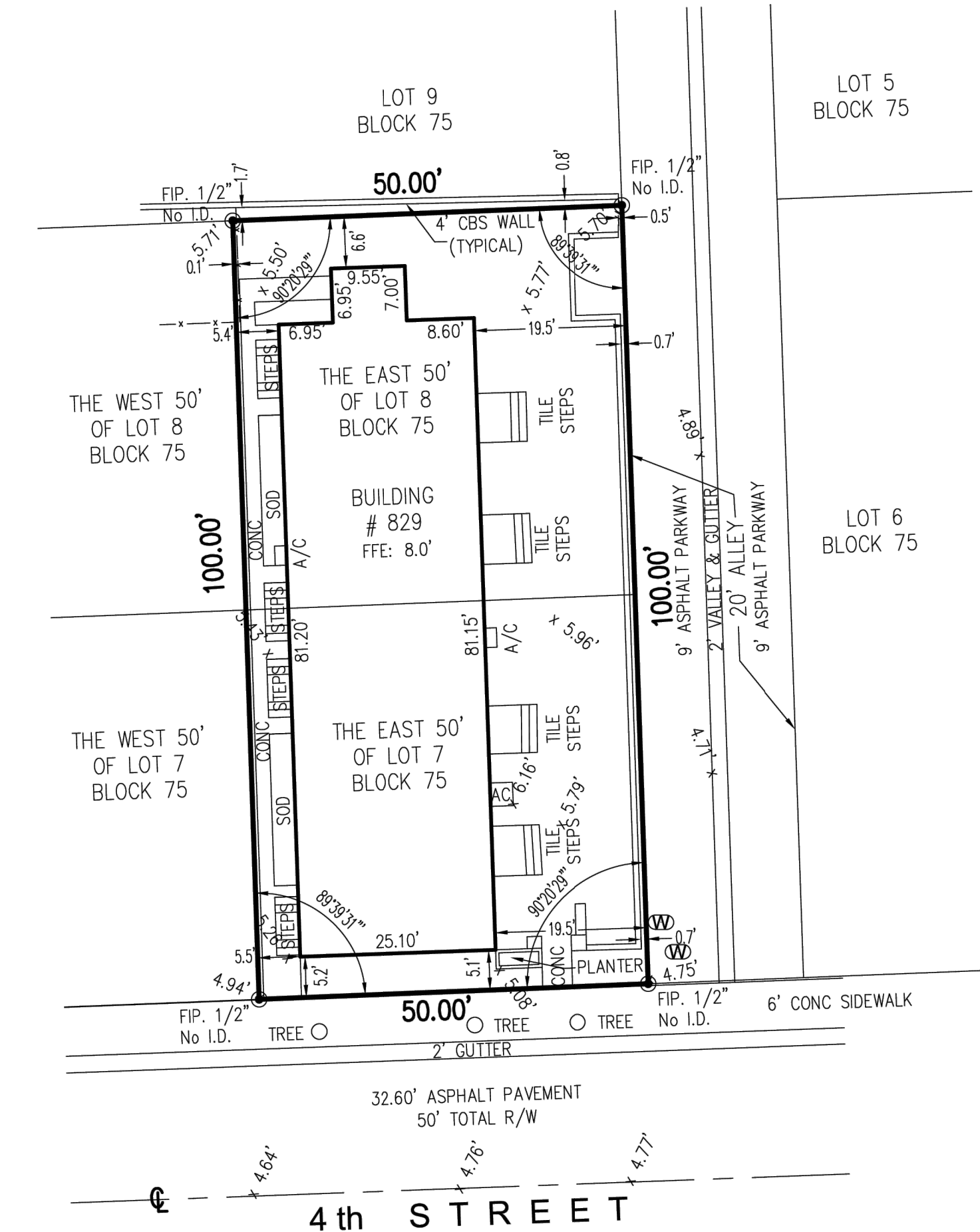
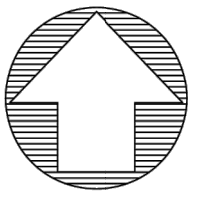
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 829 4TH ST, MIAMI BEACH FL 33139	Folio number(s):	02-4203-009-5070	Year built:	1952
2	Board file number(s), Determination of Architectural Significance:	HPB 22-0561		Lot Area:	5000
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	CPS-2	Lot width:	50
4	Individual Historic Site (Yes or No):	No		Lot Depth:	100
5	Base Flood Elevation:	+3'-0"	Grade value in NGVD:	+8'-0" NGVD	
6	Adjusted grade (BFE+Grade / 2):	+8'-0" NGVD	Free board:	5'-0"	
7	Proposed Use:	RESIDENTIAL MULTIFAMILY			
8	Proposed Accessory Use:	n/a			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	✓			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.0	0.42	2.0	n/a
14	Building Height	50'-0"	15'-8"	50'-0"	n/a
15	At grade parking lot on the same lot	BFE	BFE	BFE	n/a
a	Front setbacks	5'-0"	5'-2 3/4"	5'-2 3/4"	n/a
b	Side interior setback	5'-0"	5'-5 3/8"	5'-0"	n/a
c	Side facing street setback	5'-0"	19'-5"	5'-0"	n/a
d	Rear setback	5'-0"	6'-8"	11'-6"	n/a
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	5'-0"	5'-2 3/4"	30'-10 7/8"	n/a
b	Side interior setback	5'-0"	5'-5 3/8"	5'-1 3/4"	n/a
c	Side facing street setback	5'-0"	19'-5"	5'-5 7/8"	n/a
d	Rear setback	10'-0"	6'-8"	11'-6 1/4"	n/a
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	n/a	n/a	n/a	n/a
b	Side interior setback	n/a	n/a	n/a	n/a
c	Side facing street setback	n/a	n/a	n/a	n/a
d	Rear setback	n/a	n/a	n/a	n/a
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	600	509.22 SF	1890.5 SF	n/a
b	Rehabilitated Buildings	400	n/a	n/a	n/a
c	Hotel Unit	335	n/a	n/a	n/a
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	850	509.22 SF	1886 SF	n/a
b	Rehabilitated Buildings	550	n/a	n/a	n/a
c	Hotel Unit	335	n/a	n/a	n/a
20	Required Open-space ratio (RPS, CPS)	n/a	42.1%	30.7%	n/a
21	Parking	2 Per Unit = 8	n/a	6	*
22	Loading	n/a	n/a	n/a	n/a

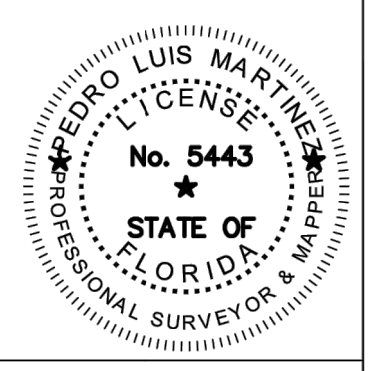
Notes: Indicate N/A if not applicable.

*Remaining 2 spaces to be satisfied through the fee in lieu parking program and cite to Section 5.4.1(a) of the Resiliency Code.

BOUNDARY SURVEY



PEDRO L MARTINEZ
 Digitally signed by PEDRO L MARTINEZ
 DN: c=US, o=MARTINEZ AND MARTINEZ ENTERPRISES INC, dnQualifier=A0141000000018094F685A000FA1D, cn=PEDRO L MARTINEZ
 Date: 2023.07.07 09:09:47 -0400



ABBREVIATIONS AND LEGEND:

- A/C = DENOTES AIR CONDITIONING UNIT
- B.C. = DENOTES BLOCK CORNER
- B.M. = DENOTES BENCH MARK
- C & G = DENOTES CURVE & GUTTER
- V.G. = DENOTES VALLEY GUTTER
- CL = DENOTES CENTERLINE
- M = DENOTES MONUMENT LINE
- F.F.E. = DENOTES FINISH FLOOR ELEVATION
- F 1/2" IP = DENOTES FOUND IRON PIPE NOT IDENTIFIED
- NO ID = NOT IDENTIFIED
- E.M. = DENOTES ELECTRIC METER
- D.H. = DENOTES DRILL HOLE
- (M) = DENOTES MEASURE
- (R) = DENOTES RECORD
- R/W = DENOTES RIGHT-OF-WAY
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- P.G. = DENOTES PAGE
- F.C.P. = DENOTES PERMANENT CONTROL POINT
- 0.00' = DENOTES EXISTING ELEVATION
- 0.00' = DENOTES CATCH BASIN
- W.M. = DENOTES WATER METER
- W.F. = DENOTES WOOD FENCE
- CL = DENOTES CHAIN LINK FENCE
- IF = DENOTES IRON FENCE
- OH = DENOTES OVERHEAD LINE
- NO ID = DENOTES FOUND IRON PIPE (NO ID)
- NO ID = DENOTES FOUND NAIL AND DISC
- NO ID = DENOTES WOOD POWER POLE
- NO ID = DENOTES MANHOLE SANITARY
- NO ID = DENOTES MANHOLE STORM
- ASPH = DENOTES ASPHALT
- BRICK = DENOTES BRICK
- CONC = DENOTES CONCRETE PAD
- TILE = DENOTES TILE

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:
829 4 STREET, MIAMI BEACH, FLORIDA, 33139

LEGAL DESCRIPTION:
LOTS 7 AND 8, BLOCK 75, OF 1 OCEAN BEACH ADDITION NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
13 JAN REAL ESTATE LLC

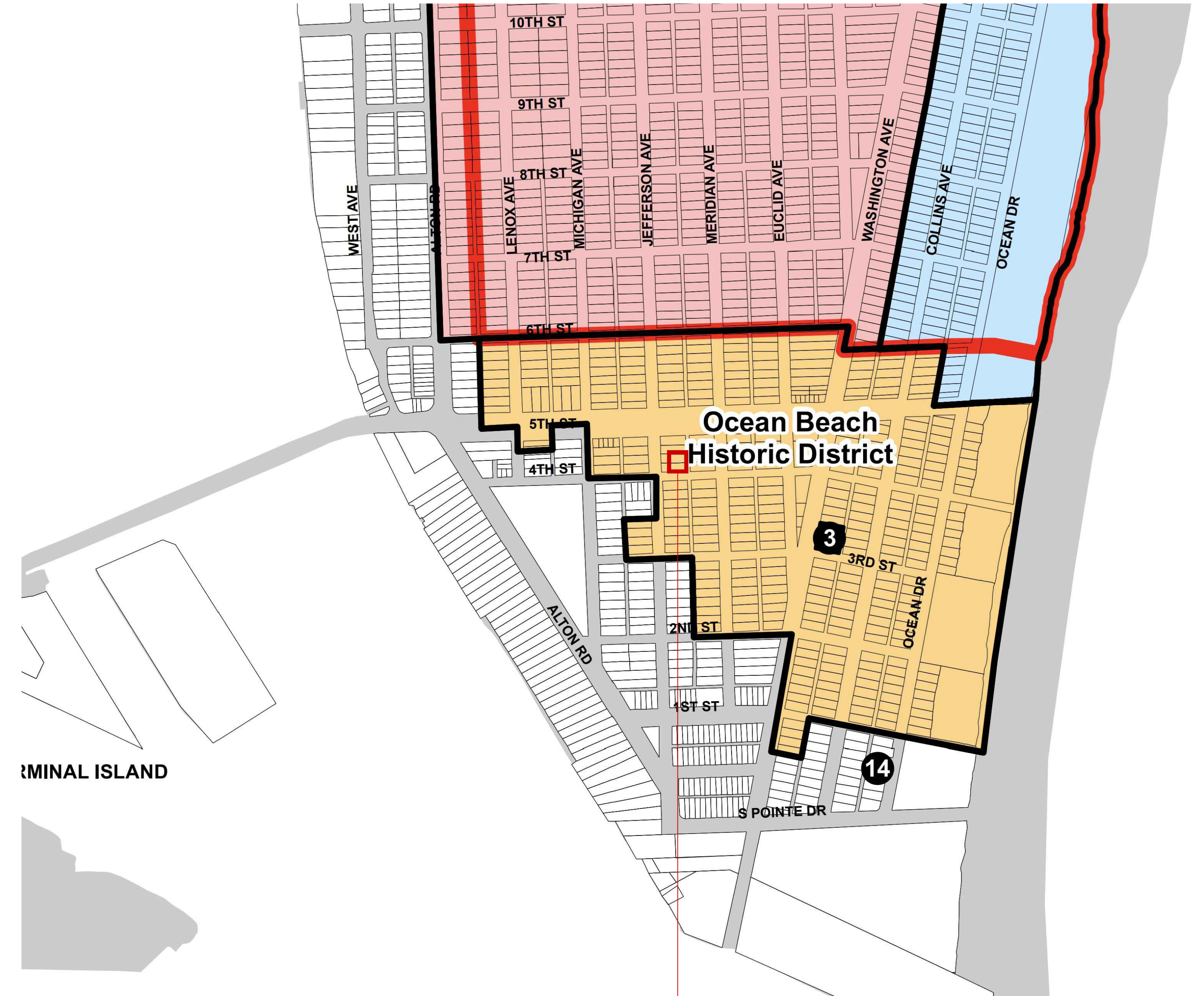
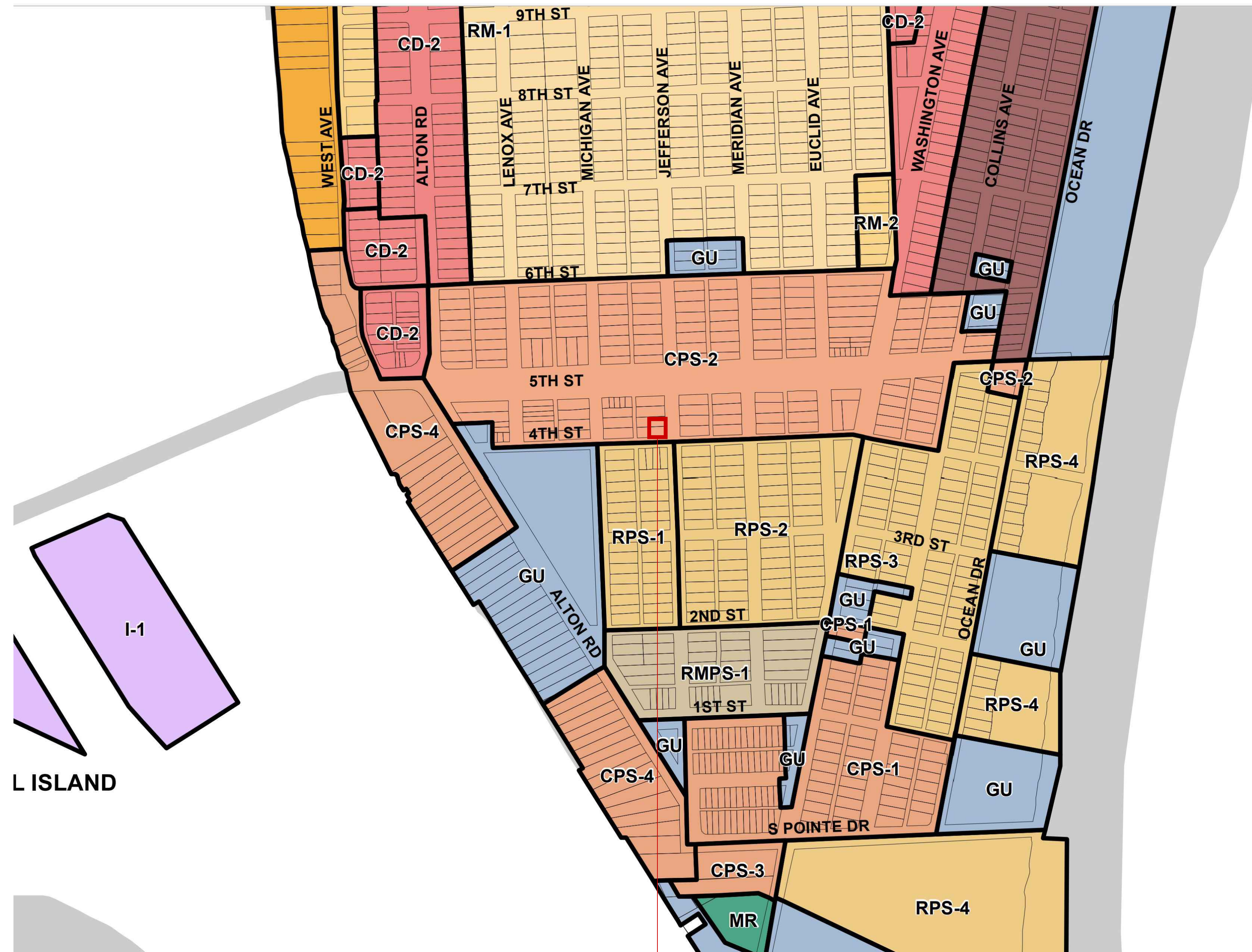
FIELD DATE OF SURVEY	12-30-2021	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	D-116	AH	120651	0319
ELEVATION:	5.03'	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.0'	09-11-2009	L

BOUNDARY SURVEY

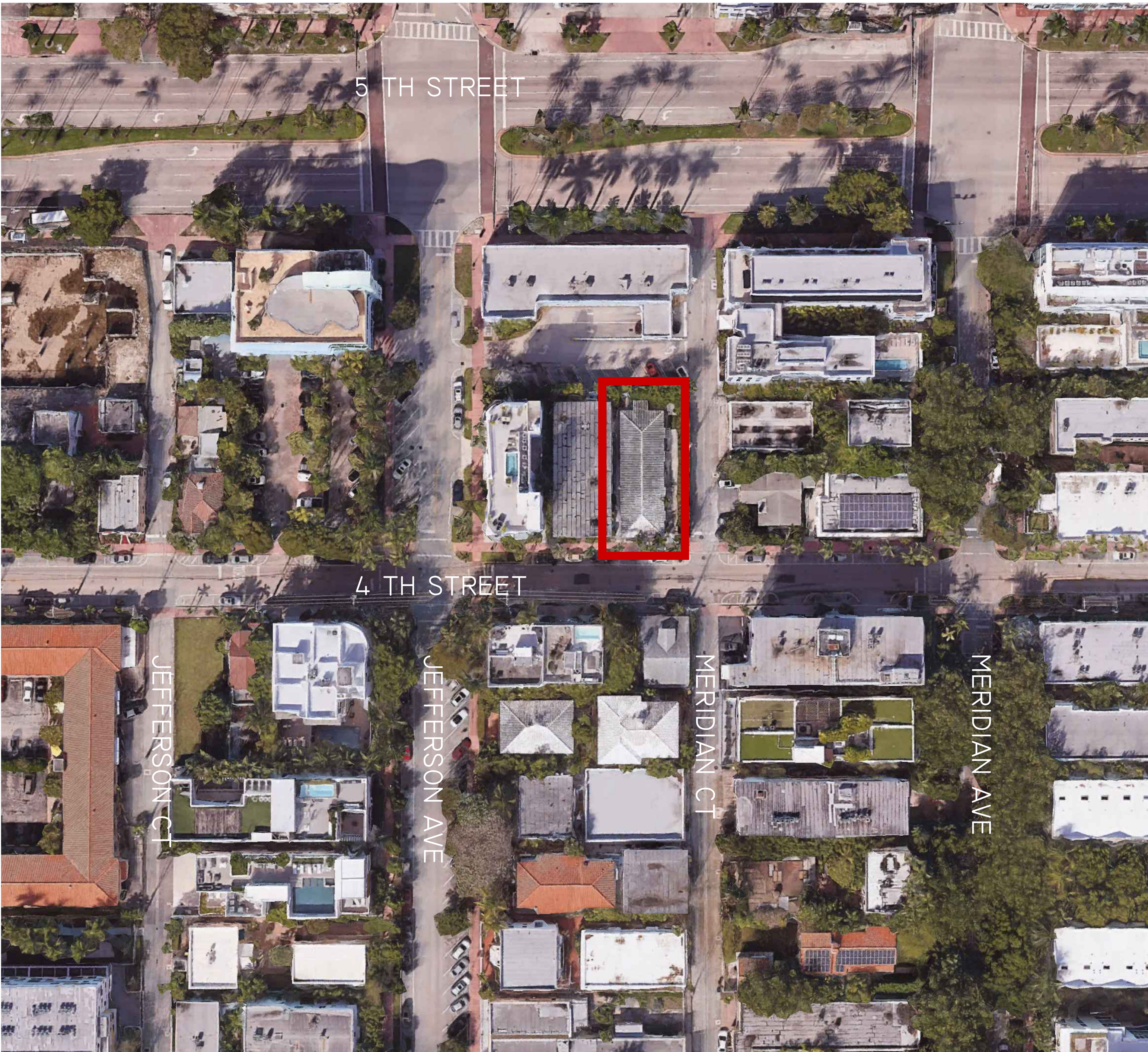
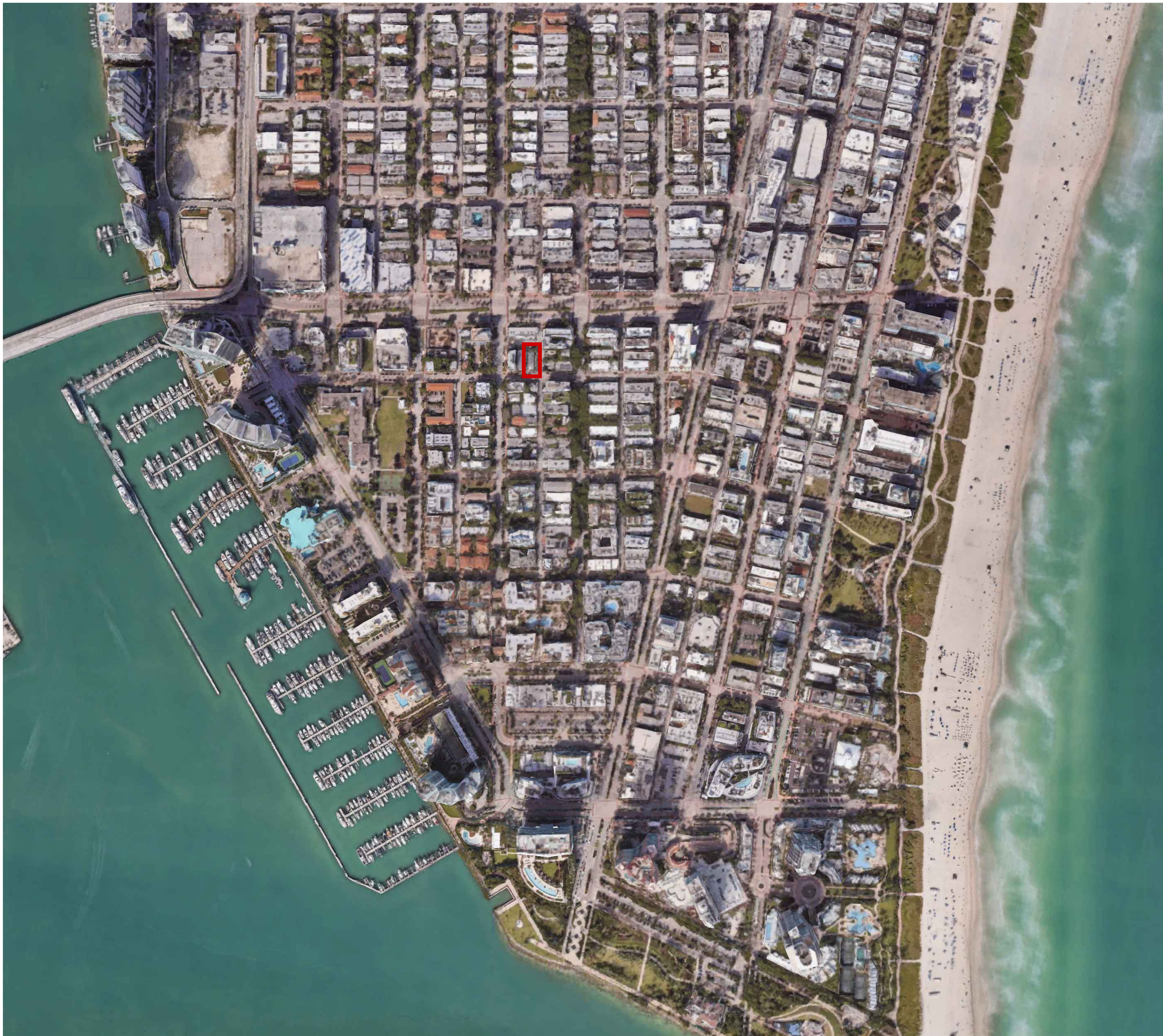
DATE	DRAWN BY	SCALE
12-30-2021	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
07-05-2023	UP-DATE	

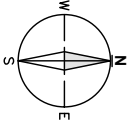
MARTINEZ & MARTINEZ ENTERPRISES, INC.
 LICENSE BUSINESS NO. 7702
 7179 WEST 13 AVENUE, MIAMI, FL 33014
 PH: (786) 277-4851 PLSPSM@GMAIL.COM
 WEBSITE: MARTINEZ AND MARTINEZ.COM

07-05-2023 FOR THE FIRM
 PEDRO LUIS MARTINEZ, LICENSE NO. 5443 STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE LICENSE SURVEYOR AND MAPPER.



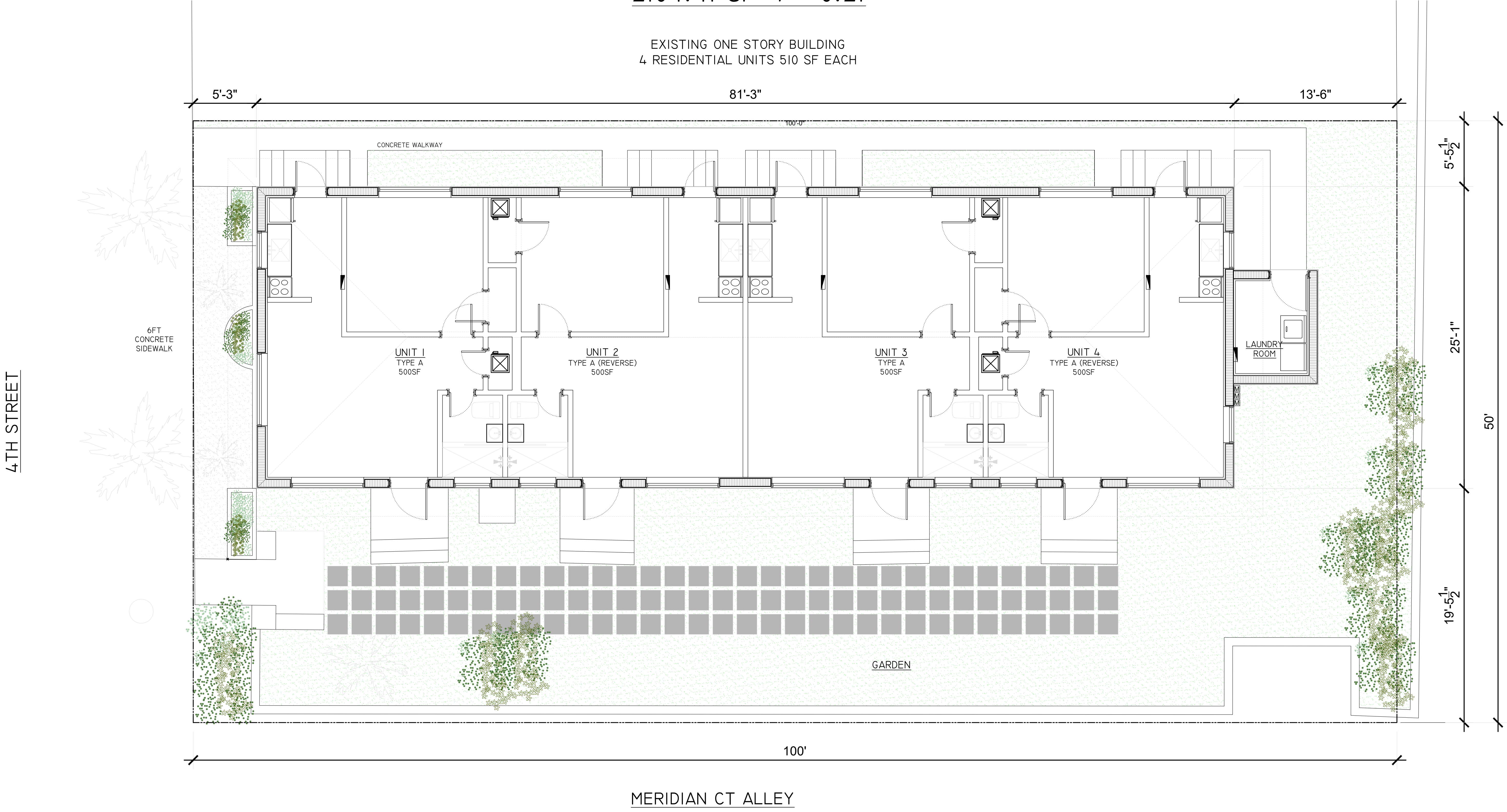
CPS-2 COMMERCIAL PERFORMANCE STANDARD, GENERAL MIXED USE | OCEAN BEACH HISTORIC DISTRICT

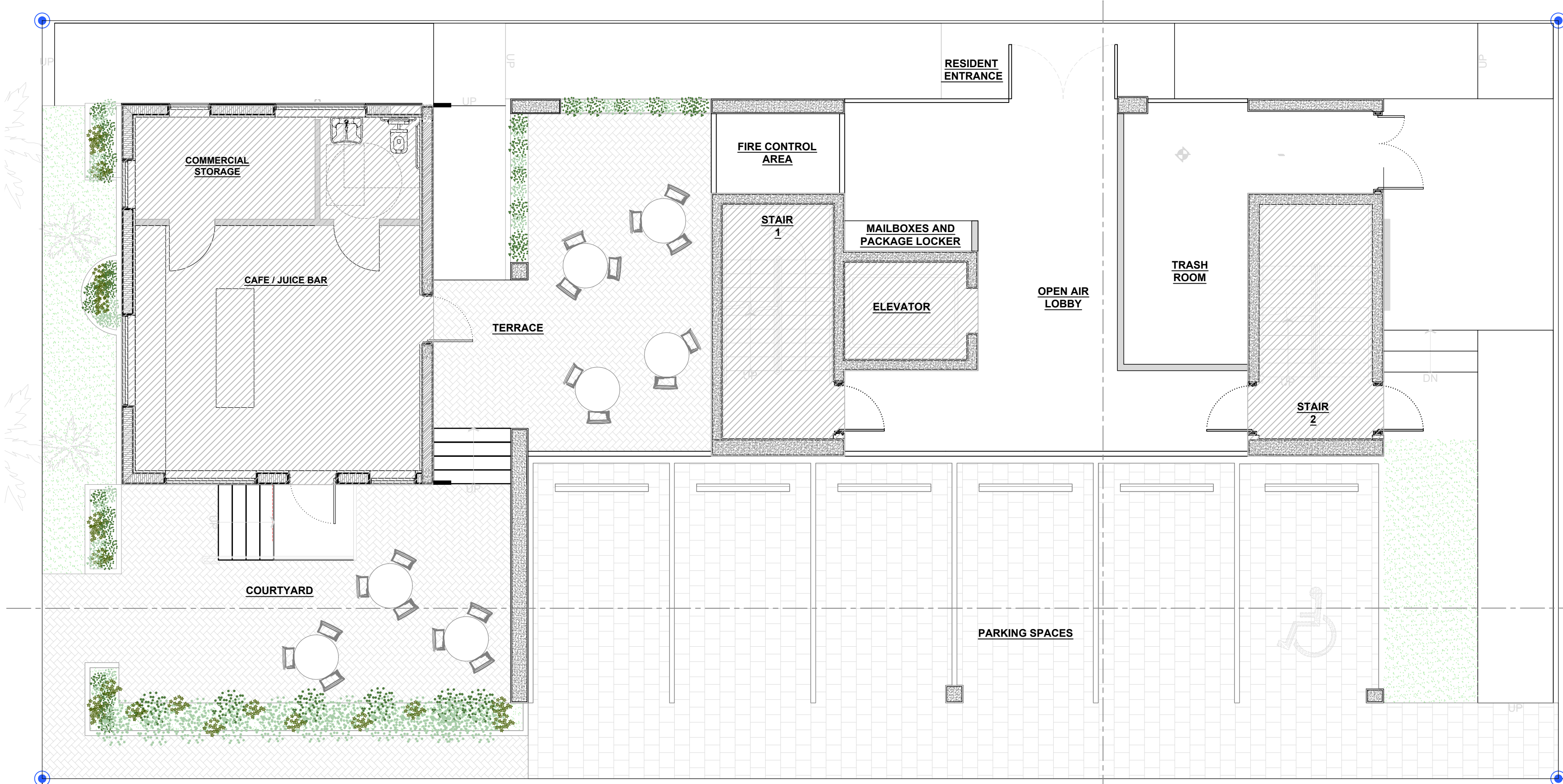




EXISTING BUILDING FAR
2104.41 SF / 0.21

EXISTING ONE STORY BUILDING
4 RESIDENTIAL UNITS 510 SF EACH





PROPOSED BUILDING FAR 2.0 (MAX 10,000 SF)

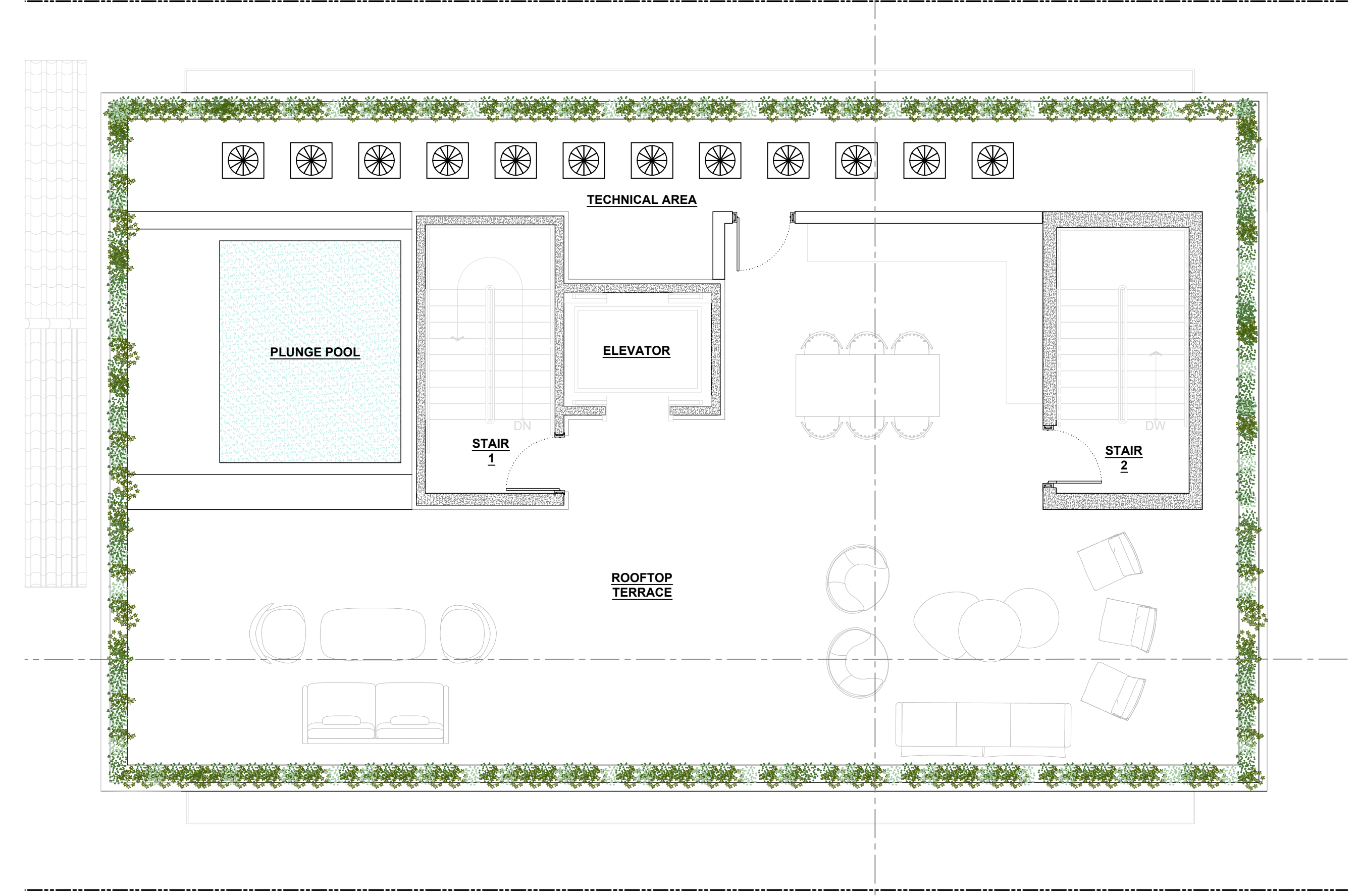
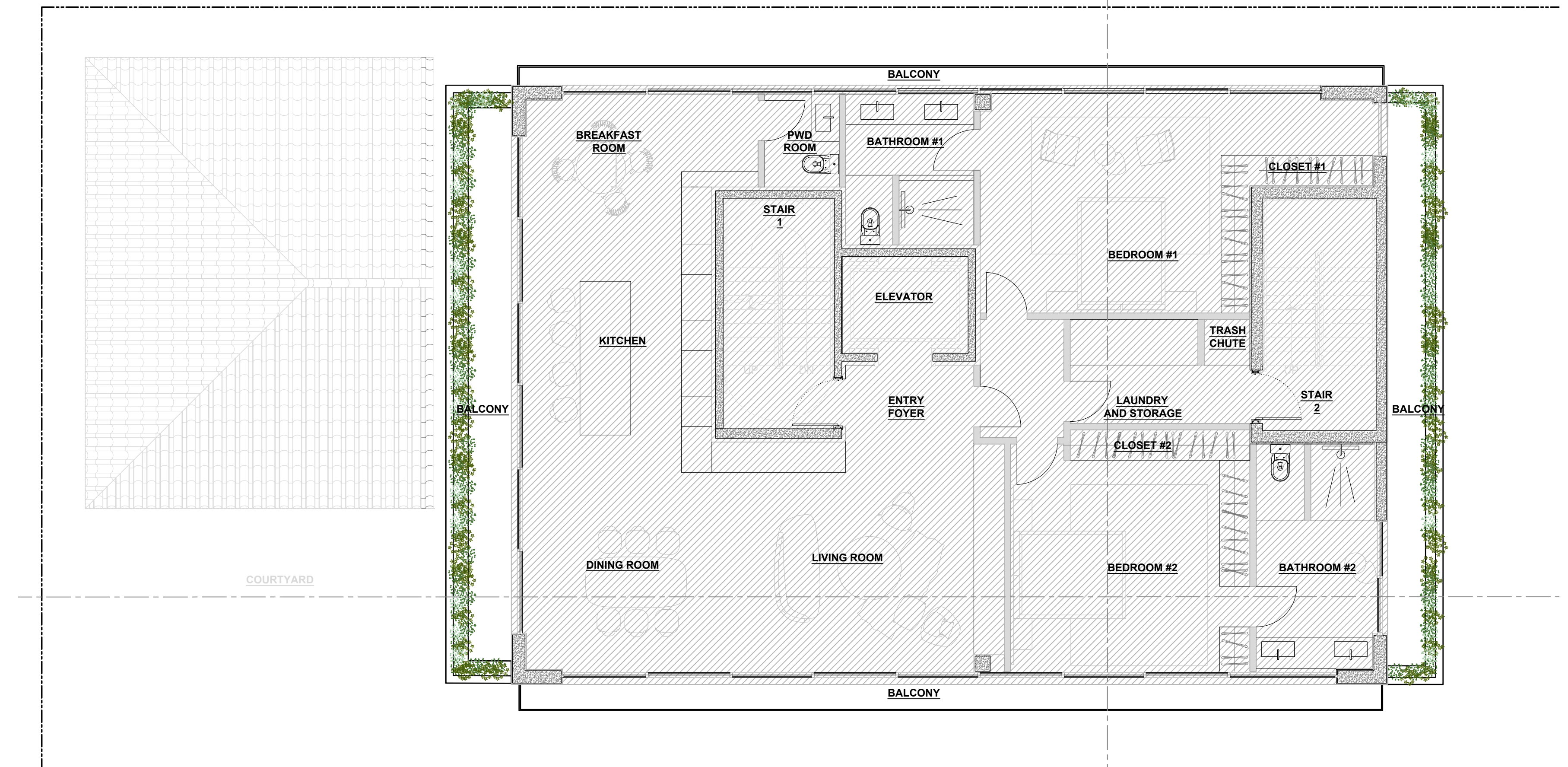
GROUND FLOOR, EXISTING GRADE
 514.4 SF COMMERCIAL SPACE + 222 SF STAIR 1 AND ELEVATOR + 155.6 SF STAIR 2
 FOR A TOTAL OF 892.0 SF

SECOND TO FIFTH FLOOR
 1,890.5 SF PER RESIDENTIAL UNIT FLOOR + 222 SF STAIR 1 AND ELEVATOR + 155.6 SF STAIR 2 FOR A TOTAL OF (2,268.125 X 4)= 9,072.5 SF

ROOFTOP TERRACE
 NO AREA TO BE INCLUDED

TOTAL FAR AREA 9,964.5 SF

- NOTES**
- 1 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, SEC.14-1 DEFINITIONS, FLOOR AREA EXCLUDES TERRACES, BREWERWAYS, OR OPEN ROOFS
 - 2 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES FLOOR SPACE USED FOR REQUIRED ACCESSORY OFF-STREET PARKING SPACES (MAX 2 SPACES PER RESIDENTIAL UNIT)
 - 3 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK.
 - 4 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES EXTERIOR UNENCLOSED PRIVATE BALCONIES
 - 5 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES ENCLOSED GARBAGE ROOMS, ENCLOSED WITHIN THE BUILDING ON THE GROUND FLOOR LEVEL.
 - 6 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES STAIRWELLS AND ELEVATORS LOCATED ABOVE THE MAIN ROOF DECK.
 - 7 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES ELECTRICAL TRANSFORMER VAULT ROOMS
 - 8 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES FIRE CONTROL ROOMS AND RELATED EQUIPMENT FOR LIFE-SAFETY PURPOSES
 - 9 PER CMB CODE OF ORDINANCES, SUBPART B- LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES SECURED BICYCLE PARKING



4th STREET

