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PROJECT:
M I X E D U S E P R O J E C T
8 2 9 4 T H S T R E E T
M I A M I B E A C H , F L 3 3 1 3 9

SUBMISSION:
H I S T O R I C P R E S E R V A T I O N B O A R D
J A N U A R Y 1 7 , 2 0 2 3

OWNER:
1 3 J A N R E A L E S T A T E L L C
2 9 0 1 W E S T C Y P R E S S R O A D , # 1 2 0
F O R T L A U D E R D A L E , F L 3 3 3 0 9

ARCHITECT:
C I C
F L L I C E N S E : A R - 1 6 5 6 6
1 1 I S L A N D A V E N U E , # 2 1 0 5
M I A M I B E A C H , F L 3 3 1 3 9
(3 0 5) 4 9 0 - 0 4 9 3
J C A R L O @ C I C - A R C H I T E C T U R E . C O M
J O S E R C A R L O
G E R A R D O R O D R I G U E Z B R E S S A N T

DESIGN:
A N N A L I S A M A R Z O R A T I
B O U T I Q U E A R C H I T E C T
V I A A U R E L I O S A F F I , 2 8
2 0 1 2 3 M I L A N O , I T A L Y
A N N A L I S A . M A R Z O R A T I @ G M A I L . C O M
+ 3 9 . 3 4 2 . 7 3 2 6 4 5 1

PROJECT MANAGER:
D I E G O S G O B B I
H É R A H O L D I N G S P A
V I A C O N S E R V A T O R I O , 1 5
2 0 1 2 2 M I L A N O , I T A L Y
S G O B B I . D I E G O @ H E R A H G . C O M
+ 3 9 3 9 2 0 5 . 3 8 . 4 4 7

LANDSCAPE ARCHITECT:
M E R C E D E S P O R C A R I
R O B E R T O C A R M O N A
E X O T I C S C A P E I N C .
1 8 1 H A R B O R D R . K E Y B I S C A Y N E , M I A M I , F L . 3 3 1 4 9
(3 0 5) 3 6 1 5 7 8 2
W W W . E X O T I C S C A P E . C O M

TRANSPORTATION ENGINEER:
R I C H A R D G A R C I A & A S S O C I A T E S , I N C .
8 0 6 5 N W 9 8 T H S T R E E T
H I A L E A H G A R D E N S , F L 3 3 0 1 6
(3 0 5) 3 6 2 - 0 6 7 7
R I C H A R D G A R C I A
R G A R C I A @ R G A T R A F F I C . C O M

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CIC

STATE OF FLORIDA

JOSE RAMON CARLO

AR16566

REGISTERED ARCHITECT

ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

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MIXED-USE PROJECT

OWNER: 13 JAN REAL ESTATE LLC

829 4TH STREET

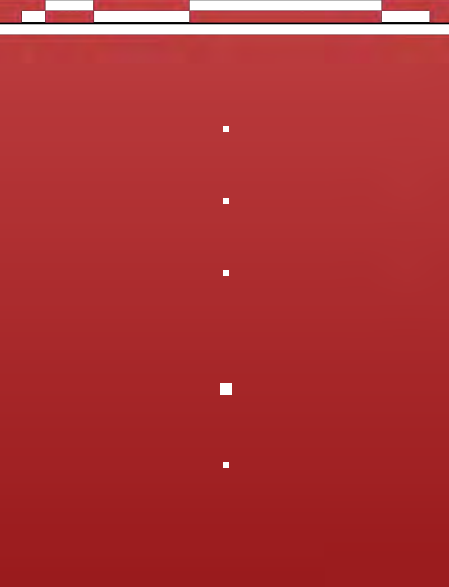
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD

JANUARY 17, 2023

PROJECT :	2203
DATE :	JANUARY 17, 2023
FILE :	HPB 230117
REV.	DESCRIPTION DATE

SCALE: X/X=1'-0"



C
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#	PROPERTY INFORMATION	EXISTING	MINIMUM REQUIRED / MAXIMUM ALLOWED	PROPOSED	NOTES / REMARKS
1	ADDRESS	829 4TH STREET, MIAMI BEACH, FL 33139			EXISTING GRADE + FREEBOARD
2	FOLIO	02-4203-009-5070			
3	BOARD REVIEW	HISTORIC PRESERVATION BOARD			
4	HPB FILE NUMBER	HPB22-0561			
5	YEAR BUILT	1952			
6	BASE FLOOD ELEVATION	+8'-0" NGVD			
7	FINISHED FLOOR ELEVATION	+8'-0" NGVD		+9'-0" NGVD AT NEW CONSTRUCTION; +8'-0" AT EXISTING TO REMAIN	
8	GRADE	+5'-0" NGVD			
9	ADJUSTED GRADE			+9'-0" NGVD	
10	LOT AREA	5,000 SF			
11	LOT WIDTH	50'-0"			
12	LOT DEPTH	100'-0"			
13	BUILDING AREA	2,088 SF	2.0 FAR = 10,000 SF	10,000 SF	
14	OCCUPANCY	R-2 RESIDENTIAL MULTIFAMILY		R-2 RESIDENTIAL MULTIFAMILY	
15	LEGAL DESCRIPTION	3-4 54 43 34 53 42 OCEAN BEACH ADDN NO 3, PB 2-81, E50FT LOTS 7 & 8 BLK 75, LOT SIZE 50.000 X 100, OR 19151-2587 0600 1, COC 23622-3514 05 2005 1			
ZONING INFORMATION		EXISTING	MINIMUM REQUIRED / MAXIMUM ALLOWED	PROPOSED	NOTES / REMARKS
16	ZONING DISTRICT	CPS-2 GENERAL MIXED USE COMMERCIAL			FOR PROPERTIES LESS THAN 60 FT IN WIDTH, THE TOTAL AMOUNT OF COMMERCIAL SPACE AT THE FIRST LEVEL ALONG A STREET SIDE SHALL BE DETERMINED BY THE HPB
17	PERMITTED USES	1. SINGLE FAMILY, TOWNHOME, APARTMENT, APARTMENT HOTEL PURSUANT TO SECTION 142-1105; 2. HOTEL AND SUITE HOTELS PURUSANT TO SECTION 142-1105; 3. COMMERCIAL			
18	USE AT GROUND LEVEL	RESIDENTIAL	SEE LINE ITEM #17	RESIDENTIAL AND COMMERCIAL	
19	MINIMUM LOT AREA	5,000 SF	6,000 SF MINIMUM	EXISTING TO REMAIN	
20	MINIMUM LOT WIDTH	50'-0"	50'-0" MINIMUM	EXISTING TO REMAIN	
21	MAXIMUM BUILDING HEIGHT	15'-9"	LINE ITEM 23: RESIDENTIAL AND/OR HOTEL DEVELOPMENT	46'-0"	
22	MAXIMUM FAR	0.42	2.0 MAXIMUM	2.0 = 10,000 SF	
23	RESIDENTIAL AND/OR HOTEL DEVELOPMENT	PURSUANT TO ALL R-PS3 DISTRICT REGULATIONS, EXCEPT MAX. BLDG. HEIGHT FOR RESIDENTIAL & MIXED USE BUILDINGS SHALL BE 75 FT			
24	OPEN SPACE	0.58	0.70	0.77	
25	MINIMUM APARTMENT UNIT SIZE	500 SF	600 SF	628 SF	
26	AVERAGE APARTMENT UNIT SIZE	500 SF	850 SF	850.2 SF	
27	MINIMUM FLOOR AREA PER HOTEL UNIT	N/A	15% = 300 SF TO 335 SF; 85% = 335+ SF		
28	PARKING -RESIDENTIAL	0	10 SPACES = 1.5 FOR UNITS 500 TO 999 SF; 1.75 FOR UNITS 1,000 TO 1,200 SF	8	
29	PARKING -COMMERCIAL	0	SEE NOTES A AND B BELOW	0	
30	PARKING -HOTEL	0	NOT APPLICABLE	NOT APPLICABLE	
31	MINIMUM OFF-STREET LOADING	0	0	0	
32	SETBACK -FRONT	5'-1"	5'-0" FOR MIXED USE (RPS 2); 5'-0" FOR RESIDENTIAL; 0'-0" OTHERWISE	5'-1"	
33	SETBACK -SIDE	5'-5"	5'-0" FOR LOTS 50 FT WIDE OR LESS (RPS 2)	5'-0"	
34	SETBACK -SIDE FACING A STREET / ALLEY	19'-5"	5'-0" (RPS 2)	5'-0"	
35	SETBACK -REAR	6'-7"	10% LOT DEPTH @ MIXED USE (RPS 2); 5'-0" NOT ABUTTING A RESIDENTIAL DISTRICT	5'-0"	
NOTES					
CMB LAND USE ORDINANCE, SUBPART B, SECTION 130-42 (44). ANY CONTRIBUTING BUILDING ON AN INDIVIDUALLY DESIGNATED HISTORIC SITE, WHICH IS LOCATED IN PARKING DISTRICT NO. 1, MAY PROVIDE PARKING ON THE SITE FOR ANY USE LISTED IN SUBSECTIONS (6), (13), (26) ABOVE. SUCH PARKING, IF PROVIDED, SHALL BE EXEMPT FROM FAR, PER CHP. 114 OF THESE LAND DEVELOPMENT REGULATIONS.					
RESTAURANTS OR OTHER ESTABLISHMENT FOR CONSUMPTION OF FOOD OR BEVERAGES: ONE SPACE PER EVERY FOUR SEATS. RETAIL STORE, COIN LAUNDRY, DRY CLEANING RECEIVING STATION, STOCK BROKERAGE OR PERSONAL SERVICE ESTABLISHMENT: ONE SPACE PER EVERY 300 SQUARE FEET OF FLOOR AREA.					
FOR ANY RESIDENTIAL OR HOTEL BUILDING OF LESS THAN 36 UNITS, NO OFF-STREET LOADING SPACES ARE REQUIRED					



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MIXED-USE PROJECT

OWNER: 13 JAN REAL ESTATE LLC

829 4TH STREET
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT : 2203

DATE : JANUARY 17, 2023

FILE : HPB 230117

REV. DESCRIPTION DATE

SCALE: X/X=1'-0"

ZONING DATA

A0.01

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UNIT	AREA	PARKING
UNIT 21	654.0 SF	1.5 SPACES
UNIT 22	896.0 SF	1.5 SPACES
UNIT 23	715.0 SF	1.5 SPACES
UNIT 31	908.0 SF	1.5 SPACES
UNIT 32	896.0 SF	1.5 SPACES
UNIT 33	715.0 SF	1.5 SPACES
UNIT 41	1,086.0 SF	1.8 SPACES
UNIT 42	1,067.0 SF	1.8 SPACES
UNIT 43	715.0 SF	1.5 SPACES
TOTAL	7,652.0 SF	14 SPACES
AVERAGE	850.2 SF	

COMMERCIAL SPACE	AREA	PARKING
RESTAURANT	516.0 SF	
	20 SEATS	5.0 SPACES

SPACES PROVIDED ON SITE	8.0 SPACES
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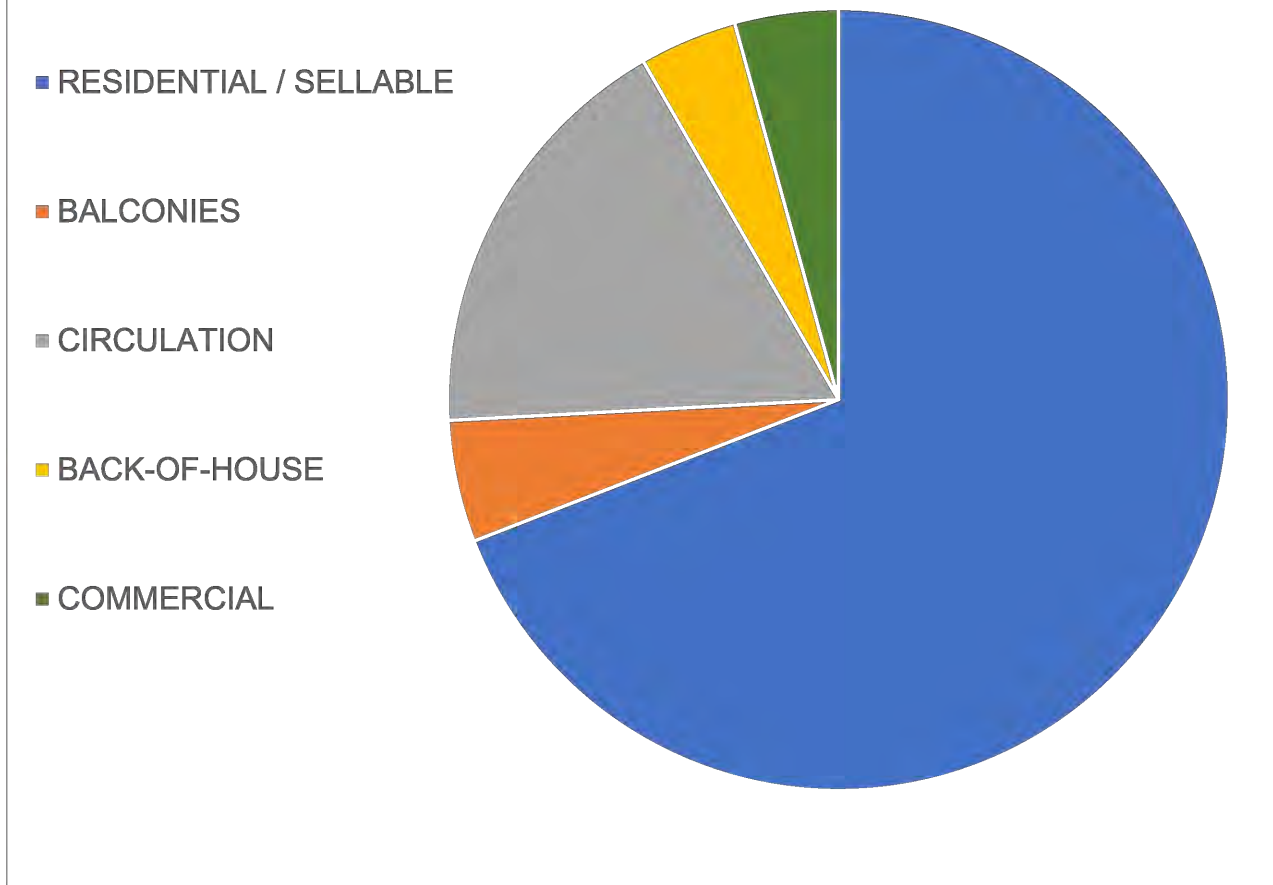
AREA SUMMARY BY LEVEL

	FAR AREA	NON-FAR AREA	NOTES
LEVEL 1	836 SF	255 SF	
LEVEL 2	2,731 SF	129 SF	
LEVEL 3	2,985 SF	141 SF	
LEVEL 4	3,334 SF	158 SF	
LEVEL 5	111 SF	60 SF	
TOTAL	9,997 SF	743 SF	

AVERAGE UNIT SIZE	850.2 SF
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AREA SUMMARY BY CATEGORY

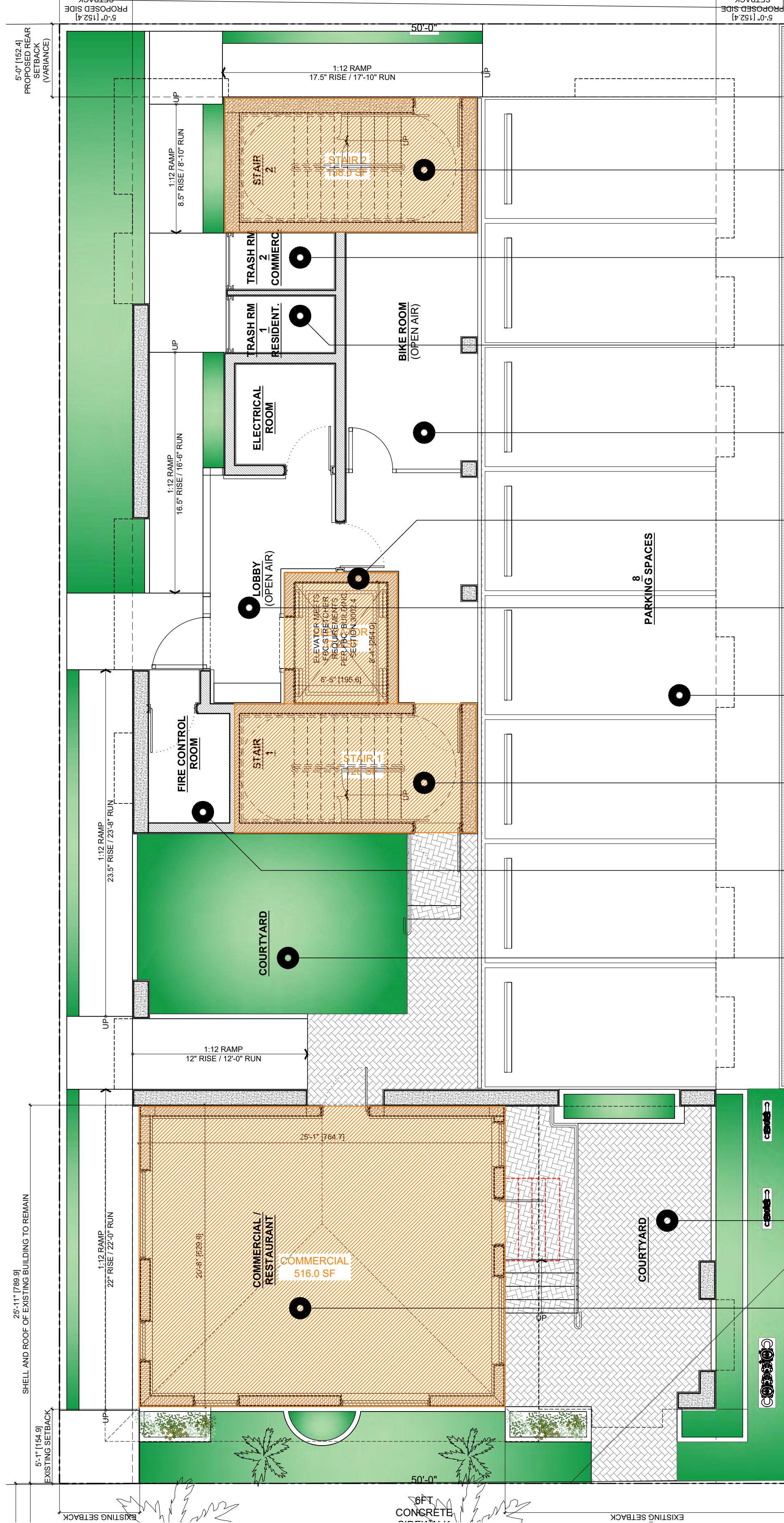
	FAR AREA	NON-FAR AREA	NOTES
RESIDENTIAL / SELLABLE	7,652.0 SF		
BALCONIES		428.0	
CIRCULATION	1,829.0 SF		
BACK-OF-HOUSE		315.0 SF	
COMMERCIAL	516.0 SF		
TOTAL	9,997.0 SF	743.0 SF	



NOTES

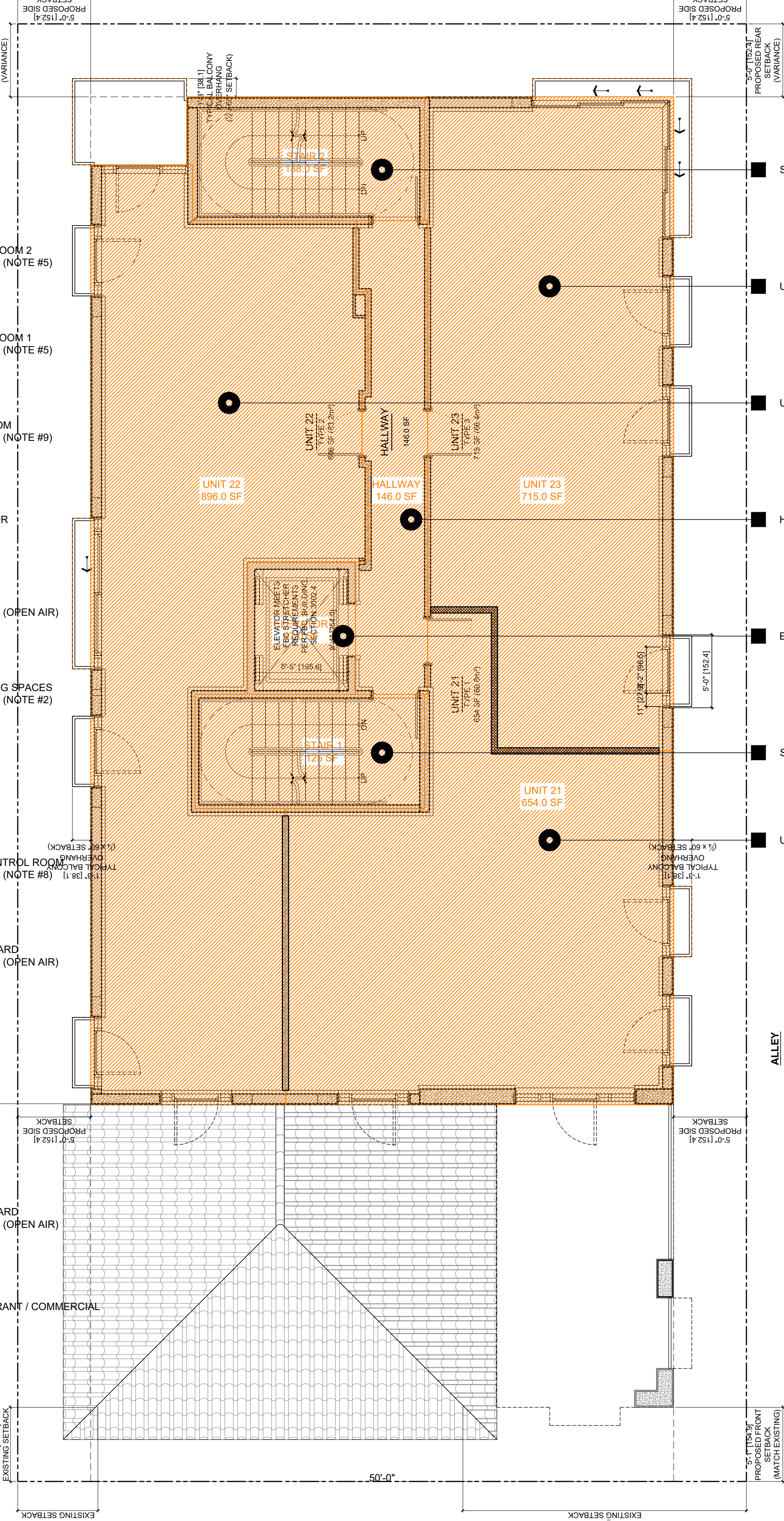
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, SEC.114-1 DEFINITIONS, FLOOR AREA EXCLUDES TERRACES, BREEZEWAYS, OR OPEN PORCHES
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES FLOOR SPACE USED FOR REQUIRED ACCESSORY OFF-STREET PARKING SPACES (MAX. 2 SPACES PER RESIDENTIAL UNIT)
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES EXTERIOR UNENCLOSED PRIVATE BALCONIES
- 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
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES STAIRWELLS AND ELEVATORS LOCATED ABOVE THE MAIN ROOF DECK
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES ELECTRICAL TRANSFORMER VAULT ROOMS
- 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
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES SECURED BICYCLE PARKING

LEVEL 1		FAR AREA	NON-FAR AREA	NOTES
RESTAURANT	COMMERCIAL	516.0 SF		
TRASH ROOM 1	COMMERCIAL		33.0 SF	NOTE 5
PARKING	RESIDENTIAL		8.0 SPACES	
TRASH ROOM 2	RESIDENTIAL		33.0 SF	NOTE 5
TRANSFORMER ROOM			63.0 SF	
BICYCLE PARKING	RESIDENTIAL		126.0 SF	
STAIR 2	CIRCULATION	138.0 SF		
STAIR 1	CIRCULATION	125.0 SF		
ELEVATOR	CIRCULATION	57.0 SF		
LOBBY (OPEN AIR)		0.0 SF		
TOTAL		836.0 SF	255.0 SF	
TOTAL FLOOR PLATE		1,091 SF		

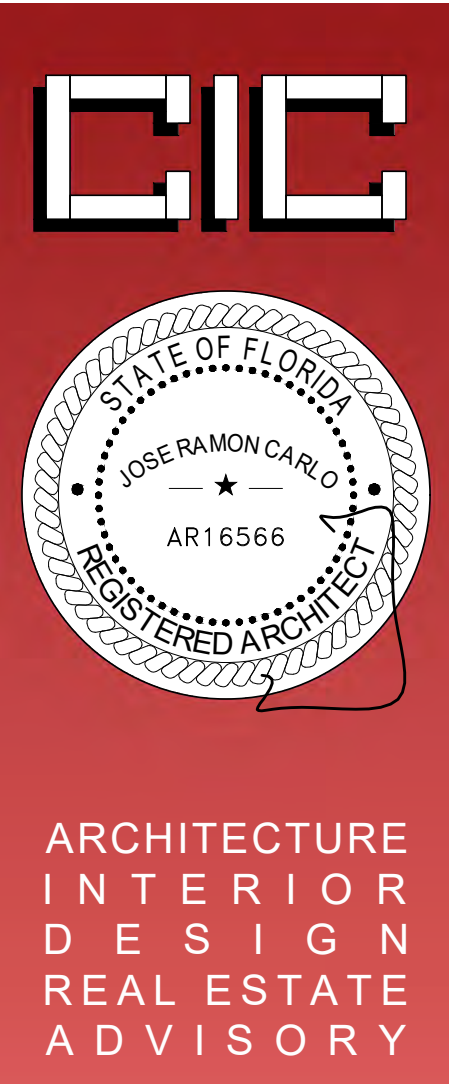


1 PROPOSED LEVEL 1 - FAR AREAS
SCALE: 3/16" = 1'-0"

LEVEL 2		FAR AREA	NON-FAR AREA	NOTES
UNIT 21	RESIDENTIAL	654.0 SF		
UNIT 21 BALCONY	RESIDENTIAL		12.0 SF	NOTE 4
STAIR 2	CIRCULATION	138.0 SF		
HALLWAY	CIRCULATION	146.0 SF		
UNIT 22	RESIDENTIAL	896.0 SF		
UNIT 22 BALCONY	RESIDENTIAL		76.0 SF	NOTE 4
STAIR 1	CIRCULATION	125.0 SF		
ELEVATOR	CIRCULATION	57.0 SF		
UNIT 23	RESIDENTIAL	715.0 SF		
UNIT 23 BALCONY	RESIDENTIAL		41.0 SF	NOTE 4
TOTAL		2,731.0 SF	129.0 SF	
TOTAL FLOOR PLATE		2,860 SF		



2 PROPOSED LEVEL 2 - FAR AREAS
SCALE: 3/16" = 1'-0"



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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

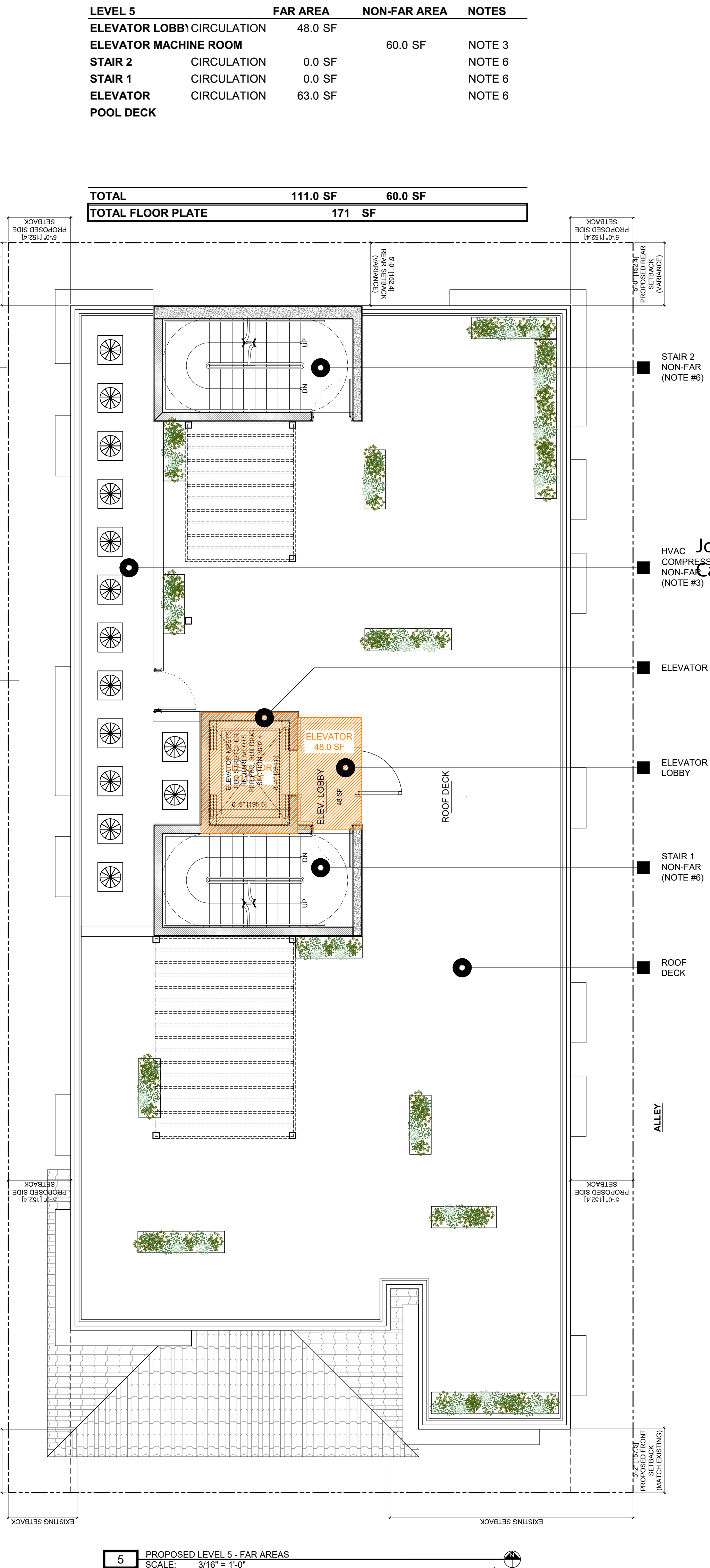
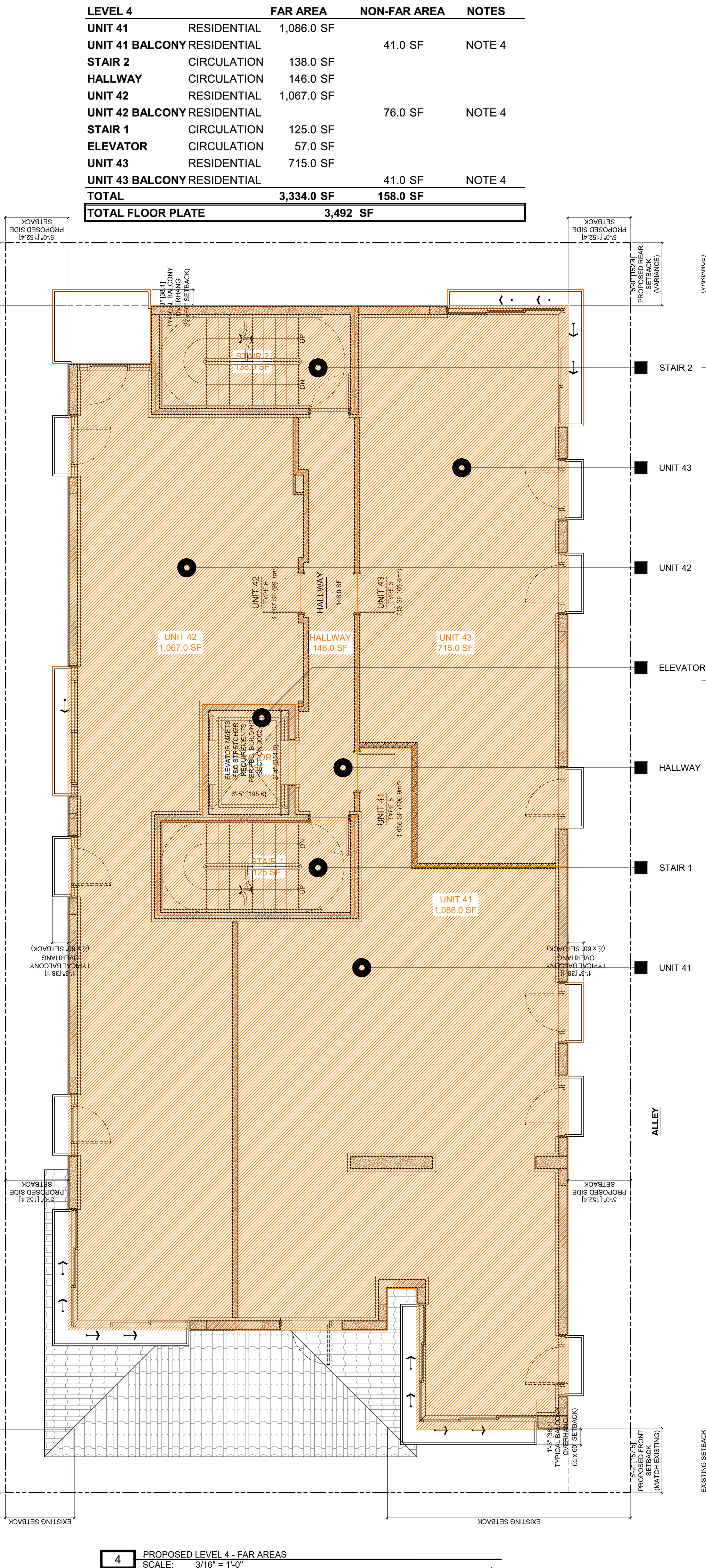
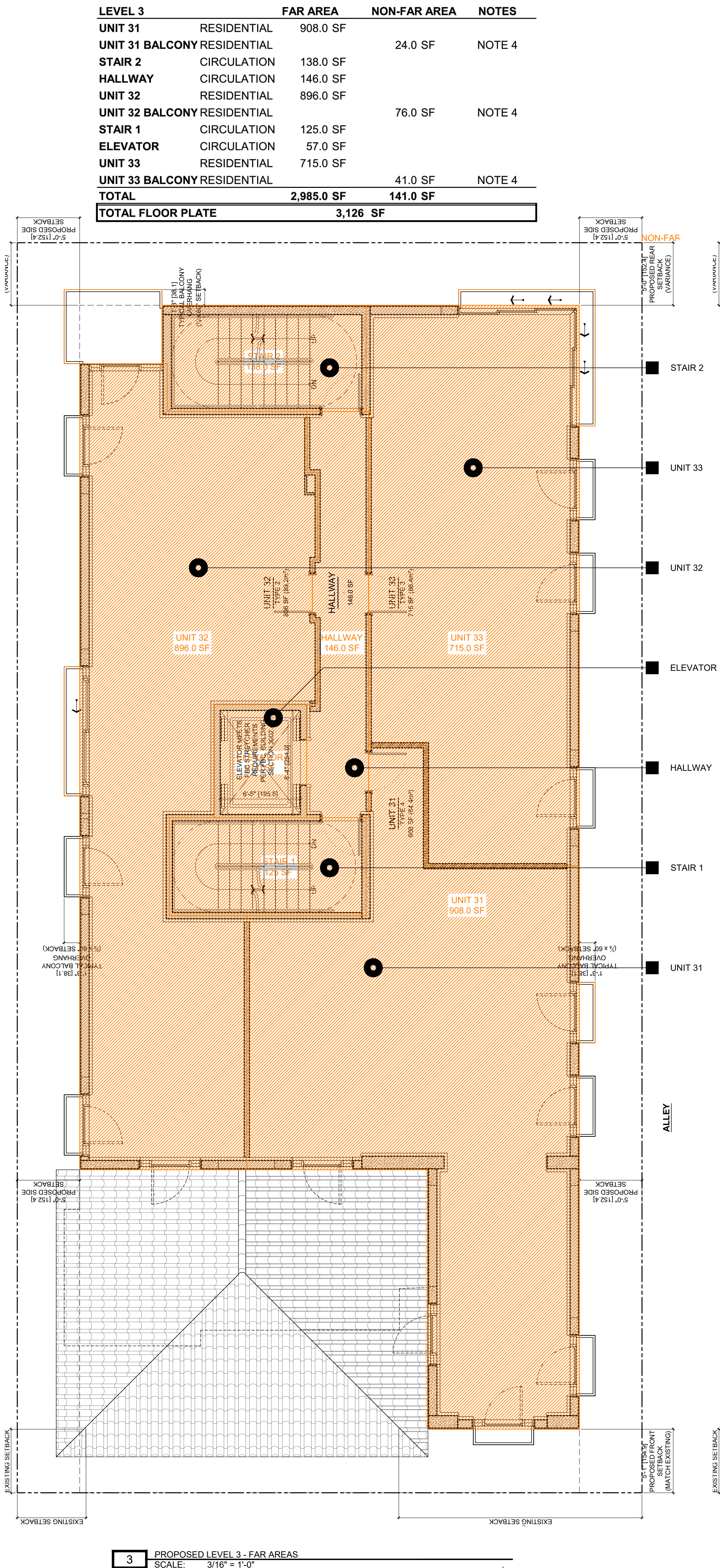
PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117
REV. DESCRIPTION DATE

SCALE: 3/16" = 1'-0"

FAR & AREA DATA

A0.02

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INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R. Carlo
HVAC COMPRESSORS
NON-FAR (NOTE #3)

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MIXED-USE PROJECT
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829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT: 2203
DATE: JANUARY 17, 2023
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SCALE: 3/16" = 1'-0"

FAR & AREA
DATA

A0.03



VIEW OF MERIDIAN AVENUE FACING SOUTH FROM 4TH STREET



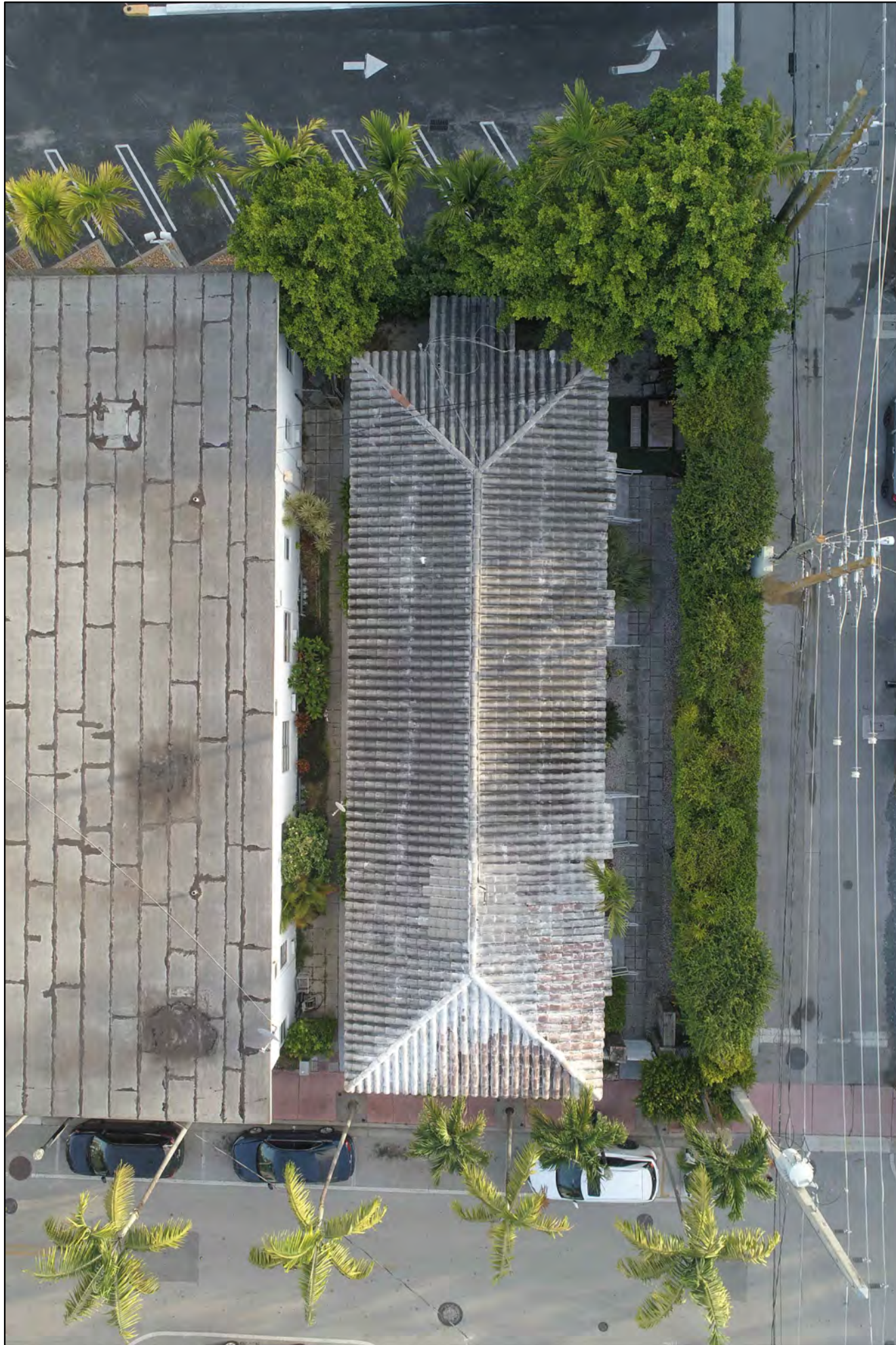
VIEW OF MERIDIAN AVENUE FACING SOUTH BETWEEN 4TH AND 5TH STREETS



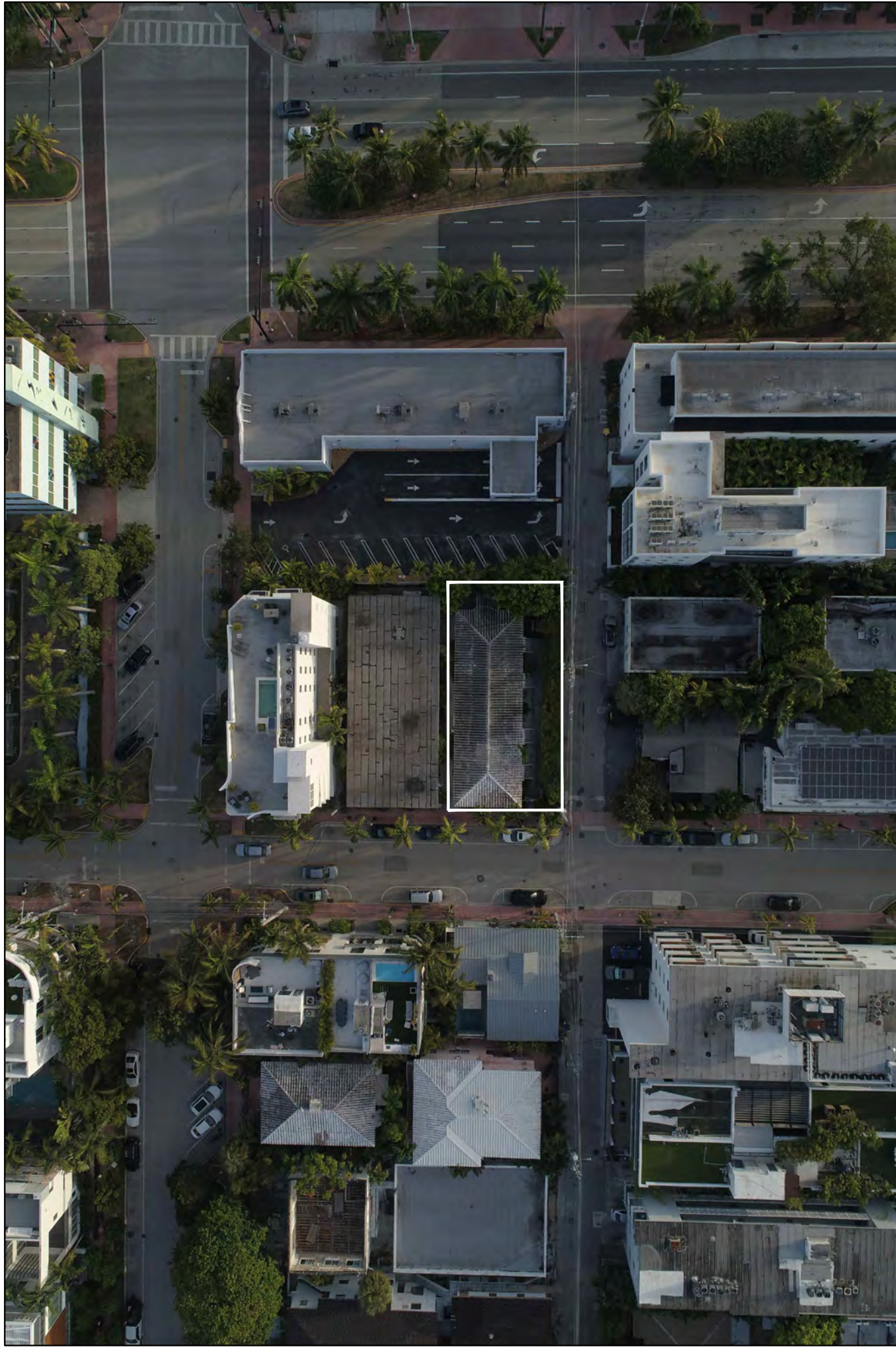
VIEW OF 4TH STREET FACING WEST FROM MERIDIAN AVENUE



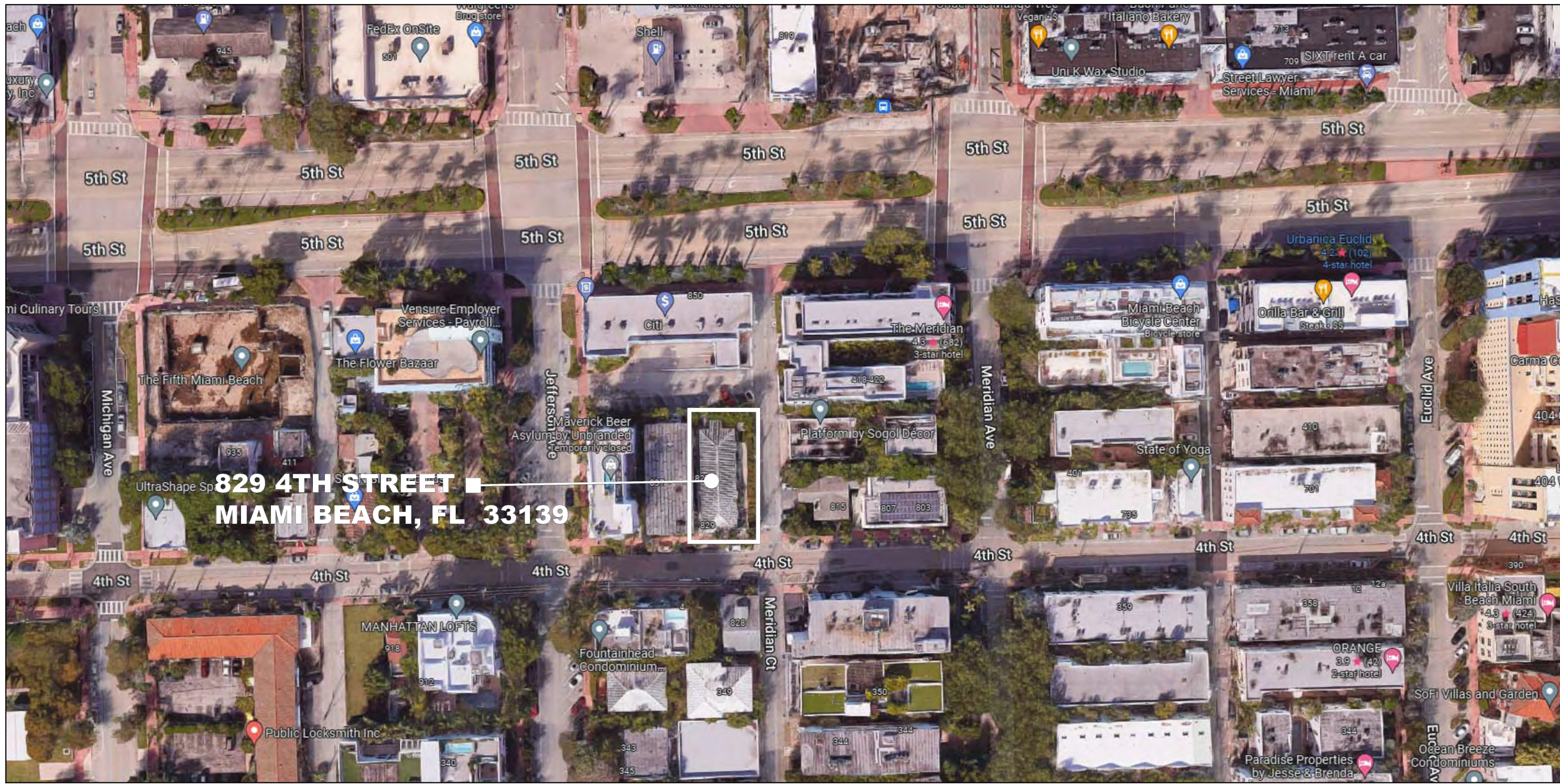
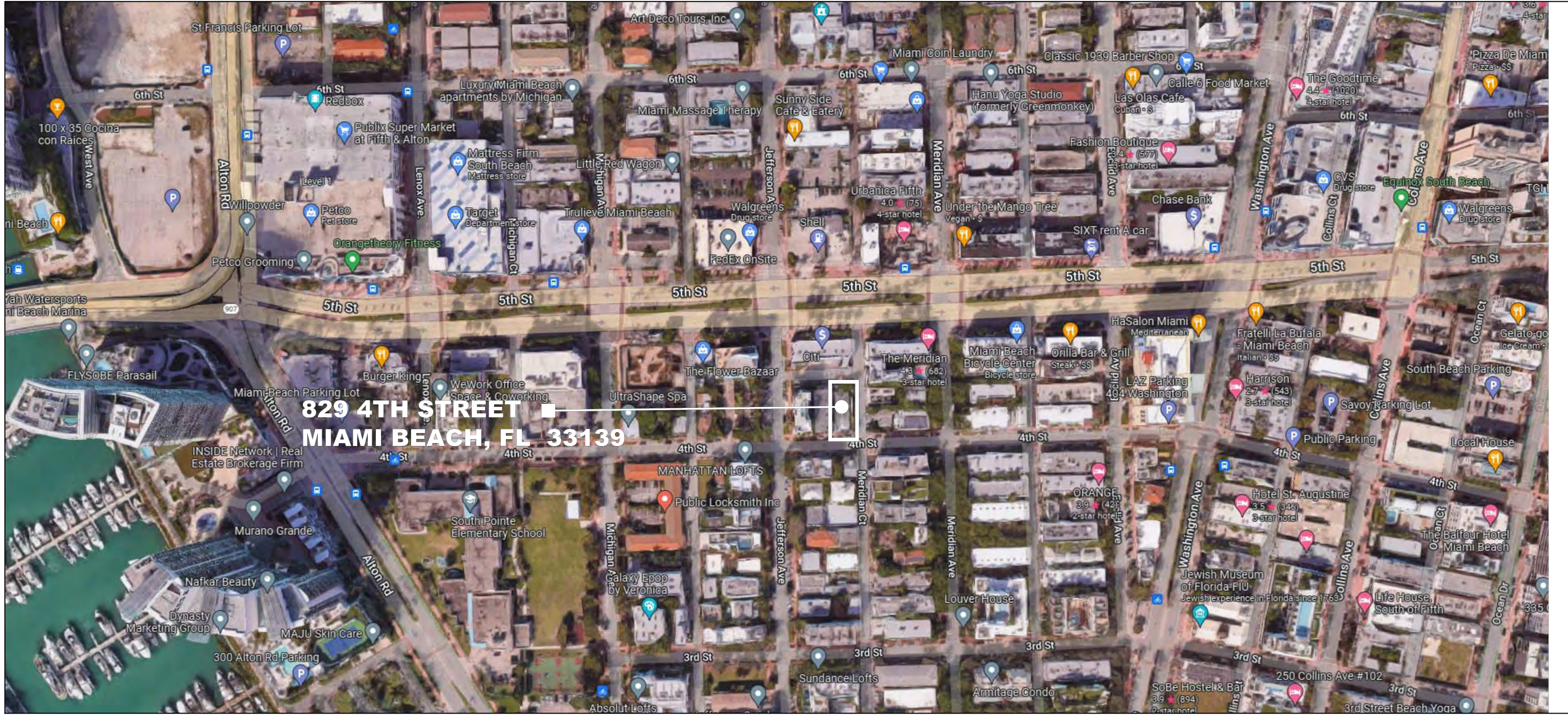
VIEW OF JEFFERSON AVENUE FACING SOUTH FROM 5TH STREET



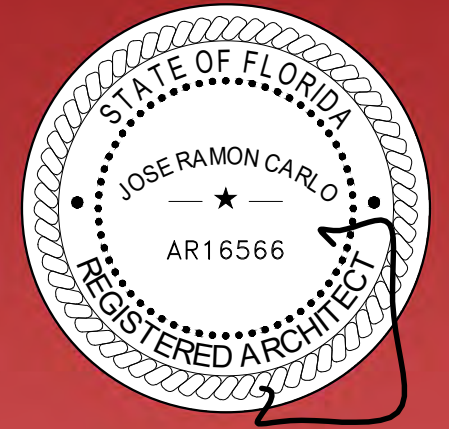
AERIAL VIEW OF 829 4TH STREET



AERIAL VIEW OF 829 4TH STREET



1 LOCATION PLAN
SCALE: NOT TO SCALE



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INTERIOR
DESIGN
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JANUARY 17, 2023

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DATE: JANUARY 17, 2023
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SCALE: 1/4" = 1'-0"

LOCATION
PLAN
A1.0



ENTRY GATE



STAIR STOOP AND HANDRAILS



STANDARD BATHROOM



STANDARD KITCHEN



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



STANDARD BEDROOM



EAST FACADE



TYPICAL ENTRY DOOR



STANDARD BATHROOM



STANDARD KITCHEN



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM

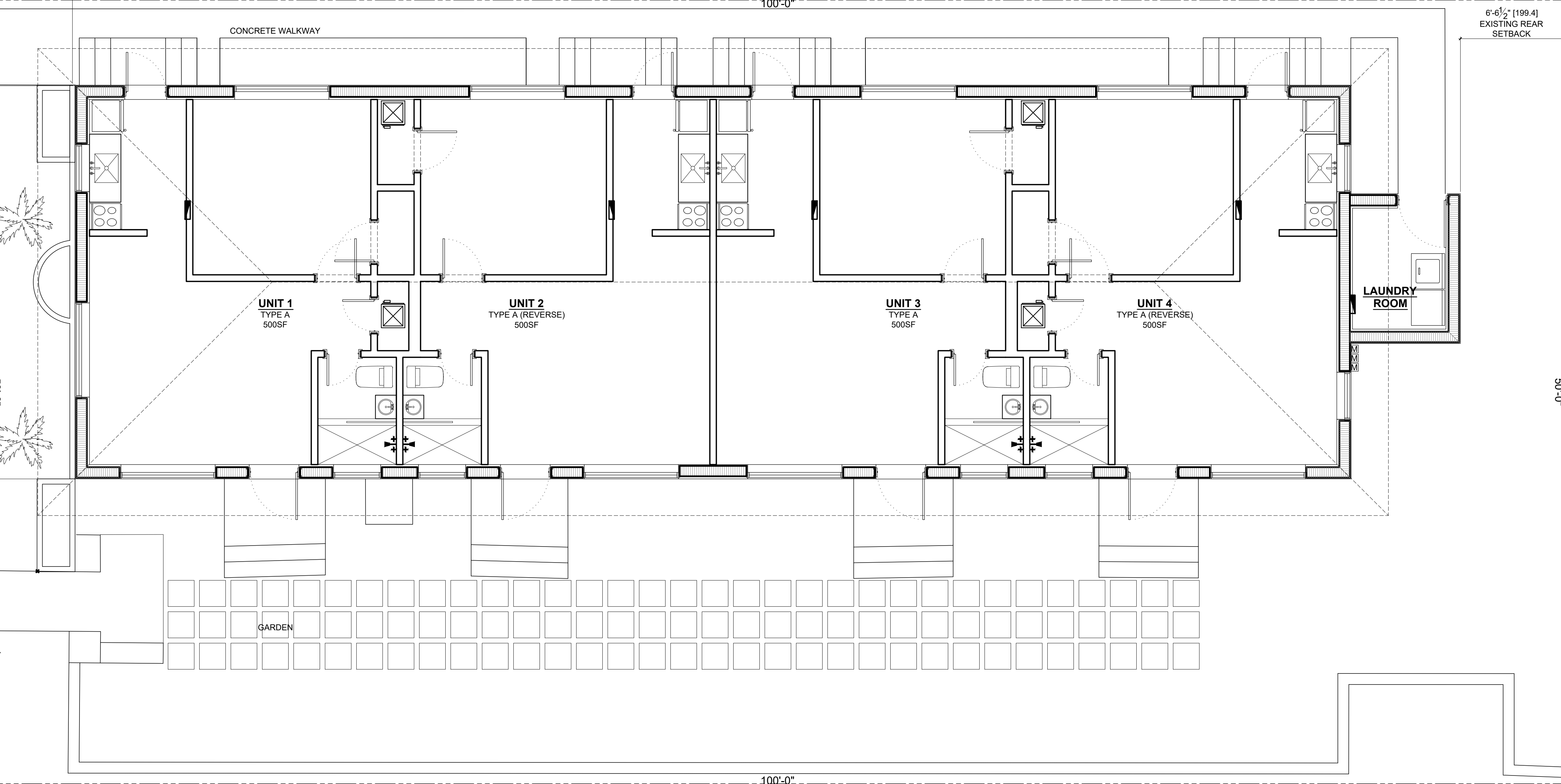


STANDARD BEDROOM

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25'-0" [762.0]
4TH STREET

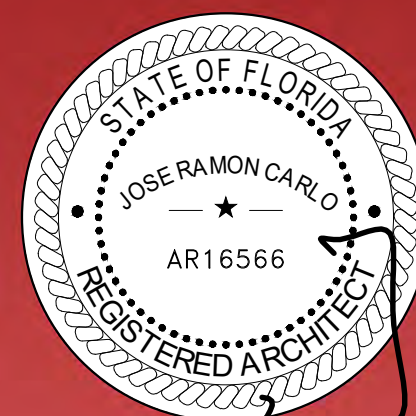
5'-1" [154.9] EXISTING SETBACK
6'-6 1/2" [199.4] EXISTING REAR SETBACK
CONCRETE SIDEWALK
GARDEN
ALLEY



THE EXISTING "COTTAGE STYLE" BUILDING COMPRISES 4 IDENTICAL UNITS (1 BEDROOM + 1 BATH), WITH AN ADDITION (NOT ORIGINAL CONSTRUCTION) IN THE REAR USED AS THE LAUNDRY ROOM.

1 EXISTING LEVEL 1 - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CIC



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ADVISORY

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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117
REV. DESCRIPTION DATE

SCALE: 1/4" = 1'-0"

EXISTING
LEVEL 1
GROUND FLOOR
A1.1



2 SOUTHWEST VIEW
SCALE: NTS



3 SOUTH FACADE - 4TH STREET
SCALE: NTS



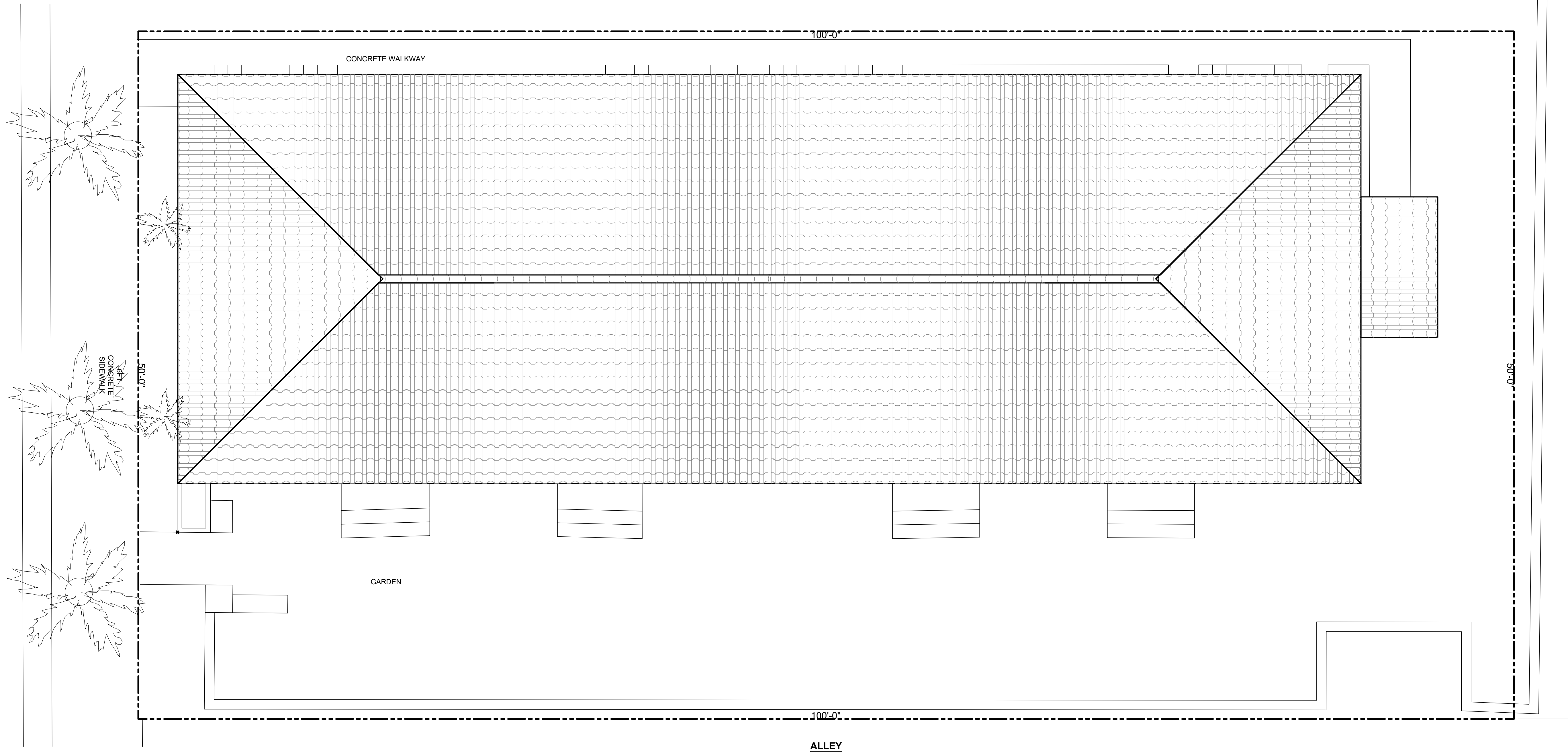
4 SOUTHEAST VIEW (ALLEY)
SCALE: NTS



5 SOUTHEAST VIEW (ALLEY)
SCALE: NTS

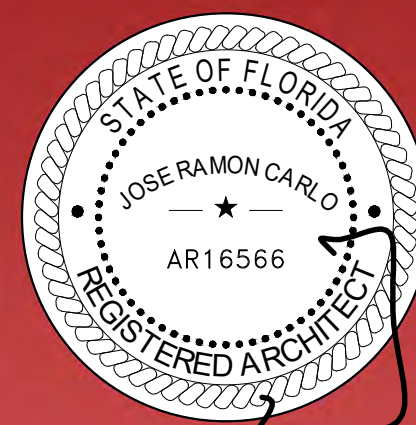


6 NORTHEAST VIEW (ALLEY)
SCALE: 3/16" = 1'-0"



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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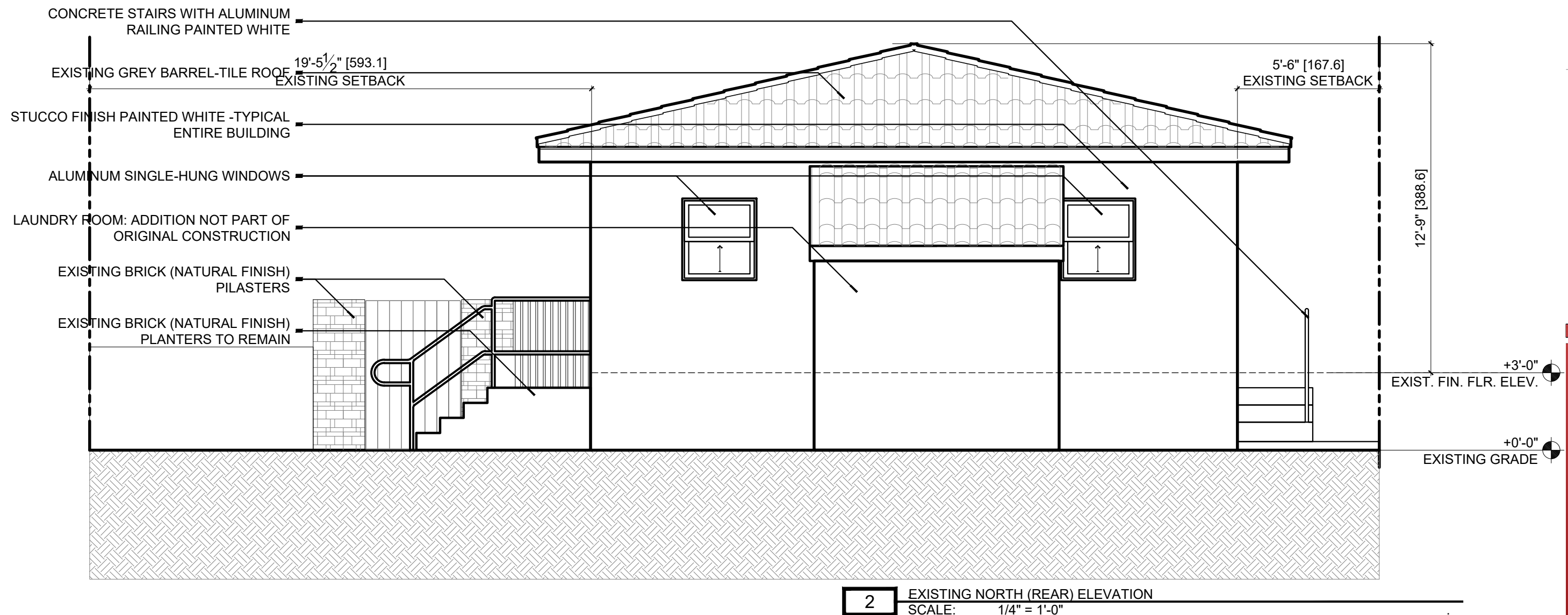
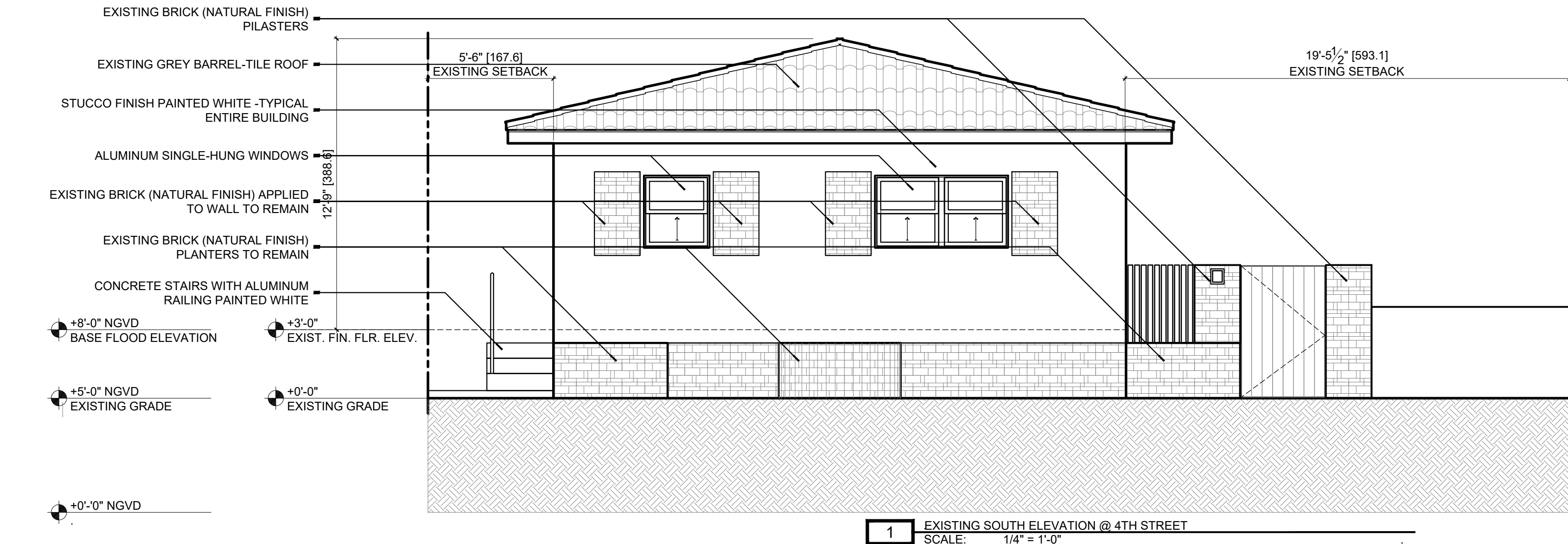
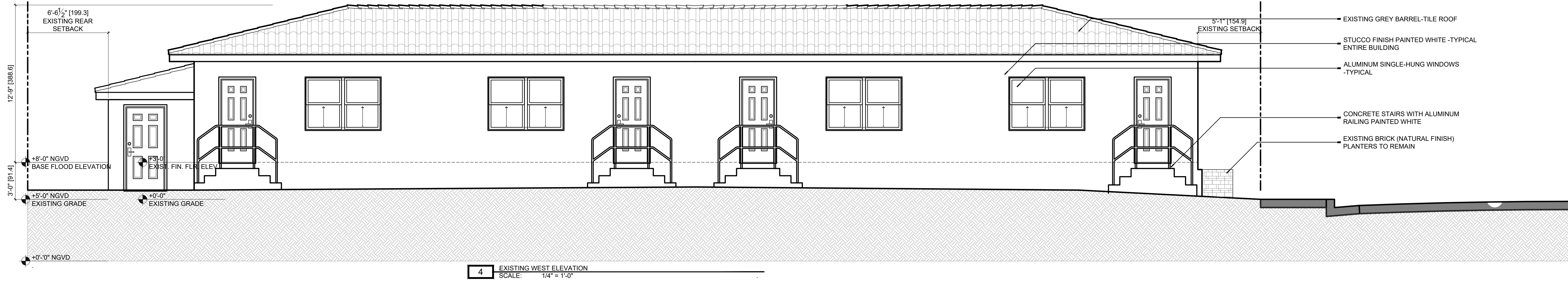
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EXISTING
ROOF PLAN

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SCALE: 1/4" = 1'-0"

EXISTING
ELEVATIONS

A1.3

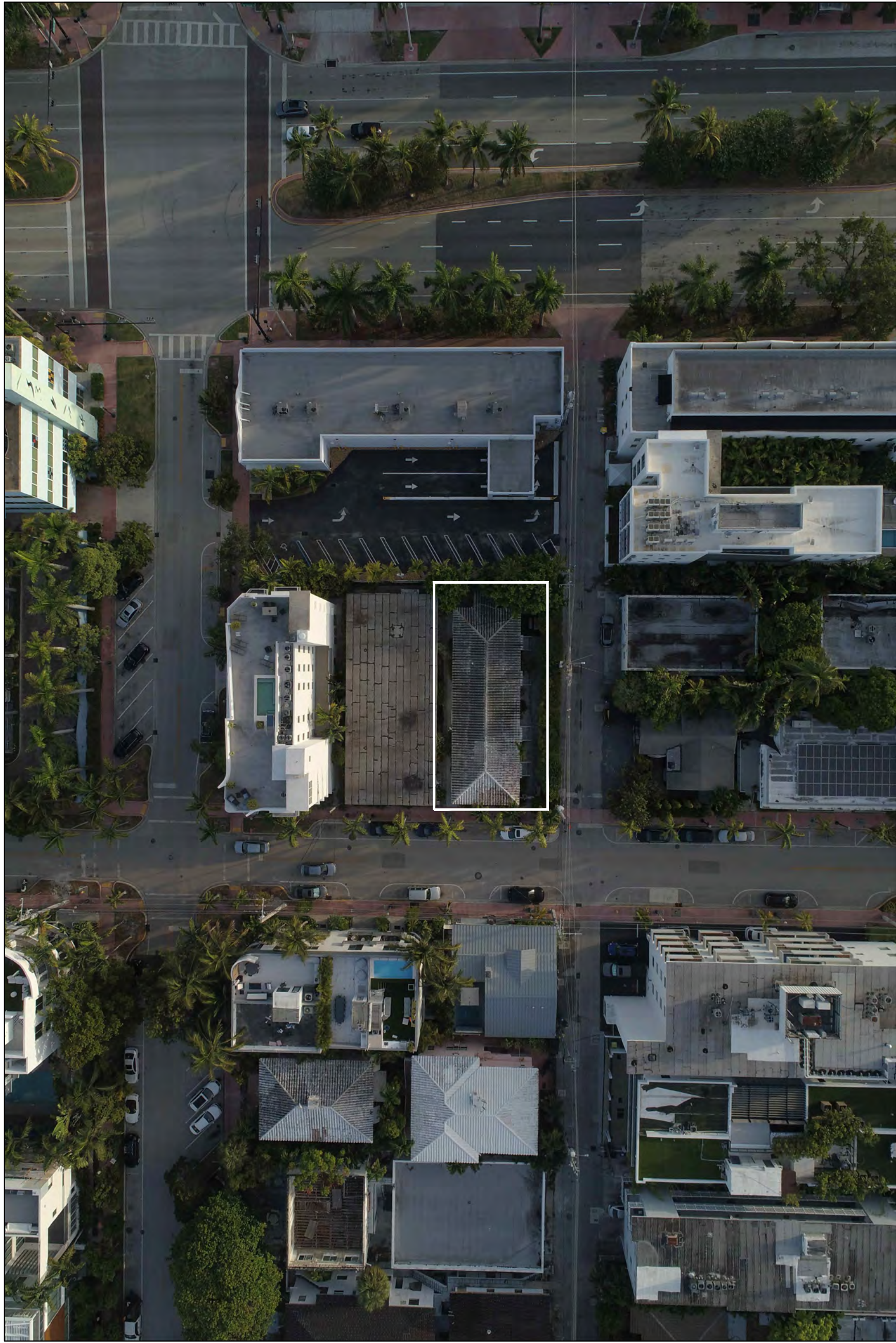
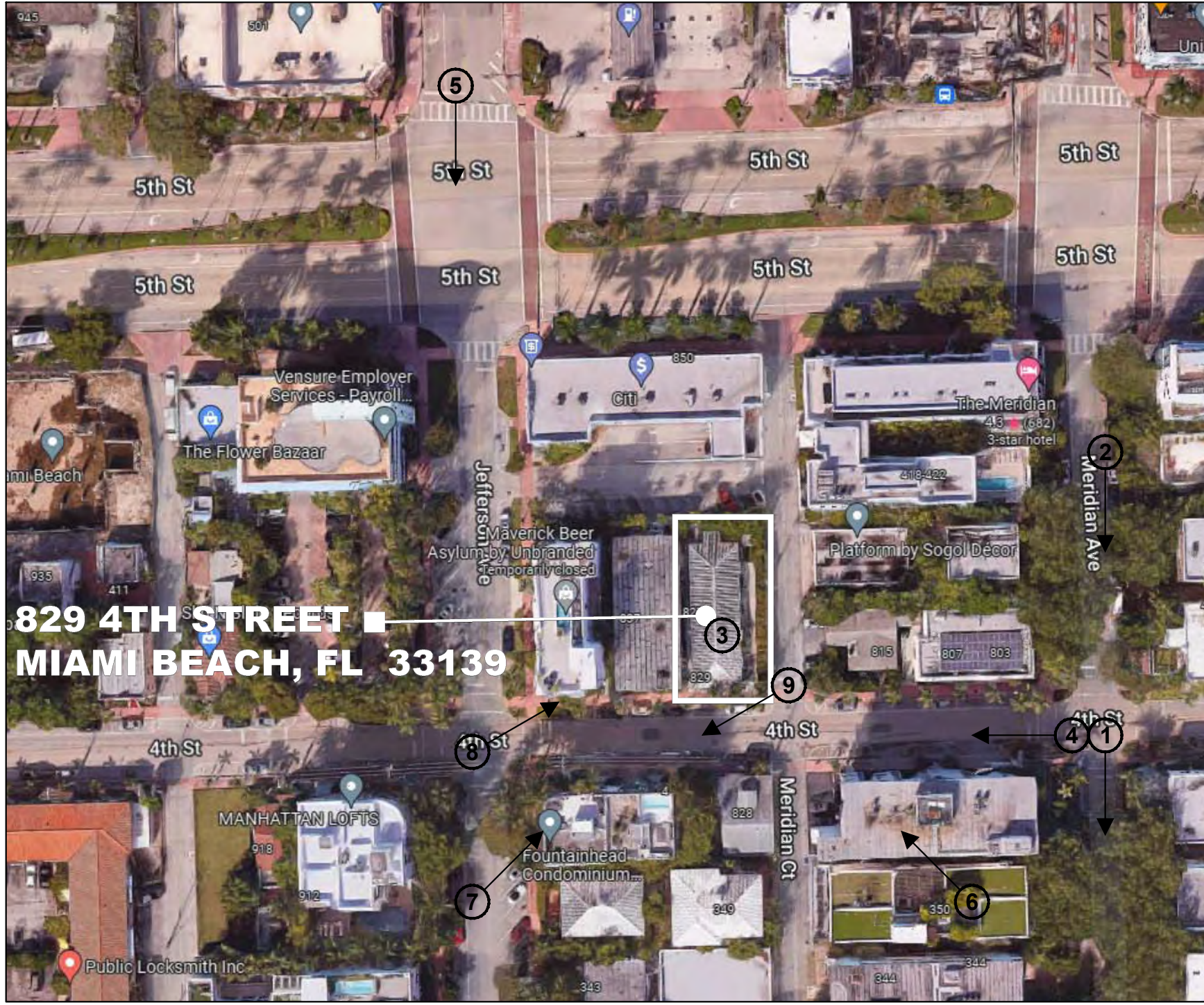
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1. VIEW OF MERIDIAN AVENUE FACING SOUTH FROM 4TH STREET



2. VIEW OF MERIDIAN AVENUE FACING SOUTH BETWEEN 4TH AND 5TH STREETS



3. AERIAL VIEW OF 829 4TH STREET



4. VIEW OF 4TH STREET FACING WEST FROM MERIDIAN AVENUE



5. VIEW OF JEFFERSON AVENUE FACING SOUTH FROM 5TH STREET

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JOSE RAMON CARLO

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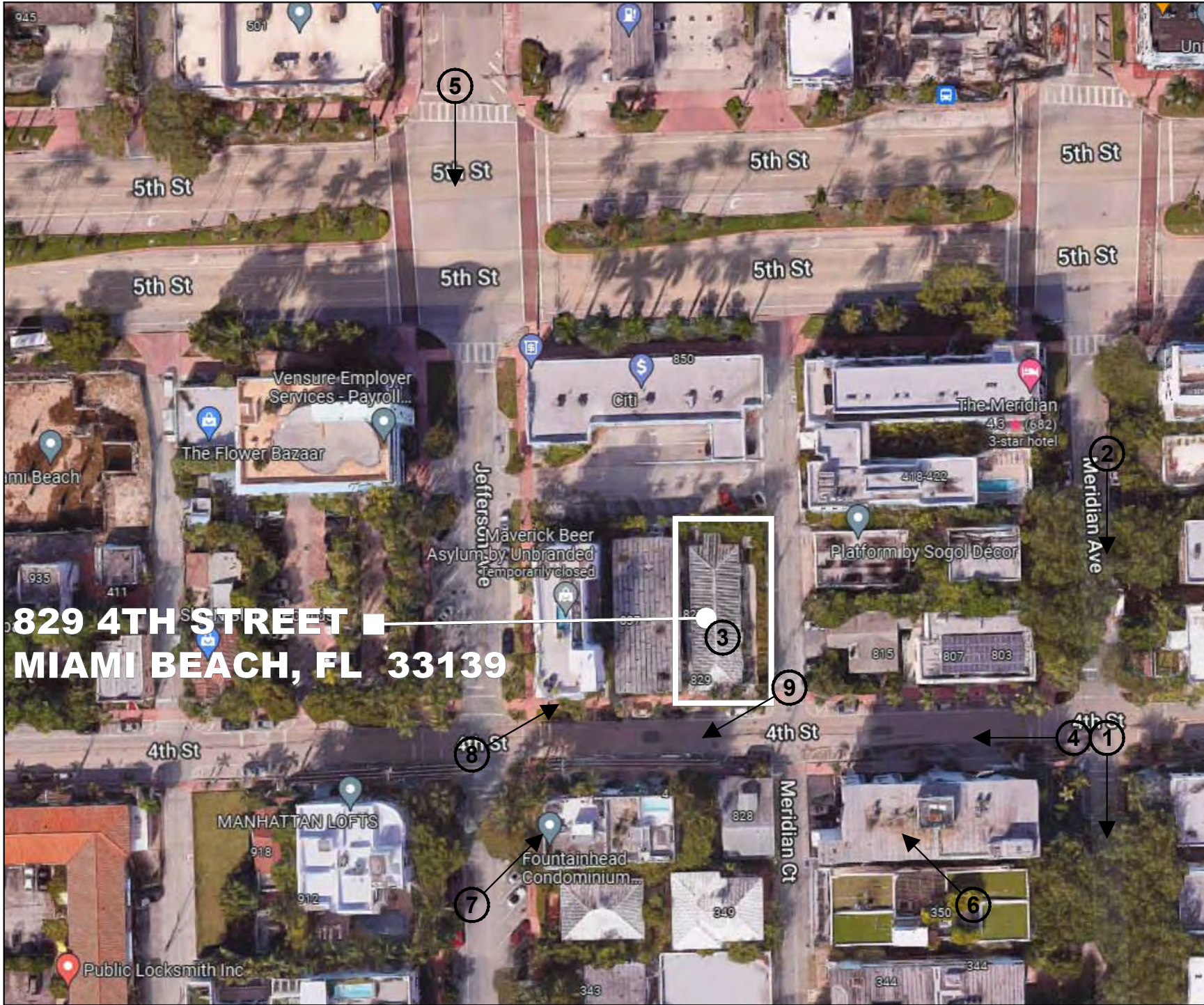
LOCATION
PHOTOS

A1.4

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8. STREET VIEW -NORTH SIDE FACING NE



9. STREET VIEW -SOUTH SIDE FACING SW



6. AERIAL VIEW OF 829 4TH STREET FACING NW



7. AERIAL VIEW OF 829 4TH STREET FACING NE

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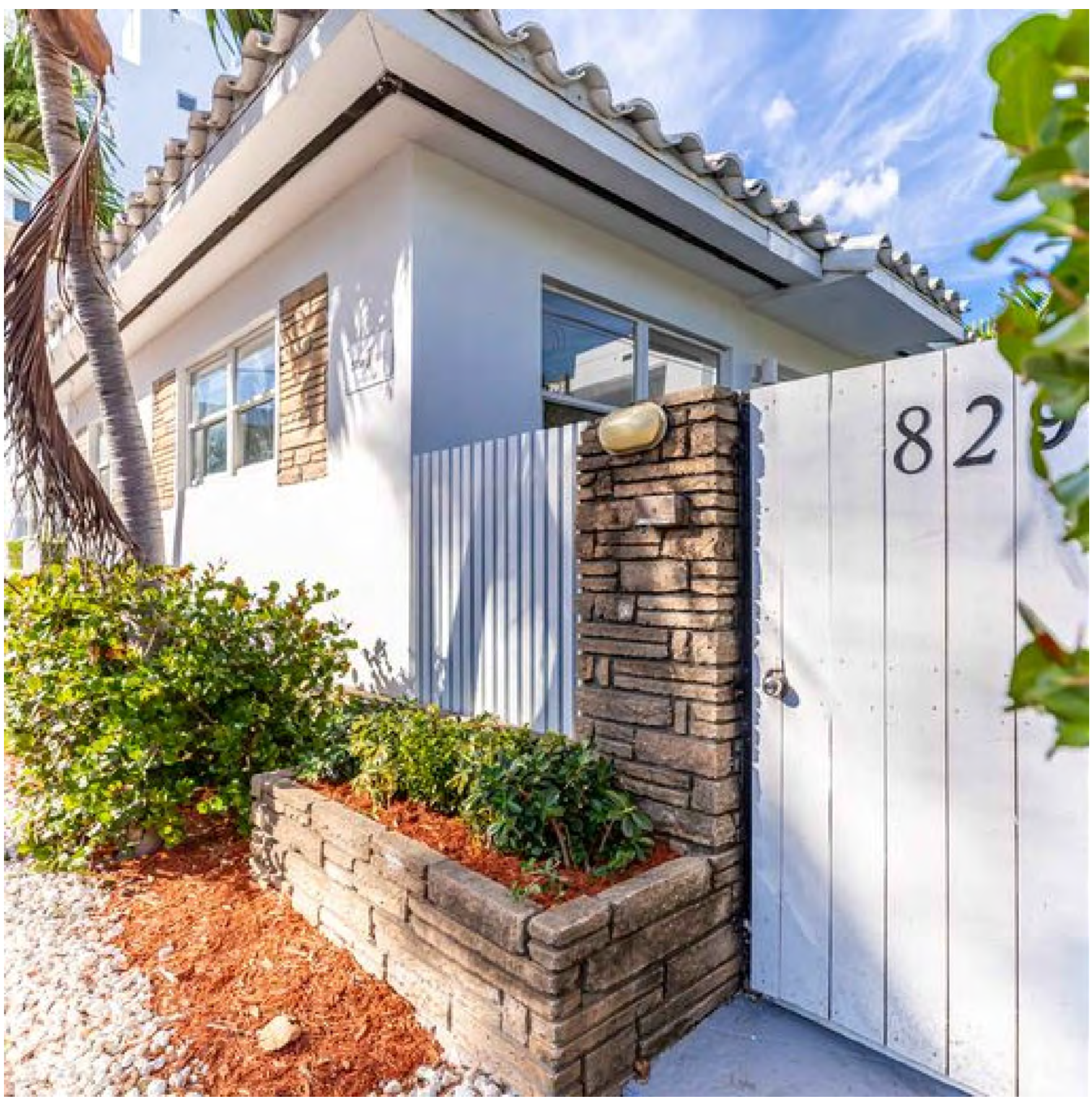
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LOCATION
PHOTOS

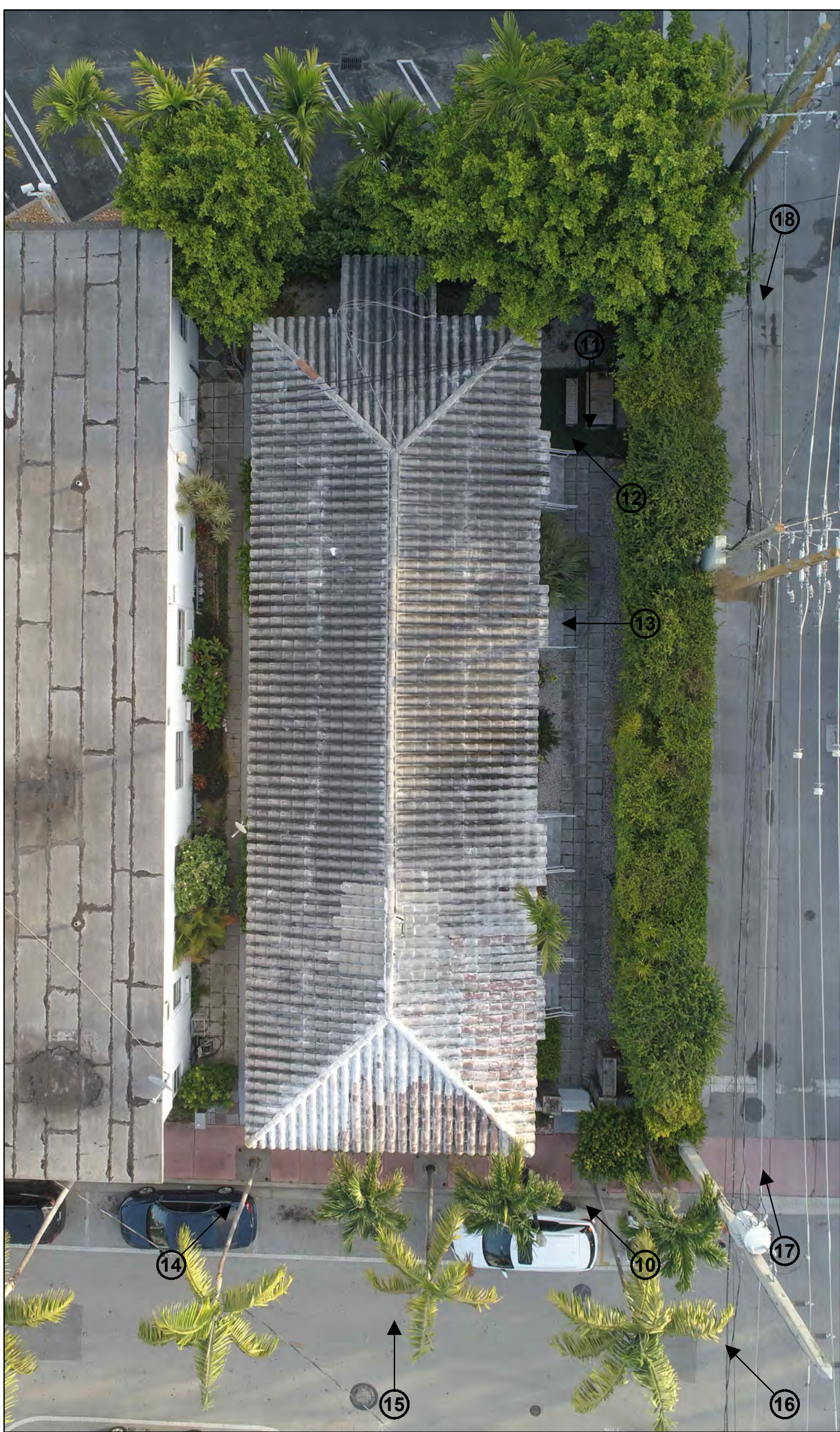
A1.5



11. EAST FACADE



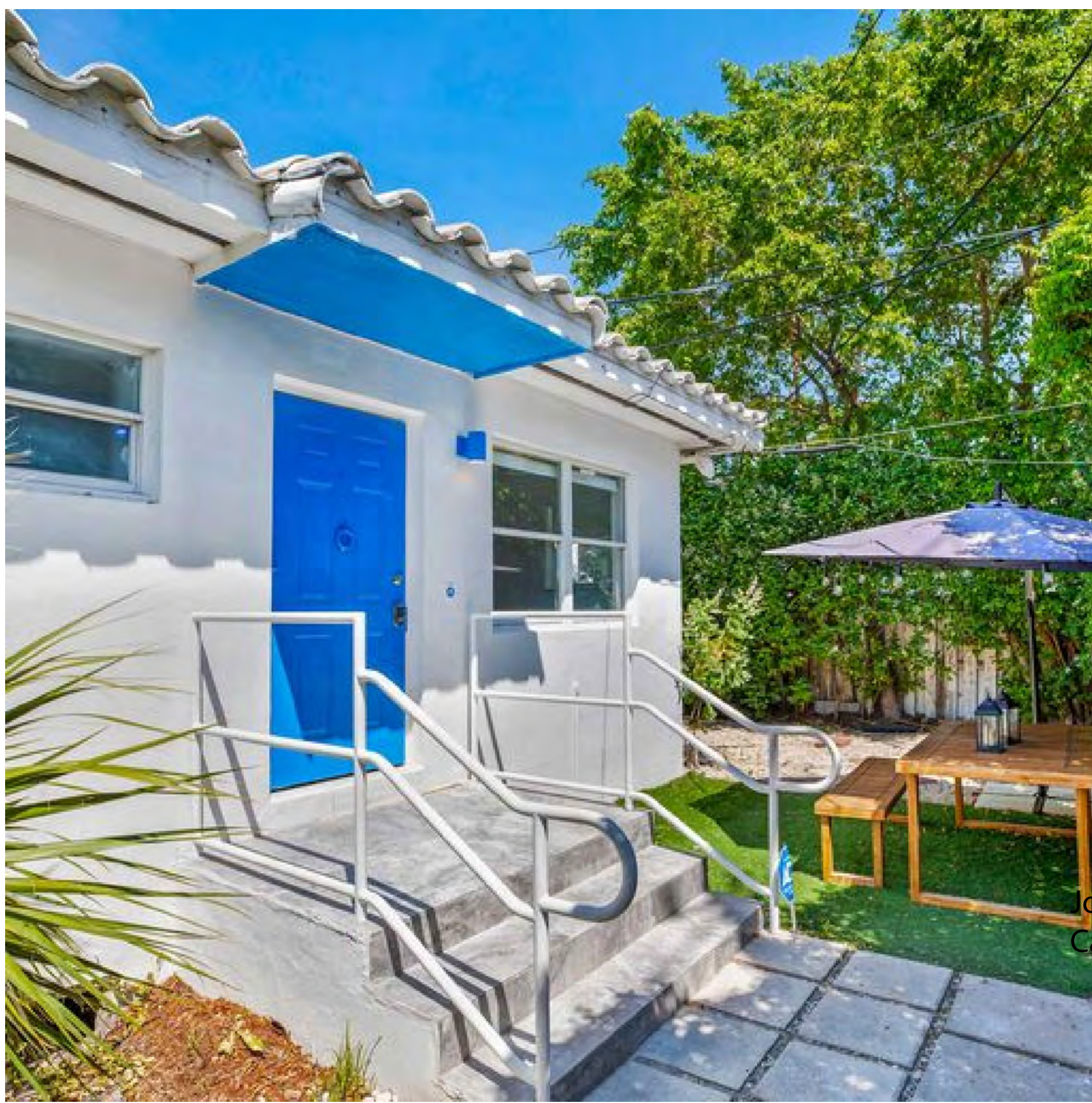
10. ENTRY GATE



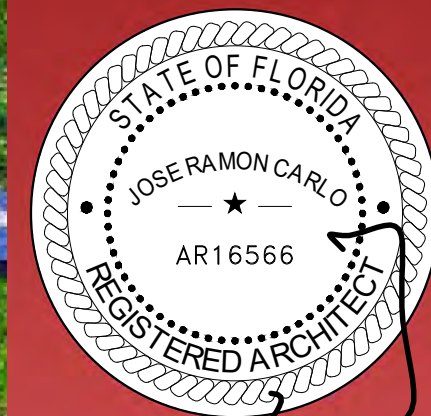
LEGEND



13. TYPICAL ENTRY DOOR



12. STAIR STOOP AND HANDRAILS



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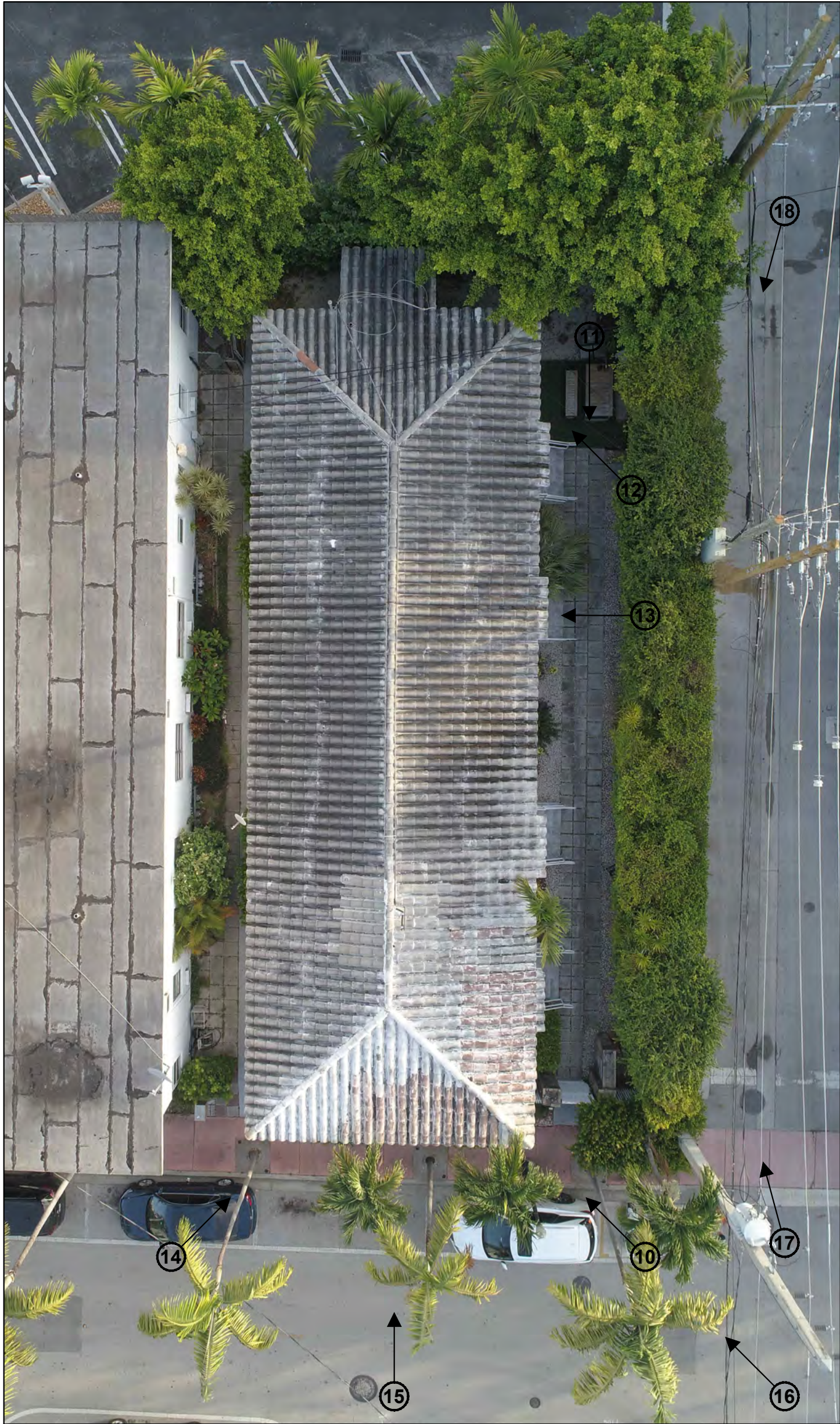
SCALE: NOT TO SCALE

BUILDING
PHOTOS

A1.6



14. STREET FACADE VIEW @ 4TH STREET



LEGEND



15. STREET FACADE VIEW @ 4TH STREET



16. STREET FACADE VIEW @ 4TH 5 AND ALLEY



17. ALLEY VIEW FROM SE



18. ALLEY VIEW FROM NE

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BUILDING
PHOTOS

A1.7



STANDARD BATHROOM



STANDARD BATHROOM



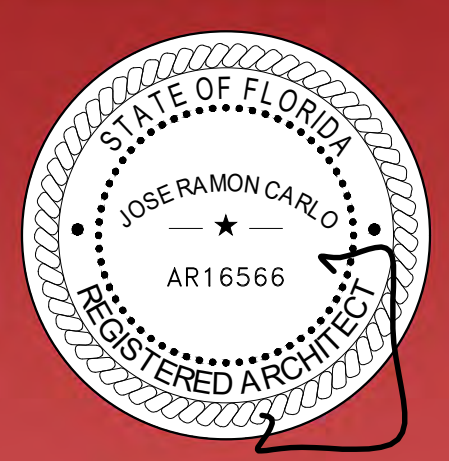
STANDARD BEDROOM



STANDARD KITCHEN



STANDARD KITCHEN



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SCALE: NOT TO SCALE

INTERIOR
PHOTOS
A1.8



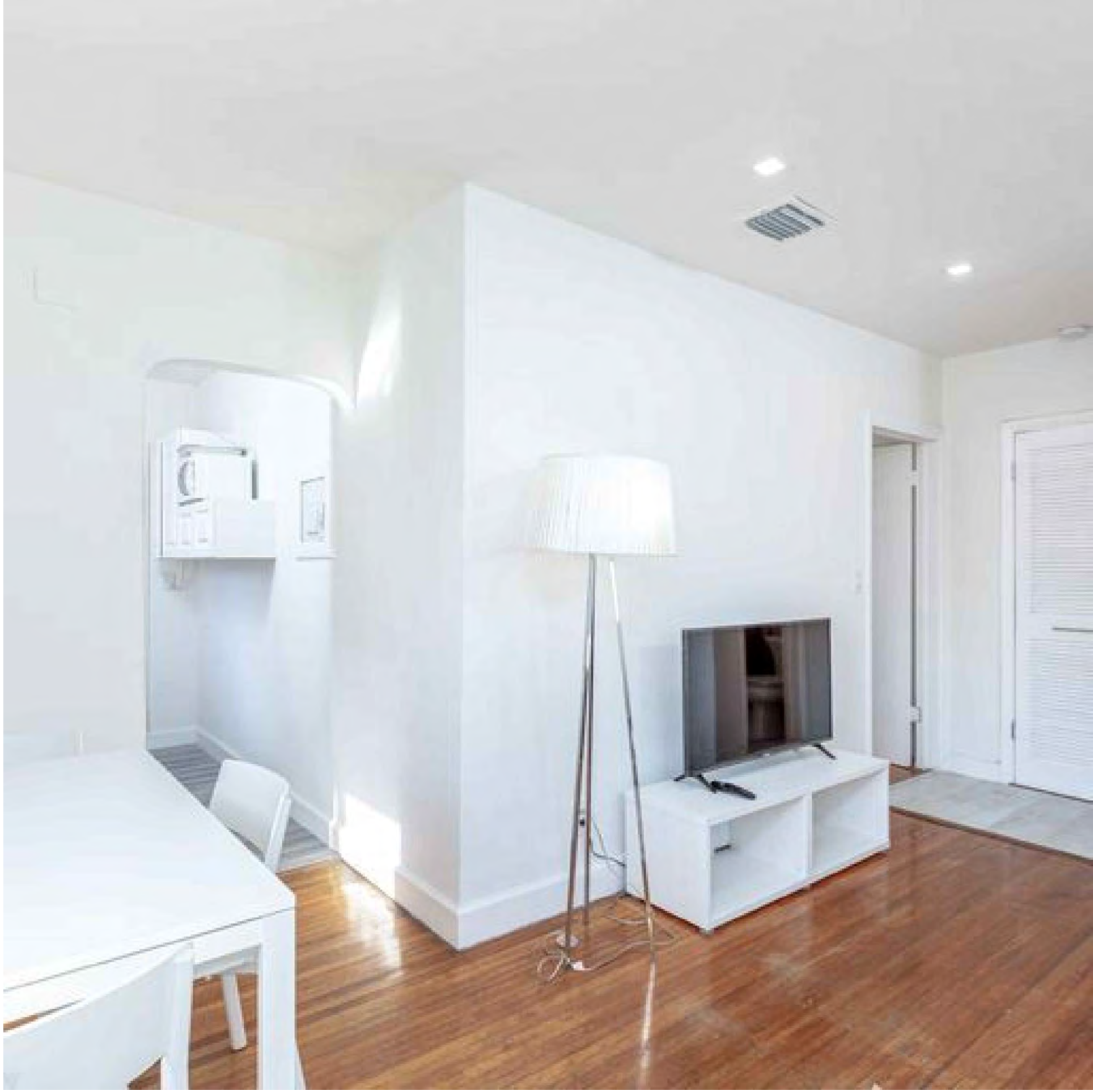
STANDARD LIVING / DINING ROOM



STANDARD BEDROOM



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



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INTERIOR
PHOTOS
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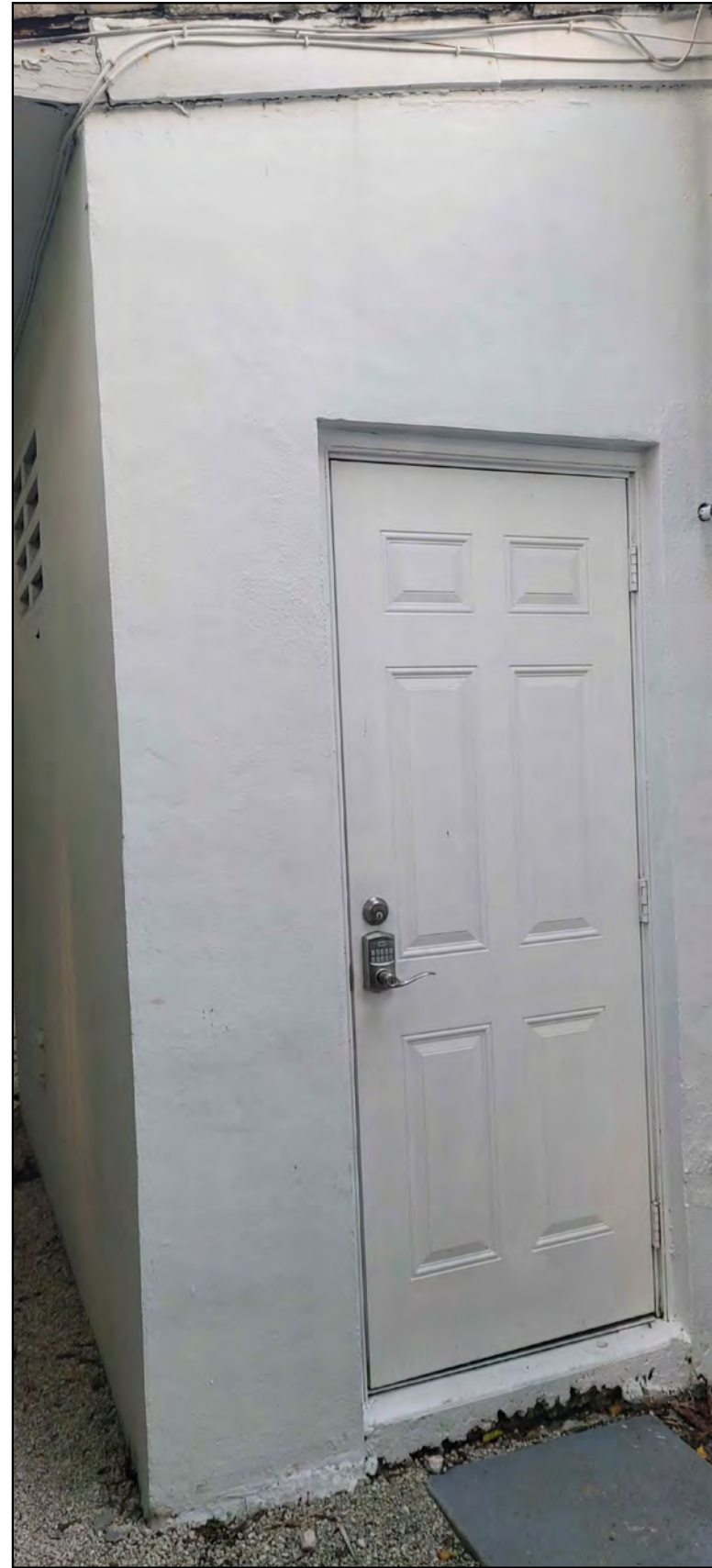
BLOCK DETAIL AT SOUTH FACADE TO REMAIN



4FT CMU WALL AND HEDGE ALONG ALLEY TO BE DEMOLISHED



BLOCK DETAIL AND PLANTERS AT SOUTH FACADE TO REMAIN



LAUNDRY ROOM ADDITION -NOT PART OF ORIGINAL BUILDING- TO BE DEMOLISHED



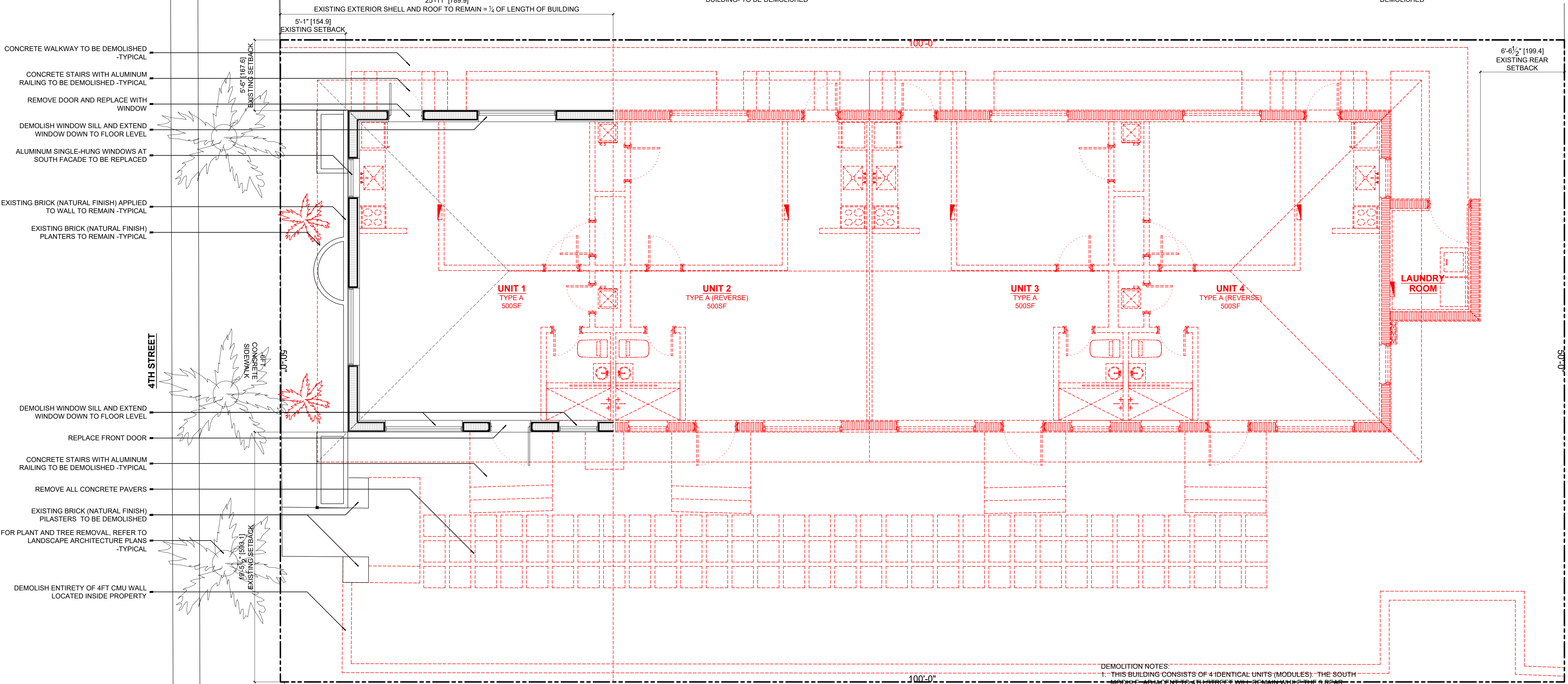
STAIRS STOOPS AND RAILINGS TO BE DEMOLISHED



STAIRS STOOPS AND RAILINGS TO BE DEMOLISHED



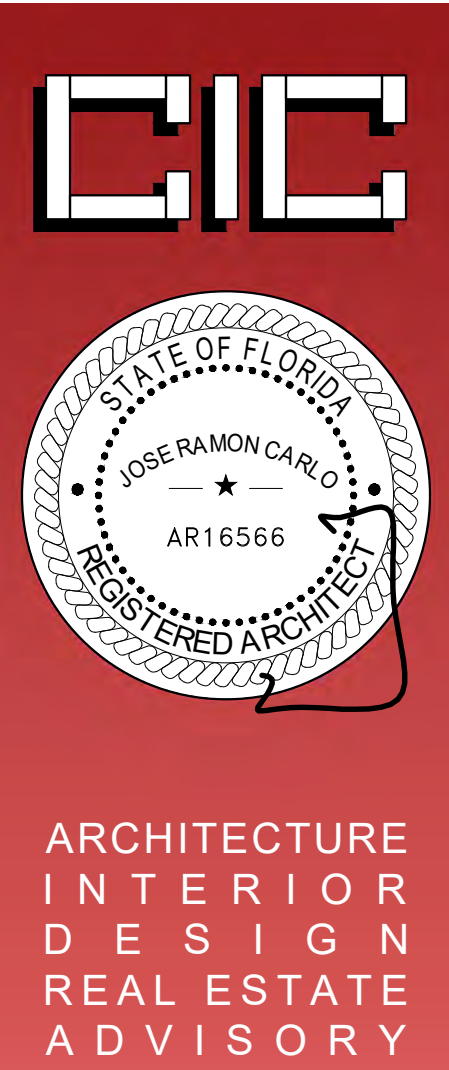
UTILITY CONNECTIONS AT NORTH (REAR) FACADE TO BE DEMOLISHED



- DEMOLITION NOTES:
1. THIS BUILDING CONSISTS OF 4 IDENTICAL UNITS (MODULES). THE SOUTH MODULE, ADJACENT TO 4TH STREET, WILL REMAIN WHILE THE 3 REAR MODULES WILL BE DEMOLISHED.
 2. THE ENTIRETY OF THE INTERIOR OF THE STRUCTURE WILL BE DEMOLISHED.
 3. THE LAUNDRY ROOM ADDITION WILL BE DEMOLISHED.
 4. THE SOUTH FACADE, FACING 4TH STREET, WILL BE CONSERVED VIRTUALLY INTACT (WINDOWS TO BE BROUGHT UP TO CURRENT CODE).

ALLEY

1 DEMOLITION LEVEL 1 - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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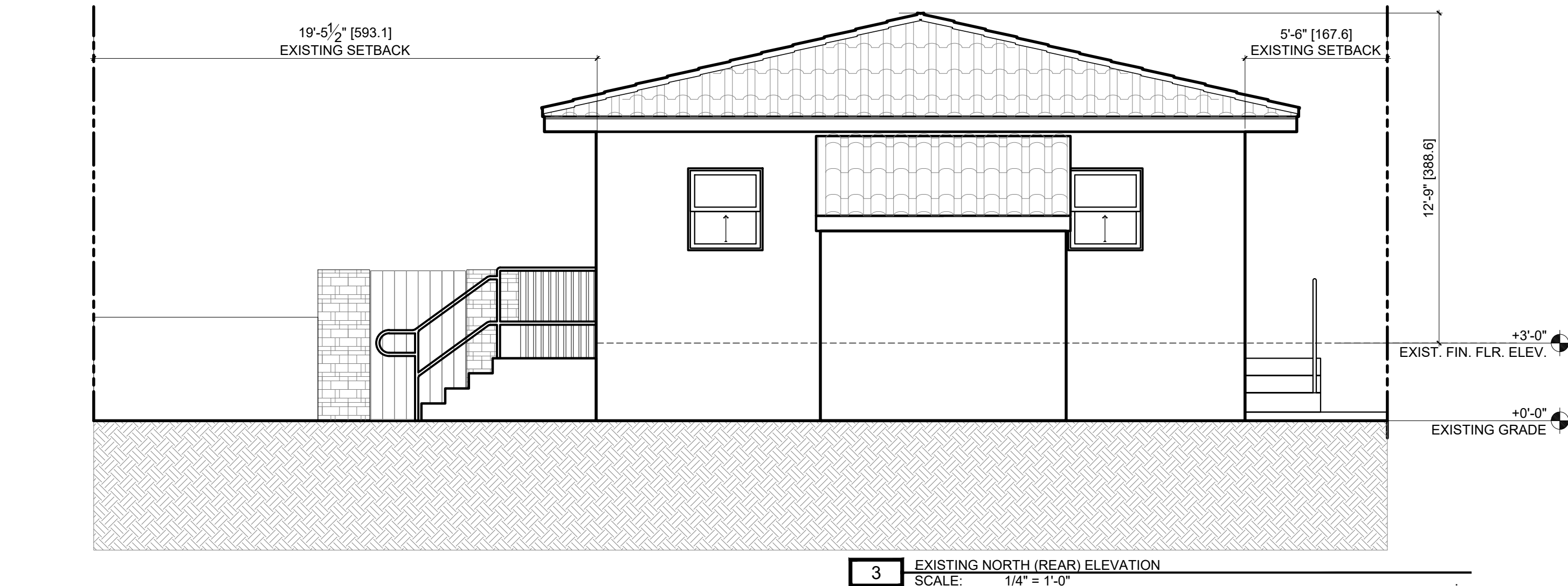
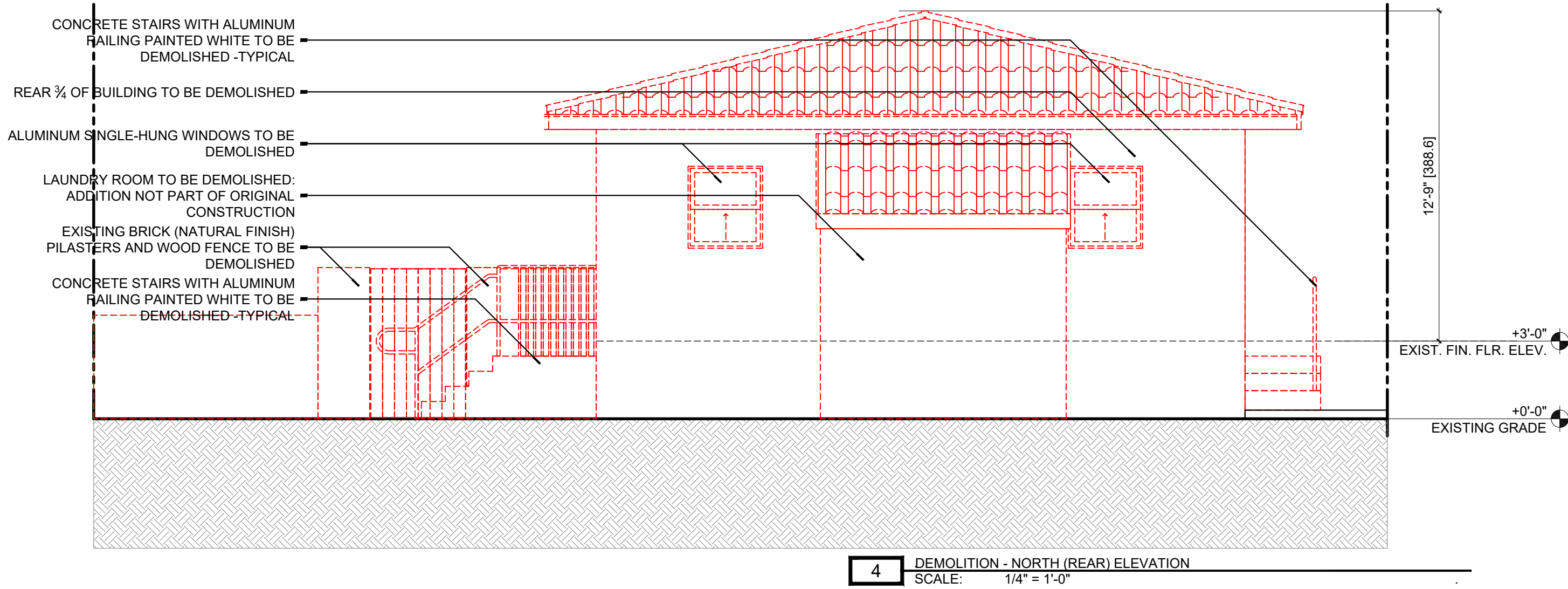
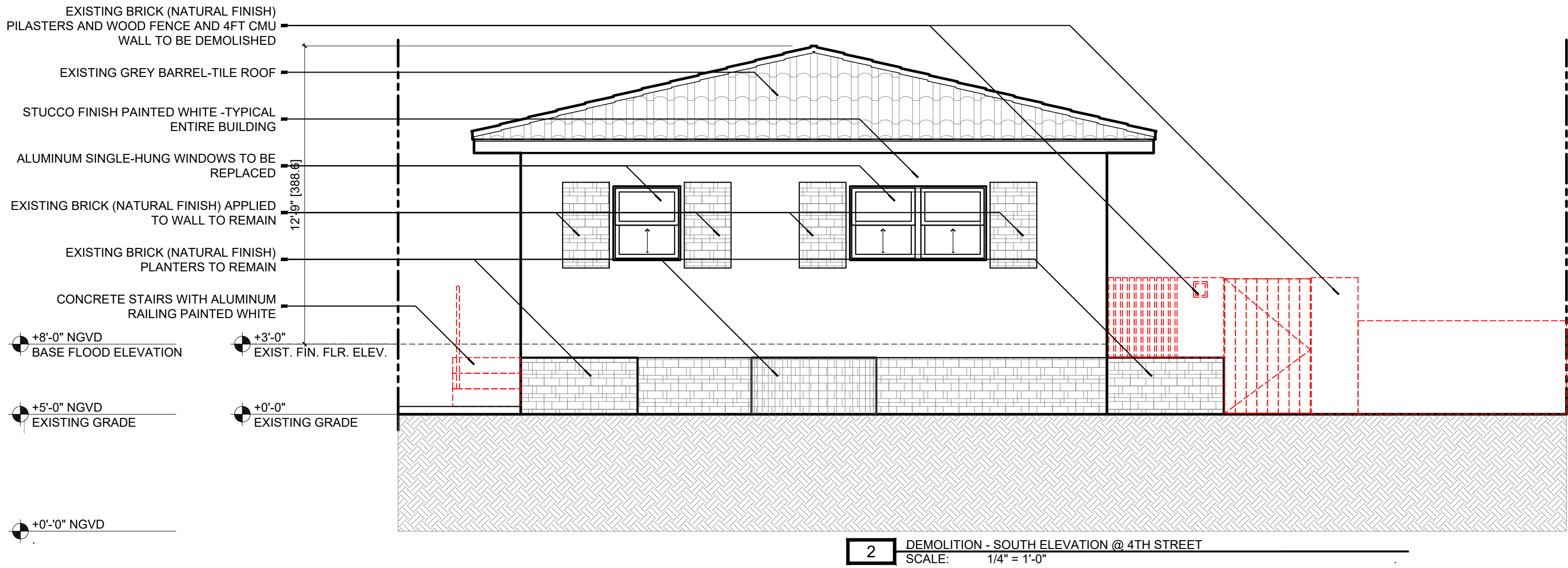
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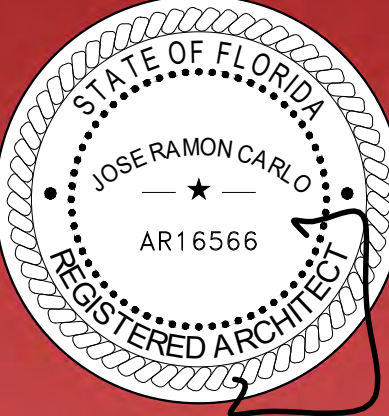
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DEMOLITION
LEVEL 1
GROUND FLOOR
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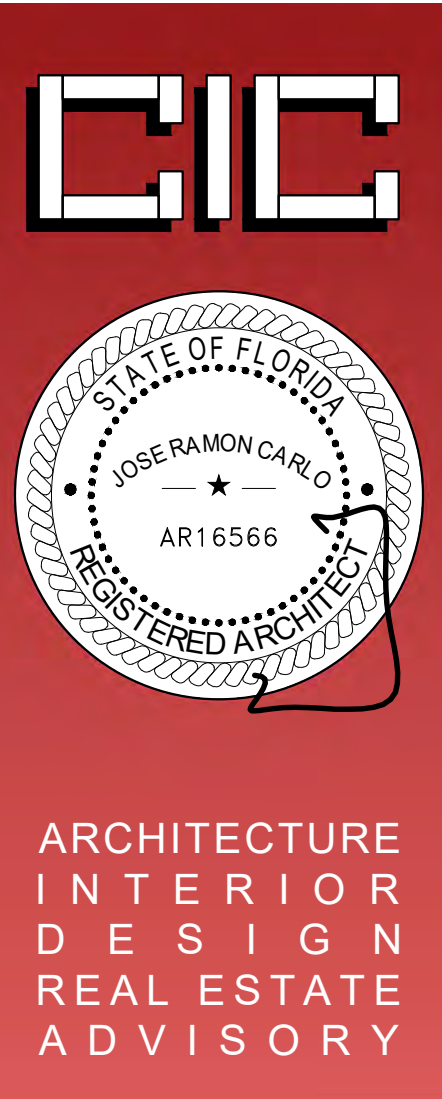
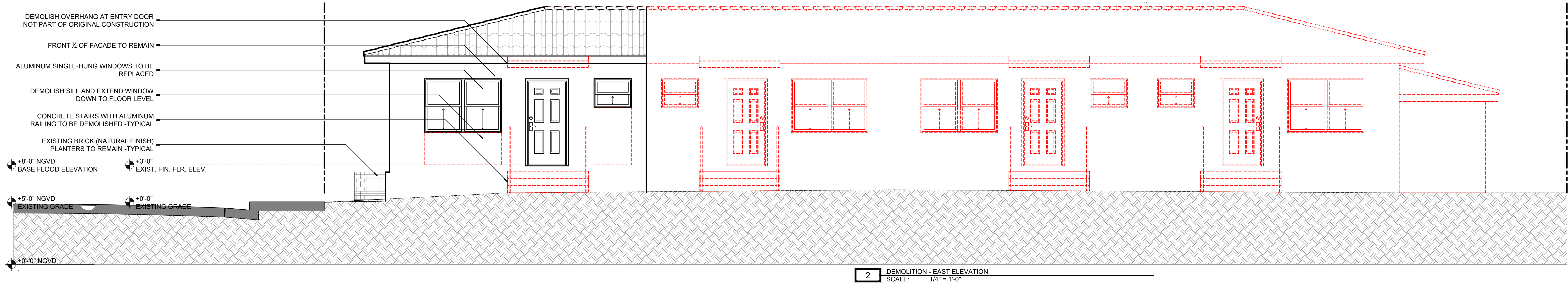
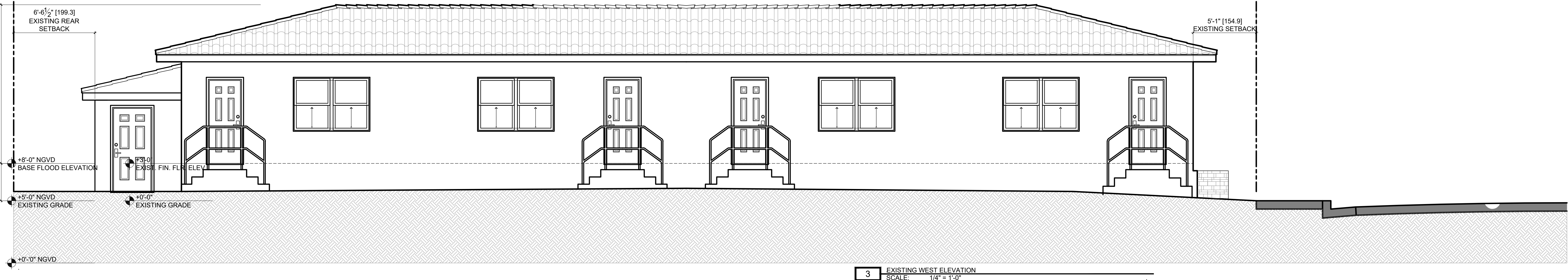
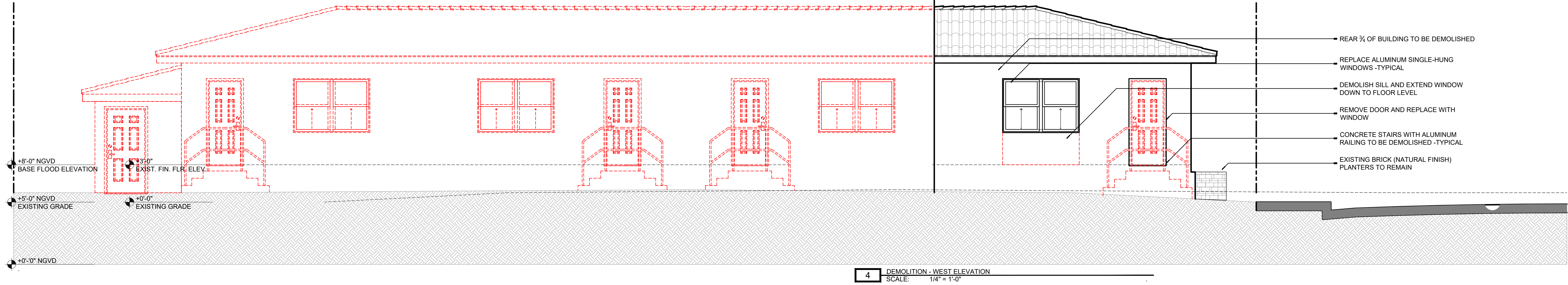
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DEMOLITION
ELEVATIONS

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DEMOLITION
ELEVATIONS

D2.1