

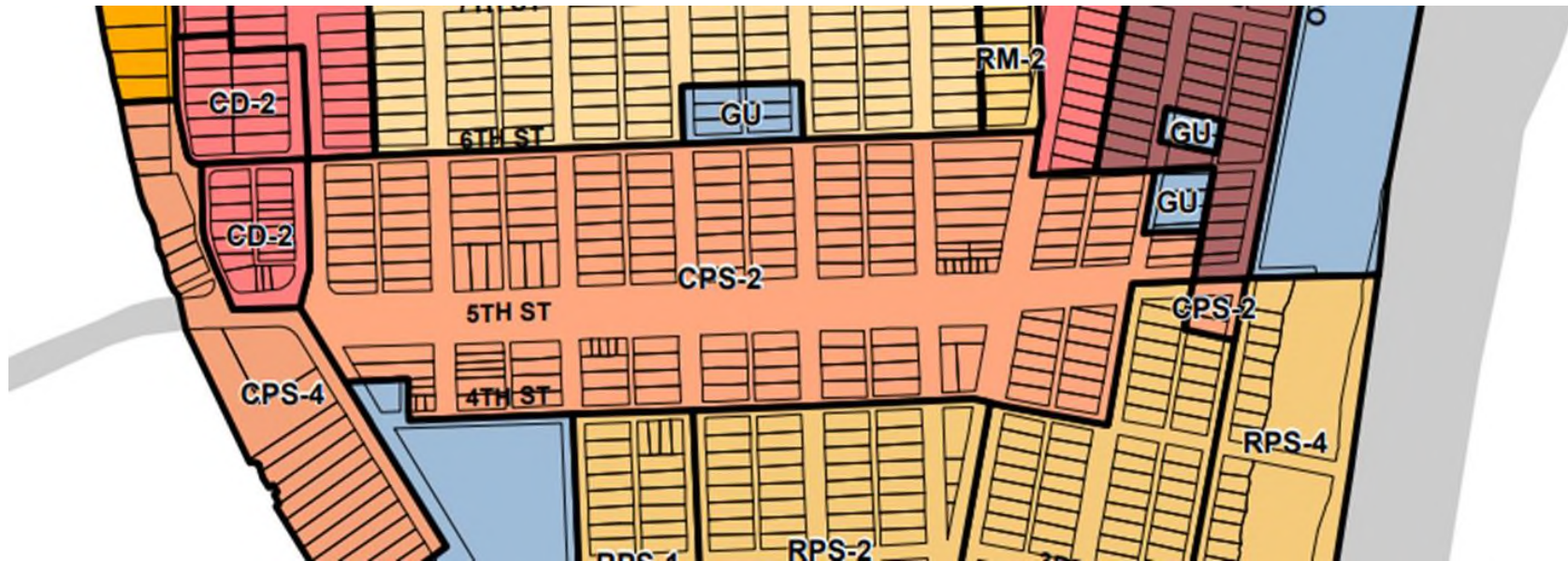
PB22-0528: 4th Street Overlay

Recommended Revisions from
727 4th Street LLC

June 21, 2022



CPS-2 along 4th Street: From Lennox to Collins Ave.



Contributing Buildings* on 4th Street: From Lennox to Collins Ave.

*Depicted in dark blue



4th Street

Property: 701-747 4th Street



- Built in 1926 and 1930
- A gem of Mediterranean Revival style architecture featuring white stucco walls, red tiled roof accents, wrought iron balconettes, window grilles and articulated doorways along 4th Street.

Property: 701-747 4th Street



- Meticulously maintained and preserved for almost 100 years
- Currently operates as a luxury apartment hotel and a fitness studio.

Property: Then and Now

Property in 1955



Property in 2021



Recommended Revision

- Sec. 142-693(k)(2) - "Entrances/exits to/from hotels, apartment hotels, and suite hotels, as well as food and beverage establishments serving alcohol, shall be limited to side streets only, and shall not be permitted on 4th Street. Additionally, a minimum setback of 25 feet from the north side of 4th Street, for all public entrances to the aforementioned uses, shall be required. Notwithstanding the foregoing, lots improved with a contributing historic structure(s) shall be exempt from compliance with this subsection 142-693(k)(2)."



Thank you

If you have any questions or concerns, please feel free to contact
Neisen Kasdin – neisen.kasdin@akerman.com