



REAL ESTATE ADVISORY  
ARCHITECTURE  
INTERIOR DESIGN

January 17, 2023

CMB Historic Preservation Board  
1700 Convention Center Drive  
Second Floor  
Miami Beach, FL 33139

Subject: HPB 22-0561  
829 4<sup>th</sup> Street  
Letter of Intent

This correspondence serves as the Letter of Intent for the Applicant for a new mixed-use development at 829 4<sup>th</sup> Street, Miami Beach, FL, 33139, in concert with the plans and documents to be submitted for approval by the Historic Preservation Board.

This project consists of a new structure with 9 residential units adjacent to an existing building converted to commercial use, located in the South of Fifth district, that aims to continue the improvement of the area.

This proposed use of the property is consistent with the district regulations. Its impact on the existing civil infrastructure falls within the thresholds for the applicable levels of service, so that public health, safety, and general welfare will not be adversely affected. Furthermore, safeguards will be provided for the protection of surrounding property, persons, and neighborhood. The project will require the variance listed below to meet local land development regulations.

The current 4-unit apartment building dating to 1952, will be partially demolished. Behind it, a new 4-story structure with a rooftop terrace will be built. Our analysis of the existing structure concluded that the current structure as a whole was neither a candidate for adaptive re-use nor financially feasible in order to have a successful project. Partial demolition offers the best option for preservation of the contributing structure alongside new investment in the neighborhood.

The design for the new structure observes the residential scale of the street and the neighborhood while injecting a novel, dynamic design that will help to modernize the area. The massing of the new building extends relates to the scale of its neighbors. The proposed parking accessed from the alley replaces street parking, as the current structure offers no off-street parking. Added planting at the street level and at the roof level serves both aesthetic purposes and environmental goals.

#### VARIANCE

Given the narrow dimensions of the property, the small size of the lot, and the depth of the existing building to be preserved, this application requests a variance to reduce the rear setback at the North side of the property to 5ft in lieu of the 10ft / 10% of lot depth required.

In line with preservation objectives, 25% of the existing contributing structure is being preserved and no new structure will be built above it, effectively creating a 25'-11" front setback for the new building, within a 100'-0" deep lot. With a standard 10ft rear setback, that reduces the

829 4TH STREET LETTER OF INTENT 230117.DOC

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usable depth of the project down to 64'-1." The requested variance to reduce the rear setback to 5ft is the only way of fitting the new building in the lot without adding an extra story in height and adding additional mass around the preserved structure. This is the smallest variance possible to make a project that meets current design criteria (zoning, sea level rise, resiliency, building code, etc.) while respecting the character of the preserved structure and the surrounding neighborhood.

Thank you for your consideration, and please contact me at any time in case of any questions.

Sincerely,

CIC

A handwritten signature in blue ink, appearing to read 'Jose R. Carlo', is written over a white background.

Jose R. Carlo  
FL License AR-16566