



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6231 office
305.377.6222 fax
mlarkin@brzoninglaw.com

VIA HAND DELIVERY & ELECTRONIC SUBMITTAL

August 7, 2023

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **REVISED HPB22-0561** - Request for Certificate of
Appropriateness for Demolition and Design of the
Property located at 829 4th Street, Miami
Beach

Dear Ms. Tackett:

This firm represents 13 Jan Real Estate, LLC (the "Applicant"), the owner of the property located at 829 4th Street (the "Property") in the City of Miami Beach (the "City"). Please allow this letter to serve as the letter of intent supporting a request to the Historic Preservation Board ("HPB" or the "Board") for a Certificate of Appropriateness ("COA") and for demolition and design with regard to an existing building at the Property.

Procedural History. This request was originally reviewed by the Board at the April 11, 2023 meeting. At that hearing, the Board expressed concerns addressing various aspects of the initial proposed project. The Request was then continued to the June 13, 2023 meeting. At the June 13, 2023 Board meeting, the Applicant requested a continuance to the September meeting, to allow additional time to address the Board's concerns. The Applicant has continued to address the Board's concerns. To allow sufficient time to make necessary revisions and consult with its architect, the Applicant will request an additional continuance at the September 12, 2023 Board meeting. It is our intention to

present the application to the HPB at its October 10, 2023 hearing. The Applicant has made thoughtful revisions to its Request and is hopeful that it will be well-received by the Board.

Property Description. The Property is located on the northwest intersection of 4th Street and Meridian Court and is currently occupied by a contributing structure, which was constructed in 1952. The Miami-Dade County Property Appraiser identifies the Property with Folio No. 02-4203-009-5070. See Exhibit A, Property Appraiser Summary Report. The total lot area is approximately 5,000 square feet (0.11 acres) in size, and surrounded by a variety of uses. The Property is zoned within a "Commercial Performance Standard, General Mixed-Use" District ("CPS-2"), and is also located within the Ocean Beach Local Historic District.

Applicant Proposal. The Applicant is proposing to develop the Property with a 5-story, 4-unit structure adjacent to and immediately behind an existing contributing building (the "Project"). The Applicant is seeking to convert the existing single-story residential building—which will partially remain—into a commercial use. The new structure will be centrally located within the Property and the side and front setbacks will remain unmodified. The updated design of the new structure incorporates a modern design, in harmony with the Post War Modern style of the existing structure. The new five (5) story addition will be a tasteful addition to the neighborhood. The revised ground floor includes a commercial space fronting 4th Street, which reintroduces a previously existing archway at the entrance to the Property, and green elements throughout. The ground floor also includes a lobby area with a courtyard and six (6) on-site parking spaces, for the exclusive use of all residents.¹ The Applicant is proposing all units at 1,886 square feet. Each unit is proposed to have a covered, exterior balcony space. The balcony space will also incorporate plants and green elements along each railing, which will be visible from the street level. The Applicant also desires to make use of rooftop space, for the exclusive use of residents. This rooftop area will incorporate additional green elements, areas covered by a retractable awning, and be fully accessible via elevator.

Summary of Revisions. The Project was originally presented to the HPB at the April 11, 2023 hearing. At that hearing, certain requests were made of the Applicant, regarding the appearance of the structure and reincorporating certain architectural elements into

¹ The Applicant recognizes that two (2) parking spaces per unit are required, due to the proposed unit size at the Project. A total of eight (8) parking spaces are required for the Project. Therefore, the Applicant has considered options to satisfy this requirement through alternative parking arrangements. The remaining two (2) spaces will be satisfied through the fee-in-lieu parking program, provided for within the Resiliency Code. See Section 5.4.1(a), City of Miami Beach Resiliency Code.

the Project. The Board's feedback was well-received. The Applicant has made thoughtful revisions to the previously submitted plans, based upon staff comments and Board feedback, which include the following:

- a. The Applicant substantially revised its site plan from its initial submission to incorporate additional elements to incorporate a new, modern design. The Board expressed concerns regarding the overshadowing of the cantilever portion from the detached addition. Therefore, the Applicant removed any portion of a cantilever from the detached addition. As a result, the design of the overall Project changed and the Applicant is optimistic the new, updated design will be well-received by the Board.
- b. The overall color scheme of the detached addition and features throughout the façade have been revised to a lighter shade.
- c. The Applicant will reintroduce the previous archway along the 4th Street frontage at the Property. The archway will have slump brick piers as its base.
- d. The windows on the existing structure have been revised to remove features such as muntins. The finish of these windows has also been revised to reflect a lighter shade, as requested by the Board. Additionally, any aluminum cladding which was previously proposed has been removed.
- e. The rear (north) façade of the detached addition has been further developed to include additional balcony space and tile cladding.
- f. Substantial green elements and features have been added to the Project and incorporated throughout. The Applicant will use a variety of plants native to South Florida. Those plants will be located at the exterior of balconies and shall be placed in planters. The Applicant is currently reviewing plans for irrigation of these plants throughout the Property.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code, as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling or salvage plan for demolition, if any, will be provided at permit.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All new windows will be hurricane proof impact windows.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Where feasible, passive cooling systems will be provided.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Resiliency Code.

Resilient, Florida-friendly landscaping will be provided.

(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.

The Applicant has considered the adopted sea level rise projections and the land elevations of the subject property and surrounding properties.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way 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 up to three (3) additional feet in height.

The proposed design, including ground floor, driveways, and garage ramping will be adaptable to the raising of public rights-of-way and adjacent land, and will provide sufficient height and space to ensure that entry ways and exits can be modified.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of

all critical mechanical and electrical systems to a location above base flood elevation.

Critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Where feasible, new construction will be elevated up to base floor elevation, plus Freeboard. The Applicant is proposing the finish floor at eight (8) feet NGVD with the full five (5) feet of freeboard.

(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.

Habitable space will be located above base flood elevation plus Freeboard.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

Stormwater retention systems will be provided where feasible.

(11) Cool pavement material or porous pavement materials shall be utilized.

Cool pavement material and porous pavement materials will be utilized.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Project design will minimize the potential for heat island effects on site with ample and lush greenspace and landscaping, and opportunities for non-air conditioned commercial space. The proposed facade will also serve to keep the internal temperature of the building cooler.

Conclusion. Approval of the COA for demolition and design, will permit a thoughtful, adaptive reuse of the Property. The Applicant has made thoughtful revisions to the Project, and is looking forward to the feedback of the Board. The Project is an

innovative design that significantly complies with the Resiliency Code. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

cc: Elisabetta De Antoni
Oscar Pittini
Diego Sgobbi
Francesca Salvi
Gaia Sonzogni
Gray J. Crow

Enclosures