



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

- 1.0 COVER AND DRAWING LIST
  - 1.1 4-11-23 HPB ORDER
- 2.0 ZONING DATA AND BOUNDARY SURVEY
  - 2.1 ZONING AND HISTORIC DISTRICT MAP
  - 2.2 AERIAL VIEW AND PROJECT LOCATION
  - 2.3 EXISTING FAR SHADED DIAGRAMS
  - 2.4 PROPOSED FAR SHADED DIAGRAM
- 3.0 PROPOSED SITE PLAN
  - 3.1 PROPOSED FLOOR PLAN SECOND TO FIFTH FLOOR
  - 3.2 PROPOSED ROOFTOP TERRACE PLAN
  - 3.3 PROPOSED UPPER ROOF PLAN
  - 3.4 PROPOSED ELEVATIONS
  - 3.5 PROPOSED ELEVATIONS
  - 3.6 PROPOSED ELEVATIONS
  - 3.7 TRANSVERSAL SECTIONS
  - 3.8 LONGITUDINAL SECTION
- 4.0 HISTORIC ARCHITECTURE
  - 4.1 PICTURES OF EXISTING BUILDING
  - 4.2 PICTURES OF EXISTING CONTEXT
- 5.0 DEMOLITION PLAN
  - 5.1 DEMOLITION ELEVATIONS
  - 5.2 DEMOLITION ELEVATIONS
- 6.0 MATERIALS
- 7.0 RENDERING
  - 7.1 HISTORIC ENTRY RESTORATION
  - 7.2 RENDERING
  - 7.3 RENDERING
  - 7.4 RENDERING
  - 7.5 RENDERING
  - 7.6 RENDERING
  - 7.7 RENDERING
  - 7.8 RENDERING



# 1.0



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

COMMERCIAL - ZONING DATA SHEET

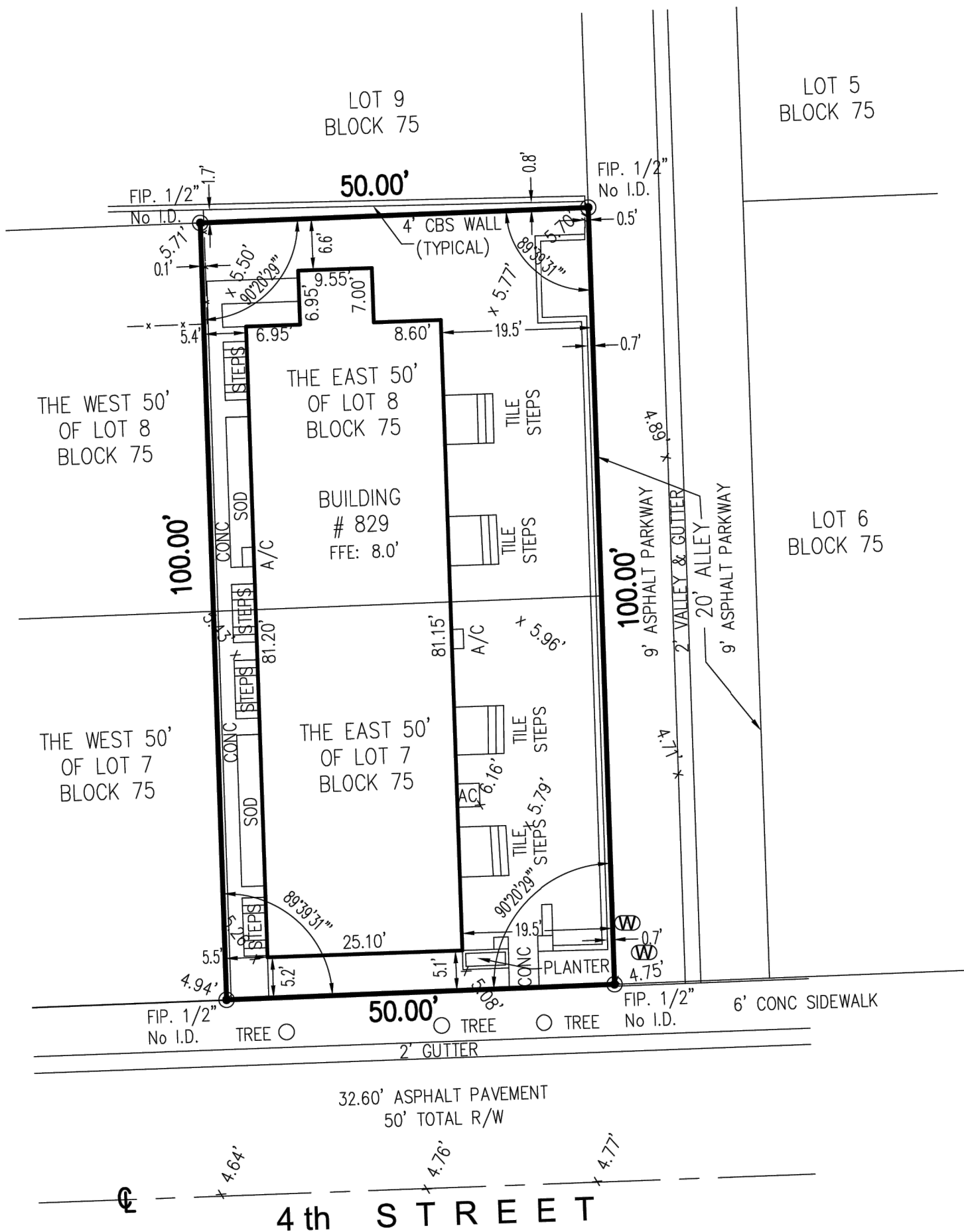
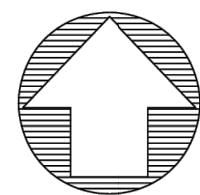
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

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): <b>Yes</b>	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	* 2
22	Loading	n/a	n/a	n/a	n/a

Notes: Indicate N/A if not applicable.

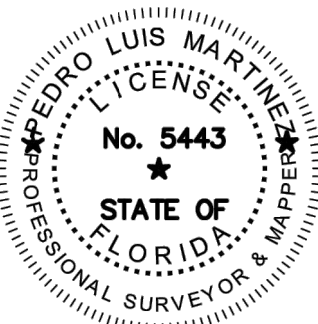
\*Remaining 2 spaces to be satisfied through the fee in lieu parking program and cite to Section 5.4.1(a) of the Resiliency Code.

BOUNDARY SURVEY



PEDRO L MARTINEZ

Digitally signed by PEDRO L MARTINEZ  
DN: c=US, o=MARTINEZ AND MARTINEZ ENTERPRISES INC, dnQualifier=A0141000000018094F685AA000FA1D, 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"	=DENOTES FOUND IRON PIPE
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
P.C.P.	=DENOTES PERMANENT CONTROL POINT
F.C.P.	=DENOTES FOUND IRON PIPE
+	=DENOTES EXISTING ELEVATION
x 0.00'	=DENOTES CATCH BASIN
1/2"	=DENOTES WATER METER
W	=DENOTES WOOD FENCE
x	=DENOTES CHAIN LINK FENCE
—	=DENOTES IRON FENCE
—	=DENOTES OVERHEAD LINE
OH	=DENOTES OVERHEAD
+	=DENOTES FOUND IRON PIPE (NO ID.)
+	=DENOTES FOUND NAIL AND DISC
+	=DENOTES WOOD POWER POLE
+	=DENOTES MANHOLE SANITARY
+	=DENOTES MANHOLE STORM
+	=DENOTES ASPHALT
+	=DENOTES BRICK
+	=DENOTES CONCRETE PAD
+	=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 S.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.  
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME 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

BOUNDARY SURVEY

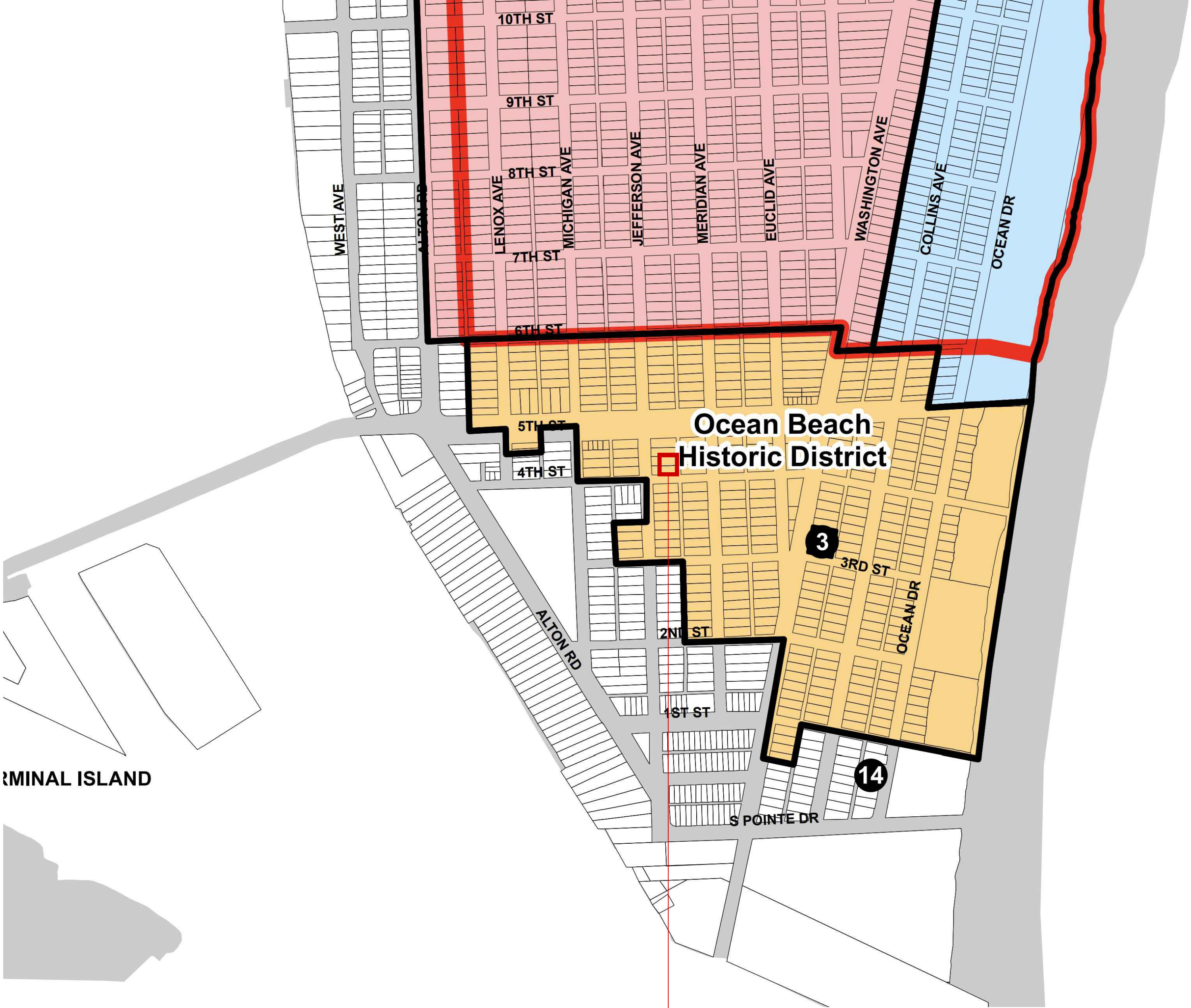
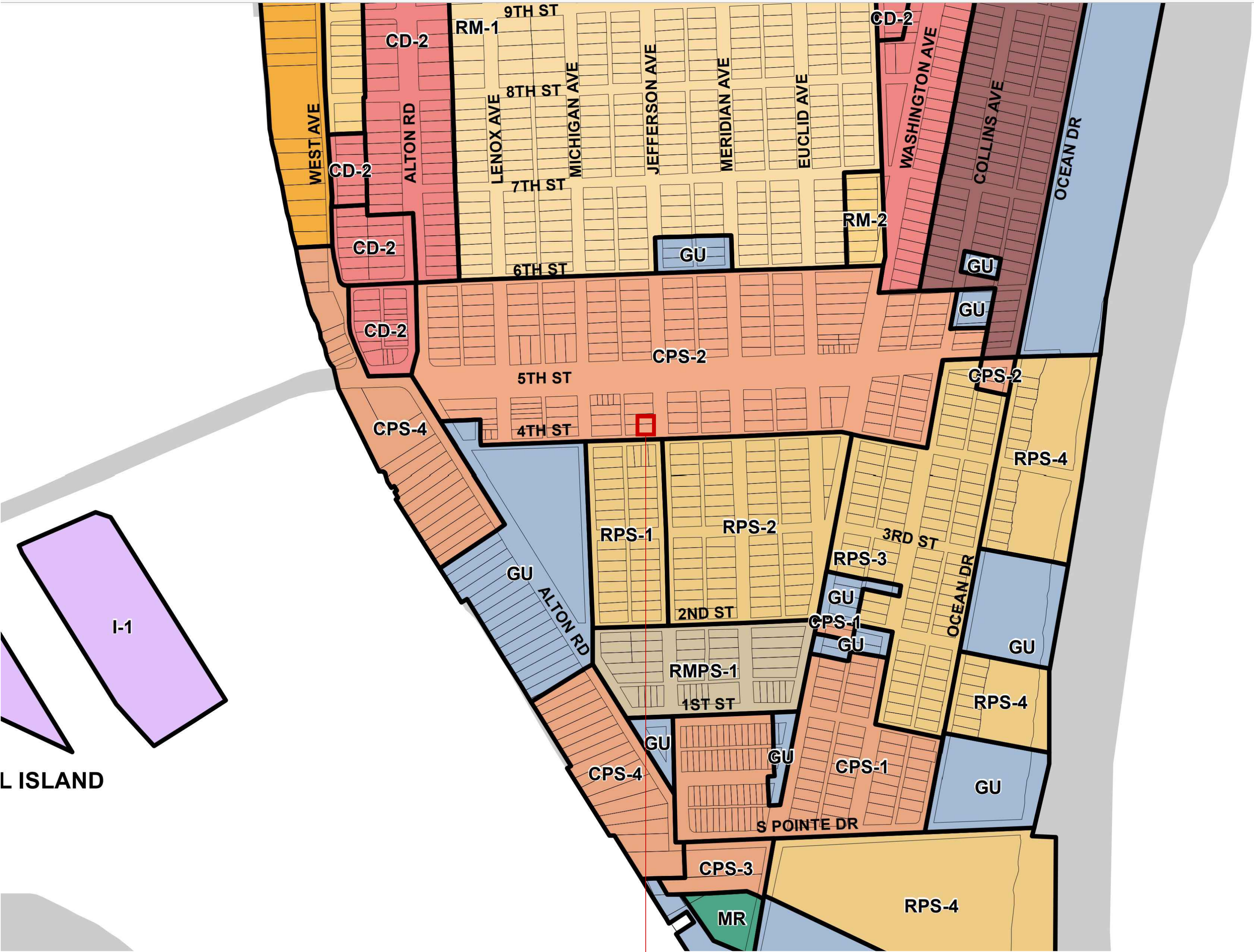
DATE	DRAWN BY	SCALE
12-30-2021	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
07-05-2023	UP-DATE	



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

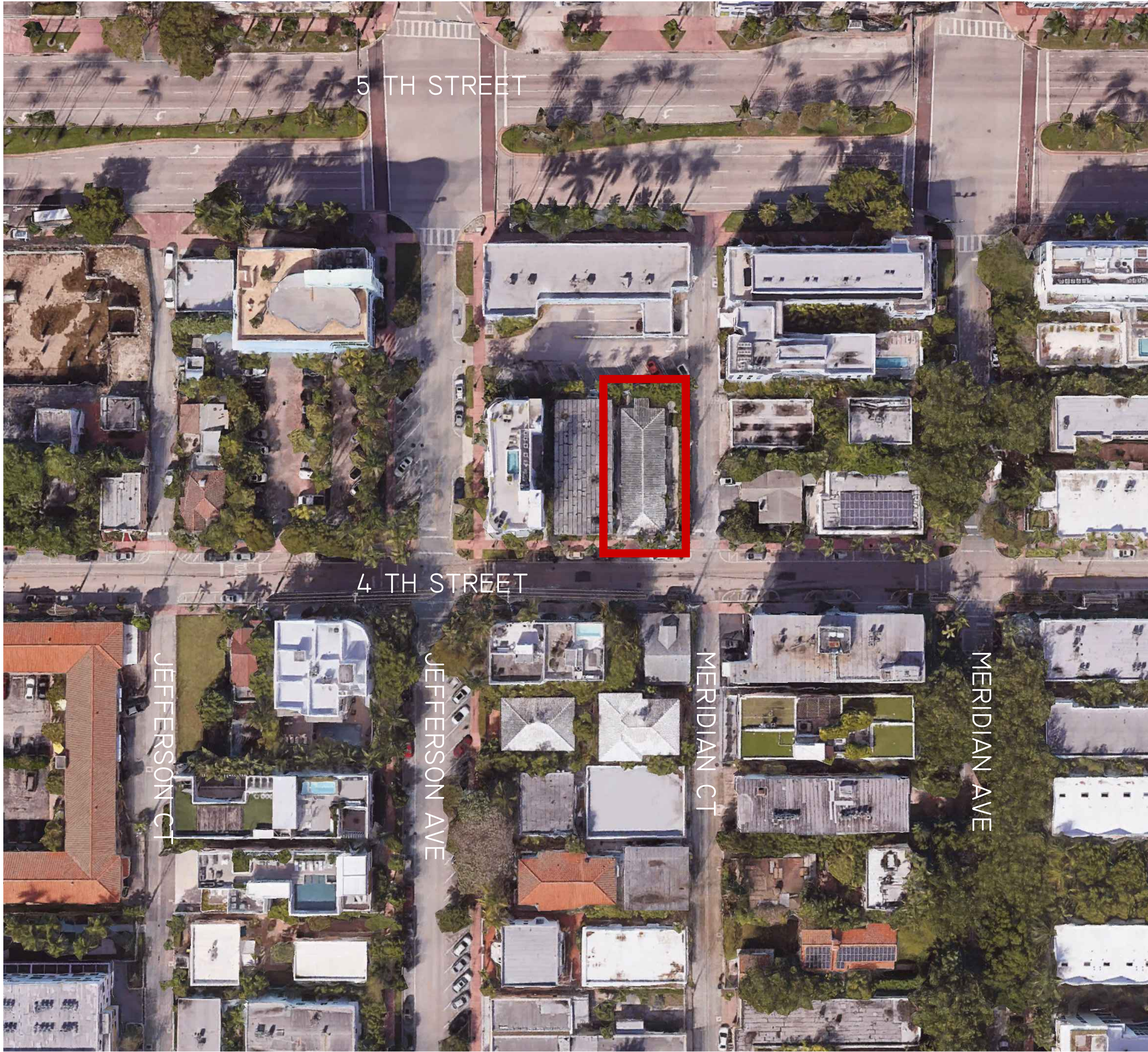
SIGNED: PEDRO LUIS MARTINEZ, LICENSE NO. 5443, STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.  
07-05-2023 FOR THE FIRM



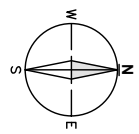


CPS-2 COMMERCIAL PERFORMANCE STANDARD, GENERAL MIXED USE | OCEAN BEACH HISTORIC DISTRICT



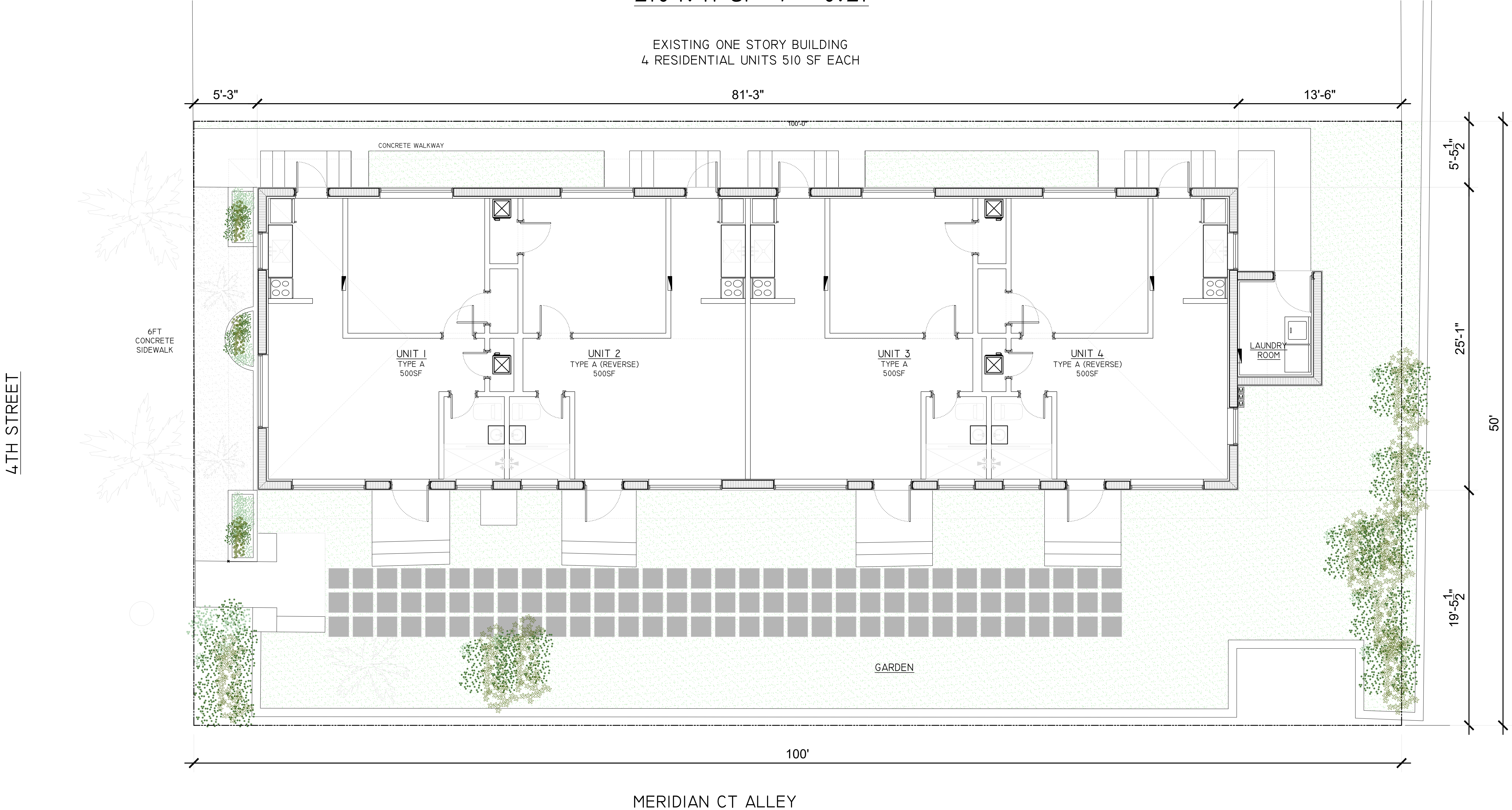




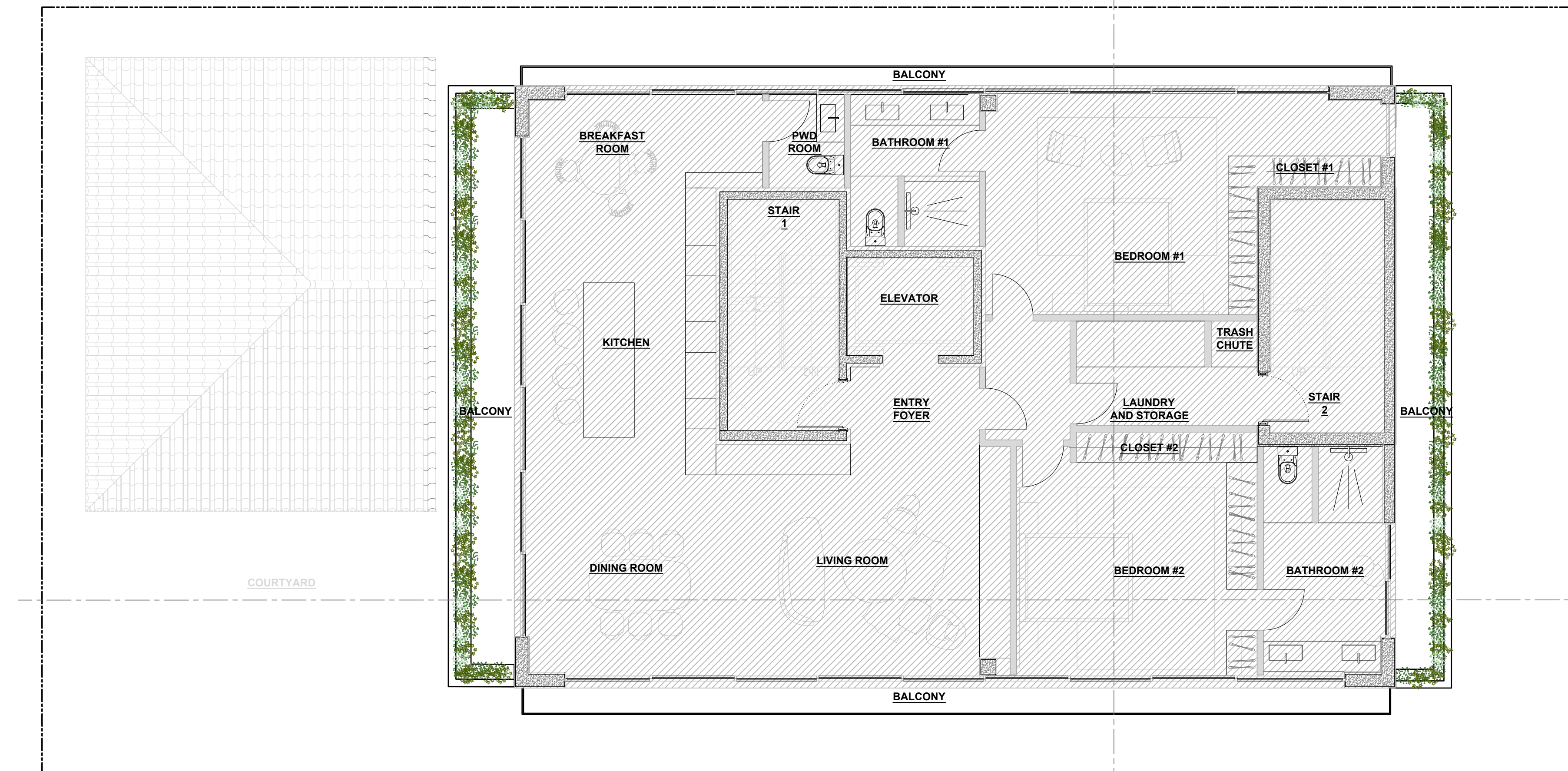
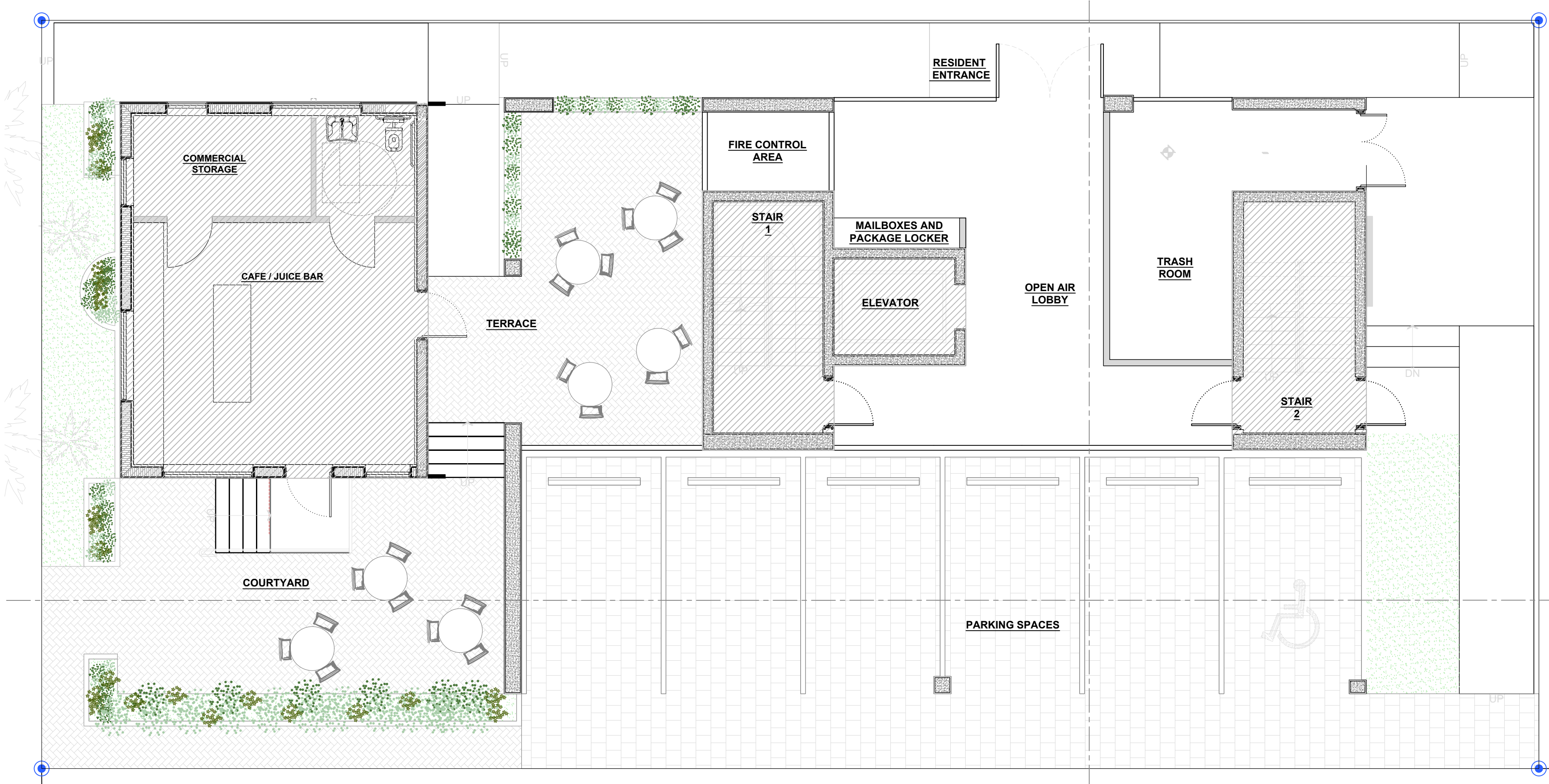


EXISTING BUILDING FAR  
2104.41 SF / 0.21

EXISTING ONE STORY BUILDING  
4 RESIDENTIAL UNITS 510 SF EACH







PROPOSED BUILDING FAR 2.0 (MAX 10,000 SF)

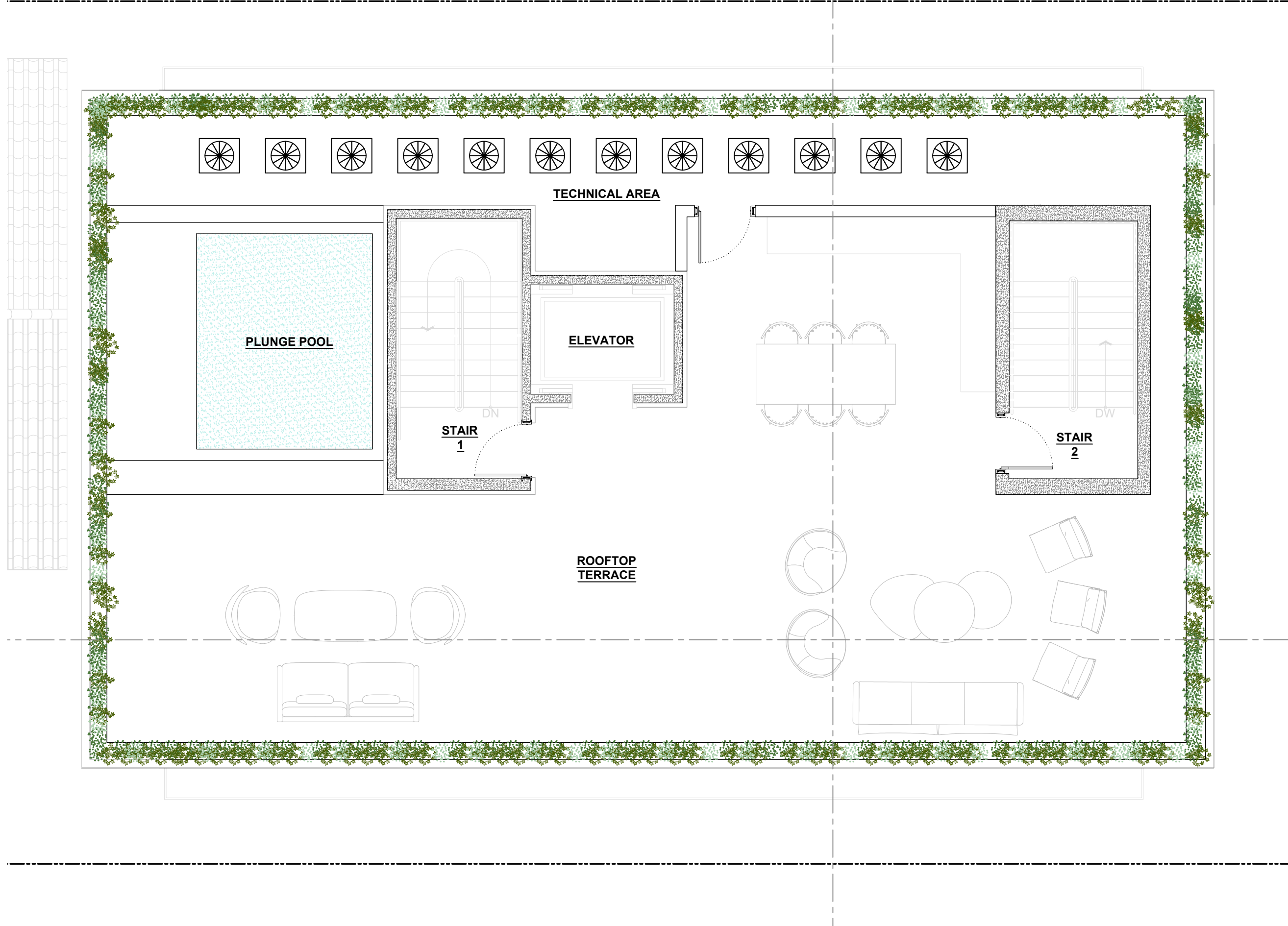
GROUND FLOOR, EXISTING GRADE  
514.4 SF COMMERCIAL SPACE + 222 SF STAIR 1 AND ELEVATOR + 155.6 SF STAIR 2  
FOR A TOTAL OF 892.0 SF

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 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, SECTION 114.1 DEFINITIONS, FLOOR AREA EXCLUDES TERRACES, BREEZEWAYS, OR OPEN PORCHES
  - 2 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 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 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK
  - 4 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES EXTERIOR UNENCLOSED PRIVATE BALCONIES
  - 5 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES ENCLOSED GARBAGE ROOMS, ENCLOSED WITHIN THE BUILDING ON THE GROUND FLOOR LEVEL
  - 6 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES STAIRWELLS AND ELEVATORS LOCATED ABOVE THE MAIN ROOF DECK
  - 7 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES ELECTRICAL TRANSFORMER VAULT ROOMS
  - 8 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES FIRE CONTROL ROOMS AND RELATED EQUIPMENT FOR LIFE SAFETY PURPOSES
  - 9 PER CMB CODE OF ORDINANCES, SUBPART 8 - LAND DEVELOPMENT REGULATIONS, CHAPTER 114, FLOOR AREA EXCLUDES SECURED BICYCLE PARKING





4th STREET

