

MIAMI BEACH REVIVAL

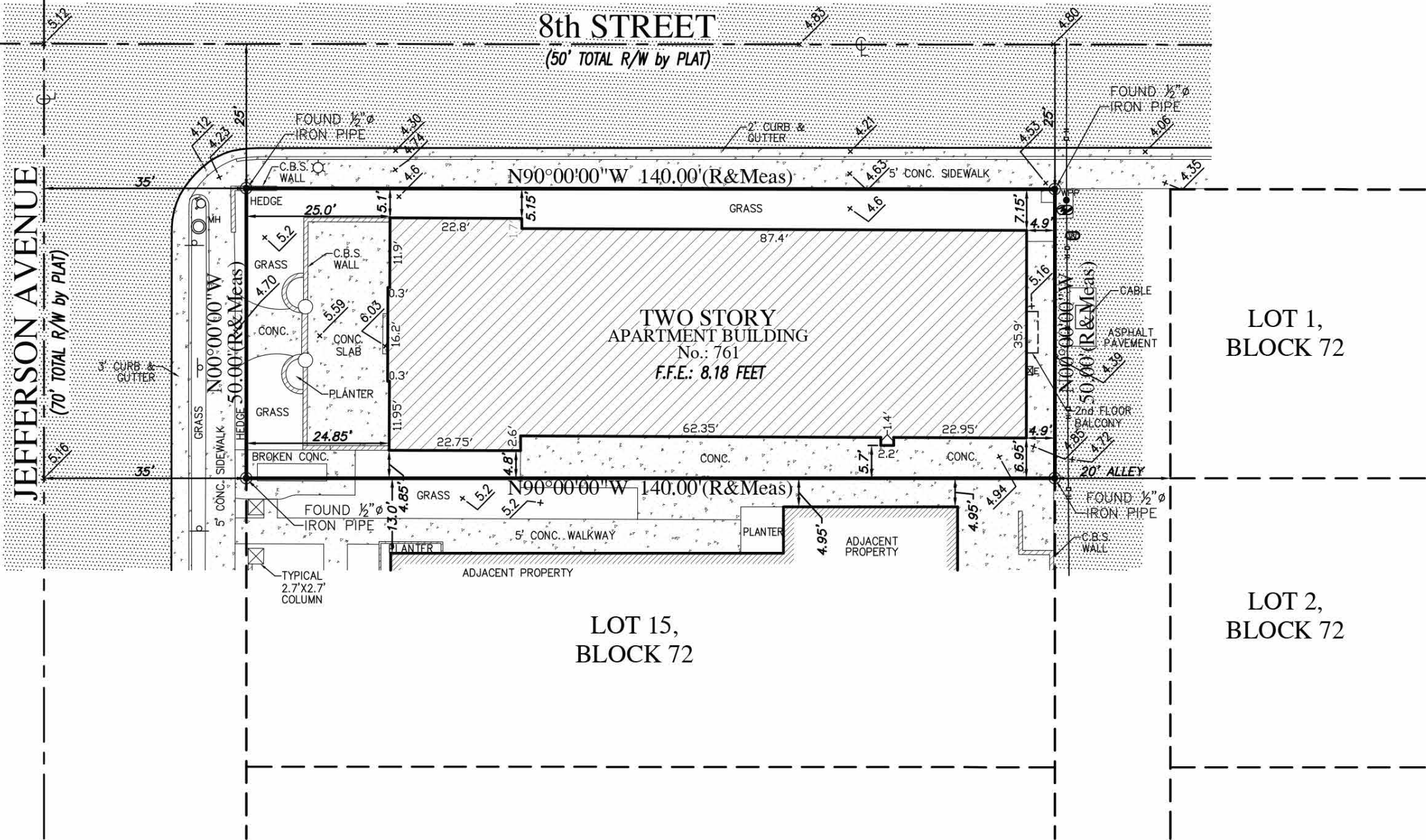
FLAMINGO PARK DISTRICT

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TOPOGRAPHIC SURVEY



GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

761 Jefferson Avenue
Miami Beach, Florida 33139.

DATE:
03-25-2024

JOB No.:
23-33110-A

SKETCH No.:
30970-A

REVISIONS:

SCALE:
1"=20'

SHEET:
2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEY NOTES)

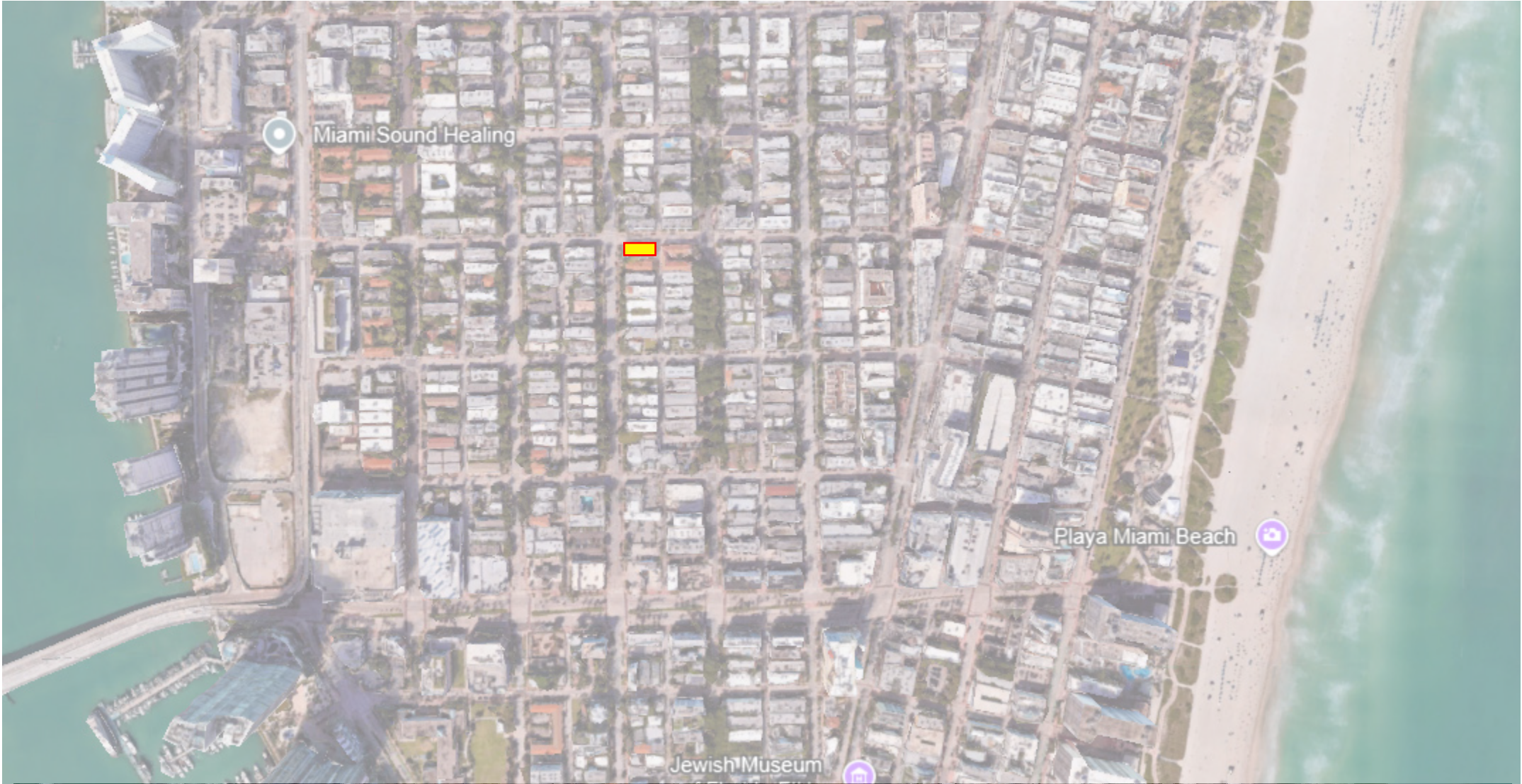
DESIGN APPROACH

ARCHITECTURE

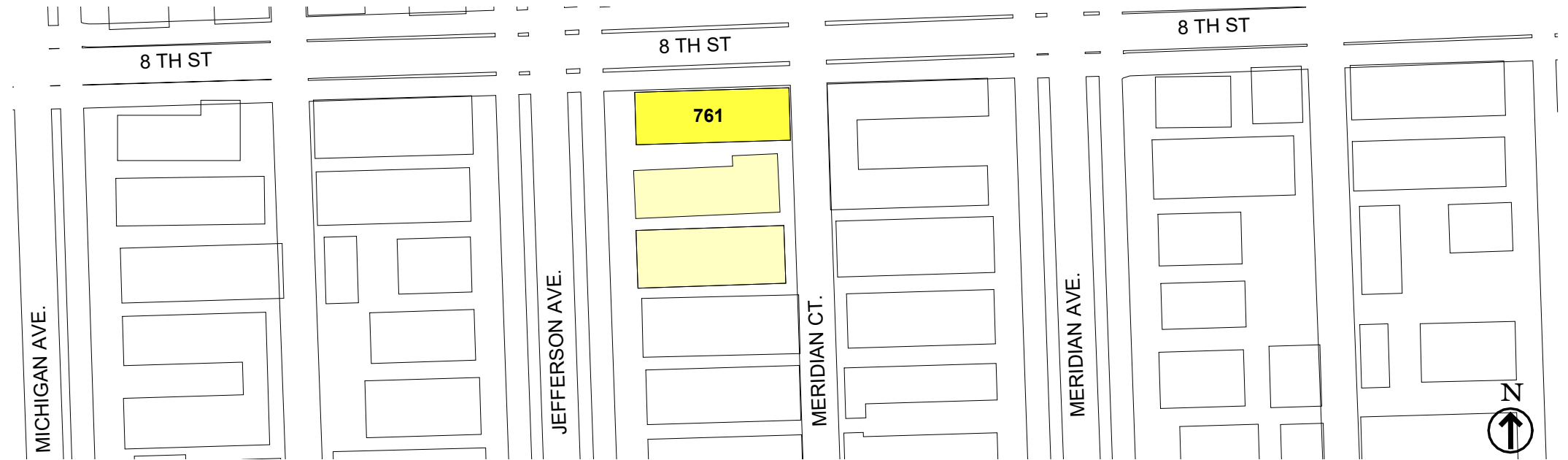
DESIGN APPROACH

This presentation outlines the scope of work for the Evans Kiamesha Apartments in Miami Beach, focusing on preserving the architectural heritage of the area. It includes a detailed review of the building's existing condition, proposed facade changes, and how these enhancements will contribute to the rich architectural tapestry of Flamingo Park. The project aims to blend respectful preservation with modern enhancements to celebrate and rejuvenate this historic structure.





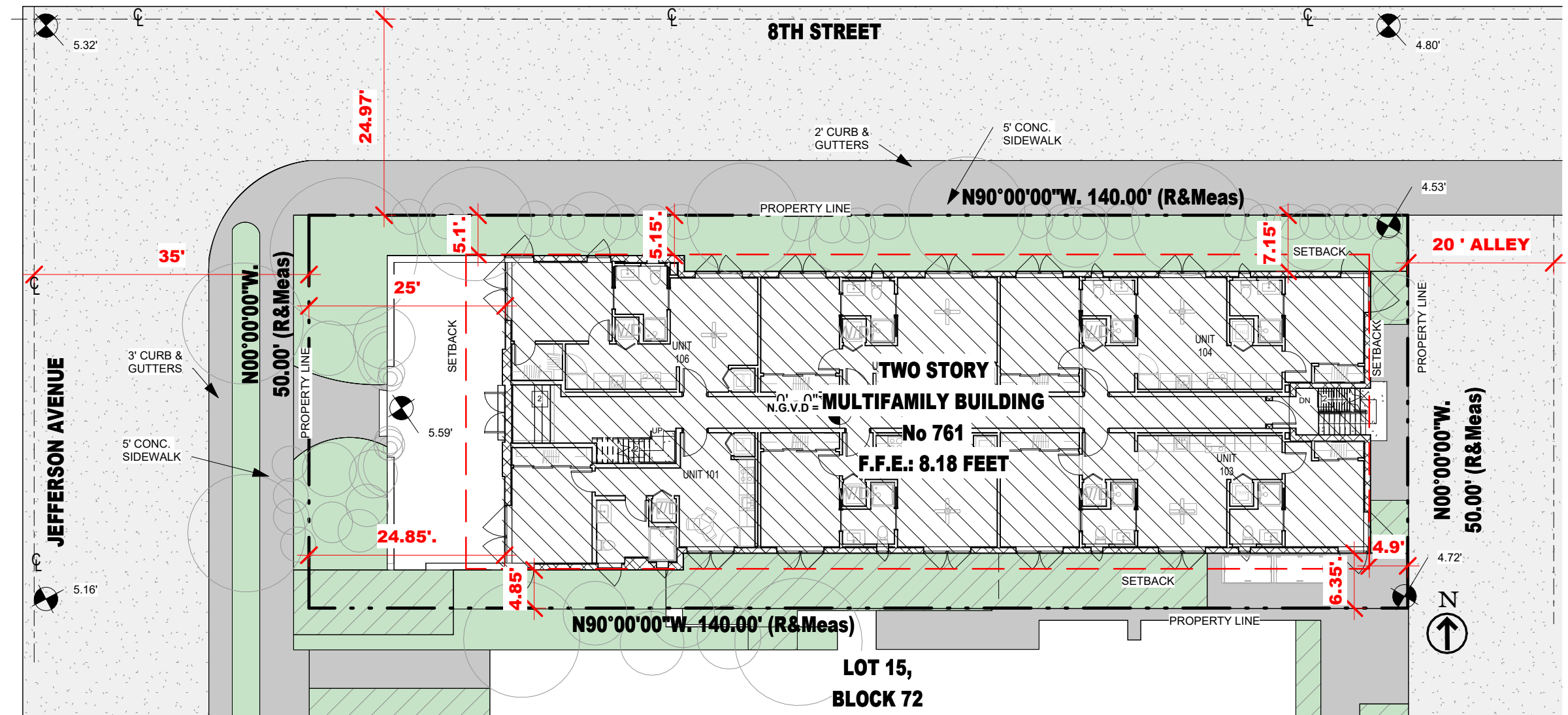
AERIAL MAP



761 JEFFERSON AVE | EVANS KIAMESHA APARTMENTS

761 JEFFERSON

USA | FLORIDA | MIAMI BEACH



1 SITE PLAN.
1/16" = 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:761 JEFFERSON AVE. MIAMI BEACH, FL 33140		Folio number(s):	02-4203-009-4760	Year built:	1936
2	Board file number(s), Determination of Architectural Significance:				Lot Area:	7000 Sq Ft.
3	Located within a Local Historic District (Yes or No): Yes		Zoning District:	FLAMINGO PARK	Lot width:	50'
4	Individual Historic Site (Yes or No):				Lot Depth:	140'
5	Base Flood Elevation:			Grade value in NGVD:		
6	Adjusted grade (BFE+Grade / 2):			Free board:		
7	Proposed Use:		RM-1 RES, MULTIFAMILY -LOW INTENSITY			
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)		1.25			
14	Building Height		35 .0'	25.88'	25.88'	
15	At grade parking lot on the same lot					
a	Front setbacks		20' -0"	24.85'	24.85'	
b	Side interior setback		5' - 0"	4.8'	4.8'	
c	Side facing street setback		N/A	5.1'	5.1'	
d	Rear setback		5' - 0"	4.9'	4.9'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)		Required	Existing	Proposed	Deficiencies
a	Front setbacks		N/A	N/A	N/A	
b	Side interior setback		N/A	N/A	N/A	
c	Side facing street setback		N/A	N/A	N/A	
d	Rear setback		N/A	N/A	N/A	
17	Subterranean, Pedestal & Tower (non-Oceanfront)		Required	Existing	Proposed	Deficiencies
a	Front setbacks		N/A	N/A	N/A	
b	Side interior setback		N/A	N/A	N/A	
c	Side facing street setback		N/A	N/A	N/A	
d	Rear setback		N/A	N/A	N/A	
18	Minimum Apartment Unit Size		Required	Existing	Proposed	Deficiencies
a	New Construction		N/A	N/A	N/A	
b	Rehabilitated Buildings		400 SqFt		512 SqFt	
c	Hotel Unit		N/A	N/A	N/A	
19	Average Apartment Unit Size		Required	Existing	Proposed	Deficiencies
a	New Construction		N/A	N/A	N/A	
b	Rehabilitated Buildings		550 SqFt		586 SqFt	
c	Hotel Unit		N/A	N/A	N/A	
20	Required Open-space ratio (RPS, CPS)		N/A	N/A	N/A	
21	Parking		EXEMPT			
22	Loading					

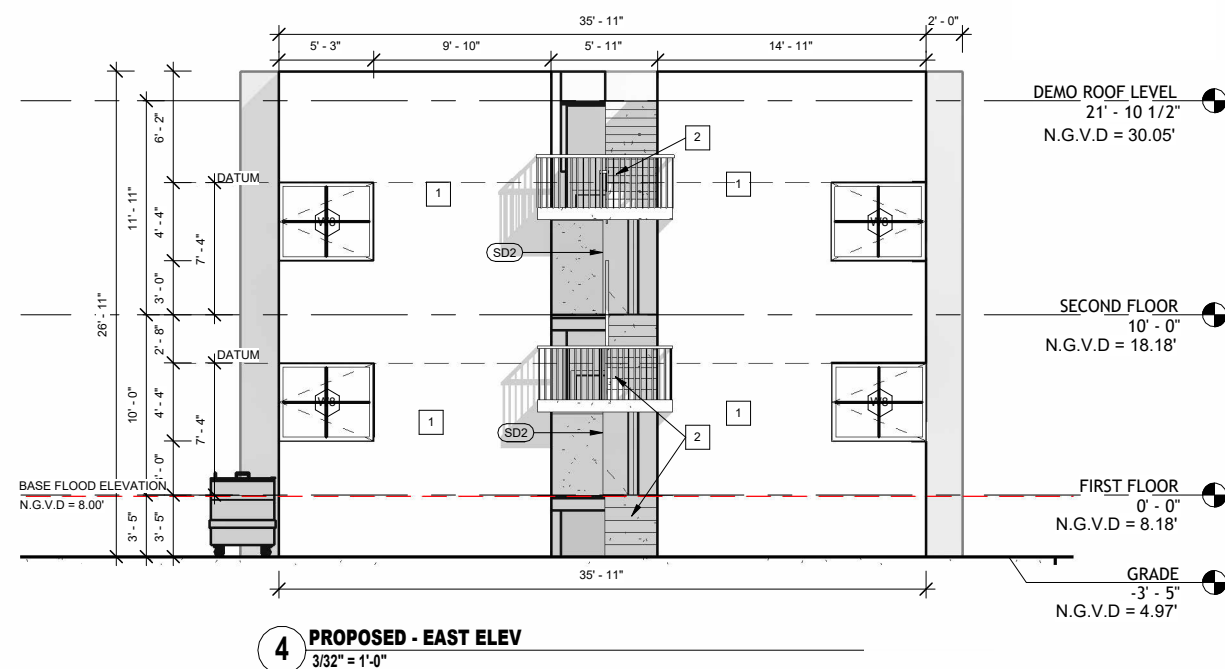
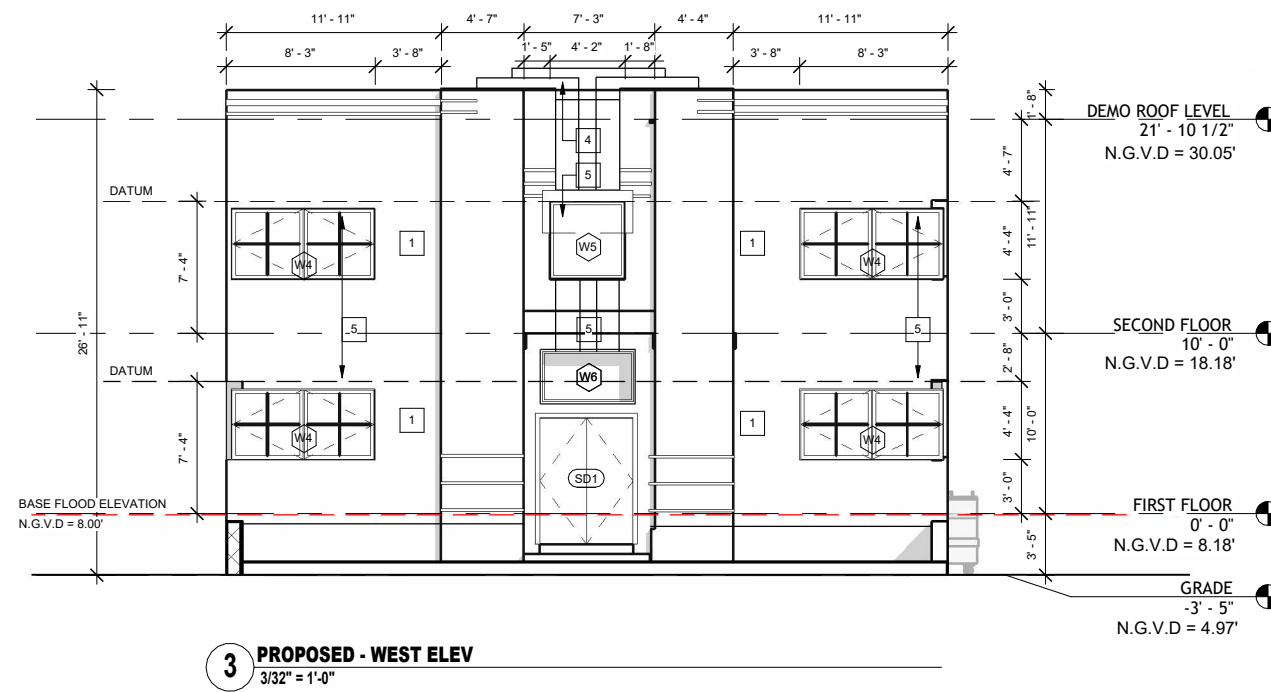
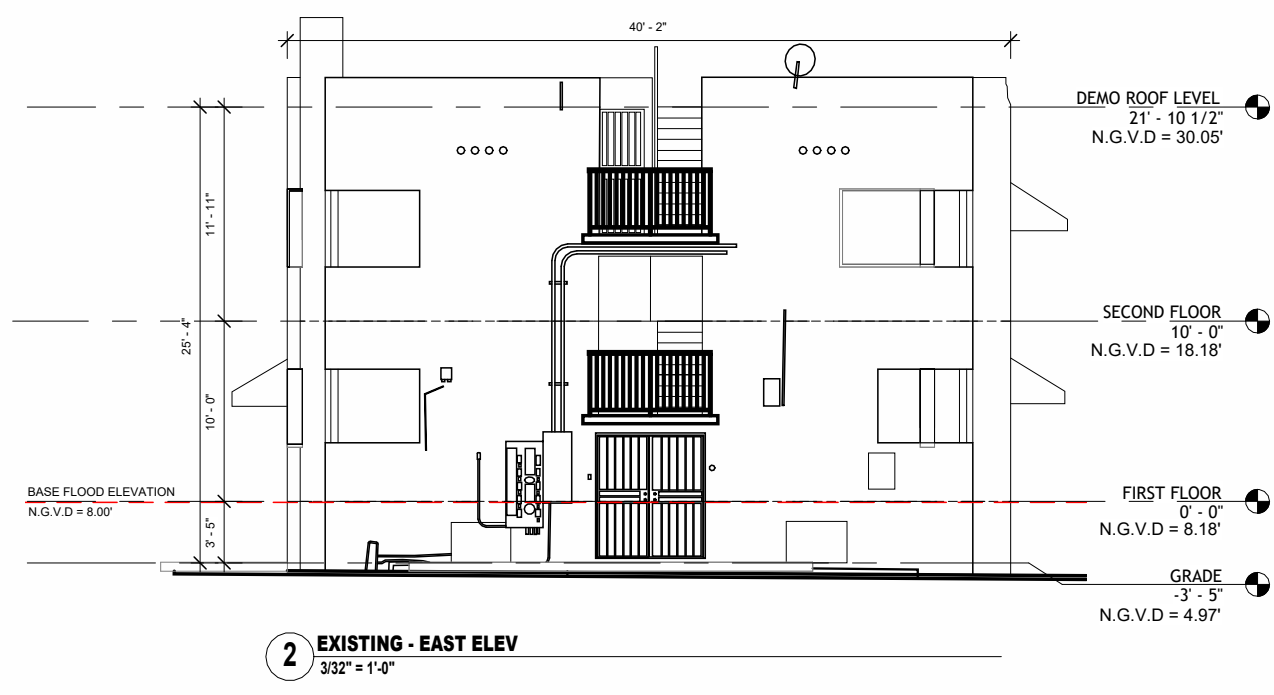
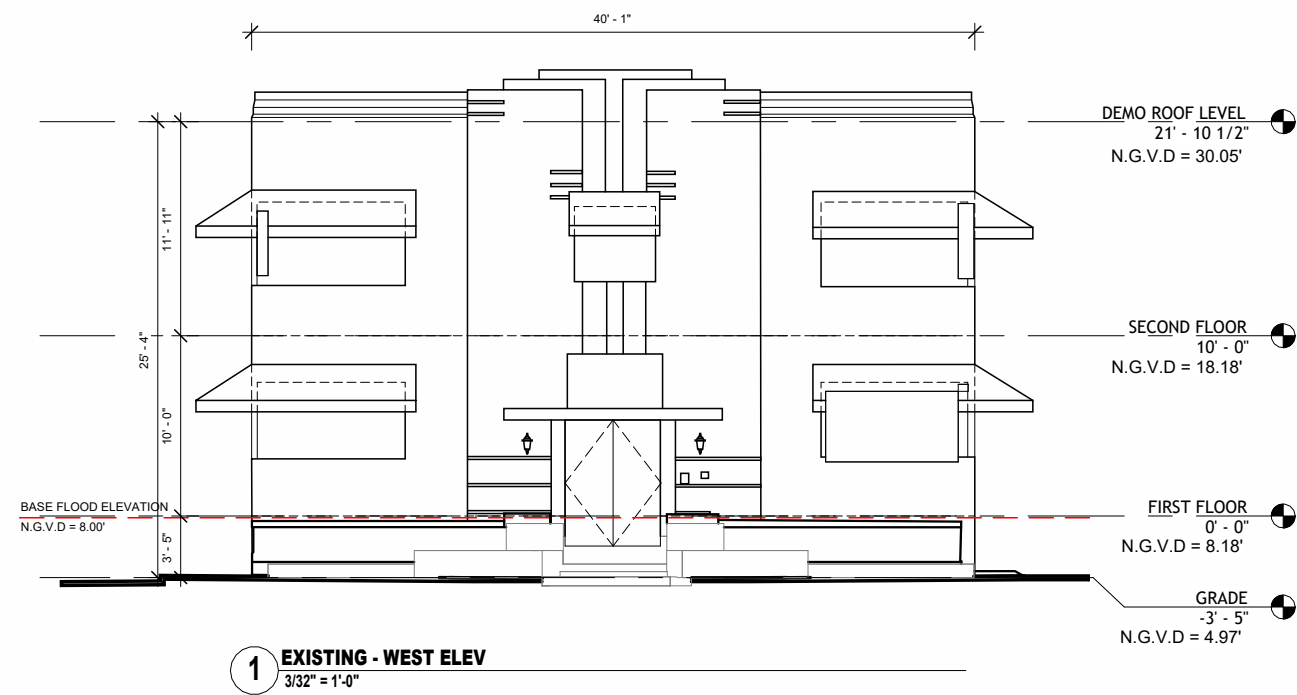
CURRENT



PROPOSED



US MBCH | JEFFERSON
HISTORICAL PRESERVATION BOARD | PROPOSED WORK



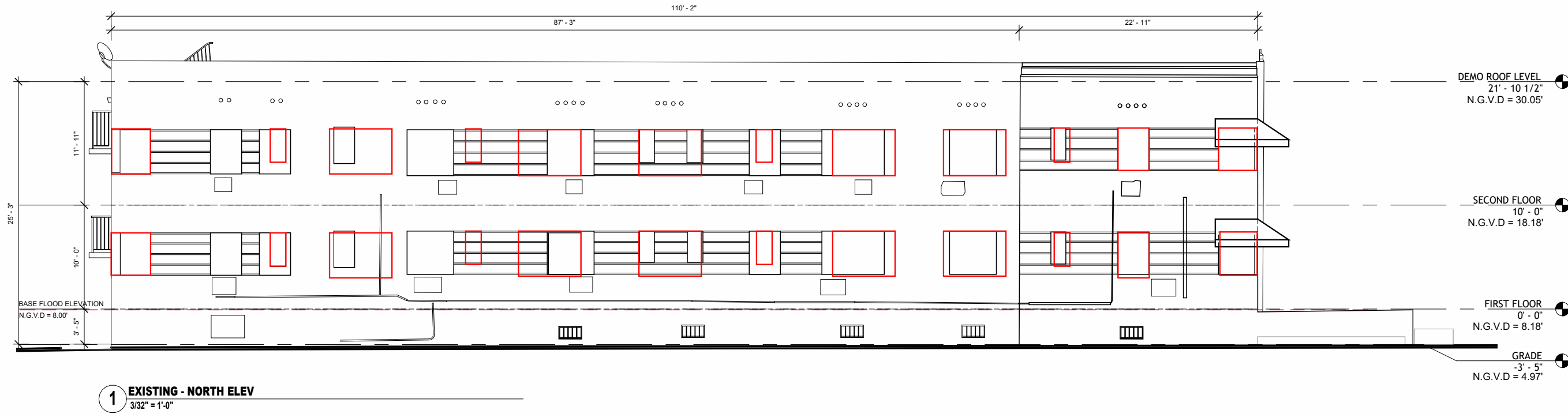
KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
5	AWNINGS ROYAL BLUE

FRONT AND BACK FACADES REMAIN THE SAME.
NO ALTERATIONS MADE.
NEW WINDOWS AND DOORS TO BE INSTALLED.
RESTORE STUCCO AND PRESERVE ORNAMENTATION AND RACING STRIPS

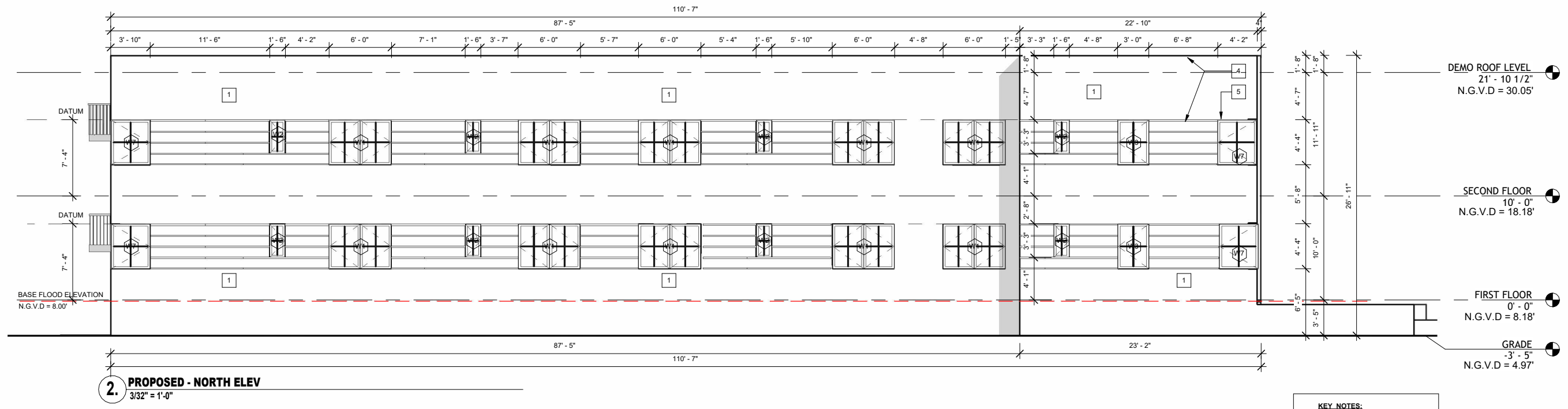


PROPOSED COLORS
NEW WINDOWS AND DOORS TO BE INSTALLED.
RESTORE STUCCO AND PRESERVE ORNAMENTATION AND RACING STRIPS

US MBCH | JEFFERSON
HISTORICAL PRESERVATION BOARD | PROPOSED WORK



1 EXISTING - NORTH ELEV
3/32" = 1'-0"

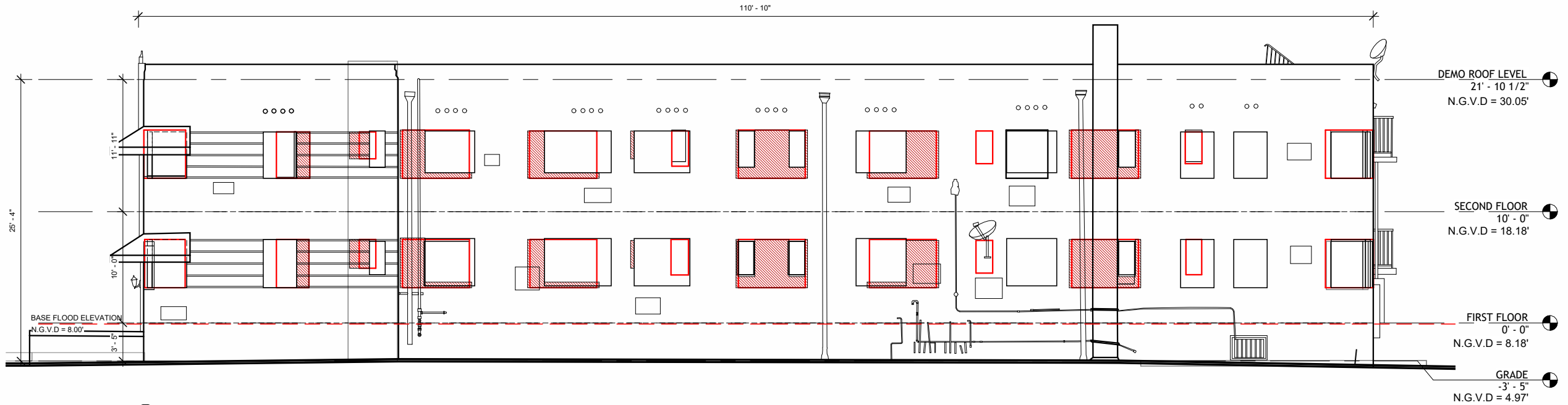


2 PROPOSED - NORTH ELEV
3/32" = 1'-0"

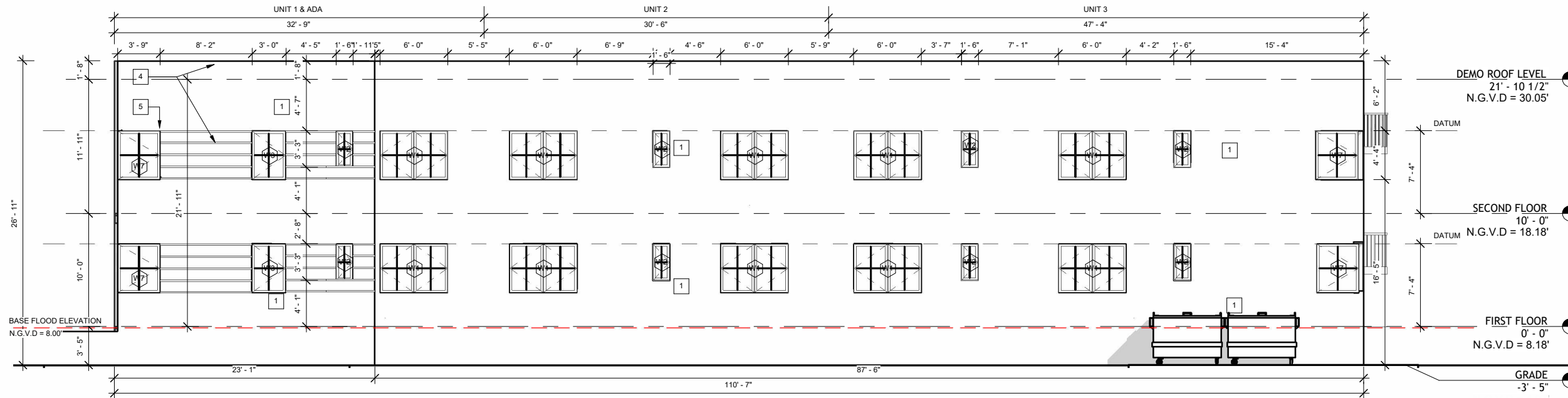
SIDE FACADE WINDOW RELOCATION AS SHOWN.
NEW WINDOWS TO BE INSTALLED.
RESTORE STUCCO AND PRESERVE ORNAMENTATION AND RACING STRIPES

KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
3	EXISTING ROOF
4	PAINT TRIMS LIGHT COLOR
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US MBCH | JEFFERSON
HISTORICAL PRESERVATION BOARD | PROPOSED WORK



1 EXISTING - SOUTH ELEV
3/32" = 1'-0"

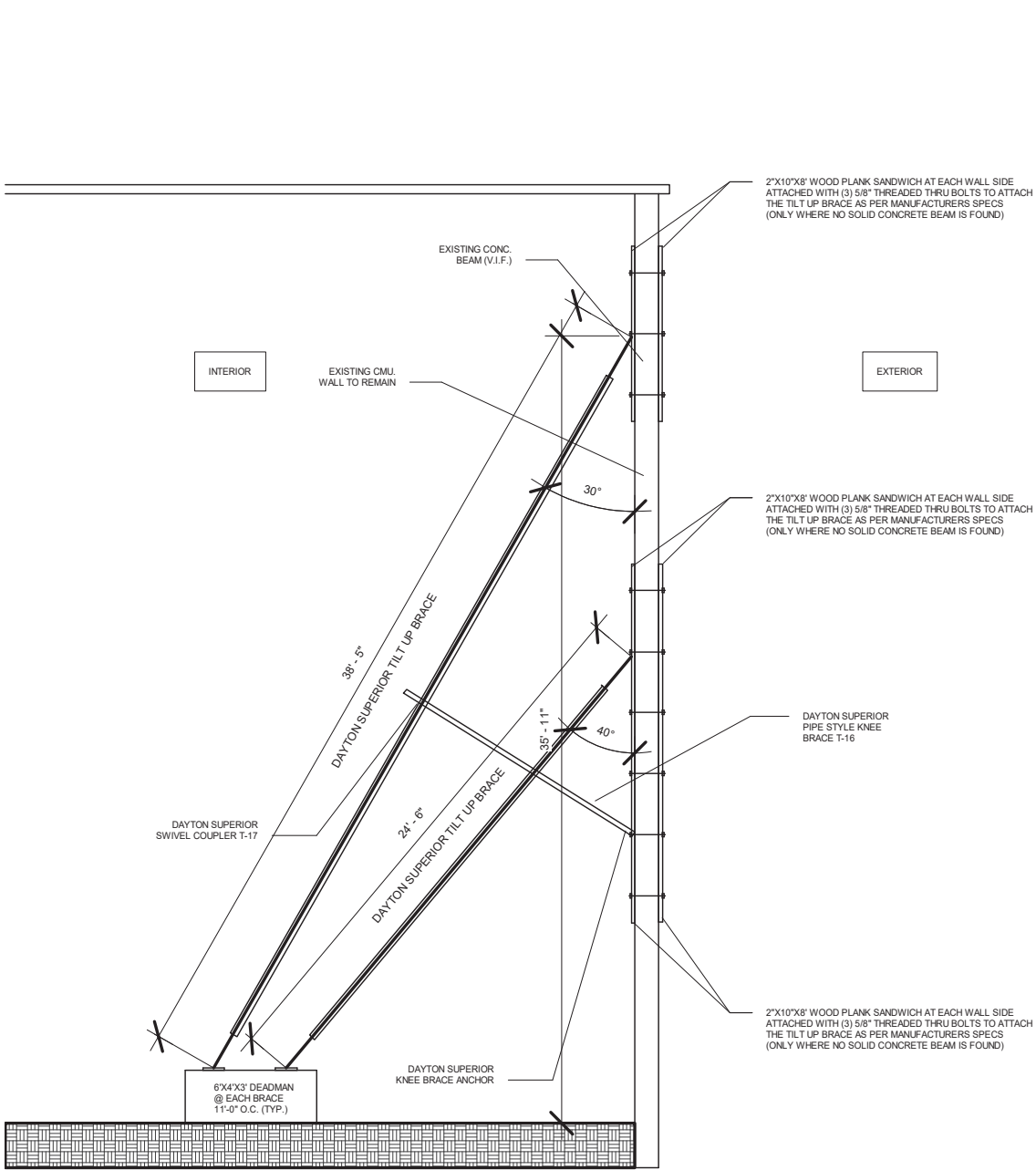


2 PROPOSED - SOUTH ELEV
3/32" = 1'-0"

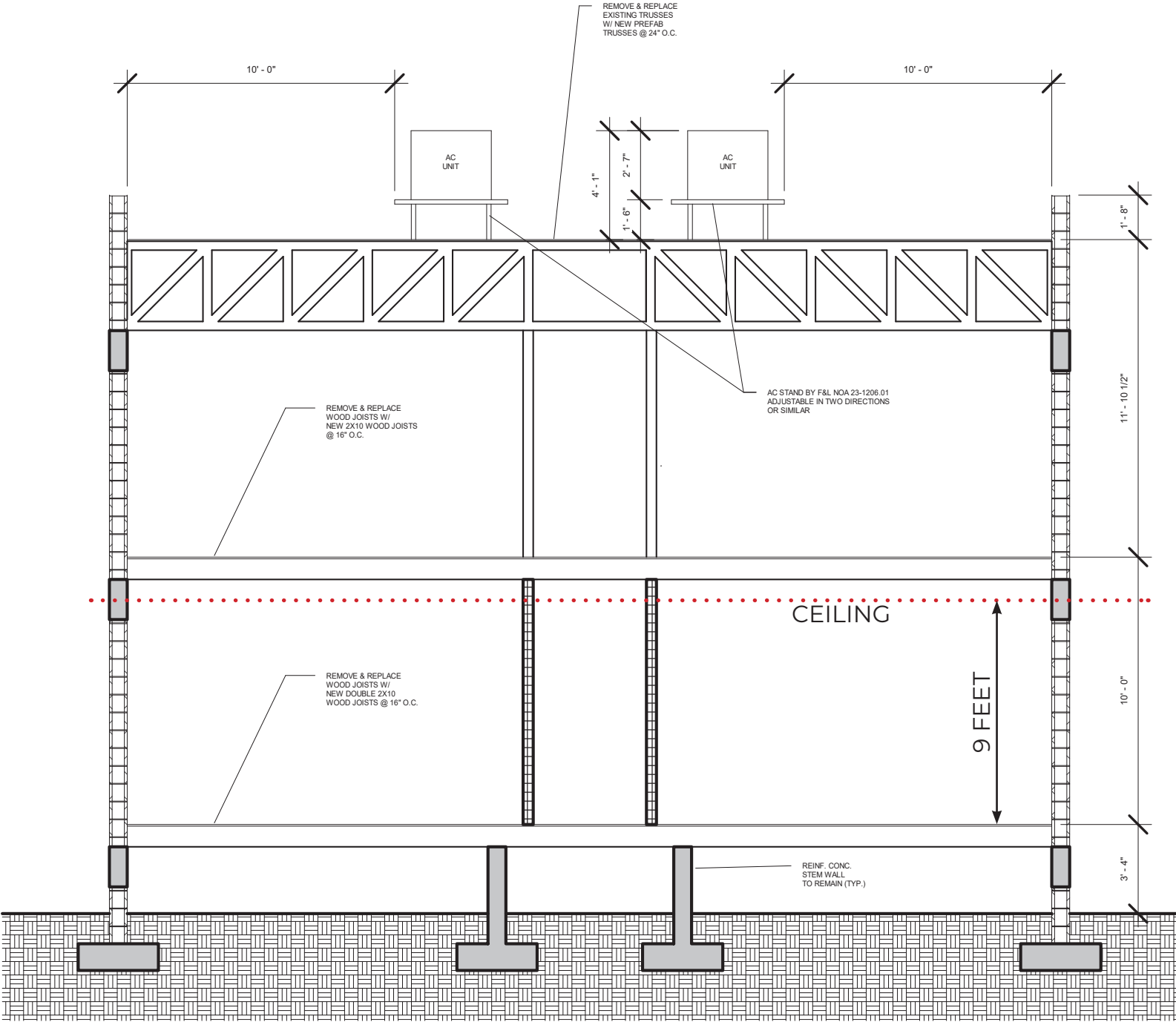
SIDE FACADE WINDOW RELOCATION AS SHOWN.
NEW WINDOWS TO BE INSTALLED.
RESTORE STUCCO AND PRESERVE ORNAMENTATION AND RACING STRIPES

KEY NOTES:	
1	PAINT EXTERIOR WALL WHITE
2	EXISTING STEPS
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4	PAINT TRIMS LIGHT COLOR
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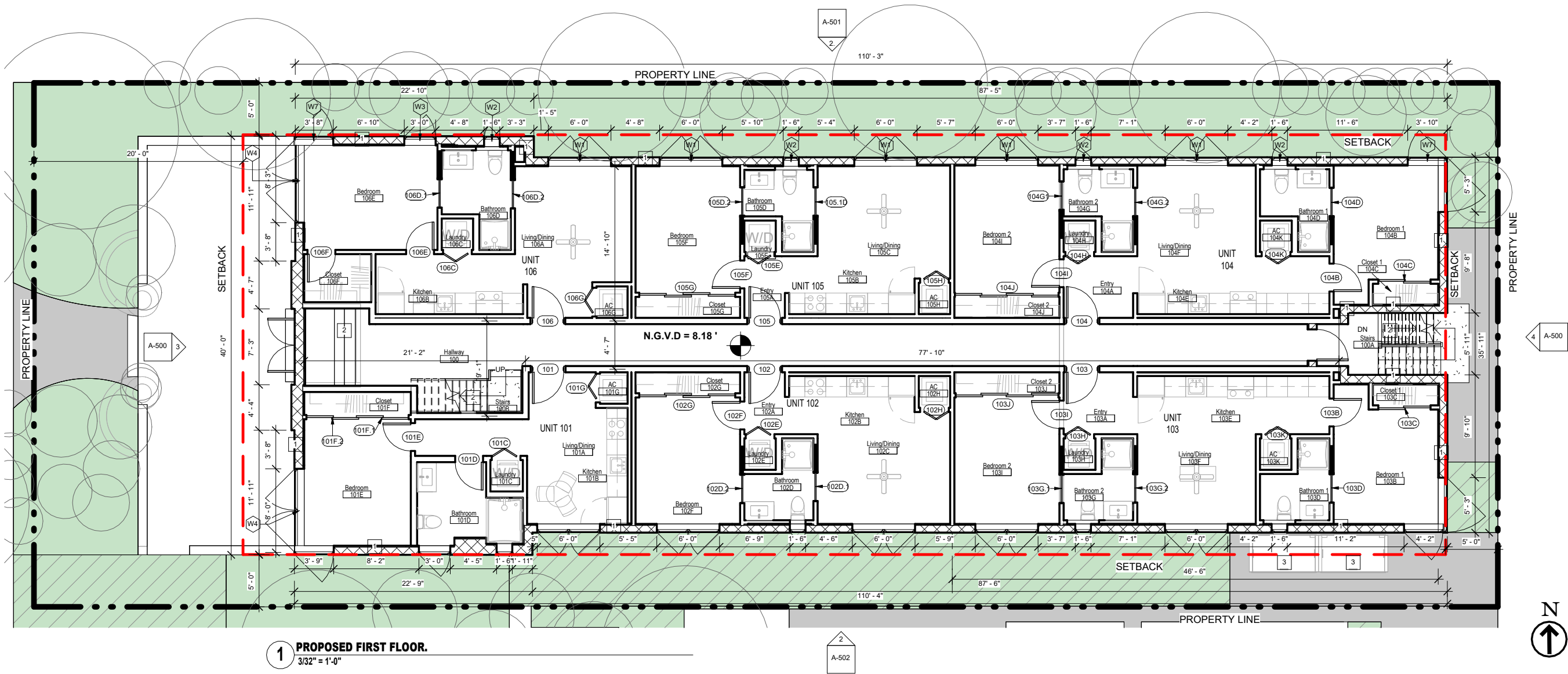
① TYPICAL WALL BRACING DETAIL
1/8" = 1'-0"



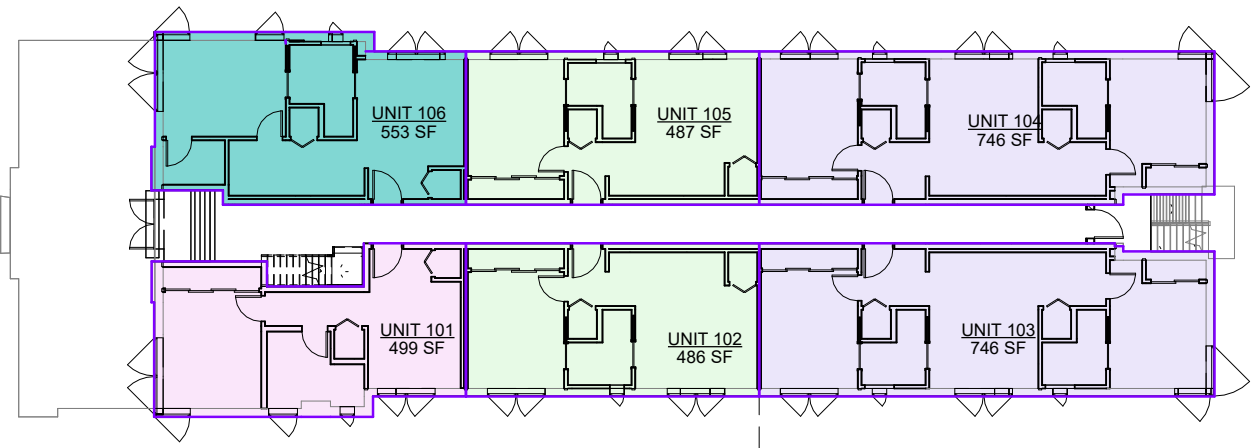
② TYPICAL WALL SECTION
3/16" = 1'-0"

10 FEET FROM T.O.S TO T.O.S.
9 FEET CEILINGS.
NEW A/C DUCTS. 10" TO 18" NEEDED AT SOME AREAS.
WE DON'T HAVE ENOUGH TOLERANCE TO RAISE THE FIRST FLOOR 10".

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HISTORICAL PRESERVATION BOARD | PROPOSED WORK



UNIT MATRIX.		
unit type	Unit Number	Area
101 (ADA)		
101 (ADA)	UNIT 101	499 SF
TYP 02 & 05		
TYP 02 & 05	UNIT 102	486 SF
TYP 02 & 05	UNIT 105	487 SF
TYP 02 & 05	UNIT 202	486 SF
TYP 02 & 05	UNIT 205	487 SF
TYP 03 & 04		
TYP 03 & 04	UNIT 103	746 SF
TYP 03 & 04	UNIT 104	746 SF
TYP 03 & 04	UNIT 203	746 SF
TYP 03 & 04	UNIT 204	745 SF
TYP 06		
TYP 06	UNIT 106	553 SF
TYP 06	UNIT 206	565 SF
UNIT 201		
UNIT 201	UNIT 201	486 SF

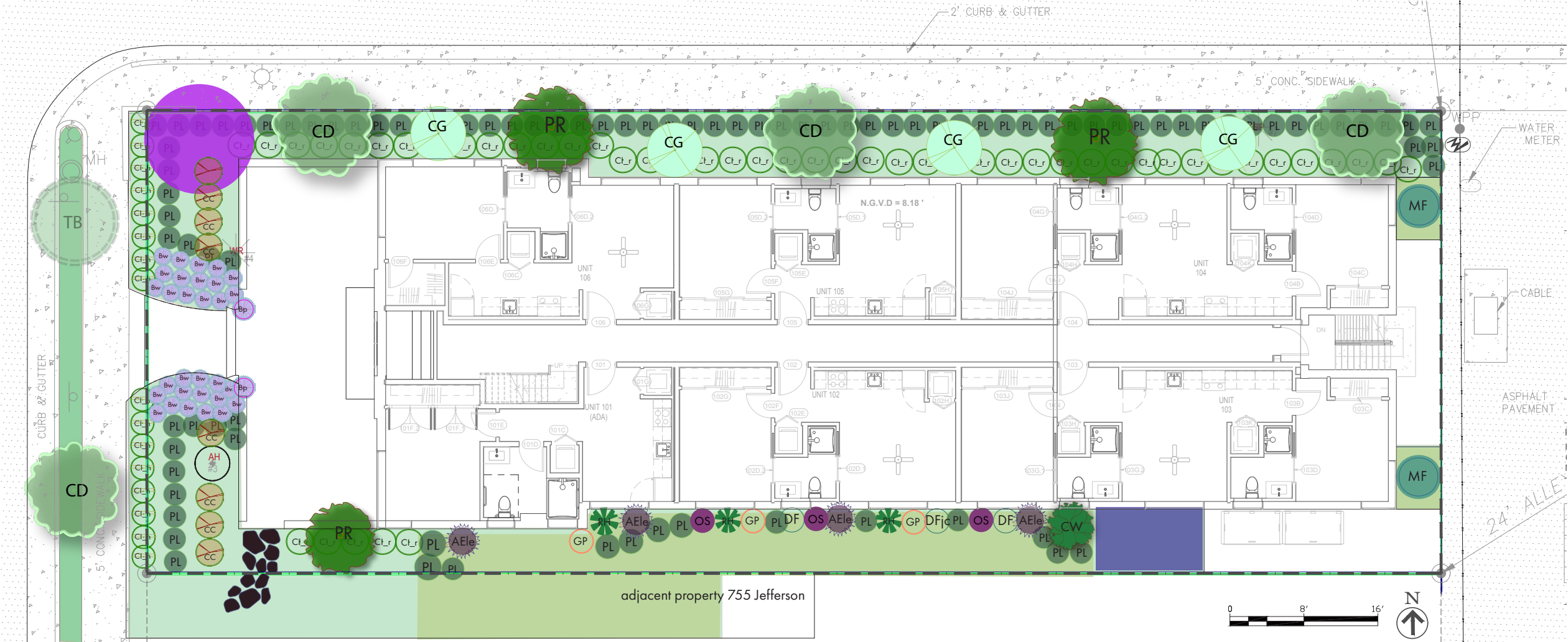


- Unit Type
- 101 (ADA)
 - TYP 02 & 05
 - TYP 03 & 04
 - TYP 06

DESIGN APPROACH

LANDSCAPE

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HISTORICAL PRESERVATION BOARD | PROPOSED WORK



1 PLANTING PLAN
3/16" = 1'-0"

PLANT-LEGEND

MEDIUM TO LARGE TREES

- (CD) Cocoloba diversifolia, Pigeon Plum, native
3 on property, 1 street tree
- (JA) Jacaranda mimosifolia, Jacaranda
- (PR) Pimenta racemosa, Bay Rum
- (TB) Tabebuia bahamensis; White tabebuia
1 street tree

SITE FURNISHING

- Alt. Transportation Storage / Bike Rack

LARGE SHRUBS / SMALL TREES

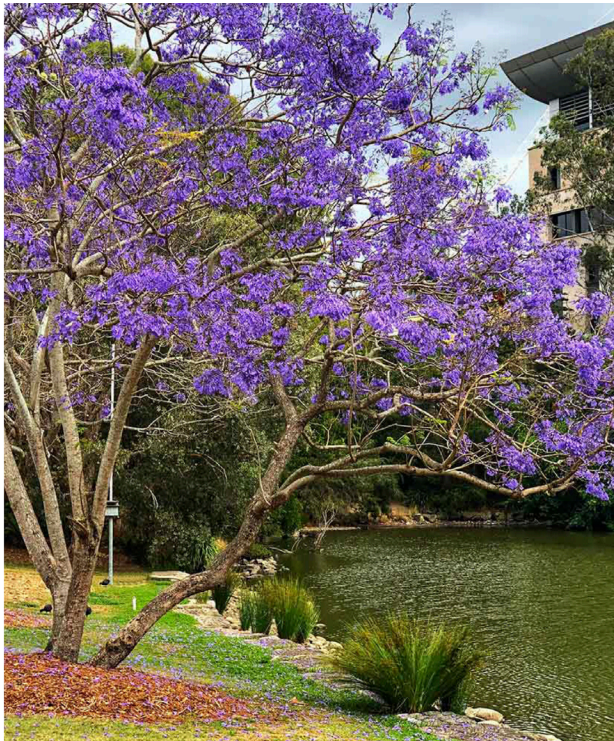
- (CF) Canella Winteriana, Cinnamon Bark
- (CG) Calotropis gigantea, Giant Milkweed
- (CC) Capparis cynophallophora, Jamaica Caper
- (MF) Myrcianthes fragrans, Simpson's Stopper

GROUND COVER

- Group planting:
Osmunda Cinnamomea, Cinnamon Fern;
Peperomia obtusifolia, FL Peperomia
Accents : Agave / Bromeliad attenuata;
Alcantarea imperialis, Aloe echinata

SHRUBS

- (AE) Aralia Elegantisima, False Aralia
- (Bp) Bougainvillea spp., dwarf, Helen Johnson var. pink
- (Bw) Bougainvillea spp., dwarf, Miss Alice Bougainvillea white
- (Cl_r) Cocoplum Chrysobalanus icaco, Red Tip vv
- (Cl_h) Cocoplum Chrysobalanus icaco horizontalis
- (DF) (DFc) D. fragrans Jenny Craig
- (GP) Graptophyllum pictum, Caricature plant, pink & purple
- (OS) Odontonema stricta, Firespike, lavender
- (PL) Psychotria ligustrifolia Psychotria bahamensis, Bahama Wild Coffee
- (RH) Rhipis Humilis, Slender Lady Palm



JACARANDA



PIMENTA RACEMOSA - BAY RUM



CALOTROPIS GIGANTEA



COCOLOBA - PIGEON PLUM



CANELLA WINTERIANA



TABEBUIA BAHAMENSIS - WHITE

THANK YOU