

PB24-0715

1800, 1810, and 1818 Michigan Avenue, and 1039 18th Street

Planning Board
November 26, 2024



Property



Current Lots

Lot	Size
1	7,951 SF (0.18 acres)
2	7,850 SF (0.18 acres)
3	9,743 SF (0.22 acres)
4	12,062 SF (0.28 acres)

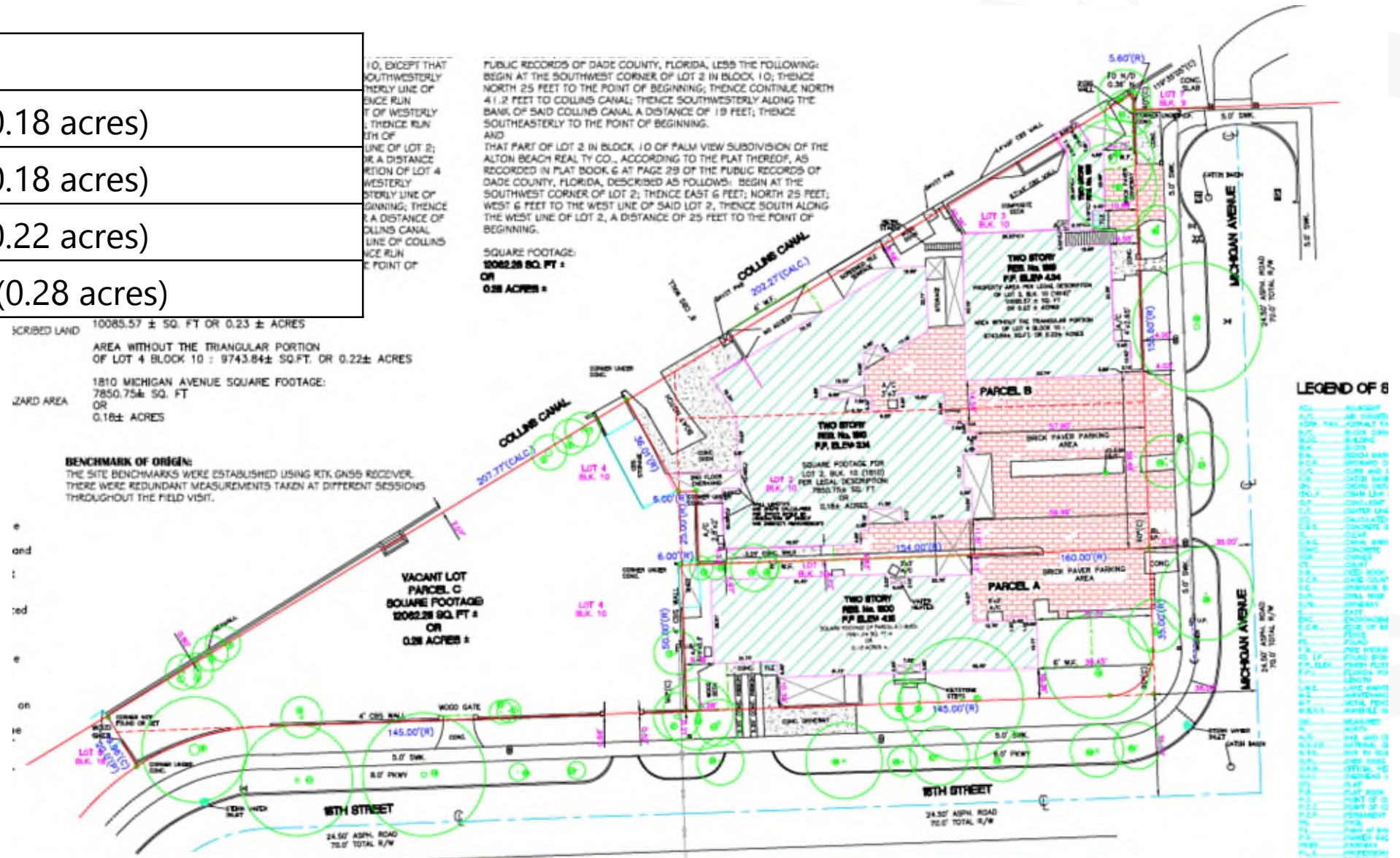
TO, EXCEPT THAT
SOUTHWESTERLY
TERLY LINE OF
ENCE RUN
T OF WESTERLY
; THENCE RUN
TH OF
LINE OF LOT 2;
OR A DISTANCE
TION OF LOT 4
WESTERLY
TERLY LINE OF
GRANING; THENCE
A DISTANCE OF
COLLINS CANAL
LINE OF COLLINS
ENCE RUN
C POINT OF

PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G AT PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET; WEST 6 FEET TO THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

SQUARE FOOTAGE:
1202.25 SQ. FT. ±
OR
0.28 ACRES ±

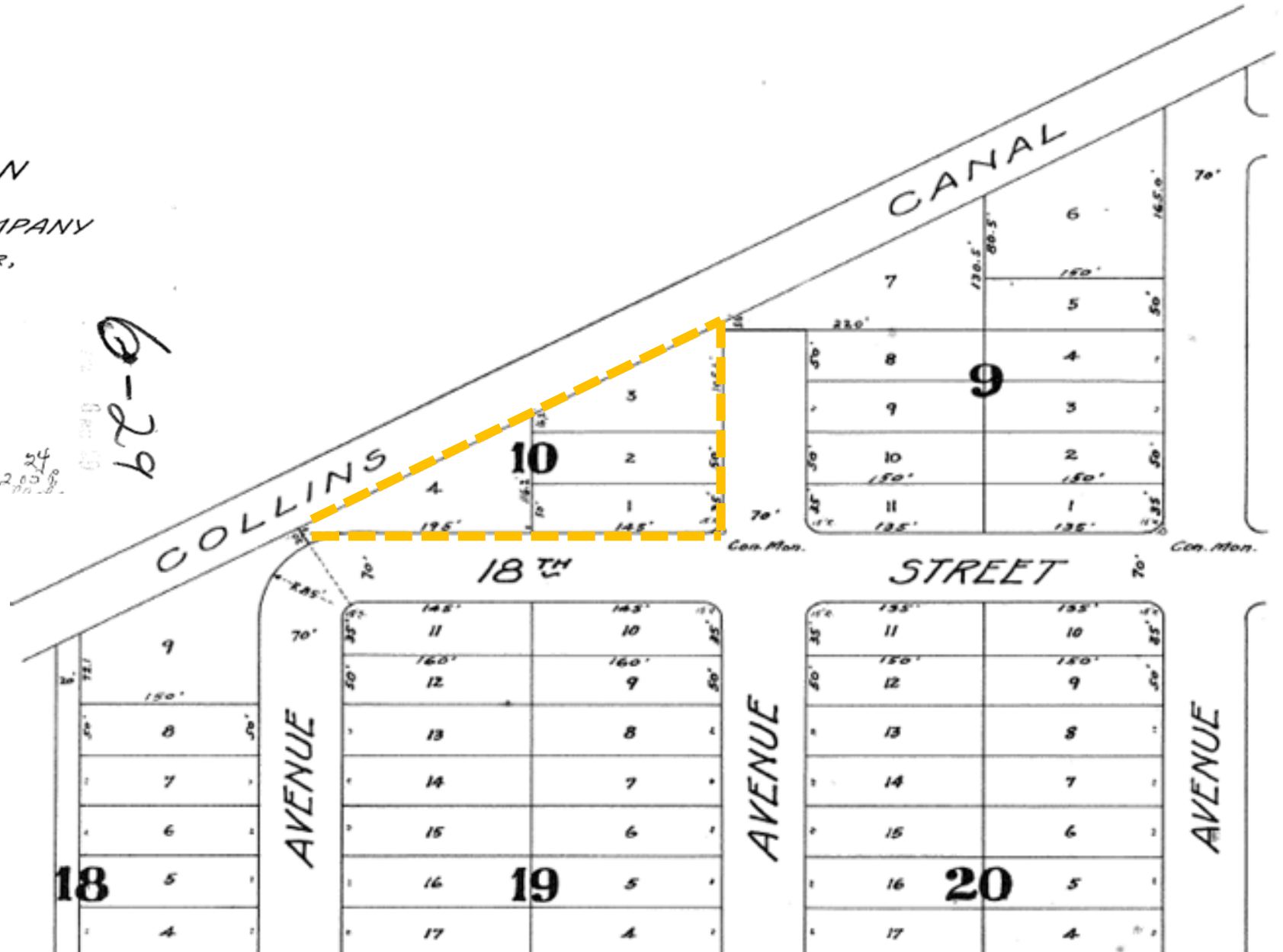


BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Original Plat

*PALM VIEW SUBDIVISION
OF
THE ALTON BEACH REALTY COMPANY
A PART OF SECTION THIRTY-FOUR,
TOWNSHIP FIFTY-THREE SOUTH,
RANGE FORTY-TWO EAST.
MIAMI BEACH, FLORIDA
W.E. BROWN - ENGR.
SCALE: 1"=100' APRIL 8, 1920*

April 20, 2024



Area Analysis

RS-4

Minimum Required Lot Size: 6,000 SF
Minimum Required Lot Width: 50 Feet

- Range in size from 7,500 SF to 16,000 SF
 - Proposed parcels will be larger than the typical lot size of 7,500 SF
- Current homes range from a unit size of 1,115 SF (15% of lot area) to 4,430 SF (59% of lot area)
 - Proposed parcels will be 43% - 50% unit size

2.5.4.1 Approval for lot split required

- Whenever there is a main permitted structure and any accessory/auxiliary building or structure, or any other improvement on one or more platted lots or portions thereof = one building site.
- Even if the main permitted structure is demolished, whether voluntarily, involuntarily, by destruction or disaster.
- A permit cannot be issued unless the site is approved for the division or lot split by the Planning Board.



1941



1965



1969



1985



1994



2000



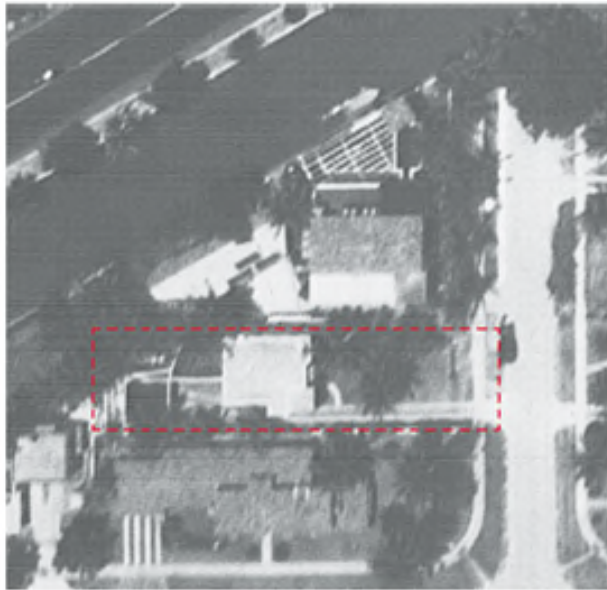
PROJECT:
APPLICATION

Lots 1, 2, 3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

DIAGRAM +
ADDITIONS OVER
TIME LOT 1.

DESIGNED BY: STUDIO MCG ARCHITECTURE
ARCHITECT: [Name]
SCALE: 1" = 20' 0"
CHECK: [Name]
DATE: 06/20/24
SHEET NUMBER



1941



1965



1973



1985



1994



2000





1941



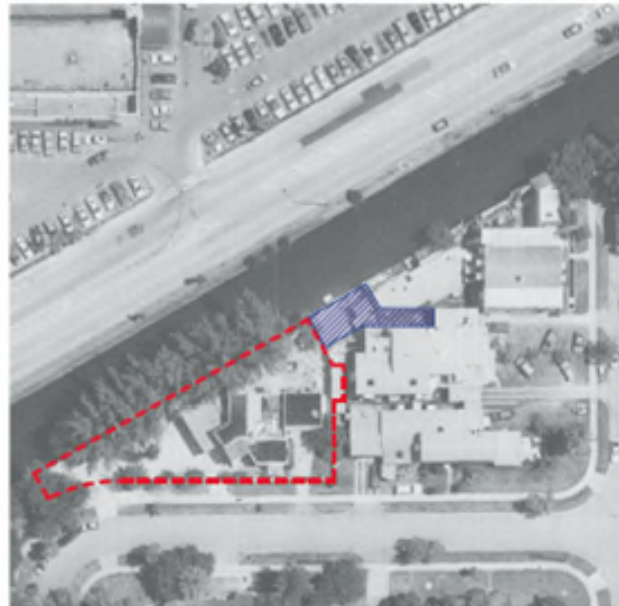
1965



1973



1985



1994



2000



PROJECT:
APPLICATION

Lots 1, 2, 3 and 4
Block 10
10th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

DIAGRAM -
ADDITIONS OVER
TIME LOT 4,

SCALE: 1" = 20' 0"
CHECK: MCG
DATE: 08/05/02
SHEET NUMBER

Proposed Modified Condition

f. The maximum unit size for each lot shall be limited to 50% of the lot area and the maximum lot coverage shall be limited to 30% of the lot area, per Section 7.2.2.3 of the Resiliency Code, as may be revised from time to time, unless a variance to increase the lot coverage of 1818 Michigan Avenue to 40% of the lot area is approved by the Historic Preservation Board to permit the reintroduction of specific design elements and features of the prior contributing home.



PROJECT:
APPLICATION

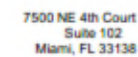
Lots 1,2,3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).

SCALE: $1'' = 30'-0''$

CHECK: **INC**



PROJECT NUMBER



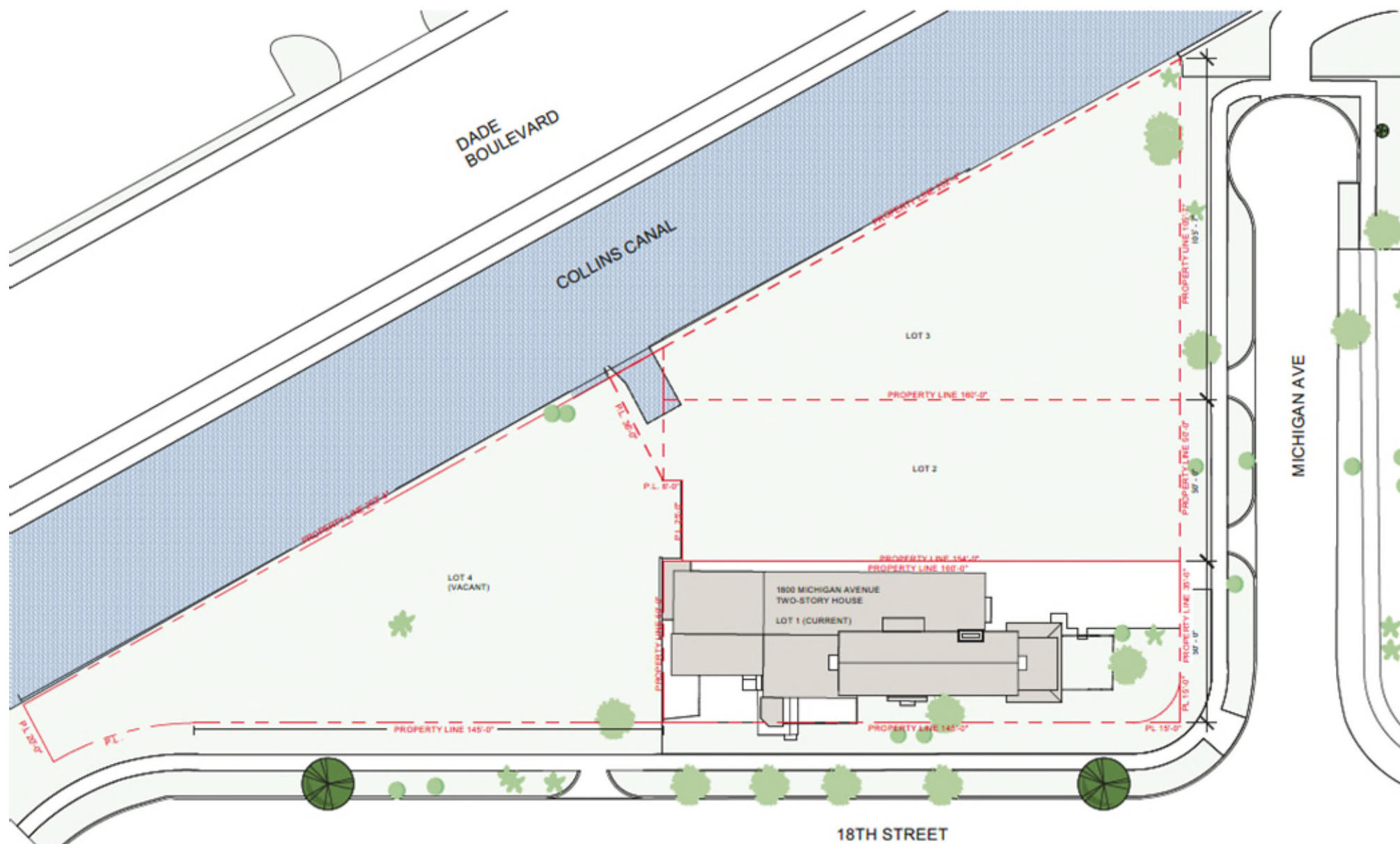
PROJECT:
APPLICATION

Lots 1,2 3 and 4
Block 10
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Avenue
Miami Beach, FL 33139

DRAWING:

EXISTING
LOCATION PLAN
(CURRENT
STATE).

SCALE: $1'' = 20'-0''$





1800 Michigan Avenue Lot 1



1 ARCHIVE IMAGES LOT 1
12" x 11-1/2"



1039 18th Street Lot 4



1 ARCHIVE IMAGES LOT 4



1 ARCHIVE IMAGES LOT 4



2 ARCHIVE IMAGES LOT 4



1039 18th Street Lot 4



2 ARCHIVE IMAGES LOT 4

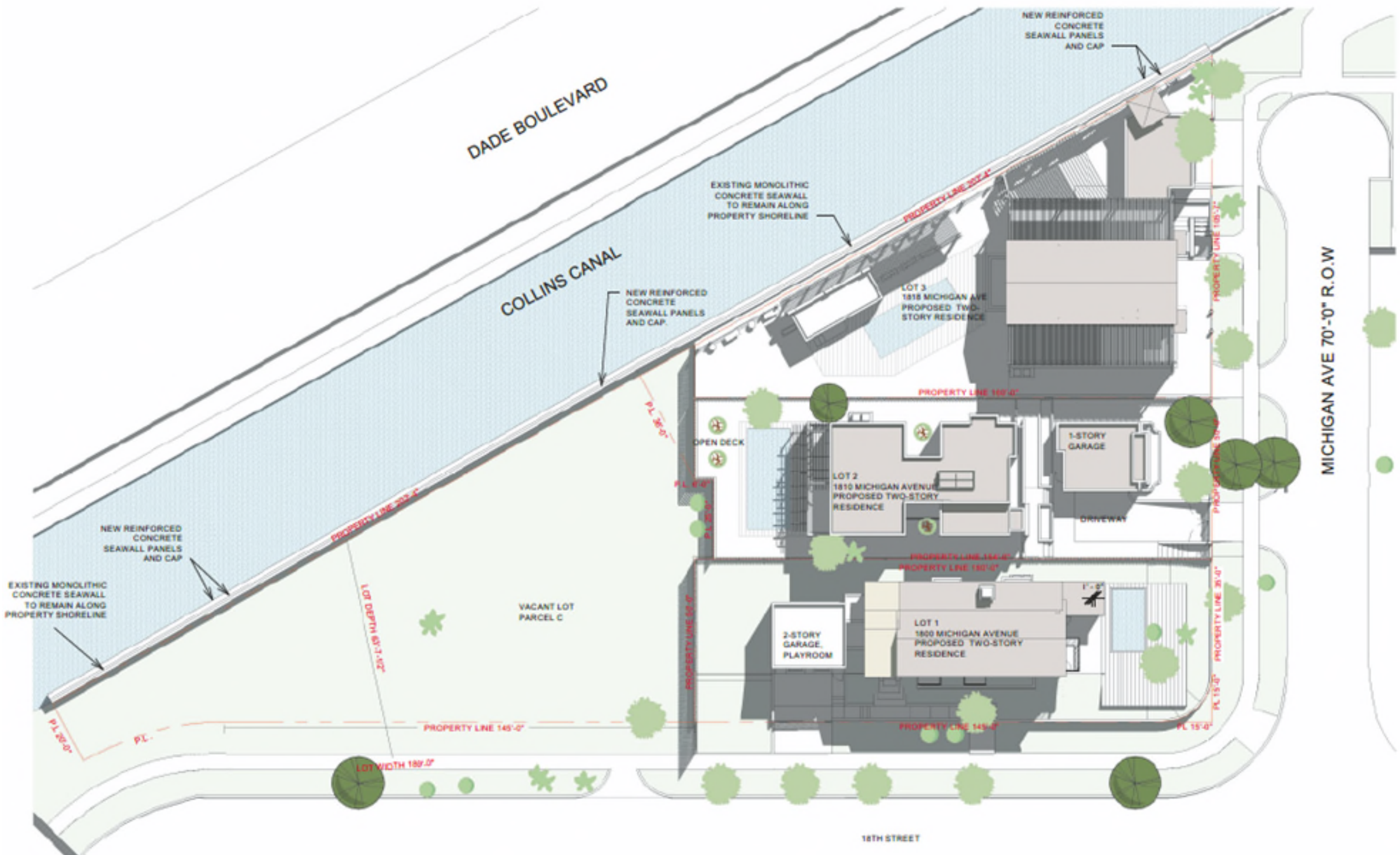


1 ARCHIVE IMAGES LOT 4



3 ARCHIVE IMAGES LOT 4





1818 Michigan Avenue
Lot 3



1 HISTORIC POSTCARD LOT 3



2 HISTORIC POSTCARD LOT 3



3 HISTORIC POSTCARD LOT 3



4 HISTORIC POSTCARD LOT 3

1818 Michigan Avenue Lot 3



1 ARCHIVE IMAGES LOT 3



2 ARCHIVE IMAGES LOT 3



3 ARCHIVE IMAGES LOT 3

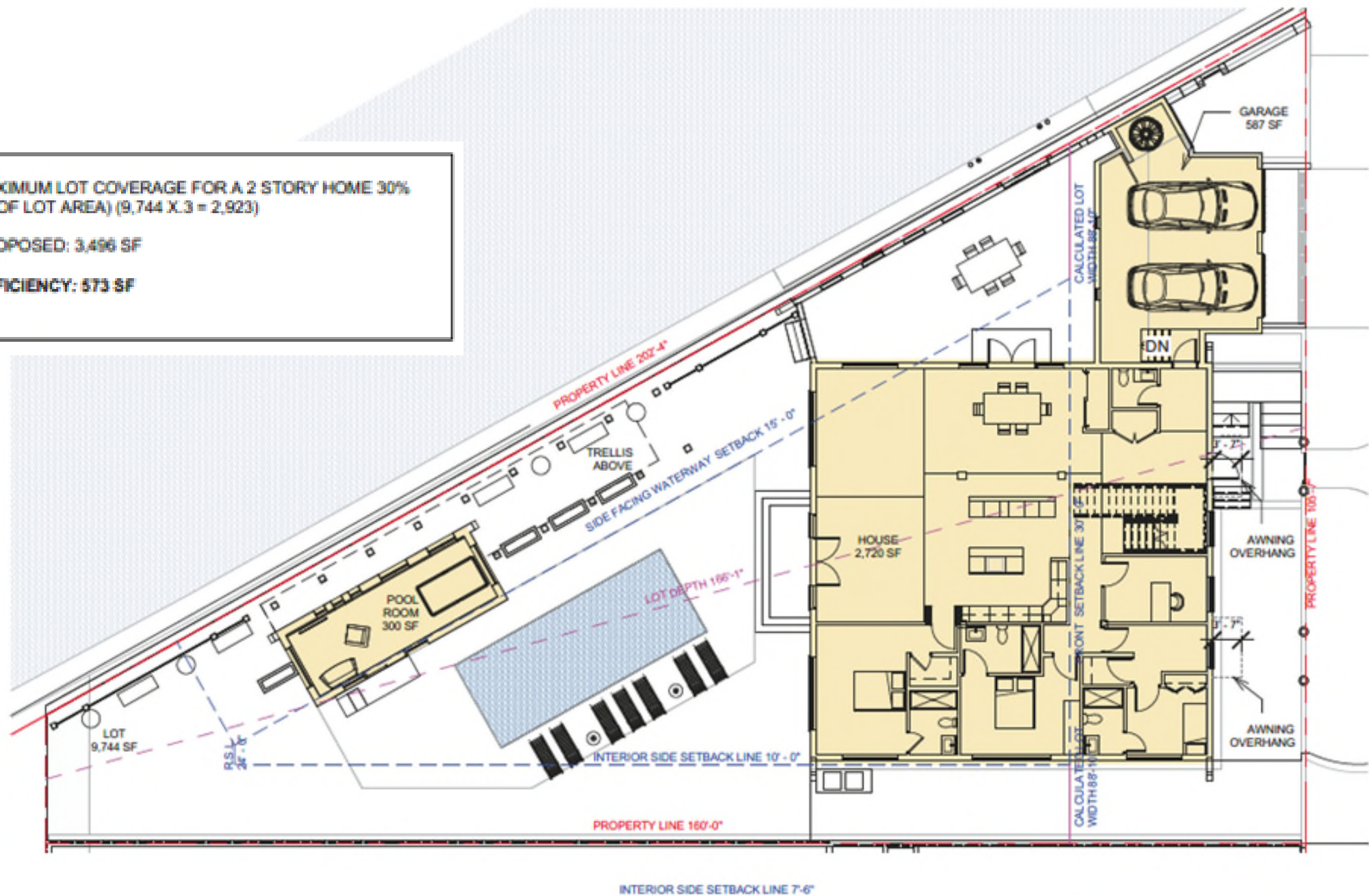


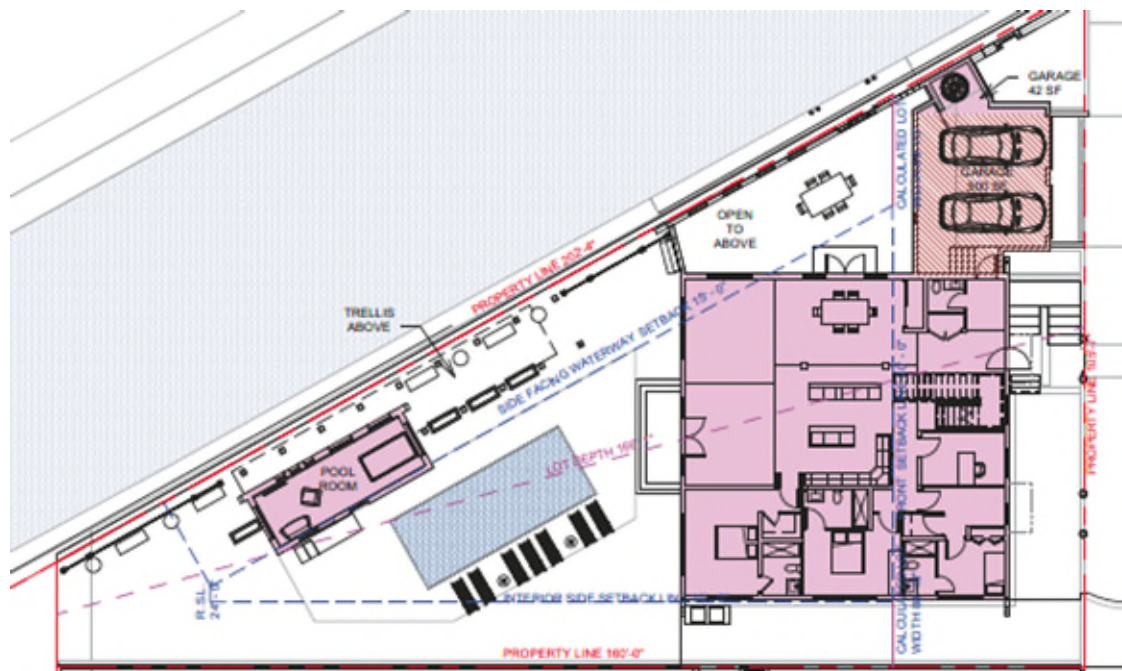
4 ARCHIVE IMAGES LOT 3

MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (9,744 X .3 = 2,923)

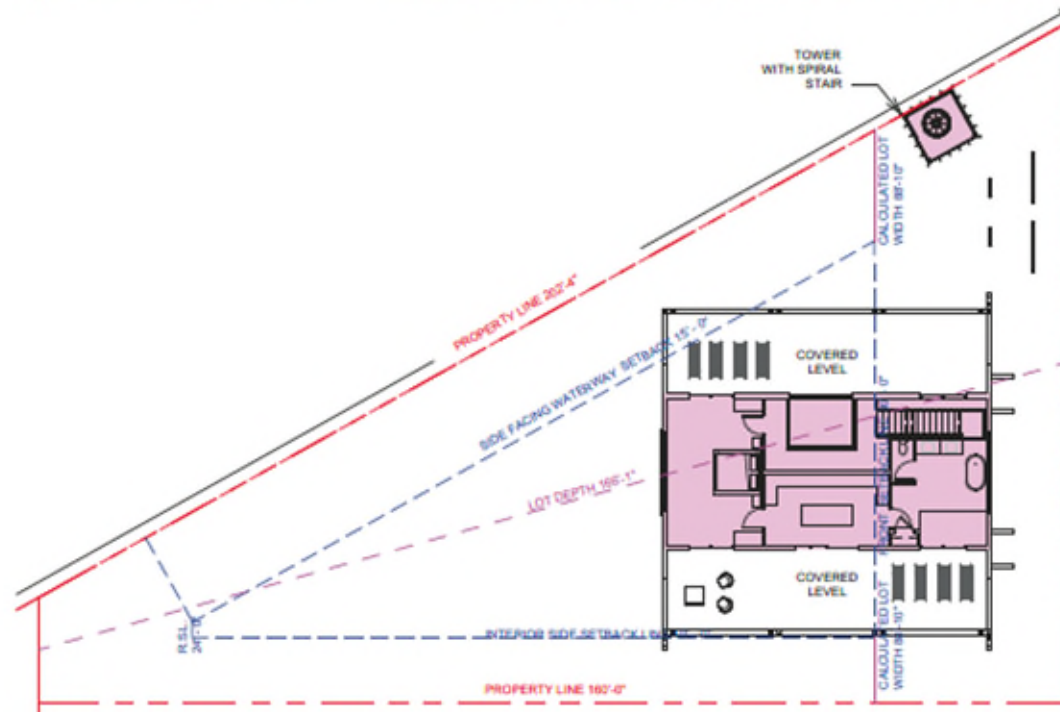
PROPOSED: 3,496 SF

DEFICIENCY: 573 SF





1 PROPOSED LEVEL 1 LOT 3 UNIT SIZE DIAGRAM
3/64" = 1'-0"



2 PROPOSED LEVEL 2 LOT 3 UNIT SIZE DIAGRAM
3/64" = 1'-0"

MINIMUM UNIT SIZE 1,800 SF
MAXIMUM UNIT SIZE 50% OF LOT AREA) (9,744 / 2 = 4,872)

2,954 SF 1ST FLOOR
1,296 SF 2ND FLOOR

4,250 SF TOTAL UNIT SIZE





1810 Michigan Avenue Lot 2

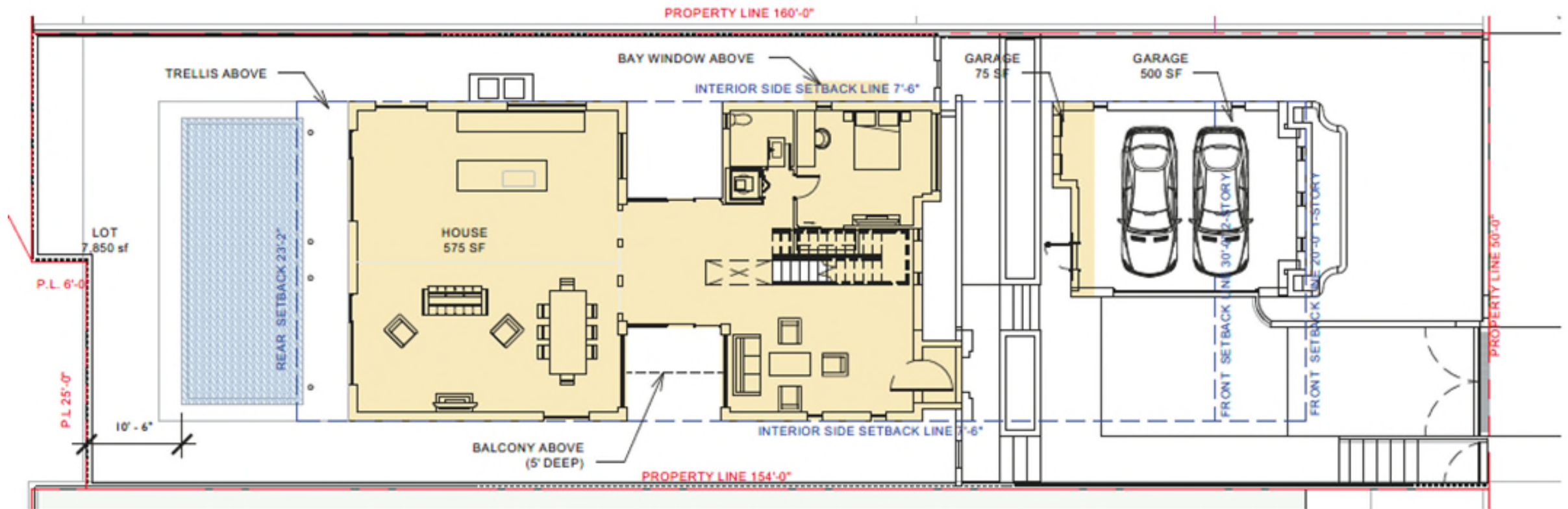


1 ARCHIVE IMAGES LOT 2



2 ARCHIVE IMAGES LOT 2

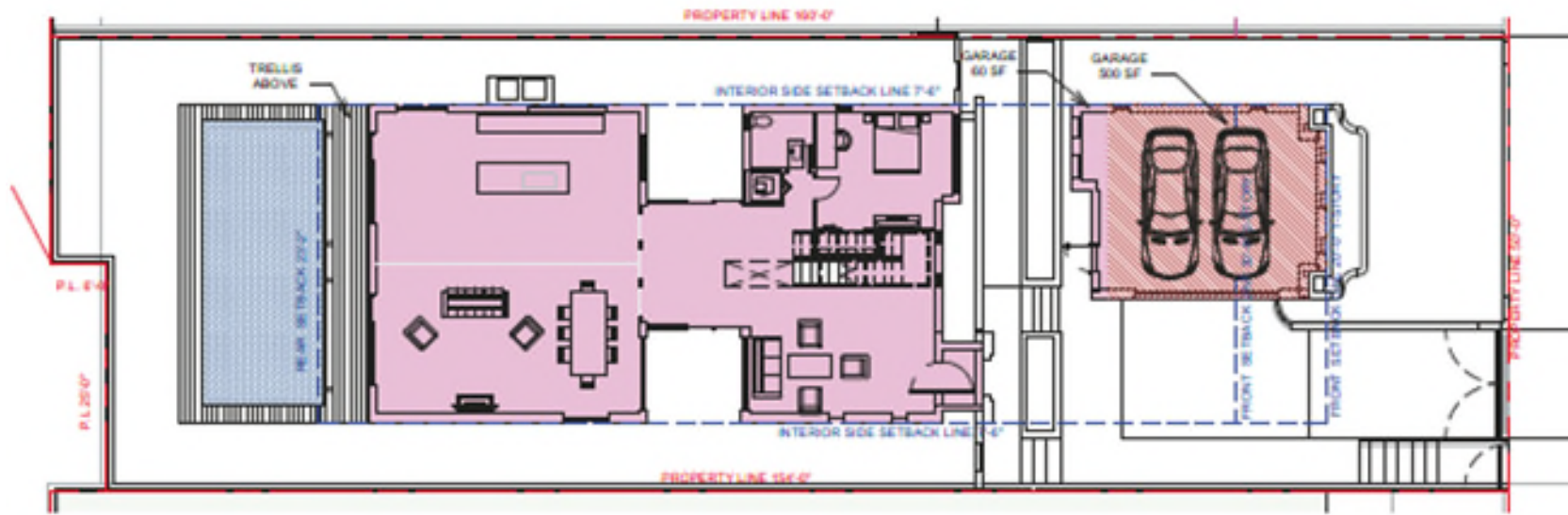




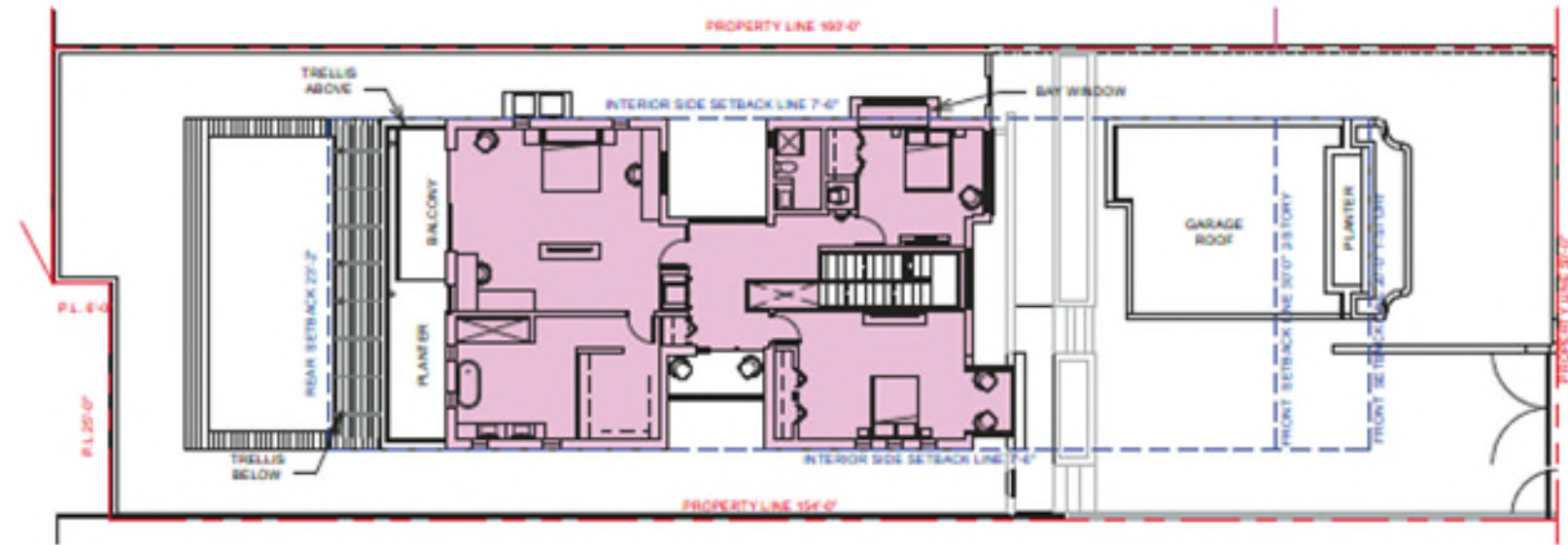
1 PROPOSED LOT 2 COVERAGE DIAGRAM
1/16" = 1'-0"

MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (7,850 X .3 = 2,355)

PROPOSED: 2,138 SF



1 PROPOSED LEVEL 1 LOT 2 UNIT SIZE DIAGRAM
1/16" = 1'-0"



2 PROPOSED LEVEL 2 LOT 2 UNIT SIZE DIAGRAM
1/16" = 1'-0"

MINIMUM UNIT SIZE 1,800 SF
 MAXIMUM UNIT SIZE (% OF LOT AREA) $(7,850 / 2 = 3,925)$

2,100 SF 1ST FLOOR
 1,820 SF 2ND FLOOR

 3,920 SF TOTAL UNIT SIZE





Thank You

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Info@brzoninglaw.com