

PB25-0754: 1601 West 24 Street Lot Split

June 10, 2025 Planning Board Meeting – Item No. 7



Context



Summary of Requested Lot Split

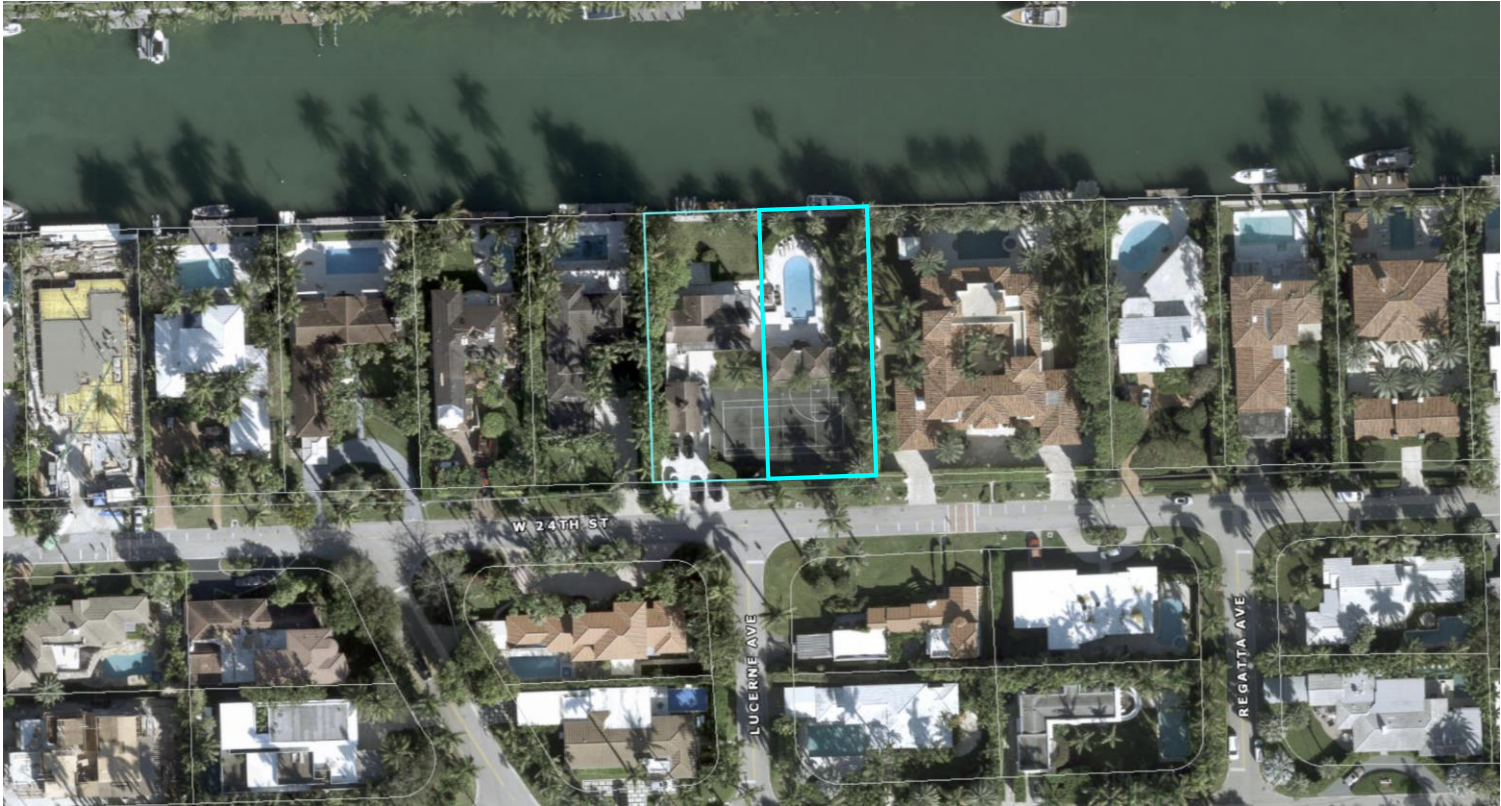
Existing Lot:

25,202 SF (0.58 Acres)

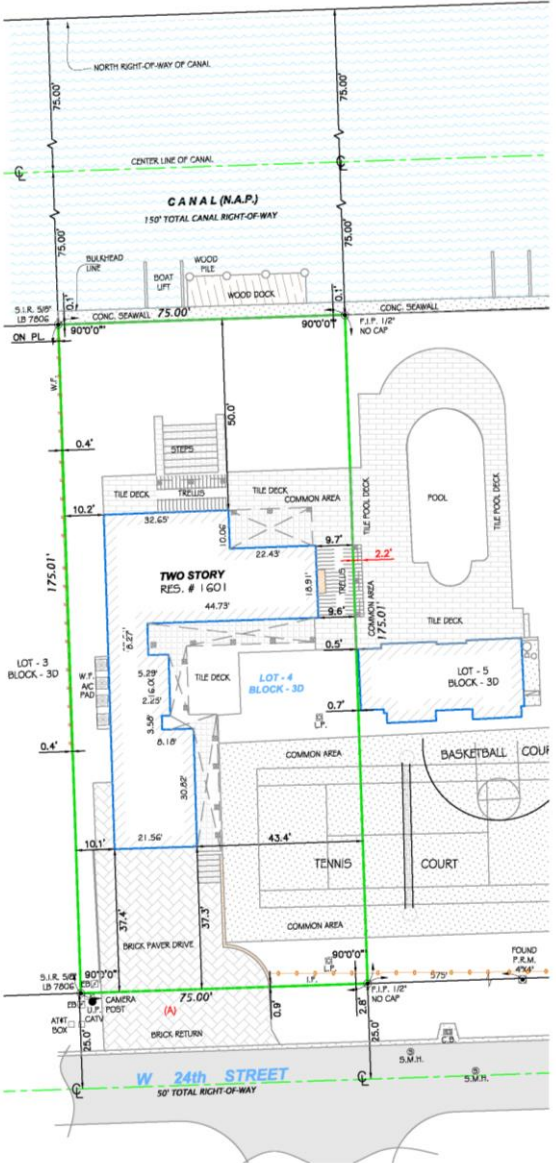
Proposed Lots:

West Parcel – Lot 4: 13,126 SF (0.30 Acres)

East Parcel – Lot 5: 12,076 SF (0.28 Acres)



Surveys



Staff Area Analysis



- Area of analysis is the RS-3 waterfront lots along the north side of West 24 Street.
- Parcels range in size from 10,500 SF to 27,300 SF.
- The average lot size is 14,861 SF. The median lot size is 13,125 SF.
- The proposed parcels will be **consistent** with the average and median lot sizes, as indicated by City professional staff.

ADDRESS	YEAR BUILT	UNIT SIZE (SF)	LOT SIZE (SF)	Unit Size %	Unit Size + 20% Allowance (SF)*	Unit Size + 20% Allowance %
1405 W 24th St	2019	6950	13275	52%	6,638	50%
1415 W 24th St	2021	5250**	10500	50%	5,250	50%
1431 W 24th St	2002	5867	15750	37%	7,040	45%
1441 W 24th St	1931	5688	13125	43%	6,562	50%
1501 W 24th St	1939	5254	13125	40%	6,305	48%
1525 W 24th St	2005	14017	27300	51%	13,650	50%
1601 W 24th St	1937	6236	25200	25%	7,483	30%
1611 W 24th St	1938	5606	13125	43%	6,562	50%
1621 W 24th St	1938	5617	13125	43%	6,562	50%
1717 W 24th St		0	15894	0%	-	0%
1727 W 24th St		0	15894	0%	-	0%
1745 W 24th St		0	13125	0%	-	0%
1775 W 24th St	1946	3623	13125	28%	4,348	33%
1821 W 24th St	1936	7674	13125	58%	6,563	50%
1825 W 24th St	2021	6562**	13125	50%	6,562	50%
1833 W 24th St	1986	7876	13125	60%	6,563	50%
1839 W 24th St	1936	4994	13122	38%	5,993	46%

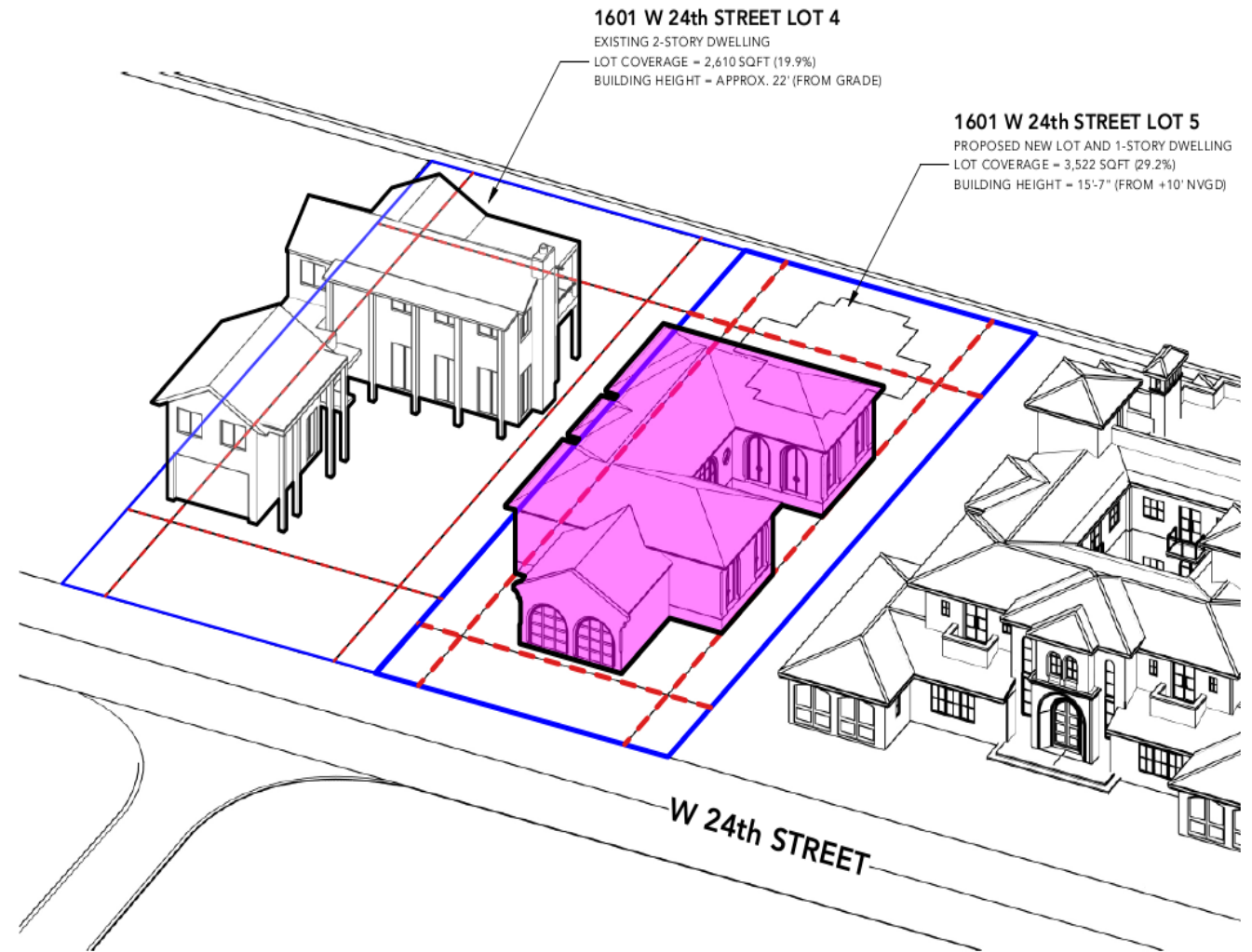
Staff Area Analysis

Statistic	Year Built	Unit Size (SF)	Lot Size (SF)	Unit Size %	Unit Size + 20% Allowance (SF)*	Unit Size + 20% Allowance %
Average	1968	6,515	14,861	44%	6,863	47%
Median	1943	5,778	13,125	43%	6,562	50%
Max	2021	14,017	27,300	58%	13,650	50%
Min	1931	3,263	10,500	25%	4,348	30%
First Quartile	1937	5,342	13,125	39%	6,369	33%
Third Quartile	2004	6,853	15,750	51%	6,619	50%
Mode	2021	N/A	13,125	N/A	N/A	NA%

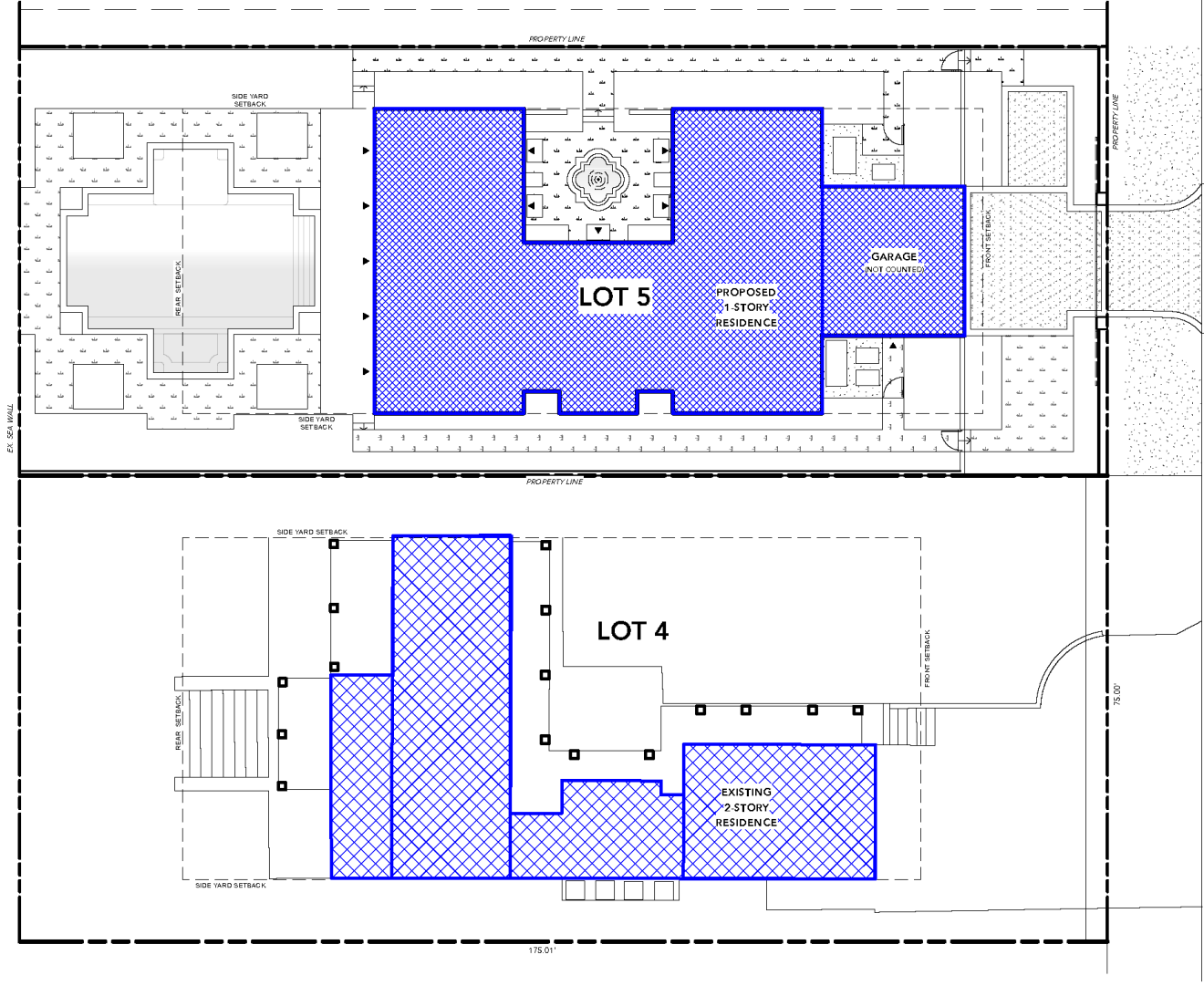
Area Analysis

Massing

- Current homes range from a unit size of 3,623 SF (28% of lot area) to 14,017 SF (50% of lot area).
- The average adjusted unit size is 6,515 square feet (44% of lot area).
- The Applicant is proposing a lot coverage of 29.2% and unit size of 29.2% for the East Parcel.
- The Applicant agrees with professional staff's unit size and lot coverage conditions.



Unit Size



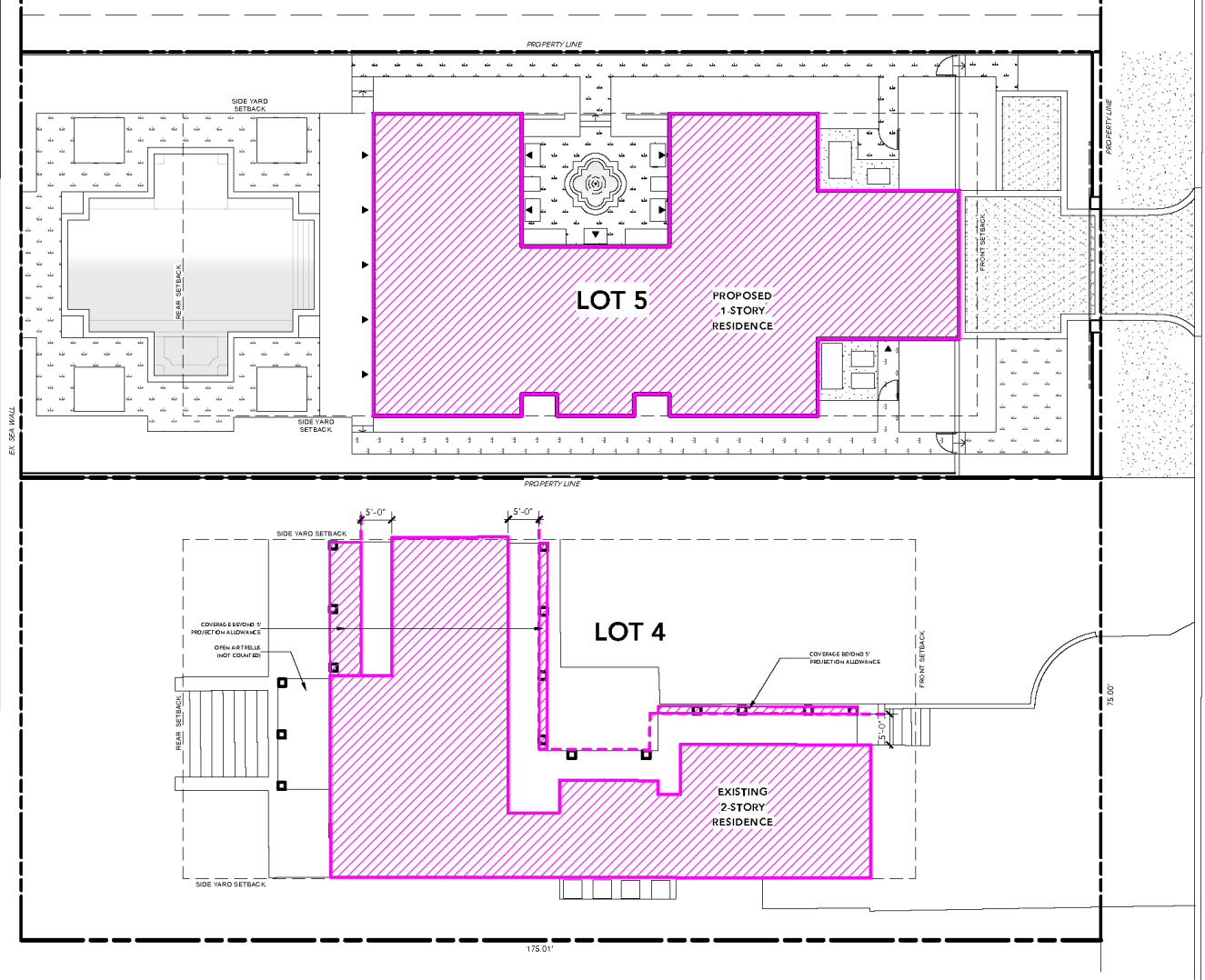
24TH STREET WEST

LOT 5 - UNIT SIZE			
1.0 LOT AREA	12,075 ft ²		
2.0 UNIT SIZE CALCULATION	MAX	PROPOSED	DEFICIENS
	ft ²	ft ²	
	6,038 ft ²	3,522 ft ²	
	50%	29.2%	

LOT 4 - UNIT SIZE			
1.0 LOT AREA	13,125 ft ²		
2.0 COVERAGE CALCULATION	MAX	EXISTING	DEFICIENS
	ft ²	ft ²	
	6,562 ft ²	4,136 ft ²	
	50%	31.5%	



Lot Coverage



24TH STREET WEST

LOT 5 - LOT COVERAGE

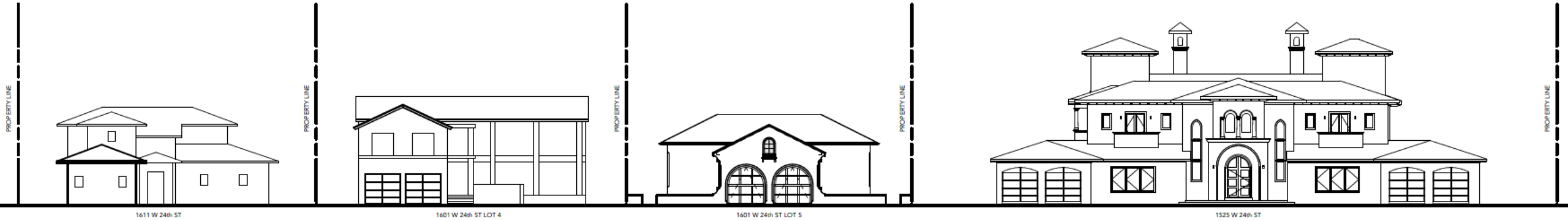
1.0 LOT AREA	12,075 ft ²		
2.0 COVERAGE CALCULATION	MAX	PROPOSED	DEFICIENCY
	ft ²	ft ²	
	3,622 ft ²	3,522 ft ²	
	30%	29.2%	

LOT 4 - LOT COVERAGE

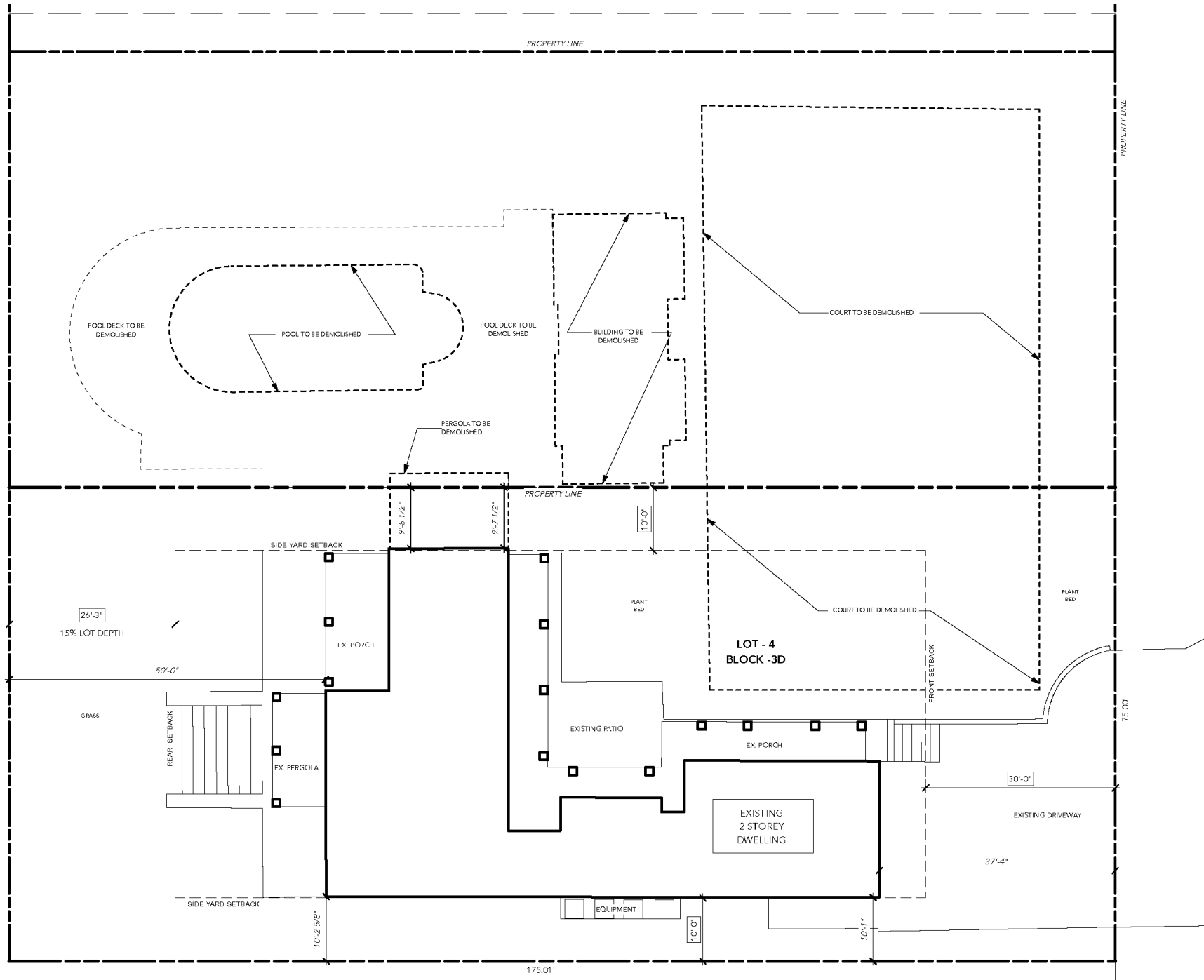
1.0 LOT AREA	13,125 ft ²		
2.0 COVERAGE CALCULATION	MAX	EXISTING	DEFICIENCY
	ft ²	ft ²	
	3,182 ft ²	2,610 ft ²	
	25%	19.9%	



Massing - Context

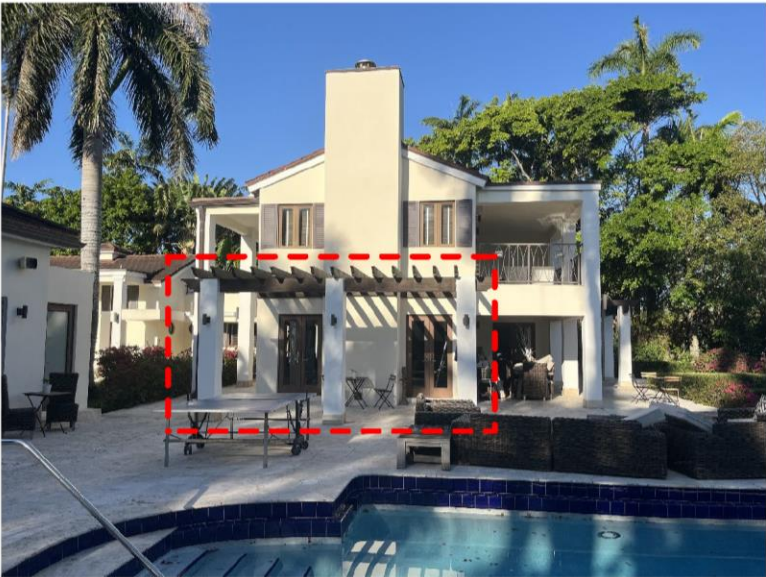


Limited Demolition



24TH STREET WEST

Limited Demolition



Thank You

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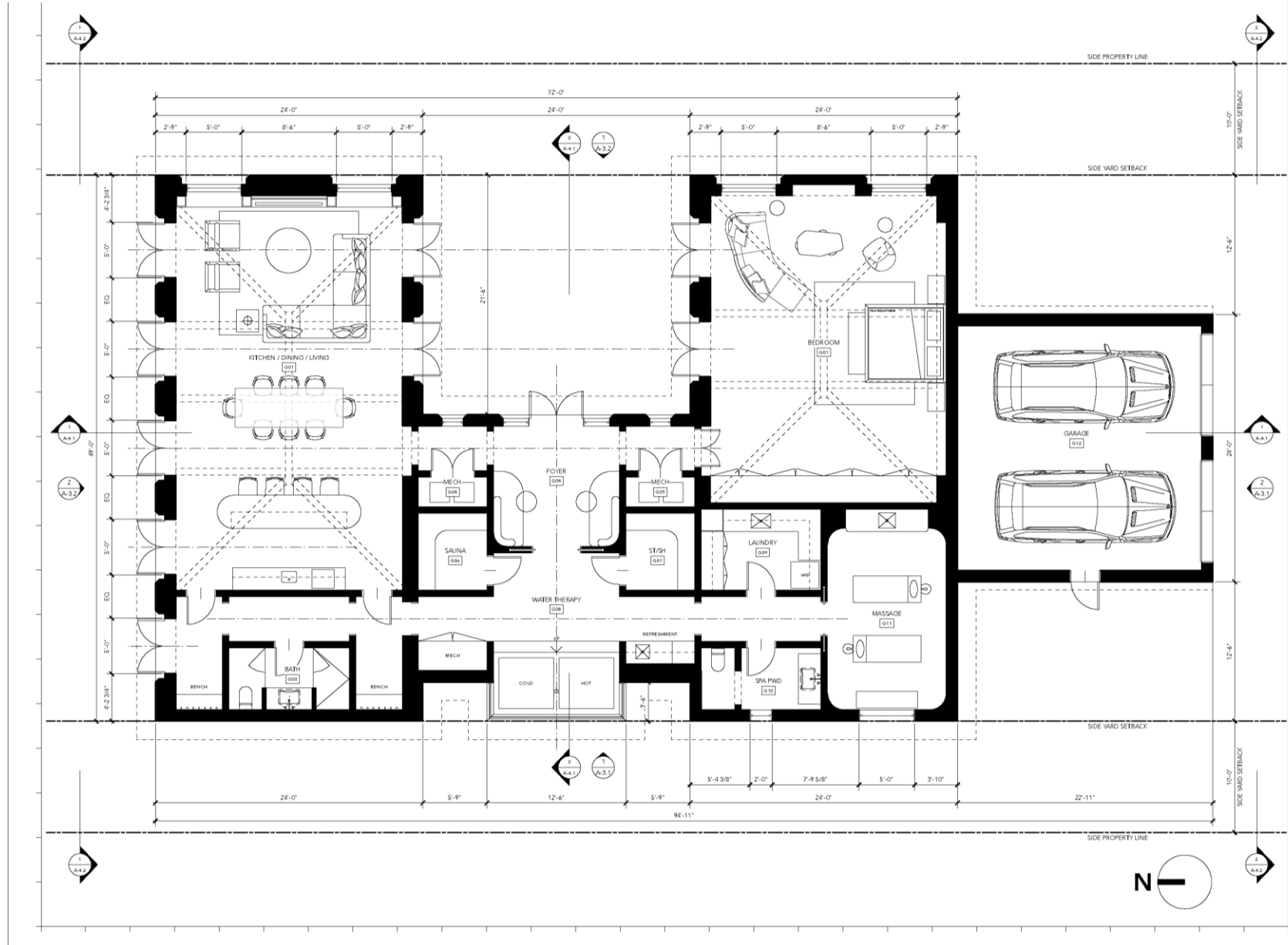
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Rendering



Ground Floor Plan



Setbacks

