

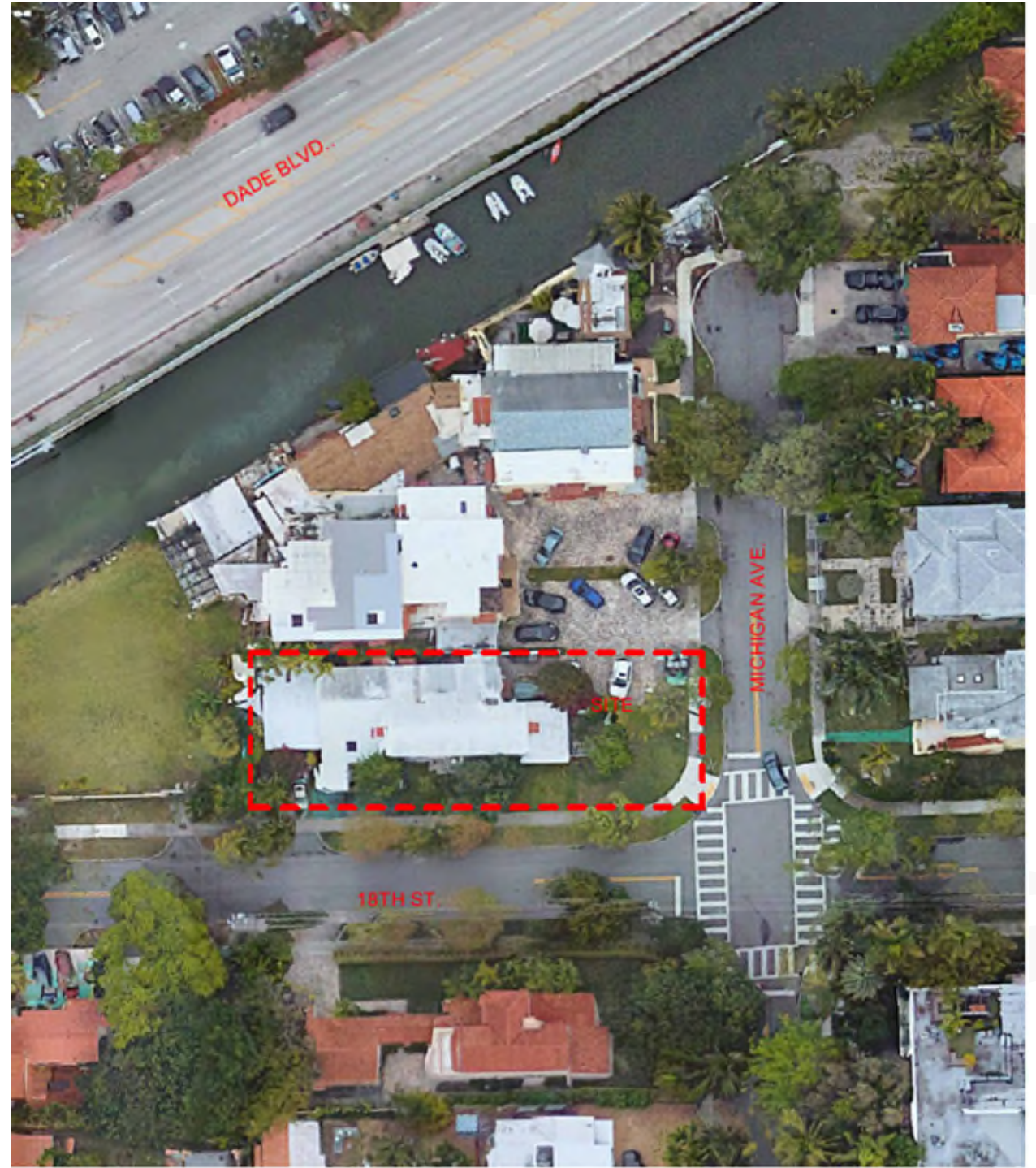
1800 Michigan Avenue

Historic Preservation Board

July 8, 2025



Property Location



Current Conditions



Current Conditions



Current Conditions



Current Conditions



Interior Conditions



2 INTERIOR OF HOUSE 1
1" = 20'-0"



3 INTERIOR OF HOUSE 2
1" = 20'-0"



5 INTERIOR OF HOUSE 4
1" = 20'-0"



4 INTERIOR OF HOUSE 3
1" = 20'-0"



6 INTERIOR OF HOUSE 5
1" = 20'-0"

1810 Michigan Avenue – Prior to Emergency Demo



1818 Michigan Avenue – Prior to Emergency Demo



1818 Michigan Avenue – Prior to Emergency Demo



Collins Canal – Prior to Emergency Demo



1810 Michigan Avenue – Approved Design



1818 Michigan Avenue – Approved Design



Precedent



22 Star Island



Precedent



Raising a home involves lifting it off the ground and building a new higher foundation below it.



Photo By Sam

Raising homes, which involves lifting it off the ground and building a new higher foundation below it, is one way homeowners are protecting their properties from flooding. | [Lathan Goumas/Virginia Sea Grant, CC BY-ND 4.0](#)

Norfolk, Virginia

Palm View Flooding

Miami Herald

NEWS SPORTS IMMIGRATION POLITICS OPINION GAMES OBITUARIES CAREERS BANKING GUIDES

MIAMI BEACH

In a South Beach neighborhood prone to flooding, residents battle over historic label

By Kyra Gurney

May 4, 2019 6:45 AM



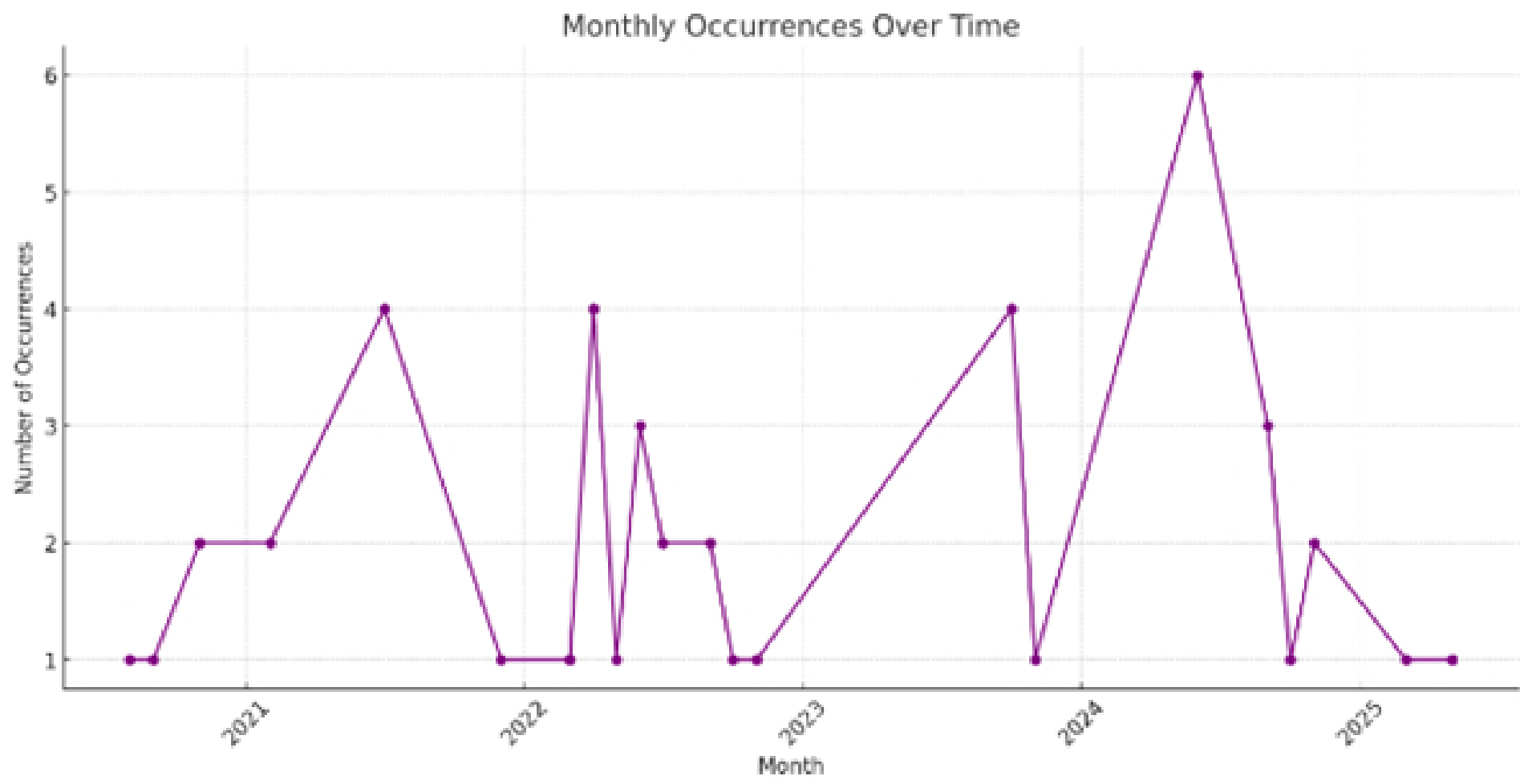
An image of the flooding in South Beach's Palm View neighborhood. Richard Silverman



- **Existing Infrastructure Findings:**

- Low street elevations
- Insufficient drainage methods
- Pervious swales are blocked with concrete curbs
- Gravity based stormwater system with only 2 outfalls into Collins Canal
- No control systems (floodgates), so stormwater washes back onto street

Flood History Palm View Neighborhood



Structural Assessment

- Current structural systems
- Structural evaluations
- Site observations
- Concrete testing

Structural Systems

- Distress signs: cracking, spalling, water damage, and termite damage
- Structural system does not comply with the Florida Building Code
 - Level 3 alteration, replacement of a significant portion of the building's structural components

Roof

- Connections for wind uplift forces and wind lateral resistance are non-existent
- Requires roof connection tie downs to strengthen the roof

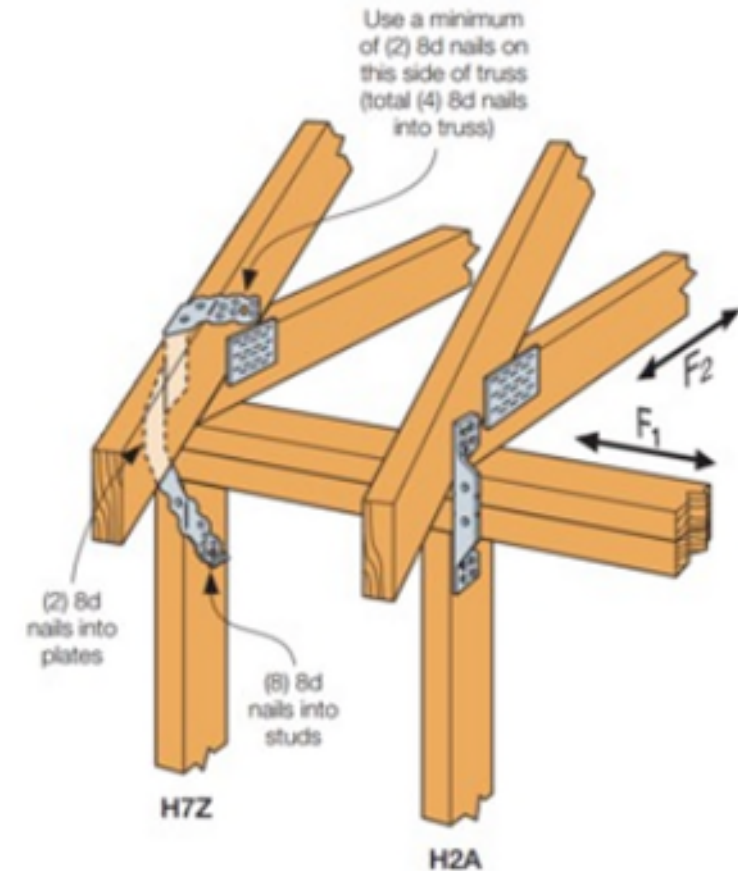
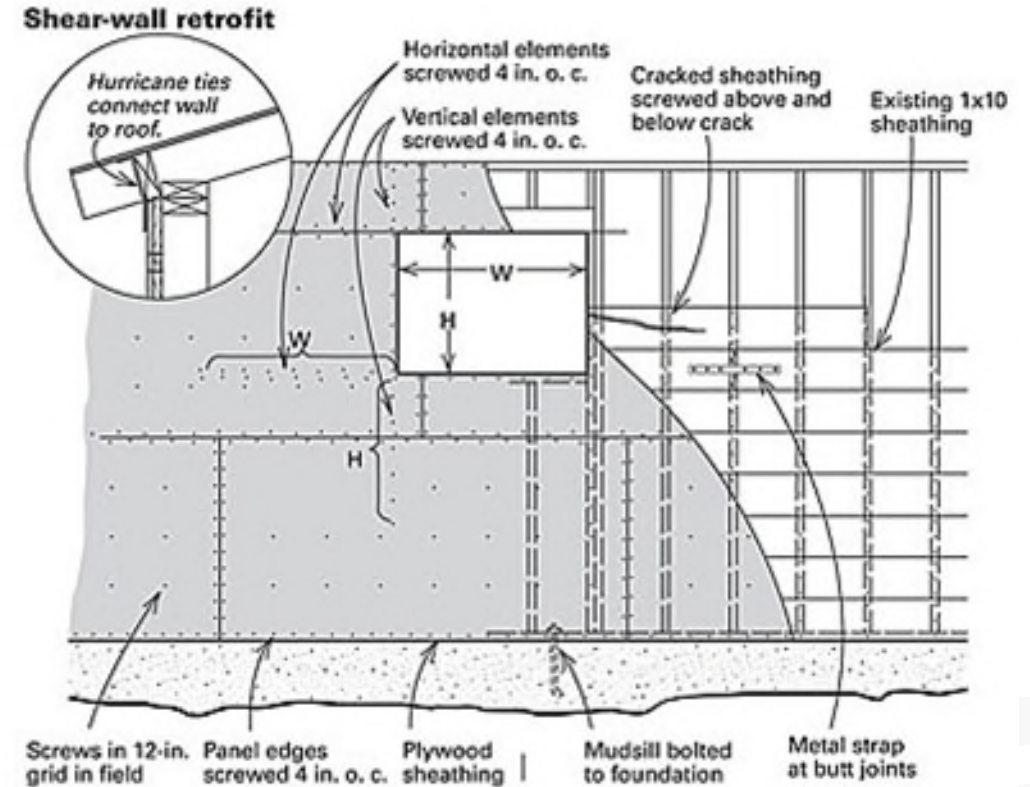


Figure 9. Roof-Framing-to-Stud Connection with Single Hurricane Tie

Walls and Openings

- Opening protection and wood reinforcing is non-existent
- Requires lateral load structural systems to be installed, such as shearwalls



Floors

- All wood joists are “fire cut” into the wood wall, not connected to walls via strapping or any other mechanism

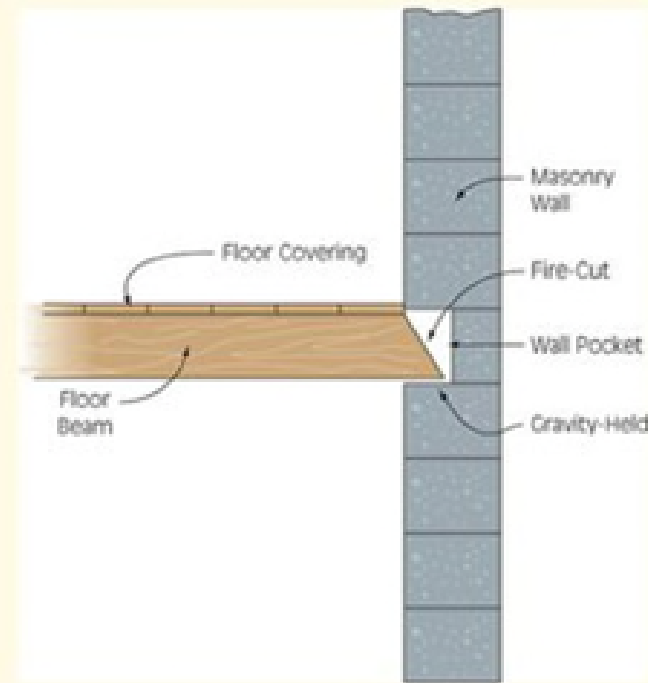
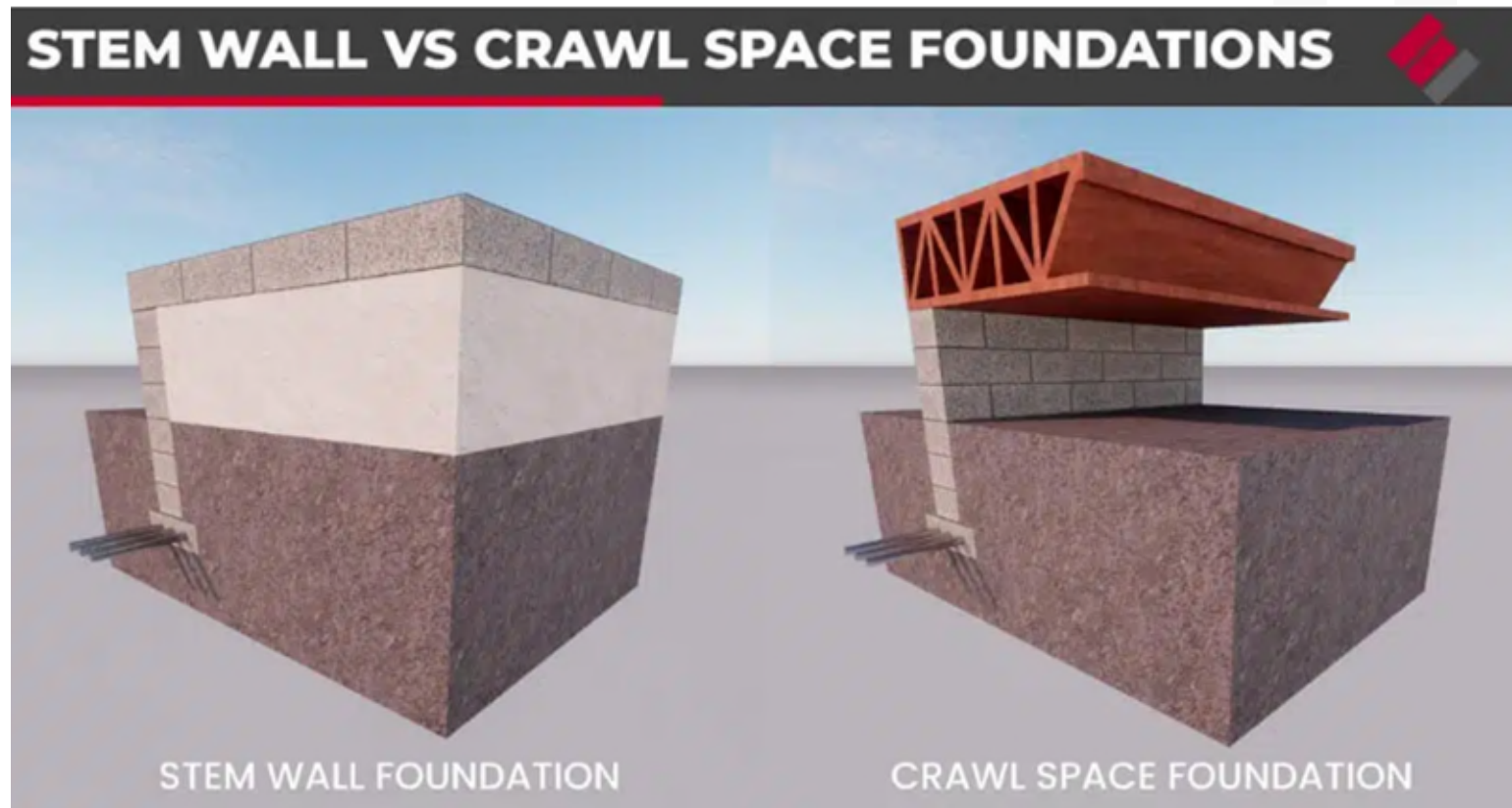


Figure 13-20 Wood and heavy timber beams were often “fire-cut” so that a fire-damaged, sagging floor would simply slide out of the wall pocket in order to preserve the wall.

Foundation

- Slab on grade
- Shallow foundation supporting concrete stem walls
- Foundation has to be strengthened to resist lateral loads

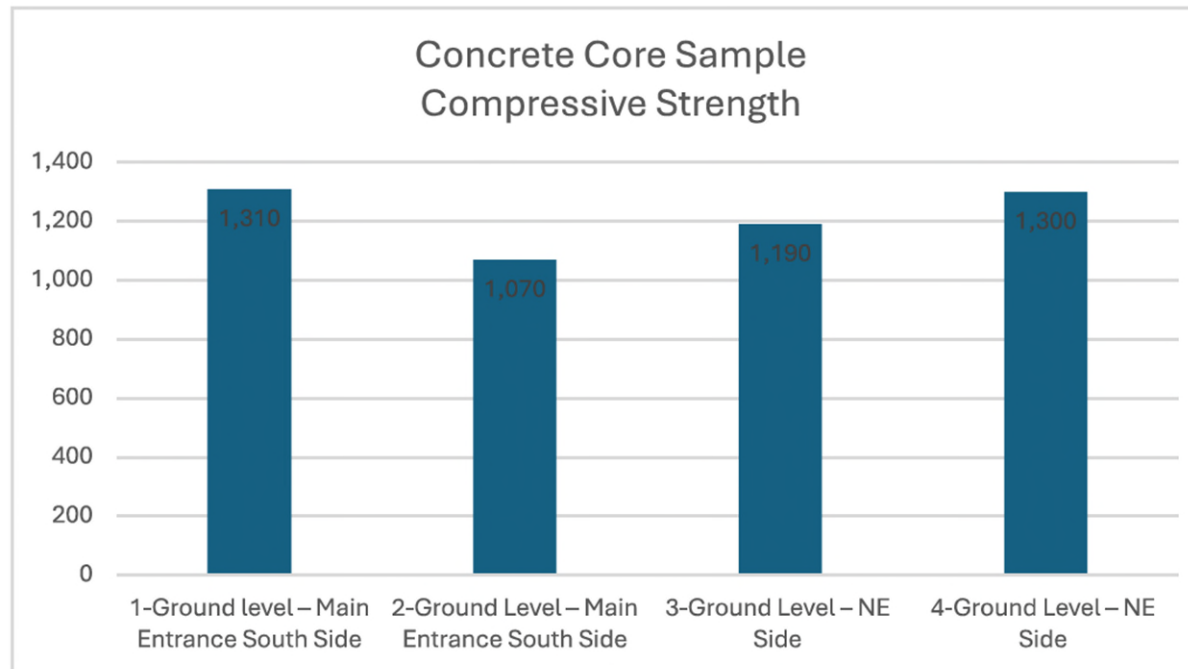


Site Observations

1. Roof structure failures leading to water intrusion and wood members sagging, rotting, failing, and total collapse in multiple areas
2. 40% concrete spalling and cracking throughout. Evidence of previous repairs re-cracking
3. Presence of mold and water intrusion on interior walls and ceilings exhibit varying levels of failure

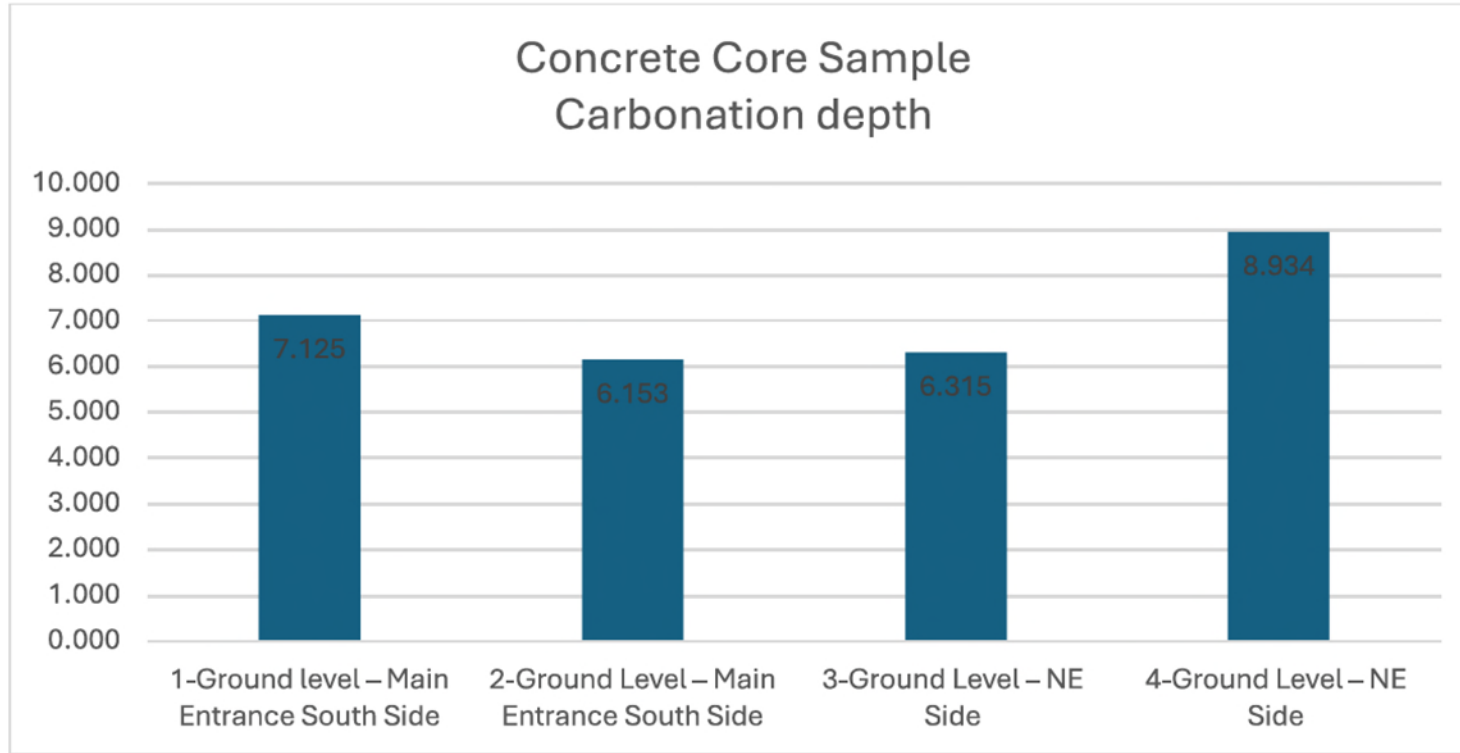
Concrete Strength

- Ability to withstand pressure before breaks or fails
- Low compressive strength concrete is more prone to cracking and spalling
- Lead to structural failure and compromise the stability



The Concrete compressive strength ranged from 1,070 to 1,310 PSI. Per Florida Building Code the concrete strength should be 5,000 PSI.

Concrete Testing



- Depth of carbonation is measured from the surface of the concrete
- Carbonation exposes the rebars to corrosion
- Carbonation is extensive ranging from 6.153" to 8.934"

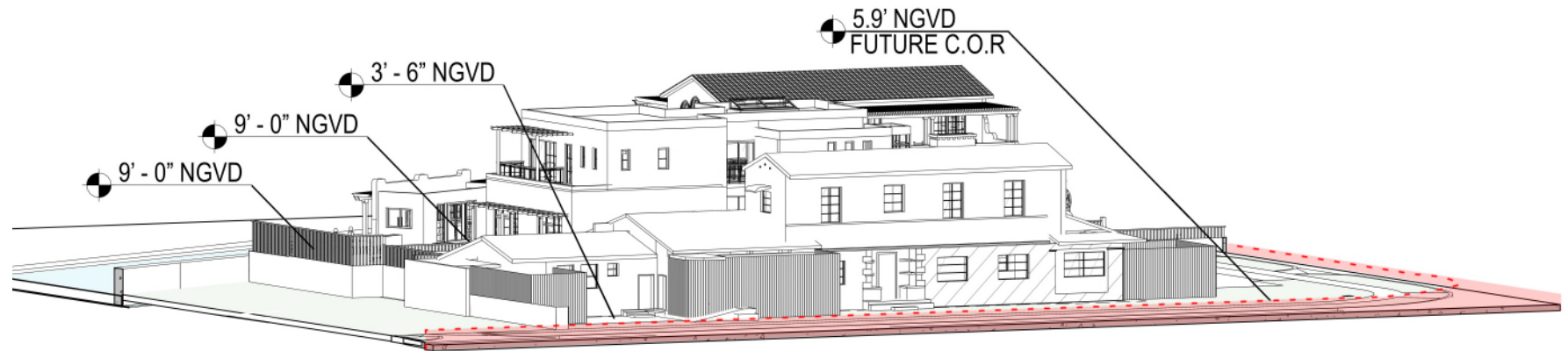
Structural Conclusions

- Based on original construction methods and significant damage:
 - Portions built illegally and without permits
 - Extensive interior and exterior demolition needed
 - Structure would not withstand shoring and lifting of portions to comply with today's standards (Base Flood Elevation + 2' of Freeboard)
 - Weak concrete that is exposed to corrosion

Valley Condition

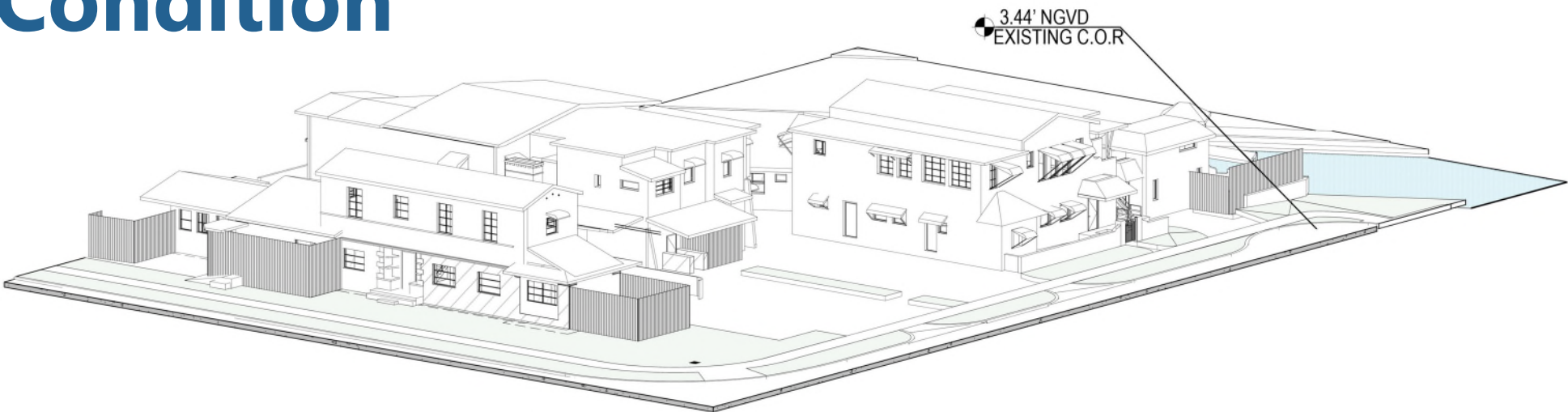


EXISTING AXONOMETRIC BEFORE DEMOLITION OF 1810 AND 1818

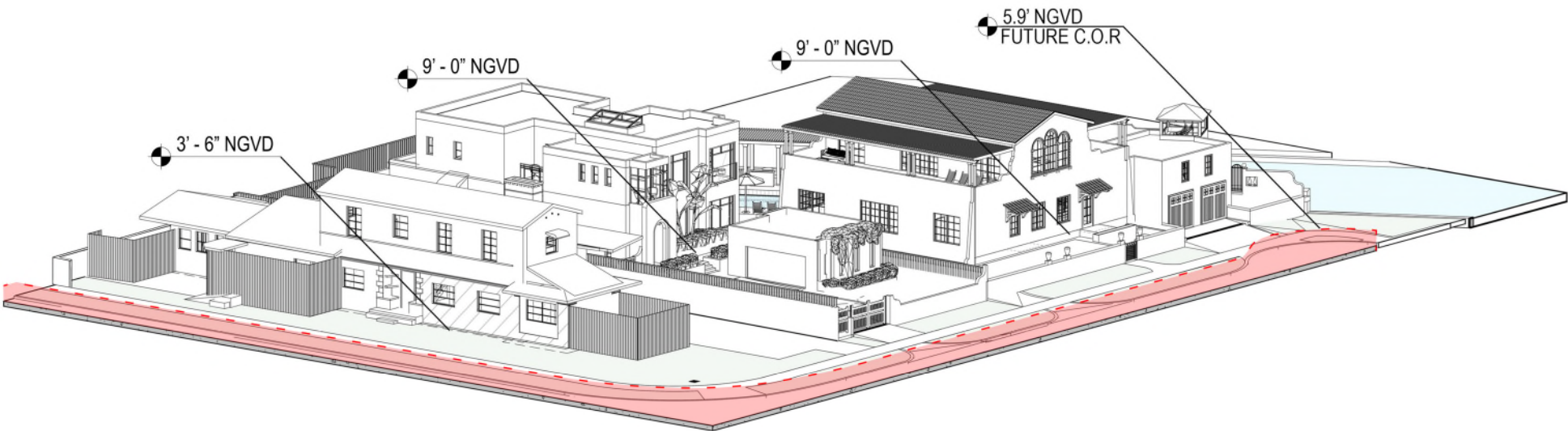


AXONOMETRIC SHOWING PROPOSED 1810 AND 1818

Valley Condition

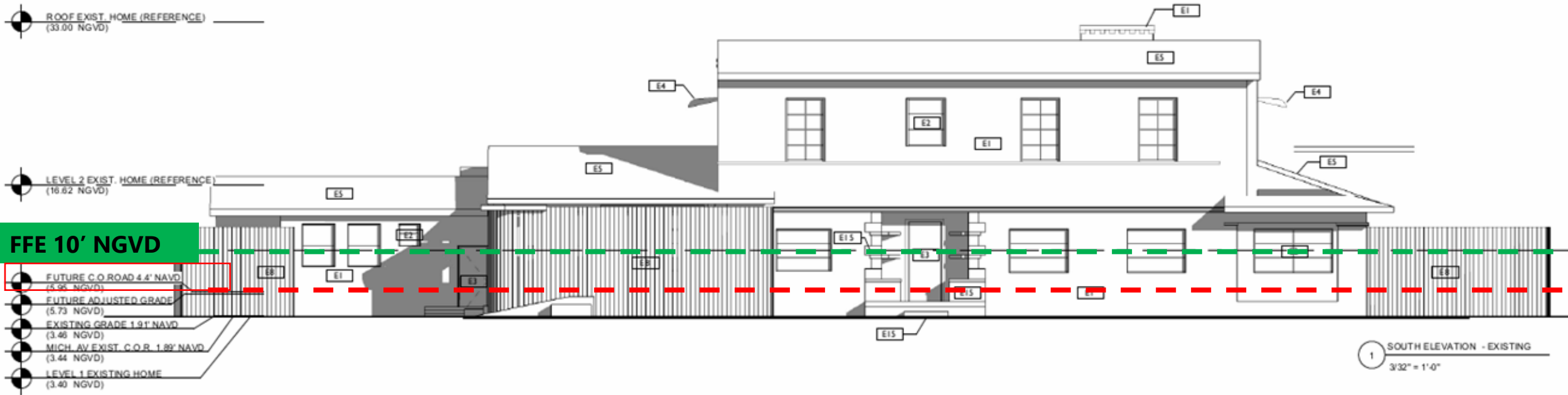


EXISTING AXONOMETRIC BEFORE DEMOLITION OF 1810 AND 1818



AXONOMETRIC SHOWING PROPOSED 1810 AND 1818

Current Florida Building Code Standard

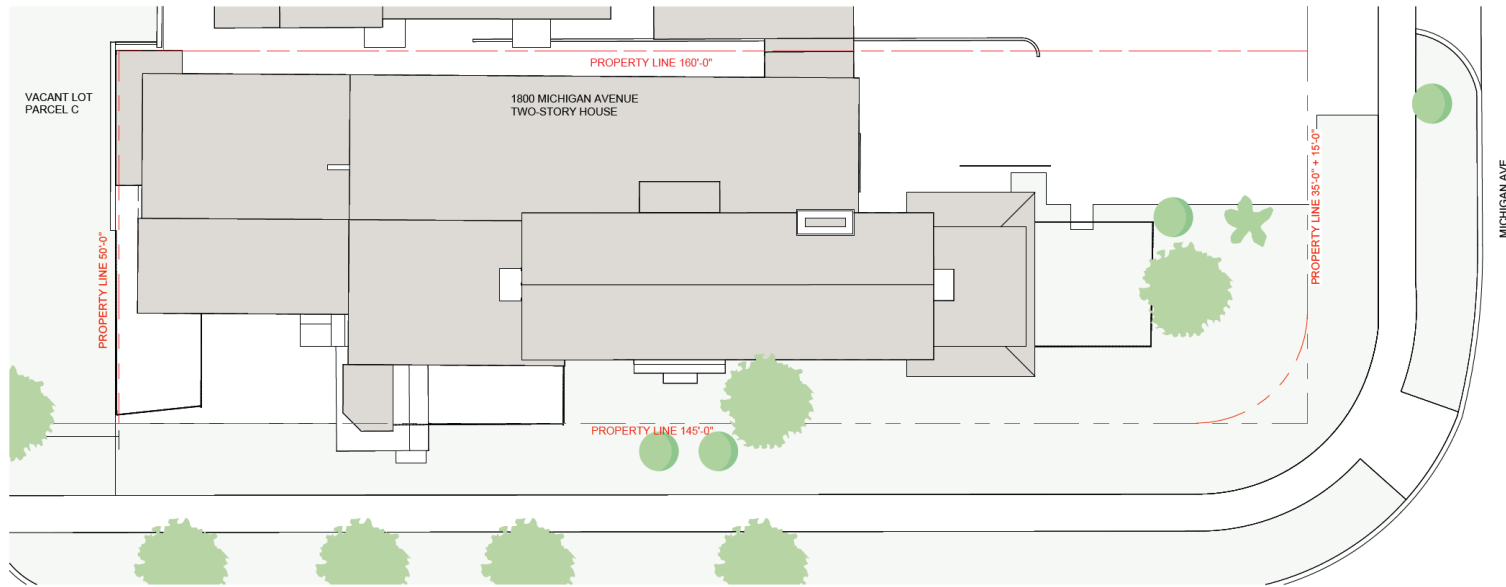




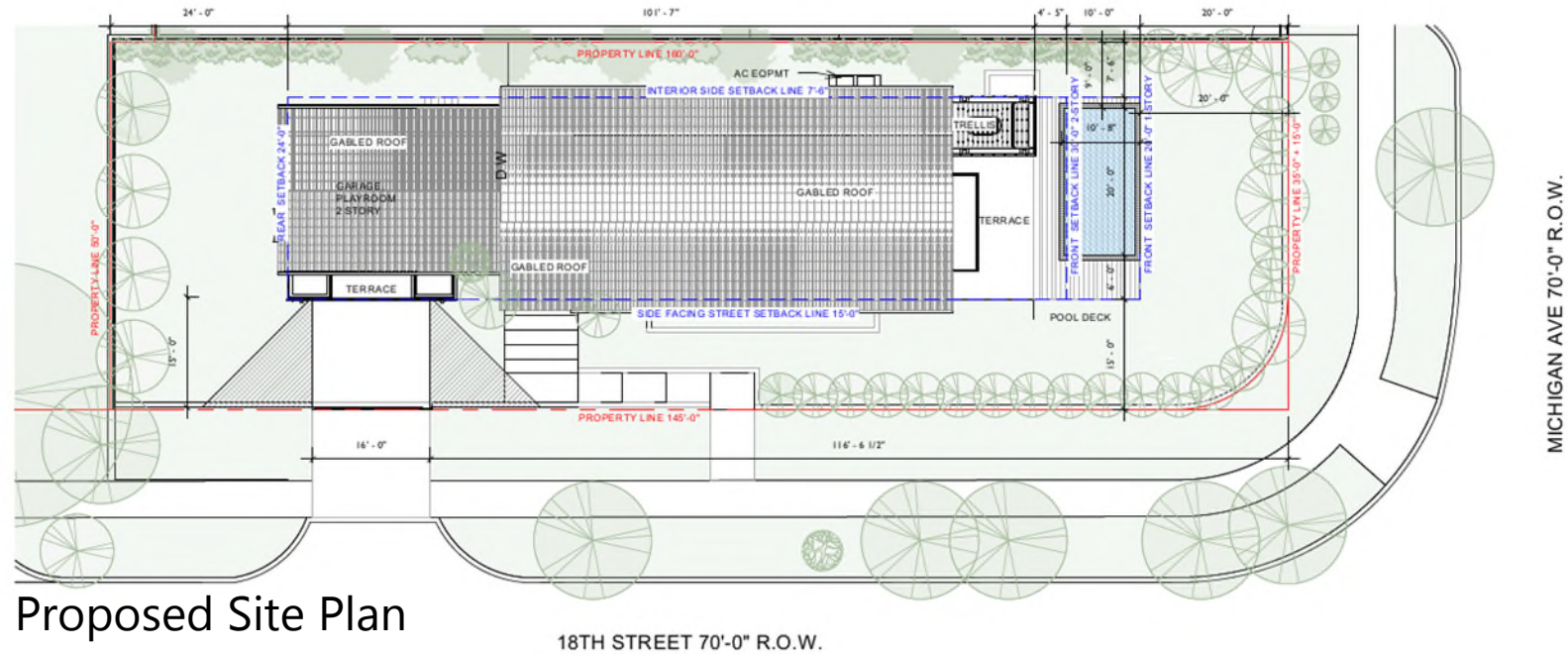


Proposed New Home

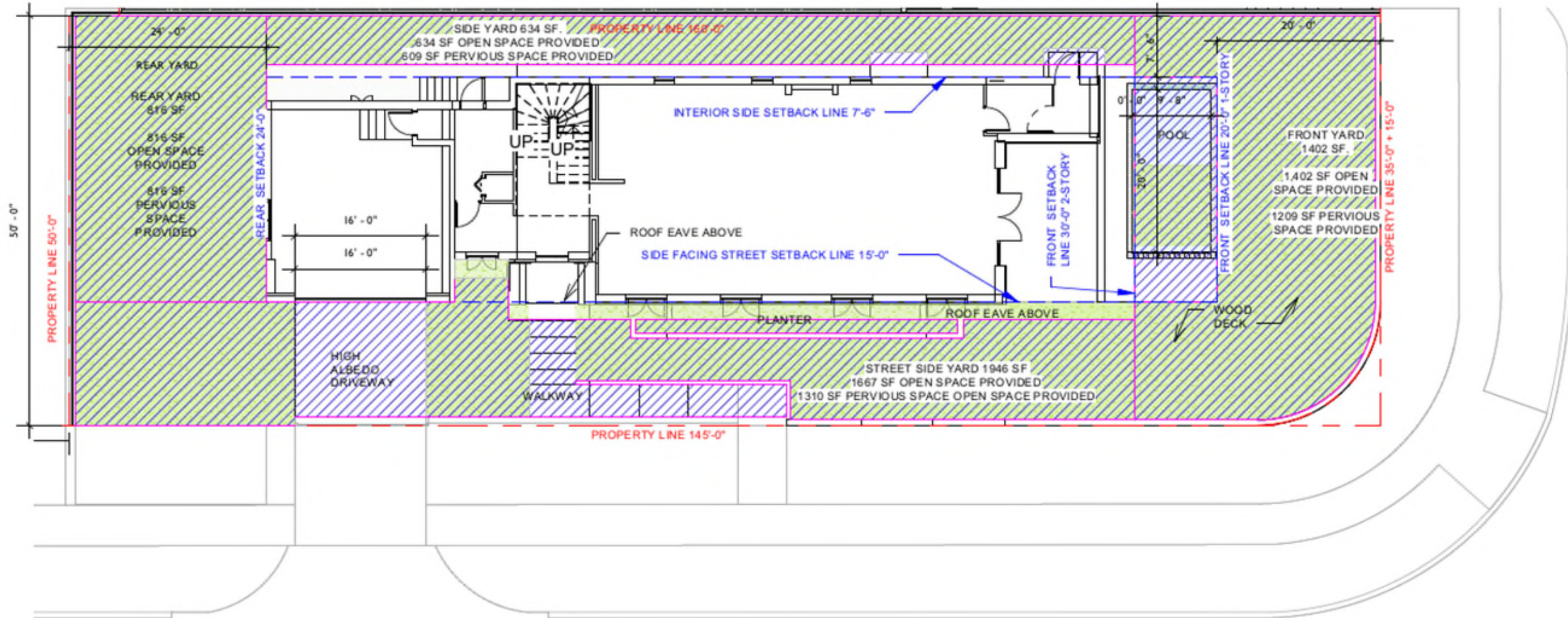
- 50% unit size
- 30% lot coverage
- Compliance with all setbacks
- 27' height with sloped roof
- No variances



Existing Site Plan

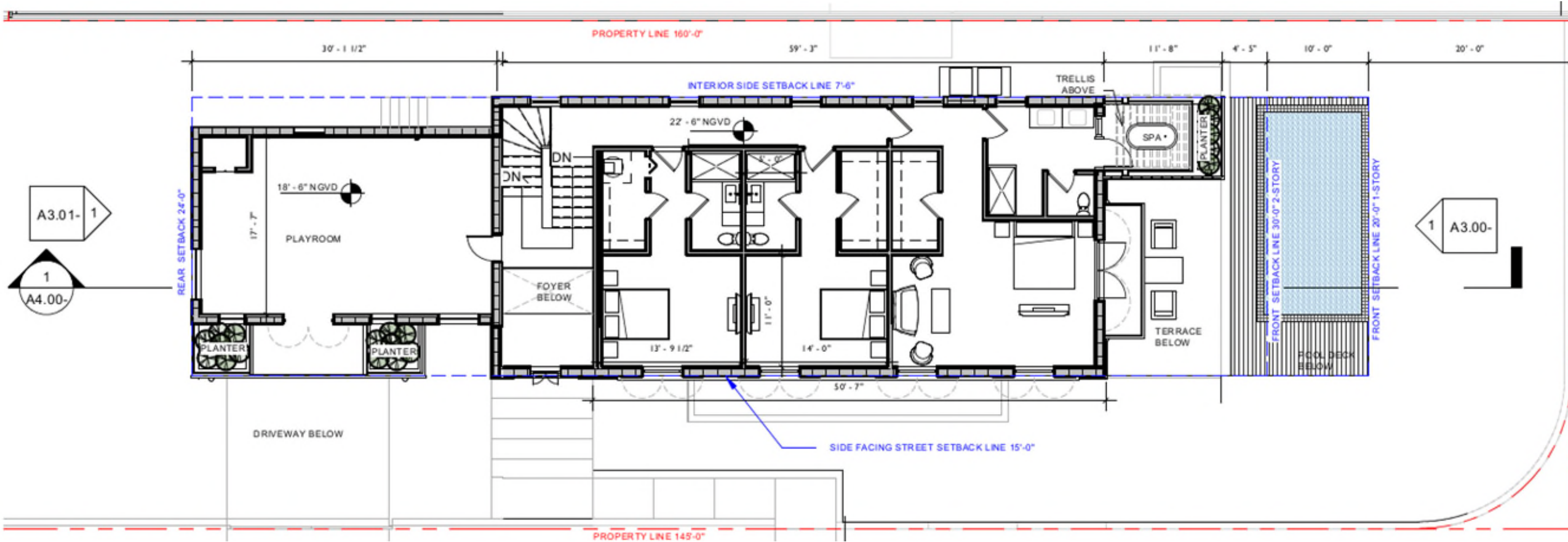


Proposed Site Plan



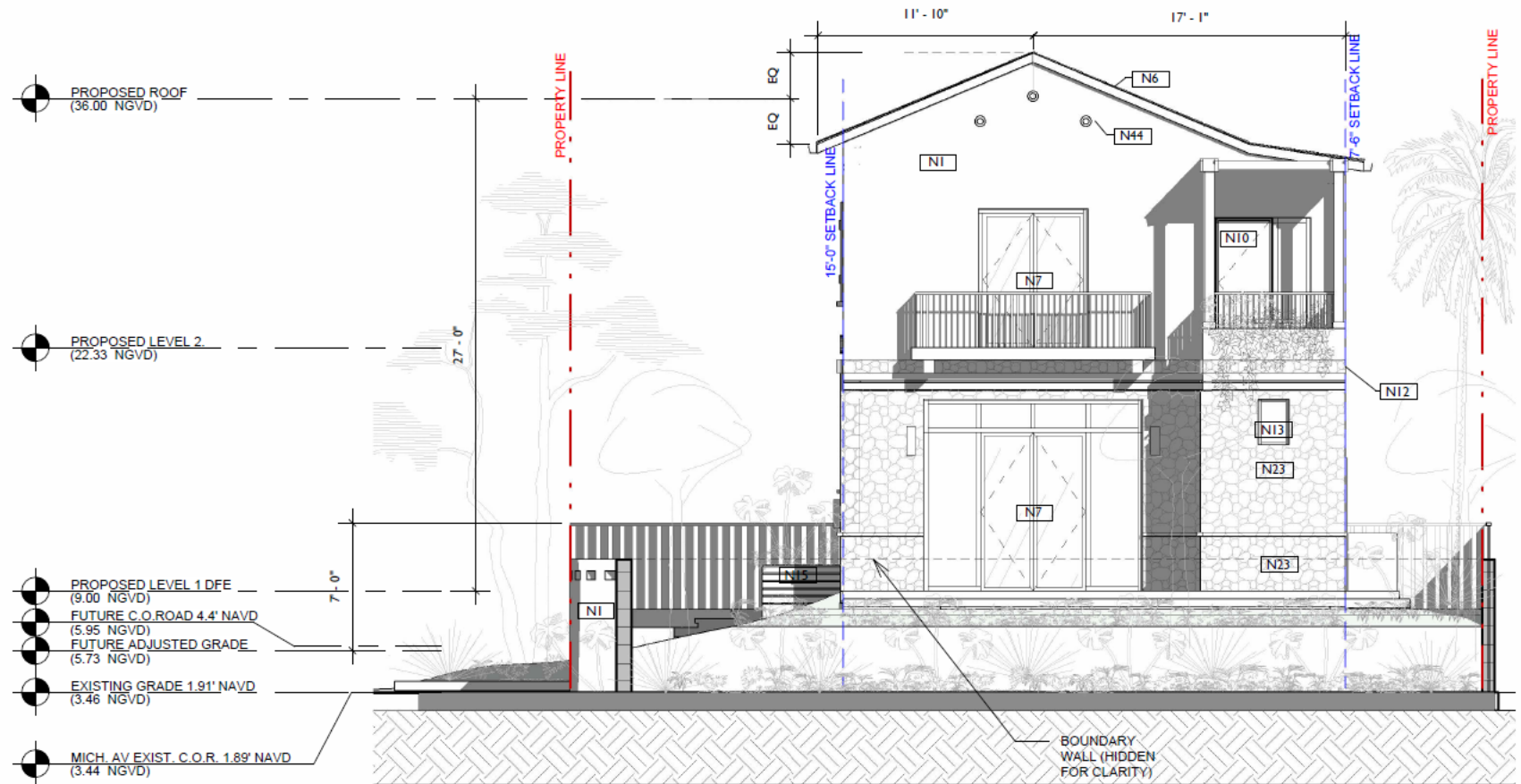
REFER TO LANDSCAPE PLAN FOR
PLANTING INFORMATION

1 PROPOSED YARD OPEN SPACE DIAGRAM.
1/16" = 1'-0"





South Elevation



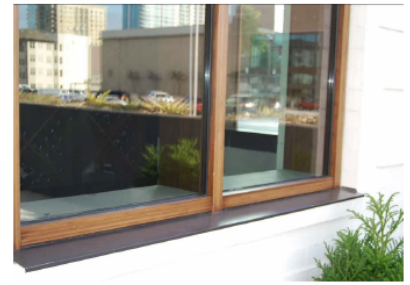
East Elevation



WOODEN DETAILS



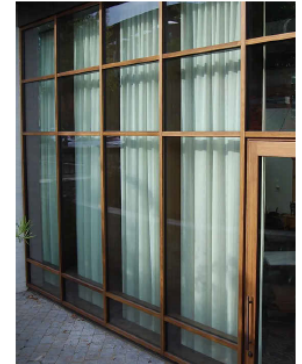
CORAL ROCK



BARREL ROOF TILE IN COLOR VARIATIONS



BLACK VERTICAL RAILING



POWDER COATED ALUMINUM MULLIONS



WHITE STUCCO, CORAL ROCK REVEALS AND DETAIL



WOOD DOORS



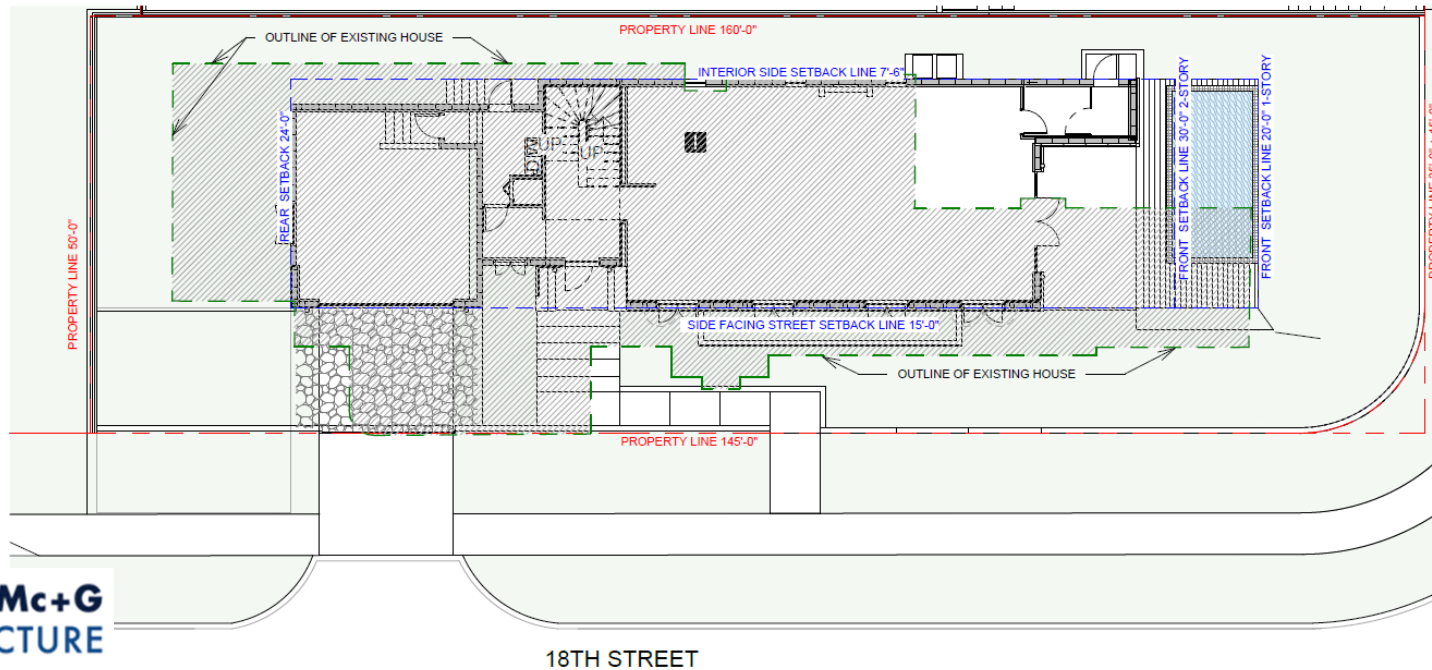
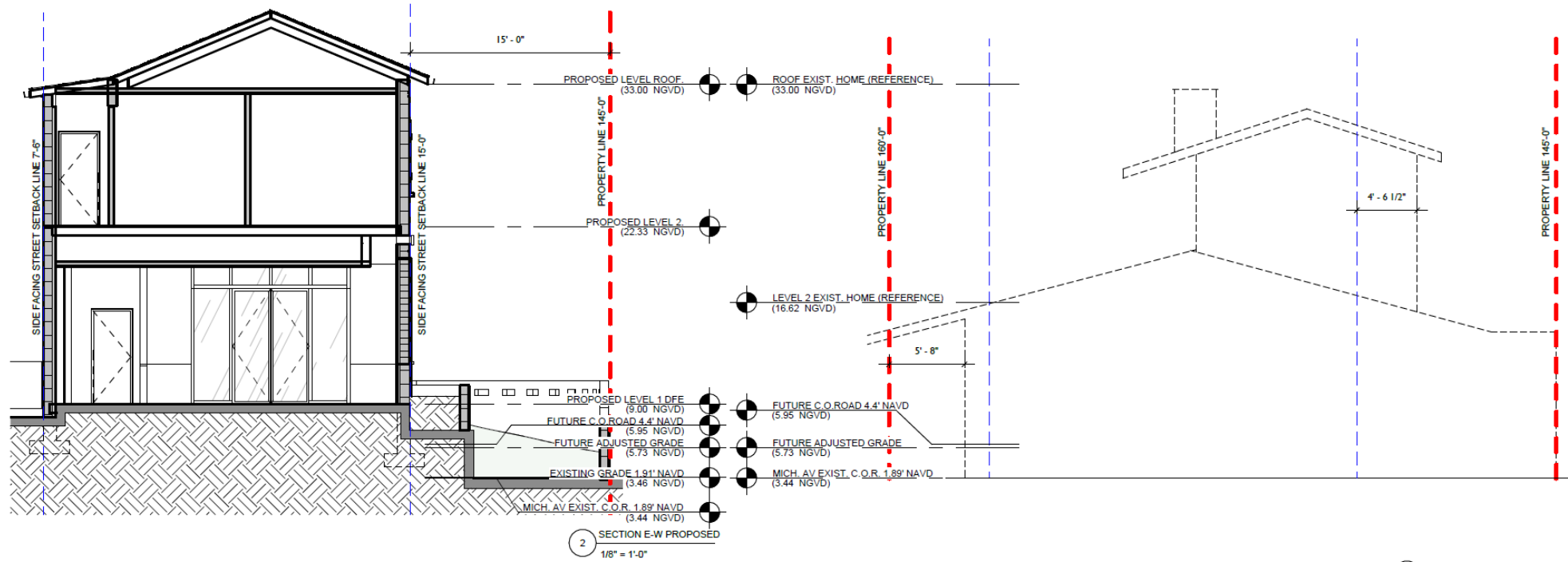
WOOD WINDOW HEADERS



WOOD GARAGE DOOR



STUDIO Mc+G
ARCHITECTURE

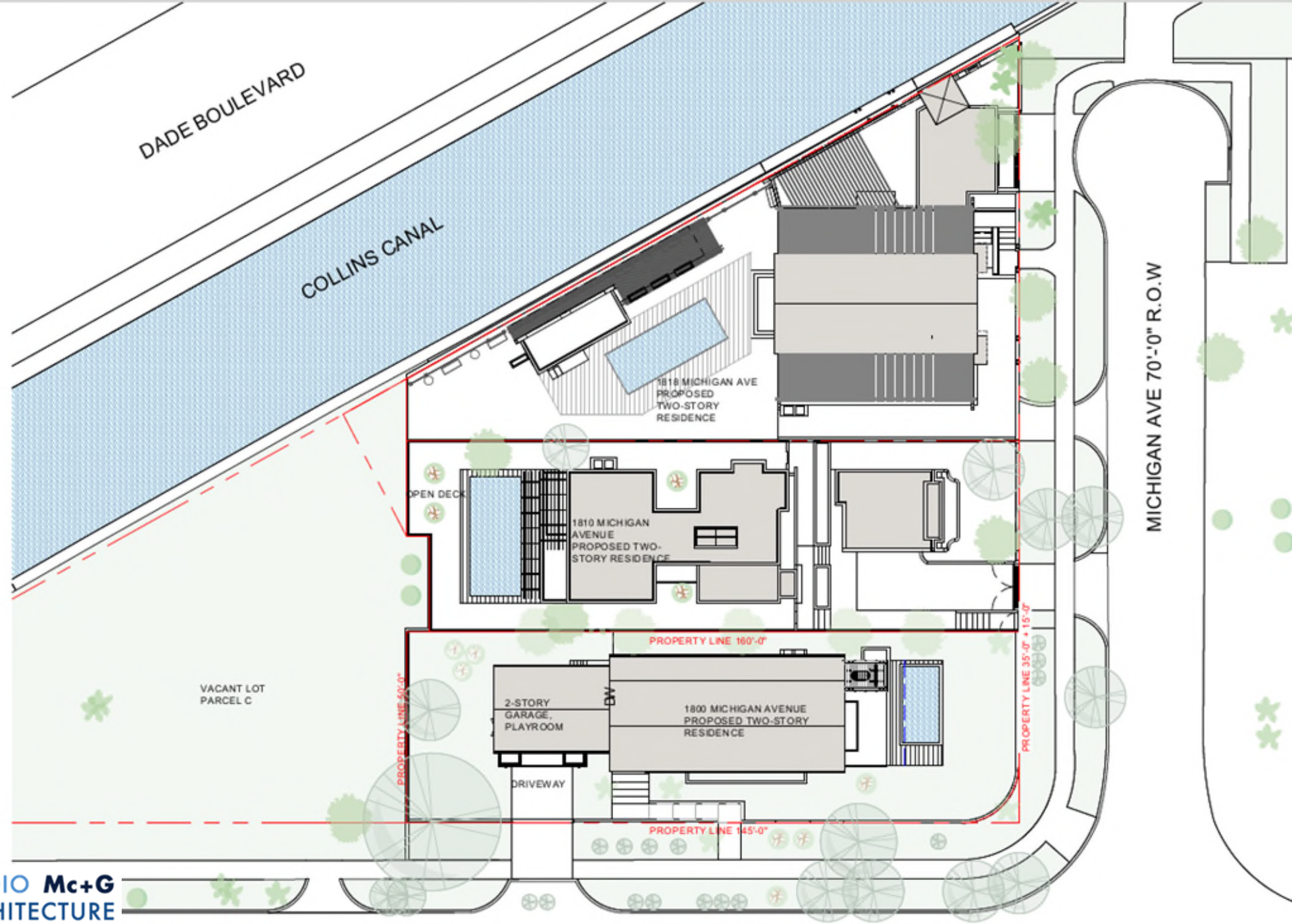


1 EXISTING HOUSE OUTLINE
1/8" = 1'-0"

3 PROPOSED LEVEL 1 - EXISTING HOUSE OUTLINE OVERLAID
1/16" = 1'-0"

New Context – Michigan Avenue





Thank You

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Suite 300, Miami, FL 33131

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Info@brzoninglaw.com

Duties of a Trustee as a Fiduciary

- Fairness and impartiality
- Render accountings and information
- Prevent commingle assets
- Prevent conflicts of interest
- Make trust property productive (produce income)
- Other Duties: distribute funds, file taxes, enforce claims and defend actions

TIMELINE	
1986	1800 Michigan Avenue purchased
2000	Rita and Ivor started doing business with M. Stern
2009	M. Stern files bankruptcy → Rita and Ivor started receiving foreclosure notices on properties they thought they owned outright
2009-2020	Litigation between title company and Rita and Ivor regarding foreclosure
2012-2013	M. Stern indictment → Accused of using their identities, without their knowledge, to refinance the mortgages. M. Stern forged their signatures on the mortgage loan documents.
2020	Property deeded from Rita and Ivor to IRRS 1800 Michigan LLC
2021	Rita passed away
2021	Luis and Anthony managers of IRRS 1800 Michigan LLC
2023	Ivor passed away
2024	All tenants removed
February 2024 – May 2025	Demolition of 1810 and 1818 Michigan Avenue, installation of fence and landscaping
April 2024 – ongoing	Seawall permit approved, pending contractor
November 2024	Lot Split Approval
December 2024	HPB Approval 1810 and 1818 Michigan Avenue

19TH ST

3405 BLVD

18TH ST

17TH ST

MICHIGAN AVE

LENOX AVE

JEFFERSON AVE

MERIDIAN AVE

0 50 100 200 300 Feet

1780 Lenox Ave
1770 Lenox Ave
1760 Lenox Ave
1750 Lenox Ave
1744 Lenox Ave
1736 Lenox Ave
1729 Lenox Ave

1026 10th Street
1769 Lenox Ave
1761 Lenox Ave
1753 Lenox Ave
1745 Lenox Ave
1735 Lenox Ave
1720 Lenox Ave
1719 Lenox Ave
1700 Michigan Ave
1716 Michigan Ave

1818 Michigan Ave
1810 Michigan Ave
1800 Michigan Ave

1835 Michigan Ave
1827 Michigan Ave
1821 Michigan Ave
1815 Michigan Ave
1801 Michigan Ave

1836 Jefferson Ave
1830 Jefferson Ave
1820 Jefferson Ave
1810 Jefferson Ave
1800 Jefferson Ave

1775 Jefferson Ave
1764 Jefferson Ave
1760 Jefferson Ave
1750 Jefferson Ave

1735 Michigan Ave
1733 Michigan Ave
1711 Michigan Ave
1701 Michigan Ave

1730 Jefferson Ave
1722 Jefferson Ave
1710 Jefferson Ave
1700 Jefferson Ave

1775 Jefferson Ave
1745 Jefferson Ave
1735 Jefferson Ave
1729 Jefferson Ave

1710 Meridian Ave

1745 Meridian Ave
1830 Meridian Ave
1836 Meridian Ave
1850 Meridian Ave
1860 Meridian Ave

1950 Meridian Ave

1643 Jefferson Ave
1829 Jefferson Ave

641 19th Street

Date: 8/12/2019

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[illegible]

Date: 8/12/2019

Service Layer Credits: Sources: CartoDB/Blue, GeoEye, Earthstar Geographics, CNR/Govco/DeLNA, AeroGRID, IGN, and the GIS User Community

Additions



1941

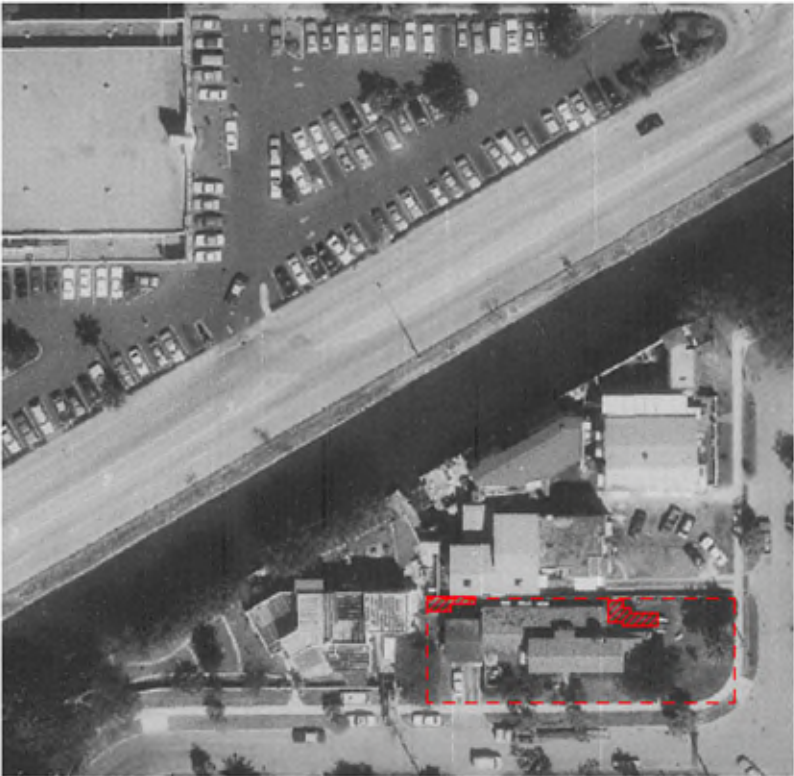


1965

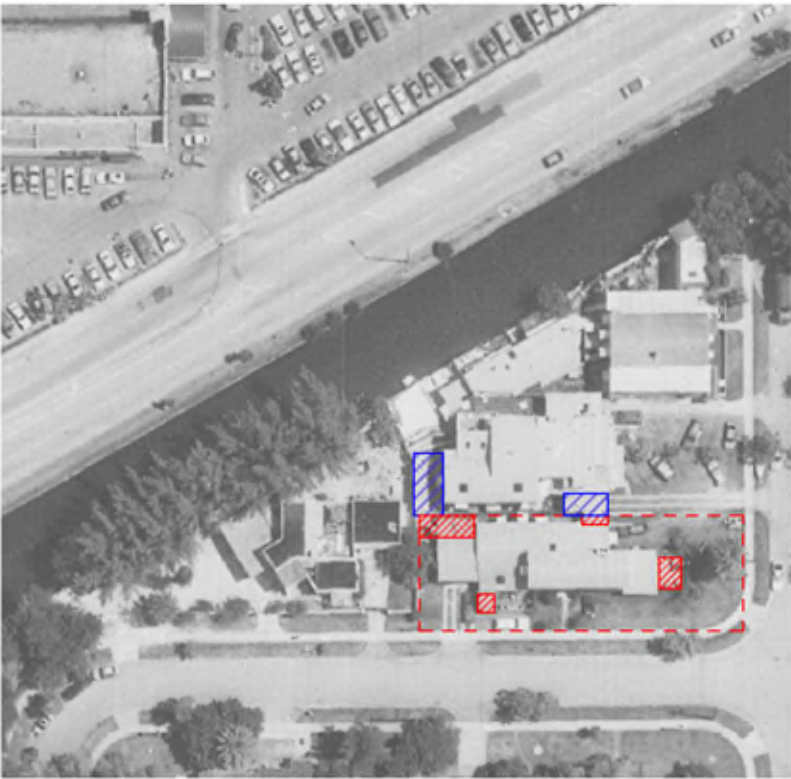


1969

Additions



1985



1994



2000

