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VIA ELECTRONIC SUBMITTAL

February 16, 2025

Deborah Tackett, Historic Preservation & Architecture Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB24-0641** Certificate of Appropriateness for Demolition and Design of a New Single-Family Home Located at 1800 Michigan Avenue, Miami Beach

Dear Ms. Tackett,

This firm represents IRRS 1800 MICHIGAN LLC (the "Applicant"), owner of property located at 1800 Michigan Avenue (the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in connection with a Certificate of Appropriateness for demolition of the existing single-family home and design of a beautiful, new single-family home.

Property Description. The Property is located at the northwest corner of the intersection of Michigan Avenue and 18th Street. The Miami-Dade County Property Appraiser identifies the Property with Folio No. 02-3234-004-0120. See Exhibit A, Property Appraiser Summary Report. The Property contains an existing two story single-family home that has been significantly altered over time with illegal additions and unpermitted work. The Property is located in the RS-4 Single Family Residential District and the Palm View Historic District. See Figure 1, Historic Properties Database Excerpt, below.

Figure 1, Historic Properties Database Excerpt

On November 26, 2024, the City's Planning Board approved File No. PB24-0715 a Lot Split request to separate the inadvertent Building Site made up of the Property, 1810 Michigan Avenue, 1818 Michigan Avenue, and 1039 18th Street. Therefore, the properties can be developed pursuant to their original platted lot lines. Then, on December 17, 2024, the City's Historic Preservation Board ("HPB") approved File Nos. HPB24-0613, HPB24-0614, and HPB24-0615, which were requests for Certificates of Appropriateness for after-the-fact demolition and design of new single-family homes located at 1810 and 1818 Michigan Avenue.

Palm View Historic District. Pursuant to the Palm View Historic District Designation Report (the "Report"), Palm View contains a rich and cohesive array of Miami Beach architecture. According to the Report, the historic district's designation does not require, recommend, or encourage reproductions of period architecture. Rather, appropriately expanding the City's design continuum is encouraged. Further, the Report provides that a new structure can add to the neighborhood, graciously, when the design follows existing design guidelines and renovations are deemed appropriate by the HPB.

The Report notes that the existing home on the Property was designed by architects Carlos Schoeppl and Arnold Southwell in 1935, in the Med/Deco Transitional style of architecture. "Med/Deco" is described as a synthesis of Mediterranean Revival form and Art Deco decorative detail, or vice versa.

Existing Structure. The Historic Resources Report, prepared by McG Studio and included with the application materials, provides further detail as to the history of the Property, the original architect, and the context. The contributing structure on the Property was built in 1935 as a two-story single-family home. Study of historic aerials show numerous unpermitted additions over decades. The minimal building records on file with the City Building Department are included with the application materials. The structure that remains has not retained its original character. The various additions are within the permitted setbacks and improvements cross property lines. Additionally, the home is built significantly below the minimum Base Flood Elevation of eight (8) feet, at approximately four (4) feet. Therefore, the existing home, as many of the neighboring homes, is at serious risk of flooding and damage.

The Applicant has retained Youssef Hachem Consulting Engineering to conduct a structural analysis of the home and prepare a structure report (the "Structural Report"), which is included in the application materials. The Structural Report considered the flood elevation levels and analyzed how today's standards impact the structural integrity. The several visual inspections found that the roof is failing in multiple locations and the moisture intrusion has caused sever and extensive damage to all wood portions of the home. There are locations where the wood members have collapsed, creating a hazardous condition. There is also evidence throughout the home of the mold, concrete spalling and cracking.

Further, based on the condition of the decayed wood framing and significant cracking, the home is compromised to resist future loads safely and without danger of collapse. The Structural Report concludes that the home requires replacement of significant structural members, which cannot be repaired, and therefore, must be demolished. The foundations are also inadequate and damaged and cannot support the house.

Included in the Structural Report are the results of concrete testing performed by a licensed material testing company. The concrete compressive strength shows that lifting of the home will cause serious damage to the foundation. The strength averaged only 1,217 PSI (per square inch), which is significantly below the requirement of new construction design for 5,000 PSI. Additionally, the concrete testing found that the carbonation extends deep into the concrete, which indicates that all the reinforcing rebars have lost their alkaline protection and are exposed to corrosion.

Proposed Project. The Applicant proposes to construct an exquisitely designed, two-story residence that is significantly inspired by the existing structure (the "Project"). The Applicant is actively studying and documenting what is left of the contributing structure and conducted extensive building record research. Important factors in the Palm View Historic District, such as massing, roof shape, rhythm of openings, and placement on the lot, have been deeply considered for the proposed new home. The purposeful location and layout of the home, with varying projections, cut-outs, window shapes, balconies, and overhangs, substantially mirrors the movement of the prior home. The Project's materiality will highlight the amazing architectural features. The design includes removing the various additions throughout the years and providing a new home that is livable, resilient, and beautiful. The design addresses the special needs of this community and its historic resources. Specifically, the Project provides the balance between authentic style of architecture of the and ensuring the new home meets the current Code regulations and living standards for the neighborhood. The new structure does not exceed the maximum unit size, lot coverage, or height permitted under the Resiliency Code. The new structure is consistent with the context and character of original structures and the Palm View Historic District. The new home will be consistent with the replacement standards of the Resiliency Code.

Compliance with Certificate of Appropriateness Criteria. The Project satisfies the applicable criteria for new construction in a local historic district. The design, scale, and massing of the new home more closely complies with the Palm View Historic District and remains sensitive to and compatible with the surrounding area, which contains similar newly constructed homes. Examination of architectural drawings for consistency with the certificate of appropriateness criteria includes aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The Project provides a beautiful new home that appropriately relates to the prior structure and the neighborhood.

Sea Level Rise and Resiliency Criteria. The Proposed Project advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

New windows will be hurricane proof impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

All landscaping will be Florida friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant will proactively address seal level rise projections. The proposed home will be constructed at Base Flood Elevation and one (1) foot of Freeboard, at nine (9) feet NGVD. This is considerably more appropriate than the existing finished floor at four (4) feet.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The raised first-floor ensures that the future homes are adaptable to the raising of the abutting public canal, streets, and adjacent land in the future.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Future development of the Property will be entirely new construction located well-above base flood elevation at nine (9) feet NGVD.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space will be located below base flood elevation.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

12. The design of each project shall minimize the potential for heat island effects on-site.

Redevelopment of the Property will strategically minimize the potential for heat island effects on site. The Project incorporates passive design strategies, such as shading devises and natural ventilation, and significantly increases the vegetation on the Property.

Conclusion. Granting this Certificate of Appropriateness for demolition and design will allow the development of a beautifully-designed, single-family home that will add much more value and safety to the surrounding neighborhood. The Project is sensitive to the unique aesthetic character of the area and respectful to the early origins of the Palm View Historic District. Additionally, the Project addresses the sea level rise and resiliency criteria in this area which is at high risk of flooding. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application.

Sincerely,

Michael Larkin

cc: Michael Marrero, Esq.
Emily K. Balter, Esq.

EXHIBIT A

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/12/2025

PROPERTY INFORMATION	
Folio	02-3234-004-0120
Property Address	1800 MICHIGAN AVE MIAMI BEACH, FL 33139-2395
Owner	IRRS 1800 MICHIGAN LLC
Mailing Address	145 ALMERIA AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	5 / 5 / 0
Floors	2
Living Units	3
Actual Area	4,092 Sq.Ft
Living Area	4,092 Sq.Ft
Adjusted Area	3,620 Sq.Ft
Lot Size	8,000 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	**2024**	**2023**	**2022**
Land Value	$1,480,000	$1,280,000	$1,048,000
Building Value	$34,240	$30,250	$25,731
Extra Feature Value	$310	$250	$318
Market Value	$1,514,550	$1,310,500	$1,074,049
Assessed Value	$1,102,939	$1,002,672	$911,520

BENEFITS INFORMATION				
Benefit	**Type**	**2024**	**2023**	**2022**
Non-Homestead Cap	Assessment Reduction	$411,611	$307,828	$162,529

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
34 53 42
PALM VIEW SUB PB 6-29
LOT 1 BLK 10
LOT SIZE 50.000 X 160
OR 12886-1401 0586 1

TAXABLE VALUE INFORMATION			
Year	**2024**	**2023**	**2022**
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$1,102,939	$1,002,672	$911,520
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$1,514,550	$1,310,500	$1,074,049
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$1,102,939	$1,002,672	$911,520
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$1,102,939	$1,002,672	$911,520

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**
08/20/2020	$100	32077-1970	Corrective, tax or QCD; min consideration
05/01/1986	$100,000	12886-1401	Sales which are qualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp