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VIA ELECTRONIC SUBMITTAL

July 28, 2025

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

RE: REVISED - HPB24-0641

Certificate of Appropriateness for Partial 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 revised letter of intent in connection with a Certificate of Appropriateness for partial demolition of the existing single-family home and design of a beautiful, new single-family home include certain variances and waiver relating to the retention of the garage portion of the existing structure and a waiver to permit the reimaged two-story massing.

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.

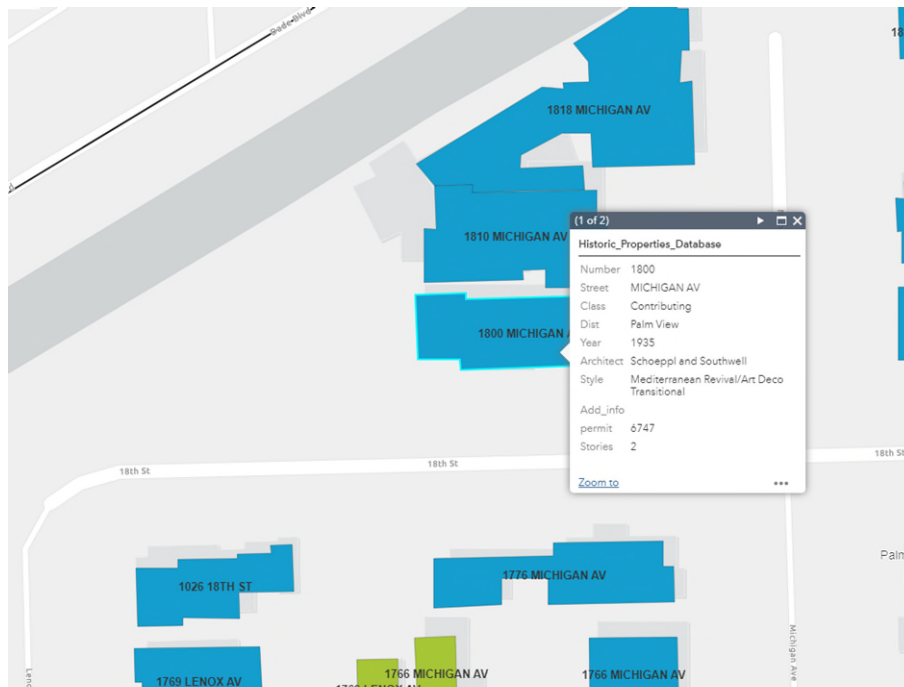


Figure 1, Historic Properties Database Excerpt

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, preserving the garage portion, 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 the contributing structure, authentic style of architecture, and ensuring the new portion of the home meets the current Code regulations and living standards for the neighborhood. The partially renovated and new structure does not exceed the maximum unit size or height permitted under the Resiliency Code. The portion of new is construction consistent with the context and character of original structures and the Palm View Historic District. The partially renovated and 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, preserving the garage, that appropriately relates to the prior structure and the neighborhood.

Setback Waiver Request. Pursuant to Section 2.12.8(b)(4)(B) of the Code, for the restoration of contributing buildings, the HPB may, at its discretion, waive certain requirements, and allow for the retention of the existing structure's floor area, height, setbacks or parking credits, if at least one of the following criteria is satisfied:

- I. The structure is architecturally significant in terms of design, scale, or massing;
- II. The structure embodies a distinctive style that is unique to Miami Beach or the historic district in which it is located;
- III. The structure is associated with the life or events of significant persons in the city;
- IV. The structure represents the outstanding work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
- V. The structure has yielded or is likely to yield information important in prehistory or history; or
- VI. The structure is listed in the National Register of Historic Places.

The Applicant is proposing to retain the garage portion of the existing structure at the existing nonconforming rear setback of 9.79 feet, when twenty-four (24) feet would be required for an entirely new home. As detailed in the Historic Resources Report, which is included in the application materials, the existing home was classified as contributing in the Palm View Local Historic District designation report because of the original architects, Carlos Schoeppel and Arnold Southwell, and the style of architecture Med/Deco Transitional. Therefore, at least one of criterion provided in Section 2.12.8(b)(4)(B) of the Code is satisfied to permit the HPB's approval of a design waiver to maintain the garage structure rear setback at 9.79'. Approval of this waiver will allow for the retention of garage portion of the contributing home to remain.

Two-Story Waiver Request. The proposed design retains the garage structure, reintroduces the one-story loggia that serves as an elevation transition and opens out onto a courtyard, and reintroduces the two-story massing. This programming does not strictly comply with Section 7.2.2.3.b.2.B.II of the Code, which provides that two story homes, exceeding twenty-five percent (25%) lot coverage, must provide at least fifty percent (50%) of the second floor along a side elevation facing a street set back a minimum of five (5) feet from the minimum required setback. Although over half of the structure is one story, the two-story portion is monolithic. This design is necessary to reimagine the current structure at today's resiliency standards. The Project, as a whole, has ample movement and sufficient articulation, and the unbroken two-story surface does not lack significance. It provides depth, detail and materiality that satisfy the intent of the Code. Therefore, the Applicant is requesting a waiver of this additional five (5) foot side setback fronting 18 Street in order to maintain the historic form.

Variance Requests. The new construction related to the Project substantially complies with the Single-Family Residential District standards. The requested additional variances are the minimum necessary for the retention of the garage portion of the existing home, as follows:

1. Variance of Section 7.2.2.3.b.7.D. to permit lot coverage of 36.2%, when a maximum of thirty percent (30%) is required; and
2. Variance of Section 7.2.2.3.b.1.(6) to permit fifty-three percent (53%) of the required rear yard to be sodded or landscaped pervious open space, when seventy percent (70%) minimum is required (collectively the "Variances").

Satisfaction of Hardship Criteria. The Variances requested satisfy the hardship criteria pursuant to Section 2.8.3.a. of the Code, as follows:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

There are special conditions and circumstances that exist which are peculiar to the nonconforming existing structure, site, and use. To note, the Variances will allow for the preservation of the portion of the existing contributing home. The Variances related to special conditions and circumstances of the lot, climate, and design.

- 2. The special conditions and circumstances do not result from the action of the applicant;**

The special circumstances, in this case, do not result from the actions of the Applicant. The Applicant is proposing a forever home that bridges the contributing architecture with the main living spaces at necessary flood elevation. Based on aerial images, the two-car garage structure at the west side of the Property existed as of 1941 and it is listed on the original Building Card dated February 9, 1935. Although it was converted to additional rental units, the main footprint and roofline still exists today. This is a unique circumstance where the structure has existed lawfully for at least ninety (90) years and there is an opportunity to preserve and integrate it into the new design.

- 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

The Code allows other similarly situated property owners to seek similar variances to accommodate retention of contributing structures and new construction that is sensitive development when neighbors are not impacted. Granting the Variances will not confer any special privilege. The Variances relate to the retention of the garage portion of the existing, contributing single family home. The structure is setback 9.79' from the west property line, which encroaches into the rear yard required open space and reduces the amount provided below the minimum required. The remaining portion of the rear yard is entirely landscaped, open space. Also, the garage door fronts 18 Street and cannot be discounted from the lot coverage percentage and the design proposes a transitional level on the ground floor that cannot be located on top of the retained garage, which results in the slight increase in the permitted lot coverage.

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

A literal interpretation of the provisions of the land development regulations would deprive the Applicant rights enjoyed by other properties in the same zoning and historic district. The requested Variances all relate to the existing condition of the garage, which cannot be discounted from lot coverage fronting the right of way, and its existing location with the required rear yard. The Project will produce an enhanced design that is consistent with the character of the neighborhood. Therefore, strict compliance with the land development regulations would be an unnecessary and undue hardship on the Applicant and contravene the intent to preserve a portion of the contributing structure.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure

The Variances relates to the same special conditions that prevents strict compliance with the Code. The variance relates to the existing location of the garage structure, which the Project propose to maintain.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

Granting of the variance will be in harmony with the general intent and purpose of these land development regulations. The proposed Project is sensitive to the existing garage structure and is intended to minimize the impact of the residents in the area and allow for a beautiful and functional home. The structure has existed without any detrimental impact for over ninety (90) years and the renovation of the Property and keeping the nonconforming structure will not be injurious to the area nor detrimental to the public welfare.

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The purpose of the single-family residential district is to provide development opportunities for and to enhance the desirability and quality of existing and new single family residential development. The Project is consistent with this purpose.

Practical Difficulty. The innovative design does the most possible to preserve the non-habitable portion of the existing single-family home located below base flood elevation, and provide a new, functional and viable home. There are multiple practical difficulties that must be addressed to make practical use of the Property for a new single-family home, such as the multiple frontages and existing location of the single-story, two care garage. A literal interpretation of the Code would be an undue hardship on the Applicant. Specifically, the existing garage structure is setback 9.79' from the west property line, where fifteen percent (15%) of the lot depth or twenty (20) feet minimum is permitted. The garage portion is original to the home when built in 1935. The interior has been renovated to multiple units, without permits, but the massing, footprint and roofline remains. The location also encroaches into the rear yard, which reduces the required rear yard required open space by approximately seventeen percent (17%). The remaining portion of the rear yard is landscaped, open space. Also, the Code permits a discount of lot coverage for garages that are perpendicular to the right of way. The existing garage entrance fronts 18 Street and therefore, cannot be discounted. To retain the garage's one-story character and roofline, an innovative transitional one story is proposed between the garage and the main two-story portion. These conditions result in an approximately six percent (6%) increase in lot coverage, but does not result in a larger home. The requested Variances are the minimum necessary to preserve the garage and seamlessly incorporate it into the design of new single-family home.

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 sea 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 devices and natural ventilation, and significantly increases the vegetation on the Property.

Conclusion. Granting this Certificate of Appropriateness for partial 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 requested Waivers and Variances relate to the retention of the garage structure and are the minimum necessary to create a beautiful and worthwhile new home. 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,

A handwritten signature in blue ink, consisting of a series of connected loops and curves, representing the name Michael Larkin.

Michael Larkin

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



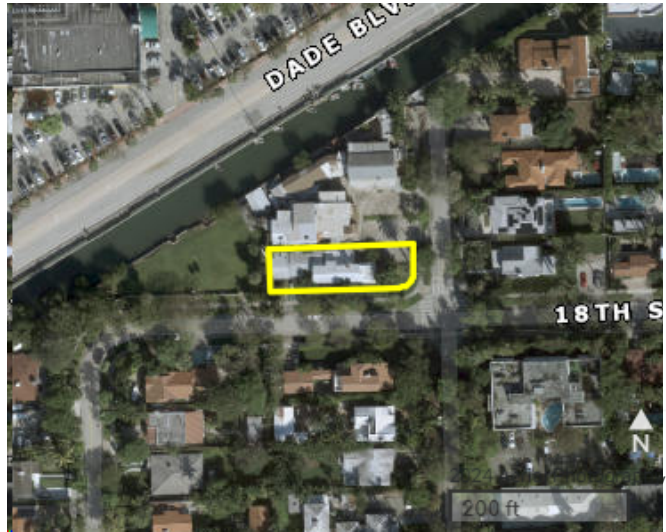
EXHIBIT A

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

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