

**MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER 1**

# MIAMIBEACH

## Land Use Boards

### Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: November 18, 2025  
TITLE: HPB25-0674, A.K.A HPB24-0638, 1210 MICHIGAN AVENUE – SINGLE FAMILY HOME.

**PROPERTY**

1210 Michigan Avenue

**FILE NO.**

HPB25-0674

**APPLICANT**

Andrew Mirmelli

**IN RE:**

An application has been filed requesting modifications to a previously approved Certificate of Appropriateness for the construction of a new single-family home. Specifically, the applicant is requesting a variance from the minimum required setbacks for a roof deck, and including one or more design waivers.

**PRIOR ORDER NUMBER:**

a.k.a HPB24-0638

**Applicable Area**

South Beach

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No