

City of Miami Historic Preservation Board

HPB-25-0674

Property Address: 1210 Michigan Ave.,

Miami Beach 33139

Planning department review – Gisell Deschamps – 8/25/25

1. Application Completeness

- a. Provide a copy of signed and dated check list issued at Pre-Application meeting
  - i. We have reached out to you for the Checklist, and have not received it.
- b. Include the variance criteria statements in sec. 2.8.3.a as part of the responses.
  - i. Note that these were provided in the Letter of intent
  - ii. **Variance/ Waiver Criteria**
    1. We are complying with the variance criteria as stated in the LDRs. We are faced with the hardship of having a very tight lot. Furthermore, the HPB has required that we set the house back further from the Front Property Line than required by the Zoning Code, to match the setbacks of the neighboring homes.
      - a. This is a very tight lot. The setbacks required do not leave us much building area. Setting back an additional 10' on every side and having the roof deck within that area is almost impossible.
      - b. The property lines have not been determined by the applicant
      - c. We are allowed by right to request a variance/ waiver. This request, given the circumstances, is more than a reasonable ask.
      - d. Literal interpretations of the Roof Deck setback lines would render an unbuildable area for a Roof Deck.
      - e. We are only asking for this variance for the Roof Deck.
      - f. I do not believe that the granting of this variance will be detrimental to the public welfare. The public has the right to speak out against the design during the hearing if they wish.
      - g. We do believe that we are consistent with the comprehensive plan and does not reduce the levels of service. If we are not consistent in any way, we would be willing to work with the design.
      - h. The variance we are asking for does not affect the elevated level of the home. This home has an understory, and the first habitable floor is at +16.00' NGVD, 8' above the Base Flood Elevation.
- c. Provide a copy of the previous recorded order, HPB24-0638
  - i. Refer to added sheet A-0.1a.
- d. The survey provided shall be sealed by the licensed surveyor.
  - i. We got the survey re signed and sealed by the surveyor, and have re-uploaded.
- e. A variance diagram shall be submitted as part of the architectural set. The diagram shall highlight the deficiencies in the Zoning code and Variance Request.
  - i. Refer to sheet A-.051 for Variance Diagram

2. Architectural Presentation

- a. Add Final Submittal and HPB File No. to the front cover title for heightened clarity.
  - i. See Cover Sheet
- b. Final submittal drawings need to be dated, signed and sealed.
  - i. Provided

3. Zoning Comments

- a. Please provide the second-floor unit size diagram
  - i. Refer to A-0.8
- b. The understory floor plan appears to be completely enclosed with the vertical aluminum louvers. Understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50% on each side. Provide an open space calculation of the minimum 50% of open space.
  - i. Refer to A-0.52
- c. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of 5 feet from each side of the underneath of the walls of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. Provide the outline of the floor above the understory level and dimension the setback from the proposed pavement.
  - i. Refer to A-1.0 Understory plan for dashed line representing floor above, and added dimensions.
- d. Provide the setback of the swimming pool and pool deck from the rear and side lot line. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.
  - i. Refer to A-1.0 Understory plan for added dimensions.
  - ii. Note that the side setback can be 5', as per exception 1 in the Swimming Pool Standards Table: (1). (1) For properties containing a pre-1942 architecturally significant home, an individually designated historic home, or a contributing single-family home located in a local historic district, a 5 foot setback shall be required from the property line to the swimming pool, deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure.

HPB Admin Review – Gabriela Freitas – 8/25/25

1. Submit checklist. Must include name, signatures and date
  - a. The Checklist has been requested multiple times, and I have not received it.
2. Email owners mail labels in excel.

- a. E-mail sent on 9/2/25 to Gabriela and Miriam.
3. Page 1 of application: Applicant Information (if different than owner) must be filled out.
  - a. Same as owner
4. Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner — Submit signed and notarized affidavit per speaker.
  - a. Please refer to revised page 5.