

NEW APPLICATIONS 4

MIAMI BEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: November 18, 2025
TITLE: HPB24-0640, 1440 MICHIGAN AVENUE – MIAMI BEACH APARTMENTS.

PROPERTY

1440 Michigan Avenue

FILE NO.

HPB24-0640

APPLICANT

Qriar Rental Michigan LLC

IN RE:

An application has been filed requesting a Certificate of Appropriateness for the construction of a new 3-story multifamily building with an understory, including a waiver to exceed the maximum allowable lot coverage, to replace an existing parking lot, to be demolished.

PRIOR ORDER NUMBER:

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