

NEW APPLICATIONS 2

# MIAMIBEACH

## Land Use Boards

### Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: November 18, 2025  
TITLE: HPB25-0670, 1835 MICHIGAN AVENUE – SINGLE FAMILY HOME.

**PROPERTY**

1835 Michigan Avenue

**FILE NO.**

HPB25-0670

**APPLICANT**

Zachariha Cohen

**IN RE:**

An application has been filed requesting a variance from the minimum seawall height requirements in order to repair the existing seawall along the property, which contains an existing 2-story home. **[Automatically continued from 1/13/2026, due to the canceled meeting]**

**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