

# MIAMIBEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: January 6, 2026  
TITLE: PB24-0715. 1800, 1810, & 1818 MICHIGAN AVENUE AND 1039 18TH STREET  
– SINGLE FAMILY HOME LOT SPLIT.

#### **PROPERTY**

1800, 1810, & 1818 Michigan Avenue and 1039 18th Street – Single Family Home Lot Split.

#### **FILE NO.**

PB24-0715

#### **APPLICANT**

IRRS LOT 1039 18TH LLC, IRRS 1800 MICHIGAN LLC, 1810 IRRS Holdings, LLC and IRRS  
1818 Michigan LLC

#### **IN RE:**

Progress report due to code violations and non-compliance with the conditions of approval.  
**[Continued from the November 4, 2025 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