

PRIVATE RESIDENCE

1810 Michigan Avenue
Miami Beach, FL 33139

HISTORIC PRESERVATION BOARD

Resubmission
August 3, 2024



PROJECT TEAM

LAND USE ATTORNEY

Michael W. Larkin
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131

ARCHITECT OF RECORD

Jennifer McConney, AIA
Studio Mc+G Architecture
7500 NE 4th CT, Studio 102
Miami, FL 33138
305.573.2728

LANDSCAPE ARCHITECT

Petar Stracenski
Registered Landscape Architect
1906 Tigertail Ave.
Miami, FL 33133
petar@strata-landarch.com
305.747.9336



7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

COVER SHEET.

JENNIFER MCCONNEY FLORIDA LIC# AR33044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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SCALE:
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER

A0.00.

BOUNDARY SURVEY

SCALE: 1"= 2 0'

CERTIFY TO:

QUINTANA & ASSOCIATES

LEGAL DESCRIPTION):

ALL OF LOT 2, BLOCK 10, IN PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET; WEST 6 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING. AKA: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2; THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING, AND THAT PORTION OF LOT 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE FOR A DISTANCE OF 41.2 FEET TO THE POINT ON THE SOUTHERLY LINE OF COLLINS CANAL THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF COLLINS CANAL FOR A DISTANCE OF 19.0 FEET TO A POINT; THENCE RUN SOUTHEASTERLY FOR A DISTANCE OF 36.01 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

1810 MICHIGAN AVENUE
MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: AE
COMMUNITY: 120651
PANEL NO: 317/H
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:

- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
- this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet all standards.
- code restriction and title search are not reflected on this survey.
- the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
- the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- underground encroachments, if any, not located.
- i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code pursuant to section 472.027 fla. statutes.
- if shown, bearings are to an assumed meridian (by plat)
- if shown, elevations are referred to NAVD 1988 vertical datum
- the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
- tree were located by surveyor
- the project site is located in Section 34-Township 53S-Range 42E



06/28/2021(BOUNDARY&TOPO), UPDATE TREES(2/26/24), UPDATE(6/12/24)

JULIO S. PITA, P.S. & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

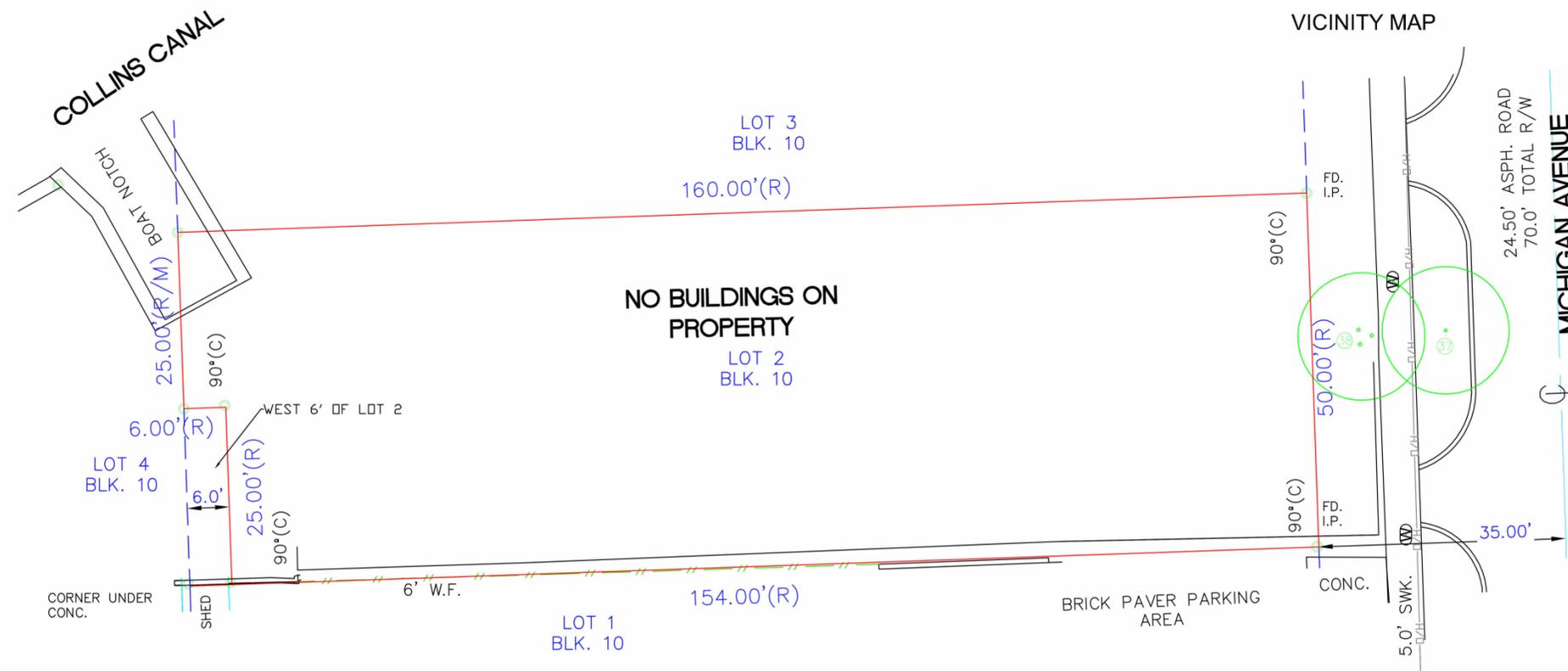
LEGEND OF SURVEY ABBREVIATIONS

ADJ. ADJACENT	(M) MEASURED
A/C AIR CONDITIONER	N. NORTH
ASPH. PAV. ASPHALT PAVEMENT	N.A. & D. NATIONAL AND DISC
B.C. BLOCK CORNER	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
B.L.D.G. BUILDING	N.T.S. NOT TO SCALE
B.L.K. BLOCK	O.H. OVER HANG
B.M. BENCH MARK	O.R.B. OFFICIAL RECORD BOOK
B.C.R. BROWARD COUNTY RECORD	O.U.L. OVERHEAD UTILITY LINE
C/G. CURB AND GUTTER	(P) PLAT
C.B. CATCH BASIN	P.B. PLAT BOOK
CH. CHORD DISTANCE	P.C. POINT OF CURVATURE
CH.F. CHAIN LINK FENCE	P.C.C. POINT OF COMPOUND CURVATURE
C.L.P. CONC. LIGHT POLE	P.C.P. PERMANENT CONTROL POINT
C.L. CENTER LINE	P.C. PAGE
(C) CALCULATED	P.I. POINT OF INTERSECTION
C.B.S. CONCRETE BLOCK AND STUCCO	P.A. PARKER WALON
CL. CLEAR	PKWY. PARKWAY
C.M.E. CANAL MAINTENANCE EASEMENT	P.L.S. PROFESSIONAL LAND SURVEYOR
CONC. CONCRETE	P.L. PROPERTY LINE
COR. CORNER	P.O.B. POINT OF BEGINNING
CT. COURT	P.O.C. POINT OF COMMENCEMENT
D.B. DEED BOOK	P.O.R.C. POINT OF REVERSE CURVATURE
D.C.R. DADE COUNTY RECORD	P.R.M. PERMANENT REFERENCE MONUMENT
D.E. DRAINAGE EASEMENT	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	RE. RECORD
D.W. DRIVEWAY	RE-B. REINFORCEMENT BAR
E. EAST	(R/M) RECORD AND MEASURED
ENC. ENCROACHMENT	RES. RESIDENCE
E.O.W. EDGE OF WATER	R/W. RIGHT-OF-WAY
F. FENCE	S. SOUTH
FD. FOUND	SEC. SECTION
F.H. FIRE HYDRANT	S.I.P. SET IRON PIPE
FD. I.P. FOUND IRON PIPE	SWK. SIDEWALK
F.F.L.E.V. FRESH FLOOR ELEVATION	(TYP.) TYPICAL
F.P.A. FLORIDA POWER AND LIGHT CO.	TERR. TERRACE
L. LENGTH	U.E. UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT	U.P. UTILITY POLE
M.E. MAINTENANCE EASEMENT	W.F. WOOD FENCE
M.F. METAL FENCE	W.M. WATER METER
M.H.S. MANHOLE SANITARY SEWER	W. WEST
M/L. MONUMENT LINE	

LEGEND OF SYMBOLLOGY

MAN HOLE SANITARY SEWER	WATER METER
CATCH BASIN	WATER VALVE
FIRE HYDRANT	ELECTRIC BOX
SIGN	T.V. BOX
HANDICAP PARKING	ELECTRIC METER
CONC. LIGHT POLE	WOOD LIGHT POLE
	METAL LIGHT POLE
	UTILITY POLE

EXISTING TREE LIST					
37	<i>Bulnesia arborea</i>	Verawood	6"	17'	18'
38	<i>Veitchia merrillii</i>	Triple Christmas Palm	16"	16'	18'



L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

BOUNDARY SURVEY

DATE 6/12/24
SCALE 1"=20'
DRAWN BY J.P.IV
ORDER No. 24-0771
SHEET 1 OF 1

2129

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PROJECT:
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1810 Michigan Ave. Miami
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DRAWING:

MASSING 3D
 VIEWS.

JENNIFER MCCONNEY FLORIDA LIC# AR33044
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1 MASSING 3D VIEW 1.



2 MASSING 3D VIEW 2.



3 MASSING 3D VIEW 3.



4 MASSING 3D VIEW 4.



1 RENDERING 1.

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DRAWING:

RENDERINGS.



1 RENDERING 2.

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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LIST OF DRAWINGS 1810 MICHIGAN AVE.

Sheet Name	Sheet Number
SURVEY.	-.
MASSING 3D VIEWS.	1A.
RENDERINGS.	2A.
RENDERINGS.	3A.
COVER SHEET.	A0.00.
INDEX AND DATA.	A0.01.
AERIAL PHOTOS.	A0.02.
AXONOMETRIC PHOTOS.	A0.03.
SITE PHOTO LOCATIONS.	A0.04.
SITE PHOTOGRAPHY.	A0.05.
SITE PHOTOGRAPHY.	A0.06.
SITE PHOTOGRAPHY.	A0.07.
SITE PHOTOGRAPHY.	A0.08.
SITE PHOTOGRAPHY.	A0.09.
SITE PHOTOGRAPHY.	A0.10.
SITE PHOTOGRAPHY AFTER DEMOLITION.	A0.11.
BUILDING CARDS.	A0.12.
ARCHIVE IMAGES.	A0.13.
DIAGRAM - ADDITIONS OVER TIME.	A0.20.
ARCHITECTURAL LANGUAGE.	A0.21.
UNIT SIZE DIAGRAMS.	A0.22.
LOT COVERAGE DIAGRAM.	A0.23.
YARD OPEN SPACE DIAGRAM.	A0.24.
EXISTING LOCATION PLAN (BEFORE DEMOLITION).	A1.00.
EXISTING SITE PLAN (BEFORE DEMOLITION).	A1.01.
EXISTING STREET ELEVATIONS (BEFORE DEMOLITION).	A1.03.
EXISTING BUILDING GROUND LEVEL PLAN (BEFORE DEMOLITION).	A1.04.
EXISTING BUILDING 2ND LEVEL PLAN (BEFORE DEMOLITION).	A1.05.
EXISTING BUILDING ELEVATIONS SOUTH AND NORTH (BEFORE DEMOLITION).	A1.06.
EXISTING BUILDING ELEVATIONS WEST-EAST (BEFORE DEMOLITION).	A1.07.
PROPOSED LOCATION PLAN.	A1.30.
PROPOSED SITE PLAN.	A1.50.
LEVEL 1 PROPOSED PLAN.	A2.01.
LEVEL 2 PROPOSED PLAN.	A2.02.
LEVEL ROOF PROPOSED PLAN.	A2.03.
EAST ELEVATION.	A3.00.
WEST ELEVATION.	A3.01.
SOUTH ELEVATION.	A3.02.
NORTH ELEVATION.	A3.03.
PROPOSED STREET ELEVATIONS.	A3.10.
PROPOSED STREET ELEVATIONS ENLARGED.	A3.11.
SECTION.	A4.00.
LANDSCAPE COVER SHEET - LEGENDS.	L.00.
LANDSCAPE TREE DISPOSITION AND MITIGATION PLAN.	L.01.
LANDSCAPE PLANTING PLAN.	L.02.
LANDSCAPE GENERAL PLANTING NOTES AND DETAILS.	L.03.
LANDSCAPE IRRIGATION PLAN.	L.IR.01.
LANDSCAPE IRRIGATION NOTES AND DETAILS.	L.IR.02.

RESIDENTIAL - SINGLE FAMILY - ZONING DATA SHEET

Palm View Historic District

ITEM #	Zoning Information			
1	Address:	1810 MICHIGAN AVENUE MIAMI BEACH, FL 33139		
2	Board and File numbers:	HPB24-0614 - HPB24-0613		
3	Folio number(s):	02-3234-004-0130		
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential
5	Base Flood Elevation:	8.0 NGVD	Grade Value in NGVD:	6.94 'NGVD
6	FUTURE ADJUSTED GRADE (Flood+Grade/2)	7.47 'NGVD	Lot Area:	±7,850 SF ±0.18 acres
7	Lot Width (Variance required)	50	Lot Depth	160' north line, 154' south line
8	Minimum Unit Size	1,800 SF		
9	Existing User	VACANT/RECENTLY DEMOLISHED	Proposed Use:	Single Family Residence

		Maximum	Existing	Proposed	Deficiencies
10	Height	27' SLOPED, 24' FLAT		24'	-
11	Number of Stories	2	2	2	-
12	FAR Max	N/A	-	-	-
13	Minimum Unit Size (Square Feet)	1,800		3,925	-
14	Maximum Unit Size (% of Lot Area)	50% (7,850 x .5 = 3,925)		3,920	-
15	Minimum Lot Area (square feet)	6,000	7,850	7,850	-
16	Minimum Lot Width (feet)	50	50	50	-
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%	N/A	N/A	-
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (7,850 x .3 = 2,355)		2,138 (27%)	

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback (East)	20'-0" One story structure, 30'-0" Two-story structure	N/A	20'-0" garage , 30'-0" house	-
20	Rear Setback (West):	15 % of lot depth, 20' min. 50' max.	N/A	23'-2"	-
21	Side interior Setback (North and South):*	7'-6"	N/A	7'-6"	-
22	*Lots 65 feet in width or less	and the sum of the required side yards shall be at least 25% of the lot width (25% of 50'=12'6")	N/A	15'-0"	-

23	Is this a contributing building?	YES	
24	Located within a Local Historic District?	YES	Palm View Historic District

REQUESTED VARIANCES	



7500 NE 4th Court
Suite 102
Miami, FL 33138

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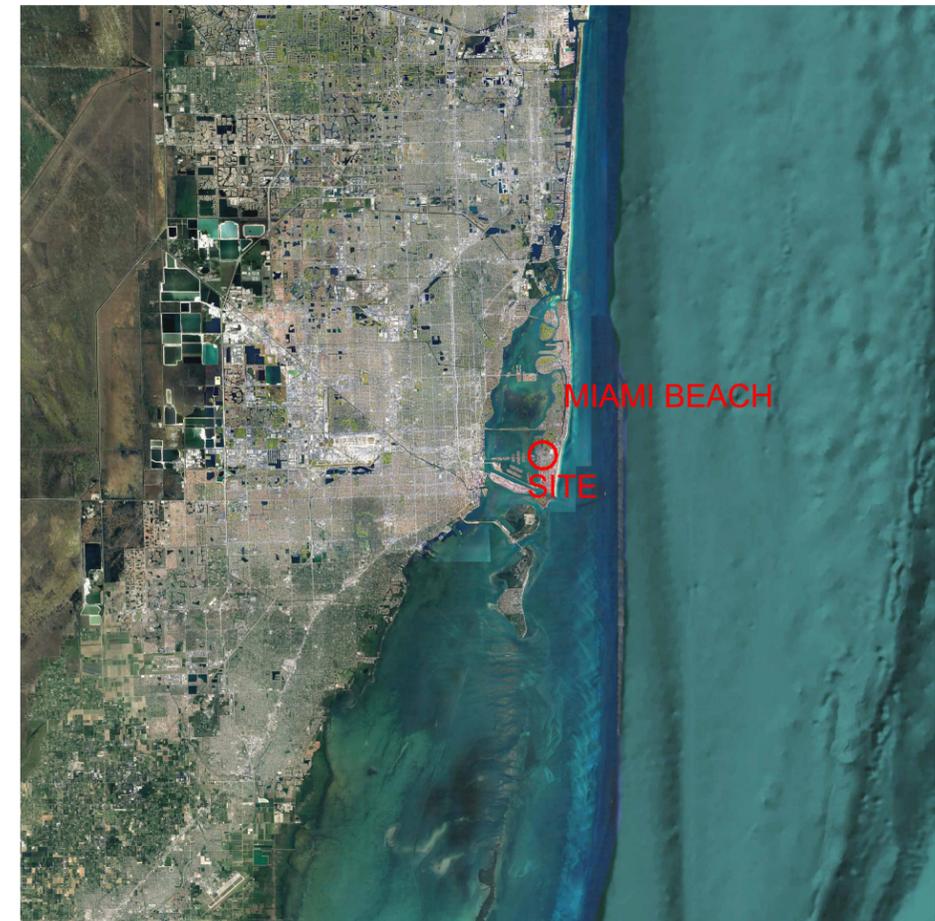
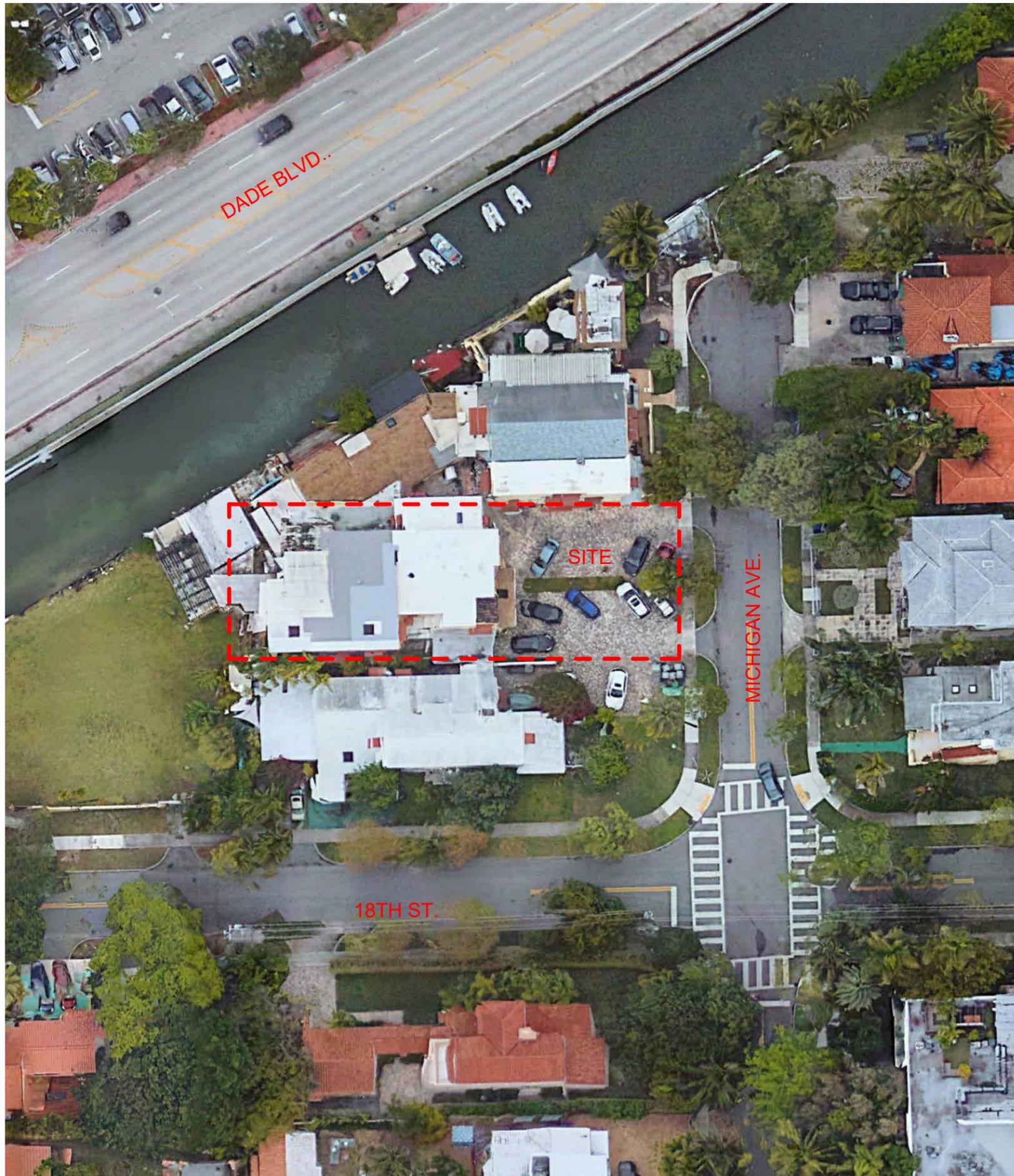
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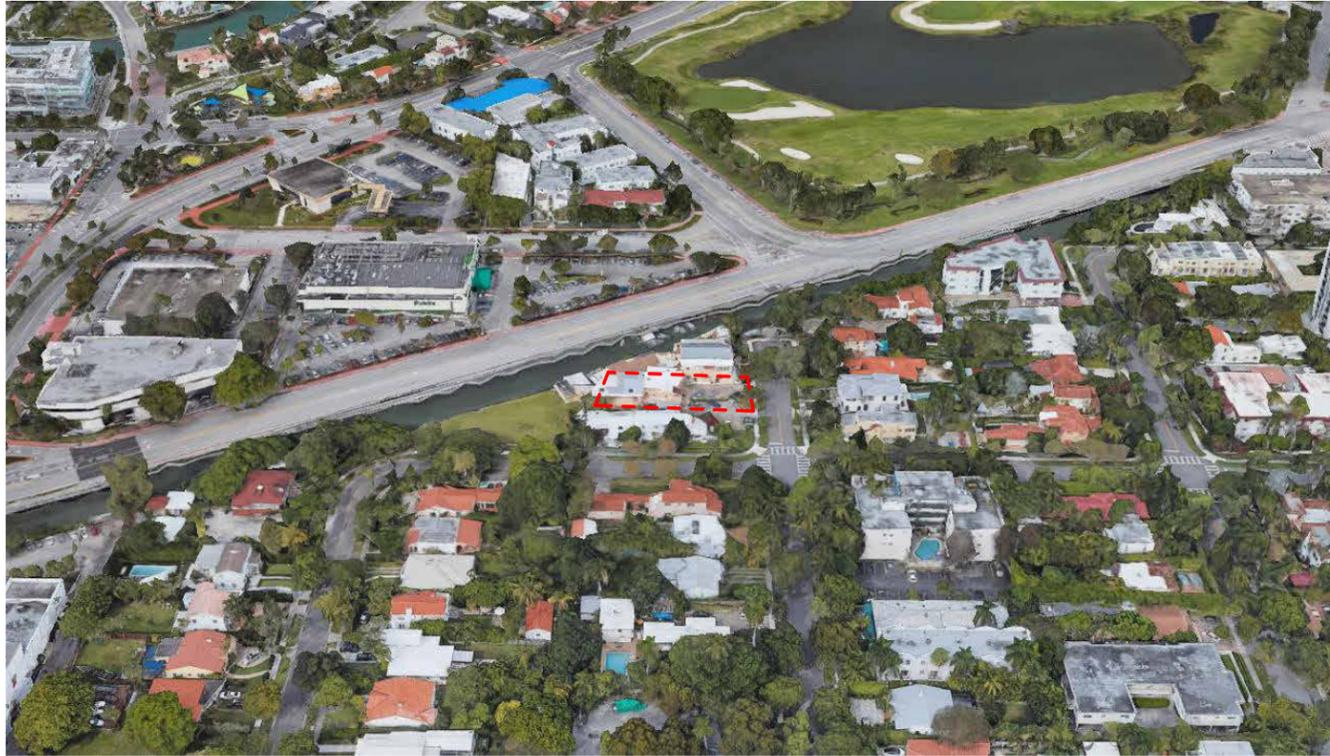
DRAWING:

INDEX AND DATA.

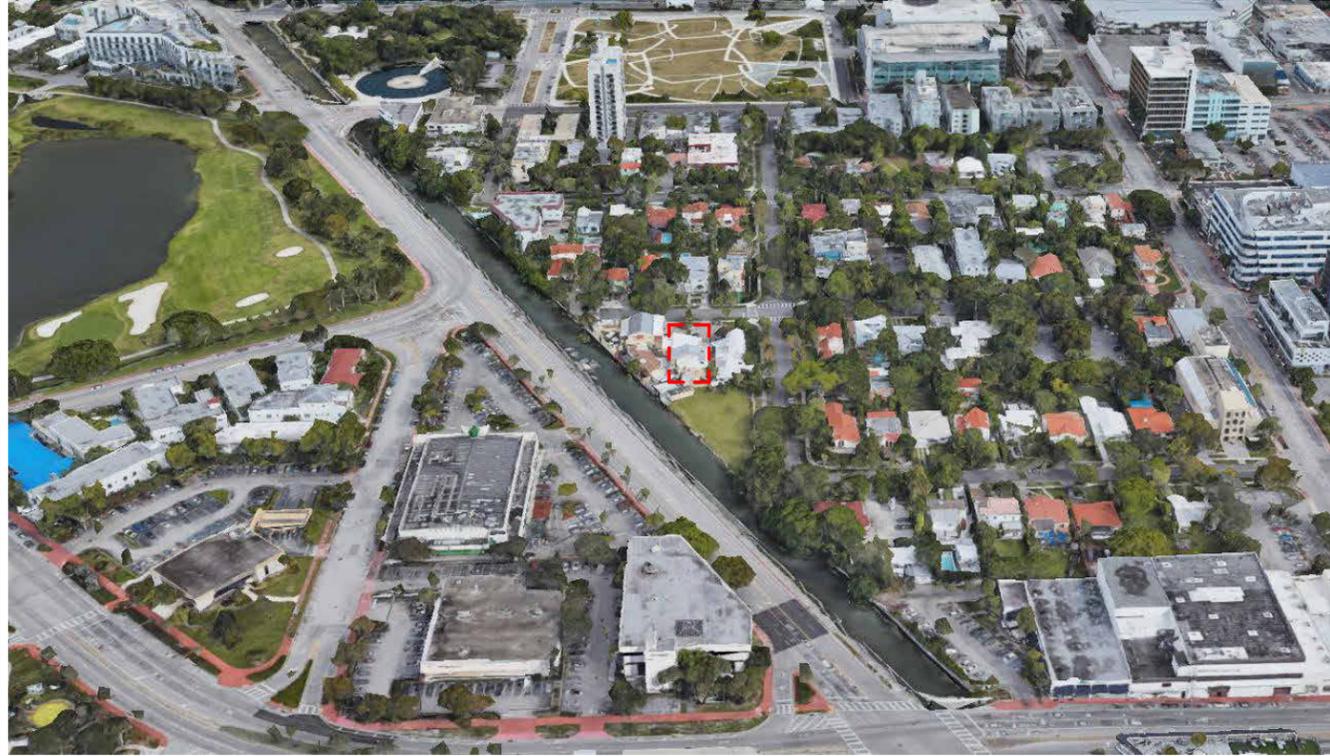
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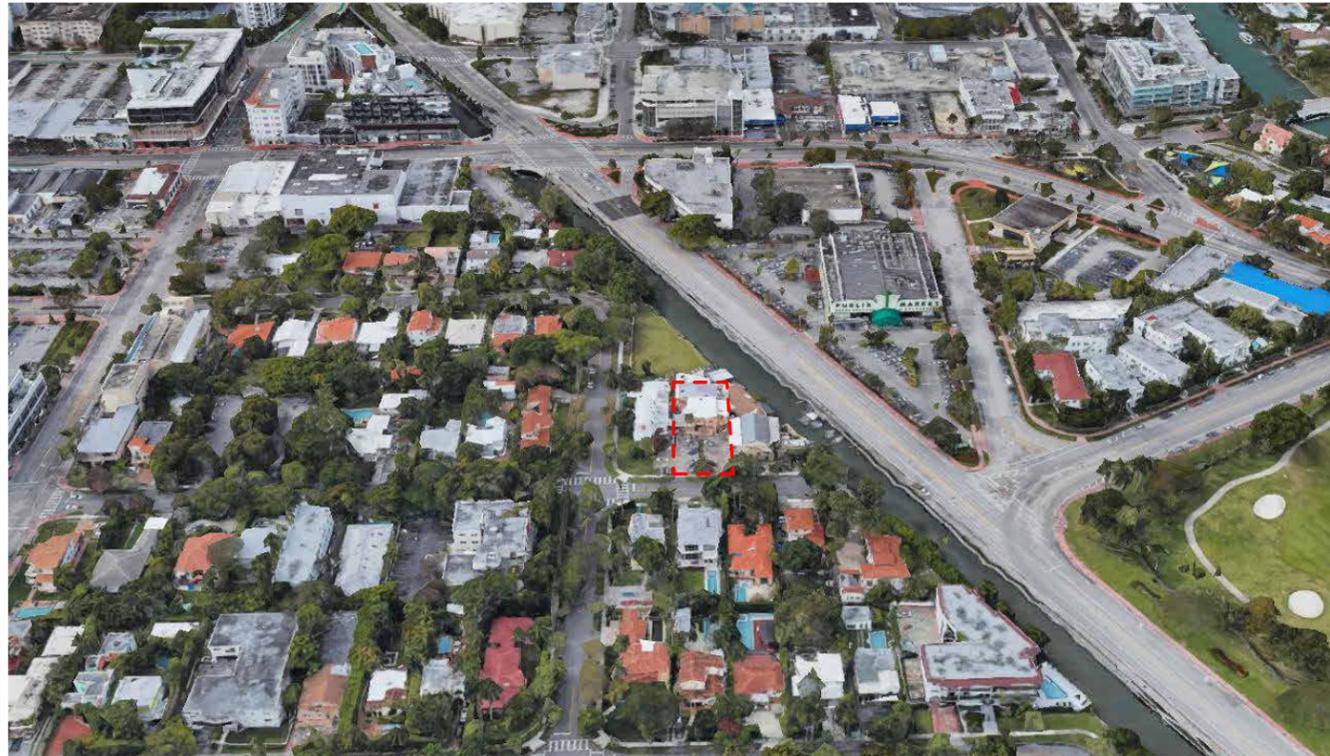
1 AXONOMETRIC NORTH.



2 AXONOMETRIC EAST.

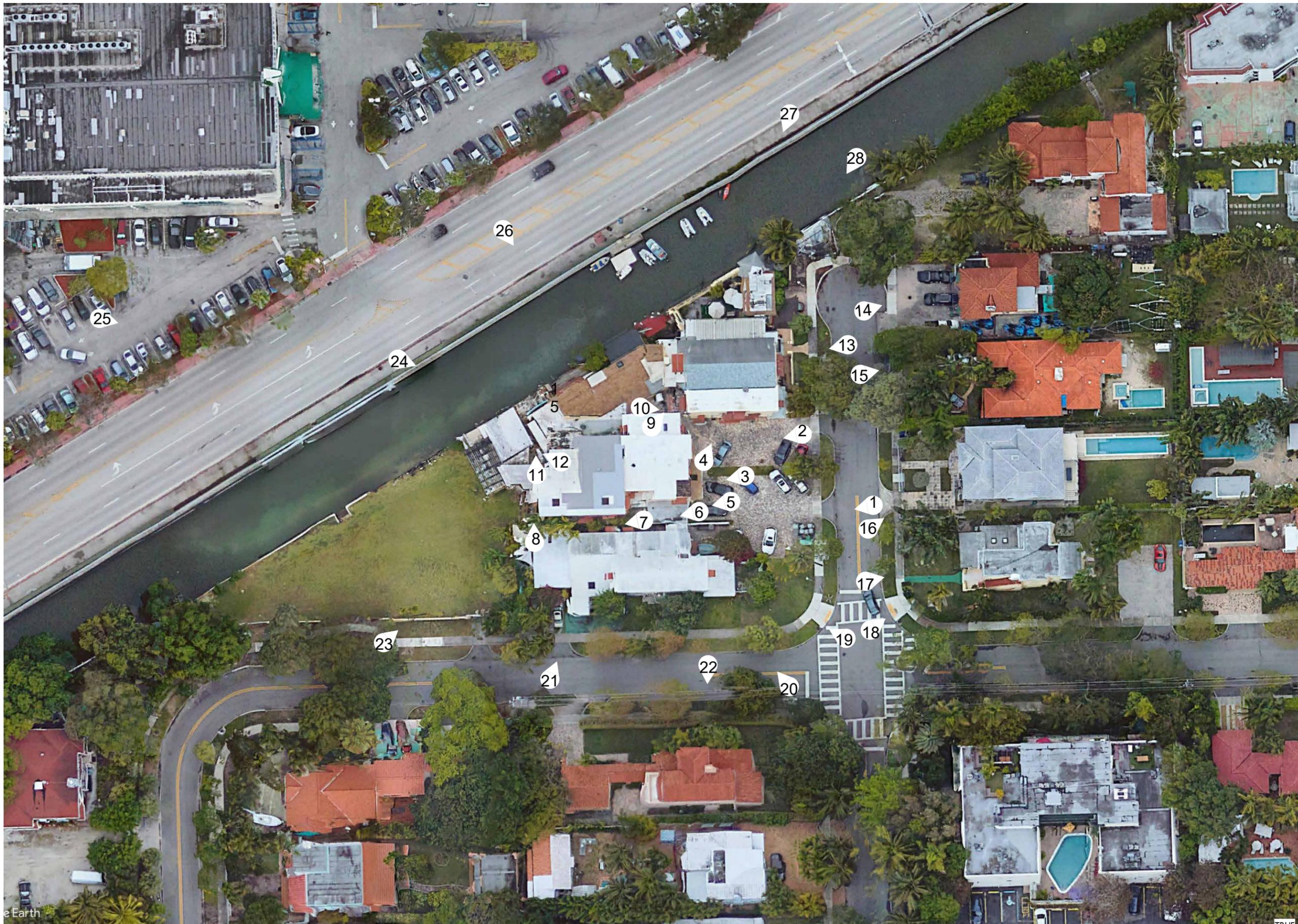


3 AXONOMETRIC SOUTH.



4 AXONOMETRIC WEST.







1 VIEW OF LOT 1810 FRONT FACADE FROM STREET
1 1/2" = 1'-0"



2 VIEW OF LOT 1810 FRONT FACADE FACING WEST
1 1/2" = 1'-0"



3 VIEW OF LOT 1810 FRONT DOOR FACING WEST
1 1/2" = 1'-0"



4 VIEW OF LOT 1818 FACADE FACING LOT 1810
1 1/2" = 1'-0"

