

PB24-0715

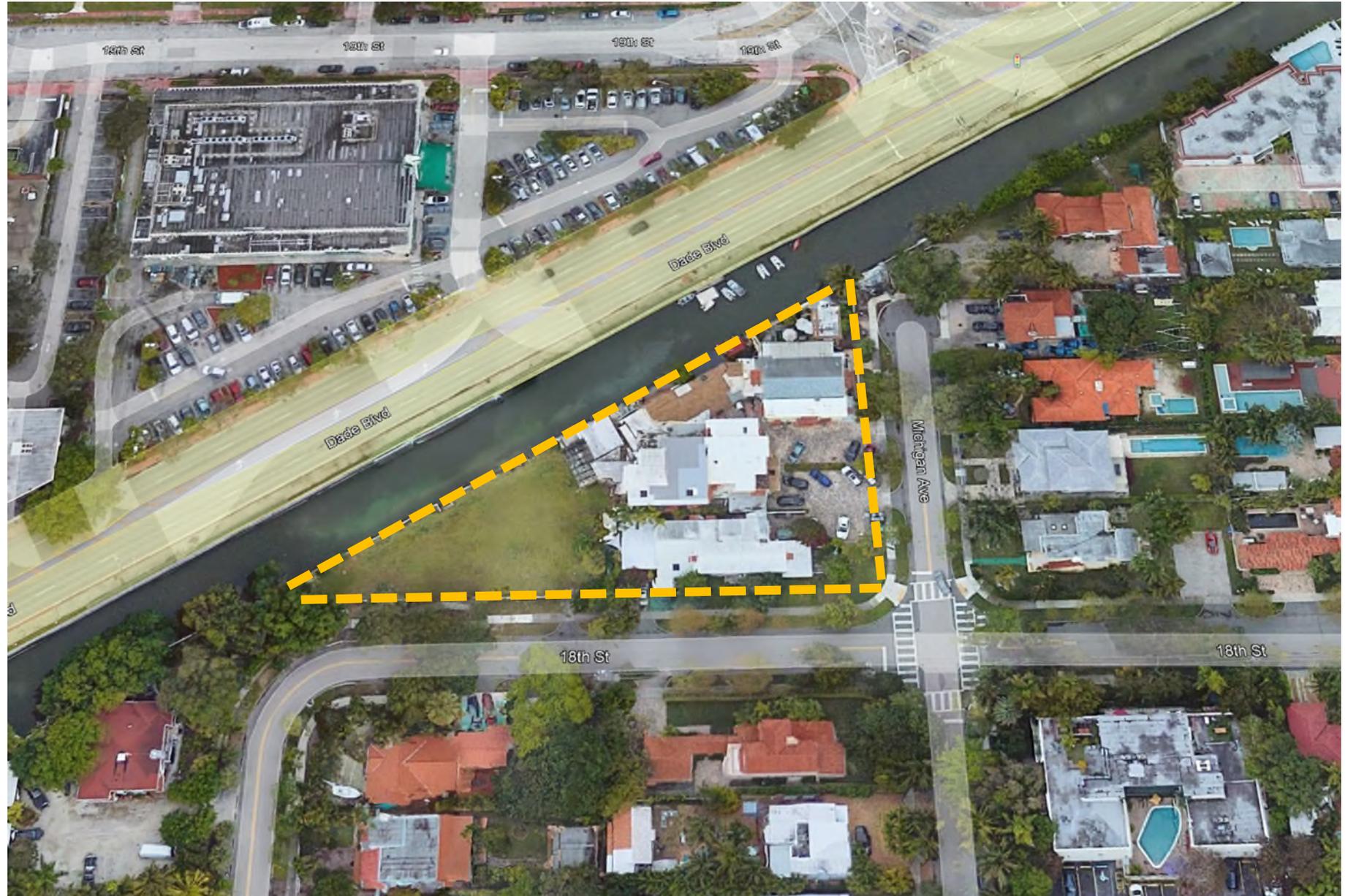
**1800, 1810, and 1818 Michigan
Avenue, and 1039 18th Street**

Planning Board

November 26, 2024



Property

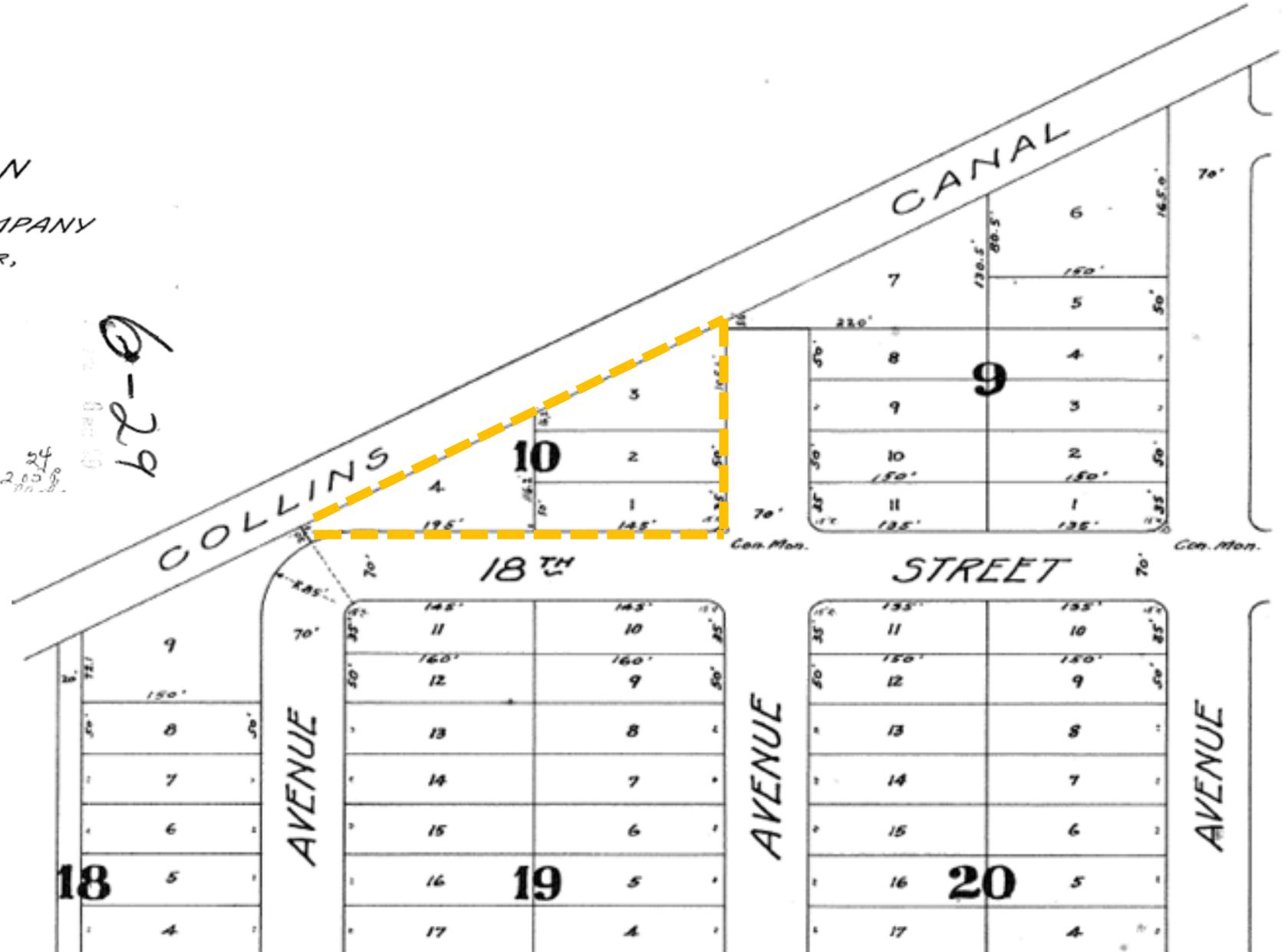


Original Plat

*PALM VIEW SUBDIVISION
OF
THE ALTON BEACH REALTY COMPANY
A PART OF SECTION THIRTY-FOUR,
TOWNSHIP FIFTY-THREE SOUTH,
RANGE FORTY-TWO EAST.
MIAMI BEACH, FLORIDA
W.E. BROWN - ENGR.
SCALE: 1"=100' APRIL 8, 1920*

*April 20, 2024
2024
2024*

6-29



Area Analysis

RS-4

Minimum Required Lot Size: 6,000 SF
Minimum Required Lot Width: 50 Feet

- Range in size from 7,500 SF to 16,000 SF
 - Proposed parcels will be larger than the typical lot size of 7,500 SF
- Current homes range from a unit size of 1,115 SF (15% of lot area) to 4,430 SF (59% of lot area)
 - Proposed parcels will be 43% - 50% unit size

2.5.4.1 Approval for lot split required

- Whenever there is a main permitted structure and any accessory/auxiliary building or structure, or any other improvement on one or more platted lots or portions thereof = one building site.
- Even if the main permitted structure is demolished, whether voluntarily, involuntarily, by destruction or disaster.
- A permit cannot be issued unless the site is approved for the division or lot split by the Planning Board.



1941



1965



1969



1985



1994

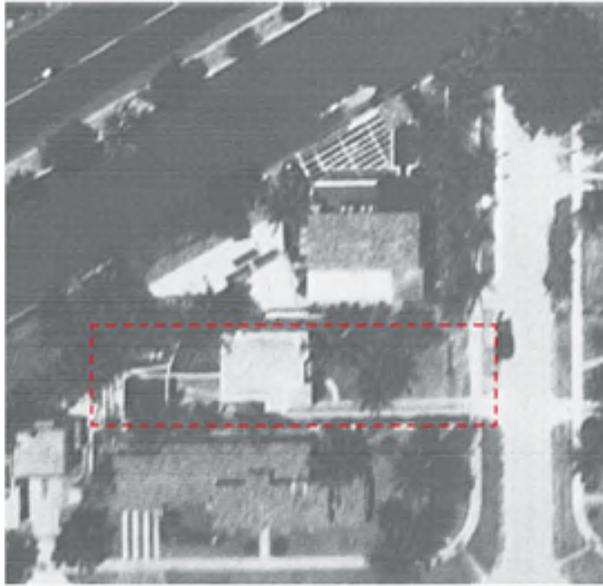


2000



DIAGRAM -
ADDITIONS OVER
TIME LOT 1.

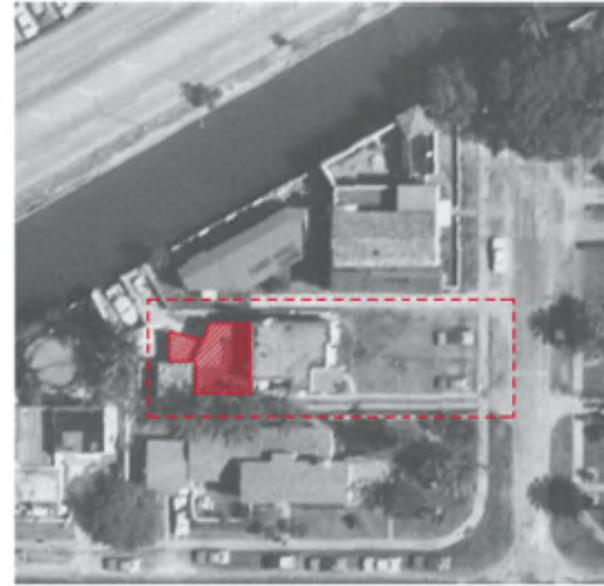
PROJECT NUMBER: 2129-01-0001
SCALE: 1" = 20' 0"
CHECK: MC
DATE: 08/20/24



1941



1965



1973



1985



1994

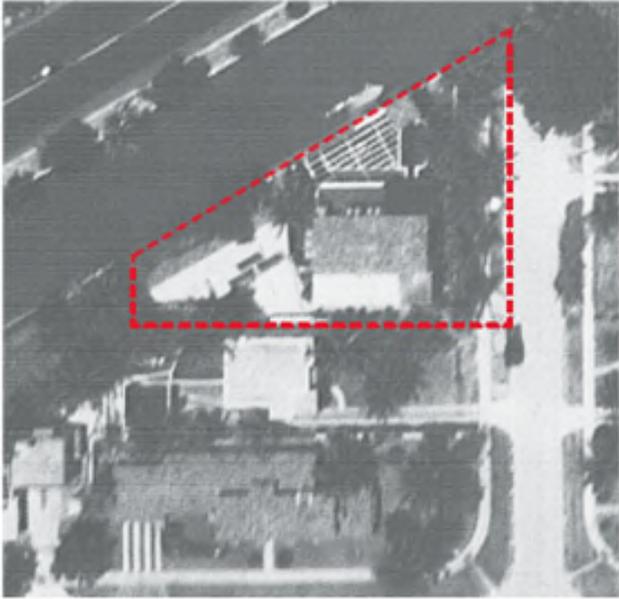


2000

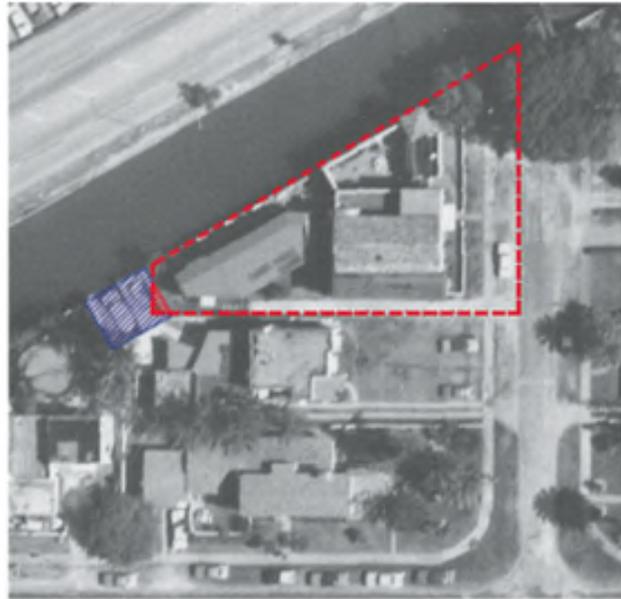


DIAGRAM -
ADDITIONS OVER
TIME LOT 2.

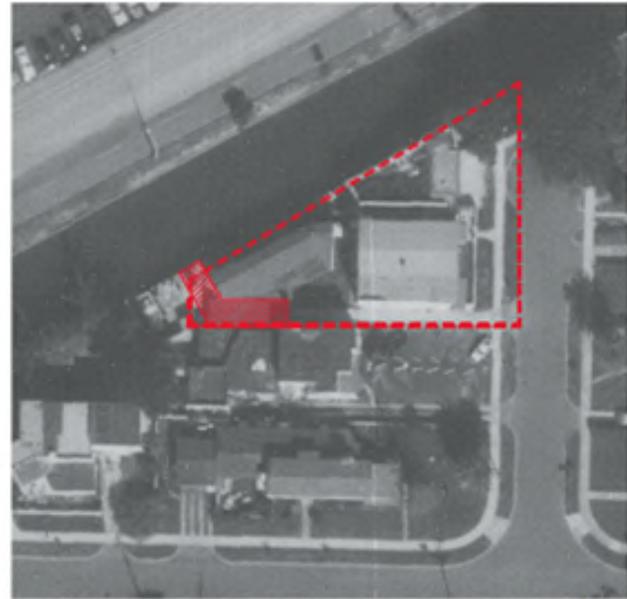
SCALE	1" = 20' 0"
DRAWN	AM
DATE	06/26/12



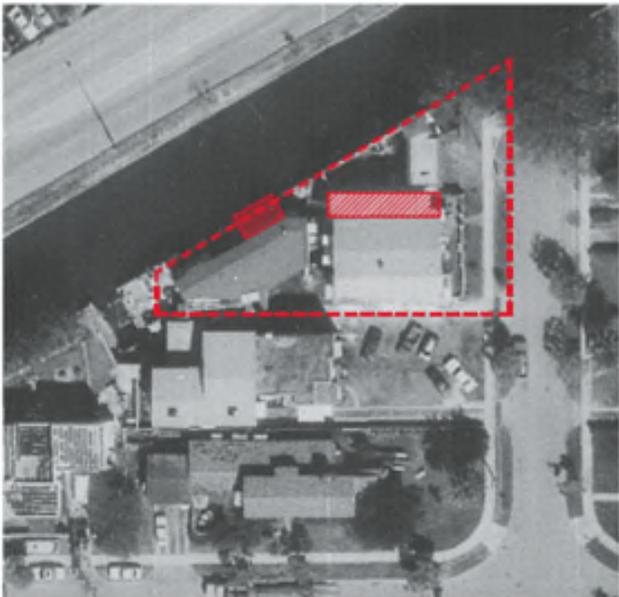
1941



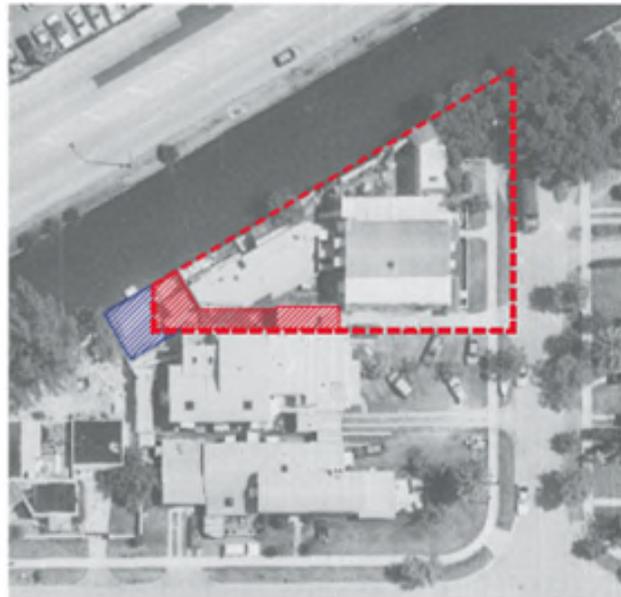
1973



1979



1985



1994



2000





1941



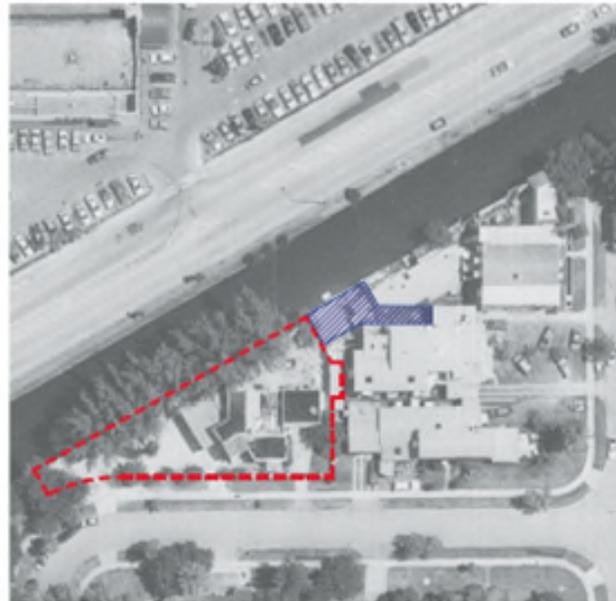
1965



1973



1985



1994



2000



Proposed Modified Condition

f. The maximum unit size for each lot shall be limited to 50% of the lot area and the maximum lot coverage shall be limited to 30% of the lot area, per Section 7.2.2.3 of the Resiliency Code, as may be revised from time to time, unless a variance to increase the lot coverage of 1818 Michigan Avenue to 40% of the lot area is approved by the Historic Preservation Board to permit the reintroduction of specific design elements and features of the prior contributing home.



1800 Michigan Avenue Lot 1



1 ARCHIVE IMAGES LOT 1
12" x 11"



1039 18th Street Lot 4



1 ARCHIVE IMAGES LOT 4



1 ARCHIVE IMAGES LOT 4



2 ARCHIVE IMAGES LOT 4



1039 18th Street Lot 4



2 ARCHIVE IMAGES LOT 4



1 ARCHIVE IMAGES LOT 4



3 ARCHIVE IMAGES LOT 4



1818 Michigan Avenue Lot 3



1 HISTORIC POSTCARD LOT 3



2 HISTORIC POSTCARD LOT 3



3 HISTORIC POSTCARD LOT 3



4 HISTORIC POSTCARD LOT 3

1818 Michigan Avenue Lot 3



1 ARCHIVE IMAGES LOT 3



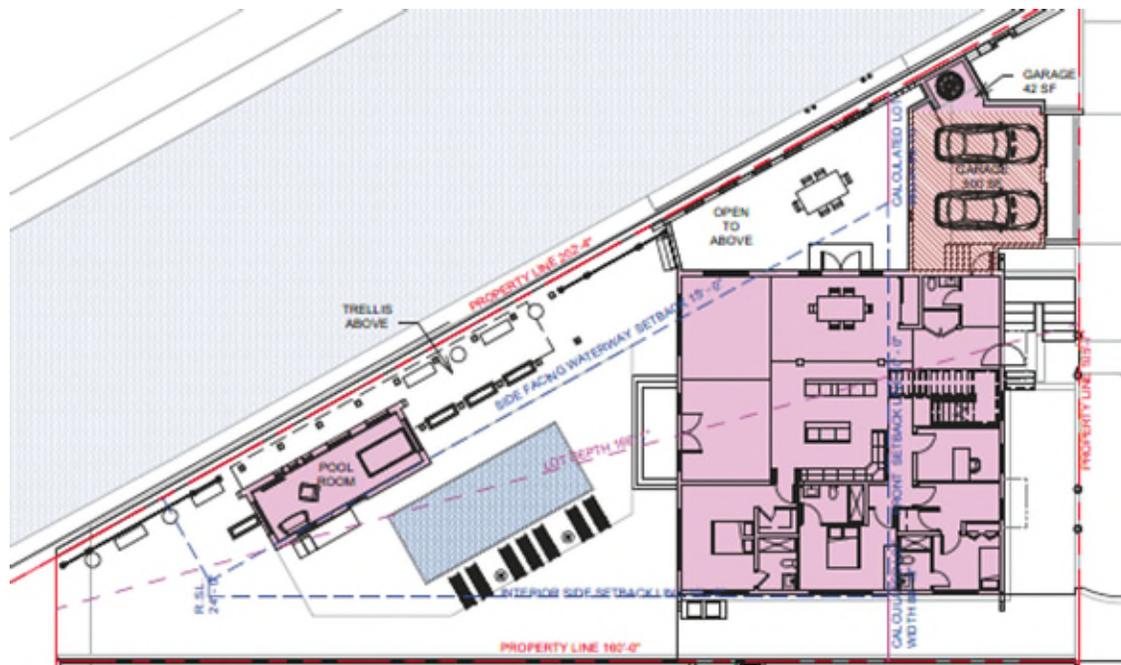
2 ARCHIVE IMAGES LOT 3



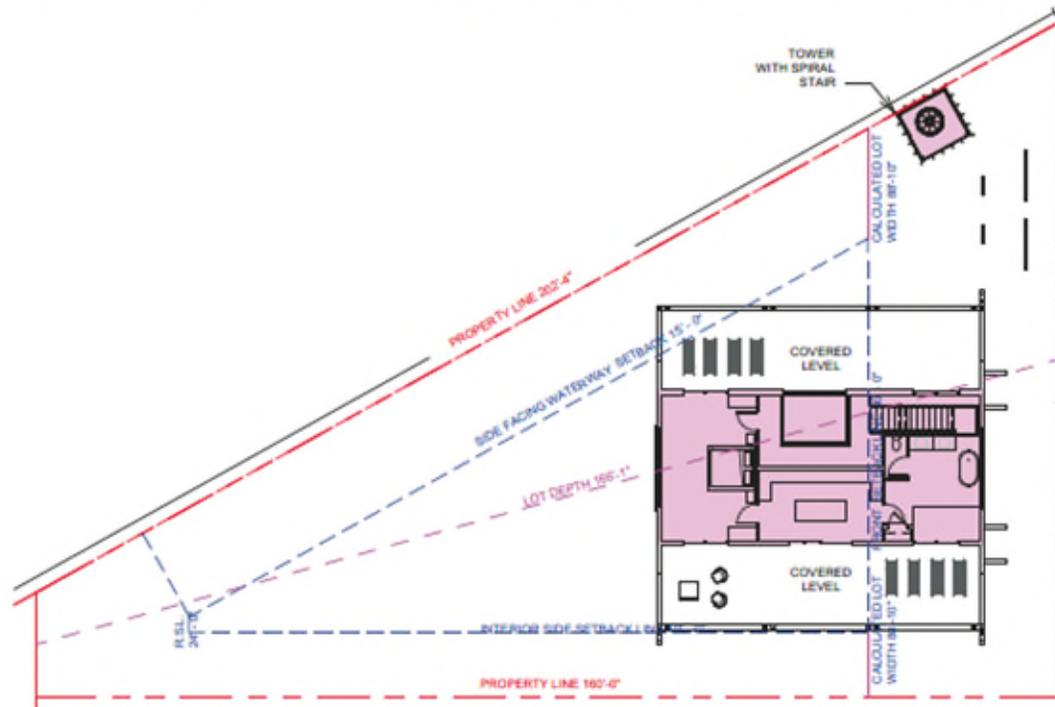
3 ARCHIVE IMAGES LOT 3



4 ARCHIVE IMAGES LOT 3



1 PROPOSED LEVEL 1 LOT 3 UNIT SIZE DIAGRAM
364' x 110'



2 PROPOSED LEVEL 2 LOT 3 UNIT SIZE DIAGRAM
364' x 110'

MINIMUM UNIT SIZE 1,800 SF
MAXIMUM UNIT SIZE 50% OF LOT AREA) (9,744 / 2 = 4,872)

2,954 SF 1ST FLOOR
1,296 SF 2ND FLOOR

4,250 SF TOTAL UNIT SIZE





1810 Michigan Avenue Lot 2

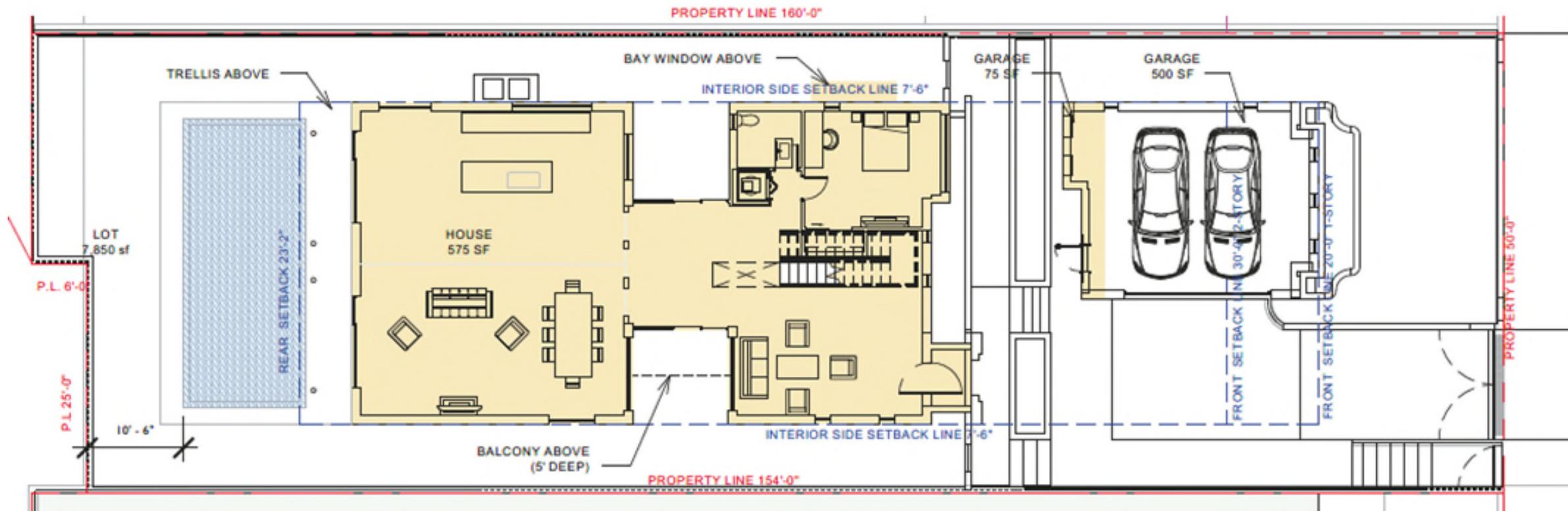


1 ARCHIVE IMAGES LOT 2



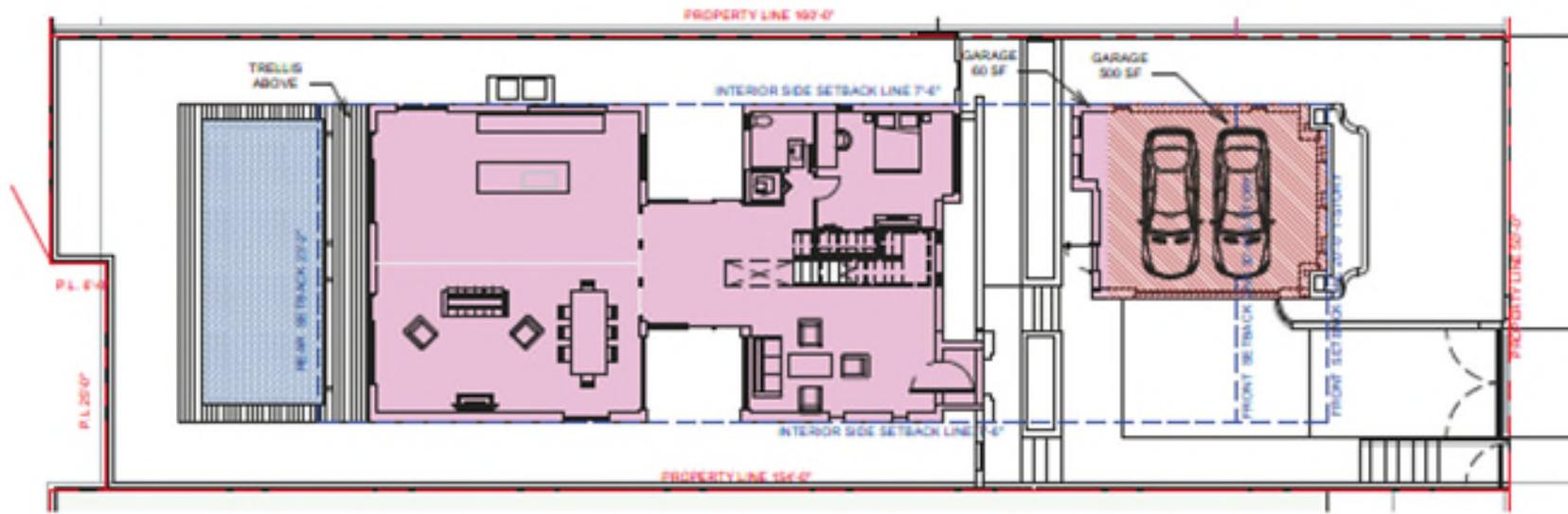
2 ARCHIVE IMAGES LOT 2





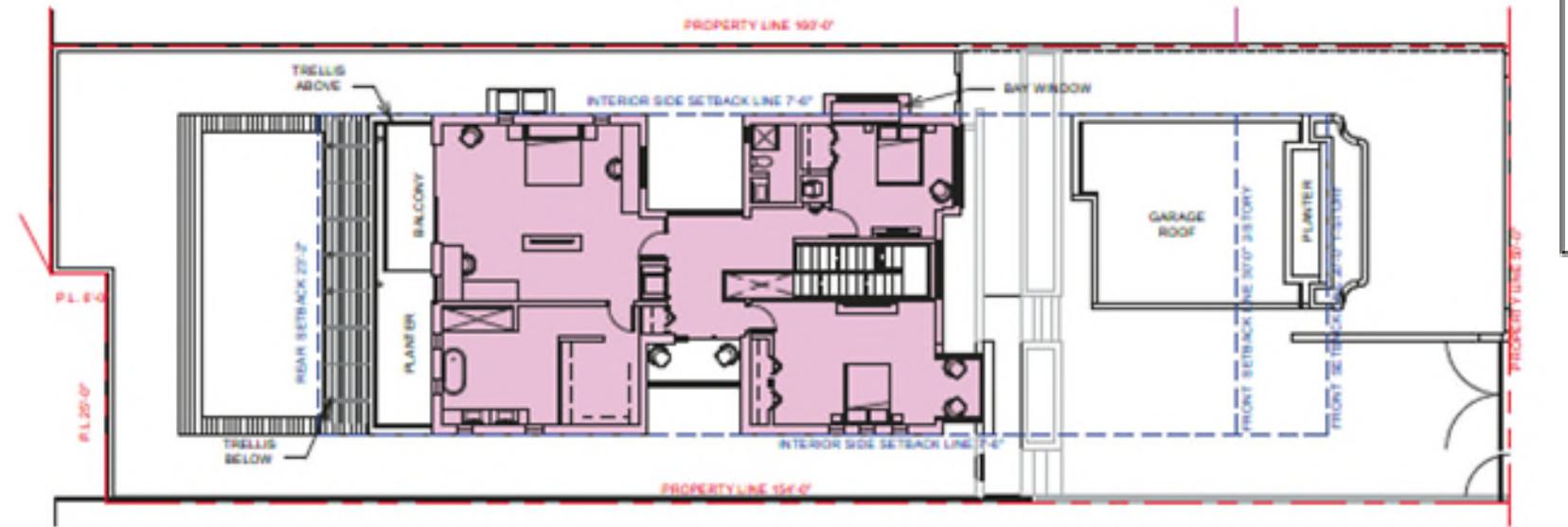
1 PROPOSED LOT 2 COVERAGE DIAGRAM
 1/16" = 1'-0"

MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
 (% OF LOT AREA) (7,850 X .3 = 2,355)
 PROPOSED: 2,138 SF



INTERIOR SIDE SETBACK LINE 7'-4"

1 PROPOSED LEVEL 1 LOT 2 UNIT SIZE DIAGRAM
1/8" = 1'-0"



2 PROPOSED LEVEL 2 LOT 2 UNIT SIZE DIAGRAM
1/8" = 1'-0"

MINIMUM UNIT SIZE 1,800 SF
 MAXIMUM UNIT SIZE (% OF LOT AREA) $(7,850 / 2 = 3,925)$
 2,100 SF 1ST FLOOR
 1,820 SF 2ND FLOOR

 3,920 SF TOTAL UNIT SIZE





Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com