

PB24-0715

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

Planning Board
November 26, 2024



Property



Current Lots

Lot	Size
1	7,951 SF (0.18 acres)
2	7,850 SF (0.18 acres)
3	9,743 SF (0.22 acres)
4	12,062 SF (0.28 acres)

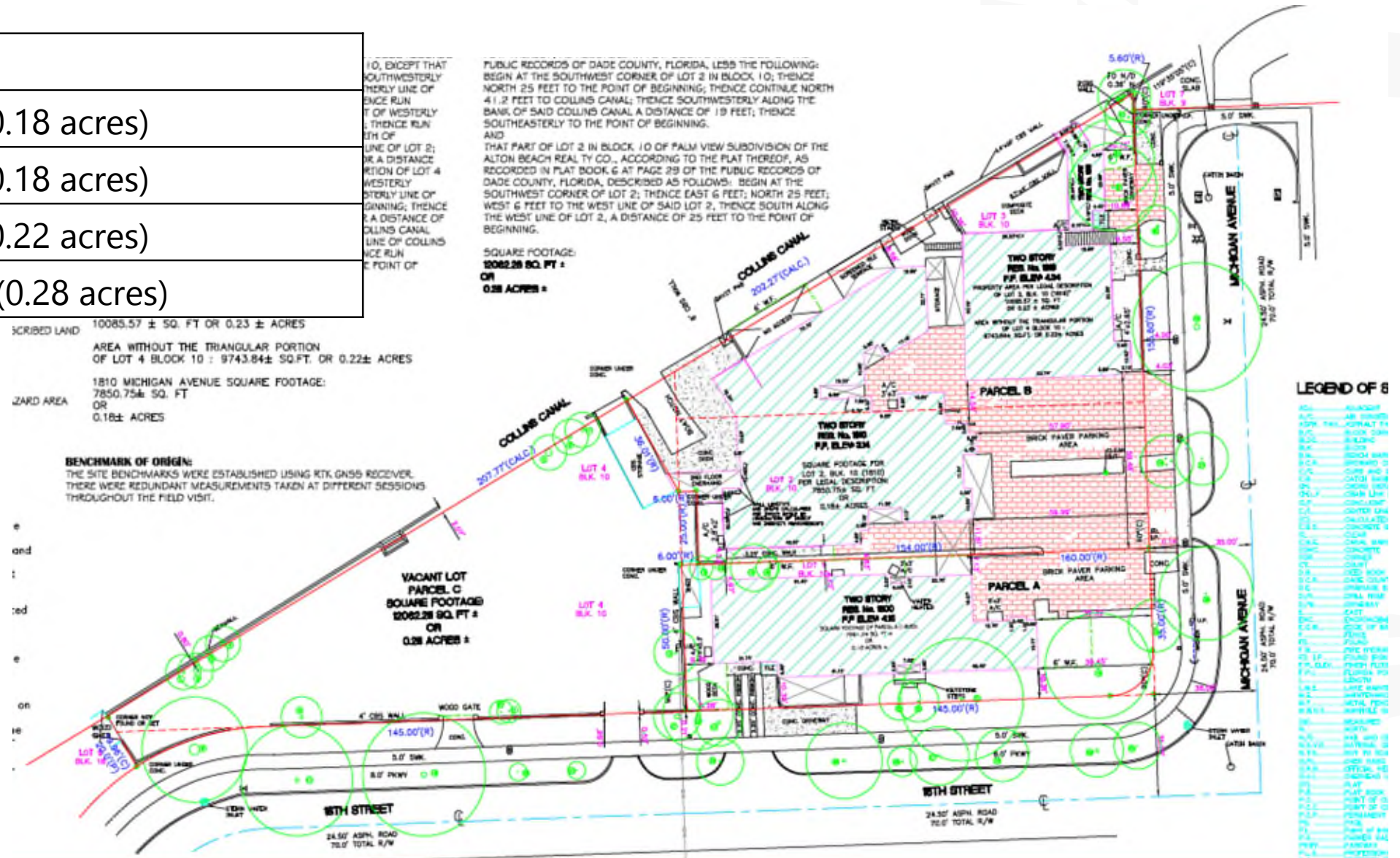
TO, EXCEPT THAT
SOUTHWESTERLY
TERLY LINE OF
ENCE RUN
T OF WESTERLY
; THENCE RUN
TH OF
LINE OF LOT 2;
OR A DISTANCE
CTION OF LOT 4
WESTERLY
STERLY LINE OF
GRANING; THENCE
A DISTANCE OF
COLLINS CANAL
LINE OF COLLINS
ENCE RUN
C POINT OF

PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, 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.

SQUARE FOOTAGE:
1202.25 SQ. FT. ±
OR
0.28 ACRES ±



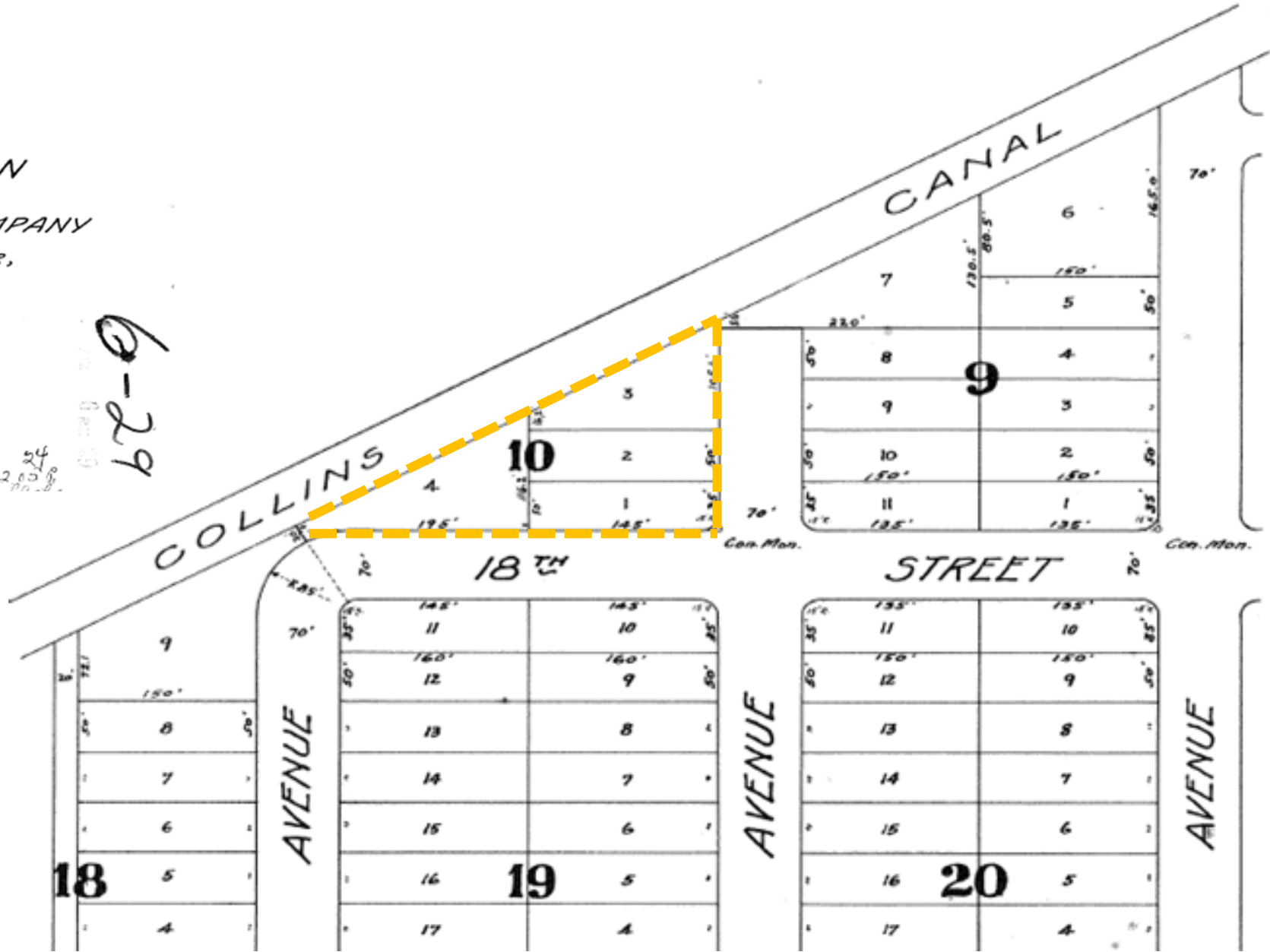
BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

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

62-0



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



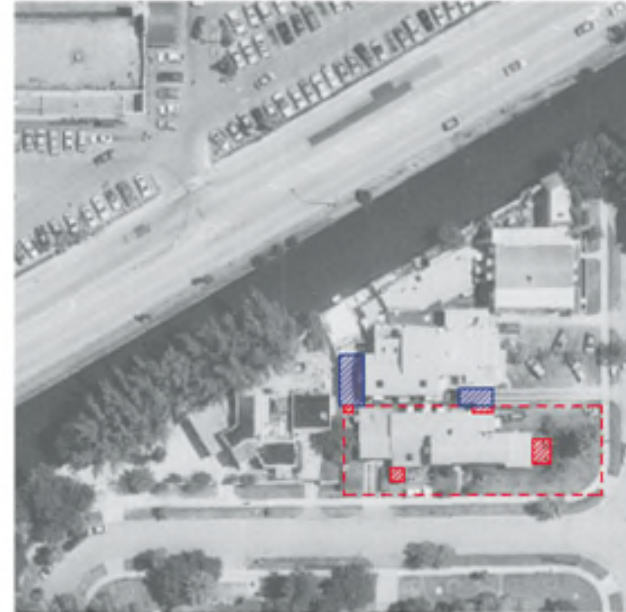
1965



1969



1985

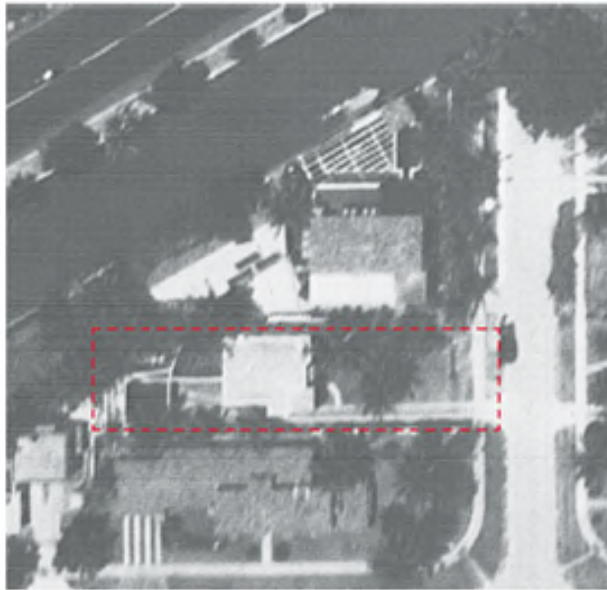


1994



2000





1941



1965



1973



1985

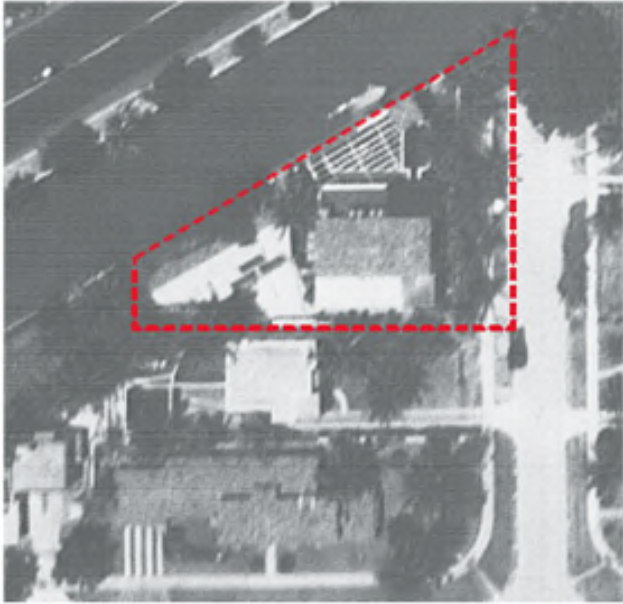


1994



2000

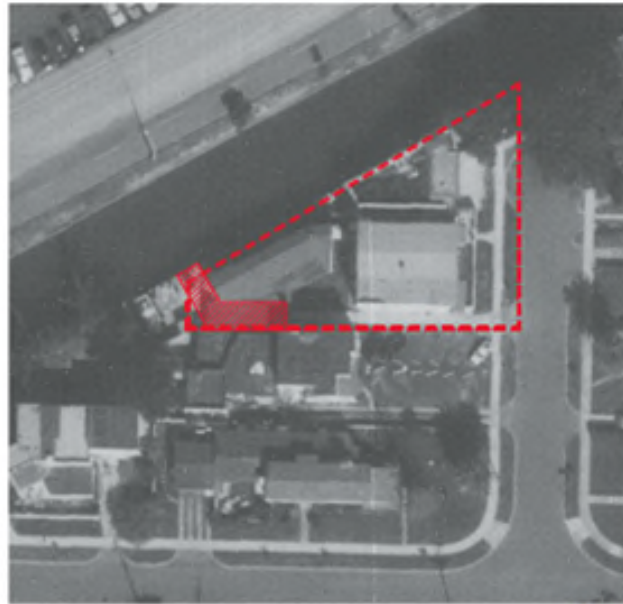




1941



1973



1979



1985



1994



2000





1941



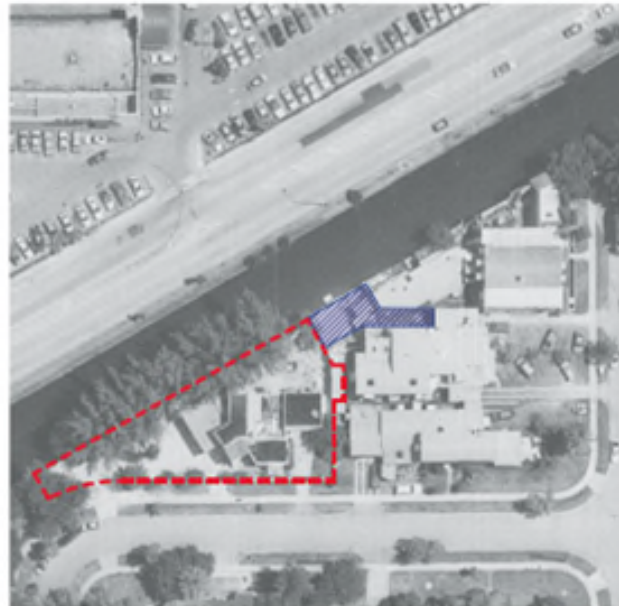
1965



1973



1985



1994



2000



PROJECT:
APPLICATION

Lots 1, 2, 3 and 4
Block 10
10th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

DIAGRAM -
ADDITIONS OVER
TIME LOT 4,

SCALE: 1" = 20' 0"
CHECK: MFC
DATE: 08/05/02
SHEET NUMBER

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.

2129



PROJECT:
APPLICATION

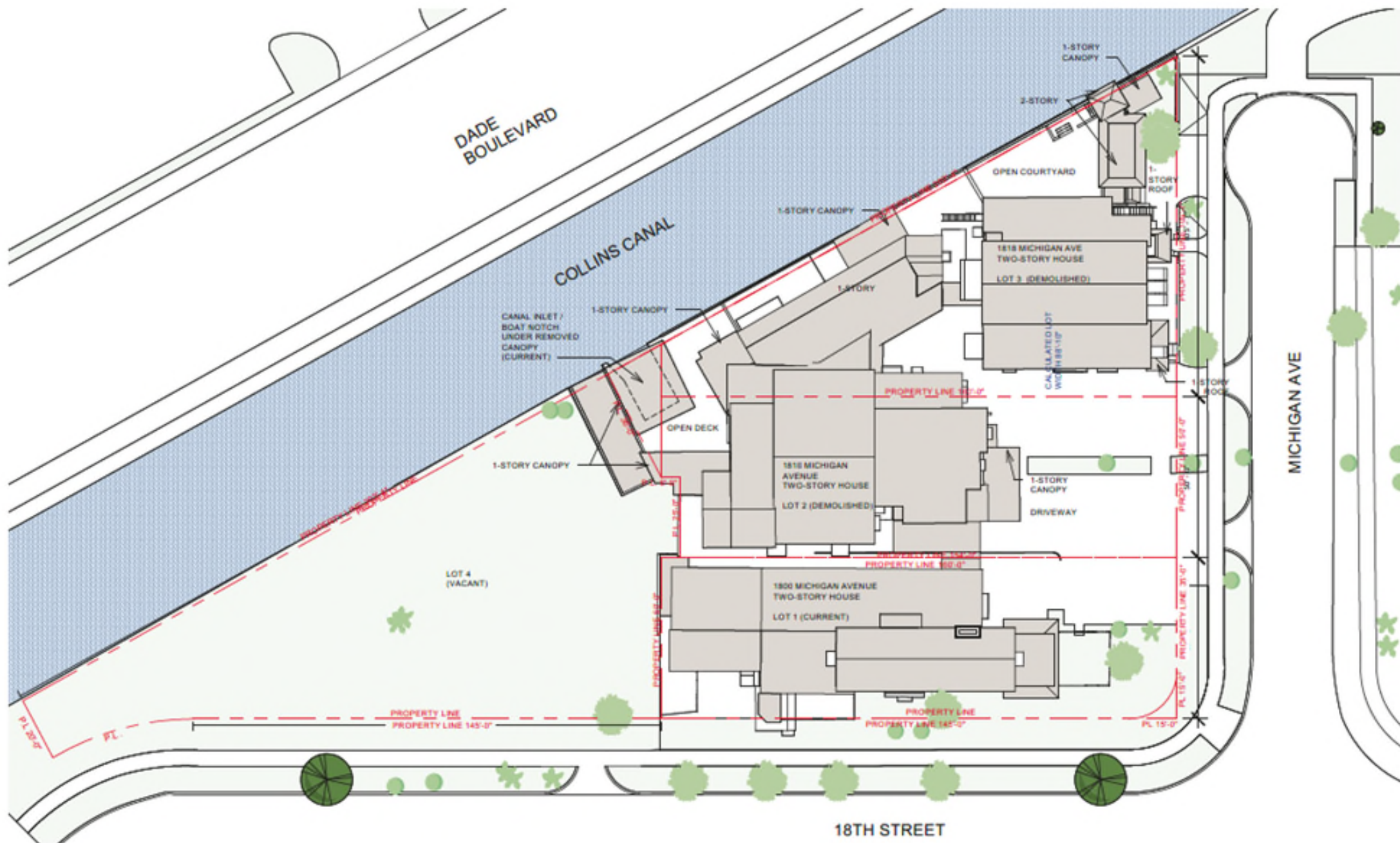
Lots 1,2,3 and 4
Block 10
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Miami Beach, FL 33139

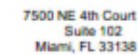
DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).

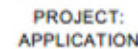
SCALE: $1'' = 20' - 0''$

CHECK: **AWC**





WWW.CRCNET.ORG

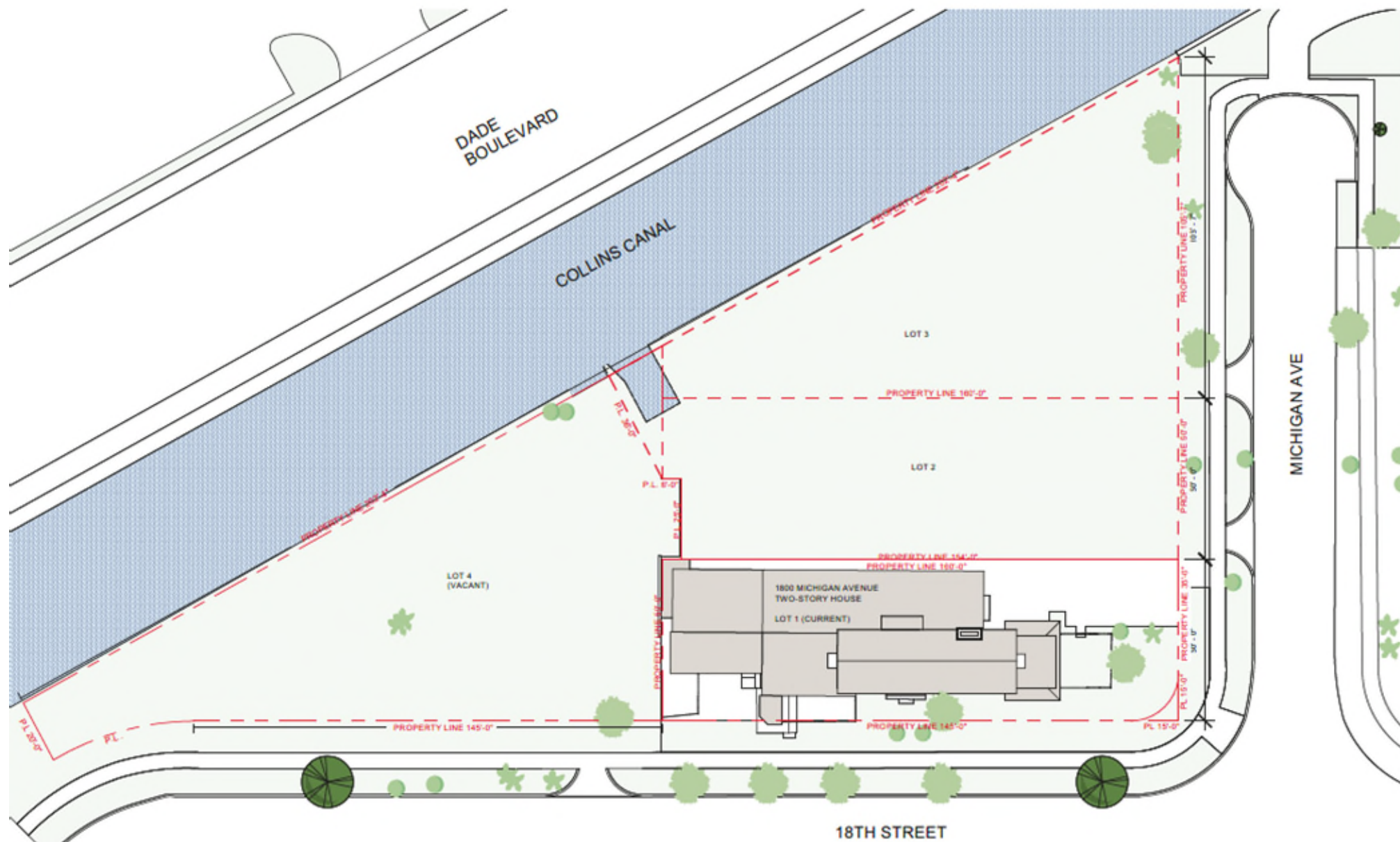


Lots 1,2 3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

EXISTING
LOCATION PLAN
(CURRENT
STATE).

SCALE: 1" = 30'-0"





1800 Michigan Avenue Lot 1



1 ARCHIVE IMAGES LOT 1
12" x 11-1/2"



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

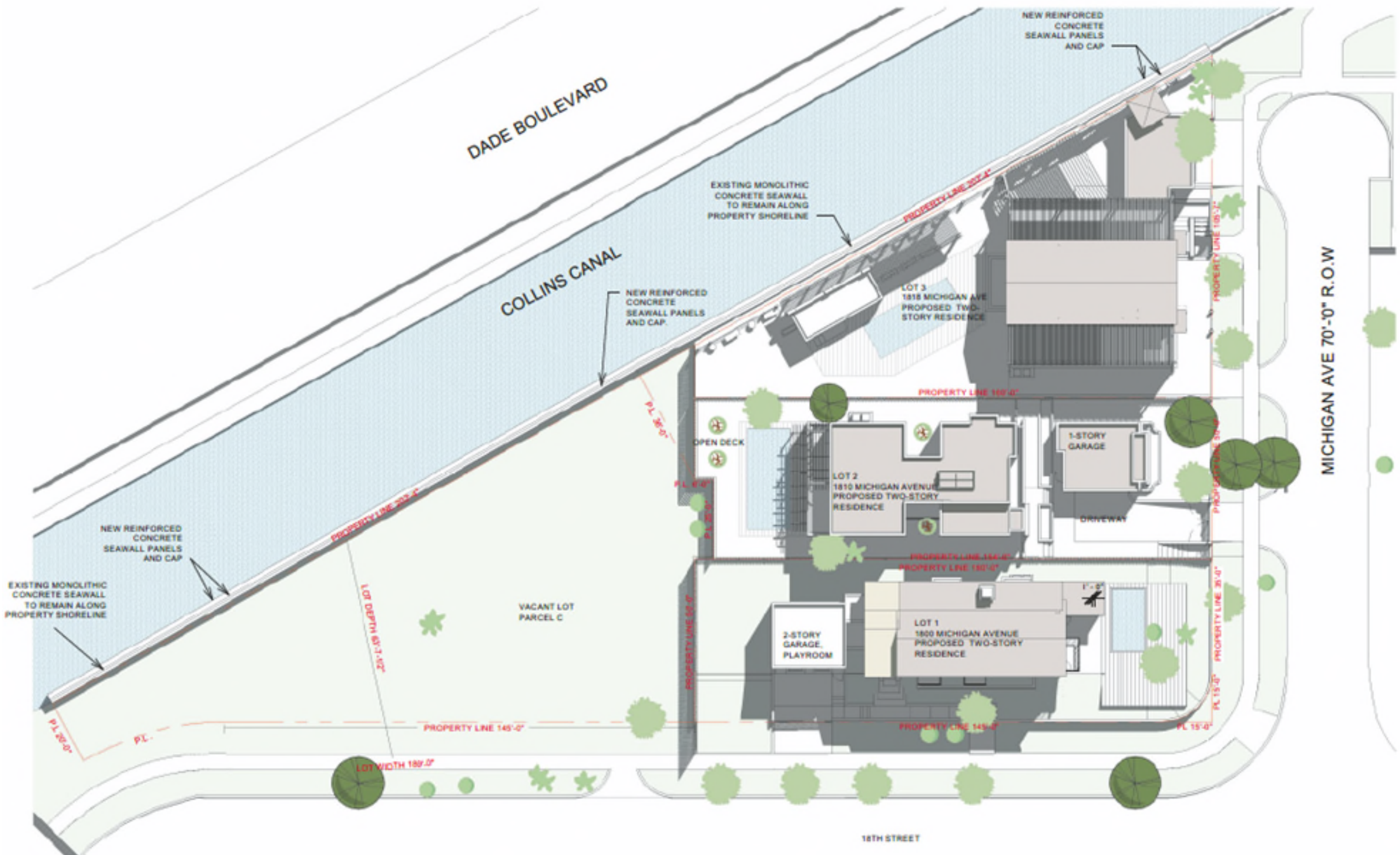


1 ARCHIVE IMAGES LOT 4



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

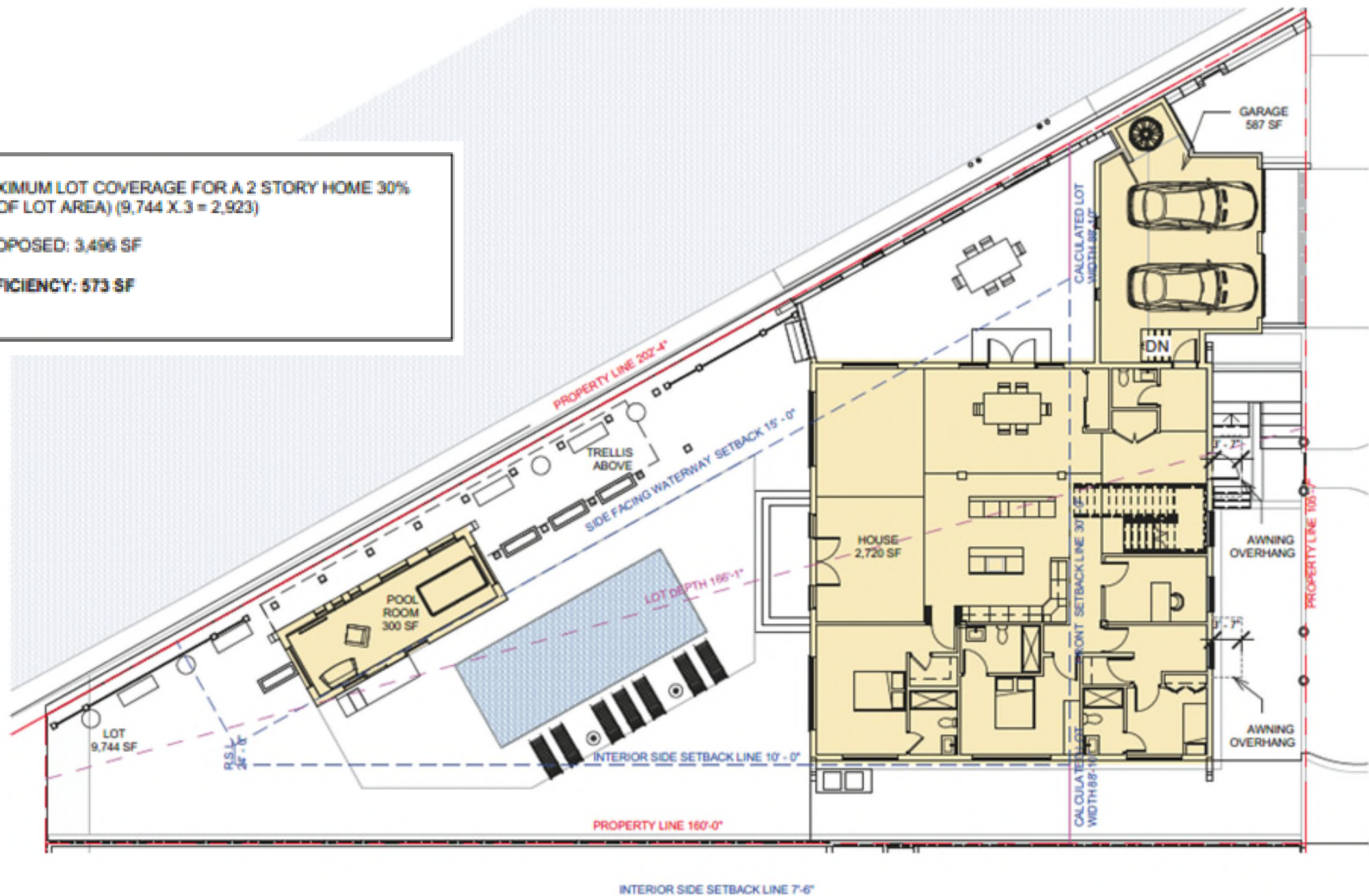


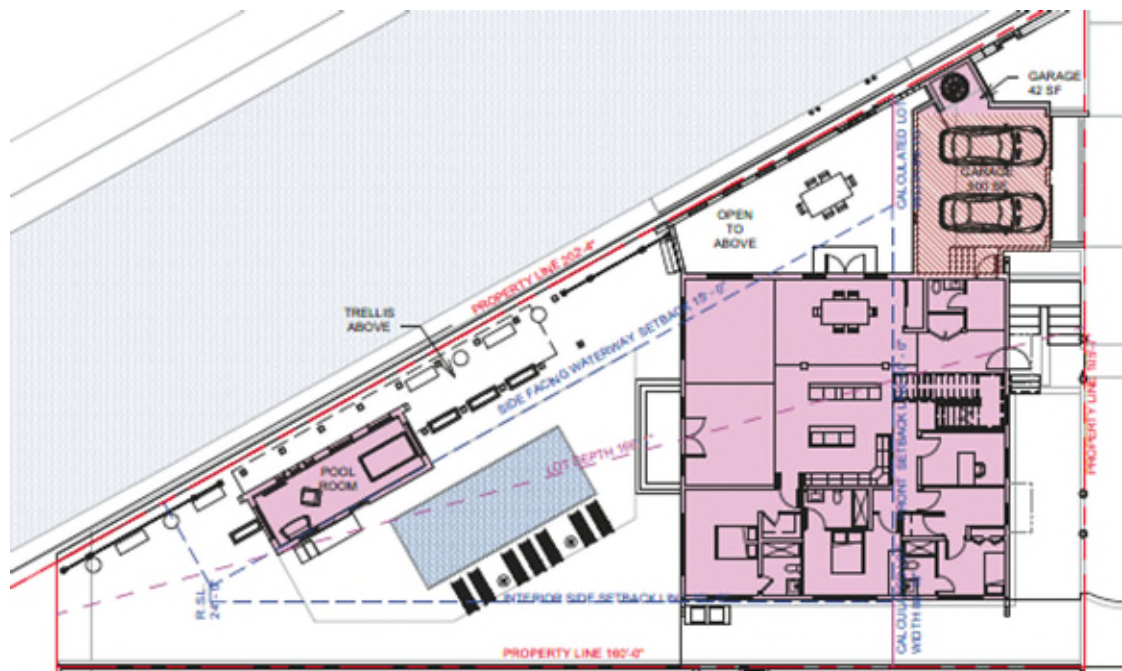
4 ARCHIVE IMAGES LOT 3

MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (9,744 X .3 = 2,923)

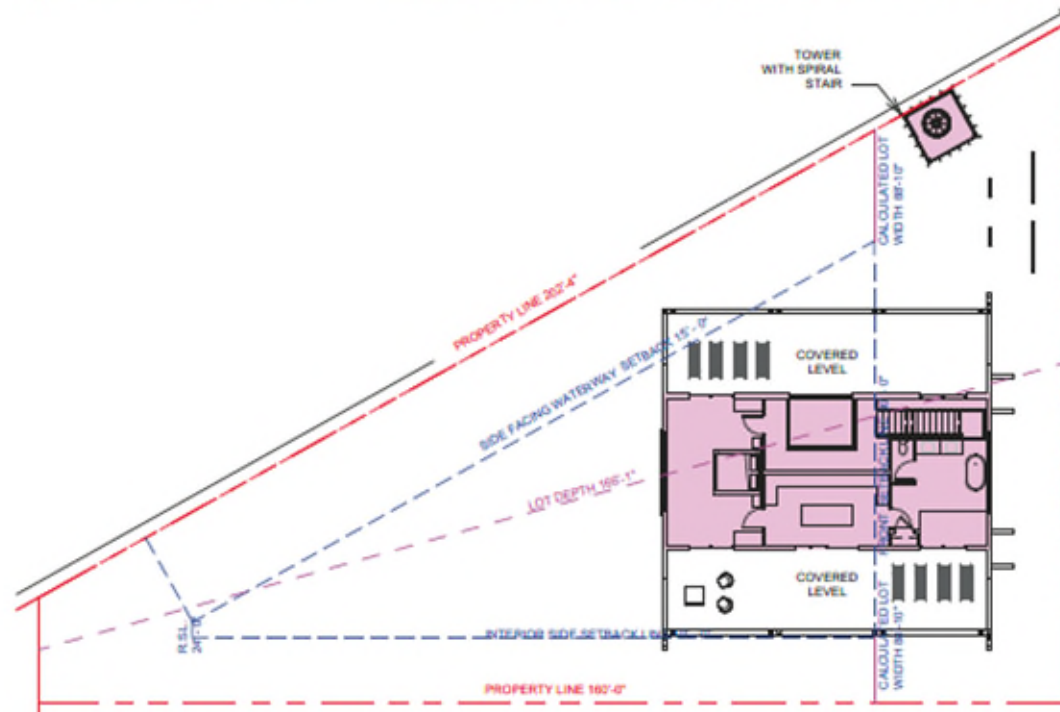
PROPOSED: 3,496 SF

DEFICIENCY: 573 SF





1 PROPOSED LEVEL 1 LOT 3 UNIT SIZE DIAGRAM
3/64" = 1'-0"



2 PROPOSED LEVEL 2 LOT 3 UNIT SIZE DIAGRAM
3/64" = 1'-0"

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

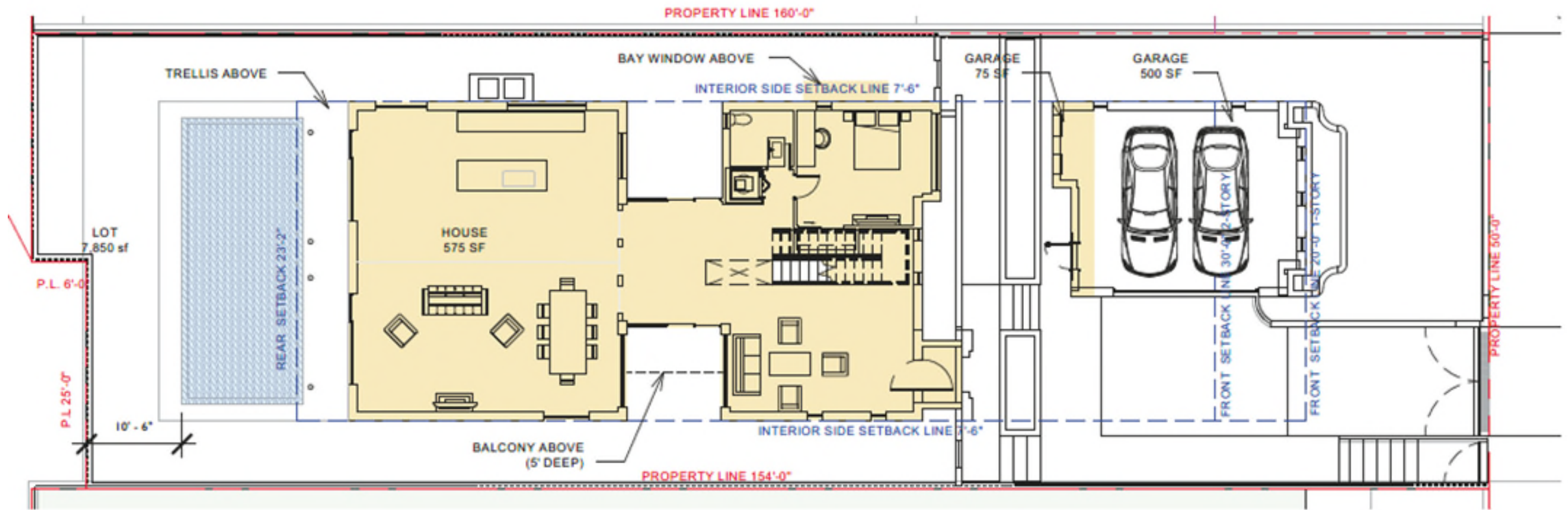


1 ARCHIVE IMAGES LOT 2



2 ARCHIVE IMAGES LOT 2

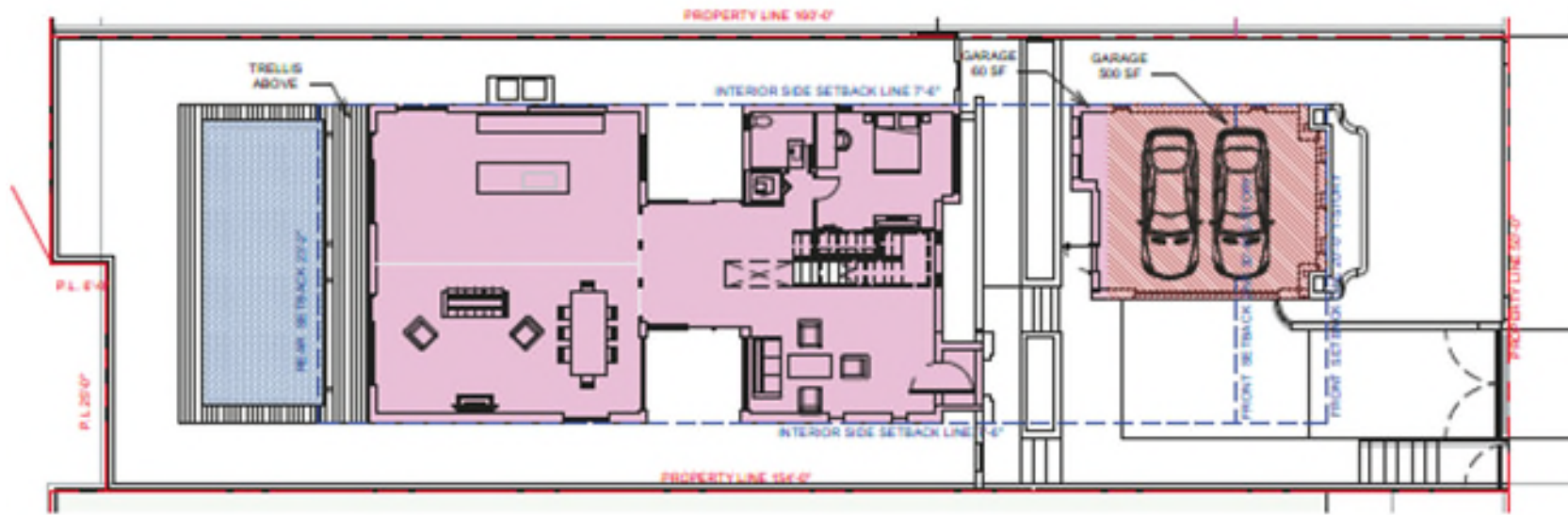




1 PROPOSED LOT 2 COVERAGE DIAGRAM
1/16" = 1'-0"

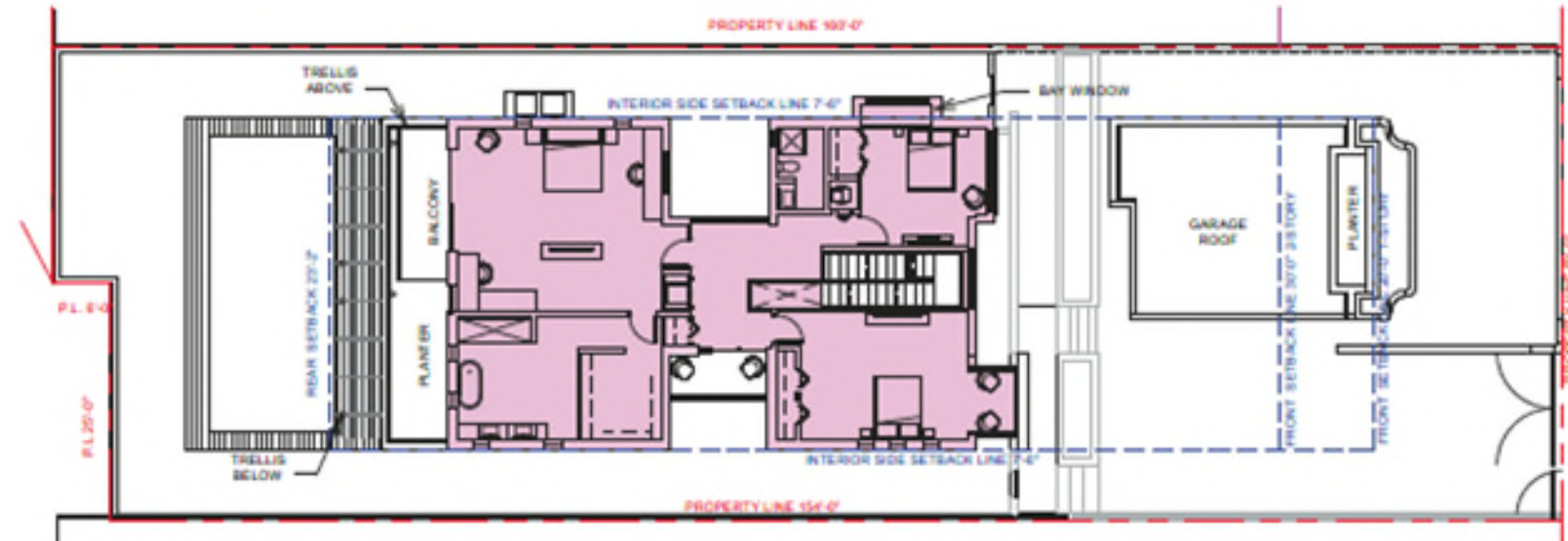
MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (7,850 X .3 = 2,355)

PROPOSED: 2,138 SF



INTERIOR SIDE SETBACK LINE 7'-4"

1 PROPOSED LEVEL 1 LOT 2 UNIT SIZE DIAGRAM
1/16" = 1'-0"



2 PROPOSED LEVEL 2 LOT 2 UNIT SIZE DIAGRAM
1/16" = 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

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