

March 9, 2025

HPB24-0641 - 1800 Michigan Avenue

Historic Preservation Board

Project: 1800 Michigan Avenue residence
Miami Beach FL 33139

I. HPB Zoning Review

Comments issued on February 18, 2025

1. ZONING

1. Per Section 7.5.1.6 of the Land Development Regulations and Chapter 58, Article 3, Division 4 of the General Ordinances, the vacant/abandoned property shall be fenced as soon as possible. Staff strongly recommends that the required fencing be installed prior to any appearance before the HPB.

Response: Applicant is actively working to finalize the fence permit for 1800 and 1818 Michigan Avenue. It has become a costly and arduous process.

2. DEFICIENCIES IN PRESENTATION

1. The wall areas within the front entrance porch are missing in the floor plans and diagrams.

Response: Added. Please see A0.22, A0.23, and A2.01.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. Staff has reviewed the updated structural engineering report and would continue to strongly encourage the team to come up with a plan that would remove the later inappropriate additions and retain and restore the house.

Response: There is extensive damage to structural members of the building that must be replaced, as they are beyond repair. Based on the nonconformities, a level 3 alteration is required by the Florida Building Code. The entire structure is well below flood elevation and the structural engineer cannot guarantee that raising would be successful based on the extent of the deteriorated and damaged structural members of the building. The concrete testing also shows that the compressive strength is well below current building code for concrete and lifting the home will cause serious damage. Also, there is evidence that carbonation extends deep into the concrete.

PLANNING LANDSCAPE REVIEW

1 - Note that palms existing or proposed as street trees are not permitted but may be planted in addition to the required number of street trees. Palms #24 and #26 do not count towards the minimum street tree requirement. Revise plans and landscape legend to accommodate shortfall of (3) street trees.

Response: Additional street trees will be added at building permit.

2 - The Landscape plans indicate the existing curb cut is to be removed and replaced with sod and street curb despite the proposed driveway and garage location. Sheet A1.30 indicates retaining the curb cut. Please clarify.

Response: Curb cut on 18th Street to remain and be widened.

3 - Provide complete specifications for all proposed trees and palms inclusive of heights, canopy spreads, and DBH.

Response: Added. Please see L.02.