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VIA ELECTRONIC SUBMITTAL

June 16, 2024

Deborah Tackett, Historic Preservation & Architecture
Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB24-0614** Certificate of Appropriateness for a
Replacement Single-Family Home Located at
1810 Michigan Avenue, Miami Beach, Florida

Dear Ms. Tackett,

This firm represents 1810 IRRS HOLDINGS LLC (the "Applicant"), owner of property located at 1810 Michigan Avenue (the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in connection with a Certificate of Appropriateness for the design of a new single-family home on the Property to replace a demolished home pursuant to Historic Preservation Board File No. HPB24-0613.

Property Description. The Property is located at the end of Michigan Avenue, north of the intersection with 18th Street, abutting the Collins Canal. The Miami-Dade County Property Appraiser identifies the Property with Folio Nos. 02-3234-004-0130. See Exhibit A, Property Appraiser Summary Report. The Property is located in the RS-4 Single Family Residential District and the Palm View Historic District. See below Figure 1, Historic Properties Database Excerpt.



Figure 1, Historic Properties Database Excerpts

Palm View Historic District. Pursuant to the Palm View Historic District Designation Report (the "Report"), Palm View contains a rich and cohesive array of Miami Beach architecture. According to the Report, the historic district's designation does not require, recommend, or encourage reproductions of period architecture. Rather, appropriately expanding the City's design continuum is encouraged.

The Report specifically notes the Property as having exceptional historical significance. The structure north of the Property, 1818 Michigan Avenue, was designed by Schultze and Weaver in 1925. From 1930 to 1940, portrait painter Henry Salem Hubbell inhabited the Venetian-style canal-front home. Hubbell's son was the president of a general contracting firm, Hubbell and Hubbell, which built the structure on the Property, 1810 Michigan Avenue.

Proposed Project. The Applicant proposes to construct an exquisitely designed, two-story residence that is significantly inspired by the prior structure (the "Project"). Important factors in the Palm View Historic District, such as massing, roof shape, rhythm of openings, and placement on the lot, have been deeply considered for the proposed new home. The purposeful location and layout of the home, with varying projections, cut-outs, window shapes, balconies, and overhangs, substantially mirrors the movement of the prior home. The Project's materiality will highlight the amazing architectural features and moments. The design includes removing the various additions throughout the years, based on aerial views, as well as a new garage in the front of the home, and pool and pool deck in the rear yard.

The Project fully complies with the City of Miami Beach's Resiliency Code (the "Code"). The proposed height is twenty-four (24) feet for a flat roof. The Project proposed fifty percent (50%) unit size and approximately twenty-seven percent (27%) lot coverage in compliance with the Code. The design includes a detached garage with a front setback of twenty (20) feet and the main, two-story home with a front setback of thirty (30) feet.

Compliance with Certificate of Appropriateness Criteria. The Project satisfies the applicable criteria for new construction in a local historic district. The design, scale, and massing of the new home more closely complies with the Palm View Historic District and remains sensitive to and compatible with the surrounding area, which contains similar newly constructed homes. Examination of architectural drawings for consistency with the certificate of appropriateness criteria includes aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The Project provides a beautiful new home that appropriately relates to the prior structure and the neighborhood.

Sea Level Rise and Resiliency Criteria. The Proposed Project advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

New windows will be hurricane proof impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

All landscaping will be Florida friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant will proactively address sea level rise projections.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The raised first-floor ensures that the future homes are adaptable to the raising of the abutting public canal, streets, and adjacent land in the future.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Future development of the Property will be entirely new construction located well-above base flood elevation.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space will be located below base flood elevation.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

12. The design of each project shall minimize the potential for heat island effects on-site.

Redevelopment of the Property will strategically minimize the potential for heat island effects on site.

Conclusion. Granting this Certificate of Appropriateness will allow the development of a beautifully-designed, single-family home that will add value and safety to the surrounding neighborhood. The Project is sensitive to the unique aesthetic character of the area and respectful to the early origins of the Palm View Historic District.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,



Michael Larkin

cc: Emily K. Balter, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/14/2024

PROPERTY INFORMATION				
Folio	02-3234-004-0130			
Property Address	1810 MICHIGAN AVE MIAMI BEACH, FL 33139-2419			
Owner	1810 IRRS HOLDINGS LLC			
Mailing Address	145 ALMERIA AVE CORAL GABLES, FL 33180			
Primary Zone	0100 SINGLE FAMILY - GENERAL			
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS			
Beds / Baths /Half	4 / 4 / 0			
Floors	2			
Living Units	4			
Actual Area	7,571 Sq.Ft			
Living Area	7,571 Sq.Ft			
Adjusted Area	6,580 Sq.Ft			
Lot Size	8,000 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$1,320,000	\$1,048,000	\$880,000	
Building Value	\$471,500	\$467,867	\$200,000	
Extra Feature Value	\$3,500	\$4,113	\$4,152	
Market Value	\$1,795,000	\$1,519,980	\$1,084,152	
Assessed Value	\$1,114,050	\$1,020,817	\$935,825	
BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$318,567	\$253,603	\$148,327
Non-Homestead Cap	Assessment Reduction	\$362,383	\$245,560	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
34 53 42				
PALM VIEW SUB PB 6-29				
LOT 2 LESS W6FT OF S25FT ETC AS				
DESC IN DB 873-69 & 1428-224				
BLK 10				



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,064,050	\$970,817	\$885,825
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,451,433	\$1,241,377	\$910,825
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,064,050	\$970,817	\$885,825
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,064,050	\$970,817	\$885,825

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/21/2023	\$100	33853-1556	Corrective, tax or QCD; min consideration
07/21/2023	\$100	33853-1553	Corrective, tax or QCD; min consideration
07/08/2021	\$100	32648-2154	Corrective, tax or QCD; min consideration
04/08/2021	\$100	32460-2510	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>