

PRIVATE
RESIDENCE

1818 Michigan Avenue
Miami Beach, FL 33139
Reconstruction

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

1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

COVER SHEET

JENNIFER McCONNEY FLORIDA LIC# AR33044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
STUDIO Mc+G ARCHITECTURE AND MAY NOT BE DUPLICATED,
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SCALE:
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER

CERTIFY TO:

QUINTANA & ASSOCIATES

LEGAL DESCRIPTION:

ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LOT 4 BLOCK 10, PALM VIEW SUBDIVISION 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:

1818 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:

- a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
b) 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 alta standards.
c) code restriction and title search are not reflected on this survey.
d) 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.
e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
f) underground encroachments, if any, not located.
g) 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.
h) if shown, bearings are to an assumed meridian (by plat)
i) if shown, elevations are referred to NGVD1929 vertical datum
j) the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
k) tree were located by surveyor
l) the project site is located in Section 34-Township 53S-Range 42E

LEGEND OF SURVEY ABBREVIATIONS

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

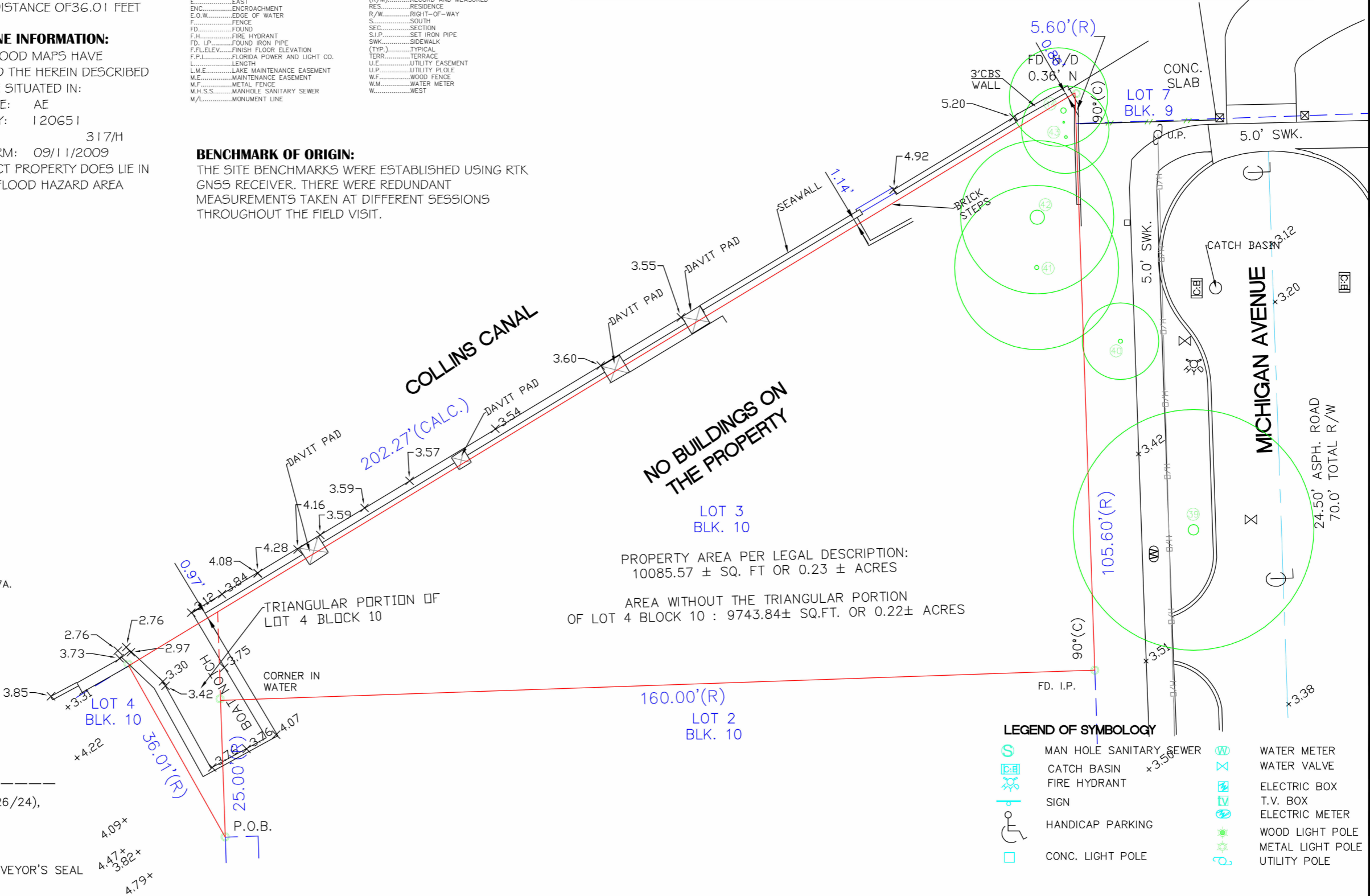
BENCHMARK OF ORIGIN:

THE SITE BENCHMARKS WERE ESTABLISHED USING RTK GNSS RECEIVER. THERE WERE REDUNDANT MEASUREMENTS TAKEN AT DIFFERENT SESSIONS THROUGHOUT THE FIELD VISIT.

TOPOGRAPHIC SURVEY

SCALE: 1"= 20'

EXISTING TREE TABLE					
39	<i>Lysiloma latisiquum</i>	Wild Tamarind	24 "	35 '	44 '
40	<i>Sabal palmetto</i>	Sabal Palm	9 "	13 '	14 '
41	<i>Schefflera actinophylla</i>	Umbrella Tree	19 "	29 '	30 '
42	<i>Schefflera actinophylla</i>	Umbrella Tree	23 "	27 '	28 '
43	<i>Veitchia merrillii</i>	Double Christmas Palm	11 "	19 '	16 '
44	<i>Cocos nucifera</i>	Coconut Palm	9 "	21 '	18 '



Digitally signed by
Julio S Pita
Date: 2024.06.14
11:34:50
-04'00'

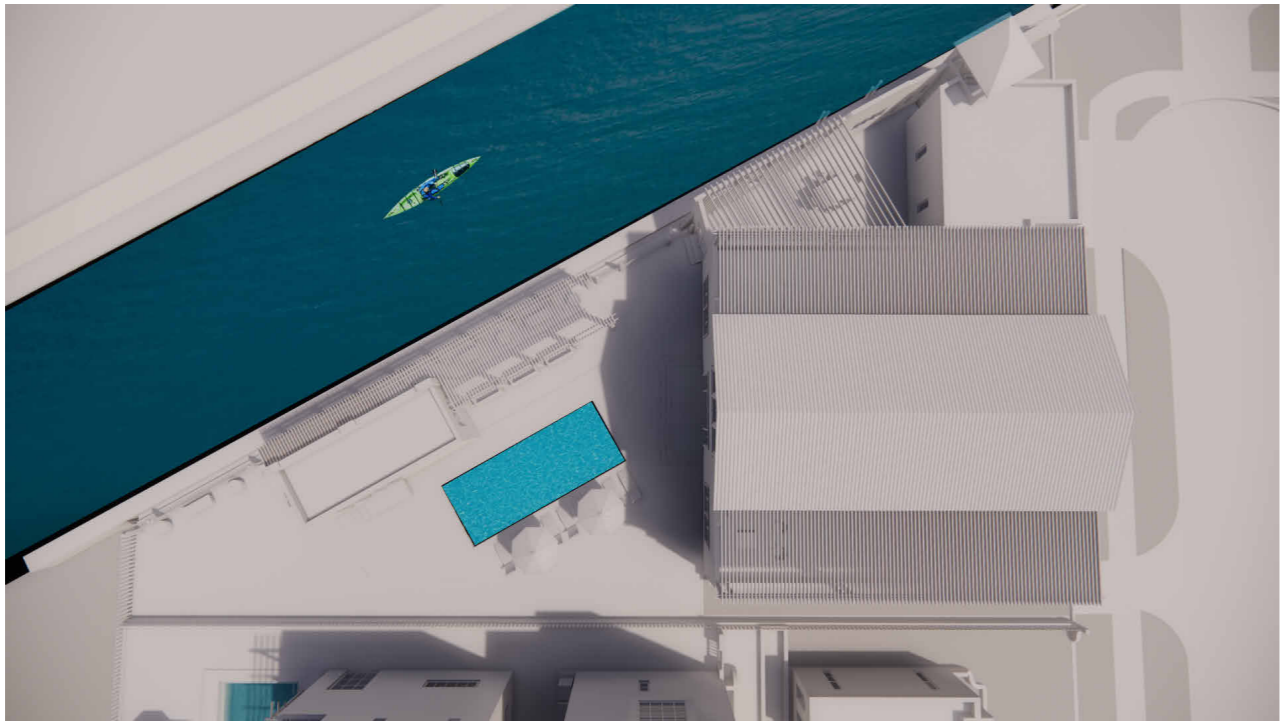
06/28/2021(BOUNDARY & PO), UPDATED LINES (2/26/24),
UPDATE(6/12/24)
JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

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

TOPOGRAPHIC SURVEY

DATE 6/12/24
SCALE 1"=20'
DRAWN BY J.P.IV
ORDER No. 24-0772
SHEET 1 OF 1



1 MASSING 3D VIEW 1



2 MASSING 3D VIEW 2



3 MASSING 3D VIEW 3



4 MASSING 3D VIEW 4



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1818 Michigan Ave. Miami
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DRAWING:

MASSING 3D
VIEWS



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1818 Michigan Ave. Miami
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DRAWING:

RENDERING VIEW
FROM COLLINS
CANAL

1 RENDERING 1

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1818 Michigan Ave. Miami
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DRAWING:

RENDERING VIEW
FROM MICHIGAN
AVENUE

1 RENDERING 2

JENNIFER MCCONNEY FLORIDA LIC# AR33044
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LIST OF DRAWINGS 1818 MICHIGAN AVE.	
Sheet Name	Sheet Number
SURVEY	-
MASSING 3D VIEWS	1A
RENDERING VIEW FROM COLLINS CANAL	2A
RENDERING VIEW FROM MICHIGAN AVENUE	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
ARCHIVE IMAGES	A0.15
ARCHIVE IMAGES	A0.16
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
VARIANCE DIAGRAM SETBACKS	A0.25
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 (BEFORE DEMOLITION)	A1.06A
EXISTING BUILDING ELEVATIONS NORTH (BEFORE DEMOLITION)	A1.06B
EXISTING BUILDING ELEVATIONS EAST AND WEST (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
HISTORIC DETAILS	A2.90
HISTORIC DETAILS CONT.	A2.91
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:	1818 MICHIGAN AVENUE MIAMI BEACH, FL 33139			
2	Board and File numbers:	HPB24-0613 - HPB24-0615			
3	Folio number(s):	02-3234-004-0140			
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential	
5	Base Flood Elevation:	8.0' NGVD	Grade Value in NGVD:	6.94 'NGVD	
6	Adjusted grade (Flood+Grade/2)	7.47 'NGVD	Lot Area:	±9,744 SF	±0.22 acres
7	Lot Width (Variance required)	88'-10"	Lot Depth	166'-1"	
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' TO CENTERLINE OF PITCHED ROOF	-
11	Number of Stories	2	2	2	-
12	FAR Max	N/A	N/A	N/A	N/A
13	Minimum Unit Size (Square Feet)	1,800	-	4,187	-
14	Maximum Unit Size (% of Lot Area)	50% (9,744 X.5 = 4,872 SF)	-	4,187 (43%)	-
15	Minimum Lot Area (square feet)	6,000	-	9,744	-
16	Minimum Lot Width (feet)	50	-	160	-
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% (9,744 X.3 = 2,923 SF)	-	4212	1730

	Yard Open Space	Required	Existing	Proposed	Deficiencies
19	Front Yard Open Area	50% of Open Area 50%(2,000 SF) = 1,000 SF		1,152 SF	
19	Front Yard Pervious Area	50% of Open Area 50%(2,000 SF) = 1,000 SF		754 SF	246 SF
20	Back Yard	Last 15% of Depth of Lot (166' X 15% = 25') =578 SF		578 SF	

	Setbacks	Required	Existing	Proposed	Deficiencies
21	Front Setback (East)	20'-0" One story structure, 30'-0" Two-story structure	N/A	11'-10"	5'4" GARAGE, 0' STEPS
22	Side, facing a waterway (North):	10% of the lot width (10'-8") or 15 feet, whichever is greater	N/A	0"	15'
23	Side, interior Setback (South):*	10% of the lot width (9'-6") or 10 feet, whichever is greater	N/A	7'-11.5"	2' 1/2"
24	*Lots greater than 65 feet in width	and the sum of the required side yards shall be at least 25% of the lot width	N/A		
		(88'10" x .25 = 22.2')	N/A	7'-11.5"	14' 3"

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

REQUESTED VARIANCES

	(1) Section 7.2.2.3.b.1. to permit front setback at 0'-0", when 30'-0" is required for a two-story home in order to permit a garage at 5'-4" and steps to the front entrance at 0'-0"
	(2) Section 7.2.2.3.b.1. to permit a north side setback at 0'-0", when 15'-0" is required to permit reconstruction of architectural elements of the prior contributing home
	(3) Section 7.2.2.3.b.1. to permit 7-'11.5" sun of the side yard setbacks, when 25% (26.4') is required
	(4) Section 7.2.2.3.b.1. to permit 43% lot coverage (4,212 SF) when 30% is permitted (2,923 SF)
	(5) Section 7.2.2.3.b.1. to permit 37% (754 SF) front yard pervious open space when 50% (1,000 SF) is required

S T U D I O


MCG

ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

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1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

INDEX AND DATA

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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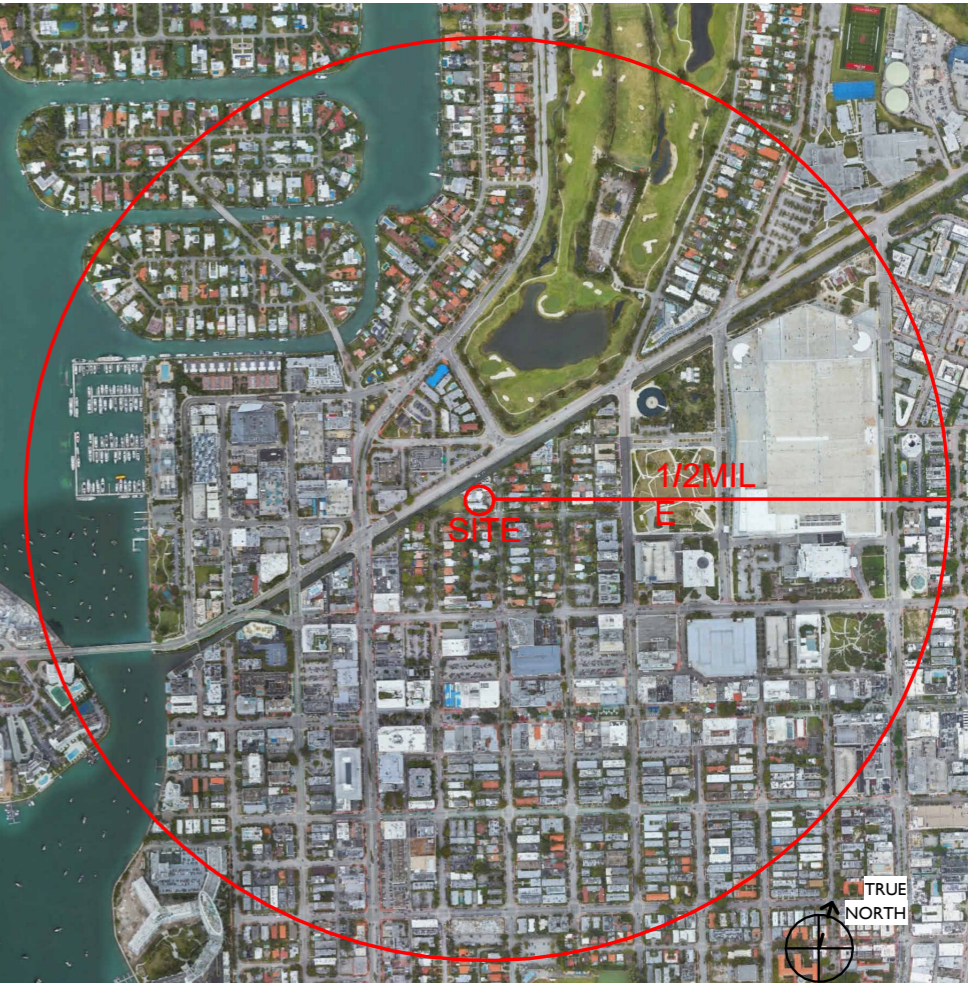
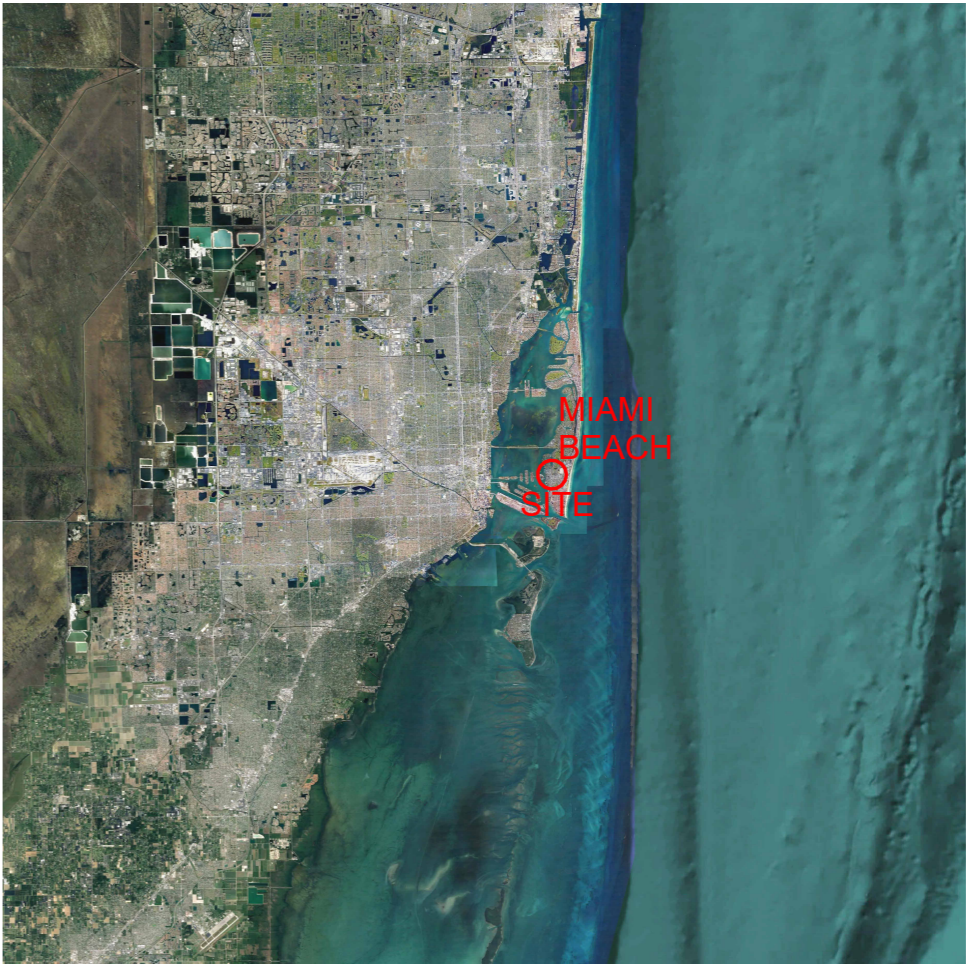
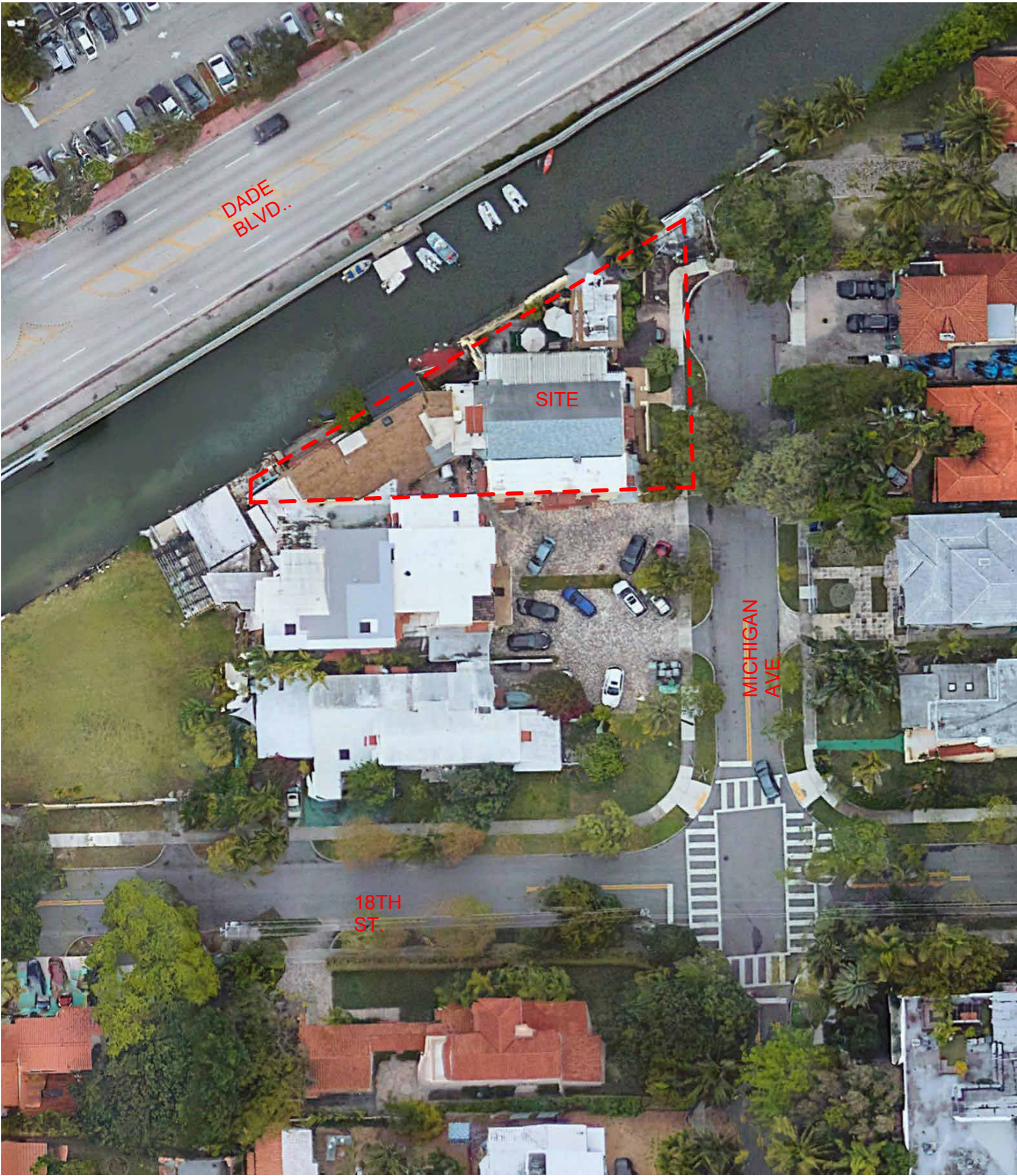
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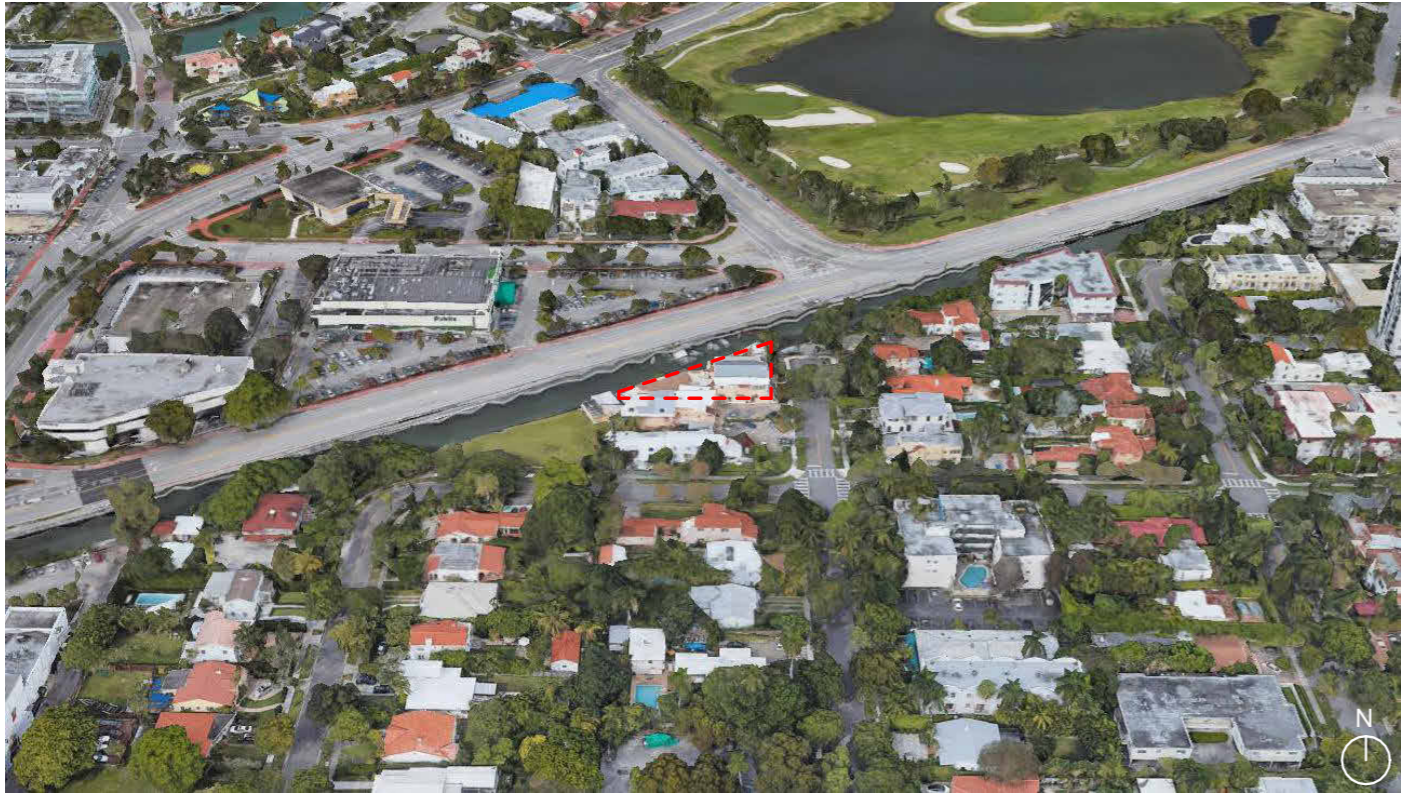
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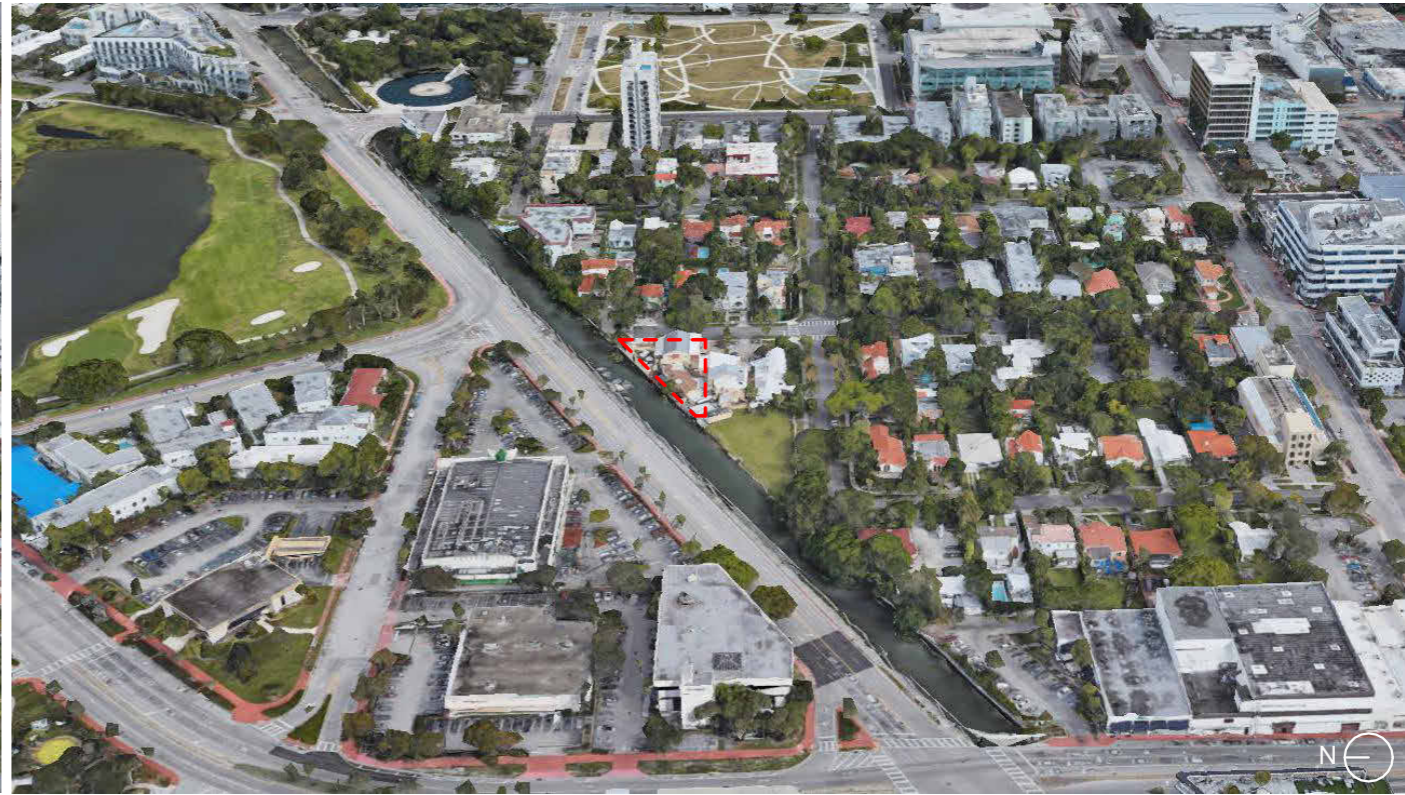
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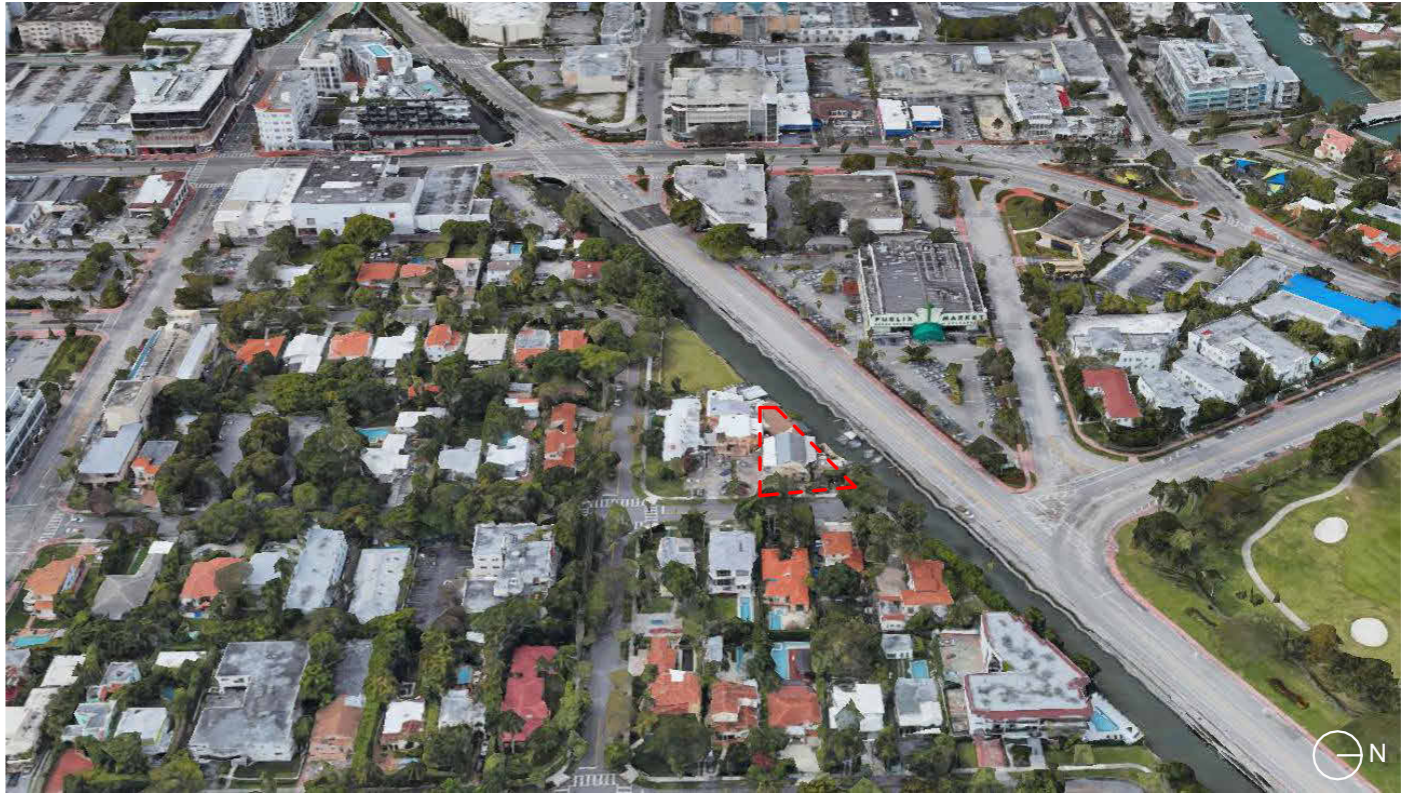
1 AXONOMETRIC NORTH



2 AXONOMETRIC EAST

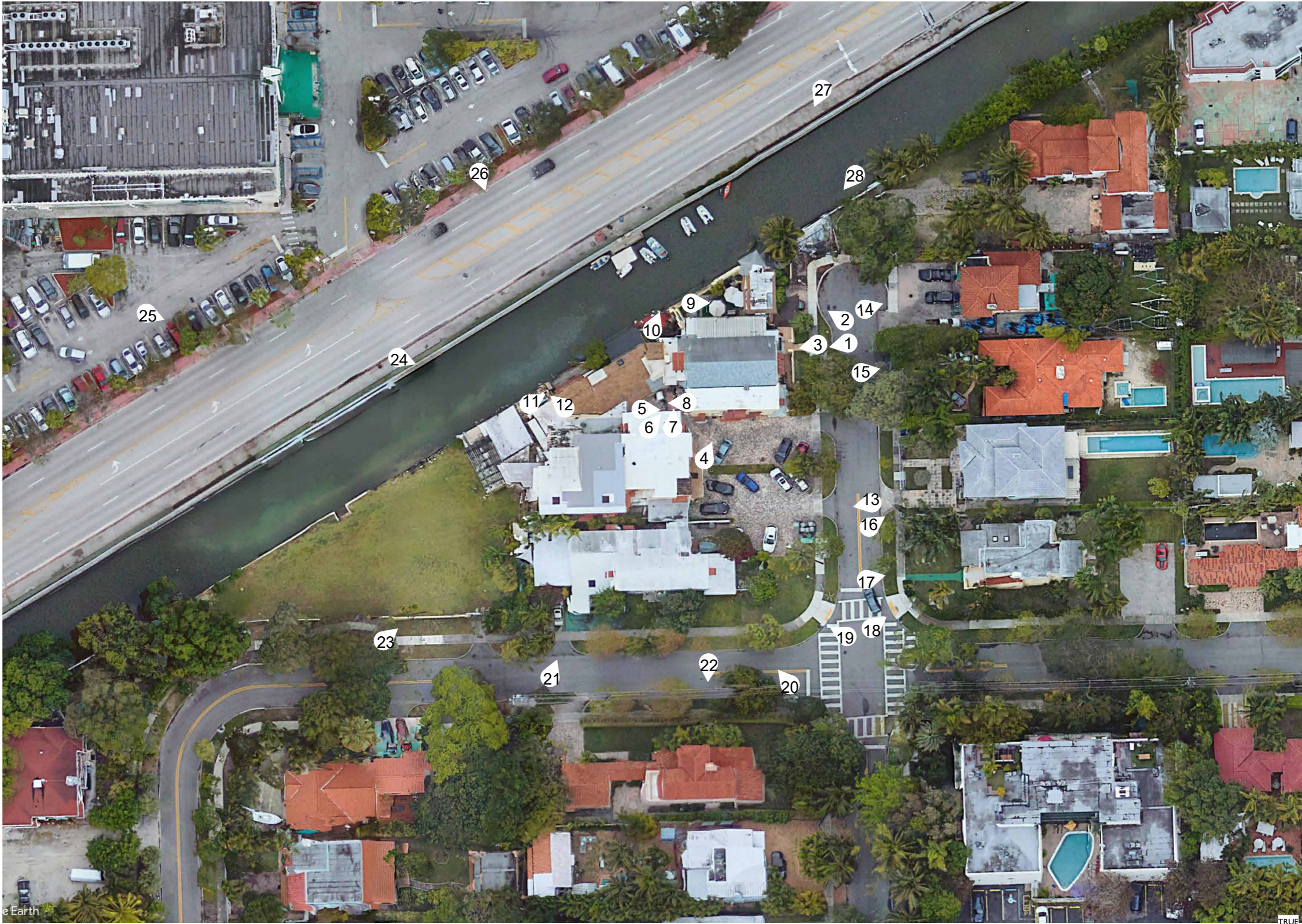


3 AXONIMETRIC SOUTH



4 AXONOMETRIC WEST





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1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

SITE PHOTO
LOCATIONS

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1 VIEW OF LOT 1818 FRONT FACADE



2 VIEW OF LOT 1818 FACING NW



3 VIEW OF LOT 1818 FRONT DOOR



4 VIEW OF LOT 1818 FACING SOUTH





5 VIEW BETWEEN LOT 1818 AND 1810 FACING EAST



6 VIEW OF LOT 1818 REAR FACADE OF MAIN STRUCTURE



7 VIEW OF LOT 1818 BETWEEN MAIN AND AUXILIARY STRUCTURE



8 VIEW OF LOT 1818 BACK APARTMENT DOOR FACING WEST





9 VIEW OF LOT 1818 BACK PATIO FACING EAST



10 VIEW OF CANAL FROM BACK PATIO FACING NE



11 VIEW OF LOT 1818 FROM WATER ACCESS FACING EAST



12 VIEW OF CANAL FROM WATER ACCESS FACING NW





13 VIEW OF LOT 1818 FROM STREET FACING WEST



14 VIEW OF LOT 1827 FACING EAST.



15 VIEW OF LOT 1821 FACING EAST.



16 VIEW OF LOT 1815 FACING EAST.



17 VIEW OF LOT 1801 FACING EAST.



18 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING NE.
1 1/2" = 1'-0"



19 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING NW.



20 VIEW OF LOT 1800 FACING NE.





21 VIEW OF LOT 1800 FACING NORTH.



22 VIEW OF LOT 1780 FACING SOUTH.



23 VIEW OF SITE FROM LOT 1039 FACING NE.



24 VIEW OF SITE ACROSS CANAL FACING SE.





25 AERIAL 1
1/4" = 1'-0"



27 AERIAL 3
1/4" = 1'-0"

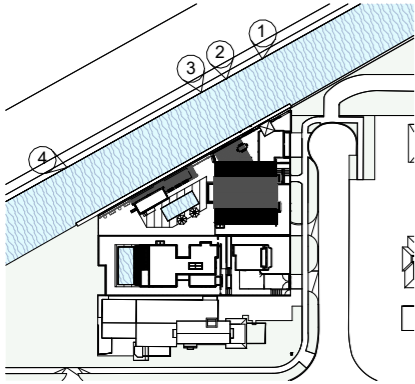


26 AERIAL 2
1/4" = 1'-0"



4 AERIAL 4
1/4" = 1'-0"





1 HISTORIC POSTCARD 1



2 HISTORIC POSTCARD 2

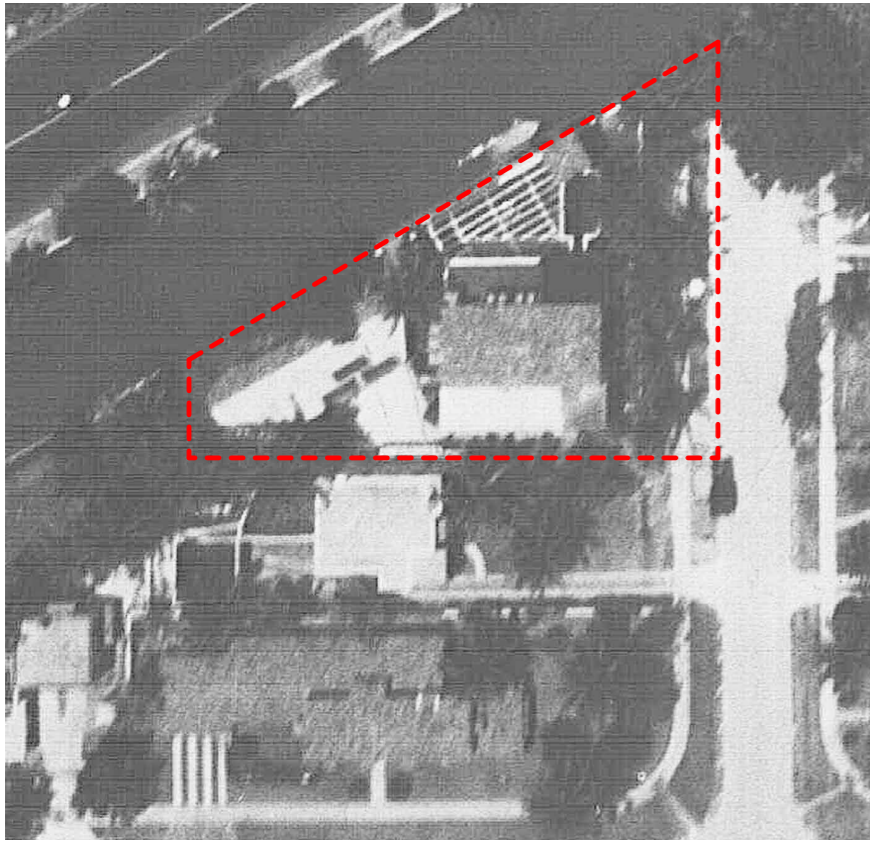


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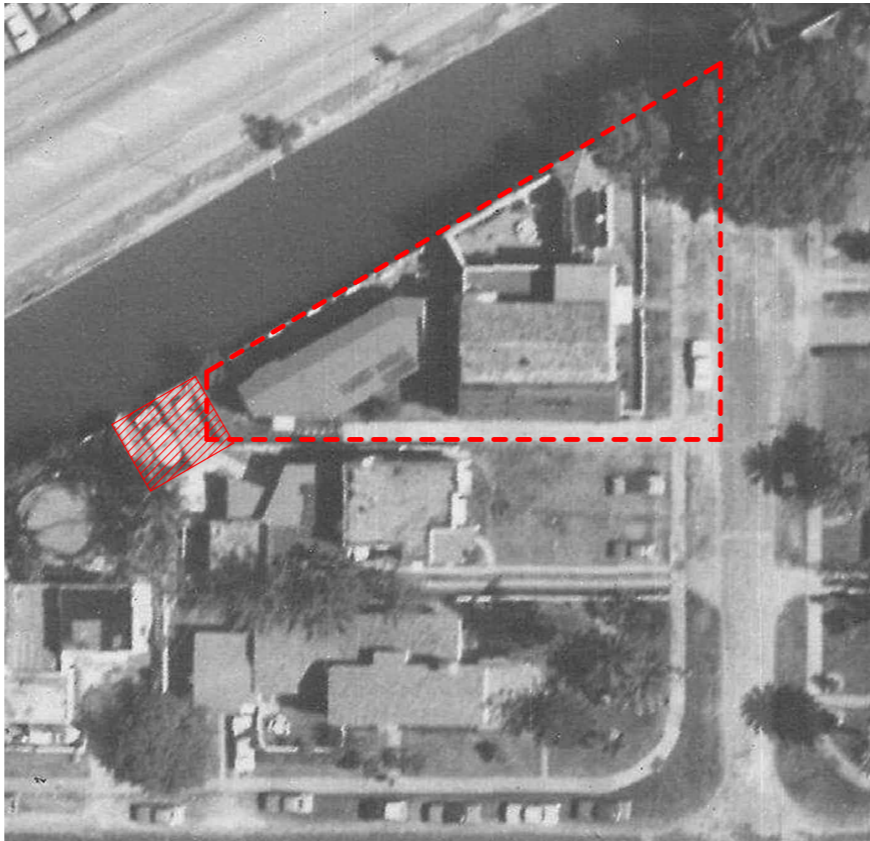


4 HISTORIC POSTCARD 4

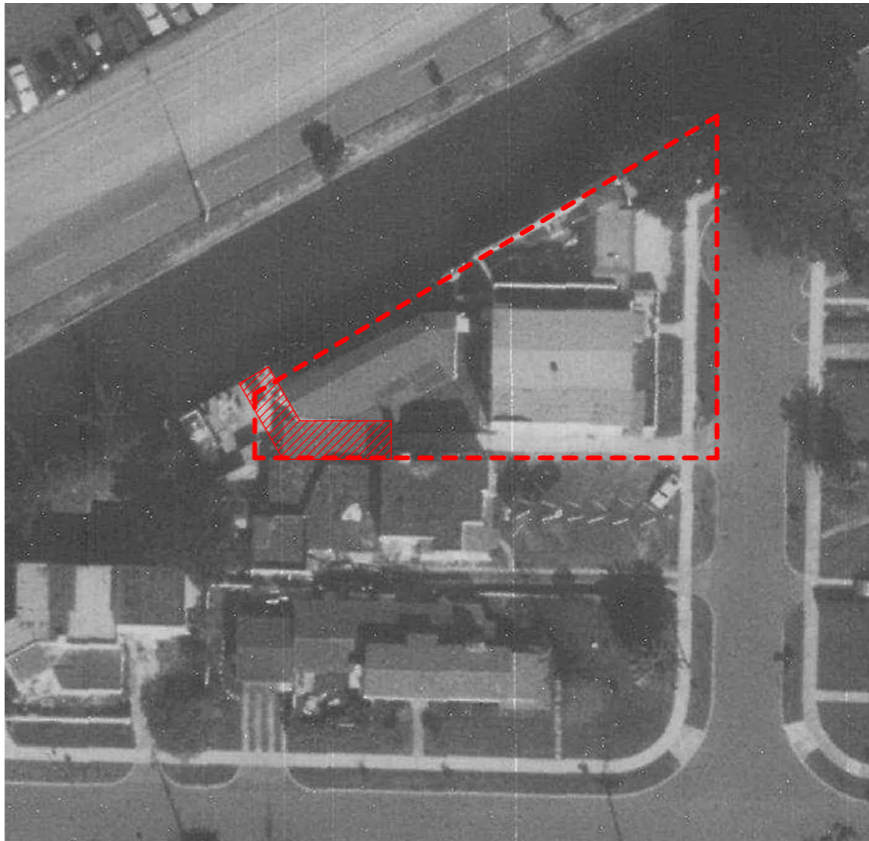




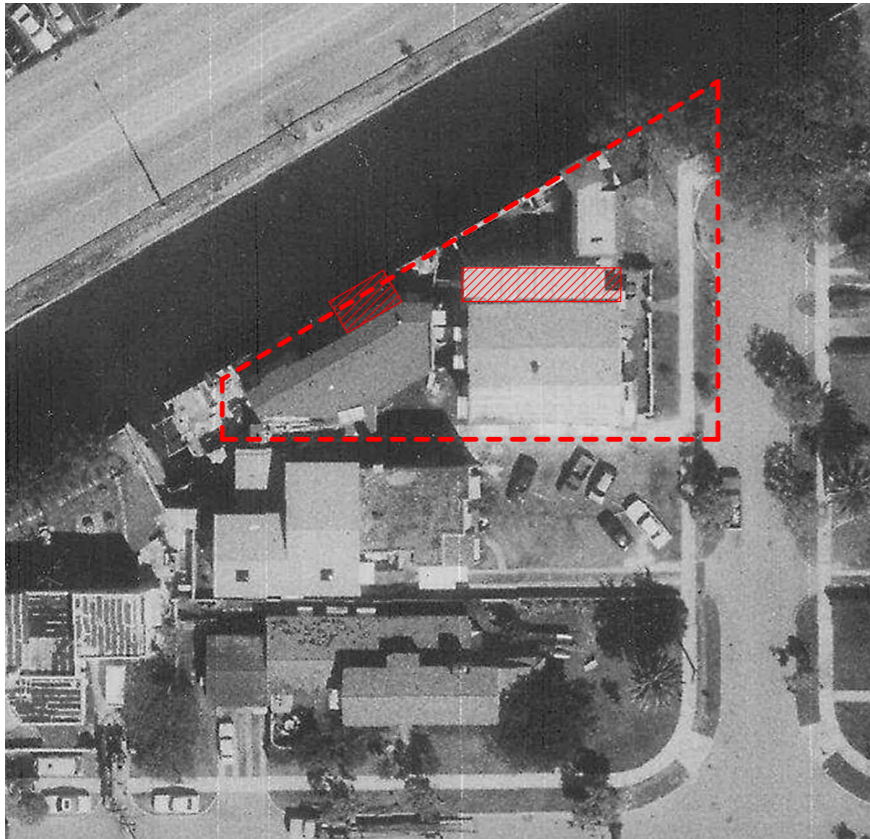
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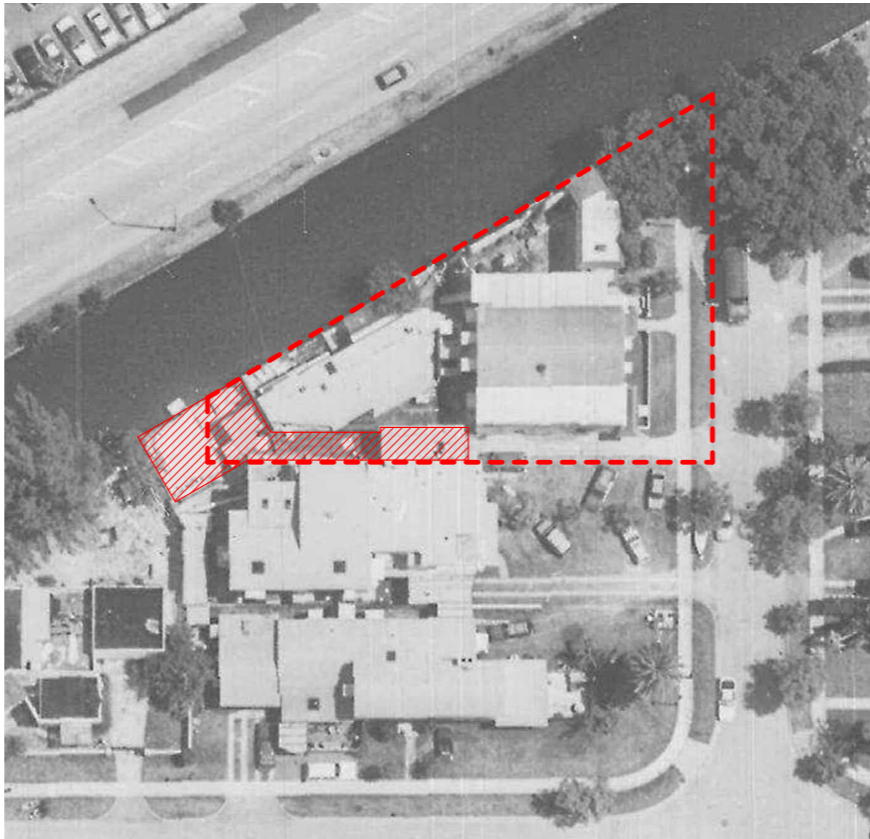
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197
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198
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199
4



200
0



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1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

DIAGRAM -
ADDITIONS OVER
TIME



WOODEN TRELLIS



WOOD DOORS,
WHITE STUCCO



WROUGHT IRON GATES AND DETAILS



POWDER COATED ALUMINUM MULLIONS



DETAILS IN STUCCO

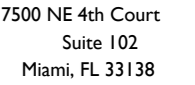


WHITE STUCCO, WOOD AND GLASS DOORS



WHITE ORNAMENTAL GUARDRAILS



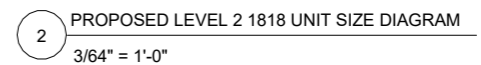
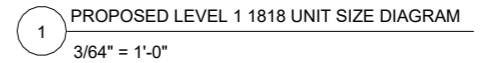


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DRAWING:

UNIT SIZE DIAGRAMS



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

4,250 SF TOTAL UNIT SIZE

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A0.22