

From: [PlanningAudioVisual](#)
To: [Bueno, Lizbeth](#)
Cc: [Fons, Monique](#); [Tackett, Deborah](#)
Subject: FW: HPB21-0486, 411 Michigan Avenue, 419 Michigan Avenue & 944 5th Street
Date: Wednesday, March 2, 2022 12:38:30 PM
Attachments: [HPB21-0486, 411 Michigan Avenue, 419 Michigan Avenue & 944 5th Street \(1\).pdf](#)

Hi Lizbeth,
Please process.

From: David Sine <david@joy.net>
Sent: Tuesday, March 1, 2022 11:52 AM
To: PlanningAudioVisual <PlanningAudioVisual@miamibeachfl.gov>
Cc: Quinn Martielli <quinn@acupuncturemiamibeach.com>; david@joy.net; Marc Fest <marc@est.io>
Subject: HPB21-0486, 411 Michigan Avenue, 419 Michigan Avenue & 944 5th Street

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

March 1, 2022

Re: **HPB21-0486, 411 Michigan Avenue, 419 Michigan Avenue & 944 5th Street**

Please Confirm Receipt.

A 5-page PDF is attached.

Dear Chair & Board Members,

My name is David Sine and since December 1996, my home has been 935 4th Street, Miami Beach.

My goal with this submission is to preserve the 80+ year precedent of the 5-foot setback established in the 1930s when the 2-story structure was built on 411 Michigan Avenue.

My one-story home at 935 4th Street was built in the 1940s and it too is set back 5 feet to the south of the abutting property line of 411 Michigan Avenue.

10 feet has separated our structures for over 80 years.

In the documents submitted by Cube3 to the city, page A2.1 of the document with the file name 11-30-21_-_Plans_Part_1.pdf, under setbacks, it indicates that the existing side setback at the south side of 411 Michigan Ave is 1' 6" or 1.5 feet. **This is incorrect. The actual setback is 5 feet.**

As **Images 1, 2 & 3** show on the following pages, the setback on 411 Michigan Avenue and the setback on 935 4th Street has been 5 feet for over 80 years. The result is a 10-foot space between our structures.

I respectfully request that the Historic Preservation Board preserve this 80+ year precedent.

Sincerely,

David Sine
935 4 Street
Miami Beach, FL

March 1, 2022

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David Sine
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Miami Beach, FL

Information provided to the city by Cube3 on behalf of the developer

In the documents submitted by Cube3 to the city, page A2.1 of the document with the file name 11-30-21_-_Plans_Part_1.pdf under setbacks, it indicates, **incorrectly**, that the existing side setback at the south side of 411 Michigan Ave is 1' 6" or 1.5 feet. The screenshot below shows this.

24	Front Setback facing Michigan:	0	0	
25	Side Setback:	0	0	
27	Side Setback facing 5th street:	0	0	
28	Rear Setback Facing Alley:	5'	10'	
	Pedestal and Tower:			
29	Front Setback facing Michigan:	0	0	
30	Side Setback:	0	1'-6"	
31	Side Setback facing 5th street:	0	0	
32	Rear Setback Facing Alley:	5'	10'	
	Parking	Required	Existing	Pro
39	Parking District	1	1	

Image #1

This image shows the 10-foot space that has existed for 80 years between the one-story home of 935 4th Street to the left and the two-story structure of 411 Michigan Ave to the right.



Image #2

This image shows the 10-foot distance between the 2 structures.

411 Michigan Ave



935 4th Street

Image #3

This image is of the plat maps of 411 Michigan Avenue before and after the one-story structure was built on 935 4th Street. These images are taken from the Historic Narrative that the developer provided to the city. The one on the left is from 1935 and the one on the right is from 1944. This illustrates that 411 Michigan established the 5-foot setback precedent.

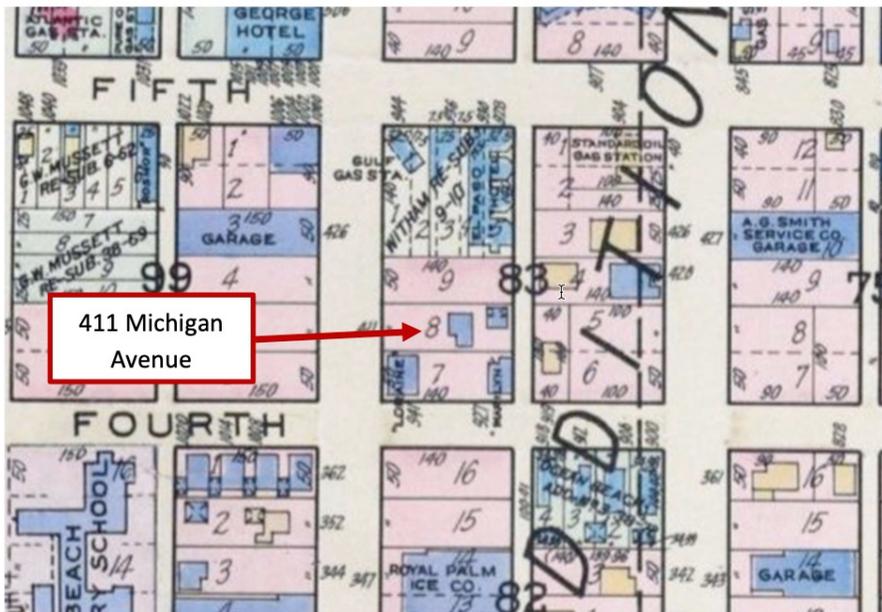


Fig. 2. Map showing property at 411 Michigan Avenue, 1935 (revised 1940).

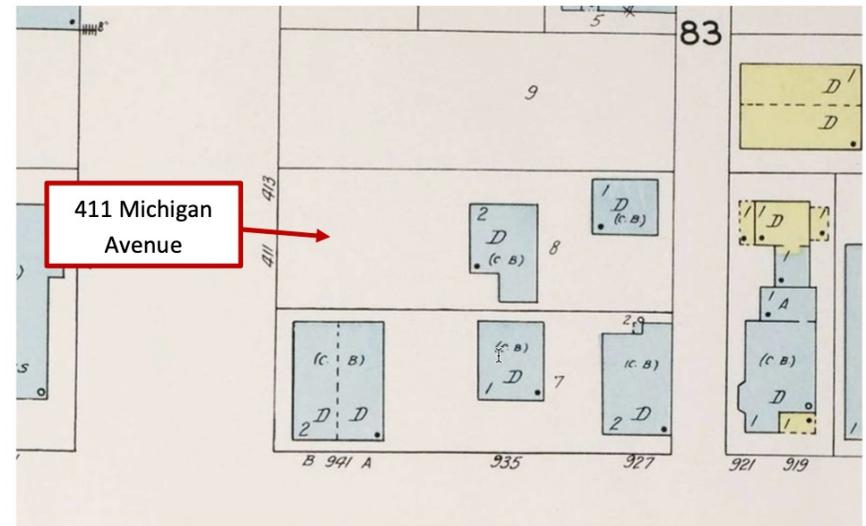


Fig. 3. Sanborn Map showing subject property, 1944.
(Library of Congress)