

1525 LENOX AVE.

1525 LENOX AVE, MIAMI, FL 33139

FINAL SUBMITTAL - DATE: 07/07/2024
HPB24-0617

SCOPE OF WORK:
PROPOSED THREE-STORY RESIDENTIAL BUILDING WITH A ROOF TERRACE.



1525 LENOX AVE., MIAMI , FLORIDA 33139

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Rev.	Date	Rev.	Date

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HISTORIC
PRESERVATION BOARD
FINAL SUBMITTAL

RESIDENTIAL
1525 LENOX AVE
MIAMI, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect
VDF Vincent Filigenzi Design
888 Biscayne Blvd.
Miami, Florida 33132 USA
Tel: +1 (305) 766 5004
Email: vincent@vincenfiligenzi.com

Consultant:
Name:
Address:
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Architect:
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COVER

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A0.00
Project	2334	

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

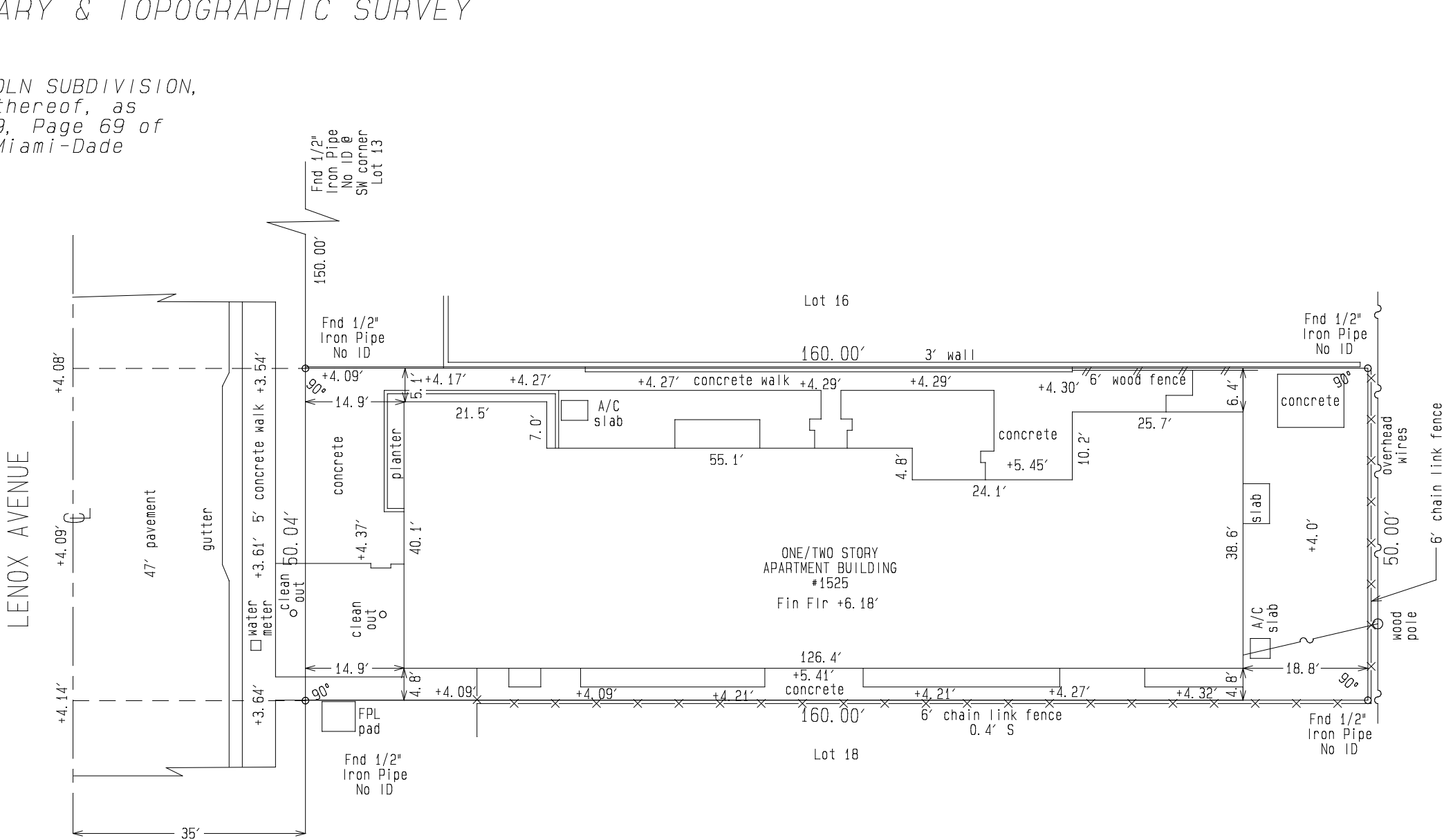
LEGAL DESCRIPTION:

Lot 17, Block 64, LINCOLN SUBDIVISION,
according to the plat thereof, as
recorded in Plat Book 9, Page 69 of
the Public Records of Miami-Dade
County, Florida.

Property address:
1525 Lenox Avenue
Miami Beach, FL

Flood Zone: AE
Base flood elev: 8'
Community #120651
Map #12086C 0317L
Date of Map: 9/11/2009

Benchmark:
Miami-Dade Benchmark #D-166;
PK nail and brass washer in concrete
sidewalk at NE corner of Belle Isle
East bridge, 20' North of centerline
of Venetian Causeway;
elevation = +7.27' NGVD



16th Street
11
12
13
14
15
16
17
18
19
20
15th Street

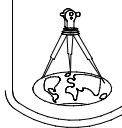
LEGEND:
△ = CENTRAL ANGLE (DELTA)
A = ARC LENGTH
A/C = AIR CONDITIONER
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CL = CENTERLINE
(C) = CALCULATED
(D) = DEED
FND = FOUND
FPL = FLORIDA POWER & LIGHT
H = HANDICAP PARKING SPACE
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
2. ANGLES SHOWN HEREON ARE BASED ON PB 9, PG 69, MDCR.
3. ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

2306019	Topographic survey	6/21/2023				
REVISIONS	DATE	FOR: ADAR INV.	DATE: 3/14/2023	NO. 2303012	F.B. 145-23	



DENI LAND SURVEYORS, INC.

1991 N.W. 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 fax (954)979-0343

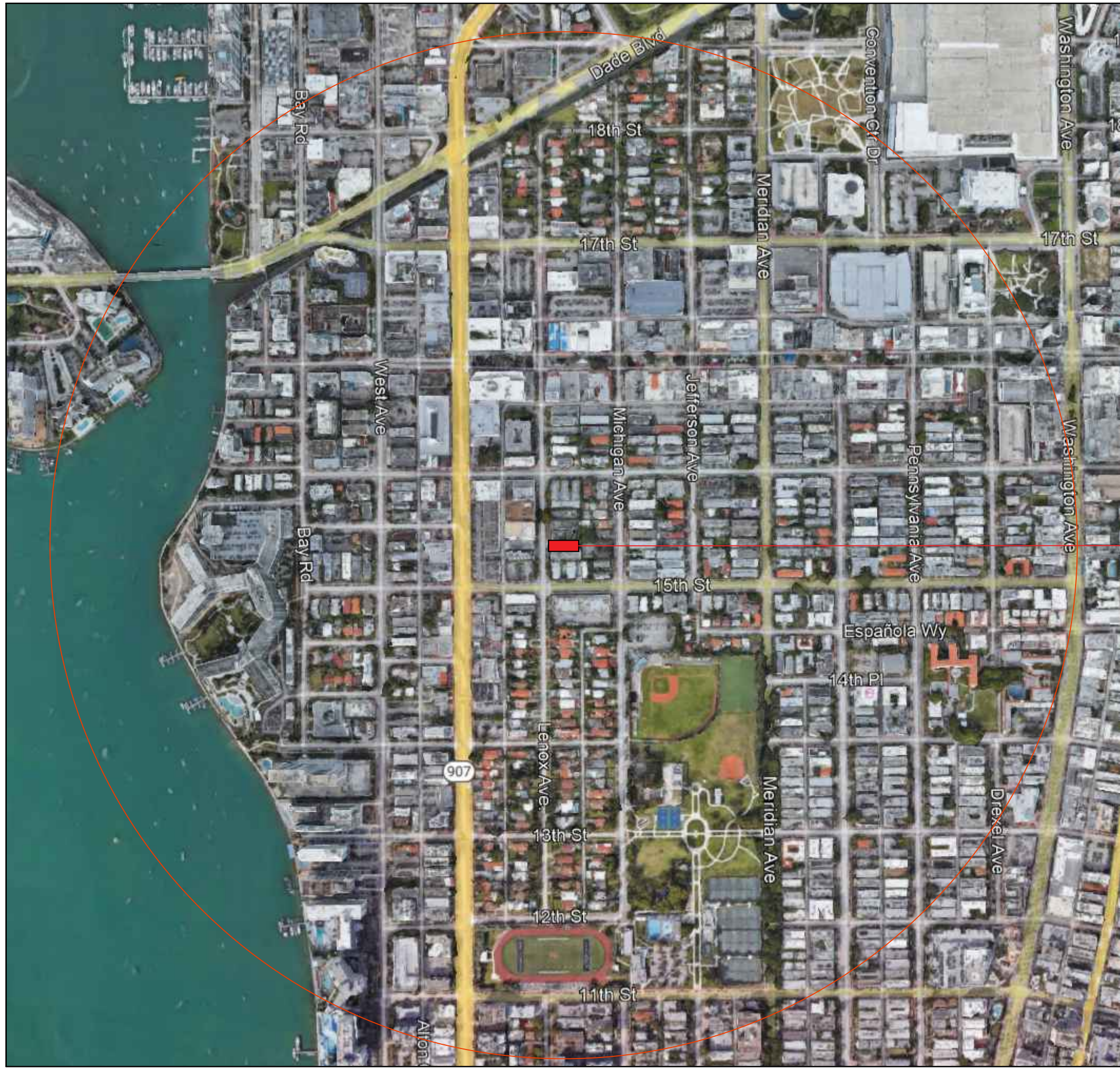
LAND SURVEYS o SUBDIVISIONS o CONSTRUCTION SURVEYS

FILENAME: LS17-64

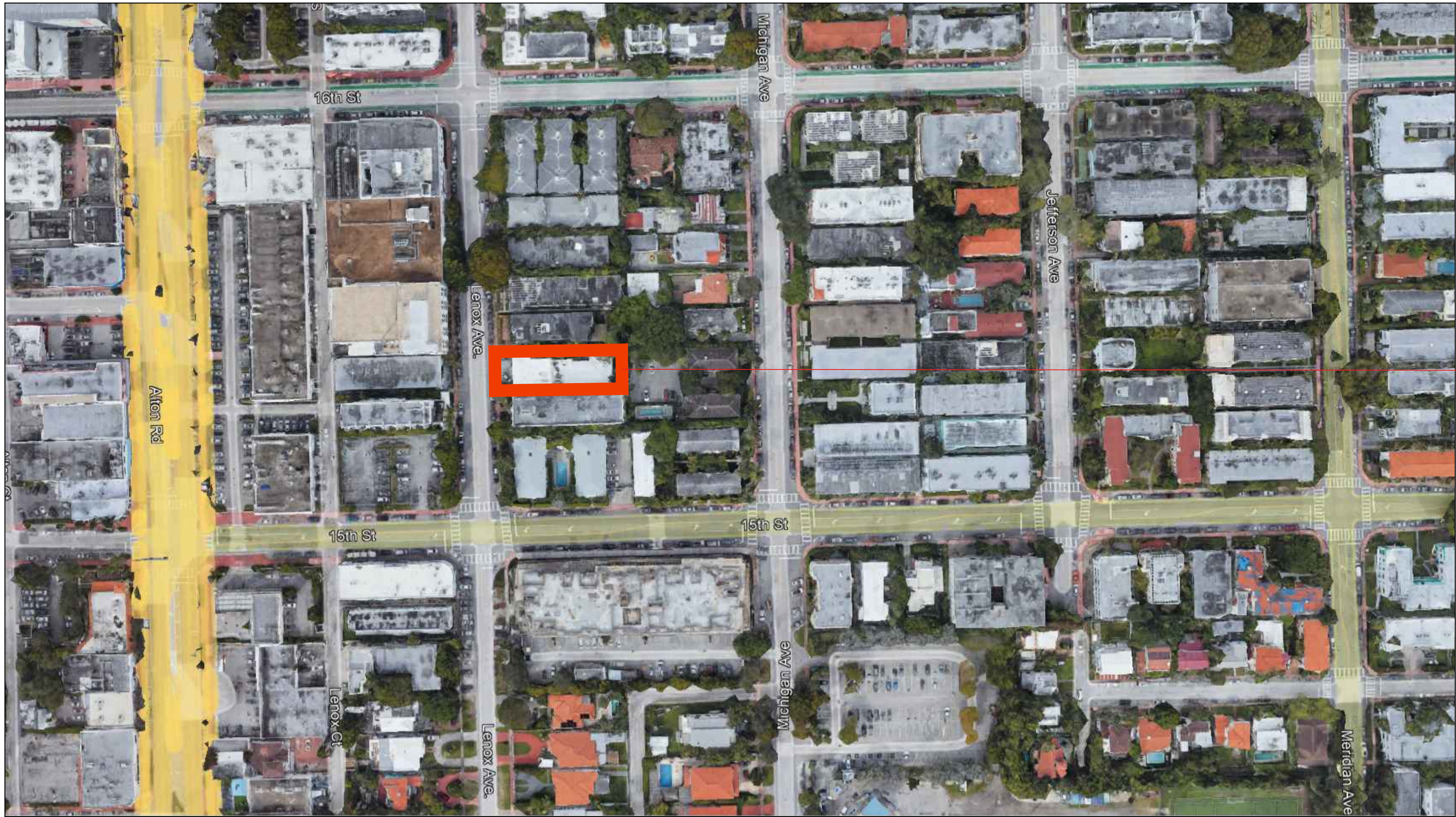
SCALE: 1" = 20'

Not valid without the signature
and the original raised seal of
a Florida licensed surveyor and
mapper.

LB #7281



1 LOCATION MAP (1/2 MILE RADIUS)
Scale: NTS



2 LOCATION MAP
Scale: NTS

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LOCATION MAP

Date	07/07/24	Sheet No.
Scale	AS MENTIONED	A0.02
Project	2334	