

1601 W 24th STREET

1601 W 24th STREET, MIAMI BEACH, FL, 33140

PB FILE #: PB25-0754

PB LOT SPLIT PACKAGE - FINAL SUBMITTAL - 04/06/2025



Rev.	Date	Rev.	Date

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NEW RESIDENCE
1601 W 24TH STREET, SUNSET 3,
MIAMI BEACH, FL, 33140

Owner:
Name
Address
Address
Tel:
Email

Design Architect:



WAYNE SWADRON
architecture | interiors | gardens

160 Pears Avenue, Suite 210, Toronto, Ontario M5R 3P8
r 416 486 4800 f 416 486 6808 www.wayneswadron.com

Architect:

Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



COVER SHEET

Date	MAR 2025	Sheet No.	
Scale			A-0.0
Project	25001C		



JOHN IBARRA & ASSOC., INC. Professional Land Surveyors & Mappers

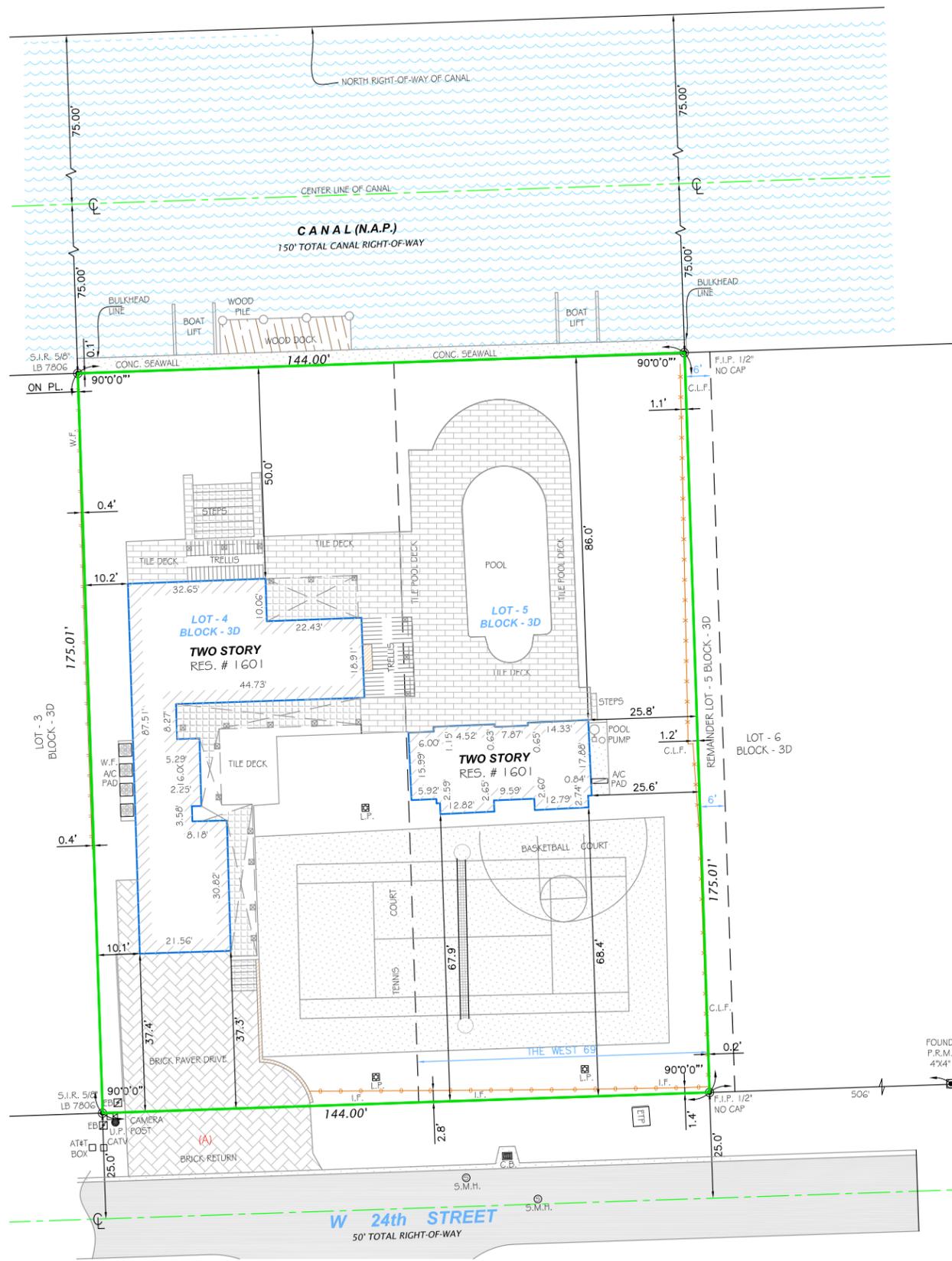
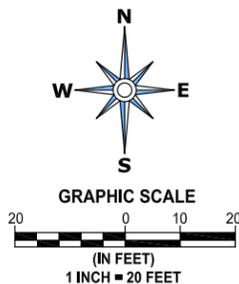
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3726 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY SURVEY



LOCATION MAP
SCALE = N.T.S.



ABBREVIATIONS

- A.C. AIR CONDITIONER PAD
- A.E. ANCHOR EASEMENT
- A.R. ALUMINUM ROOF
- A.S. ALUMINUM SHED
- ASPH. ASPHALT
- B.C. BLOCK CORNER
- B.M. BENCHMARK
- B.O.B. BASIS OF BEARINGS
- B.S.L. BUILDING SETBACK LINE
- (C) CALCULATED
- C.B. CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- CBW CONCRETE BLOCK WALL
- CH. CHORD
- CHB CHORD BEARING
- CL. CLEAR
- C.L.F. CHAIN LINK FENCE
- C.M.E. CANAL MAINTENANCE EASEMENTS
- CONC. CONCRETE
- C.P. CONCRETE PORCH
- C.S. CONCRETE SLAB
- C.U.P. CONCRETE UTILITY POLE
- C.W. CONCRETE WALL
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENTS
- D.M.H. DRAINAGE MANHOLE
- E. EAST
- EB. ELECTRIC BOX
- E.T.P. ELECTRIC TRANSFORMER PAD
- ELEV. OR EL. ELEVATION
- ENCR. ENCRoACHMENT
- F.D.H. FOUND DRILL HOLE
- F.H. FIRE HYDRANT
- F.I.P. FOUND IRON PIPE
- F.I.R. FOUND IRON ROD
- F.F.E. FINISHED FLOOR ELEVATION
- F.N.D. FOUND NAIL # DISK
- F.N. FOUND NAIL
- I.C.V. IRRIGATION CONTROL VALVE
- I.F. IRON FENCE
- L.F. LENGTH OF CURVE
- LB. LICENSE BUSINESS
- L.P. LIGHT POLE
- L.F.E. LOWEST FLOOR ELEVATION
- L.M.E. LAKE MAINTENANCE EASEMENT
- (M) MEASURED DISTANCE
- MB. MAIL BOX
- M.H. MANHOLE
- M.F. METAL FENCE
- N.A.P. NOT A PART OF
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD UTILITY LINES
- O.R.B. OFFICIAL RECORDS BOOK
- OVH. OVERHANG
- P.V.M.T. PAVEMENT
- PL. PLANTER
- P.L. PROPERTY LINE
- P.C. POINT OF CURVE
- P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- P.W.Y. PARKWAY
- PRM. PERMANENT REFERENCE MONUMENT
- PLS. PROFESSIONAL LAND SURVEYOR
- (R) RECORDED DISTANCE
- R.R. RAIL ROAD
- RES. RESIDENCE
- R.W. RIGHT-OF-WAY
- RGE. RANGE
- SEC. SECTION
- STY. STORY
- SWK. SIDEWALK
- S.I.R. SET IRON REBAR
- S.P. SCREENED PORCH
- T. TANGENT
- T.B. TELEPHONE BOOTH
- T.S.B. TRAFFIC SIGNAL BOX
- T.S.P. TRAFFIC SIGNAL POLE
- TWP. TOWNSHIP
- UTL. UTILITY
- U.P. UTILITY POLE
- W.M. WATER METER
- W.V. WATER VALVE
- W.F. WOOD FENCE
- Δ DELTA

LEGEND

- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS RW
- NON-VEHICULAR ACCESS RW
- EXISTING ELEVATION

LEGAL DESCRIPTION:

LOT 4, AND THE WEST 69 FEET OF LOT 5, BLOCK 3-D, OF SUNSET ISLANDS, 2ND REVISED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOW KNOWN AS:

LOT 4, AND THE WEST 69 FEET OR LOT 5, BLOCK 3-D, OF SUNSET ISLANDS, 3RD REVISED PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1601 W 24TH STREET MIAMI BEACH, FLORIDA 33140

FOLIO NUMBER:

02-3228-001-1420

CERTIFICATION:

FRANCK COHEN AND AGNES COHEN, HUSBAND AND WIFE
FIRST AMERICAN TITLE INSURANCE COMPANY

AREA:

± 25,202 SQ. FT
OR ± 0.58 ACRES

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE, THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCRoACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCRoACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8FT.
COMMUNITY: 120651
FIRM: 0317
DATE OF FIRM: 09/11/2009

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:
JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	LK
SURVEY DATE:	02/13/2025
SURVEY NO.:	25-000275-2
SHEET:	1 OF 1



ENCROACHMENT NOTES:
A. SOUTH SIDE OF THE SUBJECT PROPERTY BRICK RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF W 24th STREET.

LB 7806 SEAL

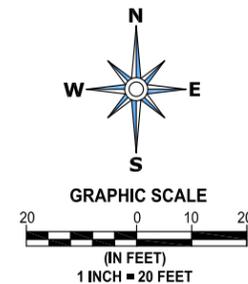
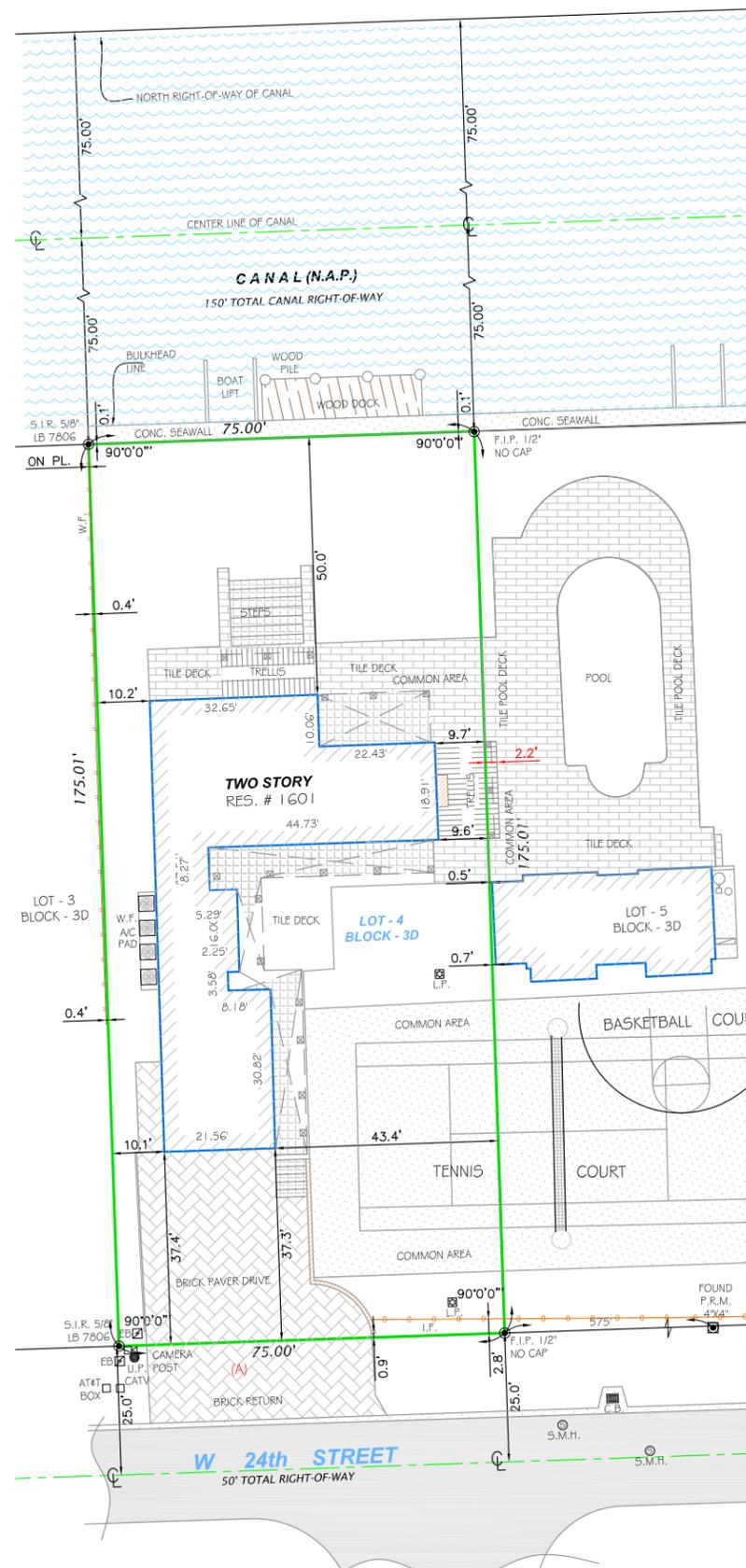


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WWW.IBARRALANDSURVEYORS.COM

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SUITE 823
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PH: (239) 540-2660

MAP OF BOUNDARY SURVEY SPLITTING LOT 4 FROM THE WEST 69.00 FEET OF LOT 5



ABBREVIATIONS

- A/C AIR CONDITIONER PAD
- A.E. ANCHOR EASEMENT
- A/R ALUMINUM ROOF
- A/S ALUMINUM SHED
- ASPH. ASPHALT
- B.C. BLOCK CORNER
- B.M. BENCHMARK
- B.O.B. BASIS OF BEARINGS
- B.S.L. BUILDING SETBACK LINE
- (C) CALCULATED
- C.B. CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- CBW CONCRETE BLOCK WALL
- CH. CHORD
- CHB CHORD BEARING
- CL CLEAR
- C.L.F. CHAIN LINK FENCE
- C.M.E. CANAL MAINTENANCE EASEMENTS
- CONC. CONCRETE
- C.P. CONCRETE PORCH
- C.S. CONCRETE SLAB
- C.U.P. CONCRETE UTILITY POLE
- C.W. CONCRETE WALK
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENTS
- D.M.H. DRAINAGE MANHOLE
- E EAST
- EB ELECTRIC BOX
- E.T.P. ELECTRIC TRANSFORMER PAD
- ELEV. OR EL. ELEVATION
- ENCR. ENCROACHMENT
- F.D.H. FOUND DRILL HOLE
- F.H. FIRE HYDRANT
- F.I.P. FOUND IRON PIPE
- F.I.R. FOUND IRON ROD
- F.F.E. FINISHED FLOOR ELEVATION
- F.N.D. FOUND NAIL # DISK
- F.N. FOUND NAIL
- I.C.V. IRRIGATION CONTROL VALVE
- I.F. IRON FENCE
- L.F. LENGTH OF CURVE
- LB LICENSE BUSINESS
- L.P. LIGHT POLE
- L.F.E. LOWEST FLOOR ELEVATION
- L.M.E. LAKE MAINTENANCE EASEMENT
- (M) MEASURED DISTANCE
- MB MAIL BOX
- MH MANHOLE
- M.F. METAL FENCE
- N.A.P. NOT A PART OF
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD UTILITY LINES
- O.R.B. OFFICIAL RECORDS BOOK
- O.V.H. OVERHANG
- P.V.M.T. PAVEMENT
- PL PLANTER
- P.L. PROPERTY LINE
- P.C. POINT OF CURVE
- P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- P.W.Y. PARKWAY
- PRM PERMANENT REFERENCE MONUMENT
- PLS PROFESSIONAL LAND SURVEYOR
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- R.G.E. RANGE
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- U.P. UTILITY POLE
- W.M. WATER METER
- W.V. WATER VALVE
- W.F. WOOD FENCE
- Δ DELTA

LEGAL DESCRIPTION:

LOT 4, BLOCK 3-D OF SUNSET ISLANDS, 3RD REVISED PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1601 W 24TH STREET MIAMI BEACH, FLORIDA 33140

FOLIO NUMBER:

02-3228-001-1420 - TO SPLIT LOT 4 FROM THE WEST 69.00 OF LOT 5

AREA:

± 13,126 SQ. FT.
OR ± 0.30 ACRES

CERTIFICATION:

FRANCK COHEN AND AGNES COHEN, HUSBAND AND WIFE
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8FT.
COMMUNITY: 120651
FLOOD PANEL: 0317
SUFFIX: L
DATE OF FIRM: 09/11/2009

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by JOHN A IBARRA
Date: 2025.02.20 11:25:15 -05'00'
BY:  JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

ENCROACHMENT NOTES:
A. SOUTH SIDE OF THE SUBJECT PROPERTY BRICK RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF W 24th STREET.

LEGEND

-  CENTERLINE
-  MONUMENT LINE
-  OVERHEAD UTILITY LINES
-  CHAIN LINK FENCE
-  IRON FENCE
-  WOOD FENCE
-  BUILDING SETBACK LINE
-  LIMITED ACCESS RW
-  NON-VEHICULAR ACCESS RW
-  EXISTING ELEVATION

DRAWN BY:	LK	 Digitally signed by JOHN A IBARRA Date: 2025.02.20 11:25:30 -05'00' LB 7806 SEAL
SURVEY DATE:	02/13/2025	
SURVEY NO:	25-000274-1	
SHEET:	1 OF 1	

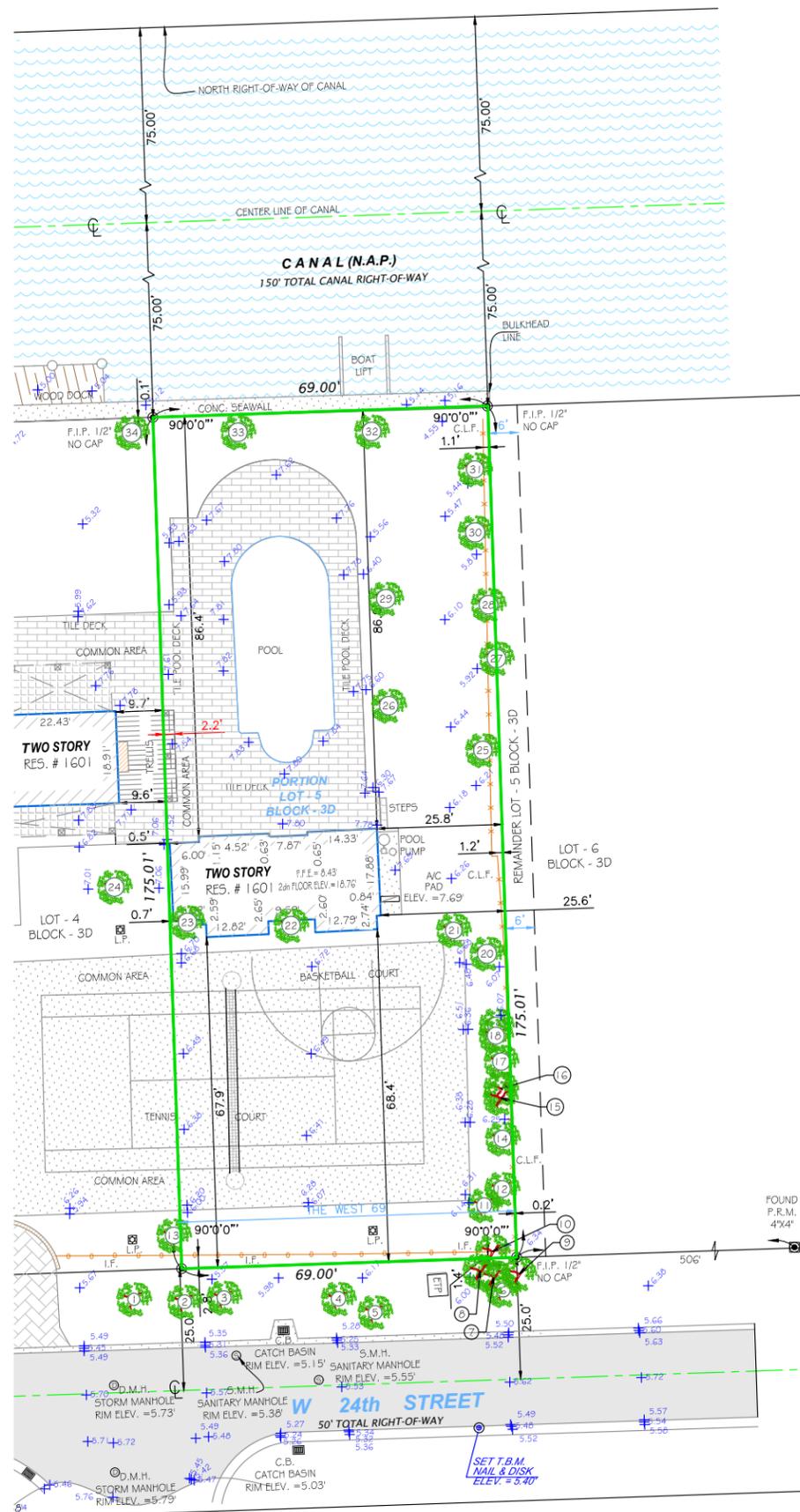


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PH: (239) 540-2660

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY SPECIFIC PURPOSE SURVEY THE WEST 69.00 FEET OF LOT 5



- ABBREVIATIONS**
- A/C AIR CONDITIONER PAD
 - A.E. ANCHOR EASEMENT
 - A/R ALUMINUM ROOF
 - A/S ALUMINUM SHED
 - ASPH. ASPHALT
 - B.C. BLOCK CORNER
 - B.M. BENCHMARK
 - B.O.B. BASIS OF BEARINGS
 - B.S.L. BUILDING SETBACK LINE
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 - C.P. CONCRETE PORCH
 - C.S. CONCRETE SLAB
 - C.U.P. CONCRETE UTILITY POLE
 - C.W. CONCRETE WALK
 - D.E. DRAINAGE EASEMENT
 - D.M.E. DRAINAGE MAINTENANCE EASEMENTS
 - D.M.H. DRAINAGE MANHOLE
 - E. EAST
 - EB ELECTRIC BOX
 - E.T.P. ELECTRIC TRANSFORMER PAD
 - ELEV. OR EL. ELEVATION
 - ENCR. ENCROACHMENT
 - F.D.H. FOUND DRILL HOLE
 - F.H. FIRE HYDRANT
 - F.I.P. FOUND IRON PIPE
 - F.I.R. FOUND IRON ROD
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.N.D. FOUND NAIL & DISK
 - F.N. FOUND NAIL
 - I.C.V. IRRIGATION CONTROL VALVE
 - I.F. IRON FENCE
 - L. LENGTH OF CURVE
 - LB LICENSE BUSINESS
 - L.P. LIGHT POLE
 - L.F.E. LOWEST FLOOR ELEVATION
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - (M) MEASURED DISTANCE
 - MB MAIL BOX
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 - OVH OVERHANG
 - P.V.M.T. PAVEMENT
 - PL. PLANTER
 - P.L. PROPERTY LINE
 - P.C. POINT OF CURVE
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 - P.O.C. POINT OF COMMENCEMENT
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 - P.B. PLAT BOOK
 - PD. PAGE
 - P.W.Y. PARKWAY
 - PRM PERMANENT REFERENCE MONUMENT
 - PLS PROFESSIONAL LAND SURVEYOR
 - (R) RECORDED DISTANCE
 - R.R. RAIL ROAD
 - RES. RESIDENCE
 - R.W. RIGHT-OF-WAY
 - RGE. RANGE
 - SEC. SECTION
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 - S.W.K. SIDEWALK
 - S.I.R. SET IRON REBAR
 - S.P. SCREENED PORCH
 - T. TANGENT
 - T.B. TELEPHONE BOOTH
 - T.S.B. TRAFFIC SIGNAL BOX
 - T.S.P. TRAFFIC SIGNAL POLE
 - TWP. TOWNSHIP
 - UTIL. UTILITY
 - U.P. UTILITY POLE
 - W.M. WATER METER
 - W.V. WATER VALVE
 - W.F. WOOD FENCE
 - Δ DELTA

LEGAL DESCRIPTION:
THE WEST 69 FEET OF LOT 5, BLOCK 3-D OF SUNSET ISLANDS, 3RD REVISED PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1601 W 24TH STREET
MIAMI BEACH, FLORIDA 33140

CERTIFICATION:
Steinberg Garellek

AREA:
±12,076 SQ. FT
OR ±0.28 ACRES

- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
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 - BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE, THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
 - THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
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 - UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	AE
BASE FLOOD ELEVATION:	8FT
COMMUNITY:	120651
PANEL:	0317
SUFFIX:	L
DATE OF FIRM:	09/11/2009

- SURVEYOR'S NOTES:**
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI BEACH BENCH MARK # CMB 54-02 @ S.E. COR. OF BRIDGE BET. SUNSET S. 3 & 4. ELEVATION IS 7.04 FEET OF N.A.V.D. OF 1988, CONVERTED TO NGVD (29) BY USING CORPSCON, BY ADDING 1.55 FEET FROM 7.04 FEET NAVD 88, RESULTS ELEVATION= 8.59 FEET N.G.V.D. 1929.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
JOHN A IBARRA
Date: 2025.03.14
16:23:45 -04'00'

BY: _____
JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

SURVEYOR'S NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE

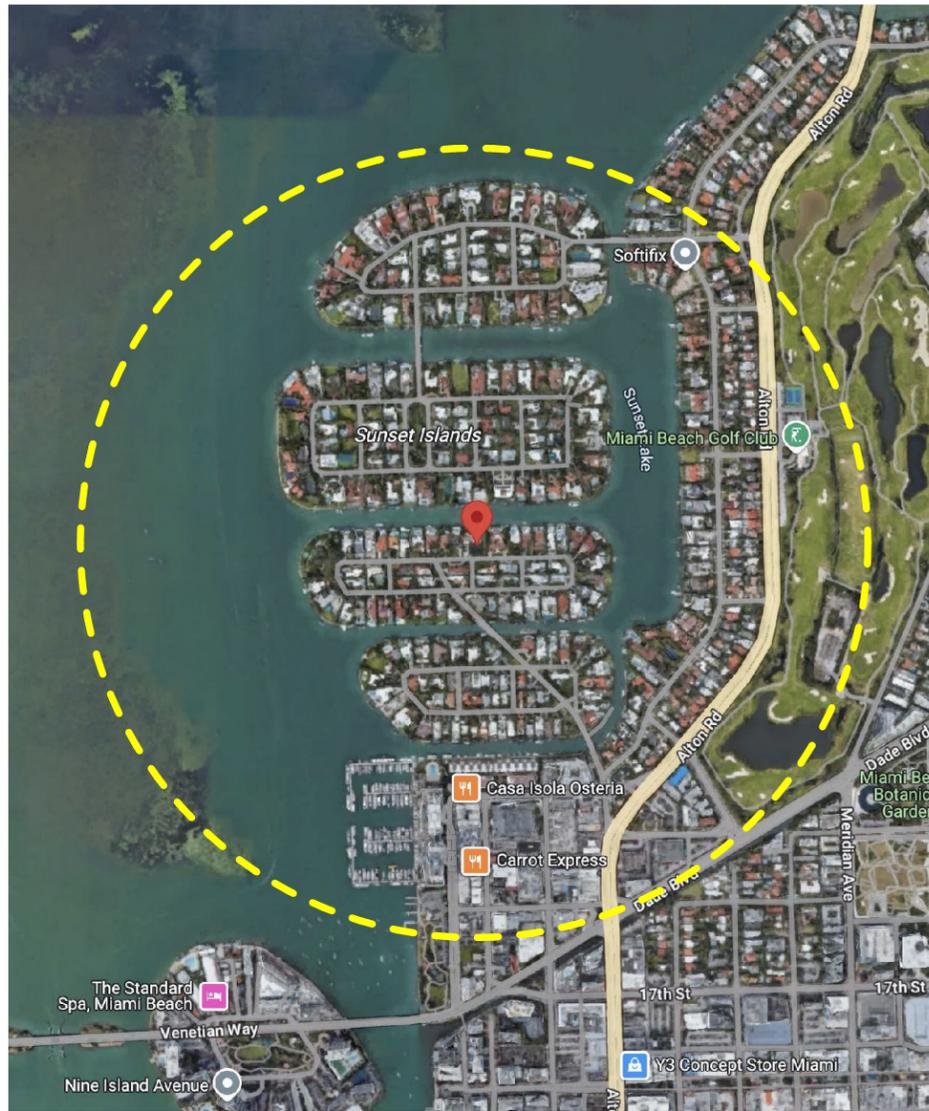
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	SEA GRAPE TREE	0.35	10	10
2	PALM	1.20	35	12
3	SEA GRAPE TREE	0.35	10	10
4	SEA GRAPE TREE	1.35	11	11
5	COCONUT	0.70	25	12
6	PALM	0.50	18	12
7	PALM	0.30	20	10
8	PALM	0.30	20	11
9	FIGUS	0.50	18	12
10	PALM	0.30	20	10
11	PALM	2.50	20	10
12	FIGUS	1.50	12	8
13	TREE	0.35	10	8
14	FIGUS	0.60	12	8
15	FIGUS	0.40	10	8
16	FIGUS	0.60	12	10
17	FIGUS	0.30	10	8
18	FIGUS	0.45	10	8
19	FIGUS	0.70	12	8
20	FIGUS	1.00	15	10
21	PALM	0.30	15	8
22	BUGANDILIA TREE	0.70	15	12
23	BUGANDILIA TREE	1.00	15	12
24	PALM	1.50	25	12
25	PALM	1.50	30	12
26	PALM	0.35	8	4
27	PALM	1.50	35	12
28	PALM	1.50	30	12
29	PALM	0.80	10	8
30	PALM	1.50	30	12
31	PALM	1.50	30	12
32	PALM	0.90	35	10
33	PALM	2.00	15	10
34	PALM	2.00	15	10

- LEGEND**
- CENTERLINE
 - MONUMENT LINE
 - OVERHEAD UTILITY LINES
 - CHAIN LINK FENCE
 - IRON FENCE
 - WOOD FENCE
 - BUILDING SETBACK LINE
 - LIMITED ACCESS R/W
 - NON-VEHICULAR ACCESS R/W
 - EXISTING ELEVATION
- x 0.00

DRAWN BY:	LK
SURVEY DATE:	03/13/2025
SURVEY NO:	25-000275-2
SHEET:	1 OF 1

Digitally signed by
JOHN A IBARRA
Date: 2025.03.14
16:24:09 -04'00'

SEAL



1 LOCATION MAP 1/2 MILE RADIUS
A-0.3 Scale:



2 LOCATION MAP
A-0.3 Scale:

Rev.	Date	Rev.	Date

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NEW RESIDENCE
1601 W 24TH STREET, SUNSET 3,
MIAMI BEACH, FL, 33140

Owner:
Name
Address
Address
Tel:
Email

Design Architect:



WAYNE SWADRON
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Architect:
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Fax: +1(305) 573 3766



LOCATION MAP

Date	MAR 2025	Sheet No.	A-0.3
Scale			
Project	25001C		



1 LUCERNE AVE LOOKING SOUTH
A-0.4 Scale:



2 W 24th ST LOOKING EAST
A-0.4 Scale:



3 W 24th ST LOOKING WEST
A-0.4 Scale:



4 1611 W 24th ST
A-0.4 Scale:

Rev.	Date	Rev.	Date

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CONTEXT IMAGES

Date	MAR 2025	Sheet No.	A-0.4
Scale			
Project	25001C		



1 1525 W 24th ST
A-0.5 Scale:



2 1525 W 24th ST
A-0.5 Scale:



3 1525 W 24th ST
A-0.5 Scale:



4 1530 W 24th ST
A-0.5 Scale:

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CONTEXT IMAGES

Date	MAR 2025	Sheet No.	A-0.5
Scale			
Project	25001C		



1 1500 W 24th ST
A-0.6 Scale:



2 1500 W 24th ST
A-0.6 Scale:



3 1501 W 24th STREET
A-0.6 Scale:



4 1600 W 24th ST
A-0.6 Scale:

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CONTEXT IMAGES

Date	MAR 2025	Sheet No.	A-0.6
Scale			
Project	25001C		



1 1601 W 24th STREET LOT 4 FROM STREET
A-0.7 Scale:



2 1601 W 24th ST LOT 5 FROM STREET
A-0.7 Scale:



3 1601 W 24th ST SOUTH WEST CORNER OF LOT 4
A-0.7 Scale:



4 1601 W 2th ST LOT 4 EXISTING RESIDENCE NORTH FACADE
A-0.7 Scale:

Rev.	Date	Rev.	Date

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CONTEXT IMAGES

Date	MAR 2025	Sheet No.	A-0.7
Scale			
Project	25001C		



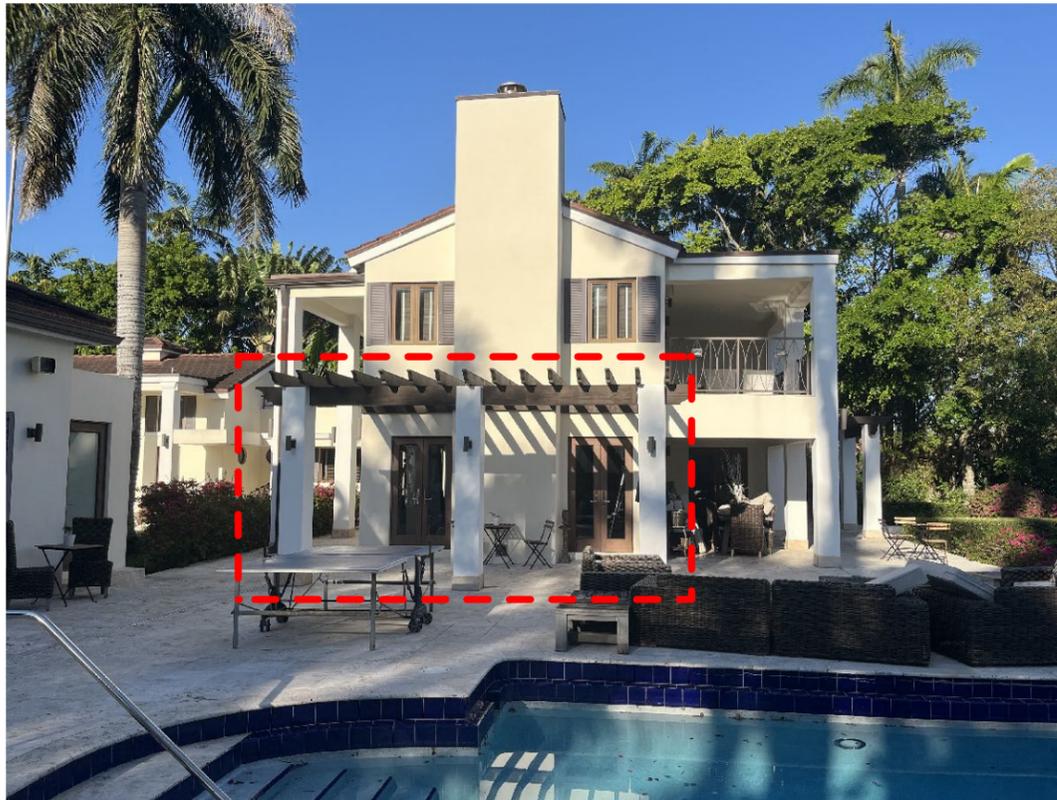
1 1601 W 24th ST SOUTH EAST CORNER OF LOT 5, SPORTS COURT TO BE DEMOLISHED
A-0.8 Scale:



2 1601 W 24th ST VILLAS ON LOT 5 TO BE DEMOLISHED
A-0.8 Scale:



3 1601 W 24th ST NORTH WEST CORNER OF LOT 5
A-0.8 Scale:



4 1601 W 2th ST TRELLIS ON LOT 4 TO BE DEMOLISHED
A-0.8 Scale:

Rev.	Date	Rev.	Date

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CONTEXT IMAGES

Date	MAR 2025	Sheet No.	A-0.8
Scale			
Project	25001C		



1 1530 W 24th ST FROM LUCERNE AVE
 A-0.9 Scale:

Rev.	Date	Rev.	Date

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NEW RESIDENCE
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 MIAMI BEACH, FL, 33140

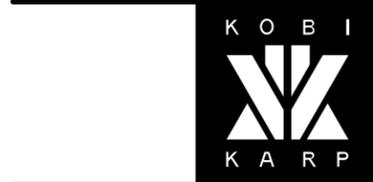
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CONTEXT IMAGES

Date	MAR 2025	Sheet No.	A-0.9
Scale			
Project	25001C		

MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	1601 W 24TH STREET MIAMI BEACH, FLORIDA - LOT 4			
2	Folio number(s):	02-3228-001-1420 - TO SPLIT THE WEST 69.00 FEET OF LOT 5			
3	Board and file number(s) :	PB25-0754			
4	Year built: 1937	Zoning District:	RS-3		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8' NGVD	Grade value in NGVD:	+/- 5.52' NGVD	
9	Adjusted grade (Flood+Grade/2):	+/- 6.72' NGVD	Free board:		
10	30" above grade:	+/- 8.02' NGVD	Lot Area:	13,126 SF	
11	Lot width:	75 FT	Lot Depth:	175.01'	
12	Max Lot Coverage SF and %: 2 STOREY HOME	3,182 SF (25%)	Proposed Lot Coverage SF and %:	2,420 SF (18.4%)	
13	Existing Lot Coverage SF and %:	2,420 SF (18.4%)	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	1,153 SF (51.2%)	Rear Yard Open Space SF and %:	1,963 SF (99.7%)	
15	Max Unit Size SF and %:	6,562 SF (50%)	Proposed Unit Size SF and %:	N/A	
16	Existing First Floor Unit Size:	2,420 SF (18.4%)	Proposed First Floor Unit Size:	N/A	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	27' MIDPOINT	NO CHANGE		
	Front Setbacks:	30'	37.4'		
20	Front First level:	30'	37.4'		
	Front second level:	30'	37.4'		
	Front second level if lot coverage is 25% or greater:	N/A			
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A			
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A			
22	Sum of side yard :	17.25'		19.7'	
23	Side 1: WEST	10'	10.1'		
24	Side 2 or (facing street): EAST	10'	9.6		0.4'
25	Rear:	26.25'	50'		
26	Accessory Structure Side 1:			N/A	
27	Accessory Structure Side 2 or (facing street) :			N/A	
28	Accessory Structure Rear:			N/A	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

LOT 4 - 1601 SITE STATISTICS

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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ITEM #	Project Information				
1	Address:	1601 W 24TH STREET MIAMI BEACH, FLORIDA - LOT 5			
2	Folio number(s):	02-3228-001-1420 - TO SPLIT THE WEST 69.00 FEET OF LOT 5			
3	Board and file number(s) :	PB25-0754			
4	Year built: N/A TO BE DEMOLISHED	Zoning District:	RS-3		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8' NGVD	Grade value in NGVD:	+/- 5.53' NGVD	
9	Adjusted grade (Flood+Grade/2):	+/- 6.77' NGVD	Free board:	+2.00' (10' NGVD)	
10	30" above grade:	+/- 8.03' NGVD	Lot Area:	12,076 SF	
11	Lot width:	69 FT	Lot Depth:	175.01'	
12	Max Lot Coverage SF and %: 1 STOREY HOME	3,622 SF (30%)	Proposed Lot Coverage SF and %:	3,522 SF (29.2%)	
13	Existing Lot Coverage SF and %:	860/ 7.12%	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	740 SF (53.6%)	Rear Yard Open Space SF and %:	1,357.6 SF (75%)	
15	Max Unit Size SF and %:	6,038 SF (50%)	Proposed Unit Size SF and %:	3,522 SF (29.2%)	
16	Existing First Floor Unit Size:	860 (7.12%)	Proposed First Floor Unit Size:	3,522 SF (29.2%)	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	21' MIDPOINT		15.6' MIDPOINT	
	Front Setbacks:	20'	67.9'	23'	
20	Front First level:	20'	67.9'	23'	
	Front second level:	40'	N/A	N/A	
	Front second level if lot coverage is 25% or greater:			N/A	
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.			N/A	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.			N/A	
22	Sum of side yard :	17.25'		20'	
23	Side 1: WEST	10'	0.5'	10'	
24	Side 2 or (facing street): EAST	10'	25.6'	10'	
25	Rear:	26.25'	86'	57.1'	
26	Accessory Structure Side 1:			N/A	
27	Accessory Structure Side 2 or (facing street) :			N/A	
28	Accessory Structure Rear:			N/A	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				
	FUTURE CROWN OF ROAD: 5.95' NGVD				
	DESIGN FLOOD ELEVATION: 10' NGVD				
	FUTURE ADJUSTED GRADE: 7.98' NGVD				

LOT 5 - 1601 SITE STATISTICS

Rev.	Date	Rev.	Date

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NEW RESIDENCE

1601 W 24TH STREET, SUNSET 3,
MIAMI BEACH, FL, 33140

Owner:
Name
Address
Address
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Design Architect:



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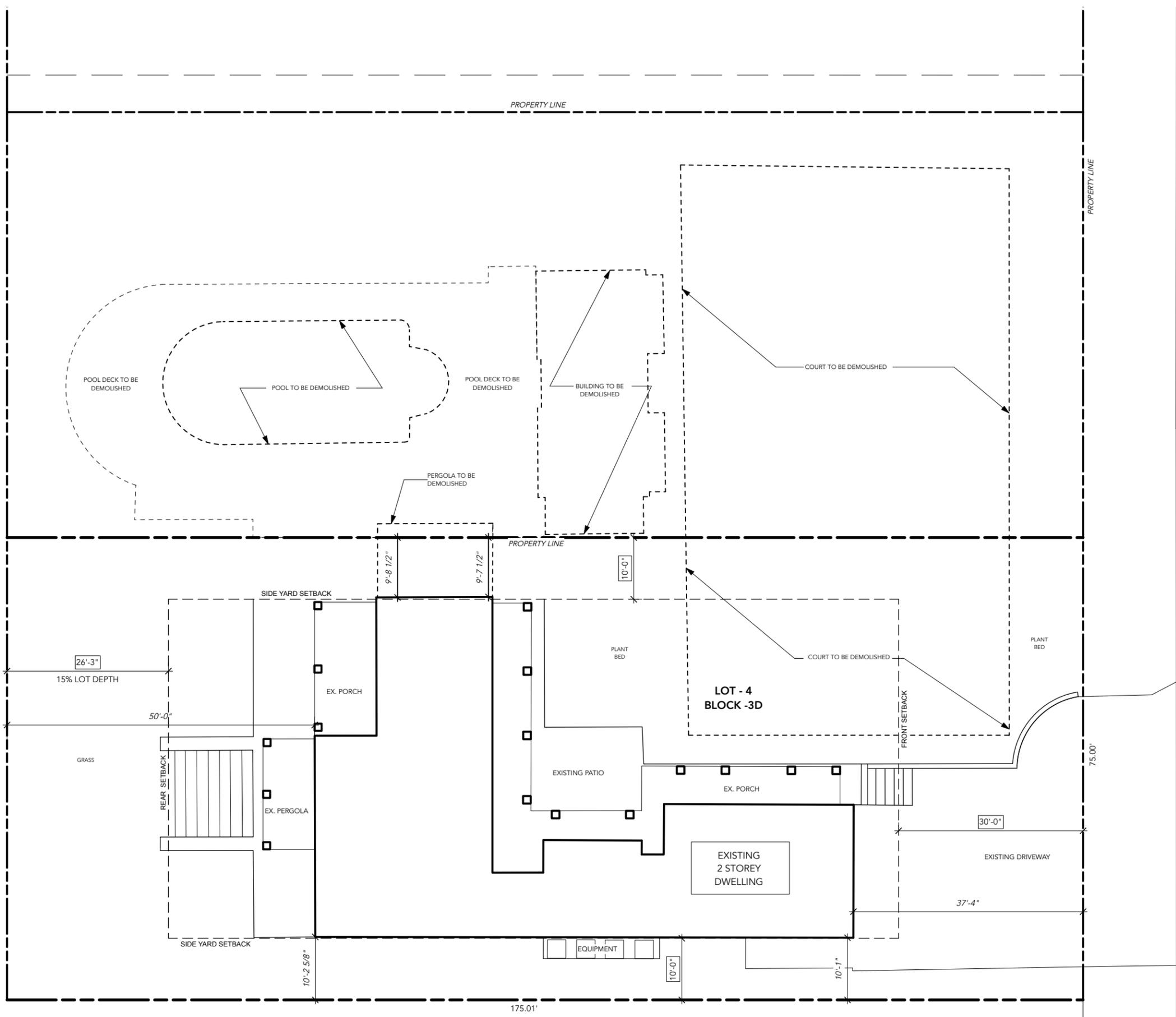


ZONING DATA SHEET

Date	MAR 2025	Sheet No.	A-1.0
Scale			
Project	25001C		



24TH STREET WEST



Rev.	Date	Rev.	Date

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SITE PLAN - DEMOLITION

Date	MAR 2025	Sheet No.	A-1.1.0
Scale	1:200 @ 11" x 17"		
Project	25001C		

