

PRIVATE  
RESIDENCE

1810 Michigan Avenue  
Miami Beach, FL 33139  
New Residence

HISTORIC PRESERVATION BOARD



7500 NE 4th Court  
Suite 102  
Miami, FL 33138

2129

PROJECT NUMBER

PROJECT:  
PRIVATE  
RESIDENCE

1810 Michigan Ave. Miami  
Beach, FL 33139

DRAWING:

COVER SHEET.

PROJECT TEAM

LAND USE ATTORNEY

Michael W. Larkin  
Bercow Radell Fernandez Larkin + Tapanes  
200 S. Biscayne Boulevard, Suite 300  
Miami, FL 33131

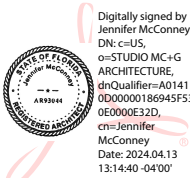
ARCHITECT OF RECORD

Jennifer McConney, AIA  
Studio Mc+G Architecture  
7500 NE 4th CT, Studio 102  
Miami, FL 33138  
jennifer@studio-mcg.com  
305.573.2728

OWNER'S REPRESENTATIVE

Juan Luis Quintana  
Quintana Portal Villalon, PLLC  
145 Almeria Ave  
Coral Gables, FL 33134

Anthony Acetta  
LAW OFFICES OF ANTHONY  
ACCETTA, P.A.  
135 San Lorenzo Ave  
Penthouse 820  
Coral Gables, Florida 33146



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SCALE:

CHECK:

DATE: 4/12/24

SHEET NUMBER

A0.00.

LIST OF DRAWINGS 1810 MICHIGAN AVE.	
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SURVEY.	~.
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RENDERING.	2A.
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.
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DIAGRAM - ADDITIONS OVER TIME.	A0.20.
EXISTING LOCATION PLAN.	A1.00.
EXISTING SITE PLAN.	A1.01.
EXISTING STREET ELEVATIONS.	A1.03.
EXISTING BUILDING GROUND LEVEL PLAN.	A1.04.
EXISTING BUILDING 2ND LEVEL PLAN.	A1.05.
EXISTING BUILDING ELEVATIONS SOUTH AND NORTH.	A1.06.
EXISTING BUILDING ELEVATIONS WEST AND EAST.	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.
EAST ELEVATION.	A3.00.
WEST ELEVATION.	A3.01.
SOUTH ELEVATION.	A3.02.
NORTH ELEVATION.	A3.03.
PROPOSED STREET ELEVATIONS.	A3.10.
SECTION.	A4.00.

Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET  
Ocean Drive / Collins Historic District; Miami Beach Architectural District

ITEM #	Zoning Information				
1	Address:	1810 MICHIGAN AVENUE MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-001-0030			
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential	
5	Base Flood Elevation:	5.62 NGVD	Grade Value in NGVD:	0.00 'NGVD	
6	Adjusted grade (Flood+Grade/2)	4.00 'NGVD	Lot Area: (Variance required)	±7,850 SF	±0.18 acres
7	Lot Width (Variance required)	50	Lot Depth	160' north line, 154' south line	
8	Minimum Unit Size	1,800 SF			
9	Existing User	VACANT	Proposed Use:	Single Family Residence	

		Maximum	Existing	Proposed	Deficiencies
10	Height	27' SLOPED, 24' FLAT		25'	
11	Number of Stories	2	2	2	-
12	FAR Max	N/A	-	-	-
13	Minimum Unit Size (Square Feet)	1,800		3,925	-
14	Maximum Unit Size (% of Lot Area)	50% (7,850 x.5 = 3,925)		3,925	-
15	Minimum Lot Area (square feet)	6,000	7,850	7,850	-
16	Minimum Lot Width (feet)	50	50	50	-
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%	N/A	N/A	N/A
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (7,850 x .3 = 2,355)		2076 (26%)	

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback (East)	20'-0" One story structure, 30'-0" Two-story structure	N/A	20'-0" house, 30'-0" garage	-
20	Rear Setback (West):	15 % of lot depth, 20' min. 50' max.	N/A	23'-2"	-
21	Side interior Setback (North and South):*	7'-6"	N/A	7'-6"	-
22	*Lots 65 feet in width or less	and the sum of the required side yards shall be at least 25% of the lot width	N/A	15'-0"	-
		(25% of 50'=12'6")			

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

REQUESTED VARIANCES


S T U D I O  
MCG  
ARCHITECTURE

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Suite 102  
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1810 Michigan Ave. Miami  
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DRAWING:

INDEX AND DATA.

JENNIFER McCONNEY FLORIDA LIC# AR93044  
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SCALE:  
CHECK:  
DATE: 4/12/24  
SHEET NUMBER

A0.01.



**CERTIFY TO:**  
QUINTANA & ASSOCIATES

**PROPERTY ADDRESS:**  
1800 MICHIGAN AVENUE (PARCEL A)  
1810 MICHIGAN AVENUE (PARCEL B)  
1818 MICHIGAN AVENUE (PARCEL B)  
VACANT LOT (MICHIGAN AVENUE)(PARCEL C)  
1835 MICHIGAN AVENUE (PARCEL D)  
1827 MICHIGAN AVENUE (PARCEL E)  
MIAMI BEACH, FLORIDA 33139

**LEGAL DESCRIPTION:**  
PARCEL A (1800 MICHIGAN AVENUE):  
LOT 1, IN BLOCK 10, PALM VIEW, ACCORDING TO THE PLAT THEREOF,  
RECORDED  
IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE  
COUNTY,  
FLORIDA.

PARCEL B (1810 MICHIGAN AVENUE & 1818 MICHIGAN AVENUE):  
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 DADE COUNTY, FLORIDA, AND ALL OF LOT 2, BLOCK 10, EXCEPT THAT  
PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY  
CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF  
SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN  
NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY  
LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN  
WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF  
SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2;  
THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE  
OF 25 FEET TO THE .POINT OF BEGINNING, AND THAT PORTION OF LOT 4  
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.

PARCEL C (VACANT LOT): ALL OF LOT 4 IN BLOCK 10 OF PALM VIEW  
SUBDIVISION, OF THE ALTON BEACH REALTY CO., ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE  
PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING:  
BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE  
NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  
41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE  
BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE  
SOUTHEASTERLY TO THE POINT OF BEGINNING.

AND  
THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE  
ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF  
DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE  
SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET;  
WEST 6 FEET TO THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG  
THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF  
BEGINNING.

PARCEL D (1835 MICHIGAN AVENUE):  
LOT 7, IN BLOCK 9, PALM VIEW, ACCORDING TO THE PLAT THEREOF,  
RECORDED  
IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE  
COUNTY,  
FLORIDA.

PARCEL E (1827 MICHIGAN AVENUE):  
LOT 8, IN BLOCK 9, PALM VIEW, ACCORDING TO THE PLAT THEREOF,  
RECORDED  
IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE  
COUNTY,  
FLORIDA.

**FLOOD ZONE INFORMATION:**  
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND  
TO BE SITUATED IN:  
FLOOD ZONE: AE  
COMMUNITY: 120651  
PANEL NO: 317H  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

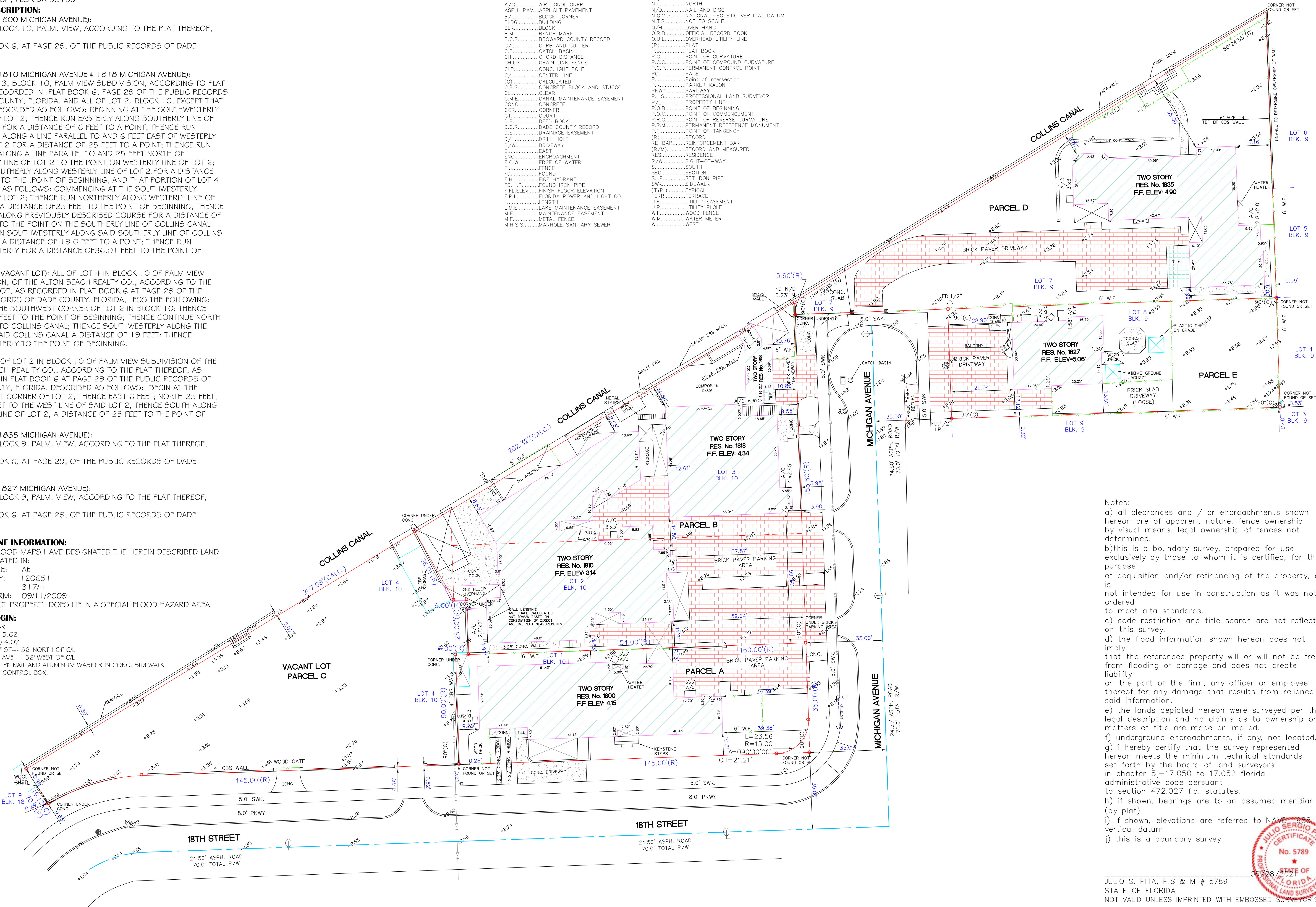
**BM OF ORIGIN:**  
NAME: Y-310-R  
ELEV(NGV29): 5.62'  
ELEV(NAVD88): 4.07'  
LOCATION: 17 ST--- 52' NORTH OF C/L  
WASHINGTON AVE --- 52' WEST OF C/L  
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC. SIDEWALK  
NEAR TRAFFIC CONTROL BOX.

# BOUNDARY SURVEY

SCALE: 1"= 20'

## LEGEND OF SURVEY ABBREVIATIONS

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



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 NAVD 1988 vertical datum  
j) this is a boundary survey



JULIO S. PITA, P.S. & M # 5789  
STATE OF FLORIDA  
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

THOMAS J. KELLY  
SURVEYORS-MAPPERS  
LAND PLANNERS

BOUNDARY SURVEY

DATE: 7/28/2021  
SCALE: 1"=20'  
DRAWN BY: J.P. IV  
ORDER No. 21-1342  
SHEET

1 OF 1

LB # 8077  
9495 SW 99 STREET  
MIAMI, FLORIDA 33156  
TEL:(786) 242-7692 DADE (954) 779-3288 BRWD  
FAX:(786) 242-6494 DADE (954) 779-3280 BRWD  
E-MAIL: TJSURVEYS@GMAIL.COM





1 RENDERING 1.



2 RENDERING 2.

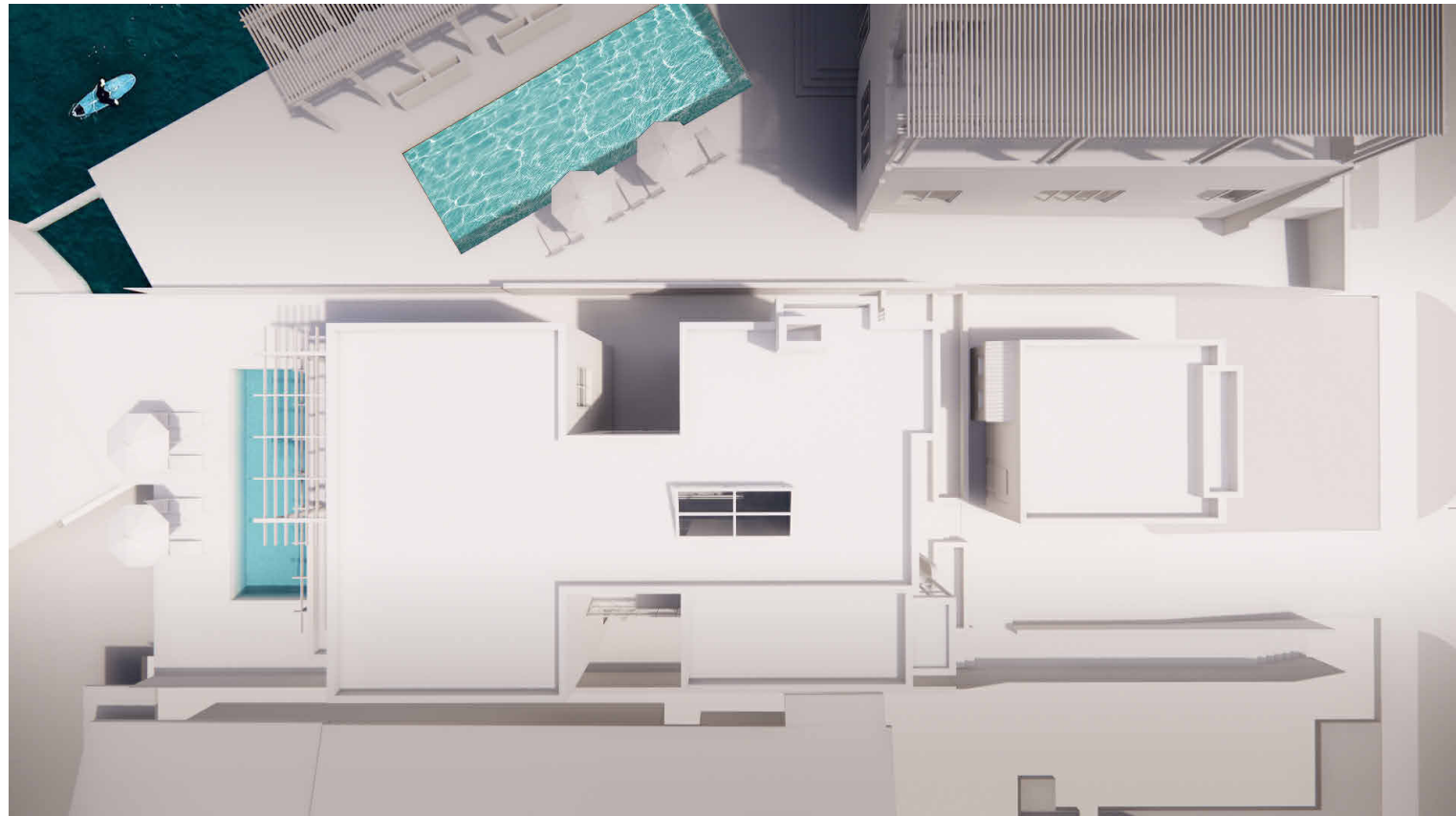


3 RENDERING 3.



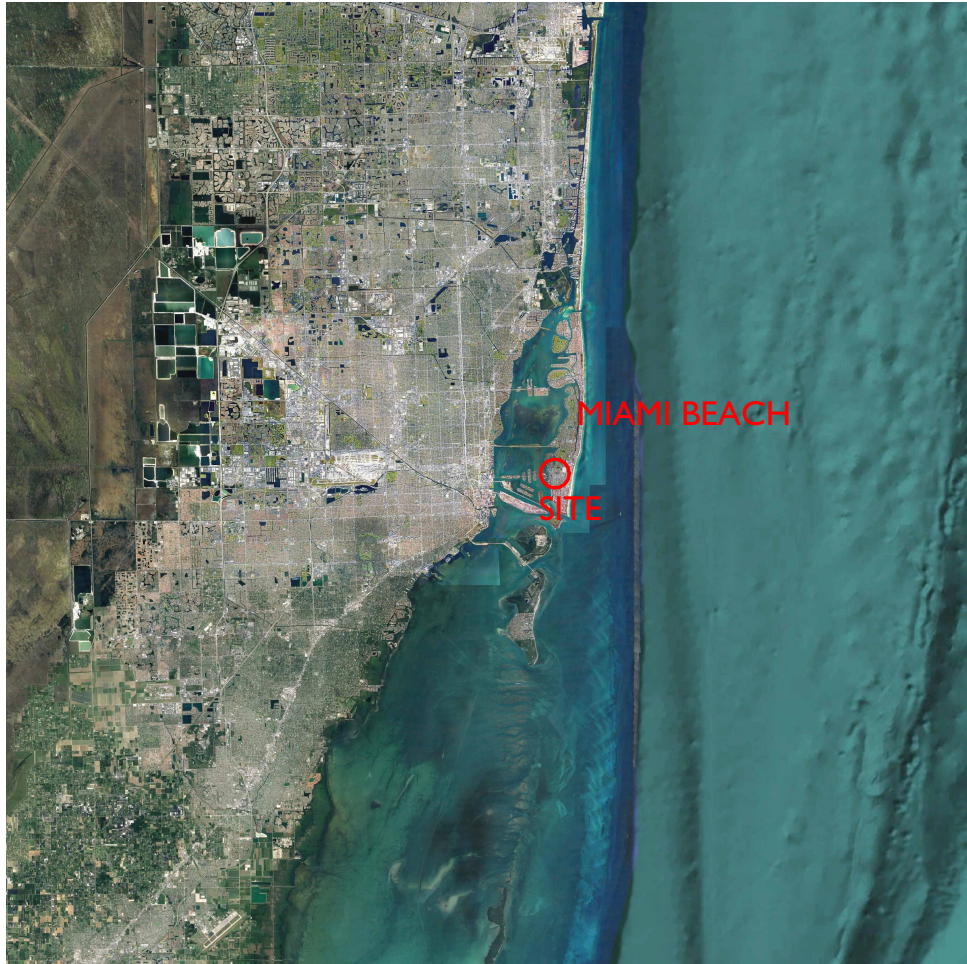
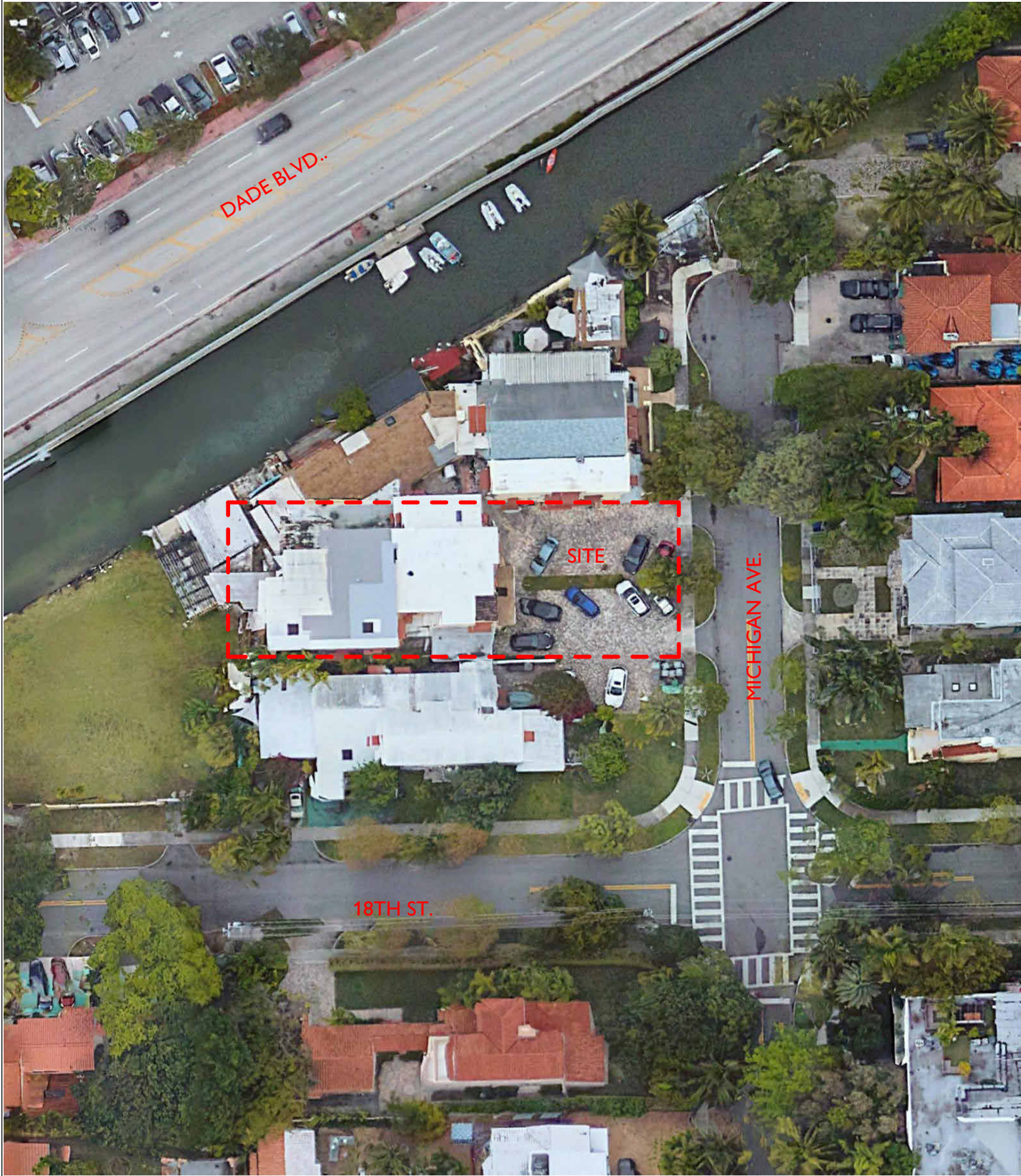


1 RENDERING 4.



2 RENDERING 5.





7500 NE 4th Court  
Suite 102  
Miami, FL 33138

2129

PROJECT NUMBER

PROJECT:  
PRIVATE  
RESIDENCE

1810 Michigan Ave. Miami  
Beach, FL 33139

DRAWING:

AERIAL PHOTOS.

JENNIFER MCCONNEY FLORIDA LIC# AR93044  
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SCALE: 1" = 10'-0"

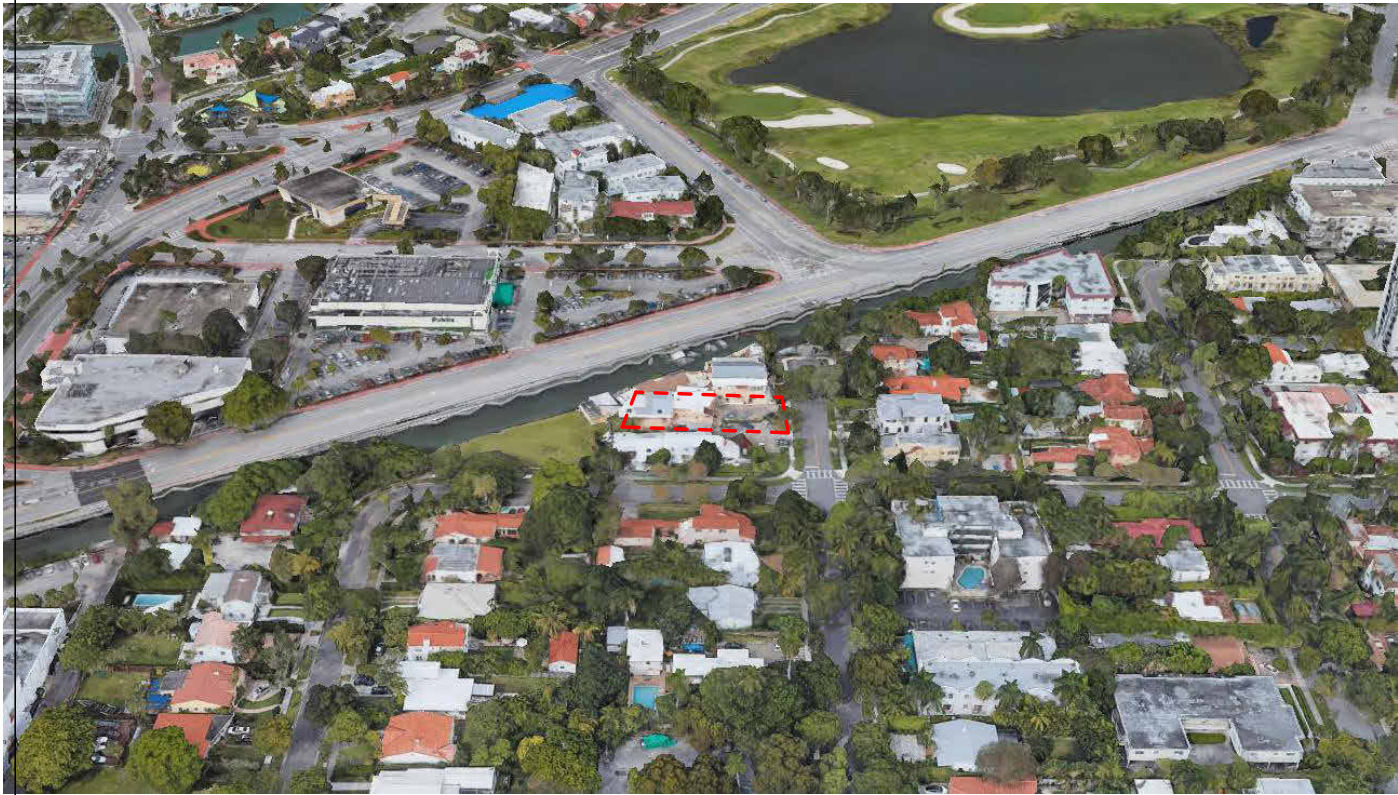
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DATE: 4/12/24

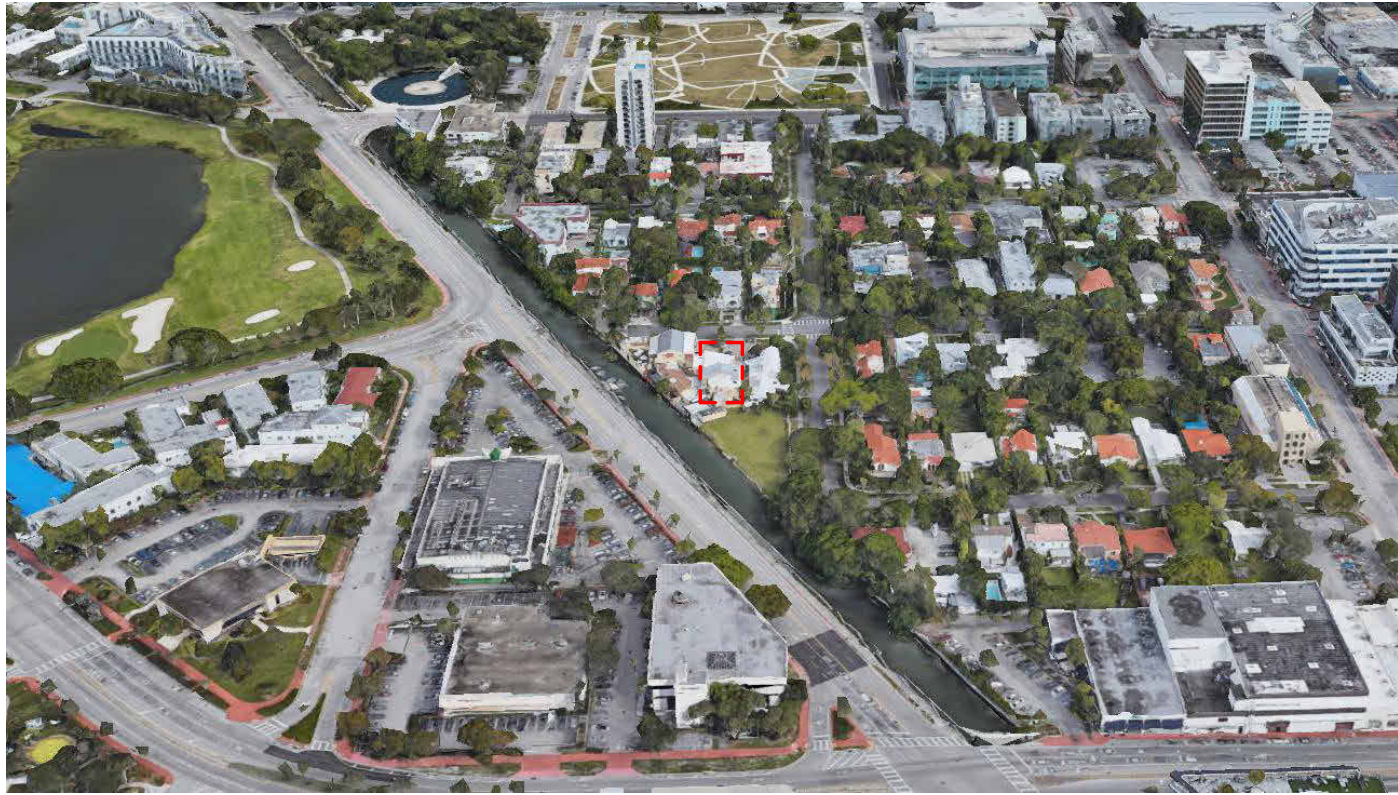
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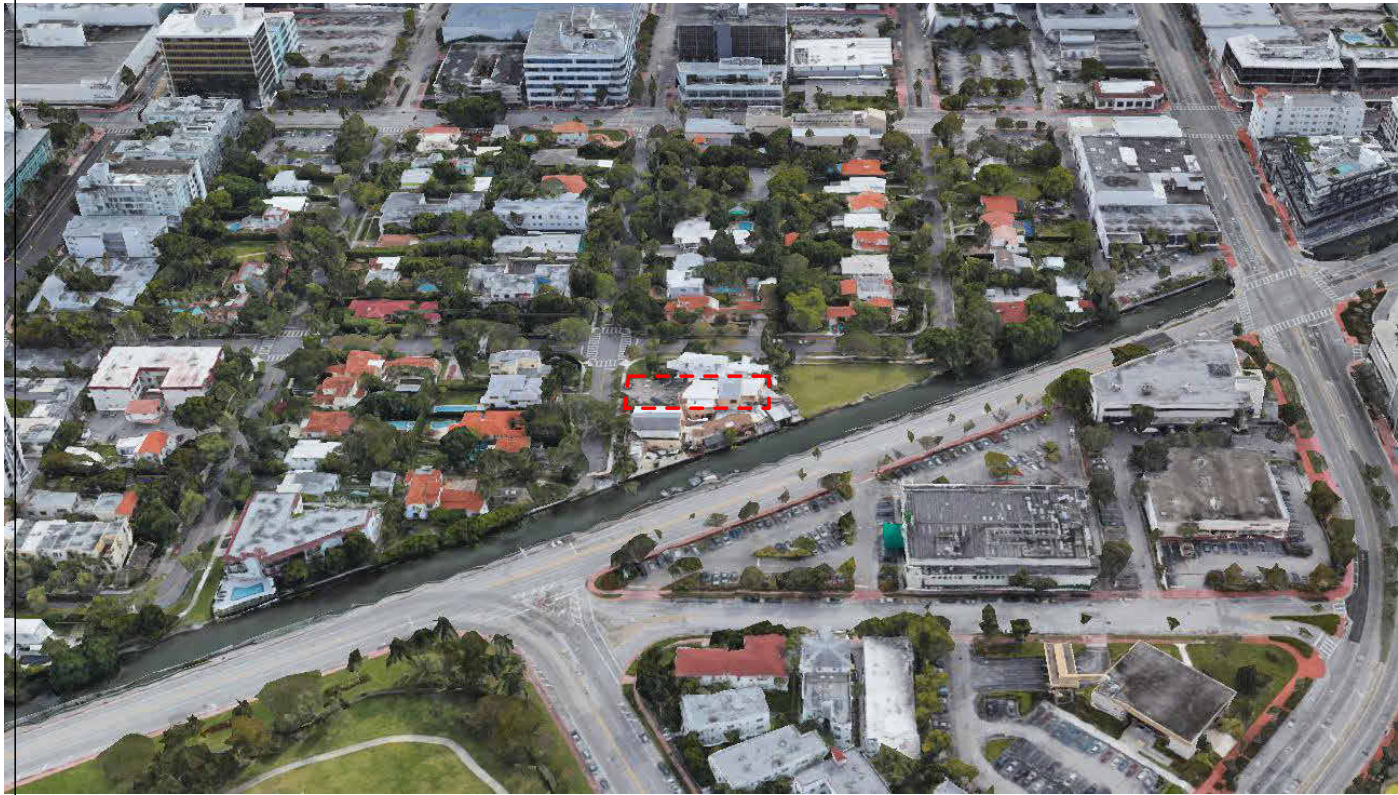




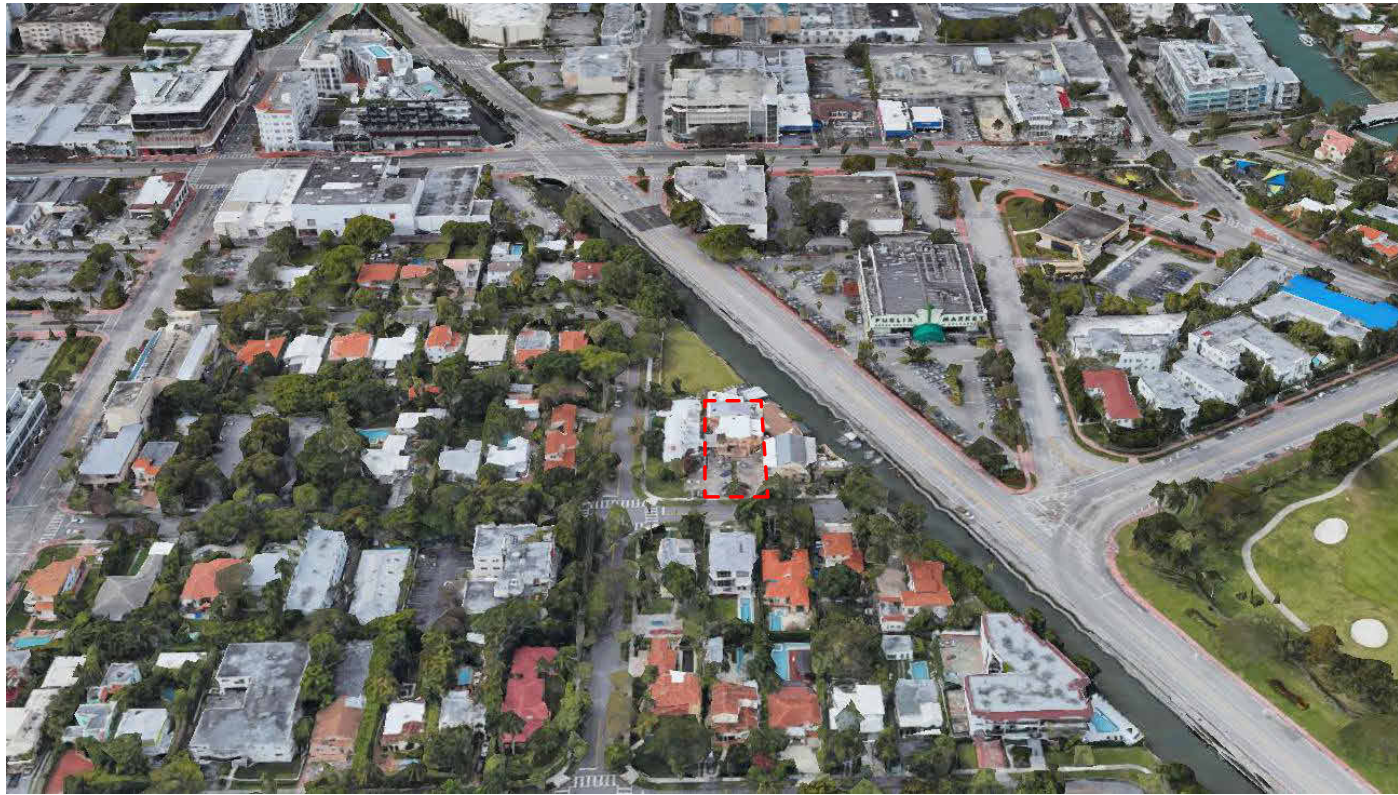
1 AXONOMETRIC NORTH.  
1/2" = 1'-0"



2 AXONOMETRIC EAST.  
1/2" = 1'-0"

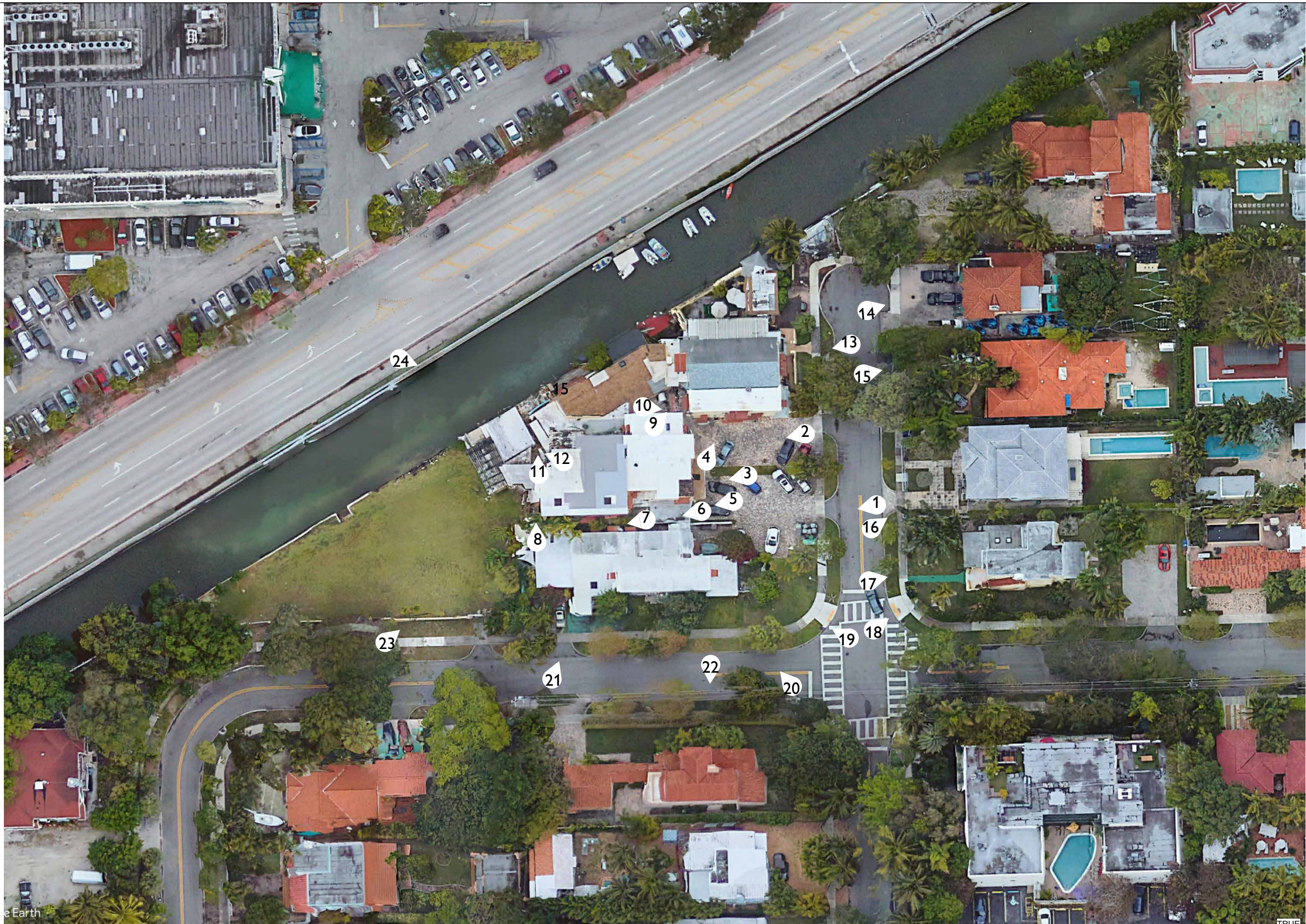


3 AXONOMETRIC SOUTH.  
1/2" = 1'-0"



4 AXONOMETRIC WEST.  
1/2" = 1'-0"





Earth





1 VIEW OF LOT 1810 FRONT FACADE FROM STREET  
1 1/2" = 1'-0"



2 VIEW OF LOT 1810 FRONT FACADE FACING WEST  
1 1/2" = 1'-0"



3 VIEW OF LOT 1810 FRONT DOOR FACING WEST  
1 1/2" = 1'-0"



4 VIEW OF LOT 1818 FACADE FACING LOT 1810  
1 1/2" = 1'-0"





5 VIEW OF LOT 1810 LEFT SIDE FACING WEST  
1 1/2" = 1'-0"



6 VIEW OF LOT 1810 LEFT SIDE OF BUILDING FACING WEST  
1 1/2" = 1'-0"



7 VIEW OF LOT 1810 REAR GATE FACING WEST  
1 1/2" = 1'-0"



8 VIEW OF LOT 1810 REAR GARDEN FACING NORTH  
1 1/2" = 1'-0"





9 VIEW OF LOT 1818 REAR FACADE FACING EAST  
1 1/2" = 1'-0"



10 VIEW OF SPACE BETWEEN LOT 1818 AND 1810  
1 1/2" = 1'-0"



11 VIEW FROM LOT 1810 OF CANAL  
1 1/2" = 1'-0"



12 VIEW OF WATER CONNECTION FROM LOT 1810  
1 1/2" = 1'-0"





13 VIEW OF FRONT FACADE OF LOT 1818  
1 1/2" = 1'-0"



14 VIEW OF LOT 1827 FACING EAST  
1 1/2" = 1'-0"



15 VIEW OF LOT 1821 FACING EAST  
1 1/2" = 1'-0"



16 VIEW OF LOT 1815 FACING EAST  
1 1/2" = 1'-0"





17 VIEW OF LOT 1801 FACING EAST  
1 1/2" = 1'-0"



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  
1 1/2" = 1'-0"

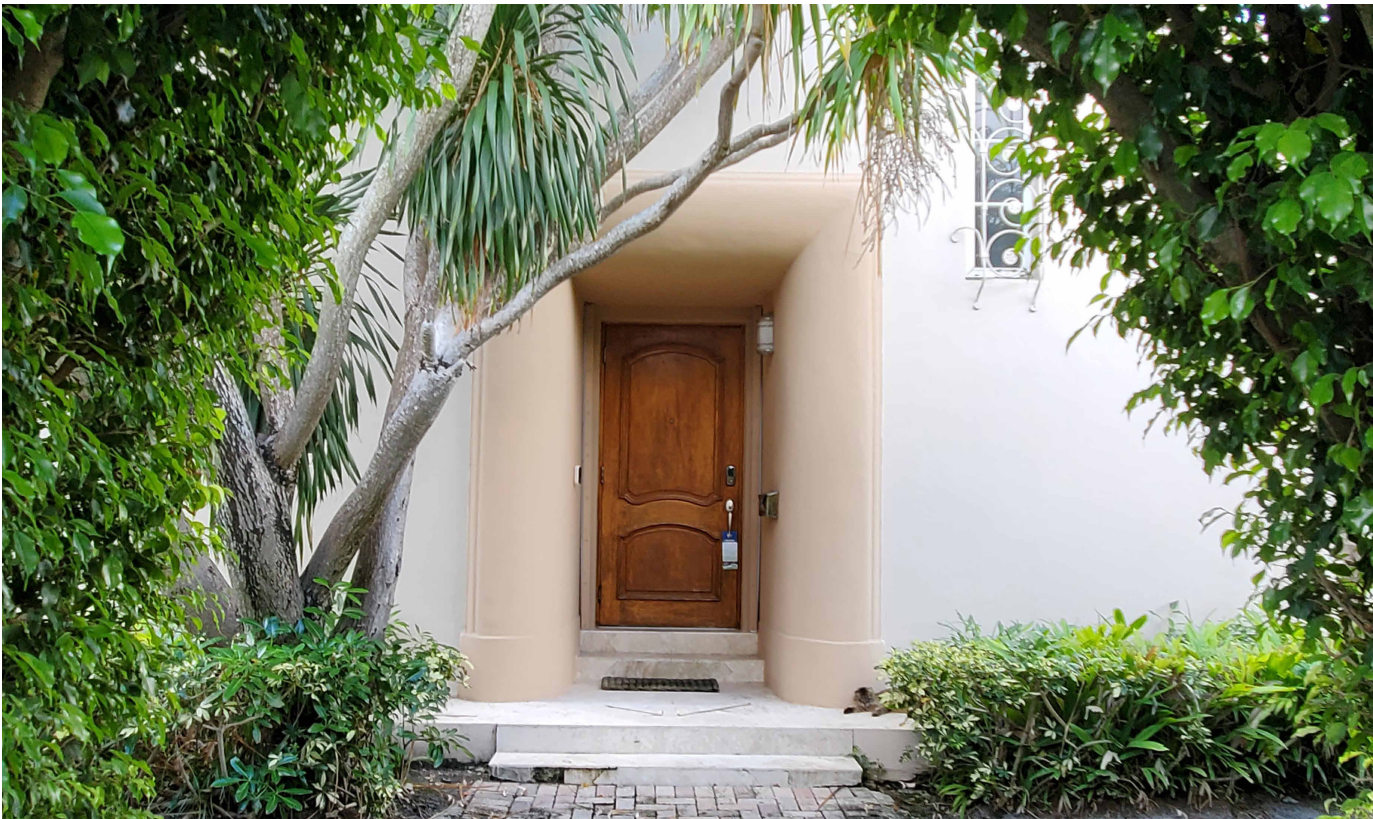


20 VIEW OF LOT 1800 FACING NE  
1 1/2" = 1'-0"





21 VIEW OF LOT 1800 FACING NORTH  
1 1/2" = 1'-0"



22 VIEW OF LOT 1780 FACING SOUTH  
1 1/2" = 1'-0"



23 VIEW OF SITE FROM LOT 1039 FACING NE  
1 1/2" = 1'-0"



24 VIEW OF SITE ACROSS CANAL FACING SE  
1 1/2" = 1'-0"



STUDIO  
MCG  
ARCHITECTURE

2129

PROJECT:  
PRIVATE  
RESIDENCE

**DRAWING:**

BUILDING CARDS.

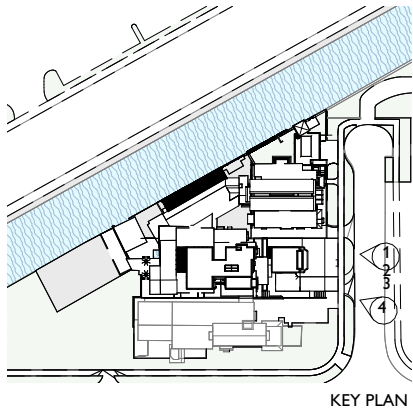
**A0.11.**

[illegible]

BUILDING CARD 1810 3

BUILDING CARD 1810 4





1 ARCHIVE PHOTOGRAPHY  
1" = 160'-0"



2 ARCHIVE PHOTOGRAPHY 2  
1" = 160'-0"



3 ARCHIVE PHOTOGRAPHY 3  
1" = 160'-0"



4 ARCHIVE PHOTOGRAPHY 4  
1" = 160'-0"

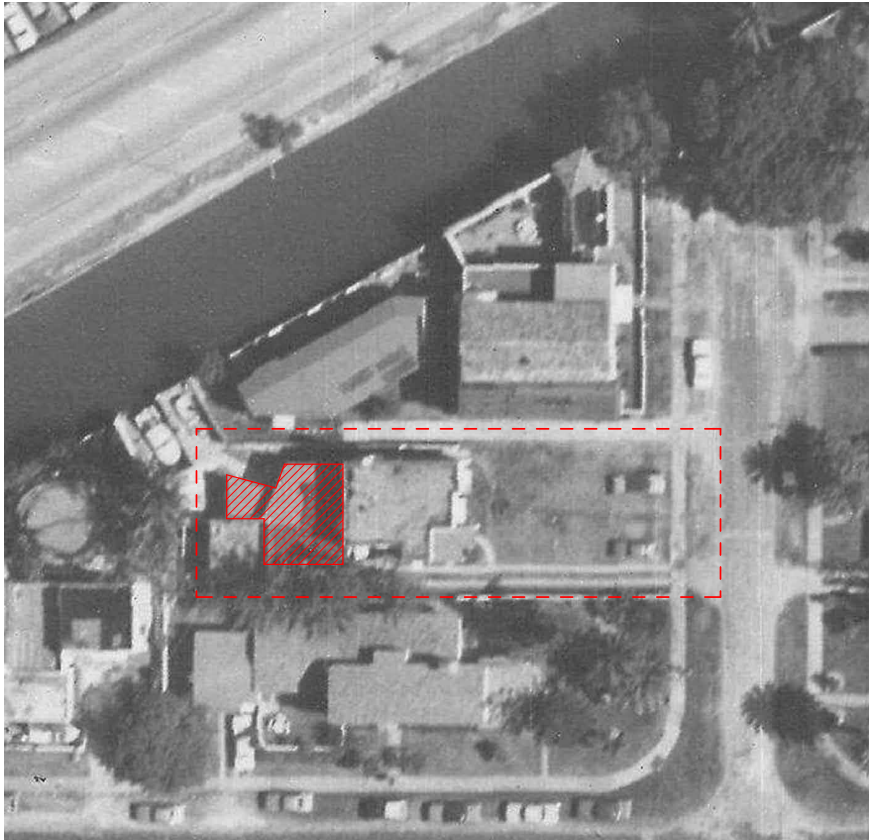




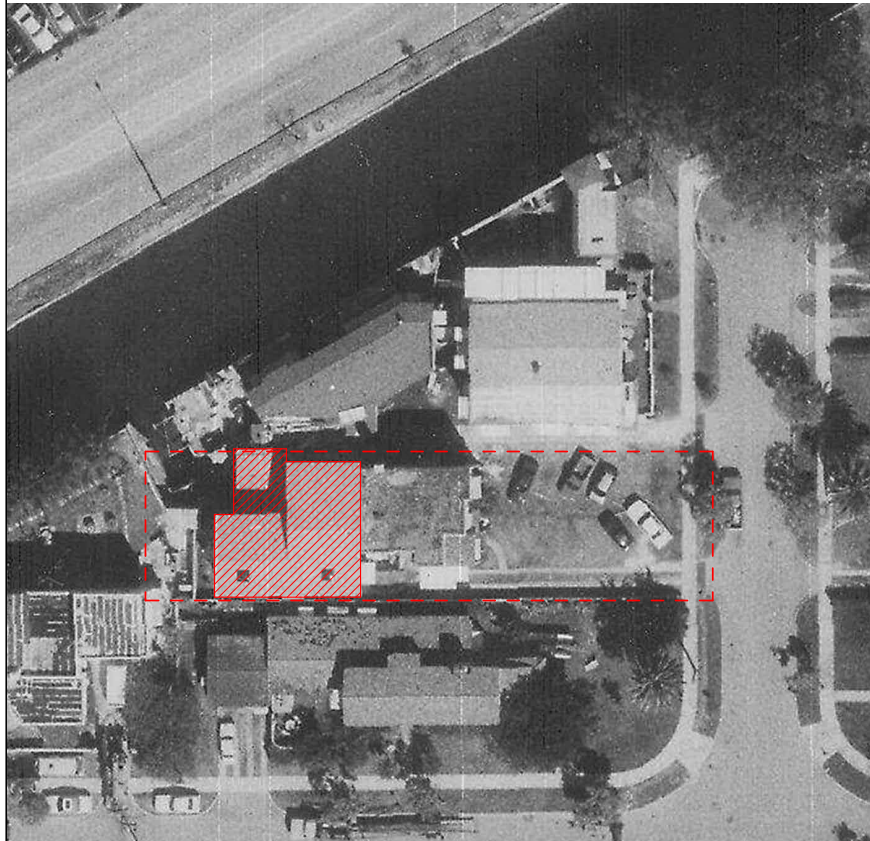
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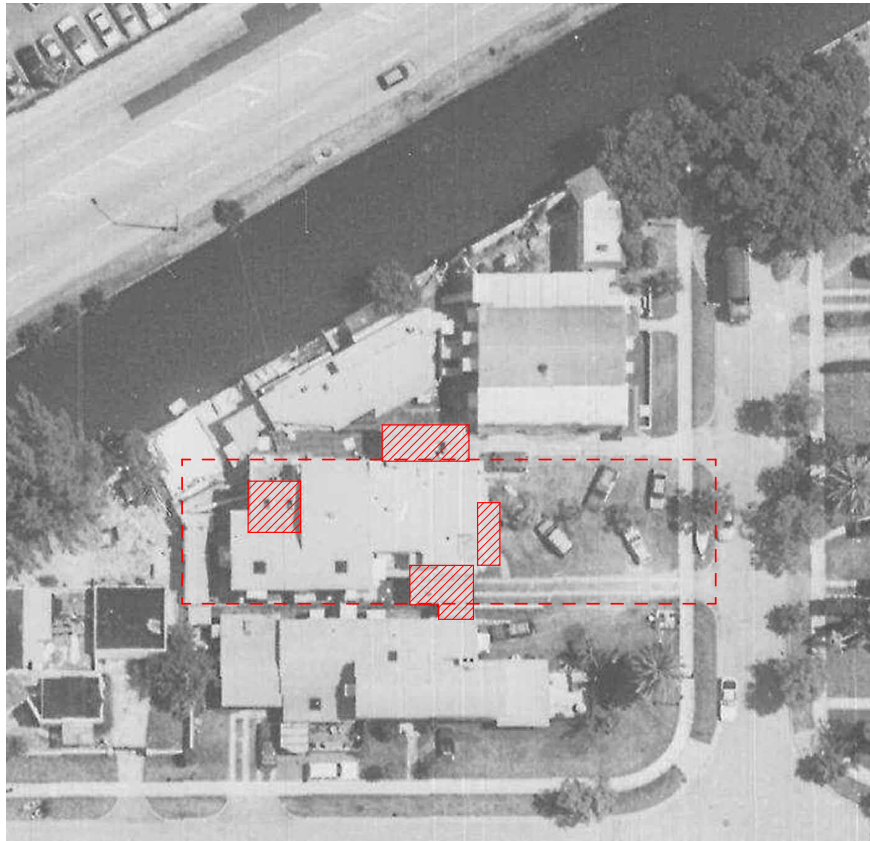
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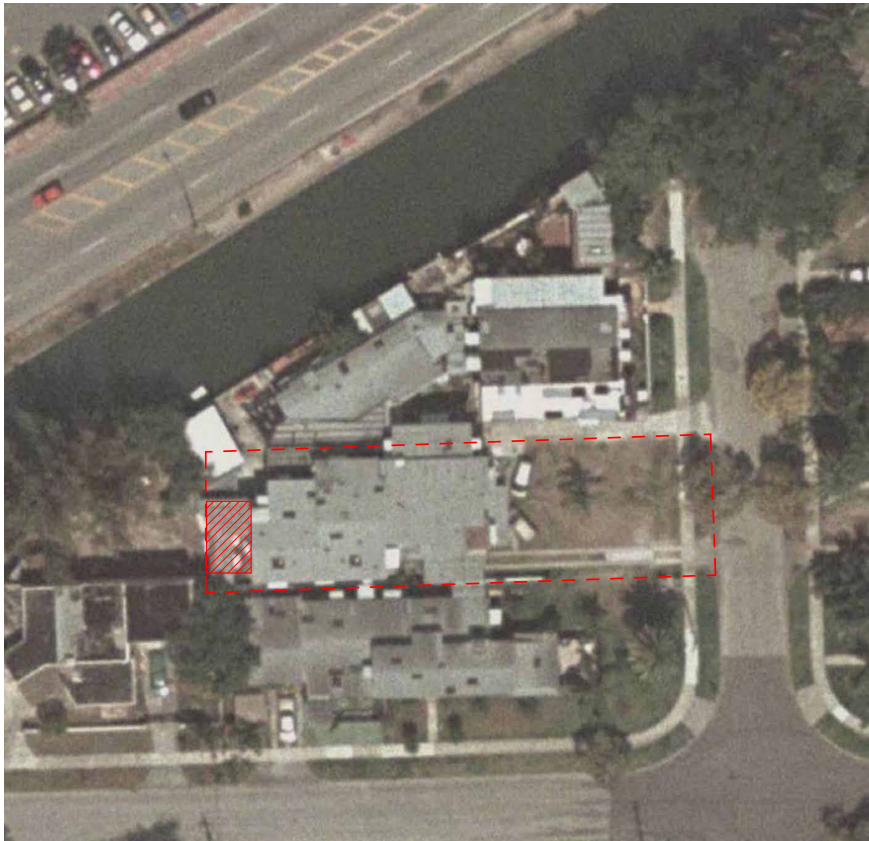
1973



1985



1994



2000