



PROJECT:
 APPLICATION

Lots 1, 2, 3 and 4
 Block 10
 18th street and Michigan
 Avenue
 Miami Beach, FL 33139

DRAWING:

COVER SHEET.

LOT SPLIT APPLICATION

FINAL SUBMITTAL PLANNING BOARD September 29, 2024

Lot 1 1800 Michigan Avenue Miami Beach, FL 33139
 Lot 2 1810 Michigan Avenue Miami Beach, FL 33139
 Lot 3 1818 Michigan Avenue Miami Beach, FL 33139
 Lot 4 1039 18th St Miami Beach, FL 33139
 Block 10
 Miami Beach, FL 33139



Scope:

- Permit split of lots 1, 2, 3 and 4 Block 10 PALM VIEW SUB PB 6-29 Miami Beach

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

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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 SCALE:
 CHECK: JMC
 DATE: 09/29/24
 SHEET NUMBER

TOPOGRAPHIC SURVEY

SCALE: 1" = 20'

CERTIFY TO:
QUINTANA 4 ASSOCIATES

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

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

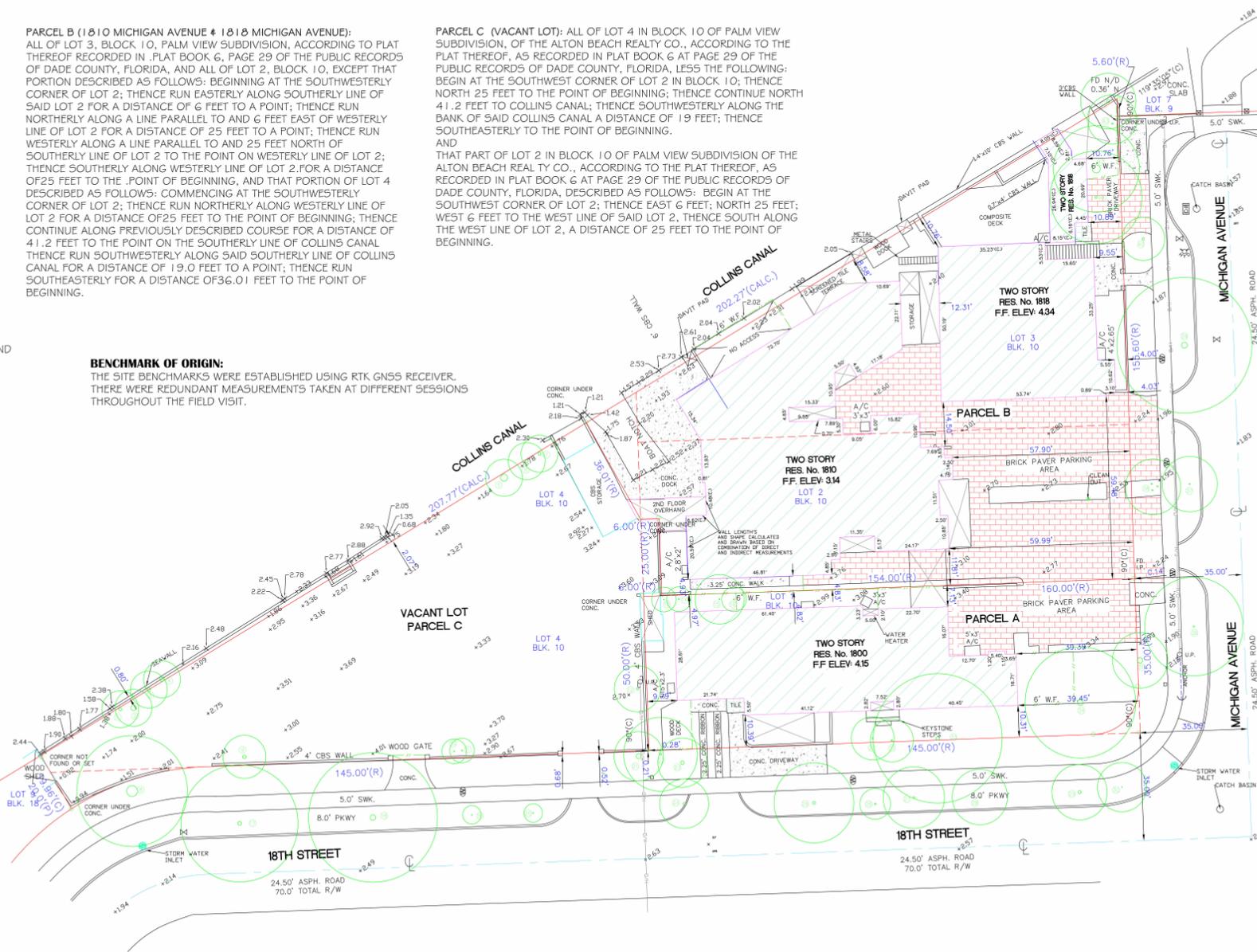
FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND
TO BE SITUATED IN:
FLOOD ZONE: AE
COMMUNITY: 120651
PANEL NO.: 3177H
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
 - 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.
 - code restriction and title search are not reflected on this survey.
 - 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.
 - the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 - underground encroachments, if any, not located.
 - 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.
 - if shown, bearings are to an assumed meridian (by plat)
 - if shown, elevations are referred to NAVD 1988 vertical datum
 - if shown, bearings are to an assumed meridian (by plat)
 - if shown, elevations are referred to NAVD 1988 vertical datum
 - the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
 - tree were located by surveyor
 - the project site is located in Section 34-Township 53S-Range 42E

PARCEL B (1810 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.

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



LEGEND OF SURVEY ABBREVIATIONS

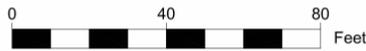
- A/DJ..... ADJACENT
- A/C..... AIR CONDITIONER
- ASPH..... ASPHALT PAVEMENT
- B/C..... BLOCK CORNER
- BLDG..... BUILDING
- BLK..... BLOCK
- B.M..... BENCH MARK
- B.C.R..... BROWARD COUNTY RECORD
- C/G..... CURB AND GUTTER
- C.B..... CATCH BASIN
- CH..... CHOPED DISTANCE
- CH.L.F..... CHAIN LINK FENCE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

EXISTING TREE LIST

#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP
1	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
2	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
3	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
4	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
5	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
6	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
7	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
8	<i>Thespesia populnea</i>	Portia Tree	38"	29'	36'
9	<i>Sabal palmetto</i>	Sabal Palm	12"	23'	14'
10	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'
11	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'
12	<i>Sabal palmetto</i>	Sabal Palm	13"	35'	15'
13	<i>Psychosperma elegans</i>	Soitaire Palm	4"	23'	8'
14	<i>Psychosperma elegans</i>	Soitaire Palm	4"	23'	8'
15	<i>Dictyosperma album</i>	Hurricane Palm	8"	25'	16'
16	<i>Psychosperma elegans</i>	Soitaire Palm	4"	19'	8'
17	<i>Lysiloma latisquium</i>	Wild Tamarind	18"	25'	38'
18	<i>Delonix regia</i>	Royal Poinciana	30"	25'	42'
19	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'
20	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'
21	<i>Dyopsis lutescens</i>	Areca Palm	Multi	16'	16'

22	<i>Ficus benjamina</i>	Weeping Fig	16"	23'	24'
23	<i>Cocos nucifera</i>	Coconut Palm	9"	27'	16'
24	<i>Cocos nucifera</i>	Coconut Palm	9"	31'	16'
25	<i>Lagerstroemia speciosa</i>	Crape Myrtle	12"	17'	26'
26	<i>Cocos nucifera</i>	Coconut Palm	7"	23'	10'
27	<i>Lagerstroemia speciosa</i>	Crape Myrtle	10"	15'	20'
28	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13'	18'
29	<i>Tabebuia sp.</i>	Tabebuia	16"	17'	18'
30	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13'	16'
31	<i>Veitchia merrillii</i>	Christmas Palm	7"	13'	14'
32	<i>Veitchia merrillii</i>	Christmas Palm	7"	13'	14'
33	<i>Persea americana</i>	Avocado Tree	14"	37'	42'
34	<i>Morinda citrifolia</i>	Noni Tree	29"	27'	36'
35	<i>Phoenix canariensis</i>	Canary Island Date Palm	26"	40'	18'
36	<i>Bulnesia arborea</i>	Verawood	8"	27'	32'
37	<i>Bulnesia arborea</i>	Verawood	6"	17'	18'
38	<i>Veitchia merrillii</i>	Triple Christmas Palm	16"	16'	18'
39	<i>Lysiloma latisquium</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	18"	23'	28"
43	<i>Veitchia merrillii</i>	Double Christmas Palm	11"	19'	16'
44	<i>Cocos nucifera</i>	Coconut Palm	9"	21'	18'

- LEGEND OF SYMBOLS**
- MAN HOLE SANITARY SEWER
 - CATCH BASIN
 - FIRE HYDRANT
 - SIGN
 - HANDICAP PARKING
 - CONC. LIGHT POLE
 - TREE
 - WATER METER
 - WATER VALVE
 - ELECTRIC BOX
 - T.V. BOX
 - ELECTRIC METER
 - WOOD LIGHT POLE
 - METAL LIGHT POLE
 - UTILITY POLE



Julio S Pita

Digitally signed by Julio S Pita
Date: 2024.03.20 14:14:17 -0400

DATE: 2/26/24
SCALE: 1"=20'
DRAWN BY: J.P. IV
ORDER No.: 24-0227
SHEET: 1 OF 1

06/28/2021(BOUNDARY&TOPO), UPDATE TREES TO 2/26/24
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

TOPOGRAPHIC SURVEY

LB. # 8077
9495 SW 99 STREET
MIAMI, FLORIDA 33176
TEL:(786) 242-6894
FAX:(786) 242-6894
E-MAIL: TJSURVEY@GMAIL.COM





RENDERING VIEW
 FROM COLLINS
 CANAL

1 RENDERING LOT 3 FROM CANAL

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 DATE: 09/29/24
 SHEET NUMBER

2129

PROJECT NUMBER



**PROJECT:
 APPLICATION**

Lots 1, 2, 3 and 4
 Block 10
 18th street and Michigan
 Avenue
 Miami Beach, FL 33139

DRAWING:



**RENDERING VIEW
 FROM MICHIGAN
 AVENUE**

1 RENDERING LOTS 2 AND 2 FROM MICHIGAN AVE

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LIST OF DRAWINGS LOT SPLIT APPLICATION	
Sheet Name	Sheet Number
SURVEY	--
COVER SHEET	.0A0.00 PB LTS
RENDERINGS	.1A
RENDERING VIEW FROM COLLINS CANAL	.2B
RENDERING VIEW FROM MICHIGAN AVENUE	.3B
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 BUILDING INTERIOR LOT 3	.A0.10
BUILDING CARDS LOT 1	.A0.11
BUILDING CARDS LOT 2	.A0.12
BUILDING CARDS LOT 3	.A0.13
BUILDING CARDS LOT 4	.A0.14
ARCHIVE IMAGES LOT 1	.A0.15
ARCHIVE IMAGES LOT 1	.A0.16
ARCHIVE IMAGES LOT 2	.A0.17
ARCHIVE IMAGES LOT 3	.A0.18
ARCHIVE IMAGES LOT 3	.A0.19
ARCHIVE IMAGES LOT 4	.A0.20
ARCHIVE IMAGES LOT 4	.A0.21
ARCHIVE IMAGES LOT 4	.A0.22
PROPOSED UNIT SIZE DIAGRAMS LOT 2	.A0.25
PROPOSED LOT COVERAGE DIAGRAM LOT 2	.A0.26
PROPOSED LOT COVERAGE DIAGRAM LOT 3	.A0.27
PROPOSED UNIT SIZE DIAGRAMS LOT 3	.A0.28
DIAGRAM - ADDITIONS OVER TIME LOT 1	.A0.30
DIAGRAM - ADDITIONS OVER TIME LOT 2	.A0.31
DIAGRAM - ADDITIONS OVER TIME LOT 3	.A0.32
DIAGRAM - ADDITIONS OVER TIME LOT 4	.A0.33
EXISTING LOCATION PLAN (BEFORE DEMOLITION)	.A1.00
EXISTING STREET ELEVATIONS (BEFORE DEMOLITION)	.A1.03
PROPOSED LOCATION PLAN	.A1.30A
PROPOSED LOCATION PLAN (LOT LINES ONLY)	.A1.30B
EXISTING LOCATION PLAN (CURRENT STATE)	.A1.30C
PROPOSED STREET ELEVATIONS	.A3.10

RESIDENTIAL - SINGLE FAMILY - ZONING DATA SHEET

Palm View Historic District

ITEM #	Zoning Information			
1	Address:	1800 MICHIGAN AVENUE MIAMI BEACH, FL 33139 (LOT 1)		
2	Board and File numbers:			
3	Folio number(s):	02-3234-004-0120		
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential
5	Base Flood Elevation:	8.0 NGVD	Grade Value in NGVD:	1.90 'NGVD
6	FUTURE ADJUSTED GRADE (Flood+Grade/2)	4.95 'NGVD	Lot Area:	8000
7	Lot Width	50.0'	Lot Depth	160.0'
8	Minimum Unit Size	1,800 SF		
9	Existing User	Single Family Residence	Proposed Use:	Single Family Residence
10	Maximum Lot Coverage for a single-story Home (% of lot area)	40%		
11	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (8,000 x .3 = 2,400)		
13	Minimum Unit Size (Square Feet)	1,800		
14	Maximum Unit Size (% of Lot Area)	50% (8,000 x.5 = 4,000)		

ITEM #	Zoning Information			
1	Address:	1810 MICHIGAN AVENUE MIAMI BEACH, FL 33139 (LOT2)		
2	Board and File numbers:	HPB24-0614 - HPB24-0613		
3	Folio number(s):	02-3234-004-0130		
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential
5	Base Flood Elevation:	8.0 NGVD	Grade Value in NGVD:	1.95 'NGVD
6	FUTURE ADJUSTED GRADE (Flood+Grade/2)	4.98 'NGVD	Lot Area:	±7,850 SF ±0.18 acres
7	Lot Width	50	Lot Depth	160' north line, 154' south line
8	Minimum Unit Size	1,800 SF		
9	Existing User	VACANT/RECENTLY DEMOLISHED	Proposed Use:	Single Family Residence
10	Maximum Lot Coverage for a single-story Home (% of lot area)	40%		
11	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (7,850 x .3 = 2,355)		
13	Minimum Unit Size (Square Feet)	1,800		
14	Maximum Unit Size (% of Lot Area)	50% (7,850 x.5 = 3,925)		

ITEM #	Zoning Information			
1	Address:	1818 MICHIGAN AVENUE MIAMI BEACH, FL 33139 (LOT 3)		
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:	1.87 'NGVD
6	Adjusted grade (Flood+Grade/2)	4.94 'NGVD	Lot Area:	±9,744 SF ±0.22 acres
7	Lot Width	88'-10"	Lot Depth	166'-1"
8	Minimum Unit Size	1,800 SF		
9	Existing User	VACANT/RECENTLY DEMOLISHED	Proposed Use:	Single Family Residence
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%		
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (9,744 X.3 = 2,923 SF)		
13	Minimum Unit Size (Square Feet)	1,800		
14	Maximum Unit Size (% of Lot Area)	50% (9,744 X.5 = 4,872 SF)		

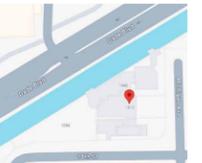
ITEM #	Zoning Information			
1	Address:	(0) (LOT 4)		
2	Board and File numbers:			
3	Folio number(s):	02-3234-004-0150		
4	Year constructed:	0	Zoning District:	RS-4 Residential
5	Base Flood Elevation:	8.0' NGVD	Grade Value in NGVD:	2.14 'NGVD
6	Adjusted grade (Flood+Grade/2)	5.07 'NGVD	Lot Area:	±12,062 SF ±0.28 acres
7	Lot Width	189'-0"	Lot Depth	63.61'
8	Minimum Unit Size	1,800 SF		
9	Existing User	VACANT	Proposed Use:	Single Family Residence
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%		
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (12,062 X.3 = 3,619 SF)		
13	Minimum Unit Size (Square Feet)	1,800		
14	Maximum Unit Size (% of Lot Area)	50% (12,062 X.5 = 6,031 SF)		



7500 NE 4th Court
Suite 102
Miami, FL 33138

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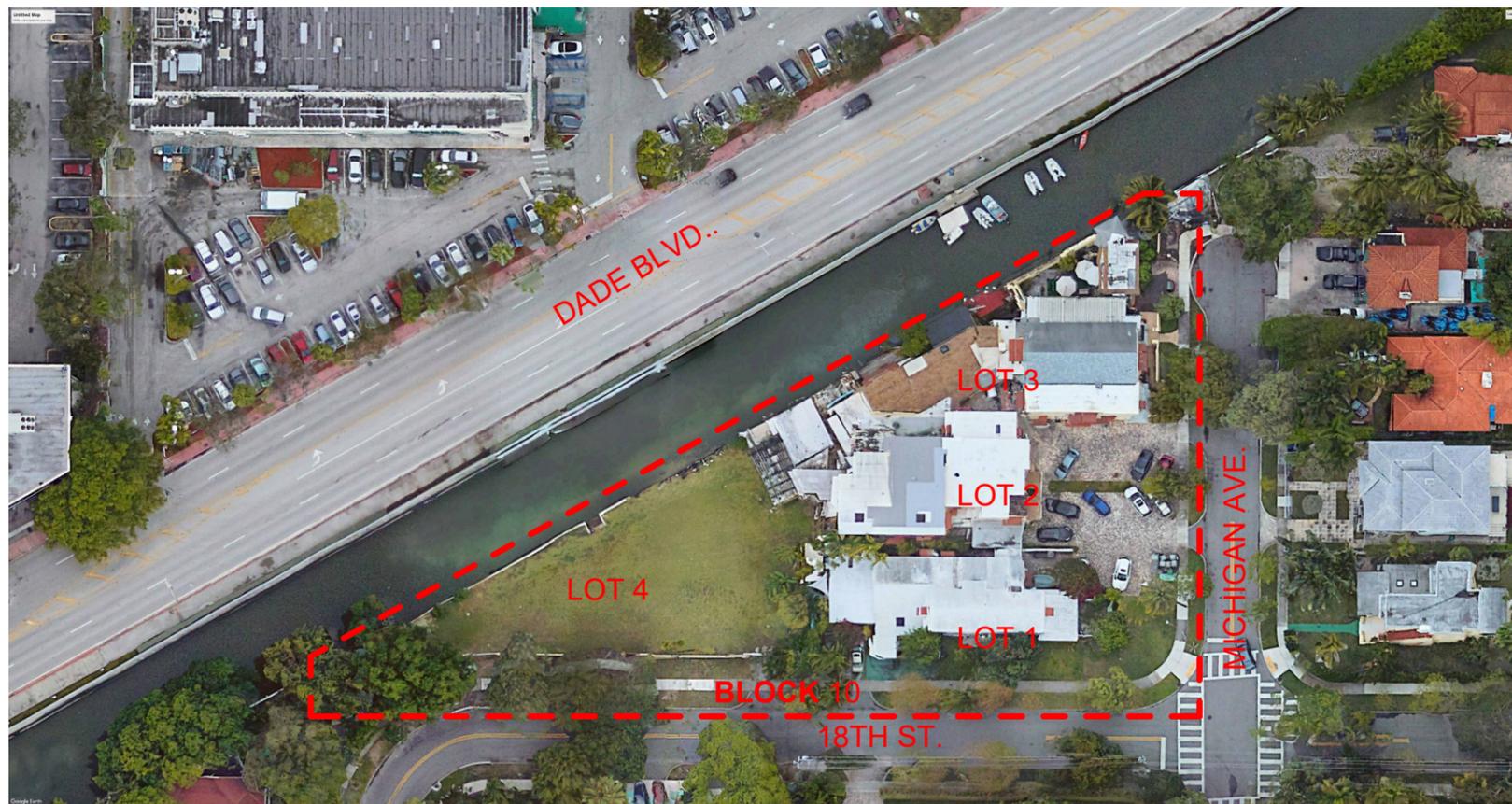
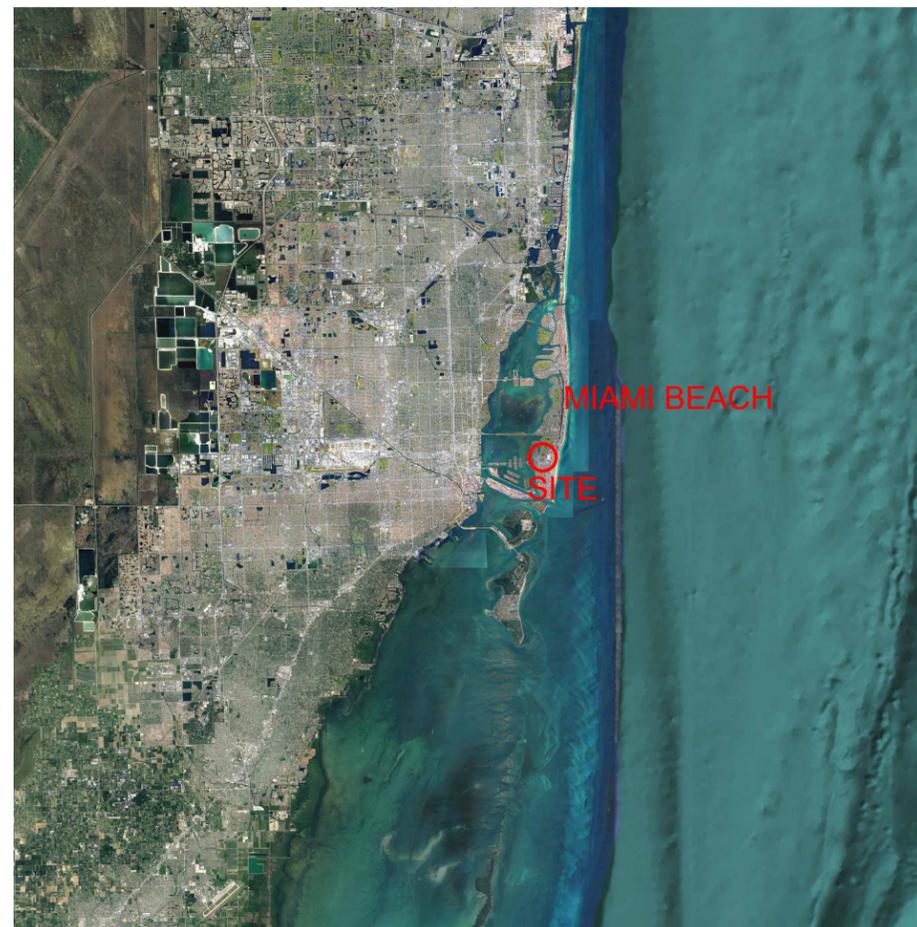
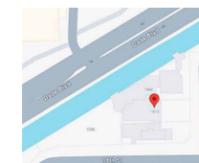
DRAWING:

INDEX AND DATA.

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.A0.01



AERIAL PHOTOS.

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