

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

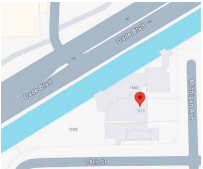
Michael W. Larkin
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131

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



PROJECT:
APPLICATION

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

DRAWING:

COVER SHEET.

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
FANEL NO: 31771
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

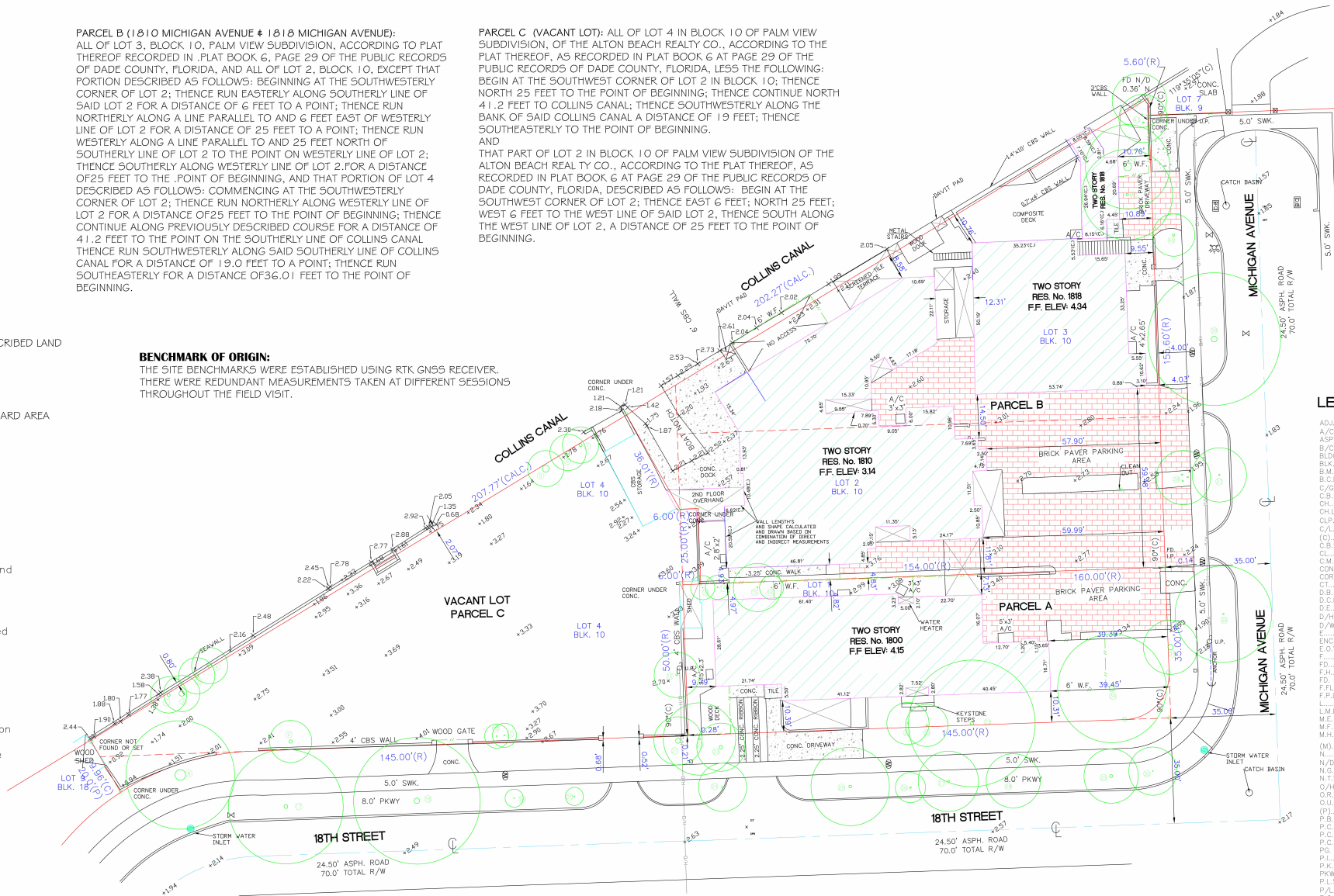
- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
 - this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing 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 plot)
 - 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 # 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.

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

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.

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.



LEGEND OF SURVEY ABBREVIATIONS

ADJ..... ADJACENT
A/C..... AIR CONDITIONER
ASPH. PAV..... ASPHALT PAVEMENT
B/C..... BLOCK CORNER
BLDG..... BUILDING
BLK..... BLOCK
B.M..... BENCHMARK
B.C.R..... BROWARD COUNTY RECORD
C/G..... CURB AND GUTTER
C.B..... CATCH BASIN
CH..... CHORD DISTANCE
CH.L.F..... CHAIN LINK FENCE
CLP..... CONCRETE LIGHT POLE
C/L..... CENTER LINE
(C)..... CALCULATED
C.B.S..... CONCRETE BLOCK AND STUCCO
CL..... CLEAR
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.
CL..... CLEAR
L.M.E..... LAKE 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.C..... POINT OF COMPOUND CURVATURE
P.C.P..... PERMANENT CONTROL POINT
PG..... PAGE
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
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

LEGEND OF SYMBOLS

MAN HOLE SANITARY SEWER
CATCH BASIN
FIRE HYDRANT
ELECTRIC BOX
ELECTRIC METER
WOOD LIGHT POLE
METAL LIGHT POLE
UTILITY POLE
WATER METER
WATER VALVE
ELECTRIC BOX
ELECTRIC METER
WOOD LIGHT POLE
METAL LIGHT POLE
UTILITY POLE

EXISTING TREE LIST											
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP						
1	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		22	<i>Ficus benjamina</i>	Weeping Fig	16"	23'	24'
2	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		23	<i>Cocos nucifera</i>	Coconut Palm	9"	27'	16'
3	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		24	<i>Cocos nucifera</i>	Coconut Palm	9"	31'	16'
4	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		25	<i>Lagerstroemia speciosa</i>	Crape Myrtle	12"	17'	26'
5	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		26	<i>Cocos nucifera</i>	Coconut Palm	7"	23'	10'
6	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		27	<i>Lagerstroemia speciosa</i>	Crape Myrtle	10"	15'	20'
7	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		28	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13'	18'
8	<i>Thespesia populnea</i>	Portia Tree	Multi	16' 12'		29	<i>Tabebuia sp.</i>	Tabebuia	16"	17'	18'
9	<i>Sabal palmetto</i>	Sabal Palm	12"	23' 14'		30	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13'	16'
10	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21' 8'		31	<i>Veitchia merrillii</i>	Christmas Palm	7"	13'	14'
11	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21' 8'		32	<i>Veitchia merrillii</i>	Christmas Palm	7"	13'	14'
12	<i>Sabal palmetto</i>	Sabal Palm	13"	35' 15'		33	<i>Persea americana</i>	Avocado Tree	14"	37'	42'
13	<i>Pythosperma elegans</i>	Solitaire Palm	4"	23' 8'		34	<i>Morinda citrifolia</i>	Noni Tree	29"	27'	36'
14	<i>Pythosperma elegans</i>	Solitaire Palm	4"	23' 8'		35	<i>Phoenix canariensis</i>	Canary Island Date Palm	26"	40'	18'
15	<i>Dictyosperma album</i>	Hurricane Palm	8"	25' 16'		36	<i>Bulnesia arborea</i>	Verawood	8"	27'	32'
16	<i>Pythosperma elegans</i>	Solitaire Palm	4"	19' 8'		37	<i>Bulnesia arborea</i>	Verawood	6"	17'	18'
17	<i>Lysiloma latisquum</i>	Wild Tamarind	18"	25' 38'		38	<i>Veitchia merrillii</i>	Triple Christmas Palm	16"	16'	18'
18	<i>Delonix regia</i>	Royal Poinciana	30"	25' 42'		39	<i>Lysiloma latisquum</i>	Wild Tamarind	24"	35'	44'
19	<i>Bulnesia arborea</i>	Verawood	3"	13' 6'		40	<i>Sabal palmetto</i>	Sabal Palm	9"	13'	14'
20	<i>Bulnesia arborea</i>	Verawood	3"	13' 6'		41	<i>Schefflera actinophylla</i>	Umbrella Tree	19"	29'	30'
21	<i>Dypsis lutescens</i>	Areca Palm	Multi	16' 16'		42	<i>Schefflera actinophylla</i>	Umbrella Tree	23"	27'	28'
						43	<i>Veitchia merrillii</i>	Double Christmas Palm	11"	19'	16'
						44	<i>Cocos nucifera</i>	Coconut Palm	9"	21'	18'

Julio S
Pita

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

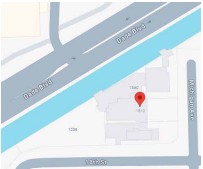
06/28/2021(BOUNDARY&TOPO), UPDATE (06/28/2021)
JULIO S. PITA, P.S. & M. # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

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

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

LB. # 8077
9495 SW 99 STREET
MIAMI, FLORIDA 33176
TEL:(786) 242-6494
FAX:(786) 242-6494
E-MAIL: TJSURVEYS@GMAIL.COM

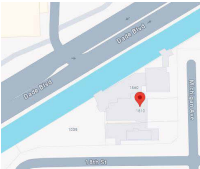




7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:
APPLICATION

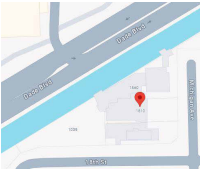
Lots 1,2 3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

RENDERING VIEW
FROM COLLINS
CANAL

1

RENDERING LOT 3 FROM CANAL



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)			

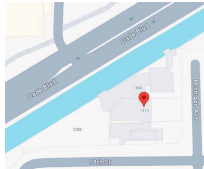
ITEM #	Zoning Information				
1	Address:	1818 MICHIGAN AVENUE MIAMI BEACH, FL 33139 (LOT 3)			
2	Board and File numbers:	HPB24-0613 - HPB24-0615			
3	Folio number(s):	02-3234-004-0140			
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential	
5	Base Flood Elevation:	8.0' NGVD	Grade Value in NGVD:	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
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2129
PROJECT NUMBER



PROJECT:
APPLICATION

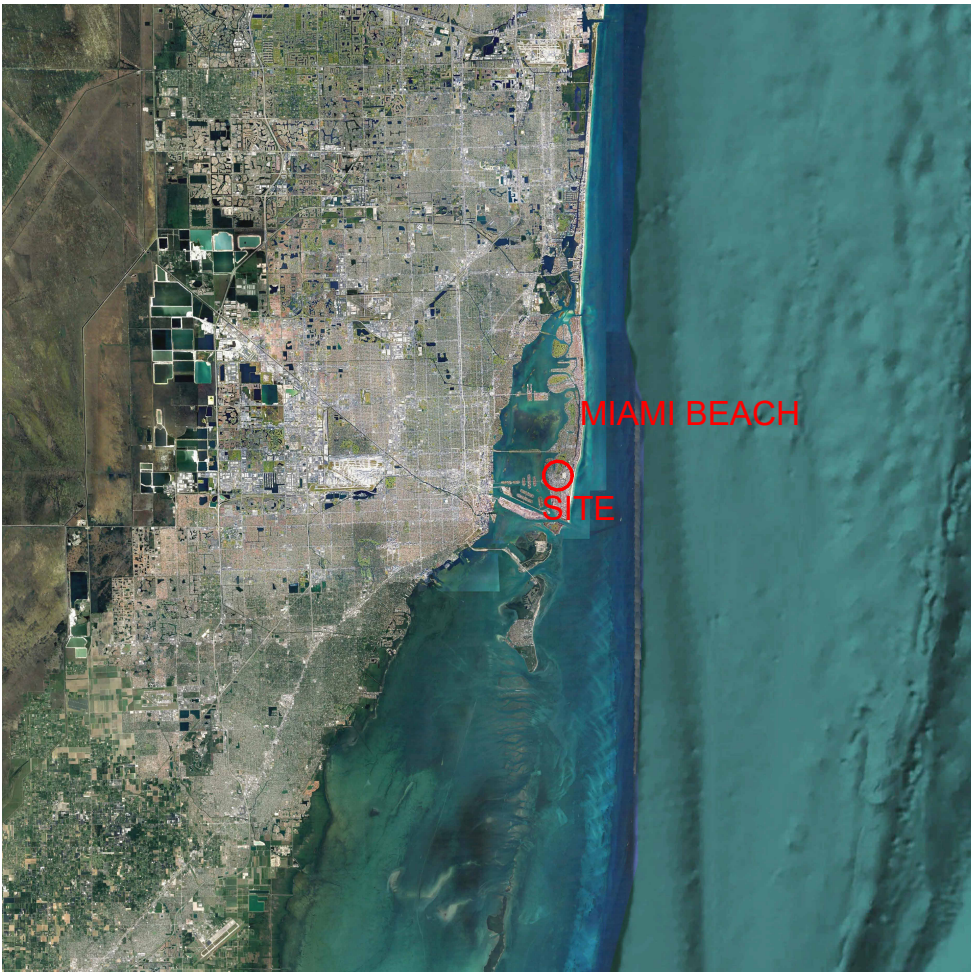
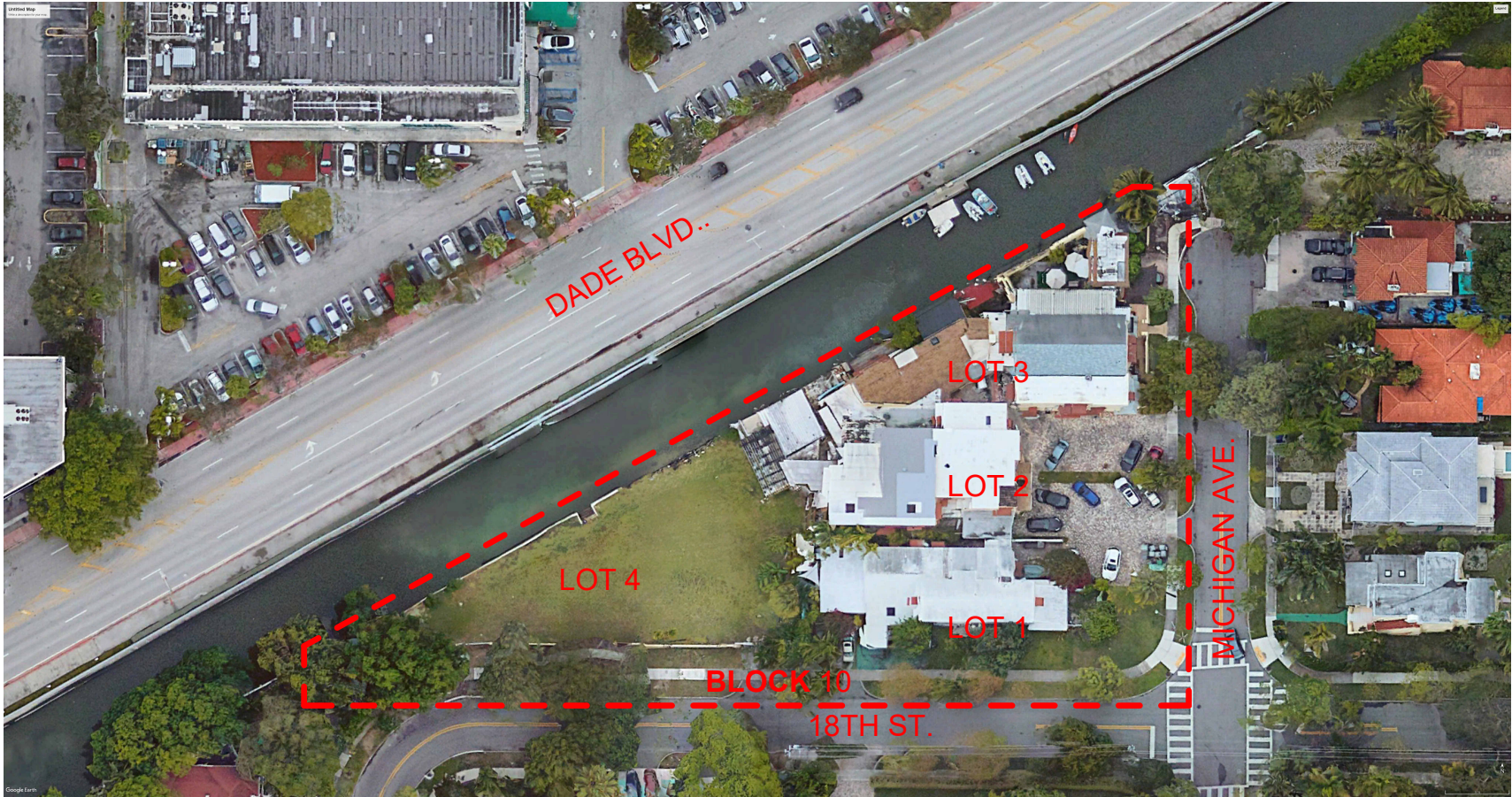
Lots 1,2 3 and 4
Block 10
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DRAWING:

INDEX AND DATA.

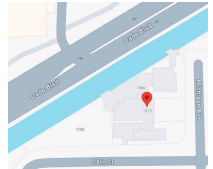
JENNIFER McCONNNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
STUDIO M+G ARCHITECTURE AND MAY NOT BE DUPLICATED,
USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT
OF STUDIO M+G ARCHITECTURE & PLANNING, INC. (c) 2020
SCALE:
CHECK: JMC
DATE: 09/29/24
SHEET NUMBER

.A0.01



7500 NE 4th Court
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APPLICATION

Lots 1,2 3 and 4
Block 10
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DRAWING:

AERIAL PHOTOS.

JENNIFER McCONNIEY FLORIDA LIC# ARY3044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
STUDIO MCG ARCHITECTURE AND MAY NOT BE DUPLICATED,
USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT
OF STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020
SCALE: 1" = 10'-0"
CHECK: JMC
DATE: 09/29/24
SHEET NUMBER

.A0.02