



FINAL SUBMITTAL  
DRB24-1009

THE LINCOLN BL  
1891 MICHEGAN  
MIAMI BEACH, FL 33139



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CONSULTANT

DWG. TITLE	COVER
SCALE	N.T.S.
PROJECT NO.	
DATE	2023-33
SHEET NUMBER	06-07-24
DATE	REVISION
	A-000



ITEMS CORRESPONDING TO SCHEDULE B-II

5. Rescissions, covenants, conditions, assessments, dedications and all other matters as contained on the Plan of PALM VIEW SUBDIVISION, recorded in Plat Book 29, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

6. Terms, conditions and provisions of the Agreement of Lease between the City of Miami Beach, Florida, a municipal corporation, Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, as Tenant, dated September 3, 1989, and recorded September 3, 1989, in Official Records Book 18770, Page 447, as assigned pursuant to assignment of Tenant's interest to LMR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 17070, Page 3086, Consent to Assignment and Assumption by the City of Miami Beach, Florida, recorded May 17, 2001, in Official Records Book 18660, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LLC, a Delaware limited liability company, recorded July 20, 2008, in Official Records Book 24738, Page 4073, as further assigned to CLP JV, Lincoln LLC, a Delaware limited liability company, by Assignment and Assumption of Ground Lease dated April 8, 2016, recorded April 15, 2016 in Official Records Book 30039, page 4556, as assigned by first certain ASSIGNMENT and Assumption Agreement recorded \_\_\_\_\_, 2024, in Official Records Book \_\_\_\_\_ page \_\_\_\_\_ of the Public Records of Miami-Dade County, Florida.

THE above contains Reciprocal Rights of First Refusal.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

7. Utility Easement in favor of the Florida Power & Light Company, recorded in Official Records Book 20447, Page 1746, of the Public Records of Miami-Dade County, Florida.

THE ITEM IS PLOTTED HEREON.

8. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida recorded July 28, 2003, in Official Records Book 21462, Page 348, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

9. Order granting variance by the Board of Adjustment of the City of Miami Beach, Florida, recorded March 5, 2006, in Official Records Book 26209, Page 3254, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

10. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida, recorded March 5, 2012, in Official Records Book 32025, Page 130, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

11. Order of the City of Miami Beach Design Review Board recorded April 2, 2013 in Official Records Book 3180, Page 188, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

12. Order of the City of Miami Beach Design Review Board recorded October 9, 2016 in Official Records Book 28810, Page 1887, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

13. Supplemental Order of the Design Review Board - City of Miami Beach, Florida, No. 23201, filed April 17, 2016 in Official Records Book 30020, page 4142, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

14. Notice pursuant to Section 713.10(2) of the Florida Statutes filed July 25, 2016 in Official Records Book 30105, page 728, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

15. Notice pursuant to Section 713.10(2) of the Florida Statutes filed March 2, 2018 in Official Records Book 29855, page 2168, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

16. Notice of Landlord recorded June 3, 2003, in Official Records Book 20434, Page 1620, and recorded August 15, 2002, in Official Records Book 20567, Page 4956, of the Public Records of Miami-Dade County, Florida.

THE SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "CD-3 & O/L" - COMMERCIAL, HIGH INTENSITY & GOVERNMENT USE (DISTRICT), CITY OF MIAMI BEACH, FLORIDA.

POINT SETBACK:  
CD-3: 10 MINIMUM  
O/L: 10 MINIMUM  
INTERIOR SIDE SETBACK:  
CD-3: 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE  
STREET SIDE SETBACK:  
CD-3: 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE  
REAR SETBACK: CD-3: 10 MINIMUM, 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 6 FEET, NOT WITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO NON-OCEAN FRONT CONTRIBUTING STRUCTURES IN AMBITIOUS DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BLOCKS MAY FOLLOW EXISTING NONCONFORMING REAR HEIGHTS AND SETBACKS  
G.U. SETBACKS: THE DEVELOPMENT REGULATIONS (RETRACTS, FLOOR AREA RATIO, SIGN, PARKING, ETC.) IN THE G.U. GOVERNMENT USE DISTRICT SHALL BE THE AVERAGE OF THE REQUIREMENTS CONTAINED IN THE SURROUNDING ZONING DISTRICTS AS DETERMINED BY THE PLANNING AND ZONING DIRECTOR, WHICH SHALL BE APPROVED BY THE CITY COMMISSION

HEIGHT RESTRICTIONS:  
CD-3: LOTS FRONTING ON 17TH STREET: 80'  
O/L: IN CASES INVOLVING THE USE OF 30' PROPERTY BY THE PRIVATE SECTOR FOR DEVELOPMENTS INCORPORATING PUBLIC PARKING SPACES WITHIN THE STRUCTURES, OWNED BY AND/OR OPERATED BY OR FOR THE BENEFIT OF THE CITY, THE PERMITTED BUILDING HEIGHT SHALL BE 100 FEET FOR THOSE SITES LOCATED WITHIN THE AREA BOUNDED BY 17TH STREET ON THE NORTH, NORTH LINCOLN LANE ON THE SOUTH, ALTON ROAD ON THE WEST, AND WASHINGTON AVENUE ON THE EAST

MAXIMUM LOT COVERAGE:  
CD-3: NO REQUIREMENT NOTED  
O/L: NO SPECIFIC REQUIREMENT NOTED

PARKING FORMULA:  
THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR USES IN TIER 3 AREAS A, B AND C EXCEPT FOR THOSE LISTED BELOW:  
OFFICES: ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA, PROVIDED, HOWEVER, OFFICES LOCATED ON THE GROUND FLOOR SHALL PROVIDE ONE SPACE PER 300 SQUARE FEET OF FLOOR AREA

PARKING REQUIRED: 297 REQUIRED SPACES BASED ON 118,658 SQ. FT. OF OFFICE SPACE  
NO SPECIFIC REQUIREMENT REGARDING RETAIL NOT ASSOCIATED WITH PRIMARY HOTEL USE

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM MVS ZONING REPORT DATED FEBRUARY 26, 2024 (REVISED 2/27/2024), SITE NO. 720230261, PURSUANT TO ITEM #4 & 6 OF TABLE A.

VICINITY MAP - NOT TO SCALE

MISCELLANEOUS NOTES

1. SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION, LESTER A. WHOLLY OWNED SUBSIDIARY OF NV5, 12401 TELECOM DRIVE, TAMPA, FL 33637. PHONE: (800) 787-8397 OR EMAIL: MVE@VUCKODRAGINS.COM.

2. AN ADDRESS OF 1691 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.

3. THE SURVEYED PROPERTY CONTAINS AN AREA OF 1,763 ACRES (76,452 SQUARE FEET), MORE OR LESS.

4. ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED; NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

5. THERE ARE 686 STRIPPED REGULAR PARKING SPACES AND 9 STRIPPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 696 STRIPPED PARKING SPACES ON THE SURVEYED PROPERTY.

6. NO DIVISION OR PARTY WALLS WERE OBSERVED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.

7. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SIZES A DAY-1 STARTS THE DAY AFTER YOU CALL LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATOR REQUEST MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.

8. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF FARM MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.

9. AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

10. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO MICHIGAN AVENUE, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, 17TH STREET, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND AN UNPAVED 20 FOOT WIDE DEDICATED PUBLIC ALLEYWAY, AS SHOWN HEREON.

11. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THE SURVEY.

12. THERE ARE NO GAPS, GCHOS, OVERLAPS OR STATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.

13. RECORDS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE, MIAMI DADE COUNTY, FLORIDA TO BEAR S 09°00'00" E.

14. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

15. ADDITIONAL INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.

16. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITES USE AS A BURIAL GROUND OR CEMETERY.

17. BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.

18. TABLE A, ITEM 18: THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES THAT WERE RECORDED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE

POWER POLE (WITH ARM)

GUY WIRE

ELECTRIC MANHOLE

ELECTRIC METER

TRANSFORMER

AIR CONDITIONER UNIT

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE BOX

METERED END SECTION

STORM DRAIN MANHOLE

STORM DRAIN INLET

STORM PIPE

SET 5/8" IRON ROD & CAP

NYS L&L 7386, UNLESS OTHERWISE NOTED

SIGNAL LIGHT

TRAFFIC SIGNAL BOX

SIGNAL LIGHT POLE

VAULT

BOX (AS NOTED)

TOWER

MONITORING WELL

FLAG POLE

WATER VALVE

FIRE HYDRANT

SHAMOSE FIRE HYDRANT

WATER MANHOLE

BACKFLOW PREVENTER

WATER METER

WELL HEAD

POINT OF ACCESS

F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION

SANITARY MANHOLE

CLEAN OUT

GREASE TRAP

GAS MANHOLE

GAS VALVE

GAS METER

HANDICAPPED PARKING

BENCHMARK

RECORD

MEASURED

CALCULATED

PLAT

OFFICIAL RECORDS

PLAT BOOK

BOUNDARY LINE

RUILING LINE

SETBACK LINE

EASEMENT LINE

OR

OVERHEAD WIRES

FENCE LINE

PROJECT FIELD DATA

DATE	DESCRIPTION	DATE	DESCRIPTION
12/28/2023	BOUNDARY SURVEY	03/27/2024	REVISION 1
03/27/2024	BOUNDARY SURVEY		

DATE	DESCRIPTION	DATE	DESCRIPTION
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C SITE IMAGE\*



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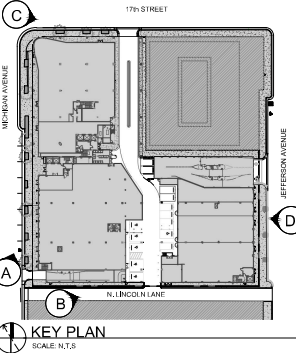


A SITE IMAGE\*



B SITE IMAGE\*

\*PHOTOS WERE TAKEN ON 01/ 16/ 2024



THE LINCOLN BL  
1801 MICHELAN  
MIAMI BEACH, FL 33139



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CONSULTANT

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C CONTEXTUAL IMAGE\*

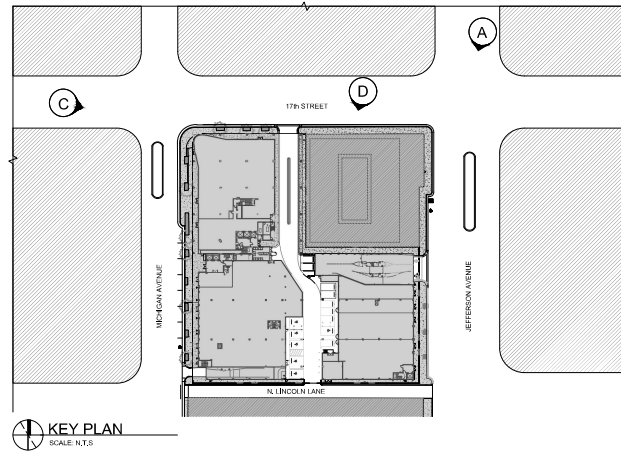


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A CONTEXTUAL IMAGE\*

\*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



THE LINCOLN BL  
1801 MICHELAN  
MIAMI BEACH, FL 33139



DWG. TITLE	CONTEXTUAL IMAGES
SCALE	N.T.S.
PROJECT NO.	
DATE	2023-32
SHEET NUMBER	06-07-24
DATE	REVISION

A-003



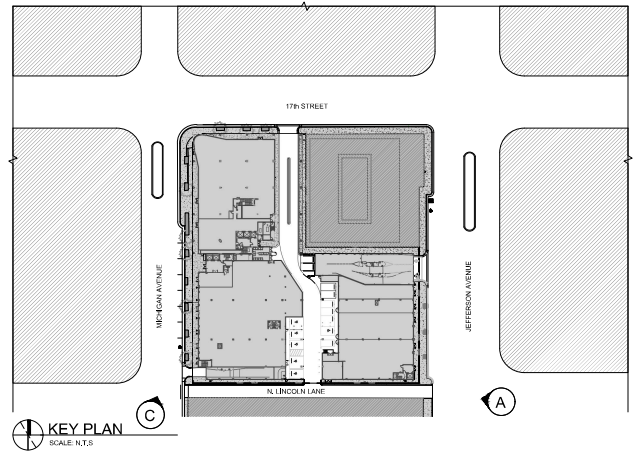


C CONTEXTUAL IMAGE\*



A CONTEXTUAL IMAGE\*

\*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



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1801 MICHELAN  
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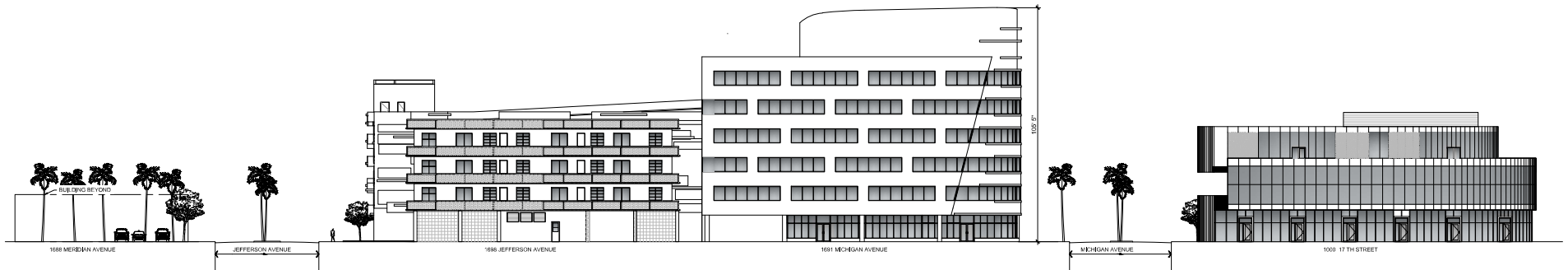
DWG. TITLE	CONTEXTUAL IMAGES
SCALE	VARIES
PROJECT NO.	
DATE	2023-33
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A-004

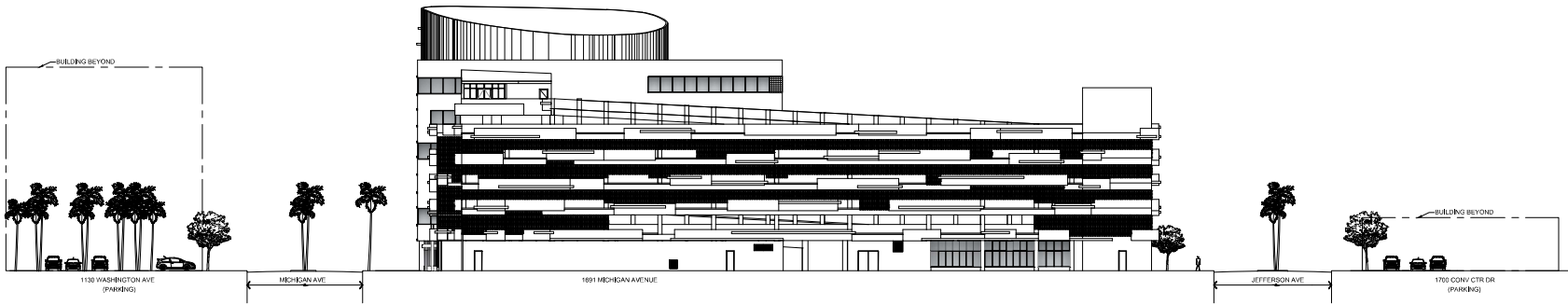
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(A) CROSS SECTION ( NORTH ELEVATION )



(A) CROSS SECTION ( SOUTH ELEVATION )

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DWG. TITLE	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
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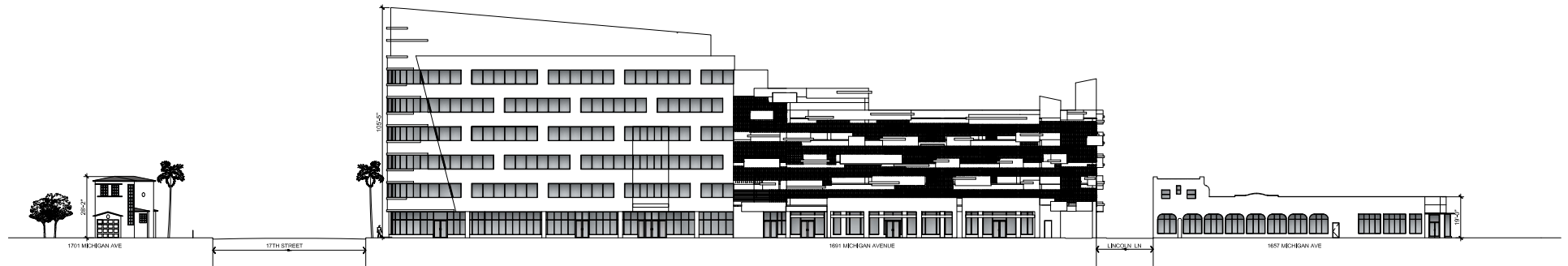
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(A) CROSS SECTION (EAST ELEVATION)



(B) CROSS SECTION (WEST ELEVATION)

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DWG. TITLE	CONTEXTUAL EAST AND WEST ELEVATION LINE
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