

PRIVATE  
RESIDENCE

1818 Michigan Avenue  
Miami Beach, FL 33139  
New Residence

HISTORIC PRESERVATION BOARD

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



7500 NE 4th Court  
Suite 102  
Miami, FL 33138

2129


PROJECT NUMBER

PROJECT:  
PRIVATE  
RESIDENCE

1818 Michigan Ave.  
Miami Beach, FL 33139

DRAWING:

COVER SHEET



Digitally signed by  
Jennifer McConney  
DN: c=US,  
o=STUDIO MC+G  
ARCHITECTURE,  
dnQualifier=A0141  
0D00000186945F5  
30E0000E32D,  
cn=Jennifer  
McConney  
Date: 2024.04.13  
13:15:33 -04'00'

JENNIFER MCCONNEY FLORIDA LIC# 18504  
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CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF  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: \_\_\_\_\_

CHECK: \_\_\_\_\_

DATE: 4/12/24

SHEET NUMBER

A0.00

LIST OF DRAWINGS 1818 MICHIGAN AVE.	
Sheet Name	Sheet Number
SURVEY	-
RENDERING	1A
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
ARCHIVE IMAGES	A0.15
ARCHIVE IMAGES	A0.16
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	A1.06A
EXISTING BUILDING ELEVATIONS NORTH	A1.06B
EXISTING BUILDING ELEVATIONS EAST AND WEST	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:	1818 MICHIGAN AVENUE MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-004-0140			
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)	±9,744 SF	±0.22 acres
7	Lot Width (Variance required)	105.6' front PL, 16.2 rear PL	Lot Depth	160'	
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		29'	2'
11	Number of Stories	2	2	2	-
12	<b>FAR Max</b>	N/A	N/A	N/A	N/A
13	Minimum Unit Size (Square Feet)	1,800	-	3,859	-
14	Maximum Unit Size (% of Lot Area)	50% (9,744 X.5 = 4,872 SF)	-	3,859	-
15	Minimum Lot Area (square feet)	6,000	-	9,744	-
16	Minimum Lot Width (feet)	50	-	160	-
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%	-	N/A	N/A
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (9,744 X.3 = 2,923 SF)	-	2626	

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback (East)	20'-0" One story structure, 30'-0" Two-story structure	N/A	10'-10"	19'-2"
20	Side, facing a street (North):	10% of the lot width (10'-8") or 15 feet, whichever is greater	N/A	0"	15'
21	Side, interior Setback (South):*	10% of the lot width (10'-8") or 10 feet, whichever is greater	N/A	10'-1"	7"
22	*Lots greater than 65 feet in width	and the sum of the required side yards shall be at least 25% of the lot width	N/A	10'-1"	16'-4"
		(105.6 x .25 = 26.4')	N/A		

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

REQUESTED VARIANCES




7500 NE 4th Court  
Suite 102  
Miami, FL 33138

2129  
PROJECT NUMBER

PROJECT:  
PRIVATE  
RESIDENCE

1818 Michigan Ave.  
Miami Beach, FL 33139

DRAWING:

INDEX AND DATA

JENNIFER MCCONNEY FLORIDA LIC# 298304  
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:  
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

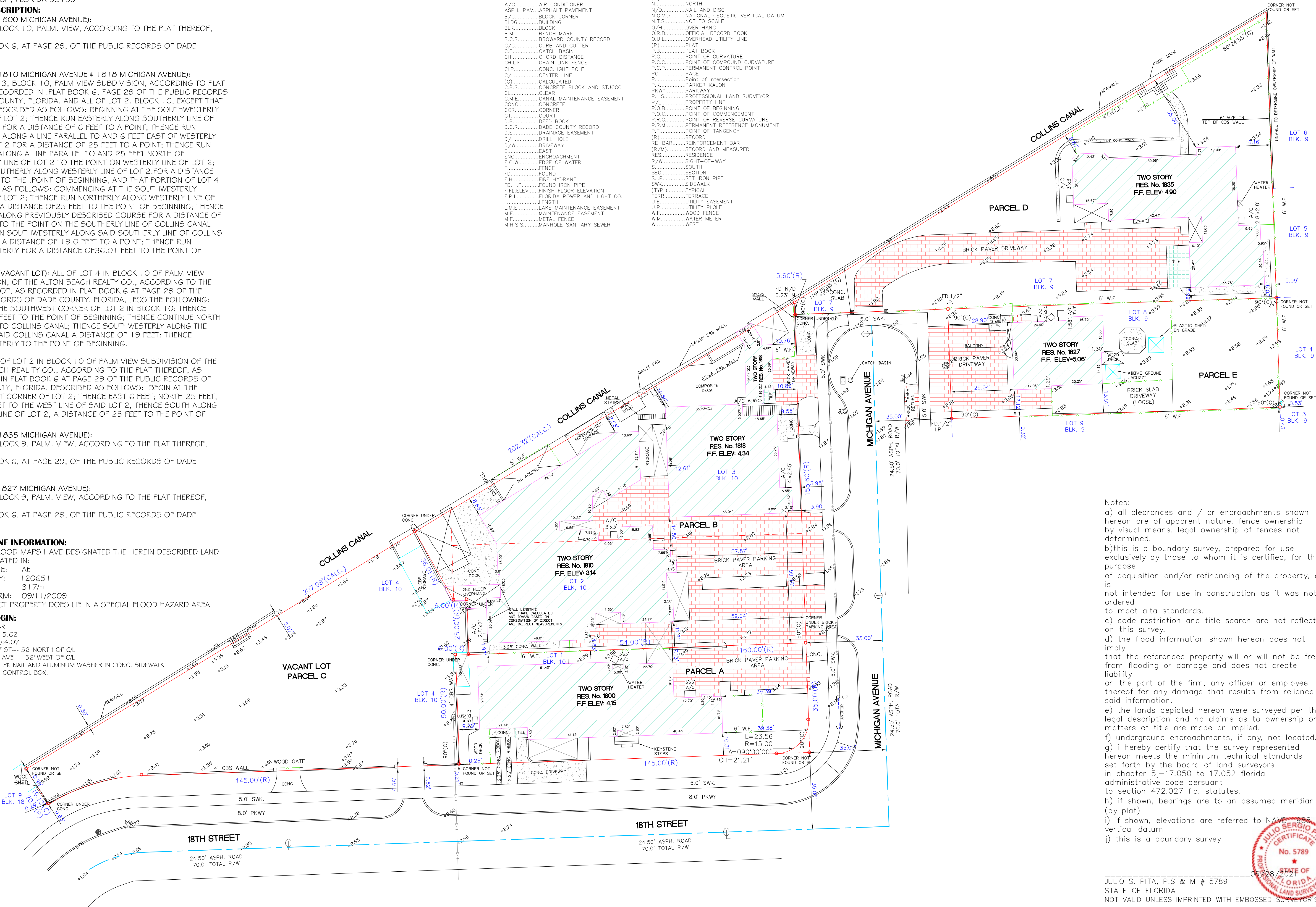
**BM OF ORIGIN:**  
NAME: Y-310-R  
ELEV(NGV29): 5.62'  
ELEV(NAVD88): 4.07'  
LOCATION: 17 ST--- 52' NORTH OF C/L  
WASHINGTON AVE --- 52' WEST OF C/L  
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC. SIDEWALK  
NEAR TRAFFIC CONTROL BOX.

# 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.....MET 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

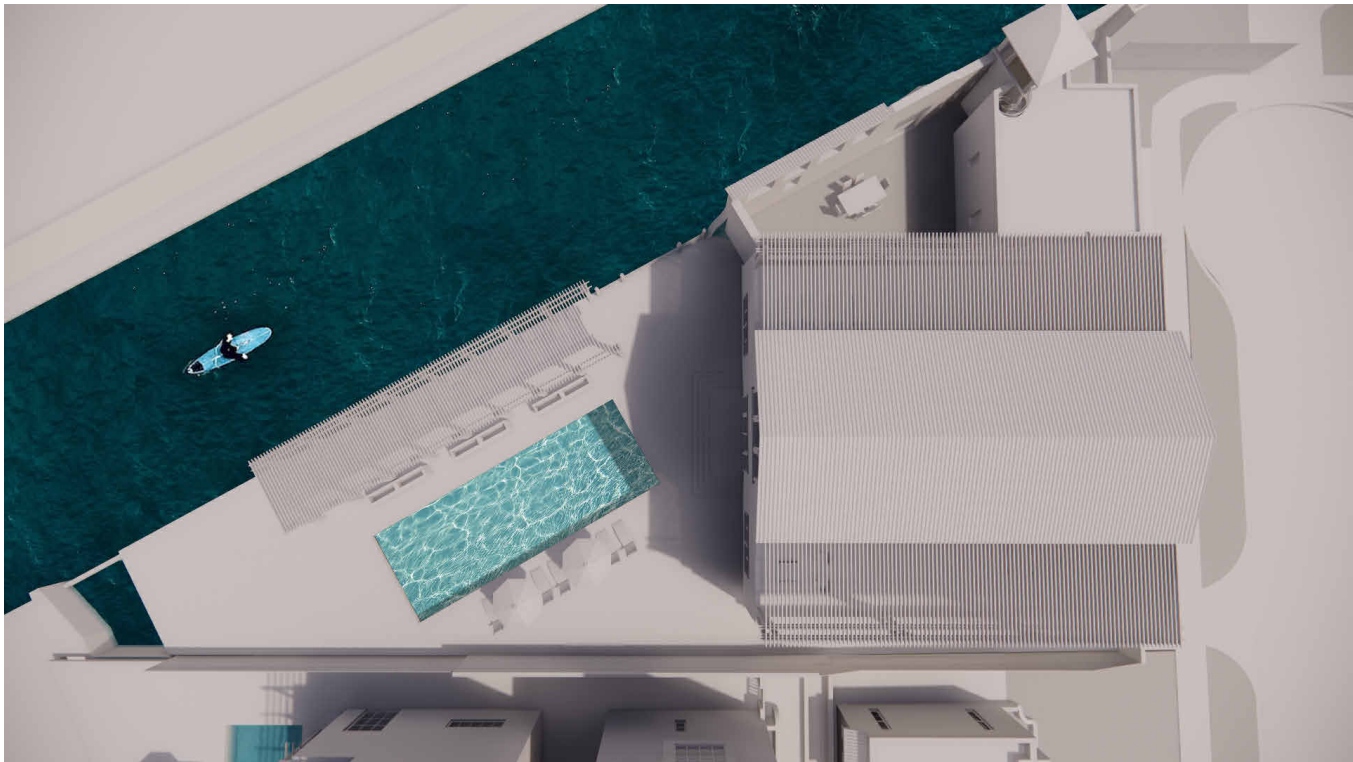
THOMAS J. KELLY  
SURVEYORS-MAPPERS  
LAND PLANNERS

BOUNDARY SURVEY

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

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





1 RENDERING 1



2 RENDERING 2



3 RENDERING 3



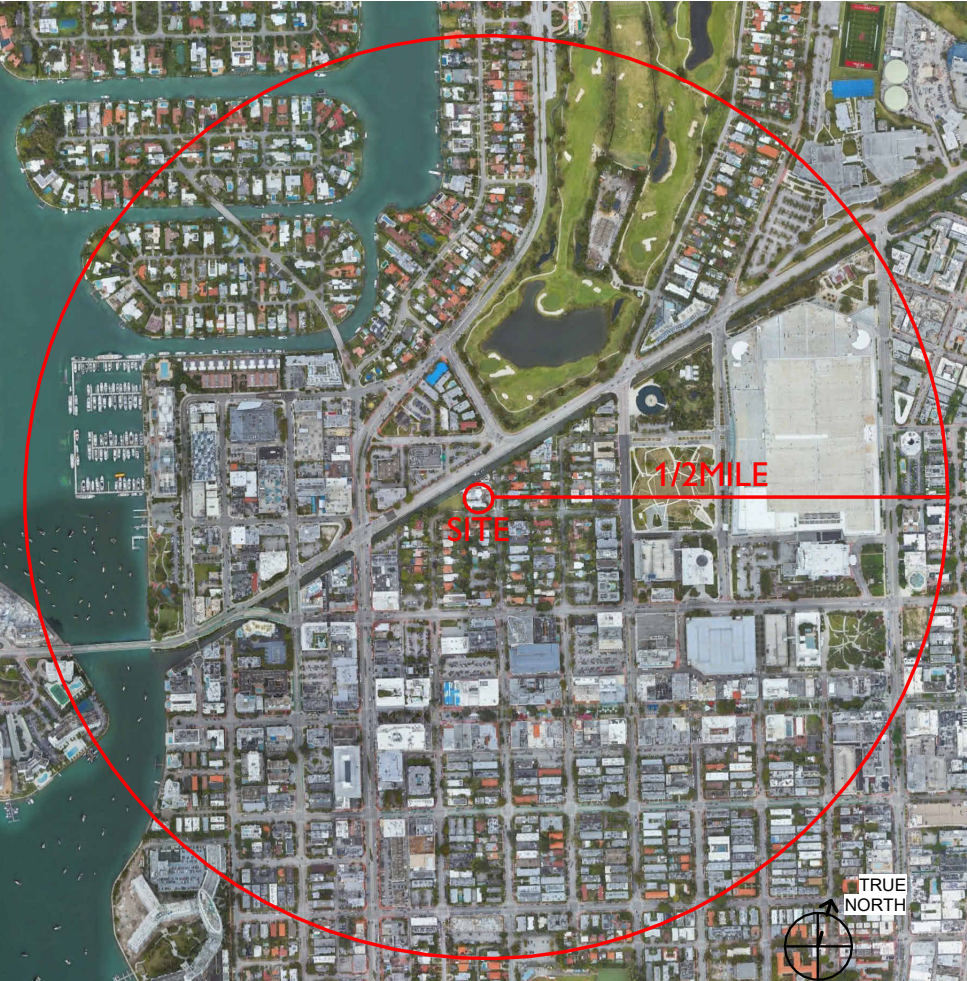
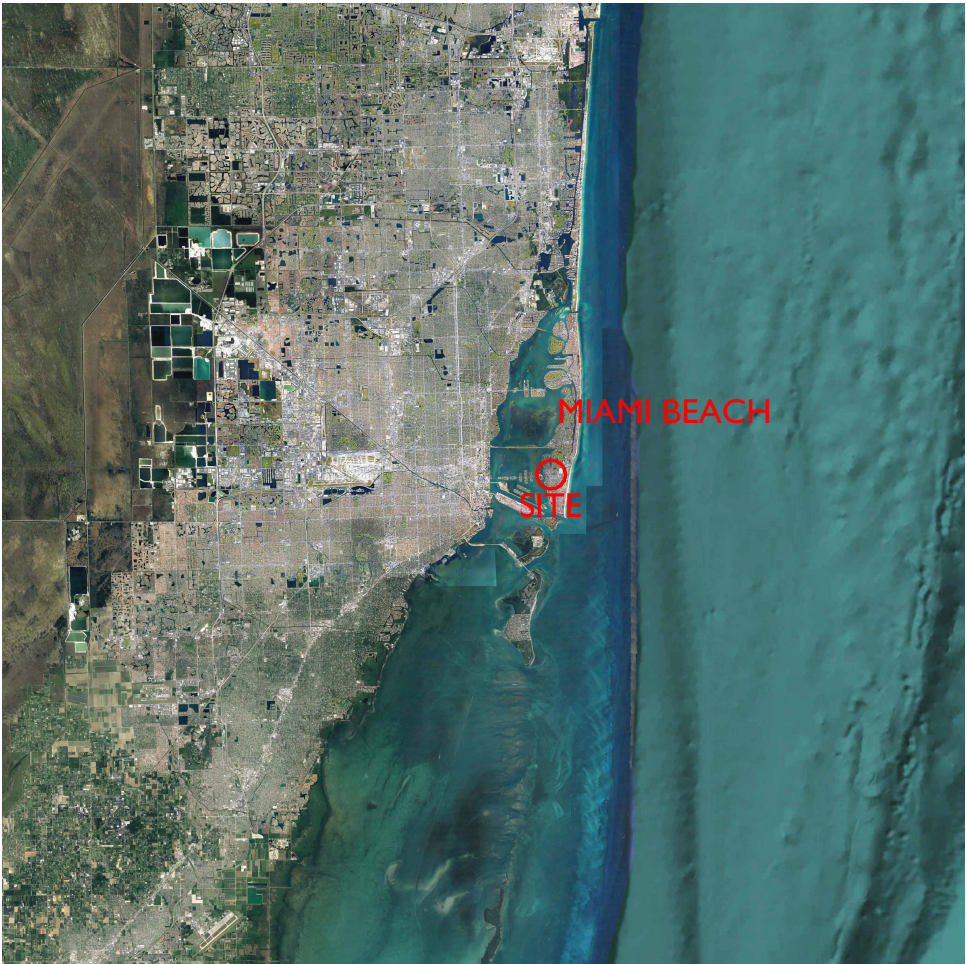
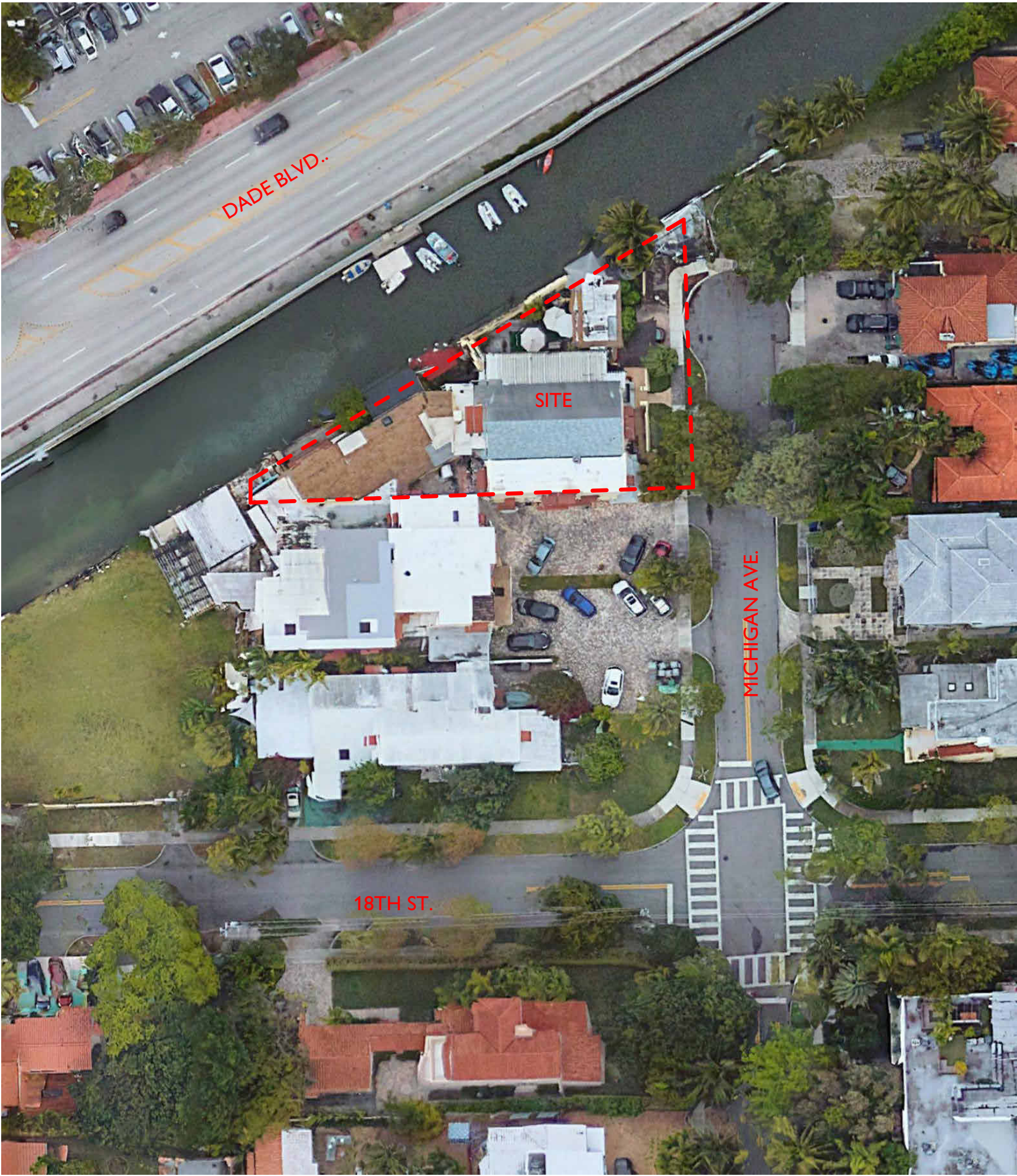


1 RENDERING 4

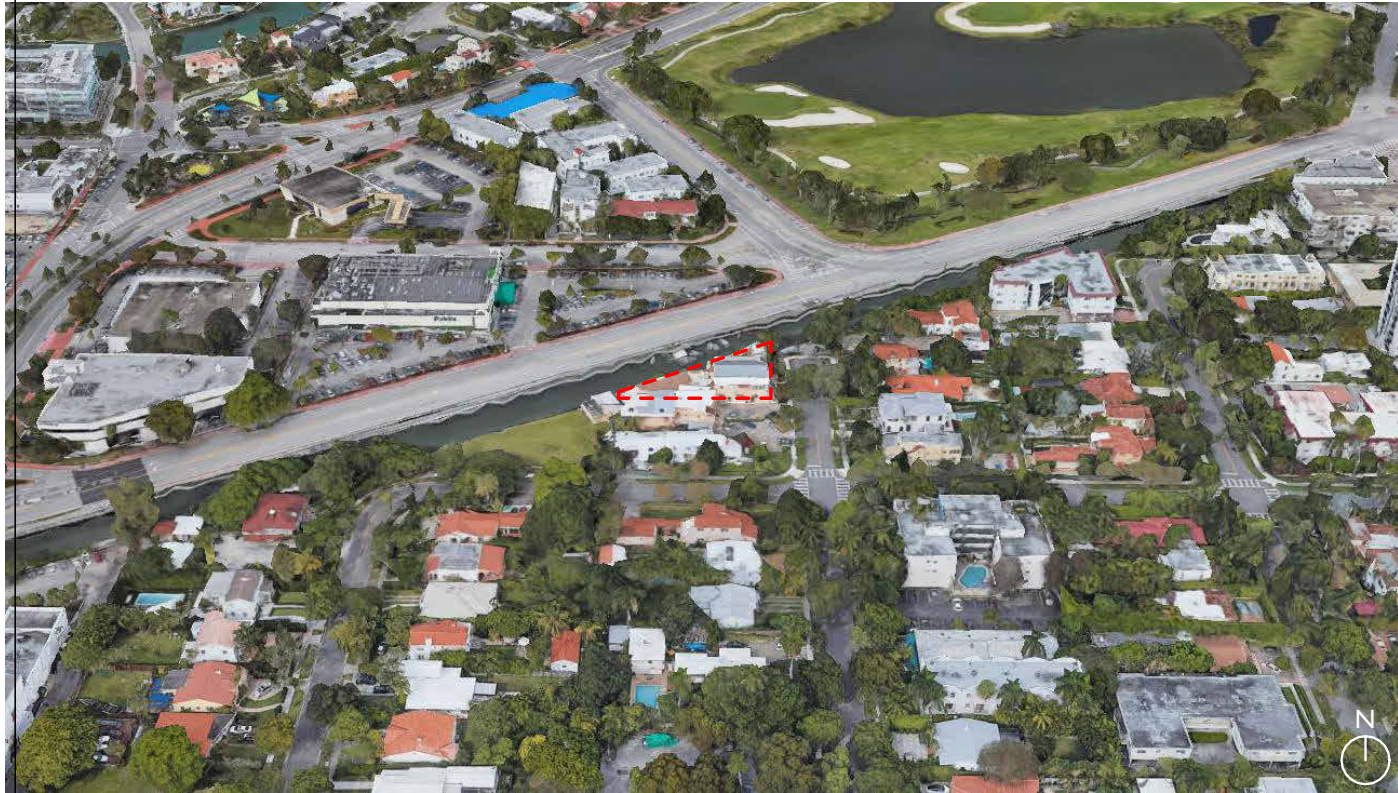


2 RENDERING 5

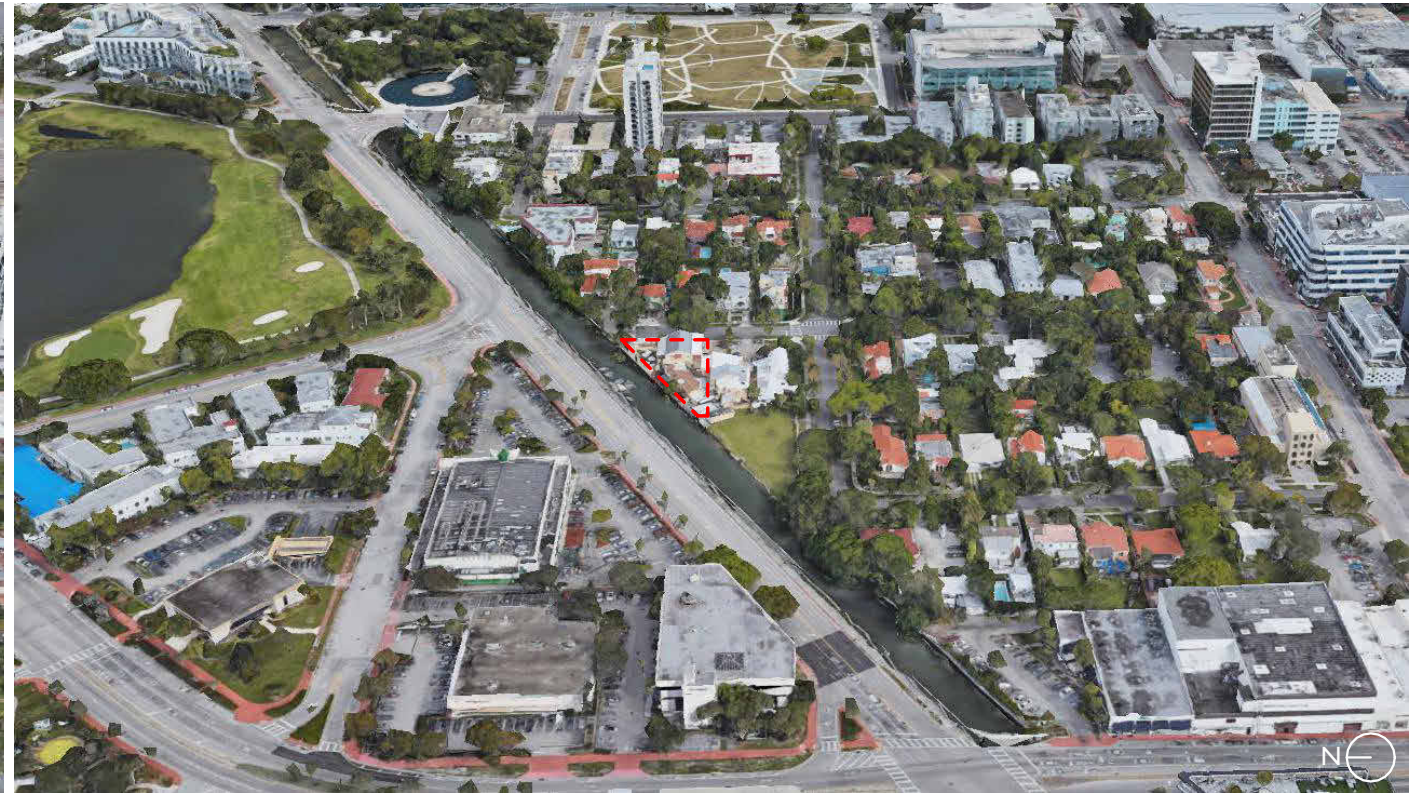




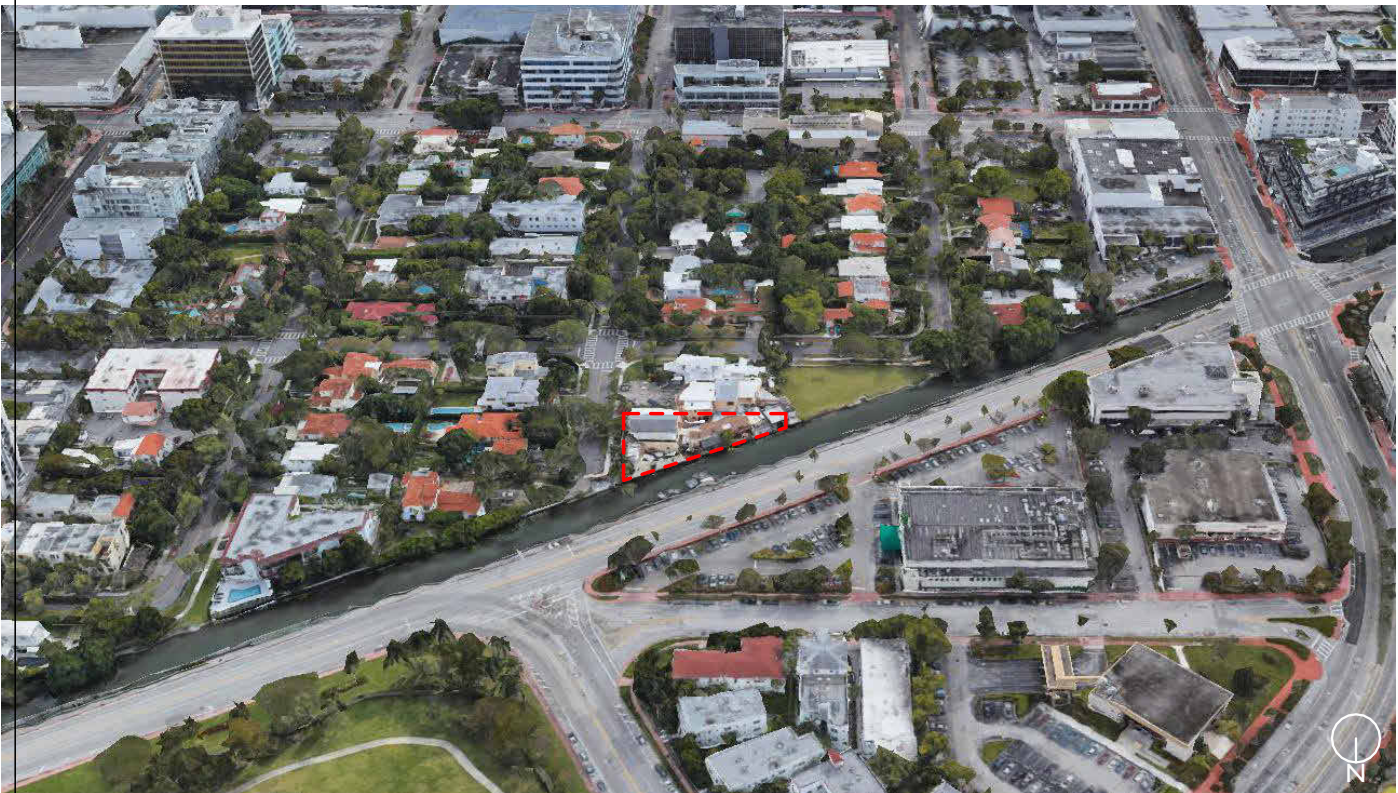




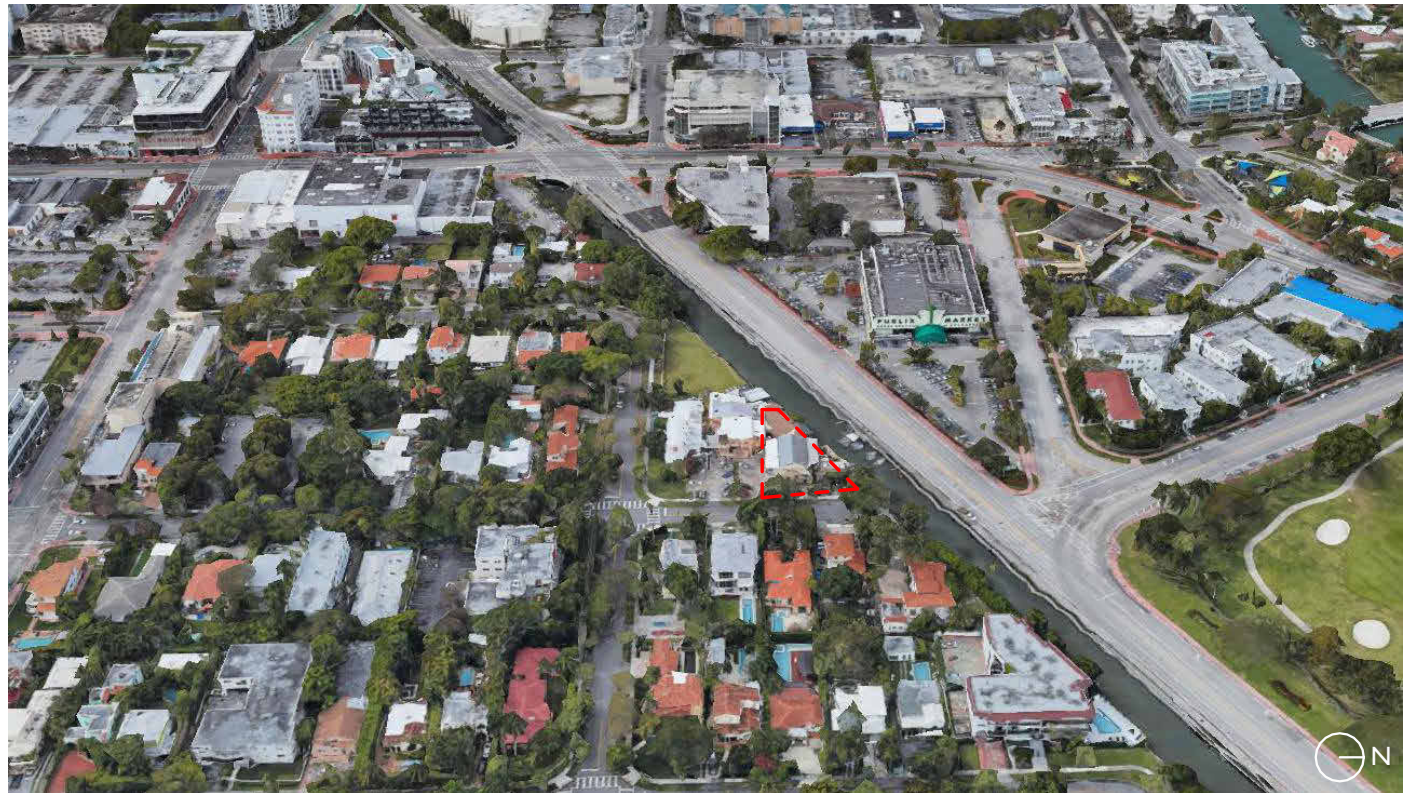
1 AXONOMETRIC NORTH



2 AXONOMETRIC EAST

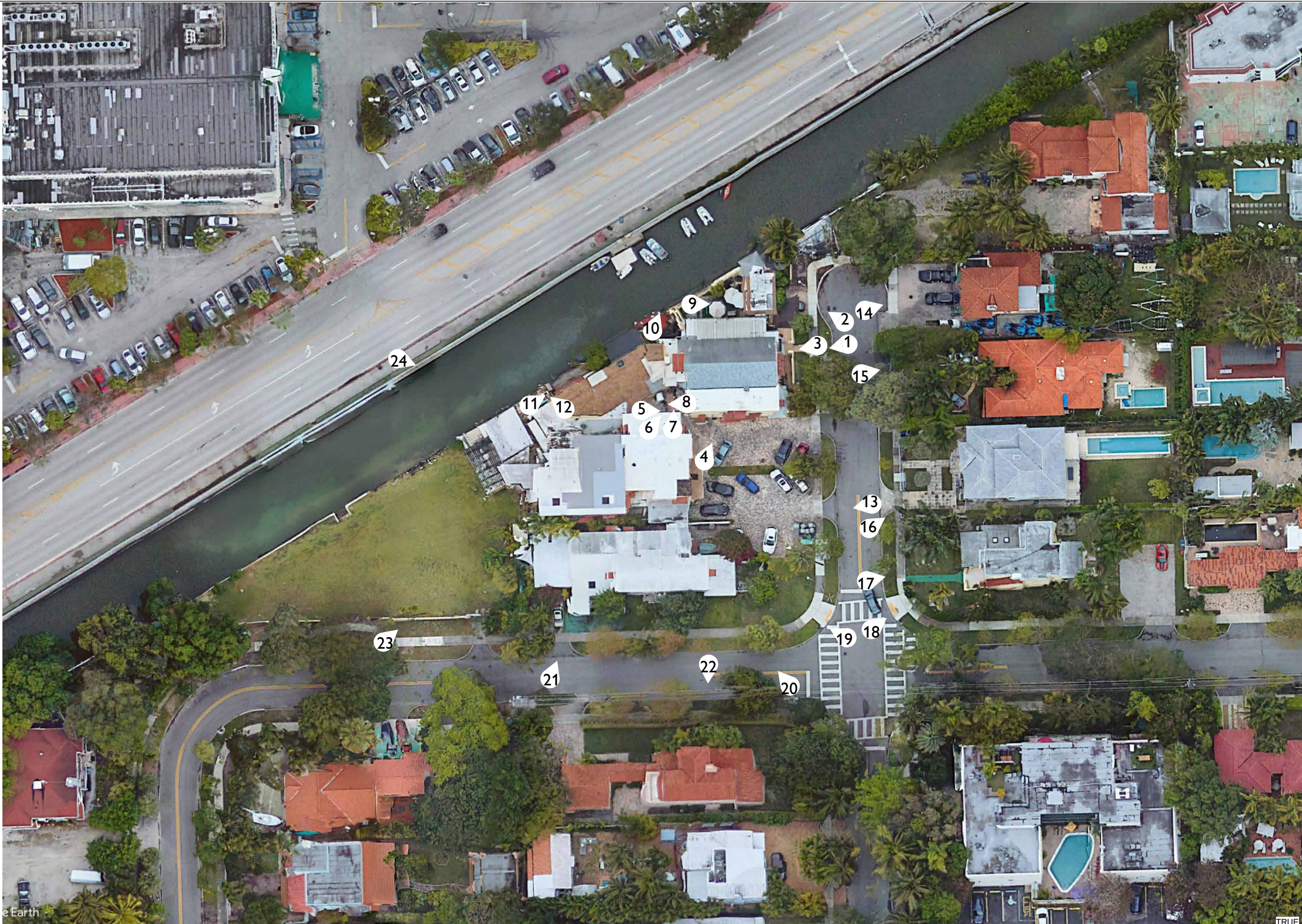


3 AXONOMETRIC SOUTH



4 AXONOMETRIC WEST





e Earth





1 VIEW OF LOT 1818 FRONT FACADE



2 VIEW OF LOT 1818 FACING NW



3 VIEW OF LOT 1818 FRONT DOOR



4 VIEW OF LOT 1818 FACING SOUTH





5 VIEW BETWEEN LOT 1818 AND 1810 FACING EAST



6 VIEW OF LOT 1818 REAR FACADE OF MAIN STRUCTURE



7 VIEW OF LOT 1818 BETWEEN MAIN AND AUXILIARY STRUCTURE



8 VIEW OF LOT 1818 BACK APARTMENT DOOR FACING WEST





9 VIEW OF LOT 1818 BACK PATIO FACING EAST



10 VIEW OF CANAL FROM BACK PATIO FACING NE



11 VIEW OF LOT 1818 FROM WATER ACCESS FACING EAST



12 VIEW OF CANAL FROM WATER ACCESS FACING NW

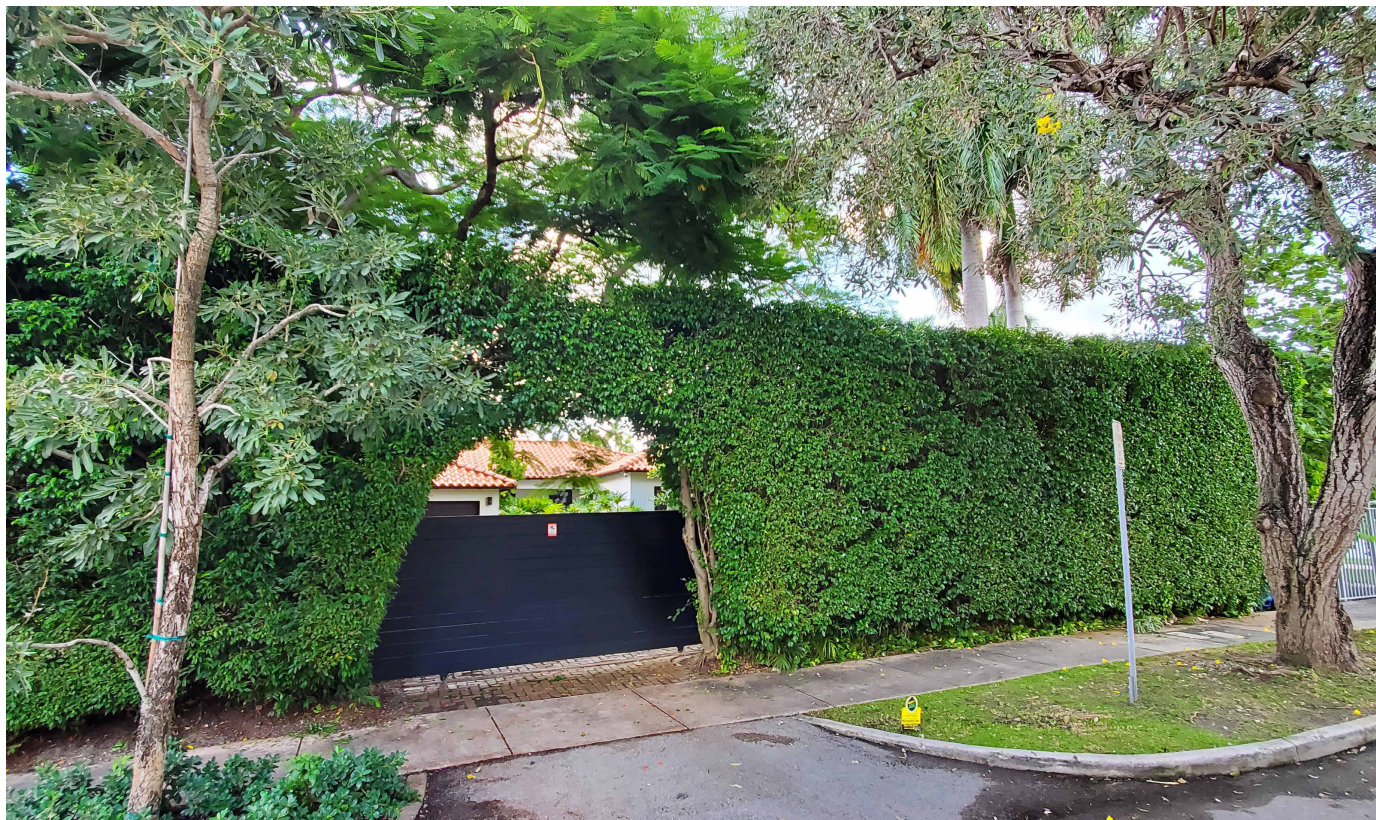




13 VIEW OF LOT 1818 FROM STREET FACING WEST



14 VIEW OF LOT 1827 FACING EAST.



15 VIEW OF LOT 1821 FACING EAST.



16 VIEW OF LOT 1815 FACING EAST.





17 VIEW OF LOT 1801 FACING EAST.



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.

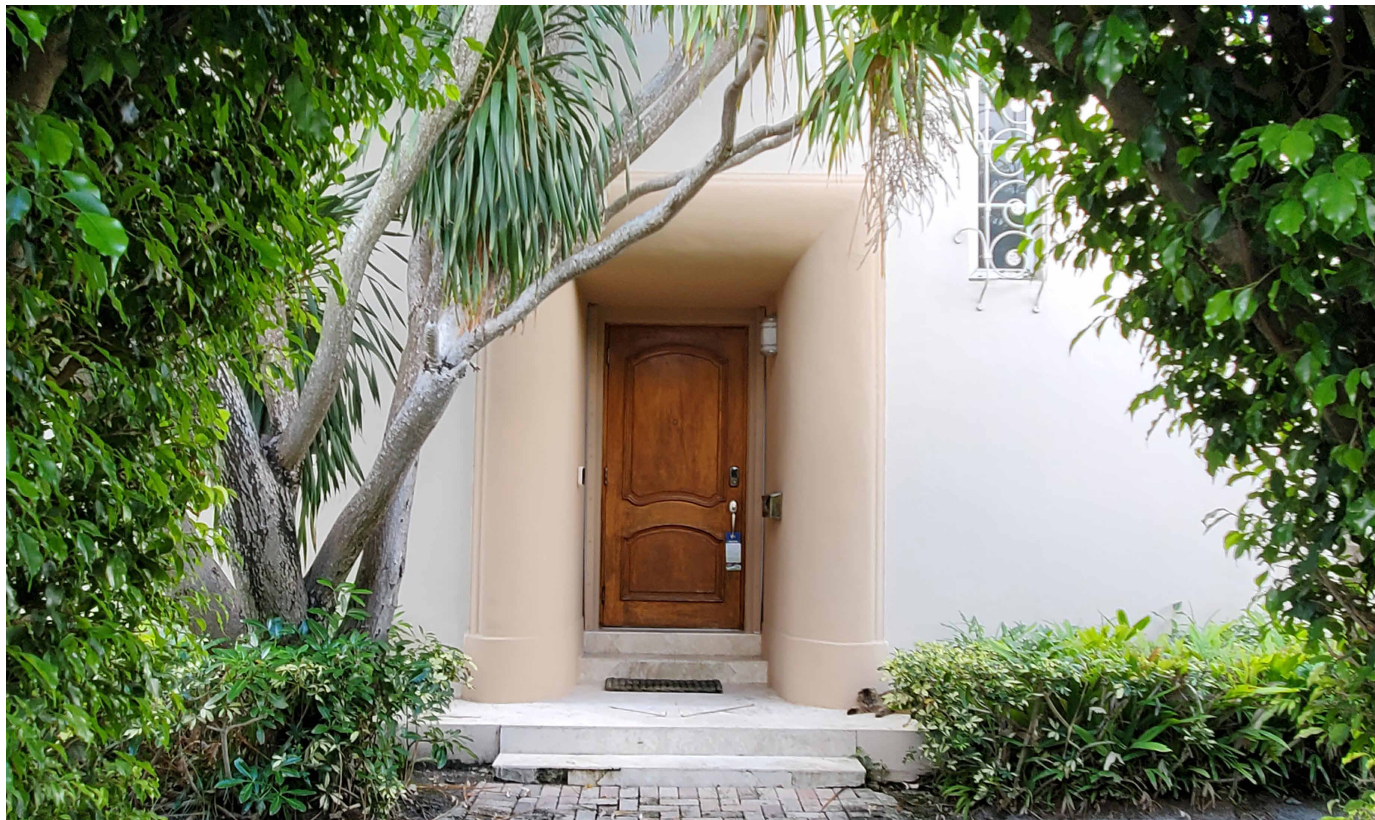


20 VIEW OF LOT 1800 FACING NE.





21 VIEW OF LOT 1800 FACING NORTH.



22 VIEW OF LOT 1780 FACING SOUTH.

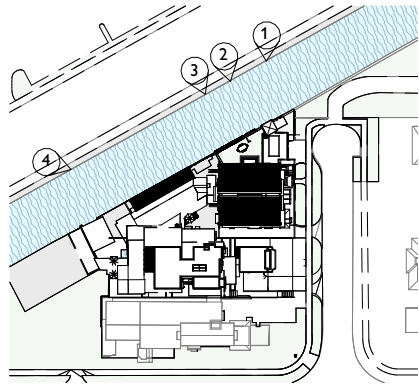


23 VIEW OF SITE FROM LOT 1039 FACING NE.



24 VIEW OF SITE ACROSS CANAL FACING SE.

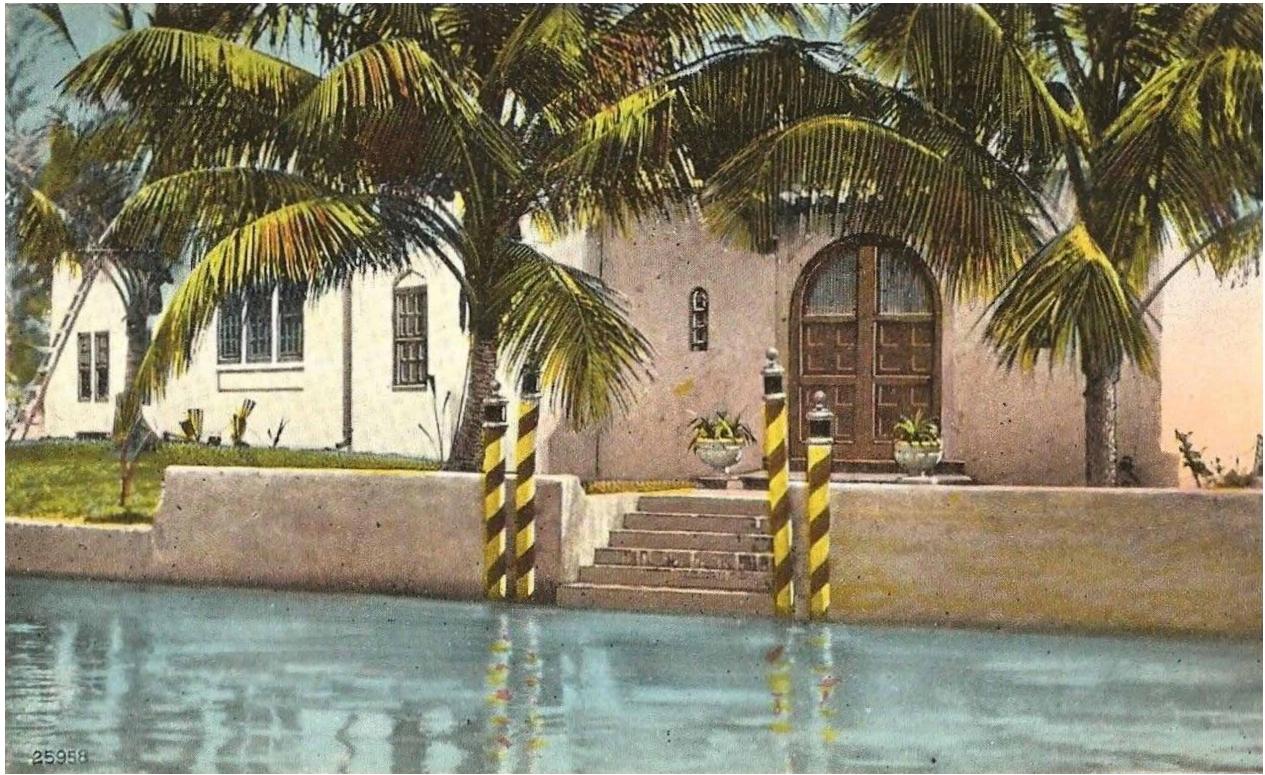




1 HISTORIC POSTCARD 1



2 HISTORIC POSTCARD 2

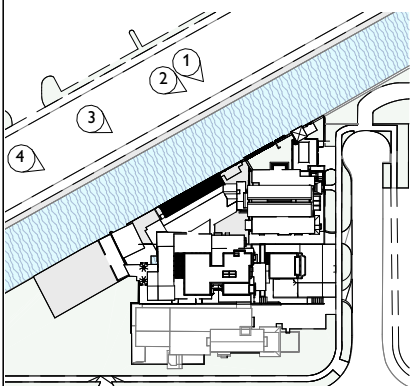


3 HISTORIC POSTCARD 3



4 HISTORIC POSTCARD 4





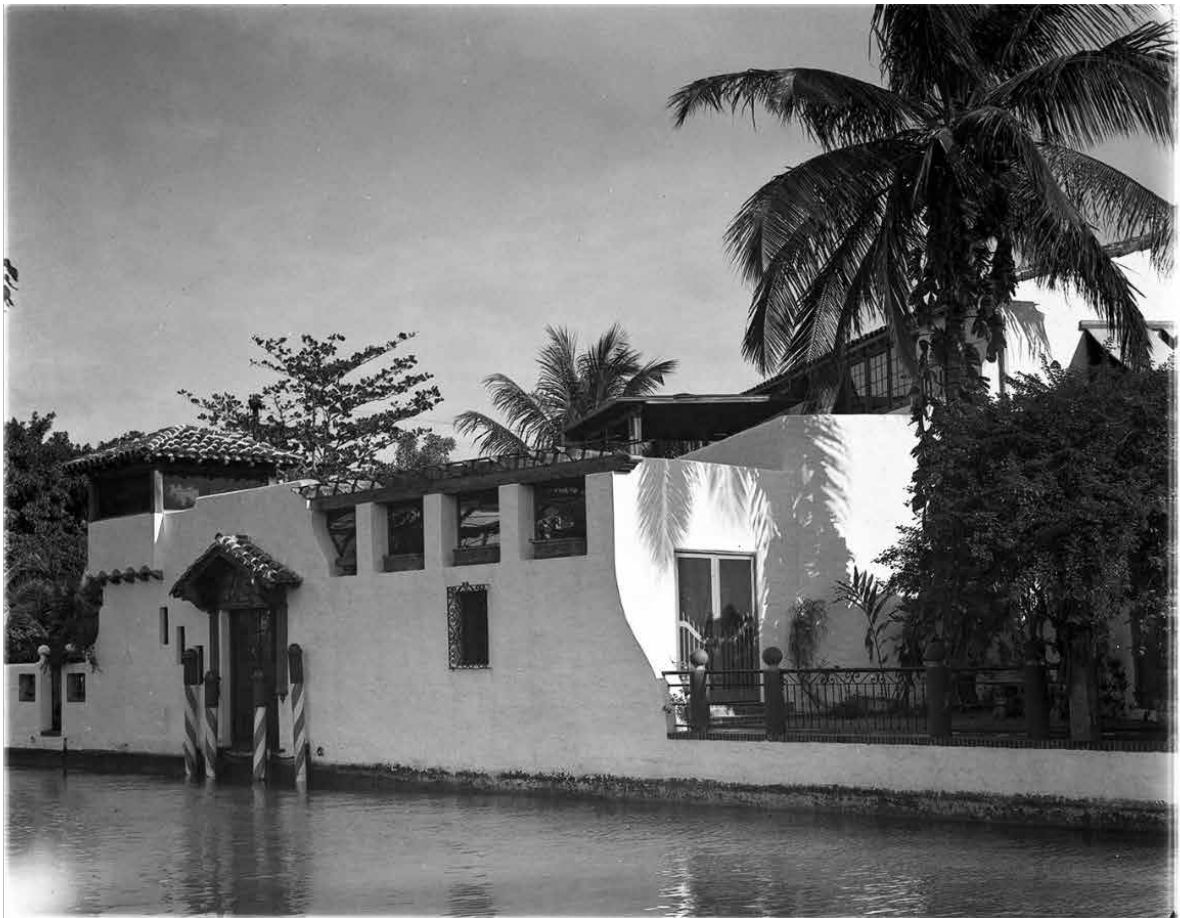
KEY PLAN



1 ARCHIVE IMAGE 2- VARIOUS SOURCES



2 ARCHIVE IMAGE 3 - VARIOUS SOURCES

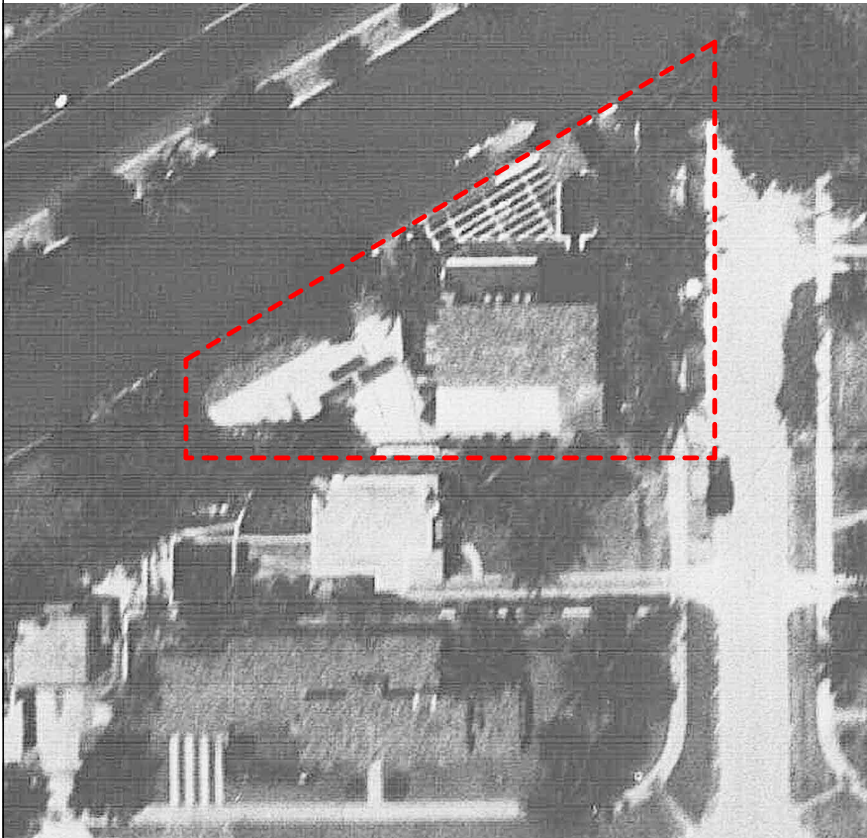


3 ARCHIVE IMAGE 4 - VARIOUS SOURCES

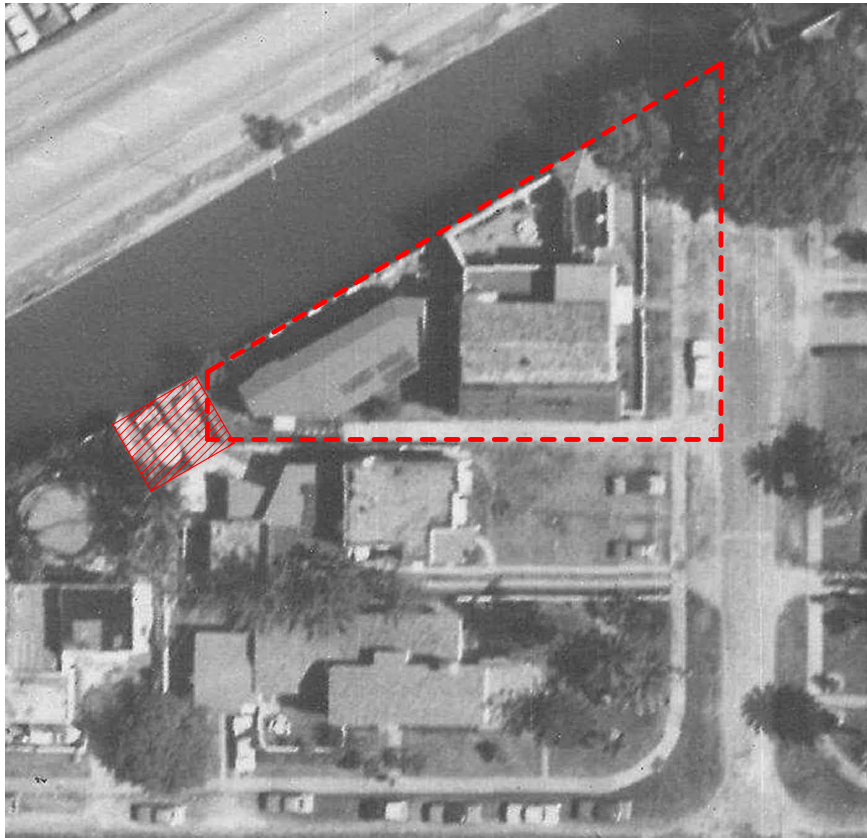


4 ARCHIVE IMAGE 1 - VARIOUS SOURCES

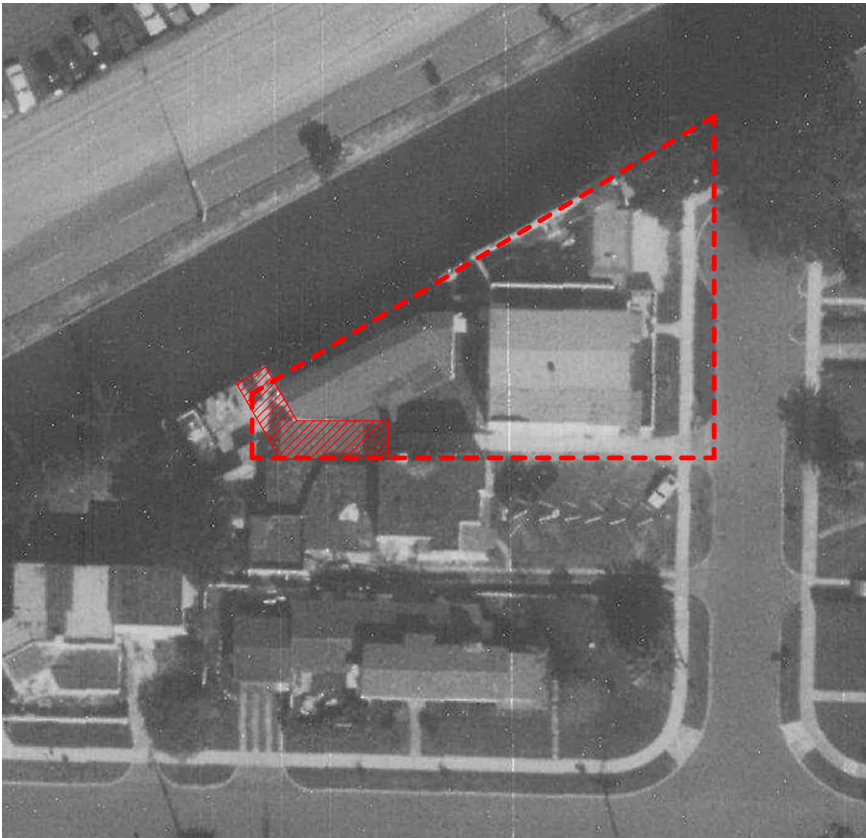




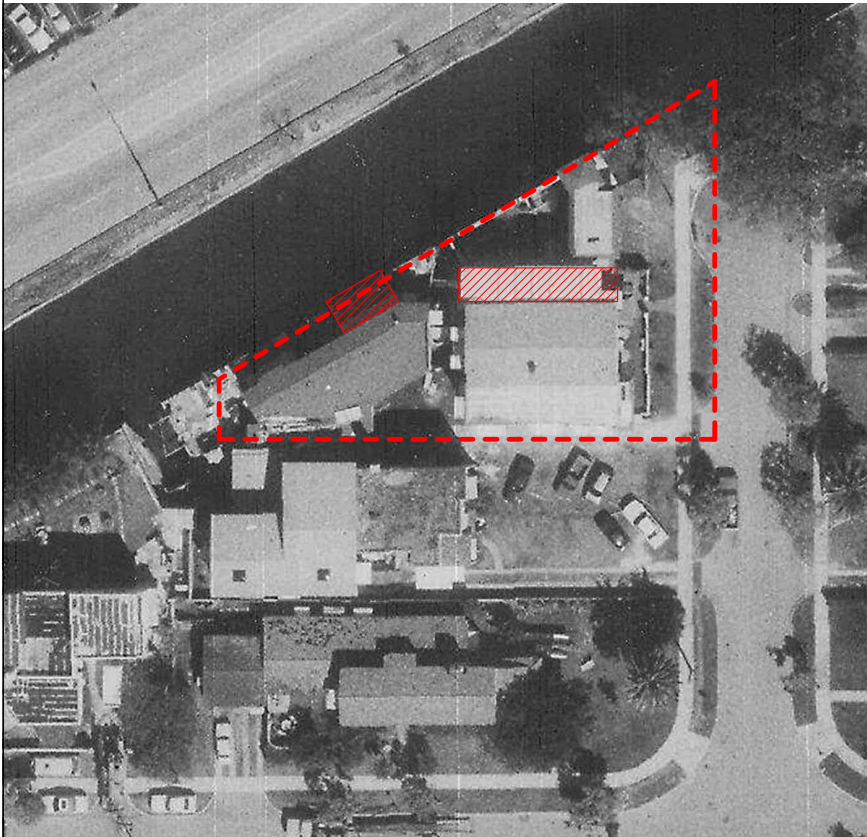
1941



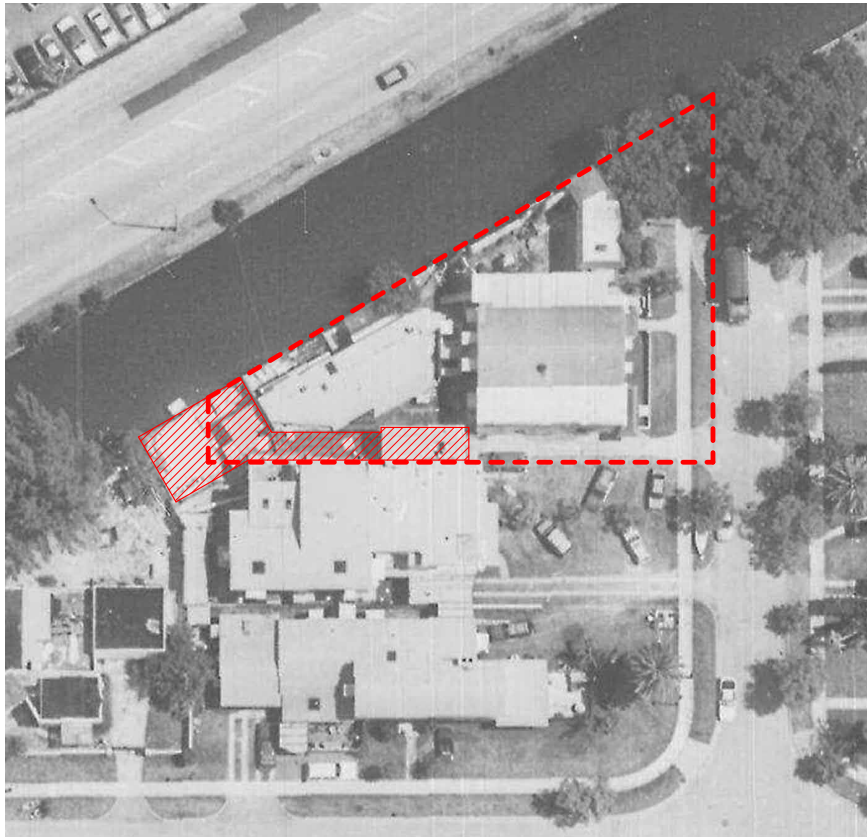
1973



1979



1985



1994



2000