

PRIVATE RESIDENCE

1818 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

1818 Michigan Ave.
Miami Beach, FL 33139

DRAWING:

COVER SHEET

PROJECT TEAM

LAND USE ATTORNEY

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Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
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ARCHITECT OF RECORD

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305.573.2728

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



JENNIFER MCCONNEY FLORIDA LIC#

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SCALE:

CHECK:

DATE: 4/12/24

SHEET NUMBER

A0.00

LIST OF DRAWINGS 1818 MICHIGAN AVE.

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RENDERING	2A
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EXISTING LOCATION PLAN	A1.00
EXISTING SITE PLAN	A1.01
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EXISTING BUILDING GROUND LEVEL PLAN	A1.04
EXISTING BUILDING 2ND LEVEL PLAN	A1.05
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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
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WEST ELEVATION	A3.01
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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	FAR Max	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 (105.6 x .25 = 26.4')	N/A	10'-1"	16'-4"

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

REQUESTED VARIANCES

CERTIFY TO:
 QUINTANA & ASSOCIATES
PROPERTY ADDRESS:
 1800 MICHIGAN AVENUE (PARCEL A)
 1810 MICHIGAN AVENUE (PARCEL B)
 1818 MICHIGAN AVENUE (PARCEL C)
 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: 12065 I
 PANEL NO: 317/H
 DATE OF FIRM: 09/11/2009
 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

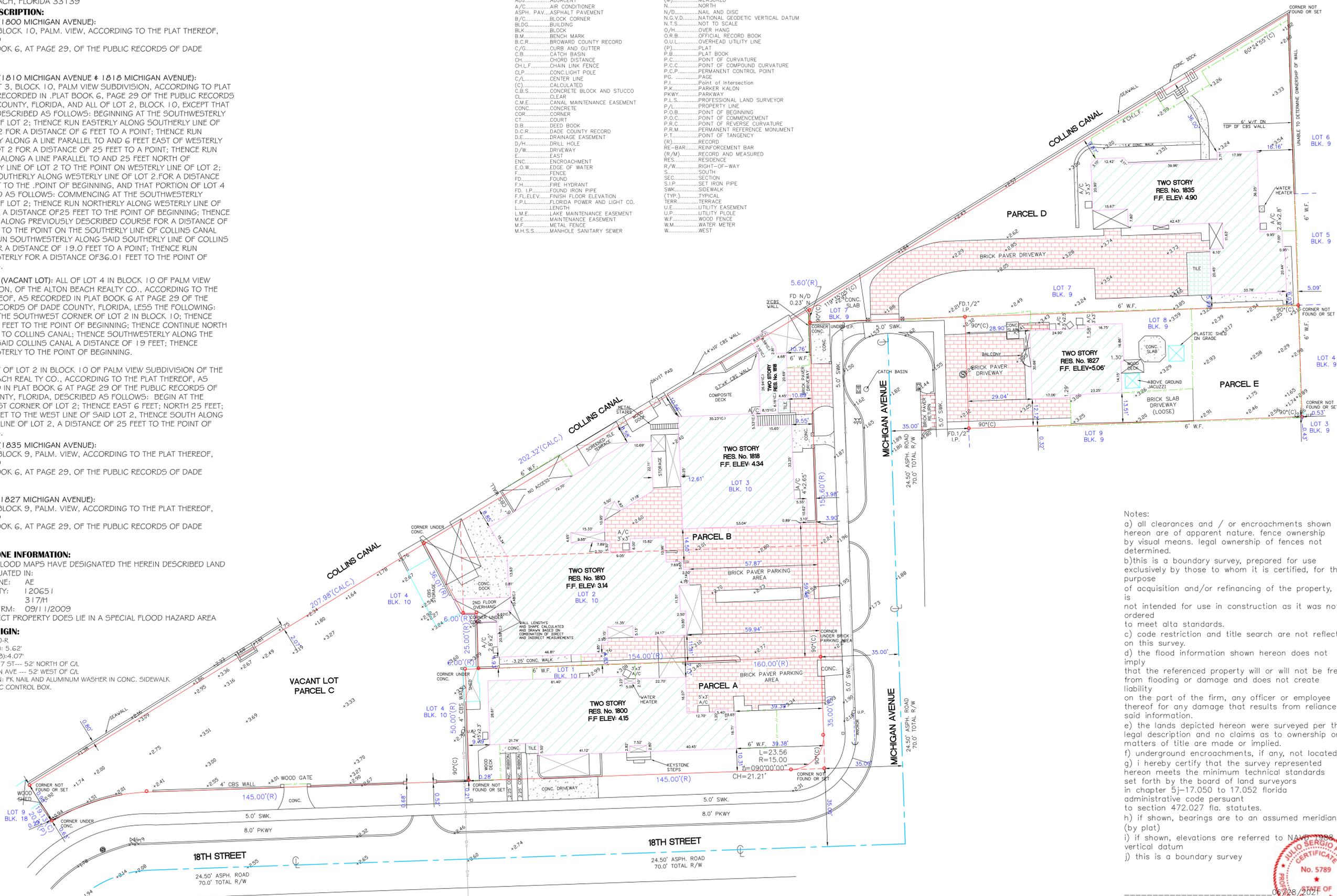
BM OF ORIGIN:
 NAME: Y-310-R
 ELEV(NGV29): 5.62'
 ELEV(NAV88): 4.07'
 LOCATION: 17 ST. --- 52' NORTH OF CL
 WASHINGTON AVE --- 52' WEST OF CL
 DESCRIPTION: FK NAIL AND ALUMINUM WASHER IN CONC. SIDEWALK
 NEAR TRAFFIC CONTROL BOX.

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	PG.....PAGE
(C).....CALCULATED	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
CL.....CLEAR	P.L.S.....PROFESSIONAL LAND SURVEYOR
C.M.E.....CANAL MAINTENANCE EASEMENT	P/L.....PROPERTY LINE
CONC.....CONCRETE	P.O.B.....POINT OF BEGINNING
COR.....CORNER	P.O.C.....POINT OF COMMENCEMENT
CT.....COURT	P.R.C.....POINT OF REVERSE CURVATURE
D.B.....DEED BOOK	P.R.M.....PERMANENT REFERENCE MONUMENT
D.C.R.....DADE COUNTY RECORD	P.T.....POINT OF TANGENCY
D.E.....DRAINAGE EASEMENT	(R).....RECORD
D/H.....DRILL HOLE	RE-BAR.....REINFORCEMENT BAR
D/W.....DRIVEWAY	(R/M).....RECORD AND MEASURED
E.....EAST	RES.....RESIDENCE
ENC.....ENCROACHMENT	R/W.....RIGHT-OF-WAY
E.O.W.....EDGE OF WATER	S.....SOUTH
F.....FENCE	SEC.....SECTION
FD.....FOUND	S.I.P.....SET IRON PIPE
F.H.....FIRE HYDRANT	SWK.....SIDEWALK
FD.I.P.....FOUND IRON PIPE	(TYP).....TYPICAL
F.F.ELEV.....FINISH FLOOR ELEVATION	TER.....TERRACE
F.P.L.....FLORIDA POWER AND LIGHT CO.	U.E.....UTILITY EASEMENT
L.....LENGTH	U.P.....UTILITY POLE
L.M.E.....LAKE MAINTENANCE EASEMENT	W.F.....WOOD FENCE
M.E.....MAINTENANCE EASEMENT	W.M.....WATER METER
M.F.....METAL FENCE	W.....WEST
M.H.S.S.....MANHOLE SANITARY SEWER	



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 plot)
 i) if shown, elevations are referred to NAVD 88 vertical datum
 j) this is a boundary survey



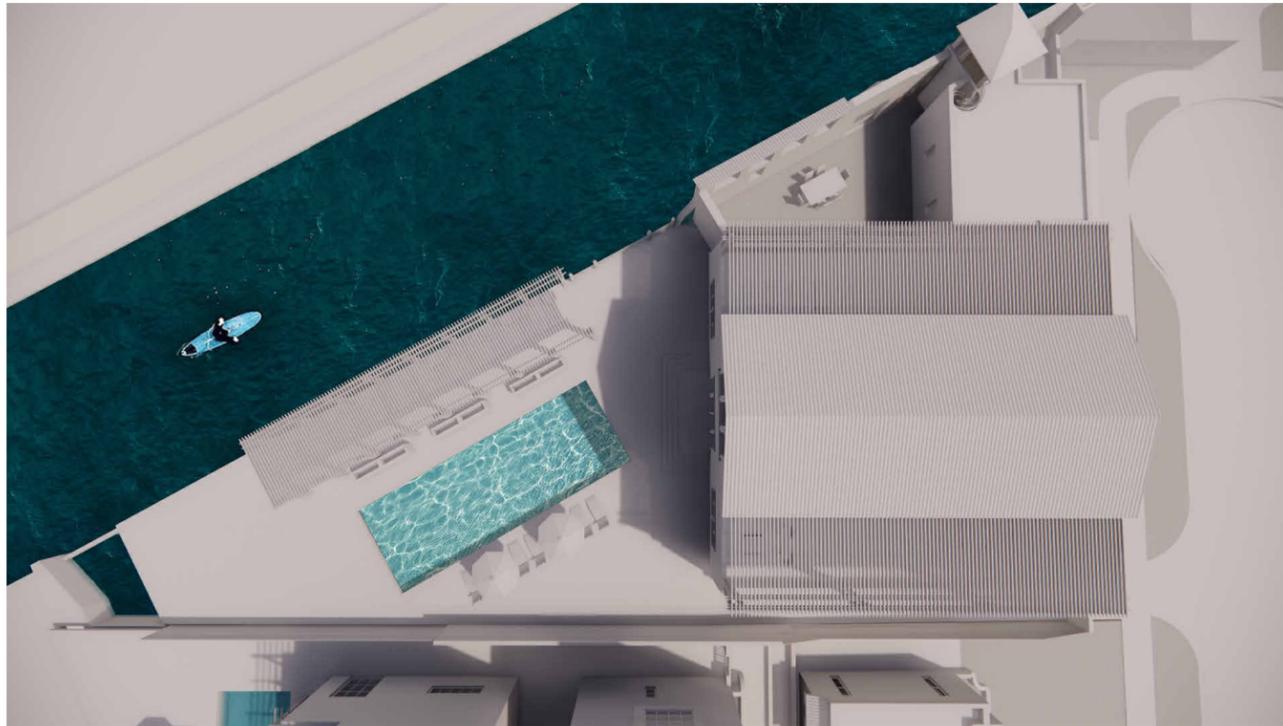
JULIO S. PITA, P.S. & M # 5789
 STATE OF FLORIDA
 NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

LB. # 8077
 9495 SW 95 STREET
 MIAMI, FLORIDA 33156
 TEL:(786) 242-7692 DADE (954) 779-3288 BRWD
 FAX:(786) 242-6914 DADE (954) 779-3280 BRWD
 E-MAIL: TKSURVEYS@GMAIL.COM

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



1 RENDERING 1



2 RENDERING 2



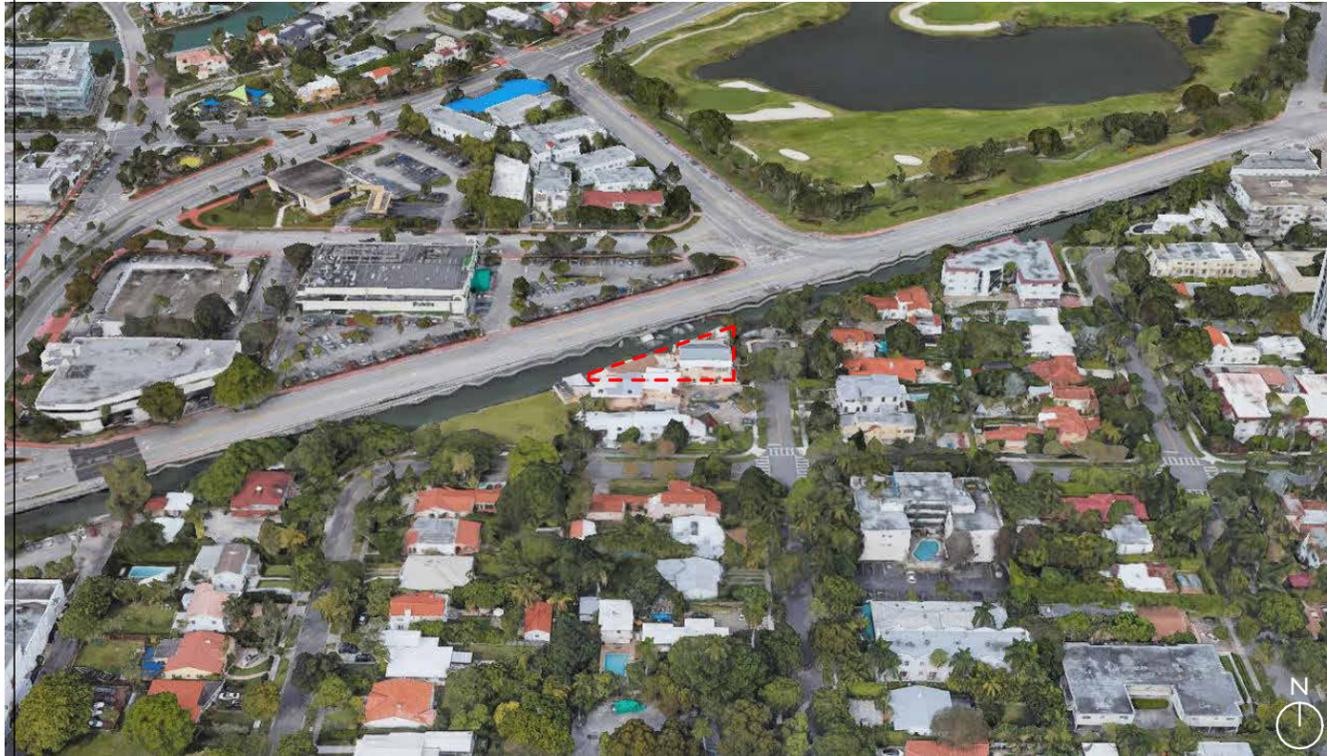
3 RENDERING 3



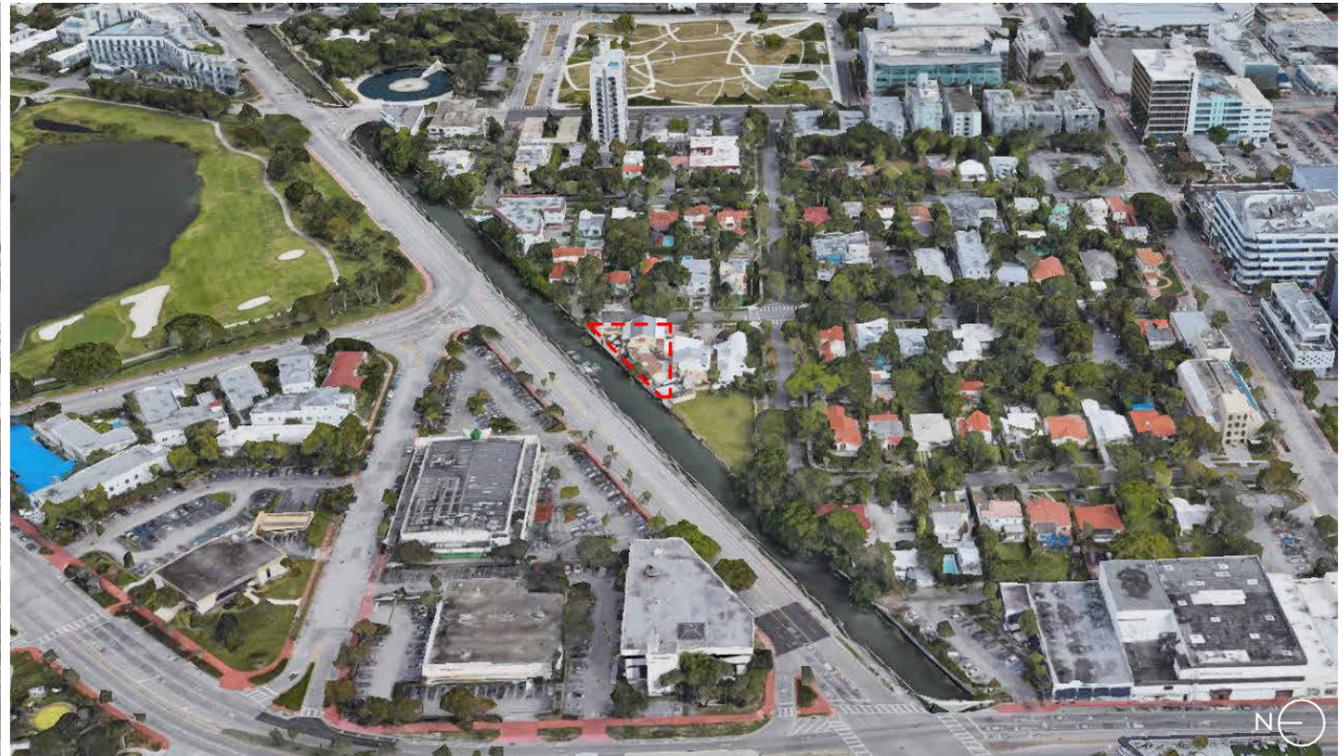
1 RENDERING 4



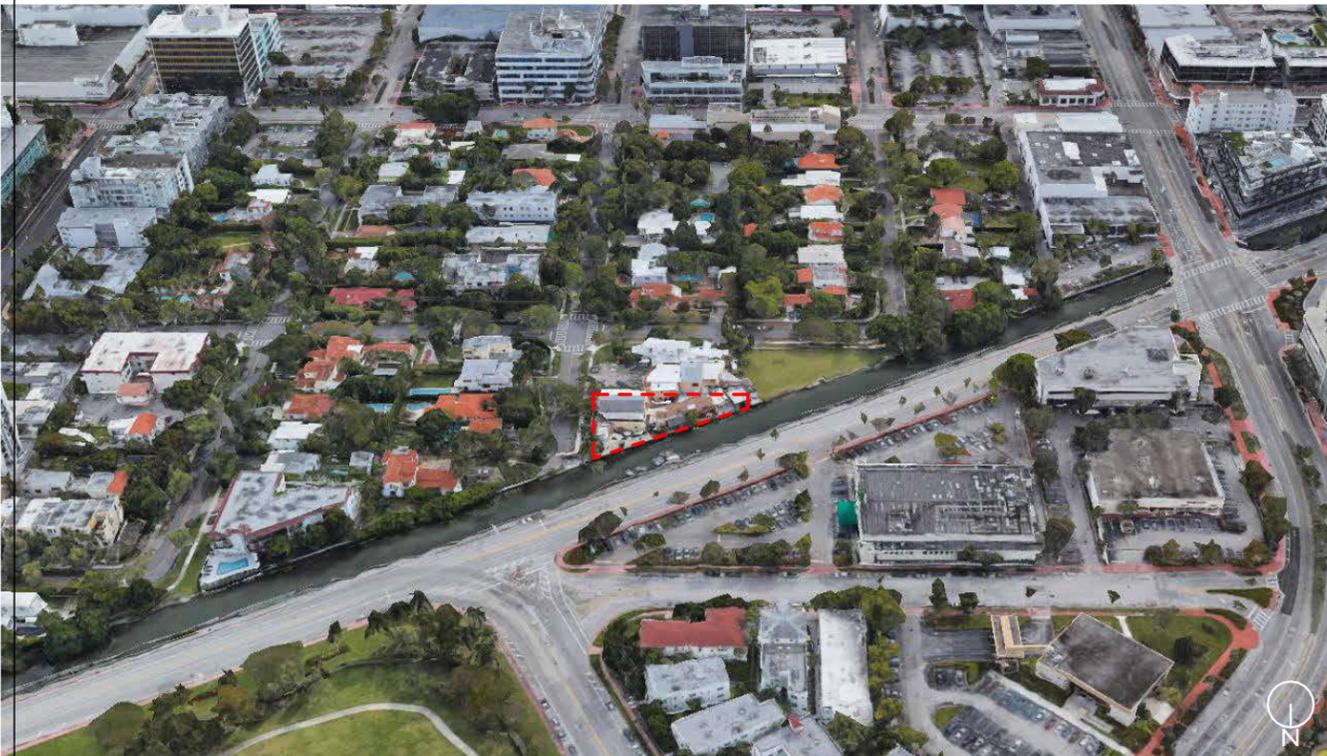
2 RENDERING 5



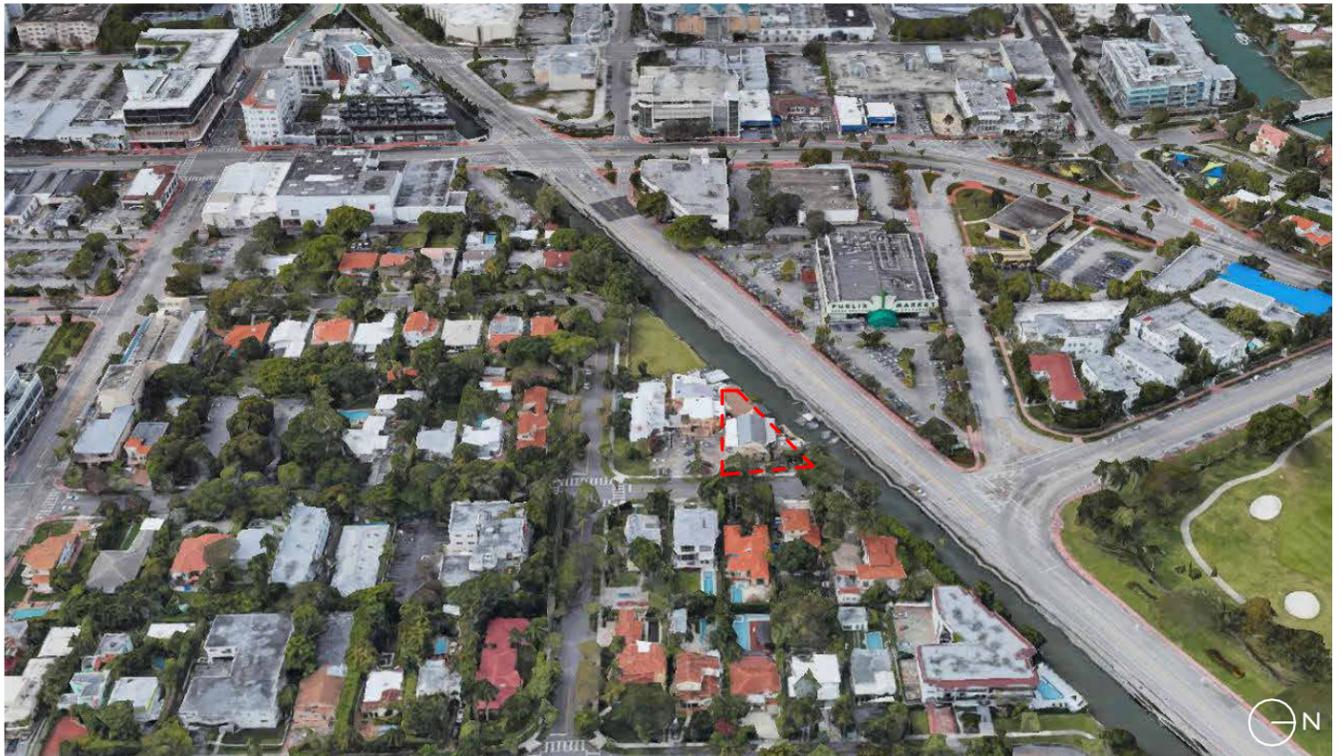
1 AXONOMETRIC NORTH



2 AXONOMETRIC EAST



3 AXONOMETRIC SOUTH



4 AXONOMETRIC WEST

AXONOMETRIC
PHOTOS

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12004
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SCALE: 1/2" = 1'-0"

CHECK:

DATE: 4/12/24

SHEET NUMBER



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



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.



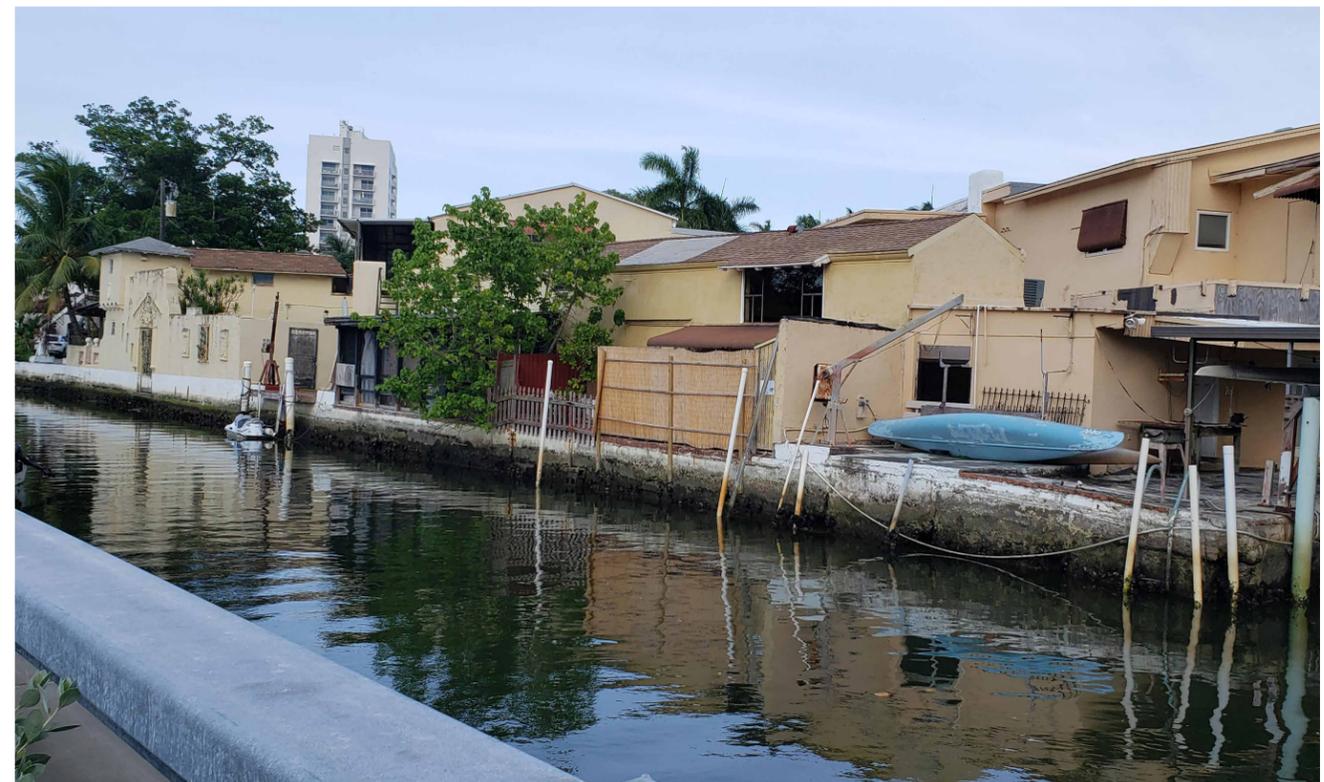
21 VIEW OF LOT 1800 FACING NORTH.



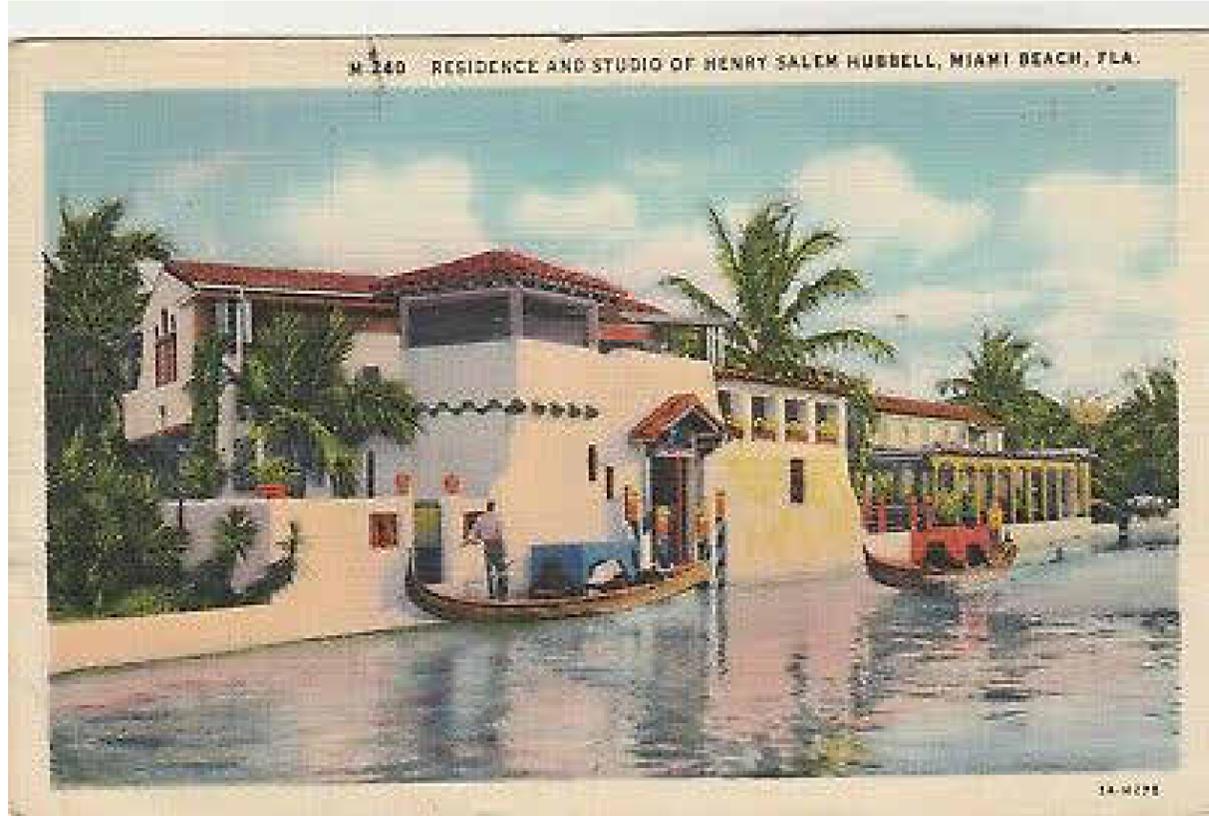
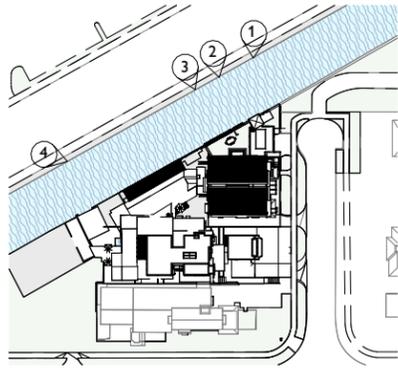
22 VIEW OF LOT 1780 FACING SOUTH.



23 VIEW OF SITE FROM LOT 1039 FACING NE.



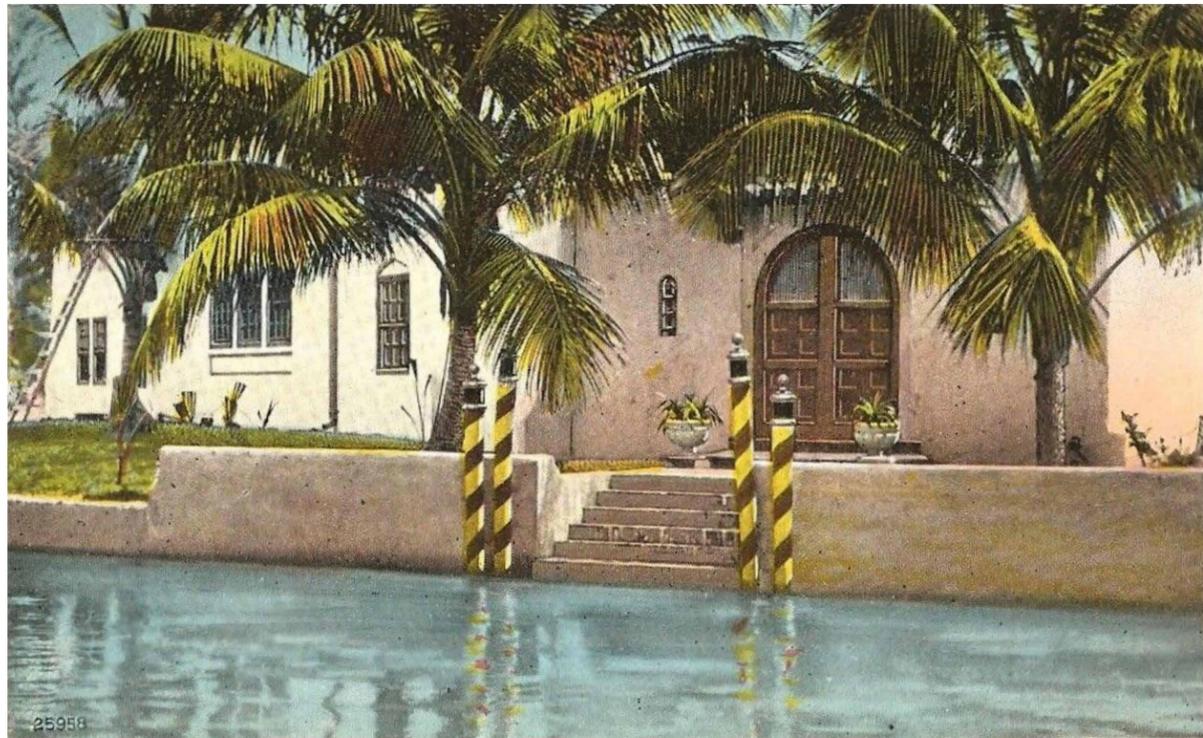
24 VIEW OF SITE ACROSS CANAL FACING SE.



1 HISTORIC POSTCARD 1



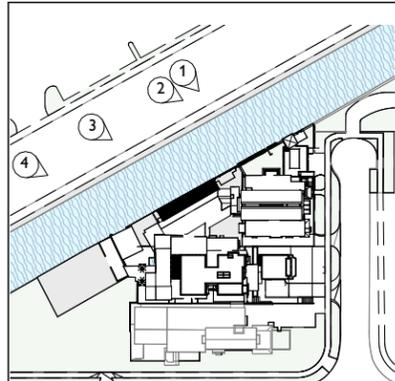
2 HISTORIC POSTCARD 2



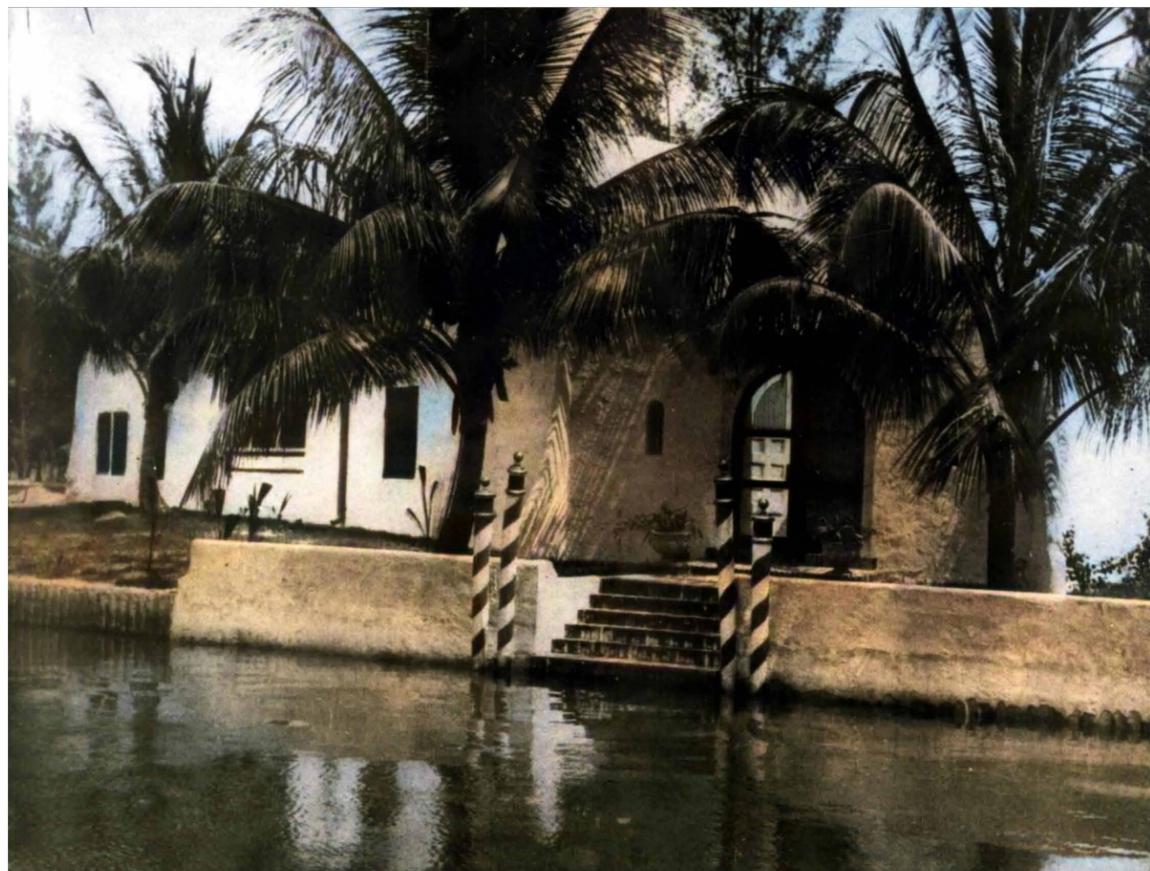
3 HISTORIC POSTCARD 3



4 HISTORIC POSTCARD 4



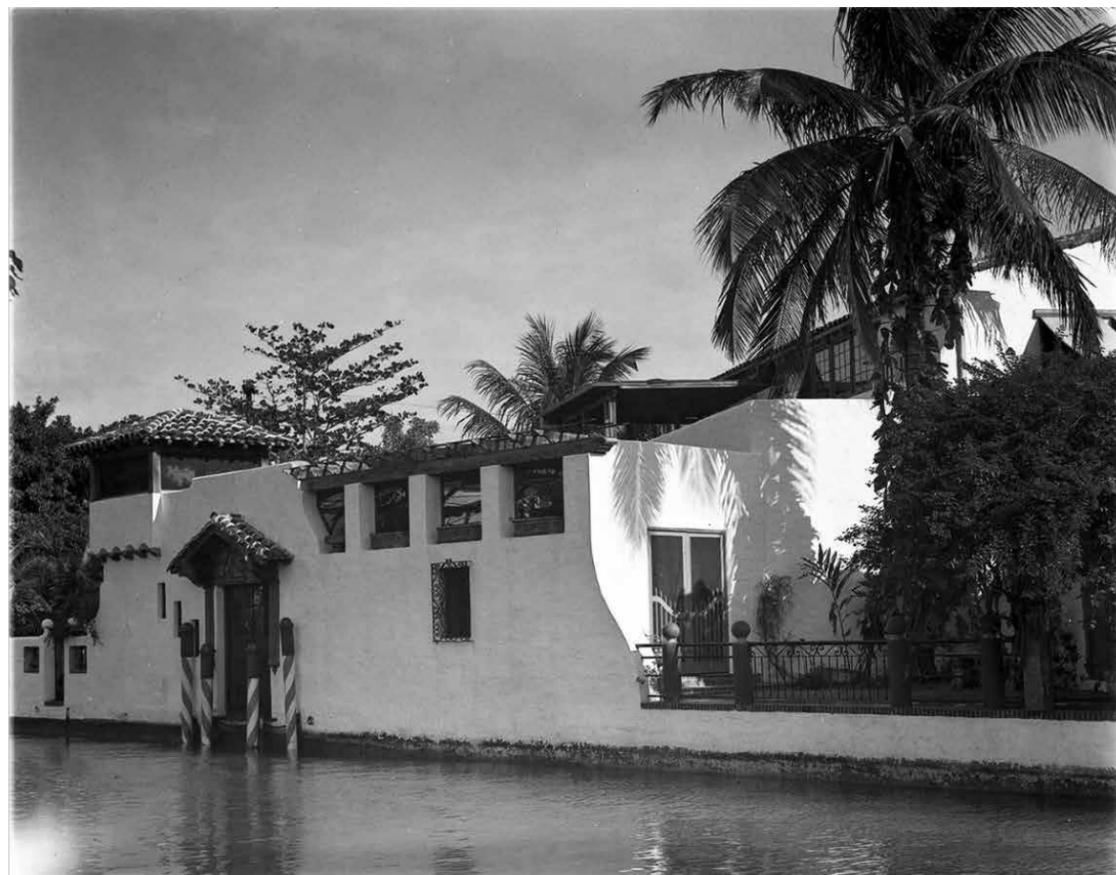
KEY PLAN



1 ARCHIVE IMAGE 2- VARIOUS SOURCES



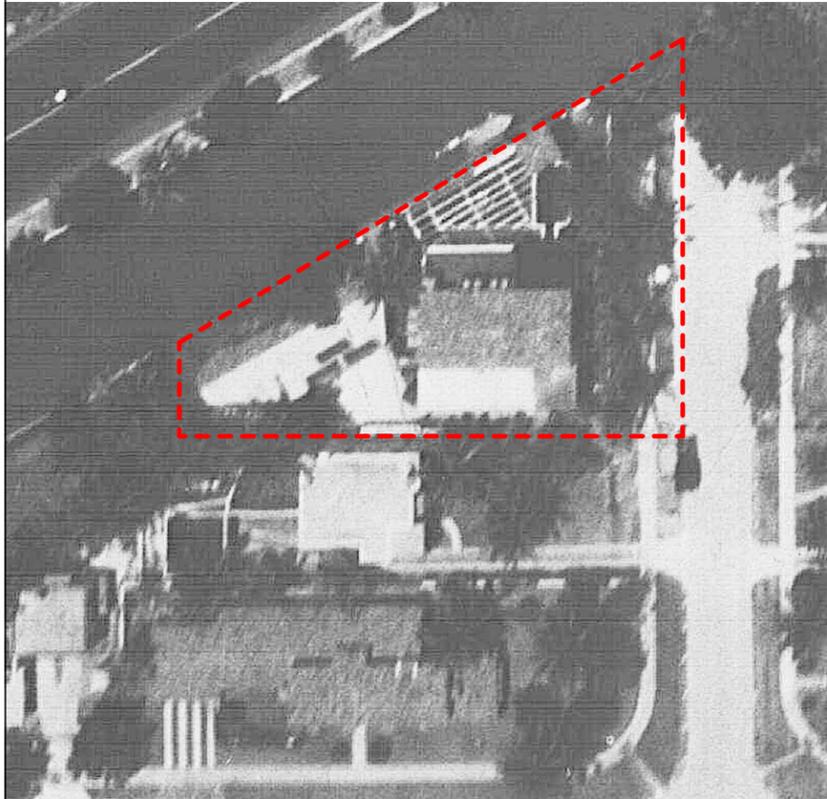
2 ARCHIVE IMAGE 3 - VARIOUS SOURCES



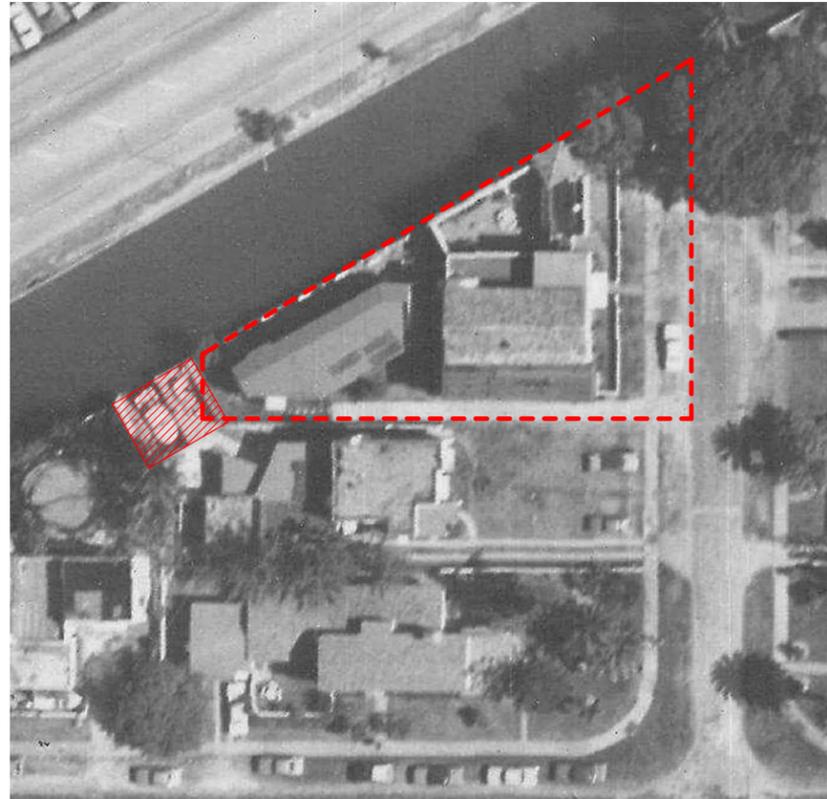
3 ARCHIVE IMAGE 4 - VARIOUS SOURCES



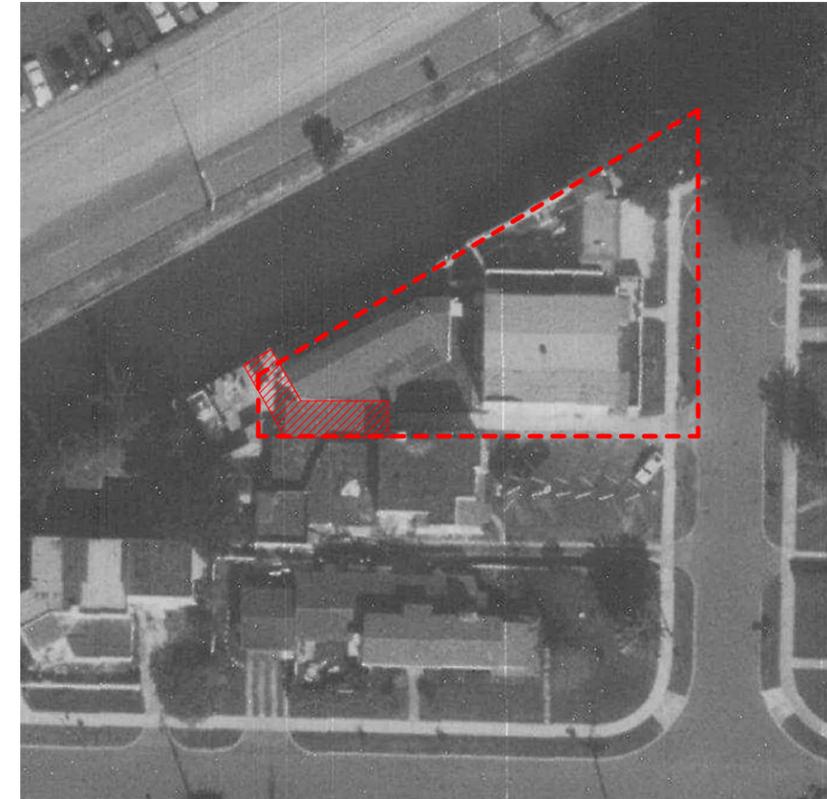
4 ARCHIVE IMAGE 1 - VARIOUS SOURCES



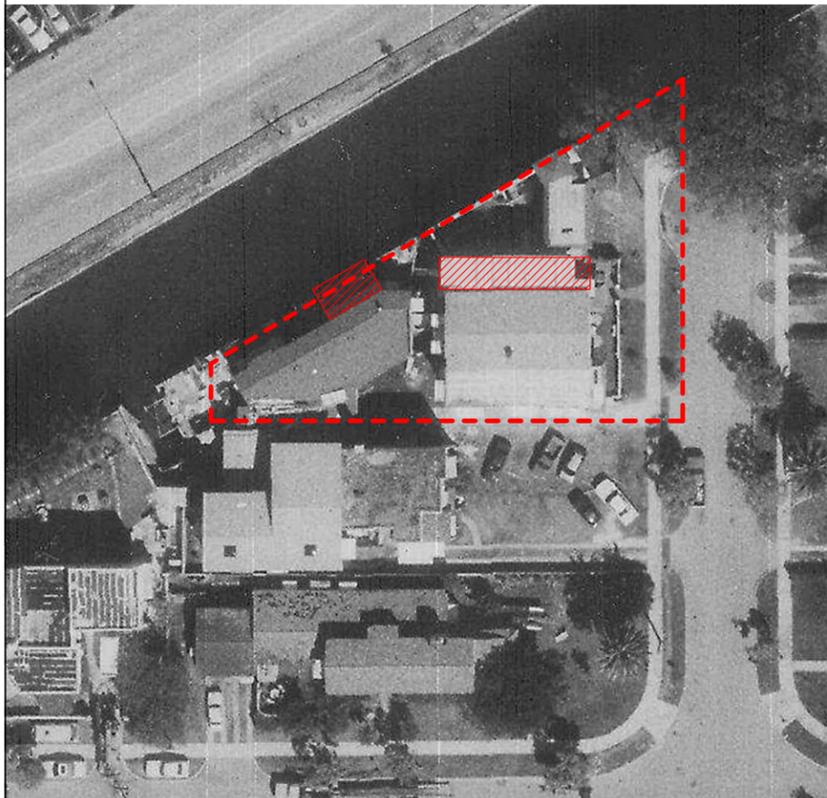
1941



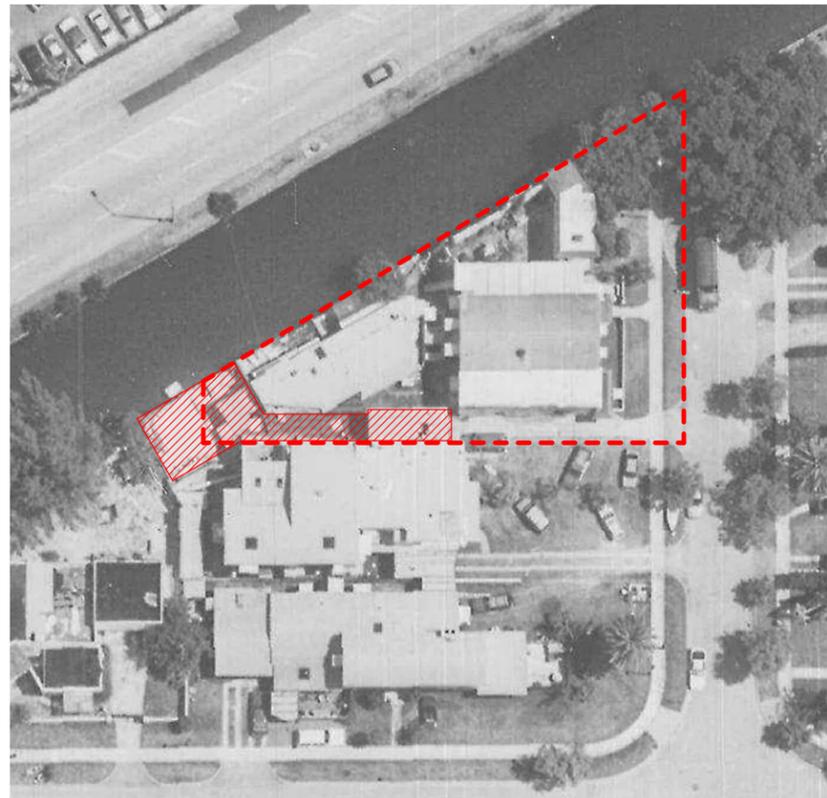
1973



1979



1985



1994



2000