

# 1601 W 24th STREET

1601 W 24th STREET, MIAMI BEACH, FL, 33140

PB FILE #: PB25-0754

PB LOT SPLIT PACKAGE - FINAL SUBMITTAL - 04/06/2025



| Rev. | Date | Rev. | Date |
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**NEW RESIDENCE**  
1601 W 24TH STREET, SUNSET 3,  
MIAMI BEACH, FL, 33140

Owner:  
Name  
Address  
Address  
Tel:  
Email

Design Architect:



**WAYNE SWADRON**  
*architecture | interiors | gardens*

160 Pears Avenue, Suite 210, Toronto, Ontario M5R 3P8  
t 416 486 4800 f 416 486 6808 www.wayneswadron.com

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street,  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



COVER SHEET

|         |          |           |       |
|---------|----------|-----------|-------|
| Date    | MAR 2025 | Sheet No. | A-0.0 |
| Scale   |          |           |       |
| Project | 25001C   |           |       |



|         |                              |
|---------|------------------------------|
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| A-4.2   | YARD SECTIONS                |

| Rev. | Date | Rev. | Date |
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Name  
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WAYNE SWADRON  
*architecture | interiors | gardens*

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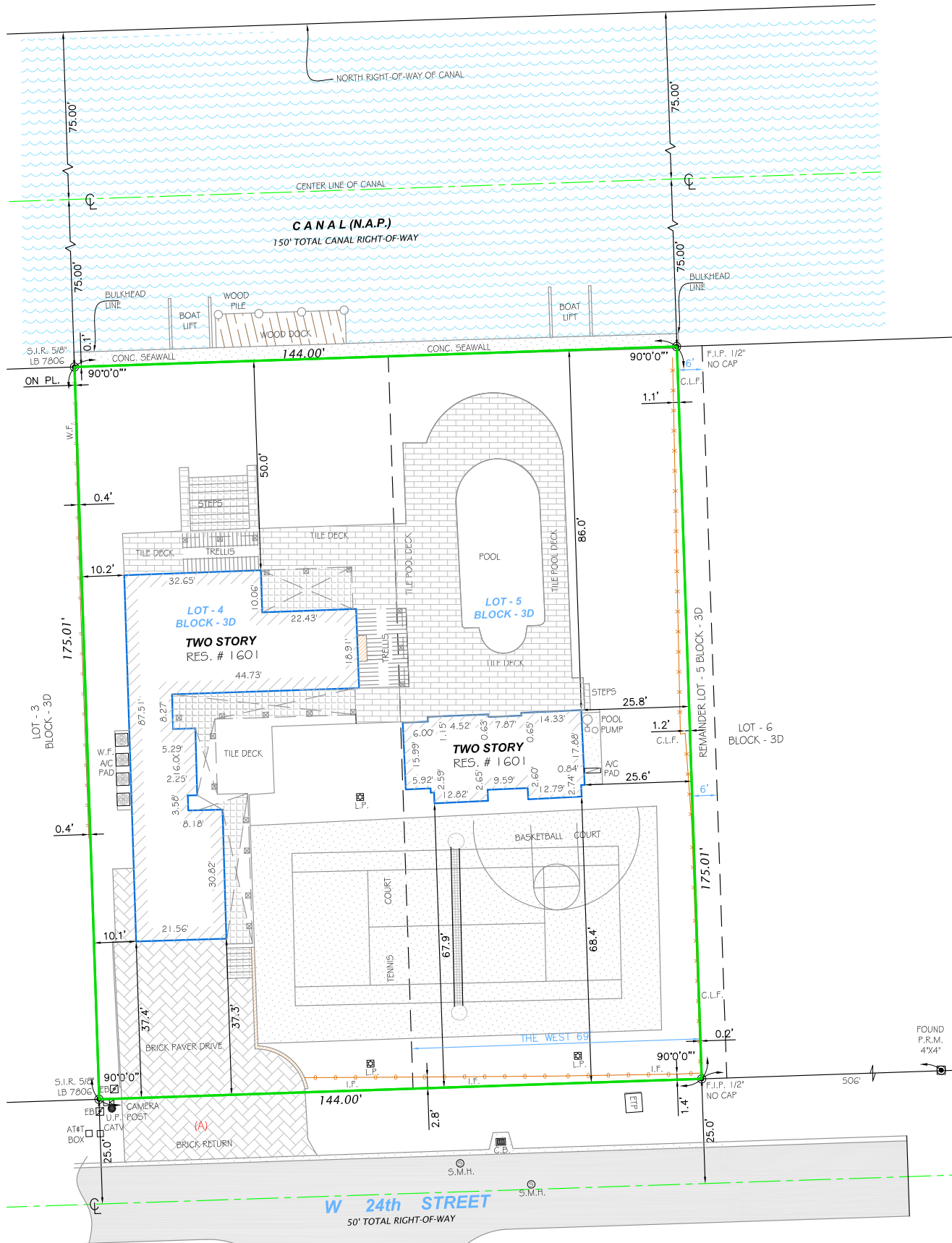
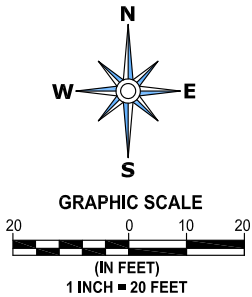


**JOHN IBARRA & ASSOC., INC.**  
Professional Land Surveyors & Mappers  
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400

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CAPE CORAL, FL 33904  
PH: (239) 540-2660

# MAP OF BOUNDARY SURVEY



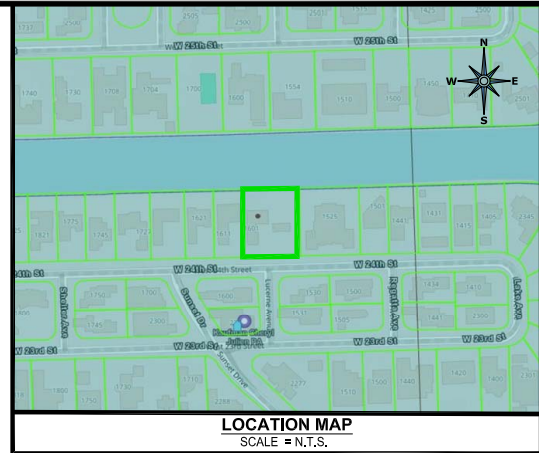
**ENCROACHMENT NOTES:**  
A. SOUTH SIDE OF THE SUBJECT PROPERTY BRICK RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF W 24th STREET.

## ABBREVIATIONS

A/C AIR CONDITIONER PAD  
A.E. ANCHOR EASEMENT  
A/R ALUMINUM ROOF  
A/S ALUMINUM SHED  
ASPH. ASPHALT  
B.C. BLOCK CORNER  
B.M. BENCHMARK  
B.O.B. BASIS OF BEARINGS  
B.S.L. BUILDING SETBACK LINE  
(C) CALCULATED  
C.B. CATCH BASIN  
C.B.S. CONCRETE BLOCK STRUCTURE  
CBW CONCRETE BLOCK WALL  
CH. CHORD  
CHB CHORD BEARING  
CL. CLEAR  
C.L.F. CHAIN LINK FENCE  
C.M.E. CANAL MAINTENANCE EASEMENTS  
CONC. CONCRETE  
C.P. CONCRETE PORCH  
C.S. CONCRETE SLAB  
C.U.P. CONCRETE UTILITY POLE  
C.W. CONCRETE WALK  
D.E. DRAINAGE EASEMENT  
D.M.E. DRAINAGE MAINTENANCE EASEMENTS  
D.M.H. DRAINAGE MANHOLE  
E. EAST  
E.B. ELECTRIC BOX  
E.T.P. ELECTRIC TRANSFORMER PAD  
ELEV. OR EL. ELEVATION  
ENCR. ENCROACHMENT  
F.D.H. FOUND DRILL HOLE  
F.H. FIRE HYDRANT  
F.I.P. FOUND IRON PIPE  
F.I.R. FOUND IRON ROD  
F.F.E. FINISHED FLOOR ELEVATION  
F.N.D. FOUND NAIL & DISK  
F.N. FOUND NAIL  
I.C.V. IRRIGATION CONTROL VALVE  
I.F. IRON FENCE  
L. LENGTH OF CURVE  
LB. LICENSE BUSINESS  
L.P. LIGHT POLE  
L.F.E. LOWEST FLOOR ELEVATION  
L.M.E. LAKE MAINTENANCE EASEMENT  
(M) MEASURED DISTANCE  
MB. MAIL BOX  
MH. MANHOLE  
M.F. METAL FENCE  
N.A.P. NOT A PART OF  
NGVD NATIONAL GEODETIC VERTICAL DATUM  
NAV.D. NORTH AMERICAN VERTICAL DATUM  
N.T.S. NOT TO SCALE  
O.H.L. OVERHEAD UTILITY LINES  
O.R.B. OFFICIAL RECORDS BOOK  
OVH. OVERHANG  
P.V.M.T. PAVEMENT  
PL. PLANTER  
P.L. PROPERTY LINE  
P.C. POINT OF CURVE  
P.T. POINT OF TANGENCY  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
P.B. PLAT BOOK  
PG. PAGE  
P.W.Y. PARKWAY  
P.R.M. PERMANENT REFERENCE MONUMENT  
P.L.S. PROFESSIONAL LAND SURVEYOR  
(R) RECORDED DISTANCE  
R.R. RAIL ROAD  
RES. RESIDENCE  
R.W. RIGHT-OF-WAY  
RGE. RANGE  
SEC. SECTION  
STY. STORY  
SWK. SIDEWALK  
S.I.R. SET IRON REBAR  
S.P. SCREENED PORCH  
T. TANGENT  
TB. TELEPHONE BOOTH  
T.S.B. TRAFFIC SIGNAL BOX  
T.S.P. TRAFFIC SIGNAL POLE  
TWP. TOWNSHIP  
UTL. UTILITY  
U.P. UTILITY POLE  
W.M. WATER METER  
W.V. WATER VALVE  
W.F. WOOD FENCE  
Δ DELTA

## LEGEND

— CENTERLINE  
— MONUMENT LINE  
— OVERHEAD UTILITY LINES  
— CHAIN LINK FENCE  
— IRON FENCE  
— WOOD FENCE  
— BUILDING SETBACK LINE  
— LIMITED ACCESS RW  
— NON-VEHICULAR ACCESS RW  
— EXISTING ELEVATION  
x 0.00



## LEGAL DESCRIPTION:

LOT 4, AND THE WEST 69 FEET OF LOT 5, BLOCK 3-D, OF SUNSET ISLANDS, 2ND REVISED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## NOW KNOWN AS:

LOT 4, AND THE WEST 69 FEET OF LOT 5, BLOCK 3-D, OF SUNSET ISLANDS, 3RD REVISED PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## PROPERTY ADDRESS:

1601 W 24TH STREET MIAMI BEACH, FLORIDA 33140

## FOLIO NUMBER:

02-3228-001-1420

## CERTIFICATION:

FRANCK COHEN AND AGNES COHEN, HUSBAND AND WIFE  
FIRST AMERICAN TITLE INSURANCE COMPANY

## AREA:

± 25,202 SQ. FT.  
OR ± 0.58 ACRES

## LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

## FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: 1 AE  
BASE FLOOD ELEVATION: 8 FT.  
COMMUNITY: 120651  
PANEL: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009

## SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

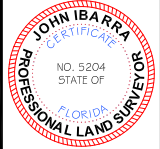
## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  **JOHN IBARRA** (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

|              |             |                                                                                       |
|--------------|-------------|---------------------------------------------------------------------------------------|
| DRAWN BY:    | LK          |  |
| SURVEY DATE: | 02/13/2025  |                                                                                       |
| SURVEY NO:   | 25-000275-2 |                                                                                       |
| SHEET:       | 1 OF 1      |                                                                                       |

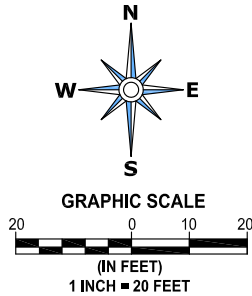
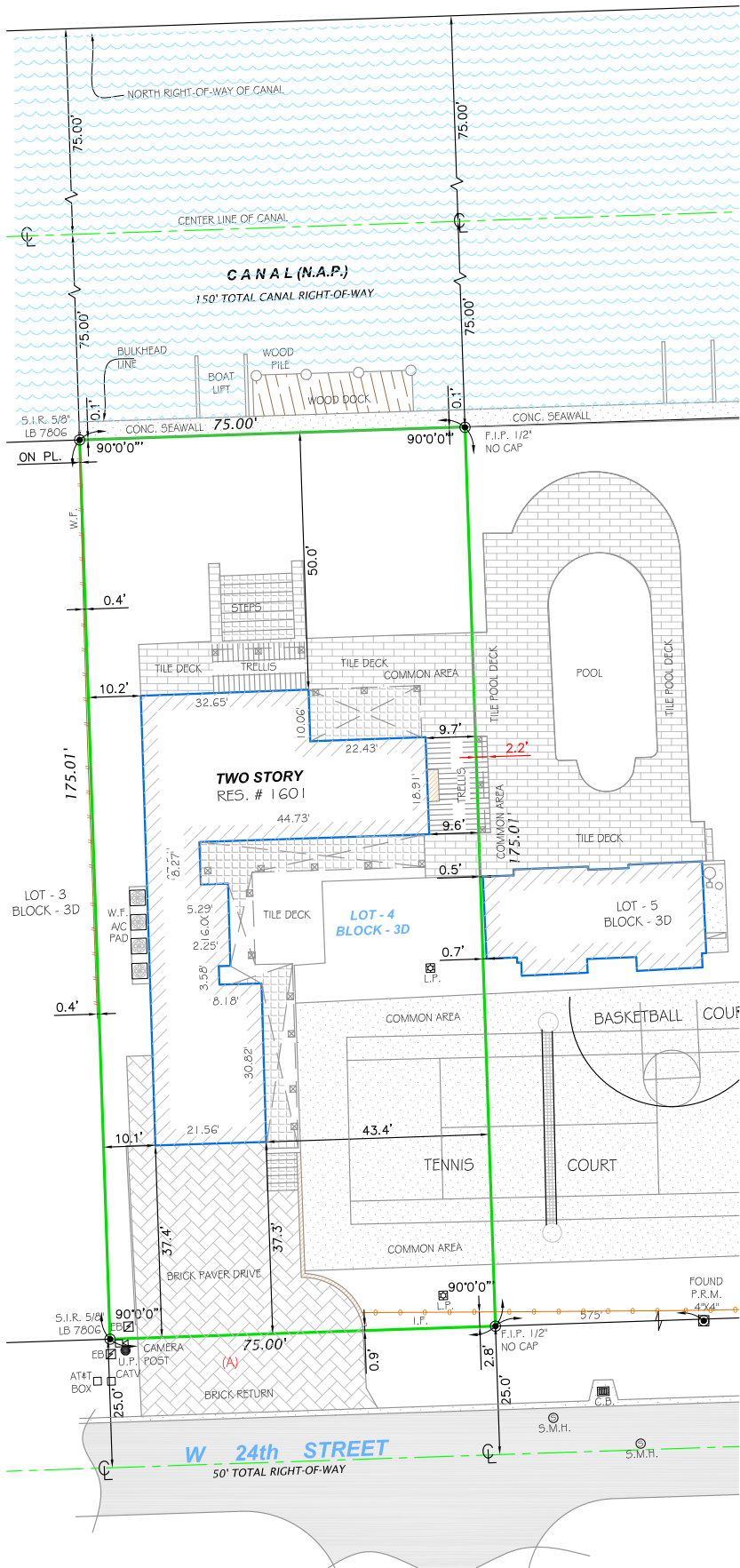


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PH: (239) 540-2660

# MAP OF BOUNDARY SURVEY SPLITTING LOT 4 FROM THE WEST 69.00 FEET OF LOT 5



### ABBREVIATIONS

|          |                                  |
|----------|----------------------------------|
| A/C      | AIR CONDITIONER PAD              |
| A.E.     | ANCHOR EASEMENT                  |
| A/R      | ALUMINUM ROOF                    |
| A/S      | ALUMINUM SHED                    |
| ASPH.    | ASPHALT                          |
| B.C.     | BLOCK CORNER                     |
| B.M.     | BENCHMARK                        |
| B.O.B.   | BASIS OF BEARINGS                |
| B.S.L.   | BUILDING SETBACK LINE            |
| (C)      | CALCULATED                       |
| C.B.     | CATCH BASIN                      |
| C.B.S.   | CONCRETE BLOCK STRUCTURE         |
| CBW      | CONCRETE BLOCK WALL              |
| CH       | CHORD                            |
| CHB      | CHORD BEARING                    |
| CL       | CLEAR                            |
| C.L.F.   | CHAIN LINK FENCE                 |
| C.M.E.   | CANAL MAINTENANCE EASEMENTS      |
| CONC.    | CONCRETE                         |
| C.P.     | CONCRETE PORCH                   |
| C.S.     | CONCRETE SLAB                    |
| C.U.P.   | CONCRETE UTILITY POLE            |
| C.W.     | CONCRETE WALK                    |
| D.E.     | DRAINAGE EASEMENT                |
| D.M.E.   | DRAINAGE MAINTENANCE EASEMENTS   |
| D.M.H.   | DRAINAGE MANHOLE                 |
| E        | EAST                             |
| EB       | ELECTRIC BOX                     |
| E.T.P.   | ELECTRIC TRANSFORMER PAD         |
| ELEV.    | ELEVATION                        |
| ENCR.    | ENCROACHMENT                     |
| F.D.H.   | FOUND DRILL HOLE                 |
| F.H.     | FIRE HYDRANT                     |
| F.I.P.   | FOUND IRON PIPE                  |
| F.I.R.   | FOUND IRON ROD                   |
| F.F.E.   | FINISHED FLOOR ELEVATION         |
| F.N.D.   | FOUND NAIL & DISK                |
| F.N.     | FOUND NAIL                       |
| I.C.V.   | IRRIGATION CONTROL VALVE         |
| I.F.     | IRON FENCE                       |
| L        | LENGTH OF CURVE                  |
| LB       | LICENSE BUSINESS                 |
| L.P.     | LIGHT POLE                       |
| L.F.E.   | LOWEST FLOOR ELEVATION           |
| L.M.E.   | LAKE MAINTENANCE EASEMENT        |
| (M)      | MEASURED DISTANCE                |
| MB       | MAIL BOX                         |
| MH       | MANHOLE                          |
| M.F.     | METAL FENCE                      |
| N.A.P.   | NOT A PART OF                    |
| NGVD     | NATIONAL GEODETIC VERTICAL DATUM |
| NAVD     | NORTH AMERICAN VERTICAL DATUM    |
| N.T.S.   | NOT TO SCALE                     |
| O.H.L.   | OVERHEAD UTILITY LINES           |
| O.R.B.   | OFFICIAL RECORDS BOOK            |
| O.V.H.   | OVERHANG                         |
| P.V.M.T. | PAVEMENT                         |
| PL       | PLANTER                          |
| P.L.     | PROPERTY LINE                    |
| P.C.     | POINT OF CURVE                   |
| P.T.     | POINT OF TANGENCY                |
| P.O.C.   | POINT OF COMMENCEMENT            |
| P.O.B.   | POINT OF BEGINNING               |
| P.B.     | PLAT BOOK                        |
| P.G.     | PAGE                             |
| P.W.Y.   | PARKWAY                          |
| PRM      | PERMANENT REFERENCE MONUMENT     |
| PLS      | PROFESSIONAL LAND SURVEYOR       |
| (R)      | RECORDED DISTANCE                |
| R.R.     | RAIL ROAD                        |
| RES.     | RESIDENCE                        |
| R.W.     | RIGHT-OF-WAY                     |
| RGE.     | RANGE                            |
| SEC.     | SECTION                          |
| STY.     | STORY                            |
| SWK.     | SIDWALK                          |
| S.I.R.   | SET IRON REBAR                   |
| S.P.     | SCREENED PORCH                   |
| T        | TANGENT                          |
| TB       | TELEPHONE BOOTH                  |
| T.S.B.   | TRAFFIC SIGNAL BOX               |
| T.S.P.   | TRAFFIC SIGNAL POLE              |
| TWP.     | TOWNSHIP                         |
| UTL.     | UTILITY                          |
| U.P.     | UTILITY POLE                     |
| W.M.     | WATER METER                      |
| W.V.     | WATER VALVE                      |
| W.F.     | WOOD FENCE                       |
| Δ        | DELTA                            |

### LEGEND

|     |                         |
|-----|-------------------------|
| —C— | CENTERLINE              |
| —M— | MONUMENT LINE           |
| —O— | OVERHEAD UTILITY LINES  |
| —X— | CHAIN LINK FENCE        |
| —W— | WOOD FENCE              |
| —B— | BUILDING SETBACK LINE   |
| —L— | LIMITED ACCESS RW       |
| —N— | NON-VEHICULAR ACCESS RW |
| —E— | EXISTING ELEVATION      |

### LEGAL DESCRIPTION:

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### PROPERTY ADDRESS:

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### FOLIO NUMBER:

02-3228-001-1420 - TO SPLIT LOT 4 FROM THE WEST 69.00 OF LOT 5

### AREA:

± 13.126 SQ. FT.  
OR ± 0.30 ACRES

### CERTIFICATION:

FRANCK COHEN AND AGNES COHEN, HUSBAND AND WIFE  
FIRST AMERICAN TITLE INSURANCE COMPANY

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

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### FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: \* AE \*  
BASE FLOOD ELEVATION: 8FT.  
COMMUNITY: 120651  
PANEL: 0517  
SUFFIX: L  
DATE OF FIRM: 09/11/2009

### SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by JOHN A IBARRA  
Date: 2025.02.20 11:25:15 -05'00'

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

|              |             |                                                                                            |
|--------------|-------------|--------------------------------------------------------------------------------------------|
| DRAWN BY:    | LK          | <br>Digitally signed by JOHN A IBARRA<br>Date: 2025.02.20 11:25:30 -05'00'<br>LB 7806 SEAL |
| SURVEY DATE: | 02/13/2025  |                                                                                            |
| SURVEY NO:   | 25-000274-1 |                                                                                            |
| SHEET:       | 1 OF 1      |                                                                                            |



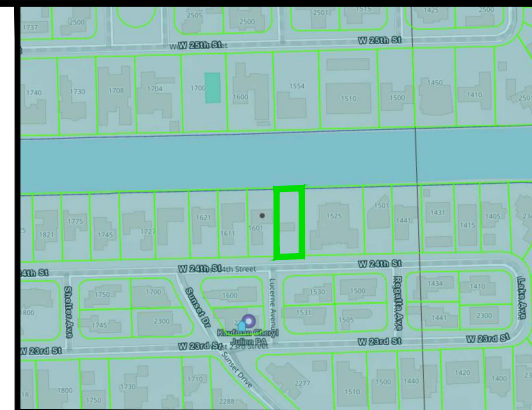


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SUITE 823  
CAPE CORAL, FL 33904  
PH: (239) 540-2660

# MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY SPECIFIC PURPOSE SURVEY THE WEST 69.00 FEET OF LOT 5



LOCATION MAP  
SCALE = N.T.S.

**LEGAL DESCRIPTION:**  
THE WEST 69 FEET OF LOT 5, BLOCK 3-D OF SUNSET ISLANDS, 3RD REVISED PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
1601 W 24TH STREET  
MIAMI BEACH, FLORIDA 33140

**CERTIFICATION:**  
Steinberg Garellek

**AREA:**  
±12,076 SQ. FT.  
OR ±0.28 ACRES

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/ OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING LOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/ OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: "AE"  
BASE FLOOD ELEVATION: 8FT  
COMMUNITY: 120CS1  
PANEL: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009

**SURVEYOR'S NOTES:**

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI BEACH BENCH MARK # CMB 54-02 @ S.E. COR. OF BRIDGE BET. SUNSET IS. 3 & 4; ELEVATION IS 7.04 FEET OF OF N.A.V.D. OF 1988, CONVERTED TO NGVD (29) BY USING CORPSCON, BY ADDING 1.55 FEET FROM 7.04 FEET NAVD 88, RESULTS ELEVATION= 8.59 FEET N.G.V.D. 1929.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by  
**JOHN A IBARRA**  
Date: 2025.03.14  
16:23:45 -04'00'

BY: \_\_\_\_\_ (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

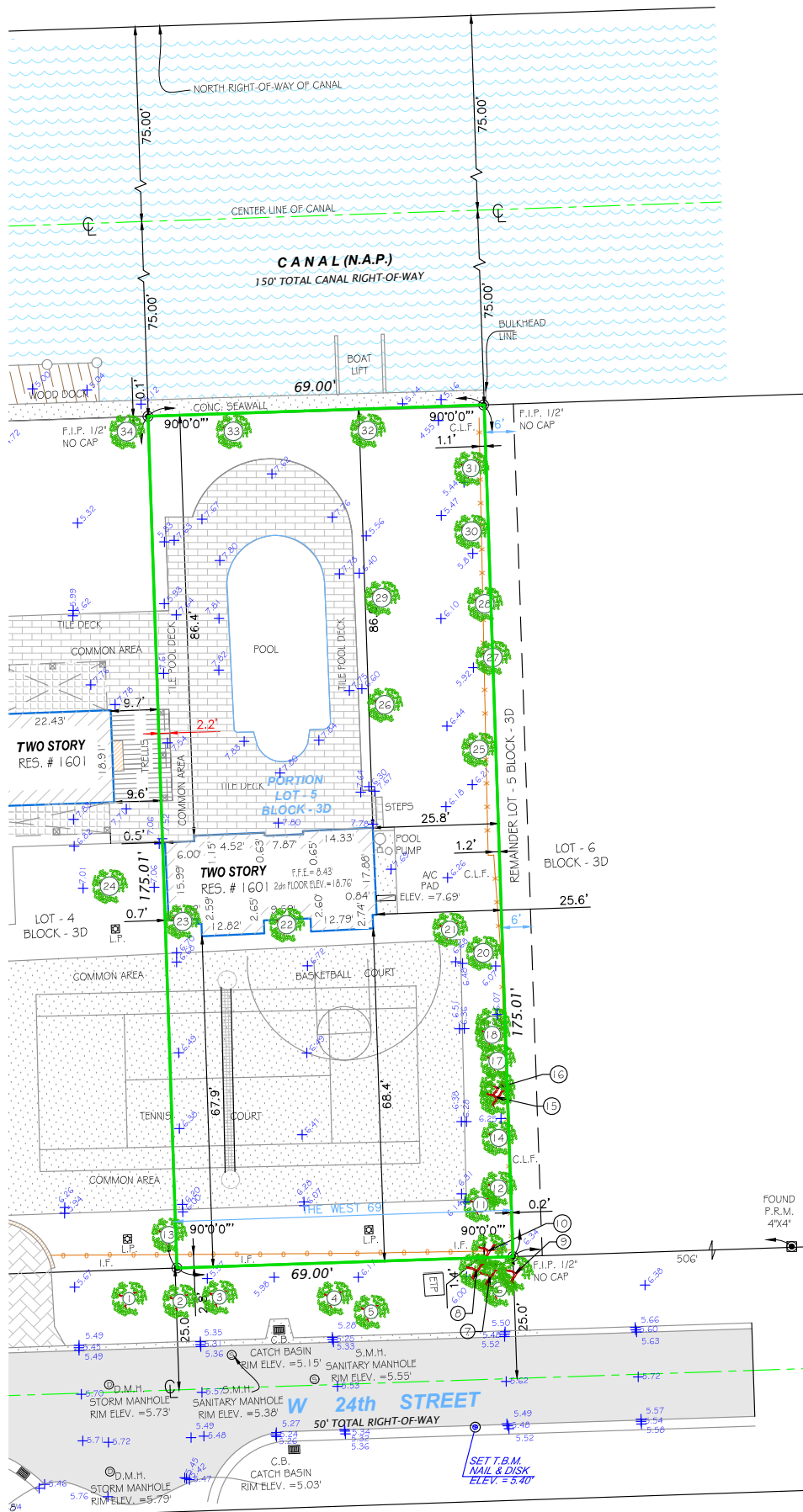
|              |             |
|--------------|-------------|
| DRAWN BY:    | LK          |
| SURVEY DATE: | 03/13/2025  |
| SURVEY NO:   | 25-000275-2 |
| SHEET:       | 1 OF 1      |

Digitally signed by  
**JOHN A IBARRA**  
Date: 2025.03.14  
16:24:09 -04'00'

SEAL

SURVEYOR'S NOTE:  
A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

| TREE TABLE |                 |                 |               |               |
|------------|-----------------|-----------------|---------------|---------------|
| No.        | Name            | Diameter (feet) | Height (feet) | Spread (feet) |
| 1          | SEA GRAPE TREE  | 0.35            | 10            | 10            |
| 2          | PALM            | 1.20            | 35            | 12            |
| 3          | SEA GRAPE TREE  | 0.35            | 10            | 10            |
| 4          | SEA GRAPE TREE  | 1.35            | 11            | 11            |
| 5          | COCONUT         | 0.70            | 25            | 12            |
| 6          | FIGUS           | 0.90            | 18            | 12            |
| 7          | PALM            | 0.30            | 20            | 10            |
| 8          | PALM            | 0.30            | 20            | 11            |
| 9          | FIGUS           | 0.50            | 18            | 12            |
| 10         | PALM            | 0.30            | 20            | 10            |
| 11         | PALM            | 2.50            | 20            | 10            |
| 12         | FIGUS           | 1.30            | 12            | 8             |
| 13         | TREE            | 0.35            | 10            | 8             |
| 14         | FIGUS           | 0.60            | 12            | 8             |
| 15         | FIGUS           | 0.40            | 10            | 8             |
| 16         | FIGUS           | 0.60            | 12            | 10            |
| 17         | FIGUS           | 0.30            | 10            | 8             |
| 18         | FIGUS           | 0.45            | 10            | 8             |
| 19         | FIGUS           | 0.70            | 12            | 8             |
| 20         | FIGUS           | 1.00            | 15            | 10            |
| 21         | PALM            | 0.30            | 15            | 8             |
| 22         | BUGAMBILIA TREE | 0.70            | 15            | 12            |
| 23         | BUGAMBILIA TREE | 1.00            | 15            | 12            |
| 24         | PALM            | 1.50            | 25            | 12            |
| 25         | PALM            | 1.50            | 35            | 12            |
| 26         | PALM            | 0.35            | 8             | 4             |
| 27         | PALM            | 1.50            | 35            | 12            |
| 28         | PALM            | 1.50            | 30            | 12            |
| 29         | PALM            | 0.80            | 10            | 8             |
| 30         | PALM            | 1.50            | 30            | 12            |
| 31         | PALM            | 1.50            | 30            | 12            |
| 32         | PALM            | 0.90            | 35            | 10            |
| 33         | PALM            | 2.00            | 15            | 10            |
| 34         | PALM            | 2.00            | 15            | 10            |



## ABBREVIATIONS

A/C AIR CONDITIONER PAD  
A.E. ANCHOR EASEMENT  
A/R ALUMINUM ROOF  
A/S ALUMINUM SHED  
ASPH. ASPHALT  
B.C. BLOCK CORNER  
B.M. BENCHMARK  
B.O.B. BASIS OF BEARINGS  
B.S.L. BUILDING SETBACK LINE  
(C) CALCULATED  
C.B. CATCH BASIN  
C.B.S. CONCRETE BLOCK STRUCTURE  
CBW CONCRETE BLOCK WALL  
CH. CHORD  
CHB CHORD BEARING  
CL CLEAR  
C.L.F. CHAIN LINK FENCE  
C.M.E. CANAL MAINTENANCE EASEMENTS  
CONC. CONCRETE  
C.P. CONCRETE PORCH  
C.S. CONCRETE SLAB  
C.U.P. CONCRETE UTILITY POLE  
C.W. CONCRETE WALK  
D.E. DRAINAGE EASEMENT  
D.M.E. DRAINAGE MAINTENANCE EASEMENTS  
D.M.H. DRAINAGE MANHOLE  
E. EAST  
EB ELECTRIC BOX  
E.T.P. ELECTRIC TRANSFORMER PAD  
ELEV. OR EL. ELEVATION  
ENCR. ENCROACHMENT  
F.D.H. FOUND DRILL HOLE  
F.H. FIRE HYDRANT  
F.I.P. FOUND IRON PIPE  
F.I.R. FOUND IRON ROD  
F.F.E. FINISHED FLOOR ELEVATION  
F.N.D. FOUND NAIL & DISK  
F.N. FOUND NAIL  
I.C.V. IRRIGATION CONTROL VALVE  
I.F. IRON FENCE  
L. LENGTH OF CURVE  
LB LICENSE BUSINESS  
L.P. LIGHT POLE  
L.F.E. LOWEST FLOOR ELEVATION  
L.M.E. LAKE MAINTENANCE EASEMENT  
(M) MEASURED DISTANCE  
MB MAIL BOX  
MH MANHOLE  
M.F. METAL FENCE  
N.A.P. NOT A PART OF  
NGVD NATIONAL GEODETIC VERTICAL DATUM  
NAVD NORTH AMERICAN VERTICAL DATUM  
N.T.S. NOT TO SCALE  
O.H.L. OVERHEAD UTILITY LINES  
O.R.B. OFFICIAL RECORDS BOOK  
OVH OVERHANG  
P.V.M.T. PAVEMENT  
PL. PLANTER  
P.L. PROPERTY LINE  
P.C. POINT OF CURVE  
P.T. POINT OF TANGENCY  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
P.B. PLAT BOOK  
PC. PAGE  
P.W.Y. PARKWAY  
PRM PERMANENT REFERENCE MONUMENT  
PLS PROFESSIONAL LAND SURVEYOR  
(R) RECORDED DISTANCE  
R.R. RAIL ROAD  
RES. RESIDENCE  
R.W. RIGHT-OF-WAY  
RGE. RANGE  
SEC. SECTION  
STY. STORY  
SWK. SIDEWALK  
S.I.R. SET IRON REBAR  
S.P. SCREENED PORCH  
T. TANGENT  
TB TELEPHONE BOOTH  
T.S.B. TRAFFIC SIGNAL BOX  
T.S.P. TRAFFIC SIGNAL POLE  
TWP. TOWNSHIP  
UTIL. UTILITY  
U.P. UTILITY POLE  
W.M. WATER METER  
W.V. WATER VALVE  
W.F. WOOD FENCE  
Δ DELTA

## LEGEND

— CENTERLINE  
— MONUMENT LINE  
— OVERHEAD UTILITY LINES  
— CHAIN LINK FENCE  
— IRON FENCE  
— WOOD FENCE  
— BUILDING SETBACK LINE  
— LIMITED ACCESS R/W  
— NON-VEHICULAR ACCESS R/W  
— EXISTING ELEVATION  
x 0.00





1 LOCATION MAP 1/2 MILE RADIUS  
A-0.3 Scale:



2 LOCATION MAP  
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## NEW RESIDENCE

1601 W 24TH STREET, SUNSET 3,  
MIAMI BEACH, FL, 33140

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Address  
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Design Architect:



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LOCATION MAP

|         |          |           |       |
|---------|----------|-----------|-------|
| Date    | MAR 2025 | Sheet No. |       |
| Scale   |          |           | A-0.3 |
| Project | 25001C   |           |       |





1

LUCERNE AVE LOOKING SOUTH

A-0.4

Scale:



2

W 24th ST LOOKING EAST

A-0.4

Scale:



3

W 24th ST LOOKING WEST

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1611 W 24th ST

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**CONTEXT IMAGES**

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| Date    | MAR 2025 | Sheet No. | A-0.4 |
| Scale   |          |           |       |
| Project | 25001C   |           |       |





1 1525 W 24th ST  
A-0.5 Scale:



2 1525 W 24th ST  
A-0.5 Scale:



3 1525 W 24th ST  
A-0.5 Scale:



4 1530 W 24th ST  
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| Date    | MAR 2025 | Sheet No. |
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| Project | 25001C   |           |





1 1500 W 24th ST  
A-0.6 Scale:



2 1500 W 24th ST  
A-0.6 Scale:



3 1501 W 24th STREET  
A-0.6 Scale:



4 1600 W 24th ST  
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| Date    | MAR 2025 | Sheet No. |
| Scale   |          | A-0.6     |
| Project | 25001C   |           |





1 1601 W 24th STREET LOT 4 FROM STREET  
A-0.7 Scale:



2 1601 W 24th ST LOT 5 FROM STREET  
A-0.7 Scale:



3 1601 W 24th ST SOUTH WEST CORNER OF LOT 4  
A-0.7 Scale:



4 1601 W 2th ST LOT 4 EXISTING RESIDENCE NORTH FACADE  
A-0.7 Scale:

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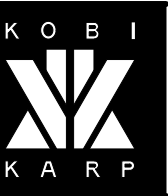


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| Date    | MAR 2025 | Sheet No. |
| Scale   |          | A-0.7     |
| Project | 25001C   |           |





1 1601 W 24th ST SOUTH EAST CORNER OF LOT 5, SPORTS COURT TO BE DEMOLISHED  
A-0.8 Scale:



2 1601 W 24th ST VILLAS ON LOT 5 TO BE DEMOLISHED  
A-0.8 Scale:



3 1601 W 24th ST NORTH WEST CORNER OF LOT 5  
A-0.8 Scale:



4 1601 W 2th ST TRELLIS ON LOT 4 TO BE DEMOLISHED  
A-0.8 Scale:

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| Date    | MAR 2025 | Sheet No. |
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| Project | 25001C   |           |





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A-0.9

1530 W 24th ST FROM LUCERNE AVE

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1"=31'-10"=0'-0"

K O B I



K A R P

CONTEXT IMAGES

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| Date    | MAR 2025 | Sheet No. | A-0.9 |
| Scale   |          |           |       |
| Project | 25001C   |           |       |



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

| ITEM # | Project Information                                                                                                               |                                                          |                                   |          |                  |
|--------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------|----------|------------------|
| 1      | Address:                                                                                                                          | 1601 W 24TH STREET MIAMI BEACH, FLORIDA - LOT 4          |                                   |          |                  |
| 2      | Folio number(s):                                                                                                                  | 02-3228-001-1420 - TO SPLIT THE WEST 69.00 FEET OF LOT 5 |                                   |          |                  |
| 3      | Board and file number(s) :                                                                                                        | PB25-0754                                                |                                   |          |                  |
| 4      | Year built: 1937                                                                                                                  | Zoning District:                                         | RS-3                              |          |                  |
| 5      | Located within a Local Historic District (Yes or No):                                                                             | NO                                                       |                                   |          |                  |
| 6      | Individual Historic Single Family Residence Site (Yes or No):                                                                     | NO                                                       |                                   |          |                  |
| 7      | Home determined Architecturally Significant by CMB (Yes or No):                                                                   | NO                                                       |                                   |          |                  |
| 8      | Base Flood Elevation:                                                                                                             | 8' NGVD                                                  | Grade value in NGVD:              |          | +/- 5.52' NGVD   |
| 9      | Adjusted grade (Flood+Grade/2):                                                                                                   | +/- 6.72' NGVD                                           | Free board:                       |          |                  |
| 10     | 30" above grade:                                                                                                                  | +/- 8.02' NGVD                                           | Lot Area:                         |          | 13,126 SF        |
| 11     | Lot width:                                                                                                                        | 75 FT                                                    | Lot Depth:                        |          | 175.01'          |
| 12     | Max Lot Coverage SF and %: 2 STOREY HOME                                                                                          | 3,182 SF (25%)                                           | Proposed Lot Coverage SF and %:   |          | 2,420 SF (18.4%) |
| 13     | Existing Lot Coverage SF and %:                                                                                                   | 2,420 SF (18.4%)                                         | Net Lot coverage (garage-storage) |          | N/A              |
| 14     | Front Yard Open Space SF and %:                                                                                                   | 1,153 SF (51.2%)                                         | Rear Yard Open Space SF and %:    |          | 1,963 SF (99.7%) |
| 15     | Max Unit Size SF and %:                                                                                                           | 6,562 SF (50%)                                           | Proposed Unit Size SF and %:      |          | N/A              |
| 16     | Existing First Floor Unit Size:                                                                                                   | 2,420 SF (18.4%)                                         | Proposed First Floor Unit Size:   |          | N/A              |
| 17     | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                             | N/A                                                      |                                   |          |                  |
| 18     | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).                           |                                                          | Yes or No:                        |          |                  |
|        | ZONING INFORMATION / CALCULATION                                                                                                  | Required                                                 | Existing                          | Proposed | Deficiencies     |
| 19     | Height measured from B.F.E. plus freeboard                                                                                        | 27' MIDPOINT                                             | NO CHANGE                         |          |                  |
| 20     | Front Setbacks:                                                                                                                   | 30'                                                      | 37.4'                             |          |                  |
|        | Front First level:                                                                                                                | 30'                                                      | 37.4'                             |          |                  |
|        | Front second level:                                                                                                               | 30'                                                      | 37.4'                             |          |                  |
| 21     | Front second level if lot coverage is 25% or greater:                                                                             | N/A                                                      |                                   |          |                  |
|        | a) At least 35% of the front façade shall be setback 5' from the minimum required setback.                                        | N/A                                                      |                                   |          |                  |
|        | b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback. | N/A                                                      |                                   |          |                  |
| 22     | Sum of side yard :                                                                                                                | 17.25'                                                   |                                   |          | 19.7'            |
| 23     | Side 1: WEST                                                                                                                      | 10'                                                      | 10.1'                             |          |                  |
| 24     | Side 2 or (facing street): EAST                                                                                                   | 10'                                                      | 9.6                               |          | 0.4'             |
| 25     | Rear:                                                                                                                             | 26.25'                                                   | 50'                               |          |                  |
| 26     | Accessory Structure Side 1:                                                                                                       |                                                          |                                   |          | N/A              |
| 27     | Accessory Structure Side 2 or (facing street) :                                                                                   |                                                          |                                   |          | N/A              |
| 28     | Accessory Structure Rear:                                                                                                         |                                                          |                                   |          | N/A              |
| 30     | Additional data or information that may be applicable to the project shall be provided in the following fields.                   |                                                          |                                   |          |                  |

LOT 4 - 1601 SITE STATISTICS

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

| ITEM # | Project Information                                                                                                               |                                                          |                                   |                |                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------|----------------|-------------------|
| 1      | Address:                                                                                                                          | 1601 W 24TH STREET MIAMI BEACH, FLORIDA - LOT 5          |                                   |                |                   |
| 2      | Folio number(s):                                                                                                                  | 02-3228-001-1420 - TO SPLIT THE WEST 69.00 FEET OF LOT 5 |                                   |                |                   |
| 3      | Board and file number(s) :                                                                                                        | PB25-0754                                                |                                   |                |                   |
| 4      | Year built: N/A TO BE DEMOLISHED                                                                                                  | Zoning District:                                         | RS-3                              |                |                   |
| 5      | Located within a Local Historic District (Yes or No):                                                                             | NO                                                       |                                   |                |                   |
| 6      | Individual Historic Single Family Residence Site (Yes or No):                                                                     | NO                                                       |                                   |                |                   |
| 7      | Home determined Architecturally Significant by CMB (Yes or No):                                                                   | NO                                                       |                                   |                |                   |
| 8      | Base Flood Elevation:                                                                                                             | 8' NGVD                                                  | Grade value in NGVD:              |                | +/- 5.53' NGVD    |
| 9      | Adjusted grade (Flood+Grade/2):                                                                                                   | +/- 6.77' NGVD                                           | Free board:                       |                | +2.00' (10' NGVD) |
| 10     | 30" above grade:                                                                                                                  | +/- 8.03' NGVD                                           | Lot Area:                         |                | 12,076 SF         |
| 11     | Lot width:                                                                                                                        | 69 FT                                                    | Lot Depth:                        |                | 175.01'           |
| 12     | Max Lot Coverage SF and %: 1 STOREY HOME                                                                                          | 3,622 SF (30%)                                           | Proposed Lot Coverage SF and %:   |                | 3,522 SF (29.2%)  |
| 13     | Existing Lot Coverage SF and %:                                                                                                   | 860/ 7.12%                                               | Net Lot coverage (garage-storage) |                | N/A               |
| 14     | Front Yard Open Space SF and %:                                                                                                   | 740 SF (53.6%)                                           | Rear Yard Open Space SF and %:    |                | 1,357.6 SF (75%)  |
| 15     | Max Unit Size SF and %:                                                                                                           | 6,038 SF (50%)                                           | Proposed Unit Size SF and %:      |                | 3,522 SF (29.2%)  |
| 16     | Existing First Floor Unit Size:                                                                                                   | 860 (7.12%)                                              | Proposed First Floor Unit Size:   |                | 3,522 SF (29.2%)  |
| 17     | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                             | N/A                                                      |                                   |                |                   |
| 18     | Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).                           |                                                          | Yes or No:                        |                |                   |
|        | ZONING INFORMATION / CALCULATION                                                                                                  | Required                                                 | Existing                          | Proposed       | Deficiencies      |
| 19     | Height measured from B.F.E. plus freeboard                                                                                        | 21' MIDPOINT                                             |                                   | 15.6' MIDPOINT |                   |
| 20     | Front Setbacks:                                                                                                                   | 20'                                                      | 67.9'                             | 23'            |                   |
|        | Front First level:                                                                                                                | 20'                                                      | 67.9'                             | 23'            |                   |
|        | Front second level:                                                                                                               | 40'                                                      | N/A                               | N/A            |                   |
| 21     | Front second level if lot coverage is 25% or greater:                                                                             |                                                          |                                   | N/A            |                   |
|        | a) At least 35% of the front façade shall be setback 5' from the minimum required setback.                                        |                                                          |                                   | N/A            |                   |
|        | b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback. |                                                          |                                   | N/A            |                   |
| 22     | Sum of side yard :                                                                                                                | 17.25'                                                   |                                   | 20'            |                   |
| 23     | Side 1: WEST                                                                                                                      | 10'                                                      | 0.5'                              | 10'            |                   |
| 24     | Side 2 or (facing street): EAST                                                                                                   | 10'                                                      | 25.6'                             | 10'            |                   |
| 25     | Rear:                                                                                                                             | 26.25'                                                   | 86'                               | 57.1'          |                   |
| 26     | Accessory Structure Side 1:                                                                                                       |                                                          |                                   | N/A            |                   |
| 27     | Accessory Structure Side 2 or (facing street) :                                                                                   |                                                          |                                   | N/A            |                   |
| 28     | Accessory Structure Rear:                                                                                                         |                                                          |                                   | N/A            |                   |
| 30     | Additional data or information that may be applicable to the project shall be provided in the following fields.                   |                                                          |                                   |                |                   |
|        | FUTURE CROWN OF ROAD: 5.95' NGVD                                                                                                  |                                                          |                                   |                |                   |
|        | DESIGN FLOOD ELEVATION: 10' NGVD                                                                                                  |                                                          |                                   |                |                   |
|        | FUTURE ADJUSTED GRADE: 7.98' NGVD                                                                                                 |                                                          |                                   |                |                   |

LOT 5 - 1601 SITE STATISTICS

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NEW RESIDENCE

1601 W 24TH STREET, SUNSET 3,  
MIAMI BEACH, FL, 33140

Owner:  
Name  
Address  
Address  
Tel:  
Email

Design Architect:



WAYNE SWADRON  
architecture | interiors | gardens

160 Pears Avenue, Suite 210, Toronto, Ontario M5R 3P8  
t 416 486 4800 f 416 486 6808 www.wayneswadron.com

Architect:

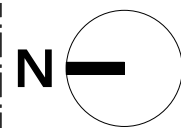
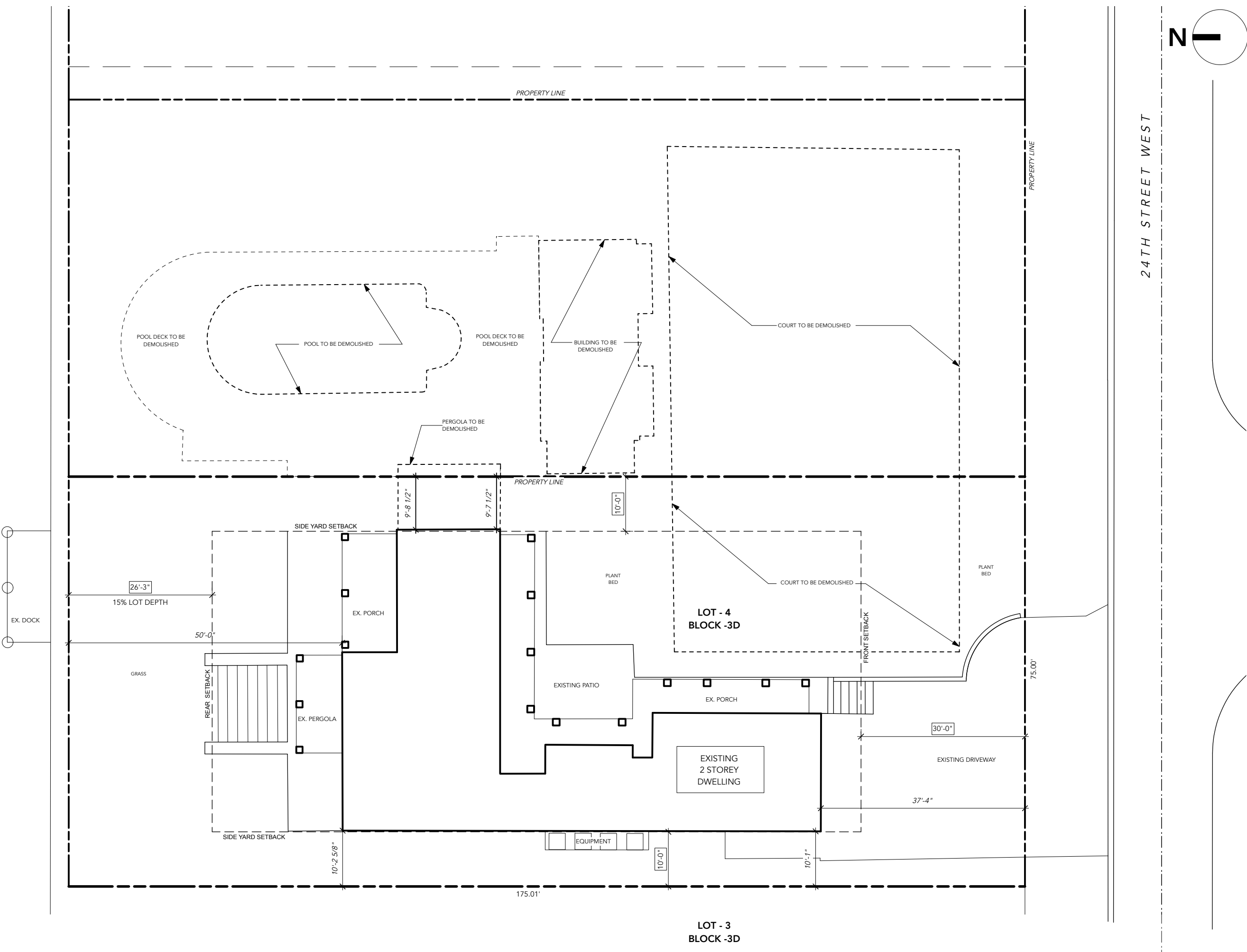
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street,  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



ZONING DATA SHEET

|         |          |           |       |
|---------|----------|-----------|-------|
| Date    | MAR 2025 | Sheet No. | A-1.0 |
| Scale   |          |           |       |
| Project | 25001C   |           |       |





24TH STREET WEST

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## NEW RESIDENCE

1601 W 24TH STREET, SUNSET 3,  
MIAMI BEACH, FL, 33140

**Owner:**  
Name  
Address  
Address  
Tel:  
Email

**Design Architect:**



**WAYNE SWADRON**  
*architecture | interiors | gardens*  
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**Architect:**  
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571 NW 28th Street,  
Miami, Florida 33127 USA  
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### SITE PLAN - DEMOLITION

|         |                   |           |         |
|---------|-------------------|-----------|---------|
| Date    | MAR 2025          | Sheet No. | A-1.1.0 |
| Scale   | 1:200 @ 11" x 17" |           |         |
| Project | 25001C            |           |         |



