

PROJECT:
 APPLICATION

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

DRAWING:

COVER SHEET.

LOT SPLIT APPLICATION

FINAL SUBMITTAL PLANNING BOARD September 29, 2024

Lot 1 1800 Michigan Avenue Miami Beach, FL 33139
 Lot 2 1810 Michigan Avenue Miami Beach, FL 33139
 Lot 3 1818 Michigan Avenue Miami Beach, FL 33139
 Lot 4 1039 18th St Miami Beach, FL 33139
 Block 10
 Miami Beach, FL 33139



Scope:

- Permit split of lots 1, 2, 3 and 4 Block 10 PALM VIEW SUB PB 6-29 Miami Beach

PROJECT TEAM

ARCHITECT OF RECORD

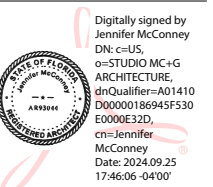
Jennifer McConney, AIA
 Studio Mc+G Architecture
 7500 NE 4th CT, Studio 102
 Miami, FL 33138
 305.573.2728

LAND USE ATTORNEY

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

LANDSCAPE ARCHITECT

Petar Stracenski
 Registered Landscape Architect
 1906 Tigertail Ave.
 Miami, FL 33133
 petar@strata-landarch.com
 305.747.9336



JENNIFER MCCONNEY FLORIDA LIC# AR93044
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 SCALE:
 CHECK: JMC
 DATE: 09/29/24
 SHEET NUMBER

TOPOGRAPHIC SURVEY

SCALE: 1" = 20'

CERTIFY TO:
QUINTANA 4 ASSOCIATES

LEGAL DESCRIPTION:
PARCEL A (1800 MICHIGAN AVENUE) PARCEL B) LOT 1, IN BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1800 MICHIGAN AVENUE (PARCEL A)
1810 MICHIGAN AVENUE (PARCEL B)
1818 MICHIGAN AVENUE (PARCEL B)
VACANT LOT (MICHIGAN AVENUE) (PARCEL C)
MIAMI BEACH, FLORIDA 33139

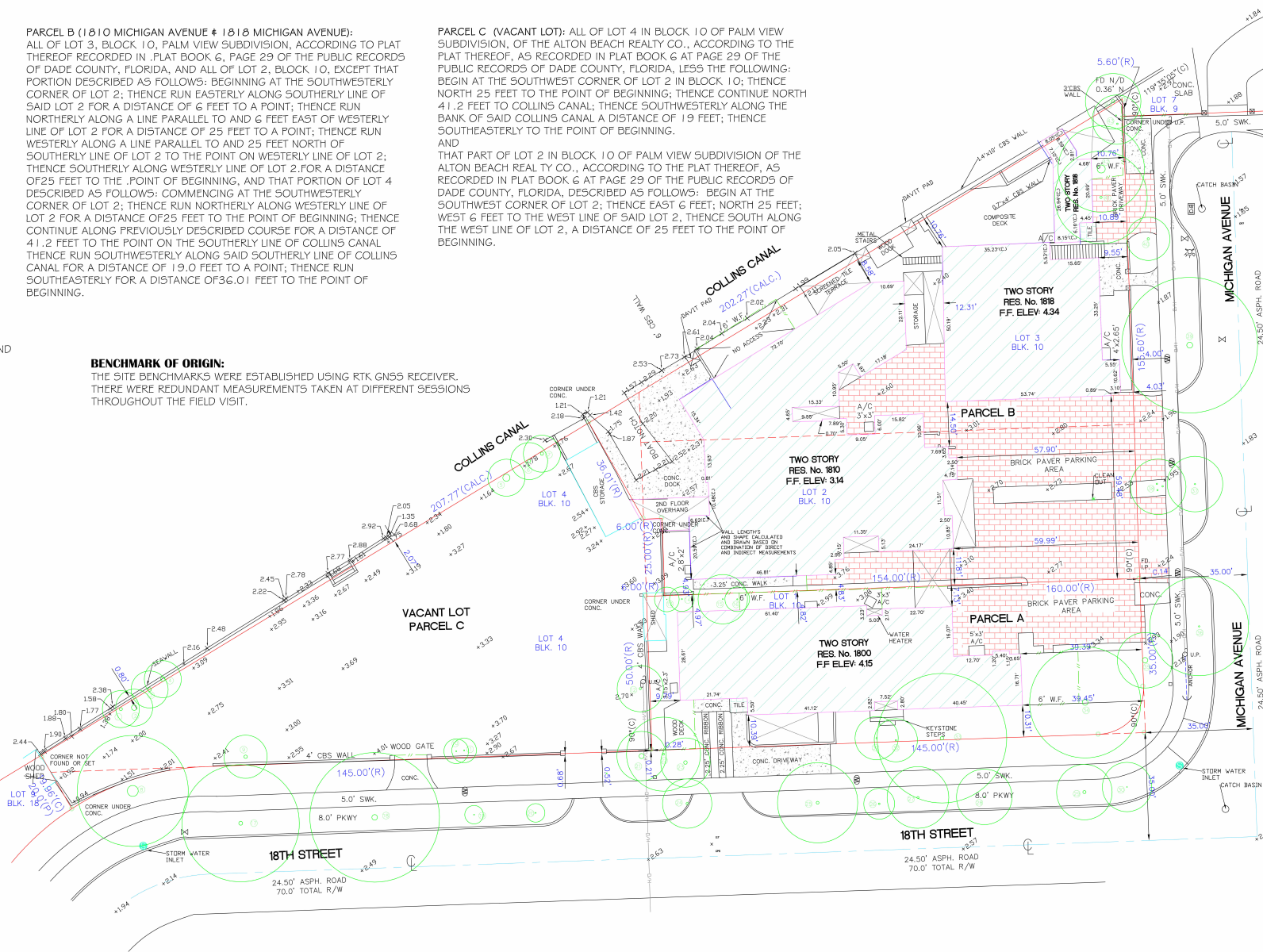
FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: AE
COMMUNITY: 120651
PANEL NO.: 3177H
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
 - this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet alta standards.
 - code restriction and title search are not reflected on this survey.
 - the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
 - the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 - underground encroachments, if any, not located.
 - i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5J-17.050 to 17.052 florida administrative code pursuant to section 472.027 fla. statutes.
 - if shown, bearings are to an assumed meridian (by plat)
 - if shown, elevations are referred to NAVD 1988 vertical datum
 - if shown, bearings are to an assumed meridian (by plat)
 - if shown, elevations are referred to NAVD 1988 vertical datum
 - the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
 - tree were located by surveyor
 - the project site is located in Section 34-Township 53S-Range 42E

PARCEL B (1810 MICHIGAN AVENUE):
ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK G, 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 G 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.

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



LEGEND OF SURVEY ABBREVIATIONS

- ADJ. ADJACENT
- A/C AIR CONDITIONER
- ASPH. PAV. ASPHALT PAVEMENT
- B/C BLOCK CORNER
- BLDG. BUILDING
- BLK. BLOCK
- B.M. BENCH MARK
- B.C.R. BROWARD COUNTY RECORD
- C/G CURB AND GUTTER
- C.B. CATCH BASIN
- CH. CHORD DISTANCE
- CH.L.F. CHAIN LINK FENCE
- CLP. CONC. LIGHT POLE
- C/L CENTER LINE
- C. CALCULATED
- C.B.S. CONCRETE BLOCK AND STUCCO
- CL. CLOSET
- C.M.E. CANAL MAINTENANCE EASEMENT
- CONC. CONCRETE
- CCR. CROWN
- CT. COURT
- D.B. DEED BOOK
- D.C.R. DADE COUNTY RECORD
- D.E. DRAINAGE EASEMENT
- D/H. DRILL HOLE
- D/W. DRIVEWAY
- E. EAST
- ENC. ENCROACHMENT
- E.O.W. EDGE OF WATER
- F. FENCE
- FD. FOUND IRON PIPE
- F.H. FIRE HYDRANT
- FD. I.P. FOUND IRON PIPE
- F.F.ELEV. FINISH FLOOR ELEVATION
- F.P.L. FLORIDA POWER AND LIGHT CO.
- G. GARAGE
- L.M.E. LENGTH
- L.M.E. LAKE MAINTENANCE EASEMENT
- M.E. MAINTENANCE EASEMENT
- M.F. METAL FENCE
- M.H.S.S. MANHOLE SANITARY SEWER
- (M) MEASURED
- N. NORTH
- N/D. NAIL AND DISC
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. NOT TO SCALE
- O/H. OVER HANG
- O.R.B. OFFICIAL RECORD BOOK
- O.U.L. OVERHEAD UTILITY LINE
- (P) PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.P. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- PK. PACE
- P.I. Point of Intersection
- P.K. PARKER KALON
- PKWY. PARKWAY
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.L. PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- (R) RECORD
- RE-BAR REINFORCEMENT BAR
- (R/M) RECORD AND MEASURED
- RES. RESIDENCE
- R/W. RIGHT-OF-WAY
- S. SOUTH
- S.C. SECTION
- S.I.P. SET IRON PIPE
- SWK. SIDEWALK
- (TYP.) TYPICAL
- TERR. TERRACE
- U.E. UTILITY EASEMENT
- U.P. UTILITY POLE
- W.F. WOOD FENCE
- W.M. WATER METER
- W. WEST

EXISTING TREE LIST

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

- ### LEGEND OF SYMBOLS
- MAN HOLE SANITARY SEWER
 - CATCH BASIN
 - FIRE HYDRANT
 - SIGN
 - HANDICAP PARKING
 - CONC. LIGHT POLE
 - TREE
 - WATER METER
 - WATER VALVE
 - ELECTRIC BOX
 - T.V. BOX
 - ELECTRIC METER
 - WOOD LIGHT POLE
 - METAL LIGHT POLE
 - UTILITY POLE

LB. # 8077
9495 SW 99 STREET
MIAMI, FLORIDA 33176
TEL:(786) 242-6894
FAX:(786) 242-6894
E-MAIL: TJSURVEY@GMAIL.COM

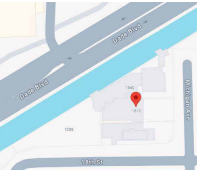
THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

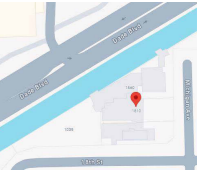
TOPOGRAPHIC SURVEY

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

06/28/2021(BOUNDARY&TOPO), UPDATED TREES (03/20/2024)
JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL.

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

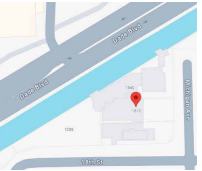




**RENDERING VIEW
 FROM COLLINS
 CANAL**

1 RENDERING LOT 3 FROM CANAL

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1 RENDERING LOTS 2 AND 2 FROM MICHIGAN AVE

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| LIST OF DRAWINGS LOT SPLIT APPLICATION | |
|--|----------------|
| Sheet Name | Sheet Number |
| SURVEY | -- |
| COVER SHEET | .0A0.00 PB LTS |
| RENDERINGS | .1A |
| RENDERING VIEW FROM COLLINS CANAL | .2B |
| RENDERING VIEW FROM MICHIGAN AVENUE | .3B |
| INDEX AND DATA | .A0.01 |
| AERIAL PHOTOS | .A0.02 |
| AXONOMETRIC PHOTOS | .A0.03 |
| SITE PHOTO LOCATIONS | .A0.04 |
| SITE PHOTOGRAPHY | .A0.05 |
| SITE PHOTOGRAPHY | .A0.06 |
| SITE PHOTOGRAPHY | .A0.07 |
| SITE PHOTOGRAPHY | .A0.08 |
| SITE PHOTOGRAPHY | .A0.09 |
| SITE PHOTOGRAPHY BUILDING INTERIOR LOT 3 | .A0.10 |
| BUILDING CARDS LOT 1 | .A0.11 |
| BUILDING CARDS LOT 2 | .A0.12 |
| BUILDING CARDS LOT 3 | .A0.13 |
| BUILDING CARDS LOT 4 | .A0.14 |
| ARCHIVE IMAGES LOT 1 | .A0.15 |
| ARCHIVE IMAGES LOT 1 | .A0.16 |
| ARCHIVE IMAGES LOT 2 | .A0.17 |
| ARCHIVE IMAGES LOT 3 | .A0.18 |
| ARCHIVE IMAGES LOT 3 | .A0.19 |
| ARCHIVE IMAGES LOT 4 | .A0.20 |
| ARCHIVE IMAGES LOT 4 | .A0.21 |
| ARCHIVE IMAGES LOT 4 | .A0.22 |
| PROPOSED UNIT SIZE DIAGRAMS LOT 2 | .A0.25 |
| PROPOSED LOT COVERAGE DIAGRAM LOT 2 | .A0.26 |
| PROPOSED LOT COVERAGE DIAGRAM LOT 3 | .A0.27 |
| PROPOSED UNIT SIZE DIAGRAMS LOT 3 | .A0.28 |
| DIAGRAM - ADDITIONS OVER TIME LOT 1 | .A0.30 |
| DIAGRAM - ADDITIONS OVER TIME LOT 2 | .A0.31 |
| DIAGRAM - ADDITIONS OVER TIME LOT 3 | .A0.32 |
| DIAGRAM - ADDITIONS OVER TIME LOT 4 | .A0.33 |
| EXISTING LOCATION PLAN (BEFORE DEMOLITION) | .A1.00 |
| EXISTING STREET ELEVATIONS (BEFORE DEMOLITION) | .A1.03 |
| PROPOSED LOCATION PLAN | .A1.30A |
| PROPOSED LOCATION PLAN (LOT LINES ONLY) | .A1.30B |
| EXISTING LOCATION PLAN (CURRENT STATE) | .A1.30C |
| PROPOSED STREET ELEVATIONS | .A3.10 |

RESIDENTIAL - SINGLE FAMILY - ZONING DATA SHEET

Palm View Historic District

| ITEM # | Zoning Information | | | |
|--------|--|--|----------------------|-------------------------|
| 1 | Address: | 1800 MICHIGAN AVENUE MIAMI BEACH, FL 33139 (LOT 1) | | |
| 2 | Board and File numbers: | | | |
| 3 | Folio number(s): | 02-3234-004-0120 | | |
| 4 | Year constructed: | Multiple | Zoning District: | RS-4 Residential |
| 5 | Base Flood Elevation: | 8.0 NGVD | Grade Value in NGVD: | 1.90 'NGVD |
| 6 | FUTURE ADJUSTED GRADE (Flood+Grade/2) | 4.95 'NGVD | Lot Area: | 8000 |
| 7 | Lot Width | 50.0' | Lot Depth | 160.0' |
| 8 | Minimum Unit Size | 1,800 SF | | |
| 9 | Existing User | Single Family Residence | Proposed Use: | Single Family Residence |
| 10 | Maximum Lot Coverage for a single-story Home (% of lot area) | 40% | | |
| 11 | Maximum Lot Coverage for a 2story Home (% of lot area) | 30% (8,000 x .3 = 2,400) | | |
| 13 | Minimum Unit Size (Square Feet) | 1,800 | | |
| 14 | Maximum Unit Size (% of Lot Area) | 50% (8,000 x.5 = 4,000) | | |

| ITEM # | Zoning Information | | | |
|--------|--|---|----------------------|----------------------------------|
| 1 | Address: | 1810 MICHIGAN AVENUE MIAMI BEACH, FL 33139 (LOT2) | | |
| 2 | Board and File numbers: | HPB24-0614 - HPB24-0613 | | |
| 3 | Folio number(s): | 02-3234-004-0130 | | |
| 4 | Year constructed: | Multiple | Zoning District: | RS-4 Residential |
| 5 | Base Flood Elevation: | 8.0 NGVD | Grade Value in NGVD: | 1.95 'NGVD |
| 6 | FUTURE ADJUSTED GRADE (Flood+Grade/2) | 4.98 'NGVD | Lot Area: | ±7,850 SF ±0.18 acres |
| 7 | Lot Width | 50 | Lot Depth | 160' north line, 154' south line |
| 8 | Minimum Unit Size | 1,800 SF | | |
| 9 | Existing User | VACANT/RECENTLY DEMOLISHED | Proposed Use: | Single Family Residence |
| 10 | Maximum Lot Coverage for a single-story Home (% of lot area) | 40% | | |
| 11 | Maximum Lot Coverage for a 2story Home (% of lot area) | 30% (7,850 x .3 = 2,355) | | |
| 13 | Minimum Unit Size (Square Feet) | 1,800 | | |
| 14 | Maximum Unit Size (% of Lot Area) | 50% (7,850 x.5 = 3,925) | | |

| ITEM # | Zoning Information | | | |
|--------|--|--|----------------------|-------------------------|
| 1 | Address: | 1818 MICHIGAN AVENUE MIAMI BEACH, FL 33139 (LOT 3) | | |
| 2 | Board and File numbers: | HPB24-0613 - HPB24-0615 | | |
| 3 | Folio number(s): | 02-3234-004-0140 | | |
| 4 | Year constructed: | Multiple | Zoning District: | RS-4 Residential |
| 5 | Base Flood Elevation: | 8.0' NGVD | Grade Value in NGVD: | 1.87 'NGVD |
| 6 | Adjusted grade (Flood+Grade/2) | 4.94 'NGVD | Lot Area: | ±9,744 SF ±0.22 acres |
| 7 | Lot Width | 88'-10" | Lot Depth | 166'-1" |
| 8 | Minimum Unit Size | 1,800 SF | | |
| 9 | Existing User | VACANT/RECENTLY DEMOLISHED | Proposed Use: | Single Family Residence |
| 17 | Maximum Lot Coverage for a single-story Home (% of lot area) | 40% | | |
| 18 | Maximum Lot Coverage for a 2story Home (% of lot area) | 30% (9,744 X.3 = 2,923 SF) | | |
| 13 | Minimum Unit Size (Square Feet) | 1,800 | | |
| 14 | Maximum Unit Size (% of Lot Area) | 50% (9,744 X.5 = 4,872 SF) | | |

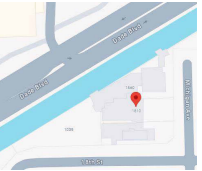
| ITEM # | Zoning Information | | | |
|--------|--|-----------------------------|----------------------|-------------------------|
| 1 | Address: | (0) (LOT 4) | | |
| 2 | Board and File numbers: | | | |
| 3 | Folio number(s): | 02-3234-004-0150 | | |
| 4 | Year constructed: | 0 | Zoning District: | RS-4 Residential |
| 5 | Base Flood Elevation: | 8.0' NGVD | Grade Value in NGVD: | 2.14 'NGVD |
| 6 | Adjusted grade (Flood+Grade/2) | 5.07 'NGVD | Lot Area: | ±12,062 SF ±0.28 acres |
| 7 | Lot Width | 189'-0" | Lot Depth | 63.61' |
| 8 | Minimum Unit Size | 1,800 SF | | |
| 9 | Existing User | VACANT | Proposed Use: | Single Family Residence |
| 17 | Maximum Lot Coverage for a single-story Home (% of lot area) | 40% | | |
| 18 | Maximum Lot Coverage for a 2story Home (% of lot area) | 30% (12,062 X.3 = 3,619 SF) | | |
| 13 | Minimum Unit Size (Square Feet) | 1,800 | | |
| 14 | Maximum Unit Size (% of Lot Area) | 50% (12,062 X.5 = 6,031 SF) | | |



7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



**PROJECT:
APPLICATION**

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

DRAWING:

INDEX AND DATA.

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.A0.01

