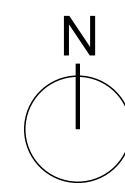


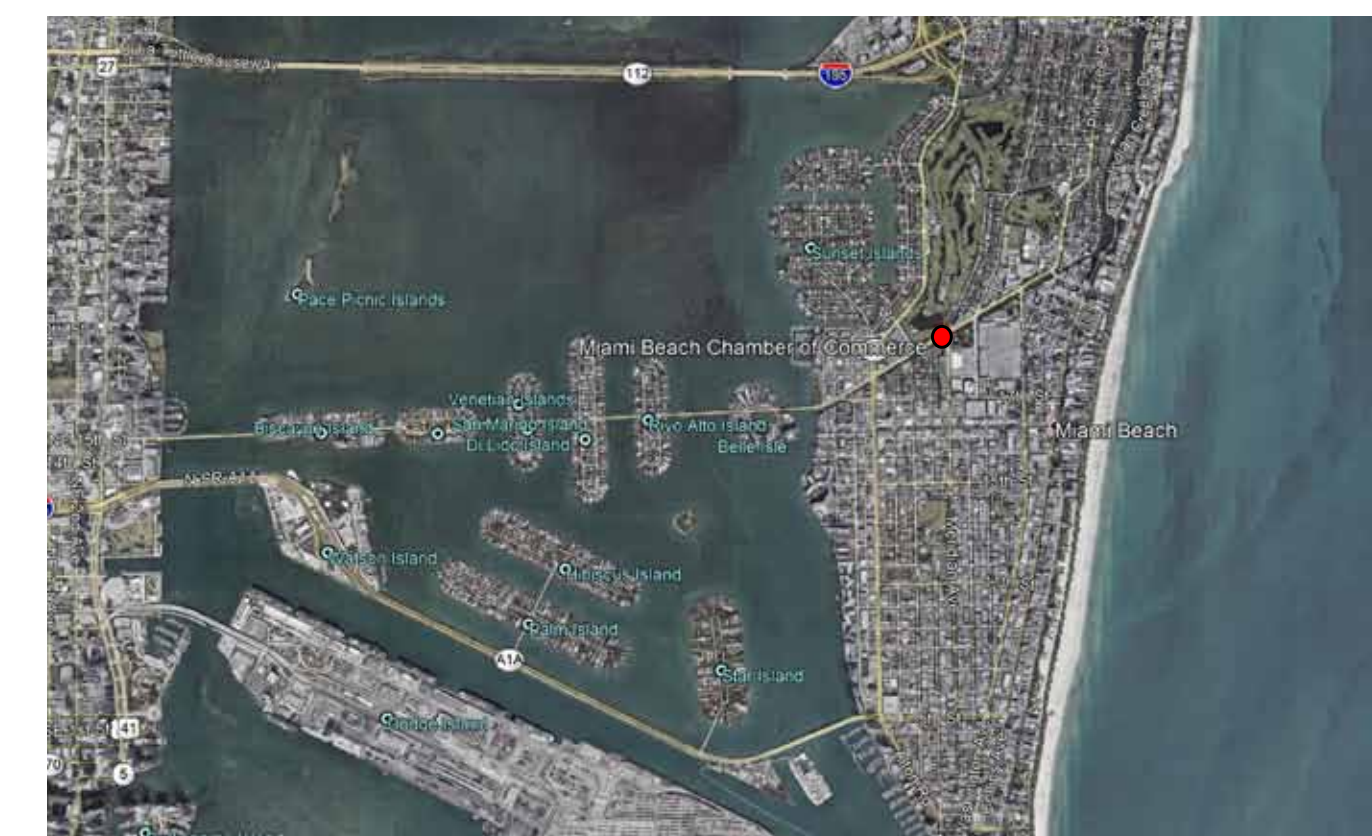


AERIAL - 1/2 MILE RADIUS

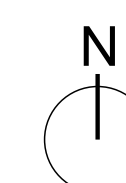


ZONING INFORMATION

Zoning District: RM-2	
Maximum area percentage	0.33 square feet for every foot of linear frontage
Maximum area	Max.: 30 square feet Min.: 20 square feet
Height restrictions	Shall not be located above ground floor (VARIANCE REQUESTED)
Maximum quantity per frontage	One wall, projecting or detached
Accessory use	Maximum 75% of main use sign, or 20 square feet, whichever is less



CITY MAP



ISSUE DATE: 12.09.19

[illegible]

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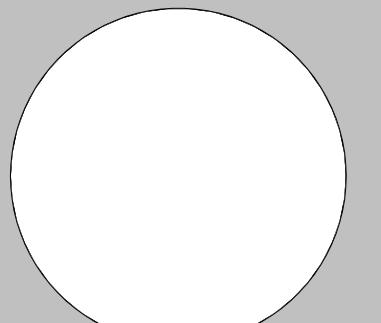
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architecture urban-planning interior design

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REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

MBCC

1920 MERIDIAN. AVE
Miami Beach, FL 33139
FOLIO # 02-3234-007-0130

Project Number	00-00000
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Drawing Name	
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CONTEXT LOCATION/ ZONING

Scale:

N.T.S.

Drawing Number

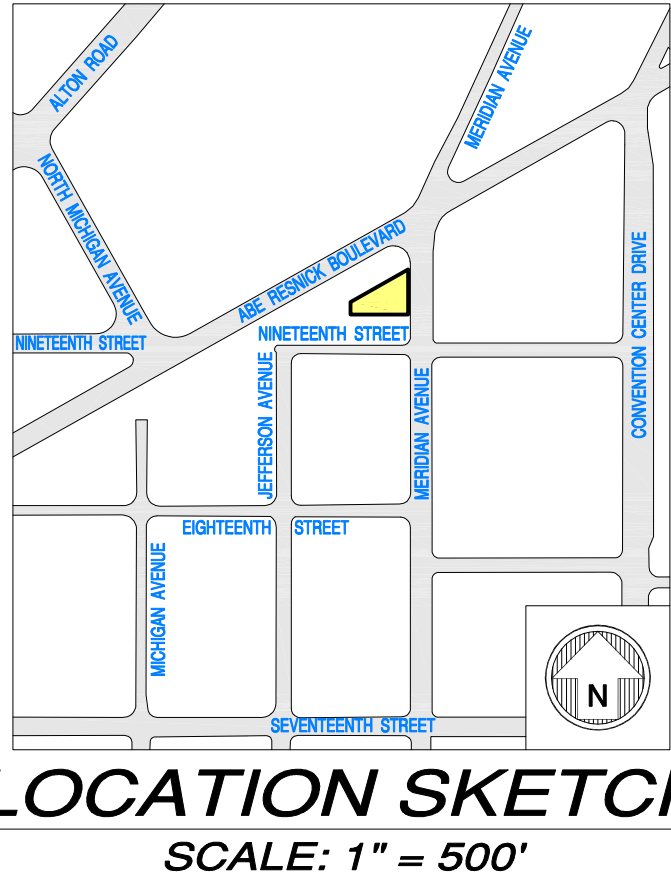
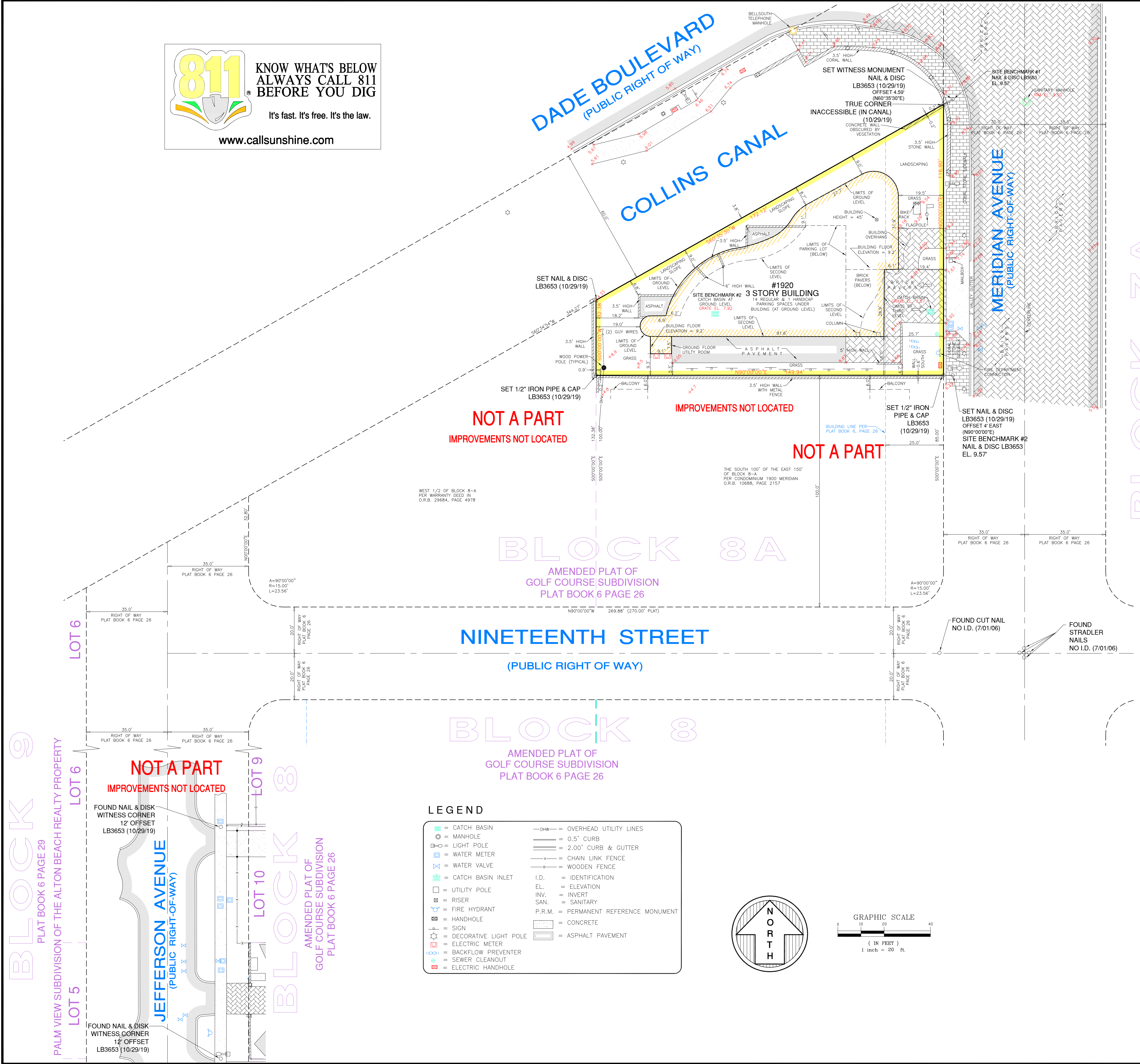
A-001

811

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LEGAL DESCRIPTION:

The East 1/2 of Block 8-A, less the South 100 feet thereof of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 00°00'00" E for right-of-way line of Meridian Avenue, and evidenced by two (2) set nails & disk LB3653 on a 4 foot offset, and one (1) found 1/2" pipe & cap LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on City of Miami benchmark "DB MA 12", elevation +9.14, located on October 29, 2019 at the intersection of Dade Boulevard and Meridian Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009 and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 11,192 square feet, or 0.26 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Folio No.: 02-3234-007-0130, per Miami-Dade County Property Appraiser's Website.

CERTIFICATION TO:

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 29, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., PSM
Surveyor and Mapper, LS6435
State of Florida

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.

O.N.

Revision

Description

Fortin, Leavy, Skiles, Inc.

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th Street / North Miami Beach, Florida 33162

Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

1920 MERIDIAN AVENUE

CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date

10/29/19

Scale

1" = 20'

Drawn By

SJL

CAD No.

060172

Plotted

8/15/19 3:45p

Ref. Dwg.

2008-045

Field Book

638/43 & FLD.SHT.

Job No.

191029

Dwg. No.

2019-142

Sheet

1 of 1