ZONING INFORMATION

ADDRESS 1501-1511 MICHIGAN AVE. MIAMI BEACH, FL. 33139

 FOLIO NUMBER
 02-3234-002-1530

 YEAR CONSTRUCTED
 1955

 BASE FLOOD ELEVATION
 +8.00' NGVD

 GRADE
 +3.94' NGVD

 ADJUSTED GRADE
 +5.97' NGVD

ZONING DISTRICT RM-1 RESIDENTIAL MULTIFAMILY - LOW INTENSITY

 LOT AREA
 14,998 SQ.FT.

 LOT WIDTH
 100 FT

 LOT DEPTH
 150 FT

 MINIMUM UNIT SIZE
 441 SF

 AVERAGE UNIT SIZE
 485 SF

EXISTING USE APARTMENT BUILDING PROPOSED USE APARTMENT BUILDING

	MAXIMUM	EXISTING	PROPOSED
HEIGHT	40 FT	19'-6"	19'-6"
NUMBER OF STORIES	4	2	2
FAR	1.25	1.16	1.16
GROSS SQUARE FOOTAGE	17,454 SF	17,454 SF	17,454 SF
SQUARE FOOTAGE BY USE	17,454 SF	17,454 SF	17,454 SF
NUMBER OF RESIDENTIAL UNITS	36	36	36
NUMBER OF HOTEL UNITS	-	0	0
NUMBER OF SEATS	-	0	0
OCCUPANT LOAD	88	72	72

SETBACKS PEDESTAL & TOWER	REQUIRED	EXISTING	PROPOSEI
FRONT SETBACK	20'-0"	14'-10 1/2"	14'-10 1/2"
SIDE SETBACK	* 8 FT MIN (16 FT SUM)	3'-11 1/2"	3'-11 1/2"
SIDE SETBACK FACING STREET	** 8 FT MIN (16 FT SUM)	4'-10"	4'-10"
REAR SETBACK	***15 FT (MIN)	5'-1 1/2"	5'-1 1/2"

^{*} SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH MINIMUM—7.5 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER.

^{*** 10%} LOT DEPTH

PARKING	MAXIMUM	EXISTING	PROPOSED
PARKING DISTRIC	N/A	N/A	N/A
TOTAL # OF PARKING SPACES	N/A	N/A	N/A
# OF PARKING SPACES PER USE	N/A	N/A	N/A
# OF PARKING SPACES PER LEVEL	N/A	N/A	N/A
PARKING SPACES DIMENSIONS	N/A	N/A	N/A
PARKING SPACES CONFIGURATION	N/A	N/A	N/A
ADA SPACES	N/A	N/A	N/A
TANDEM SPACES	N/A	N/A	N/A
DRIVE AISLE WIDTH	N/A	N/A	N/A
VALET DROP OFF AND PICK UP	N/A	N/A	N/A
LOADING ZONES AND TRASH COLLECTION AREAS	N/A	N/A	N/A
RACKS	N/A	N/A	N/A
RESTAURANTS CAFES BARS LOUNGES			

RESTAURANTS, CAFES, BARS, LOUNGES, NIGHTCLUBS	MAXIMUM	EXISTING	PROPOSED
TYPE OF USE	N/A	N/A	N/A
TOTAL # OF SEATS	N/A	N/A	N/A
TOTAL # OF SEATS PER VENUE	N/A	N/A	N/A
TOTAL OCCUPANT CONTENT	N/A	N/A	N/A
OCCUPANT CONTENT PER VENUE	N/A	N/A	N/A

IS THIS A CONTRIBUTING BUILDING YES LOCATED WITHIN A LOCAL HISTORIC DISTRIC YES

SCOPE OF WORK

- APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR DESIGN MODIFICATION
- TWO SETBACK VARIANCES ON THE FRONT AND SIDE SETBACKS FOR LOCATION OF FPL VAULT.

LEGAL DESCRIPTION

PARCEL 5

LOTS 19 AND 20, BLOCK 63, LINCOLN SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.









JD Engineering Services, Inc.
CONSULTING ENGINEERING
1231 W 14fH, SUITE 101
MIAMI BEACH, FL. 33139.
(305) 209-3636 www.jd-miami.com
Certificate of authorization: No. 29200

BP 1501, LLC.

OWNER:

1211 ALTON ROAD MIAMI BEACH, FL. 33139

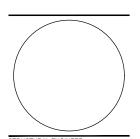
JOB TITLE:

HISTORIC PRESERVATION BOARD

1501 MICHIGAN AVE, MIAMI BEACH, FL. 33139

SHEET TITLE:

ZONING DATA. LOCATION MAP



STRUCTURAL ENGINEER

JOSE LUIS GUZMAN

4869 SW 75th AVE.

MIAMI, FL. 33155

786-338-1082

PE 56138

LANDSCAPE ARCHITECT & PLANNER

VINCENT FILIGENZI
5130 CHEROKEE AVE

MIAMI BEACH, FL. 33140

786-346-8909

RLA 6667191

LANDSCAPE CONSULTANT

PAUL LORENZO

7915 EAST DR. #1A. NORTH BAY VILLAGE, FL. 33141

786-453-2455

REVISIONS:

SHEET:

G1.01

PLOT DATE: 20

 $[\]hbox{^{**}SUM OF THE SIDE YARDS SHALL EQUAL 16\% OF LOT WIDTH MINIMUM--7.5 FEET OR 8\% OF LOT WIDTH, WHICHEVER IS GREATER. } \\$



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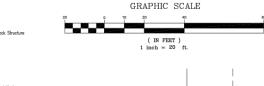
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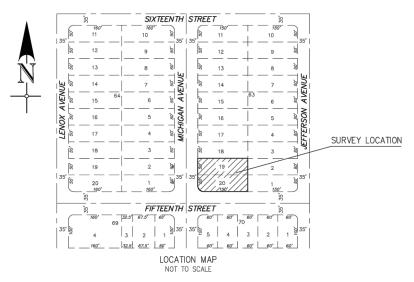
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MICHI(BEACH,

—1511 MIAMI



Iron Pipe Lot 18 Block 63 Let PLat Book 9 Page 69 Folio No. 02-3234-002-1152 MAG Nail and Washe Owner Name: Erogol Corp. S89'59'18"E 150.06'(C) 150.00'(P) Fnd 3/4" IP Licensed Survey Central Angle SITE UNDER CONSTRUCTION — = = Curve Radius Arc Length Avenue 2 Story CBS Residential Residence No. 1511 LEGEND Public Right Michigan **@** 2 Story CBS Residentic Residence No. 1501 Building Height 19.6' Lot 20 – Block 63 Folio: 02-3234-002-1530 F.F. Floor Elev.=5.65' Second Floor Elev.=14.99' -0-



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CONSULTING ENGINEERING 1231 W 14TH, SUITE 101 MIAMI BEACH, FL. 33139. (305) 209-3636 www.jd-miami.com Certificate of authorization: No. 29200

OWNER:

BP 1501, LLC.

JOB TITLE:

BOARD

1211 ALTON ROAD MIAMI BEACH, FL. 33139

HISTORIC PRESERVATION

1501 MICHIGAN AVE,

SHEET TITLE:

SURVEY

MIAMI BEACH, FL. 33139

STRUCTURAL ENGINEER JOSE LUIS GUZMAN

4869 SW 75th AVE. MIAMI, FL. 33155 786-338-1082 PE 56138 LANDSCAPE ARCHITECT & PLANNER

VINCENT FILIGENZI 5130 CHEROKEE AVE MIAMI BEACH, FL. 33140 786-346-8909 RLA 6667191

LANDSCAPE CONSULTANT PAUL LORENZO 7915 EAST DR. #1A NORTH BAY VILLAGE, FL. 33141 786-453-2455

REVISIONS:

SHEET:

PLOT DATE:

2018-03-02

LEGAL DESCRIPTION

PARCEL 5

0

0 Cleanout

Sanitary Sewer Manho

Sewer Volu

Guy Wire

Metal Light pole

Chainlink Wire

Metal Fence

ABBREVIATIONS

Lots 19 and 28, Block 63, LINCOLN SUBDIVISION, according to plat thereof as recorded in Plat Book 9, at Page 69 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

The Legal Description is based on the Title Commitment No. 4694402, prepared by Chicago Title Insurance Company, effective date January 25, 2014 at 11:59PM.

Underground footings were not located.

No encroachments were noted by this survey, except as shown hereon.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown hereon.

Only those utilities witnessed by visible appurtenant evidence have been located and shown hereon. There may be other underground utilities in addition to those evidenced by visible appurtenances not known to the surveyor and not shown on this sketch.

This survey is based on platted information; recovered monumentation and occupation

Differences are noted as compared to calculations from the record plat and are shown as calculated (C), plat (P), measured (M) and/or record.

This survey map is intended for the use of the parties to whom it is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

Bearings and North arrow shown hereon are based on an assumed meridian whereby the West Line of Lots 19 and 20 bears N 00°00′36° W from the SW Corner of said Lot 20.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20" or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 120" or the displayed scale the survey and sketch's positional accuracy value occupies 120" or the displayed.

Δ=89*58'31 R=15.00'

I = 23.56T=14.99'

Additions or deletions to survey maps and reports by others than the signing party or parties are prohibited without the written consent of the signing party or parties. This document consists of 1

This survey map is intended to be displayed at the graphic and stated scales in English units of measurement. Attention is directed to the fact that said survey map may be altered in scale by reproduction. This must be considered when obtaining scaled data,

Accuracy: Commercial/High Risk Linear: 1 foot in 10,000 feet

The National Flood Insurance Rate Map for Florida Panel No. 12085C0317L, FIRM Date 09/11/09 and Revised with an effective date of 09/11/09, published by the Federal Emergency Management Agency, delineates the described land to be situated with Zone "AE" with a base flood elevation of 8 feet.

Gross land area of the Subject Parcel is 14,998± square feet more or less or 0.34± acres more or less.

The Square footage of the exterior footprint of the building No. 1501 at ground level is 4,335 square feet more or less and the exterior footprint of the building no.1511 at ground level is 4,392 square feet more or less.

The height of the building above grade is shown on Survey Sketch.

There is no parking areas located within limits of the Subject Parcel.

Observable evidence of earth moving work, building construction or building additions within recent months was not evident at the time of this Survey.

There was no observable evidence of recent street or sidewalk construction or repair at the time of

There was no observable evidence that the site has been used as a solid waste dump, sump or sanitary landfill at the time of this Survey.

Elevations are referred to National Geodetic Vertical Datum (NGVD'29)

Elevations are based on Miami-Dade County Benchmark D-149 a PK nail and Washer located at SW comer of 15th Street and Meridian Avenue, Elevation 4,19 feet (NGVD'29) Based on Miami-Dade County property appraiser's property information for the site, the structure was built in 1939 which pre-dates the current zoning ordinance. Apparent setback encroachment may not indicate non-compliance with the herein stated requirements, verfy with the appropriate zoning official.

SURVEYOR'S NOTES: (Continued)

N89'59'07"W 370.14'(C) 370.00'(P)

Current Zoning Classification and Building Setbacks requirements

N89*59'07"W

The Subject properly lies within the RM-1 Residential Multifamily Low Intensity District based on Miami Beach, Florida, Code of Ordinances, under Chapter 142, Article II. See Section 142-155 for development regulations and area requirements. The setbacks requirements under section 142-156(a) are as follows:

Lot 2 Block 63 PLat Book 9 Page 69 Folio No. 02-3234-002-1390 Owner Name: Esther Mar LLC

Lot 1 Block 63 PLat Book 9 Page 69

The Elaine Condominium

At grade Parking lot

5 feet non-oceanfront lots 50 feet from bulkhead line for oceanfront lots

Subterranean Front Side interior

Side, facing a street Rear

Utility Room

T SITE UNDER CONSTRUCTION

N89'59'07"W 185.07'(C) 185.00'(P)

5' Concrete Sidewolk N89'59'07"W 150.07'(C) 150.00'(P) 5' Concrete Sidewolk Sidewolk

15th Street

-48.7' Asphalt Payement

Public Right-of-Way

20 feet 5 feet or 5% of lot width, whichever is greater (0 feet if lot

width is 50 feet or less)
5 feet or 5% of lot width, whichever is greater
0 feet non-oceanfront lots
50 feet from bulkhead line for oceanfront lots Side, facing a street Rear

Side, facing a street

Side, facing a street

20 feet
Sum of the side yards shall equal 16% of lot width
Minimum—7,5 feet or 8% of lot width, whichever is greater
Sum of the side yards shall equal 16% of lot width
Minimum—7,5 feet or 8% of lot width, whichever is greater
New Yeardront lots—10% of lot depth

20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant. The required pedestal seback plus 0.10 of the height of the tower portion of the building. The total required serback shall not exceed 50 feet

not exceed 50 feet
Surface shall equal 16% of the lot width
Minimum—7,5 feet or 8% of lot width, whichever is greater
Non-oceanfront lots—15% of lot depth
Cocanfront lots—15% of lot depth
Cocanfront lots—15% of lot depth
the bulkhead line whichever is greater

SCHEDULE B SECTION II (EXCEPTIONS)

None

SURVEYOR'S CERTIFICATION:

The undersigned, being a registered surveyor of the State of Florida certifies to Chicago Tritle Insurance Company, Hinshaw & Cubertson, ULP: BP 1501-17, LLC, a Florida Limited Liability Company and City National Bank of Florida, its successors and/or

This, is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land-Title Survey; jointly stablished and adopted by ALTA and NSPS, and includes learns 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10, 11a, 15b, 13, 16, 20 of Table A, thereof. The field work was completed on January 30, 2014.

Further-this: "ALTA/NSPS Land Trile Survey" meets the Minimum Technical Standard Requirements as set forth in Rule: 5J-17-051 AND 5J-17-052 as adopted by title Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472 027 Florida Statutes:

John Liptak

Updated survey to show improvements
Update Survey to show elevations
Update Survey
Revised Certifications F.B. 254-52 Drawn by: MJR Sketch: 208<u>3</u>



SURVEY (FOR REFERENCE ONLY)





JD Engineering Services, Inc.
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1231 W 14TH, SUITE 101
MIAMI BEACH, FL. 33139,
(305) 209-3636 www.jcl-micmi.com
Certificate of authorization: No. 29200

BP 1501, LLC.

OWNER:

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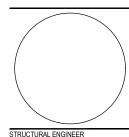
JOB TITLE:

HISTORIC PRESERVATION BOARD

1501 MICHIGAN AVE, MIAMI BEACH, FL. 33139

SHEET TITLE:

HISTORICAL VIEW



STRUCTURAL ENGINEER
JOSE LUIS GUZMAN
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786-453-2455

REVISIONS:

IM1.01
PLOT DATE: 2018-03