

# 1525 LENOX AVE.

1525 LENOX AVE, MIAMI, FL 33139

FINAL SUBMITTAL - DATE: 07/07/2024  
HPB24-0617

SCOPE OF WORK:  
PROPOSED THREE-STORY RESIDENTIAL BUILDING WITH A ROOF TERRACE.



ARCHITECT  
KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.  
571 NW 28 th St.  
Miami , Florida 33127  
Tel: (305) 573-1818  
Fax: (305) 573-3766

LANDSCAPE ARCHITECT  
VFD VINCENT FILIGENZI DESIGN  
888 Biscayne Blvd,  
Miami , Florida 33132  
Tel: (305) 766-5004

| Rev. | Date | Rev. | Date |
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HISTORIC  
PRESERVATION BOARD  
FINAL SUBMITTAL

RESIDENTIAL  
1525 LENOX AVE  
MIAMI, FLORIDA 33139

Owner:  
  
PRIVATE

Landscape Architect  
VDF Vincent Filigenzi Design  
888 Biscayne Blvd.  
Miami, Florida 33132 USA  
Tel: +1 (305) 766 5004  
Email: vincent@vincentfiligenzi.com

Consultant:  
Name:  
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Tel:  
Email:

Consultant:  
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Address:  
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Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th St  
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COVER

|         |              |           |
|---------|--------------|-----------|
| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A0.00     |
| Project | 2334         |           |



SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

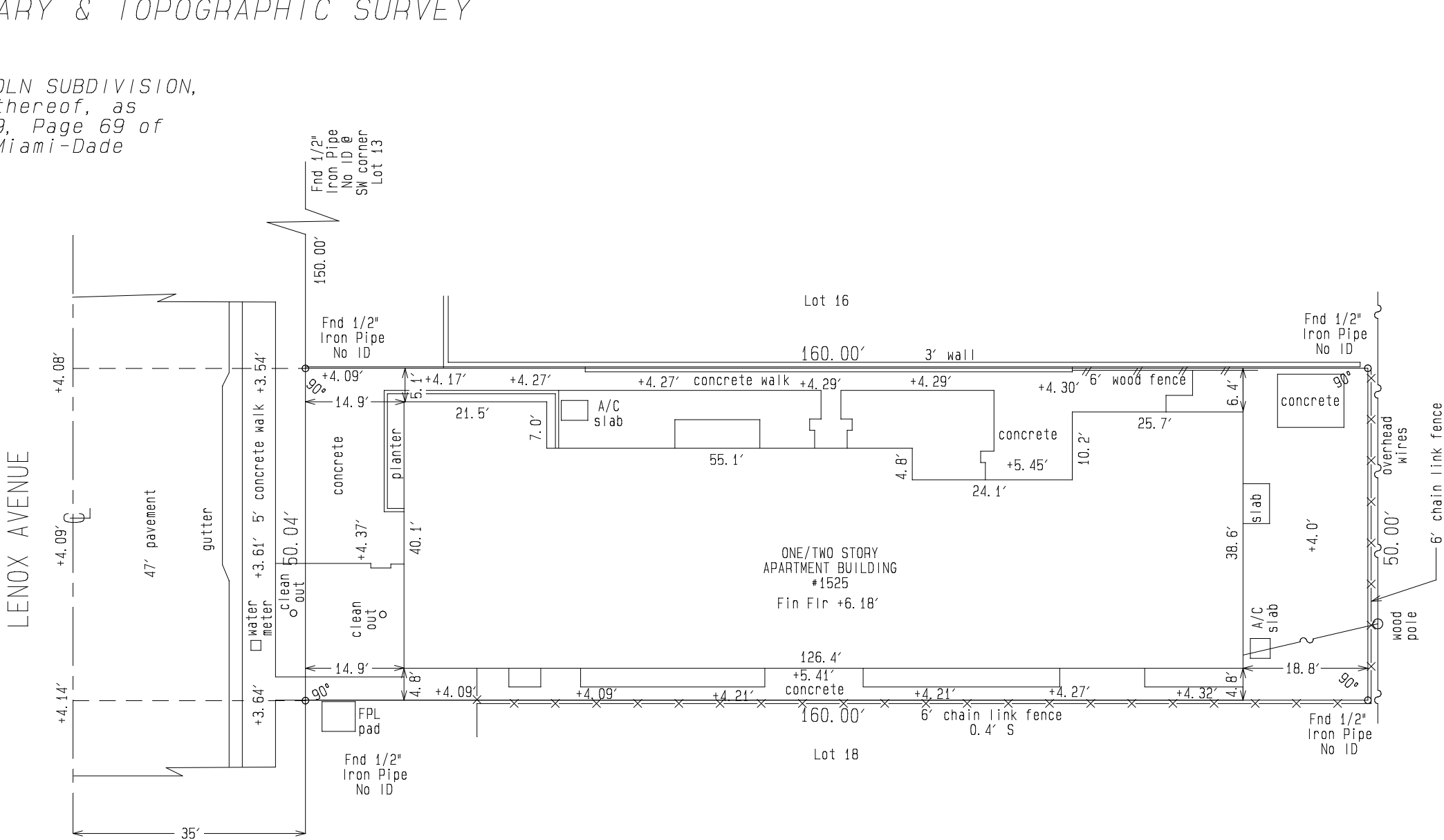
LEGAL DESCRIPTION:

Lot 17, Block 64, LINCOLN SUBDIVISION,  
according to the plat thereof, as  
recorded in Plat Book 9, Page 69 of  
the Public Records of Miami-Dade  
County, Florida.

Property address:  
1525 Lenox Avenue  
Miami Beach, FL

Flood Zone: AE  
Base flood elev: 8'  
Community #120651  
Map #12086C 0317L  
Date of Map: 9/11/2009

Benchmark:  
Miami-Dade Benchmark #D-166;  
PK nail and brass washer in concrete  
sidewalk at NE corner of Belle Isle  
East bridge, 20' North of centerline  
of Venetian Causeway;  
elevation = +7.27' NGVD



|             |
|-------------|
| 16th Street |
| 11          |
| 12          |
| 13          |
| 14          |
| 15          |
| 16          |
| 17          |
| 18          |
| 19          |
| 20          |
| 15th Street |

LEGEND:  
Δ = CENTRAL ANGLE (DELTA)  
A = ARC LENGTH  
A/C = AIR CONDITIONER  
BCR = BROWARD COUNTY RECORDS  
BM = BENCHMARK  
C = CENTERLINE  
(C) = CALCULATED  
(D) = DEED  
FND = FOUND  
FPL = FLORIDA POWER & LIGHT  
H = HANDICAP PARKING SPACE  
O/S = OFFSET  
(P) = PLAT  
PB = PLAT BOOK  
P.C. = POINT OF CURVATURE  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
R = RADIUS  
R/W = RIGHT-OF-WAY  
SF = SQUARE FEET

NOTES:  
1. THIS SURVEY REFLECTS ALL EASEMENTS  
AND RIGHTS-OF-WAY AS SHOWN ON THE  
ABOVE RECORDED PLAT. THE SUBJECT  
PROPERTY HAS NOT BEEN ABSTRACTED BY  
THE UNDERSIGNED FOR OTHER EASEMENTS  
OR RIGHT-OF-WAY.  
2. ANGLES SHOWN HEREON ARE BASED ON  
PB 9, PG 69, MDCR.  
3. ELEVATION SHOWN HEREON ARE BASED ON  
NATIONAL GEODETIC VERTICAL DATUM OF  
1929 (NGVD 1929).  
4. SUBSURFACE FEATURES NOT LOCATED.  
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA  
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA  
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich

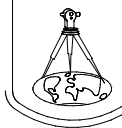
Digitally signed by Mikki H. Ulrich

Date: 2023.06.22 10:55:39 -04'00'

MIKKI H. ULRICH  
PROFESSIONAL SURVEYOR MAPPER #5853  
STATE OF FLORIDA

|           |                    |                |
|-----------|--------------------|----------------|
| 2306019   | Topographic survey | 6/21/2023      |
|           |                    |                |
|           |                    |                |
|           |                    |                |
| REVISIONS | DATE               | FOR: ADAR INV. |

|                 |             |             |
|-----------------|-------------|-------------|
| DATE: 3/14/2023 | NO. 2303012 | F.B. 145-23 |
|-----------------|-------------|-------------|



DENI LAND SURVEYORS, INC.

1991 N.W. 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 fax (954)979-0343

LAND SURVEYS ◦ SUBDIVISIONS ◦ CONSTRUCTION SURVEYS

FILENAME: LS17-64

SCALE: 1" = 20'

Not valid without the signature  
and the original raised seal of  
a Florida licensed surveyor and  
mapper.

LB #7281



Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

| ITEM # | ZONING INFORMATION                                                                   |                                                                                                                 |                             |                                            |              |
|--------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------|--------------|
| 1      | Address:                                                                             | 1525 LENOX AVE, MIAMI BEACH, FL 33139                                                                           |                             |                                            |              |
| 2      | Board and File numbers:                                                              |                                                                                                                 |                             |                                            |              |
| 3      | Folio number(s):                                                                     | 02-3234-151-0010 / 02-3234-151-0020 / 02-3234-151-0030 / 02-3234-151-0040 / 02-3234-151-0050 / 02-3234-151-0060 |                             |                                            |              |
| 4      | Year constructed:                                                                    | 1952                                                                                                            | Zoning District:            | RM-1 Residential Multifamily Low Intensity |              |
|        |                                                                                      |                                                                                                                 | National Historic District: |                                            |              |
|        |                                                                                      |                                                                                                                 | Local Historic District:    | Flaming Park Historic District             |              |
| 5      | Base Flood Elevation:                                                                | 8.00' NGVD                                                                                                      | Grade Value in NGVD:        | 4.09' NGVD                                 |              |
| 6      | Design Flood Elevation                                                               | 9.00' NGVD                                                                                                      | Lot Area:                   | 8,000 SF                                   |              |
| 7      | Lot Width                                                                            | 50.00'                                                                                                          | Lot Depth:                  | 160.00'                                    |              |
| 8      | Minimum Unit Size                                                                    | NEW CONSTRUCTION - 550 SF                                                                                       | Average Unit Size:          | NEW CONSTRUCTION - 800 SF                  |              |
| 9      | Existing Use                                                                         | RESIDENTIAL                                                                                                     | Proposed Use:               | RESIDENTIAL                                |              |
|        |                                                                                      | Maximum / Required                                                                                              | Existing                    | Proposed                                   | Deficiencies |
| 10     | Percent of required Open Space                                                       | N/A                                                                                                             | -                           | 1947 SF (24%)                              | N/A          |
| 11     | Height                                                                               | 35'-0"                                                                                                          | -                           | 35'-0"                                     | N/A          |
| 12     | Number of Stories                                                                    | N/A                                                                                                             | 2                           | 3                                          | N/A          |
| 13     | FAR                                                                                  | 1.25 / 10,000 SF                                                                                                | -                           | 9,212 SF (1.15)                            | N/A          |
| 14     | Gross Square Footage (Floor Area)                                                    |                                                                                                                 |                             |                                            | N/A          |
| 15     | Square Footage by use                                                                | N/A                                                                                                             | N/A                         | N/A                                        | N/A          |
| 16     | Number of Units Residential                                                          | N/A                                                                                                             | 6                           | 6                                          | N/A          |
| 17     | Number of Units Hotel                                                                | N/A                                                                                                             | N/A                         | N/A                                        | N/A          |
| 18     | Number of Seats                                                                      | N/A                                                                                                             | N/A                         | N/A                                        | N/A          |
| 19     | Occupancy Load                                                                       | N/A                                                                                                             | N/A                         | N/A                                        | N/A          |
|        | Setbacks                                                                             | Required                                                                                                        | Existing                    | Proposed                                   | Deficiencies |
|        | Pedestal                                                                             |                                                                                                                 |                             |                                            |              |
| 20     | Front:                                                                               | 20' MIN                                                                                                         | N/A                         | 20'-0"                                     | -            |
| 21     | Side, Interior:                                                                      | 7.5' MIN                                                                                                        | N/A                         | 7'-6"                                      | -            |
| 22     | Side Facing a Street:                                                                | 7.5' MIN                                                                                                        | N/A                         | N/A                                        | -            |
| 23     | Rear:                                                                                | 10% of lot depth - 16' MIN                                                                                      | N/A                         | 16'-0"                                     | -            |
|        | Parking                                                                              | Required                                                                                                        | Existing                    | Proposed                                   | Deficiencies |
|        | DISTRICT 1                                                                           |                                                                                                                 |                             |                                            |              |
| 24     | Total # of parking spaces                                                            | N/A                                                                                                             | 4                           | 6                                          | -            |
| 25     | # of parking spaces per use (Provide a separate chart for a breakdown calculation)   | -                                                                                                               | -                           | -                                          | -            |
| 26     | # of parking spaces per level (Provide a separate chart for a breakdown calculation) | -                                                                                                               | -                           | -                                          | -            |
| 27     | Valet Drop off and pick up                                                           | -                                                                                                               | -                           | -                                          | -            |
| 28     | Loading zones and Trash collection areas                                             |                                                                                                                 |                             |                                            | 1            |
| 29     | Bike Racks                                                                           |                                                                                                                 |                             | 10 LONG TERM BICYCLE PARKING               | -            |
|        | Setbacks                                                                             |                                                                                                                 |                             |                                            |              |
| 30     | Front:                                                                               | 20' MIN                                                                                                         | -                           | 20'-0"                                     | -            |
| 31     | Side, Interior:                                                                      | 5' MIN                                                                                                          | -                           | 7'-6"                                      | -            |
| 32     | Side, Facing Street:                                                                 | 5' MIN                                                                                                          | -                           | N/A                                        | -            |
| 33     | Rear:                                                                                | 10% of lot depth                                                                                                | -                           | 16'-0"                                     | -            |

LEGAL DESCRIPTION:  
LOT 17, BLOCK 64, LINCOLN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WAIVER IN GROUND FLOOR  
REQUIREMENT: SEEKING 10 FT  
FROM BFE + FREEBOARD TO  
THE UNDERSIDE OF THE FIRST  
FLOOR SLAB

| INDEX                  |                       |
|------------------------|-----------------------|
| SHEET NUMBER           | SHEET NAME            |
| ARCHITECTURAL DRAWINGS |                       |
| A0.00                  | COVER                 |
| S                      | SURVEY                |
| A0.01                  | ZONING DATA / INDEX   |
| A0.02                  | LOCATION MAP          |
| A1.05                  | FAR DIAGRAMS          |
| A1.10                  | CONTEXT PHOTOS        |
| A2.01                  | SITE PLAN             |
| A3.01                  | FIRST FLOOR PLAN      |
| A3.02                  | SECOND FLOOR PLAN     |
| A3.03                  | THIRD FLOOR PLAN      |
| A3.04                  | ROOF PLAN             |
| A4.01                  | ELEVATIONS            |
| A4.02                  | ELEVATIONS            |
| A4.03                  | RENDERED ELEVATIONS   |
| A4.04                  | RENDERED ELEVATIONS   |
| A4.05                  | CONTEXTUAL ELEVATIONS |
| A5.01                  | SECTIONS              |
| A5.02                  | SECTIONS              |
| A6.00                  | RENDERING             |
| A6.01                  | RENDERING             |
| A6.02                  | RENDERING             |

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1525 LENOX AVE  
MIAMI, FLORIDA 33139

|                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner:                                                                                                                                                                 |
| PRIVATE                                                                                                                                                                |
| Landscape Architect<br>VDF Vincent Filigenzi Design<br>888 Biscayne Blvd.<br>Miami, Florida 33132 USA<br>Tel: +1 (305) 766 5004<br>Email: vincent@vincentfiligenzi.com |
| Consultant:<br>Name:<br>Address:<br>Address:<br>Tel:<br>Email:                                                                                                         |
| Consultant:<br>Name:<br>Address:<br>Address:<br>Tel:<br>Email:                                                                                                         |
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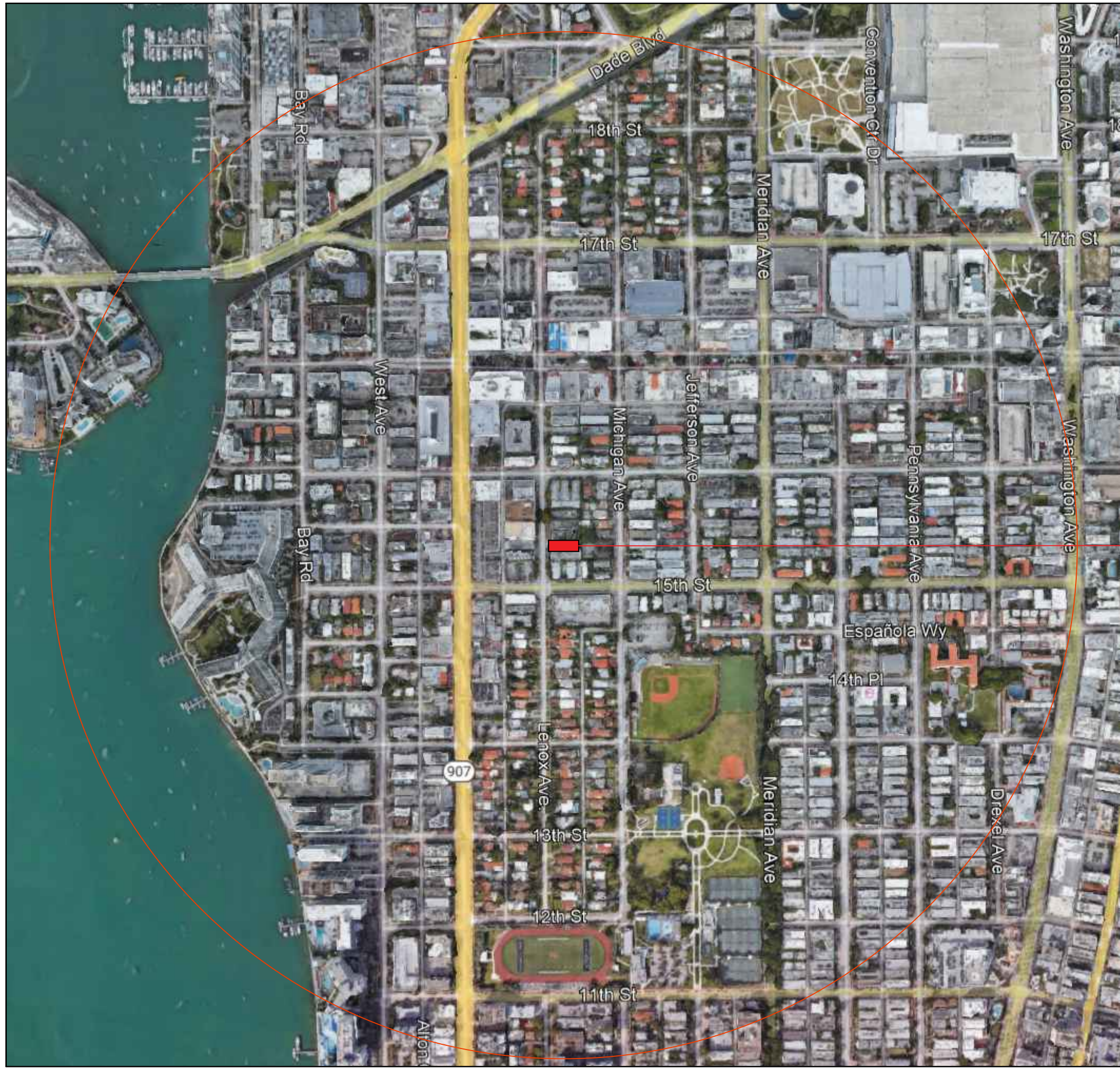
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ZONING DATA / INDEX

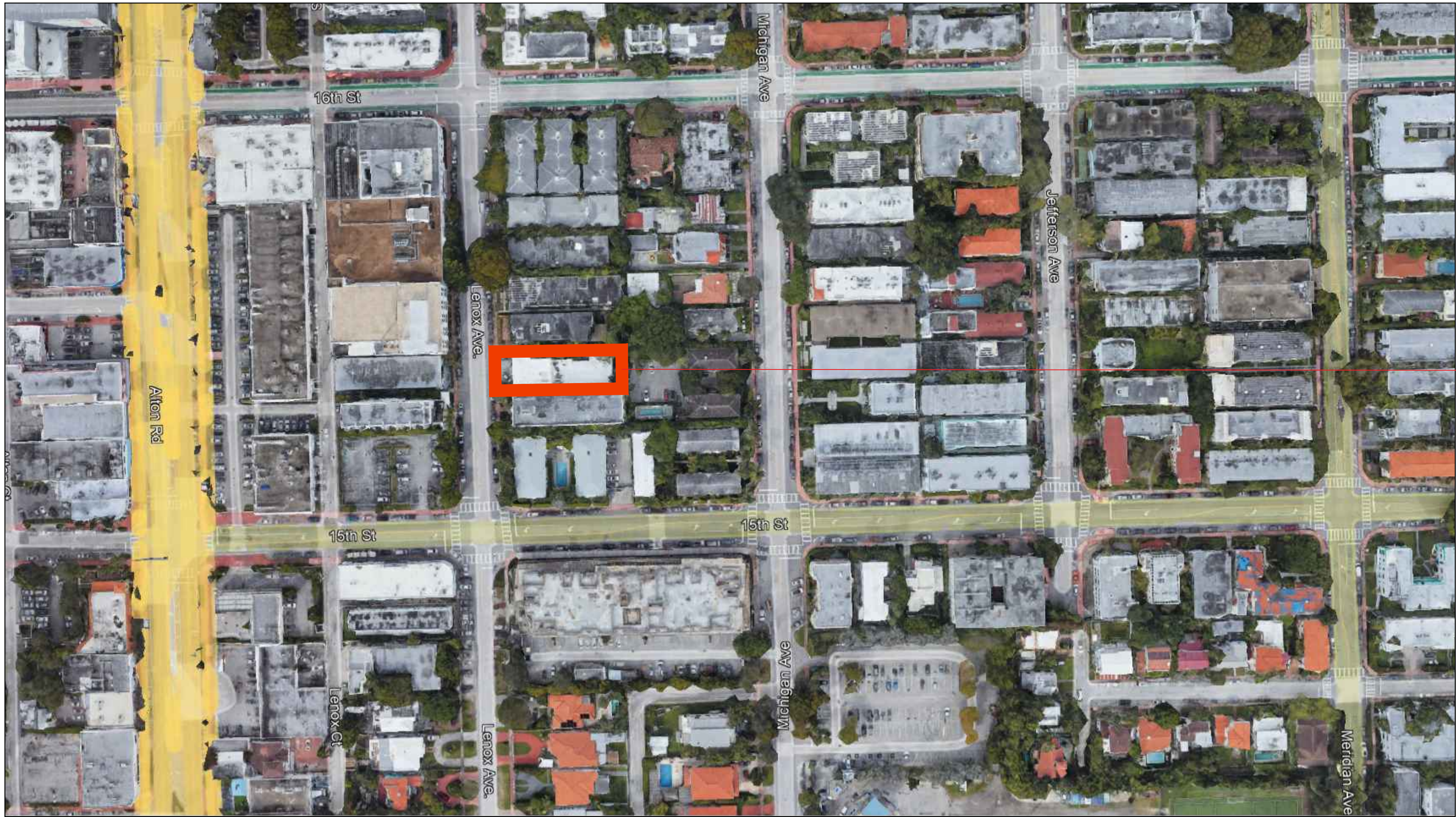
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| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A0.01     |
| Project | 2334         |           |





1 LOCATION MAP (1/2 MILE RADIUS)

Scale: NTS



2 LOCATION MAP

Scale: NTS

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**RESIDENTIAL**  
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MIAMI, FLORIDA 33139

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PRIVATE

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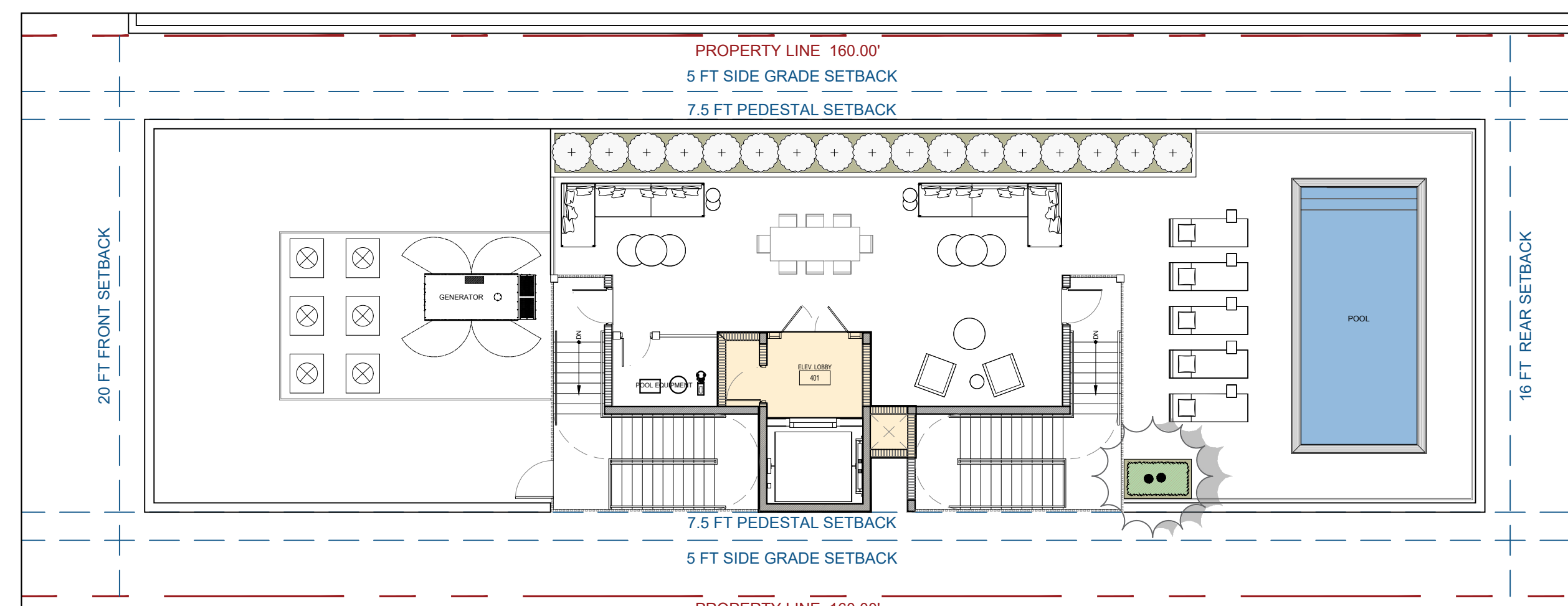
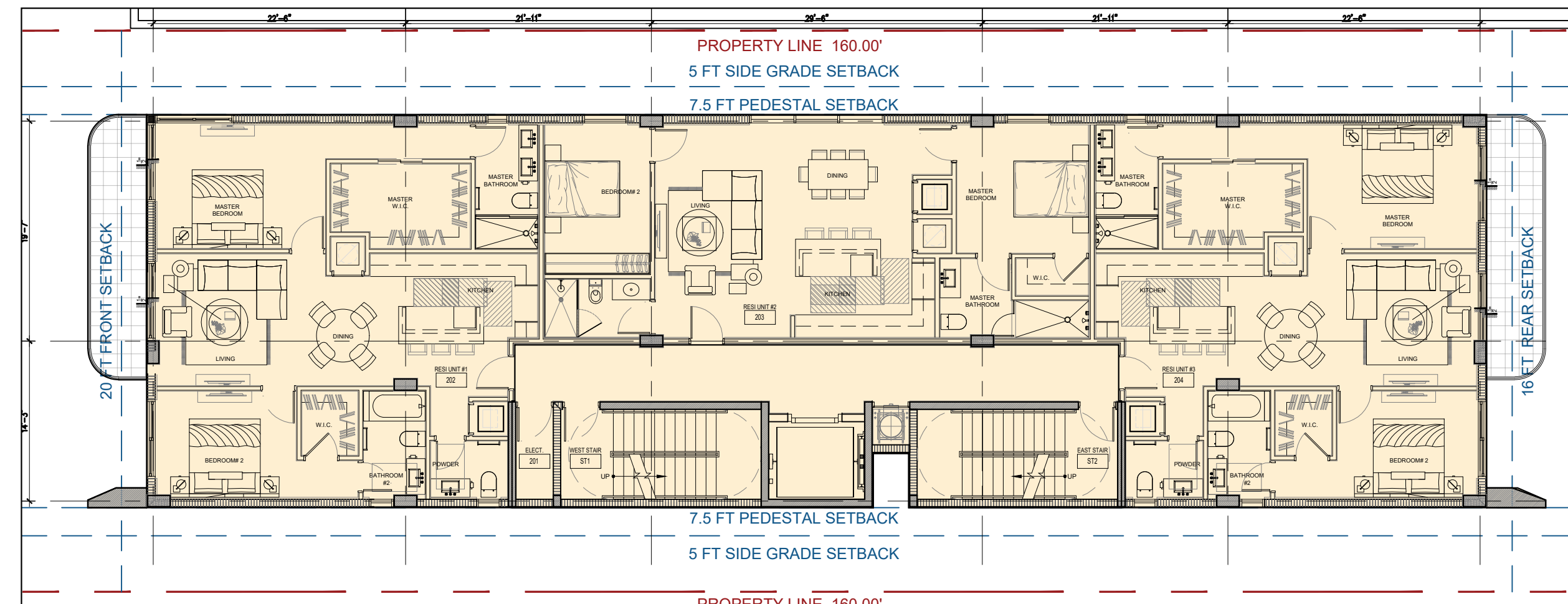
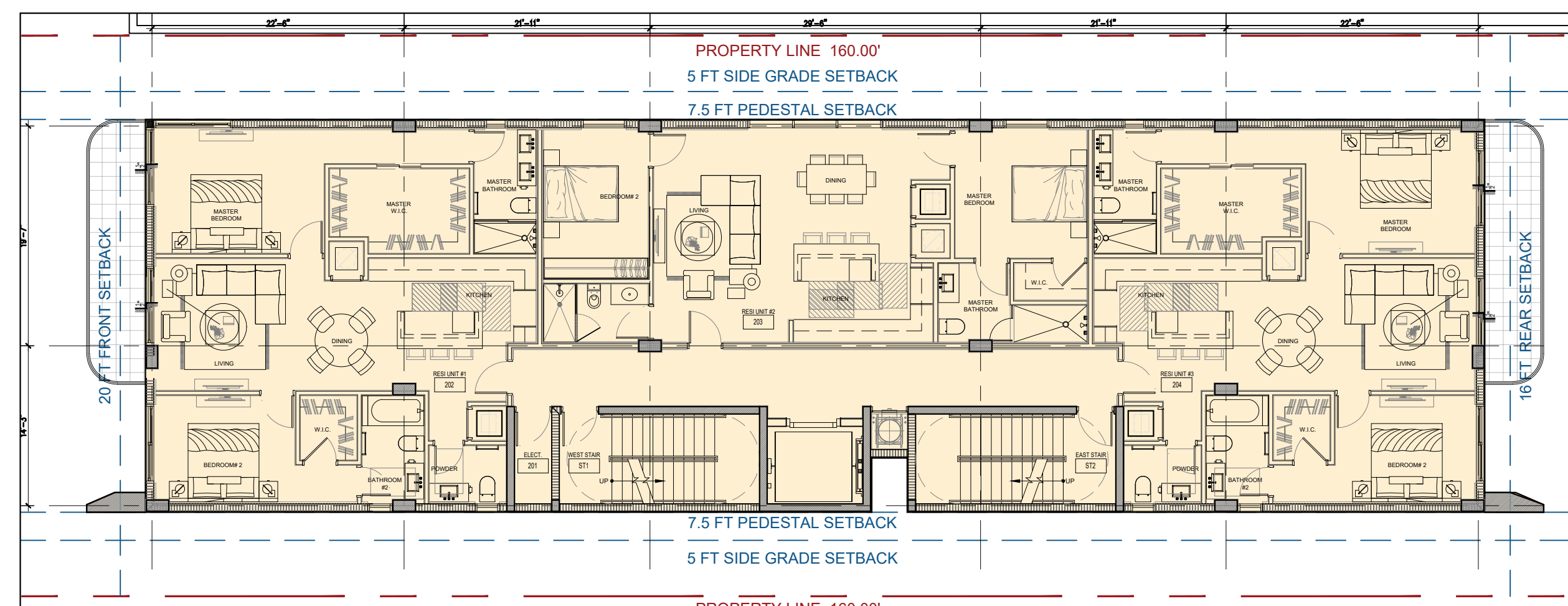
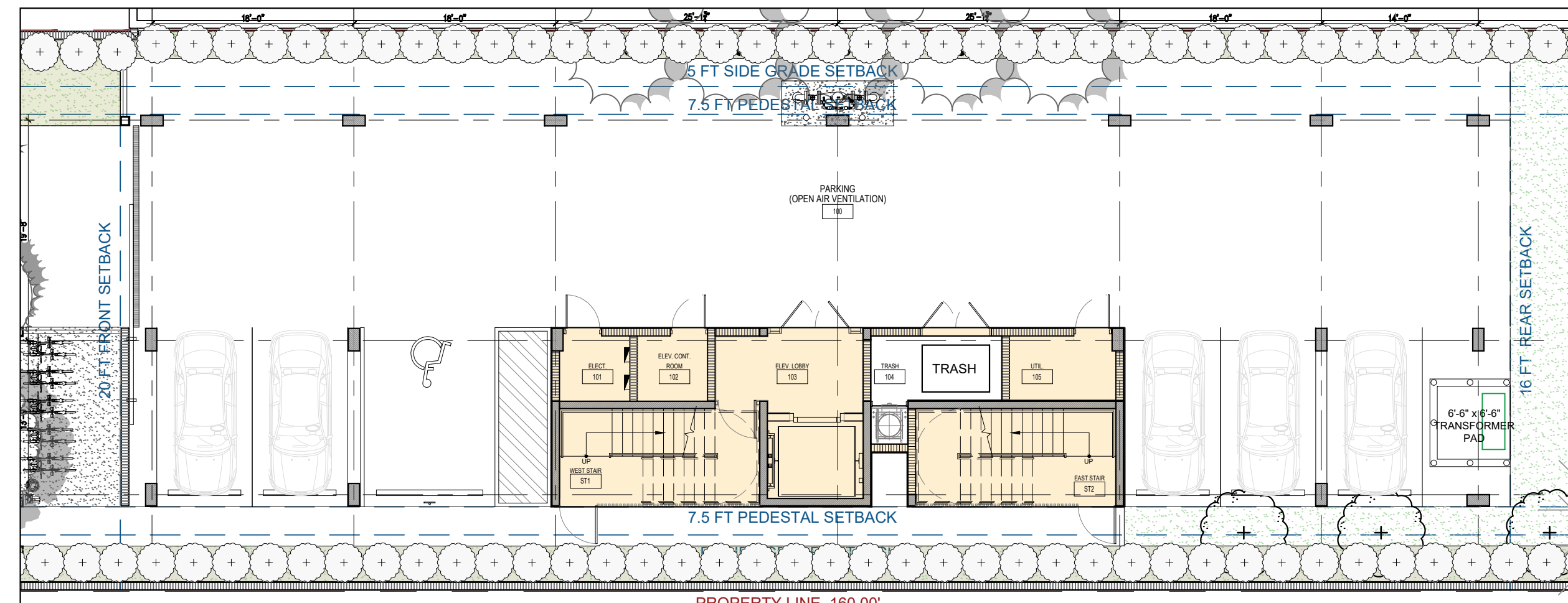
**Architect:**  
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571 NW 28th St  
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## LOCATION MAP

|         |              |           |
|---------|--------------|-----------|
| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A0.02     |
| Project | 2334         |           |





| 1525 LENOX AVE - FAR |                        |         |        |                |          |                   |         |                  |          |          |            |           |
|----------------------|------------------------|---------|--------|----------------|----------|-------------------|---------|------------------|----------|----------|------------|-----------|
| USE                  | TYPE                   | 2BR     | 2BR    | LEASEABLE AREA |          | OUTDOOR AMENITIES | BALCONY | HEIGHT (FT)      | ELEVATOR | CORE+BOH | TRASH ROOM | TOTAL FAR |
|                      | UNIT SIZE              | 1008    | 1204   | UNIT COUNT     | UNITS    |                   |         |                  |          |          |            |           |
| ROOF LEVEL           | MECHANICAL / AMENITIES |         |        |                |          | 2,017 SF          |         | 10.00            | 66 SF    | 139 SF   | 0 SF       | 139 SF    |
| RESIDENTIAL 2        | LEVEL 3                | 1       | 2      | 3              | 3,416 SF |                   | 242 SF  | 12.50            | 66 SF    | 693 SF   | 11 SF      | 4,175 SF  |
| RESIDENTIAL 1        | LEVEL 2                | 1       | 2      | 3              | 3,416 SF |                   | 242 SF  | 12.50            | 66 SF    | 693 SF   | 11 SF      | 4,175 SF  |
| PARKING              | LEVEL 1                |         |        |                |          |                   |         | 10.00            | 66 SF    | 657 SF   | 80 SF      | 723 SF    |
| Total                |                        | 2       | 4      | 6              | 6,832 SF | 2,017 SF          | 484 SF  | 35.00            | 2,284 SF |          |            | 9,212 SF  |
|                      | %                      | 33.33%  | 66.67% | 100.00%        |          |                   |         |                  |          |          |            |           |
|                      |                        | 100.00% |        |                |          |                   |         |                  |          |          |            |           |
|                      |                        |         |        |                |          |                   |         | MAX. ALLOWED FAR |          |          |            | 10,004 SF |

[illegible]

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## FAR DIAGRAMS

|         |              |                               |
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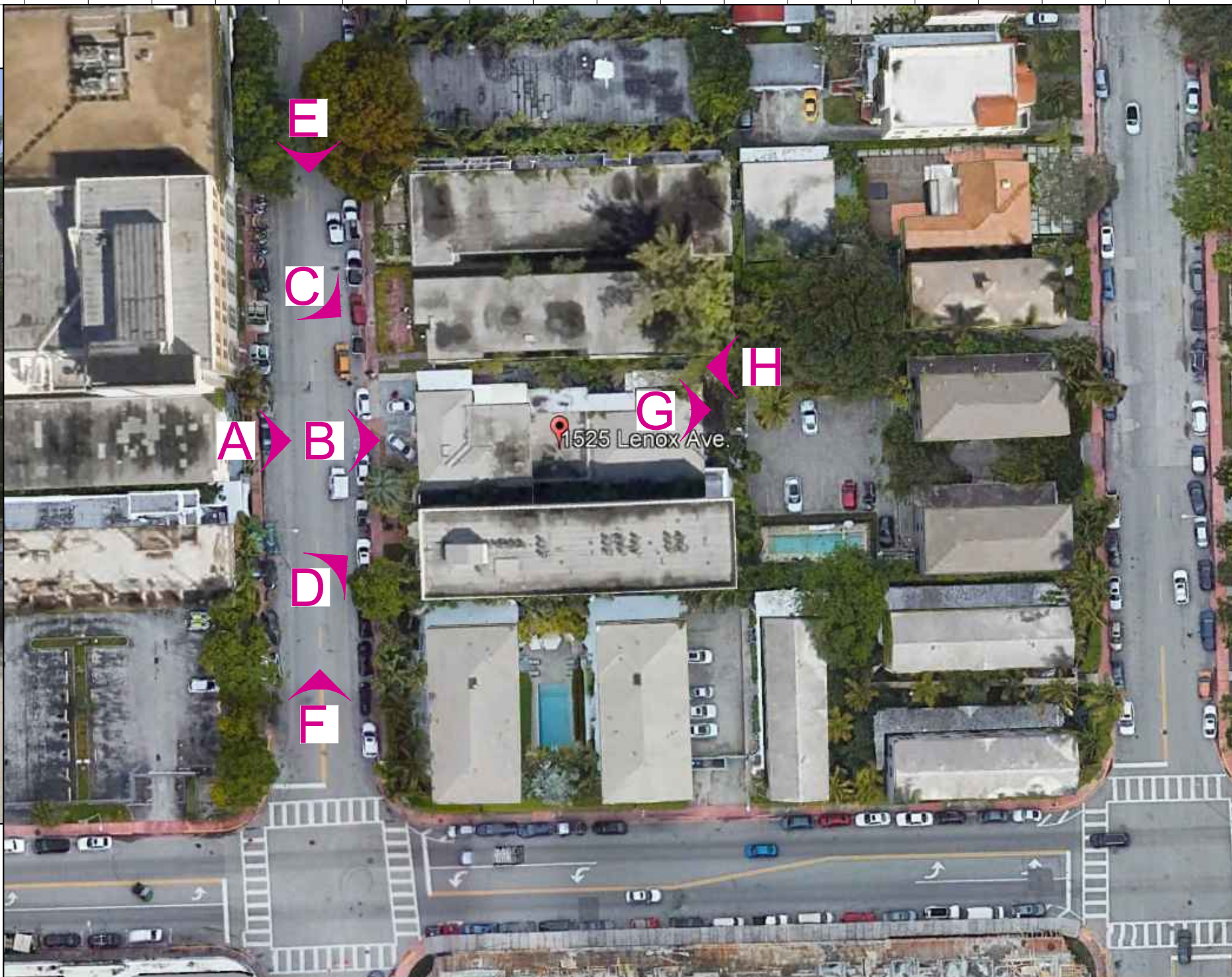




A AERIAL FRONT VIEW  
SCALE: N.T.S



B FRONT ELEVATION LENOX AVE  
SCALE: N.T.S



C LENOX AVE FACING SE  
SCALE: N.T.S



D LENOX AVE FACING NE  
SCALE: N.T.S



E LENOX AVE FACING SOUTH  
SCALE: N.T.S



F LENOX AVE FACING NORTH  
SCALE: N.T.S



G BUILDING REAR YARD  
SCALE: N.T.S



H BUILDING SIDE ENTRANCE  
SCALE: N.T.S

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## CONTEXT PHOTOS

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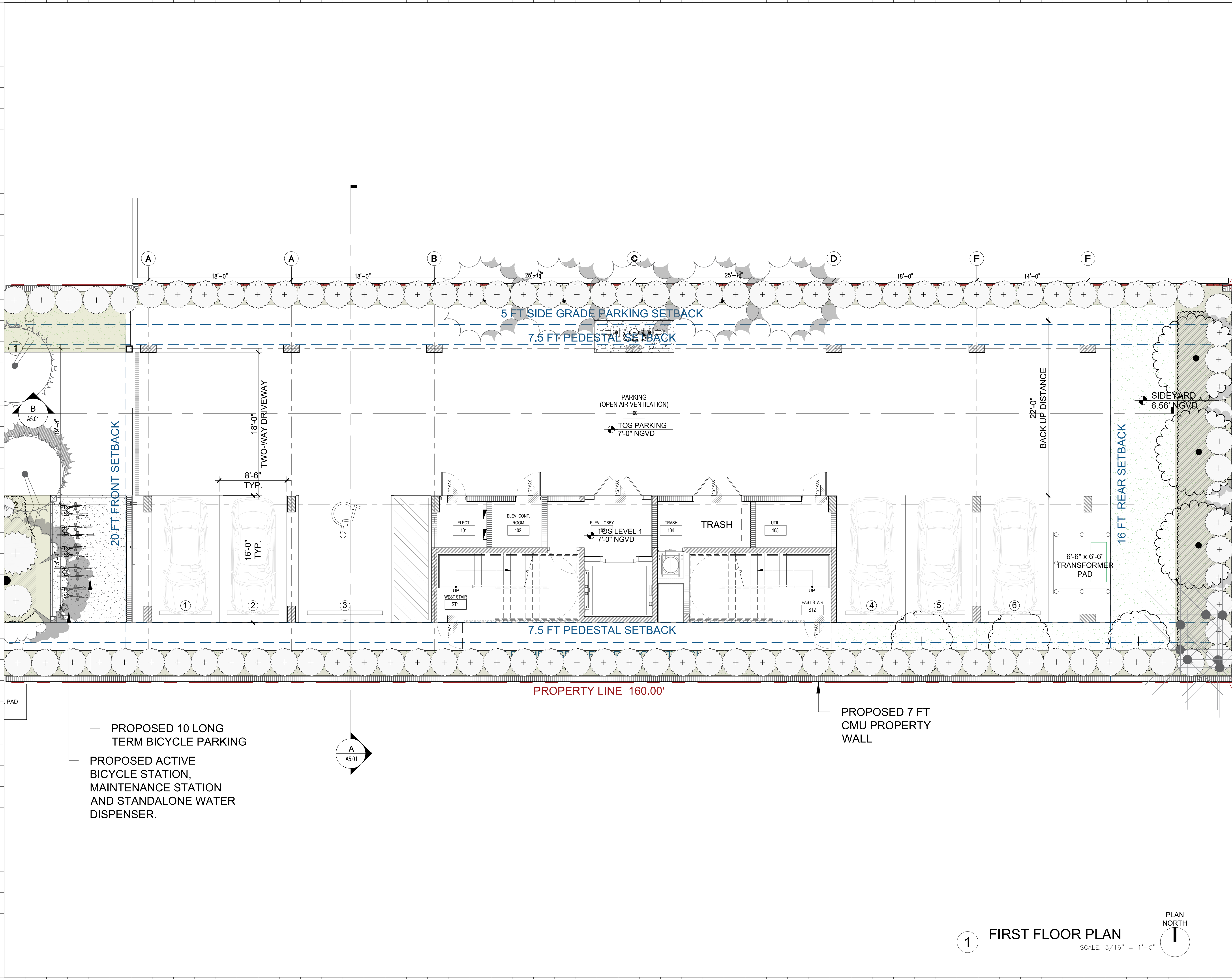


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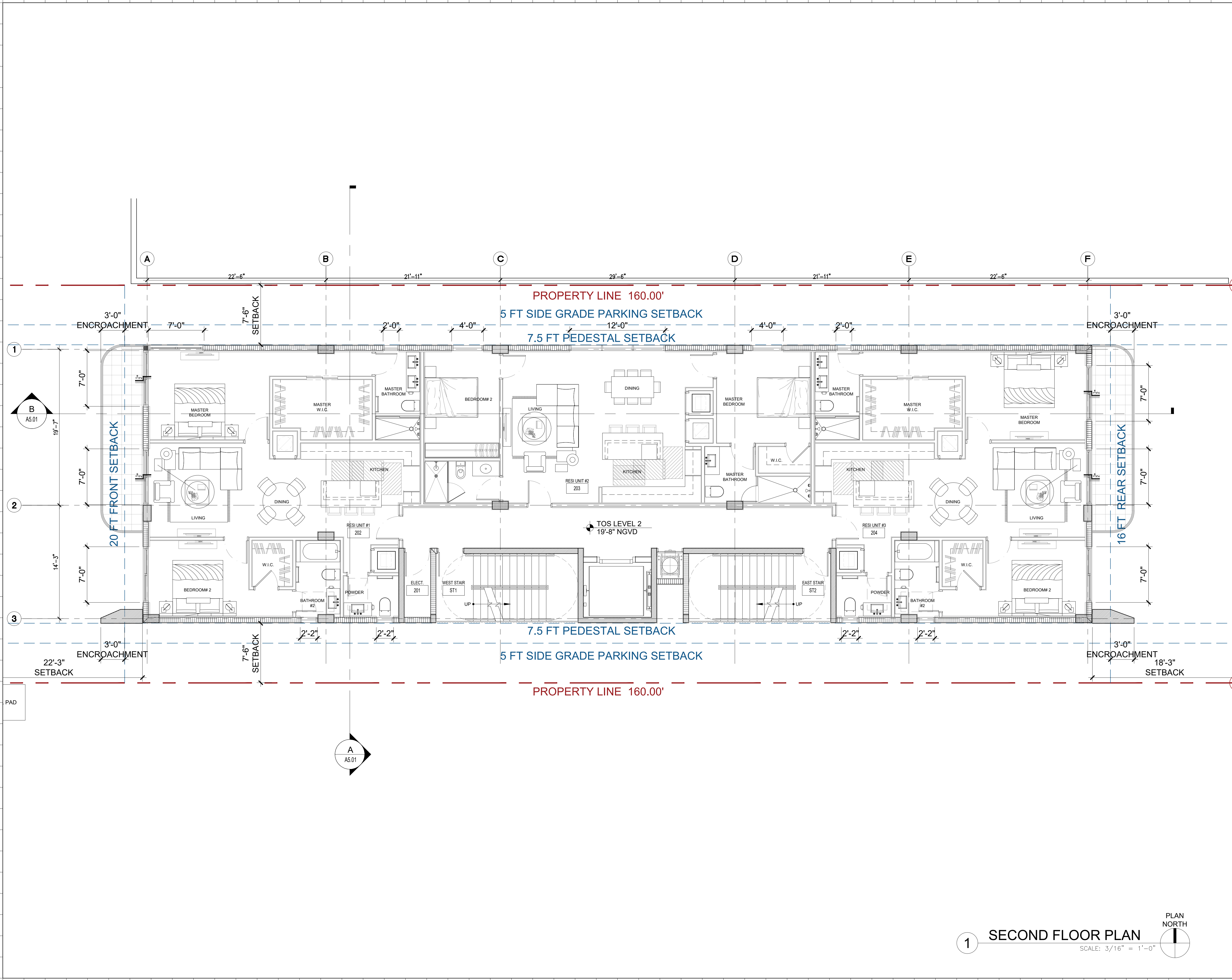
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## FIRST FLOOR PLAN

|         |              |           |
|---------|--------------|-----------|
| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A3.01     |
| Project | 2334         |           |





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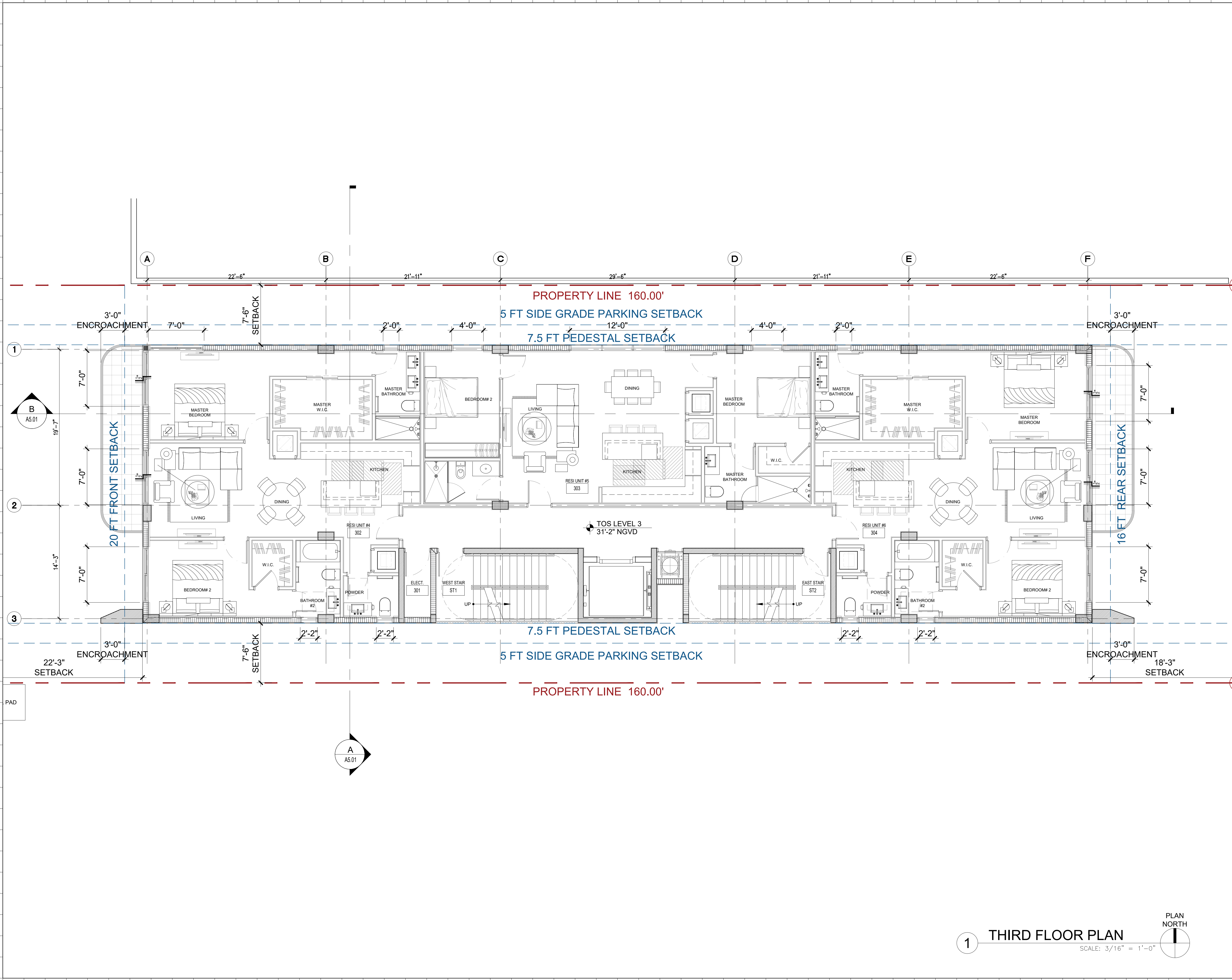
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**SECOND FLOOR PLAN**

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| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A3.02     |
| Project | 2334         |           |





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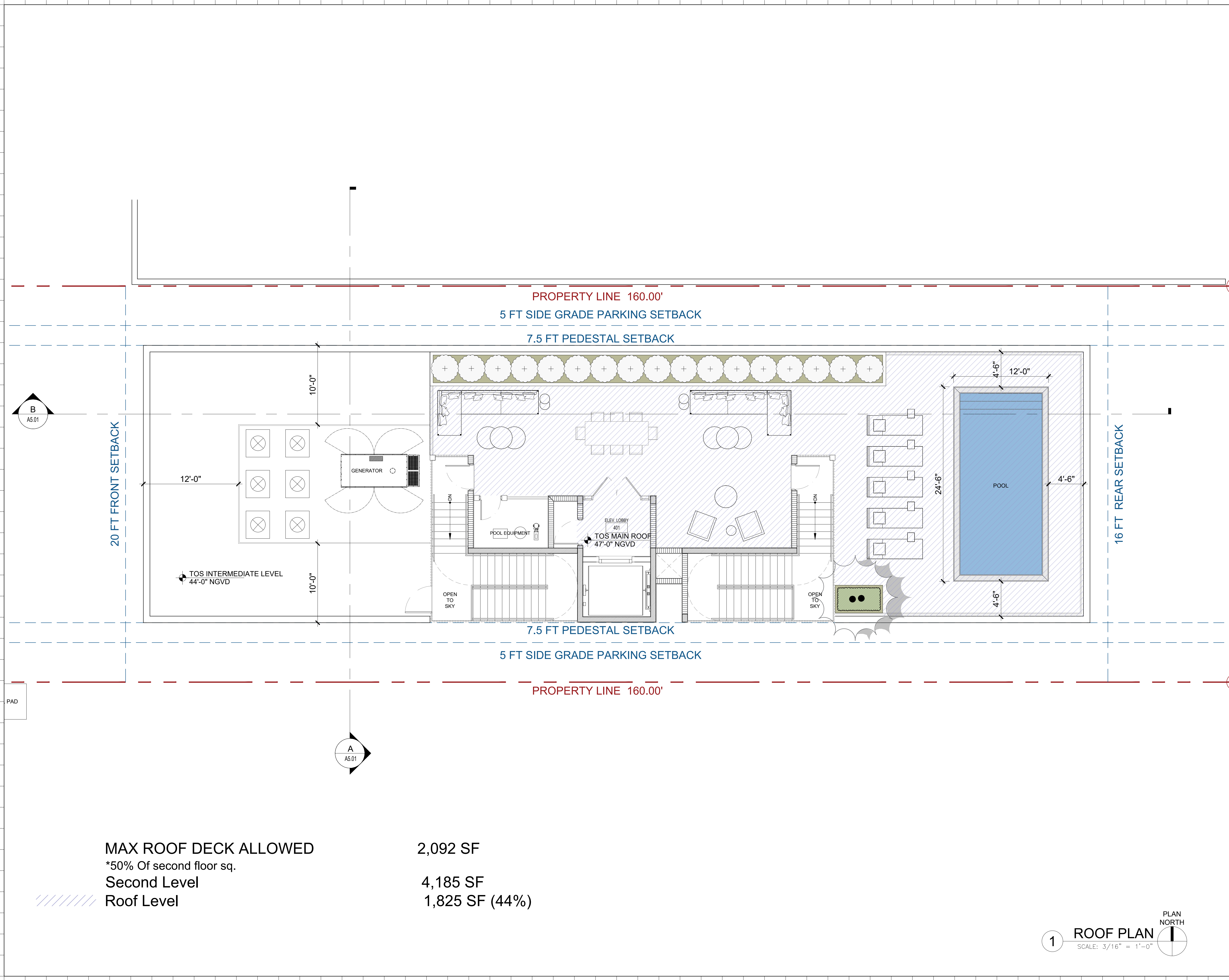
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## THIRD FLOOR PLAN

|         |              |           |
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| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A3.03     |
| Project | 2334         |           |





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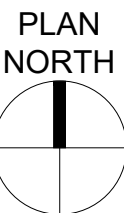
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## ROOF PLAN

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|---------|--------------|-----------|
| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A3.04     |
| Project | 2334         |           |

1 **ROOF PLAN**  
SCALE: 3/16" = 1'-0"



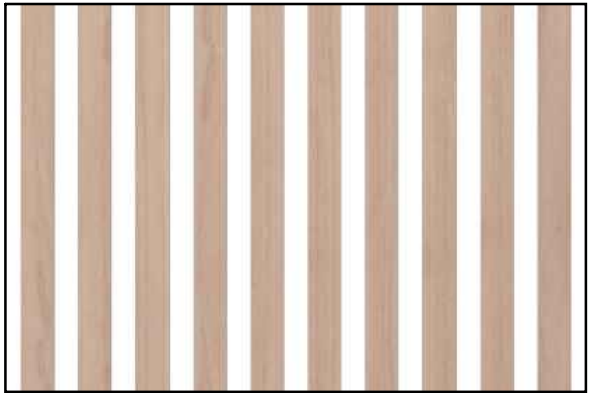




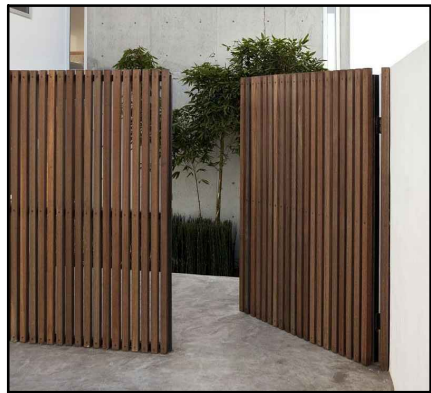
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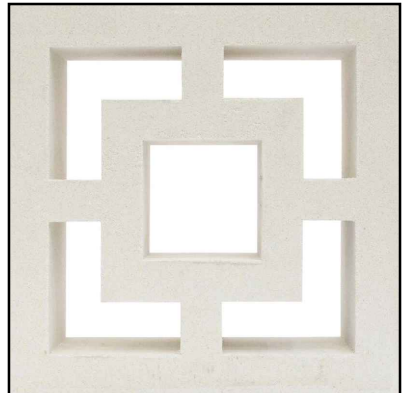
2. WHITE STUCCO



3. BRAZILIAN  
WOOD CLADDING



4. WOODEN GATE



5. WHITE  
BREEZE BLOCK



6. CLEAR GLASS



7. BLACK ALUMINUM  
FRAME

PROPERTY LINE

REAR SETBACK 16'-0"

FRONT SETBACK 20'-0"

PROPERTY LINE

PROPERTY LINE

FRONT SETBACK 20'-0"

REAR SETBACK 16'-0"

PROPERTY LINE

1 NORTH ELEVATION

Scale: 1/8" = 1'-0"

2 SOUTH ELEVATION

Scale: 1/8" = 1'-0"

- TOS ROOFTOP BULKHEAD  
+57'-0" NGVD
- TOS MAIN ROOF LEVEL  
+47'-0" NGVD
- TOS INTERMEDIATE LEVEL  
+44'-0" NGVD
- TOS POOL  
+41'-8" NGVD
- TOS LEVEL 3  
+31'-2" NGVD
- TOS LEVEL 2  
+19'-8" NGVD
- DFE  
+9'-0" NGVD
- BFE  
+8'-0" NGVD
- TOS LEVEL 1  
+7'-0" NGVD
- GRADE  
+4.09' NGVD

BUILDING HEIGHT  
35'-0"  
11'-6"  
10'-8"

- TOS ROOFTOP BULKHEAD  
+57'-0" NGVD
- TOS MAIN ROOF LEVEL  
+47'-0" NGVD
- TOS INTERMEDIATE LEVEL  
+44'-0" NGVD
- TOS POOL  
+41'-8" NGVD
- TOS LEVEL 3  
+31'-2" NGVD
- TOS LEVEL 2  
+19'-8" NGVD
- DFE  
+9'-0" NGVD
- BFE  
+8'-0" NGVD
- TOS LEVEL 1  
+7'-0" NGVD
- GRADE  
+4.09' NGVD

BUILDING HEIGHT  
35'-0"  
11'-6"  
10'-8"

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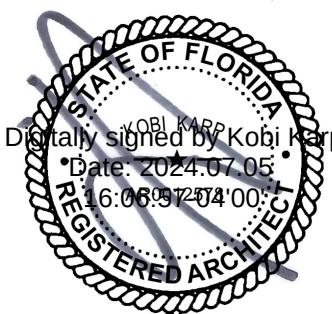
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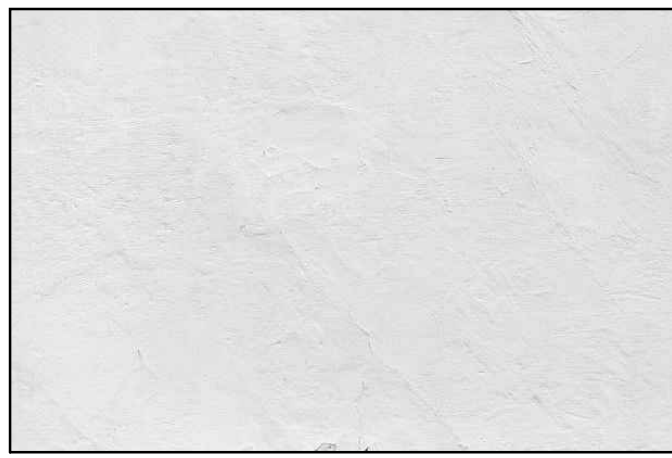
## ELEVATIONS

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| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A4.01     |
| Project | 2334         |           |

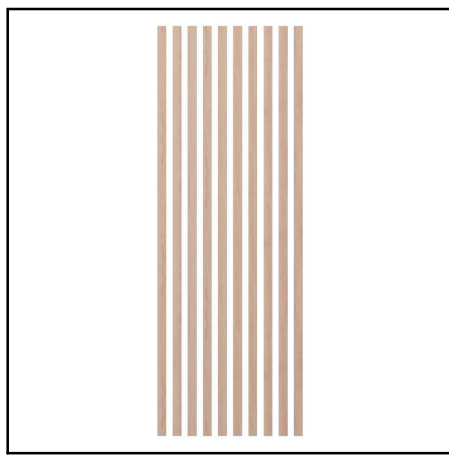




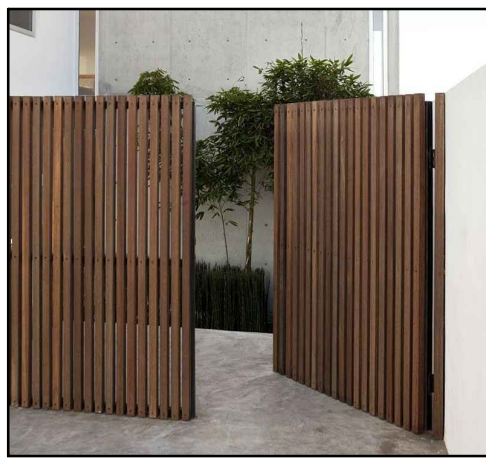
1. TRAVERTINE



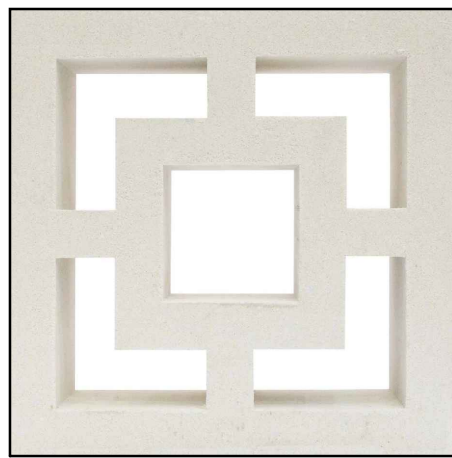
2. WHITE STUCCO



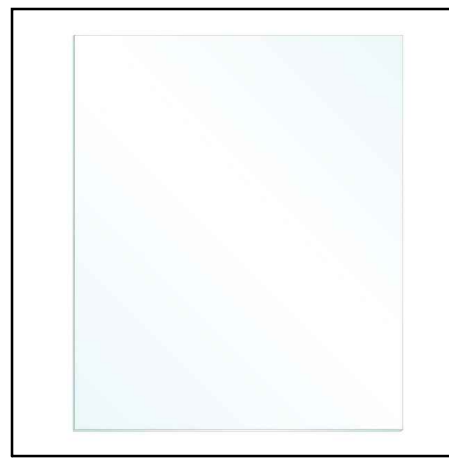
3. BRAZILIAN  
WOOD CLADDING



4. WOODEN GATE



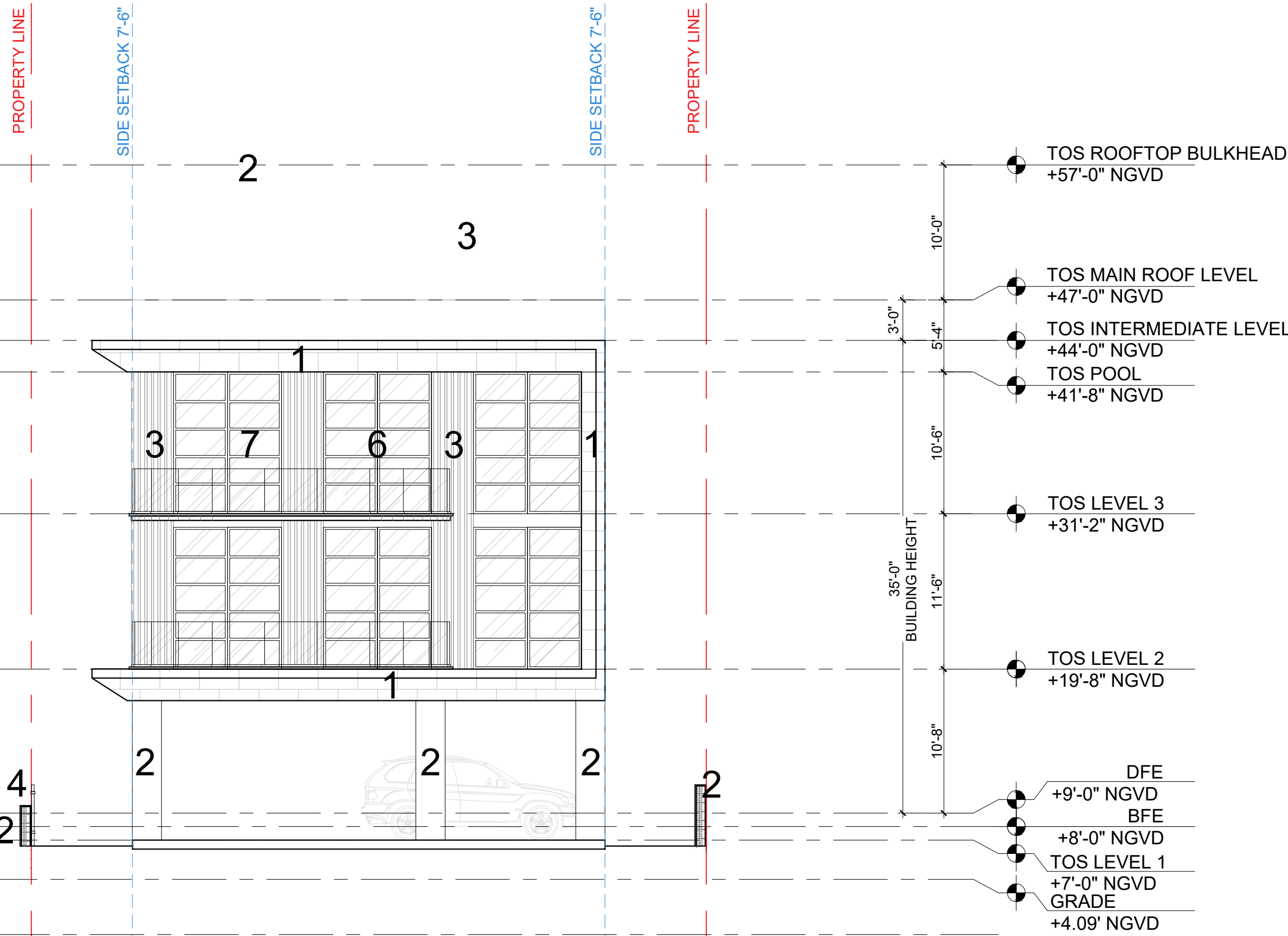
5. WHITE  
BREEZE BLOCK



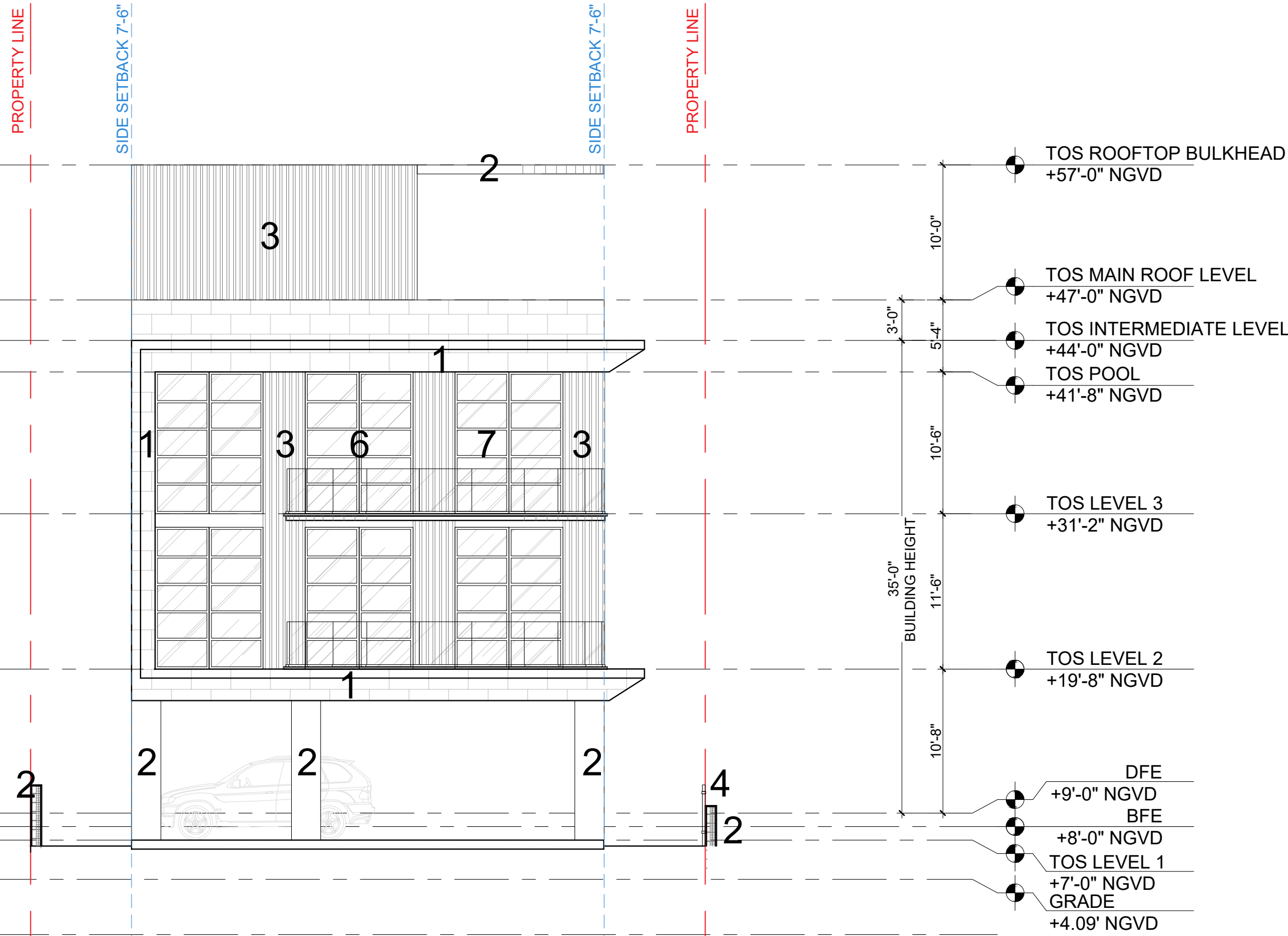
6. CLEAR GLASS



7. BLACK ALUMINUM  
FRAME



3 WEST ELEVATION  
Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
Scale: 1/8" = 1'-0"

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## ELEVATIONS

|         |              |           |
|---------|--------------|-----------|
| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A4.02     |
| Project | 2334         |           |





## 1 NORTH ELEVATION

Scale: 1/8" = 1'-0"



## 2 SOUTH ELEVATION

Scale: 1/8" = 1'-0"

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## RENDERED ELEVATIONS

|         |              |           |
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| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A4.03     |
| Project | 2334         |           |





3 WEST ELEVATION  
Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
Scale: 1/8" = 1'-0"

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## RENDERED ELEVATIONS

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|---------|--------------|-----------|
| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A4.04     |
| Project | 2334         |           |





1 CONTEXT ELEVATION - EAST  
Scale: 1/16" = 1'-0"



2 CONTEXT ELEVATION - WEST  
Scale: 1/16" = 1'-0"

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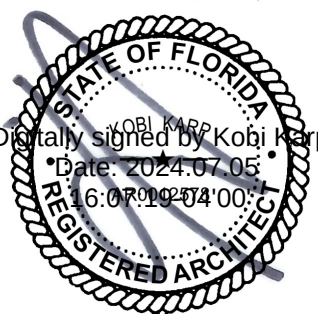
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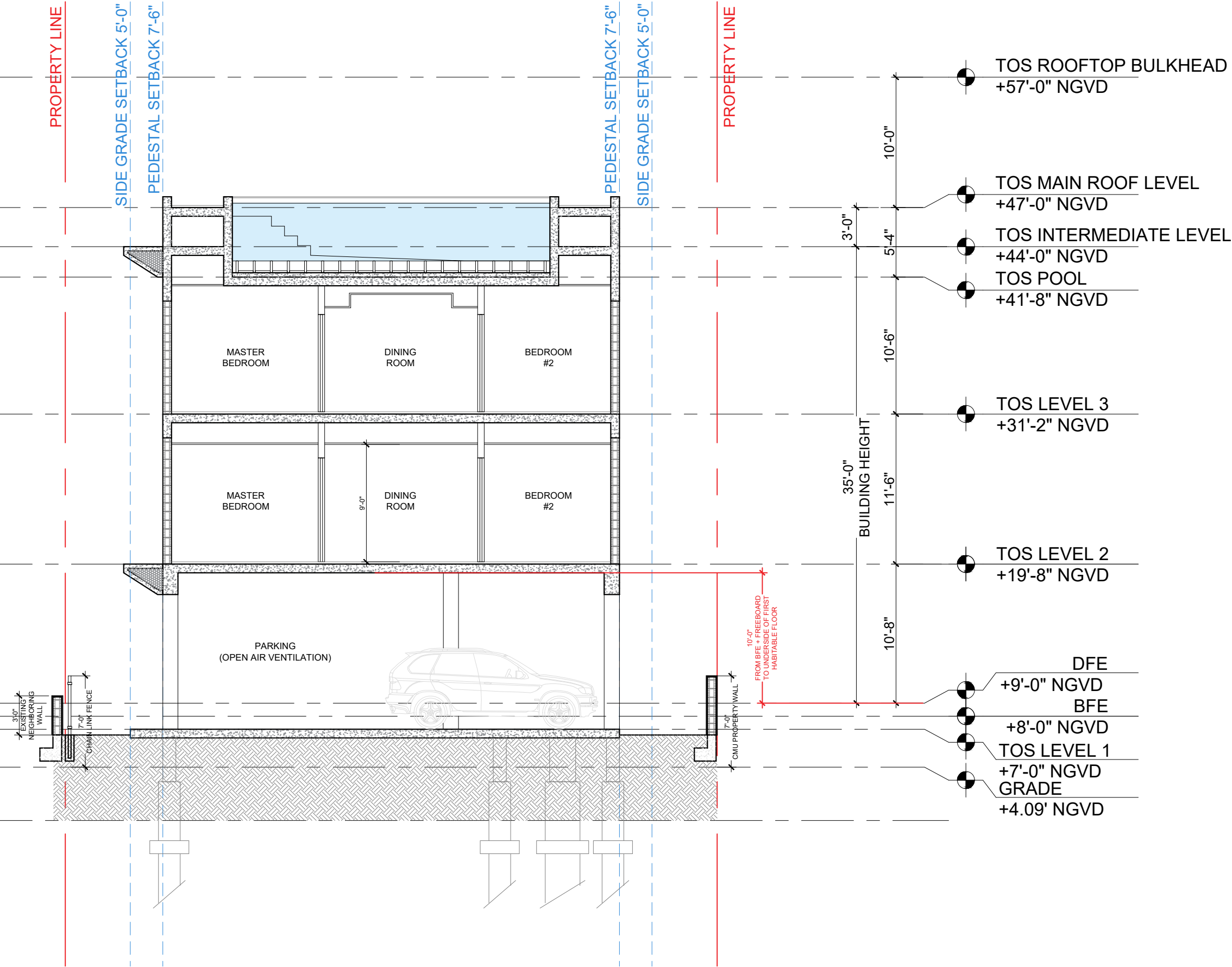
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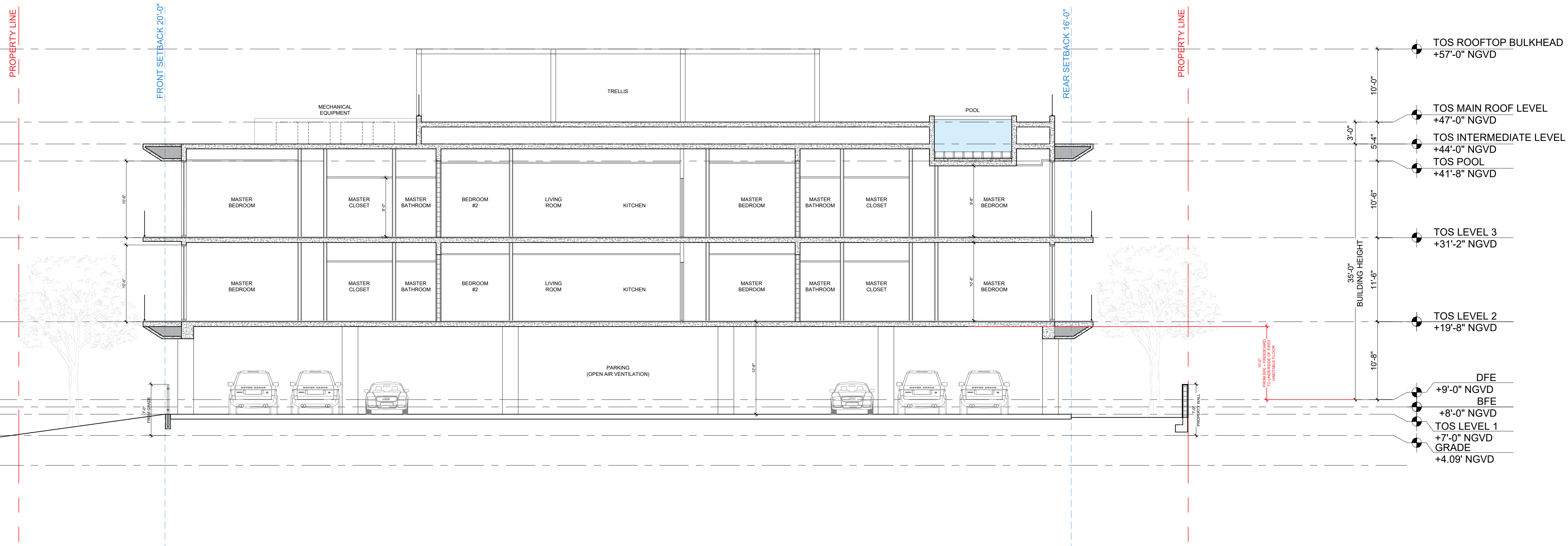
CONTEXTUAL  
ELEVATIONS

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| Date    | 07/07/24     | Sheet No. |
| Scale   | AS MENTIONED | A4.03     |
| Project | 2334         |           |





1 SECTION A  
Scale: 1/8" = 1'-0"



2 SECTION B  
Scale: 1/8" = 1'-0"

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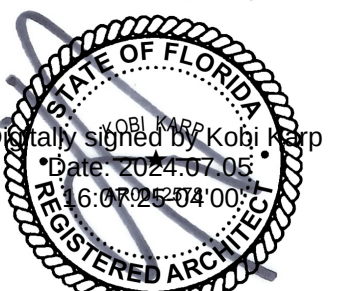
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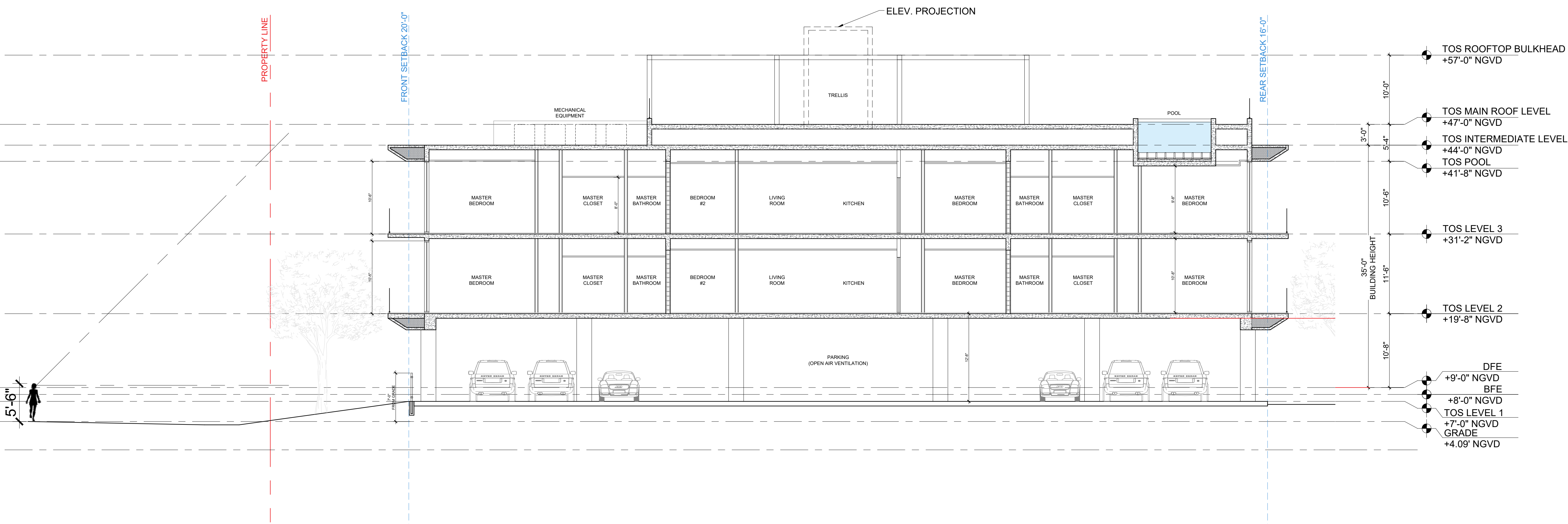
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## SECTIONS

|         |              |           |
|---------|--------------|-----------|
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| Project | 2334         |           |





3 LINE-OF-SIGHT SECTION DIAGRAM  
Scale: 1/8" = 1'-0"

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## SECTIONS

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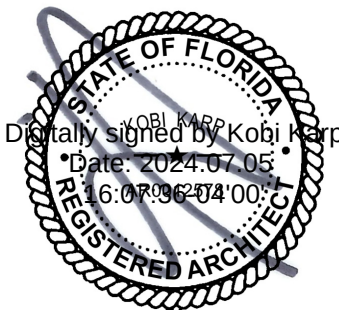
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**RENDERING**

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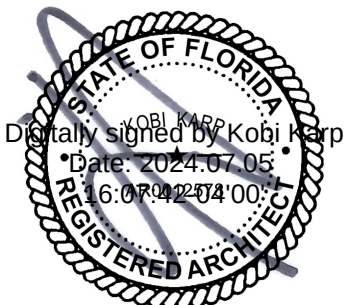
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