

① **SITE LOCATION MAP**  
SCALE: N.T.S.

Rev.	Date	Rev.	Date

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**RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY**  
MIAMI BEACH, FLORIDA

**1250 West Avenue**  
Miami Beach, Florida, 33139

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

**Developer:**  
1250 West Owner LLC C/O JDS Development Group  
120NE 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212.532.2211  
F: 212.481.6108

**Mechanical Engineering:**  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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KOBİ KARP  
Lic. # AR0012578  
**LOCATION MAP**  
**ZONING MAP**

Date: 07/24/2024	Sheet No.
Scale: N.T.S.	A0.02
Project #: 2412	

1250 WEST AVE, Miami Beach, FL 33139

Zoning Property Details Use(s) Layers

**BASIC ZONING**

Zone: RM-3

Existing Building Use: Residential - Total Value : Condominium - Residential

Existing Land Use: Residential

Municipal Future Land Use: RM-3 FLU

Allowed Use(s): View Detailed Uses

**ADDITIONAL ZONES**

FEMA Flood Zone: AE 0.2 Percent Annual Chance Flood Hazard

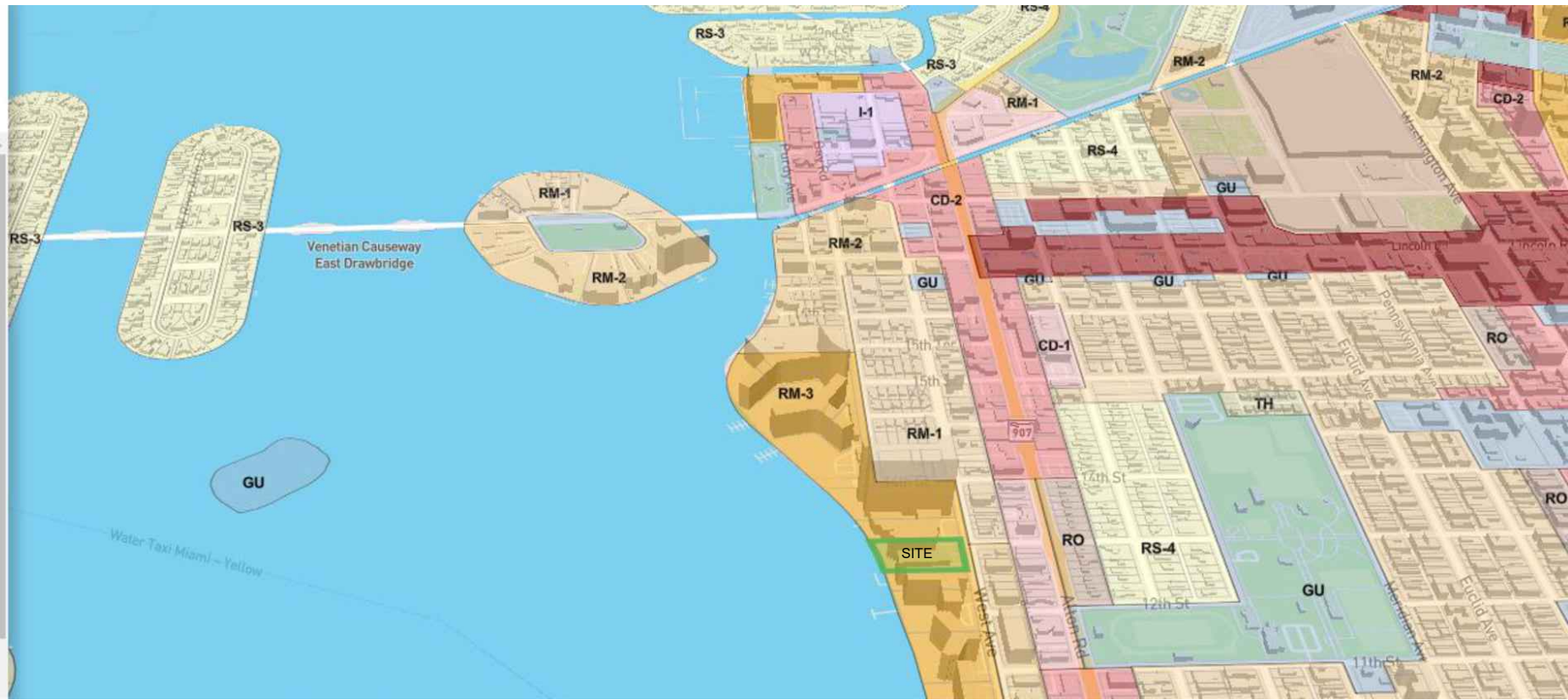
Base Flood Elevation: 8

**OVERLAYS**

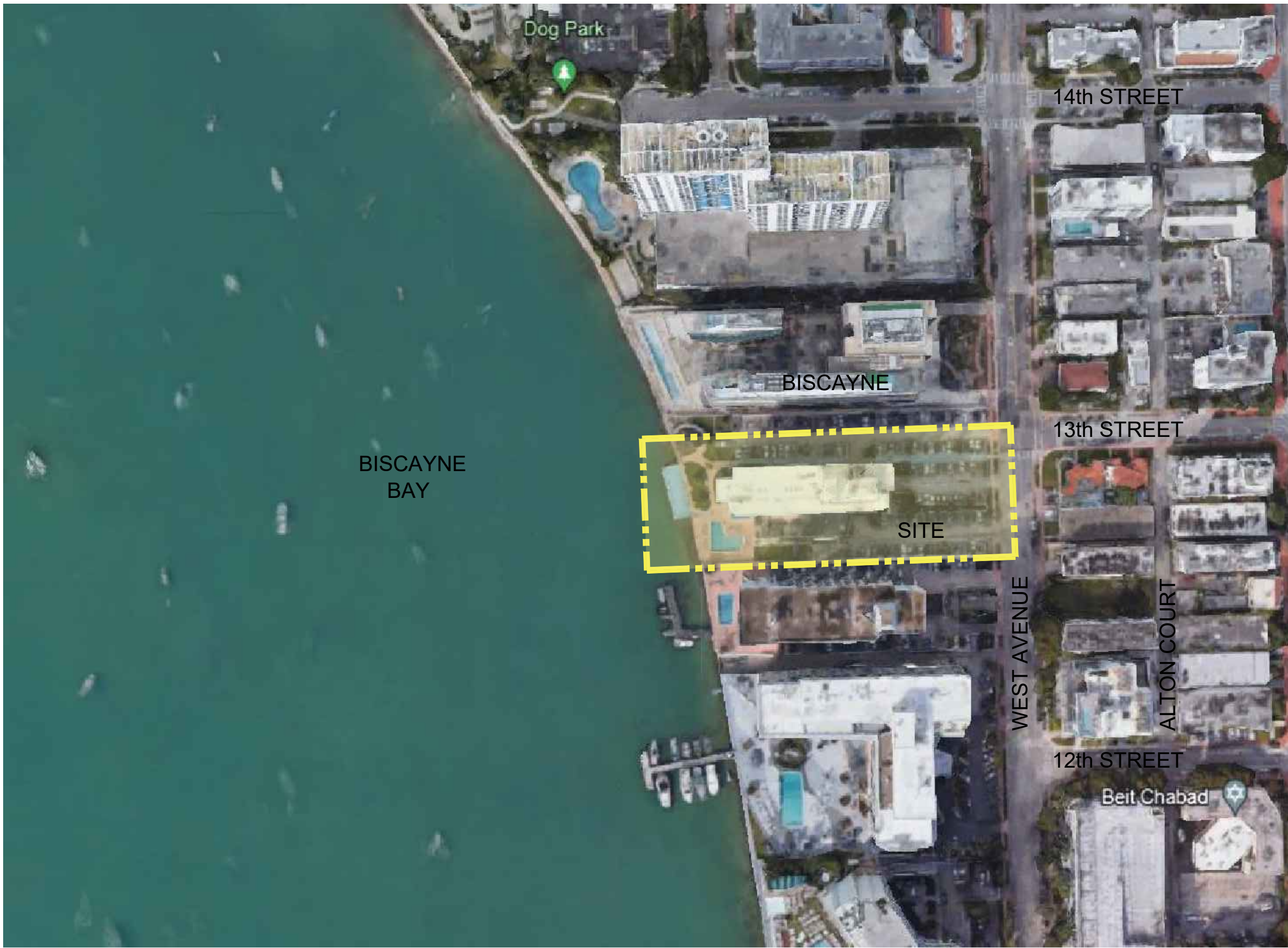
- Parking Tier 1
- West Avenue Bayfront Overlay

**ADDITIONAL REGULATIONS**

- Workforce or Affordable Units Bonus



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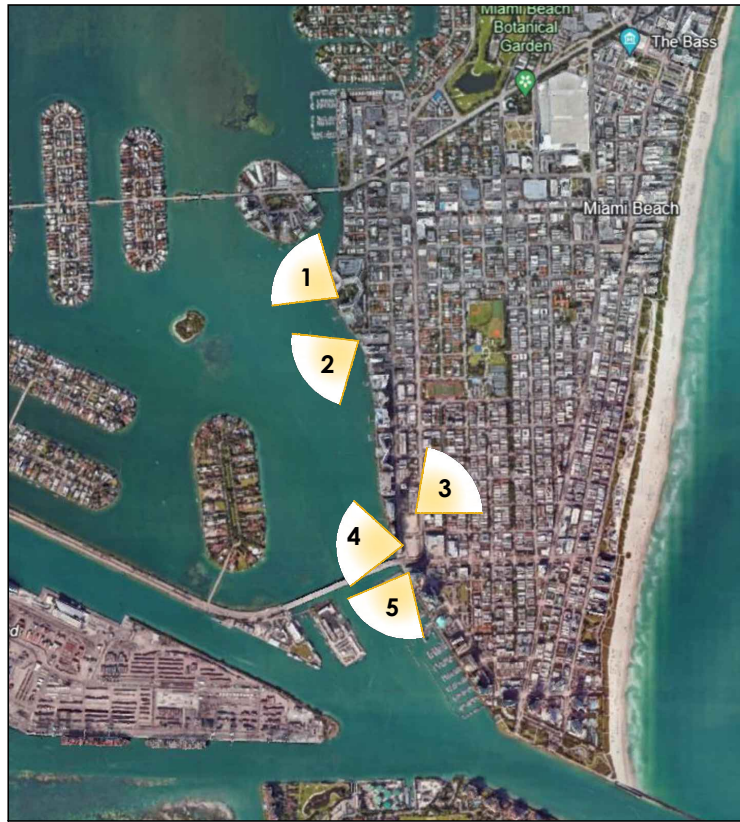
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**VICINITY MAP**

Date: 07/24/2024	Sheet No.
Scale: N.T.S.	A0.03
Project #: 2412	

① VICINITY LOCATION MAP  
SCALE: N.T.S.



0 LOCATION MAP  
SCALE: N.T.S.



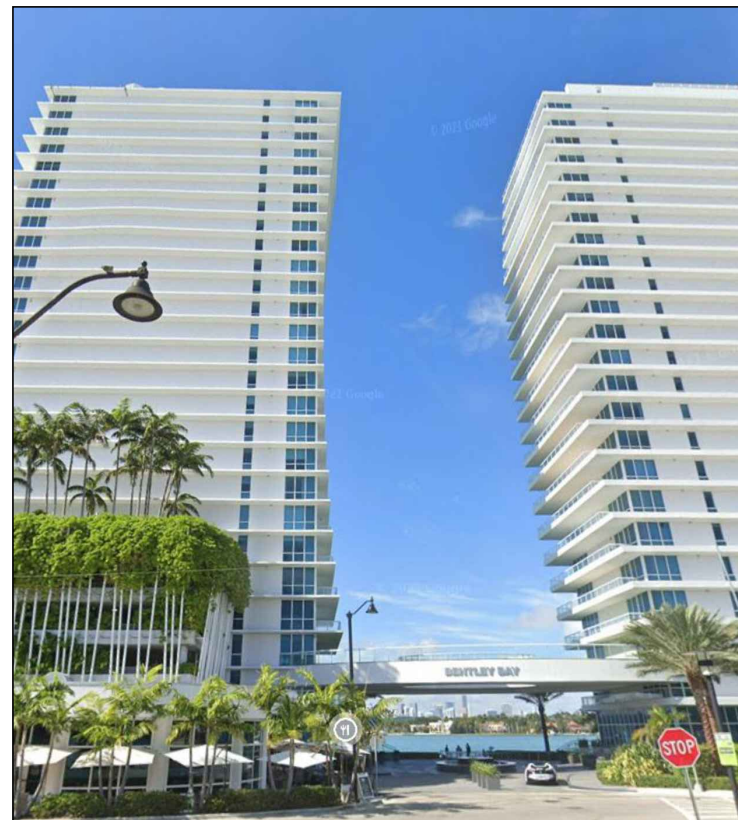
1 FLAMINGO SOUTH BEACH  
1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



2 THE WAVERLY SOUTH BEACH  
1330 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



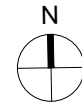
3 THE FLORIDIAN MIAMI BEACH  
650 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



4 THE BENTLEY BAY CONDOMINIUMS  
520-540 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



5 ICON AT SOUTH BEACH  
450 ALTON ROAD, MIAMI BEACH, FLORIDA 33139



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CONTEXT VIEWS

Date: 07/24/2024	Sheet No.
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Project #: 2412	

# MIAMIBEACH

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:	1250 WEST AVE. MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	Lot 1: 02-3233-048-0001			
4	Year constructed:	1964	Zoning District:	RM-3 RESIDENTIAL MULTI FAMILY HIGH INTENSITY	
5	Historic Designation	N/A			
6	Flood Zone:	Flood Zone AE			
7	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	2.50' NGVD	
8	Design Flood Elevation:	9'-0" NGVD			
9	Max. Wave Crest Elevation:	N/A			
10	Adjusted grade (Flood+Grade/2)	N/A			
11	Lot 1 Area:	83,089 SF (1.91 AC)			
12	Lot Width:	200'-0"	Lot Depth:	414'-0"	
13	Minimum Unit Size:	550 SF	Average Unit Size:	TBD	
14	Existing Uses:	RESIDENTIAL	Proposed Use:	RESIDENTIAL / RESTAURANT	
		<b>ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
10	Height:	150'-0"	150'-0"	449'-8"	-
11	Number of Stories:	N/A	14	35	-
12	FAR:	2.75	TBD	7.75	-
13	Gross Square Footage:	N/A	N/A	TBD	-
14	Square Footage by Use:	N/A	N/A	N/A	-
15	Number of Units Residential	346	N/A	100	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Restaurant Seats	N/A	N/A	150.00	-
18	Occupancy Load	N/A	N/A	SEATING/O.C.C	-
		<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
<b>SETBACKS</b>					
<b>At-Grade Parking Lot</b>					
19	Front Setback (Ped./ Tow):	20'-0"   50'-0"	20'-0"	20'-0"	-
20	Side Setback (Pedestal)	8% of lot width (16'-0")		16'-0"	-
21	Side Setback (Tower)	The required pedestal setback plus 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet.		26'-0"	-
22	Rear Setback (Ped./Tow.):	42'-0"   63'-0"		87'-2"   87'-2"	-
* Sum of Side Yard Setback requires 16% of lot width (32'-0")					
		<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
<b>PARKING DISTRICT No 1</b>					
31	Parking District No 1				-
32	Total # of parking spaces	258		258	-
33	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A		-
34	Valet Drop off and pick up		N/A	ON SITE	-
35	Loading zones and Trash collection areas		N/A	ONSITE	-
36	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
37	Is this a contributing building?		N/A		-
38	Located within a Local Historic District?		N/A		-
Notes: If not applicable write N/A					
* SEE PARKING REQUIREMENTS (A)					



	Unit Size				Saleable	Number of Units	Floor Area
	Unit 1	Unit 2	Unit 3	Unit 4			
Roof Deck							266 SF
Level 35							13,216 SF
Level 34	12,785 SF	12,785 SF			25,570 SF	2	17,545 SF
Level 33	6,706 SF	6,706 SF			13,412 SF	2	17,545 SF
Level 32	6,706 SF	6,706 SF			13,412 SF	2	17,545 SF
Level 31	6,706 SF	6,706 SF			13,412 SF	2	17,545 SF
Level 30	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,516 SF
Level 29	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,488 SF
Level 28	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,459 SF
Level 27	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,431 SF
Level 26	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,402 SF
Level 25	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,400 SF
Level 24	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,345 SF
Level 23	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,316 SF
Level 22	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,314 SF
Level 21	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,259 SF
Level 20	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,230 SF
Level 19	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,202 SF
Level 18	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,173 SF
Level 17	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,145 SF
Level 16	4,507 SF	4,563 SF	4,506 SF		13,576 SF	3	17,105 SF
Level 15	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 14	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 13	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 12	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 11	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 10	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 9	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 8	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 7	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 6	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 5	3,177 SF	3,528 SF	3,529 SF	3,177 SF	13,411 SF	4	17,899 SF
Level 4	3,565 SF	6,446 SF	3,567 SF		13,578 SF	3	17,575 SF
Level 3							20,525 SF
Level 2							33,282 SF
Ground Level							29,191 SF
Level -1							1,495 SF
Level -2							0 SF
<b>Totals</b>					<b>430,545 SF</b>	<b>100</b>	<b>642,400 SF</b>

### Parking Requirements

2 PS / residential unit above 1200 SF	200
Guest parking Spaces	20
1PS / 4 Restaurant Seats	37.5

### Total PS Required

**258**

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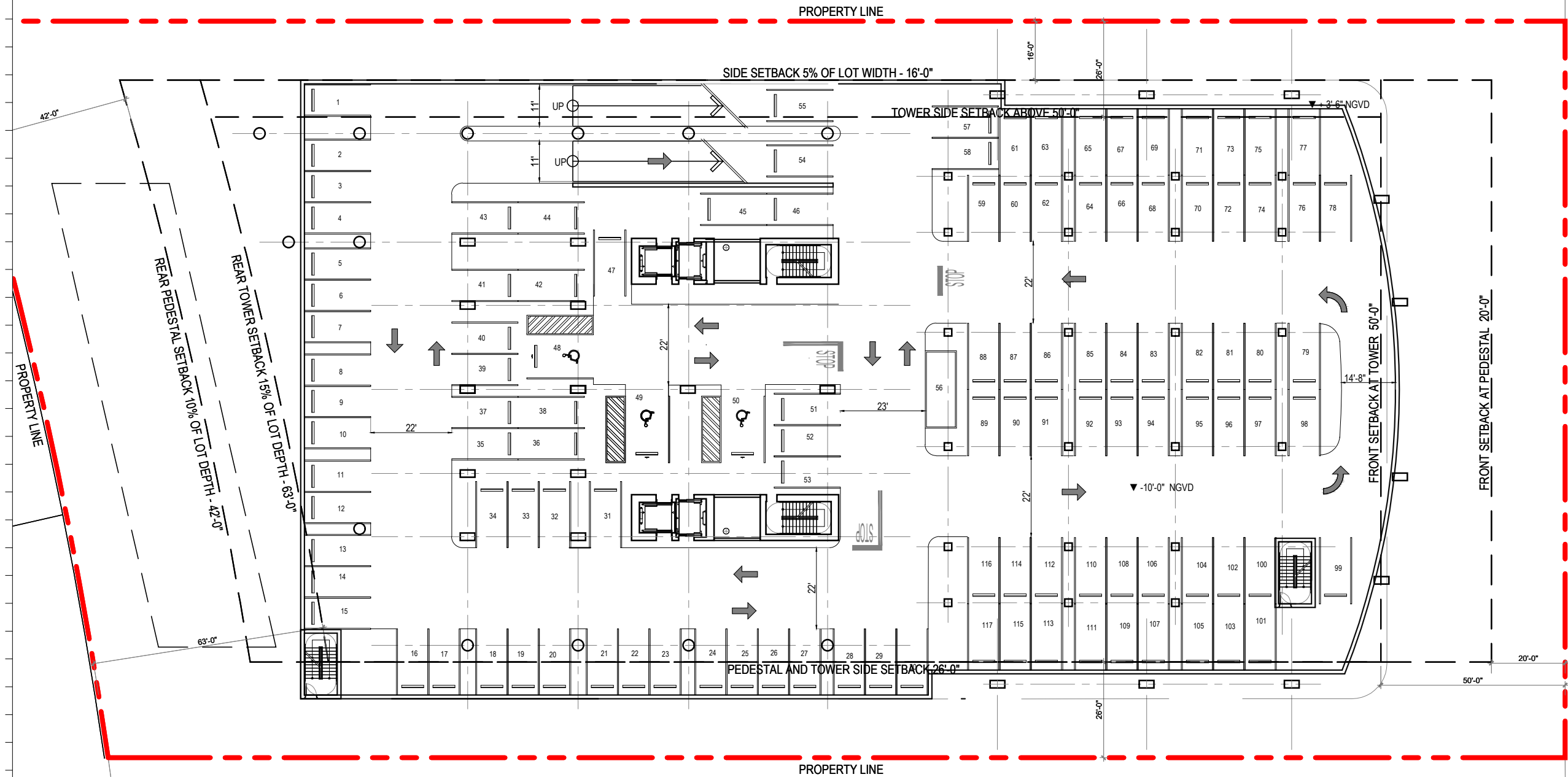
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## PROJECT DATA

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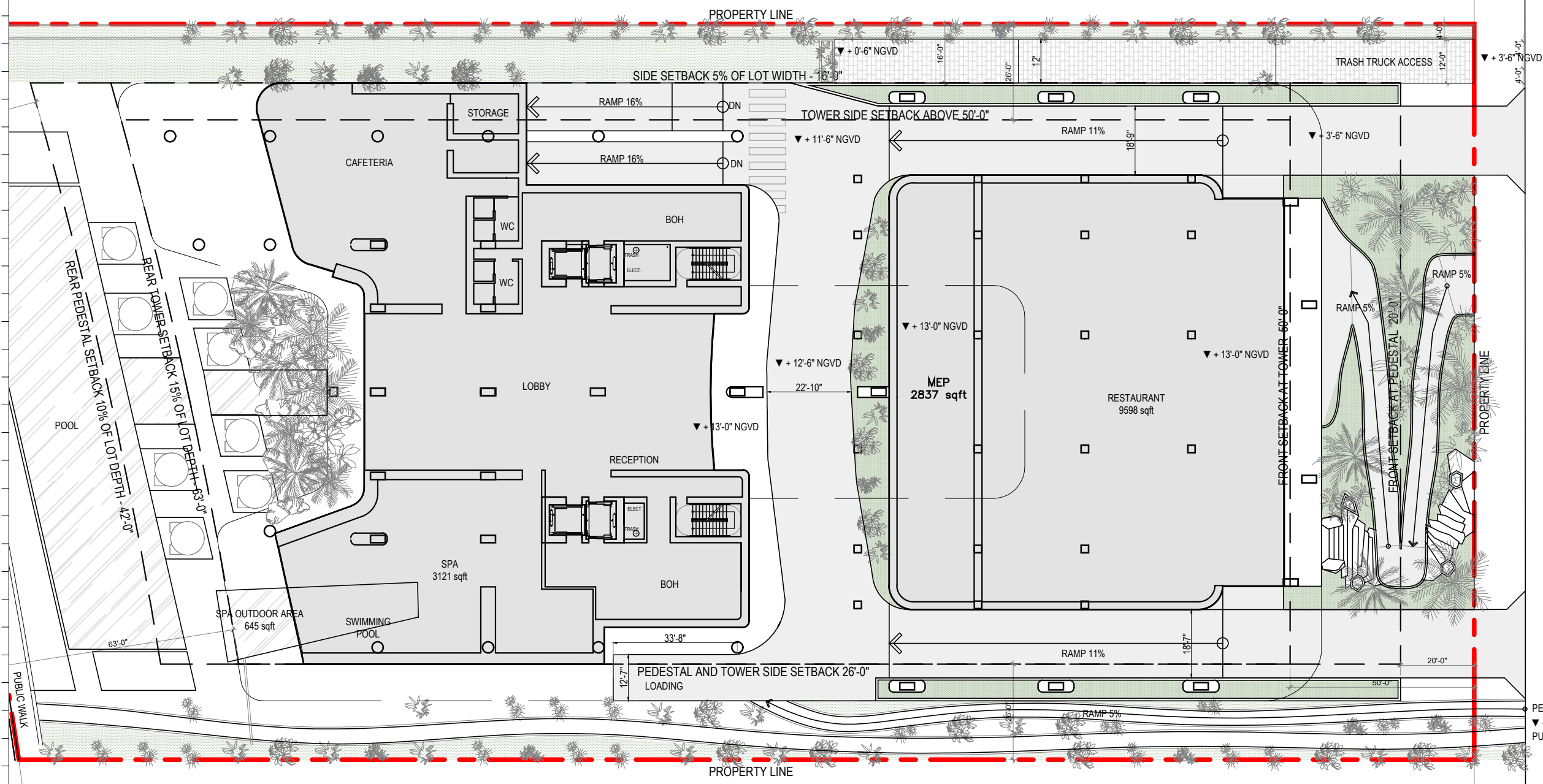
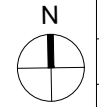
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**LEVEL -2 PARKING  
FLOOR PLAN**

1 LEVEL -2 LOWER LEVEL PARKING PLAN  
SCALE: 1/32" = 1'-0"

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.00
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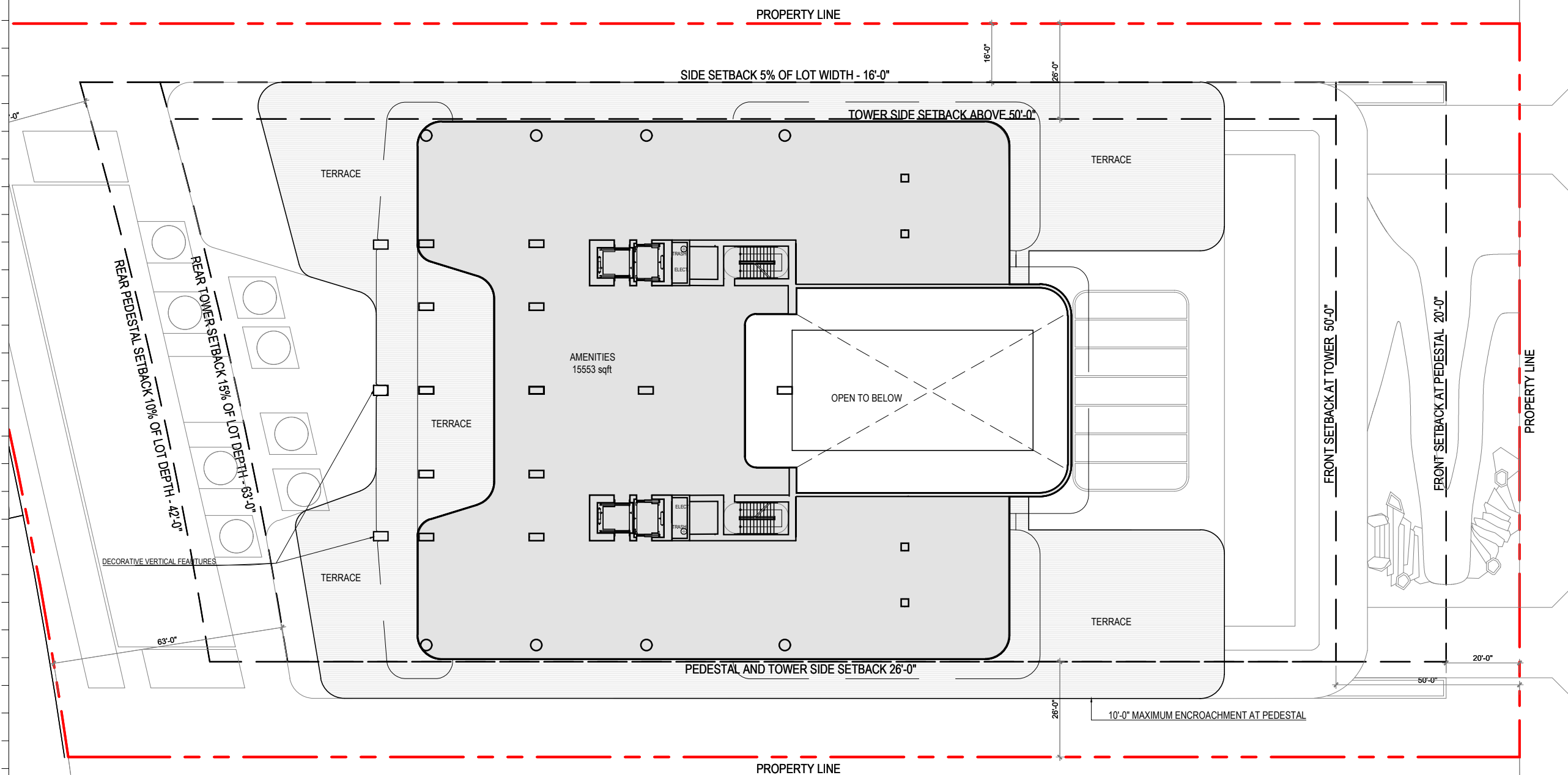
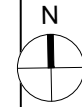
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**RESIDENTIAL LOBBY  
FLOOR PLAN**

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.02
Project #: 2412	

1 LEVEL 1 - RESIDENTIAL LOBBY PLAN  
SCALE: 1/32" = 1'-0"





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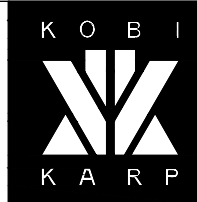
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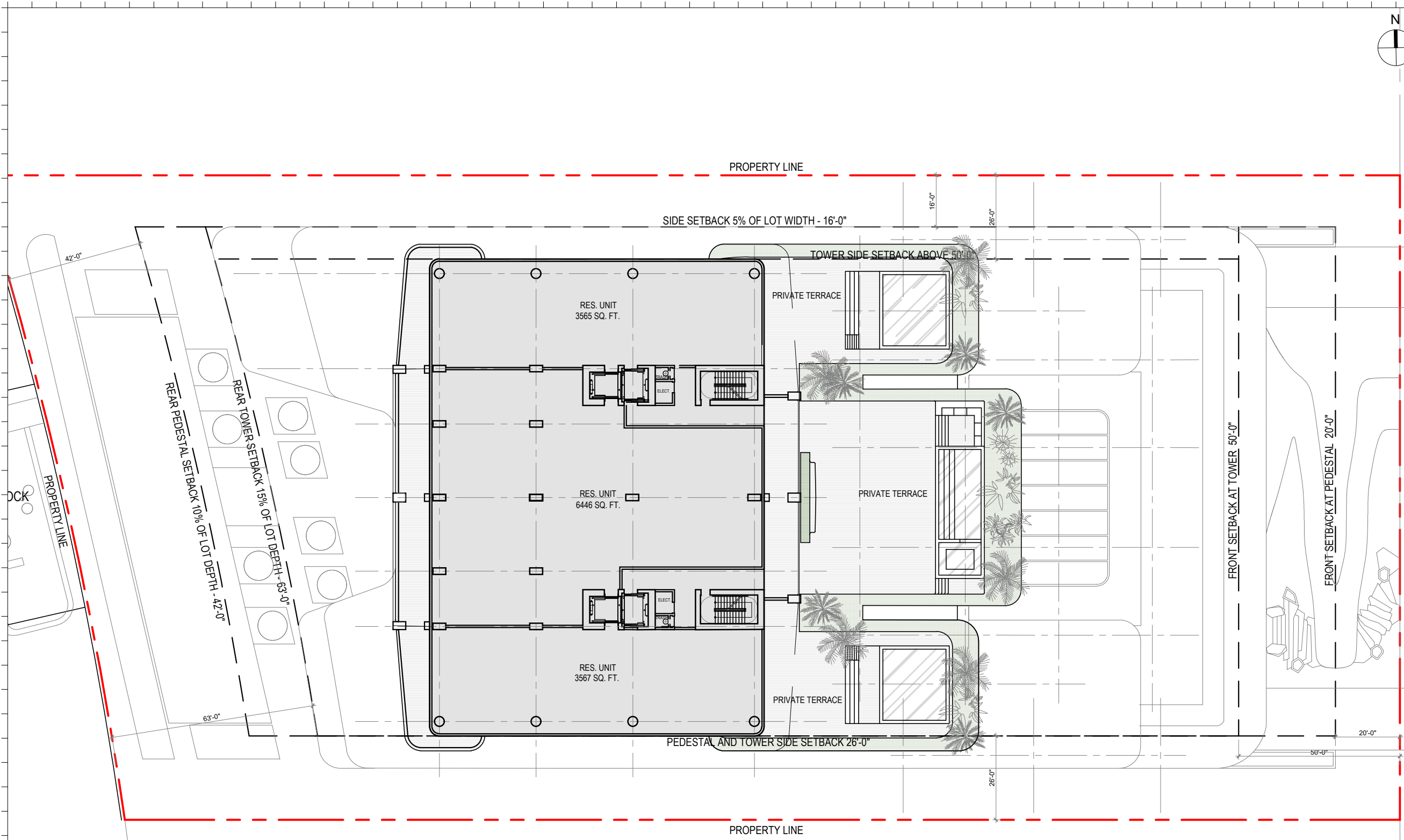
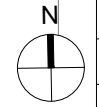


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**LEVEL 3 - AMENITY  
FLOOR PLAN**

① LEVEL 3 - UPPER AMENITIES PLAN  
SCALE: 1/32" = 1'-0"

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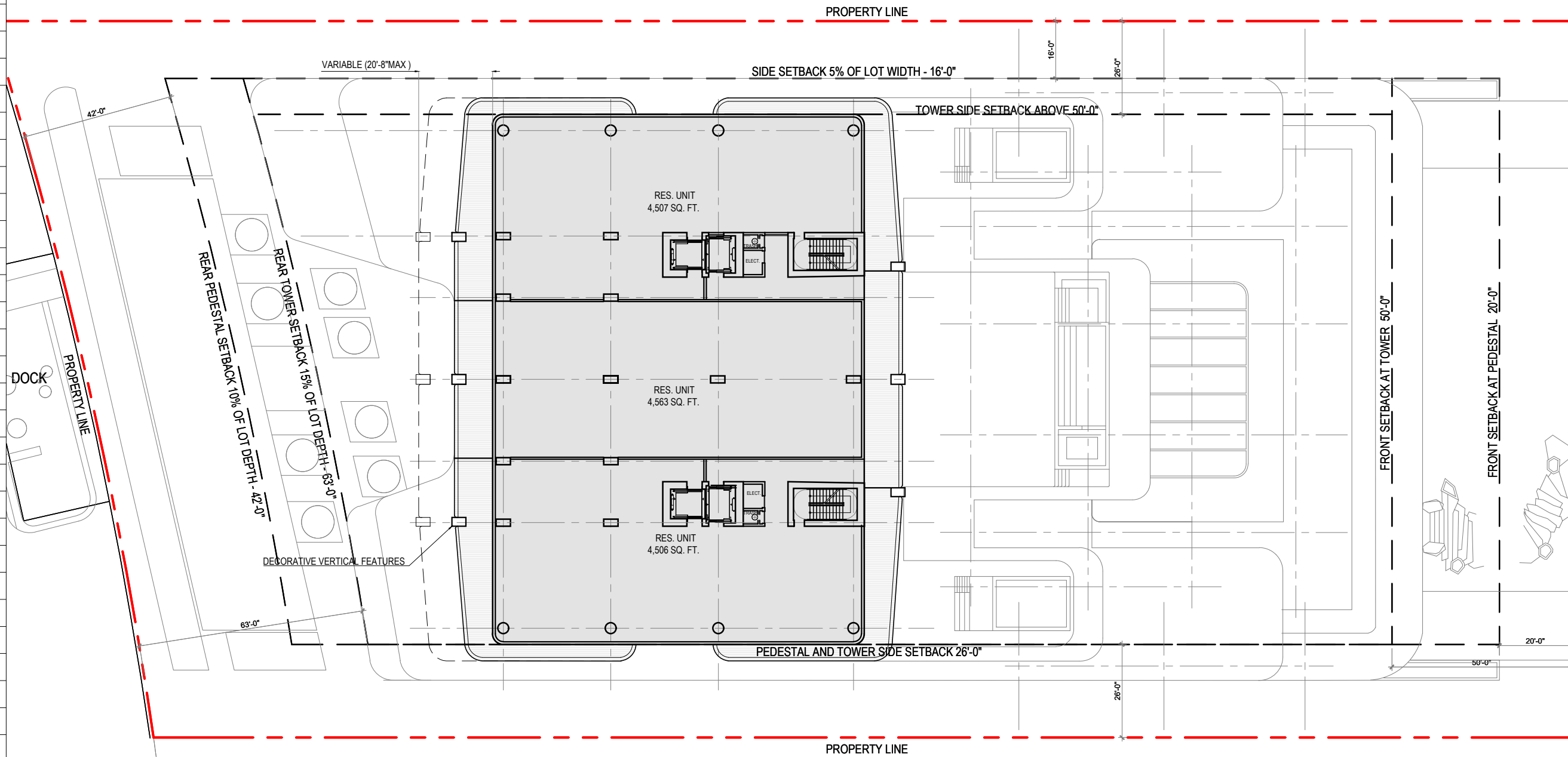
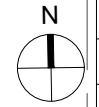
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**LEVEL 4  
FLOOR PLAN**

1 LEVELS 4 - RESIDENTIAL PLAN  
SCALE: 1/32" = 1'-0"

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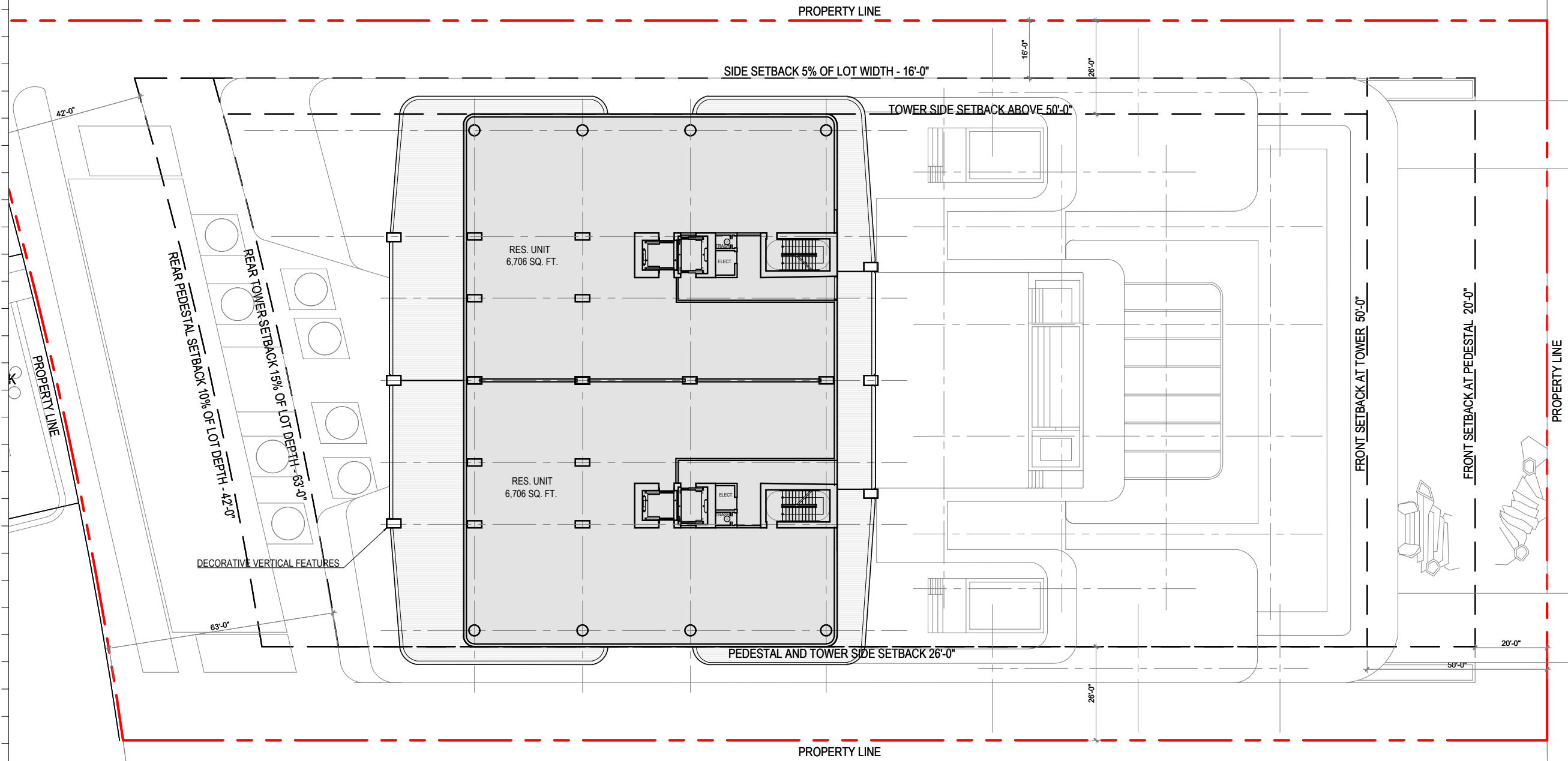
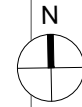


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**LEVELS 16-30**  
**FLOOR PLAN**

1 LEVELS 16-30 - RESIDENTIAL PLAN  
SCALE: 1/32" = 1'-0"

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MIAMI BEACH, FLORIDA

**1250 West Avenue**  
Miami Beach, Florida, 33139

**Owner:**  
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**Developer:**  
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**Structural Engineering:**  
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F: 212.481.6108

**Mechanical Engineering:**  
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Tel: 212.643.9055

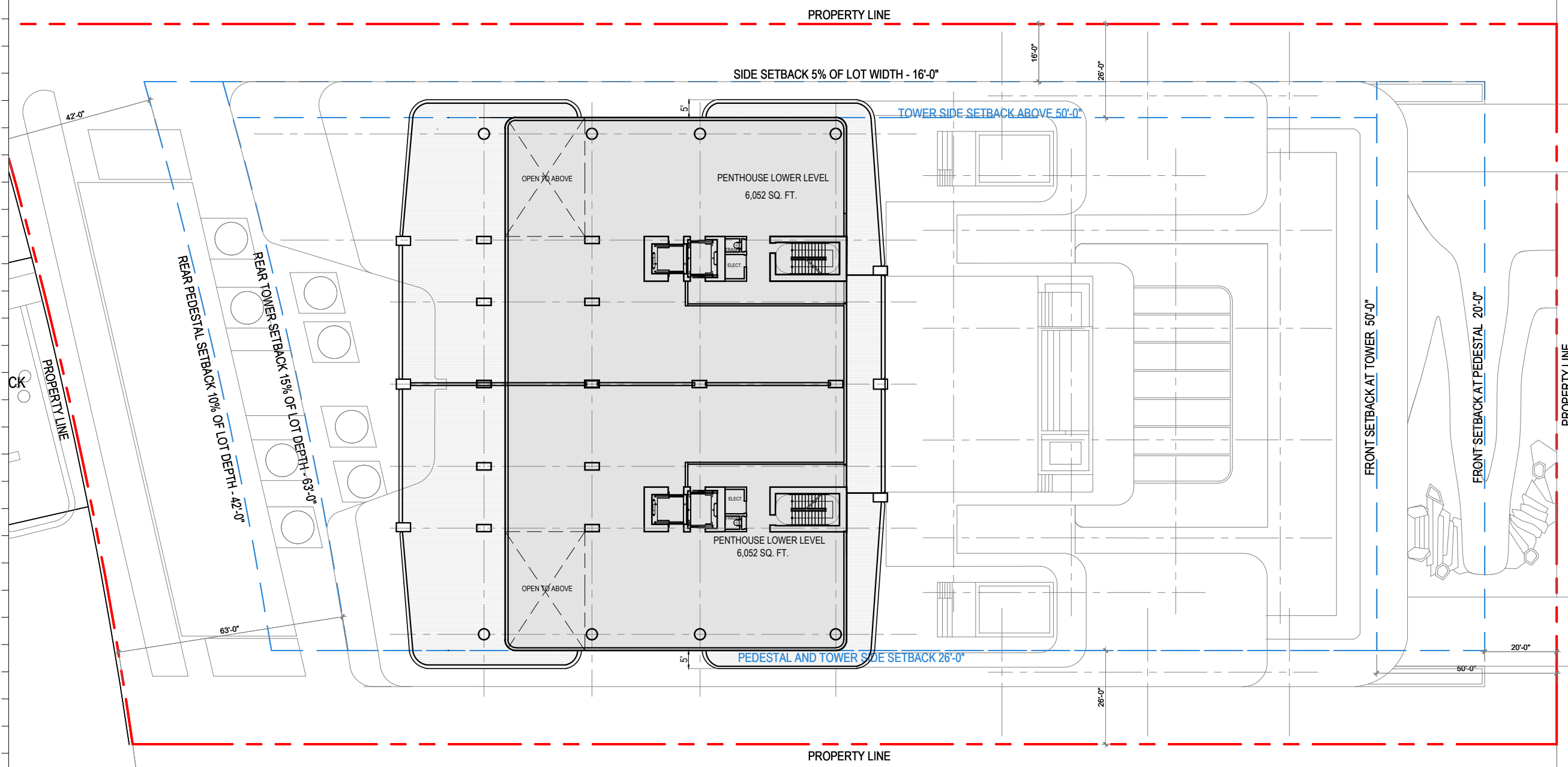
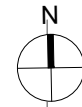
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**LEVEL 31-33 PENT.**  
**FLOOR PLAN**

**1 LEVELS 31-33 - PENTHOUSE PLAN**  
SCALE: 1/32" = 1'-0"

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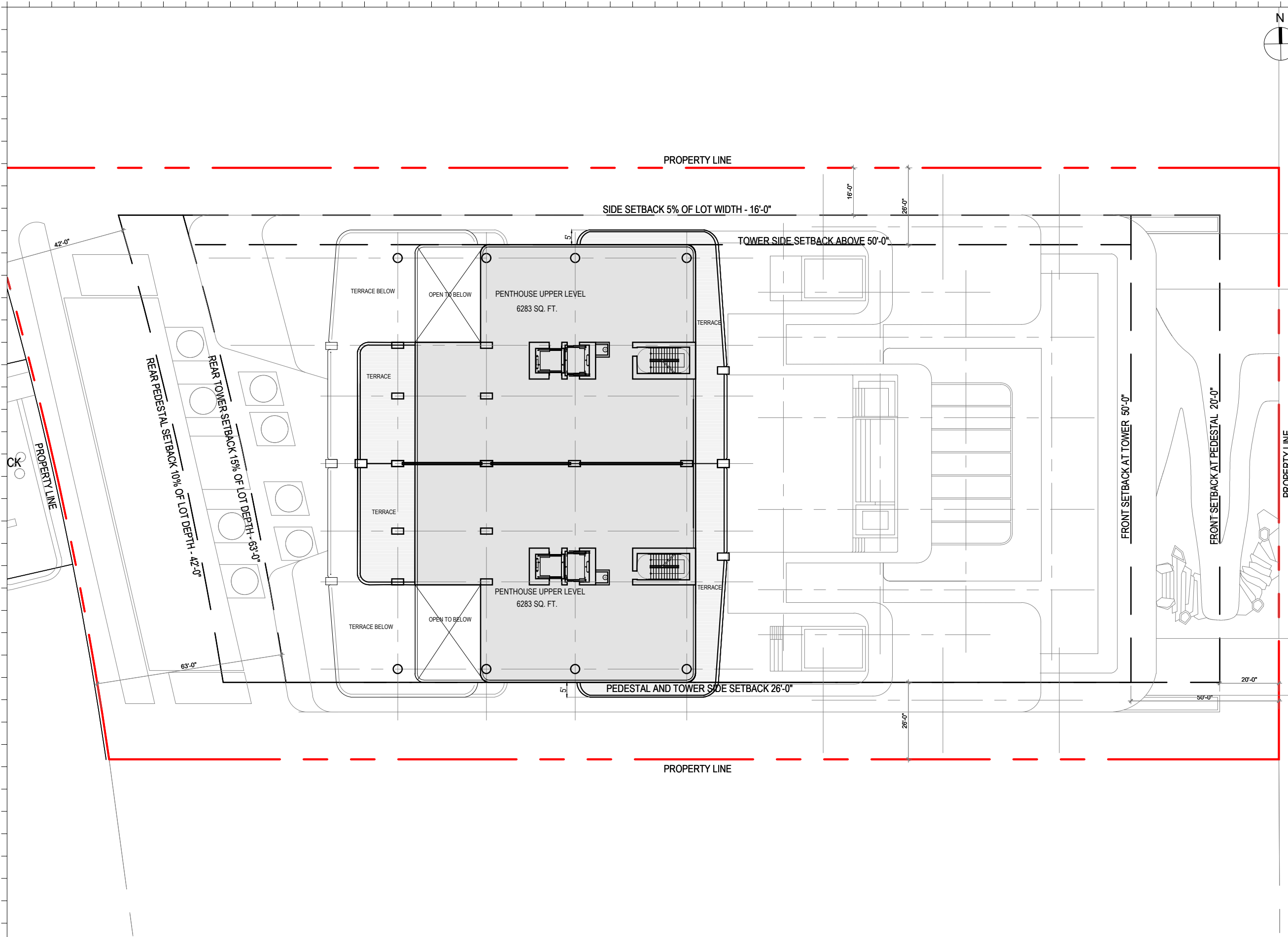
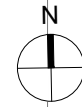


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**LOWER PENTHOUSE  
FLOOR PLAN**

1 LEVEL 34 - LOWER LEVEL PENTHOUSE PLAN  
SCALE: 1/32" = 1'-0"

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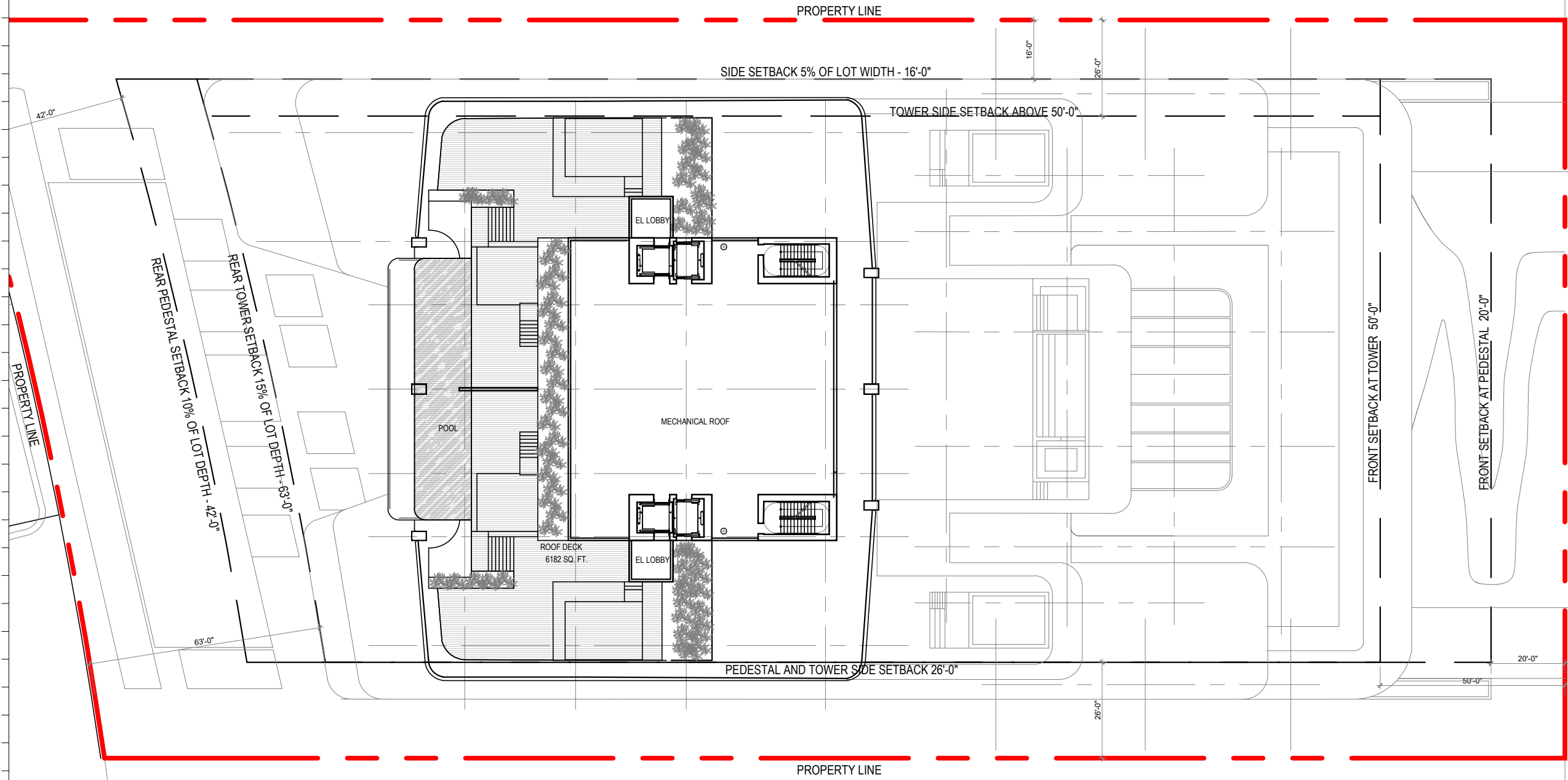
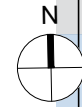
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**UPPER PENTHOUSE  
FLOOR PLAN**

1 LEVEL 35 - UPPER LEVEL PENTHOUSE PLAN  
SCALE: 1/32" = 1'-0"

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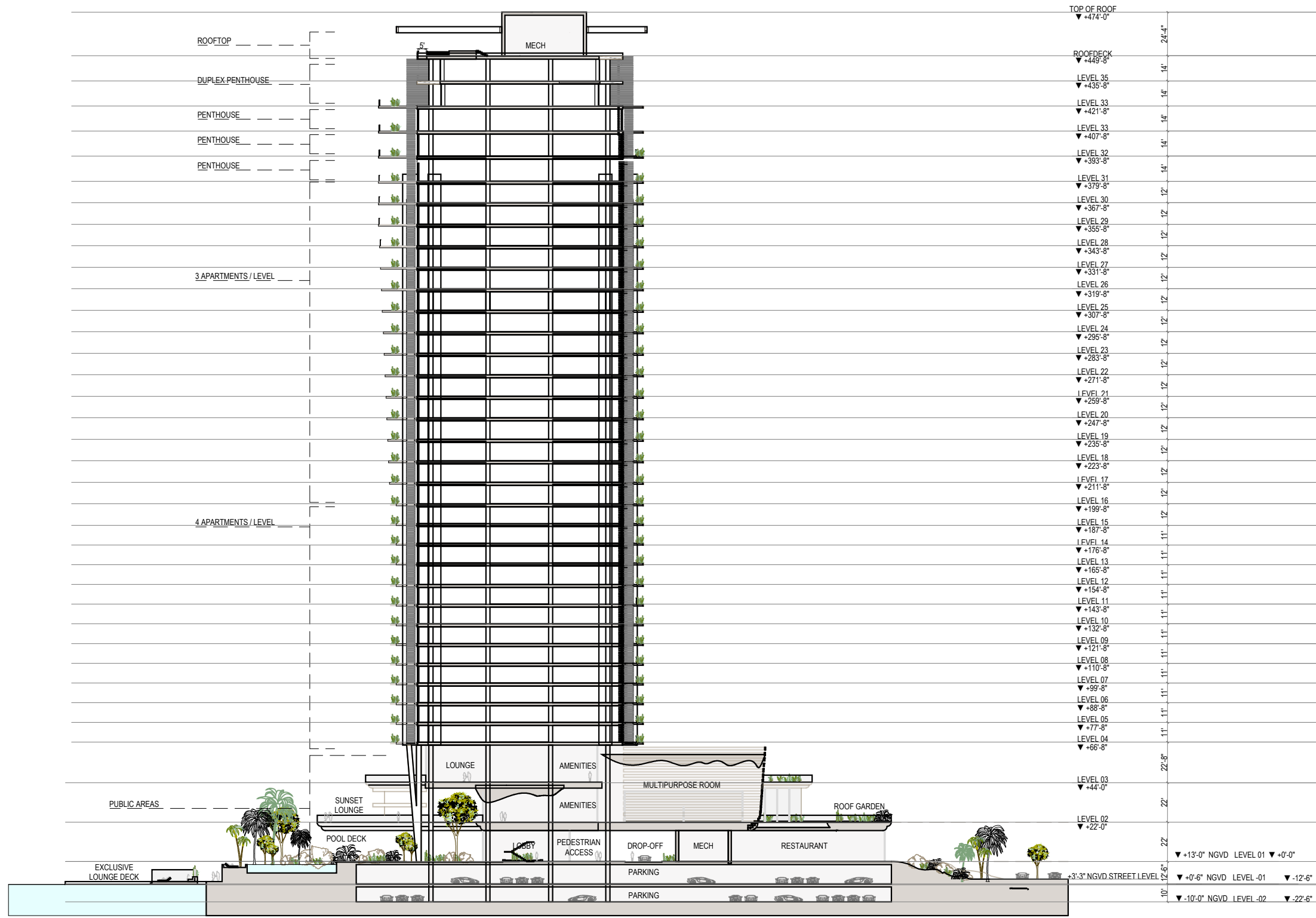
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**ROOFDECK LEVEL  
FLOOR PLAN**

**1 LEVEL 36 - ROOFDECK PLAN**  
SCALE: 1/32" = 1'-0"

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1 E-W SECTION  
SCALE: 1/64" = 1'-0"

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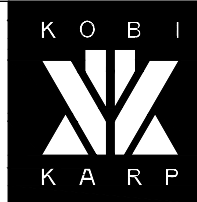
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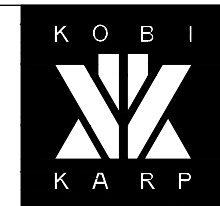
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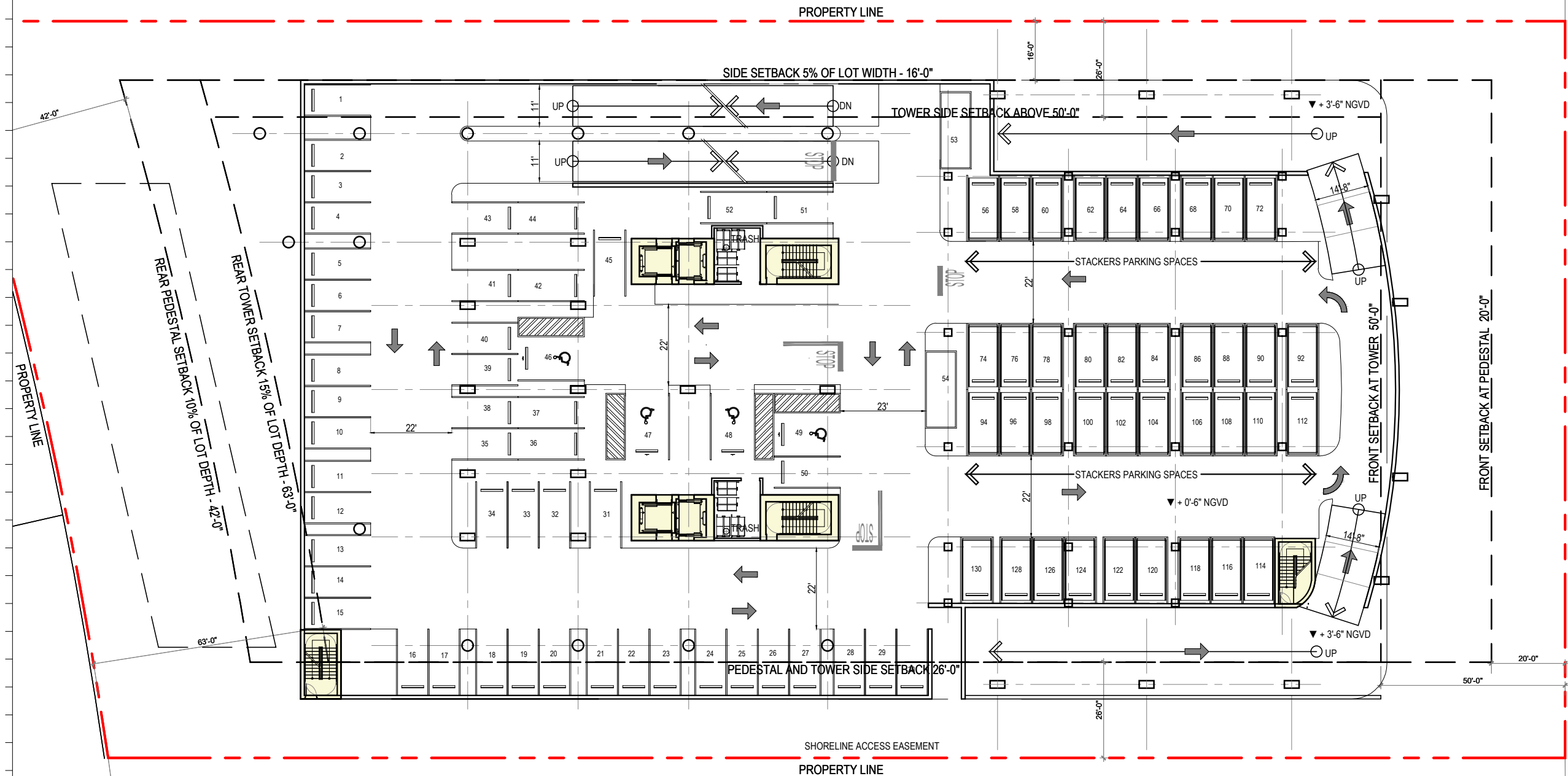
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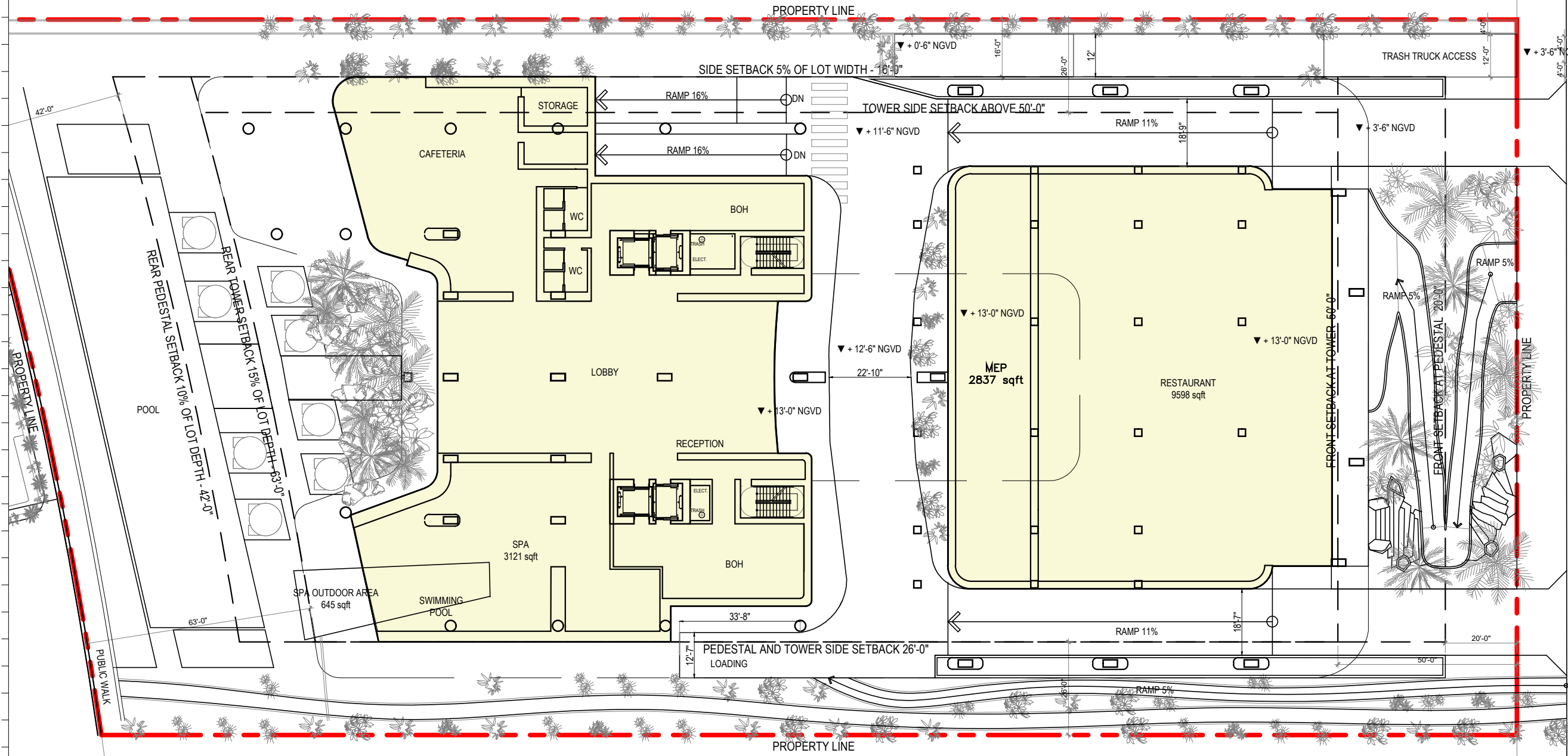
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**LEVEL -1 FAR**  
**FLOOR AREA**

1 LEVEL -1 UPPER LEVEL PARKING FAR 1495 SF  
SCALE: 1/32" = 1'-0"

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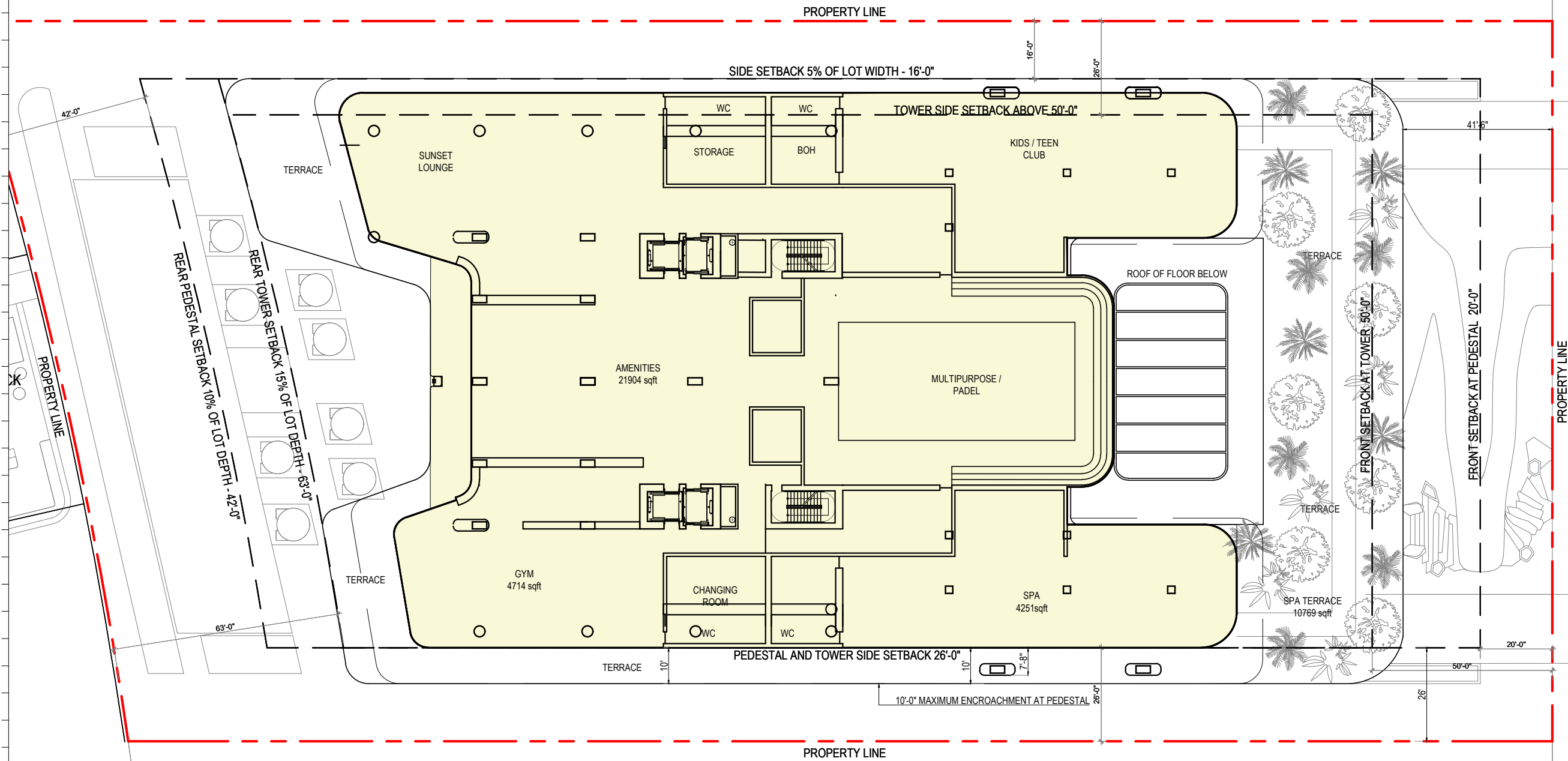
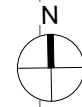
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**RESIDENTIAL LOBBY  
FLOOR AREA**

1 LEVEL 1 - RESIDENTIAL LOBBY FAR 29,191 SF  
SCALE: 1/32" = 1'-0"

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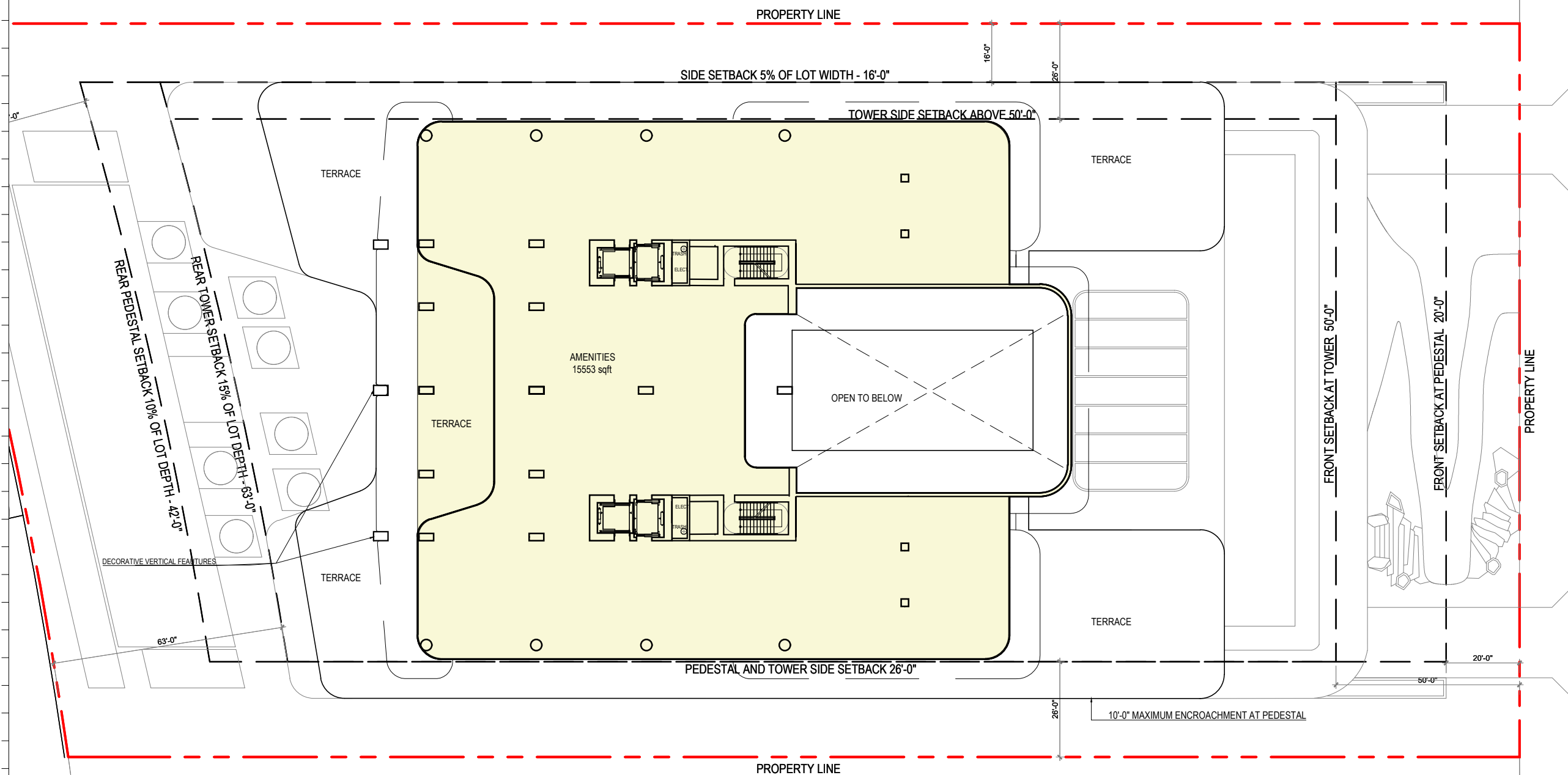
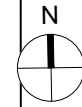
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**LEVEL 2**  
**FLOOR AREA**

1 LEVEL 2 - LOWER AMENITY FLOOR AREA 33,282 SF  
SCALE: 1/32" = 1'-0"

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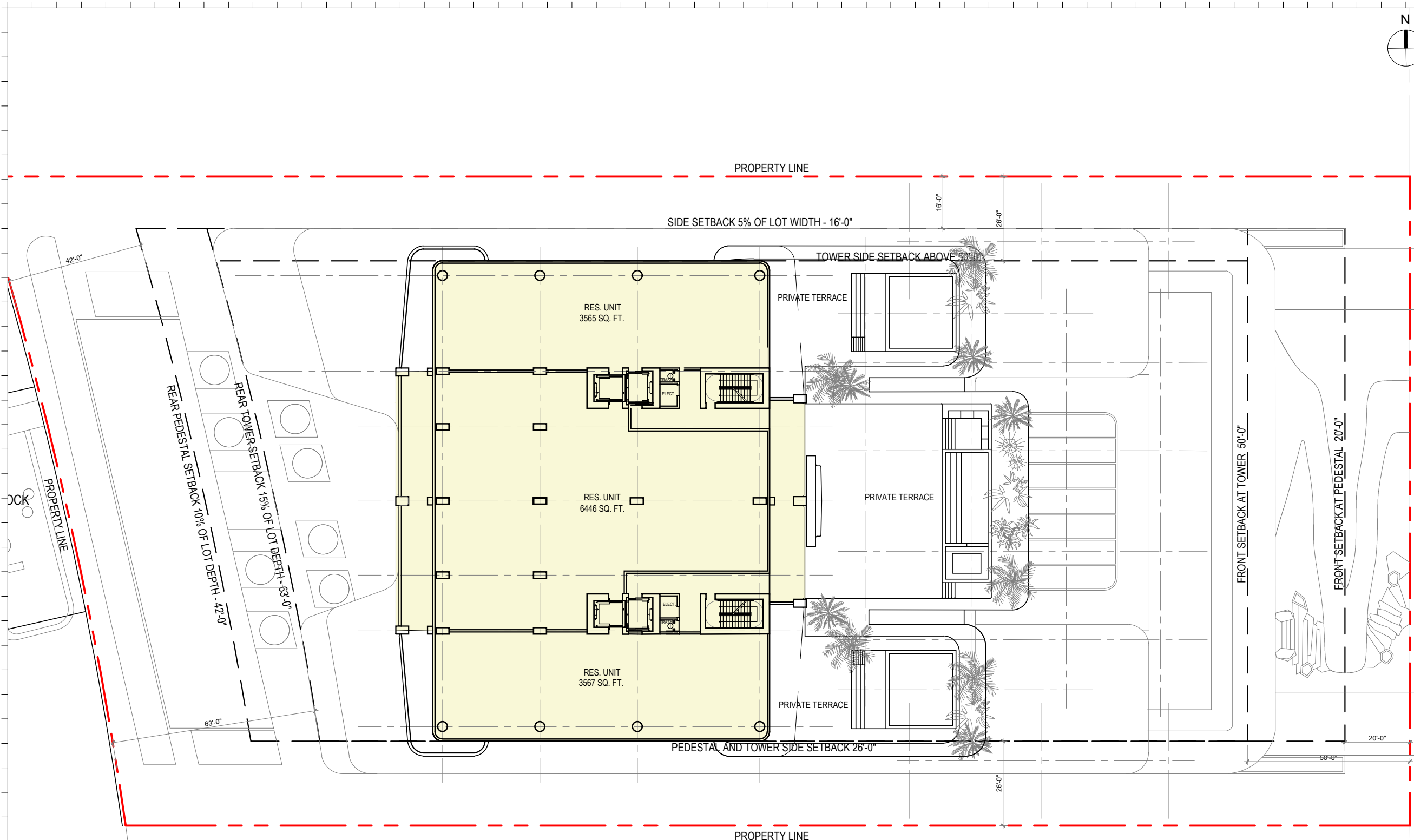
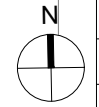
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KOBİ KARP  
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**LEVEL 3 FAR**  
**FLOOR PLAN**

① LEVEL 3 - UPPER AMENITIES FLOOR AREA 20,525 SF  
SCALE: 1/32" = 1'-0"

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Project #: 2412	



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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

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

**Developer:**  
1250 West Owner LLC C/O JDS Development Group  
120NE 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212.532.2211  
F: 212.481.6108

**Mechanical Engineering:**  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9055

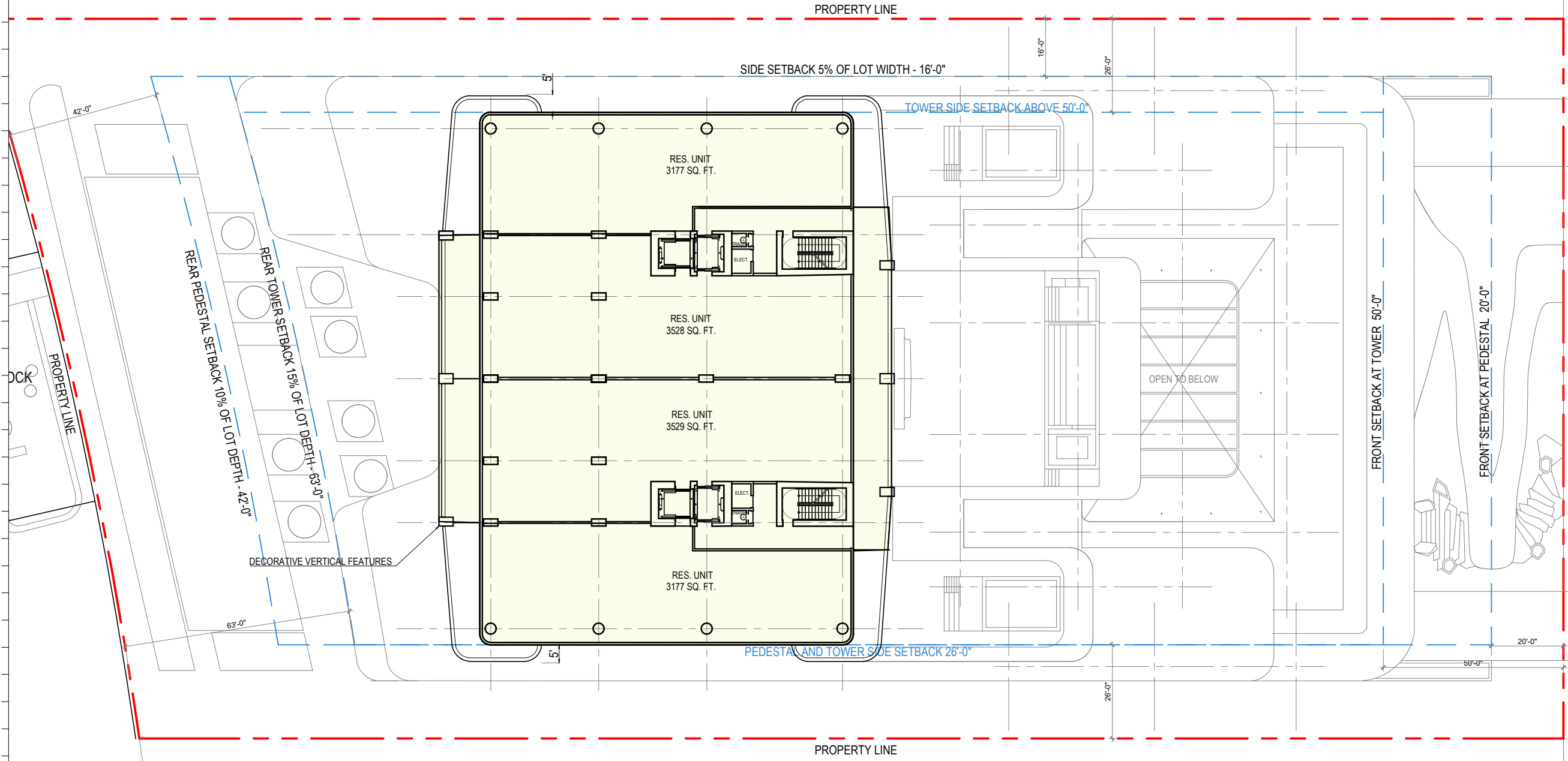
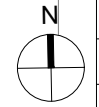
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
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KOBİ KARP  
Lic. # AR0012578  
**LEVEL 4**  
**FLOOR PLAN**

1 LEVELS 4 - RESIDENTIAL FLOOR AREA 17,899 SF  
SCALE: 1/32" = 1'-0"

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.05.FAR
Project #: 2412	



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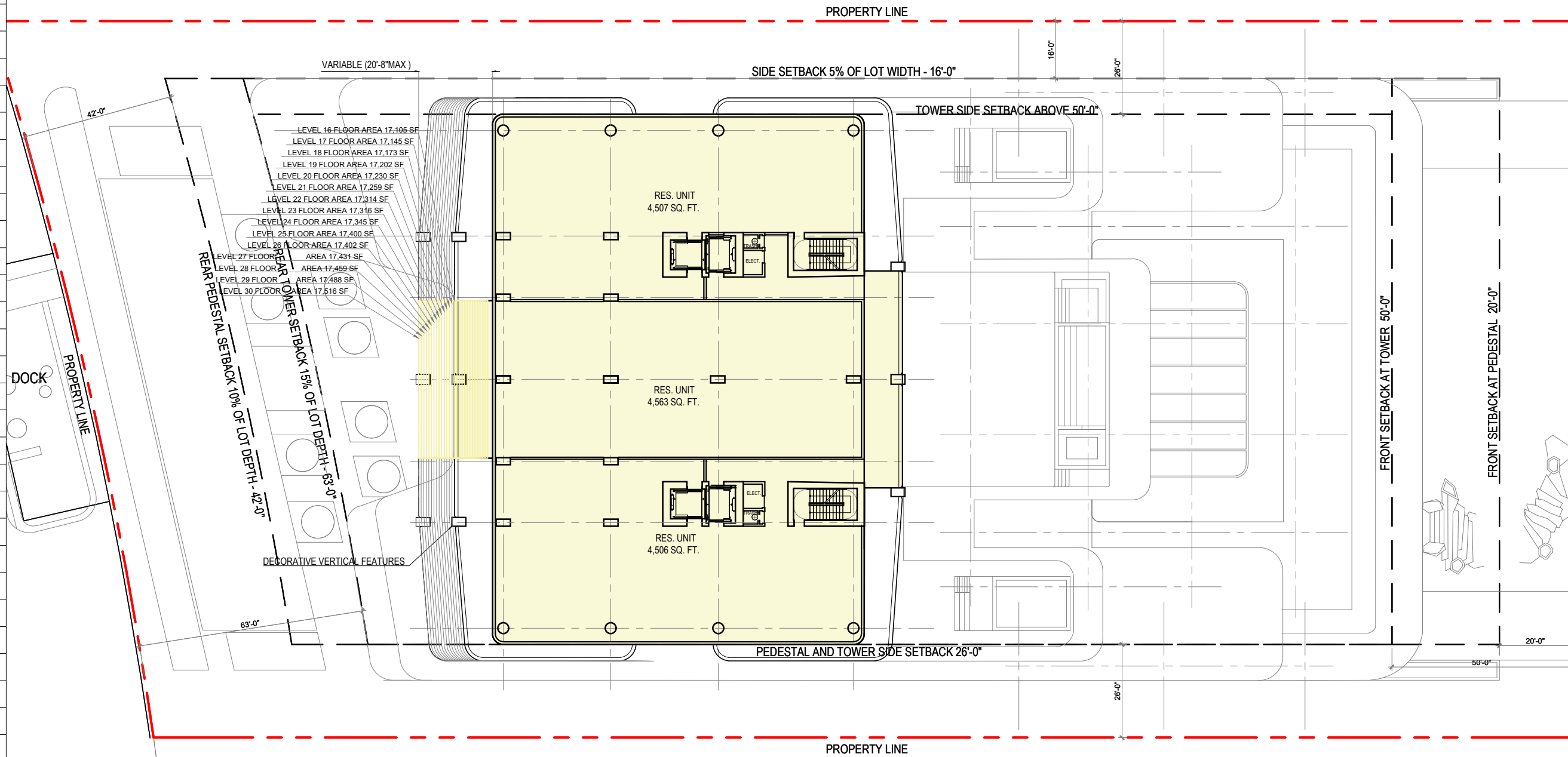
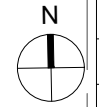
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KOBİ KARP  
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**LEVELS 4-15**  
**FLOOR AREA**

1 LEVELS 4-15 - RESIDENTIAL FLOOR AREA 17,899 SF  
SCALE: 1/32" = 1'-0"

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.05.FAR
Project #: 2412	



- LEVEL 16 FLOOR AREA 17,105 SF
- LEVEL 17 FLOOR AREA 17,145 SF
- LEVEL 18 FLOOR AREA 17,173 SF
- LEVEL 19 FLOOR AREA 17,202 SF
- LEVEL 20 FLOOR AREA 17,230 SF
- LEVEL 21 FLOOR AREA 17,259 SF
- LEVEL 22 FLOOR AREA 17,314 SF
- LEVEL 23 FLOOR AREA 17,316 SF
- LEVEL 24 FLOOR AREA 17,345 SF
- LEVEL 25 FLOOR AREA 17,400 SF
- LEVEL 26 FLOOR AREA 17,402 SF
- LEVEL 27 FLOOR AREA 17,431 SF
- LEVEL 28 FLOOR AREA 17,459 SF
- LEVEL 29 FLOOR AREA 17,488 SF
- LEVEL 30 FLOOR AREA 17,516 SF

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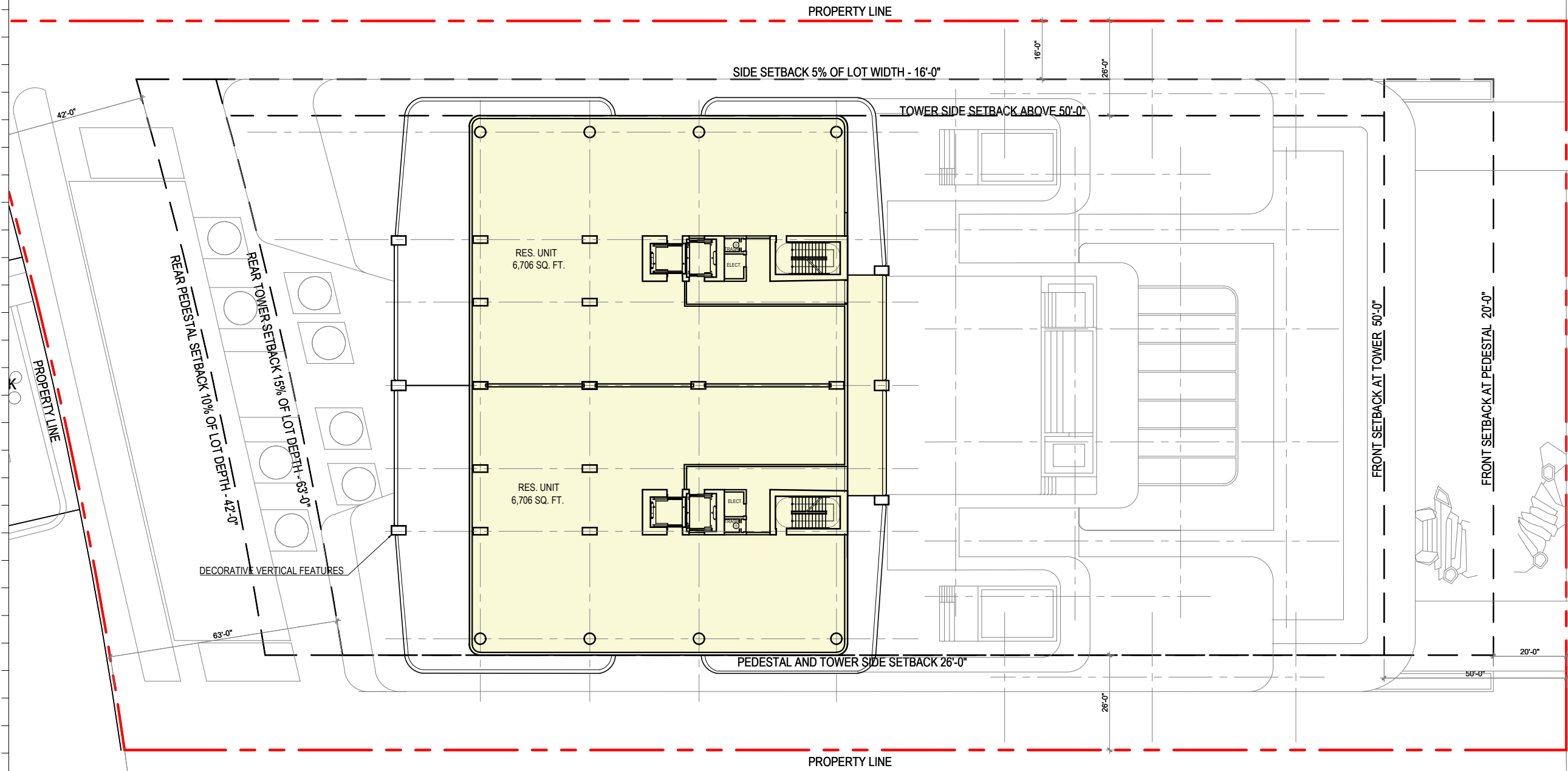
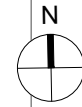
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**LEVELS 16-30**  
**FLOOR AREA**

1 LEVELS 16-30 - RESIDENTIAL FLOOR AREA 17,105 SF TO 17,516 SF  
SCALE: 1/32" = 1'-0"

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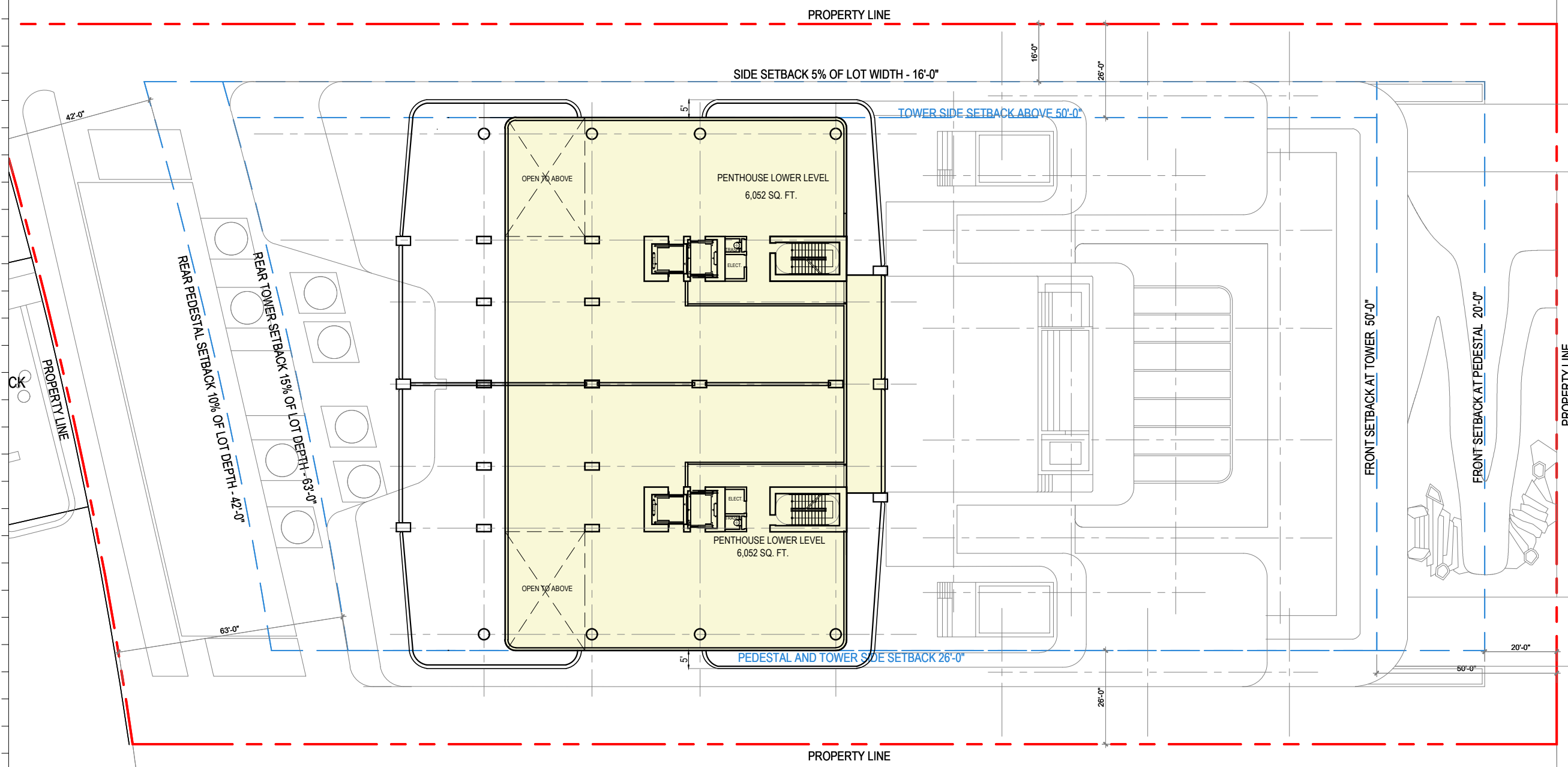
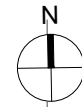
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KOBİ KARP  
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**LEVEL 31-33**  
**FLOOR AREA**

1 LEVELS 31-33 - PENTHOUSE FLOOR AREA 17,545 SF  
SCALE: 1/32" = 1'-0"

Date: 07/24/2024	Sheet No.
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Project #: 2412	



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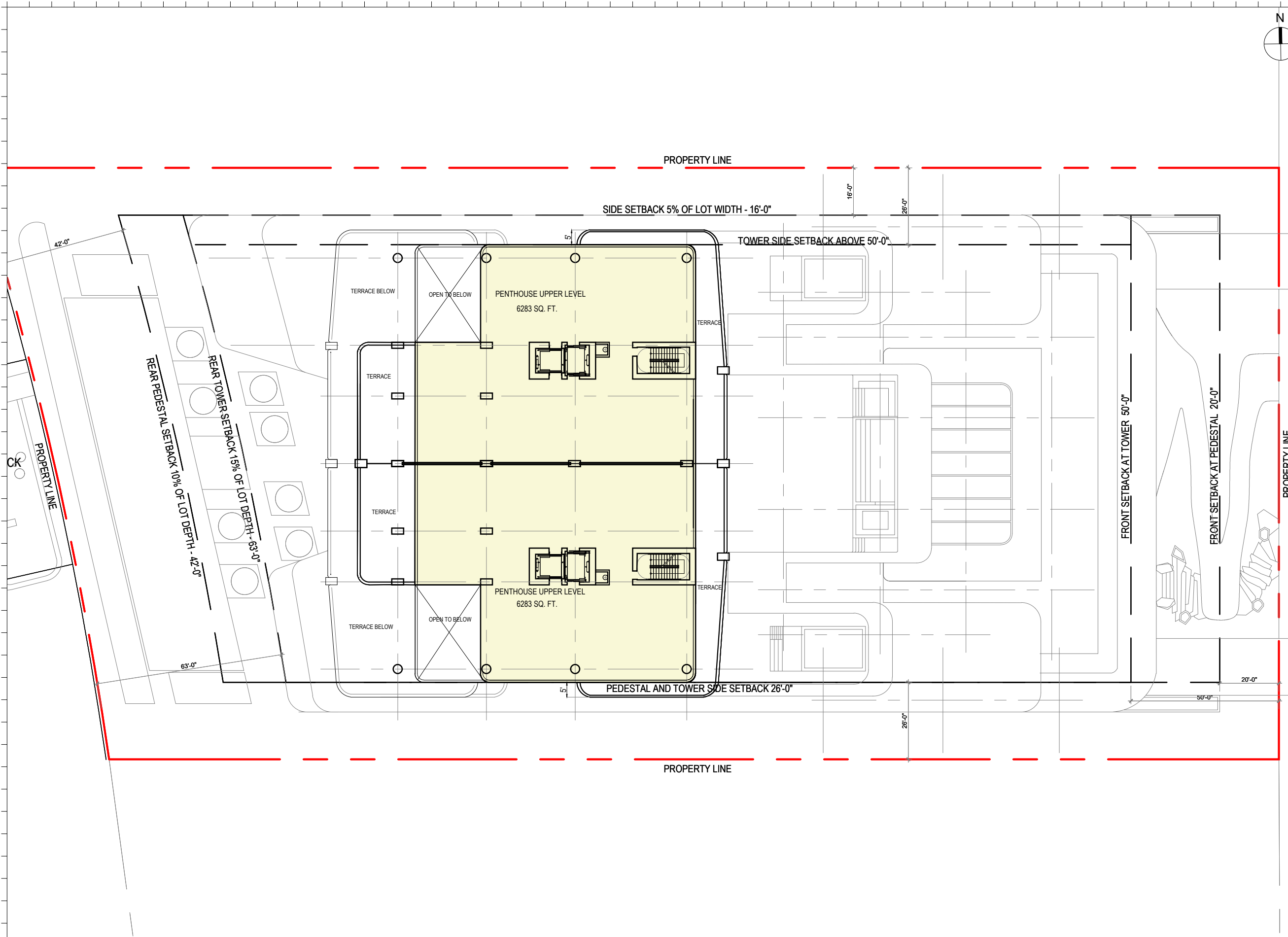
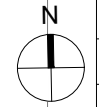


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**LOWER PENTHOUSE FLOOR AREA**

1 LEVEL 34 - LOWER LEVEL PENTHOUSE FLOOR AREA 17,545 SF  
SCALE: 1/32" = 1'-0"

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Scale: AS INDICATED	A3.08
Project #: 2412	



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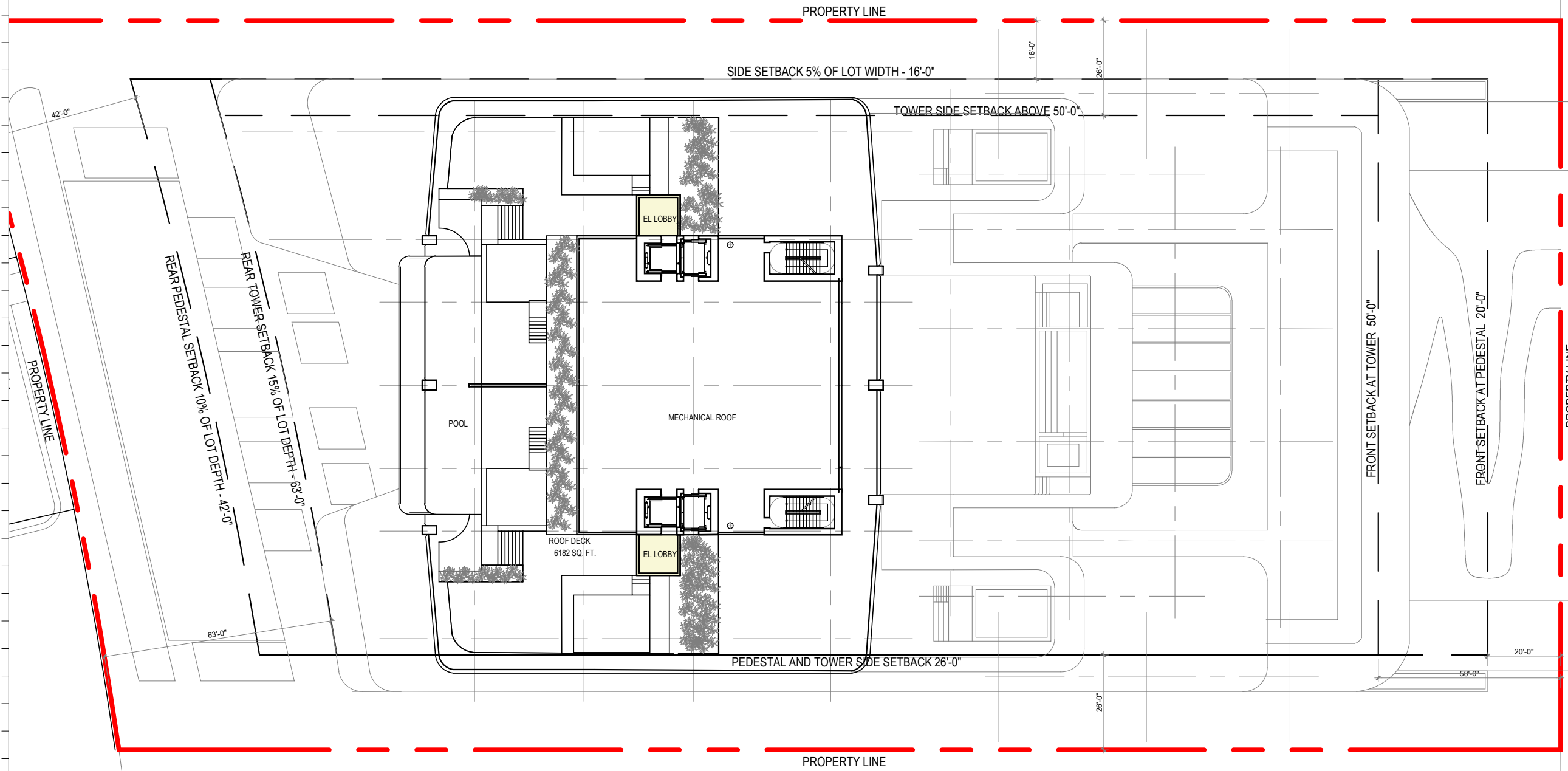
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KOBİ KARP  
Lic. # AR0012578  
**LEVEL 35**  
**FLOOR AREA**

1 LEVEL 35 - UPPER LEVEL PENTHOUSE FLOOR AREA 13,216 SF  
SCALE: 1/32" = 1'-0"

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KOBİ KARP  
Lic. # AR0012578  
**ROOFDECK LEVEL**  
FLOOR AREA

1 LEVEL 36 - ROOF FLOOR AREA 266 SQ. FT.  
SCALE: 1/32" = 1'-0"

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.10
Project #: 2412	











