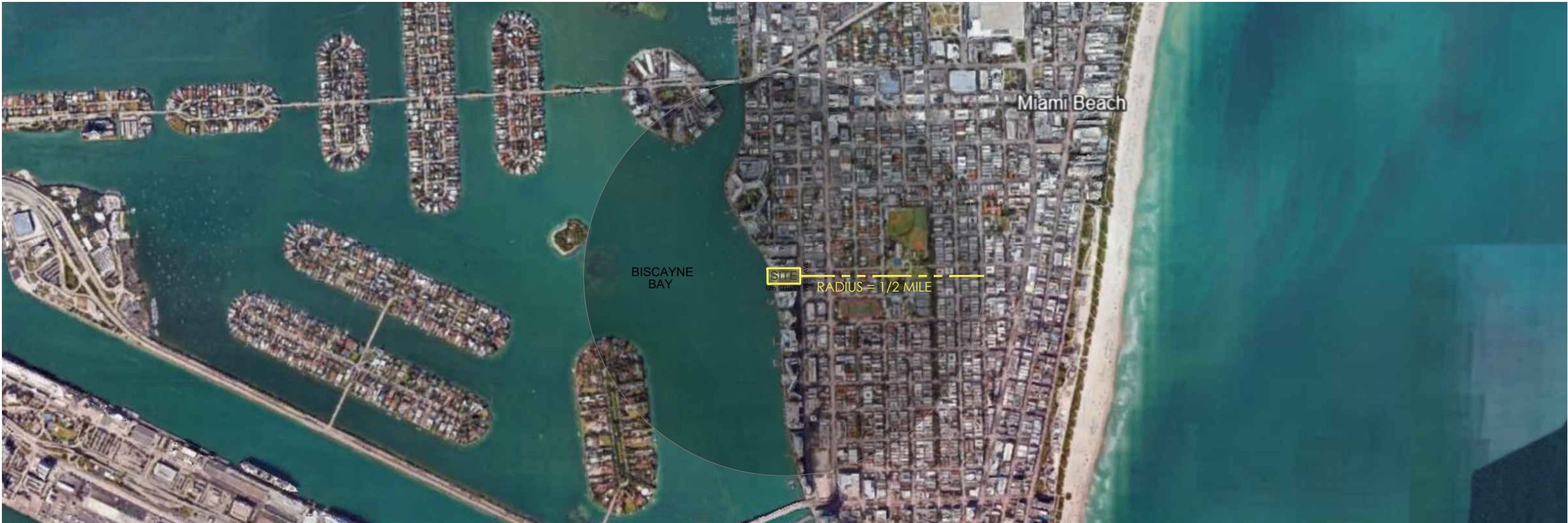




1 SITE LOCATION MAP
SCALE: N.T.S.

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

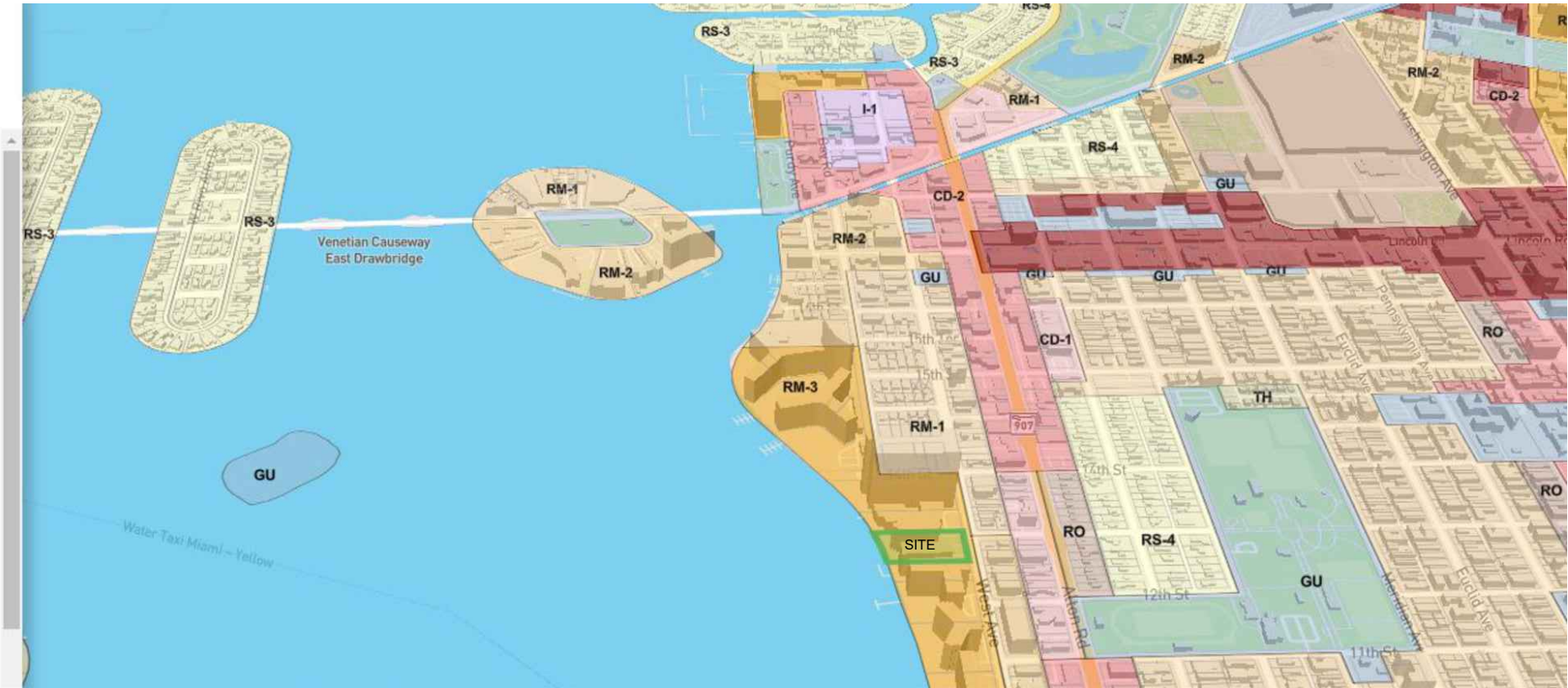
Base Flood Elevation: 8

OVERLAYS

- Parking Tier 1
- West Avenue Bayfront Overlay

ADDITIONAL REGULATIONS

- Workforce or Affordable Units Bonus



2 SITE ZONING MAP
SCALE: N.T.S.

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

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Address
Tel.
Email

Developer:
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120NE 27th St
Miami, FL 33137

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F: 212.481.6108

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

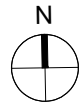
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LOCATION MAP ZONING MAP

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



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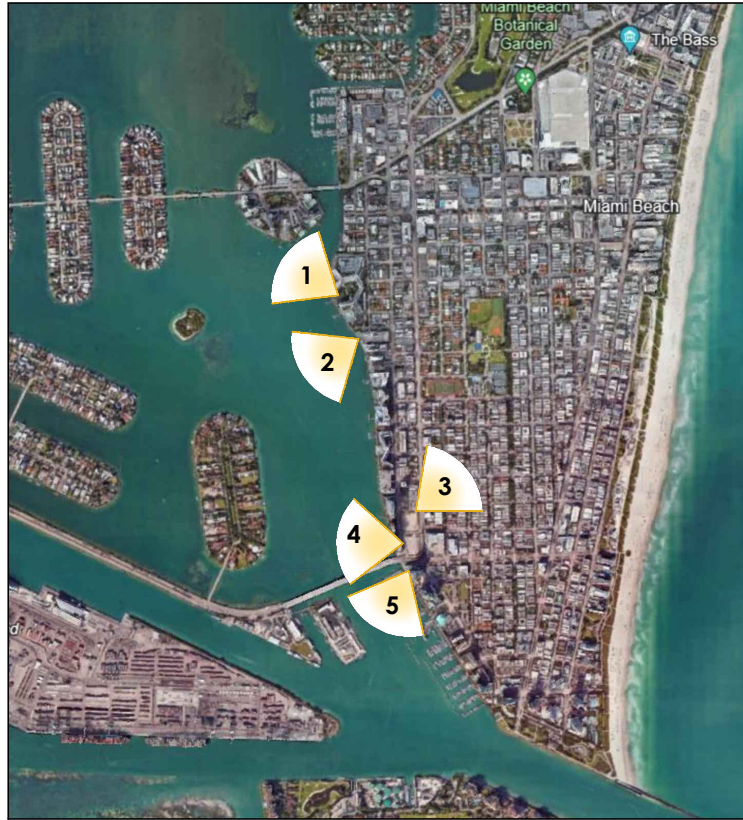
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VICINITY MAP

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.



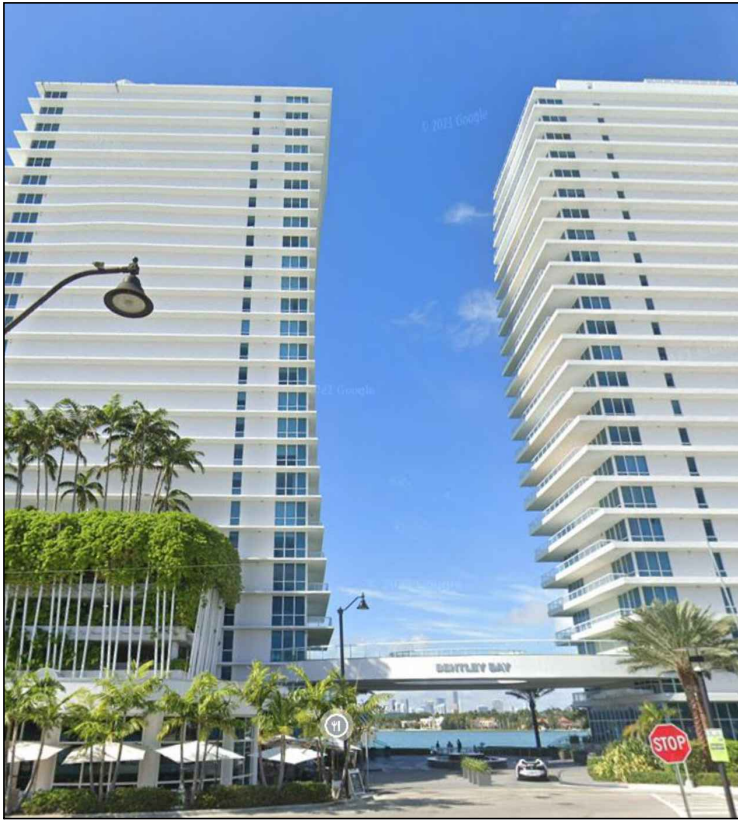
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1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



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



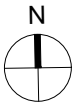
3 THE FLORIDIAN MIAMI BEACH
650 WEST AVENUE, MIAMI BEACH, FLORIDA 33139



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

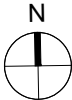
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Scale: N.T.S.	A0.03
Project #: 2412	

MIAMI BEACH

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		
		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
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	-
	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	At-Grade Parking Lot				
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")				
	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
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
Totals					430,545 SF	100	642,400 SF

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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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY
MIAMI BEACH, FLORIDA

1250 West Avenue
Miami Beach, Florida, 33139

Owner:
Name
Address
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Developer:

1250 West Owner LLC C/O JDS Development Group
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Mechanical Engineering:
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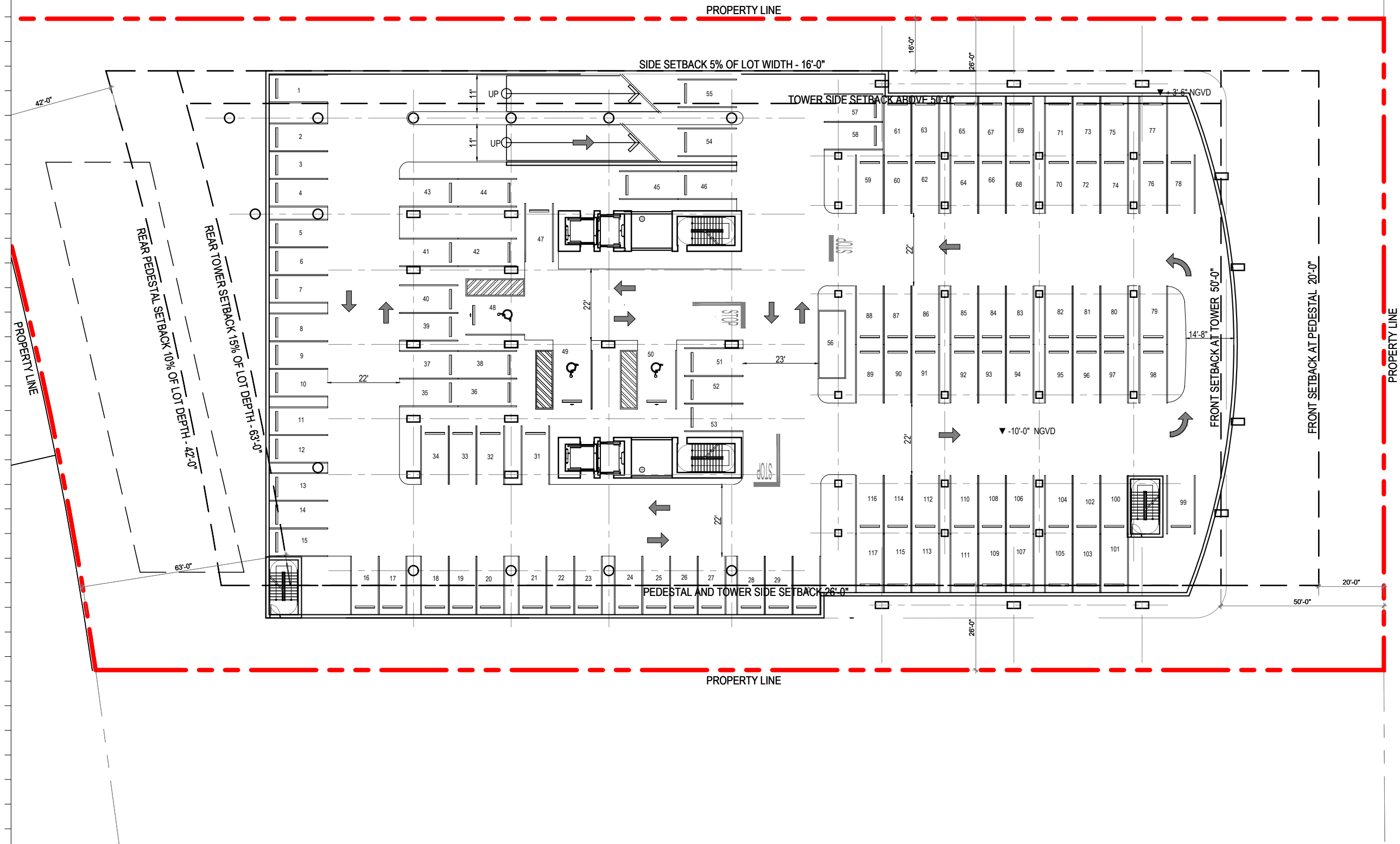
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KOBİ KARP

Lic. # AR0012578

PROJECT DATA

Date: 07/24/2024	Sheet No.
Scale: N.T.S.	A1.02
Project #: 2412	



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

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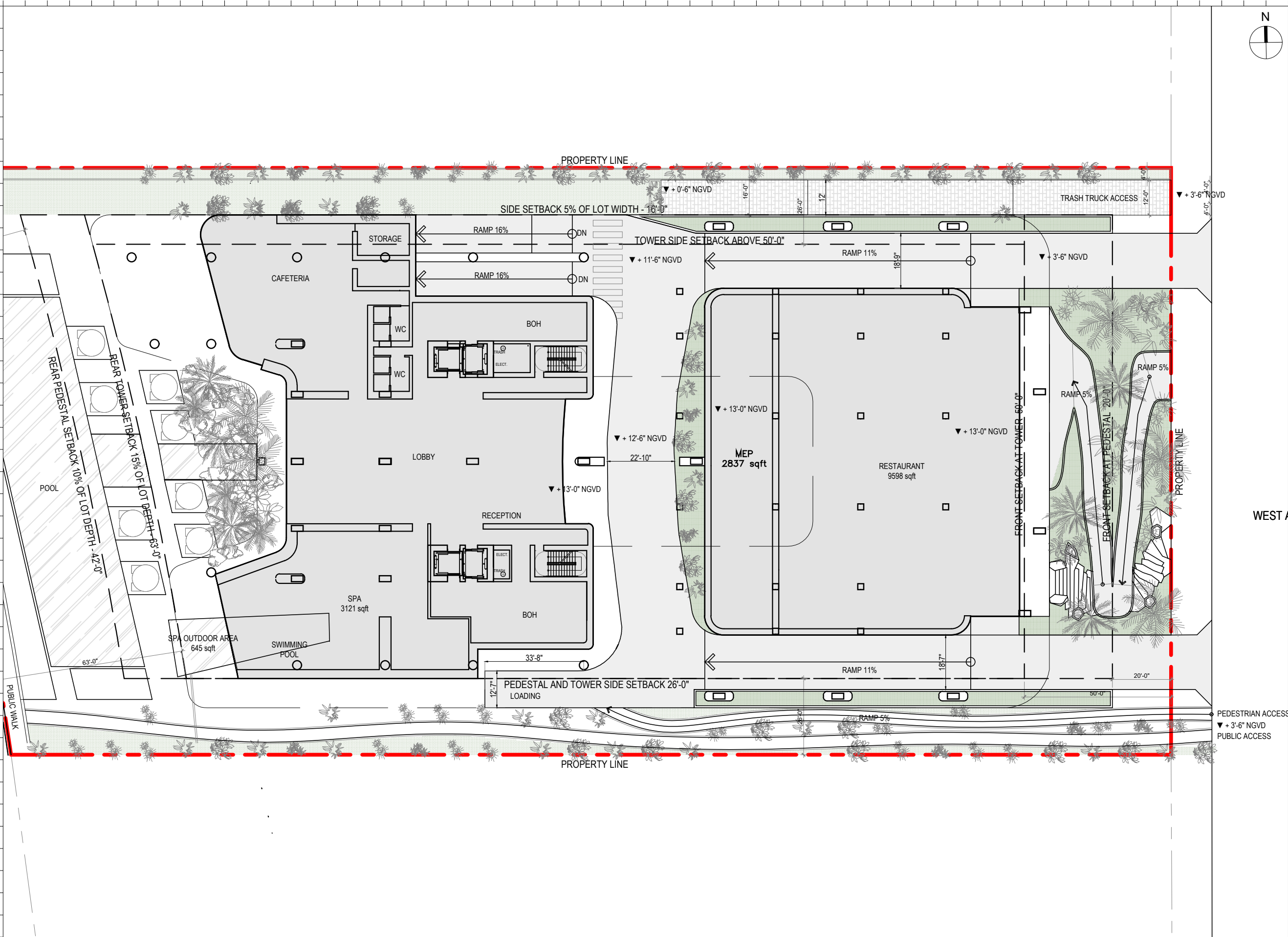
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LEVEL -2 PARKING FLOOR PLAN

Date: 07/24/2024	Sheet No. A3.00
Scale: AS INDICATED	
Project #: 2412	



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

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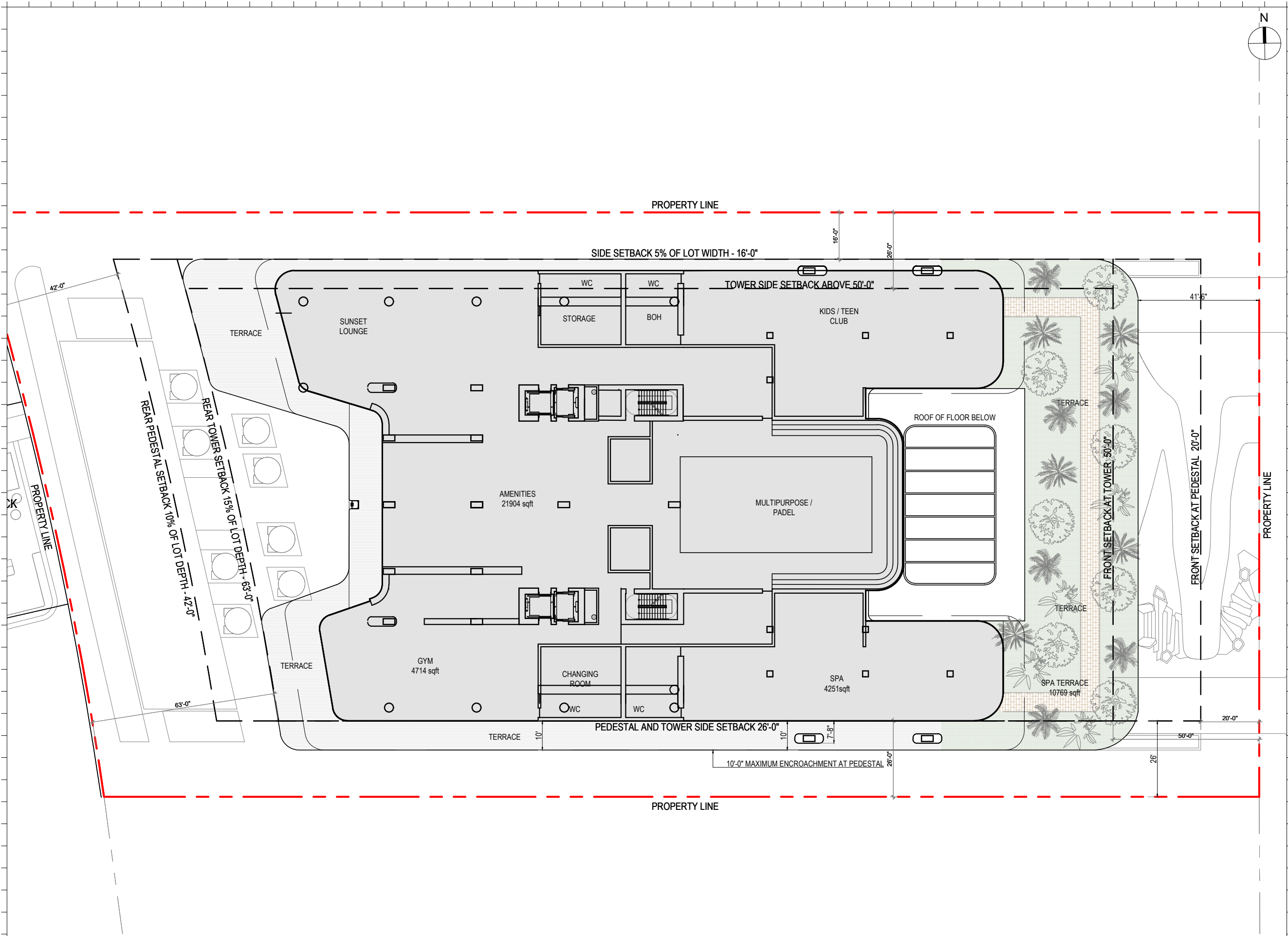
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RESIDENTIAL LOBBY FLOOR PLAN

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Scale: AS INDICATED	A3.02
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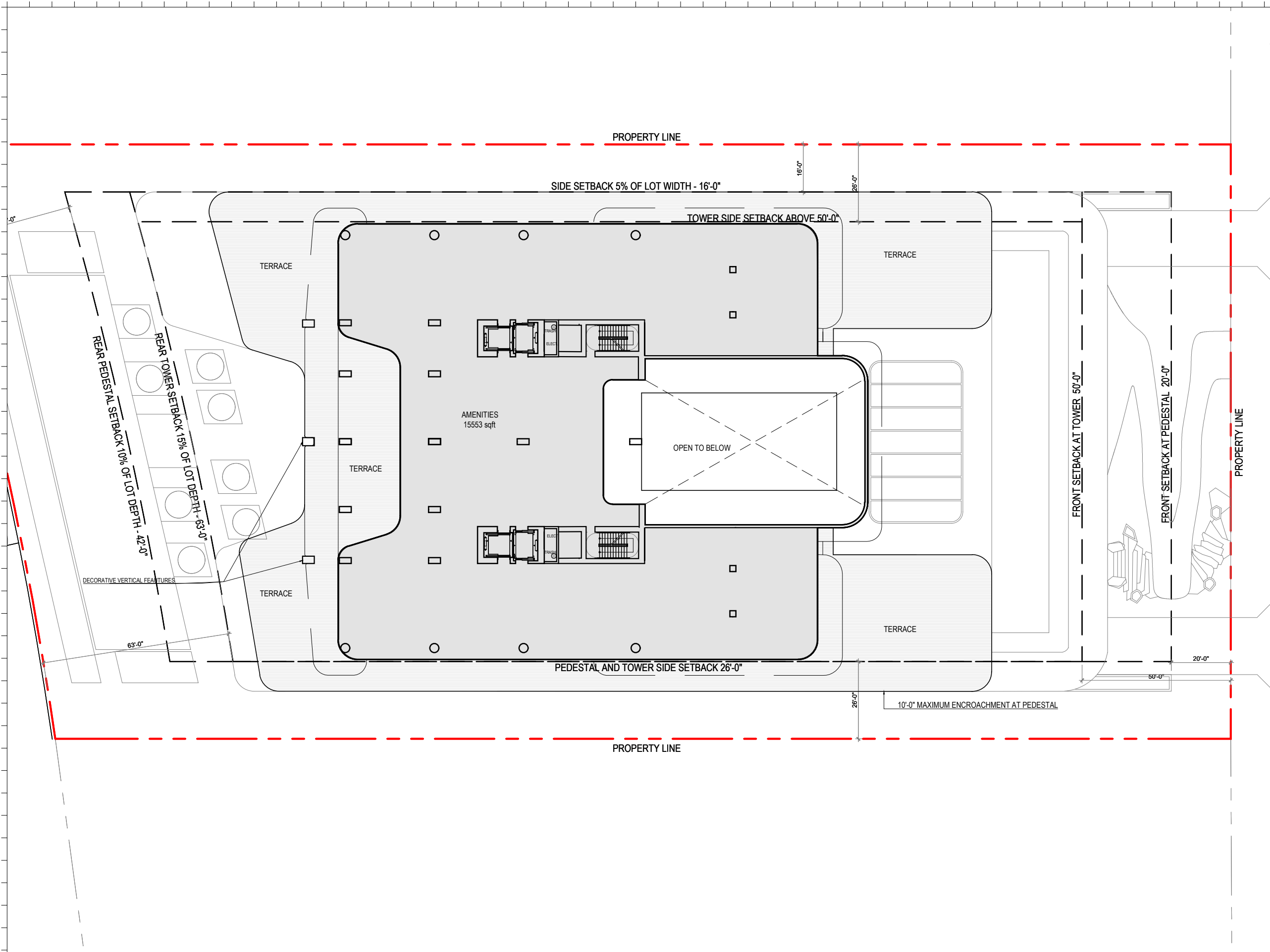


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LEVEL 2 - AMENITY FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.03
Project #: 2412	

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



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

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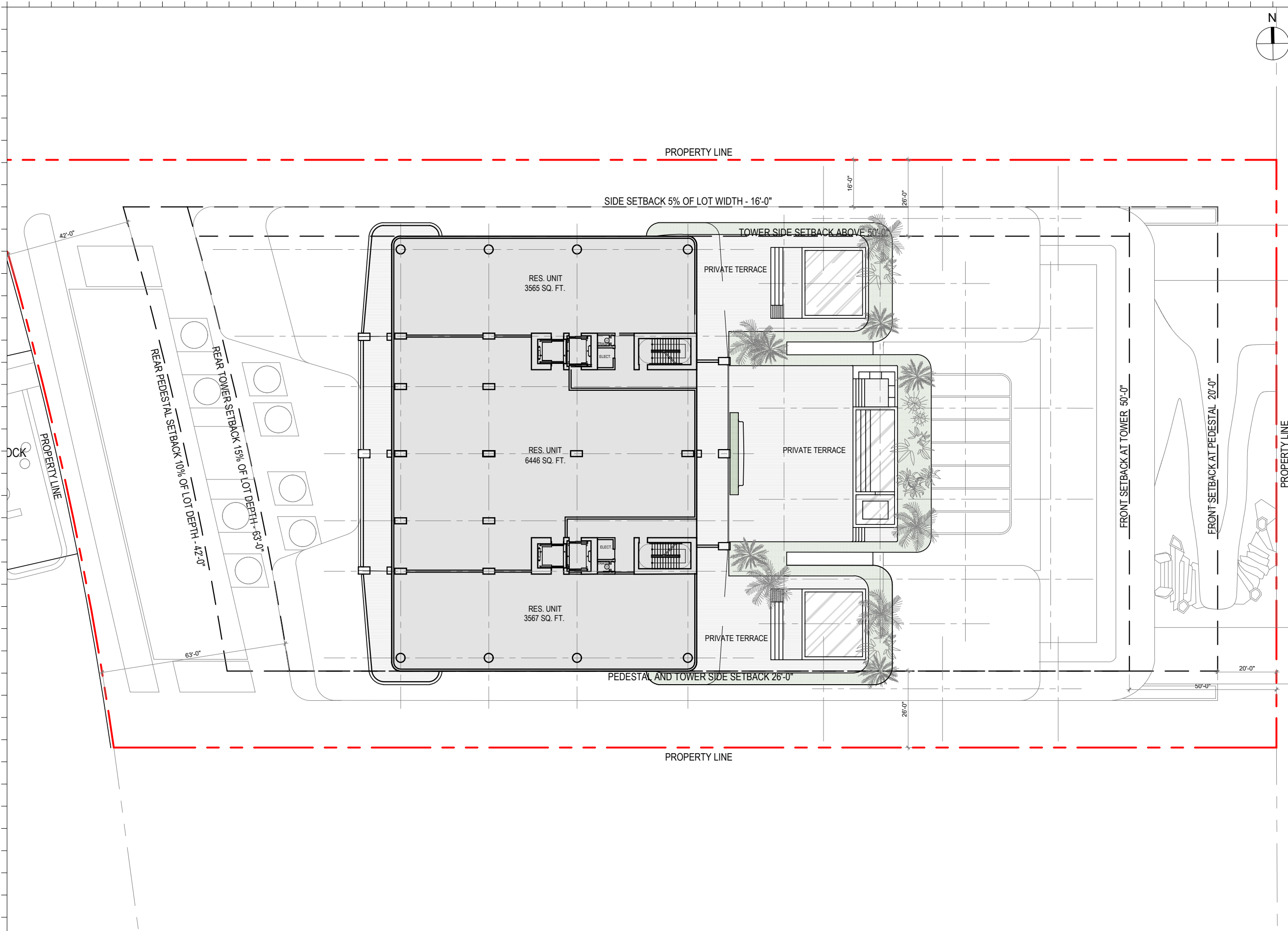
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LEVEL 3 - AMENITY
FLOOR PLAN

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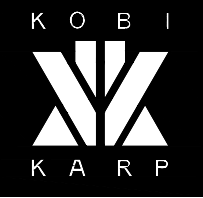
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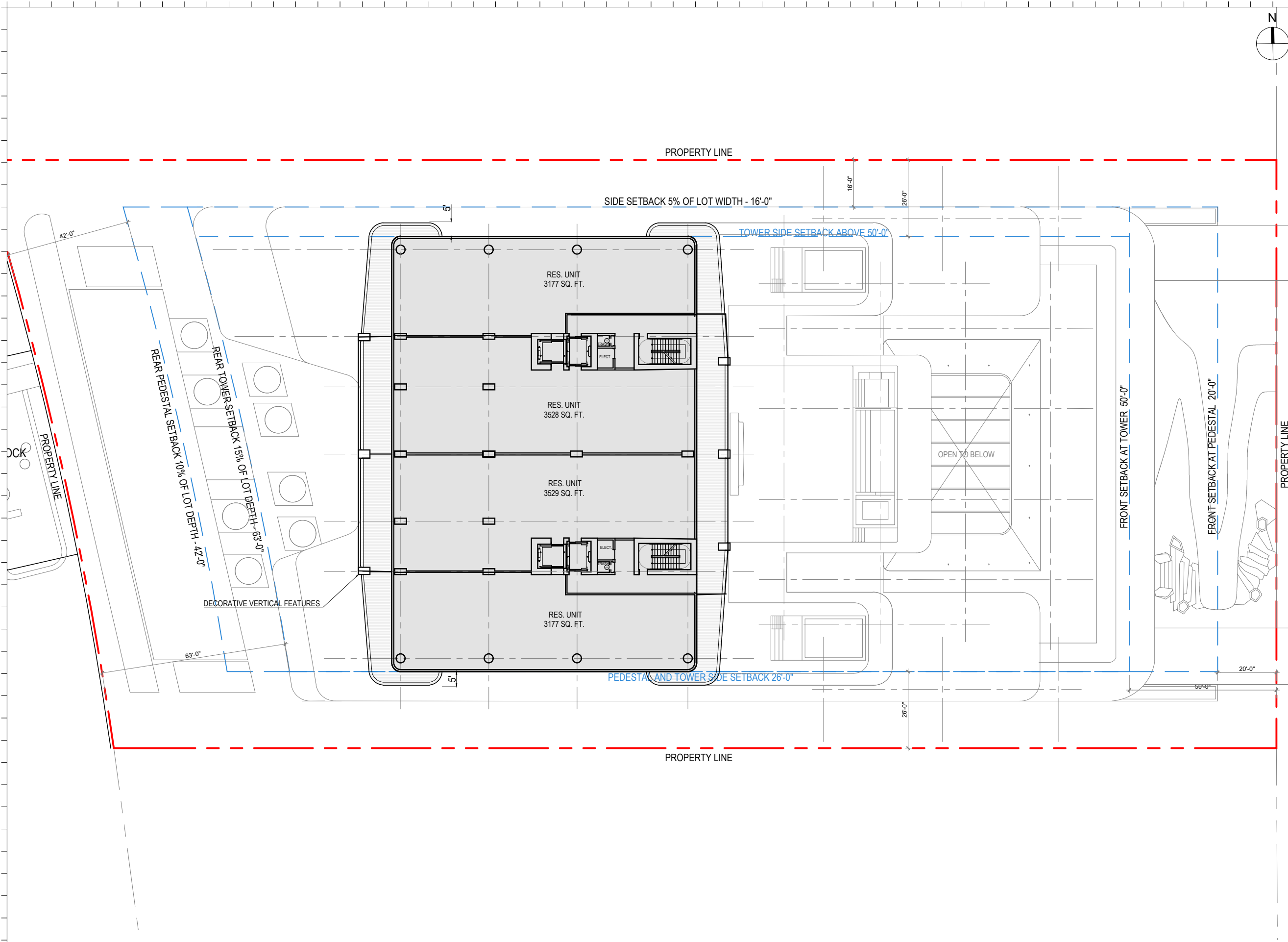
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LEVEL 4
FLOOR PLAN

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



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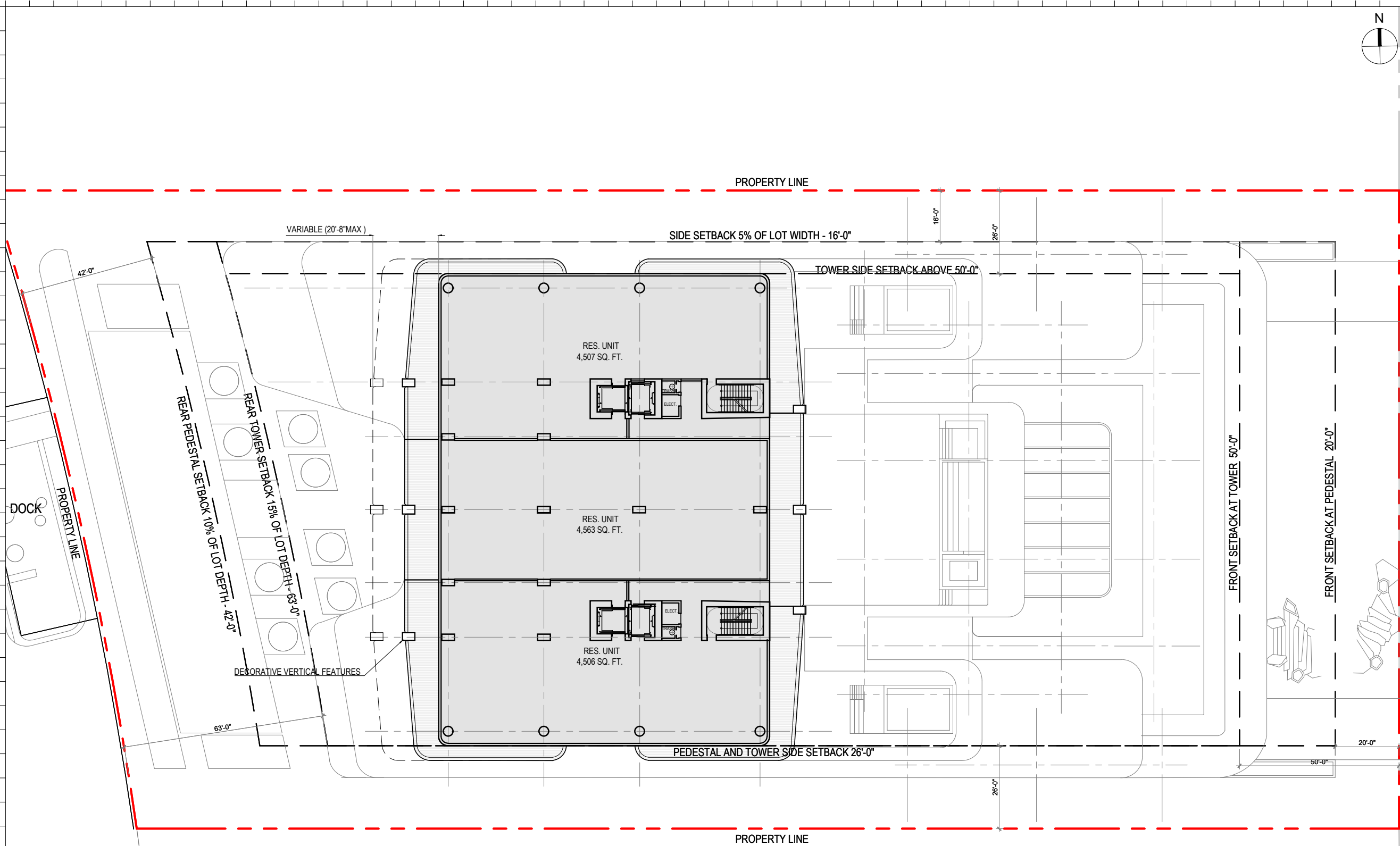
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LEVELS 4-15
FLOOR PLAN

Date: 07/24/2024	Sheet No. A3.05
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Address
Tel:
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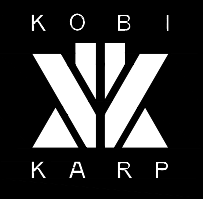
Developer:

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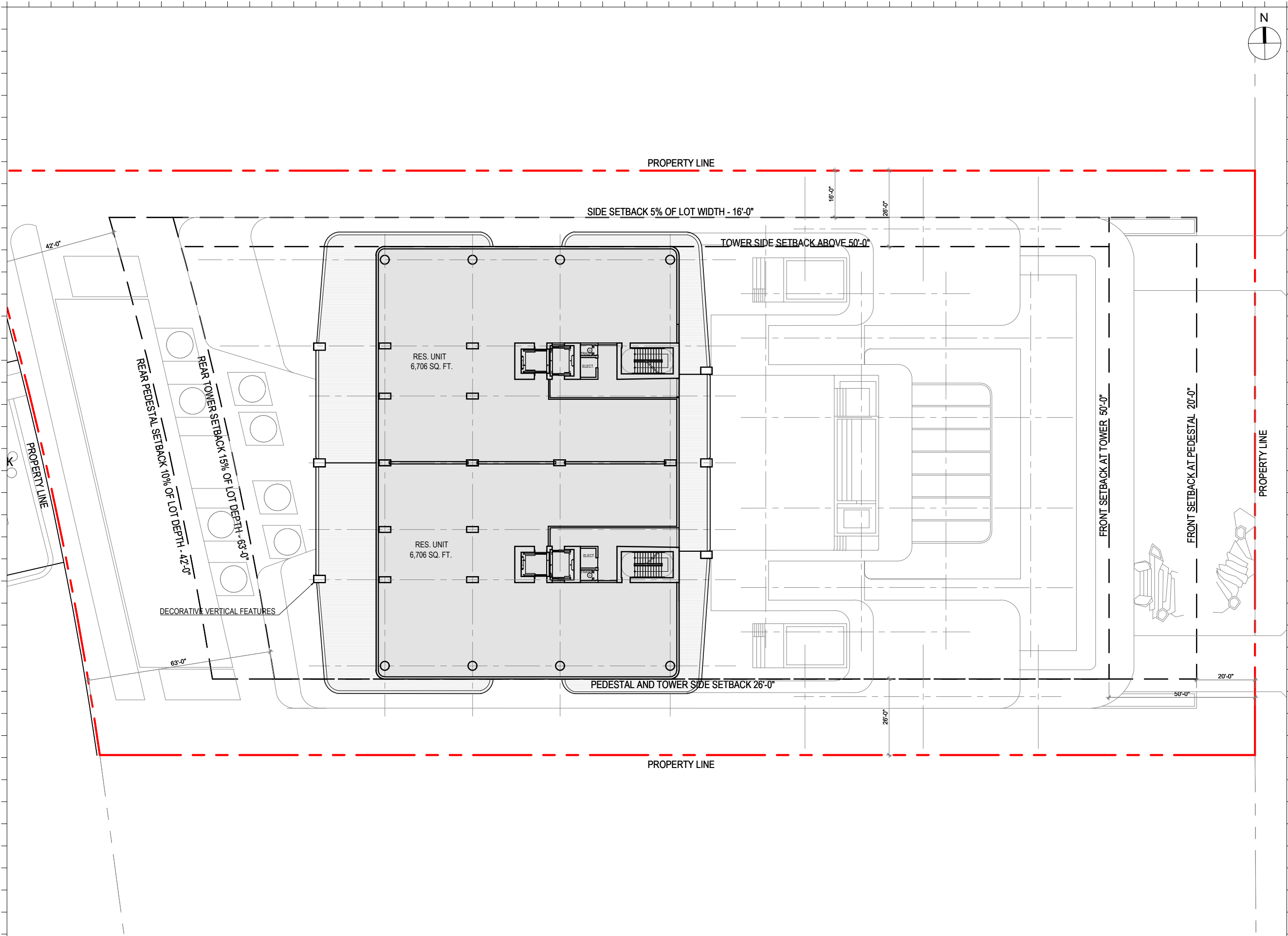


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LEVELS 16-30
FLOOR PLAN

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.06
Project #: 2412	

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



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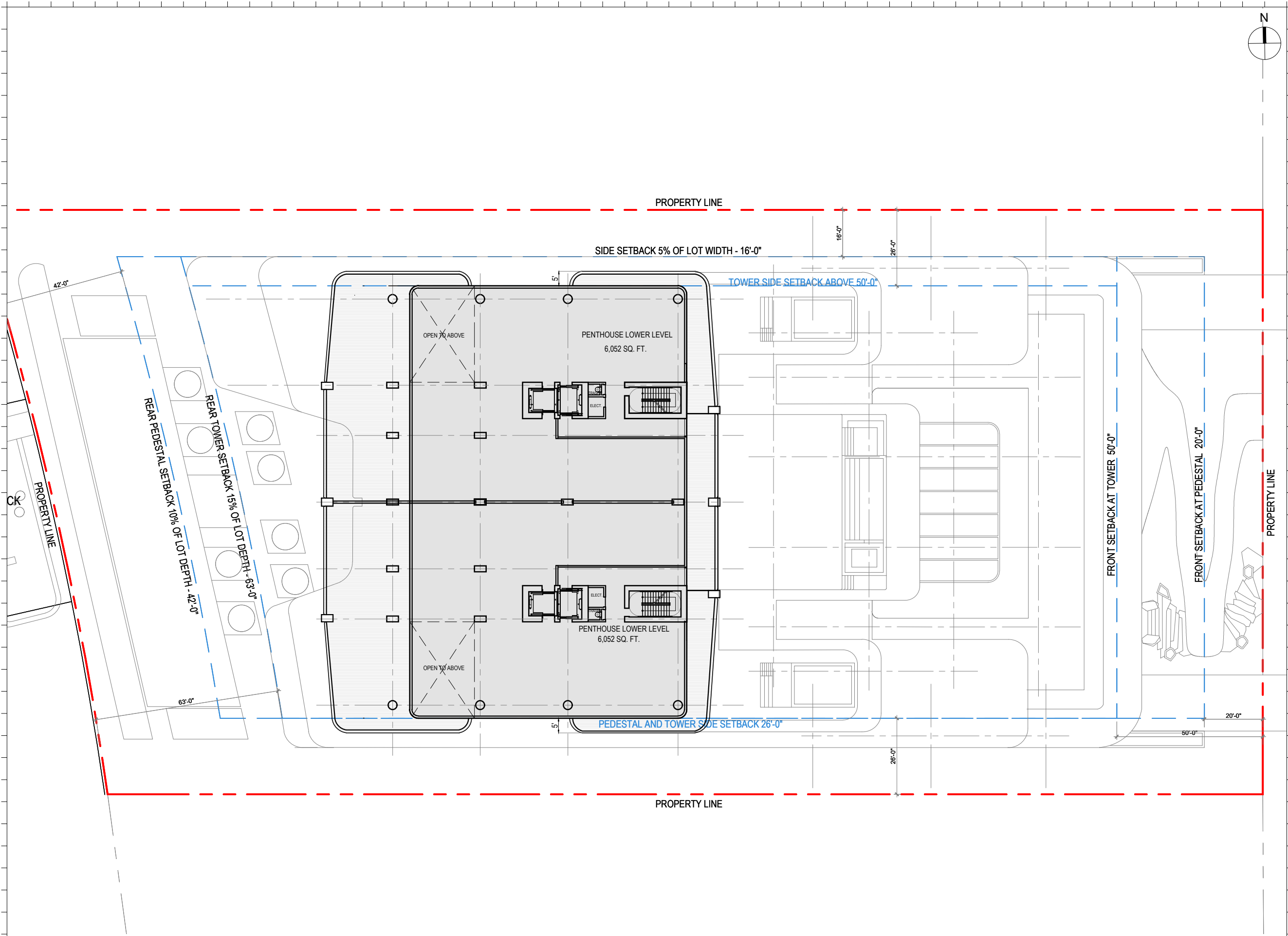


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LEVEL 31-33 PENT.
FLOOR PLAN

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

Date: 07/24/2024	Sheet No.
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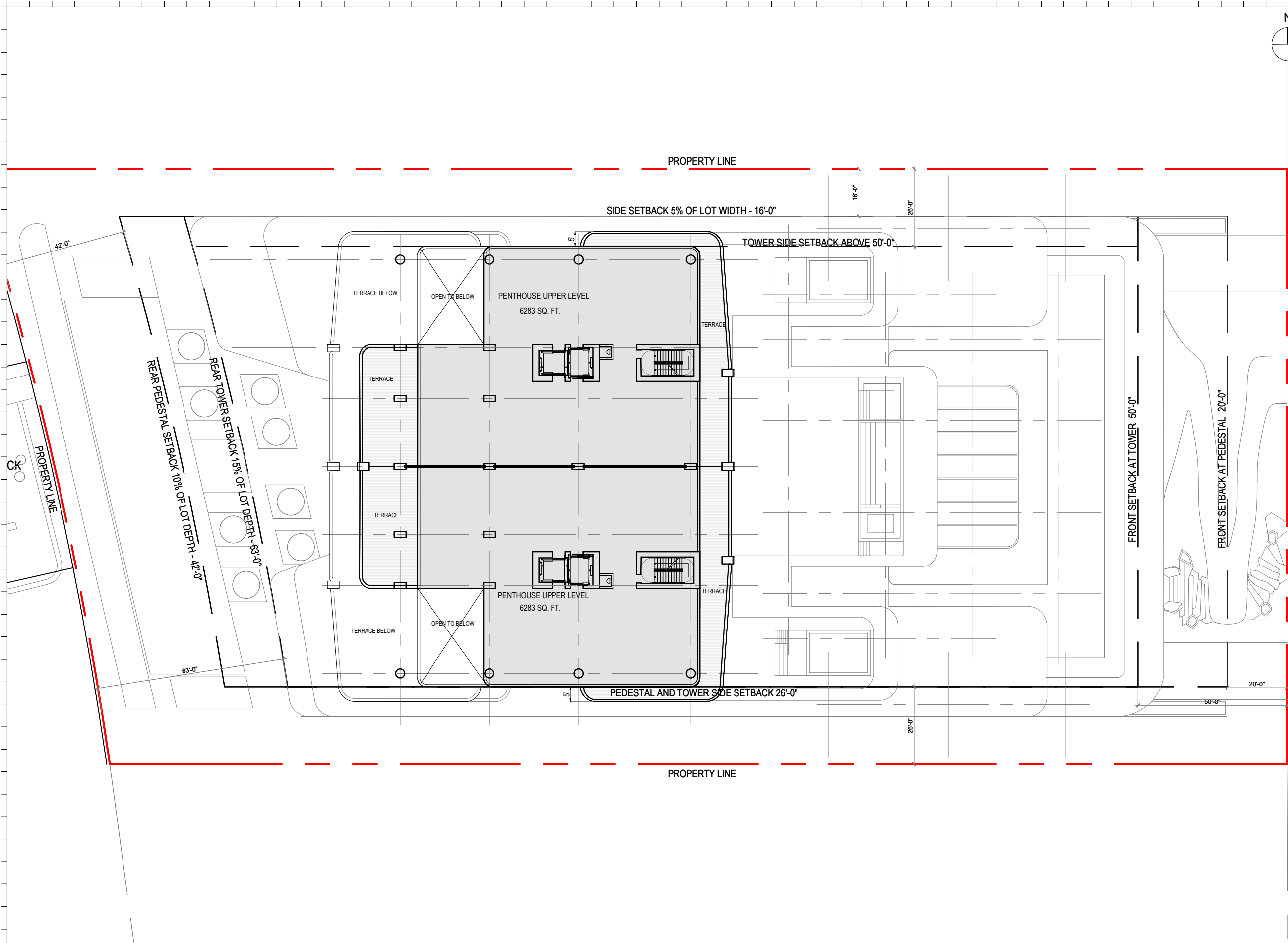


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LOWER PENTHOUSE
FLOOR PLAN

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.08
Project #: 2412	

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



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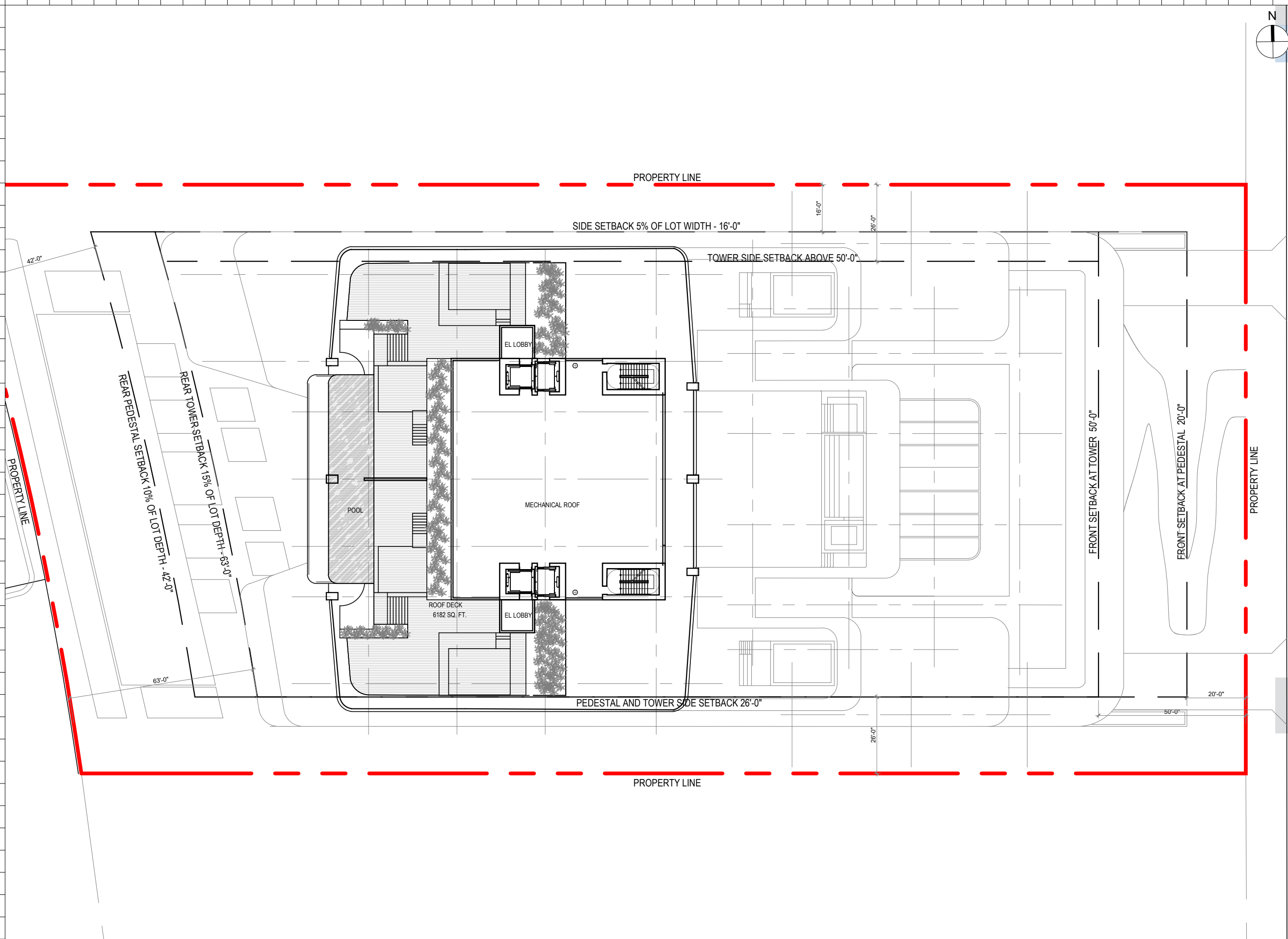
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UPPER PENTHOUSE
FLOOR PLAN

Date: 07/24/2024	Sheet No. A3.09
Scale: AS INDICATED	
Project #: 2412	

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



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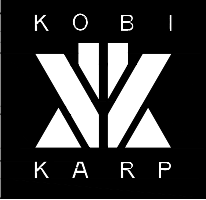
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ROOFDECK LEVEL FLOOR PLAN

Date: 0724/2024	Sheet No. A3.10
Scale: AS INDICATED	
Project #: 2412	

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



TOP OF ROOF	▼ +474'-0"	24'-4"
ROOFDECK	▼ +449'-8"	14'
LEVEL 35	▼ +435'-8"	14'
LEVEL 33	▼ +421'-8"	14'
LEVEL 32	▼ +407'-8"	14'
LEVEL 31	▼ +393'-8"	14'
LEVEL 30	▼ +379'-8"	12'
LEVEL 29	▼ +367'-8"	12'
LEVEL 28	▼ +355'-8"	12'
LEVEL 27	▼ +343'-8"	12'
LEVEL 26	▼ +331'-8"	12'
LEVEL 25	▼ +319'-8"	12'
LEVEL 24	▼ +307'-8"	12'
LEVEL 23	▼ +295'-8"	12'
LEVEL 22	▼ +283'-8"	12'
LEVEL 21	▼ +271'-8"	12'
LEVEL 20	▼ +259'-8"	12'
LEVEL 19	▼ +247'-8"	12'
LEVEL 18	▼ +235'-8"	12'
LEVEL 17	▼ +223'-8"	12'
LEVEL 16	▼ +211'-8"	12'
LEVEL 15	▼ +199'-8"	12'
LEVEL 14	▼ +187'-8"	11'
LEVEL 13	▼ +176'-8"	11'
LEVEL 12	▼ +165'-8"	11'
LEVEL 11	▼ +154'-8"	11'
LEVEL 10	▼ +143'-8"	11'
LEVEL 09	▼ +132'-8"	11'
LEVEL 08	▼ +121'-8"	11'
LEVEL 07	▼ +110'-8"	11'
LEVEL 06	▼ +99'-8"	11'
LEVEL 05	▼ +88'-8"	11'
LEVEL 04	▼ +77'-8"	11'
LEVEL 03	▼ +66'-8"	22'-8"
LEVEL 02	▼ +55'-8"	22'
LEVEL 01	▼ +44'-8"	22'
▼ +13'-0" NGVD LEVEL 01	▼ +0'-0"	
▼ +0'-6" NGVD LEVEL -01	▼ -12'-6"	
▼ -10'-0" NGVD LEVEL -02	▼ -22'-6"	

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

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E-W SECTION

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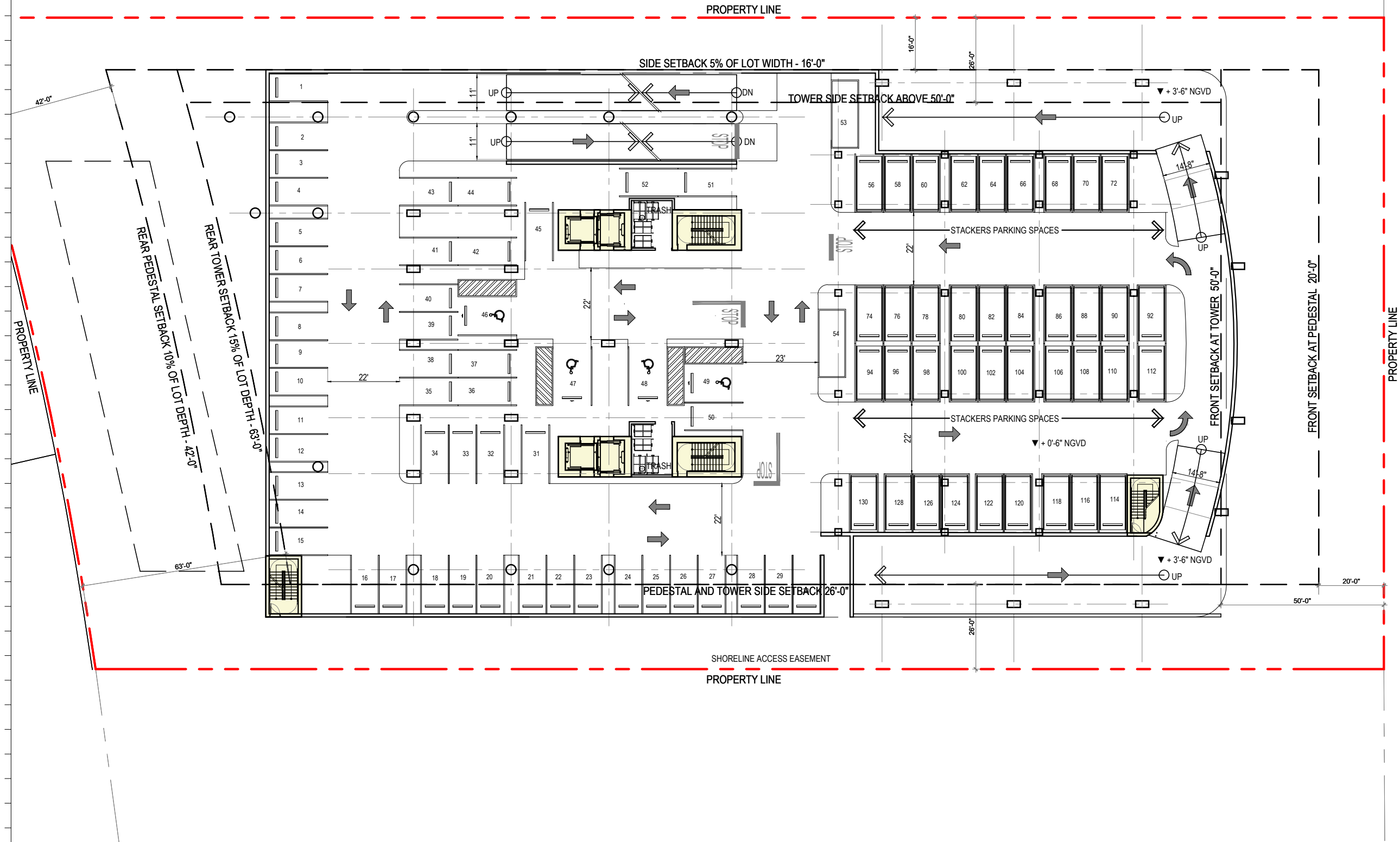
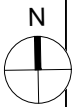
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1 LEVEL -1 UPPER LEVEL PARKING FAR 1495 SF
SCALE: 1/32" = 1'-0"

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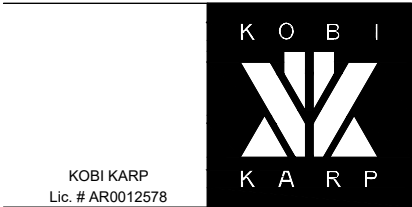
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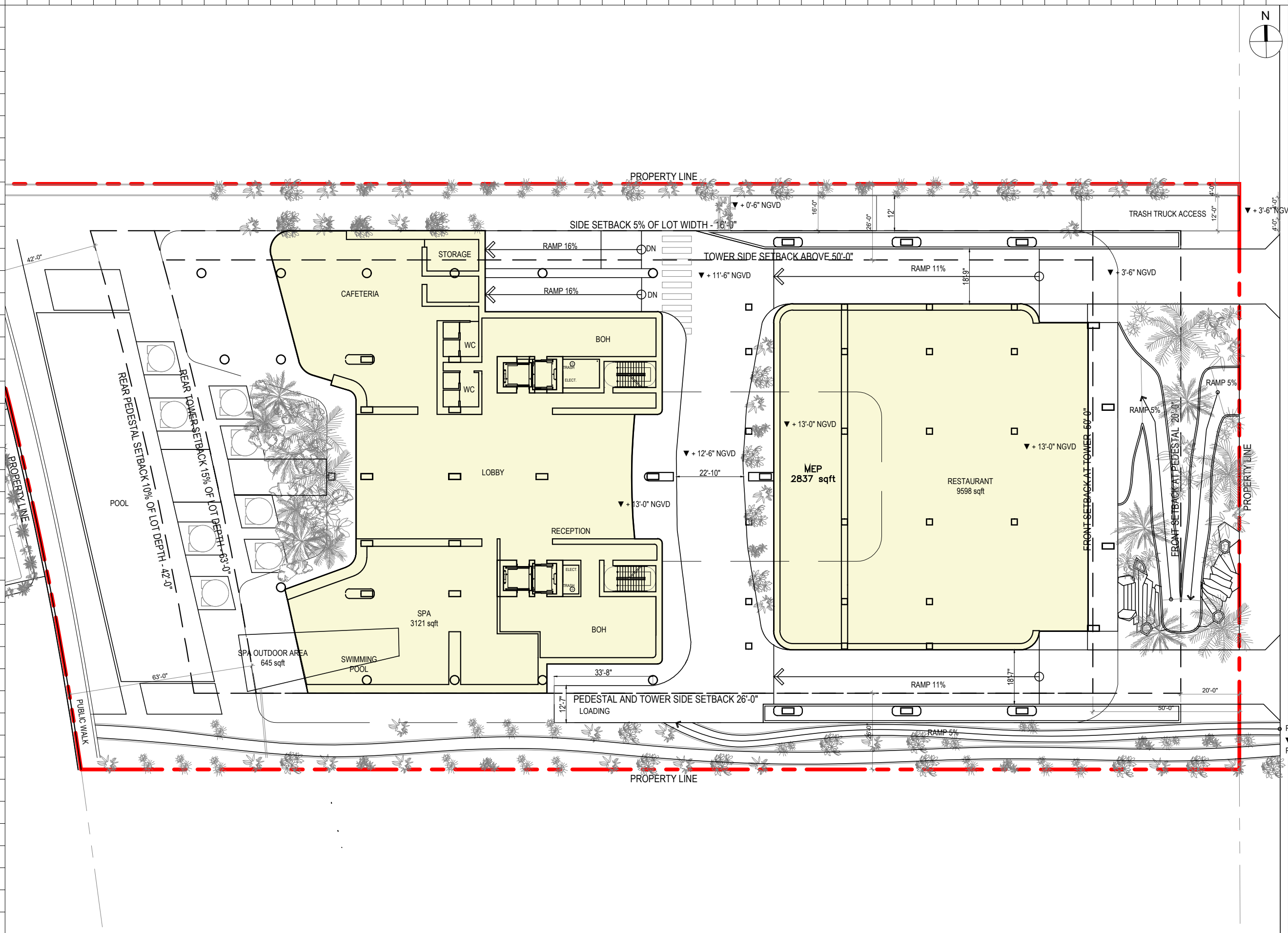
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LEVEL -1 FAR
FLOOR AREA

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



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

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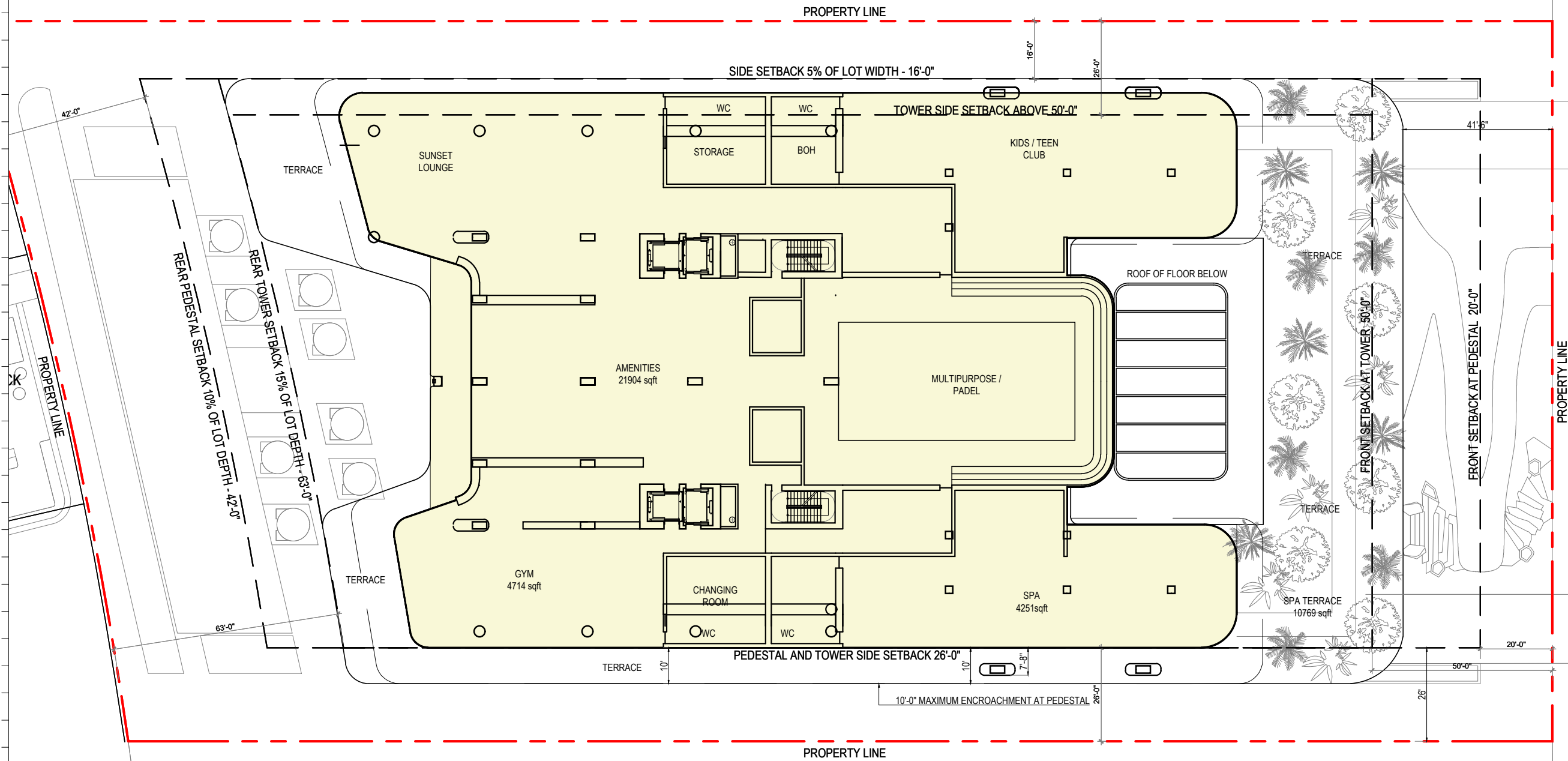
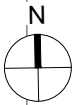
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**RESIDENTIAL LOBBY
FLOOR AREA**

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



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

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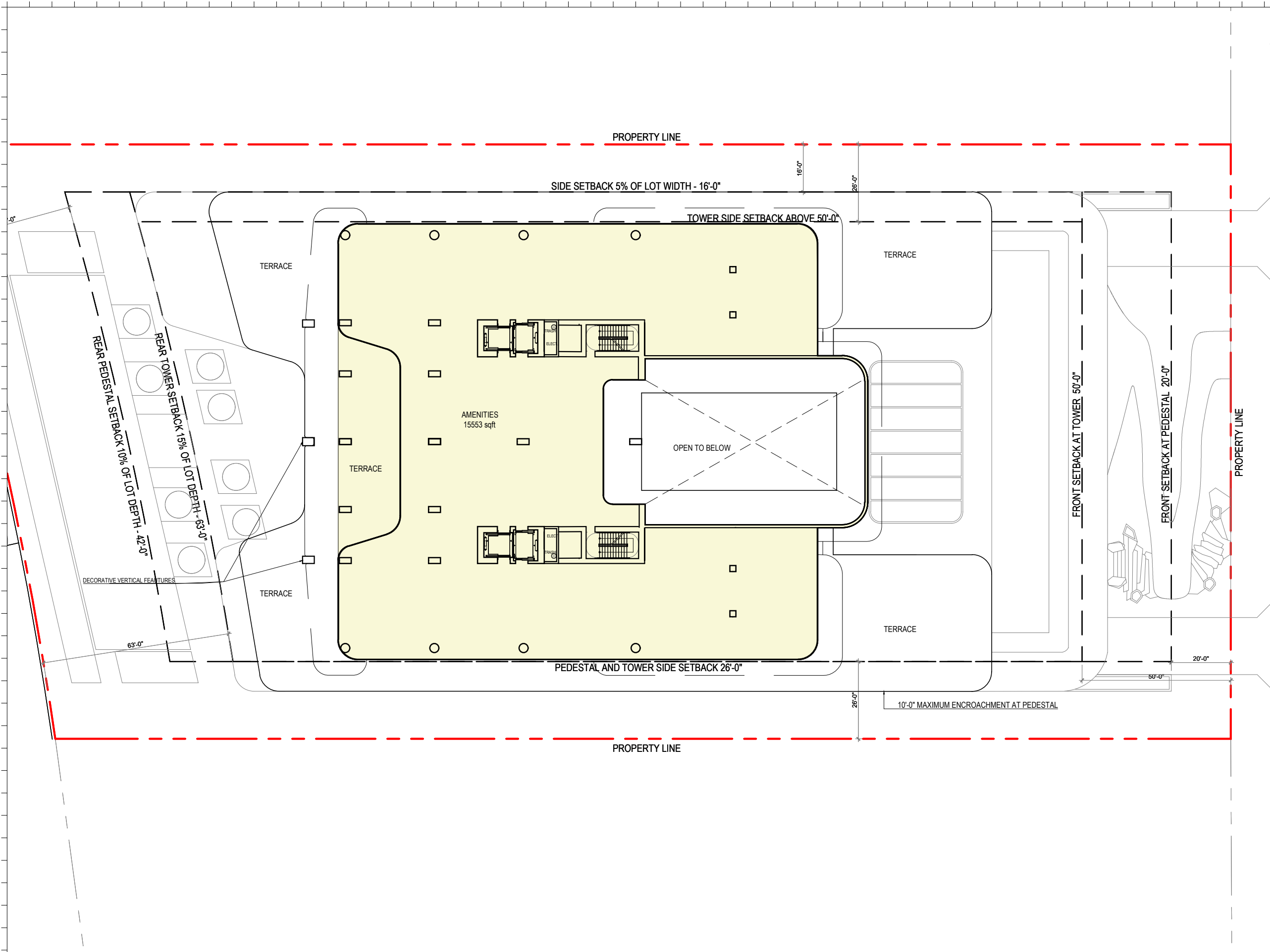
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LEVEL 2
FLOOR AREA

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



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

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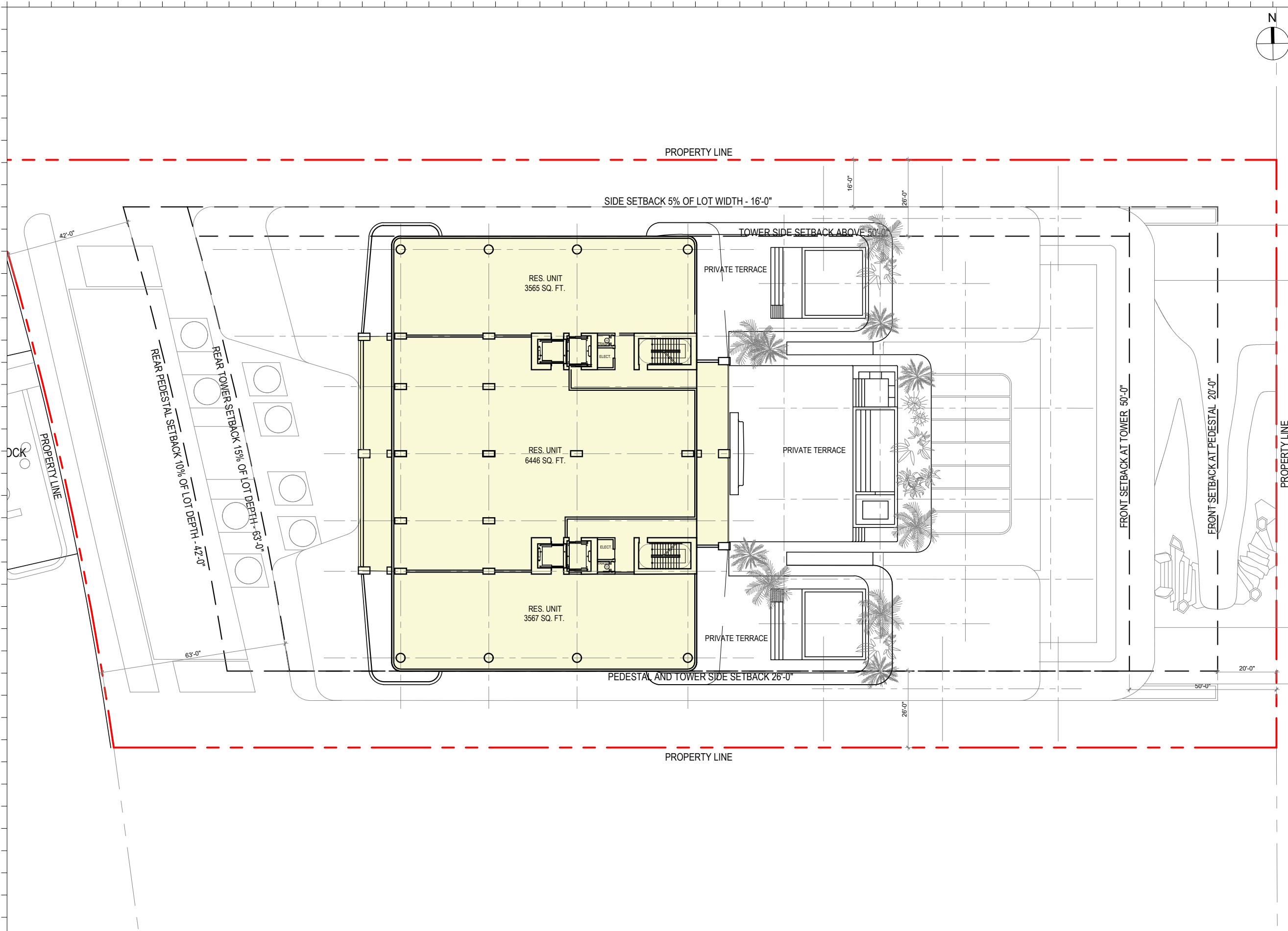
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LEVEL 3 FAR
FLOOR PLAN

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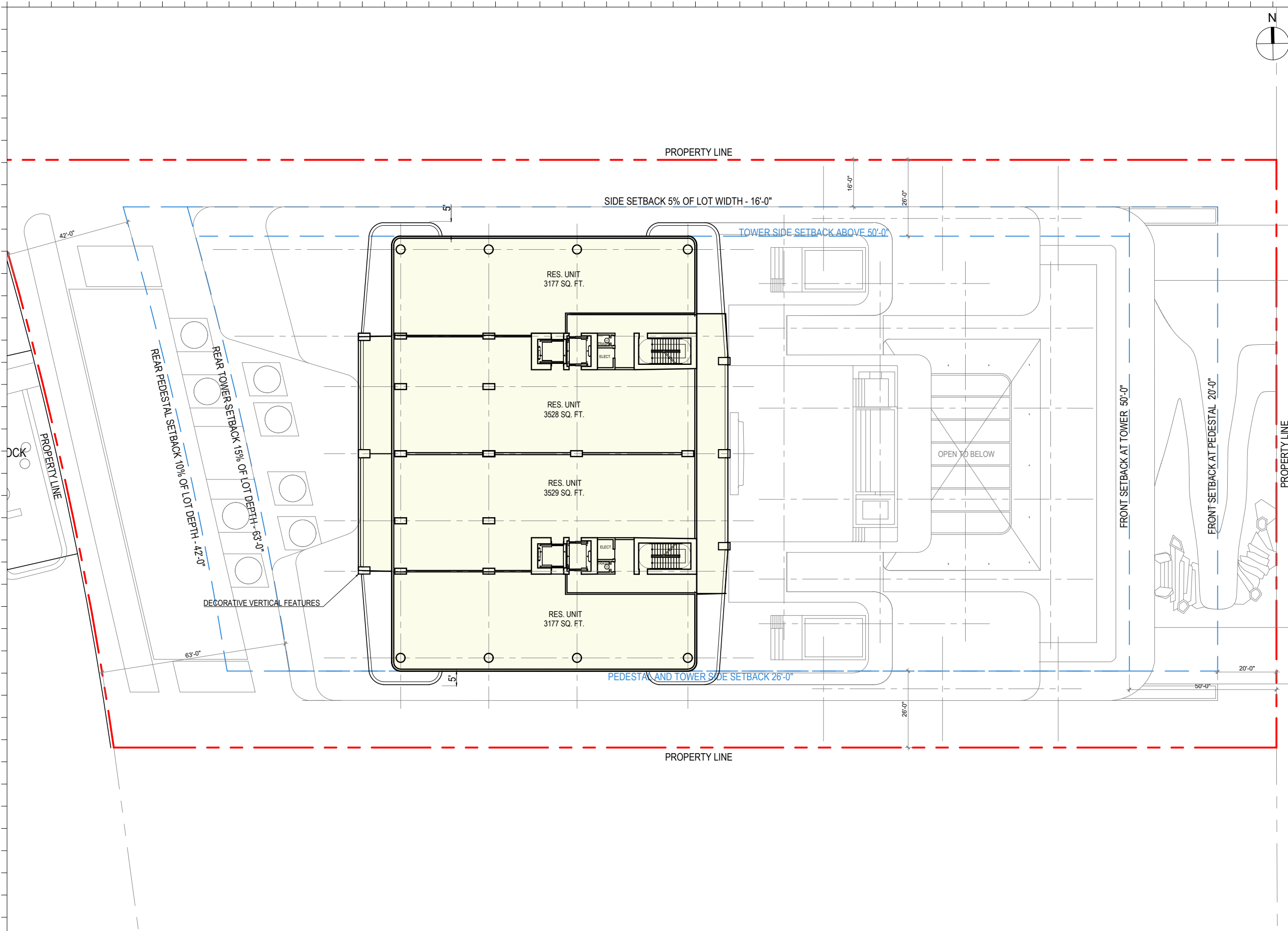


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LEVEL 4
FLOOR PLAN

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

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



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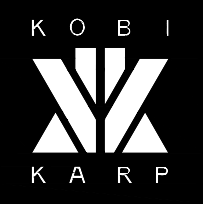
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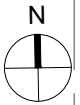
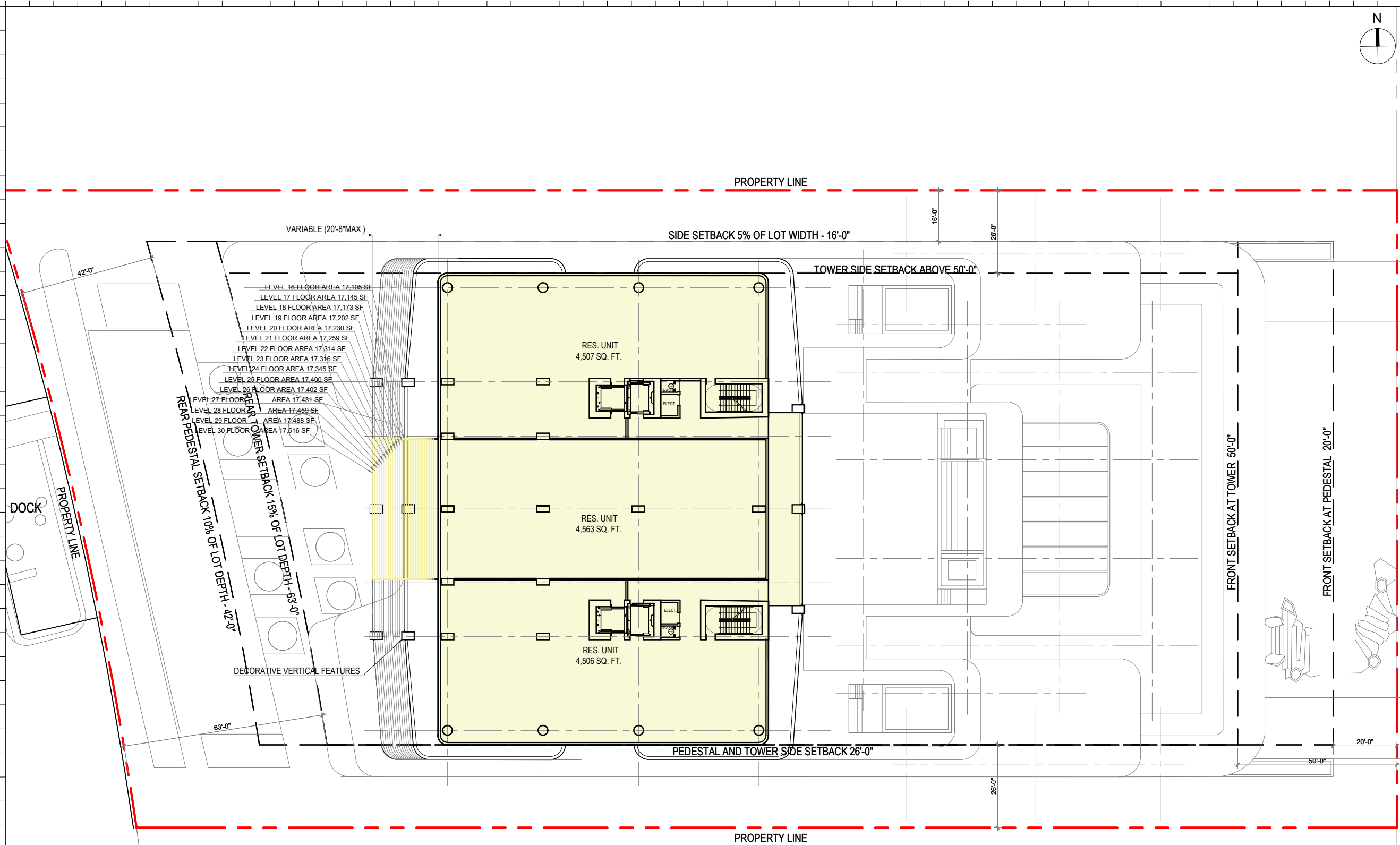
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LEVELS 4-15
FLOOR AREA

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



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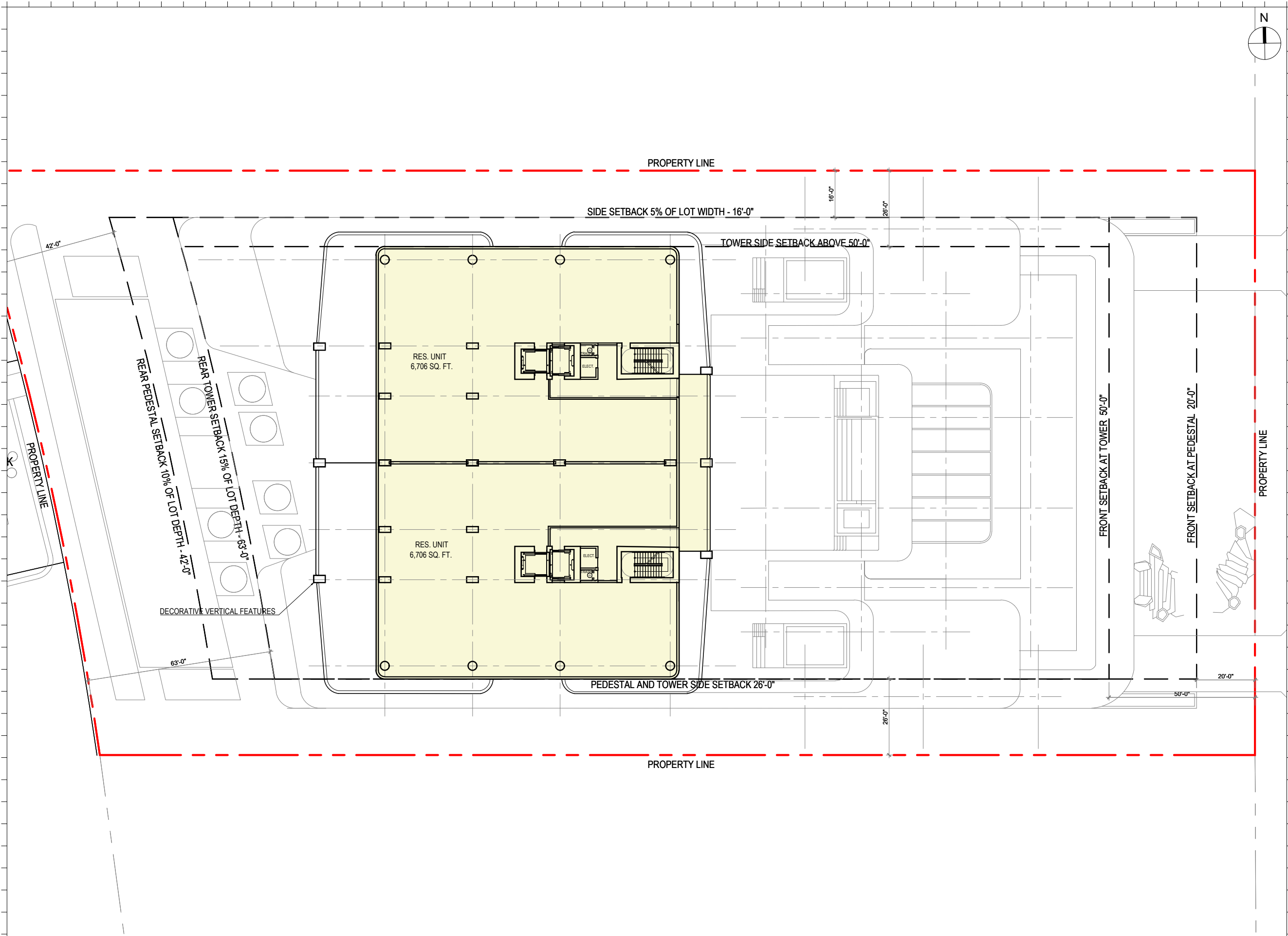


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LEVELS 16-30
FLOOR AREA

Date:	07/24/2024	Sheet No.
Scale:	AS INDICATED	A3.06.FAR
Project #:	2412	

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



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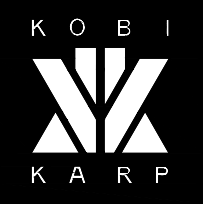
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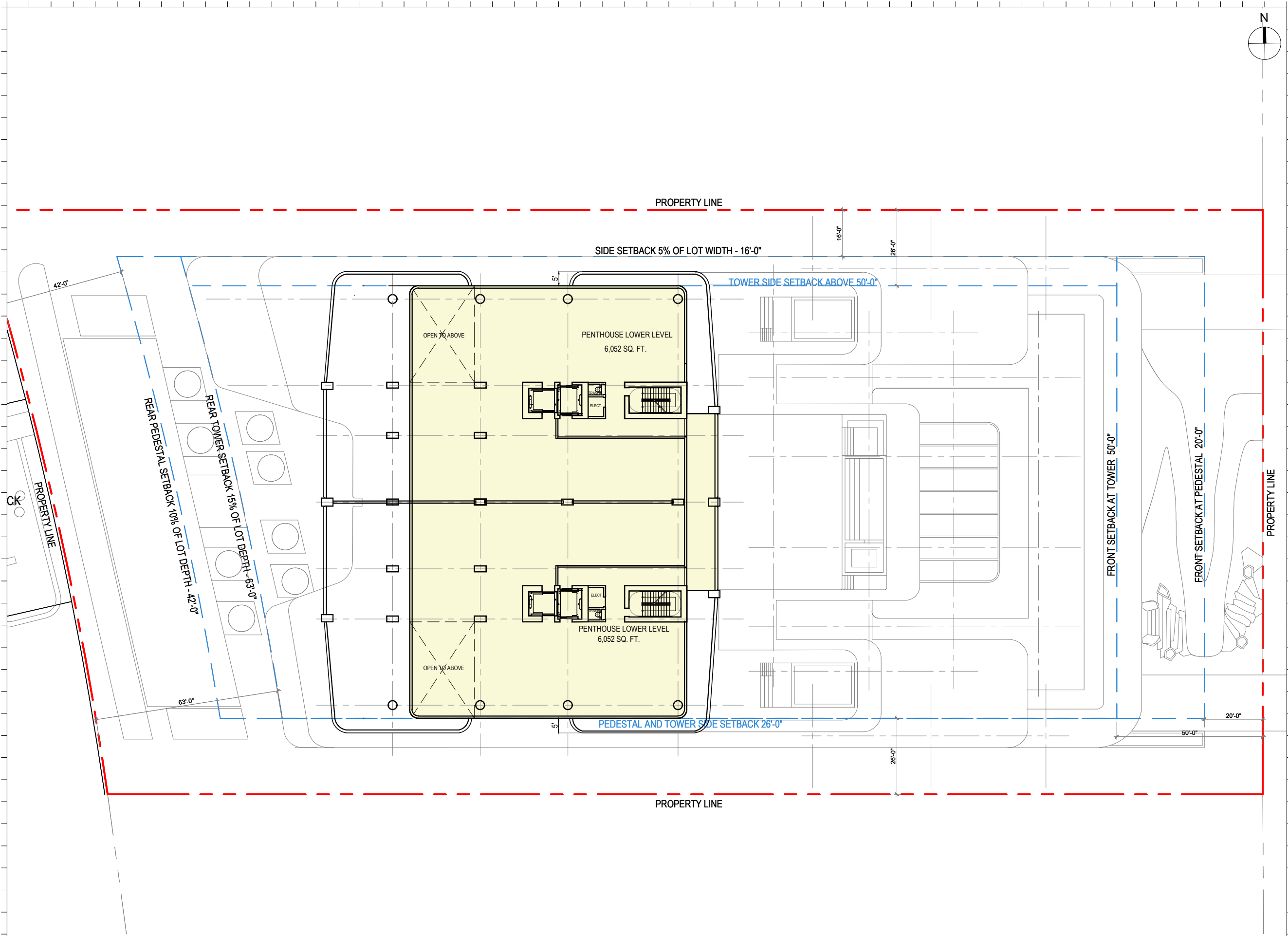


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LEVEL 31-33
FLOOR AREA

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

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



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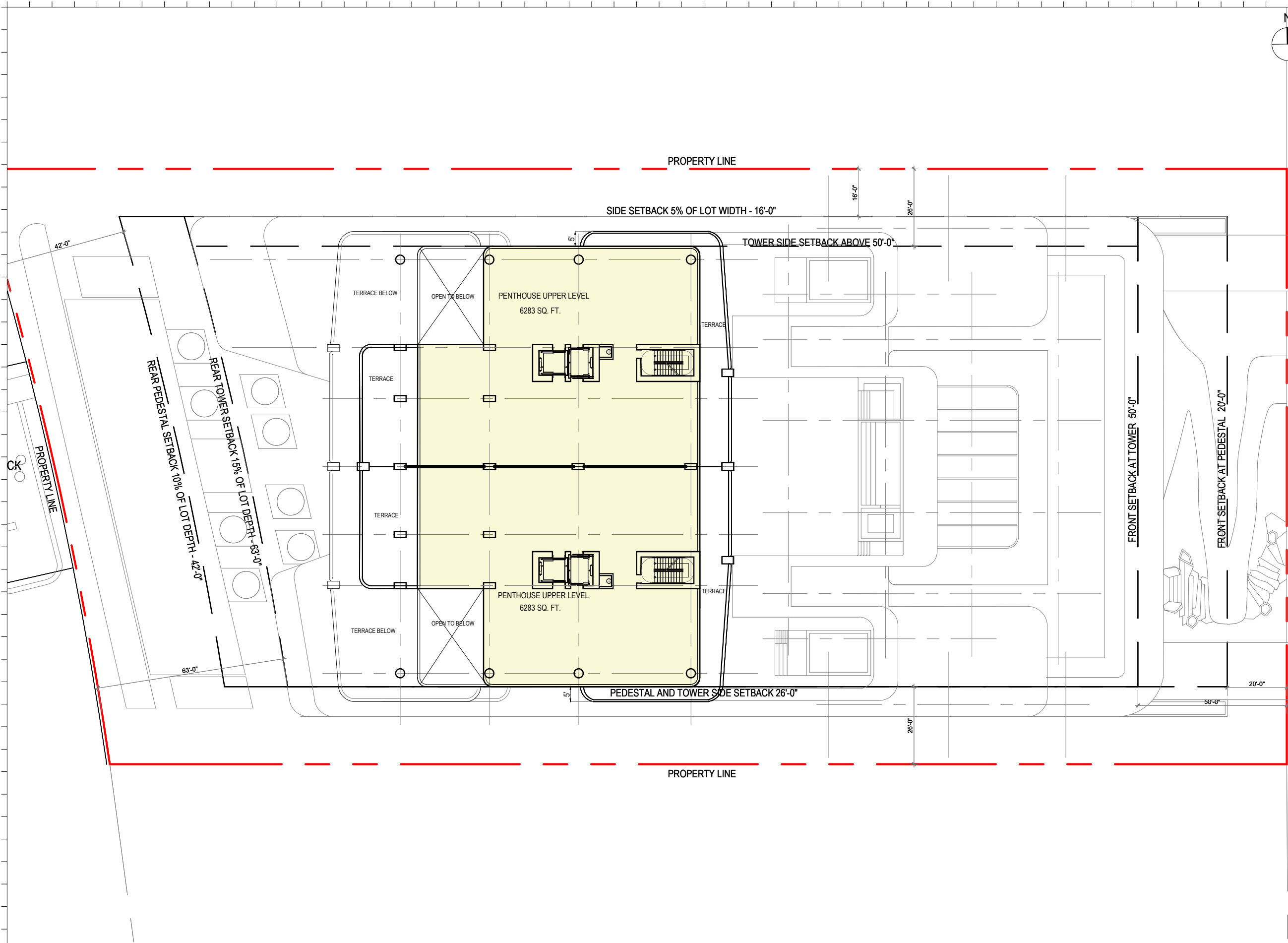


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LOWER PENTHOUSE
FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.08
Project #: 2412	

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



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

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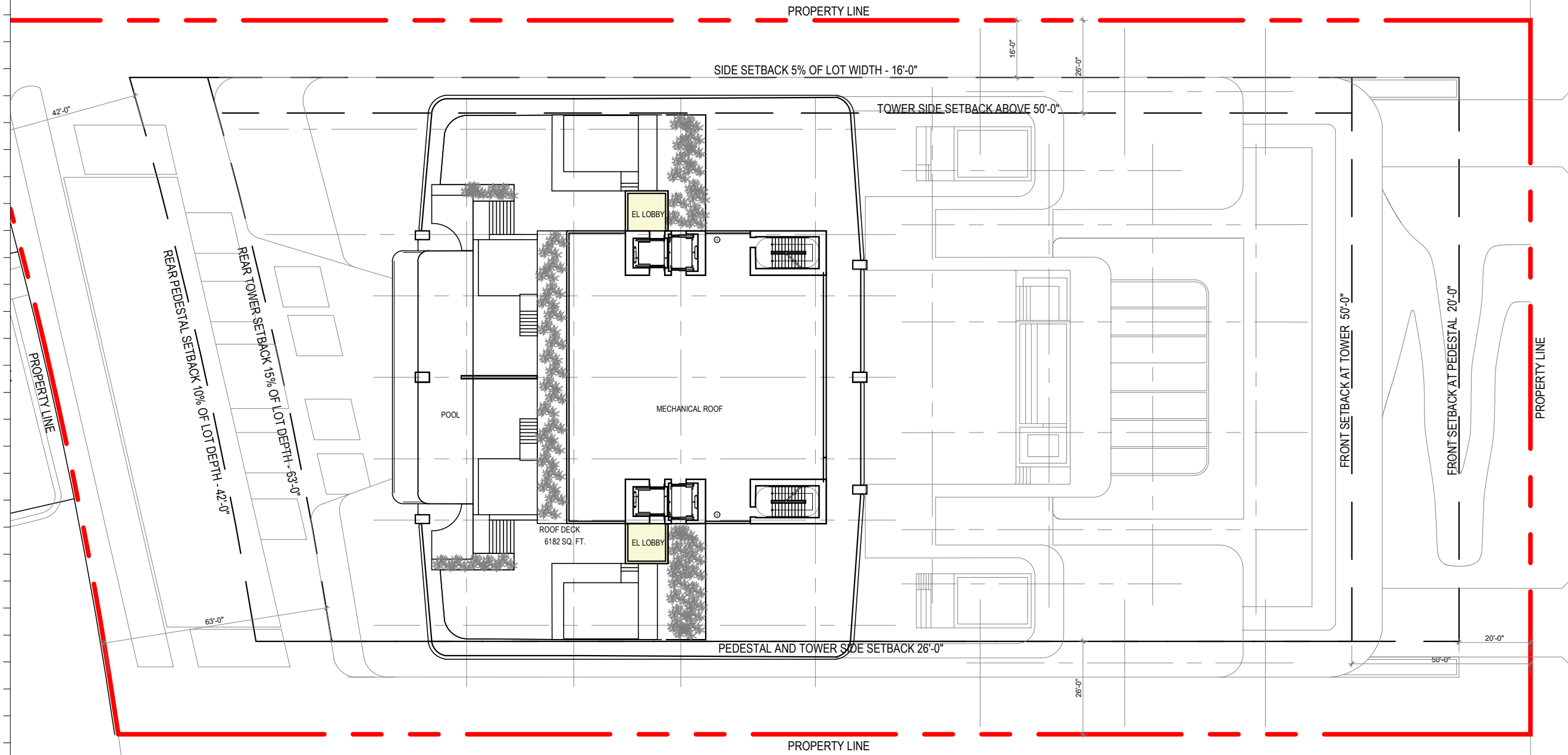
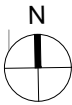
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LEVEL 35 FLOOR AREA

Date: 07/24/2024	Sheet No.
Scale: AS INDICATED	A3.09.FAR
Project #: 2412	



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

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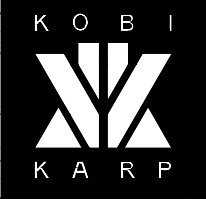
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ROOFDECK LEVEL
FLOOR AREA

Date: 0724/2024	Sheet No.
Scale: AS INDICATED	A3.10
Project #: 2412	











