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L6-5-01	PLANTING SCHEDULE

OWNER

1250 WEST AVE OWNER LLC
3310 MARY STREET,
STE 302
COCONUT GROVE, FLORIDA
33133

ARCHITECT OF RECORD

O'DONNELL, DANNWOLF AND
PARTNERS ARCHITECTS INC.
AA26002693
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
T: (954) 518-083

LANDSCAPE ARCHITECT OF RECORD

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1512 E. BROWARD
BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA
33301 USA
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CIVIL ENGINEER

SCHWEBKE SHISKIN +
ASSOCIATES INC.
3240 CORPORATE WAY
MIRAMAR, FL 33025
T: 954.435.7010

TRAFFIC ENGINEERS

KIMLEY HORN PLANNING
AND DESIGN ENGINEERS
8201 PETERS ROAD,
SUITE 2200
PLANTATION, FL 33324
T: 954.535.5144

STRUCTURAL

DESIMONE CONSULTING
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100 BISCAYNE BLVD,
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MEP

HNGS CONSULTING
ENGINEERS
4800 SW 74TH CT
MIAMI, FL 33155
T: +1 305 270 9935

1250 WEST AVENUE

MIAMI BEACH, FLORIDA 33139

DRB SET - FINAL SUBMITTAL

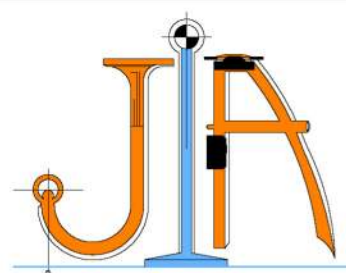
MARCH 8TH, 2026

DRB FILE NO. 25-1159



Kurt
Dannwolf

Digitally signed by
Kurt Dannwolf
Date: 2026.03.06
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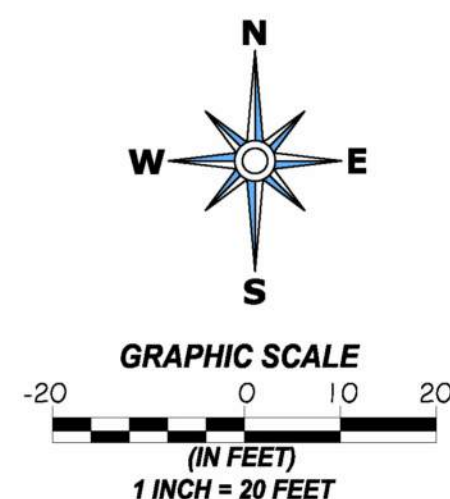


JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3002E
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660

TOPOGRAPHIC SURVEY



ABBREVIATIONS		CONC. CONCRETE		F.N.D. FOUND NAIL & DISK		O.H.L. OVERHEAD UTILITY LINES		RES. RESIDENCE	
A.C.	ANCHOR PAD	C.P.	CONCRETE PORCH	F.N.	FOUND NAIL	O.H.	OVERHEAD UTILITY LINES	R.O.W.	RIGHT-OF-WAY
A.E.	ANCHOR EASEMENT	C.S.	CONCRETE SLAB	I.E.	INVERT ELEVATION	O.V.H.	OVERHANG	R.	RANGE
A.R.	ALUMINUM ROOF	C.U.P.	CONCRETE UTILITY POLE	I.C.V.	IRRIGATION CONTROL VALVE	P.	PAVEMENT	S.E.C.	SECTION
A.S.	ALUMINUM SHED	C.W.	CONCRETE WALK	I.D.	IRON DISK	P.L.	PLANTER	S.T.M.	STORM
A.S.P.	ASPHALT	D.E.	DRAINAGE EASEMENT	L.	LENGTH	P.L.	PROPERTY LINE	S.T.R.	STORY
B.C.	BLOCK CORNER	D.M.E.	DRAINAGE MAINTENANCE EASEMENTS	L.P.	LIGHT POLE	P.O.C.	POINT OF CURVE	S.W.K.	SIDEWALK
B.M.	BENCHMARK	D.M.H.	DRAINAGE MANHOLE	L.F.E.	LOWEST FLOOR ELEVATION	P.T.	POINT OF TANGENCY	S.I.P.	SET IRON PIPE
B.S.B.	BASIS OF BEARINGS	D.S.	DEGRIS	L.M.E.	LAST MAINTENANCE EASEMENT	P.D.A.	POINT OF COMMENCEMENT	S.P.	SCREENED PORCH
B.S.L.	BUILDING SETBACK LINE	E.	EAST	M.	MEASURED DISTANCE	P.O.B.	POINT OF BEGINNING	S.	SECONDS
B.S.	BOTTOM OF STRUCTURE	E.B.	ELECTRIC BOX	M.B.	MEASURED DISTANCE	P.B.	PLAT BOOK	T.	TANGENT
C.	CALCULATED	E.T.P.	ELECTRIC TRANSFORMER PAD	M.B.	MANHOLE	P.S.	PAGE	T.S.B.	TRAFFIC SIGNAL BOX
C.B.	CATCH BASIN	E.L.	ELEVATION	M.H.	MANHOLE	P.W.	PAVEMENT	T.S.P.	TRAFFIC SIGNAL POLE
C.B.S.	CONCRETE BLOCK STRUCTURE	E.N.C.	ENCROACHMENT	M.L.	MONUMENT LINE	P.W.	PAVEMENT	T.W.	TOWNSHIP
C.B.W.	CONCRETE BLOCK WALL	F.H.	FIRE HYDRANT	N.A.P.	NOT A PART OF	P.L.S.	PROFESSIONAL LAND SURVEYOR	U.T.L.	UTILITY
C.I.	CHORD	F.I.P.	FOUND IRON PIPE	N.A.P.	NOT A PART OF	R.	RADIUS	U.P.	UTILITY POLE
C.H.	CHORD BEARING	F.F.E.	FINISHED FLOOR ELEVATION	N.A.S.	NORTH AMERICAN SURVEY	R.E.	RIM ELEVATION	U.M.	UTILITY METER
C.L.	CHAIN LINK FENCE			N.T.S.	NOT TO SCALE	R.R.	RAIL ROAD	W.V.	WATER VALVE
C.M.E.	CANAL MAINTENANCE EASEMENT							W.F.	WOOD FENCE
								W.	WATER
								Δ	DELTA

CERTIFICATION:
TERRA GROUP

PROPERTY ADDRESS:
1250 WEST AVENUE MIAMI BEACH, FLORIDA 33139

- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :**
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 - LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 - BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, WHICH COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
 - THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "A"
BASE FLOOD ELEVATION: 8 FT.
COMMUNITY: 120651
PANEL: 0317
SUFFIX: L
DATE OF FIRM: 09/11/2009

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION IS # 7808.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-150 LOCATOR NO. 4230 @ 10 ST-25' SOUTH OF CL & ALTON RD -40' WEST OF CL; ELEVATION IS 2.82 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

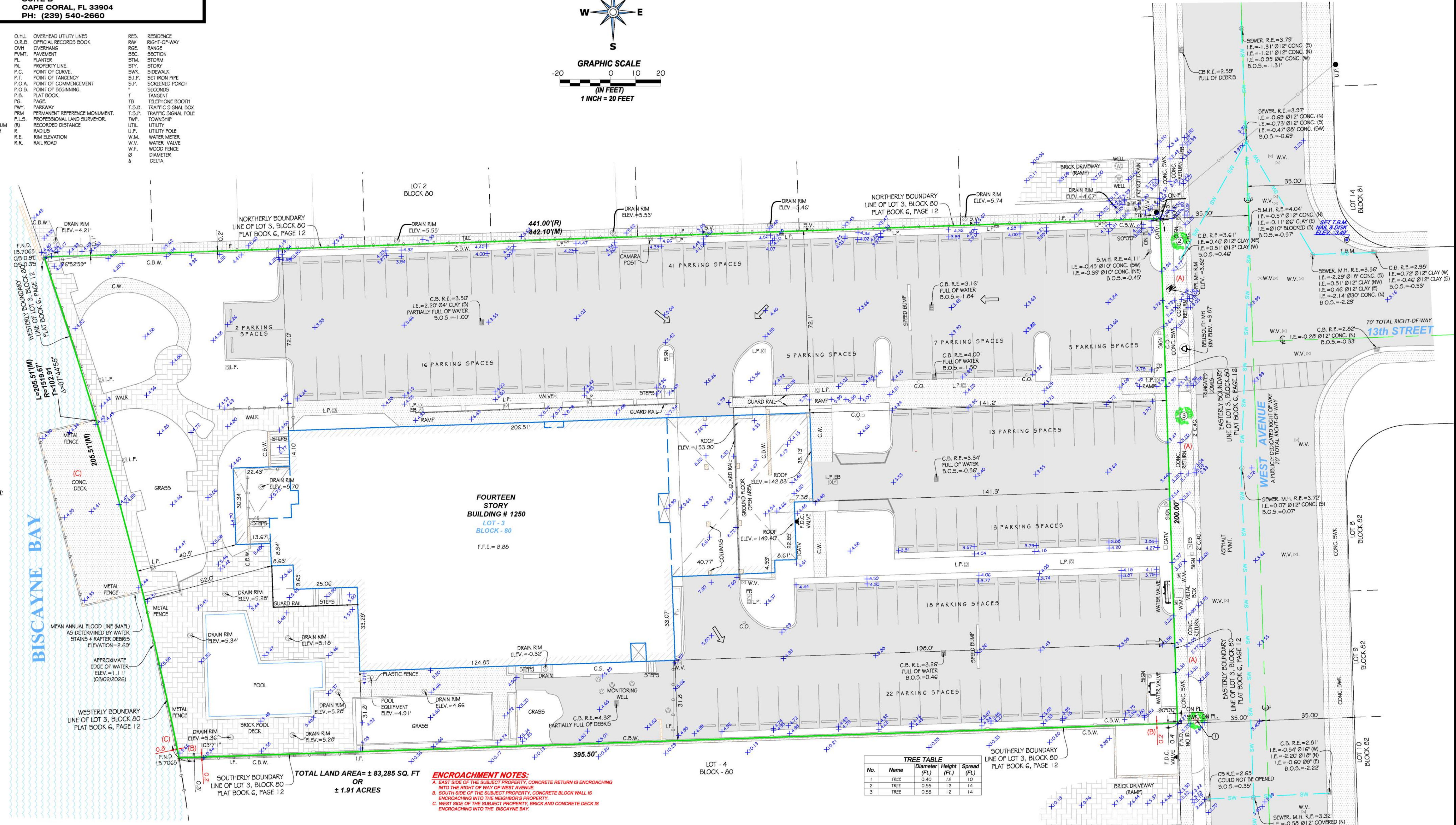
I HEREBY CERTIFY: THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

03/02/2026
Digitally signed by JOHN A IBARRA
Date: 2026.03.05 19:09:23
+05'00'

BY: **JOHN IBARRA** (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: UPDATE SURVEY 03/02/2026
REVISED ON: ORIGINALS SURVEY 07/11/2024



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: UNITS 2G, 4R, 6P, 7H, 9O, 10G, 11G, 12B, AND 12E, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B: UNITS 1H, 5G, 6E, 6L, 9B, 10E, 10H, 12O, 14A, AND 15A, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL C: UNITS 2C, 4G, 5D, 5L, 8A, 8F, 9F, AND 10P, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL D: UNITS 7N, 15D, AND 15K, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL E: UNITS 4B, 7A, 7E, 8L, 10C, 10D, 11C, 11N, 12G, AND 14H, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL F: UNITS 5F, 8H, 15F, AND 15O, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL G: UNITS 3L, 5I, 6A, 6J, 9A, 10K, 11H, 11J, AND 14C, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL H: UNITS 2N, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL J: UNITS 2P, 4L, 5B, 7C, 8C, 11L, 12N, 15I, AND 15M, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL K: UNITS 3B, 7F, 8B, 8I, AND 12A, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

UNDERLYING LAND OF CONDOMINIUM IS LOT 3, BLOCK 80, OF ALTON BEACH REALTY CO. BAY FRONT SUB., AS RECORDED IN PLAT BOOK 6 AT PAGE 12, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA

SURVEYORS NOTE:
STORM WATER LINE DEPICTED IN ACCORDANCE TO MIAMI BEACH SEWER SYSTEM MAP.

LEGEND

- O-H = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- - - = CHAIN LINK FENCE
- - - = IRON FENCE
- - - = WOOD FENCE
- - - = BUILDING SETBACK LINE
- - - = UTILITY EASEMENT
- - - = LIMITED ACCESS RW
- - - = NON-VEHICULAR ACCESS RW
- - - = EXISTING ELEVATIONS
- - - = SEWER LINE

DRAWN BY: LK/IG

FIELD DATE: 03/02/2026

SURVEY NO.: 24-00959-2

SHEET: 1 OF 1

Digitally signed by JOHN A IBARRA
Date: 2026.03.05 19:09:44
+05'00'

L.B.#7806 SEAL

OWNER

REFERENCE ONLY

PROPERTY DETAIL

FOLIO

02-3233-048-0001

LOCATION

1250 WEST AVE

PA PRIMARY ZONE

4100 MULTI-FAMILY -101 +U7A

PRIMARY LAND USE

0000 REFERENCE FOLIO

SUBDIVISION

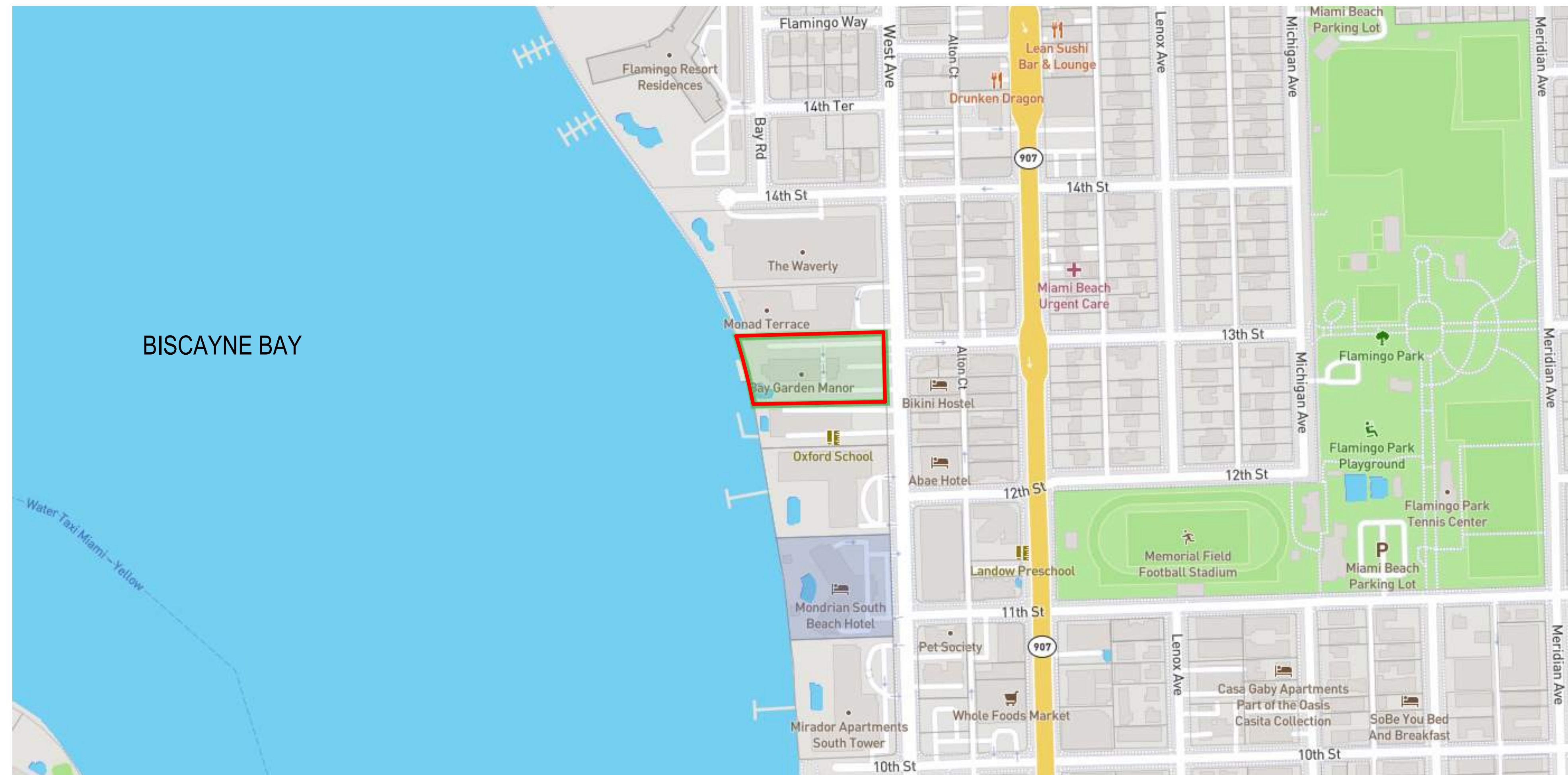
BAY GARDEN MANOR CONDO



04 LOCATION MAP



03 LOCATION MAP

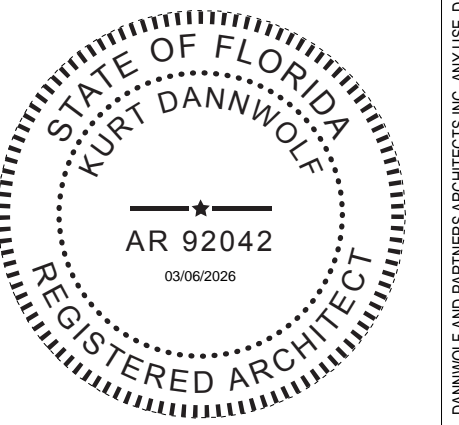


02 LOCATION MAP



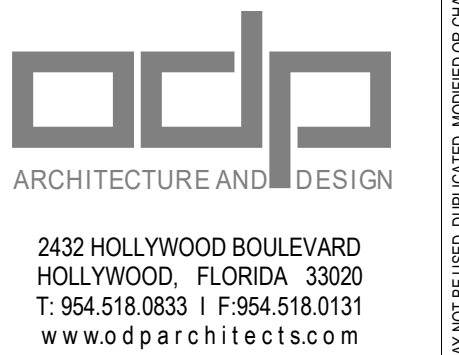
01 CONTEXT LOCATION MAP

OWNER	1250 WEST AVE OWNER LLC 3310 MARY STREET, STE. 302 COCONUT GROVE, FLORIDA 33133
ARCHITECT OF RECORD	ODONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC. 443020263 2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 T. 954.518.0833
LANDSCAPE ARCHITECT OF RECORD	EDSA 1515 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA TEL. 954.524.3300 LCC0200601
CIVIL ENGINEER	SCHWEBKE SHISKIN + ASSOCIATES INC. 2360 CORPORATE WAY MIAMI, FL 33025 T. 954.435.7010
TRAFFIC ENGINEER	KIMLEY HORN PLANNING AND DESIGN ENGINEERS 8001 PETERS ROAD, SUITE 2200 PANTON, FL 32074 T. 954.535.5144
STRUCTURAL	DESIMONE CONSULTING ENGINEERING 100 BISCAYNE BLVD, MIAMI, FL 33132 T. 1-305.441.0705



Kurt Dannwolf
Digitally signed by Kurt Dannwolf
Date: 2026.03.06 20:35:58 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.



PROJECT
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

REVISIONS


NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL



SCALE: 1/4" = 1'-0"
DATE: 03/08/2026
SHEET NAME:

LOCATION MAP / PROPERTY INFORMATION
SHEET NO.
A-002

PROJECT INFORMATION							
PROJECT NAME:	1250 WEST AVENUE						
ADDRESS:	1250 WEST AVE, MIAMI BEACH, FL 33139						
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: PARCEL A: UNITS 2G, 4R, 6P, 7H, 9O, 10G, 11G, 12B, AND 12E, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL B: UNITS 1H, 5G, 6E, 6L, 9B, 10E, 10H, 12O, 14A, AND 15A, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL C: UNITS 2Q, 4G, 5D, 5L, 8A, 8F, 9F, AND 10P, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL D: UNITS 7N, 15D, AND 15K, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL E: UNITS 4B, 7A, 7E, 8L, 10C, 10D, 11C, 11N, 12G, AND 14H, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL F: UNITS 5F, 14G, 15F, AND 15O, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL G: UNITS 7G AND 10F, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL H: UNITS 3L, 5I, 6A, 6J, 9A, 10K, 11H, 11J, AND 14C, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL I: UNITS 2N, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL J: UNITS 2P, 4L, 5B, 7C, 8C, 11L, 12N, 15I, AND 15N, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL K: UNITS 3B, 7F, 8B, 8I, AND 12A, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. UNDERLYING LAND OF CONDOMINIUM IS LOT 3, BLOCK 80, OF ALTON BEACH REALTY CO. BAY FRONT SUB., AS RECORDED IN PLAT BOOK 6 AT PAGE 12, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.						
JURISDICTION:	CITY OF MIAMI BEACH						
OVERLAYS:	PARKING TIER 1 WEST AVENUE BAYFRONT OVERLAY						
DESIGN FLOOD ELEVATION:	13'-0" NGVD						
FUTURE CROWN OF ROAD:	4.6 NAVD OR 6.16 NGVD						
FUTURE ADJUSTED GRADE:	(8.56 NGVD + 1'-0" MIN Freeboard) + (4.6 NAVD or 6.16 NGVD FUTURE CROWN OF ROAD) / 2 = 7.86 NGVD						
MINIMUM YARD ELEVATION:	FUTURE ADJUSTED GRADE : 7.86 NGVD						
MAXIMUM YARD ELEVATION:	<table border="1"> <tr> <td>FRONT YARD: BFE</td> <td>+8.56 NGVD</td> </tr> <tr> <td>SIDE INTERIOR YARD: BFE</td> <td>+8.56 NGVD</td> </tr> <tr> <td>REAR YARD WATERFRONT</td> <td>+8.56 NGVD + 5 MAX FREE BOARD = +13.56 NGVD</td> </tr> </table>	FRONT YARD: BFE	+8.56 NGVD	SIDE INTERIOR YARD: BFE	+8.56 NGVD	REAR YARD WATERFRONT	+8.56 NGVD + 5 MAX FREE BOARD = +13.56 NGVD
FRONT YARD: BFE	+8.56 NGVD						
SIDE INTERIOR YARD: BFE	+8.56 NGVD						
REAR YARD WATERFRONT	+8.56 NGVD + 5 MAX FREE BOARD = +13.56 NGVD						
SUSTAINABILITY TARGET:	ALL NEW CONSTRUCTION THAT PROPOSES OVER 7,000 SQUARE FEET OF CONSTRUCTION OF A STRUCTURE; ORIGINAL GREEN' STANDARDS OR USGBC OR INTERNATIONAL LIVING INSTITUTE BASED STANDARDS (MINIMUM LEED GOLD CERTIFICATION)						
DENSITY:	PER ORDINANCE 2025-4749: 75 DU PER ACRE 75 X 1.921 ACRES = 144 DWELLING UNITS						
106 DWELLING UNITS (MAXIMUM PROVIDED)							

SCOPE OF WORK	
CURRENTLY, THE SITE IS OCCUPIED BY A RESIDENTIAL TOWER CONSISTING OF 238-HIGH RISE MULTIFAMILY RESIDENTIAL UNITS. THIS EXISTING TOWER IS PROPOSED TO BE DEMOLISHED AND REPLACED WITH THE PROPOSED REDEVELOPMENT WHICH CONSISTS OF A MIXED-USE BUILDING WITH A MAXIMUM OF 106 RESIDENTIAL UNITS, AND COMMERCIAL USES ON THE GROUND FLOOR AND BASEMENT. NOTE THAT A PRIVATE DINING ROOM IS PROPOSED AS AN AMENITY FOR RESIDENTS, HOWEVER THIS USE IS PRIVATE FOR RESIDENTS ONLY AND THEREFORE IS NOT EXPECTED TO GENERATE ADDITIONAL USES. PARKING WILL BE PROVIDED ON-SITE.	

<div style="text-align: center;">  <p>Planning Department 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550</p> <p>COMMERCIAL - ZONING DATA SHEET</p> </div>						
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW						
ITEM #	Project Information					
1	Address:	1250 WEST AVE, MIAMI BEACH, FL 33139	Folio number(s):	02-3233-048-0001	Year built:	N/A
2	Board file number(s), Determination of Architectural Significance:	DRB 25-1159		Lot Area:	83,285 SF ±1.91 ACRES	
3	Located within a Local Historic District (Yes or No):	NO	Zoning District:	RM-3	Lot width:	200'-0"
4	Individual Historic Site (Yes or No):	NO		Lot Depth:	442.10' + 395.50' = 837.6'/2 = 418.8'	
5	Base Flood Elevation:	NEW PRELIMINARY REVISED FEMA FLOOD MAP - 7 NAVD (+8.56 NGVD)		Grade value in NGVD:	3.44 NGVD	
6	Adjusted grade (BFE+Grade / 2):	(8.56 NGVD + 3.44 NGVD) / 2 = +6.0 NGVD		Free board:	1'-0" MIN 5'-0" MAX (PROPOSED 4.44')	
7	Proposed Use:	RESIDENTIAL APARTMENTS (CONDOMINIUM) / COMMERCIAL (SPA/CLUB)				
8	Proposed Accessory Use:	N/A				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	INCLUDED				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies	
13	Floor Area Ratio (FAR)	PER ORDINANCE 2025-4749 MAX FAR 5.75 83,285 SF X 5.75 = 478,888 SF	N/A	478872 SF 5.75 FAR	N/A	
14	Building Height	PER ORDINANCE 2025-4749 MAX 330'-0"	N/A	329'-8"	N/A	
15	At grade parking lot on the same lot					
a	Front setbacks	25'-0"	N/A	N/A	N/A	
b	Side interior setback	10'-0"	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	N/A	
d	Rear setback	UNDERLYING DISTRICT REAR SETBACK PEDESTAL (10% OF LOT DEPTH) 41'-9"	N/A	N/A	N/A	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies	
a	Front setbacks	SUBTERRANEAN AND PEDESTAL 20'-0"...	N/A	SUBTERRANEAN AND PEDESTAL - 20'-9"...	N/A	
b	Side interior setback	PER ORDINANCE 2025-4749: SUBTERRANEAN 16'-0" PEDESTAL (NORTH SIDE) GROUND FLOOR 16'-0" PEDESTAL (NORTH SIDE) SECOND FLOOR 19'-0" PEDESTAL (SOUTH SIDE) GROUND FLOOR 26'-0" TOWER - 26'-0"	N/A	SUBTERRANEAN - 16'-0" PEDESTAL AND TOWER SETBACK 26'-0"	N/A	
c	Side facing street setback	N/A	N/A	N/A	N/A	
d	Rear setback	PER ORDINANCE 2025-4749: PEDESTAL - 42'-0" TOWER - 63'-0"	N/A	SUBTERRANEAN AND PEDESTAL 42'-0" TOWER SETBACK 88'-1"	N/A	
17	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies	
a	Front setbacks	N/A	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies	
a	New Construction	550 SF	N/A	1,767 SF	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies	
a	New Construction	800 SF	N/A	3,479 SF	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	N/A	
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A	
21	Parking	250 SPACES	N/A	250 SPACES	N/A	
22	Loading	5 LOADING BAYS	N/A	5 LOADING BAYS	N/A	

<p>1250 WEST AVE OWNER LLC 3310 MARY STREET, STE 302 COCCOUBT GROVE, FLORIDA 33133</p> <p>OWNER</p>																									
<p>ARCHITECT OF RECORD <small>ADDRESS</small> O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC. 2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 T: 954.518.0833</p>																									
<p>LANDSCAPE ARCHITECT OF RECORD <small>EDSA</small> 1515 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA TEL: 954.524.3300 LCC0000601</p>																									
<p>CIVIL ENGINEER <small>SCHWEBKE SHISHIN + ASSOCIATES INC.</small> 3360 CORPORATE WAY MIRAMAR, FL 33005 T: 954.435.7010</p>																									
<p>TRAFFIC ENGINEER <small>KIMLEY HORN PLANNING AND DESIGN ENGINEERS</small> 801 PETERS ROAD, SUITE 2200 PLANTATION, FL 33324 T: 954.535.5144</p>																									
<p>STRUCTURAL <small>DESMONE CONSULTING ENGINEERING</small> 100 BRICAYNE BLVD, MIAMI, FL 33132 T: 1-305.441.0705</p>																									
																									
<p>Kurt Dannwolf <small>Digitally signed by Kurt Dannwolf Date: 2026.03.06 20:36:08 -05'00'</small></p>																									
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PARKING REQUIREMENTS (RM-3 | PARKING TIER 1)

PARKING REQUIREMENTS		ALLOWED/REQUIRED	APPLIED			REQUIRED	PROPOSED	
RESIDENTIAL	RESIDENTIAL DWELLING UNIT	TWO SPACES PER UNIT FOR UNITS ABOVE 1,200 SQUARE FEET.	<u>106 DWELLING UNITS</u>	X 2.00 SPACES	212.00 SPACES	= 212.00 SPACES	<u>212 SPACES</u>	
	DESIGNATED GUEST PARKING:	TEN PERCENT OF THE REQUIRED RESIDENTIAL PARKING SPACES.	<u>212 SPACES</u>	10%	21.2 SPACES	= 22.00 SPACES	<u>22 SPACES</u>	
TOTAL RESIDENTIAL PARKING REQUIRED:						= 234.00 SPACES	<u>234 SPACES</u>	
COMMERCIAL	FITNESS CLUB - SPA/PADEL COURTS/SOCIAL/LOUNGE	ONE SPACE PER 750 SQUARE FEET OF FLOOR AREA	<u>11,803 SF</u>	750	15.74 SPACES	= 16.00 SPACES	<u>16 SPACES</u>	
	TOTAL COMMERCIAL PARKING REQUIRED:						= 16 SPACES	<u>16 SPACES</u>
TOTAL PARKING REQUIRED BEFORE REDUCTIONS:						= 250 SPACES	<u>250 SPACES</u>	
REDUCTIONS	5.2.14 ALTERNATIVE PARKING INCENTIVES						N/A	<u>N/A</u>
	TOTAL REDUCTIONS:						N/A	<u>N/A</u>
TOTAL PARKING SPACES REQUIRED AFTER REDUCTIONS:						N/A	<u>N/A</u>	
EV CHARGERS *	RESIDENTIAL EV CHARGING SPACES:*	LEVEL 2 CHARGING: A MINIMUM OF 10% OF THE REQUIRED PARKING SPACES SHALL BE EQUIPPED WITH AN ELECTRIC VEHICLE CHARGING STATION RATED AT LEVEL 2 OR HIGHER.	250 SPACES	10%	25.0 SPACES	25 LEVEL 2 CHARGING SPACES	<u>15 LEVEL 2 CHARGING SPACES</u>	
		EV-READY SPACES. ALL PARKING SPACES THAT ARE NOT EQUIPPED WITH A LEVEL 2 OR HIGHER CHARGING STATION, SHALL BE REQUIRED TO HAVE AN ELECTRICAL POWER SUPPLY RATED AT 240 VOLTS OR GREATER INSTALLED FOR EACH PARKING SPACE, FOR THE FUTURE INSTALLATION OF ELECTRICAL VEHICLE CHARGING STATIONS RATED AT LEVEL 2 OR HIGHER.	234 SPACES REQUIRED		219 SPACES	219 EV READY SPACES	<u>N/A*</u>	
		LEVEL 3 CHARGING: FOR DEVELOPMENTS OF 60 UNITS OR MORE, A MINIMUM OF TWO (2) SPACES SHALL BE EQUIPPED WITH AN ELECTRIC VEHICLE CHARGING STATION RATED FOR LEVEL 3 CHARGING. FOR EVERY ADDITIONAL 60 UNITS, ONE ADDITIONAL LEVEL 3 CHARGING STATION SHALL BE REQUIRED. ALL REQUIRED LEVEL 3 CHARGING STATIONS SHALL BE MADE AVAILABLE TO ALL RESIDENTS, GUESTS, INVITEE AND EMPLOYEES. ONLY THOSE LEVEL 3 CHARGING STATIONS THAT EXCEED THE MINIMUM REQUIREMENTS MAY BE RESERVED FOR INDIVIDUAL UNITS.	106 DWELLING UNITS	60	0.8 SPACES	3 LEVEL 3 CHARGING SPACES	<u>N/A*</u>	
	RESIDENTIAL GUEST PARKING*	WHEN GUEST PARKING IS REQUIRED, A MINIMUM OF 10% OF THE REQUIRED GUEST PARKING SPACES SHALL BE EQUIPPED WITH AN ELECTRIC VEHICLE CHARGING STATION RATED AT LEVEL 2 OR HIGHER.	22 SPACES	10%	2.2 SPACES	3 LEVEL 2 CHARGING SPACES	<u>3 LEVEL 2 CHARGING SPACES</u>	
		LEVEL 2 CHARGING. A MINIMUM OF 10% OF THE REQUIRED PARKING SPACES SHALL BE EQUIPPED WITH AN ELECTRIC VEHICLE CHARGING STATION RATED AT LEVEL 2 OR HIGHER.	16 SPACES	10%	1.6 SPACES	2 LEVEL 2 CHARGING SPACES	<u>2 LEVEL 2 CHARGING SPACES</u>	
	COMMERCIAL EV CHARGERS*	LEVEL 3 CHARGING. WHEN 60 OR MORE PARKING SPACES ARE REQUIRED, A MINIMUM OF TWO (2) SPACES SHALL BE EQUIPPED WITH AN ELECTRIC VEHICLE CHARGING STATION RATED FOR LEVEL 3 CHARGING. FOR EVERY ADDITIONAL 60 REQUIRED PARKING SPACES, ONE ADDITIONAL LEVEL 3 CHARGING STATION SHALL BE REQUIRED. WHEN REQUIRED, LEVEL 3 CHARGING STATIONS SHALL BE MADE AVAILABLE TO ANY TENANT, GUEST, INVITEE, OR OTHER PATRON OF THE PROPERTY WITH AN ELECTRIC VEHICLE FOR ACTIVE CHARGING AND MAY NOT BE RESERVED FOR BUILDING PATRONS.	16 SPACES	60	LESS THAN 60 REQUIRED SPACES	N/A	<u>N/A</u>	
		EXCLUSIVE USE. WHEN MORE THAN 20 OFF-STREET PARKING SPACES ARE REQUIRED, ALL ELECTRIC VEHICLE PARKING SPACES SHALL BE RESERVED FOR THE EXCLUSIVE USE OF ELECTRIC VEHICLES.	16 SPACES	60	LESS THAN 20 REQUIRED SPACES	N/A	<u>N/A</u>	
		TOTAL EV PARKING SPACES REQUIRED:						30 LEVEL 2 CHARGING SPACES 3 LEVEL 3 CHARGING SPACES 219 EV READY SPACES N/A*
	ACCESSIBILITY	ACCESSIBLE PARKING SPACES:	TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY 201 TO 300 = 7	250 SPACES	201 TO 300 = 7	7 SPACES	7 SPACES	<u>7 SPACES</u>
		ACCESSIBLE VAN PARKING:	ONE VAN SPACE FOR EVERY 6 OR FRACTION OF SIX PARKING SPACES	7 SPACES	6	1.17	2 VAN SPACES	<u>2 VAN SPACES</u>
TOTAL ACCESSIBLE PARKING SPACES:						7 SPACES	<u>7 SPACES</u>	
BICYCLE	RESIDENTIAL	RESIDENTIAL SHORT-TERM BICYCLE PARKING	1 PER 10 UNITS	106 DWELLING UNITS	X 0.10 SPACES	10.6 SPACES	<u>11 SPACES</u>	
		RESIDENTIAL LONG-TERM BICYCLE PARKING	1 PER UNIT	106 DWELLING UNITS	X 1.00 SPACES	106.00 SPACES	<u>106 SPACES</u>	
	COMMERCIAL	COMMERCIAL SHORT-TERM BICYCLE PARKING	4 PER PROJECT		4 SPACES		<u>4 SPACES</u>	
		COMMERCIAL LONG-TERM BICYCLE PARKING	2 PER 5,000 SQUARE FEET	11,803 SF	5,000 SF	4.72 SPACES	<u>5 SPACES</u>	
	BICYCLE PARKING REDUCTIONS		SHORT TERM BICYCLE PARKING REDUCTION		N/A		<u>N/A</u>	
TOTAL BICYCLE PARKING SPACES:		LONG TERM BICYCLE PARKING REDUCTION		N/A		<u>N/A</u>		
						= 15 SHORT-TERM BICYCLE SPACES	<u>= 15 SHORT-TERM BICYCLE SPACES</u>	
						= 111 LONG-TERM BICYCLE SPACES	<u>= 111 LONG-TERM BICYCLE SPACES</u>	
						= 126 BICYCLE SPACES	<u>= 126 BICYCLE SPACES</u>	
MOTOR CYCLE	MOTORCYCLE PARKING SPACES		NOT REQUIRED			N/A	<u>22 SPACES</u>	
	RESIDENTIAL LOADING PARKING		OVER 100 UNITS BUT NOT MORE THAN 200 UNITS = THREE SPACES			106 DWELLING UNITS	<u>3 SPACES</u>	
LOADING	COMMERCIAL LOADING PARKING	RETAIL STORE, DEPARTMENT STORE, RESTAURANT, WHOLESALE HOUSE, WAREHOUSE, REPAIR, GENERAL SERVICE, MANUFACTURING OR INDUSTRIAL ESTABLISHMENT, OR SIMILAR USE, WHICH HAS...	OVER 10,000 BUT NOT OVER 20,000 2 SPACES			11,803 SF	<u>2 SPACES</u>	
	TOTAL LOADING PARKING						5 SPACES 10FT X 20FT	<u>5 SPACES 10FT X 20FT</u>

*NOTE: PER § 366.9403, FLA. STAT., LOCAL EV PARKING AND CHARGING REGULATIONS ARE PREEMPTED BY STATE LAW AND ARE NOT APPLICABLE TO THIS PROJECT.

OWNER
1250 WEST AVE OWNER LLC
3310 MARY STREET,
STE 302
COCONUT GROVE, FLORIDA 33133

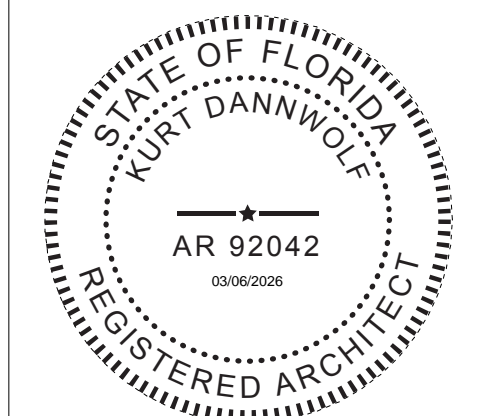
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Kurt Dannwolf
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PROJECT
1250 WEST AVENUE
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

REVISIONS

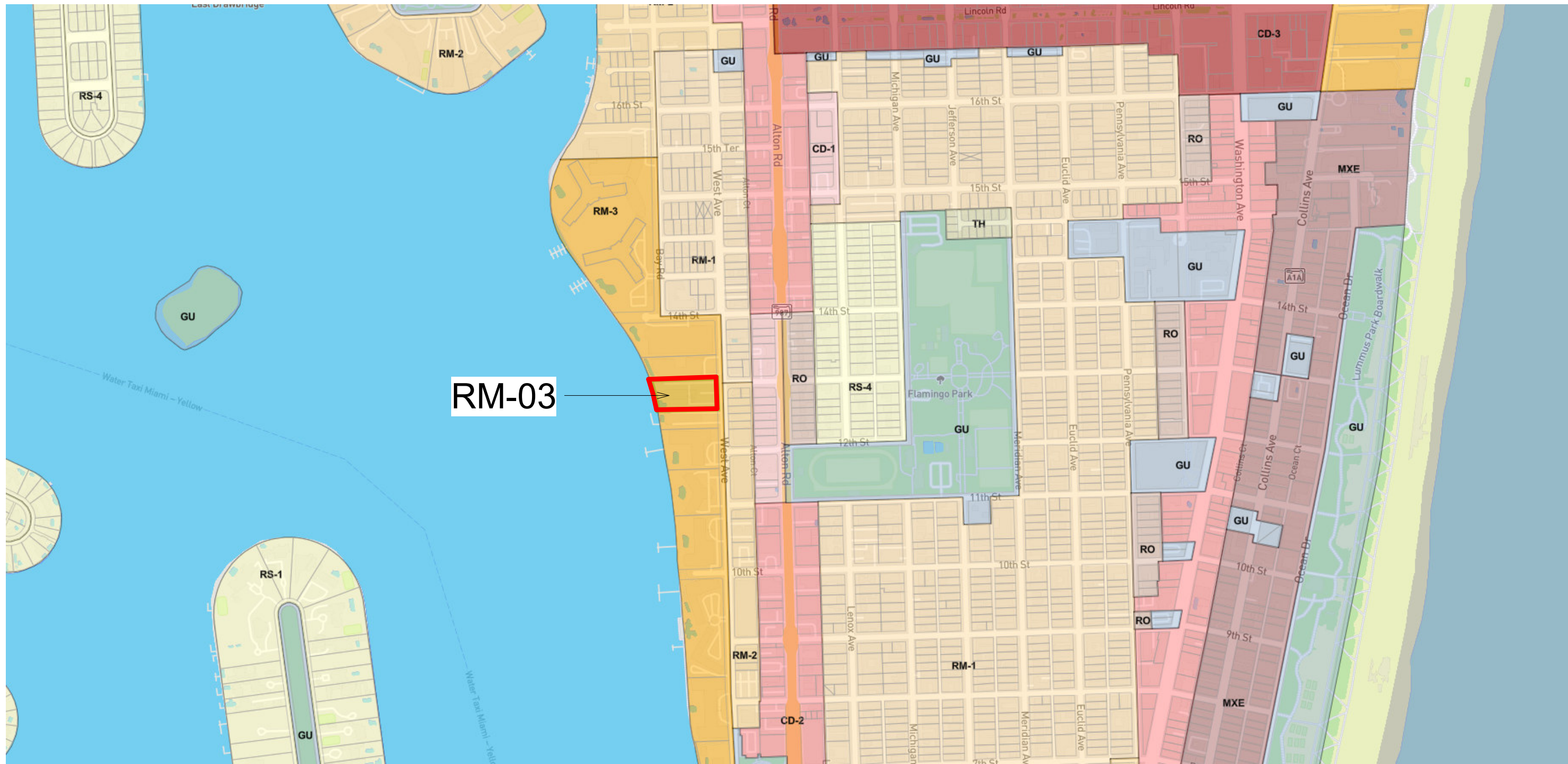
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	02/20/2026	SHORELINE DEVELOPMENT REVIEW
	03/08/2026	DRB - FINAL SUBMITTAL

SCALE:
DATE: 03/08/2026

SHEET NAME:
PARKING REQUIREMENTS

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A-004

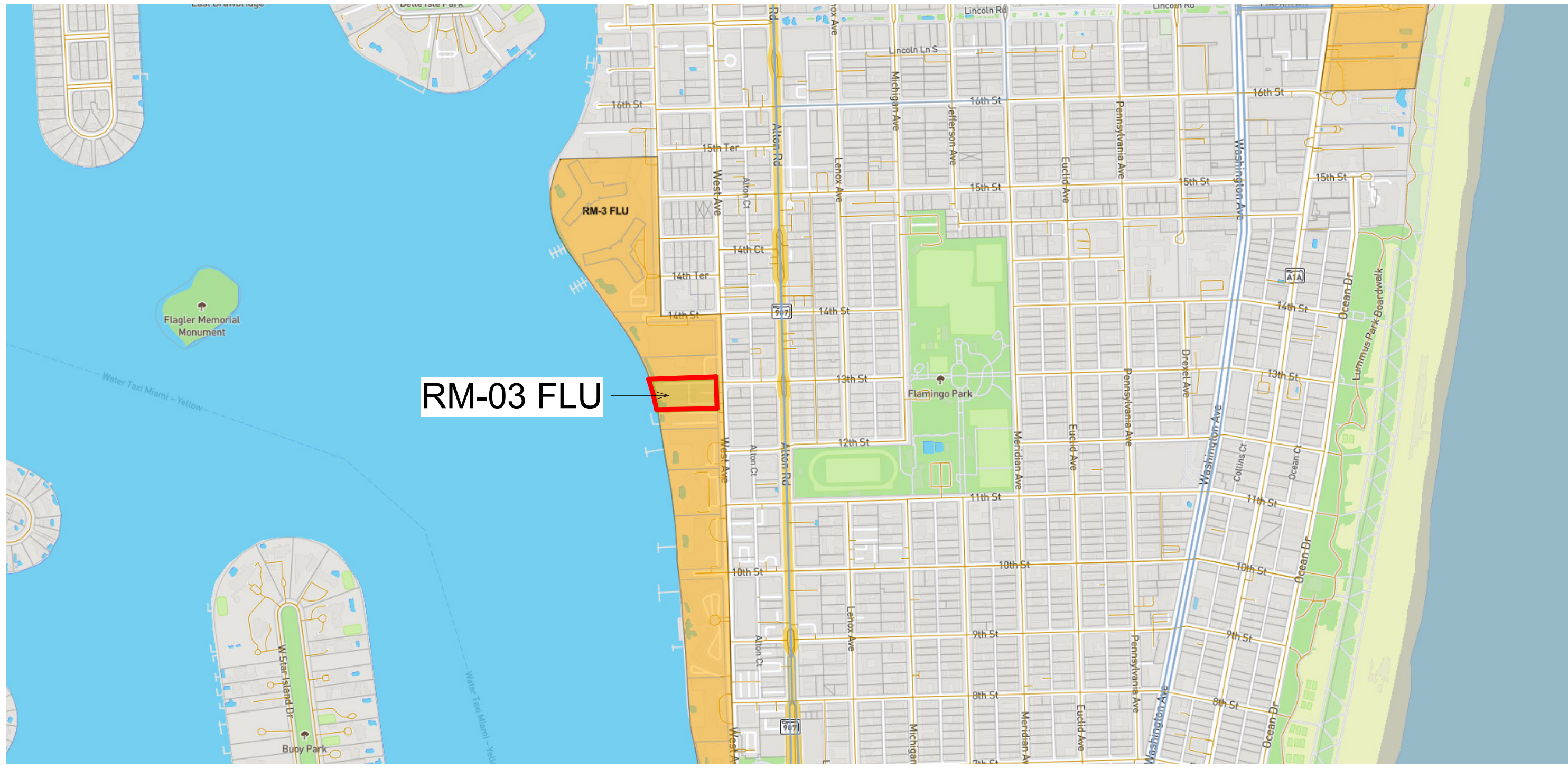
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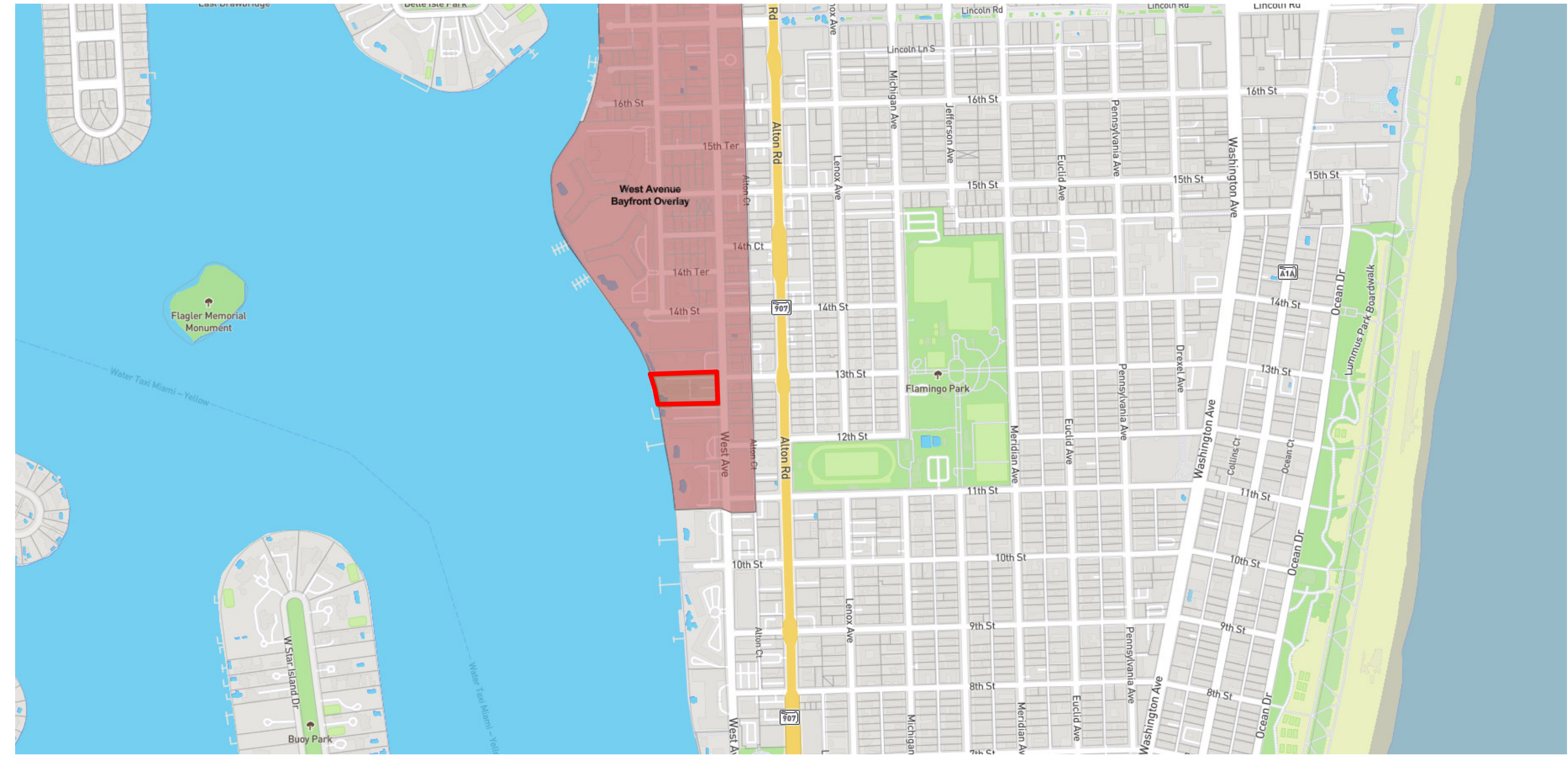
04 ZONING MAP



02 PARKING TIERS OVERLAYS



03 FUTURE LAND USE MAP



01 PRIMARY OVERLAYS

OWNER
1250 WEST AVE OWNER LLC
3310 MARY STREET,
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STATE OF FLORIDA
KURT DANNWOLF
REGISTERED ARCHITECT
AR 92042
03/06/2026

Kurt Dannwolf Digitally signed by Kurt Dannwolf
Date: 2026.03.06 20:38:29 -05'00'

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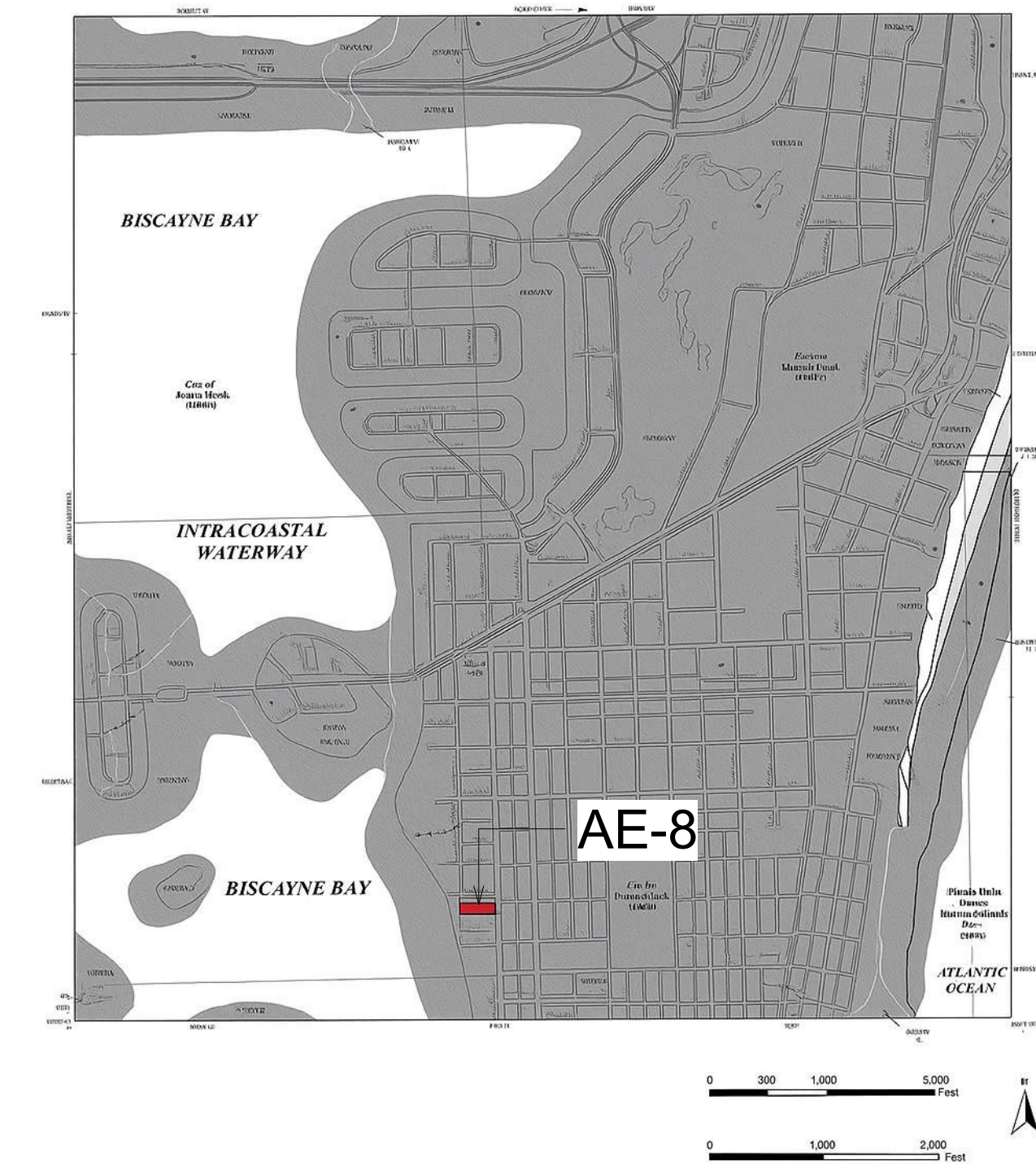
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SCALE:
DATE: 03/08/2026

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ZONING MAPS

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A-005

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3/8/2026 7:26:00 PM



BASE FLOOD ELEVATION = AE 8 NGVD (NEW PRELIMINARY REVISED FEMA FLOOD MAP +8.56 NGVD)
 FREEBOARD = 1'-0" MIN | 5'-0" MAX (PROPOSED 4.4')
 DESIGN FLOOD ELEVATION (DFE) = 13'-0" NGVD

03 FLOOD ZONES MAP 02



02 FLOOD ZONES MAP 01

From: Osborne, Aaron
 Sent: Monday, August 4, 2025 7:08 PM
 To: Nicholas J. Rodriguez-Caballero <nrodriguez@brzoninglaw.com>
 Cc: Benjamin Sherry <brsherry@brzoninglaw.com>; Natalie Villadiego <nvilladiego@brzoninglaw.com>; LePera, Matthew <MatthewLePera@miamibeachfl.gov>
 Subject: RE: 1250 West Avenue - FCOR and West Avenue Phase III

Good afternoon Nicholas,

- The future Crown of the Road elevation adjacent to 1250 West Avenue, Miami Beach, is projected at 4.6 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevations of the roads at the edge of pavement for road state roads like West Avenue at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a target and can be adjusted to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the West Avenue and Bay Road A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.
 Best regards,

MIAMIBEACH
 Aaron Osborne, Project Engineer
 PUBLIC WORKS DEPARTMENT, Engineering Division
 1700 Convention Center Drive, Miami Beach, FL 33139
 Tel: 305-673-7080 x 26110 / Fax: 305-673-7028
www.miamibeachfl.gov



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AD, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes... Zone X
- Area with Flood Risk due to Levee Zone D
- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historical versions, the contact map can be found at <https://msc.fema.gov> or the National Flood Insurance Program (NFIP) website. For general information call the FEMA Regional and Technical Support at 1-877-FEMA-MAP (1-877-362-6277) or visit the FEMA Flood Map Service Center website at www.fema.gov. Available products may include: printed maps, digital maps, or digital data files. Many of these products can be ordered or obtained directly from the website.

Communities desiring land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6623.

Base map information shown on this FIRM was provided in digital format by Miami-Dade County, dated 2015, 2018 and 2019; the South Florida Water Management District, dated 2005; the U.S. Army Corps of Engineers, dated 2010; and the U.S. Department of Agriculture, dated 2010.

LIMIT OF ACCURACY INFORMATION: Zone AE has been derived by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate seaward limit of the 1.5 foot breaking wave. The effects of wave heights between Zone VE and the LMWA or between the shoreline and the LMWA for areas where Zone VE is not identified will be similar to, but less severe than, those in the Zone VE.

Limit of Moderate Wave Action (LMWA)

SCALE

Map Projection: State Plane Transverse Mercator, Florida East Zone 1800, North American Datum 1983, Western Hemisphere, Vertical Datum: NAVD 88

1 inch = 500 feet

0 250 500 750 1,000 1,6,000 2,000

0 125 250 500 meters

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

MIAMI-DADE COUNTY, FLORIDA and Incorporated Areas

PANEL 317 OF 1031

PRELIMINARY 2/25/2021

VERSION NUMBER 2.6.3.5
 MAP NUMBER 12086C0317M
 MAP REVISED

OWNER
 1250 WEST AVE OWNER LLC
 3310 MARY STREET, STE 302
 COCONUT GROVE, FLORIDA 33133

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STATE OF FLORIDA
 KURT DANNWOLF
 REGISTERED ARCHITECT
 AR 92042
 03/06/2026

Kurt Dannwolf
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PROJECT 1250 WEST AVENUE

1250 WEST AVENUE
 MIAMI BEACH, FLORIDA 33139

REVISIONS

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

SCALE: DATE: 03/08/2026

SHEET NAME: **FEMA FLOOD**

SHEET NO. **A-006**

01 NATIONAL FLOOD HAZARD LAYER FIRMETTE

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04 AERIAL VIEW - FROM NORTH



02 AERIAL VIEW - FROM SOUTH



03 AERIAL VIEW - FROM NORTH



01 AERIAL VIEW - FROM SOUTH

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STATE OF FLORIDA
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AR 92042
03/06/2026
REGISTERED ARCHITECT

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REVISIONS

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03	03/08/2026	DRB - FINAL SUBMITTAL

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STATE OF FLORIDA
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AR 92042
REGISTERED ARCHITECT
03/06/2026

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REVISIONS

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03	03/08/2026	DRB - FINAL SUBMITTAL

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DATE: 03/08/2026
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A-008

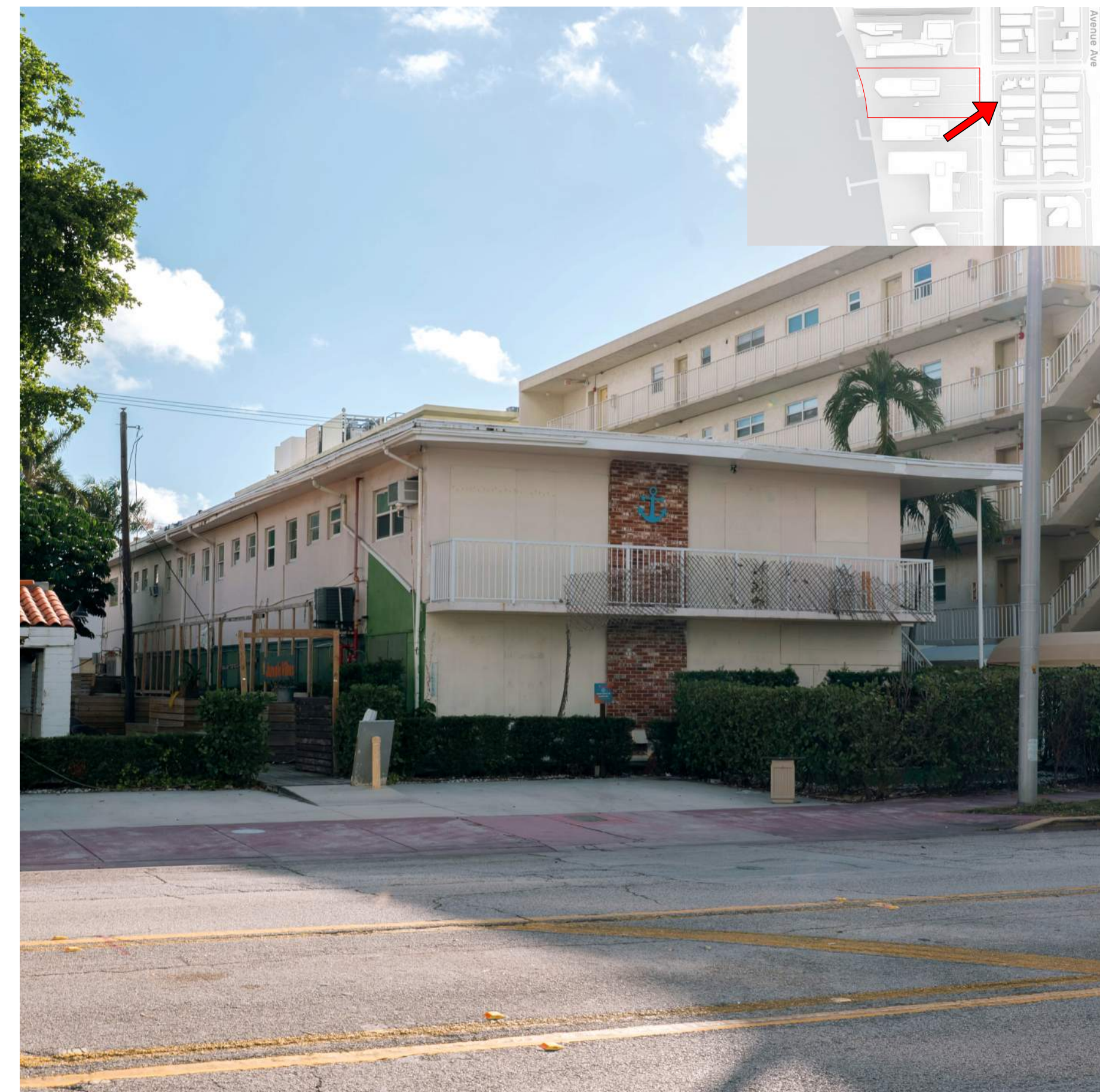
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06 1245 BUILDING



04 1255 BUILDING



02 BIKINI HOSTEL



05 BAYVIEW TERRACE



03 1241 WEST AVE



01 MONAD TERRACE

OWNER
1250 WEST AVE OWNER LLC
3310 MARY STREET,
STE. 302
COCONUT GROVE, FLORIDA 33133

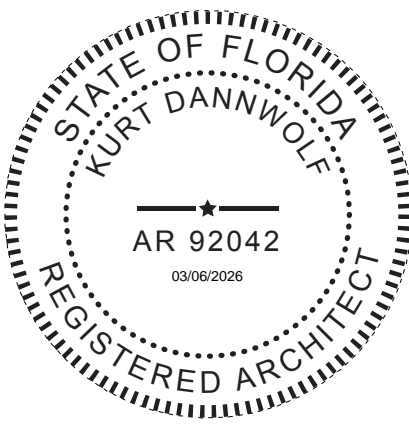
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PROJECT
1250 WEST AVENUE
MIAMI BEACH, FLORIDA 33139

REVISIONS

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
02	02/20/2026	SHORELINE DEVELOPMENT REVIEW
03	03/08/2026	DRB - FINAL SUBMITTAL

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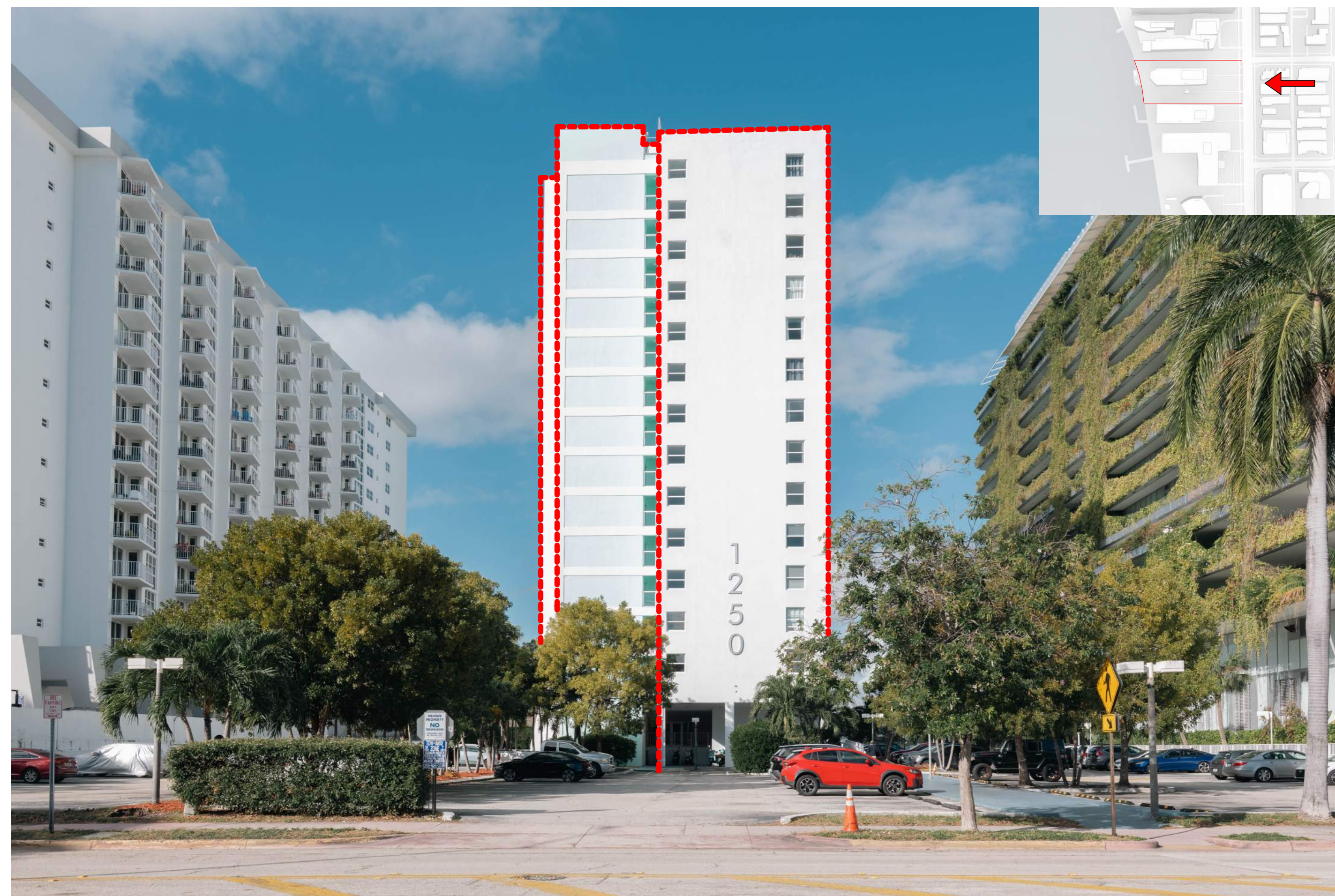
04 VIEW FROM 13TH STREET



02 VIEW FROM WEST AVE



03 VIEW FROM BISCAYNE BAY



01 VIEW FROM WEST AVE

OWNER
1250 WEST AVE OWNER LLC
3310 MARY STREET,
STE. 302
COCONUT GROVE, FLORIDA 33133

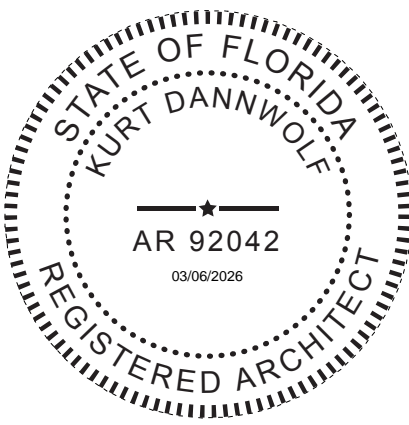
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PROJECT
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REVISIONS

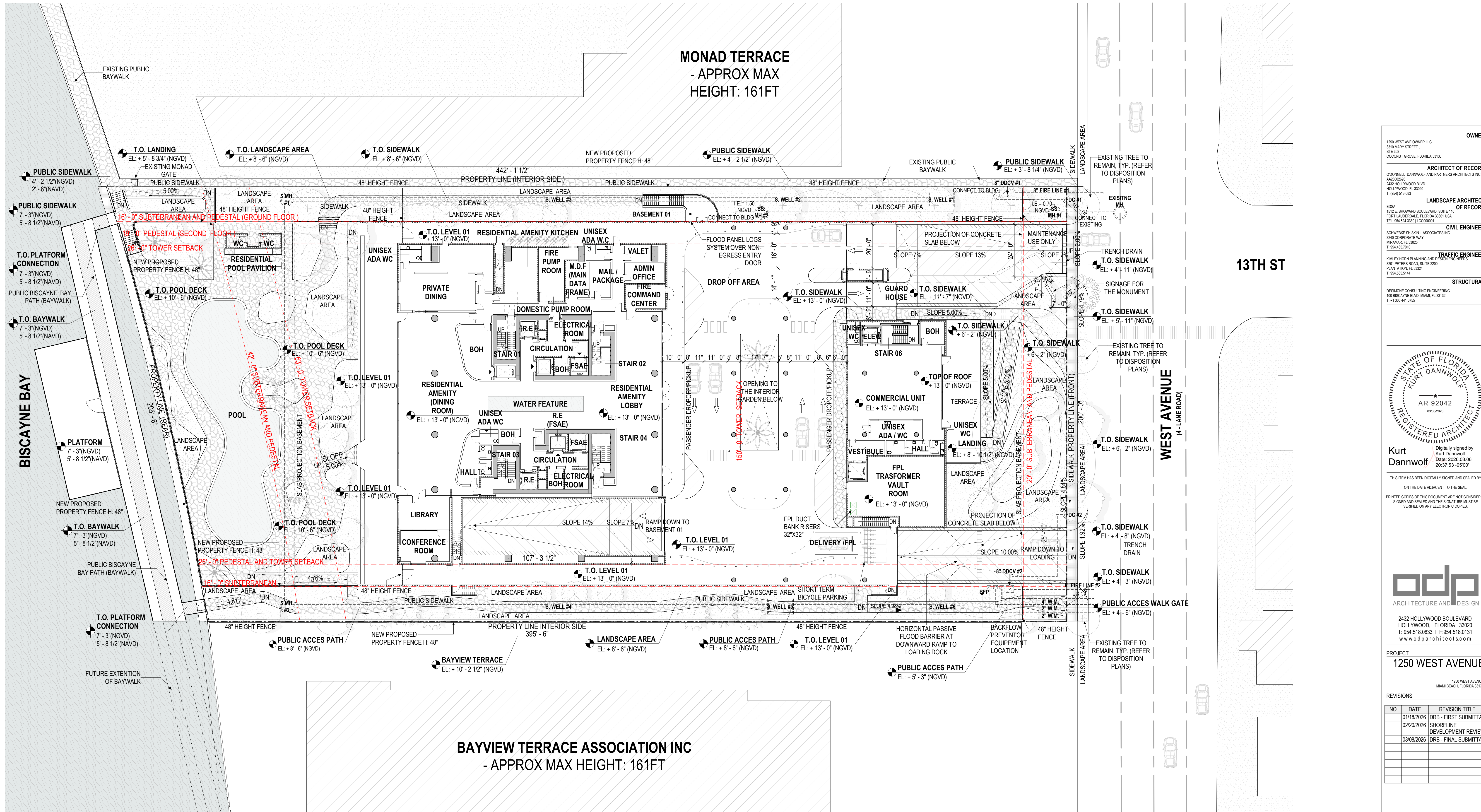
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MONAD TERRACE
- APPROX MAX
HEIGHT: 161FT

BAYVIEW TERRACE ASSOCIATION INC
- APPROX MAX HEIGHT: 161FT

OWNER
1250 WEST AVE OWNER LLC
3310 MARY STREET,
STE. 302
COCONUT GROVE, FLORIDA 33133

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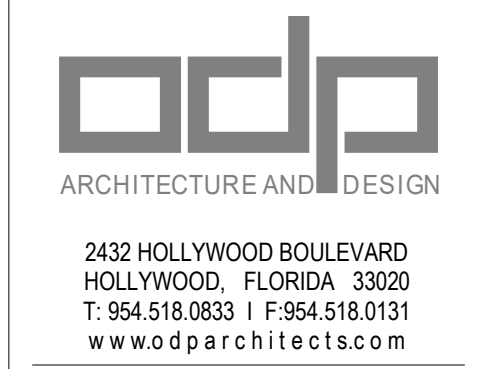
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REVISIONS

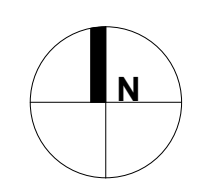
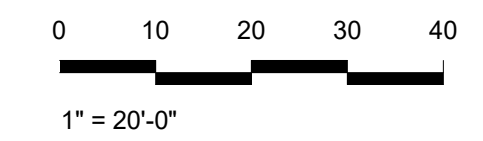
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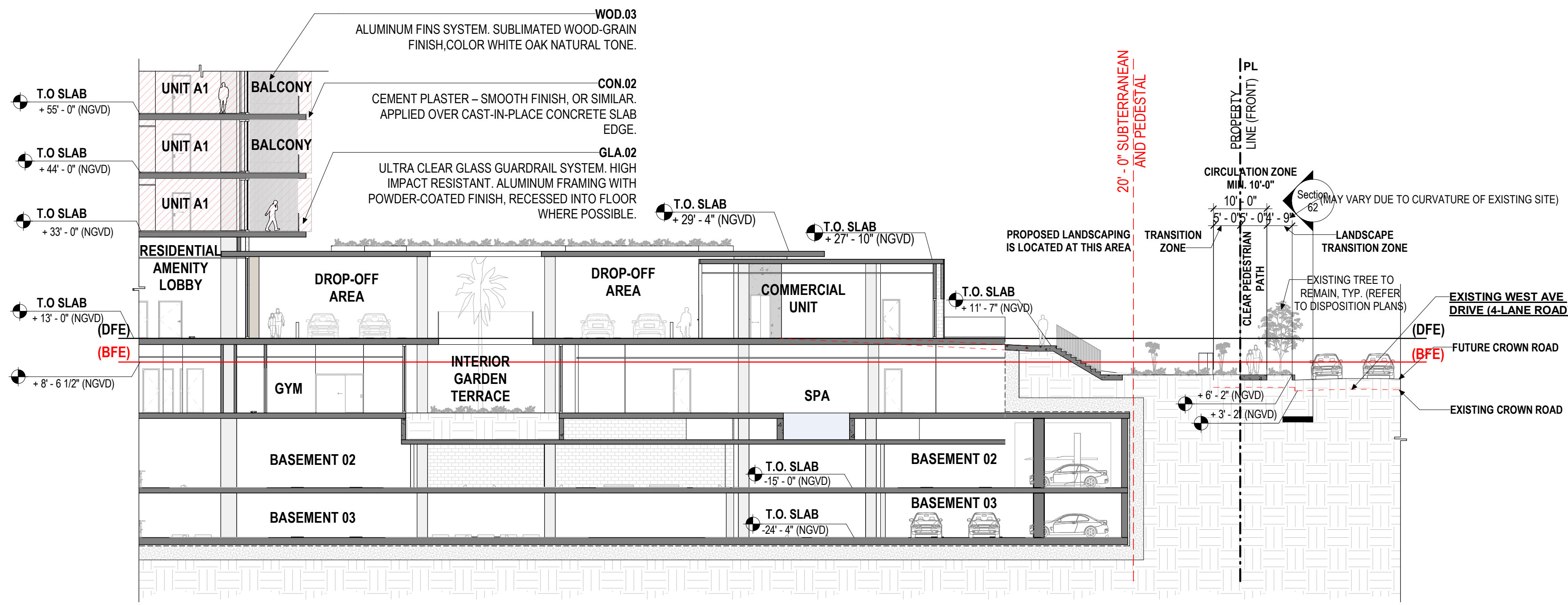
SCALE: 1" = 20'-0"
DATE: 03/08/2026
SHEET NAME:

SITE PLAN

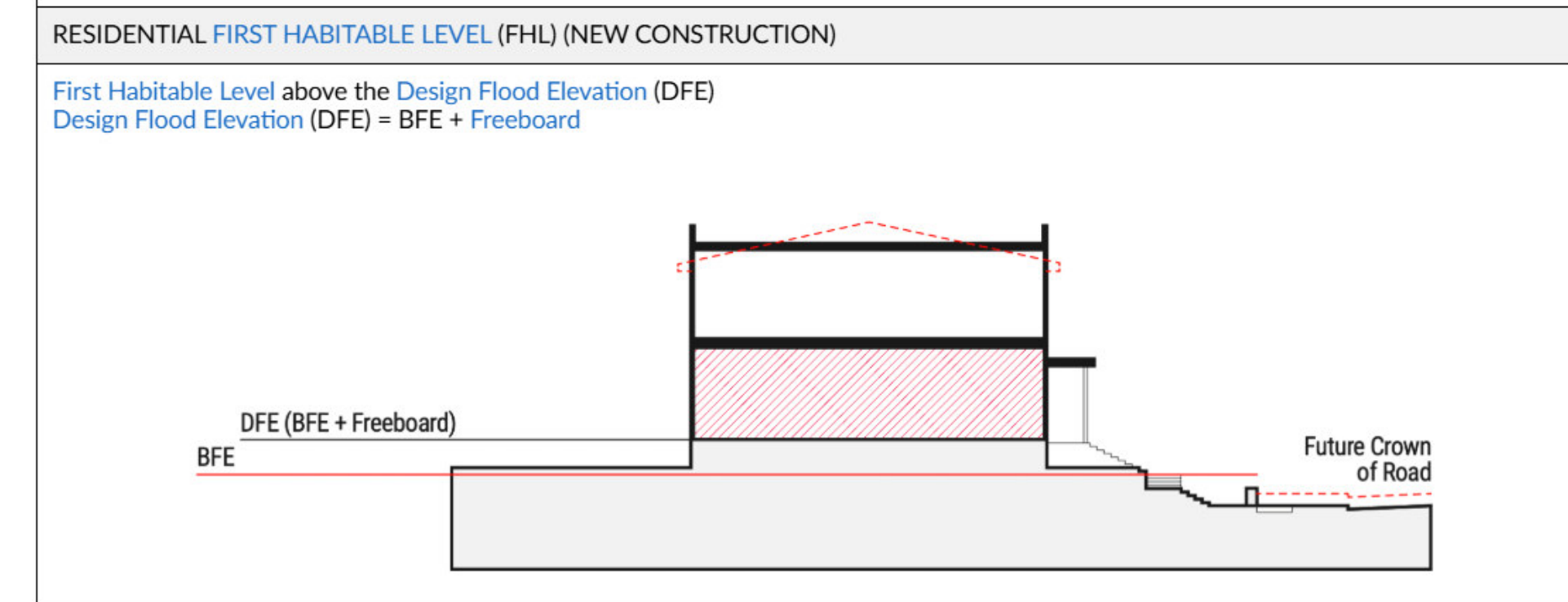
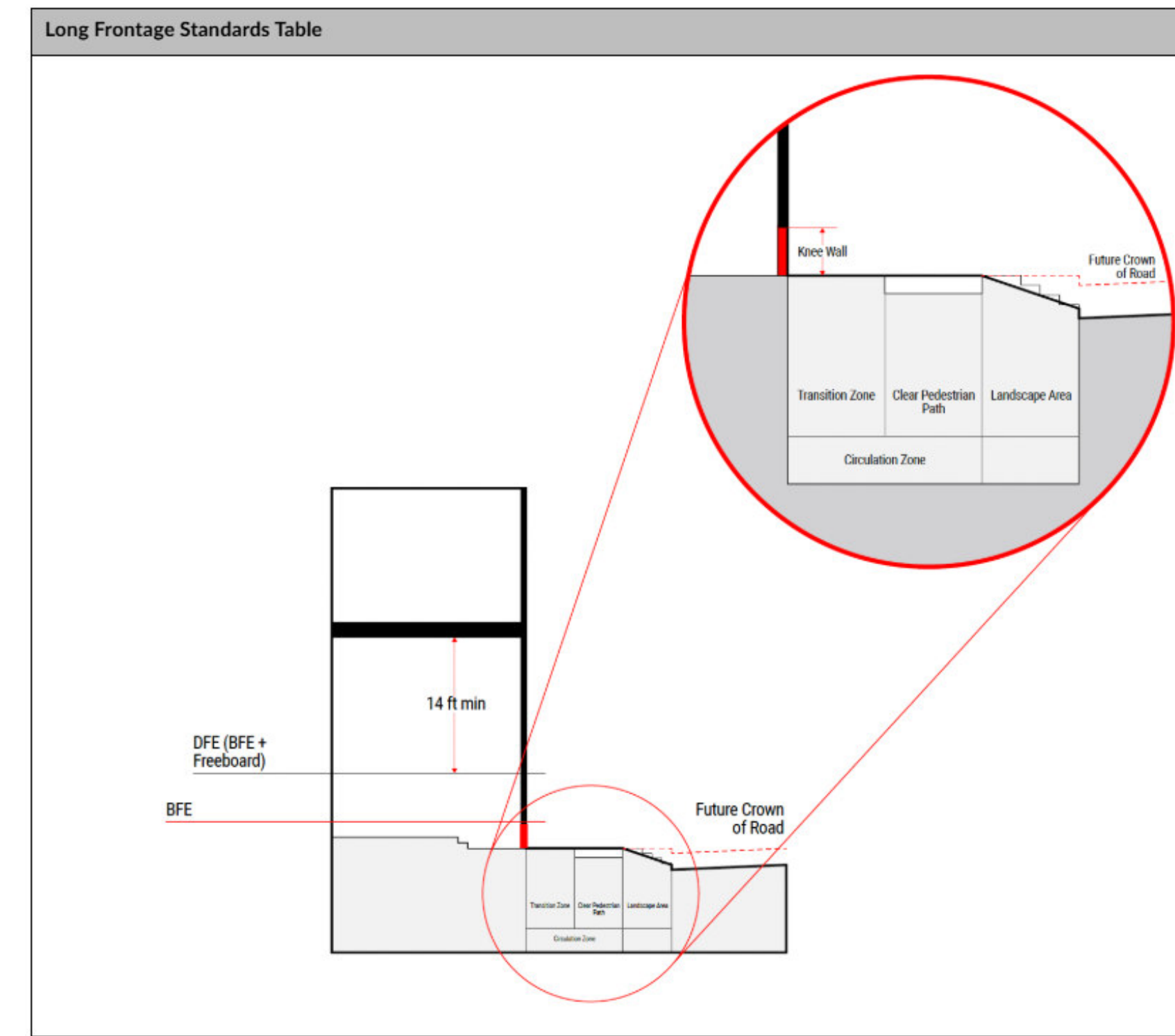
SHEET NO.
A-011

01 CONTEXTUAL SITE GROUND FLOOR PLAN
1" = 20'-0"

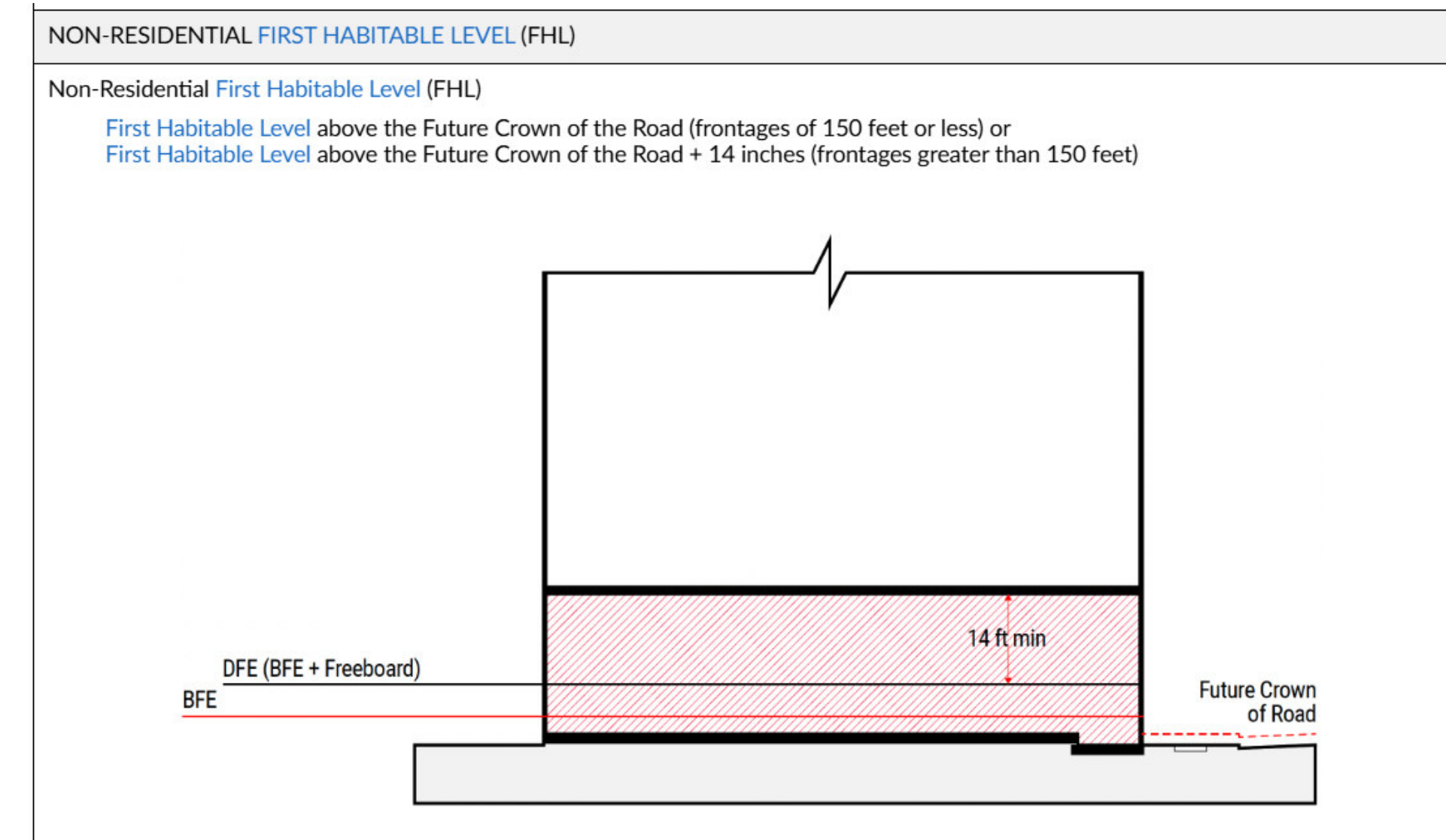




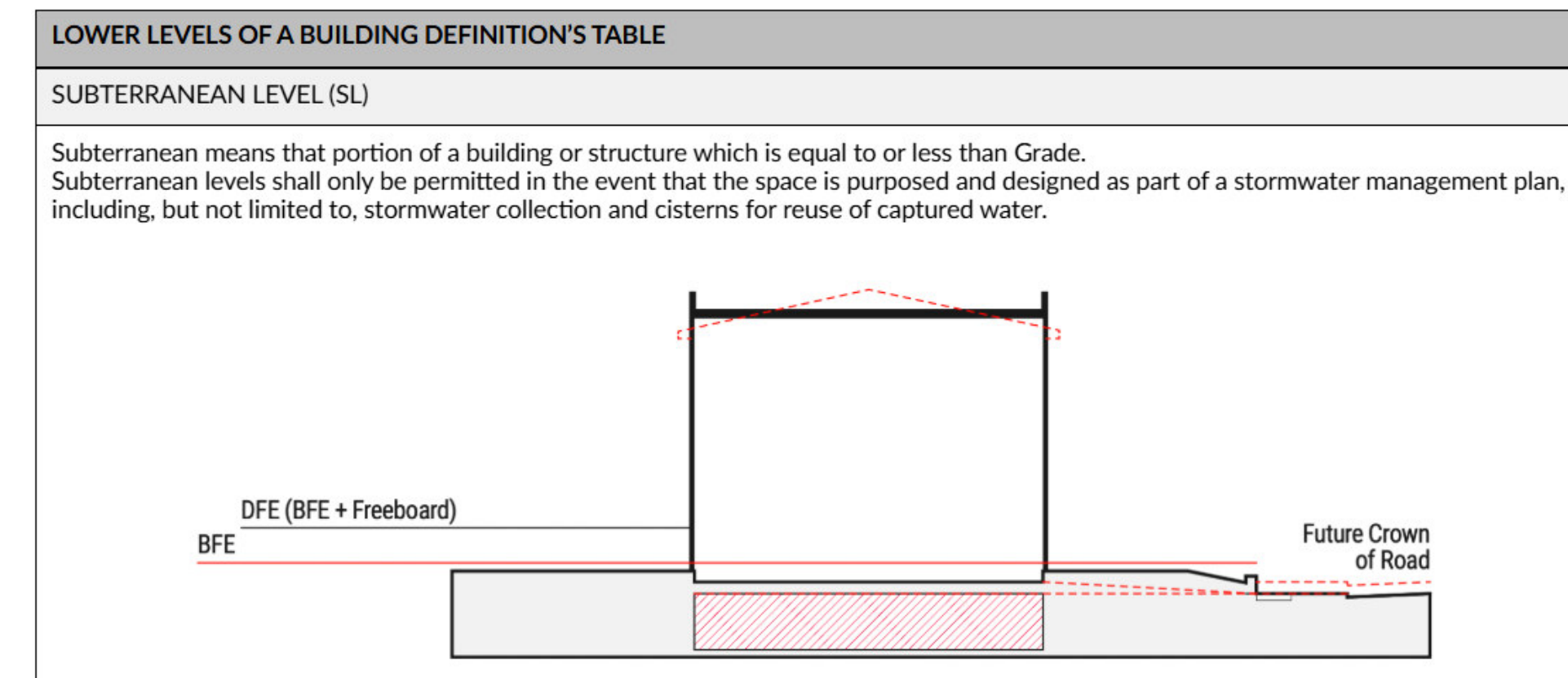
03 TYPICAL SECTION AT FRONTAGE.
1/16" = 1'-0"



02 TYPICAL SECTION AT FRONTAGE
1/16" = 1'-0"



01 TYPICAL SECTION SUBTERRANEAN LEVEL
1/16" = 1'-0"



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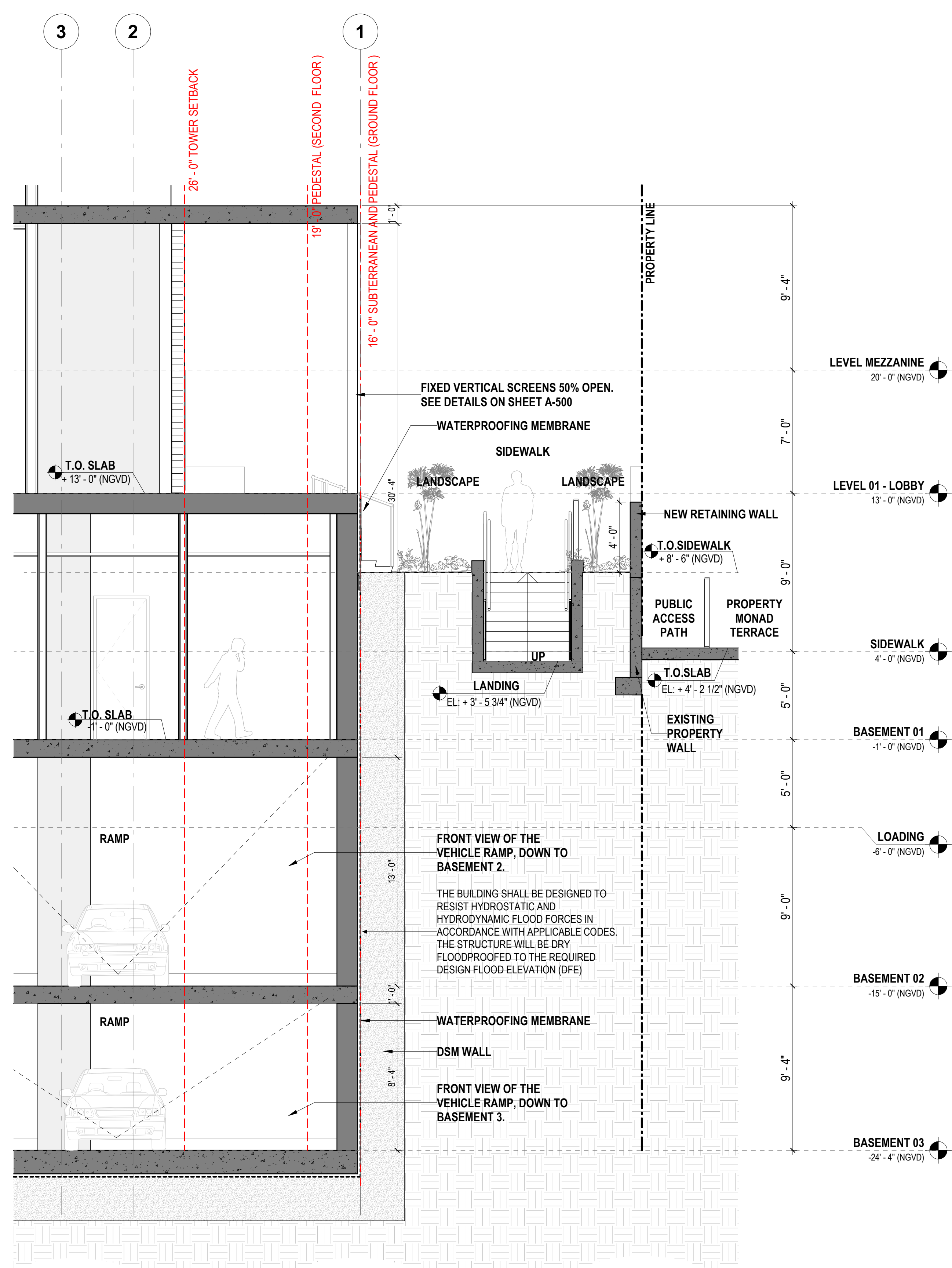
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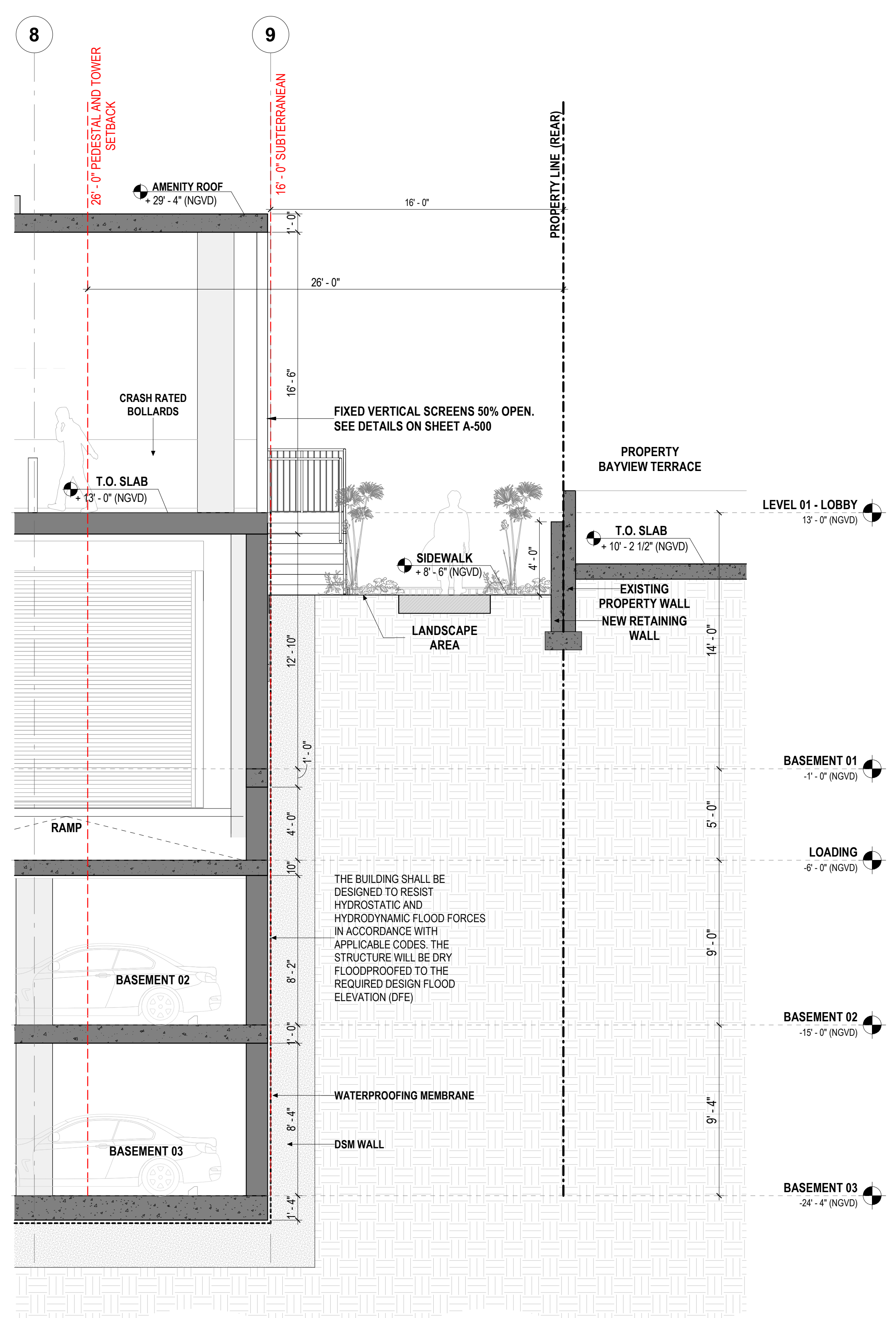
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03	03/08/2026	DRB - FINAL SUBMITTAL

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DATE: 03/08/2026
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SHEET NO.
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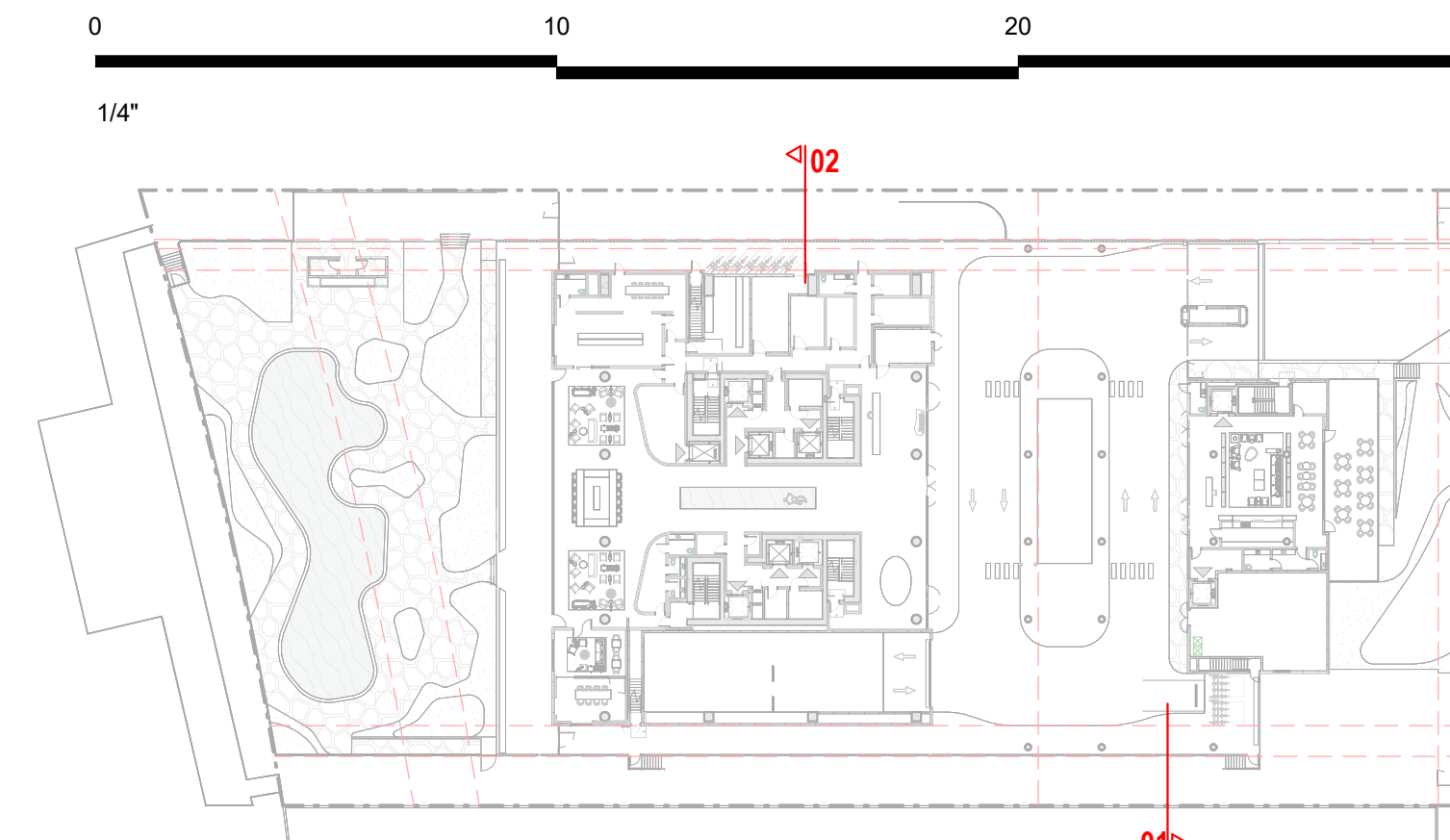
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02 BUILDING SECTION 01-TRANSVERSAL 02
1/4" = 1'-0"



01 BUILDING SECTION 01-TRANSVERSAL 01
1/4" = 1'-0"



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KURT DANNWOLF
REGISTERED ARCHITECT
AR 92042
03/06/2026

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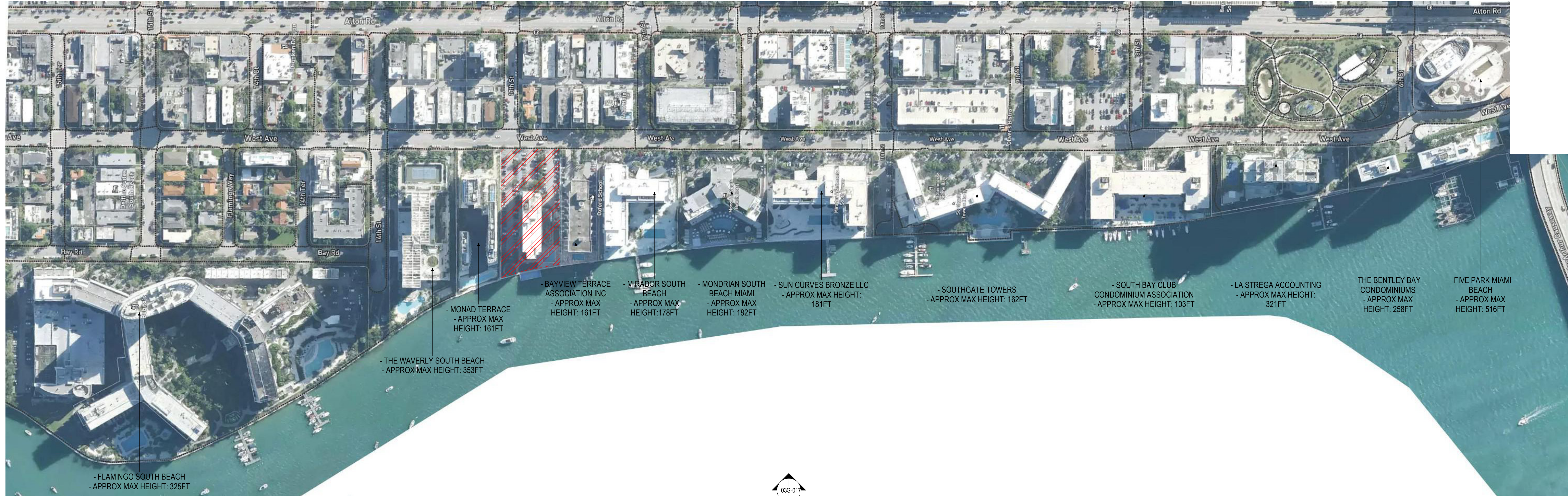
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REVISIONS

NO	DATE	REVISION TITLE
01	01/18/2026	DRB - FIRST SUBMITTAL
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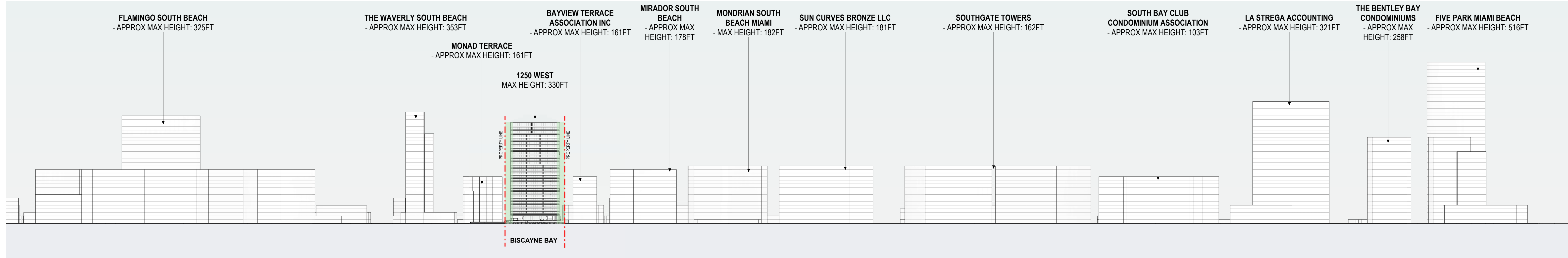


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02 SITE SKYLINE CONTEXT MAP
1" = 160'-0"



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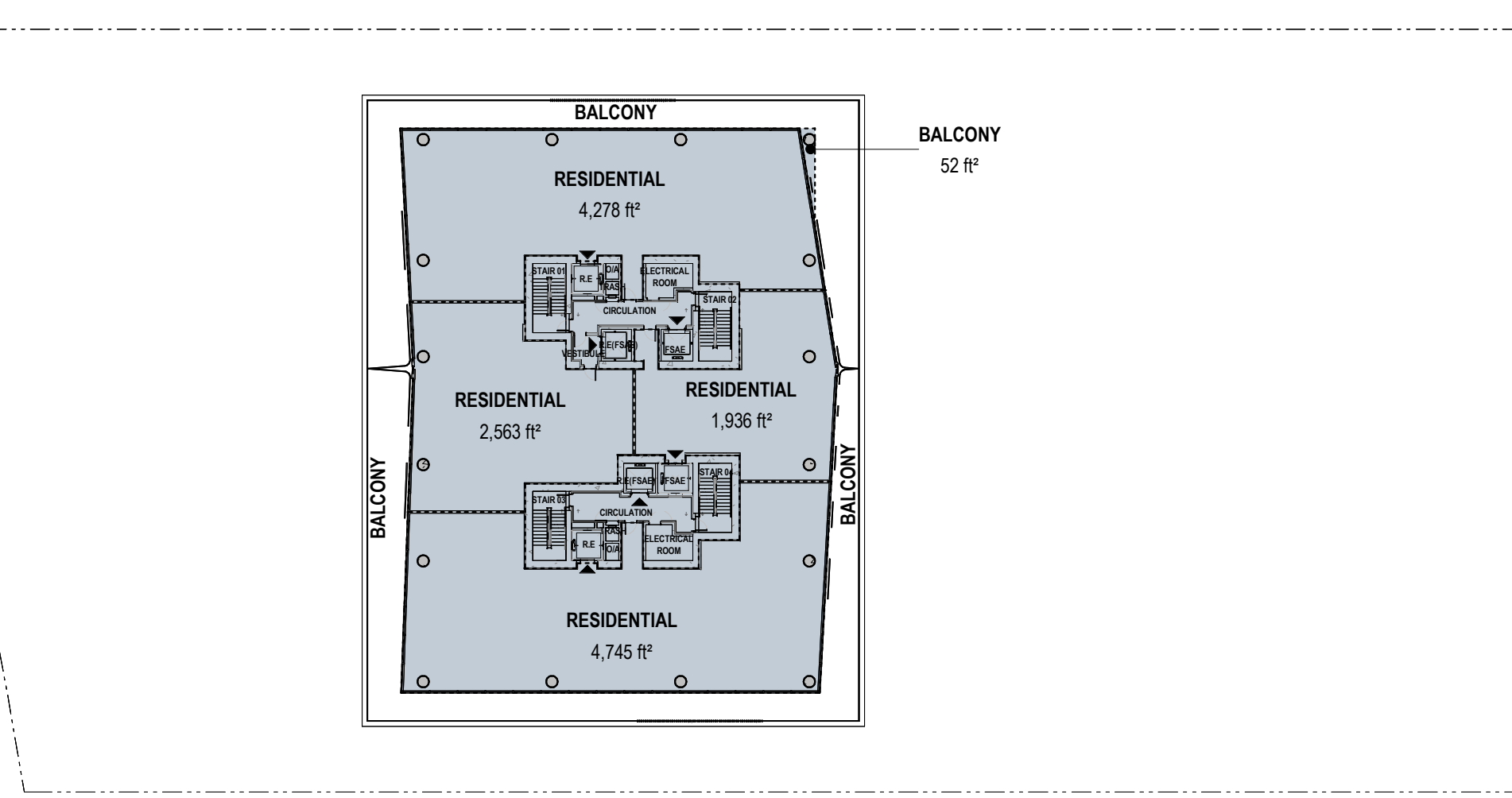
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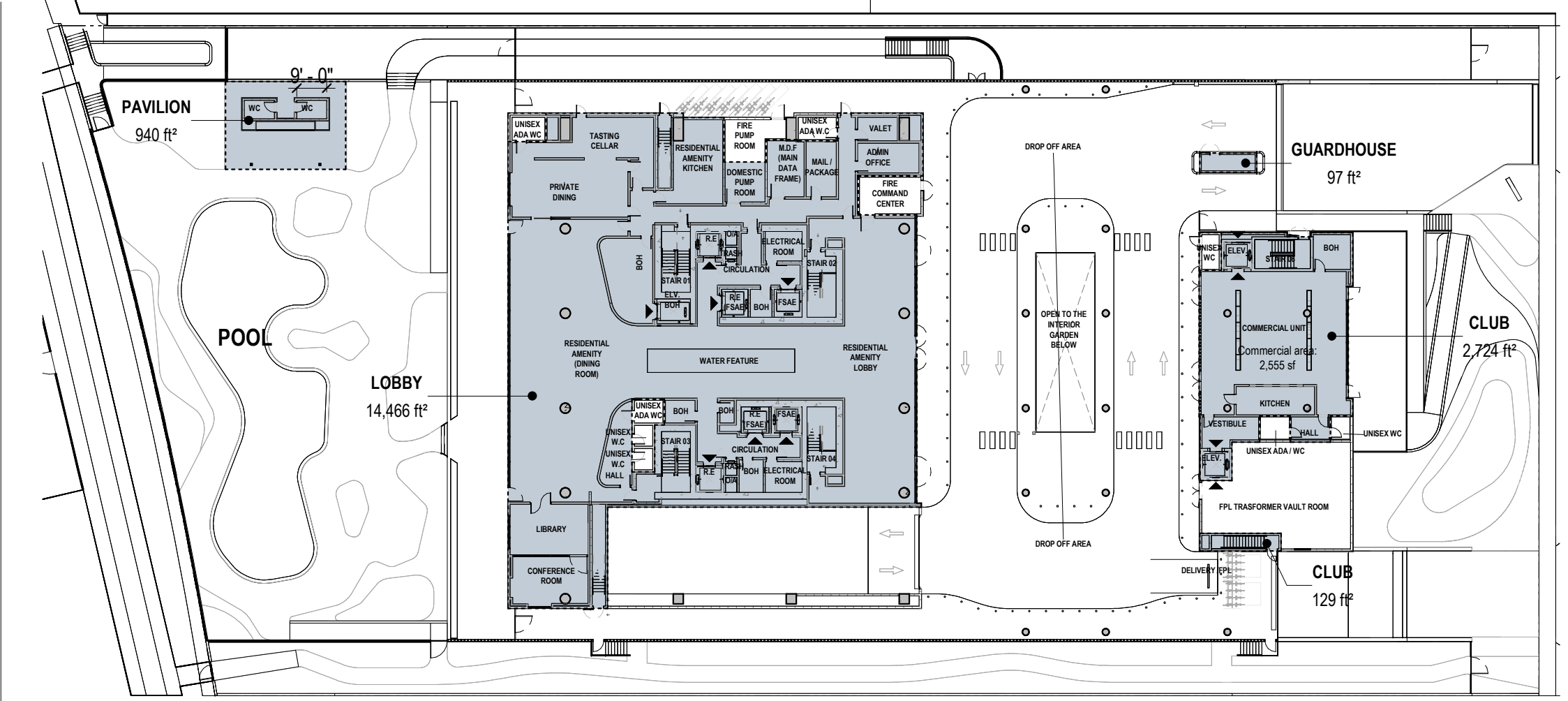
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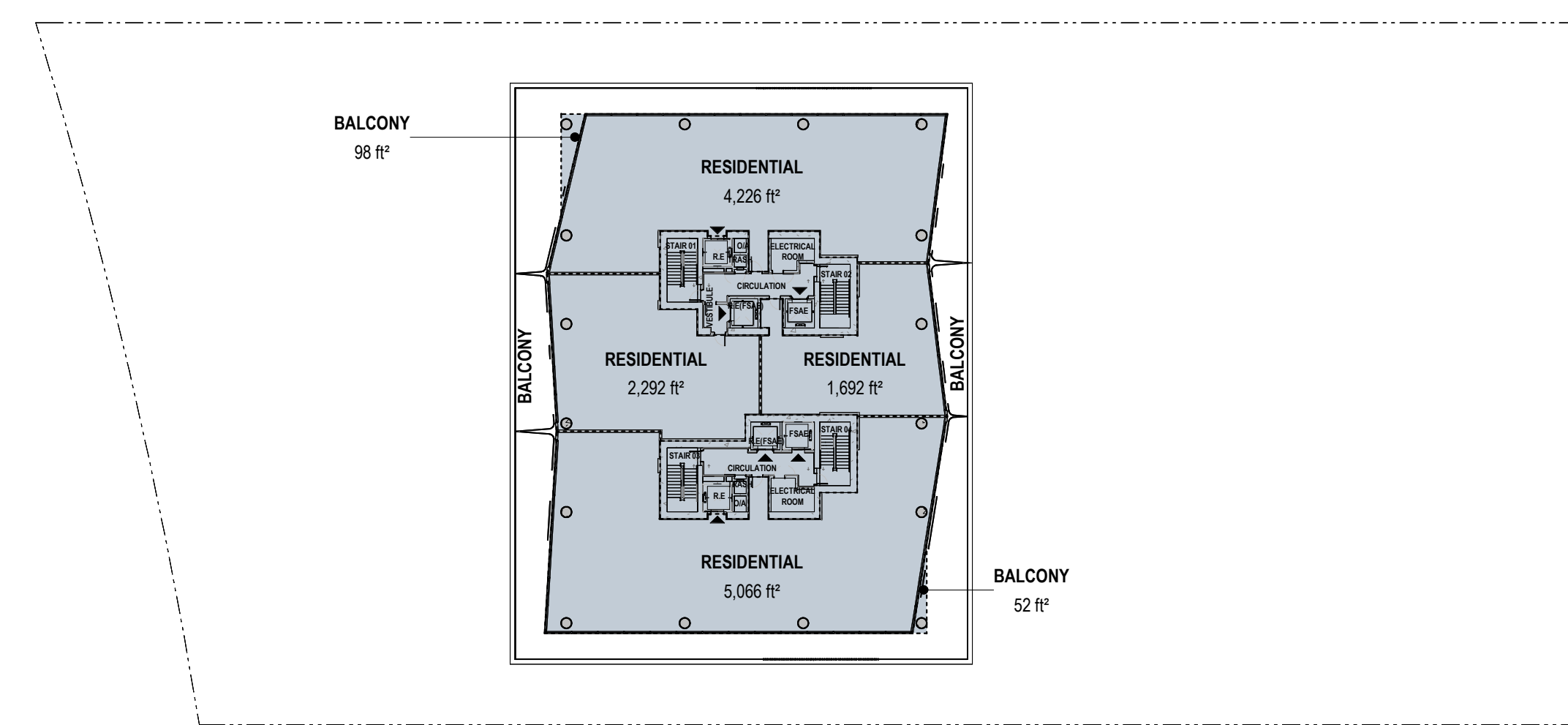
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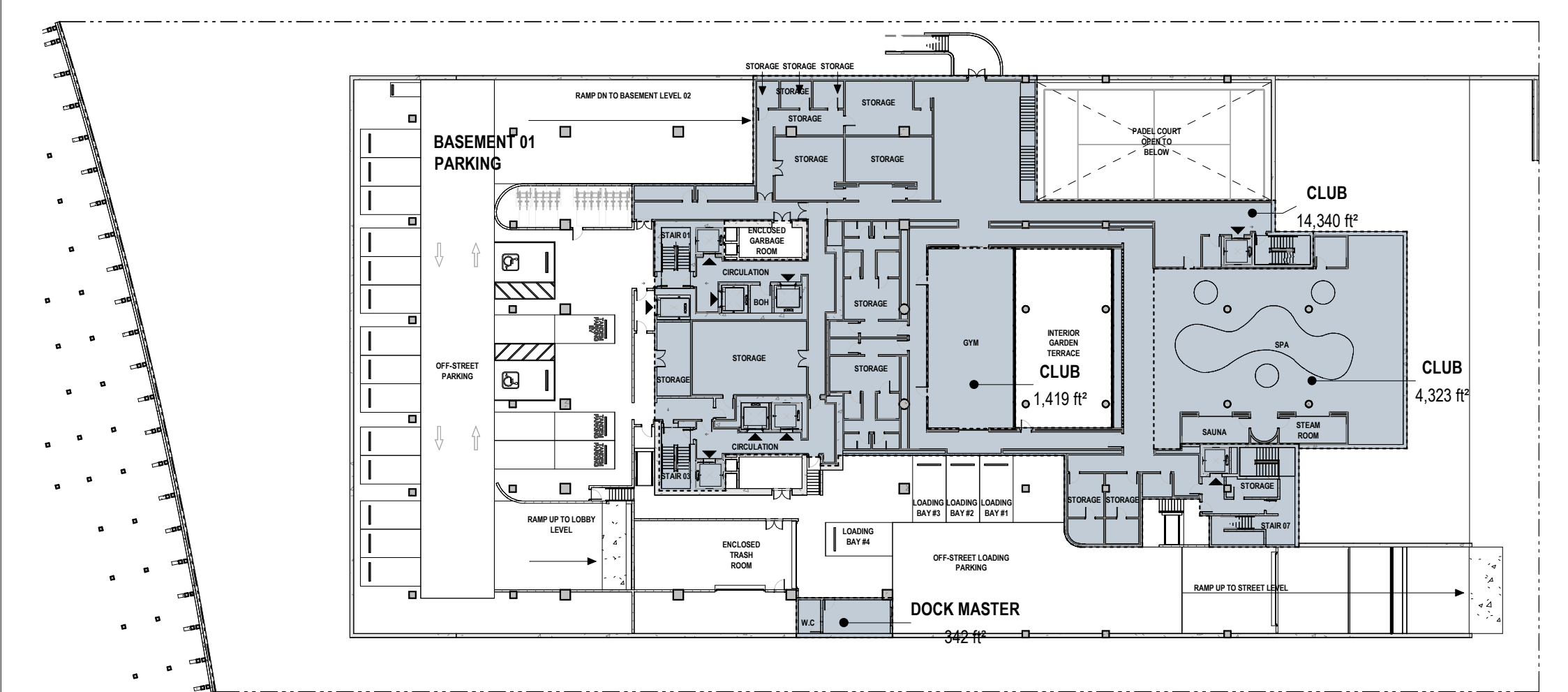
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1" = 40'-0"



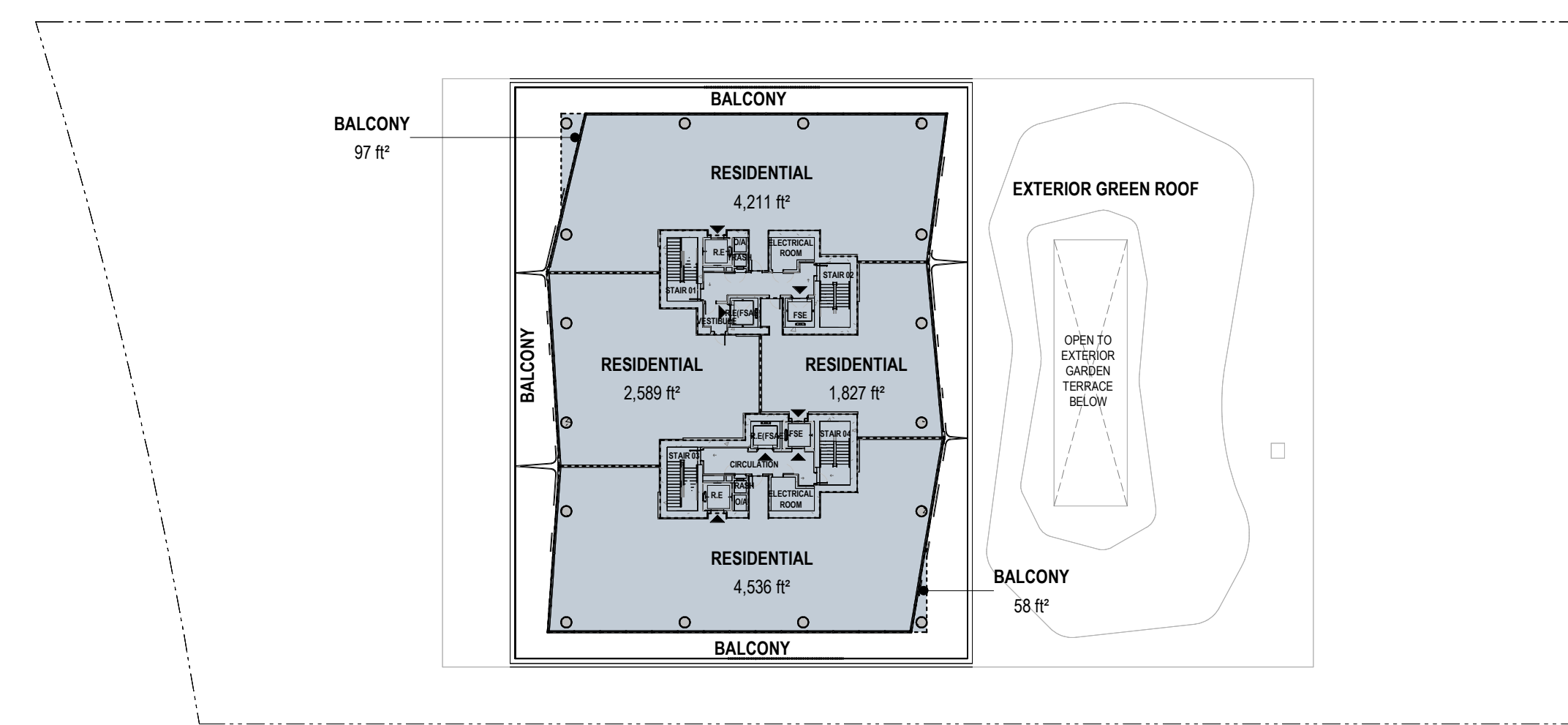
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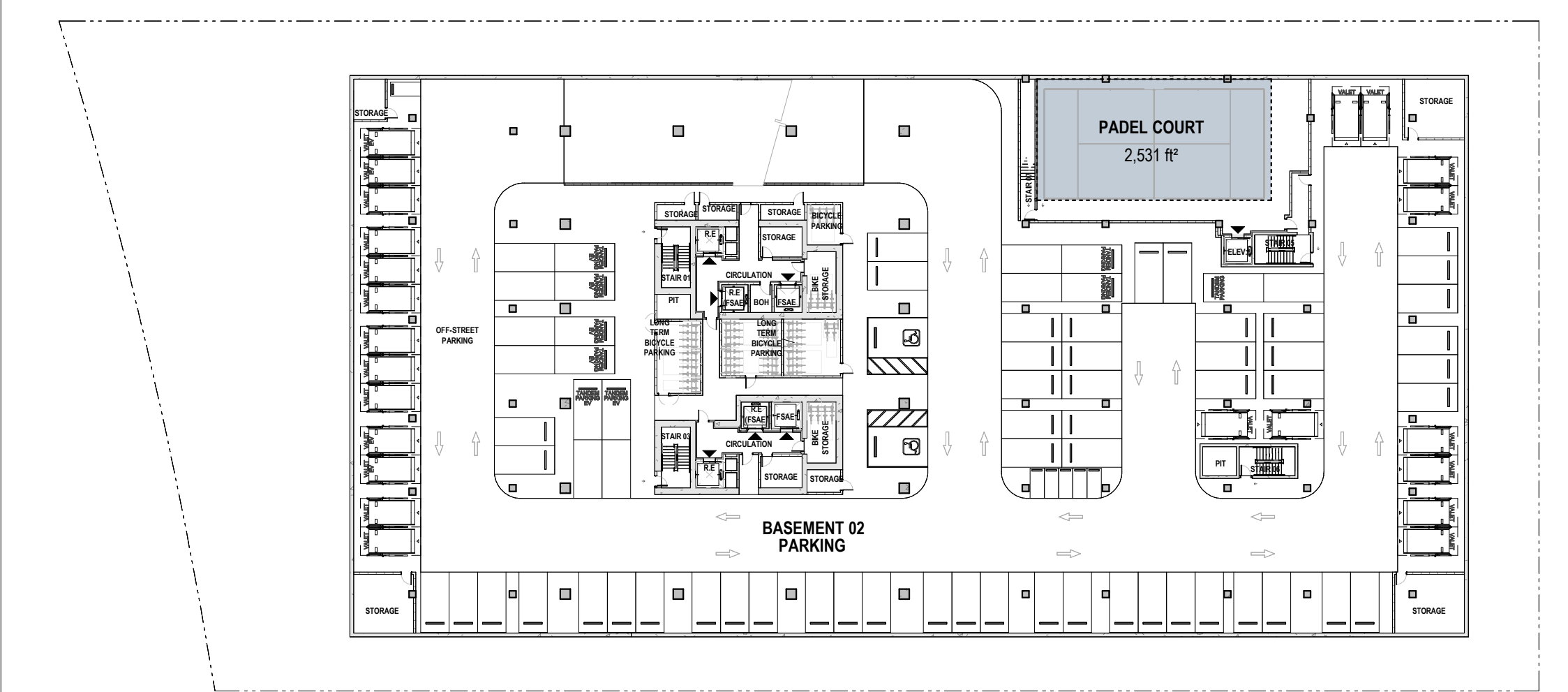
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1" = 40'-0"



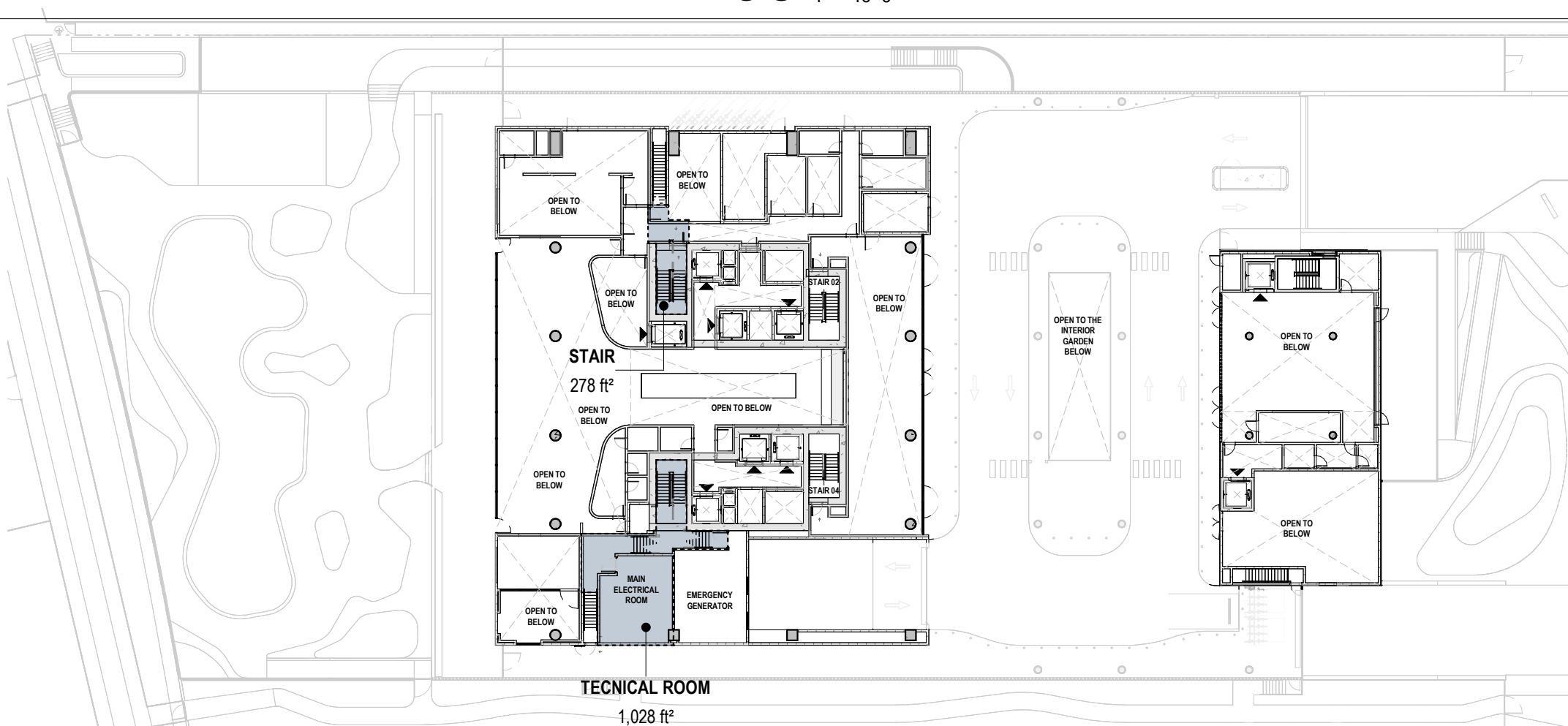
03 F.A.R. DIAGRAM BASEMENT 01
1" = 40'-0"



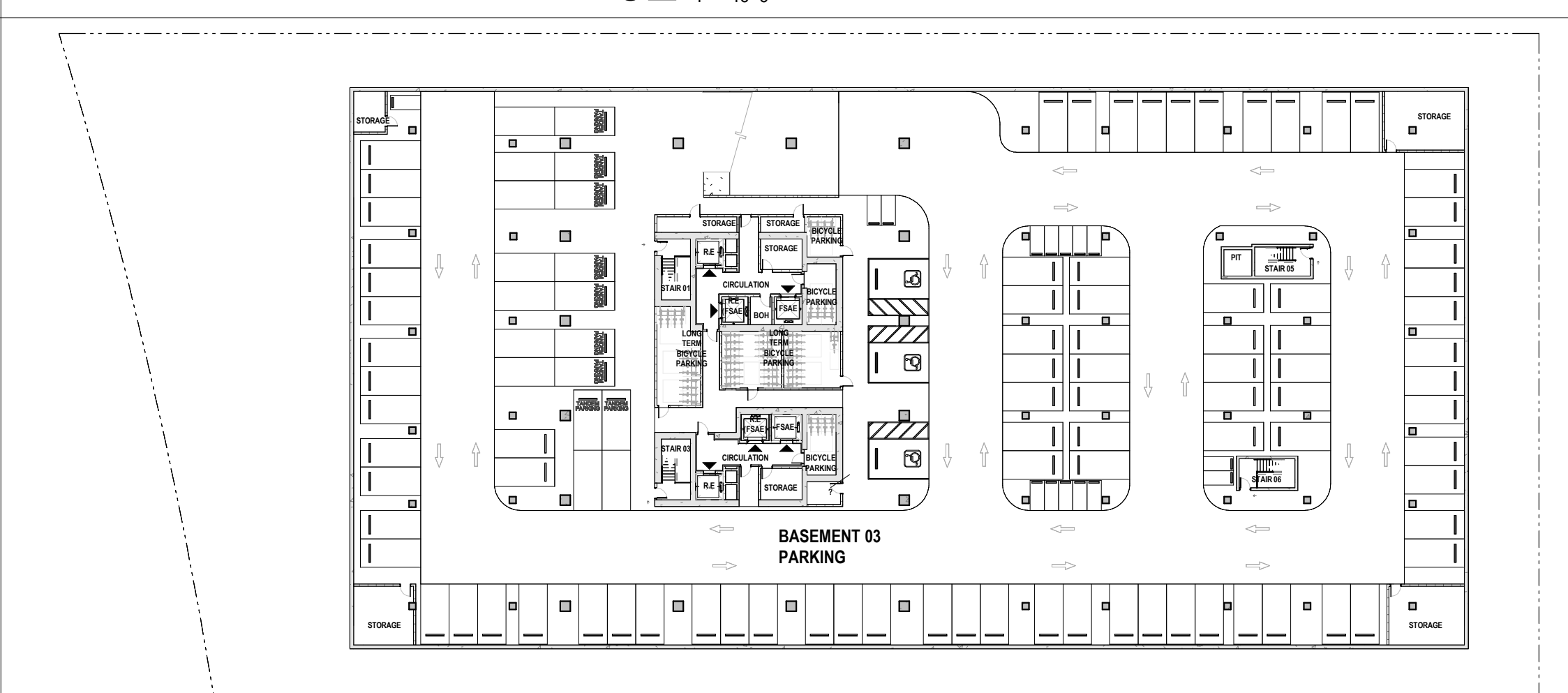
06 F.A.R. DIAGRAM LEVEL 02 TO 16
1" = 40'-0"



02 F.A.R. DIAGRAM BASEMENT 02
1" = 40'-0"



05 F.A.R. DIAGRAM LEVEL 01 MEZZANINE
1" = 40'-0"



01 F.A.R. DIAGRAM BASEMENT 03
1" = 40'-0"

0 5 20 35
Scale: 1"=40'-0"

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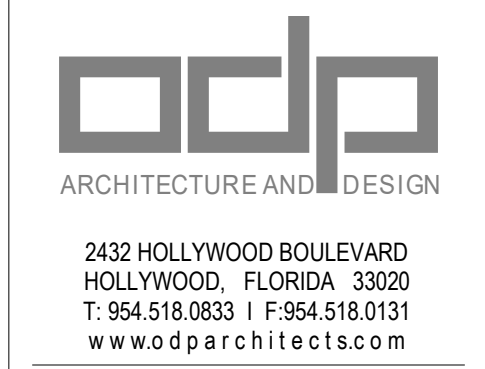
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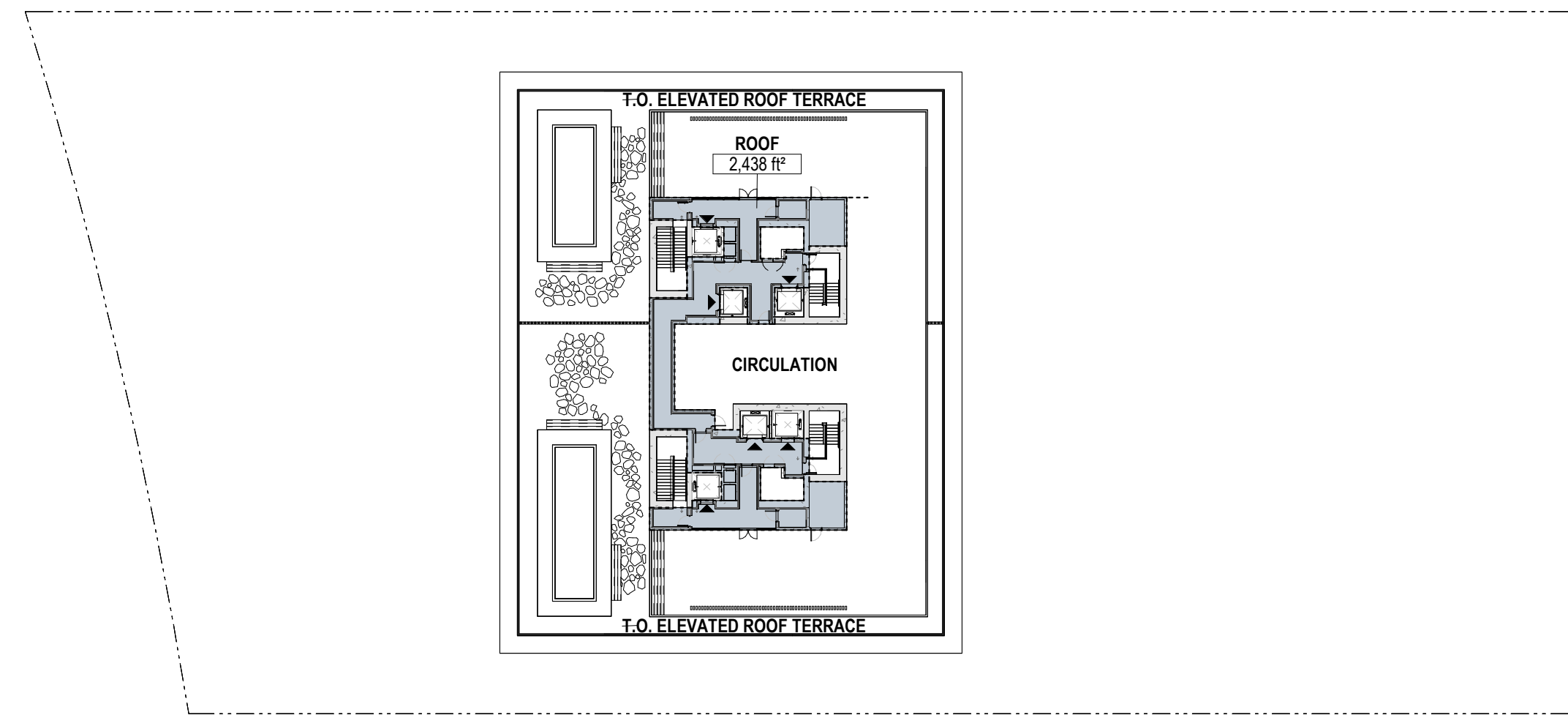
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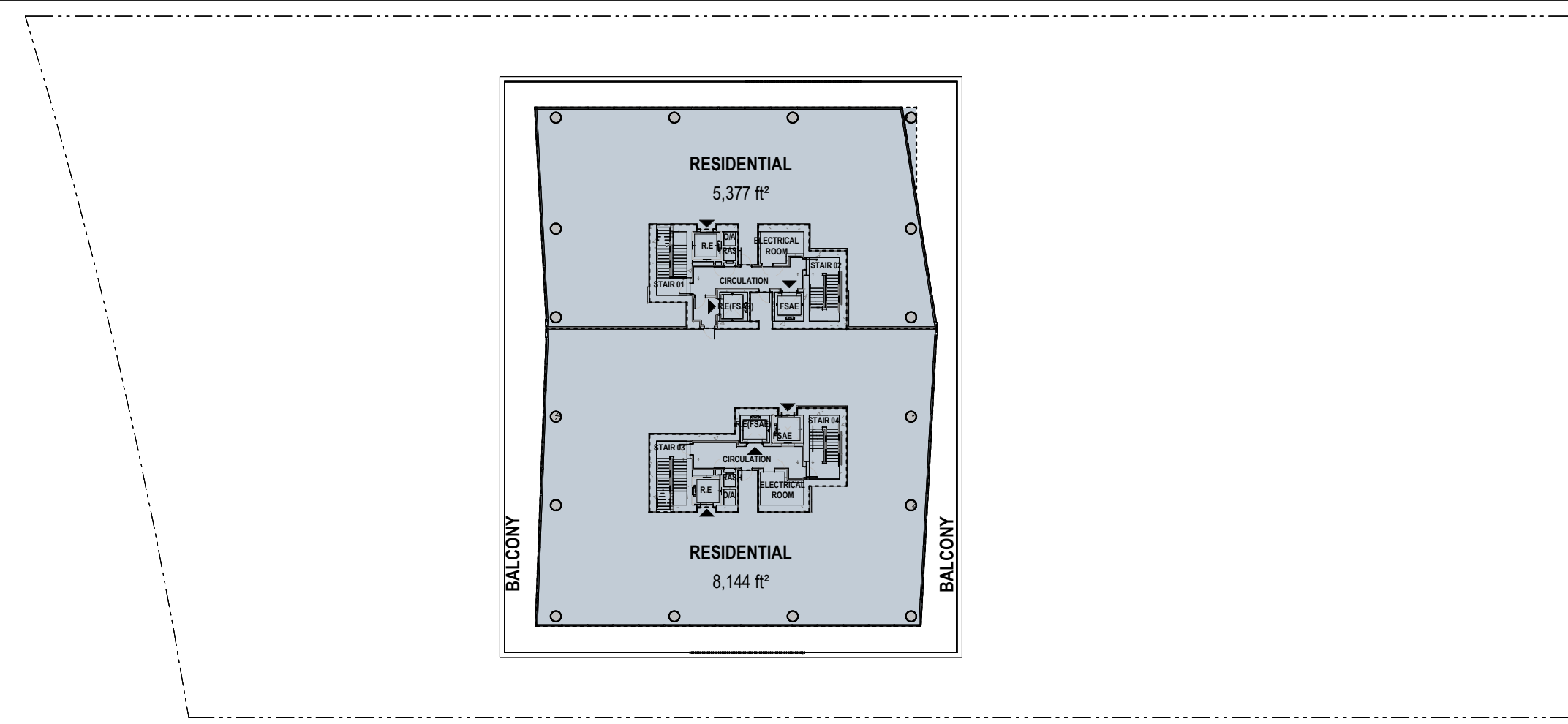
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FAR DIAGRAMS

SHEET NO.
A-015

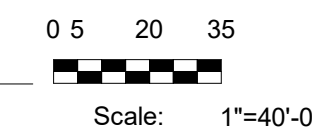
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02 F.A.R. DIAGRAM LEVEL 29 - ROOF
1" = 40'-0"



01 F.A.R. DIAGRAM LEVEL 28
1" = 40'-0"



F.A.R. TYPICAL AREA - BREAKDOWN.	
LEVEL	AREA
ROOF	2,438 ft ²
LEVEL 28	16,254 ft ²
LEVEL 27	16,254 ft ²
LEVEL 26	16,254 ft ²
LEVEL 25	16,118 ft ²
LEVEL 24	16,118 ft ²
LEVEL 23	16,118 ft ²
LEVEL 22	16,118 ft ²
LEVEL 21	16,118 ft ²
LEVEL 20	16,118 ft ²
LEVEL 19	16,118 ft ²
LEVEL 18	16,118 ft ²
LEVEL 17	16,118 ft ²
LEVEL 16	16,000 ft ²
LEVEL 15	16,000 ft ²
LEVEL 14	16,000 ft ²
LEVEL 13	16,000 ft ²
LEVEL 12	16,000 ft ²
LEVEL 11	16,000 ft ²
LEVEL 10	16,000 ft ²
LEVEL 09	16,000 ft ²
LEVEL 08	16,000 ft ²
LEVEL 07	16,000 ft ²
LEVEL 06	16,000 ft ²
LEVEL 05	16,000 ft ²
LEVEL 04	16,000 ft ²
LEVEL 03	16,000 ft ²
LEVEL 02	16,000 ft ²
LEVEL MEZZANINE	1,306 ft ²
LEVEL 01 - LOBBY	18,356 ft ²
BASEMENT 01	20,424 ft ²
BASEMENT 02	2,531 ft ²
TOTAL FAR	478,872 ft²

ALLOWED FAR
PER ORDINANCE 2025-4749 MAX FAR 5.75
83,285 SF X 5.75 = **478,888 SF**
PROPOSED: 478,872 SF/ 83,285 SF = 5.75

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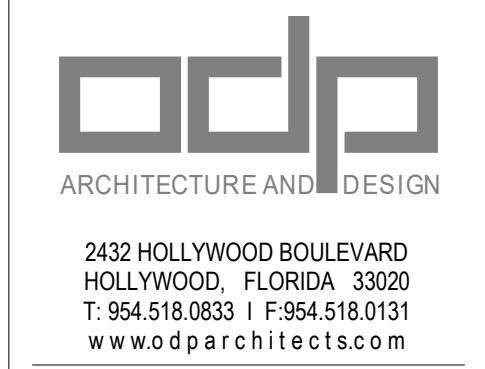
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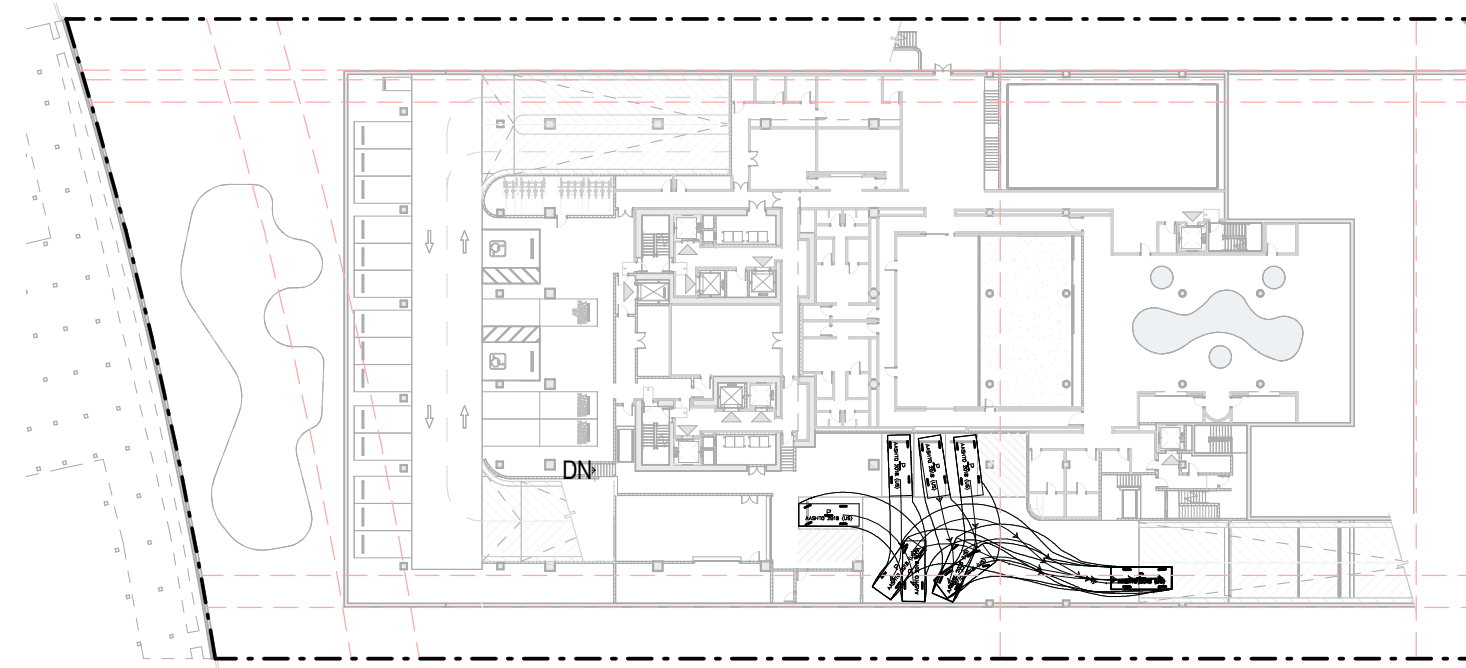
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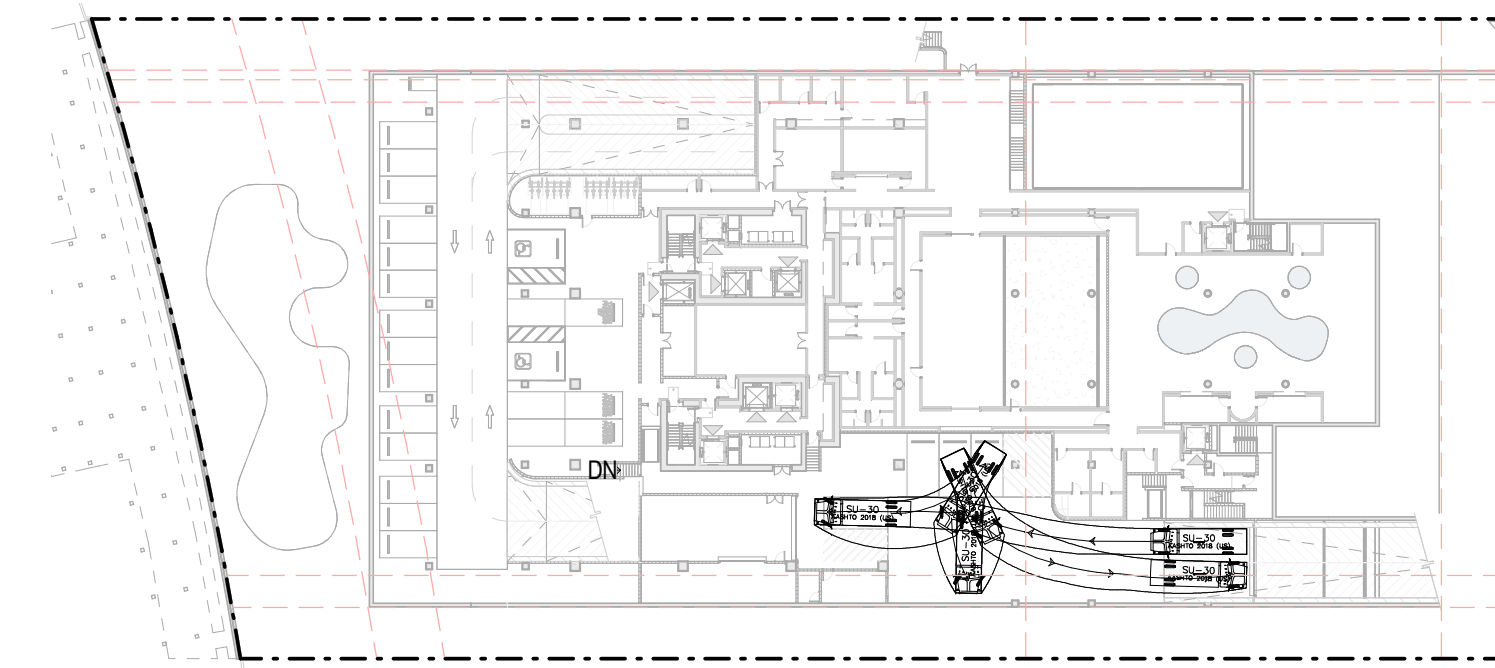
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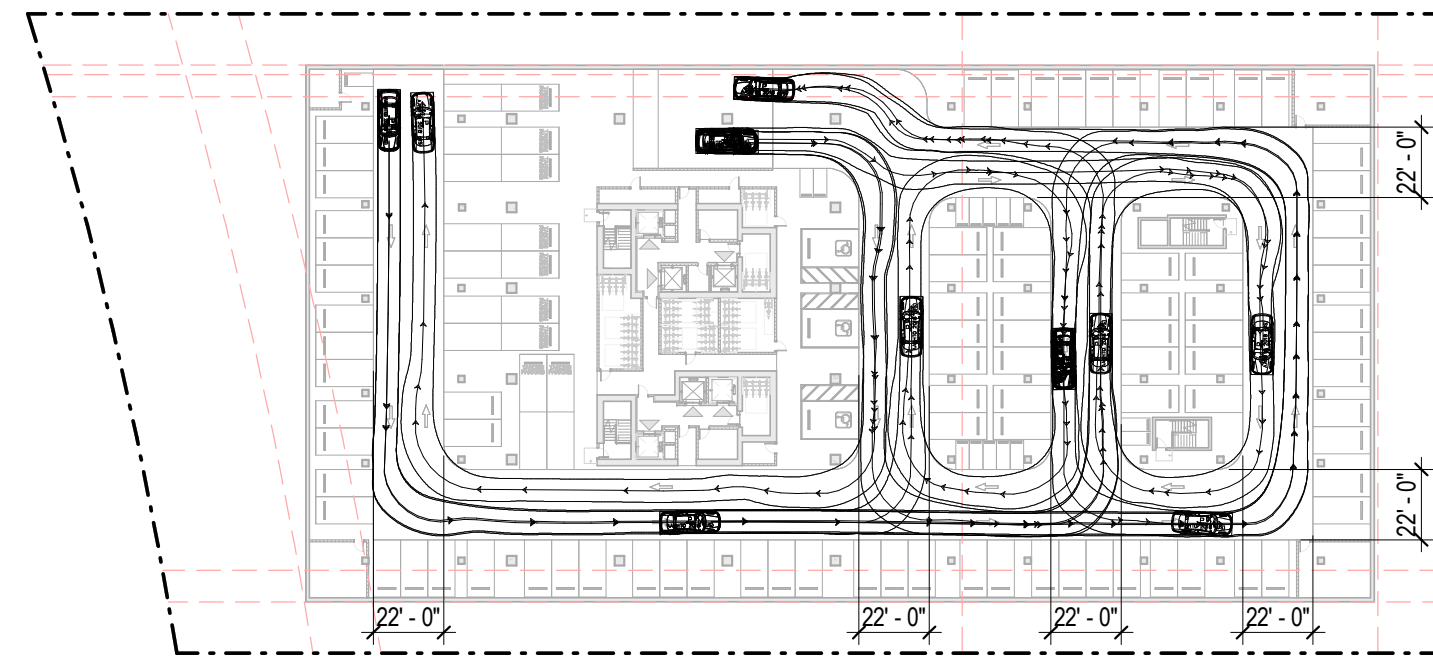
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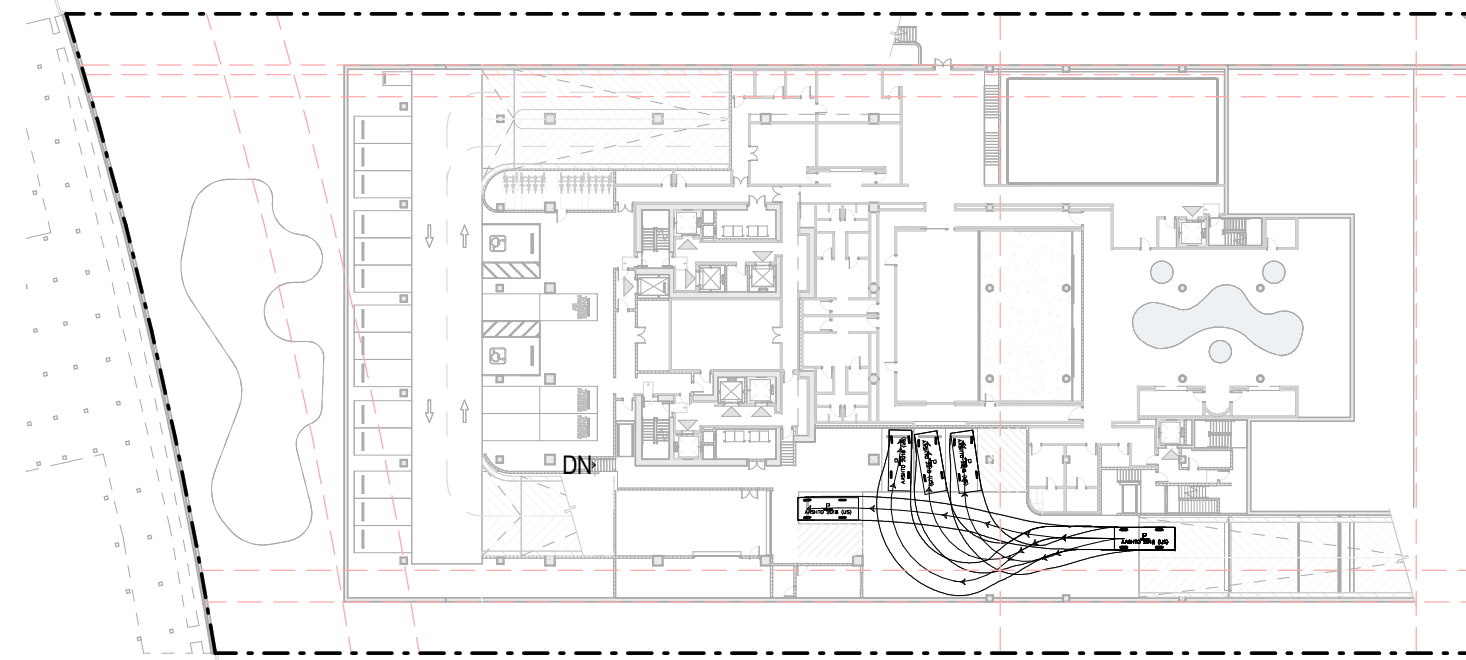
08 BASEMENT 01 - LOADING AREA - DELIVERY VAN EGRESS
1" = 60'-0"



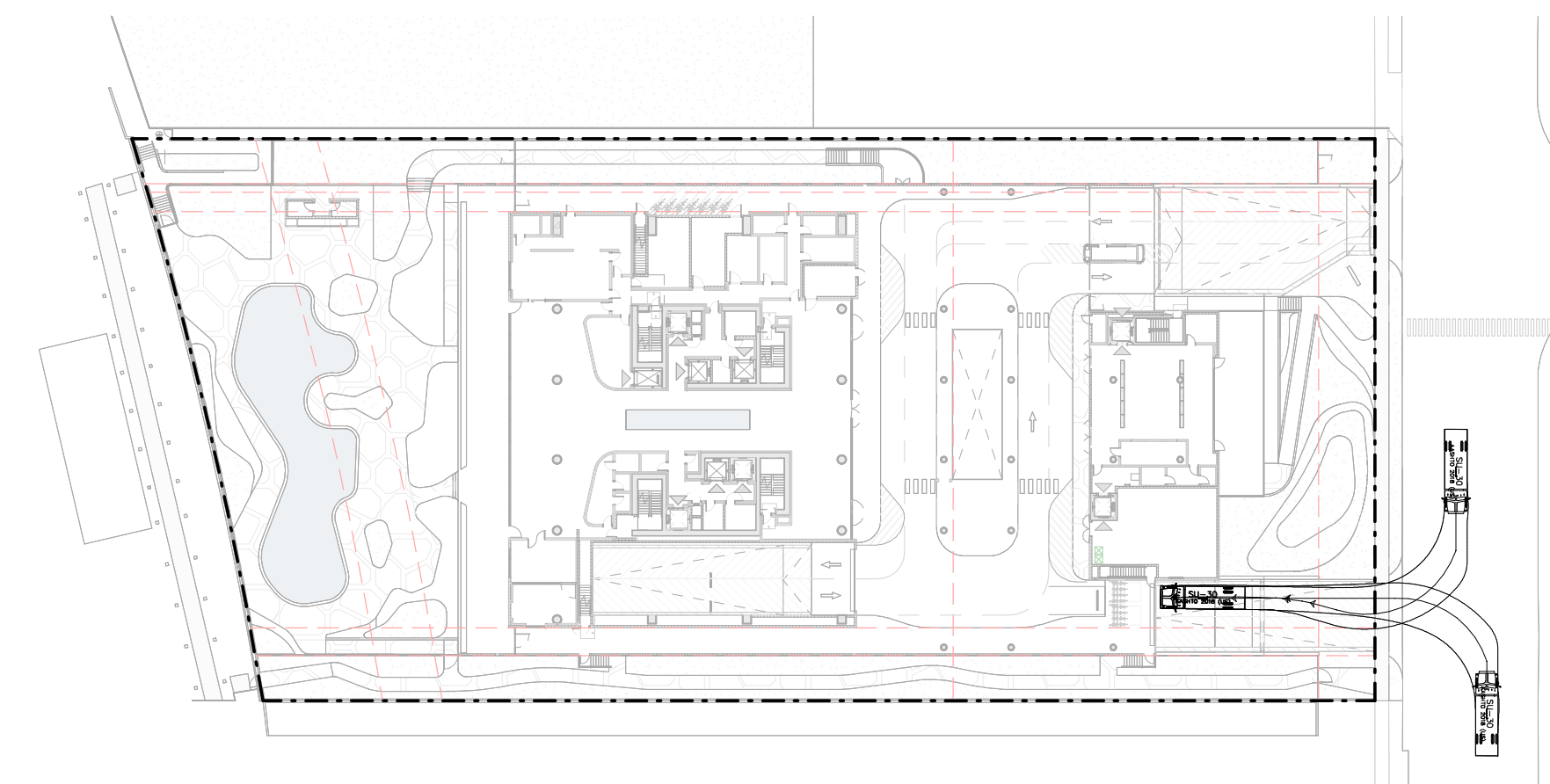
04 BASEMENT 01 - LOADING AREA - REFUSE VEHICLE
1" = 60'-0"



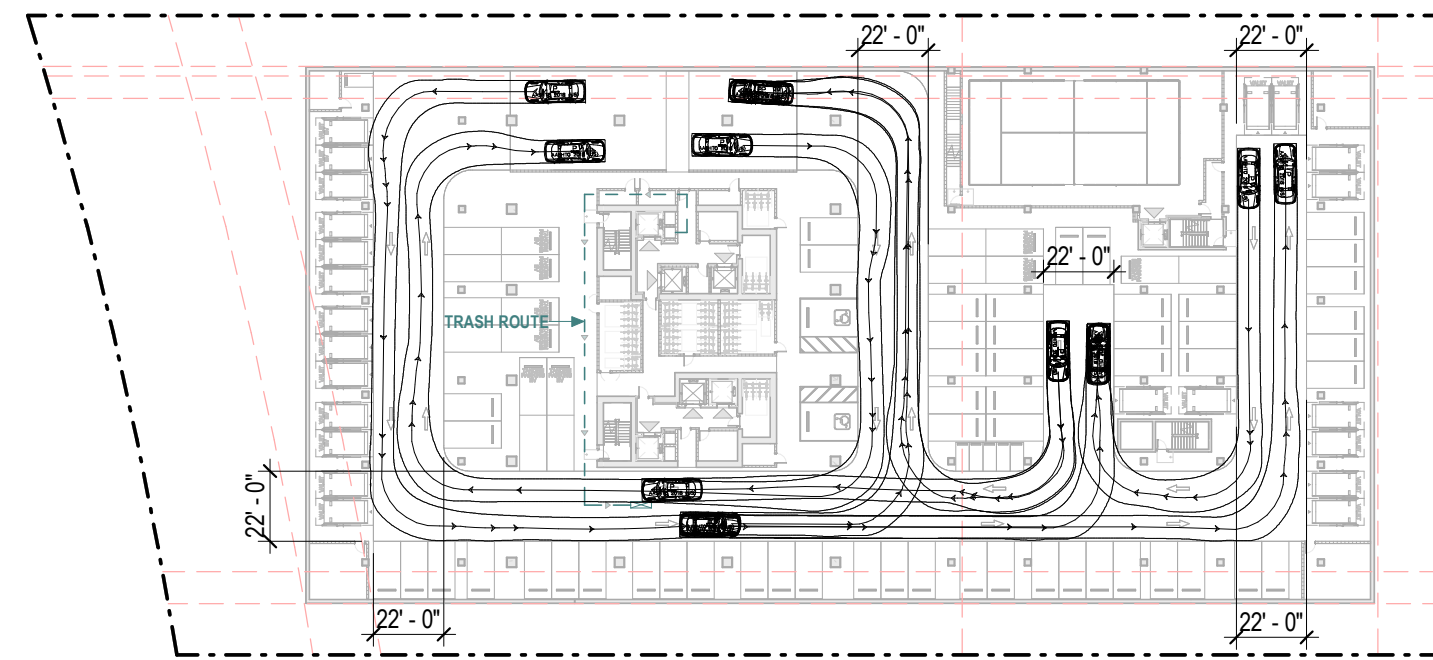
11 BASEMENT 03 - PASSENGER VEHICLE
1" = 60'-0"



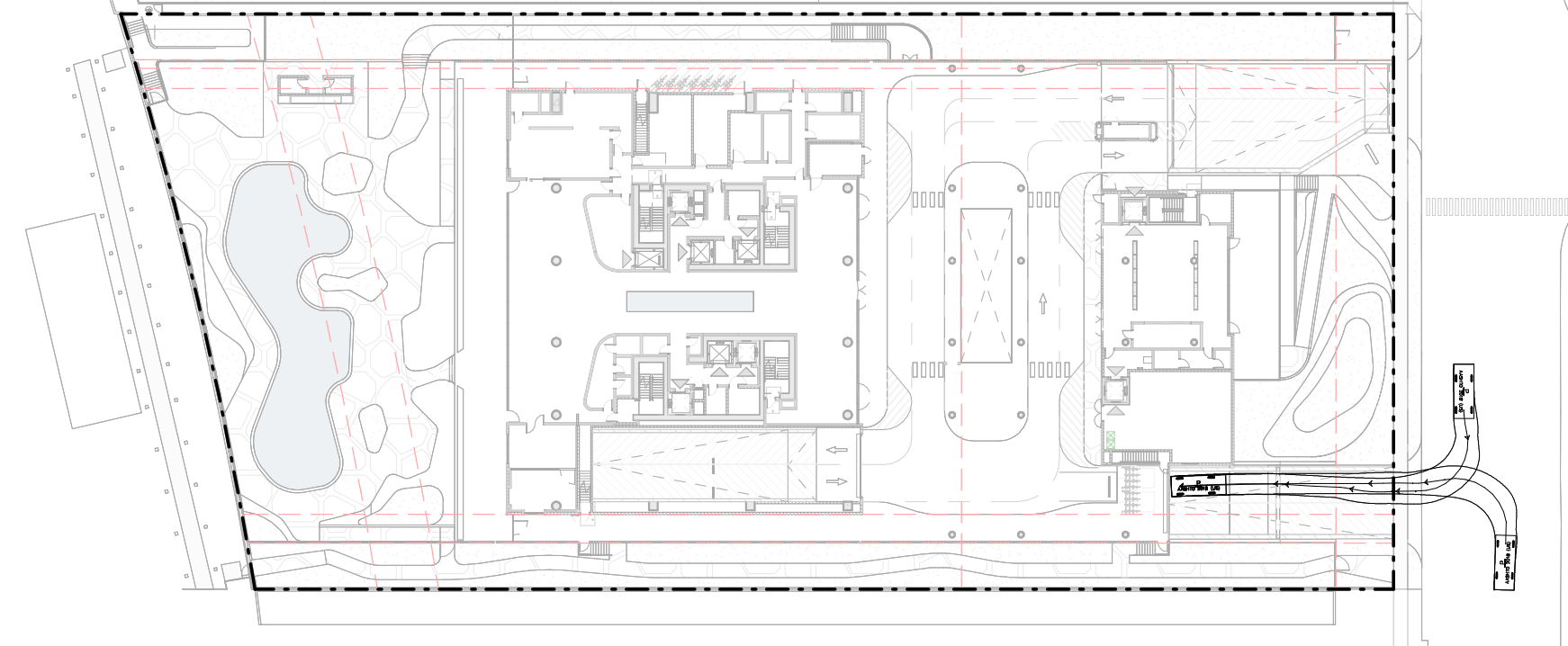
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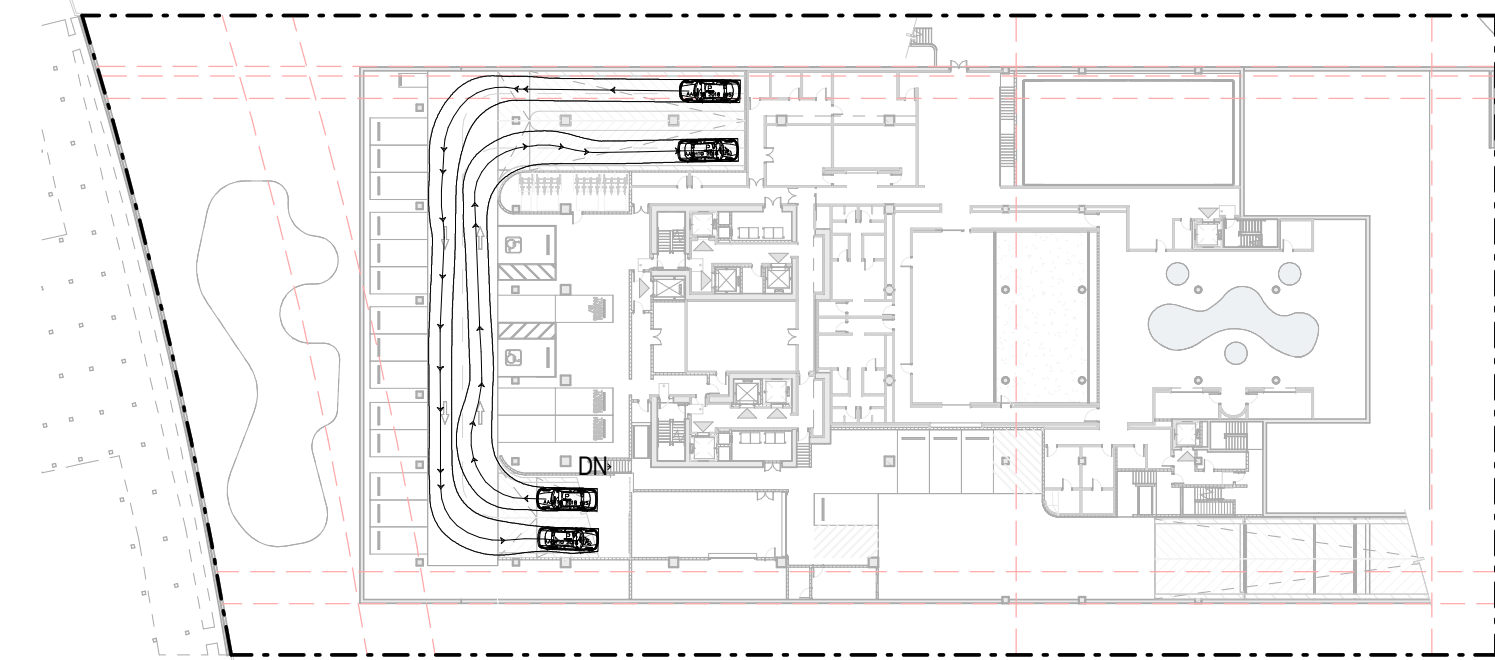
03 LEVEL 01 - LOADING AREA - REFUSE VEHICLE INGRESS
1" = 60'-0"



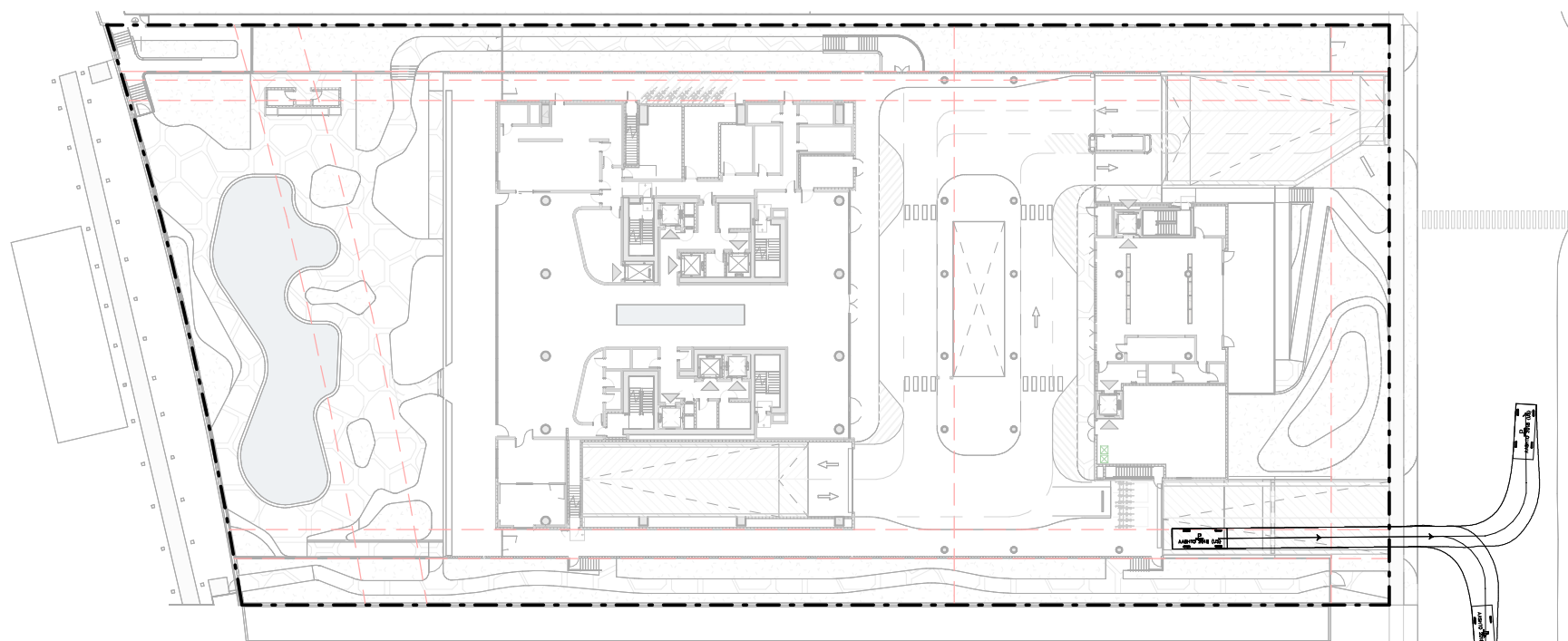
10 BASEMENT 02 - PASSENGER VEHICLE
1" = 60'-0"



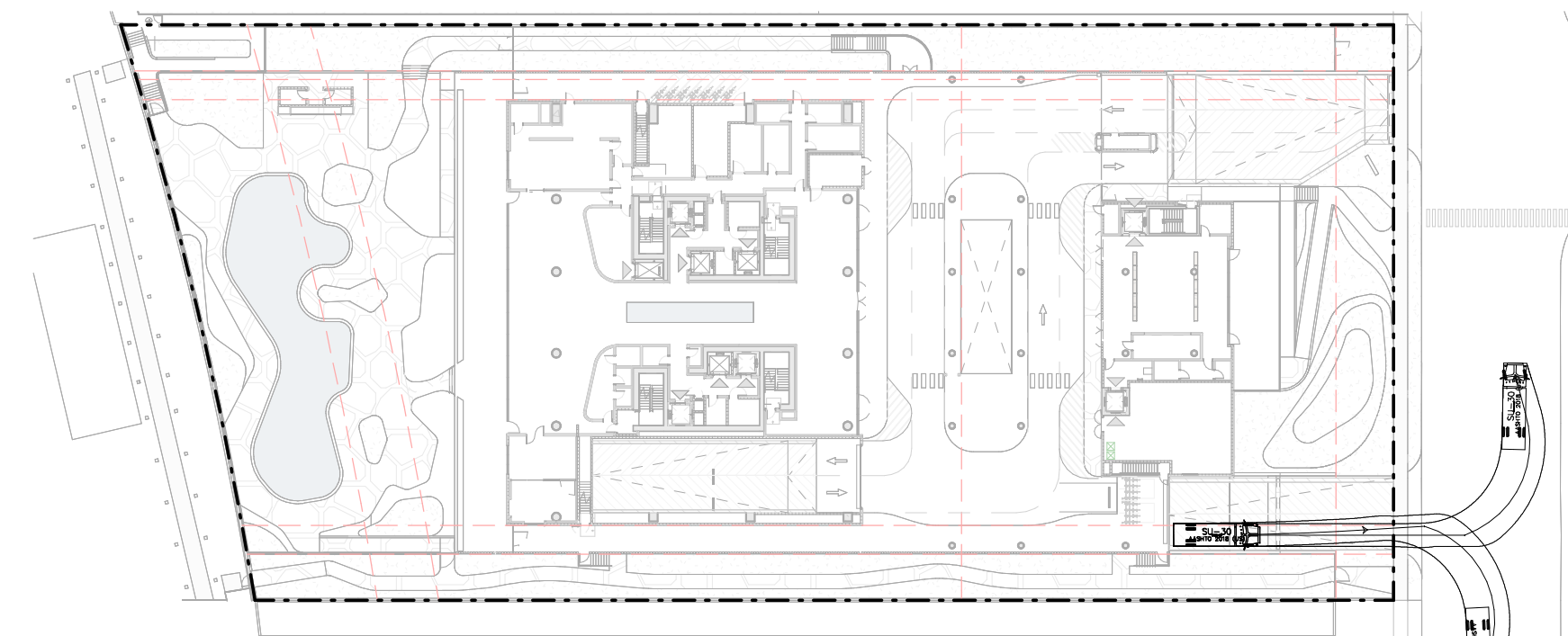
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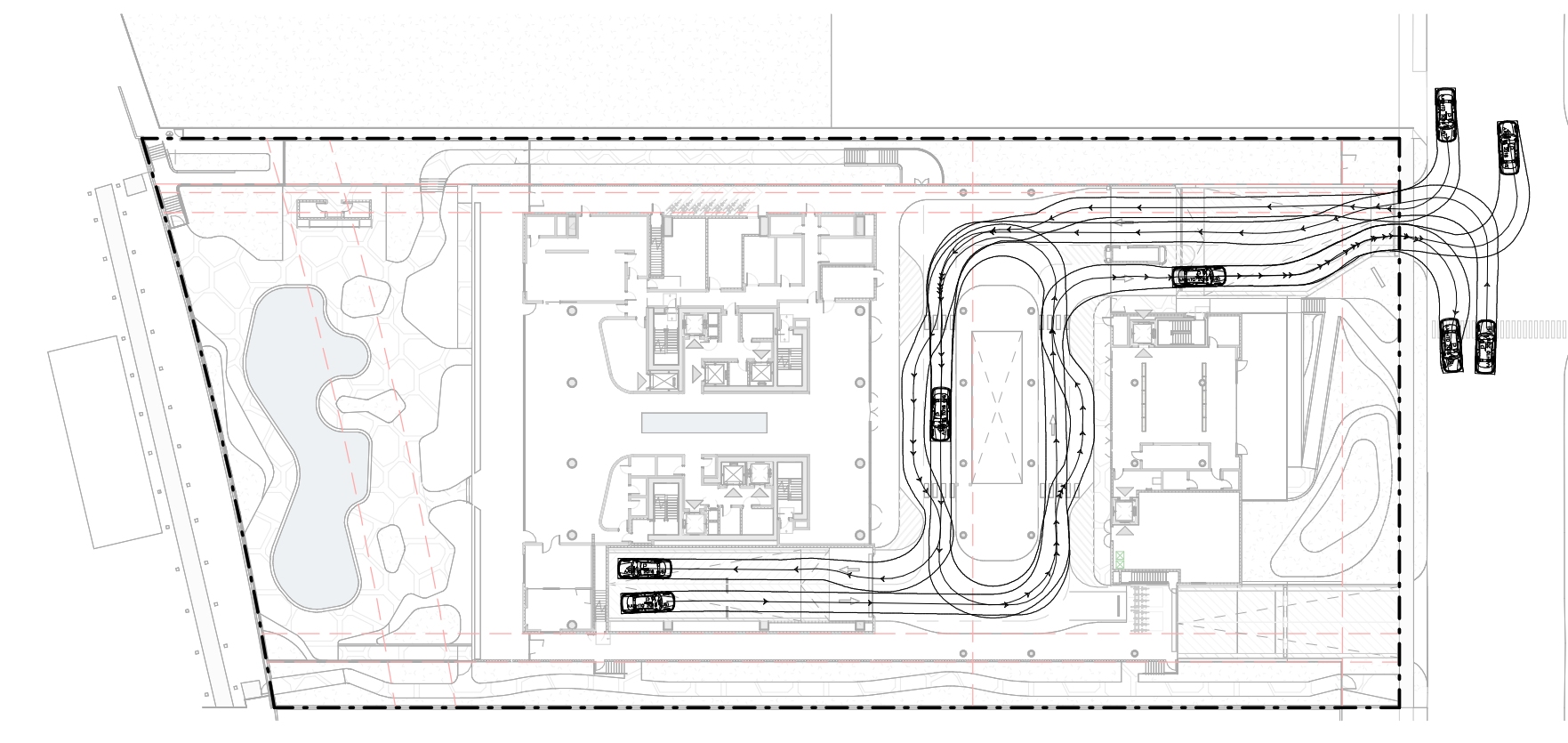
02 BASEMENT 01 - PASSENGER VEHICLE
1" = 60'-0"



09 LEVEL 01 - LOADING AREA - DELIVERY VAN EGRESS
1" = 60'-0"



05 LEVEL 01 - LOADING AREA - REFUSE VEHICLE EGRESS
1" = 60'-0"



01 LEVEL 01 - PASSENGER VEHICLE
1" = 60'-0"

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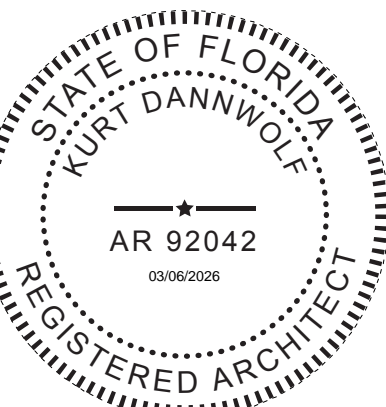
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SHEET NO.

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