1250 West Avenue

DRB25-1159 – May 14th, 2026
DRB Meeting

Terra

edsa

odp ARCHITECTURE AND DESIGN

1250 West Ave Owner LLC
May 2026

Neighborhood Benefits

Baywalk

This building is the key that unlocks the Baywalk from 5th Street to Lincoln Road. The Baywalk behind the project will form a continuous over-water segment from 10th Street to Monad Terrace. Linear feet of baywalk = 186 ft 0 in.

Bikini Hostel Site Demolition

The Hostel Site was acquired and demolished as promised. Transfer is funded and time-bound.

Pedestrian Access Path

On the south side of the Property, a lushly landscape 16’ wide setback contains a shady pedestrian pathway that connects West Avenue directly to the Baywalk. Combined with the over-water Baywalk segment along the western edge of the Property, this pathway ensures the project actively connects the public to the bay rather than simply sitting adjacent to it. Linear feet of pedestrian access = 395 ft 6 in.

Offsite Baywalks Improvements

The developer is responsible for design, permitting, and construction for 800 West Avenue, 1228 West Avenue, and 1450 Lincoln Road.

Park

As part of our commitment with the city, we will be responsible for advancing the design, planning, and permitting and construction of a community park at the former Bikini Hostel site.

Project Development Summary

Traffic Reduction

New project replaces an existing 238-unit building with a 106-unit building. Traffic actually decreases. The developer submitted a traffic study confirming no significant increase in vehicle trips. The site gets less intense, not more.

Wellness-focused Residential Housing

Short-term rentals are permanently prohibited. A restrictive covenant will run with the land, banning any rental shorter than six months and one day. The building will contain a health club & spa for residents & members, and will function as a tropical modern oasis elevating the character of West Avenue.

Bayfront Design

The pool deck and landscaping reinforce the bayfront character. A landscaped pool deck with lush tropical planting is integrated at the ground level. The design is refined, in keeping with the quiet residential character the Overlay is designed to protect.

Resiliency

The project was designed for sea level rise. The ground floor, driveways, and garage access are designed to accommodate up to three additional feet of street elevation. All mechanical and electrical systems are above base flood elevation. The landscaping is Florida-friendly and water-absorbent.

Design & Street Presence

The building is set back significantly more than required from West Avenue. And the Bayfront. The 150-foot front setback means the tower sits far off the street. The pedestrian experience along West Avenue will be landscaped and open, not a wall of building, The setback from the Bayfront ensures view corridors a sensitivity to Biscayne Bay.

Landscaping

The landscaping and pedestrian connections reinforce a walkable, livable street edge. The Project features lush tropical landscaping and plentiful shade trees throughout the ground level and setback areas, providing canopy cover that makes the pedestrian environment along West Avenue comfortable rather than exposed.

Internalized Parking & Back of House

The parking is entirely hidden. All required parking, loading spaces, and trash pickup are internalized, located underground in three basement levels. There is no large, bulky parking podium, no above-grade garage visible from the street. The streetscape is clean.

Quality Project

The building uses concrete and wood-like finishes for a tropical modern feel, which are appropriate to the bayfront residential context. The facade composition is carefully layered, with a ground floor that reads as active and welcoming rather than blank or service-oriented.

General Data

DESIGN FLOOD ELEVATION:	13’-0” NGVD
FUTURE CROWN OF ROAD:	4.6 NAVD OR 6.16 NGVD
FUTURE ADJUSTED GRADE:	(+0.56 NGVD) +1’-0” MIN FREEBOARD = 4.6 NAVD OR 6.16 NGVDFUTURE CROWN OF ROAD = 7.86 NGVD
MINIMUM YARD ELEVATION:	FUTURE ADJUSTED GRADE: 7.86 NGVD
MAXIMUM YARD ELEVATION:	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 OVER 7,000 SF MUST MEET GREEN STANDARDS (MINIMUM LEED GOLD)
DENSITY:	106 DU (MAX PROVIDED)
ADDRESS:	1250 WEST AVE, MIAMI BEACH, FL 33139
BOARD FILE NUMBER(S)	DRB 25-1159
ZONING DISTRICT	RM-3
LOT WIDTH	200’-0”
LOT DEPTH	442.10’ + 395.50’ = 837.6’ / 418.8’
BASE FLOOD ELEVATION	NEW PRELIMINARY FEMA FLOOD MAP - 7 NAVD (+8.56 NGVD)
GRADE VALUE IN NGVD	3.44 NGVD
ADJUSTED GRADE (BFE + GRADE / 2):	(8.56 + 3.44) 1 2 = 6.0 NGVD
FREE BOARD:	+0” MIN | 5’-0” MAX (PROPOSED 4.4’)
PROPOSED USE:	RESIDENTIAL APARTMENTS (CONDOMINIUM) / COMMERCIAL (SPA/CLUB)
CAR PARKING SPACES	250
BICYCLES	126
MOTORCYCLES	22
LOADING	5

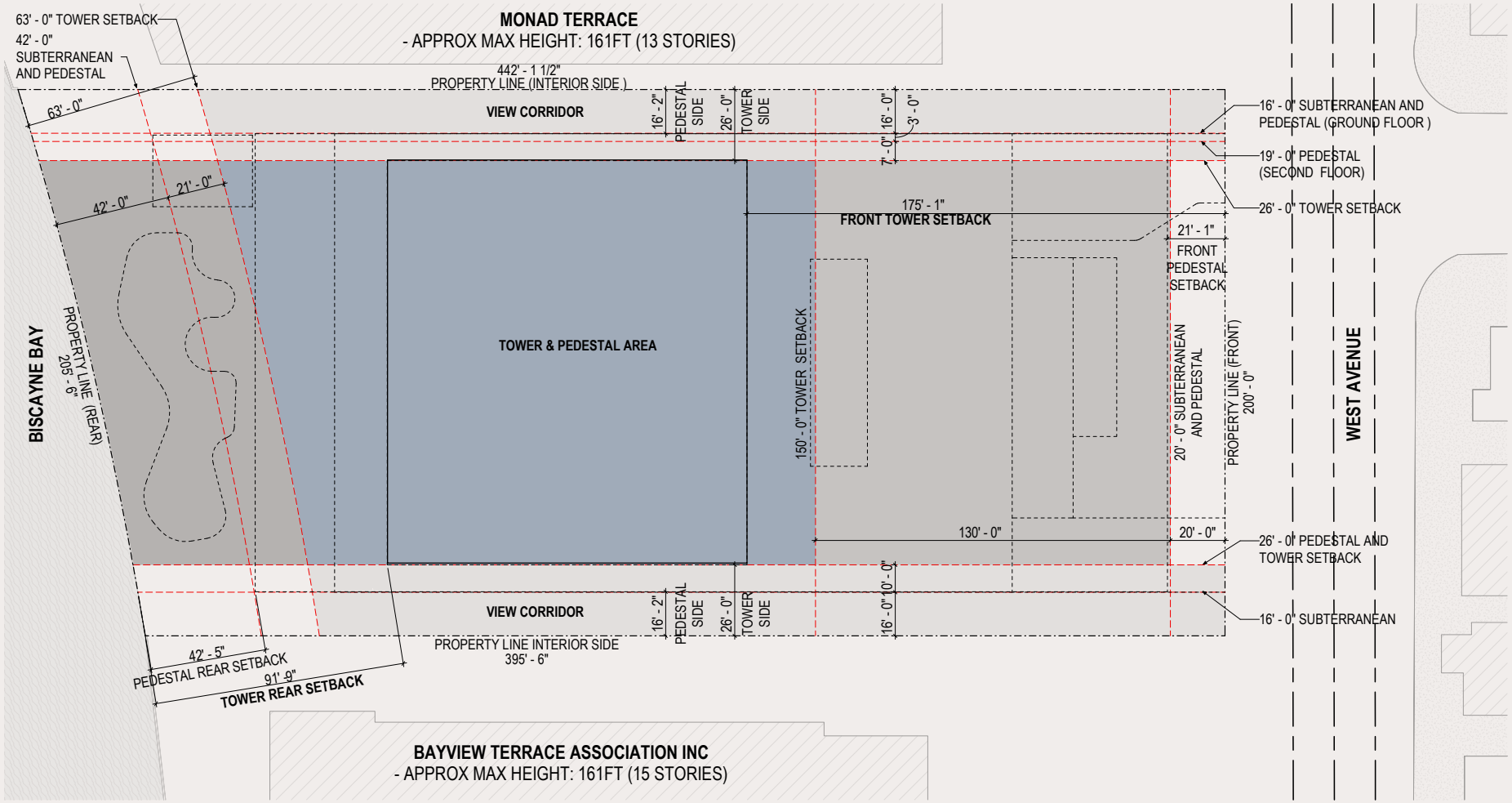
Context

The design takes advantage of the duality of its surroundings—opening towards the vibrant skyline of Miami Bay, while embracing the landscape of Miami Beach.

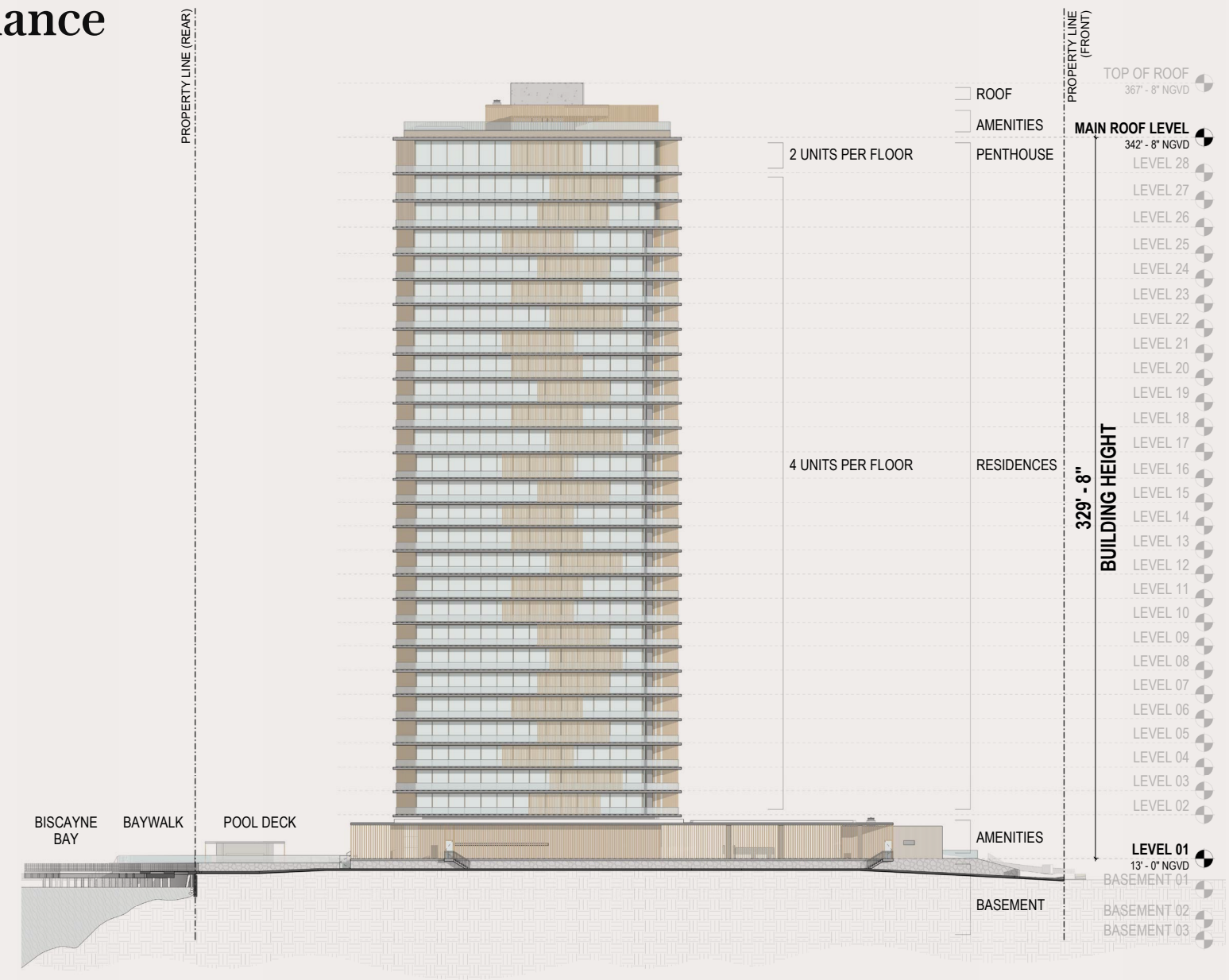
Setback Compliance

SUBTERRANEAN, PEDESTAL & TOWER (NON-OCEANFRONT)	REQUIRED	PROPOSED
FRONT SETBACKS	SUBTERRANEAN AND PEDESTAL **20'-0"** TOWER **150'-0**"	SUBTERRANEAN AND PEDESTAL – **21'-1"** TOWER SETBACK **175'-1"**
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"**	SUBTERRANEAN – **16'-0"** PEDESTAL AND TOWER SETBACK **26'-0"**
SIDE FACING STREET SETBACK	N/A	N/A
REAR SETBACK	PER ORDINANCE 2025-4749: PEDESTAL – **42'-0"** TOWER – **63'-0"**	SUBTERRANEAN AND PEDESTAL **42'-5"** TOWER SETBACK **91'-9"**

Setback Compliance



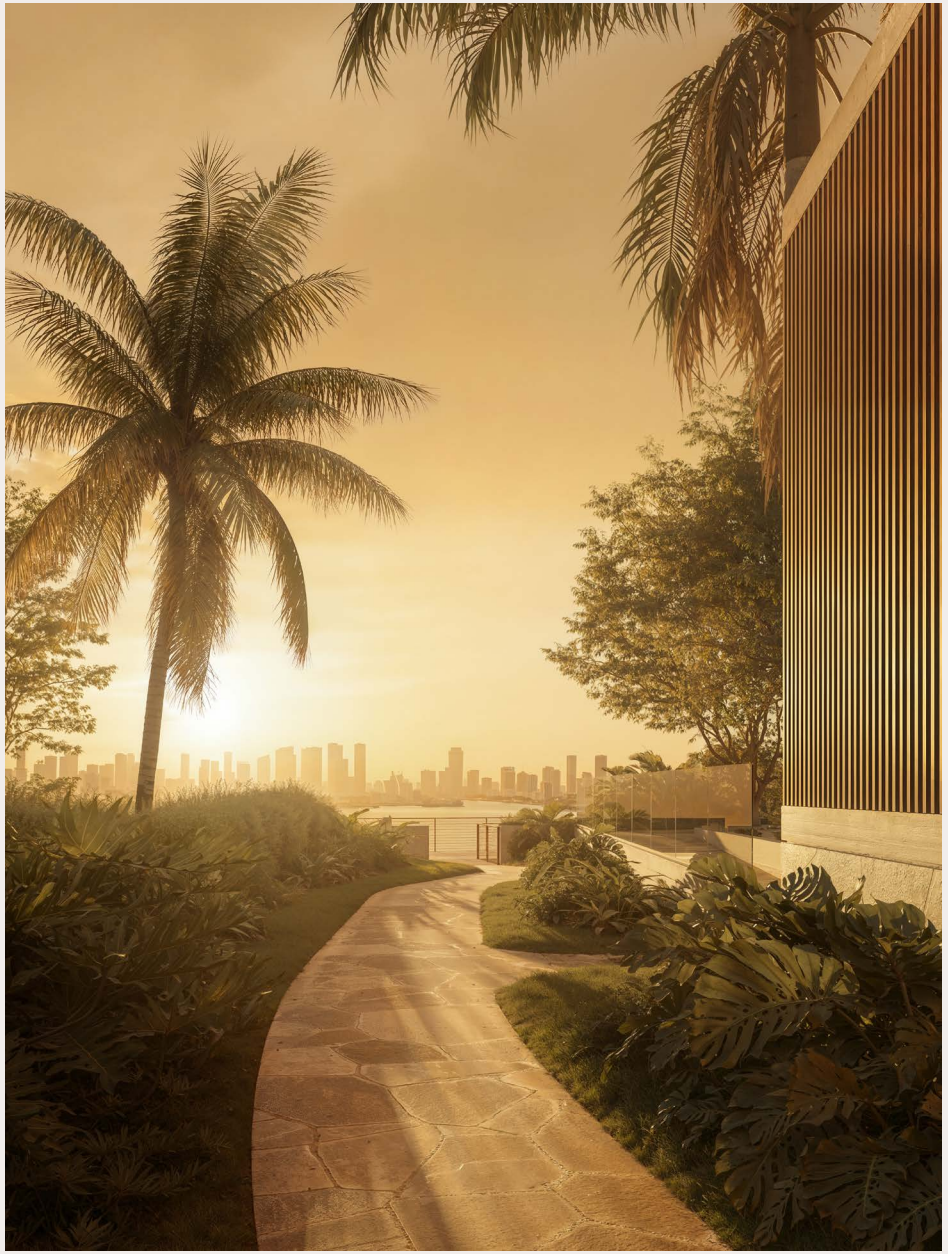
Height Compliance



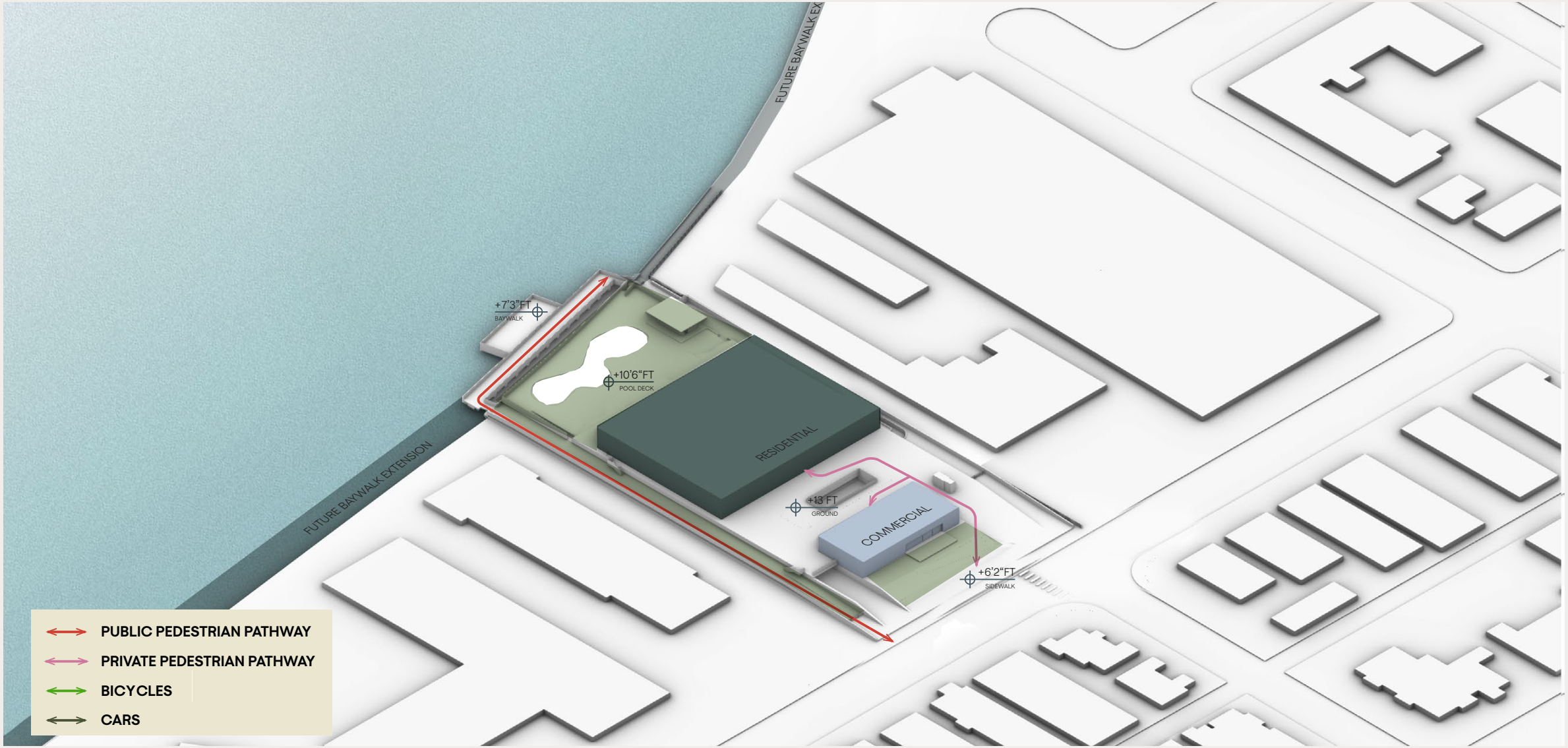
01 HEIGHT COMPLIANCE SECTION
1" = 20'-0"

Public Access Path & Baywalk

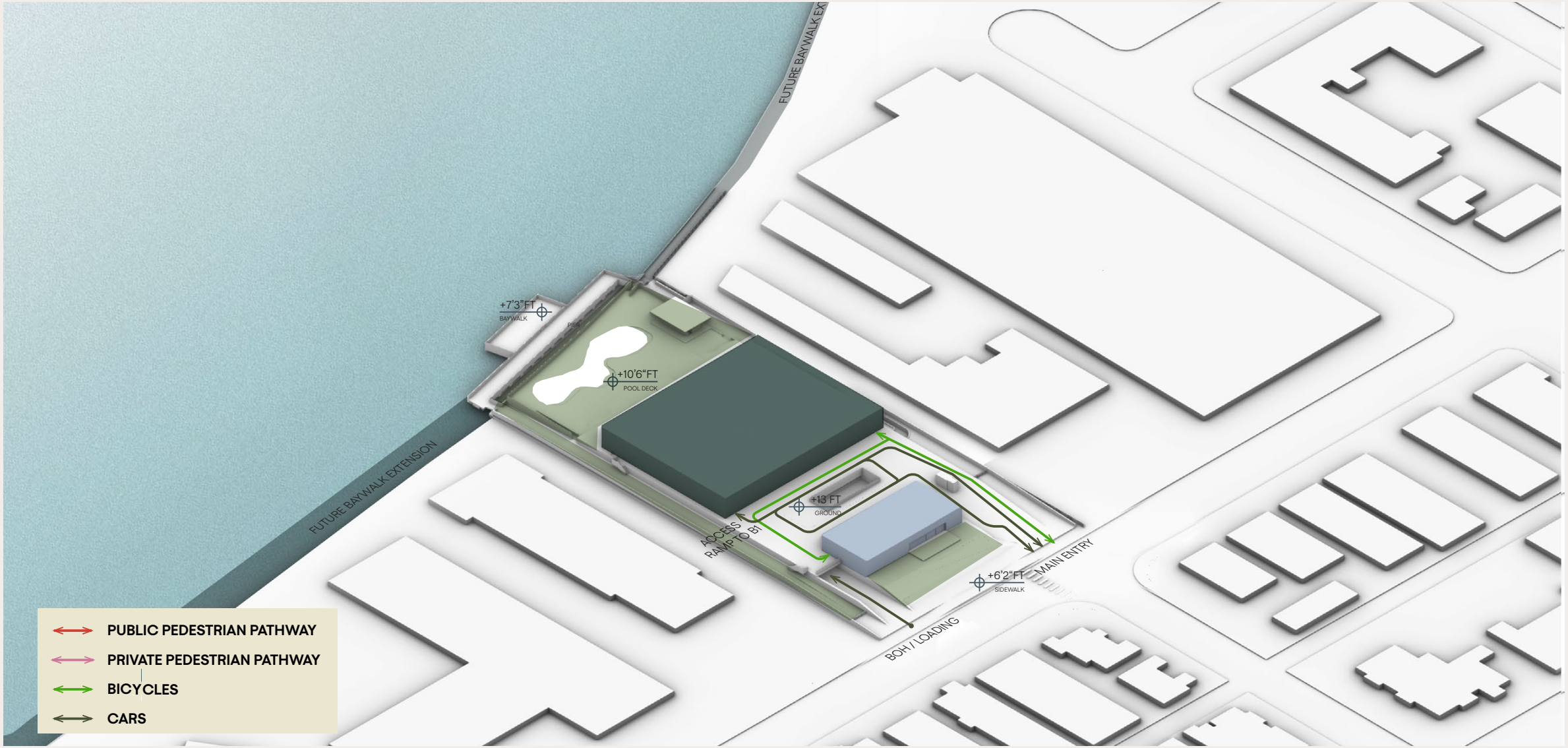
Baywalk Access



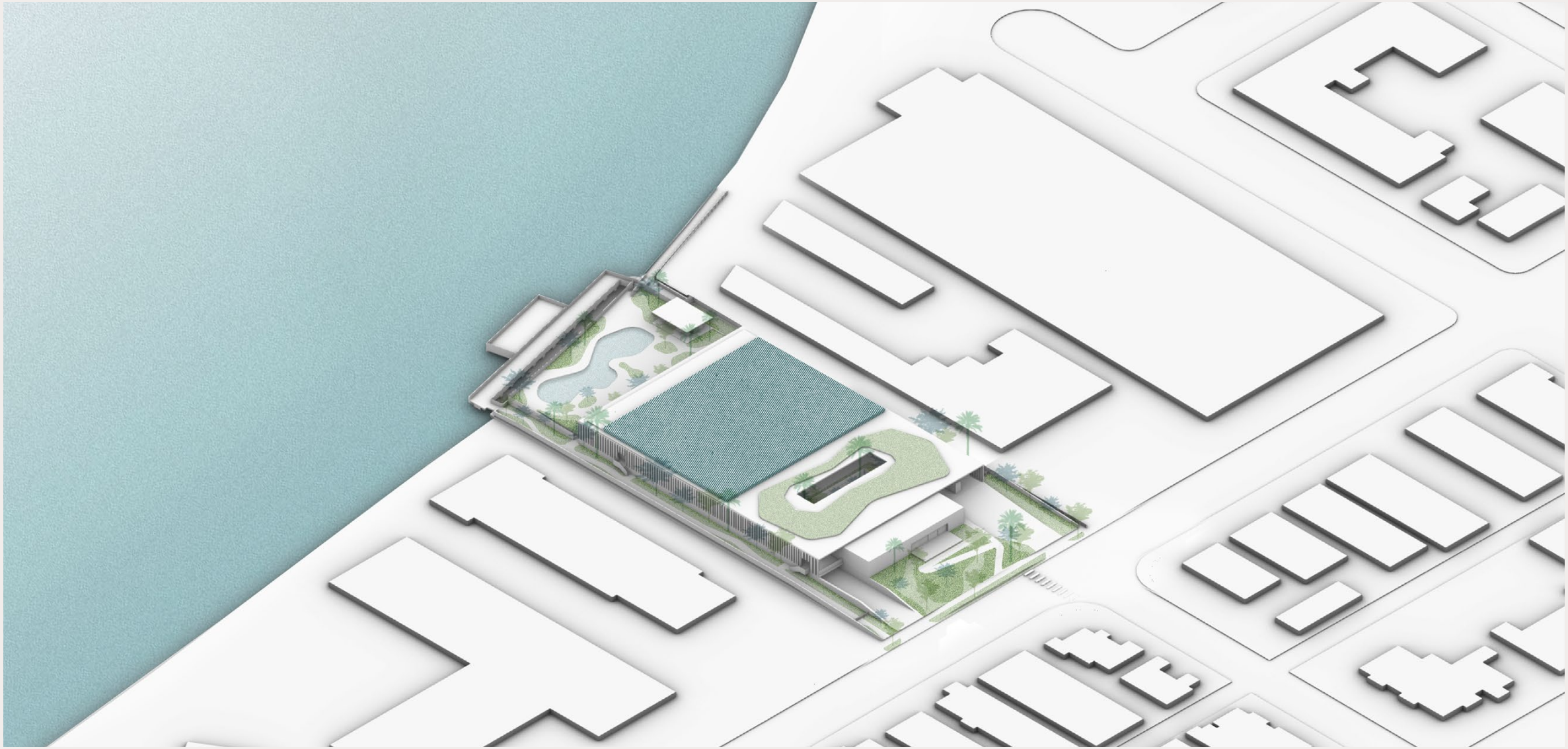
Ground Floor Access



Ground Floor Access



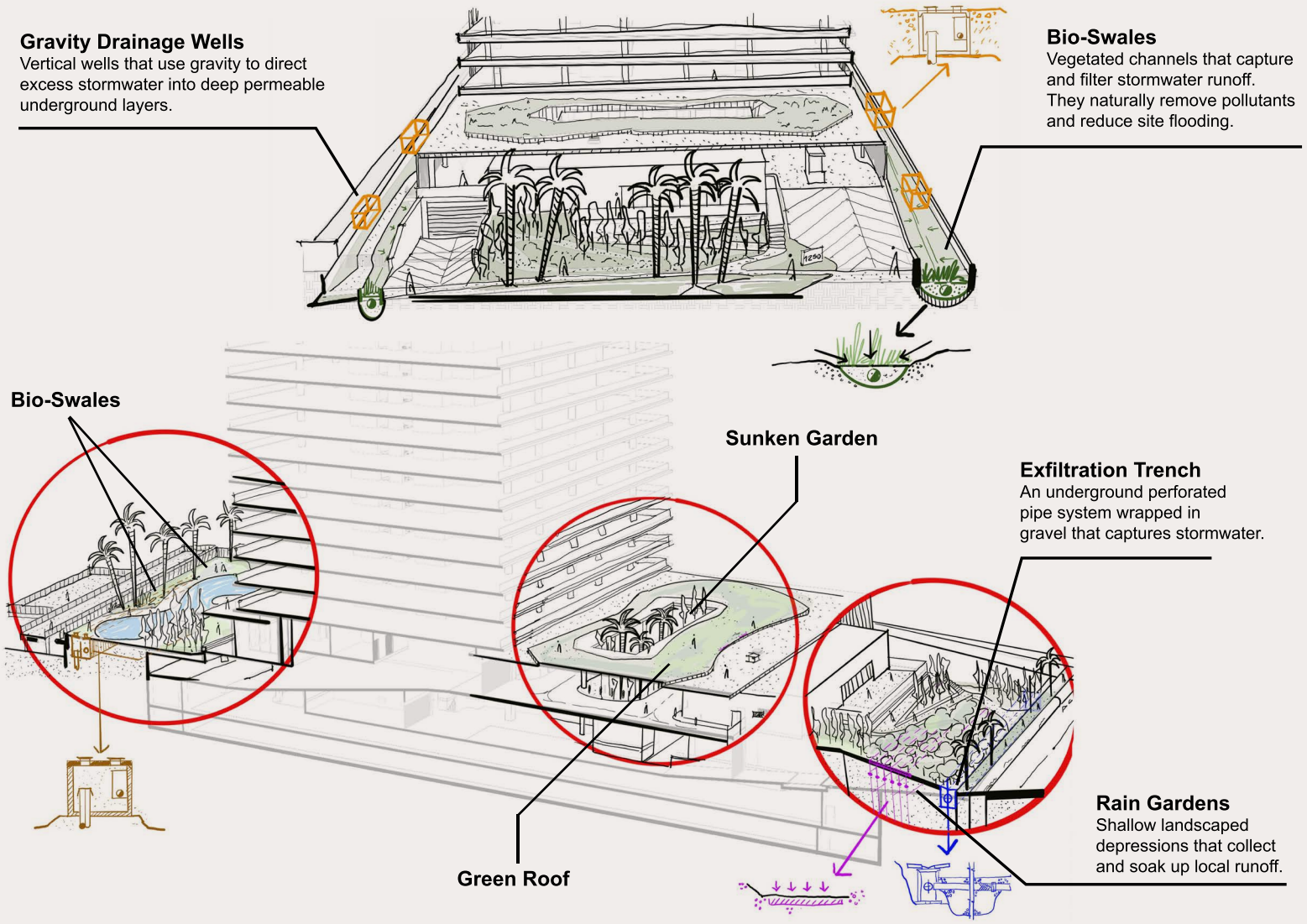
Tower Footprint



Pedestal & Tower Design

The pedestal is intentionally kept low, allowing the ground floor and lower levels to maintain a human-scaled presence along West Avenue. A taller podium would wall off the street and create a hostile pedestrian environment. The design avoids that by concentrating building massing within the tower footprint, keeping the base open, landscaped, and approachable. This is exactly the kind of street-level treatment the Overlay was designed to encourage.

Resiliency


Gravity Drainage Wells
Vertical wells that use gravity to direct excess stormwater into deep permeable underground layers.
Bio-Swales
Vegetated channels that capture and filter stormwater runoff. They naturally remove pollutants and reduce site flooding.
Bio-Swales
Sunken Garden
Exfiltration Trench
An underground perforated pipe system wrapped in gravel that captures stormwater.
Rain Gardens
Shallow landscaped depressions that collect and soak up local runoff.
Green Roof

Architecture

WOD.01

Category: Aluminum Cladding
Product: Extruded aluminum slats system
Color & finish: Sublimated wood-grain finish, color: White Oak (natural tone)
Dimensions: 5/8" (W) × 5/8" (D) strip with 1/4" (W) x 5/8" (D) grooves.

WOD.02

Category: Aluminum Fins
Product: Extruded aluminum fins system
Color & finish: Sublimated wood-grain finish, color: White Oak (natural tone)
Dimensions: 2" (W) × 5" (D) strip with 3-1/2" (D) spacing. 50% open.

WOD.03

Category: Aluminum Fins
Product: Extruded aluminum fins system
Color & finish: Sublimated wood-grain finish, color: White Oak (natural tone)
Dimensions: 1-1/2" (W) × 4" (D) strip with 1-1/2' (D) spacing.

GLA.01

Category: Glass
Product: Clear glass - laminated
Color & finish: Extra clear

CON.01
Category: Plaster
Product: Exterior cement plaster applied over cast-in-place concrete substrate with horizontal reveals
Color & finish: Natural, Matte paint finish to match cast-in-place concrete,with water- and oil-repellent sealant

CON.02

Category: Plaster
Product: Exterior cement plaster (stucco) applied over concrete substrate-smooth finish
Color & finish: Natural, Matte paint finish to match cast-in-place concrete,with water- and oil-repellent sealant

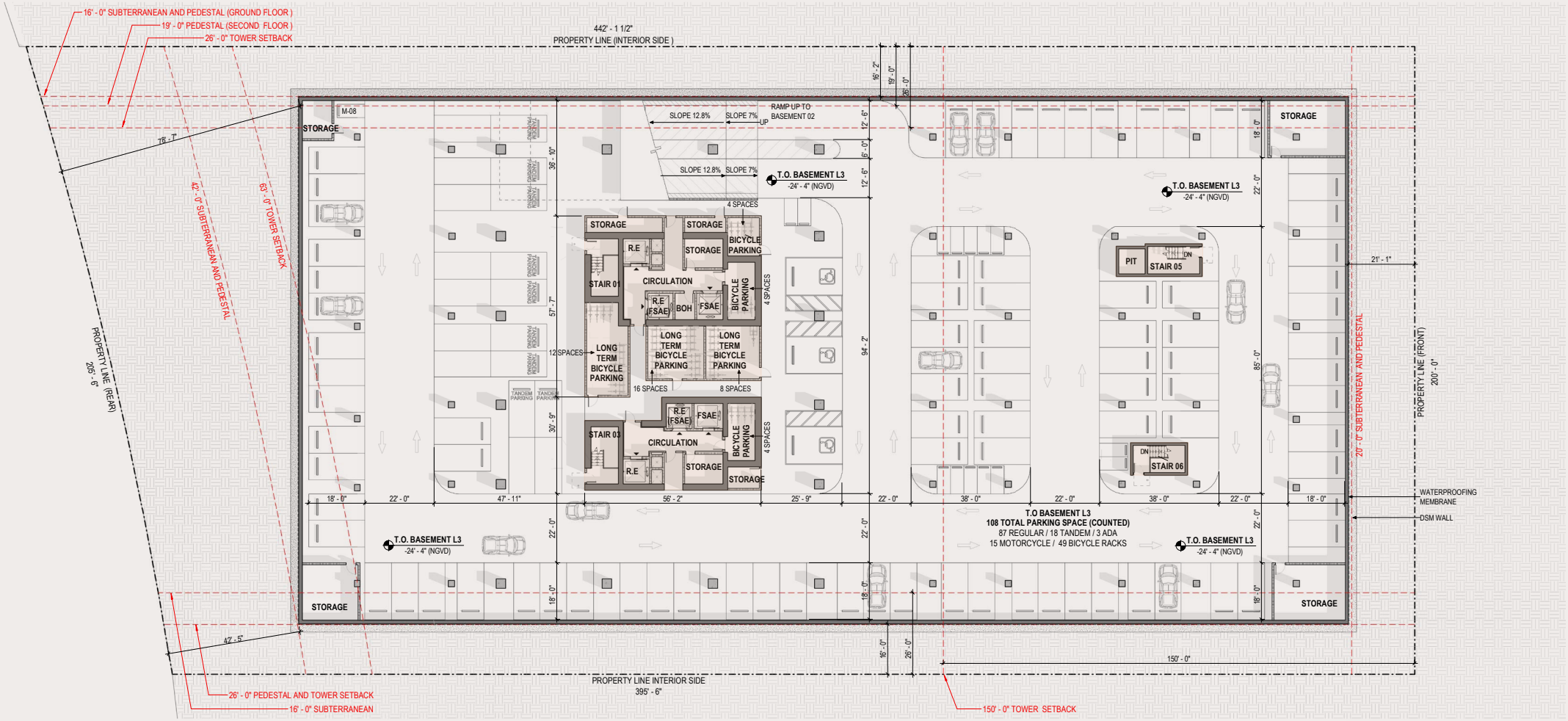
STO. 01

Category: Natural Stone
Product: Rustic Stone Cladding
Color & finish: Light brown natural stone cladding.

ALU.01

Category: Aluminum Cladding
Product: Aluminum plates cladding system
Color & finish: Plain Champagne - RAL 1035 plate

Basement Level 3

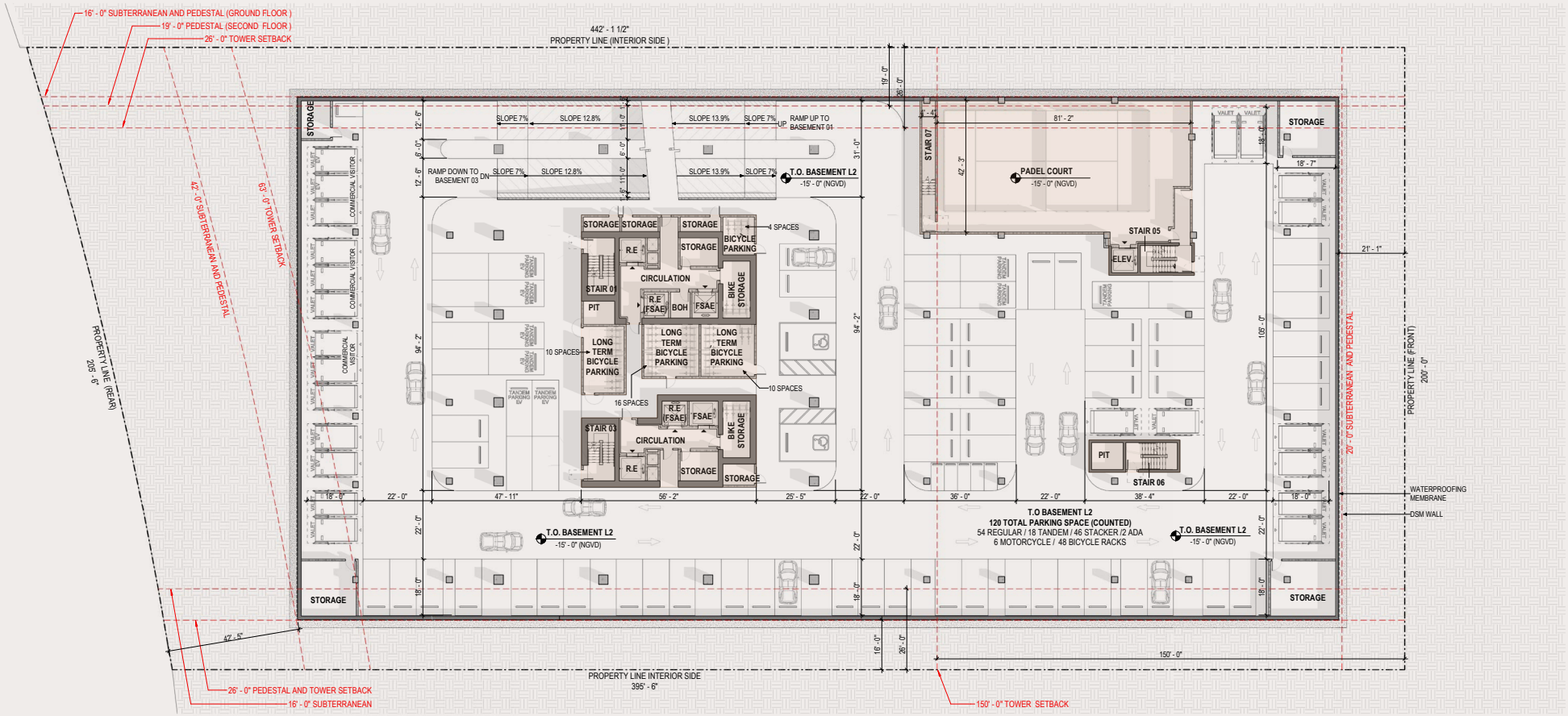


01 BUILDING FLOOR PLAN - BASEMENT 03
1/16" = 1'-0"

0 10 20 30 40

N

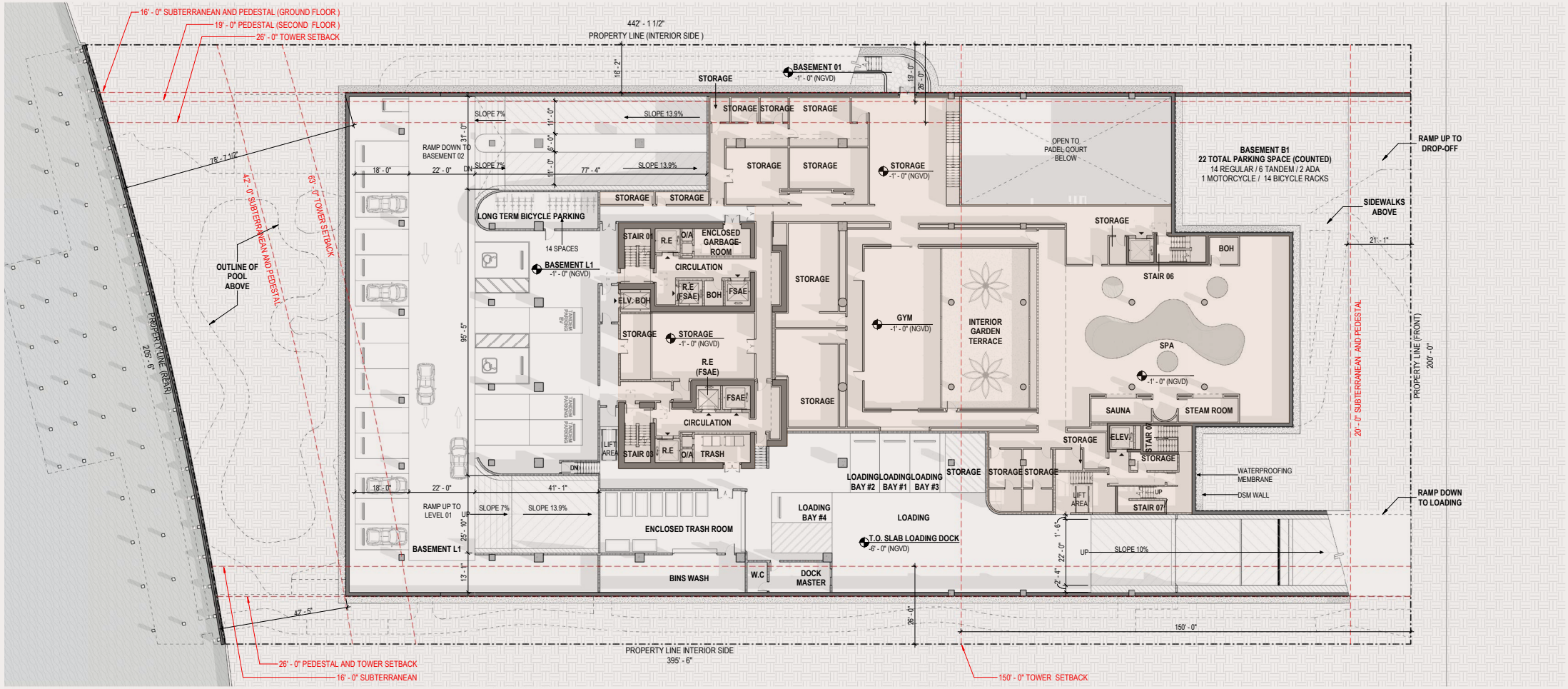
Basement Level 2



01 BUILDING FLOOR PLAN - BASEMENT 02
1/16" = 1'-0"

0 10 20 30 40
1/16"

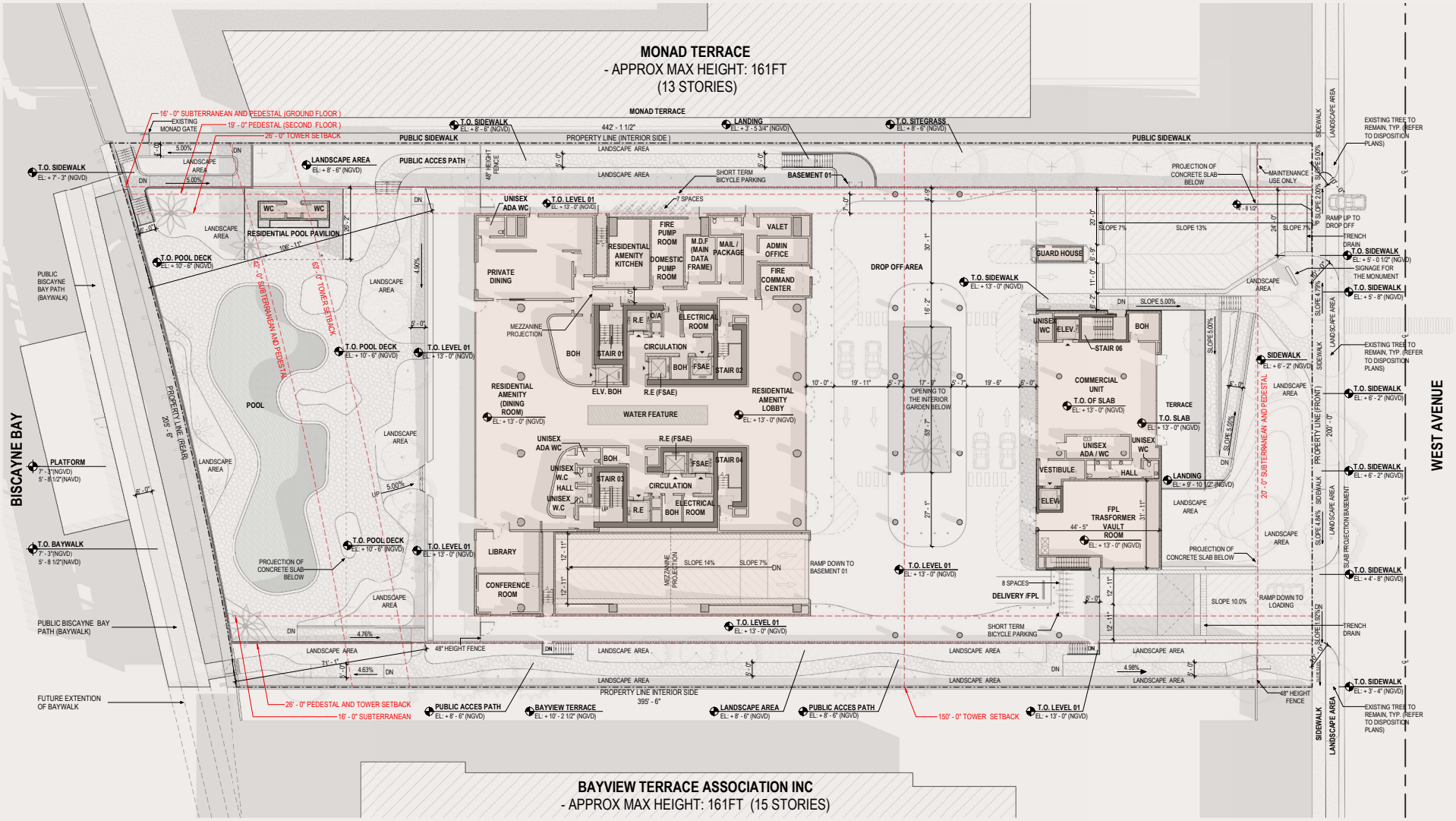
Basement Level 1



01 BUILDING FLOOR PLAN - BASEMENT 01
1/16" = 1'-0"

0 10 20 30 40
1/16"

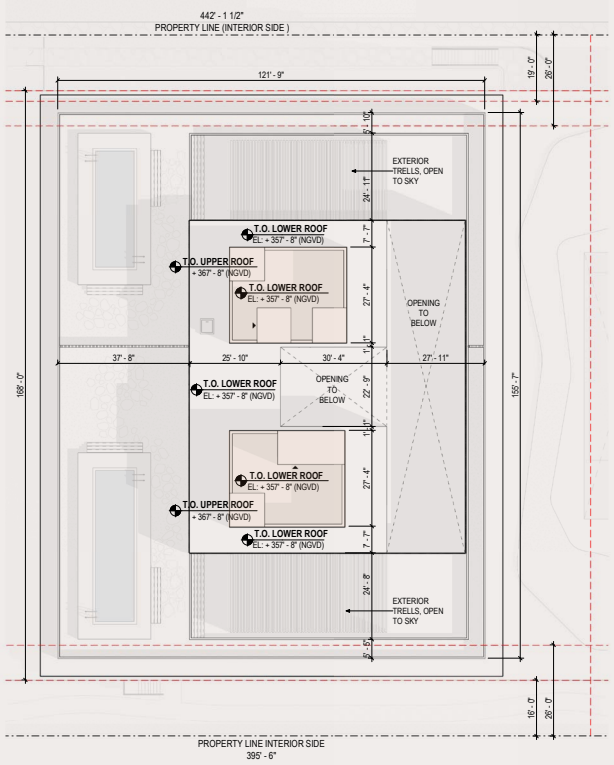
Ground Floor



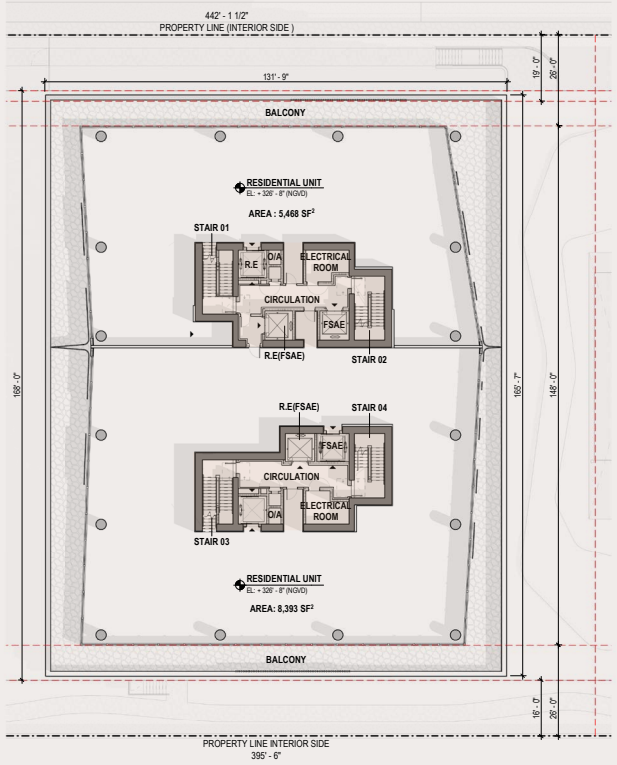
01 BUILDING FLOOR PLAN - LEVEL 01 - LOBBY
1/16" = 1'-0"

Typical Floor Plans

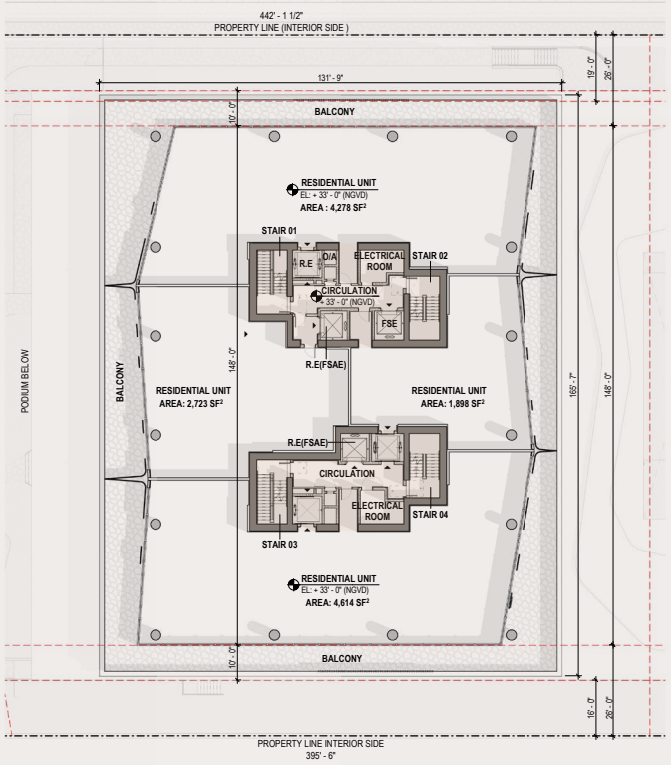
UNIT MIX						
LEVEL	UNITS PER FLOOR	# OF FLOORS	2 BD	3 BD	4 BD	5 BD
LEVEL 28	2 UNITS	1 FLOOR				2
LEVELS 26 - 27	4 UNITS	2 FLOORS	1	1	2	
LEVELS 17 - 25	4 UNITS	9 FLOORS	1	1	2	
LEVELS 2 - 16	4 UNITS	15 FLOORS	1	1	2	
TOTAL # OF UNITS	106 UNITS		26	26	52	2



03 BUILDING FLOOR PLAN - TOP OF ROOF
1/16" = 1'-0"



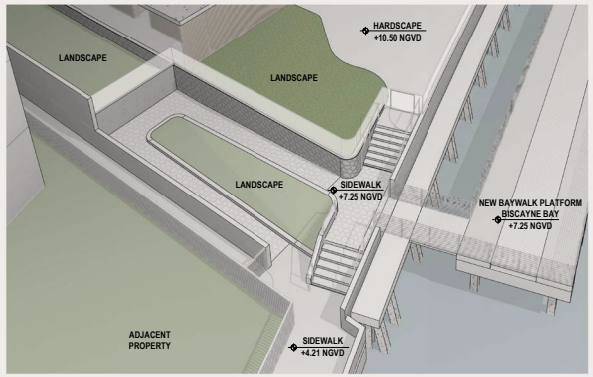
02 BUILDING FLOOR PLAN - LEVEL 28
1/16" = 1'-0"



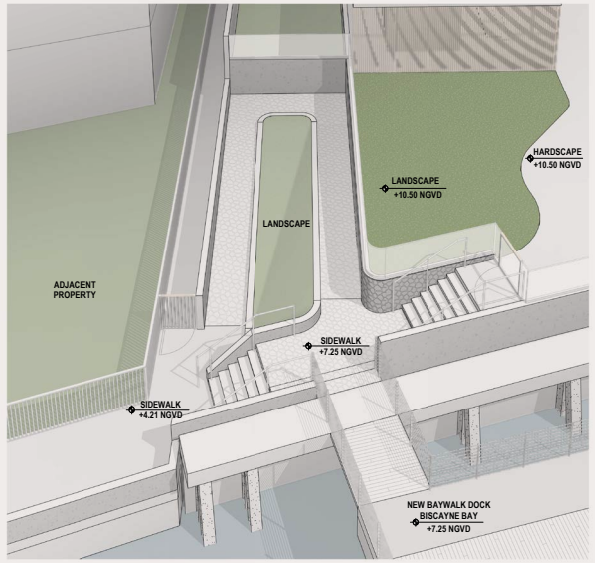
01 BUILDING FLOOR PLAN - LEVEL 02 TO LEVEL 27
1/16" = 1'-0"

0 10 20 30 40
1/16"

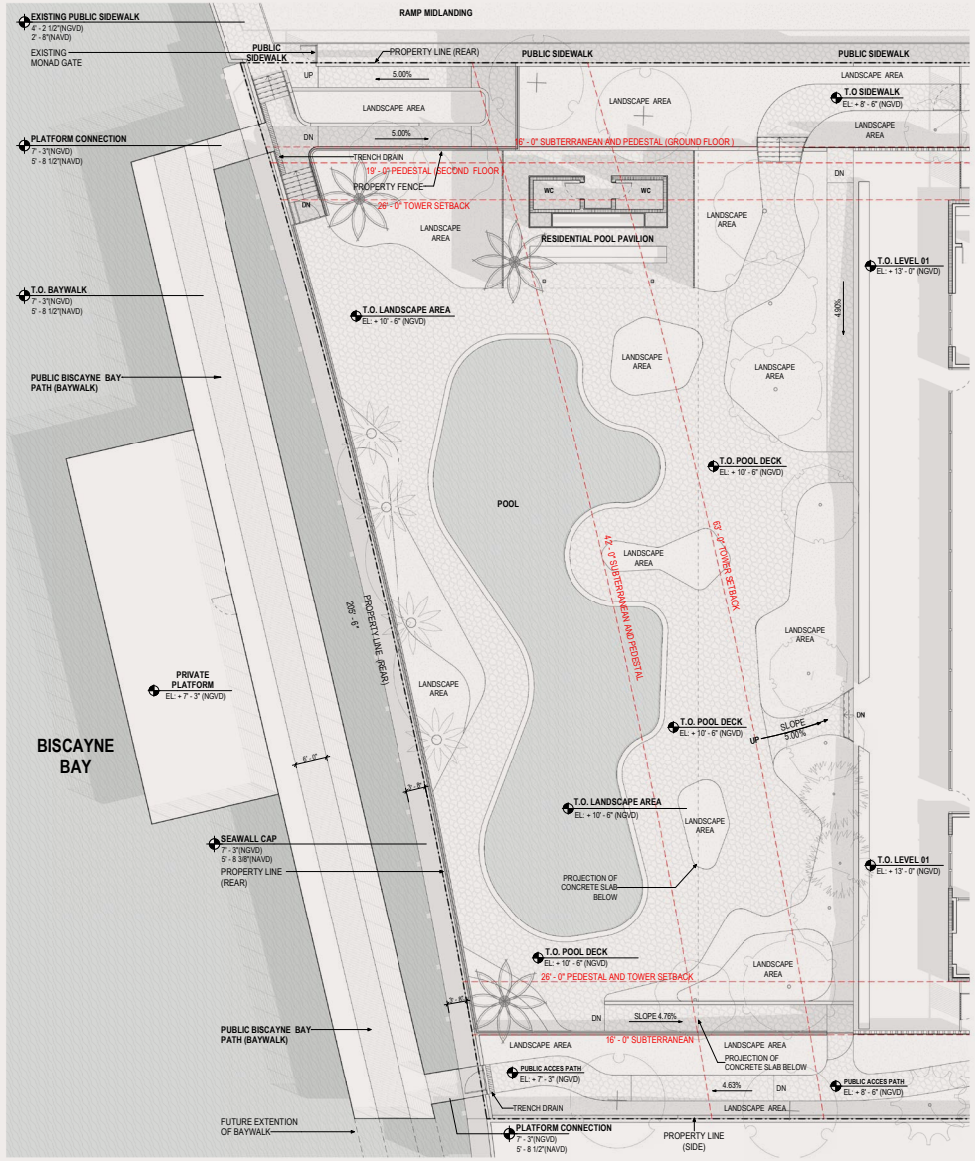
Baywalk



03 BAYWALK NORTH CONNECTION 3D VIEW

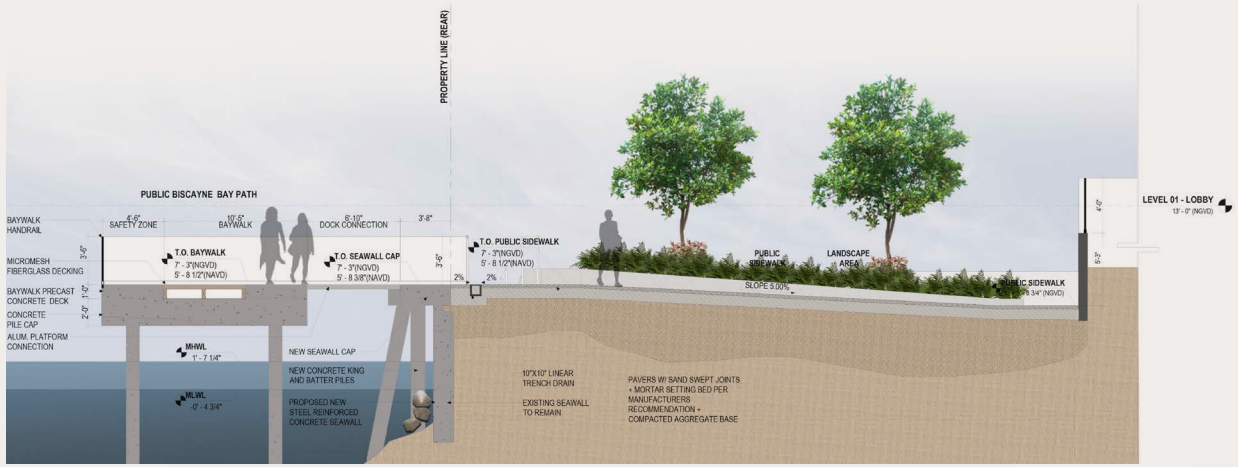


02 BAYWALK NORTH CONNECTION 3D VIEW

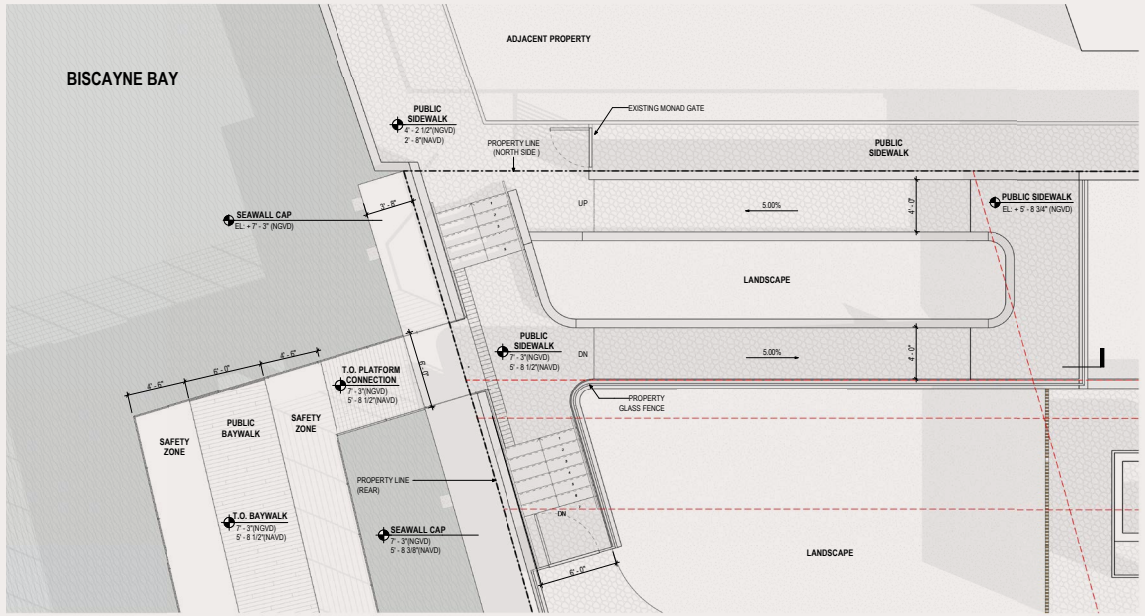


01 BUILDING FLOOR PLAN - ENLARGED BAYWALK
1" = 10'-0"

Baywalk

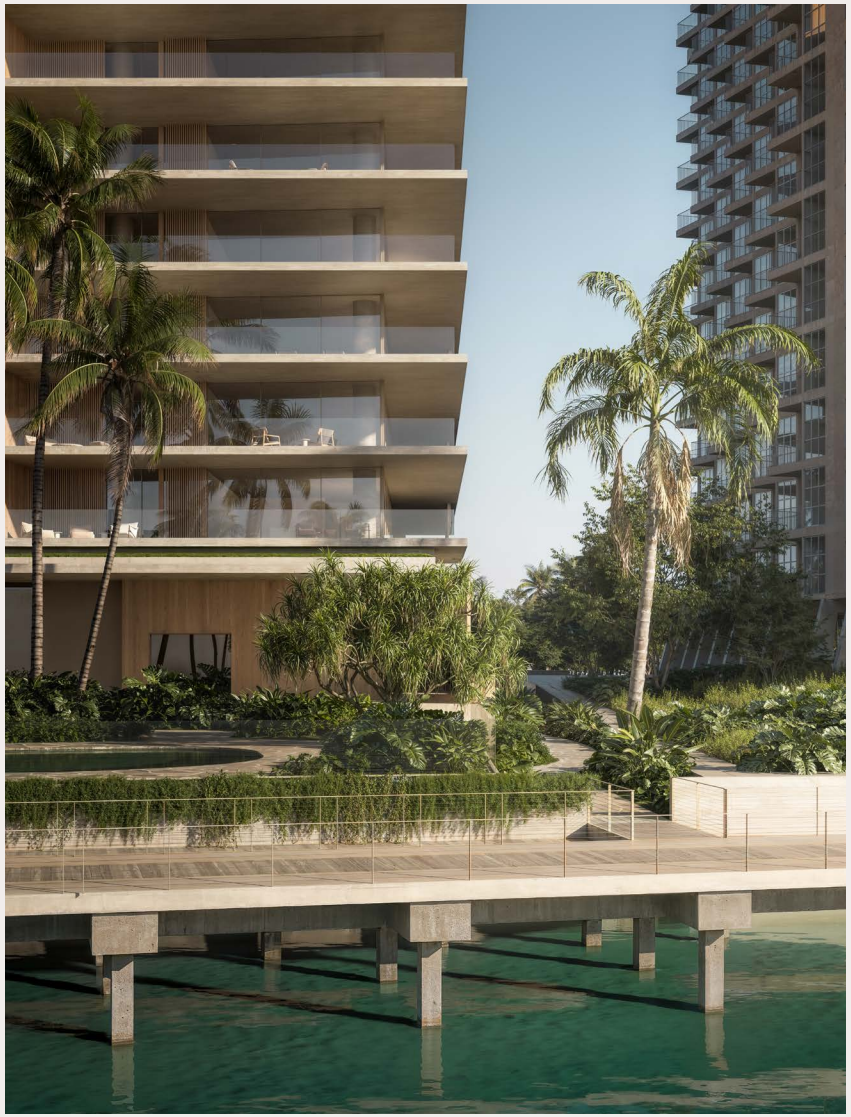


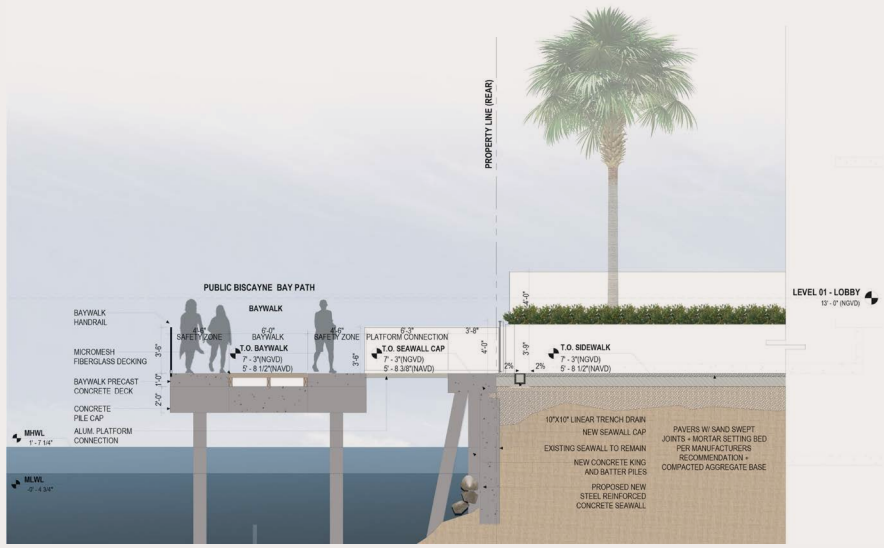
02 BAYWALK NORTH CONNECTION - SECTION 01
3/4" = 1'-0"



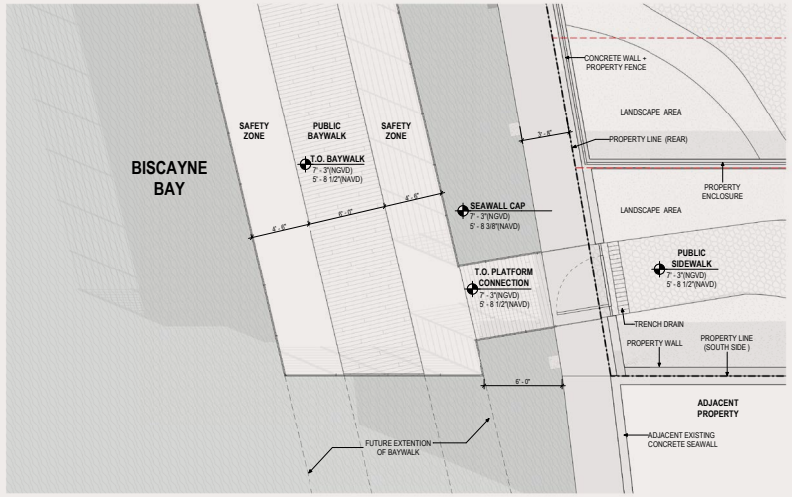
01 BAYWALK NORTH CONNECTION - ENLARGED FLOOR PLAN
1/4" = 1'-0"

Baywalk



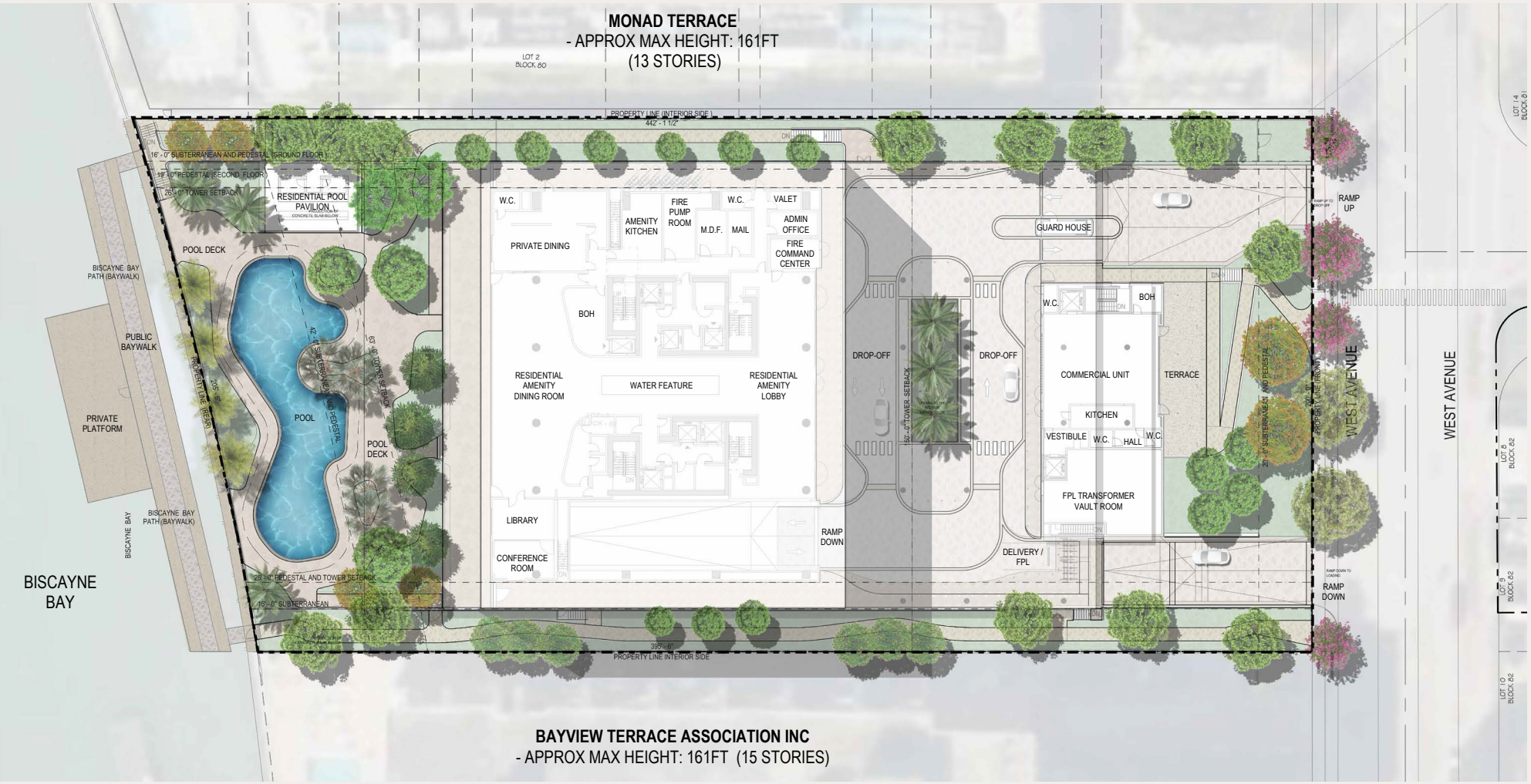


02 BAYWALK SOUTH CONNECTION - SECTION 02
3/4" = 1'-0"



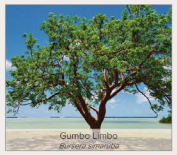
01 BAYWALK SOUTH CONNECTION - ENLARGED FLOOR PLAN
1/4" = 1'-0"

Landscape


MONAD TERRACE
- APPROX MAX HEIGHT: 161FT
(13 STORIES)
LOT 2
BLOCK 60
PROPERTY LINE (INTERIOR SIDE)
442' - 1 1/2"
16' - 0" SUBTERRANEAN AND PEDESTAL (GROUND FLOOR)
18' - 0" PEDESTAL (SECOND FLOOR)
28' - 0" TOWER SETBACK
RESIDENTIAL POOL PAVILION
POOL DECK
BISCAYNE BAY PATH (BAYWALK)
PUBLIC BAYWALK
PRIVATE PLATFORM
BISCAYNE BAY
BISCAYNE BAY PATH (BAYWALK)
PROPERTY LINE (REAR)
205' - 0"
42' - 0" SUBTERRANEAN AND PEDESTAL
POOL
63' - 0" TOWER SETBACK
POOL DECK
28' - 0" PEDESTAL AND TOWER SETBACK
16' - 0" SUBTERRANEAN
BISCAYNE BAY
W.C.
PRIVATE DINING
AMENITY KITCHEN
FIRE PUMP ROOM
M.D.F.
MAIL
W.C.
VALET
ADMIN OFFICE
FIRE COMMAND CENTER
BOH
RESIDENTIAL AMENITY DINING ROOM
WATER FEATURE
RESIDENTIAL AMENITY LOBBY
LIBRARY
CONFERENCE ROOM
RAMP DOWN
DROP-OFF
150' - 0" TOWER SETBACK
DROP-OFF
GUARD HOUSE
W.C.
BOH
COMMERCIAL UNIT
TERRACE
KITCHEN
VESTIBULE
W.C.
HALL
W.C.
FPL TRANSFORMER VAULT ROOM
DELIVERY / FPL
20' - 0" SUBTERRANEAN AND PEDESTAL
RAMP UP
WEST AVENUE
WEST AVENUE
RAMP DOWN
LOT 14
BLOCK 61
LOT 8
BLOCK 62
LOT 9
BLOCK 62
LOT 10
BLOCK 62
395' - 5"
PROPERTY LINE INTERIOR SIDE
BAYVIEW TERRACE ASSOCIATION INC
- APPROX MAX HEIGHT: 161FT (15 STORIES)

Landscape

TREES & PALMS


Gumbo Limbo
Bursera simaruba

Pitch Apple
Clusia rosea

Sea Grape
Coccoloba uvifera

Green Buttonwood
Conocarpus erectus

Royal Poinciana
Delonix regia

Spanish Stopper
Eugenia foetida

Dahoon Holly
Ilex cassine

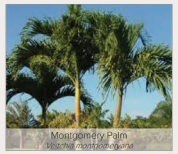
Glossy Privet
Ligustrum lucidum

Southern Live Oak
Quercus virginiana

Pink Tabebuia
Tabebuia heterophylla

Date Palm
Phoenix dactylifera

Cabbage Palmetto
Sabal palmetto


Montgomery Palm
Veitchia montgomeryana

SHRUBS & GROUND GOVERS	
Botanical Name	Common Name
HIGH SHRUBS >36" HEIGHT	
Alpinia zerumbit	Shell Ginger
Chrysobalanus icaco	Red Tip Cocoplum
Eugenia foetida	Spanish Stopper
Ficus microcarpa 'Green Island'	Green Island Ficus
Monstera deliciosa	Monstera
Philodendron selloum	Split-Leaf Philodendron
Podocarpus macrophyllus	Podocarpus
Psychotria nervosa	Wild Coffee
Rhapis excelsa	Lady Palm
Serenoa repens	Saw Palmetto
Viburnum obovatum	Walter's Viburnum
MEDIUM SHRUBS 18-36" HEIGHT	
Chrysobalanus icaco	Horzontal Cocoplum
Clusia gutiffera	Small leaf Clusia
Hamelia patens 'nana'	Dwarf Firebush
Monstera deliciosa	Monstera
Muhlenbergia capillaris	Muhly Grass
Philodendron 'burle marx'	Burle Marx Philodendron
Spartina bakeri	Sand Cordgrass
Tripsacum floridanum	Florida Gamagrass
Zamia pumila	Coontie
LOW SHRUBS & GROUND COVERS <18" HEIGHT	
Ernodia littoralis	Golden Creeper
Liriope muscari	Lilyturf
Microsorum scolopendria	Wart Fern
Nephrolepis biserrata	Fishtail Fern
Nephrolepis exaltata	Sword fern
Ophiopogon japonicus 'nanus'	Dwarf Mondo Grass
Trachelospermum jasminoides	Star Jasmine

PLANT SCHEDULE

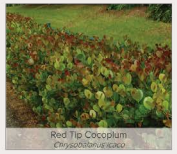
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TREES						
	BS	2	Bursera simaruba	Gumbo Limbo	F.G.	14' HT. X 5' SPR. SINGLE TRUNK, FULL
	CR	4	Clusia rosea	Autograph Tree	F.G.	12' Hgt. x 5' Spd.
	CU	3	Coccoloba uvifera	Sea Grape	F.G.	16' HT, 8' SPR
	CE	13	Conocarpus erectus	Green Buttonwood	F.G.	16' HT, 6' SPR. SINGLE
	DR	2	Delonix regia	Royal Poinciana	F.G.	16' HT, 6' SPR. SINGLE
	EF	13	Eugenia foetida	Spanish Stopper	Triple Trunk	12' Hgt. x 5' Spd.
	IC	4	Ilex cassine	Dahoon Holly	42" root ball	
	LL	6	Ligustrum lucidum	Glossy Privet	Triple Trunk	12' Hgt. x 5' Spd.
	QV	2	Quercus virginiana	Southern Live Oak	F.G.	16' HT, 6' SPR. SINGLE
	TH	1	Tabebuia heterophylla	Pink Tabebuia	F.G.	14' Ht. x 6' Sprd.
PALMS						
	PDX	9	Phoenix dactylifera	Date Palm	F.G.	20' OA
	SPX	4	Sabal palmetto	Cabbage Palmetto	F.G.	25' HT, 7' GW MIN.
	VOX	4	Veitchia montgomeryana	Montgomery Palm	FG	18' HT x 8' SPR

SHRUBS & GROUND COVERS

Shell Ginger
Alpinia zerumbit

Bougainvillea
Bougainvillea

Horzontal Cocoplum
Chrysobalanus icaco


Red Tip Cocoplum
Chrysobalanus icaco

Small leaf Clusia
Clusia gutiffera

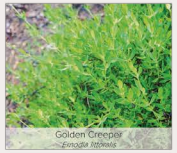
Fishtail Fern
Nephrolepis biserrata

Sword Fern
Nephrolepis exaltata

Dwarf Mondo Grass
Ophiopogon japonicus 'nanus'

Burle Marx Philodendron
Philodendron 'burle marx'

Split-Leaf Philodendron
Philodendron selloum


Golden Creeper
Ernodia littoralis

Spanish Stopper
Eugenia foetida

Green Island Ficus
Ficus microcarpa 'Green Island'

Monstera
Monstera deliciosa

Muhly Grass
Muhlenbergia capillaris

Podocarpus
Podocarpus macrophyllus

Wild Coffee
Psychotria nervosa

Lady Palm
Rhapis excelsa

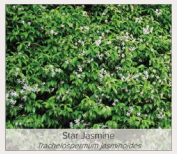
Saw Palmetto
Serenoa repens

Sand Cordgrass
Spartina bakeri

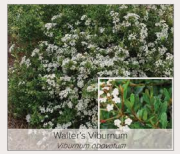
Dwarf Firebush
Hamelia patens 'nana'

Lilyturf
Liriope muscari

Wart Fern
Microsorum scolopendria

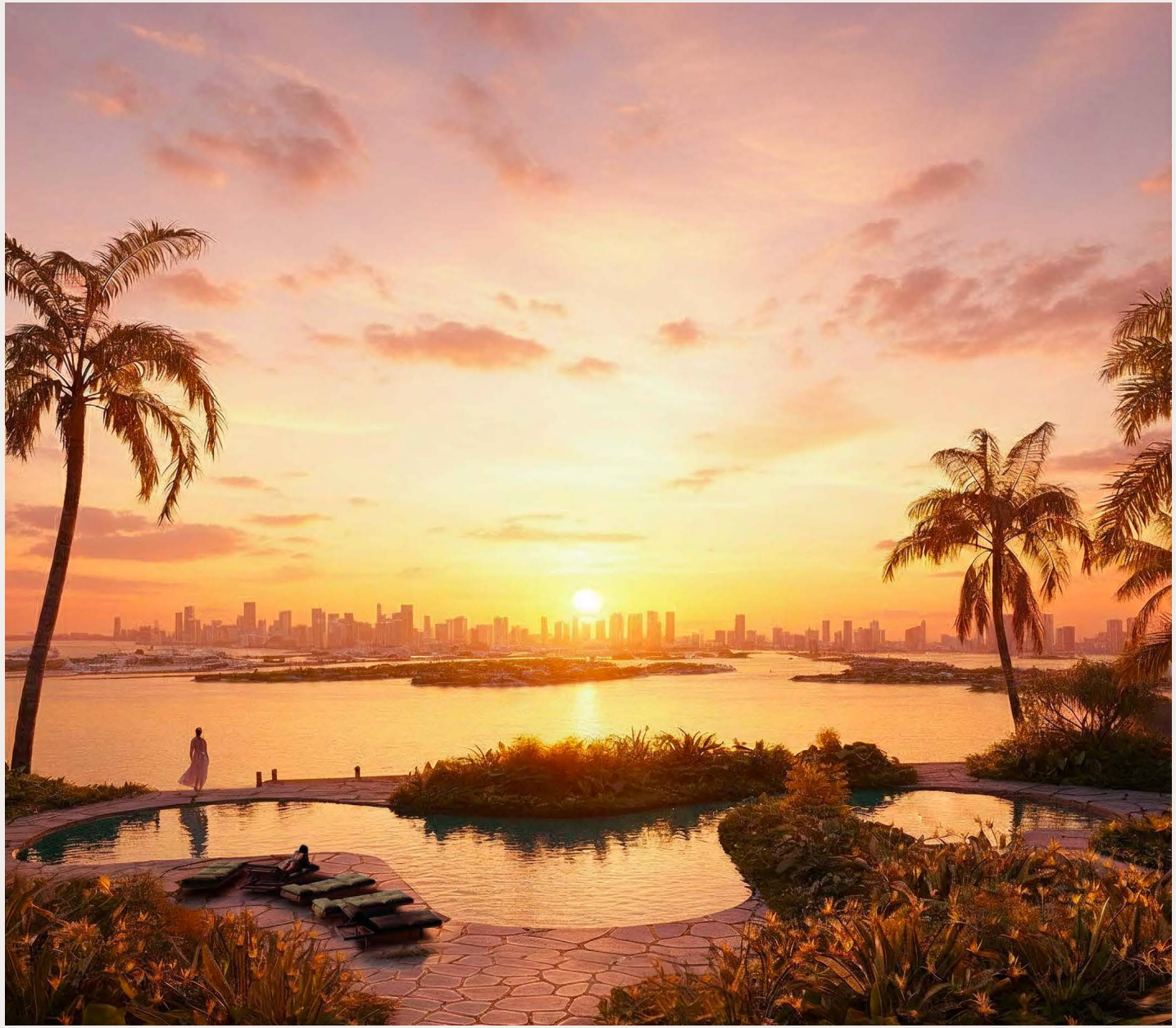

Star Jasmine
Trachelospermum jasminoides

Florida Gamagrass
Tripsacum floridanum


Walter's Viburnum
Viburnum obovatum

Coontie
Zamia pumila

Thank you!



Terra edsa odp ARCHITECTURE AND DESIGN

Back-lot

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, 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.

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	
	FRONT YARD: BFE	**+8.56 NGVD**
MAXIMUM YARD ELEVATION:	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.

MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

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) / COMMERICAL (SPA/CLUB)			
8	Proposed Accesory Use:		N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):		INCLUDED			

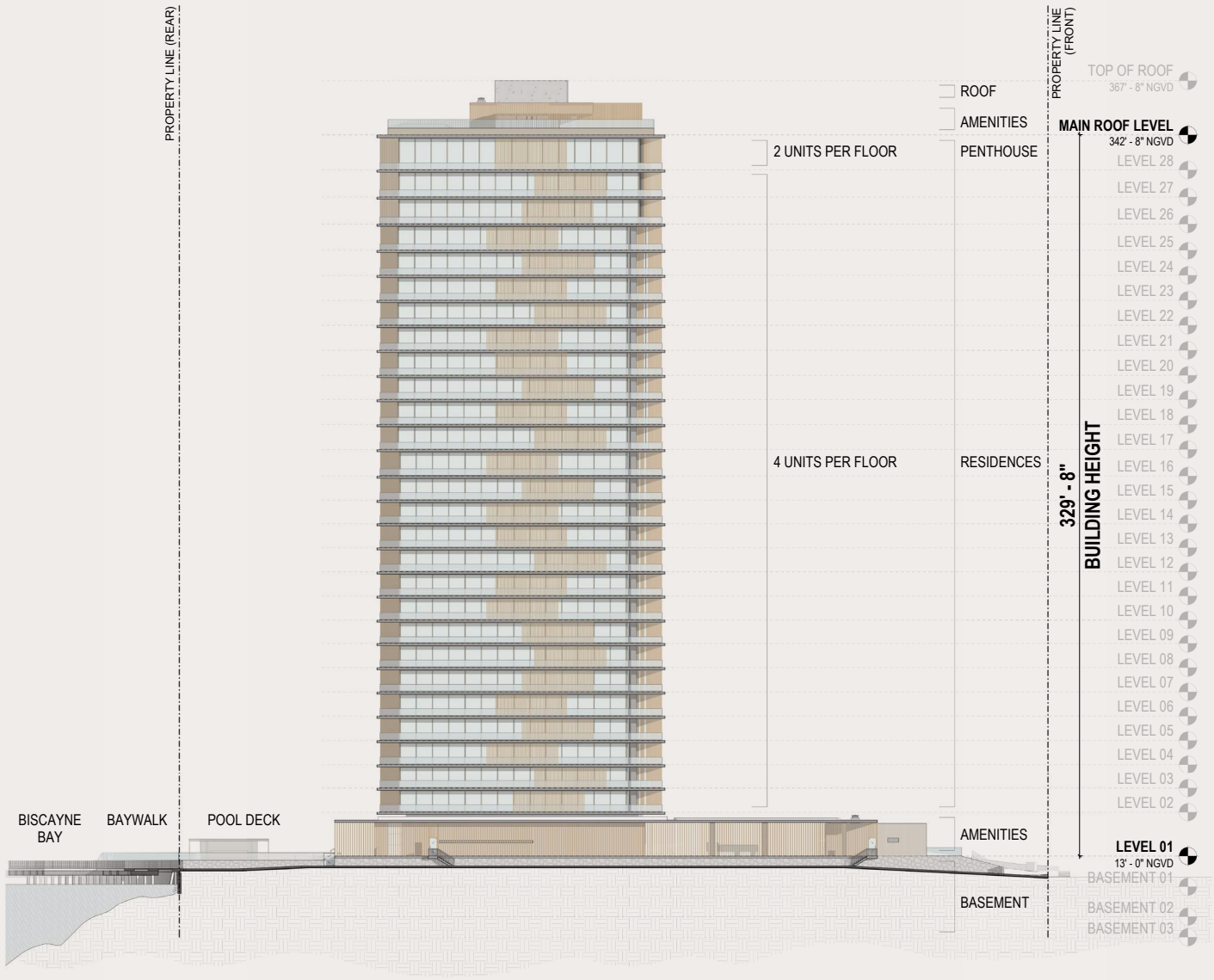
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
13	**Floor Area Ratio (FAR)**	PER ORDINANCE 2025-4749 MAX FAR 5.75 83,285 SF X 5.75 = 478,888 SF	N/A	478872 SF 5.75 FAR	N/A
14	**Building Height**	PER ORDINANCE 2025-4749 MAX 330'-0"	N/A	329'-8"	N/A
15	**At grade 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

	Subterrenean, Pedestal & Tower (non-Oceanfront)	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	SUBTERRANEAN AND PEDESTAL 20'-0" TOWER 150'-0"	N/A	SUBTERRANEAN AND PEDESTAL - 21'-1" TOWER SETBACK 175'-1"	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 '-5" TOWER SETBACK 91'-9"	N/A

	Subterrenean, 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

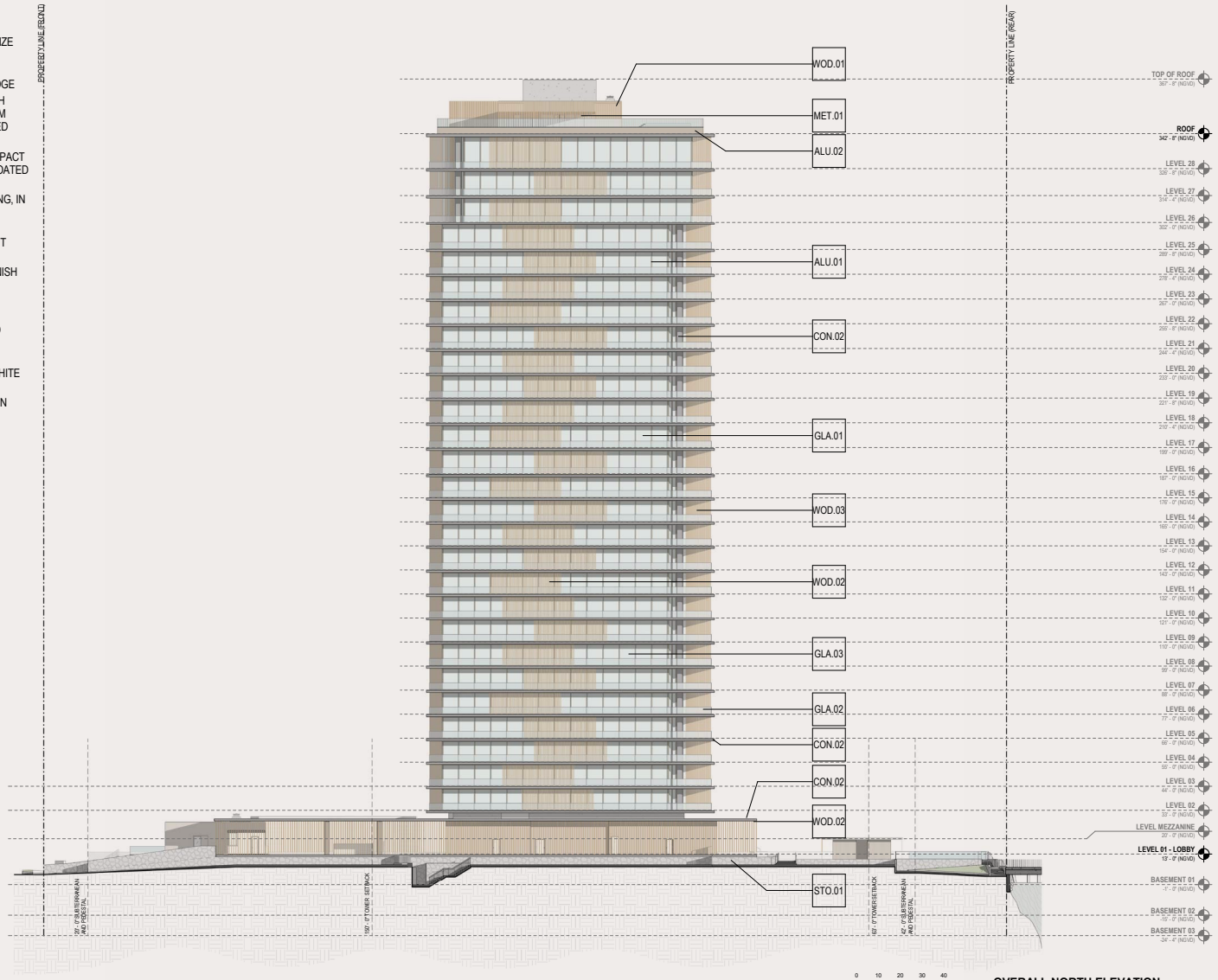
	Minimum Apartment Unit Size	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	550 SF	N/A	1,767 SF	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A

	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

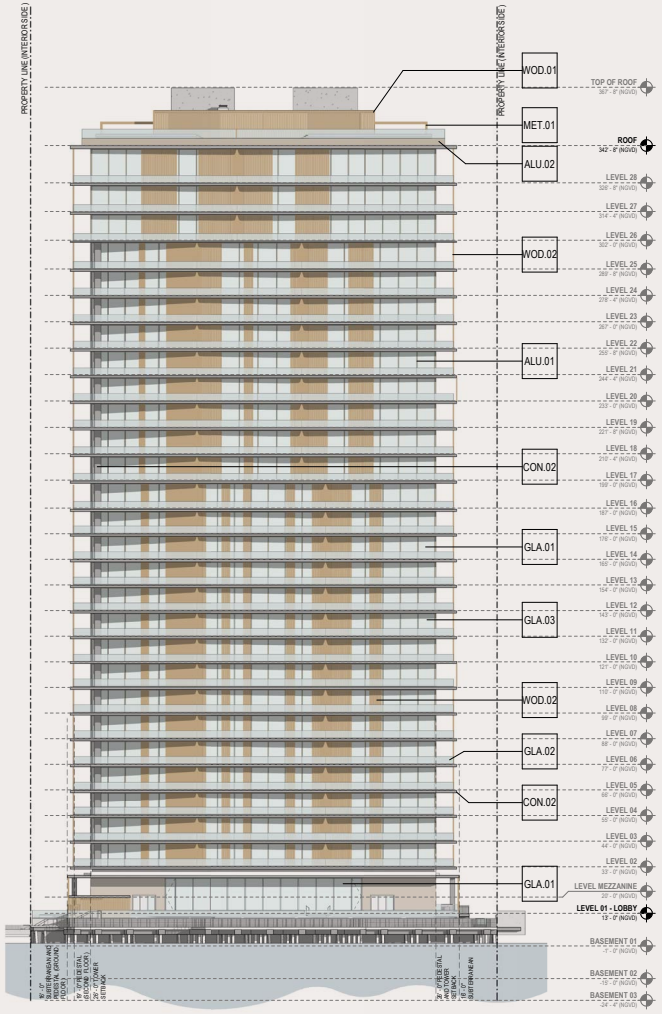


01 HEIGHT COMPLIANCE SECTION
1" = 20'-0"

ALU.01	ALUMINUM PLATES CLADDING SYSTEM,PLAIN CHAMPAGNE-RAL 1035 PLATE
ALU.02	ALUMINUM PLATES CLADDING SYSTEM,PLAIN BRONZE PLATE
CON.02	CEMENT PLASTER – SMOOTH FINISH, OR SIMILAR. APPLIED OVER CAST-IN-PLACE CONCRETE SLAB EDGE
GLA.01	ULTRA-CLEAR GLAZED SLIDING DOOR SYSTEM WITH FIXED PANELS. HIGH IMPACT RESISTANT. ALUMINUM FRAMING WITH POWDER-COATED FINISH, RECESSED INTO FLOOR AND SOFFIT WHERE POSSIBLE
GLA.02	ULTRA CLEAR GLASS GUARDRAIL SYSTEM. HIGH IMPACT RESISTANT. ALUMINUM FRAMING WITH POWDER-COATED FINISH, RECESSED INTO FLOOR WHERE POSSIBLE
GLA.03	IMPACT RESISTANT AND HURRICANE RATED GLAZING, IN COMPLIANCE WITH ENERGY CODE AND DEP. REQUIREMENTS. (TYP.)
GLA.04	PROPOSED BALCONIES 42" HIGH IMPACT RESISTANT GLASS RAILING (TYP.)
MET.01	METAL STRUCTURE LIGHT-TONED WOOD GRAIN FINISH METAL SYSTEM
STO.01	LIGHT-BROWN NATURAL STONE CLADDING. RUSTIC STONE
WOD.01	ALUMINUM CLADDING SLATS SYSTEM, SUBLIMATED WOOD-GRAIN FINISH, COLOR. WHITE OAK
WOD.02	FIXED FREE-STANDING VERTICAL LOUVERS,50% OPEN.SUBLIMATED WOOD GRAIN FINISH. COLOR WHITE OAK
WOD.03	ALUMINUM FINS SYSTEM. SUBLIMATED WOOD-GRAIN FINISH,COLOR WHITE OAK NATURAL TONE

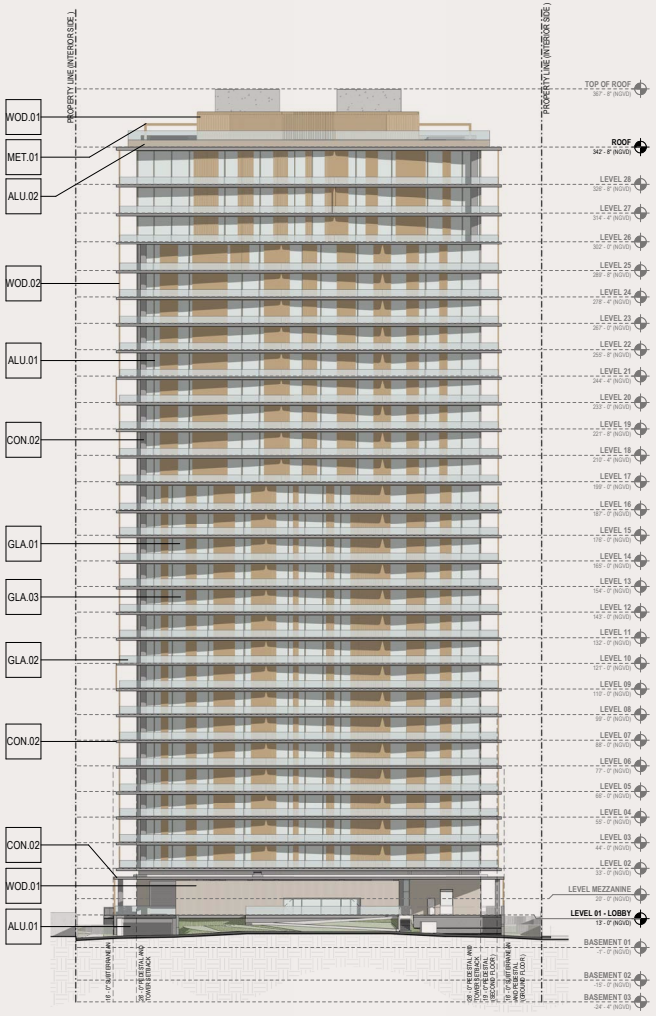


01 OVERALL NORTH ELEVATION
1" = 20'-0"



0 10 20 30 40
1" = 20'-0"

02 OVERALL WEST ELEVATION
1" = 20'-0"

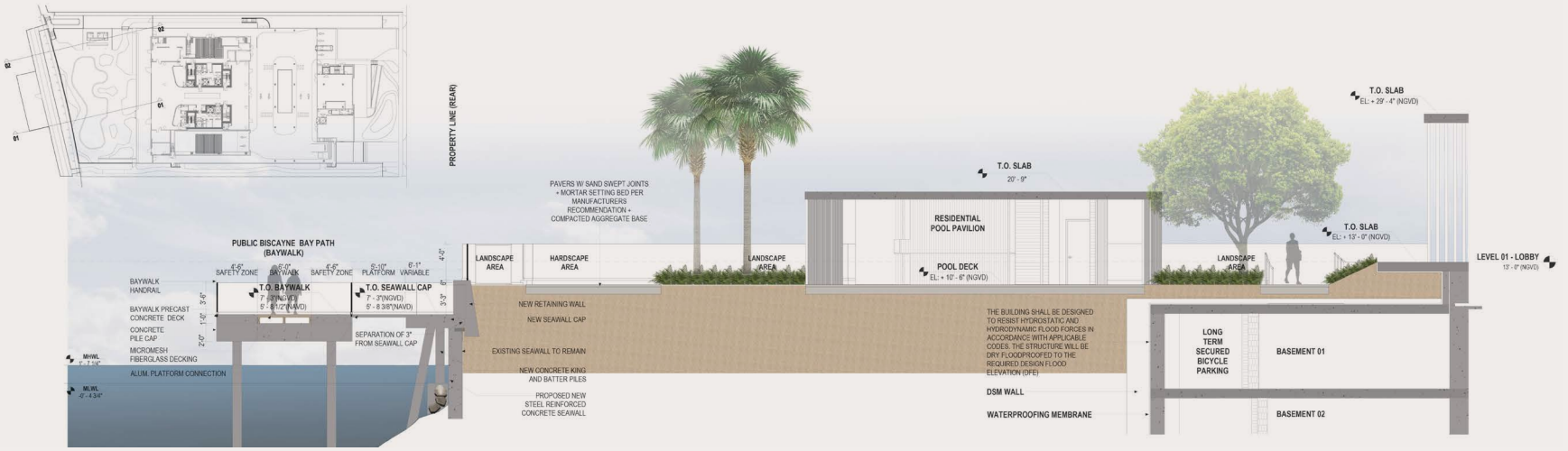


0 10 20 30 40
1" = 20'-0"

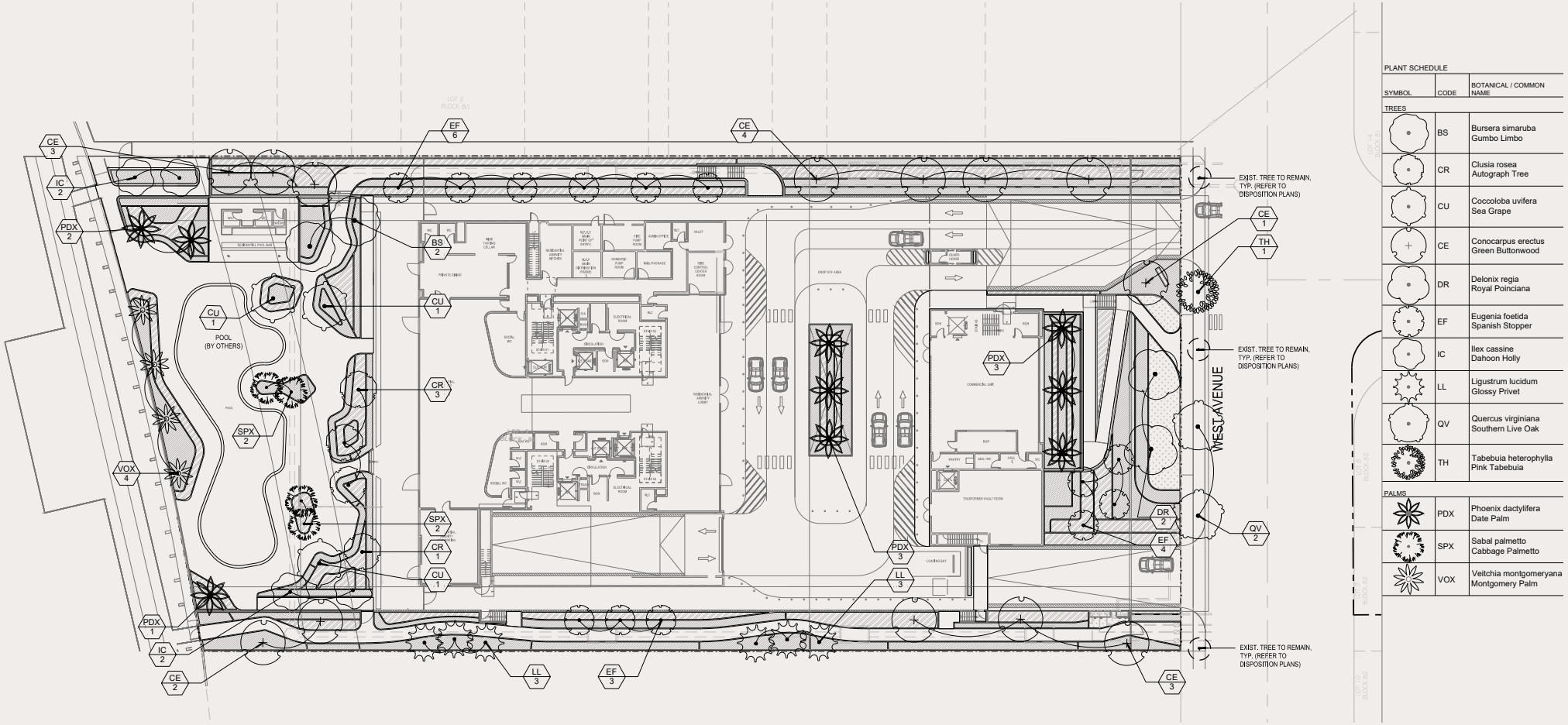
01 OVERALL EAST ELEVATION
1" = 20'-0"

02 PLATFORM CONNECTION - SECTION 04

3/4" = 1'-0"

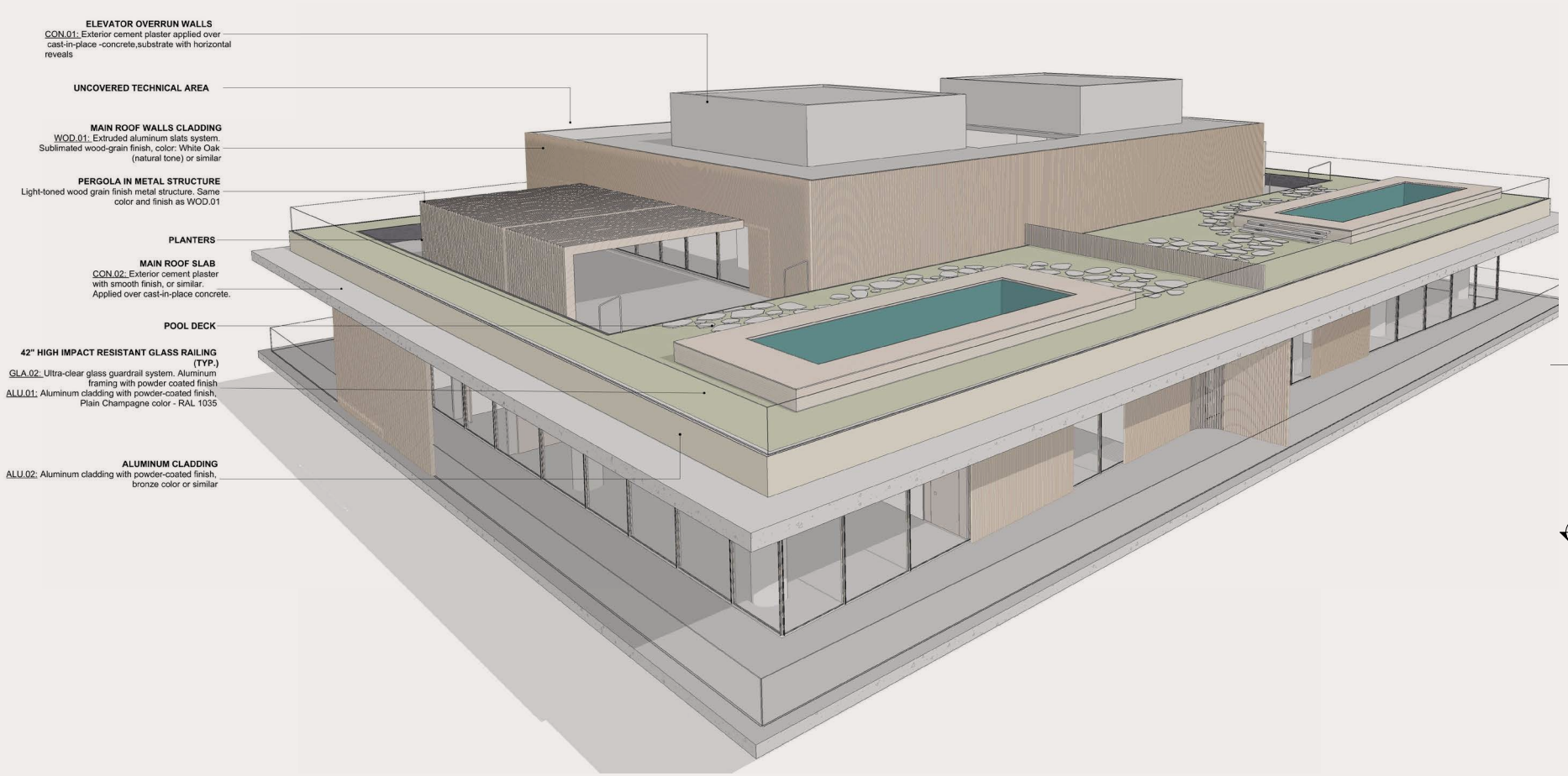


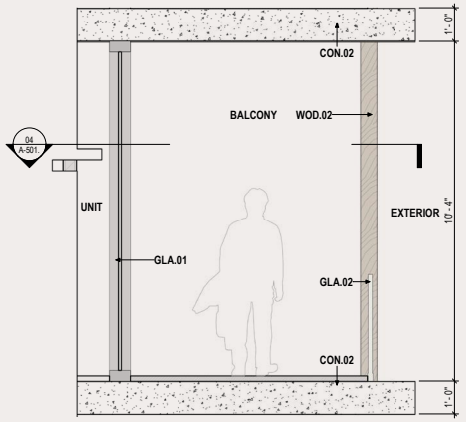
Landscape



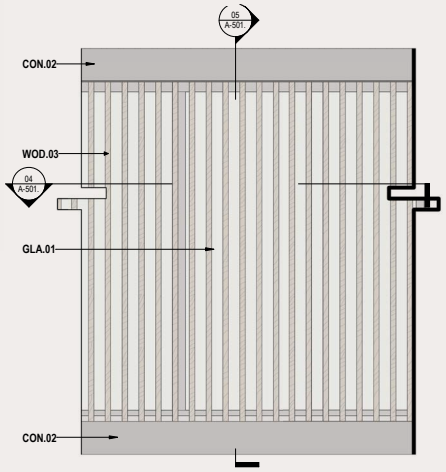
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BS	Bursera simaruba Gumbo Limbo
	CR	Clusia rosea Autograph Tree
	CU	Coccoloba uvifera Sea Grape
	CE	Conocarpus erectus Green Buttonwood
	DR	Delonix regia Royal Poinciana
	EF	Eugenia foetida Spanish Stopper
	IC	Ilex cassine Dahoon Holly
	LL	Ligustrum lucidum Glossy Privet
	QV	Quercus virginiana Southern Live Oak
	TH	Tabebuia heterophylla Pink Tabebuia
PALMS		
	PDX	Phoenix dactylifera Date Palm
	SPX	Sabal palmetto Cabbage Palmetto
	VOX	Veitchia montgomeryana Montgomery Palm





05 EXT. LOUVER - SECTION
1/2" = 1'-0"



02 ENLARGED EXT. LOUVER ELEVATION
1/2" = 1'-0"