

## 1250 WEST AVE, MIAMI BEACH, FL, 33139

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FORM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida 33139

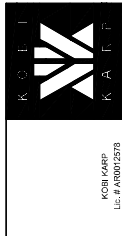
Owner:  
Name  
Address  
Address  
Tel:  
Email:

**Developer:**  
260 West Orem • LLC CO iOS Development Group  
20NE 27th St  
Portland, OR 97232

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

Mechanical Engineering:  
NYCE  
1116 West 32nd Street  
New York, NY 10001  
Tel: 212 643 0022

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
771 NW 20th Street  
Miami, Florida 33127 USA  
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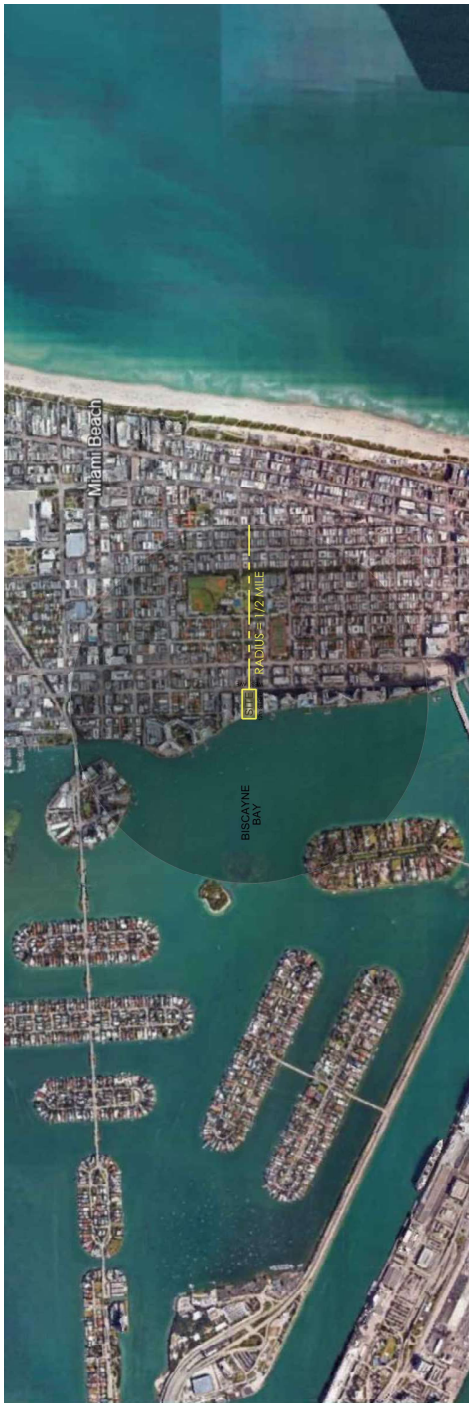
KOBI KARP  
ic. # AR0012578

COVER SHEET

Date:	12/12/2024	<div> <div>Sheet No.</div> <div>A0.00</div> </div>
State:	N.T.S.	
Project #:	2412	







## SCALE: N.T.S.

1250 WEST AVE. Miami Beach, FL 33139

Zoning	Property Details	Use(s)	Layers
<b>BASIC ZONING</b>			
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	
<b>ADDITIONAL ZONES</b>			
FEMA Flood Zone:		AE 0.2 Percent Annual Chance Flood Hazard	
Base Flood Elevation:			9
<b>OVERLAYS</b>			
		<ul style="list-style-type: none"> <li>• Parking Tier 1</li> <li>• West Avenue Bayfront Overlay</li> </ul>	
<b>ADDITIONAL REGULATIONS</b>			
		<ul style="list-style-type: none"> <li>• Workforce or Affordable Units Bonus</li> </ul>	

## SCALE: N.T.S.

[illegible]

ARM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

250 West Avenue  
Miami Beach, Florida 33139

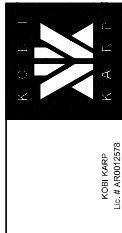
pwntc:  
 name  
 address  
 address  
 tel:  
 mail

Developer:  
2150 West Owner LLC C/O JDS Development Group

**Structural Engineering:**  
McSimons  
40 Broadway, 25th Floor  
New York, NY 10005  
212.532.2211

**Mechanical Engineering:**  
AGE  
18 West 32nd Street  
New York, NY 10001  
Tel: 212/643.9055

**Architect:**  
Robi Karp Architecture and Interior Design, Inc.  
71 NW 20th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 9766



KOBI KARP  
Lic. # AR0012578

LOCATION MAP  
ZONING MAP

Date:	12/12/2008	Edward Nix <b>A0.02</b>
Subject:	IN.T.S.	
Project #:	2412	







Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://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	Roll number(s):	Lot 1: 02-3233-048-001			
4	Year constructed:	1944			
5	Historic Designation:	Zoning District:			
6	Flood Zone:	Flood Zone AE			
7	Base Flood Elevation:	8'-0" 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:	89,707 SF (1.91 AC)			
12	Lot Width:	200'-0"			
13	Minimum Unit Size:	550 SF			
14	Existing Uses:	RESIDENTIAL	PROPOSED Use:	RESIDENTIAL / RETAIL	
10	Height:	ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
11	Number of Stories:	N/A	150'-0"	340'-0"	-
12	FAR:	2.75	14	35	-
13	Gross Square Footage:	N/A	TBD	7,000	-
14	Square Footage by User:	N/A	N/A	TBD	-
15	Number of Units Residential	346	N/A	100	-
16	Number of Units Hotel	N/A	N/A	100	-
17	Number of Restaurant Seats	N/A	N/A	150,000	-
18	Occupancy Load	N/A	N/A	SEATING/O.C.G.	-
19	AT-Grade Parking Lot	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
20	Front Setback (Ped./Towl):	20'-0"   50'-0"	20'-0"	20'-0"	-
21	Side Setback (Pedestal)	8% of lot width (1.6'-0") The required pedestal setback plus 10% of the height of the pedestal portion of the side. The total of required setback shall not exceed 50 feet.	16'-0"	16'-0"	-
22	Side Setback (Tower)			26'-0"	-
23	Rear Setback (Ped./Towl):	42'-0"   63'-0"		87'-2"   87'-2"	-
24	* Sum of Side Yard Setback requires 16% of lot width (32'-0")				
31	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
32	Parking District No 1	258		258	-
33	Total # of parking spaces				-
34	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A		-
35	Valer Drop off and pick up				-
36	Loading zones and Trash collection areas		N/A	ON SITE	-
37	Bike Racks	SEE CHART PROVIDED	N/A	ON SITE	-
38	Is this a contributing building?			SEE CHART PROVIDED	-
39	Located within a Local Historic District?			N/A	-
40	Notes: If not applicable write N/A				
41	* SEE PARKING REQUIREMENTS (A)				

level		Units		FAR
31	0	12,103 SF	575 SF	
30	2	14,055 SF		
29	2	15,038 SF		
28	3	15,038 SF		
27	3	15,038 SF		
26	4	15,038 SF		
25	4	15,038 SF		
24	5	15,038 SF		
23	5	15,038 SF		
22	5	15,038 SF		
21	5	15,038 SF		
20	5	15,038 SF		
19	5	15,038 SF		
18	5	15,038 SF		
17	5	15,038 SF		
16	5	15,038 SF		
15	5	15,038 SF		
14	5	15,038 SF		
13	5	15,038 SF		
12	5	15,038 SF		
11	5	15,038 SF		
10	5	15,038 SF		
9	5	15,038 SF		
8	5	15,038 SF		
7	5	15,038 SF		
6	5	15,038 SF		
5	5	15,038 SF		
4	4	15,038 SF		
LOFT	L	8,968 SF		
3	3	17,820 SF		
2	3	28,278 SF		
MEZZ		2,770 SF		
G		24,352 SF		
B1		2,786 SF		
B2				
	125			
Total Gross Area		502,645 SF		
Lot Area		83,707 SF		
FAR				6.00

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

1250 West Avenue  
Miami Beach, Florida, 33139

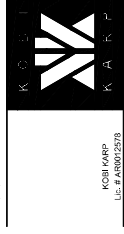
Owner:  
Name:  
Address:  
Address:  
Tel:  
Email:

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

**Structural Engineering:**  
DuSmoire  
140 Broadway, 25th Floor  
New York, NY 10005  
T 212 532 2211

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

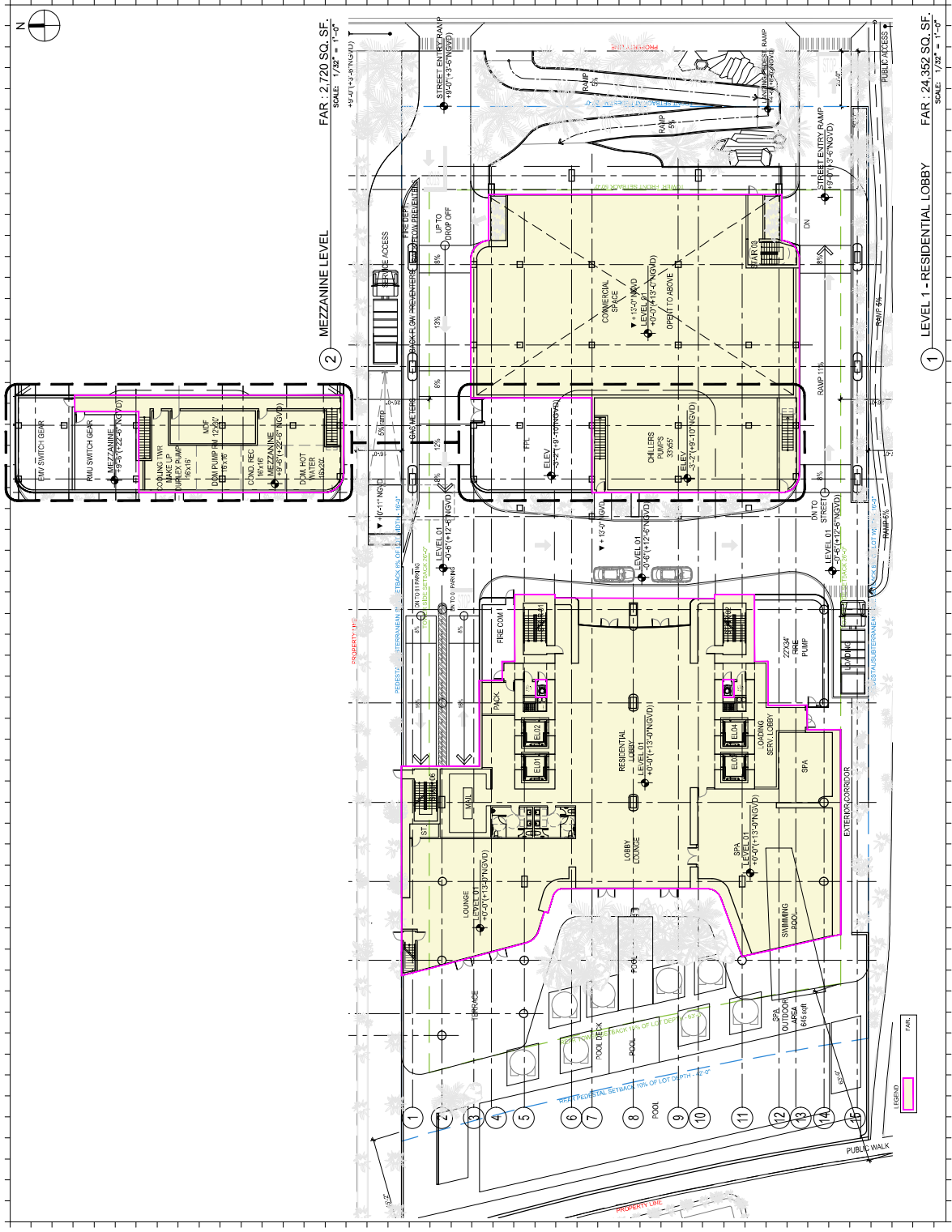
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



PROJECT DATA

Date: 12/12/2024	Sheet No.  <b>A1.00</b>
Scale: N.T.S.	
Project #: 2412	





Rev.	Date	Rev.	Date

RMS3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

Developer:  
1250 West Avenue LLC  
Miami, FL 33139

Structural Engineering:  
1400 Brickell Avenue, Suite 2000  
Miami, FL 33131  
P: 312.282.2700  
F: 312.282.2708

Mechanical Engineering:  
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Miami, FL 33131  
P: 312.282.2700  
F: 312.282.2708

Architect:  
KOFI KAPTE  
1250 West Avenue, Suite 2000  
Miami, FL 33131  
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F: 312.282.2708



LEVEL 1 RES. LOBBY  
FAR - FLOOR PLAN

Date:	12/10/2024	Sheet No.:	A1.05
Drawn:	AS/PL/CT/ED	Project:	
Page:	2	Page:	2

① LEVEL 1 - RESIDENTIAL LOBBY FAR : 24,352 SQ. SF.  
SCALE: 1/32" = 1'-0"

② MEZZANINE LEVEL FAR : 2,720 SQ. SF.  
SCALE: 1/32" = 1'-0"































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ALL DRAWINGS AND LETTERS MUST BE APPROVED BEFORE CONSTRUCTION. THE CONTRACTOR AND ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida 33139

Owner:  
Name  
Address  
Address  
Tel:  
Email

**Developer:**  
1260 West Owner LLC CO JDS Development Group  
120NE 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSimons  
140 Broadway, 25th Floor  
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T. 212.532.2211  
F. 212.481.6108

**Mechanical Engineering:**  
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Tel: 212/643.9055

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Miami, Florida 33127 USA  
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## RENDERING

Date:	12/12/2024	Student No. <b>A1.17</b>
Scops:	N.T.S.	
Project #:	2412	



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MIAMI BEACH, FLORIDA**

1250 West Avenue  
Miami Beach, Florida, 33139

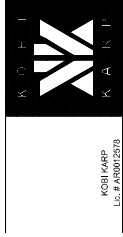
Owner:  
Name:  
Address:  
Address:  
Tel:

**Developer:**  
1250 West Oxnard LLC/CJO JDS Development Group  
1200NE 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSimone  
140 Broadway, 29th Floor  
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T. 212.530.2211  
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**Mechanical Engineering**  
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KOBI KARP  
Lic. # AR0012578

# RENDERING

Date:	12/12/2024	Sheet No. <b>A1.18</b>
Scale:	N.T.S.	
Project #:	2412	



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MIAMI BEACH, FLORIDA**

1250 West Avenue  
Miami Beach, Florida 33139

Owner:	
Name	
Address	
Address	
Tel.	
E-mail	

**Developer:**  
1250 West Orem • LLC CO JDS Development Group  
120NE 27th St  
Albany, GA 31707

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
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T. 212.532.2211  
F. 212.481.6108

**Mechanical Engineering:**  
MGE  
118 West 32nd Street  
New York, NY 10001  
Tel: 212 643.9055

**Architect:**  
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571 NW 20th Street  
Miami, Florida 33127 USA  
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Fax: +1(305) 573 3766



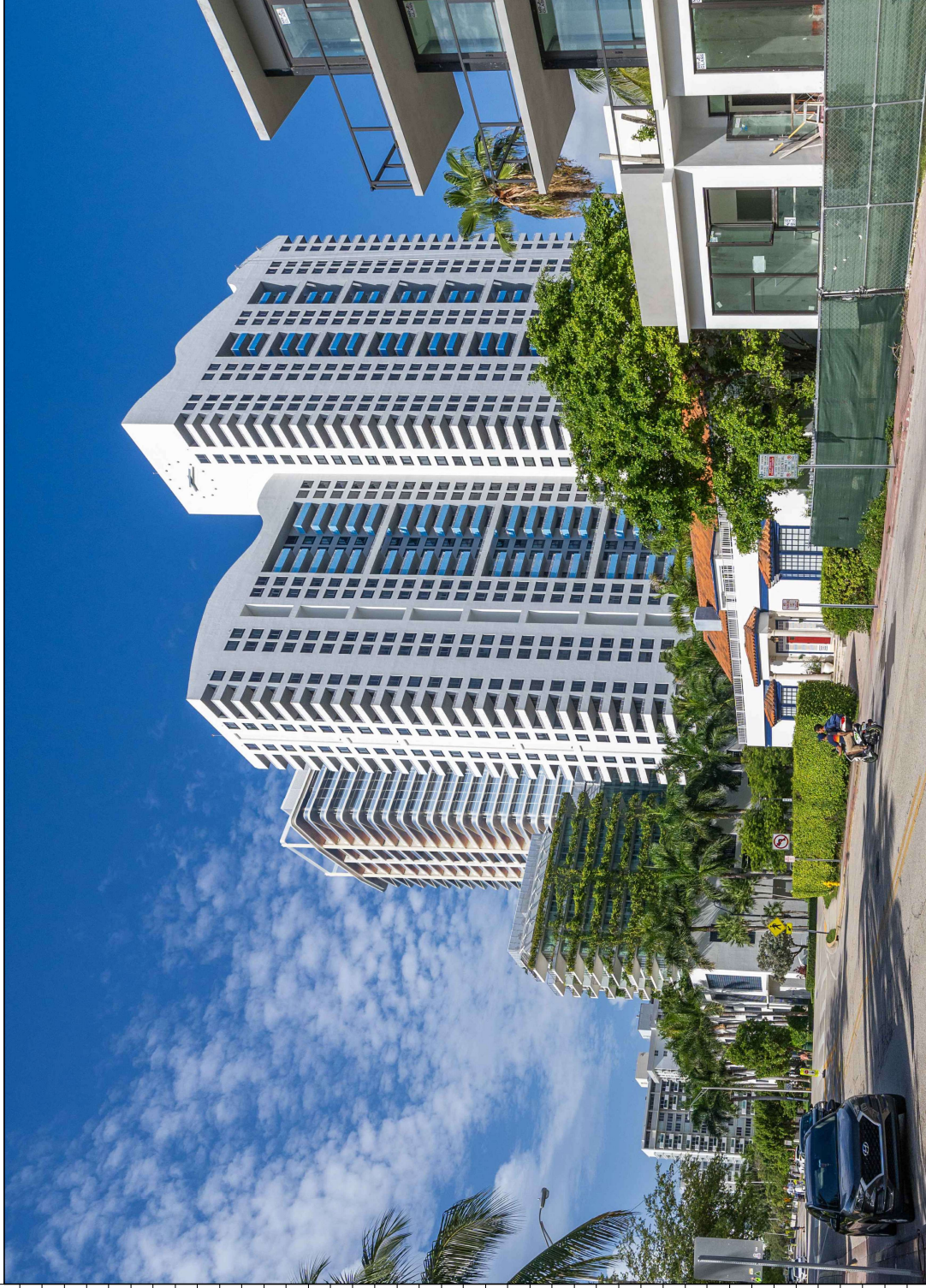
KOBI KARP  
Lic. # AR0012578

LIC. # AR0012578

**RENDERING**

Date:	12/12/2024
Status:	N.T.S.
Project #:	2412



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

1250 West Avenue  
Miami Beach, Florida 33139

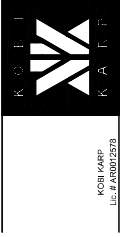
Owner:  
Name  
Address  
Address  
Tel:  
Email

**Developer:**  
1250 West Owner, LLC C/O JDS Development Group  
1001 E. 17th St.

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

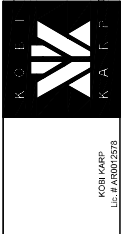
**Mechanical Engineering:**  
MGE  
118 West 32nd Street  
New York, NY 10001  
Tel: 212/643.9055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 20th Street  
Miami, Florida 33127 USA  
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Fax: +1(305) 573 3769



Date:	12/12/2024	Student No. <b>A1.20</b>
Subject:	NETS.	
Project #:	2412	





# RENDERING

Date:	12/12/2024	<div>Client No.</div> <div>A1.21</div>
Subj:	N.T.S.	
Project #:	2412	

[illegible]

IRM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida 33139

Owner:  
Name  
Address  
Address  
Tel:  
Email

**Developer:**  
250 West Orem, LLC C/O JDS Development Group  
20NE 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212.532.2211  
Fax 212.532.2200

**Mechanical Engineering:**  
MGE  
1116 West 32nd Street  
New York, NY 10001  
Tel: 212/643.9055

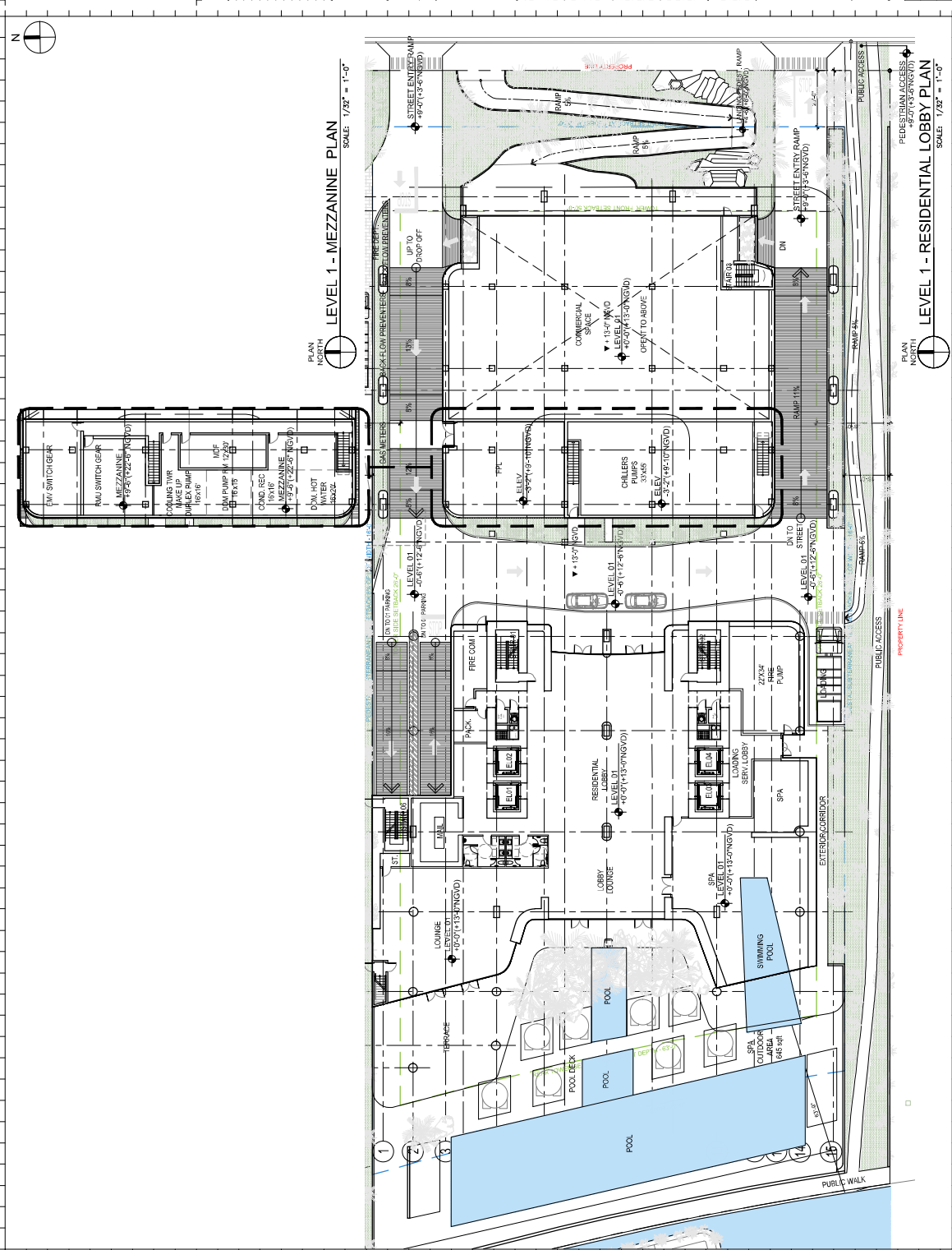
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
771 NW 20th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 9768











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

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

Rev.	Date	Rev.	Date

RAC3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

Owner:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:

Architect:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:


Engineer:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:

1250 West Avenue LLC C/O JDS Development Group  
1250 West Avenue, Suite 100  
Miami Beach, FL 33139  
Phone: 305.555.5555  
Fax: 305.555.5555  
Email: info@1250westave.com

Standard Engineering:  
1000 Brickell Avenue, Suite 100  
Miami, FL 33131  
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Fax: 305.555.5555  
Email: info@standardeng.com

Mechanical Engineering:  
Name:  
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City:  
State:  
Zip:  
Phone:  
Email:

Architect:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:



KARP  
KARP

KOBH 48P  
LIC # A0002578

### RESIDENTIAL LOBBY FLOOR PLAN

Drawn:	12/12/2024	Sheet No.:	A3.02
Scale:	AS SHOWN	Project:	1250 West Avenue
Project:	1250 West Avenue	Page:	24/25



















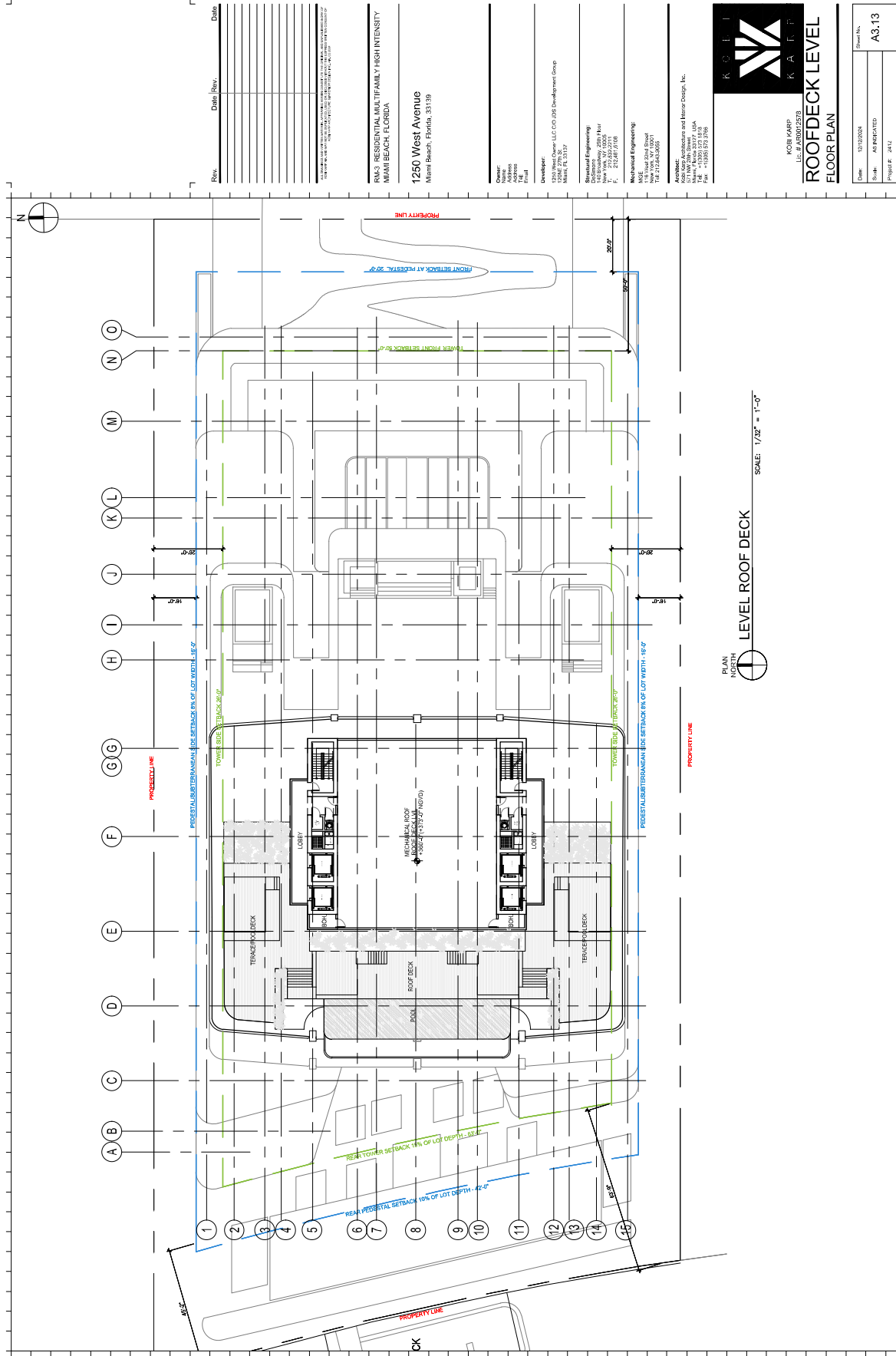












PLAN NORTH

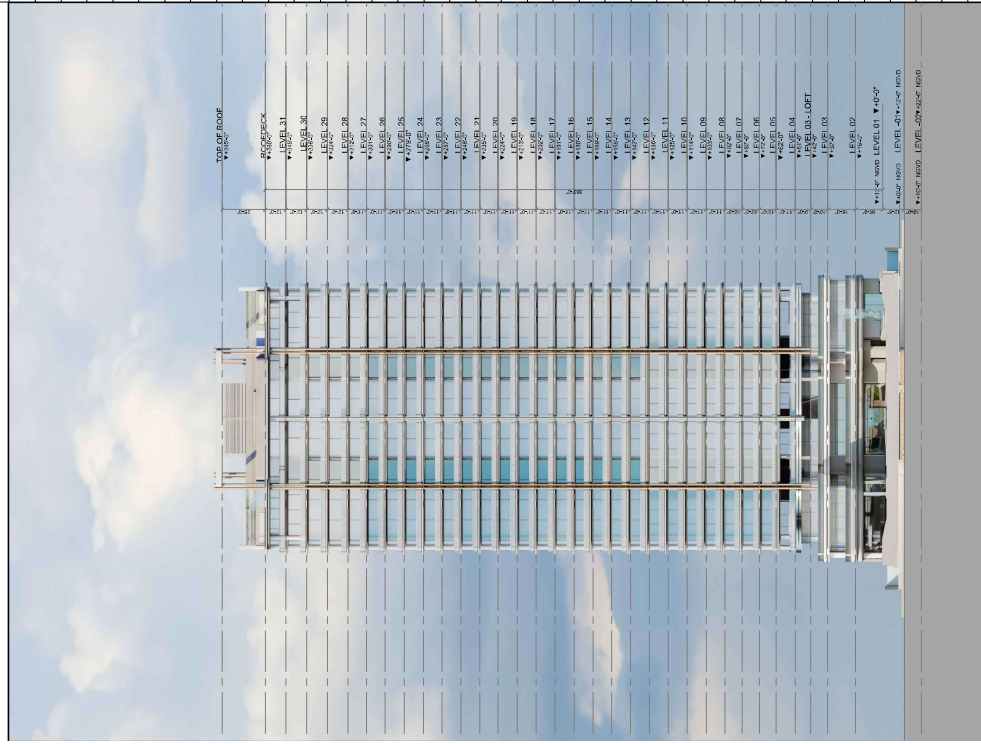
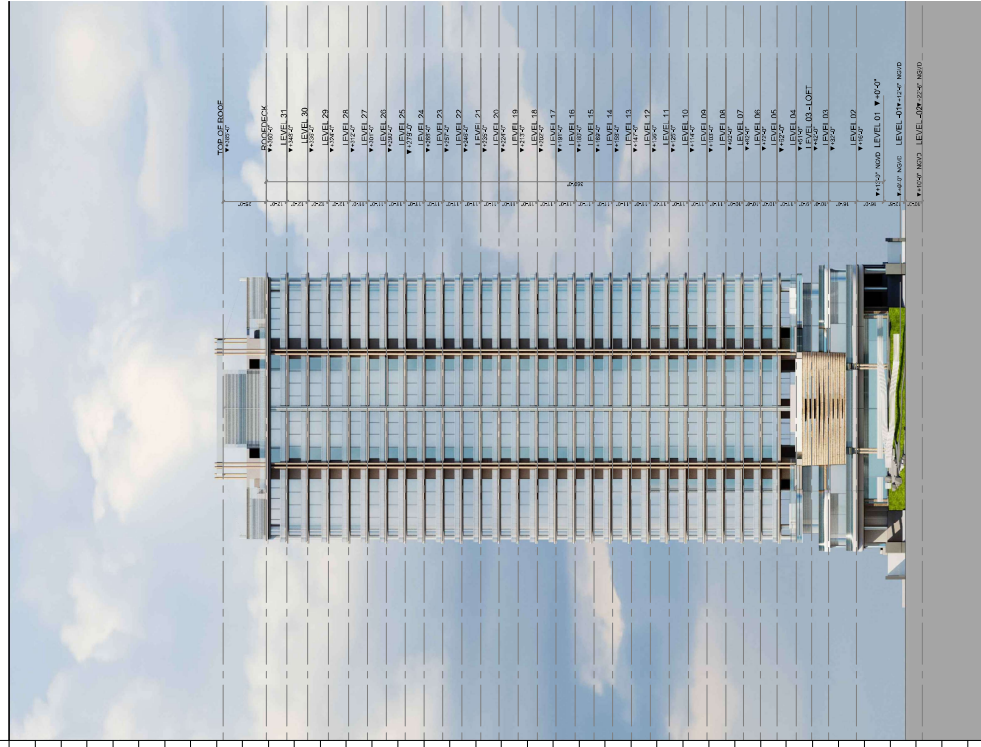
LEVEL ROOF DECK

SCALE: 1/32" = 1'-0"









Rev.	Date / Rev.	Date
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[illegible]

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

1250 West Avenue  
Miami Beach, Florida 33130

Owner:  
Name  
Address  
Address  
Tel:  
E-mail:

Developed	1250 West
	120NE 279
	Miami Fl

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

**Mechanical Engineering:**  
MCE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212 643 9055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
671 NW 20th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBI KARP  
Lic. # AR0012578

## ELEVATIONS

Date:	12/12/2024	Element No.  <b>A4.02</b>
Scale:	1/64" = 1'-0"	
Project #:	2412	

