

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

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RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

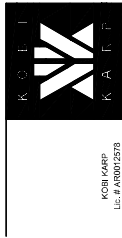
Owner:  
Name  
Address  
Address  
Tel:  
Email

**Developer:**  
1260 West Owner LLC C/O JDS Development Group  
120NE 27th St  
Miami, FL 33132

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

**Mechanical Engineering:**  
MGE  
118 West 32nd Street  
New York, NY 10001  
Tel: 212 643 0855

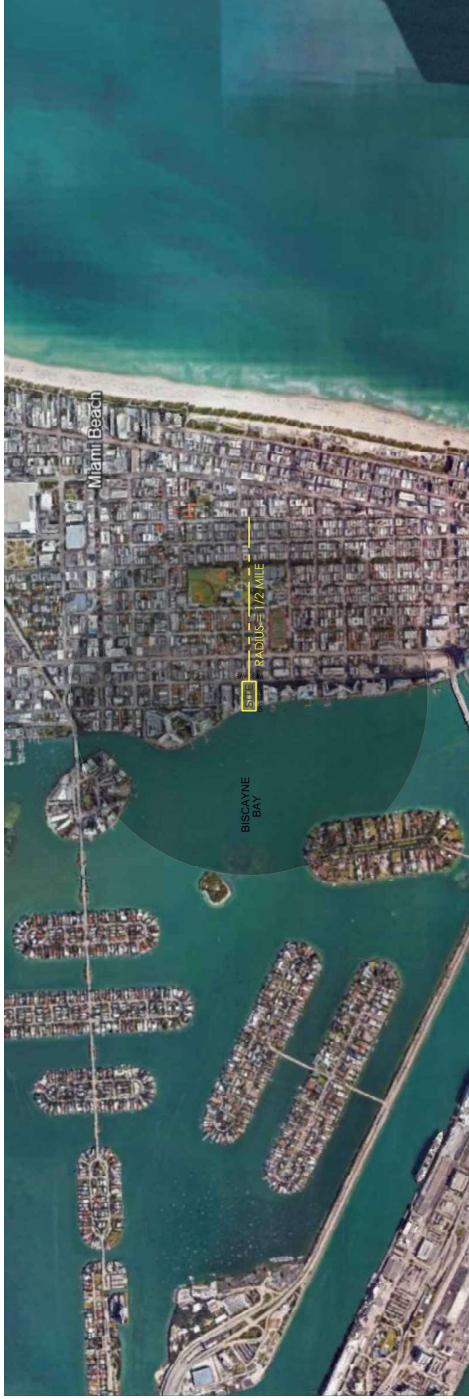
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
671 NN 20th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



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







## SCALE: N.T.S.

33139

Zoning	Property Details	Use(s)	Layers
<b>BASIC ZONING</b>	Zone:		<b>RM-3</b>
	Existing Building Use:	Residential - Total Value: Condominium - Residential	
	Existing Land Use:	Residential	
	Municipal Future Land Use:	RM-3 FLU	
	Allowed Use(s):	<a href="#">View Detailed Uses</a>	
<b>ADDITIONAL ZONES</b>	FEMA Flood Zone:	AE 0.2 Percent Annual Chance Flood Hazard	8
	Base Flood Elevation:		
<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]

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MIAMI BEACH, FLORIDA**

1250 West Avenue  
Miami Beach, Florida 33139

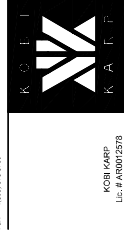
<b>Owner:</b>	
<b>Name</b>	
<b>Address</b>	
<b>Address</b>	
<b>Tel:</b>	
<b>E-mail:</b>	

**Developer:**  
1250 West Owner LLC c/o JDS Development Group

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

**Mechanical Engineering**  
MGE  
116 V/lat 32nd Street

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.,  
671 NW 20th Street



KOBİ KARP  
 Lic. # AR0012578

LIC. # AR0012578  
**LOCATION MAP**  
**ZONING MAP**

Date:	12/12/2024	Sheet No.  <b>A0.02</b>
Scale:	N.T.S.	
Project #:	2412	



0 LOCATION MAP  
SCALE: N.T.S.



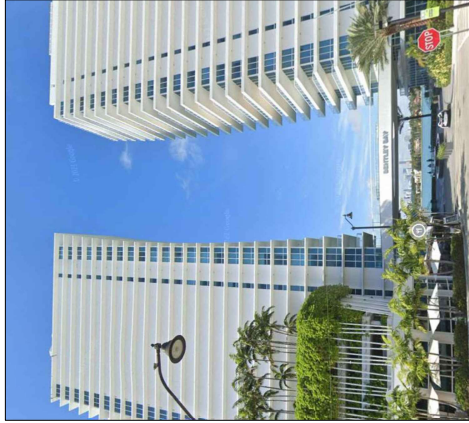
1 FLAMINGO SOUTH BEACH  
1504 BAY ROAD, MIAMI BEACH, FLORIDA 33139



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



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



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



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

[illegible]

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue

Miami Beach, Florida. 33139

Owner:  
Name  
Address  
Address  
Tel:

**Keywords:** *depression, mood, anxiety, self-esteem, self-efficacy, self-esteem, self-efficacy*

---

**Developer**

Developer:

1250 West Oa  
170NE 27th S

Miami, FL 331

### Structural En

DeSimone

140 Broadway,  
New York, NY

T. 212.53  
E. 212.48

### Mechanical E

NIGE  
1100 1/2 inch 5000

116 VOLUME 32  
New York, NY

Tel: 212.943.5

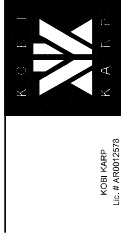
---

671 NOV 20th

Tel: +1305

Fax +1(905)

1



KOBI KARP  
Lic. # AR0012578

KUBI KAMP

Lic. # AR0012578

CONTEXT VIEWS

Date:	12/12/2024	<div>Client No.</div> <div>A0.03</div>
State:	N.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, MIA MI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	Lot 1: 02-3233-048-000			
4	Year constructed:	1944 Zoning District:			
5	Historic Designation:	N/A			
6	Base Flood Elevation:	Flood Zone AE			
7	Design Flood Elevation:	8'-0" NGVD			
8	Max. Wave Crest Elevation:	9'-0" NGVD			
9	Adjusted grade (Food+Grade/2)	N/A			
10	Lot 1 Area:	89,707 SF (1.91 AC)			
11	Lot Width:	200'-0"			
12	Minimum Unit Size:	550 SF			
13	Existing Uses:	RESIDENTIAL			
14	Proposed Uses:	RESIDENTIAL / RETAIL			
		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
10	Height:	150'-0"	150'-0"	360'-0"	-
11	Number of Stories:	N/A	14	35	-
12	FAR:	2.75	TBD	7.00	-
13	Gross Square Footage:	N/A	N/A	TBD	-
14	Square Footage by Use:	N/A	N/A	N/A	-
15	Number of Units Residential	346	N/A	100	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Restaurant Seats	N/A	N/A	150,00	-
18	Occupancy Load	N/A	N/A	SEATING/O.C.C.	-
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
19	At-Grade Parking Lot	20'-0"   50'-0"	20'-0"	20'-0"	-
20	Front Setback (Ped./Towl); Side Setback (Pedestal)	8% of lot width (1,6'-0") The required pedestal setback plus 10% of the height of the tower portion of the tower. The total required setback shall not exceed 50 feet.		16'-0"	-
21	Side setback (Tower)			26'-0"	-
22	Rear Setback (Ped./Towl):	42'-0"   69'-0"		87'-2"	-
* SUM of Side Yard Setback requires 16% of lot width (32'-0")					
31	Parking District No 1	258	EXISTING	PROPOSED	DEFICIENCIES
32	Total # of parking spaces	258		258	-
33	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A		-
34	Valet Drop off and pick up		N/A	ON SITE	-
35	Loading zones and Trash collection areas		N/A	ON SITE	-
36	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
37	Is this a contributing building?		N/A		-
38	Notes: If not applicable write N/A				-
	* SEE PARKING REQUIREMENTS (A)				-

level		Units		FAR
31	0			575 SF
30	2			12,103 SF
29	2			14,055 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				2,720 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

<b>Owner:</b>	
<b>Name</b>	
<b>Address</b>	
<b>Address</b>	
<b>Tel:</b>	
<b>E-mail:</b>	

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

**Structural Engineering:**  
O'Simone  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212.532.2211  
F. 212.532.2212

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

**Architect:**  
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671 NW 26th Street  
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Tel: +1(305) 573 1818

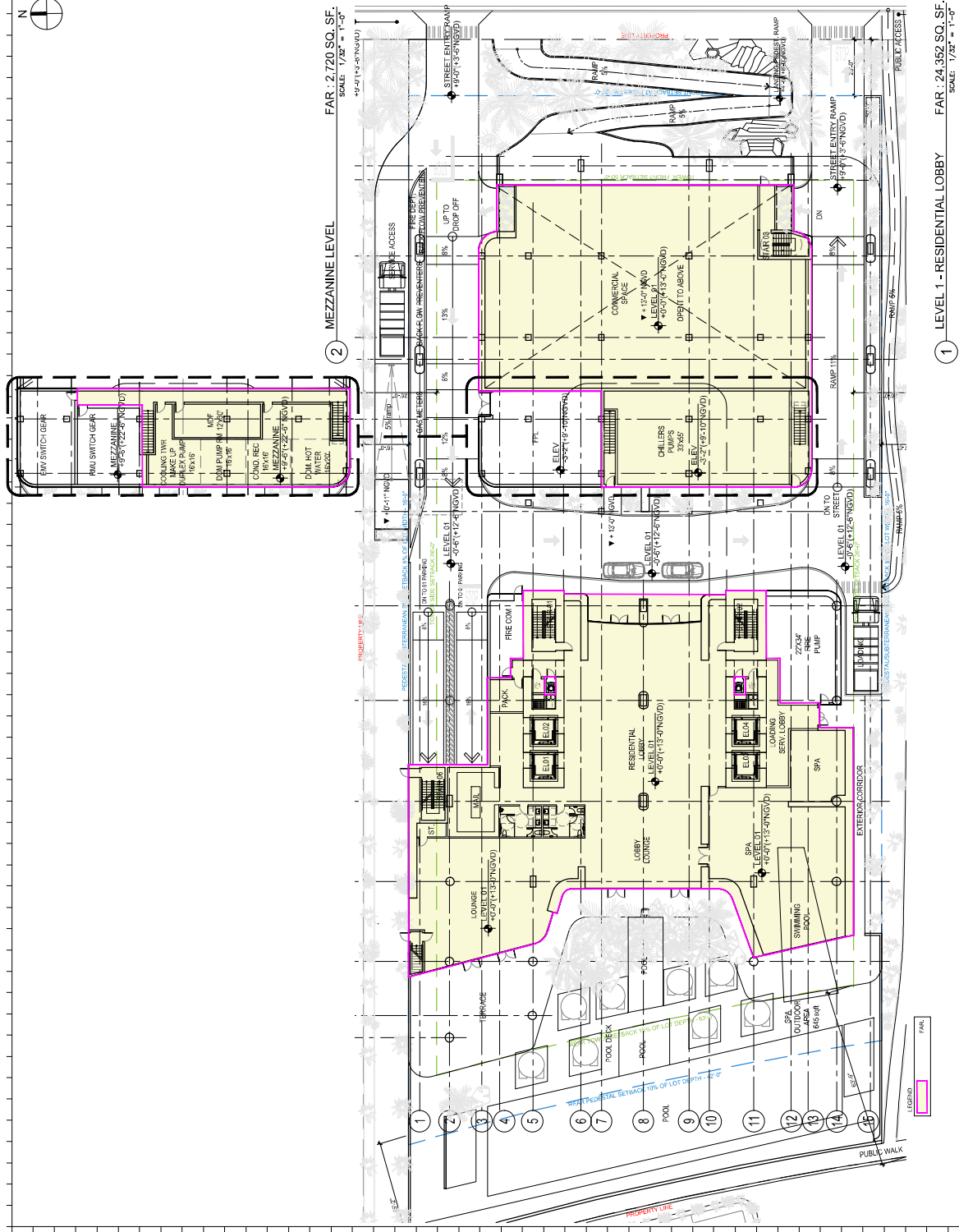


KOBI KARP  
Lic. # AR001257

PROJECT DATA

Date:	12/12/2024	Sheet No.  <b>A1.00</b>
Scale:	N.T.S.	
Project #:	2432	



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

1250 West Avenue

Owner  
Name  
Address  
Address  
Tel:  
E-mail:

**Developer:**  
1260 West Owner LLC C/O JDS Development Group  
120NE 27th St.

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor

F. 212.401.6108  
Mechanical Engineering

NEW YORK, NY 10001  
Tel: 212.643.9055

07-11111-1001  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



LEVEL 1 RES. LOBBY  
F.A.R. - FLOOR PLAN

Date:	12/12/2024	Element No:  <b>A1.05</b>
Sub:	AS INDICATED	
Project #:	2412	





















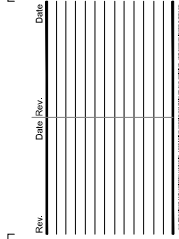












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MIAMI BEACH, FLORIDA**

1250 West Avenue  
Miami Beach, Florida 33139

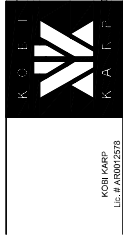
Owner:  
Name  
Address  
Address  
Tel:  
Email

**Developer:**  
1250 West Owner LLC C/O JDS Development Group  
1201 E. 17th St.

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

**Mechanical Engineering:**  
NGE  
118 West 32nd Street  
New York, NY 10001  
Tel: 212 643 0055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 20th Street  
Miami, Florida 33127 USA  
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Lic. # AR0012578

# RENDERING

Date:	12/12/2024	Sheet No. <b>A1.17</b>
Scale:	Nat.S.	
Project #:	2412	



1250 West Avenue  
Miami Beach, Florida, 33139

**Developer:**  
1250 West Owens LLC C/O JDS Development Group  
1200 E. 27th St

**Mechanical Engineering:**  
MCE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.9056

K O B I  
K A K P  
K O B I 164RP  
Lic. # AR00072578

Date:	12/12/2024	Sheet No. <b>A1.18</b>
Scale:	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

Miami Beach, Florida, 33139

<b>Owner:</b>	
<b>Name</b>	
<b>Address</b>	
<b>Address</b>	
<b>Tel:</b>	
<b>Email:</b>	

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

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212.532.2211  
F. 212.461.6106

**Mechanical Engineering:**  
**NGE**  
 118 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



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Lic. # AR0012578

# RENDERING

Lic. # AR0012578

Date:	12/12/2024	Sheet No. <b>A1.19</b>
State:	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

Miami Beach, Florida 33139

Owner:  
Name  
Address  
Address  
Tel:

**Developer:**  
1250 West Owner LLC CO JDS Development Group  
120NE 27th St  
Miami, FL 33127

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212.532.2211  
F. 212.481.6106

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

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
671 NW 20th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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KOBI KARP  
Lic. # AR0012578

Lic. # AR0012578

Date:	12/12/2024	Stewart Alex <b>A1.20</b>
Score:	84.75	
Project #:	2412	



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

1250 West Avenue  
Miami Beach, Florida 33139

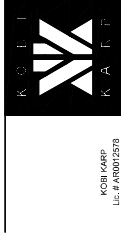
Owner:  
Name  
Address  
Address  
Tel:  
Email

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

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212.532.2211  
F. 212.486.8100

**Mechanical Engineering:**  
NGE  
118 West 32nd Street  
New York, NY 10001

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 20th Street  
Miami, FL 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 2722

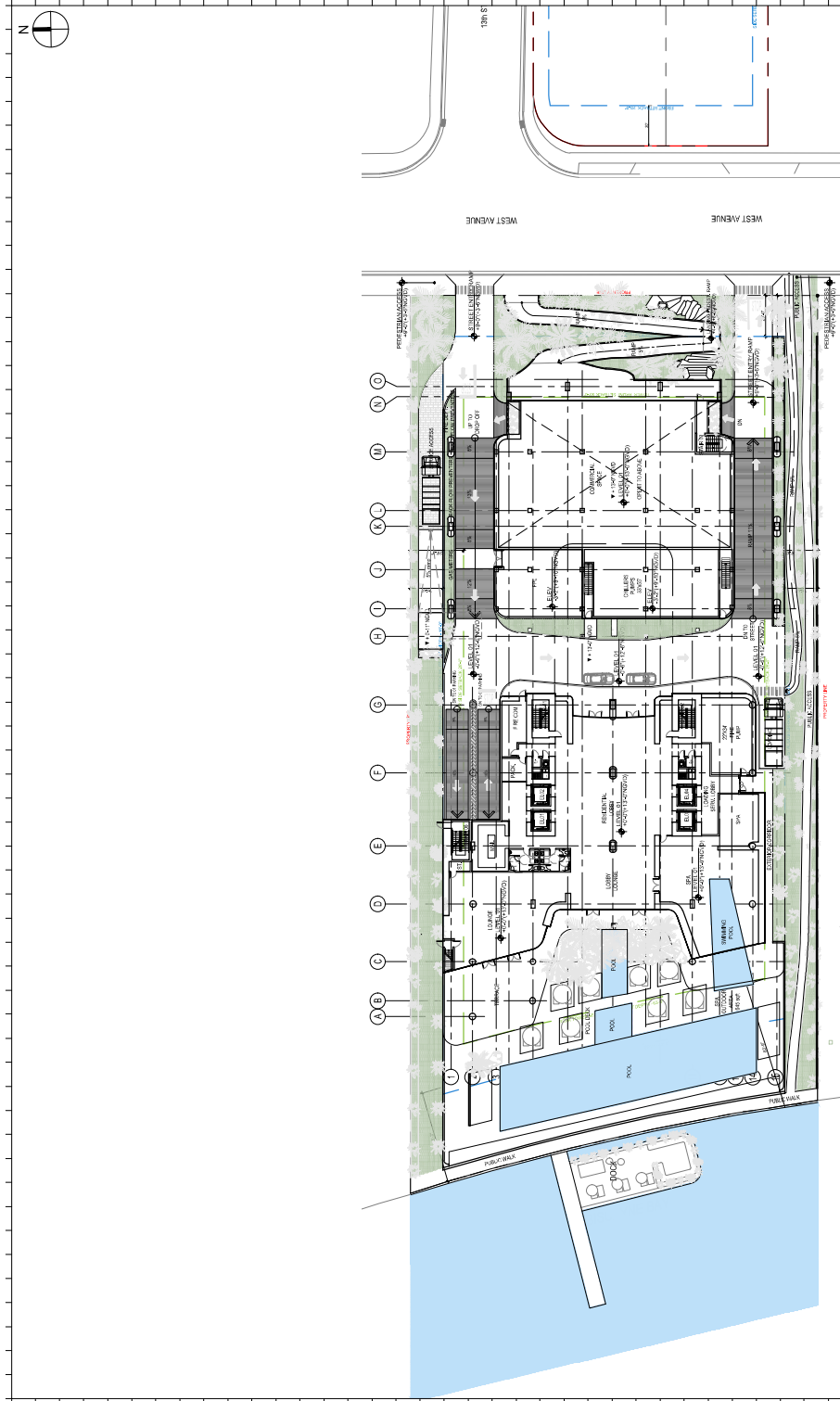


KOBI KARP

LIC.# AR0012378

RENDERING

Date:	12/12/2024	Student No.  <b>A1.21</b>
Subject:	NETS.	
Project #:	2412	



Rev.	Date / Rev.	Date
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**RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY**  
**MIAMI BEACH, FLORIDA**

Miami Beach, Florida, 33139

---

Owner: \_\_\_\_\_

**Developer:**  
1250 West One - LLC C/O iOS Development Group  
401A St. 1786 - 272

**DeSimone**  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212-539-2211  
F. 212-401-0100

116 W 64th St 3rd Fl  
New York, NY 10021  
Tel: 212 643.3055

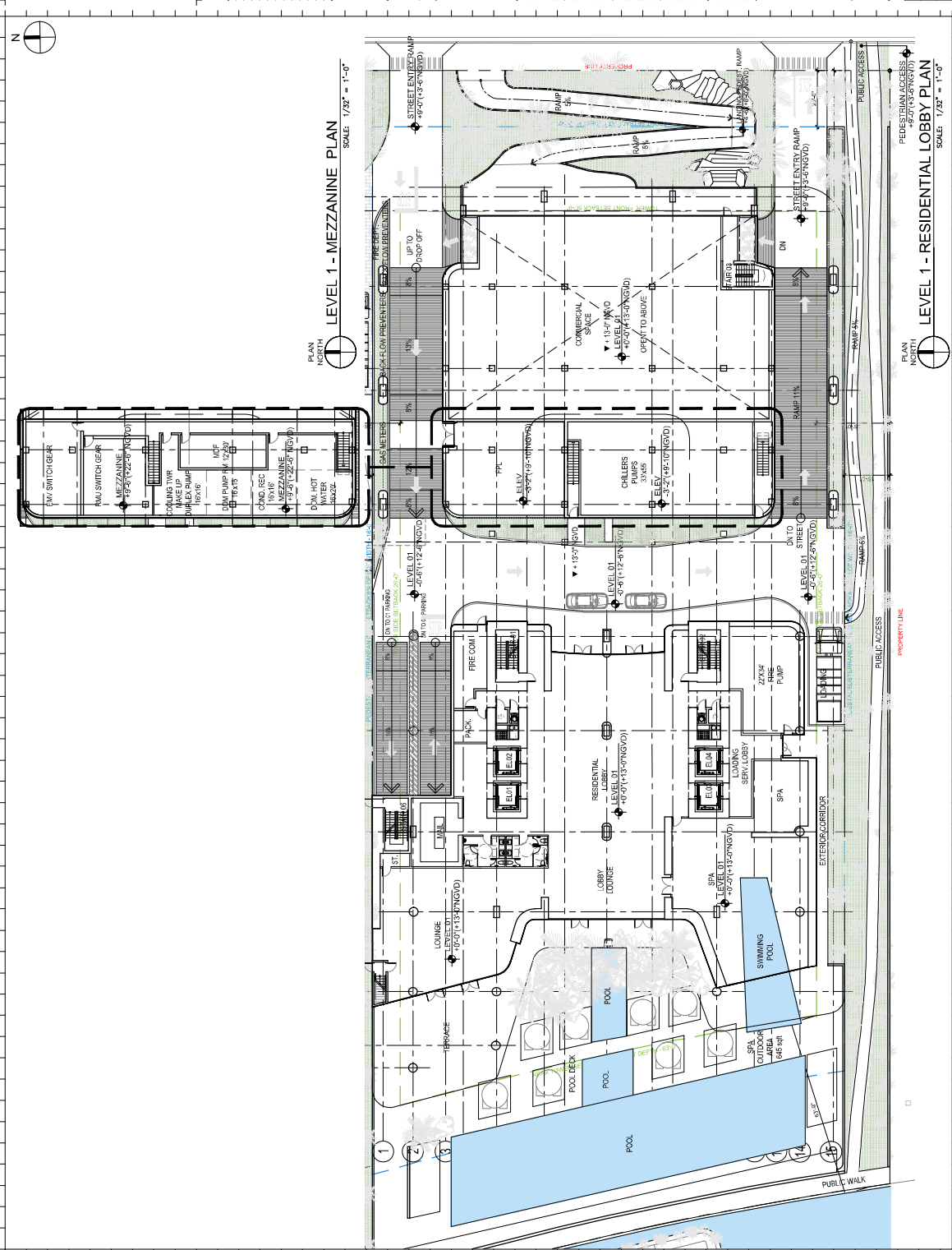
Fax +1(305) 573 3769











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:


Structural Engineering:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:

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

Electrical Engineering:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:

Plumbing Engineering:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:

Fire Protection Engineering:  
Name:  
Address:  
City:  
State:  
Zip:  
Phone:  
Email:



KARP  
KARP

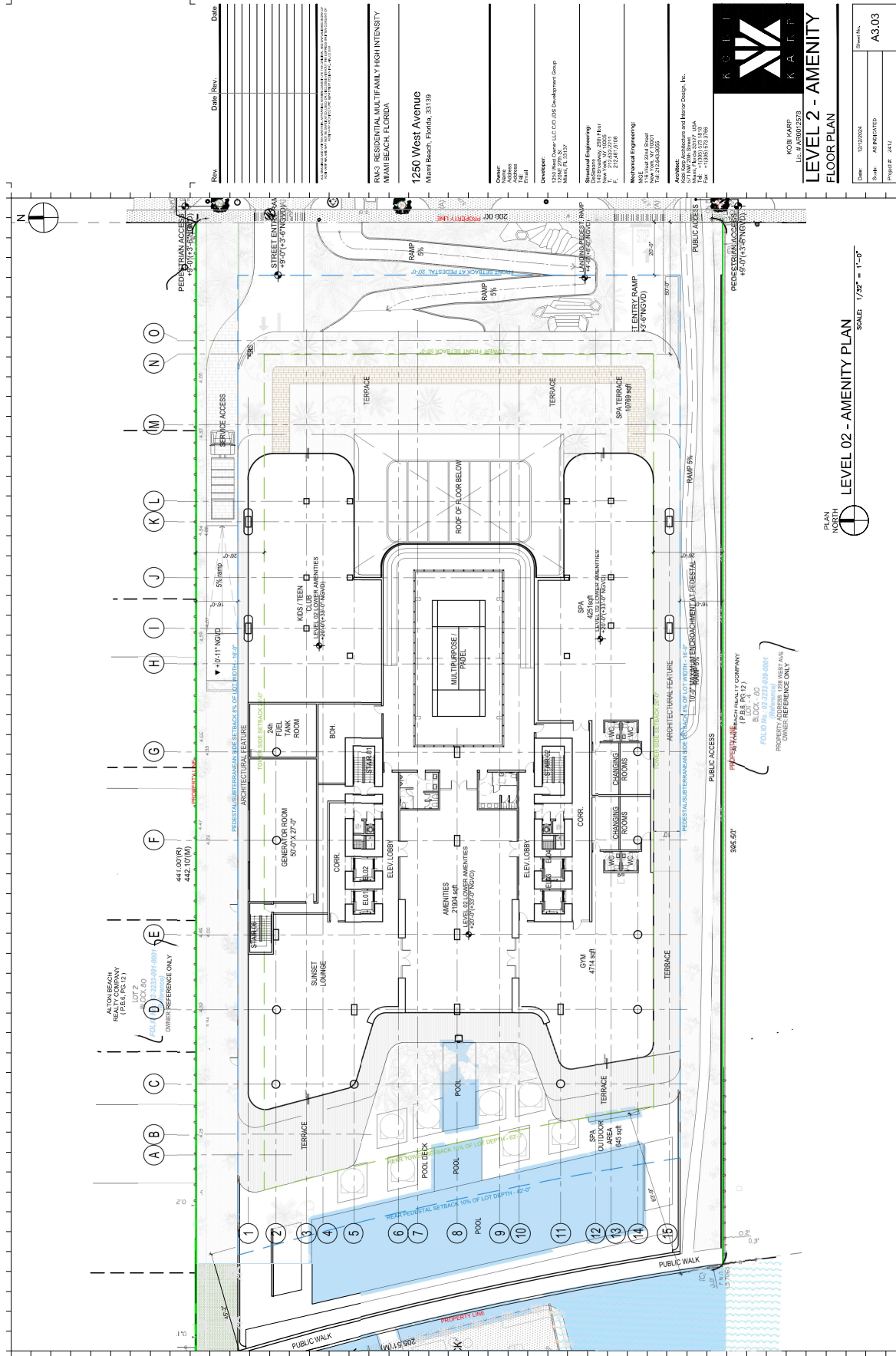
RESIDENTIAL LOBBY  
FLOOR PLAN

Sheet No. A3.02

Date: 12/12/2024

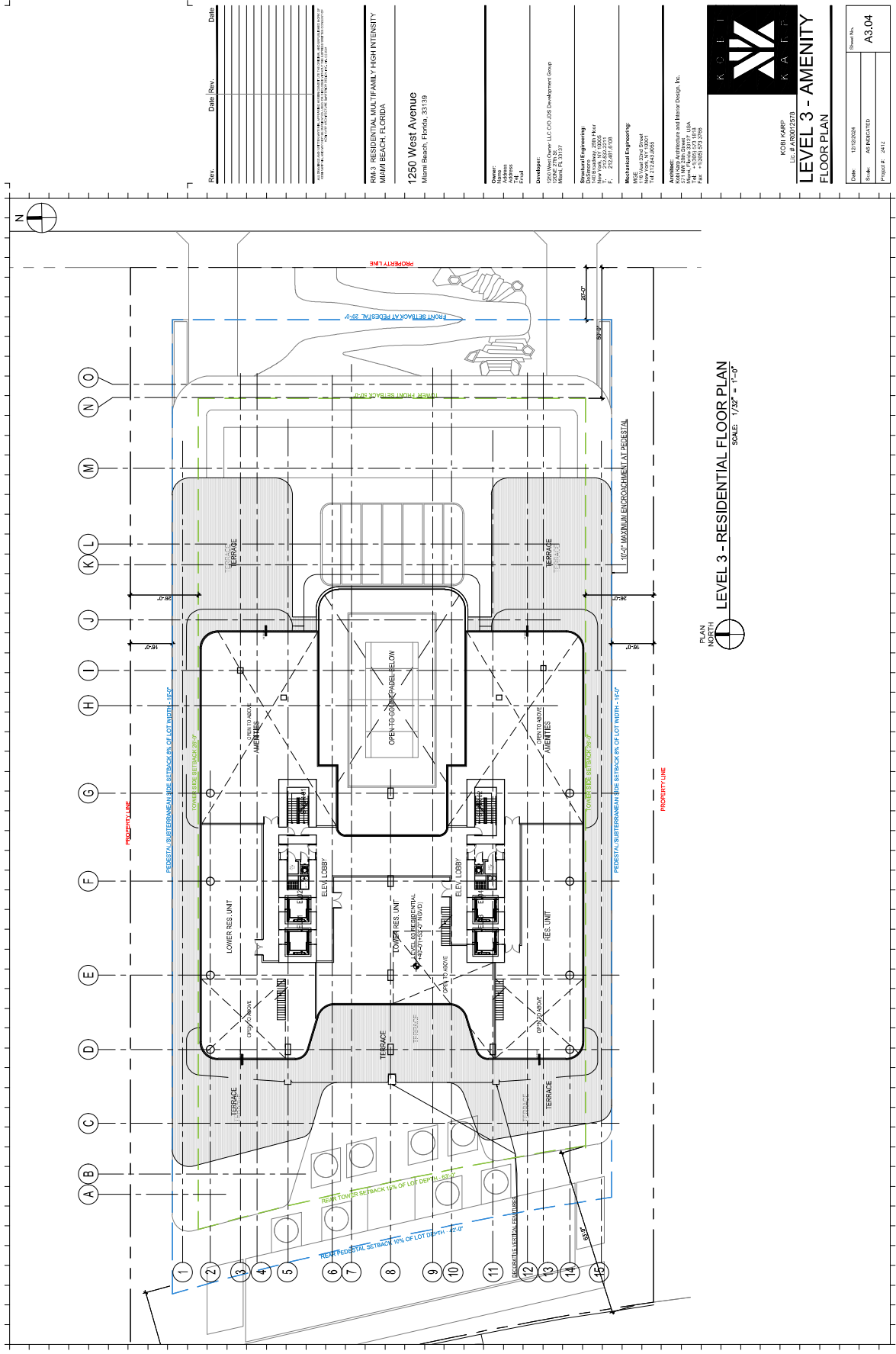
Scale: AS SHOWN

Project: 2402



LEVEL 02 - AMENITY PLAN

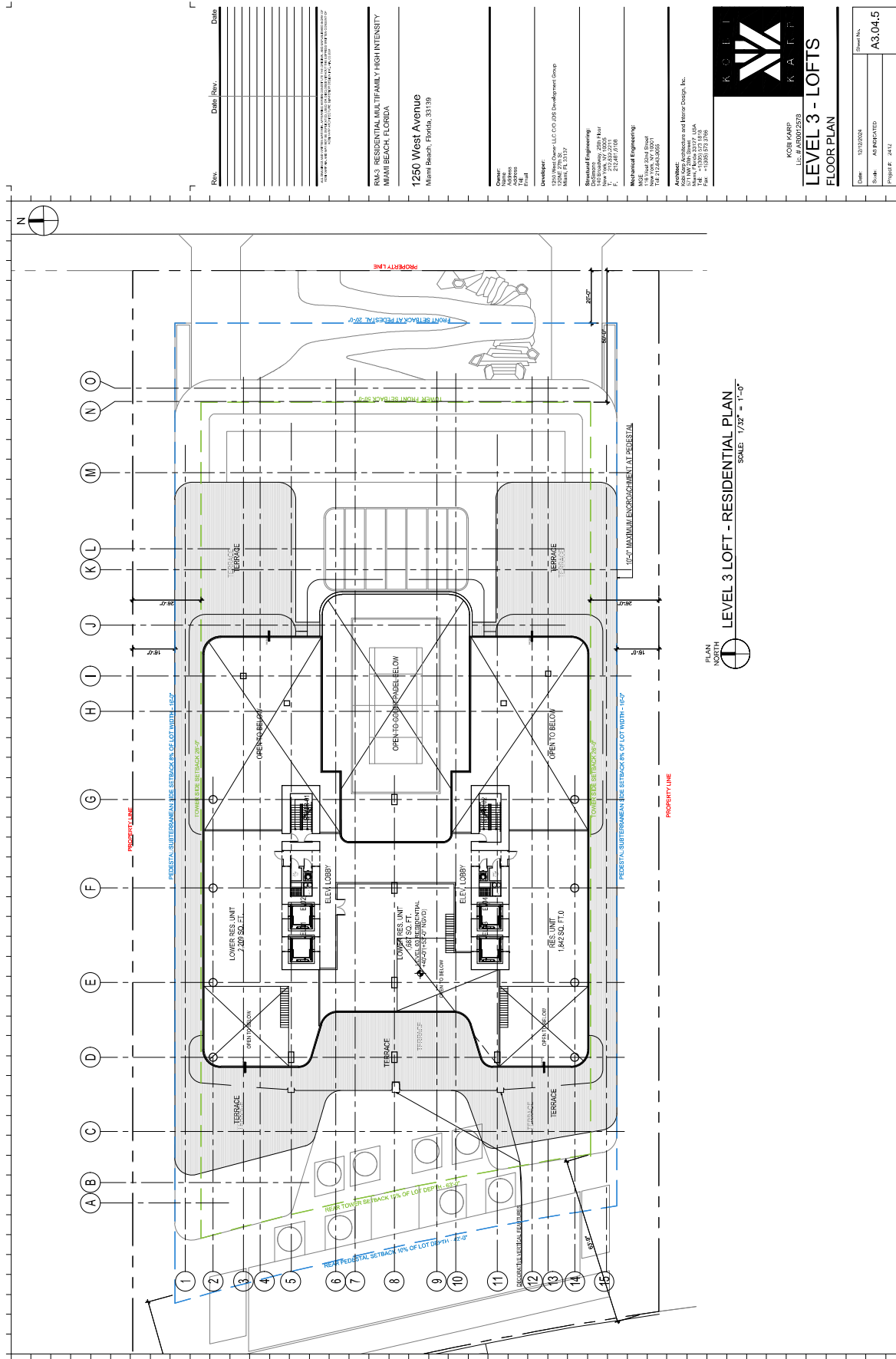




LEVEL 3 - RESIDENTIAL FLOOR PLAN  
SCALE: 1/32" = 1'-0"

RMS3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY MIAMI BEACH, FLORIDA	
1250 West Avenue Miami Beach, Florida, 33139	
Owner: Name: Address: City: State: Zip:	
Developer: 1250 West Avenue LLC C/O JDS Development Group Miami, FL 33137	
Structural Engineering: 1400 Brickell Avenue, Suite 2000 Miami, FL 33131 Tel: 305.372.2200 Fax: 305.372.2208	
Mechanical Engineering: 1400 Brickell Avenue, Suite 2000 Miami, FL 33131 Tel: 305.372.2200 Fax: 305.372.2208	
Architect: KOFI KARTI 1250 West Avenue, Suite 2000 Miami, FL 33131 Tel: 305.372.2200 Fax: 305.372.2208	
KOFI KARTI L.L.C. # A000072573 <b>LEVEL 3 - AMENITY FLOOR PLAN</b>	
Date: 12/10/2024	Sheet No: A3.04
Scale: AS SHOWN	
Project #: 2412	





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

1250 West Avenue

Owner:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Address \_\_\_\_\_  
Tel. \_\_\_\_\_  
E-mail \_\_\_\_\_

**Developer:**  
1250 West Owner, LLC, CO, JS Development Group

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

**Mechanical Engineering:**  
MGE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212.643.8055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
671 Main Street

KOBI KARP  
Lic. # AR0012578

## LEVEL 3 - LOFTS

### FLOOR PLAN

Date:	12/12/2024	Sheet No. <b>A3.04.</b>
Scale:	AS INDICATED	















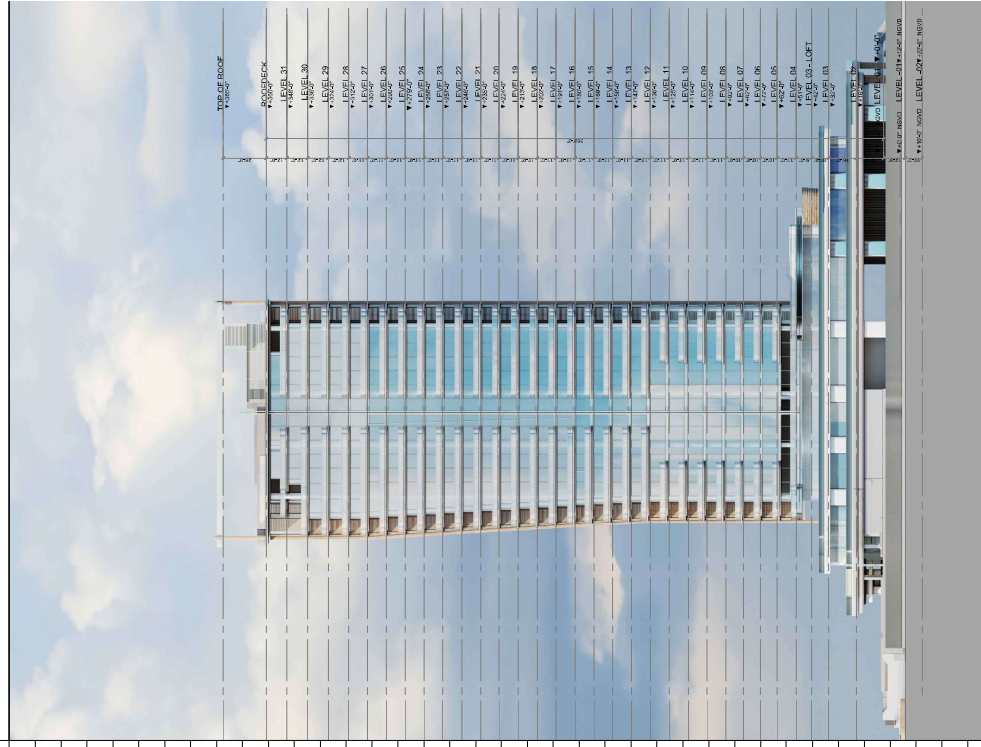












Rev.	Date / Rev.	Date
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[illegible]

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

1250 West Avenue  
Miami Beach, Florida 33130

Owner:  
Name  
Address  
Address  
Tel:  
Email

Developed 1250 West 120NE 277

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

**Mechanical Engineering**  
MGE  
118 West 32nd Street  
New York, NY 10001  
Tel: 212 643 8055

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 20th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3769

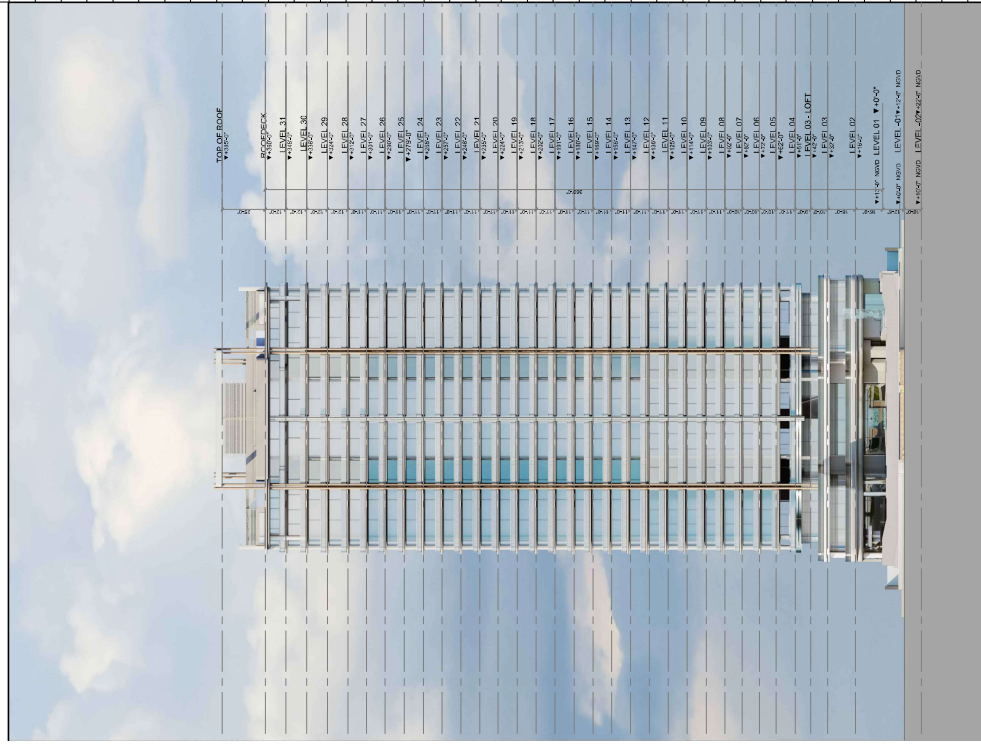
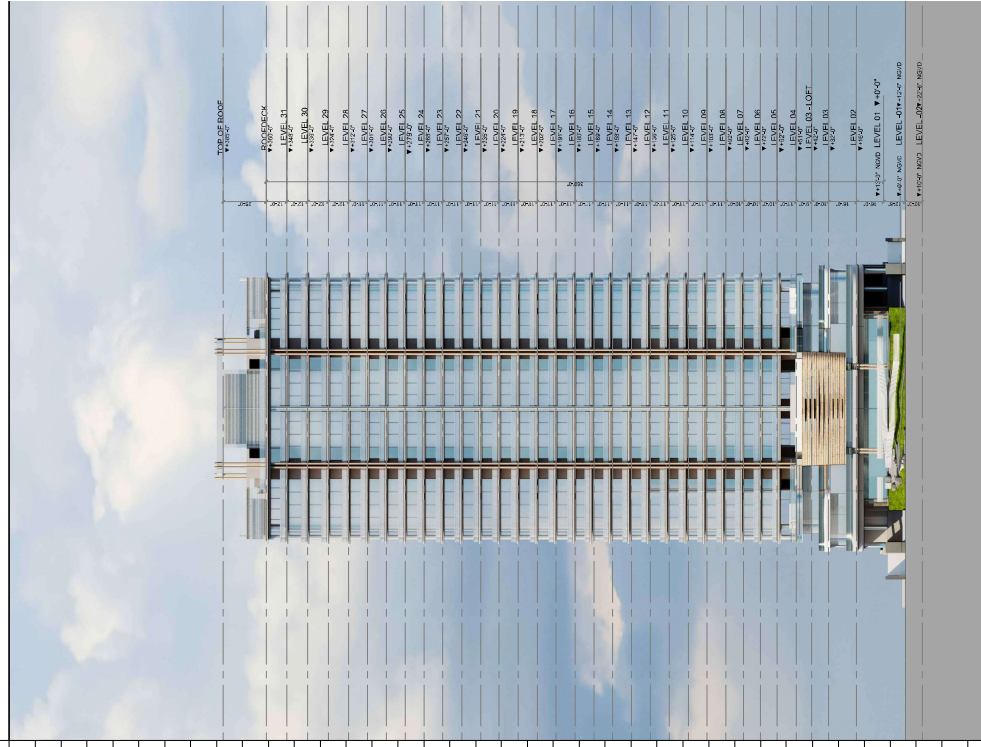


2008-01-11

ELEVATIONS

Date:	12/12/2024	Sheet No.  <b>A4.01</b>
Scale:	1/64" = 1'-0"	
Project #:	2412	





Rev.	Date / Rev.	Date
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[illegible]

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

1250 West Avenue  
Miami Beach, Florida 33139

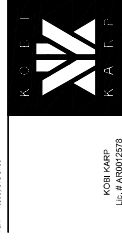
**Owner:**  
**Name**  
**Address**  
**Address**  
**Tel:**  
**E-mail:**

Developed by 1250 West 4000th Ave. Suite 1000, Denver, CO 80202-1250, USA. Tel: 303 733 8800. Fax: 303 733 8801. Email: [info@hewlett.com](mailto:info@hewlett.com)

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ELEVATIONS

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

