



1250 WEST AVE, MIAMI BEACH, FL, 33139

Date:	12/12/2024	Sheet No.
Scale:	N.T.S.	
Project #:	2412	





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



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

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

1250 West Avenue  
Miami Beach, Florida 33139

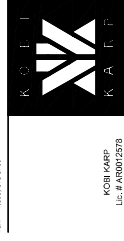
**Owner:**  
**Name**  
**Address**  
**Address**  
**Tel:**  
**Email:**

**Developer:**  
1250 West Owner LLC C/O JDS Development Group  
120NE 27th St.  
Miami, FL 33157

**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212.532.2211  
E. 212.401.6106

**Mechanical Engineering**  
**MGE**  
 118 West 32nd Street  
 New York, NY 10001  
 Tel: 212/643.8055

**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

Lic. # AR0012578  
**LOCATION MAP**  
**ZONING MAP**

Date:	12/12/2024	Element No. <b>A0.02</b>
State:	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:  
E-mail:

[illegible]

1

Developer:

120NE 27th

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

Structural  
No. 51000000

140 Broadway

New York, N.Y.

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1100

New York, N.Y. 10017-2498.

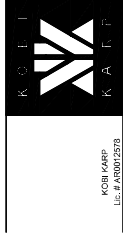
Tel: 212.94

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Kohlmann, J.

671 MW 20

Stand, P. 10



KOBI KARP  
C. # AR0012578

# ALITY

## CONTEXT VIEWS

Date:	12/12/2024	<div>Client No.</div> <div>A0.03</div>
State:	N.T.S.	
Project #:	2412	



MIAMI BEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ZONING INFORMATION									
1	Address:	1250 WEST AVE, MIAMI BEACH, FL 33139							
2	Board and File numbers:								
3	Roll number(s):	Lot 1: 02-3233-048-000							
4	Year constructed:	1964							
5	Historic Designation:	N/A							
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:	83,707 SF (1.91 AC)							
12	Lot Width:	200'-0"							
13	Minimum Unit Size:	550 SF							
14	Existing Uses:	RESIDENTIAL		PROPOSED USE:		RESIDENTIAL / RETAIL			
15	Height:	ALLOWED	EXISTING	PROPOSED	DEFICIENCIES				
16	Number of Stories:	150'-0"	150'-0"	360'-0"	-				
17	FAR:	N/A	14	35	-				
18	Gross Square Footage:	275	TBD	7.00	-				
19	Square Footage by Use:	N/A	N/A	TBD	-				
20	Number of Units Residential	N/A	N/A	N/A	-				
21	Number of Units Hotel	346	N/A	100	-				
22	Number of Restaurant Seats	N/A	N/A	N/A	-				
23	Occupancy Load	N/A	N/A	150.00	-				
24	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES				
25	A1-Grade Parking Lot	20'-0"   50'-0"	20'-0"	20'-0"	-				
26	Front Setback (Ped./Tow.):	8% of lot width (16'-0")	16'-0"	16'-0"	-				
27	Side Setback (Pedestrian):	The required pedestal setback plus 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet.			-				
28	Side Setback (Tower)			26'-0"	-				
29	Rear Setback (Ped./Tow.):	42'-0"   63'-0"		87'-2"   87'-2"	-				
30	* 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	REQUIRED	238	238	-				
33	Total # of parking spaces	SEE CHART PROVIDED	N/A		-				
34	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				-				
35	Valet Drop off and pick up		N/A	ON SITE	-				
36	Loading zones and trash collection areas		N/A	ON SITE	-				
37	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-				
38	Is this a contributing building?		N/A	ON SITE	-				
39	Located within a Local Historic District?		N/A	ON SITE	-				
40	Notes: If not applicable write N/A		N/A	PROVIDED	-				
41	* 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	4	8,968 SF
3	3	17,820 SF
2	2	28,278 SF
MEZZ		2,720 SF
G		24,352 SF
B1		2,786 SF
B2		
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:  
City:  
State:  
Zip:

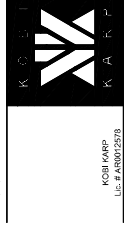
Developer:  
1250 West Avenue LLC, LLC, 1250 Development Group  
Miami, FL 33137

Structural Engineering:  
10000 SW 10th Ave, Suite 200  
Miami, FL 33150  
F. 312.487.7718

MECHANICAL ENGINEERING:  
10000 SW 10th Ave, Suite 200  
Miami, FL 33150  
F. 312.487.7718

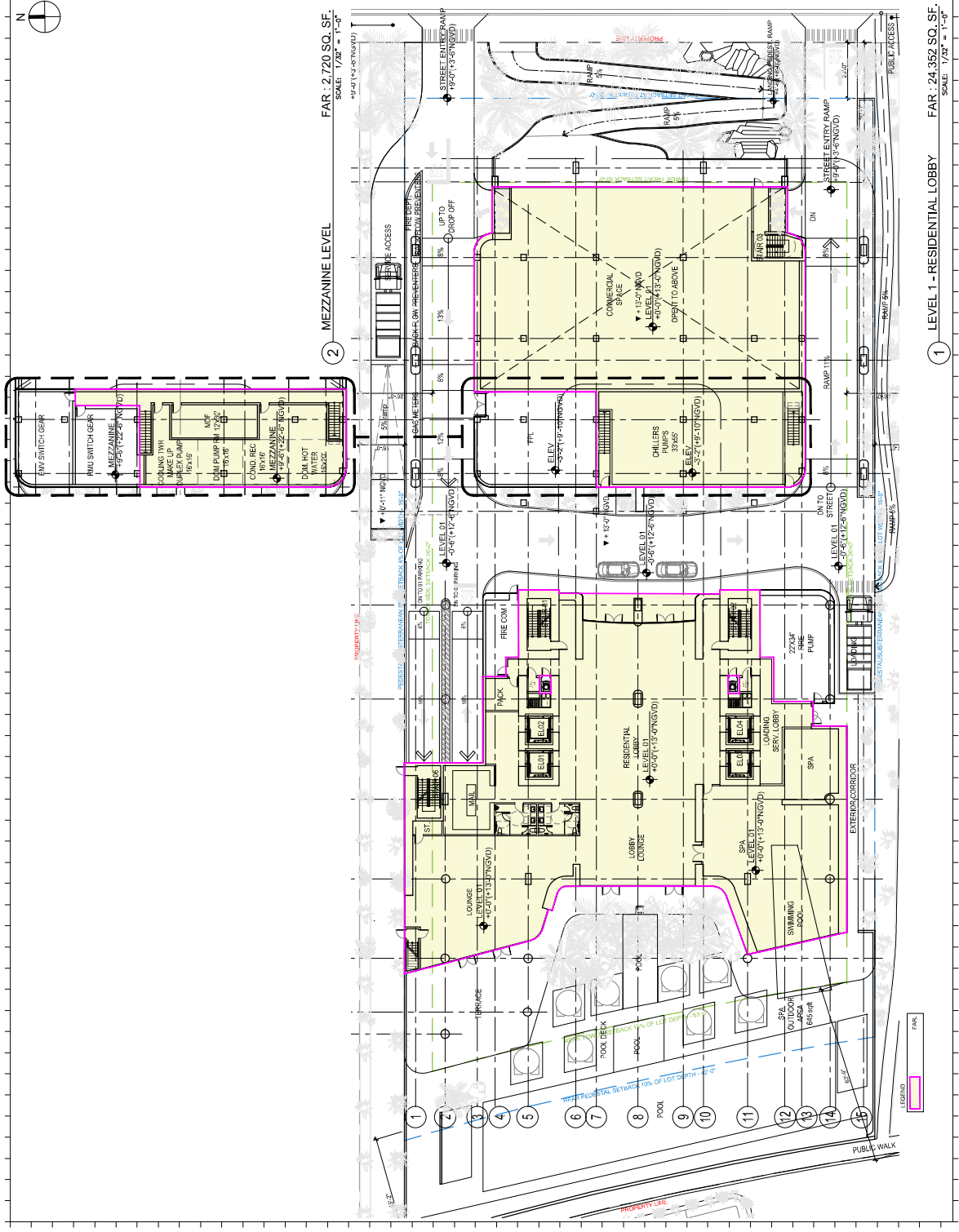
Architect:  
10000 SW 10th Ave, Suite 200  
Miami, FL 33150  
F. 312.487.7718

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10000 SW 10th Ave, Suite 200  
Miami, FL 33150  
F. 312.487.7718



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





Rev.	Date	Rev.	Date

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MIAMI BEACH, FLORIDA

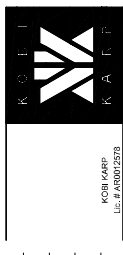
1250 West Avenue  
Miami Beach, Florida, 33139

Developer:  
1250 West Avenue LLC  
Miami, FL 33139

Structural Engineering:  
1400 Brickway, Suite 200  
Miami, FL 33139  
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Mechanical Engineering:  
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Architect:  
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Miami, FL 33139  
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Fax: 312.222.2708



KOFI KAPTE  
LIC. # AR00027573  
LEVEL 1 RES. LOBBY  
FAR - FLOOR PLAN

Date:	12/10/2024	Sheet No.:	A1.05
Drawn:	AS/RS/CT/ED	Project:	
Page:	44/42		

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 DISCUSSION AND COMMENTS MUST BE SUBMITTED TO THE CHAIRMAN, NED UNIVERSITY BOARD OF  
MANAGEMENT, NED UNIVERSITY OF MANAGEMENT, 1000 UNIVERSITY DRIVE, SUITE 1000, UNIVERSITY CITY,  
PHILADELPHIA, PA 19104-6300. E-MAIL: [ned@ned.edu](mailto:ned@ned.edu). FOR MORE INFORMATION, VISIT [www.ned.edu](http://www.ned.edu).

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

1250 West Avenue  
Miami Beach, Florida 33139

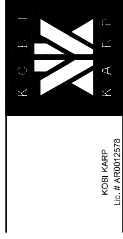
**Owner:**  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Address \_\_\_\_\_  
Tel: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

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

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

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



KOBI KARP  
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**RENDERING**

<div> <div>Client No.</div> <div>A1.17</div> </div>	Date: 12/12/2004
	Site: 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

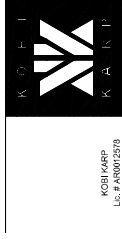
**Owner:**  
**Name**  
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120NE 27th St  
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LIC. # AR0012578  
**RENDERING**

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









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MIAMI BEACH, FLORIDA**

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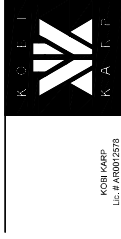
Owner:  
Name  
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Tel:  
Email

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

**Structural Engineering:**  
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Miami, Florida 33127 USA  
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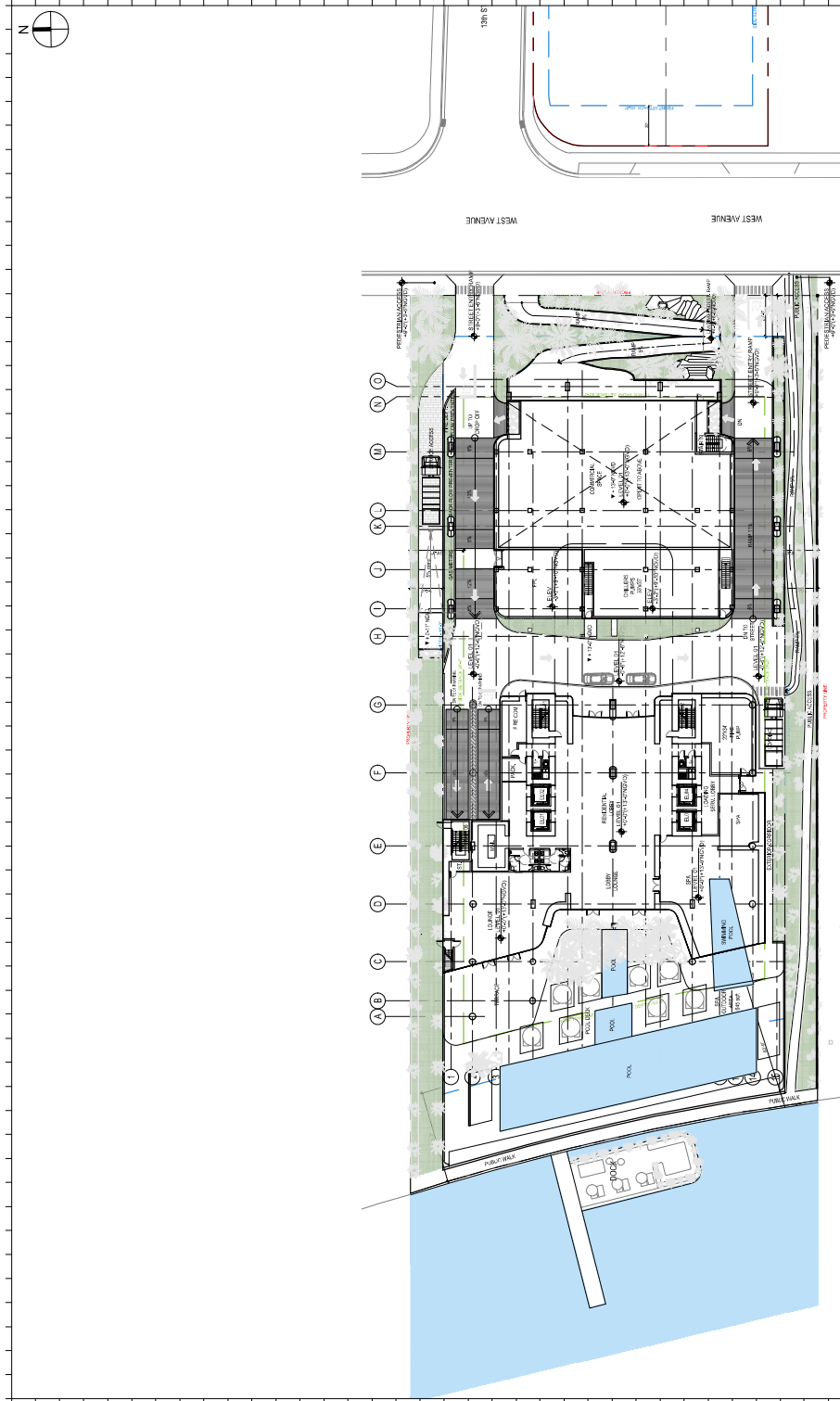


KOBI KARP  
Lic. # AR0012578

KUBI KARK  
Lic. # AR0012578

## RENDERING

Date:	12/12/2024	Sheet No. <b>A1.21</b>
Site:	N.T.S.	
Project #:	2412	



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

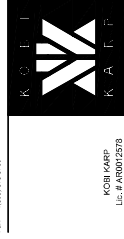
1250 West Avenue  
Miami Beach, Florida, 33139

Owner:	
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Address	
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Tel.	
Fax	

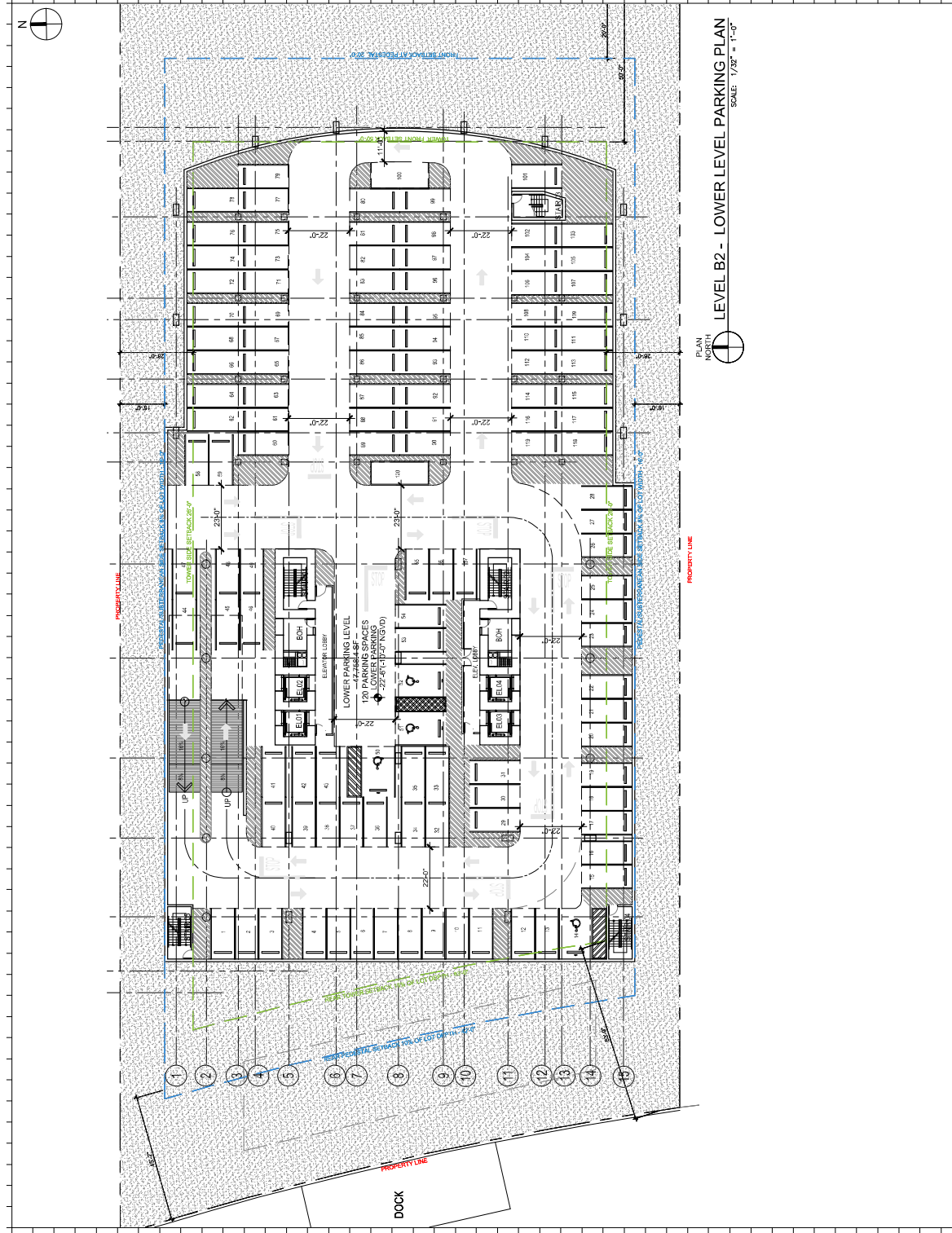
**Structural Engineering:**  
DeSimone  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212-532-2211

**Mechanical Engineering:**  
MGE  
1-16 V/lot 32nd Street  
Mass. Vnab. Mr. 40003

**Architect:**  
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571 NW 20th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818

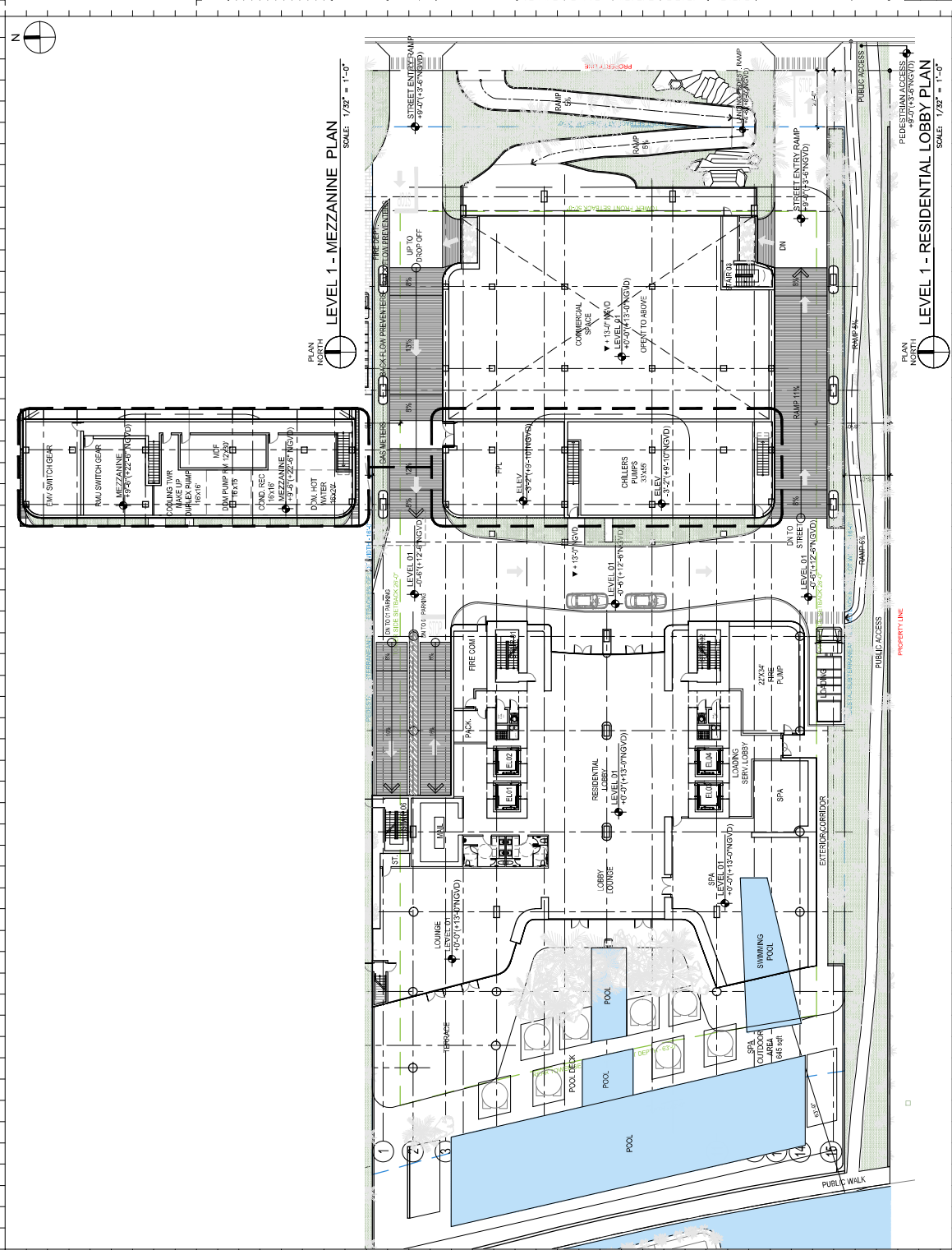


Date:	12/12/2024	Sheet No.  <b>A2.00</b>
Site:	AS INDICATED	
Project #:	2412	









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:

Developer:  
1250 West Avenue LLC C/O JDS Development Group  
1250 West Avenue, Suite 1200  
Miami, FL 33139

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1000 Brickell Avenue, Suite 1000  
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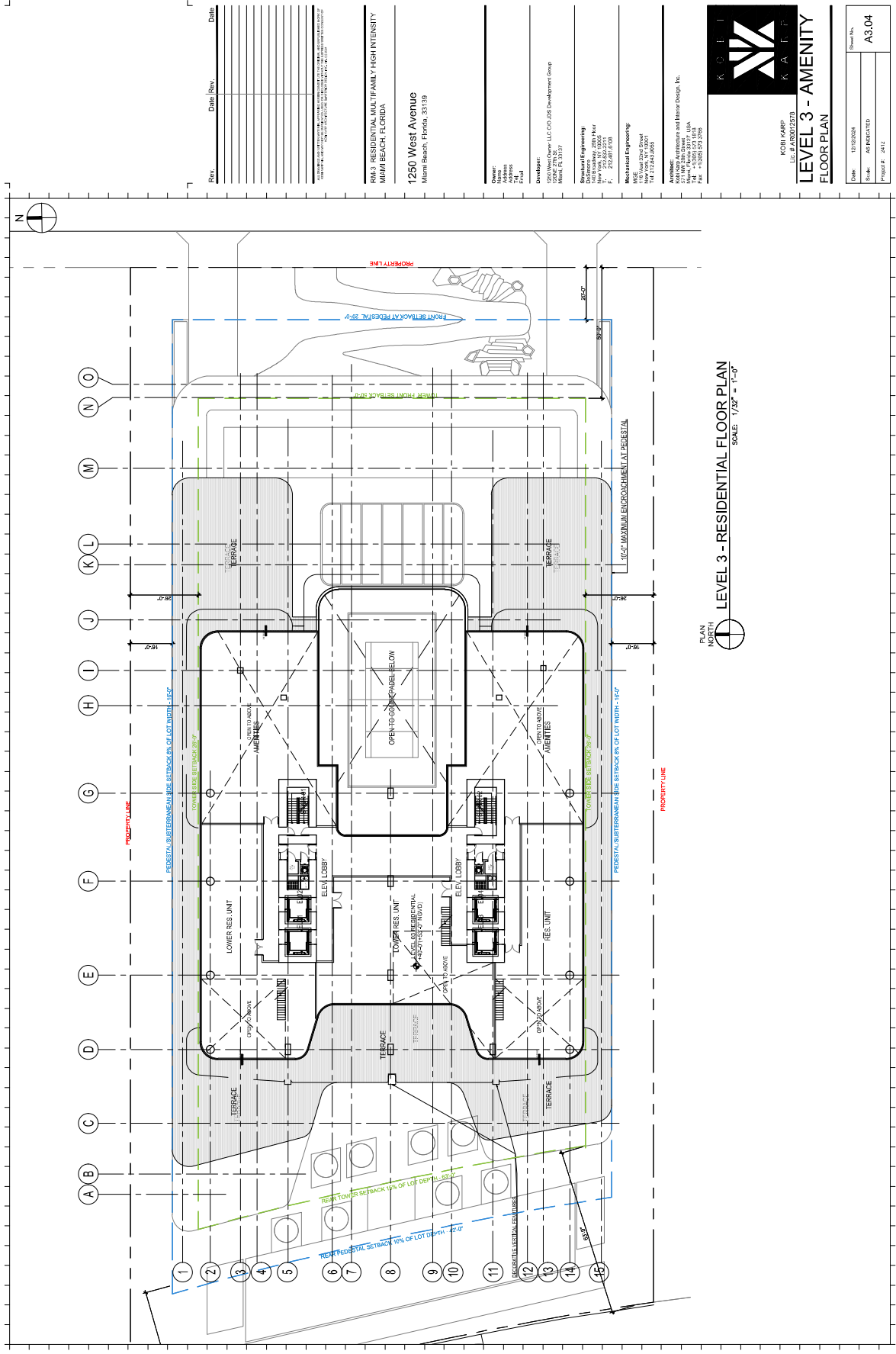


KOFI KARP  
LIC # A0002578

### 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





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: 305.372.2700  
Fax: 305.372.2708

Mechanical Engineering:  
1400 Brickell Avenue, Suite 2000  
Miami, FL 33131  
Tel: 305.372.2700  
Fax: 305.372.2708

Architect:  
KOFI KARTI  
1250 West Avenue, Suite 2000  
Miami, FL 33131  
Tel: 305.372.2700  
Fax: 305.372.2708



KOFI KARTI  
L.E. # A3000/2578

**LEVEL 3 - AMENITY  
FLOOR PLAN**

Date:	12/10/2024	Sheet No.:	A3.04
Drawn:	AS PREPARED		
Project #:	2412		























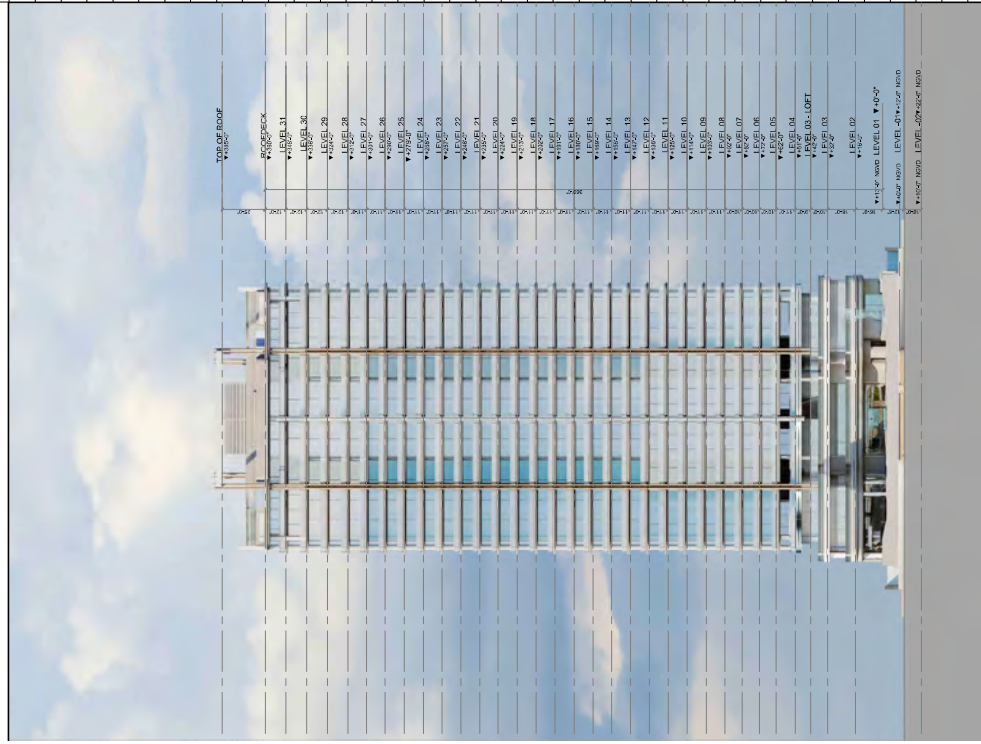
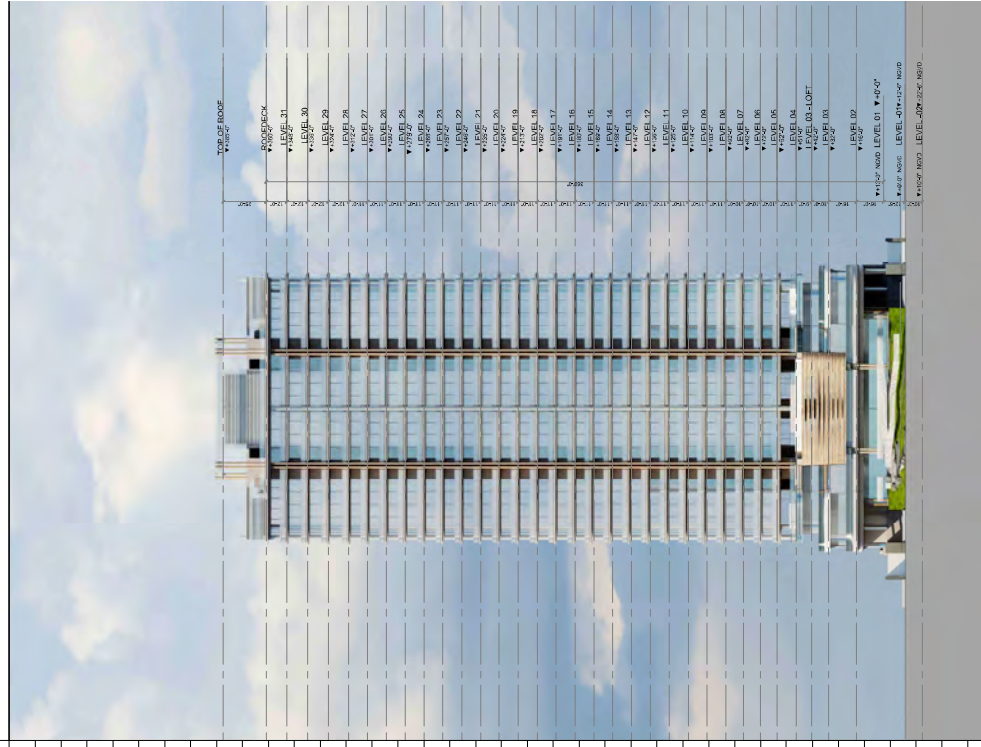












Rev.	Date / Rev.	Date
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**RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA**

1250 West Avenue  
Miami Beach, Florida 33139

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

Developed 1250 West 120NE 2779

**Structural Engineering  
DeSimone**  
140 Broadway, 25th Floor  
New York, NY 10005  
T. 212.532.2211  
F. 212.532.2212

**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  
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Fax: +1(305) 573 3769



ELEVATIONS

ELEVATIONS

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

