

REQUEST FOR PB APPROVAL FOR:  
KASDON RESIDENCE

FINAL SUBMITTAL: 12/28/2020  
PB20-0415  
FEBRUARY 2021 AGENDA

520 LAKEVIEW COURT, MIAMI BEACH, FL 33140



CLIENT  
DEEP POCKETS LLC

ARCHITECT  
CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
8425 BISCAYNE BLVD. SUITE 201  
MIAMI, FL 33138  
(305) 434-8338

LANDSCAPE  
CLAD  
LANDSCAPE ARCHITECTURE AND DESIGN  
7665 NE 4TH COURT,  
MIAMI, FL 33138  
(786) 536-6076

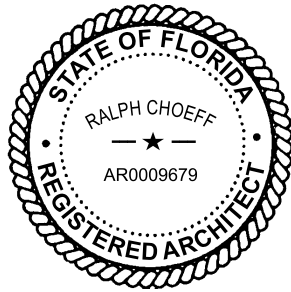
SCOPE OF WORK

WAIVER(S)

1. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR THE NORTHEAST ELEVATION. SEC. 142-106(2)d.

NEW RESIDENCE  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140

seal



Digitally signed  
by Ralph Choeff  
Date: 2020.12.22  
18:24:05 -05'00'

Ralph Choeff  
registered architect  
AR0009679  
AA26003009

comm no.  
2031

date:  
07/20/2020

revised:

sheet no.

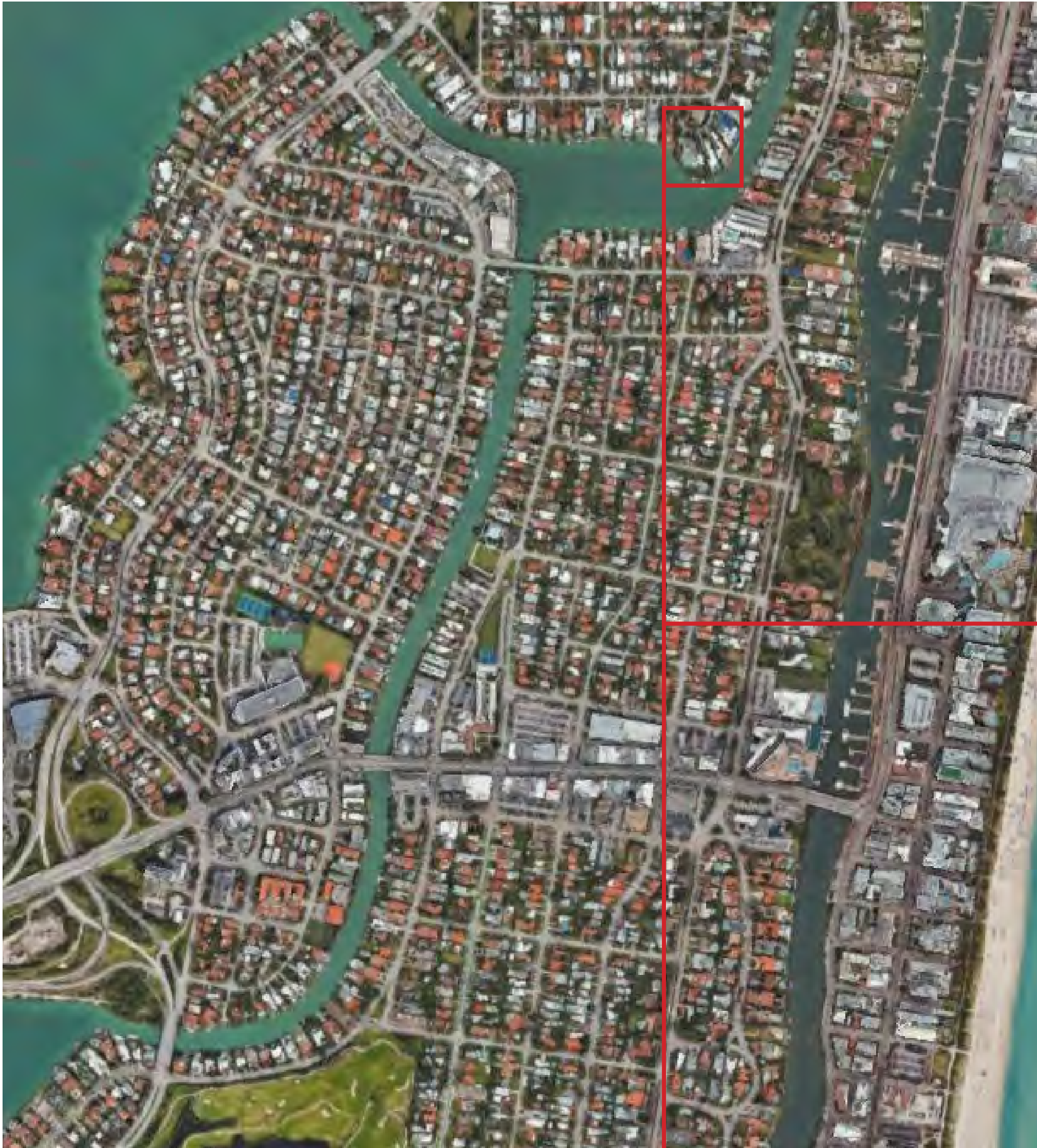
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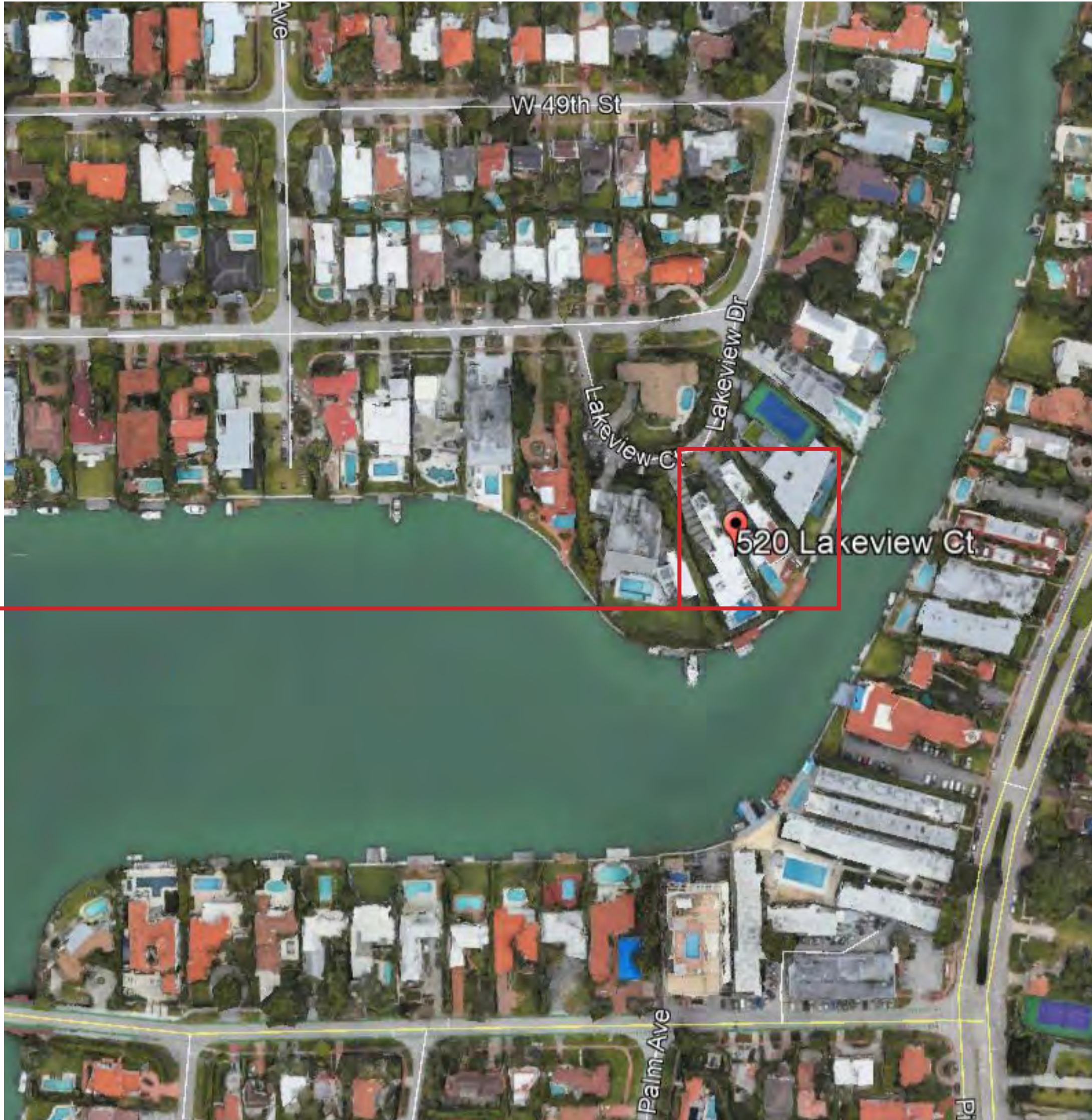
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LOCATION MAP  
SCALE: N.T.S.



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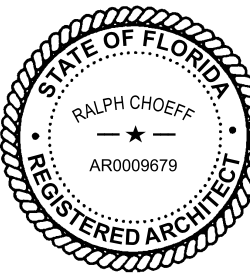
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NEW RESIDENCE  
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ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPANO BEACH  
FLORIDA 33060

TEL. (954) 782-1441  
FAX. (954) 782-1442

## BOUNDARY & TOPOGRAPHIC SURVEY

### LEGEND OF ABBREVIATIONS:

<b>A</b> = CENTRAL ANGLE	<b>N.A.V.D.</b> = NORTH AMERICAN VERTICAL DATUM 1988
<b>A</b> = ARC LENGTH	<b>SO FT</b> = SQUARE FEET
<b>CB</b> = CHORD BEARING	<b>P.C.P.</b> = PERMANENT CONTROL POINT
<b>R</b> = RADIUS	<b>P.B.C.R.</b> = PALM BEACH COUNTY RECORDS
<b>R.W.</b> = RIGHT OF WAY	<b>B.C.P.A.</b> = BROWARD COUNTY PROPERTY APPRAISER
<b>P.C.</b> = POINT OF CURVATURE	<b>P</b> = PLAT
<b>P.T.</b> = POINT OF TANGENCY	<b>PG</b> = PAGE
<b>WM</b> = WATER METER	<b>N&amp;D</b> = NAIL & DISC
<b>OH</b> = OVERHANG	<b>P.O.C.</b> = POINT OF COMMENCEMENT
<b>N</b> = NORTH	<b>P.O.B.</b> = POINT OF BEGINNING
<b>S</b> = SOUTH	<b>A/C</b> = AIR CONDITIONER
<b>E</b> = EAST	<b>END</b> = FOUND
<b>W</b> = WEST	<b>CHATT.</b> = CHATTAHOOCHEE
<b>CONC.</b> = CONCRETE	<b>STA</b> = STATION
<b>D.B.</b> = DEED BOOK	<b>F.P.L.</b> = FLORIDA POWER & LIGHT
<b>CLF</b> = CHAIN LINK FENCE	<b>N.T.S.</b> = NOT TO SCALE
<b>BLVD</b> = BOULEVARD	<b>B.C.R.</b> = BROWARD COUNTY RECORDS
<b>ENCH</b> = ENCROACHMENT	<b>M.D.C.R.</b> = MIAMI DADE COUNTY RECORDS
<b>LP</b> = IRON PIPE	<b>P.B.</b> = PLAT BOOK
<b>IR</b> = IRON ROD	<b>O.R.B.</b> = OFFICIAL RECORDS BOOK
<b>IR.C</b> = IRON ROD & CAP	<b>FF</b> = FINISHED FLOOR
<b>P.R.M.</b> = PERMANENT REFERENCE MONUMENT	<b>GAR</b> = GARAGE
<b>N.G.V.D.</b> = NATIONAL GEODETIC VERTICAL DATUM	<b>ELEC</b> = ELECTRIC
<b>U</b> = UTILITY EASEMENT	<b>SEC</b> = SECTION
<b>D.E</b> = DRAINAGE EASEMENT	<b>TWP</b> = TOWNSHIP
<b>A.E</b> = ANCHOR EASEMENT	<b>RGE</b> = RANGE
<b>MAINT</b> = MAINTENANCE	<b>C.L</b> = CENTERLINE
<b>ESMT</b> = EASEMENT	<b>ASPH</b> = ASPHALT
<b>ELEV</b> = ELEVATION	<b>MH</b> = MANHOLE
<b>B.M.</b> = BENCHMARK	<b>(M)</b> = MEASURED
<b>(ALTA)</b> = AMERICAN LAND TITLE ASSOCIATION	<b>LP</b> = LIGHT POLE
<b>(NSPS)</b> = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	<b>F.D.O.T.</b> = FLORIDA DEPARTMENT OF TRANSPORTATION
<b>A.E</b> = APPARENT ENCROACHMENT	

### STREET ADDRESS:

520 LAKEVIEW COURT MIAMI BEACH, FL 33140

### LEGAL DESCRIPTION:

LOT 4, SURPRISE POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### CERTIFY TO:

1. DEEP POCKETS LLC

### NOTES:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- ANGLES SHOWN HEREON ARE BASED PER PLAT BOOK 43, PAGE 77, MIAMI-DADE COUNTY RECORDS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
- OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE LAST DATE OF SURVEY AS SHOWN.
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
- THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THIS SURVEY MEETS OR EXCEEDS SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
- SURVEYORS RESPONSIBILITY IS TO SHOW SIZE & LOCATION OF ALL TREES, COMMON AND SCIENTIFIC NAME TO BE VERIFIED BY CERTIFIED ARBORIST
- PERIMETER AREA OF THE SUBJECT PROPERTY IS 16372.49 SQUARE FEET OR 0.375 ACRES MORE OR LESS

### FLOOD ZONE DATA:

FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 8'NGVD  
CONTROL PANEL NUMBER: 120651/12086C0309-L  
EFFECTIVE: 9/11/2009  
REVISED:

### ELEVATIONS:

REFERENCE BENCHMARK:  
MIAMI-DADE COUNTY  
BENCHMARK #0-132-R  
ELEV: 8.23'NGVD

DATE OF FIELD SURVEY: 06-24-2020

DRAWN BY: AL

FIELD BOOK: 20-1141

CHECKED BY: RLT

REVISIONS & SURVEY UPDATES

DATE OF SURVEY & REVISIONS

BY

### CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

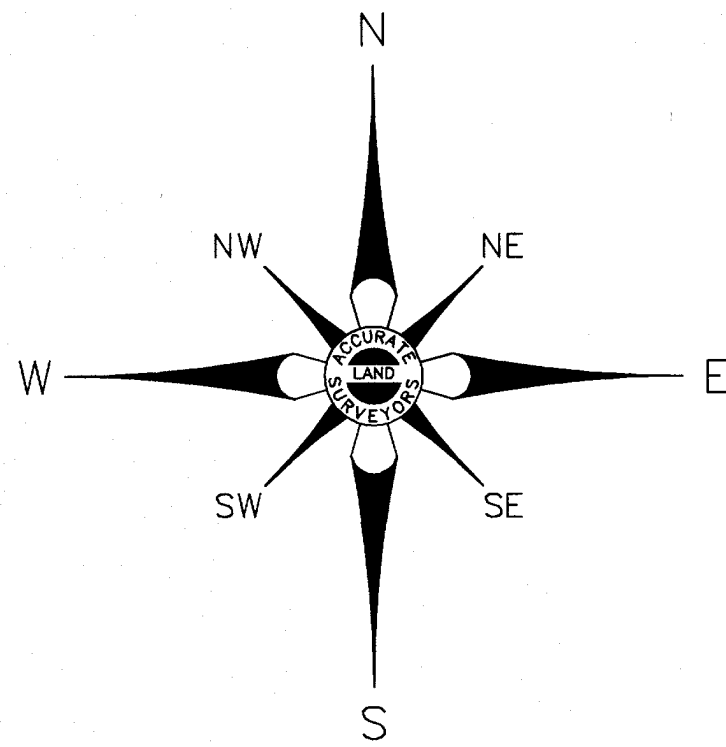
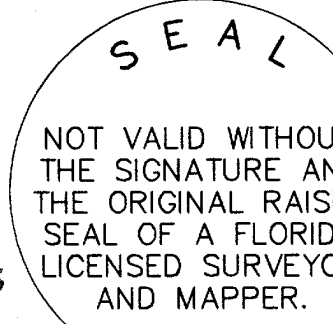
*Robert L. Thompson* 10-12-2020  
ROBERT L. THOMPSON (PRESIDENT)

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SHEET 1 OF 1

SCALE 1"=20'

SKETCH NUMBER SU-20-1141



C-1  
Δ=27°28'27"  
R=120.00'  
L=57.54'  
T=29.34'

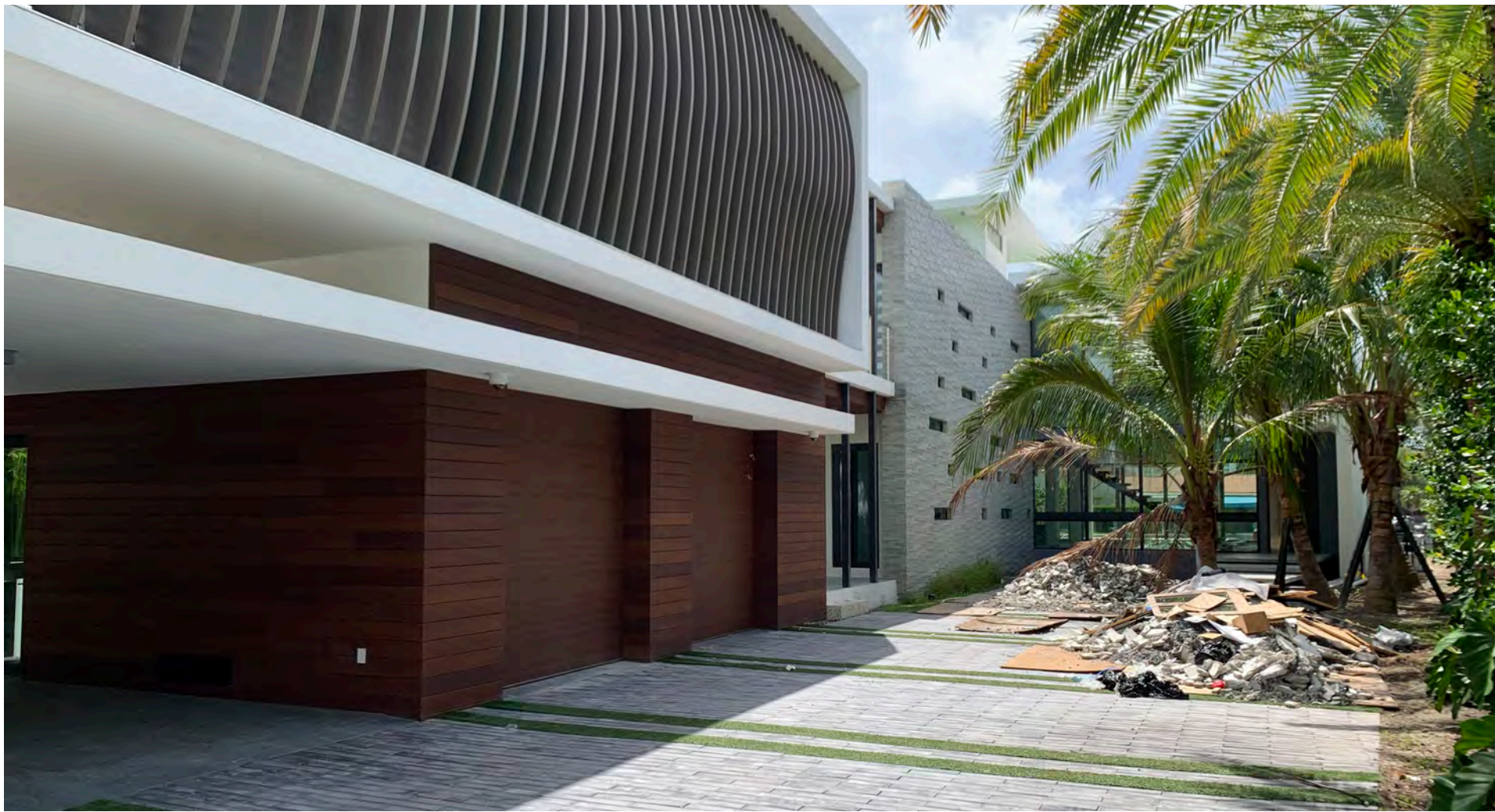
C-2  
Δ=22°22'56"  
R=120.00'  
L=46.88'  
T=23.74'

- TREE #
- |     |                            |
|-----|----------------------------|
| 25  | 1' DIAMETER UNKNOWN TREE   |
| 26  | 1' DIAMETER PALM TREE      |
| 27  | 1' DIAMETER PALM TREE      |
| 28  | 1' DIAMETER PALM TREE      |
| 29  | 1' DIAMETER PALM TREE      |
| 30  | 2' DIAMETER PALM TREE      |
| 31  | 2' DIAMETER PALM TREE      |
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| 137 | CENTER BAMBOO HEDGE        |
| 138 | 4.2' DIAMETER PALM TREE    |
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PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



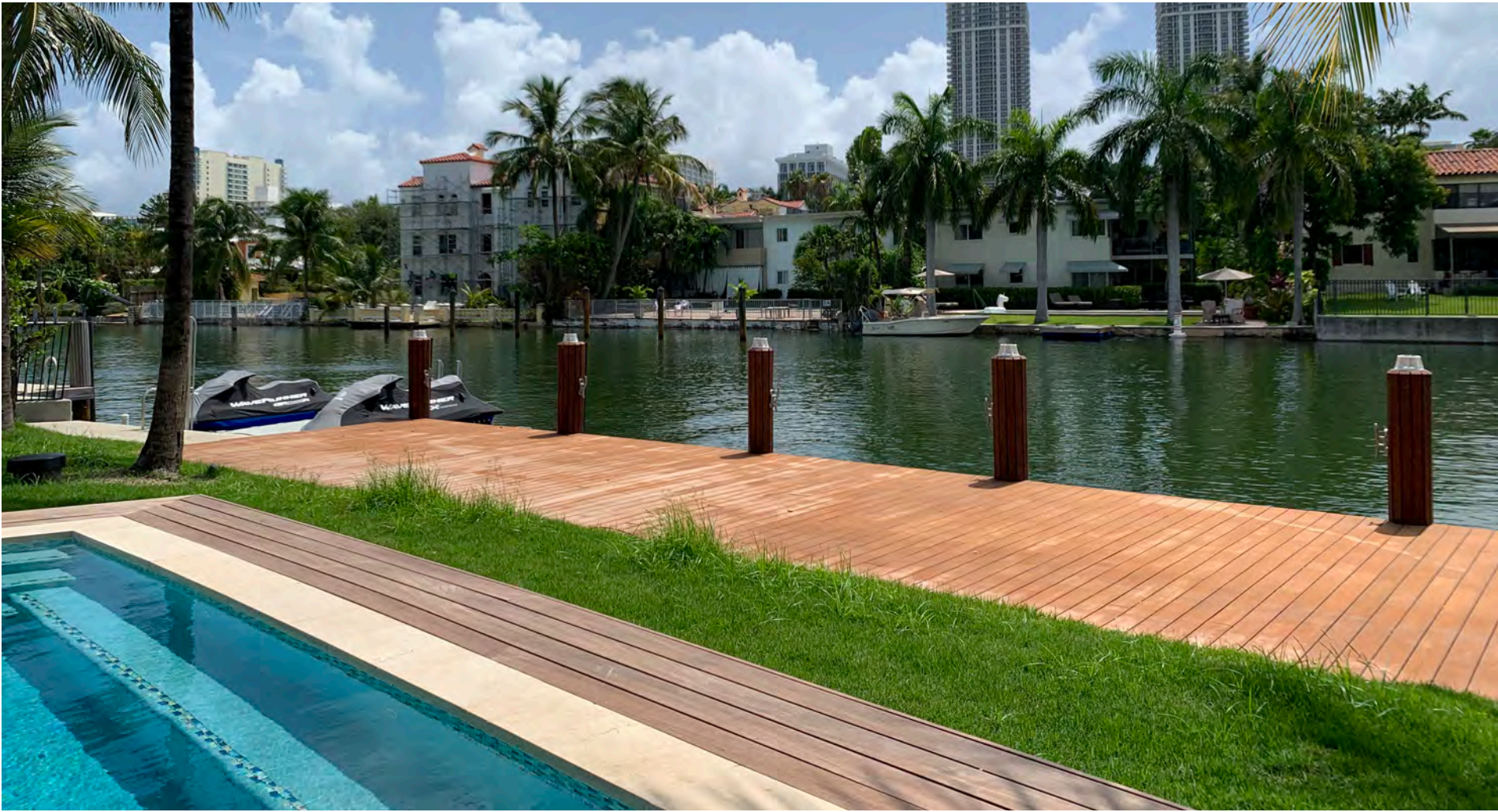
PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



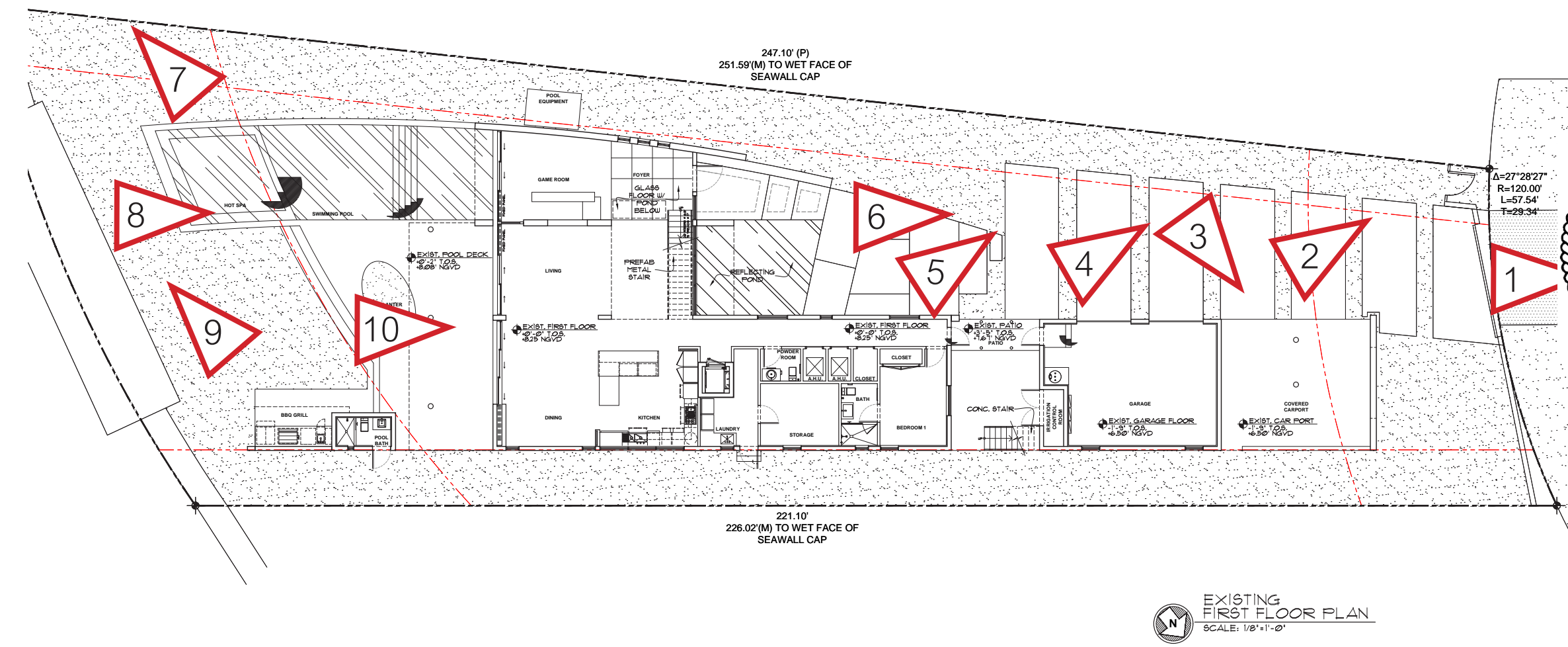
PHOTOGRAPH 8



PHOTOGRAPH 9

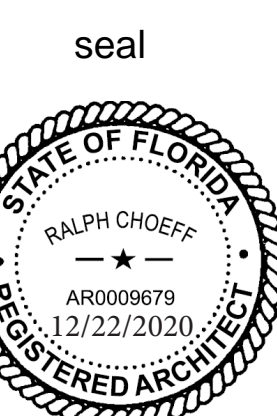


PHOTOGRAPH 10



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NEW RESIDENCE  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140



Ralph Choeff  
registered architect  
AR0009679  
AA26003009

comm no.  
2031

date:  
07/20/2020

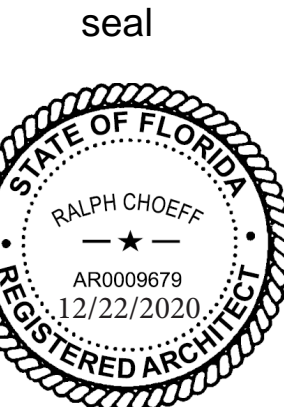
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sheet no.  
A-0.3





NEW RESIDENCE  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140



Ralph Choeff  
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AA26003009

comm no.  
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date:  
07/20/2020

revised:

sheet no.  
A-0.4

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- 1

880 LAKEVIEW DRIVE, 33140  
LOT SIZE: 17,440 SQ. FT  
UNIT SIZE (APPROXIMATE): 3,506 SQ. FT  
ASF +20%: 4,207 SQ. FT  
UNIT SIZE PERCENTAGE: 24.12%  
YEAR BUILT: 1958  
ZONING: RS-3
- 2

870 LAKEVIEW DRIVE, 33140  
LOT SIZE: 18,480 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,469 SQ. FT  
ASF +20%: 5,363 SQ. FT  
UNIT SIZE PERCENTAGE: 29.02%  
YEAR BUILT: 1969  
ZONING: RS-3
- 3

860 LAKEVIEW DRIVE, 33140  
LOT SIZE: 18,629 SQ. FT  
UNIT SIZE (APPROXIMATE): 2,175 SQ. FT  
ASF +20%: 2,610 SQ. FT  
UNIT SIZE PERCENTAGE: 14.01%  
YEAR BUILT: 1941  
ZONING: RS-3
- 4

850 LAKEVIEW DRIVE, 33140  
LOT SIZE: 18,526 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,016 SQ. FT  
ASF +20%: 4,819 SQ. FT  
UNIT SIZE PERCENTAGE: 26.01%  
YEAR BUILT: 1953  
ZONING: RS-3



- 5

830 LAKEVIEW DRIVE, 33140  
LOT SIZE: 18,285 SQ. FT  
UNIT SIZE (APPROXIMATE): 5,010 SQ. FT  
ASF +20%: 6,012 SQ. FT  
UNIT SIZE PERCENTAGE: 32.88%  
YEAR BUILT: 1954  
ZONING: RS-3
- 6

820 LAKEVIEW DRIVE, 33140  
LOT SIZE: 17,702 SQ. FT  
UNIT SIZE (APPROXIMATE): 8,293 SQ. FT  
ASF +20%: 9,952 SQ. FT  
UNIT SIZE PERCENTAGE: 56.22%  
YEAR BUILT: 2017  
ZONING: RS-3
- 7

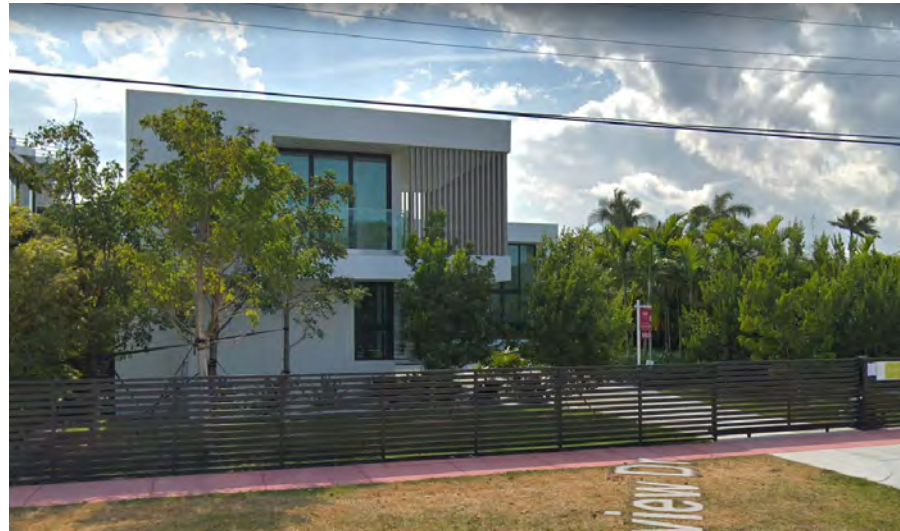
810 LAKEVIEW DRIVE, 33140  
LOT SIZE: 15,441 SQ. FT  
UNIT SIZE (APPROXIMATE): 6,829 SQ. FT  
ASF +20%: 8,195 SQ. FT  
UNIT SIZE PERCENTAGE: 53.07%  
YEAR BUILT: 2015  
ZONING: RS-3
- 8

800 LAKEVIEW DRIVE, 33140  
LOT SIZE: 18,264 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,551 SQ. FT  
ASF +20%: 5,461 SQ. FT  
UNIT SIZE PERCENTAGE: 29.90%  
YEAR BUILT: 2002  
ZONING: RS-3
- 9

790 LAKEVIEW DRIVE, 33140  
LOT SIZE: 23,151 SQ. FT  
UNIT SIZE (APPROXIMATE): N/A  
ASF +20%: N/A  
UNIT SIZE PERCENTAGE: N/A  
YEAR BUILT: N/A  
ZONING: RS-3
- 10

770 LAKEVIEW DRIVE, 33140  
LOT SIZE: 21,105 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,860 SQ. FT  
ASF +20%: 5,832 SQ. FT  
UNIT SIZE PERCENTAGE: 27.63%  
YEAR BUILT: 1965  
ZONING: RS-3
- 11

758 LAKEVIEW DRIVE, 33140  
LOT SIZE: 14,140 SQ. FT  
UNIT SIZE (APPROXIMATE): 7,477 SQ. FT  
ASF +20%: 8,972 SQ. FT  
UNIT SIZE PERCENTAGE: 63.45%  
YEAR BUILT: 2015  
ZONING: RS-3



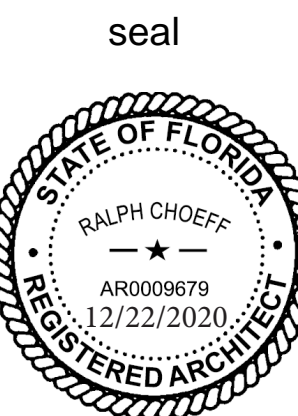
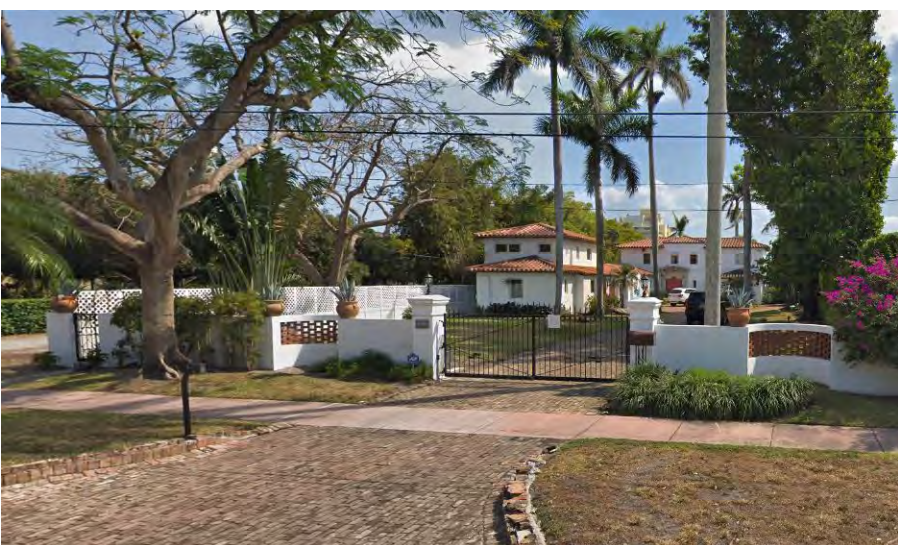




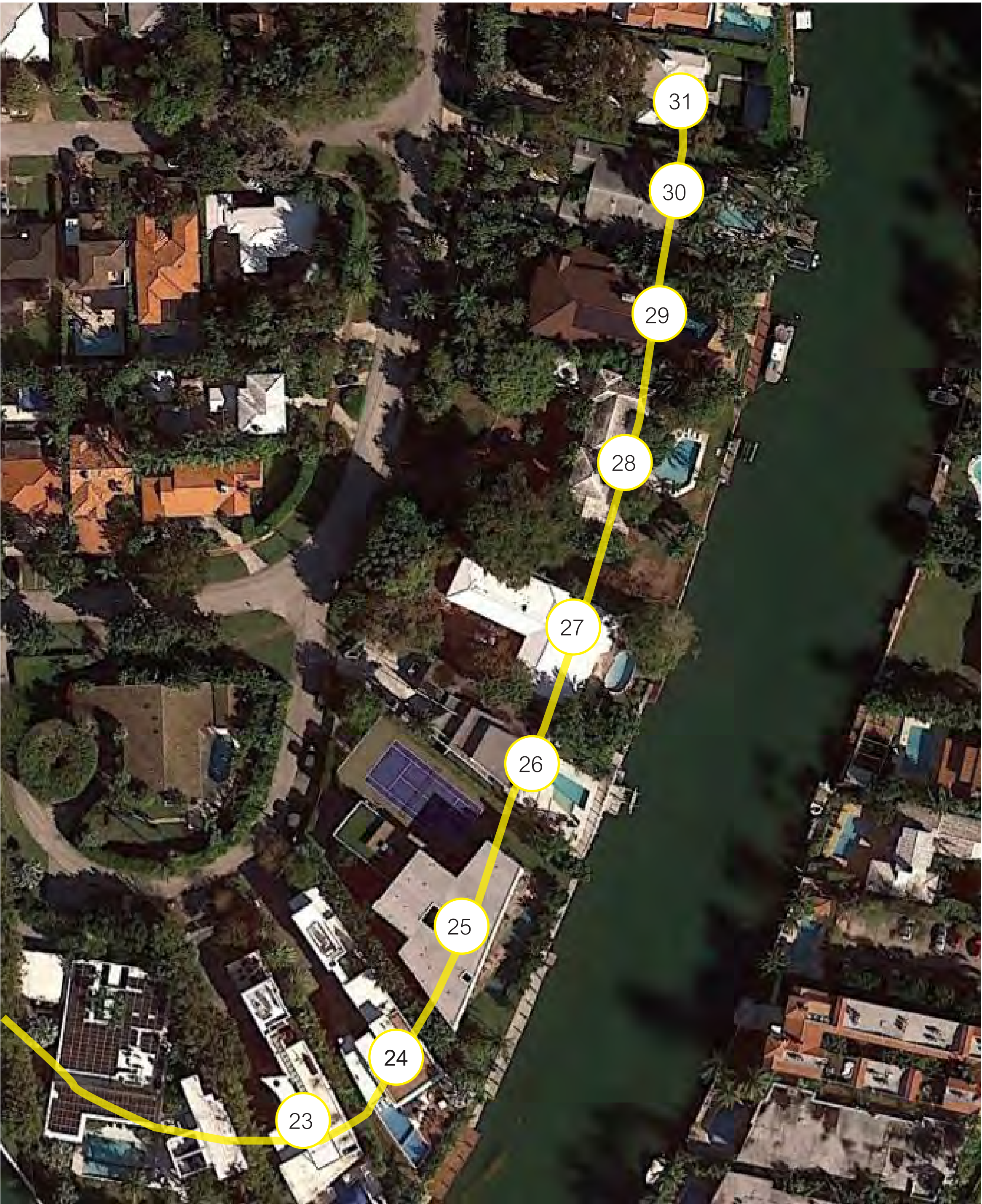
- 12 744 LAKEVIEW DRIVE, 33140  
LOT SIZE: 14,140 SQ. FT  
UNIT SIZE (APPROXIMATE): 3,117 SQ. FT  
ASF +20%: 3,740 SQ. FT  
UNIT SIZE PERCENTAGE: 26.45%  
YEAR BUILT: 1950  
ZONING: RS-3
- 13 736 LAKEVIEW DRIVE, 33140  
LOT SIZE: 14,140 SQ. FT  
UNIT SIZE (APPROXIMATE): 5,018 SQ. FT  
ASF +20%: 6,022 SQ. FT  
UNIT SIZE PERCENTAGE: 42.59%  
YEAR BUILT: 1936  
ZONING: RS-3
- 14 714 LAKEVIEW DRIVE, 33140  
LOT SIZE: 14,140 SQ. FT  
UNIT SIZE (APPROXIMATE): 8,254 SQ. FT  
ASF +20%: 9,905 SQ. FT  
UNIT SIZE PERCENTAGE: 70.05%  
YEAR BUILT: 2007  
ZONING: RS-3
- 15 710 LAKEVIEW DRIVE, 33140  
LOT SIZE: 14,140 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,453 SQ. FT  
ASF +20%: 5,344 SQ. FT  
UNIT SIZE PERCENTAGE: 37.79%  
YEAR BUILT: 1940  
ZONING: RS-3



- 16 700 LAKEVIEW DRIVE, 33140  
LOT SIZE: 14,140 SQ. FT  
UNIT SIZE (APPROXIMATE): 6,067 SQ. FT  
ASF +20%: 7,280 SQ. FT  
UNIT SIZE PERCENTAGE: 51.49%  
YEAR BUILT: 2016
- 17 590 LAKEVIEW DRIVE, 33140  
LOT SIZE: 15,225 SQ. FT  
UNIT SIZE (APPROXIMATE): 5,951 SQ. FT  
ASF +20%: 7,141 SQ. FT  
UNIT SIZE PERCENTAGE: 46.90%  
YEAR BUILT: 1938  
ZONING: RS-3
- 18 588 LAKEVIEW DRIVE, 33140  
LOT SIZE: 15,225 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,419 SQ. FT  
ASF +20%: 5,303 SQ. FT  
UNIT SIZE PERCENTAGE: 34.83%  
YEAR BUILT: 2015  
ZONING: RS-3
- 19 580 LAKEVIEW DRIVE, 33140  
LOT SIZE: 15,600 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,946 SQ. FT  
ASF +20%: 5,935 SQ. FT  
UNIT SIZE PERCENTAGE: 38.05%  
YEAR BUILT: 1945  
ZONING: RS-3
- 20 560 LAKEVIEW DRIVE, 33140  
LOT SIZE: 17,250 SQ. FT  
UNIT SIZE (APPROXIMATE): 6,072 SQ. FT  
ASF +20%: 7,286 SQ. FT  
UNIT SIZE PERCENTAGE: 42.24%  
YEAR BUILT: 1956  
ZONING: RS-3
- 21 554 LAKEVIEW DRIVE, 33140  
LOT SIZE: 28,442.5 FT  
UNIT SIZE (APPROXIMATE): 5,915 SQ. FT  
ASF +20%: 7,098 SQ. FT  
UNIT SIZE PERCENTAGE: 24.96%  
YEAR BUILT: 1939  
ZONING: RS-3
- 22 544 LAKEVIEW COURT, 33140  
LOT SIZE: 39,496 SQ. FT  
UNIT SIZE (APPROXIMATE): 8,437 SQ. FT  
ASF +20%: 10,124 SQ. FT  
UNIT SIZE PERCENTAGE: 25.63%  
YEAR BUILT: 1957  
ZONING: RS-3







23 528 LAKEVIEW COURT, 33140  
LOT SIZE: 17,676 SQ. FT  
UNIT SIZE (APPROXIMATE): 6,864 SQ. FT  
ASF +20%: 8,237 SQ. FT  
UNIT SIZE PERCENTAGE: 46.60%  
YEAR BUILT: 2014  
ZONING: RS-3

24 520 LAKEVIEW COURT, 33140  
LOT SIZE: 16,372 SQ. FT  
UNIT SIZE: 8,045 SQ. FT  
ASF +20%:  
UNIT SIZE PERCENTAGE: 49.1%  
PROPOSED RESIDENCE  
ZONING: RS-3

Average and Median unit size/ lot size of all RS-3 Zoned homes listed here, excluding 520 LakeView Court.

Average:  
Lot Size:18,986.7 SQ. FT.  
Unit Size: 5,585.6 SQ. FT.

Median:  
Lot Size: 16,960 SQ. FT.  
Unit Size: 4,978 SQ. FT.



25 510 LAKEVIEW COURT, 33140  
LOT SIZE: 32,475 SQ. FT  
UNIT SIZE (APPROXIMATE): 12,035 SQ. FT  
ASF +20%: 14,442 SQ. FT  
UNIT SIZE PERCENTAGE: 44.47%  
YEAR BUILT: 2015  
ZONING: RS-3

26 500 LAKEVIEW COURT, 33140  
LOT SIZE: 16,439SQ. FT  
UNIT SIZE (APPROXIMATE): 3,955 SQ. FT  
ASF +20%: 4,746 SQ. FT  
UNIT SIZE PERCENTAGE: 28.87%  
YEAR BUILT: 1949  
ZONING: RS-3

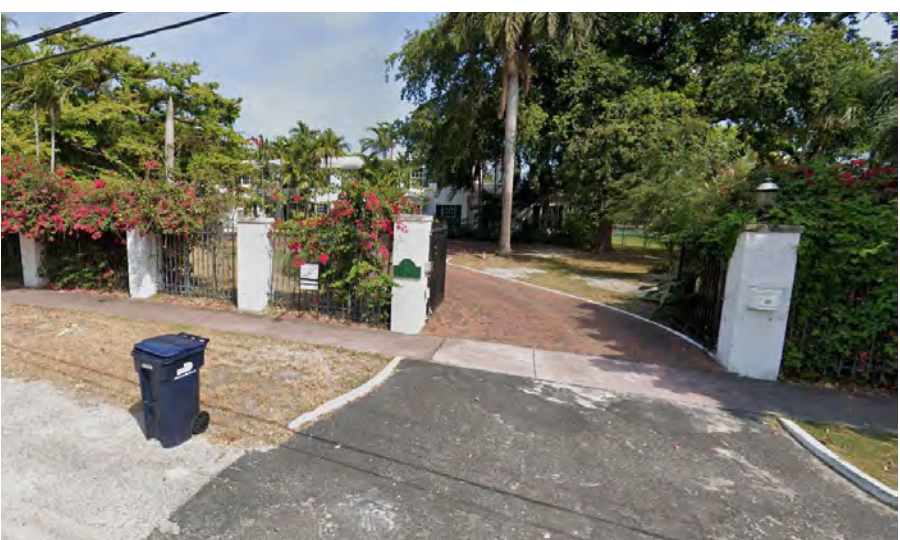
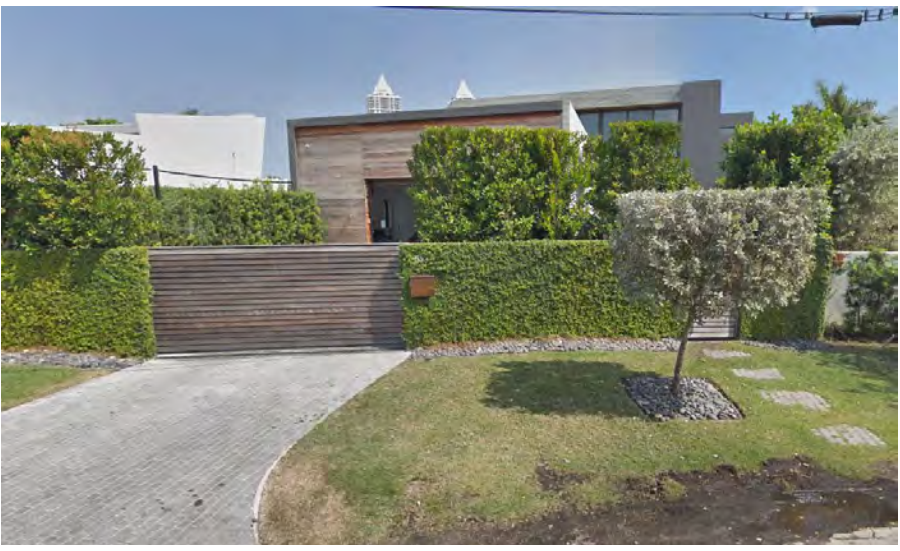
27 4801 LAKEVIEW DRIVE, 33140  
LOT SIZE: 16,960 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,320 SQ. FT  
ASF +20%: 5,184 SQ. FT  
UNIT SIZE PERCENTAGE: 30.57%  
YEAR BUILT: 1949  
ZONING: RS-3

28 4825 LAKEVIEW DRIVE, 33140  
LOT SIZE: 33,300 SQ. FT  
UNIT SIZE (APPROXIMATE): 5,890 SQ. FT  
ASF +20%: 7,068 SQ. FT  
UNIT SIZE PERCENTAGE: 21.23%  
YEAR BUILT: 1941  
ZONING: RS-3

29 4835 LAKEVIEW DRIVE, 33140  
LOT SIZE: 16,200 SQ. FT  
UNIT SIZE (APPROXIMATE): 6,705 SQ. FT  
ASF +20%: 8,046 SQ. FT  
UNIT SIZE PERCENTAGE: 49.67%  
YEAR BUILT: 1950  
ZONING: RS-3

30 4901 LAKEVIEW DRIVE, 33140  
LOT SIZE: 16,650 FT  
UNIT SIZE (APPROXIMATE): 4,321 SQ. FT  
ASF +20%: 5,185 SQ. FT  
UNIT SIZE PERCENTAGE: 31.14%  
YEAR BUILT: 1961  
ZONING: RS-3

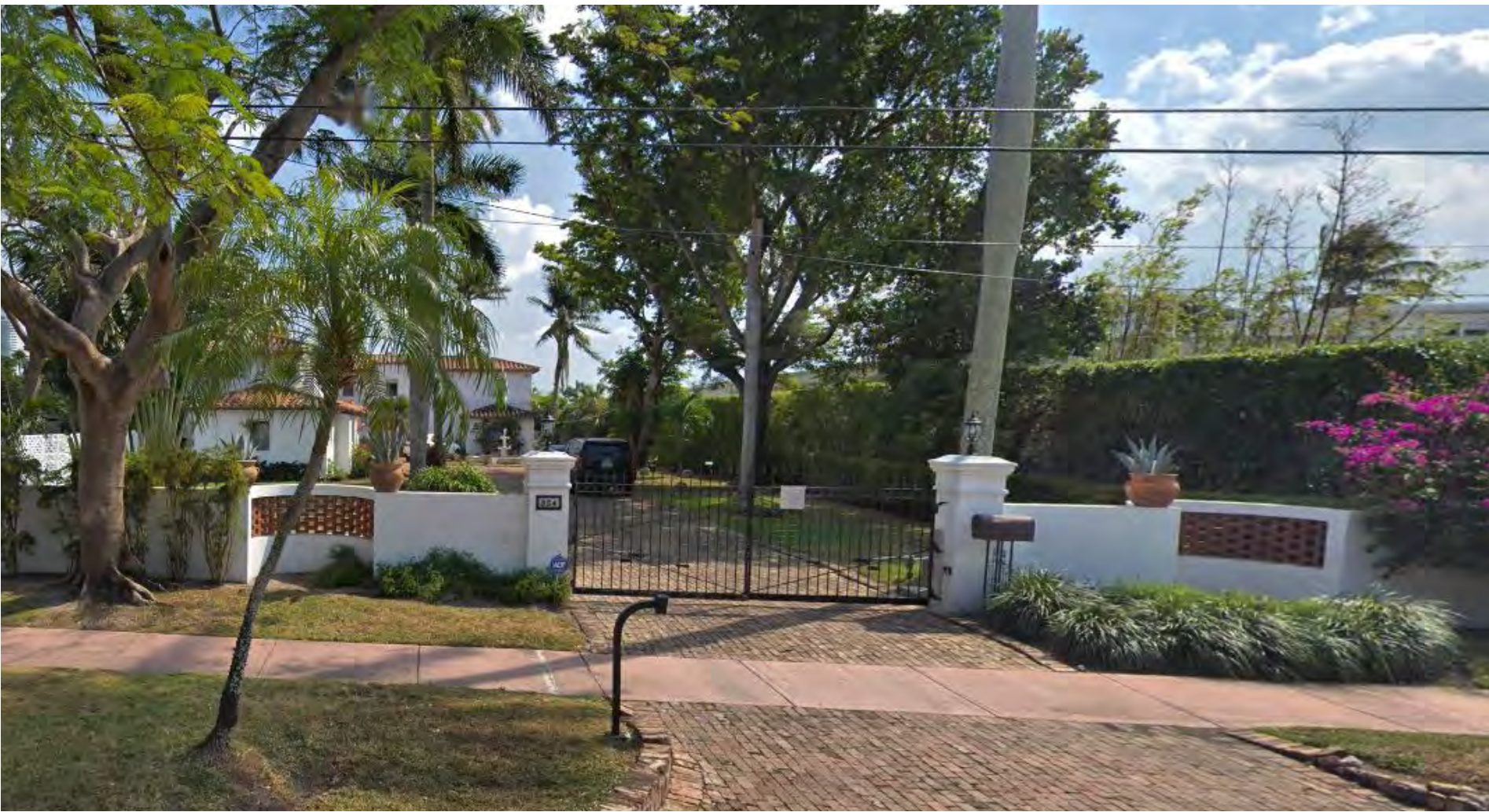
31 4955 LAKEVIEW DRIVE, 33140  
LOT SIZE: 16,800 SQ. FT  
UNIT SIZE (APPROXIMATE): 4,058 SQ. FT  
ASF +20%: 4,870 SQ. FT  
UNIT SIZE PERCENTAGE: 28.99%  
YEAR BUILT: 1936  
ZONING: RS-3







SITE



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES

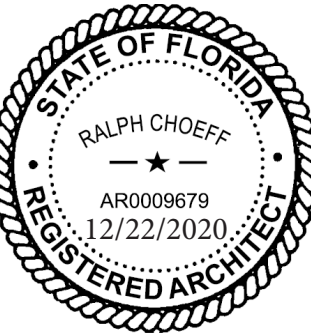


AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES

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NEW RESIDENCE  
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MIAMI BEACH, FLORIDA 33140

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comm no.

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date:

07/20/2020

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SUBJECT PROPERTY 1 (520 LAKEVIEW COURT)



RESIDENCE 3



RESIDENCE 4



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED

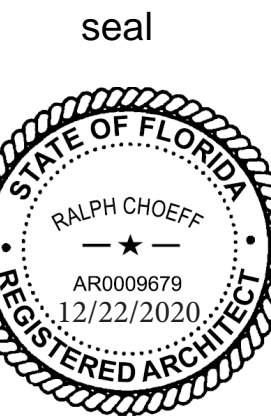


SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS

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MIAMI BEACH, FLORIDA 33140



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LOCATION MAP



MASSING STUDIES

### RESIDENCE 3 (RED)

528 LAKEVIEW COURT, MIAMI BEACH  
LOT SIZE: 17,676 SF  
FOOTPRINT: 6,864 SF  
UNIT SIZE: 46.60%  
FIRST-SECOND FLOOR RATIO:



### RESIDENCE 4 (BLUE)

510 LAKEVIEW COURT, MIAMI BEACH  
LOT SIZE: 32,475 SF  
FOOTPRINT: 12,035 SF  
UNIT SIZE: 44.47%  
FIRST-SECOND FLOOR RATIO:



### PROPOSED RESIDENCE (GREEN)

520 LAKEVIEW COURT, MIAMI BEACH  
LOT SIZE: 16,372.5 SF  
FOOTPRINT: 8,045 SF  
UNIT SIZE: 49.1%  
FIRST-SECOND FLOOR RATIO: 93.9%





EXISTING RESIDENCE (YELLOW)

520 LAKEVIEW COURT, MIAMI BEACH  
LOT SIZE:16,372.5 SF  
FOOTPRINT: 8,578 SF  
UNIT SIZE: 52.4%  
FIRST-SECOND FLOOR RATIO: 71.2%



PROPOSED RESIDENCE (GREEN)

520 LAKEVIEW COURT, MIAMI BEACH  
LOT SIZE:16,372.5 SF  
FOOTPRINT: 8,045 SF  
UNIT SIZE: 49.1%  
FIRST-SECOND FLOOR RATIO: 93.9%

