

291 PALM AVENUE

LALANI DEVELOPERS

PB21-0464 FINAL SUBMITTAL - 30/09/2021

PROJECT DESCRIPTION

LOT SPLIT TO CREATE TWO, 6011 SF LOTS FOR CONSTRUCTION OF TWO NEW SINGLE FAMILY HOMES AND OPPORTUNITY TO REQUEST ASSOCIATED VARIANCES.

THE HOUSE ON LOT A WILL BE ELEVATED 12'-6" ABOVE GRADE AND CONSIST OF AN UNDERSTORY DESIGN AND PRESERVE THE EXISTING 1-STORY GARAGE. THE HOUSE ON LOT B WILL BE ELEVATED 5' FROM GRADE AND INCLUDE A SINGLE CAR GARAGE. EACH HOME WILL HAVE A POOL AND RAISED TERRACES. DUE TO THE SUBSTANTIAL IRREGULAR SHAPE, NARROW LOT DEPTH AND DOUBLE FRONTAGE CONDITION OF BOTH LOTS AND THE PRESERVATION OF THE 1-STORY STRUCTURE, OWNER SEEKS THE ABILITY TO REQUEST VARIANCES AT THE DESIGN REVIEW BOARD FOR THE FOLLOWING ITEMS.

1. FRONT AND SIDE YARD SETBACKS - CONSIDERATION OF CHALLENGES ATTRIBUTED TO 70' LOT DEPTH
2. INCREASE OF LOT COVERAGE
3. INCREASE OF UNIT SIZE
4. SETBACK OF POOL FROM PROPERTY LINE
5. ENCROACHMENT OF TERRACES AND PROJECTIONS INTO FRONT YARDS
6. OPENNESS OF UNDERSTORY SIDES
7. FRONT YARD PERVIOUS OPEN SPACE
8. ROOF DECK PARAPET SETBACK

R&B

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COVER SHEET

291 PALM AVENUE

A-000
8/28/21



Neighbor Outreach and Support
291 Palm Avenue
PB21-0462

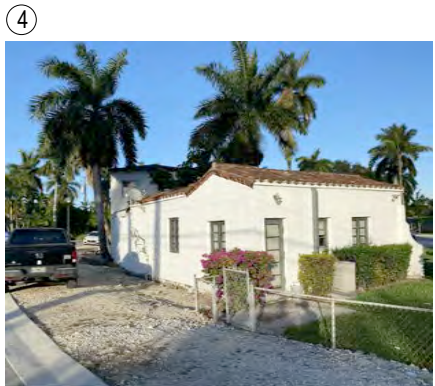
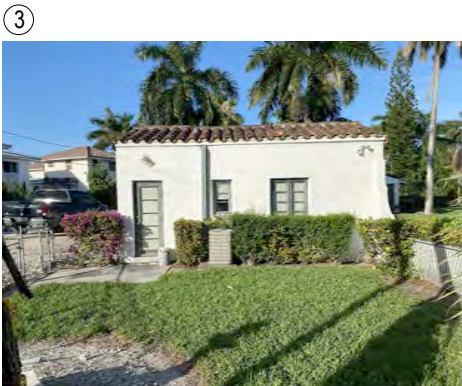


No.	Property Address	Outreach
1	291 Coconut Lane	Delivery of Letter and Plans
2	295 N Coconut Lane	Delivery of Letter and Plans
3	297 N Coconut Lane	Delivery of Letter and Plans
4	303 N Coconut Lane	Delivery of Letter and Plans
5	305 N Coconut Lane	Delivery of Letter and Plans
6	311 N Coconut Lane	Delivery of Letter and Plans
7	315 N Coconut Lane	Delivery of Letter and Plans
8	317 N Coconut Lane	Delivery of Letter and Plans
9	320 S Coconut Lane	Delivery of Letter and Plans
10	312 Palm Avenue	Zoom Outreach Meeting
11	300 Palm Avenue	Delivery of Letter and Plans
12	288 Palm Avenue	Delivery of Letter and Plans
13	286 Palm Avenue	Delivery of Letter and Plans
14	282 Palm Avenue	Delivery of Letter and Plans
15	281 Palm Avenue	Letter of Support
16	287 Palm Avenue	Zoom Outreach Meeting
Additional	250 Palm Avenue	Letter of Support
Additional	254 Palm Avenue	Letter of Support

File: /Users/ethanroyal/OneDrive/2021 Projects/21005 291 Palm Ave/E CAD/1 Design/291 Palm Avenue Lot A Revision 7.rvt - By: R&B - Date: 9/28/21
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1 CONTEXT MAP
SCALE: N.A.



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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

EXISTING SITE CONTEXT



A-003

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1 CONTEXT MAP
SCALE: N.A.



11 288 PALM AVE.



12 288 PALM AVE.



13 288 PALM AVE.



14 286 PALM AVE.



15 281 PALM AVE.



2 287 PALM AVE.



3 287 PALM AVE.



4 312 PALM AVE.



5 312 PALM AVE.



6 312 PALM AVE.



7 312 PALM AVE.



8 300 PALM AVE.



9 300 PALM AVE.



10 300 PALM AVE.

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OWNER INFORMATION

LALANI
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PROJECT

291 PALM AVENUE

Sheet Title

EXISTING INTERIOR LOT
CONTEXT



A-004

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1 CONTEXT MAP
SCALE: N.A.



11 216 COCONUT LANE



12 310 COCONUT LANE



2 291 COCONUT LANE



5 303 COCONUT LANE



8 315 COCONUT LANE



13 308 COCONUT LANE



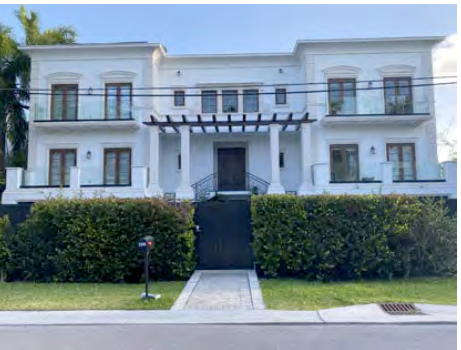
3 295 COCONUT LANE



6 305 COCONUT LANE



9 317 COCONUT LANE



14 288 COCONUT LANE



4 297 COCONUT LANE



7 311 COCONUT LANE



10 320 COCONUT LANE

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

EXISTING WATERFRONT LOT
CONTEXT



A-005

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#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE	SETBACK			
									(SF)	30% MAX	1st. FRONT (FT)	2nd. FRONT (FT)
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)					
1	191 PALM AVE	7,000	2,577	36%		3,092	44%	2,577 Sq.Ft	36%	34'	N/A	N/A
2	199 PALM AVE	7,000	3,950	56%				NA (2 STORIES)	NA	30'	N/A	13'
3	201 PALM AVE	7,800	4,462	57%				NA (2 STORIES)	NA	30'	33'	13'
4	205 PALM AVE	6,000	1,620	27%	1,944	32%	1,620 Sq.Ft	27%	24'	35'	N/A	
5	210 PALM AVE	6,000	4,551	75%				NA (2 STORIES)	NA	24'	20'	N/A
6	215 PALM AVE	6,000	5,968	99%				NA (2 STORIES)	NA	20'	20'	N/A
7	217 PALM AVE	6,000	1,702	28%	2,042	34%	1,702 Sq.Ft	28%	24'	27'	N/A	
8	221 PALM AVE	6,000	2,207	36%	2,648	44%	2,207 Sq.Ft	36%	24'	23'	N/A	
9	225 PALM AVE	6,000	2,248	37%	2,697	44%	NA (2 STORIES)	NA	33'	23'	N/A	
10	231 PALM AVE	6,000	1,538	25%	1,845	30%	1,538 Sq.Ft	25%	24'	8'	N/A	
11	233 PALM AVE	6,000	2,694	44%	3,232	53%	NA (2 STORIES)	NA	24'	15'	N/A	
12	241 PALM AVE	6,000	2,196	36%	2,635	43%	2,196 Sq.Ft	36%	37'	15'	N/A	
13	243 PALM AVE	6,000	3,517	58%				NA (2 STORIES)	NA	24'	26'	N/A
14	247 PALM AVE	6,000	3,411	56%				NA (2 STORIES)	NA	27'	30'	N/A
15	251 PALM AVE	6,000	2,209	36%	2,650	44%	2,209 Sq.Ft	36%	27'	15'	N/A	
16	255 PALM AVE	6,000	3,247	54%	3,896	64%	NA (2 STORIES)	NA	24'	25'	N/A	
17	257 PALM AVE	6,000	2,786	46%				NA (2 STORIES)	NA	34'	20'	N/A
18	261 PALM AVE	6,000	3,122	52%	3,746	62%	NA (2 STORIES)	NA	25'	14'	N/A	
19	265 PALM AVE	6,000	1,685	28%	2,022	33%	1,685 Sq.Ft	28%	24'	5'	N/A	
20	269 PALM AVE	6,000	2,641	44%	3,169	52%	2,641 Sq.Ft	44%	25'	13'	N/A	
21	275 PALM AVE	6,000	3,380	56%	4,056	67%	NA (2 STORIES)	NA	27'	6'	N/A	
22	277 PALM AVE	6,000	3,200	53%	3,840	64%	NA (2 STORIES)	NA	29'	15'	N/A	
23	281 PALM AVE	6,000	1,721	28%	2,065	34%	1,721 Sq.Ft	28%	26'	23'	N/A	
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A	
25	312 PALM AVE	8,523	3,095	36%				NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%				NA (2 STORIES)	NA	20'	20'	N/A
*	291 PALM AVE	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'	
27	288 PALM AVE	3,375	1,968	58%				NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A	
29	282 PALM AVE	6,000	2,753	45%	3,303	55%	NA (2 STORIES)	NA	27'	24'	N/A	
30	278 PALM AVE	6,000	3,560	59%	4,272	71%	NA (2 STORIES)	NA	20'	34'	N/A	
31	274 PALM AVE	6,000	2,682	44%	3,218	53%	NA (2 STORIES)	NA	20'	41'	N/A	
32	272 PALM AVE	6,000	3,514	58%				NA (2 STORIES)	NA	28'	30'	N/A
33	265 PALM AVE	6,000	2,709	45%	3,250	54%	2,709 Sq.Ft	45%	3'	25'	N/A	
34	269 PALM AVE	6,600	2,558	38%	3,069	51%	2,558 Sq.Ft	38%	10'	25'	8'	
35	254 PALM AVE	9,600	N/A	N/A				NA (2 STORIES)	NA	20'	37'	8'
36	250 PALM AVE	9,000	4,246	47%				NA (2 STORIES)	NA	25'	32'	N/A
37	242 PALM AVE	6,000	2,681	44%	3,217	53%	NA (2 STORIES)	NA	25'	35'	N/A	
38	240 PALM AVE	7,200	3,882	54%				NA (2 STORIES)	NA	20'	30'	N/A
39	230 PALM AVE	7,800	2,889	37%	3,466	44%	NA (2 STORIES)	NA	35'	N/A	10'	
40	226 PALM AVE	7,000	4,439	63%				NA (2 STORIES)	NA	18'	8'	8'
41	222 PALM AVE	8,000	N/A	N/A				NA (2 STORIES)	NA	31'	N/A	N/A
42	218 PALM AVE	21,000	5,570	26%	6,684	31%	5,570 Sq.Ft	26%	31'	N/A	N/A	
43	210 PALM AVE	43,000	11,933	27%			11,933 Sq.Ft	27%	40'	N/A	N/A	
44	198 PALM AVE	30,000	12,217	40%			NA (2 STORIES)	NA	20'	N/A	N/A	
45	190 PALM AVE	30,000	13,783	46%			13,783 Sq.Ft	46%	20'	N/A	N/A	
46	222 S COCONUT LN	7,000	3,686	53%	4,423	63%	NA (2 STORIES)	NA	20'	N/A	N/A	
47	224 S COCONUT LN	8,000	3,202	40%	3,842	48%	NA (2 STORIES)	NA	50'	N/A	N/A	
48	228 S COCONUT LN	8,400	3,962	47%			NA (2 STORIES)	NA	25'	N/A	N/A	
49	234 S COCONUT LN	8,400	3,140	37%	3,768	44%	NA (2 STORIES)	NA	25'	N/A	N/A	

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	(%)	(FT)	(FT)	(FT)
50	240 S COCONUT LN	8,400	3,727	44%			NA (2 STORIES)	NA	38'	N/A	N/A
51	244 S COCONUT LN	8,400	3,399	40%	4,078	48%	NA (2 STORIES)	NA	38'	N/A	N/A
52	250 S COCONUT LN	8,400	5,032	60%	6,038	71%	NA (2 STORIES)	NA	32'	N/A	N/A
53	256 S COCONUT LN	7,000	2,496	35%	2,995	42%	NA (2 STORIES)	NA	N/A	N/A	N/A
54	260 S COCONUT LN	7,000	3,717	53%	4,460	63%	3,717 Sq.Ft	53%	56'	N/A	N/A
55	262 S COCONUT LN	7,000	5,898	84%			5,898 Sq.Ft	84%	17'	N/A	N/A
56	266 S COCONUT LN	14,000	5,441	39%	6,529	46%	NA (2 STORIES)	NA	20'	N/A	N/A
57	276 S COCONUT LN	7,000	2,527	36%	3,032	43%	NA (2 STORIES)	NA	46'	N/A	N/A
58	280 S COCONUT LN	7,000	5,671	81%	6,805	97%	NA (2 STORIES)	NA	21'	N/A	N/A
59	288 S COCONUT LN	14,000	10,853	78%			NA (2 STORIES)	NA	28'	N/A	N/A
60	290 S COCONUT LN	7,000	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
61	294 S COCONUT LN	8,736	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
62	298 S COCONUT LN	8,736	4,783	55%	5,739	65%	NA (2 STORIES)	NA	54'	N/A	N/A
63	302 S COCONUT LN	8,736	3,661	42%			NA (2 STORIES)	NA	42'	N/A	N/A
64	308 S COCONUT LN	8,643	5,697	66%			5,697 Sq. Ft	66%	25'	N/A	N/A
65	310 S COCONUT LN	8,736	1,787	20%	2,144	24%	1,787 Sq. Ft	20%	NEG. 1'-9"	N/A	N/A
66	316 S COCONUT LN	8,736	2,419	27%	2,902	33%	NA (2 STORIES)	NA	36'	N/A	N/A
67	320 S COCONUT LN	8,840	4,319	49%			NA (2 STORIES)	NA	15'	N/A	N/A
68	317 N COCONUT LN	7,924	2,752	35%	3,302	41%	NA (2 STORIES)	NA	NEG. 1'-0"	N/A	N/A
69	315 N COCONUT LN	8,505	3,613	42%			NA (2 STORIES)	NA	29'	N/A	N/A
70	311 N COCONUT LN	8,493	3,222	38%			NA (2 STORIES)	NA	35'	N/A	N/A
71	305 N COCONUT LN	8,493	4,693	55%			4,693 Sq. Ft	55%	15'	N/A	N/A
72	303 N COCONUT LN	8,493	3,880	46%	4,656	54%	3,880 Sq.Ft	46%	22'	N/A	N/A
73	297 N COCONUT LN	8,667	3,501	40%	4,201	48%	NA (2 STORIES)	NA	62'	N/A	N/A
74	295 N COCONUT LN	8,828	4,455	50%	5,346	60%	4,455 Sq.Ft	50%	23'	N/A	N/A
75	291 N COCONUT LN	7,000	2,261	32%	2,713	38%	2,261 Sq.Ft	32%	N/A	N/A	N/A
76	N/A	N/A	N/A	N/A			N/A	NA	30'	N/A	N/A
77	281 N COCONUT LN	7,000	2,002	28%	2,402	34%	2,002 Sq.Ft	28%	25'	N/A	N/A
78	277 N COCONUT LN	7,000	3,210	46%	3,852	55%	3,210 Sq.Ft	46%	20'	N/A	N/A
79	275 N COCONUT LN	8,414	3,529	42%			NA (2 STORIES)	NA	25'	N/A	N/A
80	269 N COCONUT LN	14,579	3,570	24%			NA (2 STORIES)	NA	21'	N/A	N/A
81	261 N COCONUT LN	7,000	2,410	34%	2,892	41%	2,410 Sq.Ft	34%	30'	N/A	N/A
82	257 N COCONUT LN	7,000	4,814	69%	5,776	82%	NA (2 STORIES)	NA	20'	N/A	N/A
83	253 N COCONUT LN	7,000	2,283	33%	2,739	39%	2,410 Sq.Ft	33%	30'	N/A	N/A
84	251 N COCONUT LN	7,000	3,594	51%	4,312	61%	NA (2 STORIES)	NA	24'	N/A	N/A
85	245 N COCONUT LN	7,000	4,686	67%			NA (2 STORIES)	NA	28'	N/A	N/A
86	241 N COCONUT LN	7,000	2,064	30%	2,476	35%	2,064 Sq.Ft	30%	22'	N/A	N/A
87	237 N COCONUT LN	7,000	4,420	63%			NA (2 STORIES)	NA	20'	N/A	N/A
88	235 N COCONUT LN	7,000	2,068	30%	2,481	35%	2,068 Sq.Ft	30%	46'	N/A	N/A
89	233 N COCONUT LN	7,000	6,607	94%			NA (2 STORIES)	NA	15'	N/A	N/A
90	225 N COCONUT LN	14,000	2,826	20%	3,391	24%	2,826 Sq.Ft	20%	44'	N/A	N/A
91	215 N COCONUT LN	14,000	2,445	17%	2,934	20%	2,445 Sq.Ft	17%	20'	N/A	N/A
92	211 N COCONUT LN	7,000	3,802	54%			NA (2 STORIES)	NA	21'	N/A	N/A
93	205 N COCONUT LN	7,000	1,760	25%	2,112	30%	1,760 Sq.Ft	25%	22'	N/A	N/A
94	201 N COCONUT LN	7,000	1,757	25%	2,108	30%	1,757 Sq.Ft	25%	22'	N/A	N/A
95	199 N COCONUT LN	7,000	1,805	26%			NA (2 STORIES)	NA	33'	N/A	N/A

AVERAGE	8,563	3,711	45.04%	3,516	47.17%		36.36%				
MEDIAN	7,000	3,222	44.00%	3,232	44.00%		32.00%				

PROPERTY DEVELOPMENT CHART



COLOR CODED LEGEND			
	70' DEEP LOTS		
	RECENT CONSTRUCTION		
	NON-CONFORMANCES		

R&B

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

NEIGHBORHOOD DEVELOPMENT
ANALYSIS



A-006

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									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	30% MAX	(FT)	(FT)	(FT)
1	191 PALM AVE	7,000	2,577	36%		44%	2,577 Sq.Ft	36%	34'	N/A	N/A
2	199 PALM AVE	7,000	3,950	56%			NA (2 STORIES)	NA	30'	N/A	13'
3	201 PALM AVE	7,800	4,462	57%			NA (2 STORIES)	NA	30'	33'	13'
4	205 PALM AVE	6,000	1,620	27%	1,944	32%	1,620 Sq.Ft	27%	24'	35'	N/A
5	210 PALM AVE	6,000	4,551	75%			NA (2 STORIES)	NA	24'	20'	N/A
6	215 PALM AVE	6,000	5,968	99%			NA (2 STORIES)	NA	20'	20'	N/A
7	217 PALM AVE	6,000	1,702	28%	2,042	34%	1,702 Sq.Ft	28%	24'	27'	N/A
8	221 PALM AVE	6,000	2,207	36%	2,648	44%	2,207 Sq.Ft	36%	24'	23'	N/A
9	225 PALM AVE	6,000	2,248	37%	2,697	44%	NA (2 STORIES)	NA	33'	23'	N/A
10	231 PALM AVE	6,000	1,538	25%	1,845	30%	1,538 Sq.Ft	25%	24'	8'	N/A
11	233 PALM AVE	6,000	2,694	44%	3,232	53%	NA (2 STORIES)	NA	24'	15'	N/A
12	241 PALM AVE	6,000	2,196	36%	2,635	43%	2,196 Sq.Ft	36%	37'	15'	N/A
13	243 PALM AVE	6,000	3,517	58%			NA (2 STORIES)	NA	24'	26'	N/A
14	247 PALM AVE	6,000	3,411	56%			NA (2 STORIES)	NA	27'	30'	N/A
15	251 PALM AVE	6,000	2,209	36%	2,650	44%	2,209 Sq.Ft	36%	27'	15'	N/A
16	255 PALM AVE	6,000	3,247	54%	3,896	64%	NA (2 STORIES)	NA	24'	25'	N/A
17	257 PALM AVE	6,000	2,786	46%			NA (2 STORIES)	NA	34'	20'	N/A
18	261 PALM AVE	6,000	3,122	52%	3,746	62%	NA (2 STORIES)	NA	25'	14'	N/A
19	265 PALM AVE	6,000	1,685	28%	2,022	33%	1,685 Sq.Ft	28%	24'	5'	N/A
20	269 PALM AVE	6,000	2,641	44%	3,169	52%	2,641 Sq.Ft	44%	25'	13'	N/A
21	275 PALM AVE	6,000	3,380	56%	4,056	67%	NA (2 STORIES)	NA	27'	6'	N/A
22	277 PALM AVE	6,000	3,200	53%	3,840	64%	NA (2 STORIES)	NA	29'	15'	N/A
23	281 PALM AVE	6,000	1,721	28%	2,065	34%	1,721 Sq.Ft	28%	26'	23'	N/A
24	287 PALM AVE	8,823	2,892	32%	3,470	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
*	291 PALM AVE	12,021	2,961	25%	3,553	30%	NA (2 STORIES)	NA	20'	5'	25'
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
29	282 PALM AVE	6,000	2,753	45%	3,303	55%	NA (2 STORIES)	NA	27'	24'	N/A
30	278 PALM AVE	6,000	3,560	59%	4,272	71%	NA (2 STORIES)	NA	20'	34'	N/A
31	274 PALM AVE	6,000	2,682	44%	3,218	53%	NA (2 STORIES)	NA	20'	41'	N/A
32	272 PALM AVE	6,000	3,514	58%			NA (2 STORIES)	NA	28'	30'	N/A

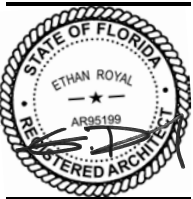
PROPERTY DEVELOPMENT CHART

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	LOT COVERAGE	LOT COVERAGE	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	50% MAX (%)	(SF +20%)	50% MAX (+20 %)	(SF)	30% MAX (%)	(FT)	(FT)	(FT)
33	265 PALM AVE	6,000	2,709	45%	3,250	54%	2,709 Sq.Ft	45%	3'	25'	N/A
34	269 PALM AVE	6,600	2,558	38%	3,069	51%	2,558 Sq.Ft	38%	10'	25'	8'
35	254 PALM AVE	9,600	NA	N/A			NA (2 STORIES)	NA	20'	37'	8'
36	250 PALM AVE	9,000	4,246	47%			NA (2 STORIES)	NA	25'	32'	N/A
37	242 PALM AVE	6,000	2,681	44%	3,217	53%	NA (2 STORIES)	NA	25'	35'	N/A
38	240 PALM AVE	7,200	3,882	54%			NA (2 STORIES)	NA	20'	30'	N/A
39	230 PALM AVE	7,800	2,889	37%	3,466	44%	NA (2 STORIES)	NA	35'	N/A	10'
	AVERAGE	6,599	2,982	46%	3,050	48%		34%			
	MEDIAN	6,000	2,786	45%	3,217	52%		36%			

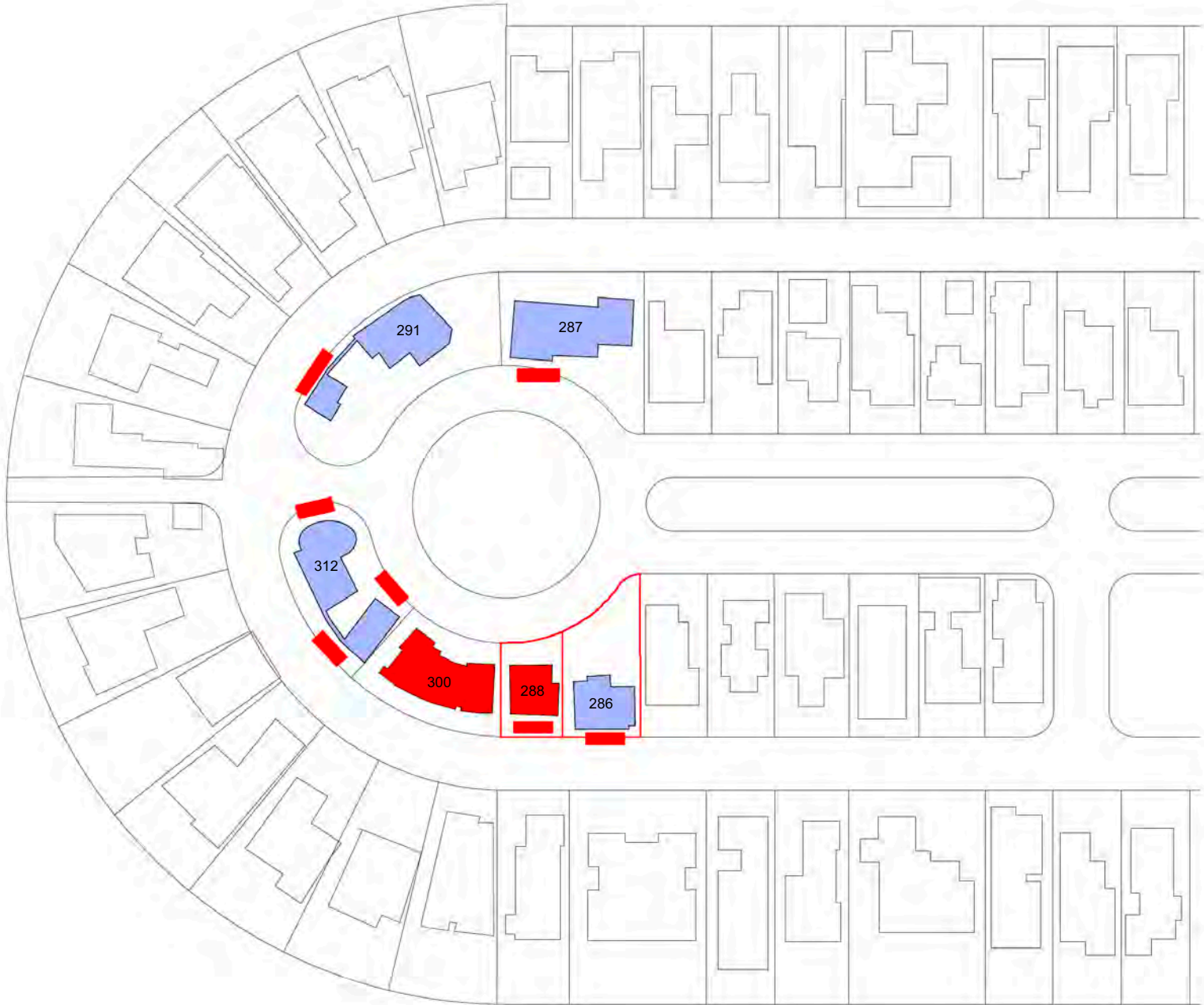
PROPERTY DEVELOPMENT CHART CONT.

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE	LOT COVERAGE 30% MAX	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
	MIAMI BEACH,FL 33139	(SF)	(SF)	(%)			(SF)	(%)			
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	



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2 PROPERTY KEY PLAN

#	ADDRESS	LOT SIZE (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	

1 70' DEEP LOTS - DOUBLE FRONTAGES

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PROJECT

291 PALM AVENUE

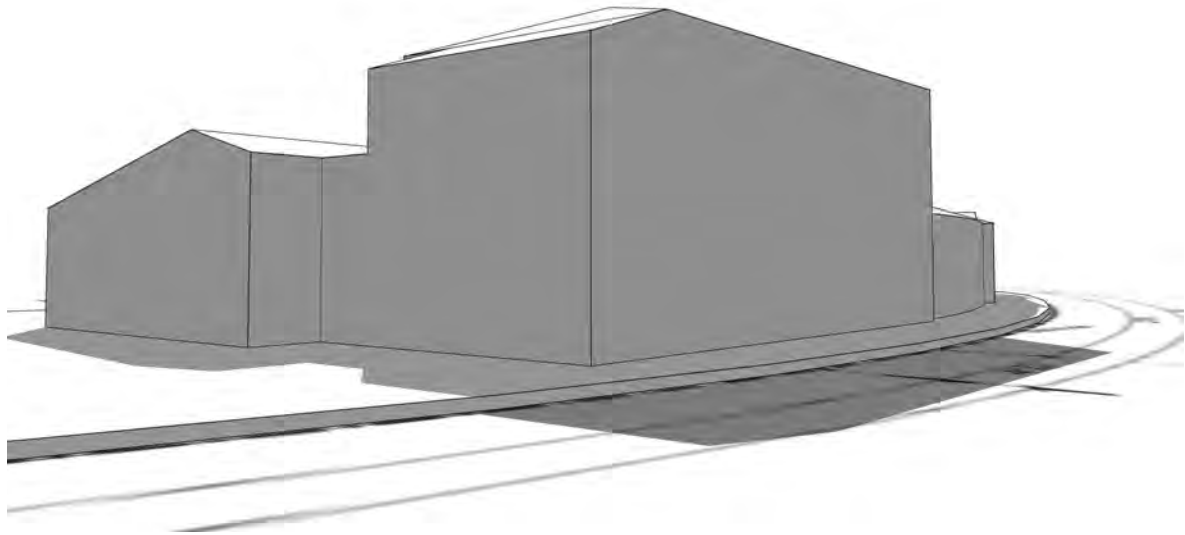
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CONTEXT DEVELOPMENT
ANALYSIS

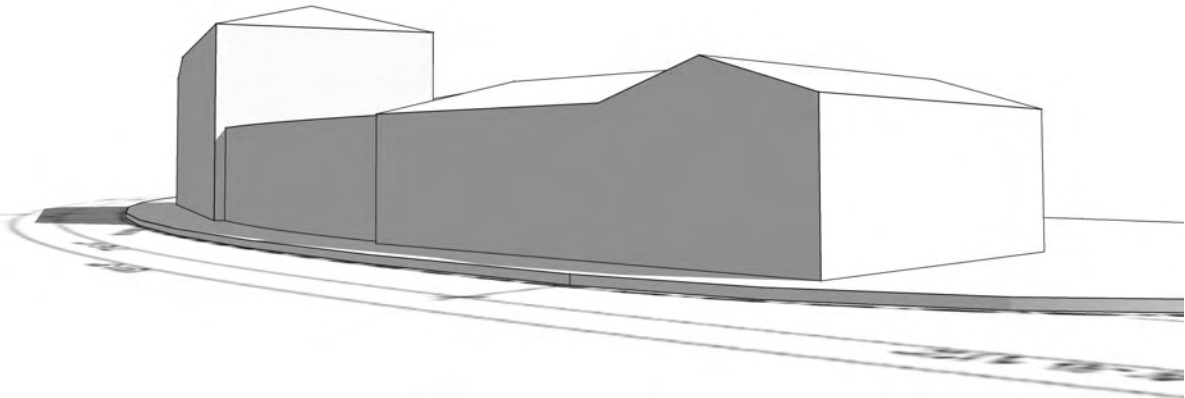


A-008

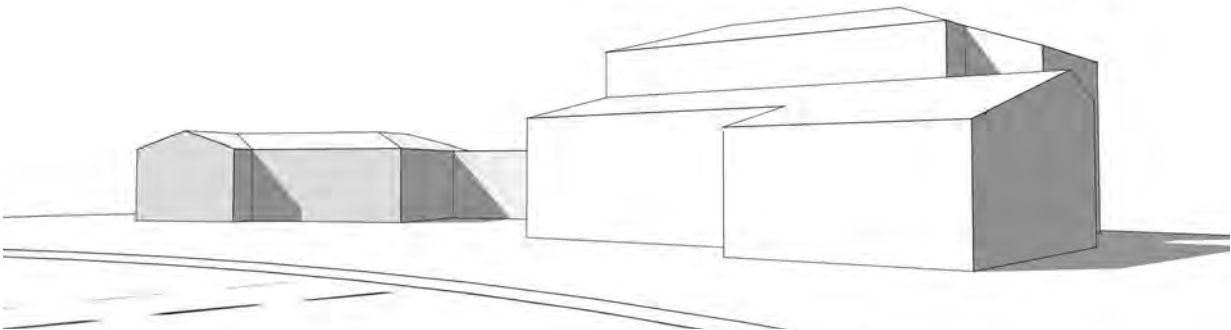
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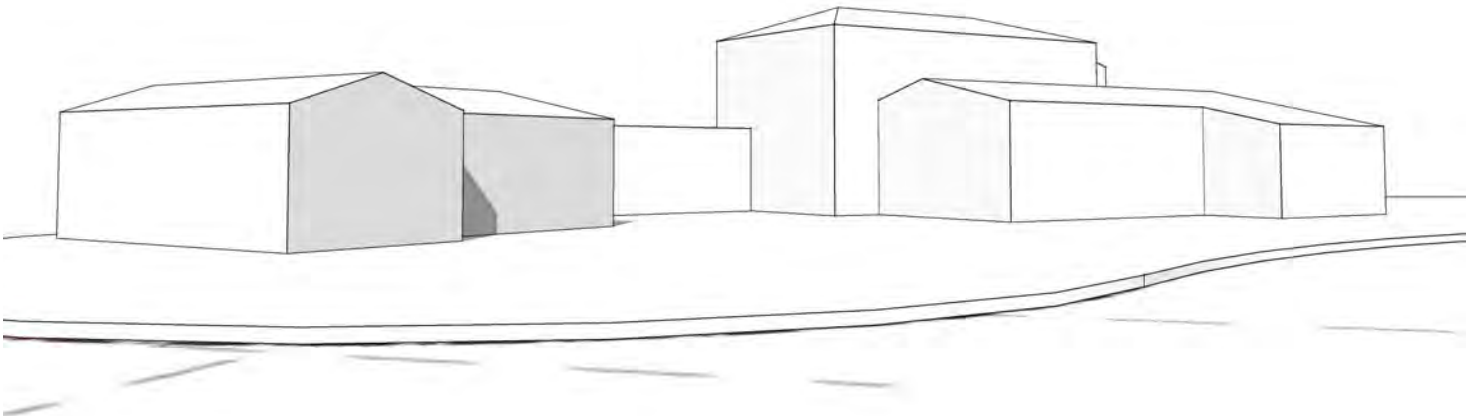
4 EXISTING MASSING VIEW - N. COCONUT LANE
NOT TO SCALE



3 EXISTING MASSING VIEW - N. COCONUT LANE
NOT TO SCALE



2 EXISTING MASSING VIEW - PALM AVENUE
NOT TO SCALE



1 EXISTING MASSING VIEW - PALM AVENUE
NOT TO SCALE

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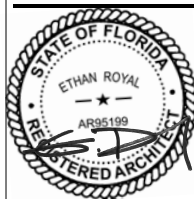
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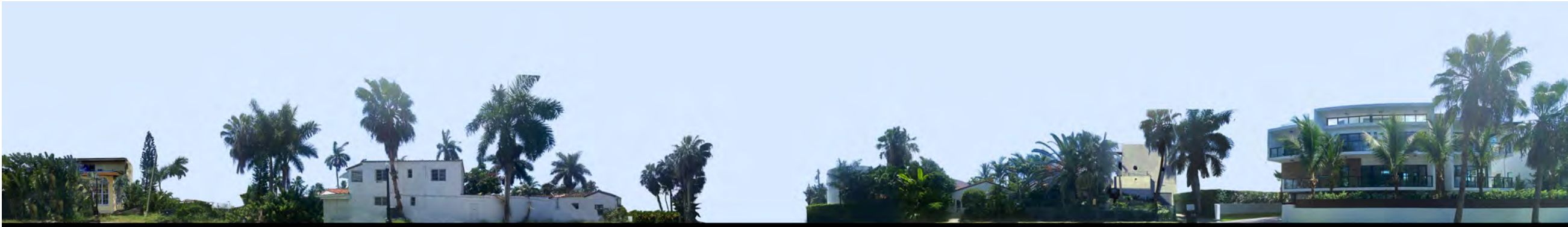
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EXISTING SITE MASSING
DIAGRAMS

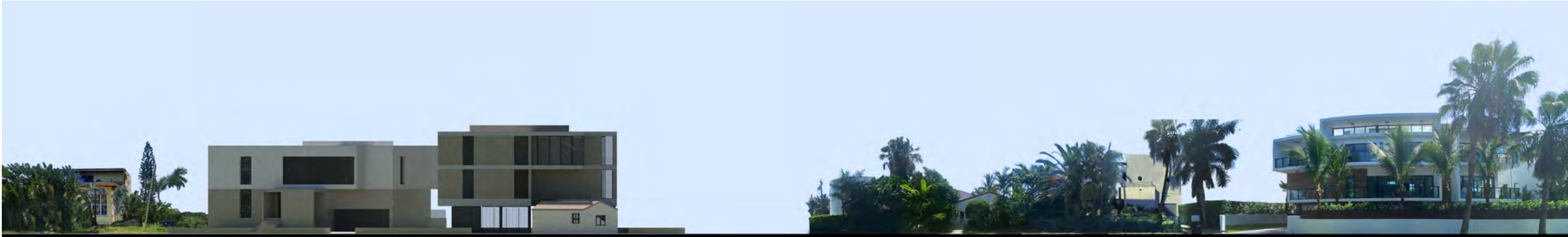


A-009

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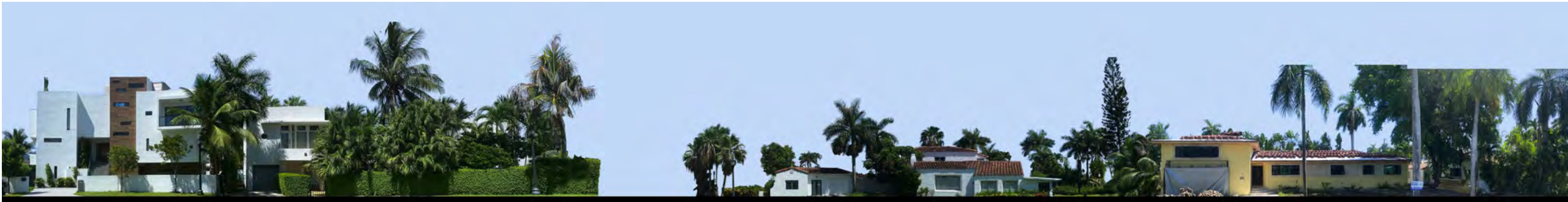


EXISTING NORTH STREET ELEVATION



PROPOSED NORTH STREET ELEVATION

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EXISTING SOUTH STREET ELEVATION



PROPOSED SOUTH STREET ELEVATION

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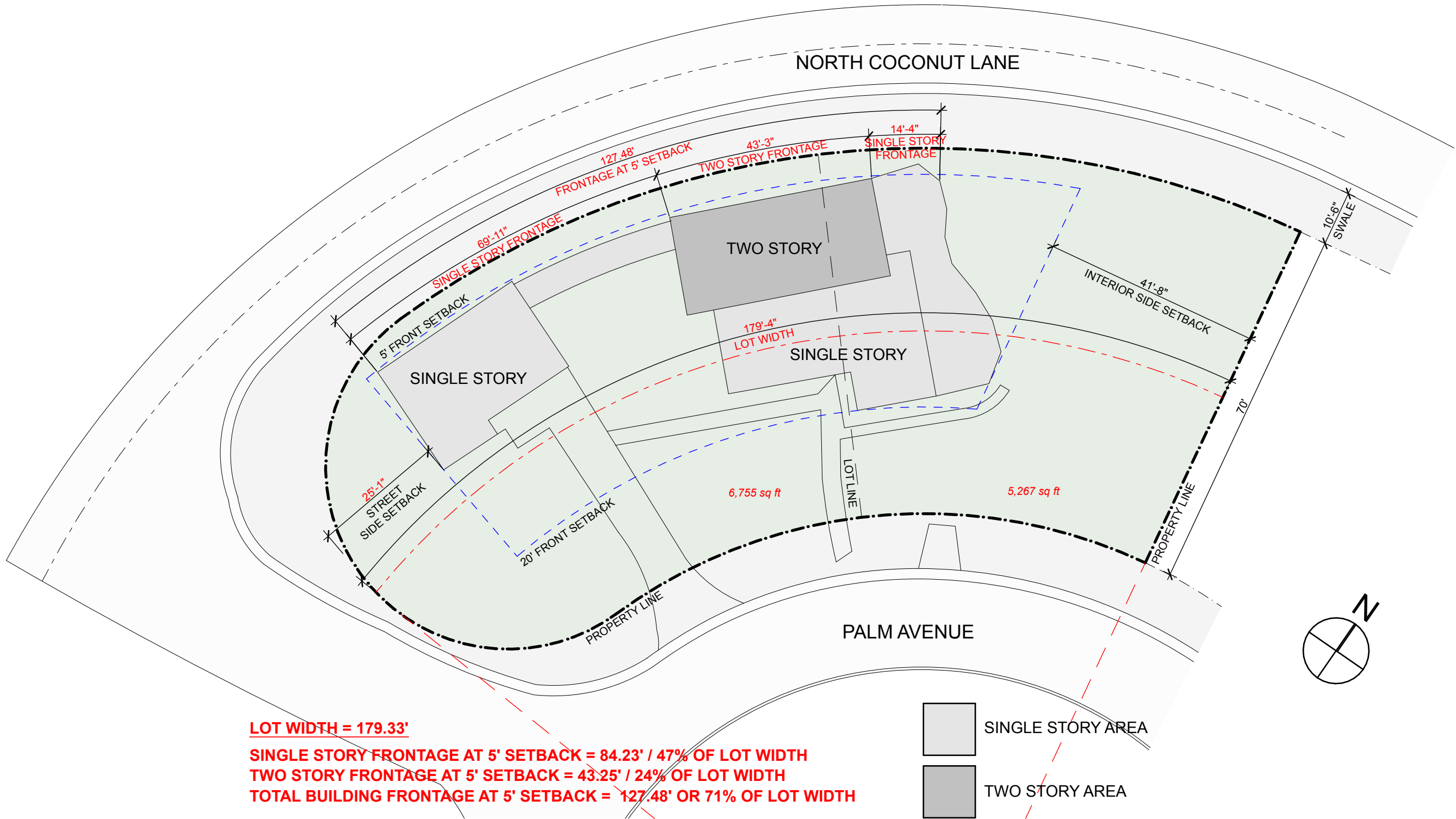
291 PALM AVENUE

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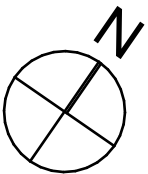
CONTEXTUAL ELEVATIONS



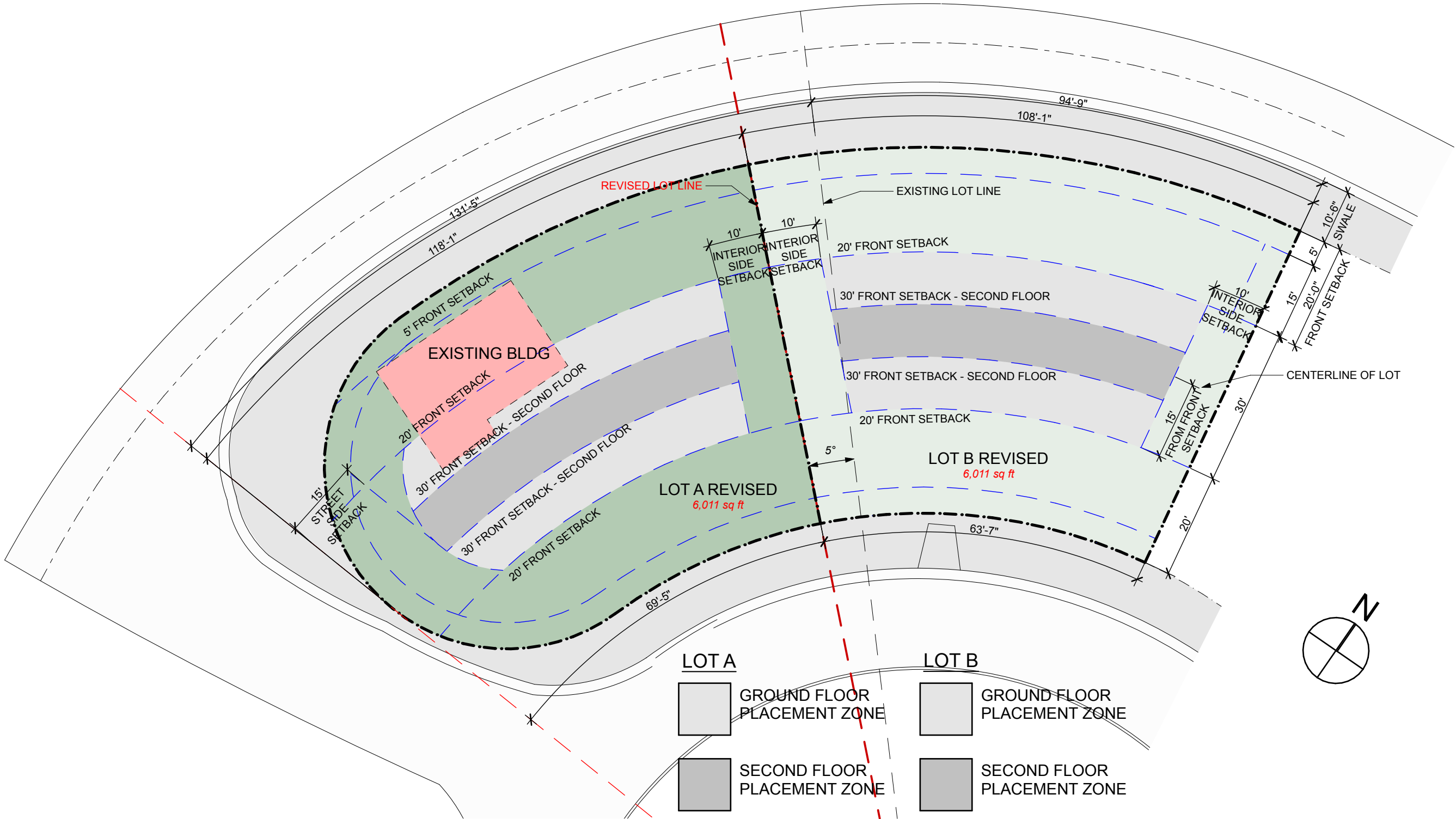
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1 EXISTING SITE SETBACK DIAGRAM
SCALE: 1" = 20'



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3

REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'



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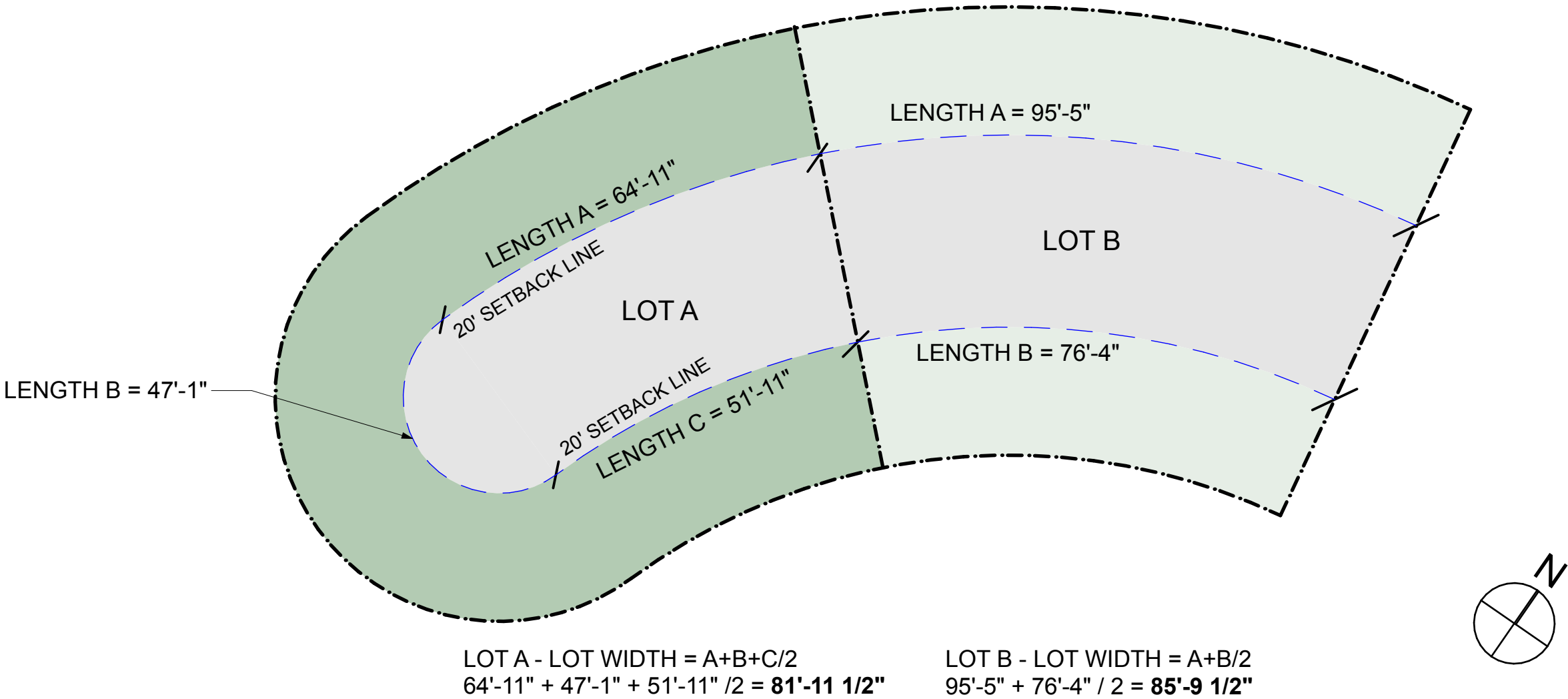
291 PALM AVENUE

Sheet Title

LOT WIDTH DIAGRAM



A-017

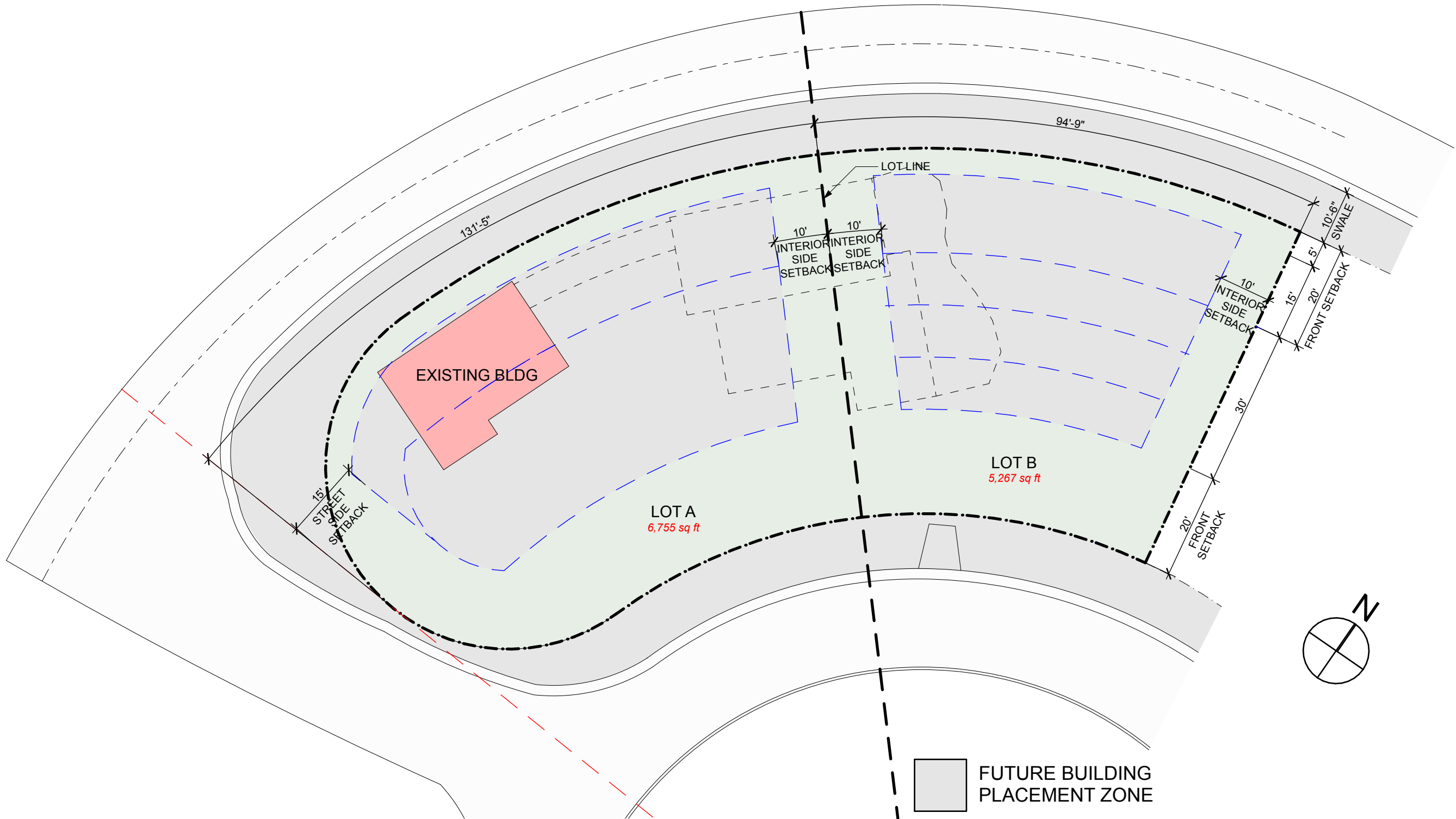


1

LOT WIDTH DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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4 PRE - 1942 PRESERVATION SITE SETBACK DIAGRAM
SCALE: 1" = 20'

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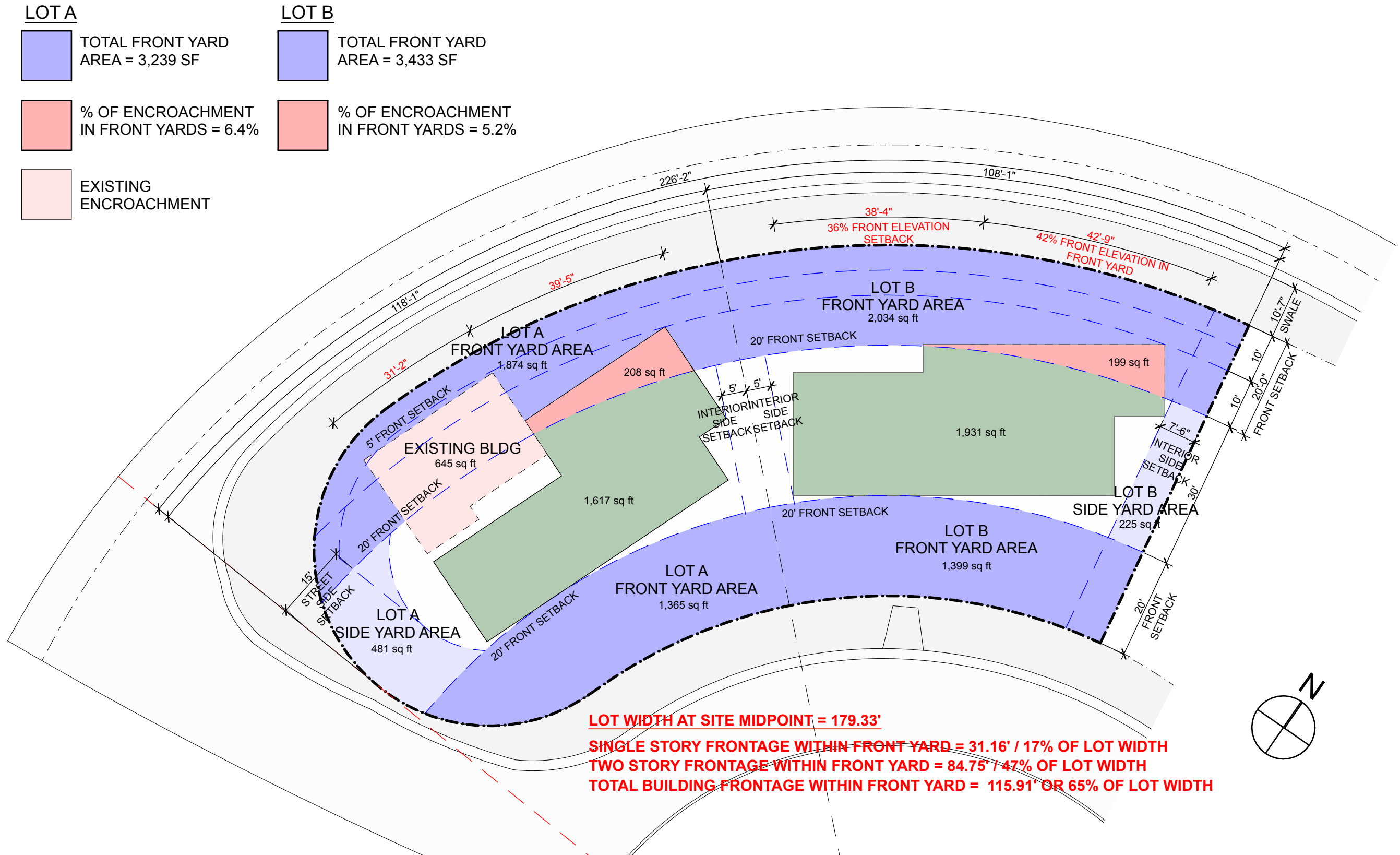
291 PALM AVENUE

Sheet Title

SITE DIAGRAMS

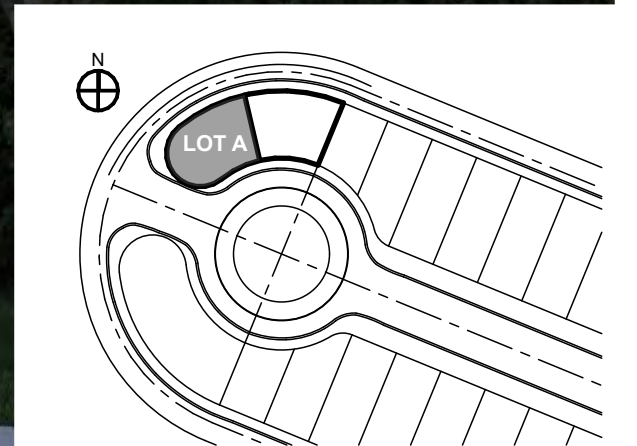
STATE OF FLORIDA
—
ETHAN ROYAL
—
AR95199
REGISTERED ARCHITECT

A-018



FRONT YARD ENCROACHMENT DIAGRAM

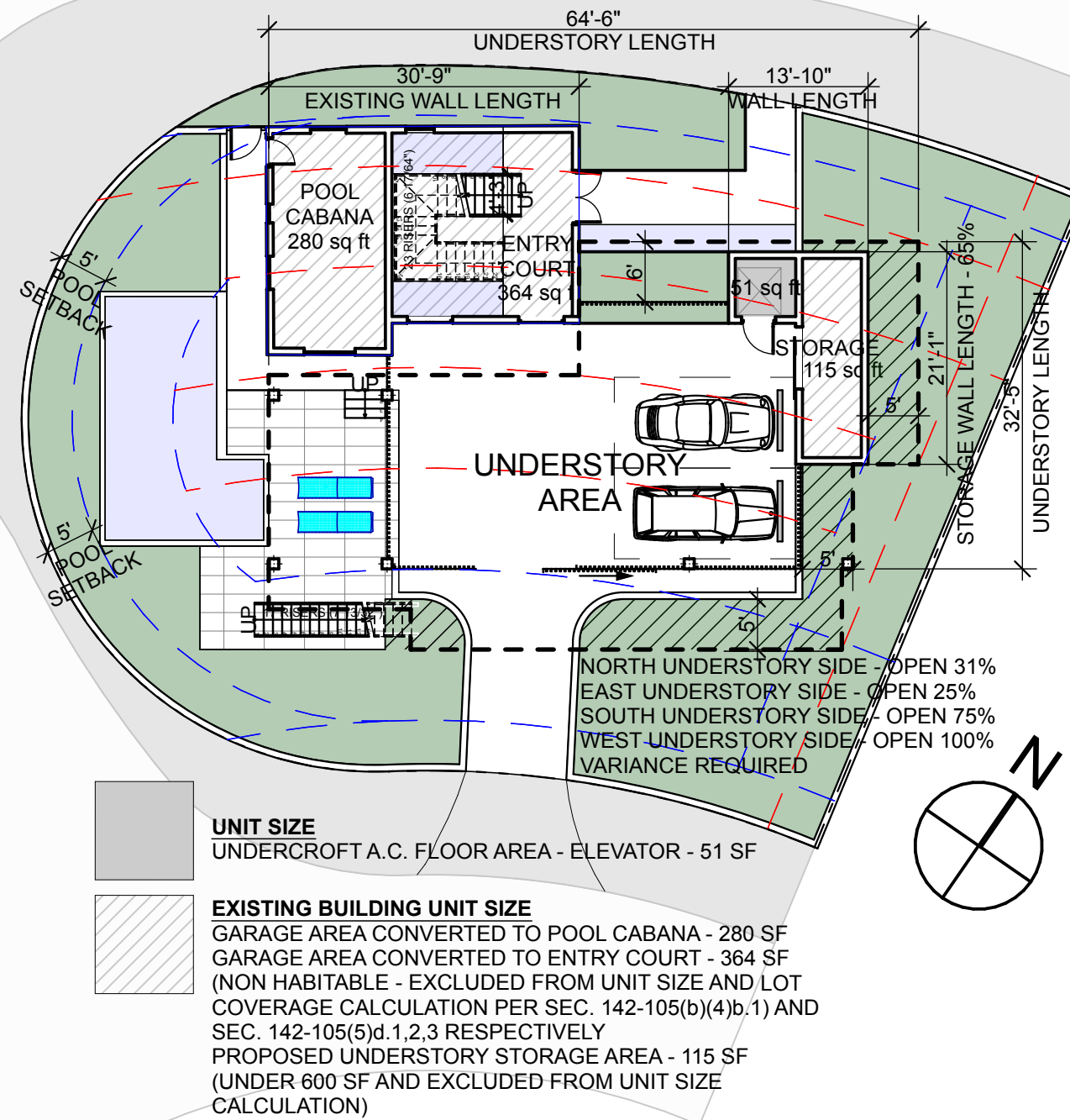
SCALE: 1" = 20'



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291 PALM AVENUE - LOT A
LALANI DEVELOPERS

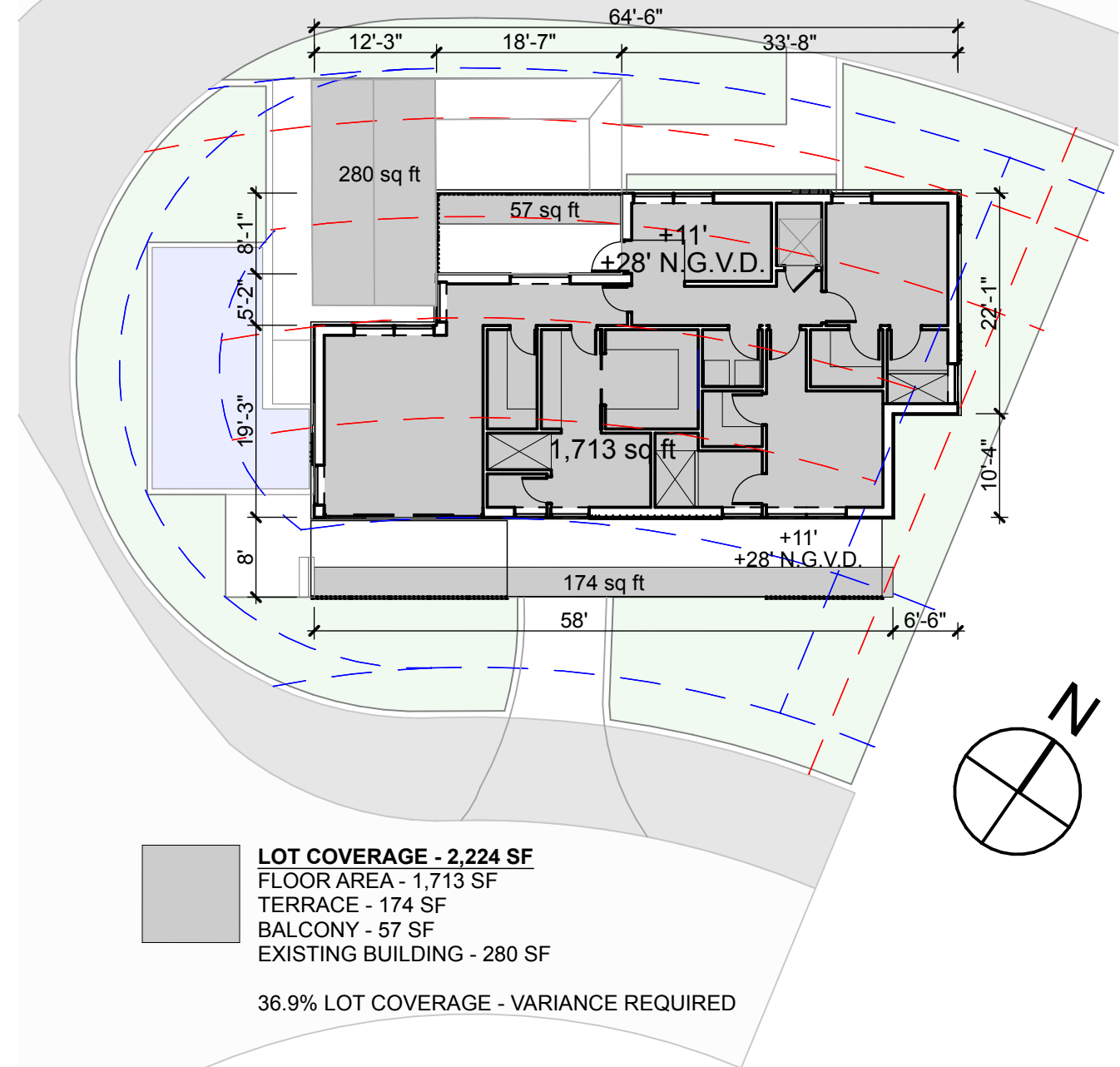




2

LOT A - UNDERCROFT UNIT SIZE DIAGRAM

SCALE: 1/16" = 1'-0"

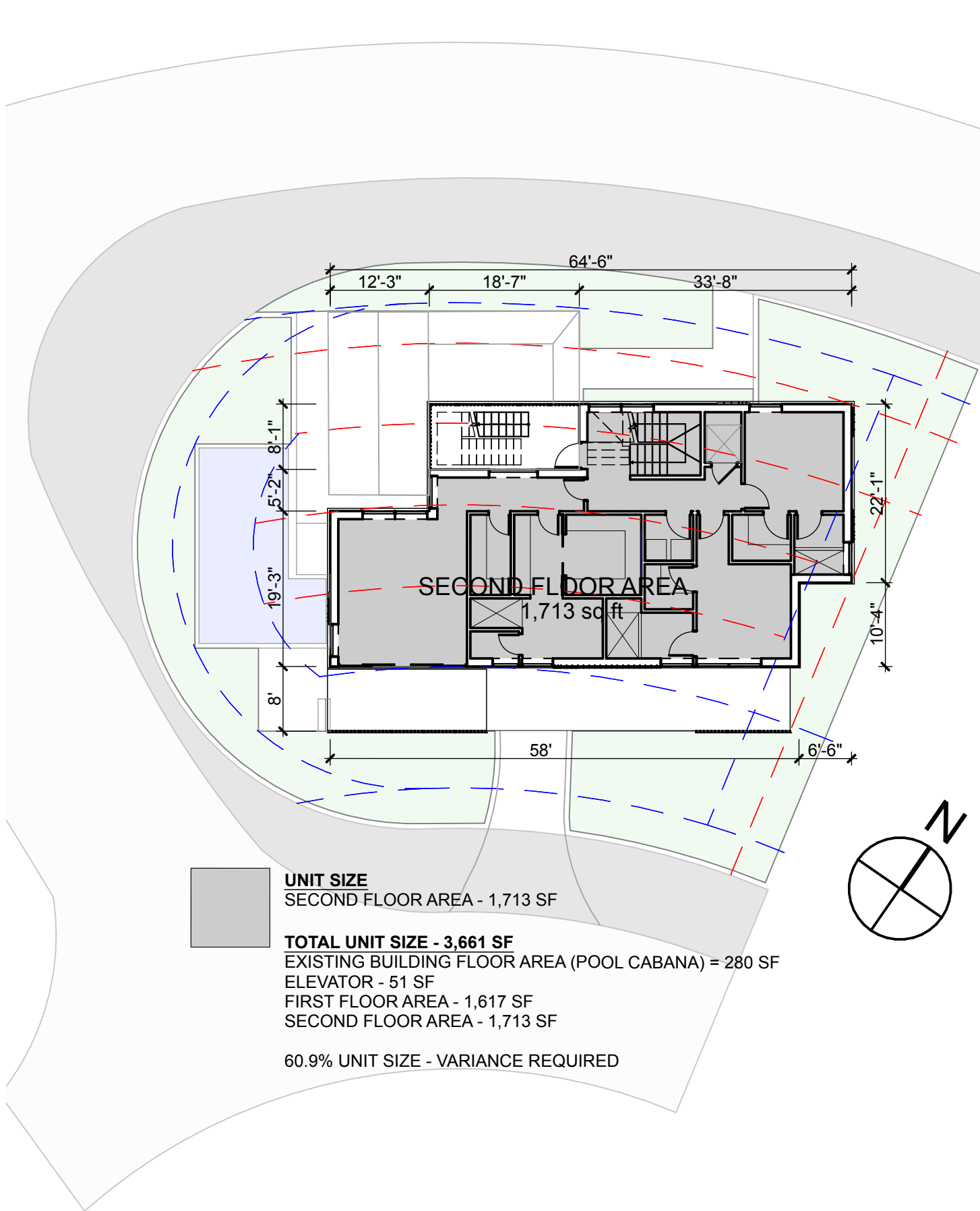


1

LOT A COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"

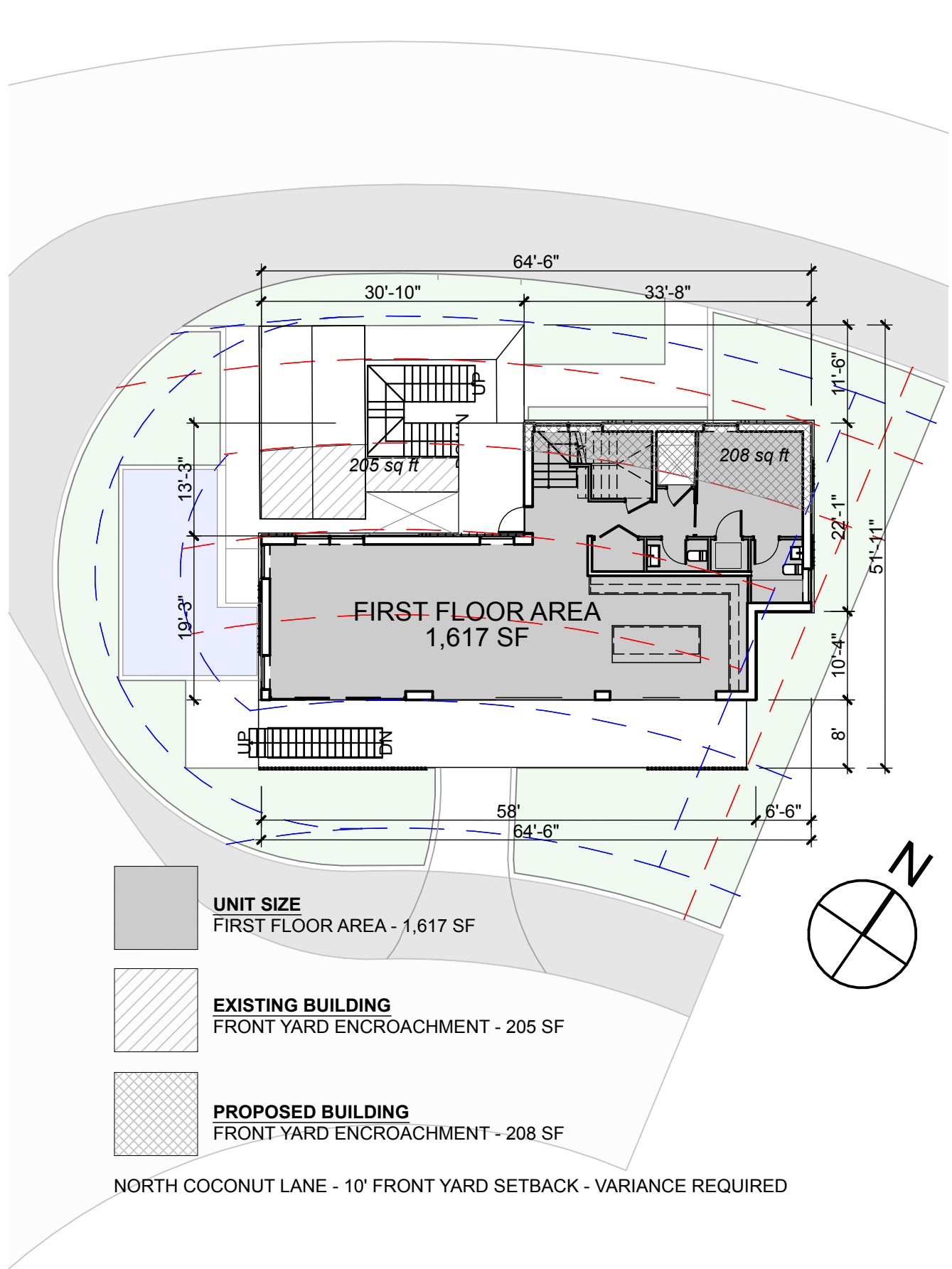
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2

LOT A - SECOND FLOOR UNIT SIZE DIAGRAM

SCALE: 1/16" = 1'-0"



1

LOT A - FIRST FLOOR UNIT SIZE DIAGRAM

SCALE: 1/16" = 1'-0"

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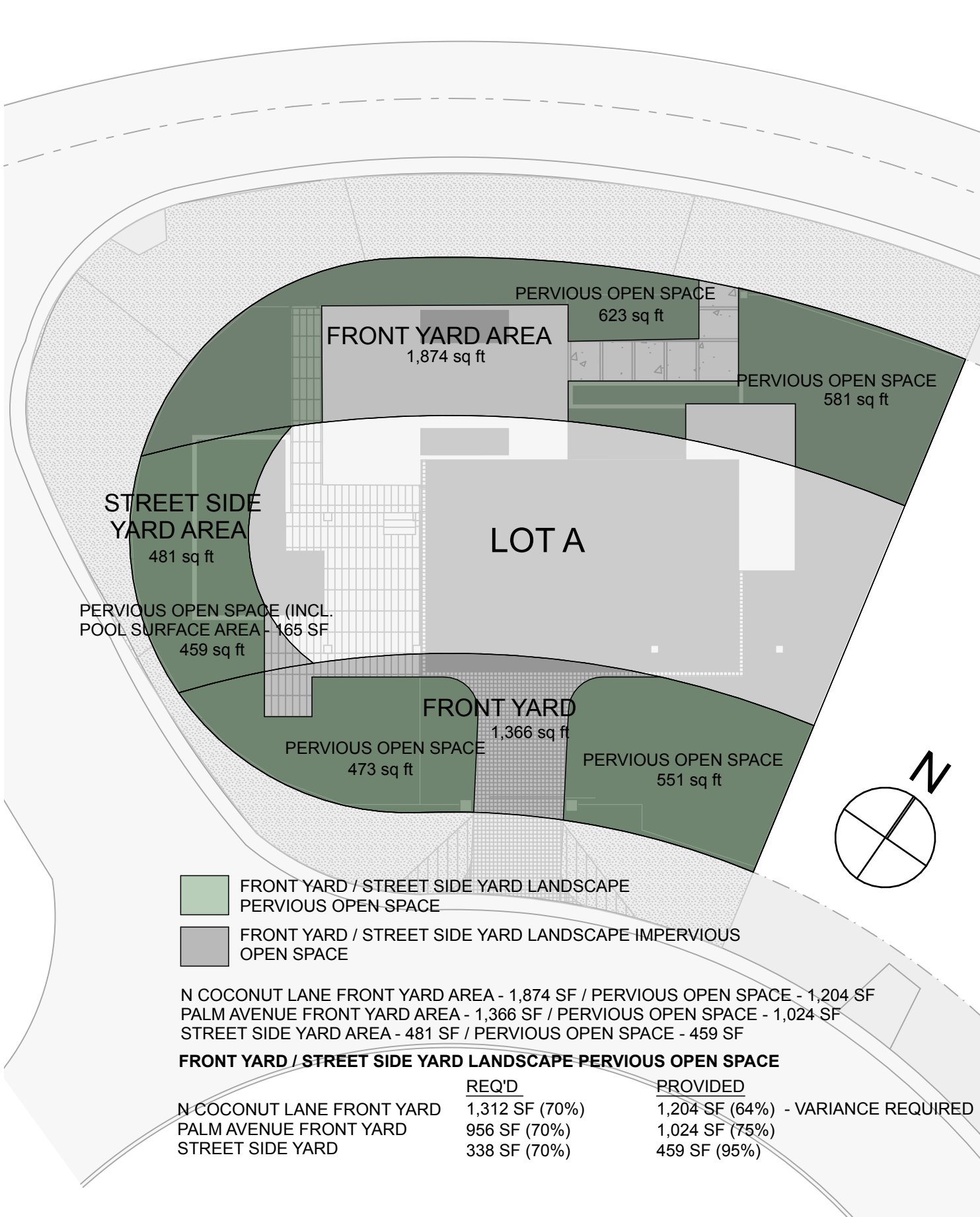
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LOT A DIAGRAMS



A-013A

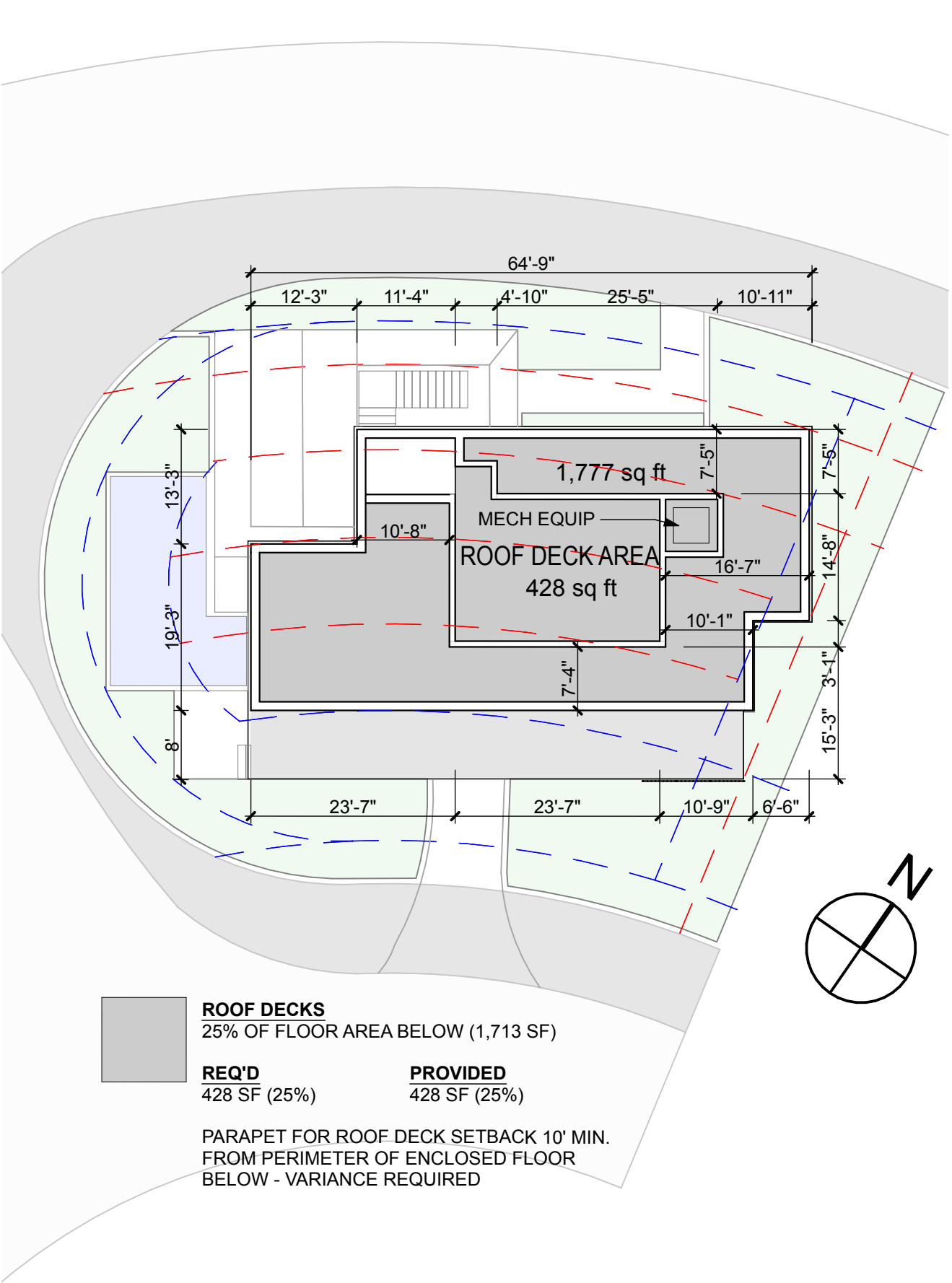
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2

LOT A - PERVIOUS OPEN SPACE DIAGRAM

SCALE: 1/16" = 1'-0"



1

LOT A - ROOF DECK AREA DIAGRAM

SCALE: 1/16" = 1'-0"

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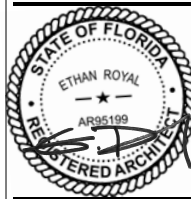
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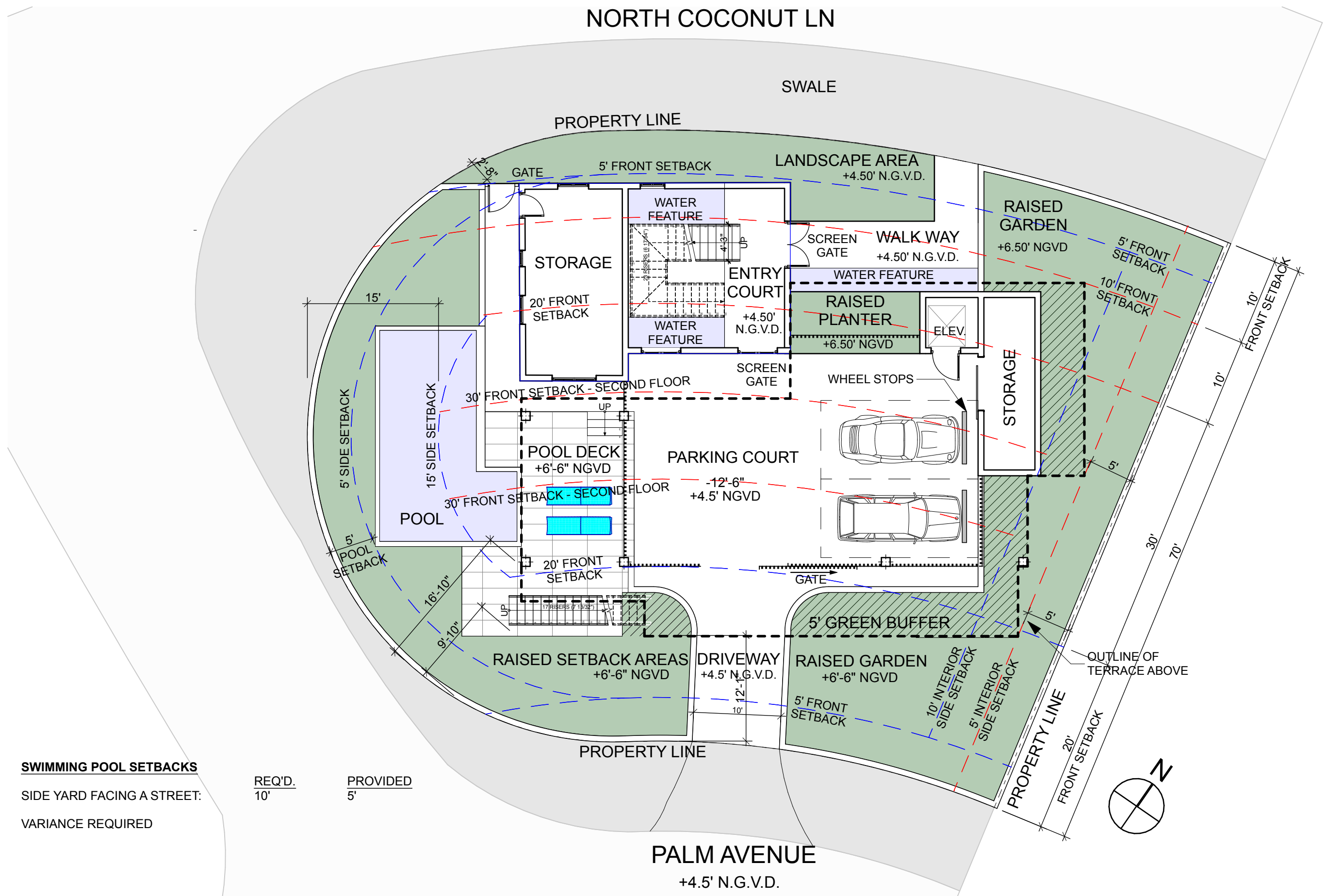
291 PALM AVENUE

LOT A DIAGRAMS

Sheet Title



A-014A



SWIMMING POOL SETBACKS

SIDE YARD FACING A STREET:

VARIANCE REQUIRED

REQ'D.
10'

PROVIDED
5'

1

LOT A - UNDERCROFT PLAN

SCALE: 3/32" = 1'-0"

FRONT YARD SETBACKS

FIRST STORY	<u>REQ'D.</u>	<u>PROVIDED</u>
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

SIDE YARD SETBACKS

	REQ'D.	<u>PROVIDED</u>
STREET SIDE	15'	<u>15'</u>
INTERIOR	10'	<u>5'</u>

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

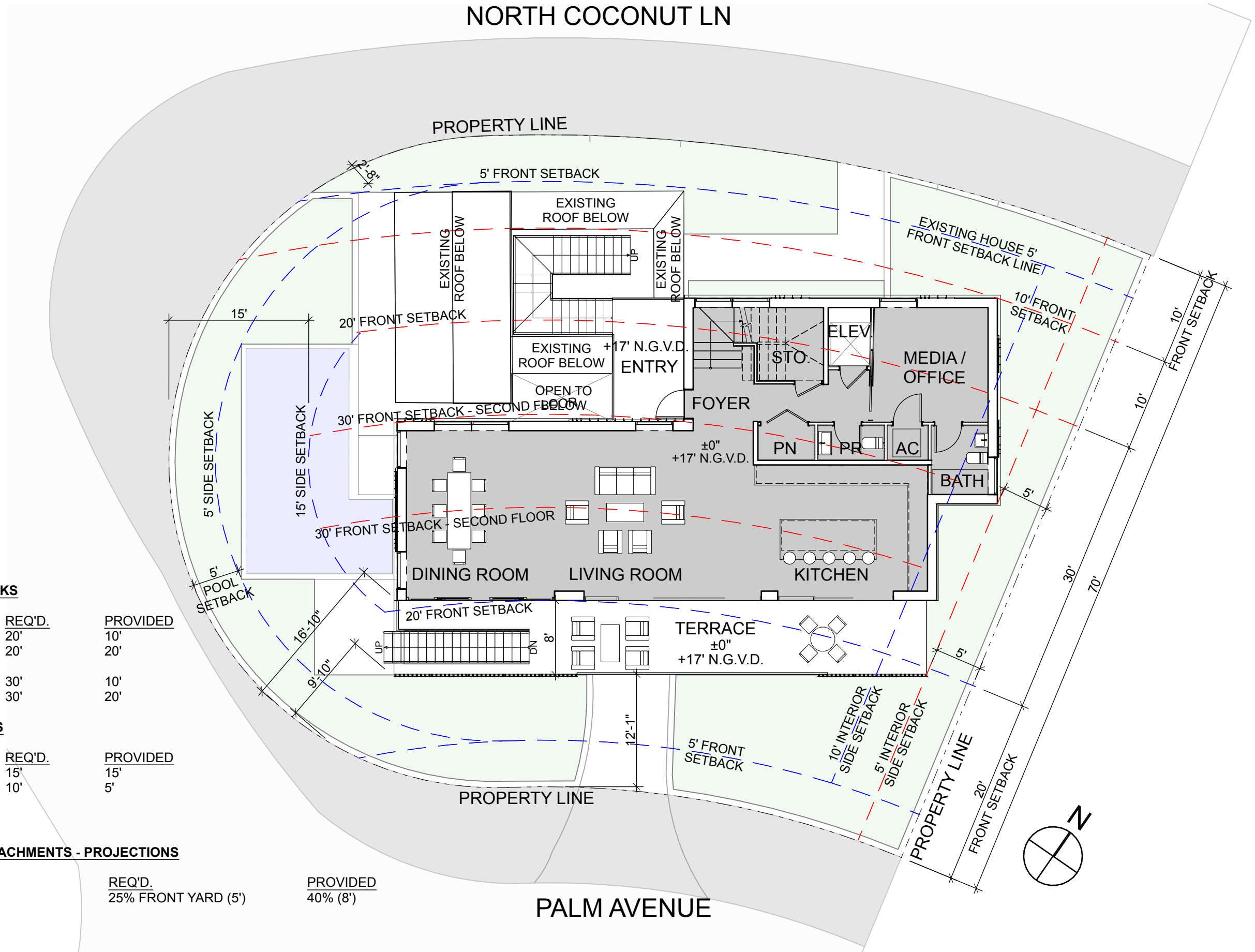
TERRACES:	REQ'D. 25% FRONT YARD (5')	PROVIDED 40% (8')
-----------	-------------------------------	----------------------

VARIANCE REQUIRED

1

LOT A - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"





FRONT YARD SETBACKS

FIRST STORY	<u>REQ'D.</u>	<u>PROVIDED</u>
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

SIDE YARD SETBACKS

	REQ'D.	<u>PROVIDED</u>
STREET SIDE	15'	15'
INTERIOR	10'	5'

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

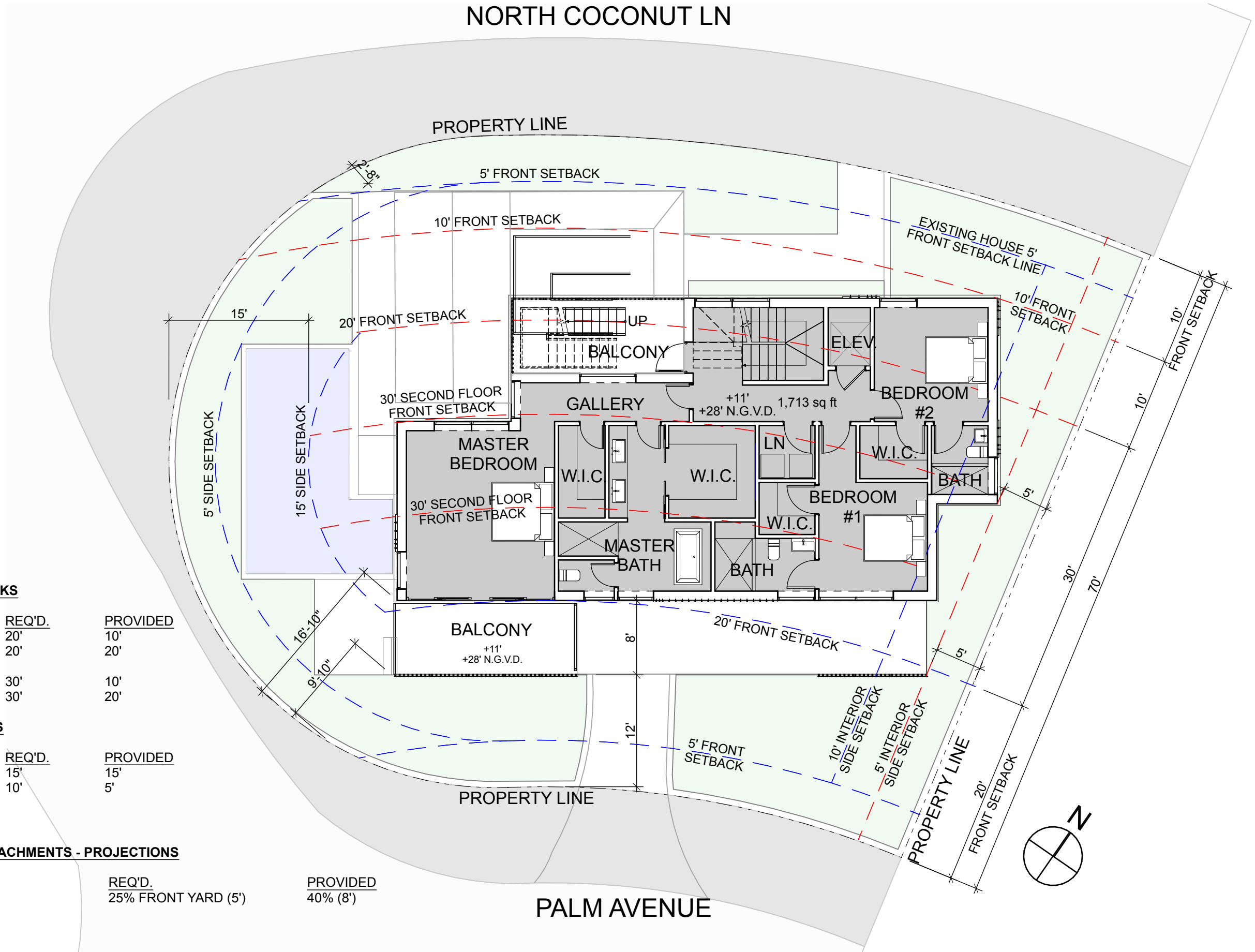
BALCONY	<u>REQ'D.</u> 25% FRONT YARD (5')	<u>PROVIDED</u> 40% (8')
VARIANCE REQUIRED		

VARIANCE REQUIRED

1

LOT A - SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



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FRONT YARD SETBACKS

	REQ'D.	PROVIDED
FIRST STORY		
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

SIDE YARD SETBACKS

	REQ'D.	PROVIDED
STREET SIDE	15'	15'
INTERIOR	10'	5'

VARIANCE REQUIRED

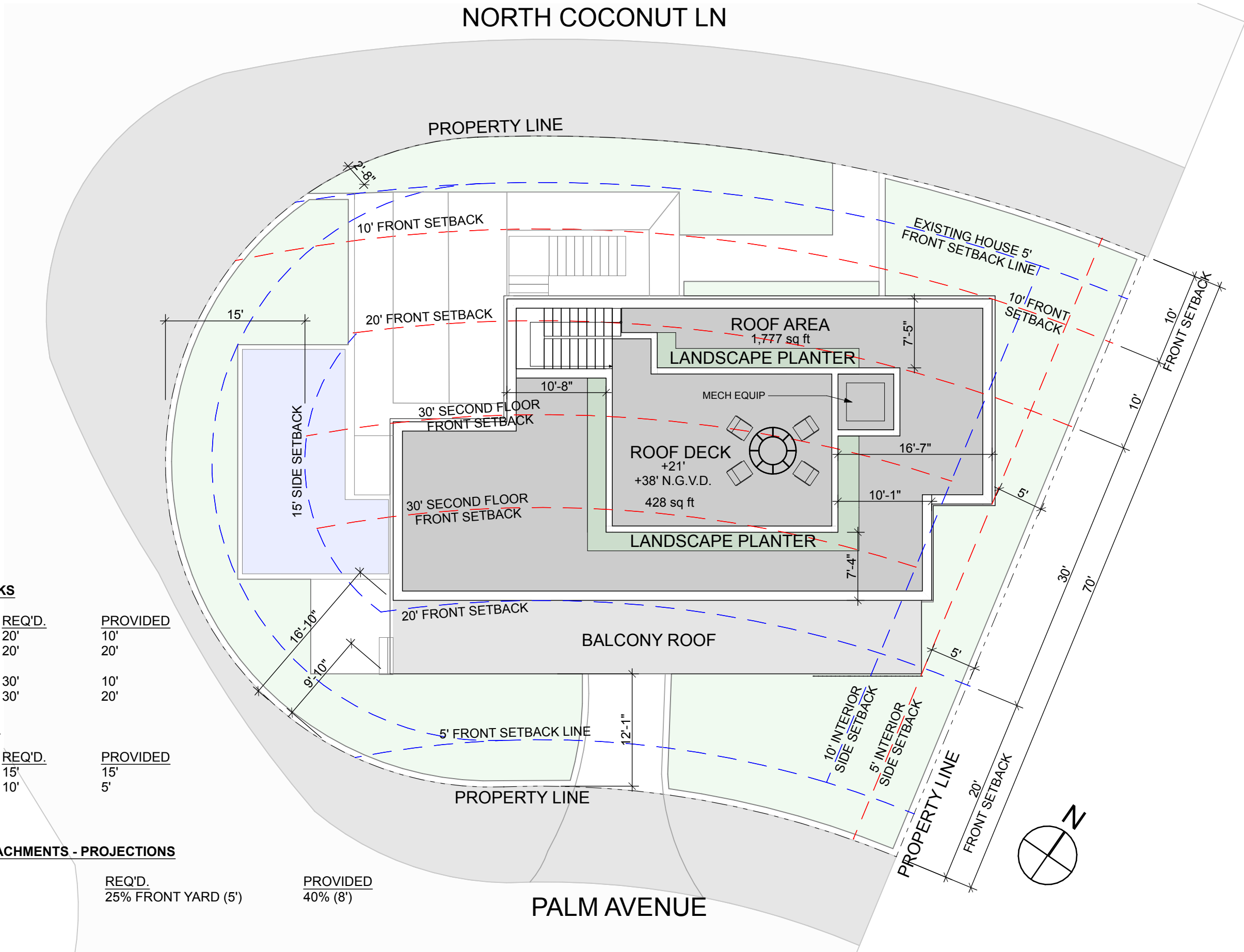
FRONT YARD ENCROACHMENTS - PROJECTIONS

	REQ'D.	PROVIDED
BALCONY ROOF:	25% FRONT YARD (5')	40% (8')

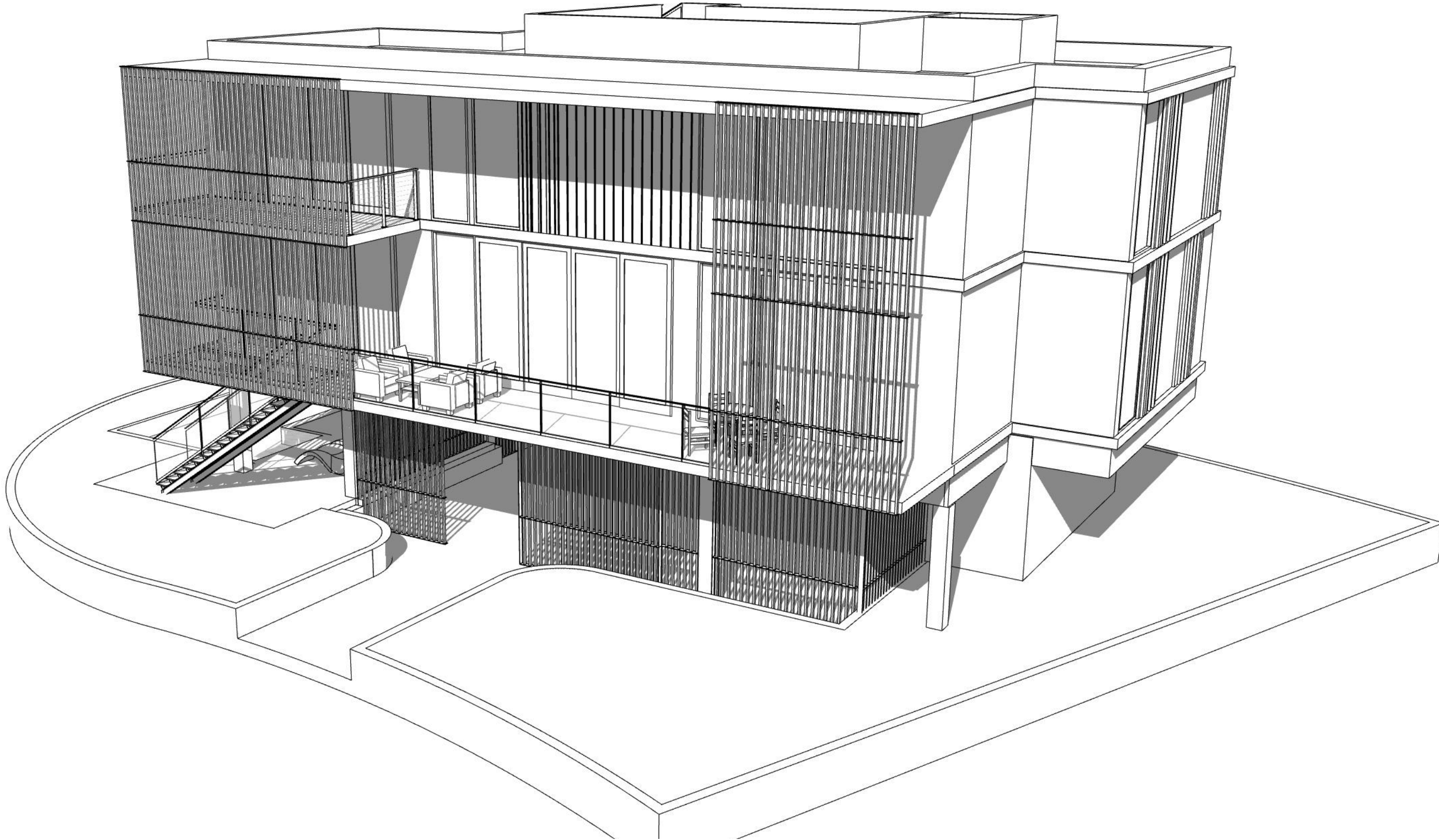
VARIANCE REQUIRED

1

LOT A - ROOF PLAN / SITE PLAN
SCALE: 3/32" = 1'-0"



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VIEW FROM PALM AVENUE LOOKING NORTH-WEST

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Miami, FL 33127

OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

LOT A - MASSING DIAGRAMS



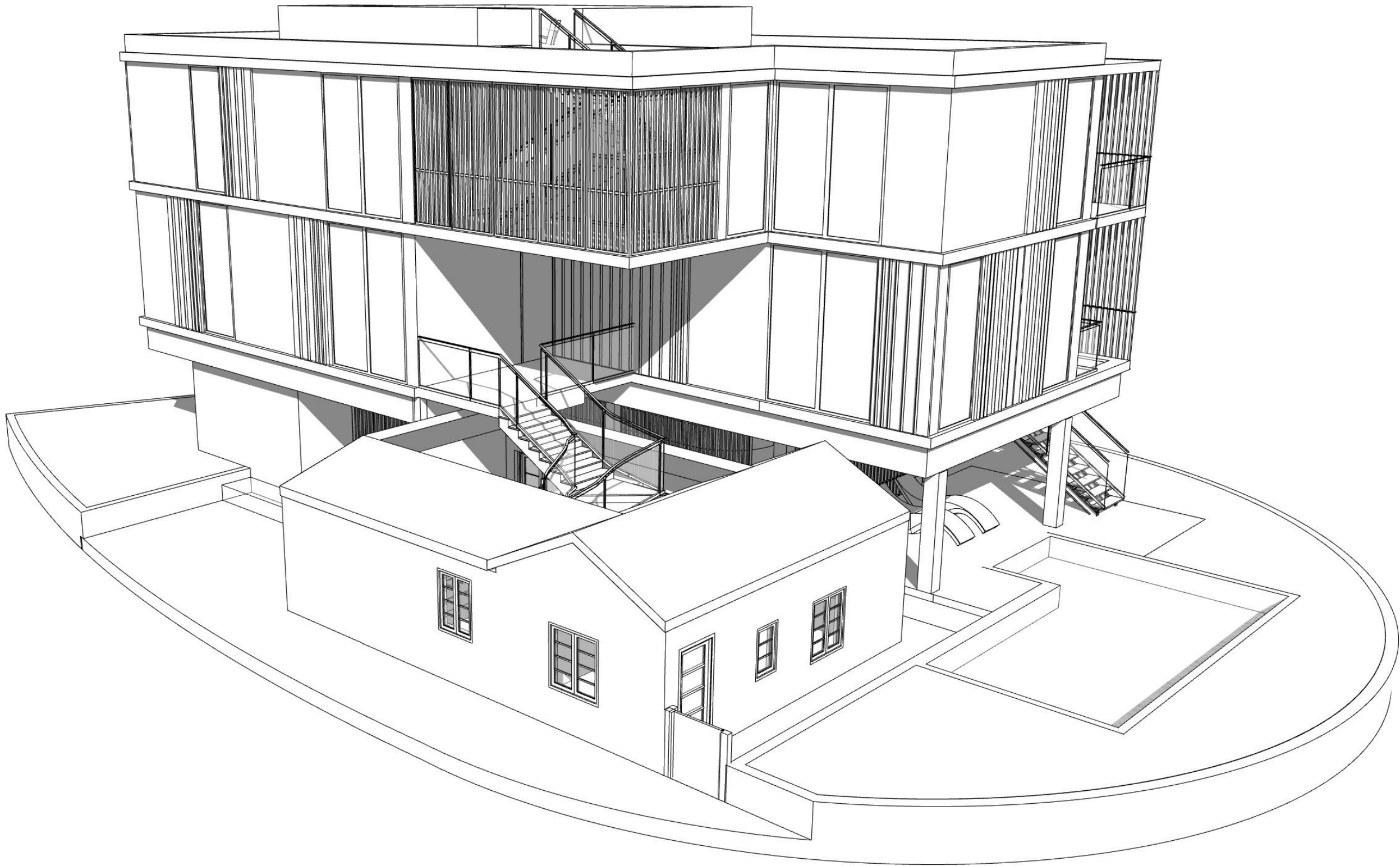
A-401A

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-EAST

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DEVELOPERS

PROJECT

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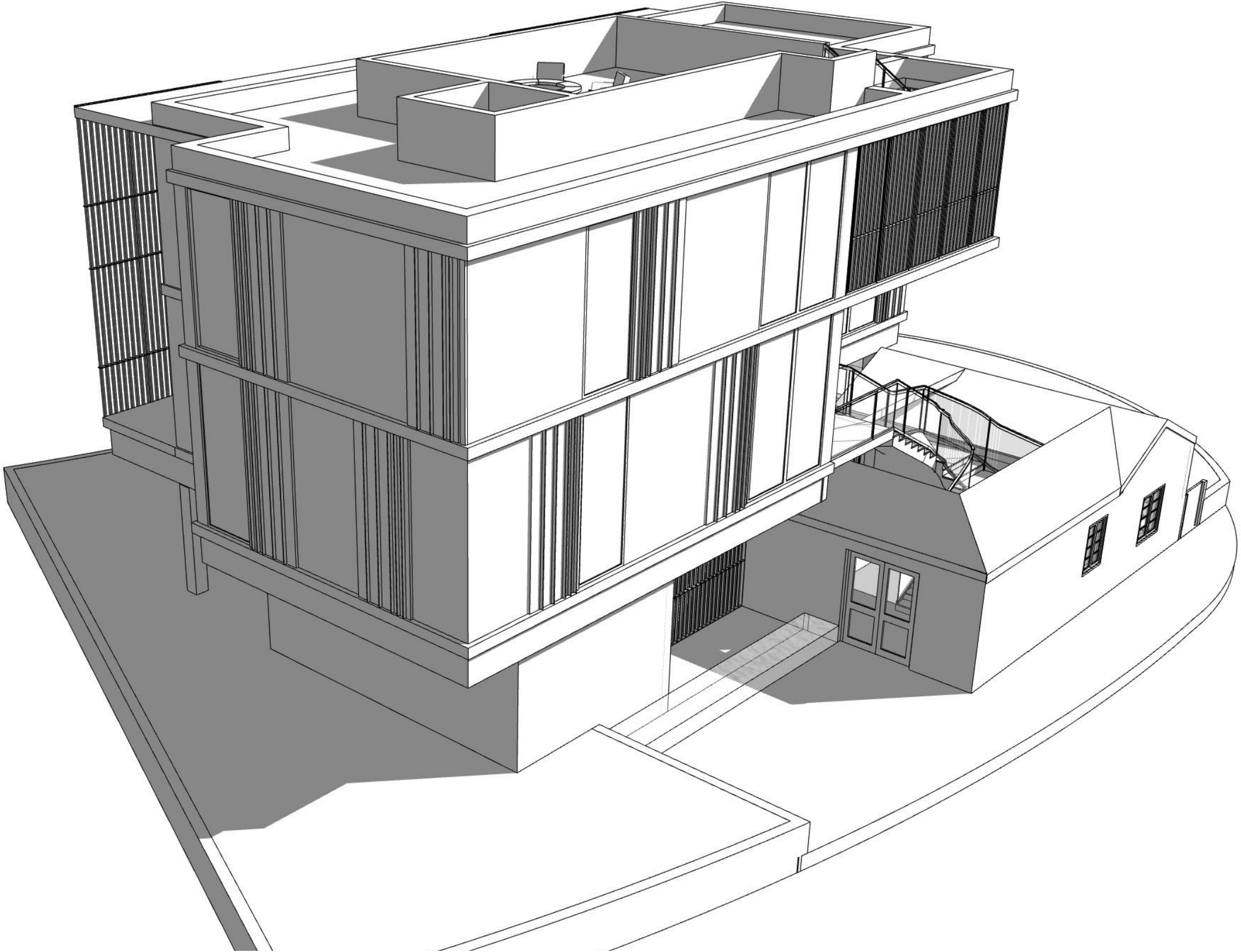
Sheet Title

LOT A - MASSING DIAGRAMS



A-403A

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-WEST

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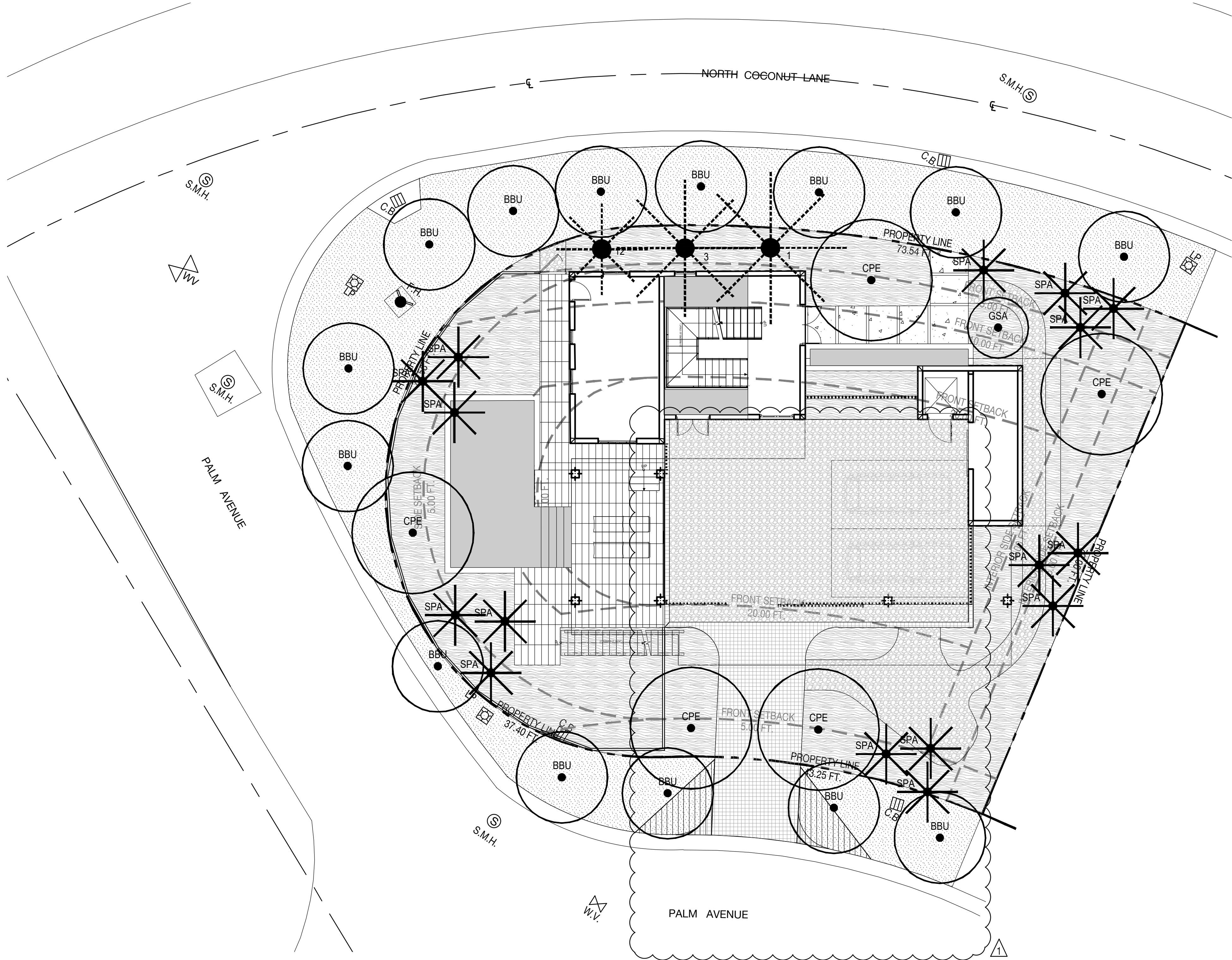
291 PALM AVENUE

Sheet Title

LOT A - MASSING DIAGRAMS



A-404A



TREE RELOCATION SCHEDULE

#	BOTANICAL NAME	ACTION
1	ROYSTONEA REGIA	RELOCATE
3	ROYSTONEA REGIA	RELOCATE
12	ROYSTONEA REGIA	RELOCATE

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
CPE	5	CEIBA PENTANDRA	KAPOK TREE
BBU	14	BUCIDA BUCERAS 'SHADY LADY'	BLACK OLIVE 'SHADY LADY'
GSA	1	GUAJACUM SANCTUM	LIGNUM VITAE
PALMS			
SPA	16	SABAL PALMETTO	CABBAGE PALM

PLANTING LEGEND

	EXISTING PALM		EXISTING TREE
	PROPOSED PALM		PROPOSED TREE
	RELOCATED PALM		RELOCATED TREE

291 PALM GARDEN - LOT A

RMB | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

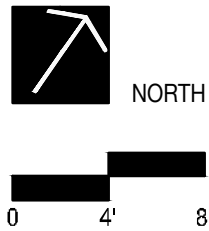
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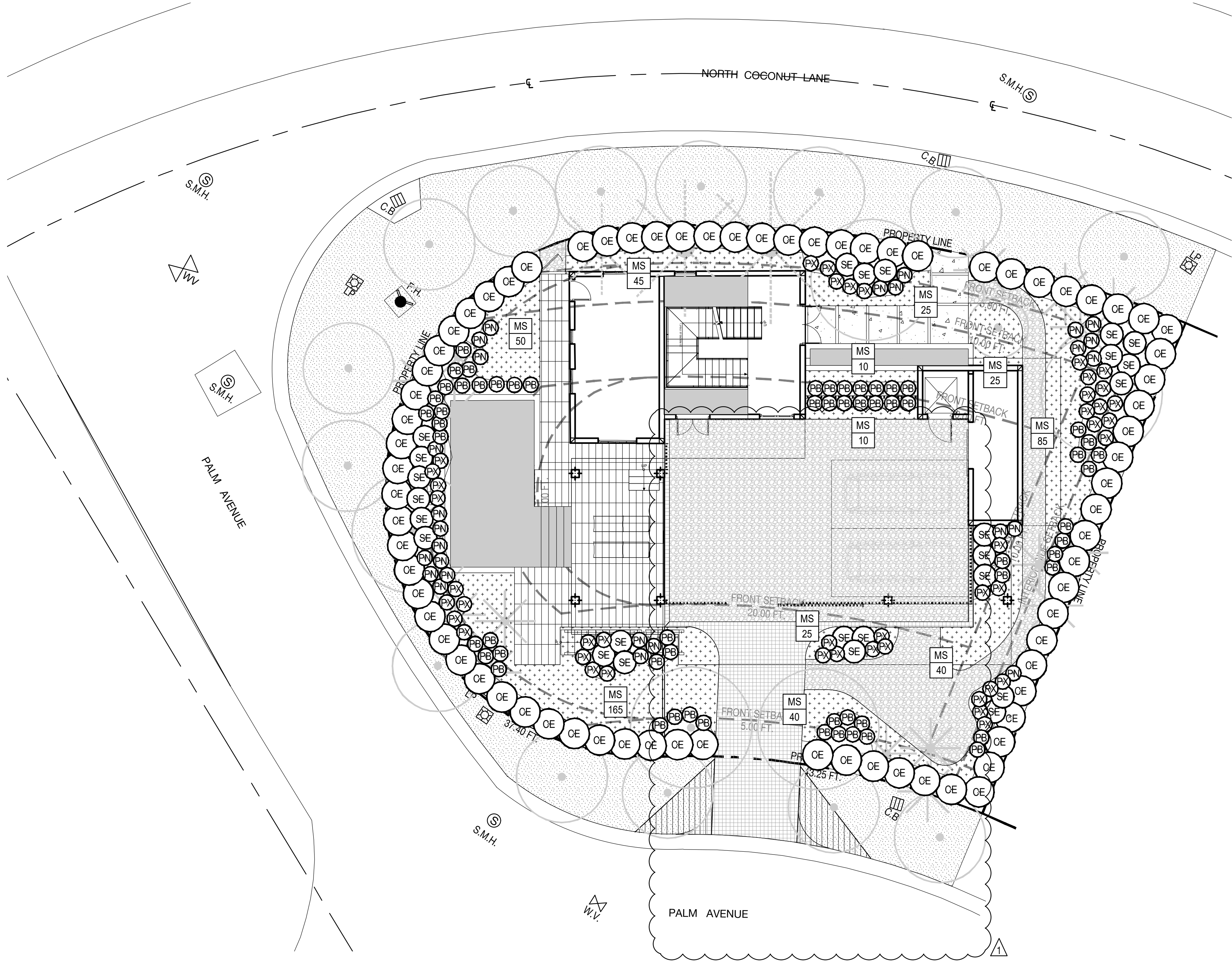
08.25.2021

TREE & PALM PLANTING PLAN

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01



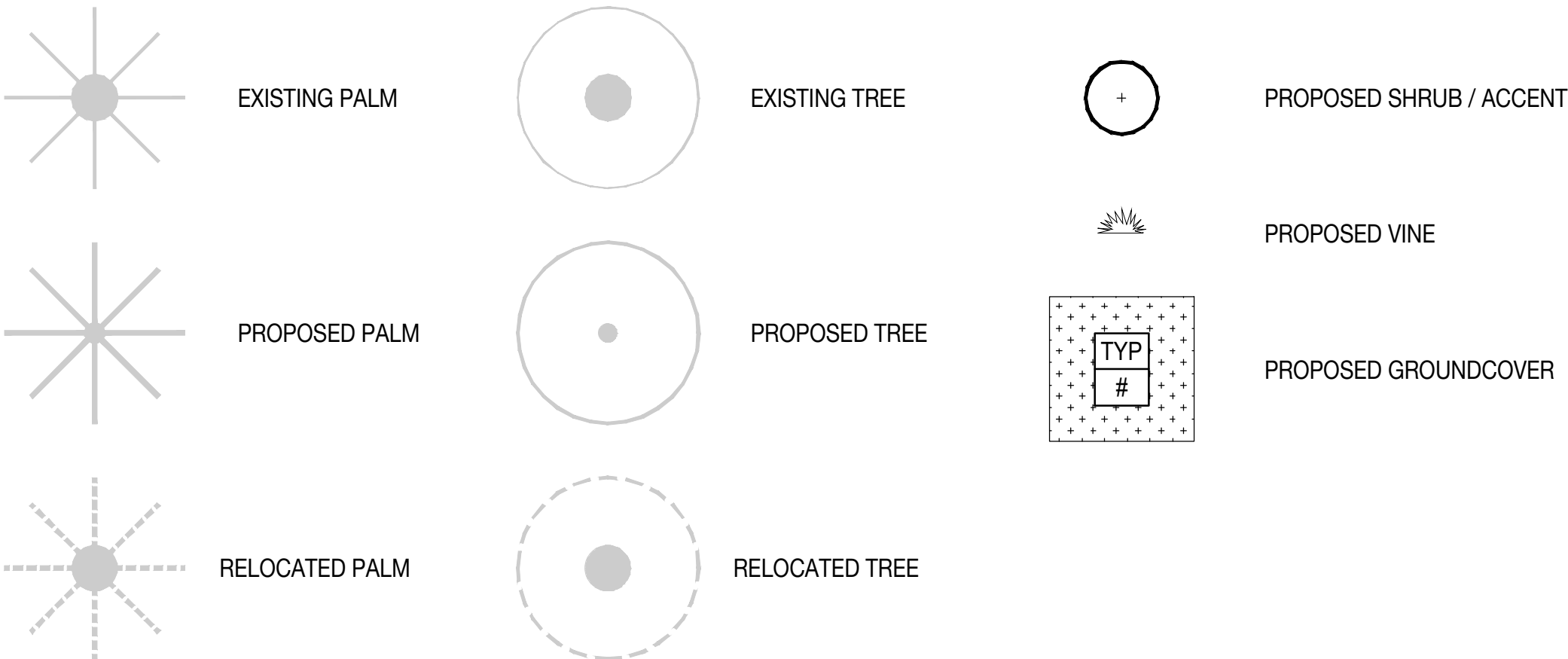
L701



PLANTING SCHEDULE

ABB.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
CE	75	COCOCARPUS ERECTUS	GREEN BUTTONWOOD
SE	25	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	26	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	44	PHILODENDRON 'XANADU'	SAME
PB	60	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON
GROUNDCOVERS			
MS	520	MICROSORUM SCOLOPENDRIUM	WART FERN

PLANTING LEGEND



291 PALM GARDEN - LOT A

RMB | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

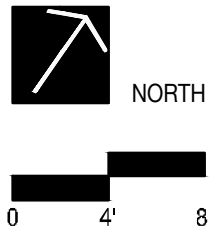
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08.25.2021

UNDERSTORY PLANTING PLAN

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01



L702

291 PALM GARDEN - LOT A

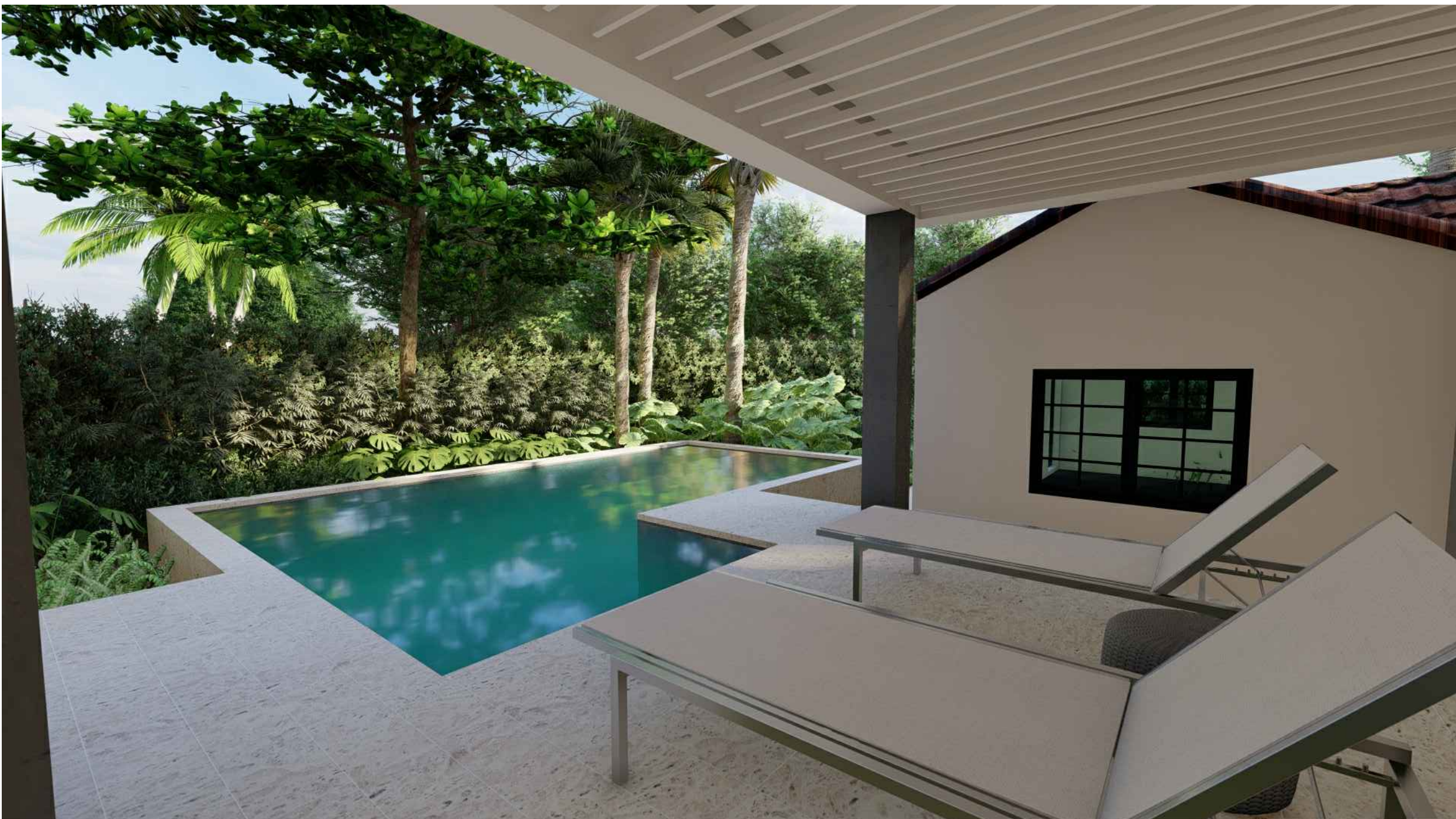
FRS | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

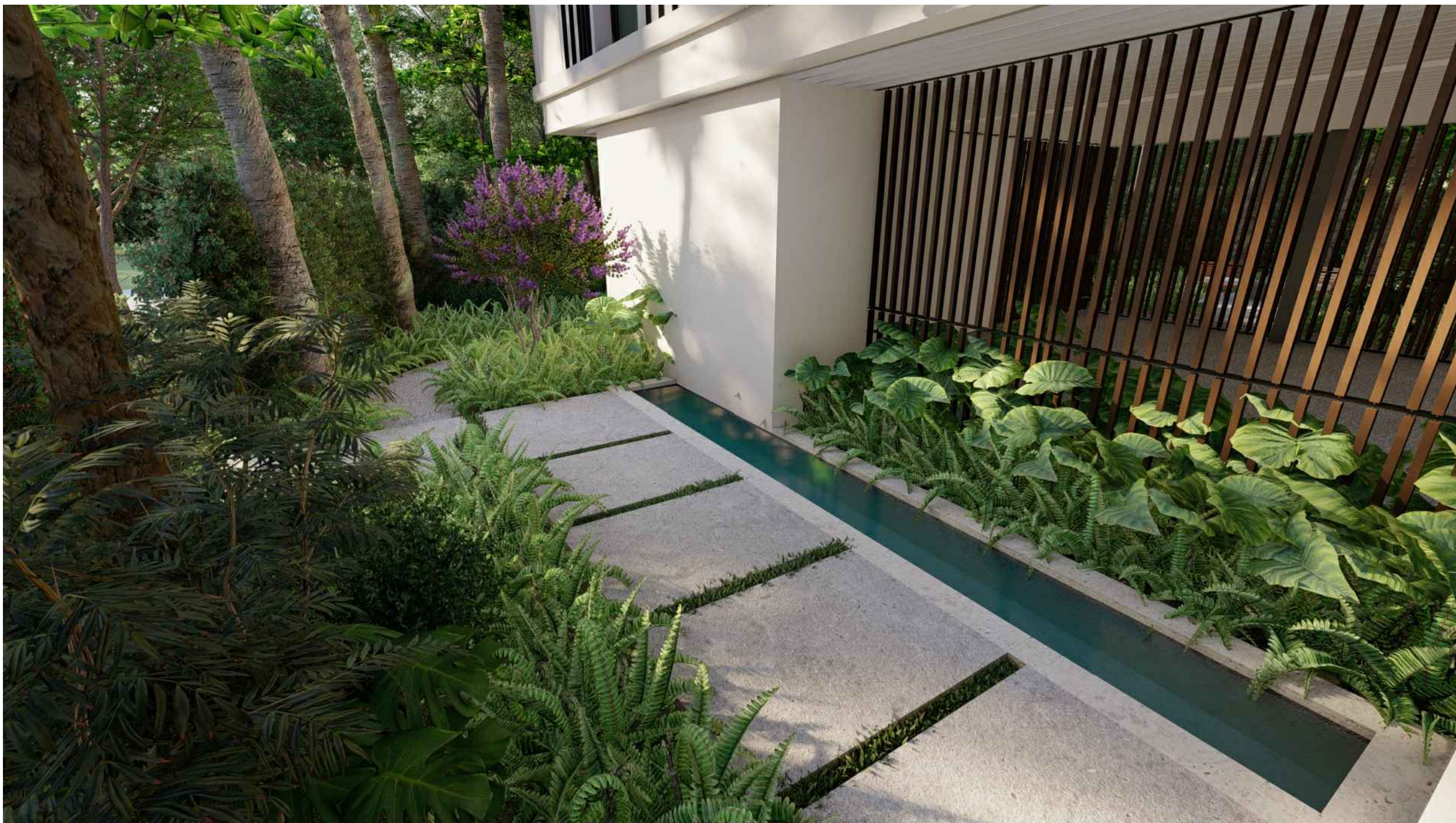
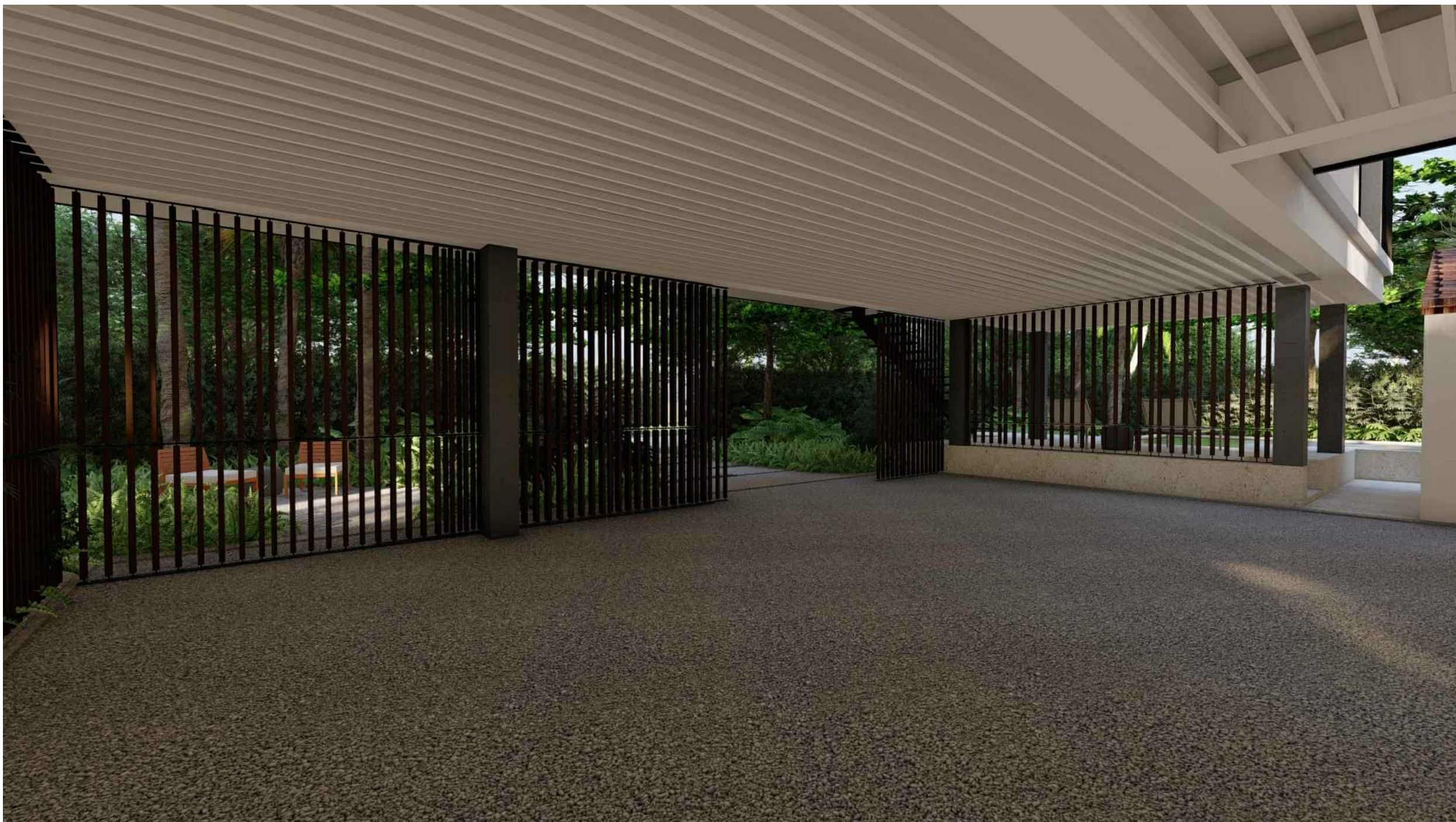
SEAL (S TYLER NIELSEN - LA6667067)



08.25.2021

LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01





LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01

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PROJECT

291 PALM AVENUE

Sheet Title

ARCHITECTURE RENDERINGS



A-405A

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DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

LANDSCAPE RENDERINGS

The seal is circular with a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top, "ETHAN ROYAL" is in the center, and "REGISTERED ARCHITECT" is at the bottom. A star is positioned below the name "ETHAN ROYAL". The number "AR95199" is written below the star.

A-408A

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VIEW FROM NORTH COCONUT LANE

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

ARCHITECTURE RENDERINGS

STATE OF FLORIDA
— ★ —
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-406A

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VIEW FROM NORTH COCONUT LANE

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DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

LANDSCAPE RENDERINGS

The seal is circular with a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top, "ETHAN ROYAL" is in the center, and "REGISTERED ARCHITECT" is at the bottom. A small star is positioned between "ETHAN ROYAL" and "REGISTERED ARCHITECT". The number "AR95199" is also present.

A-409A

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-EAST

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DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

ARCHITECTURE RENDERINGS

STATE OF FLORIDA
— ★ —
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-407A

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VIEW FROM SIDE STREET

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Sheet Title

LANDSCAPE RENDERINGS



A-410A



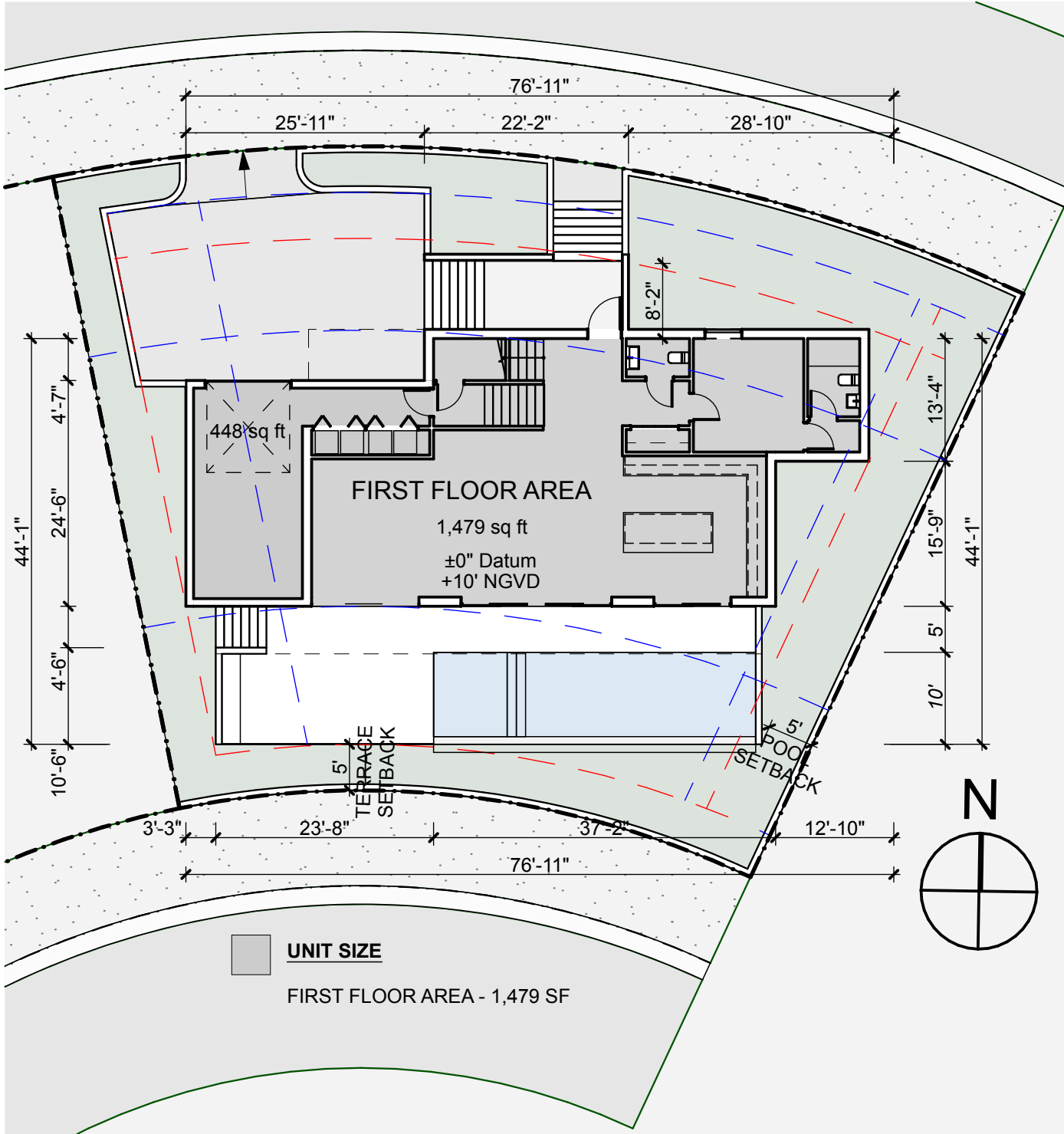
R&B

291 PALM AVENUE - LOT B

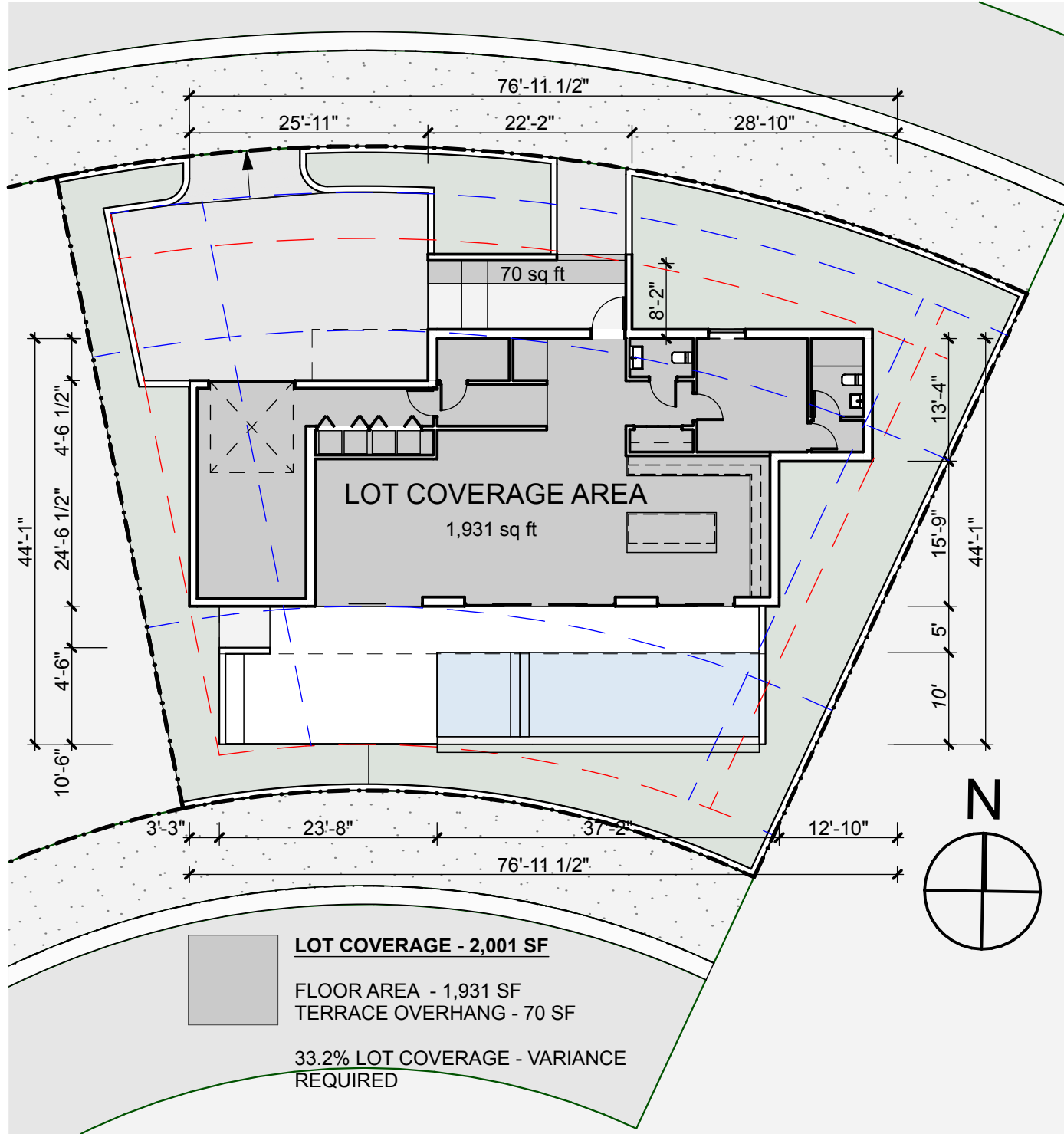
LALANI DEVELOPERS



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2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



1 LOT B COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

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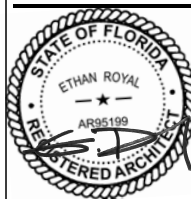
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PROJECT

291 PALM AVENUE - LOT B

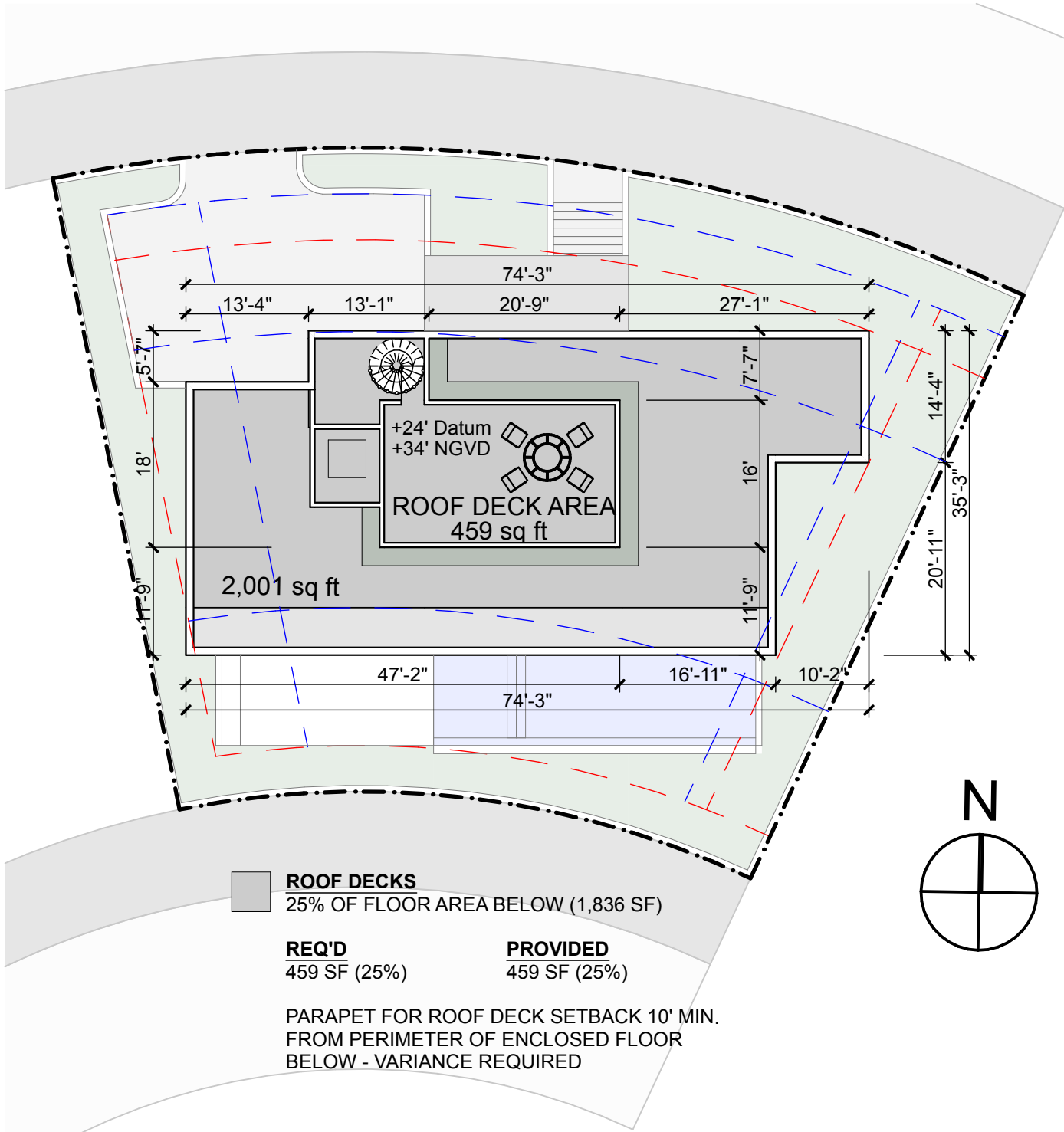
Sheet Title

LOT B DIAGRAMS



A-012B

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ROOF DECKS
25% OF FLOOR AREA BELOW (1,836 SF)

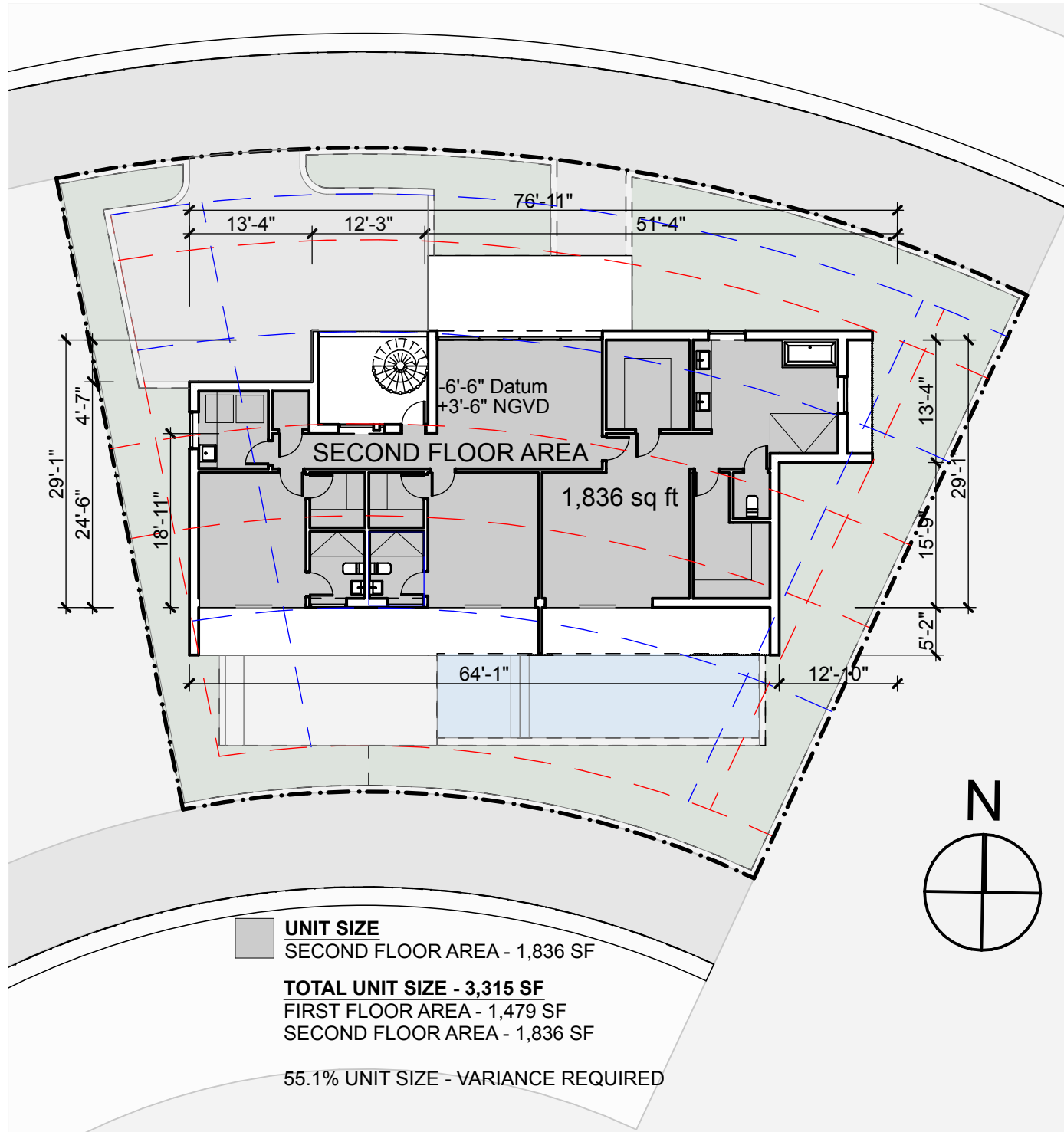
REQ'D	PROVIDED
459 SF (25%)	459 SF (25%)

PARAPET FOR ROOF DECK SETBACK 10' MIN.
FROM PERIMETER OF ENCLOSED FLOOR
BELOW - VARIANCE REQUIRED

2

LOT B - ROOF DECK AREA DIAGRAM

SCALE: 1/16" = 1'-0"



UNIT SIZE
SECOND FLOOR AREA - 1,836 SF

TOTAL UNIT SIZE - 3,315 SF
FIRST FLOOR AREA - 1,479 SF
SECOND FLOOR AREA - 1,836 SF

55.1% UNIT SIZE - VARIANCE REQUIRED

1

LOT B - SECOND FLOOR UNIT SIZE DIAGRAM

SCALE: 1/16" = 1'-0"

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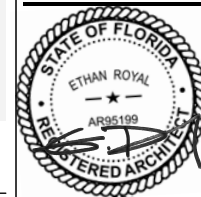
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291 PALM AVENUE - LOT B

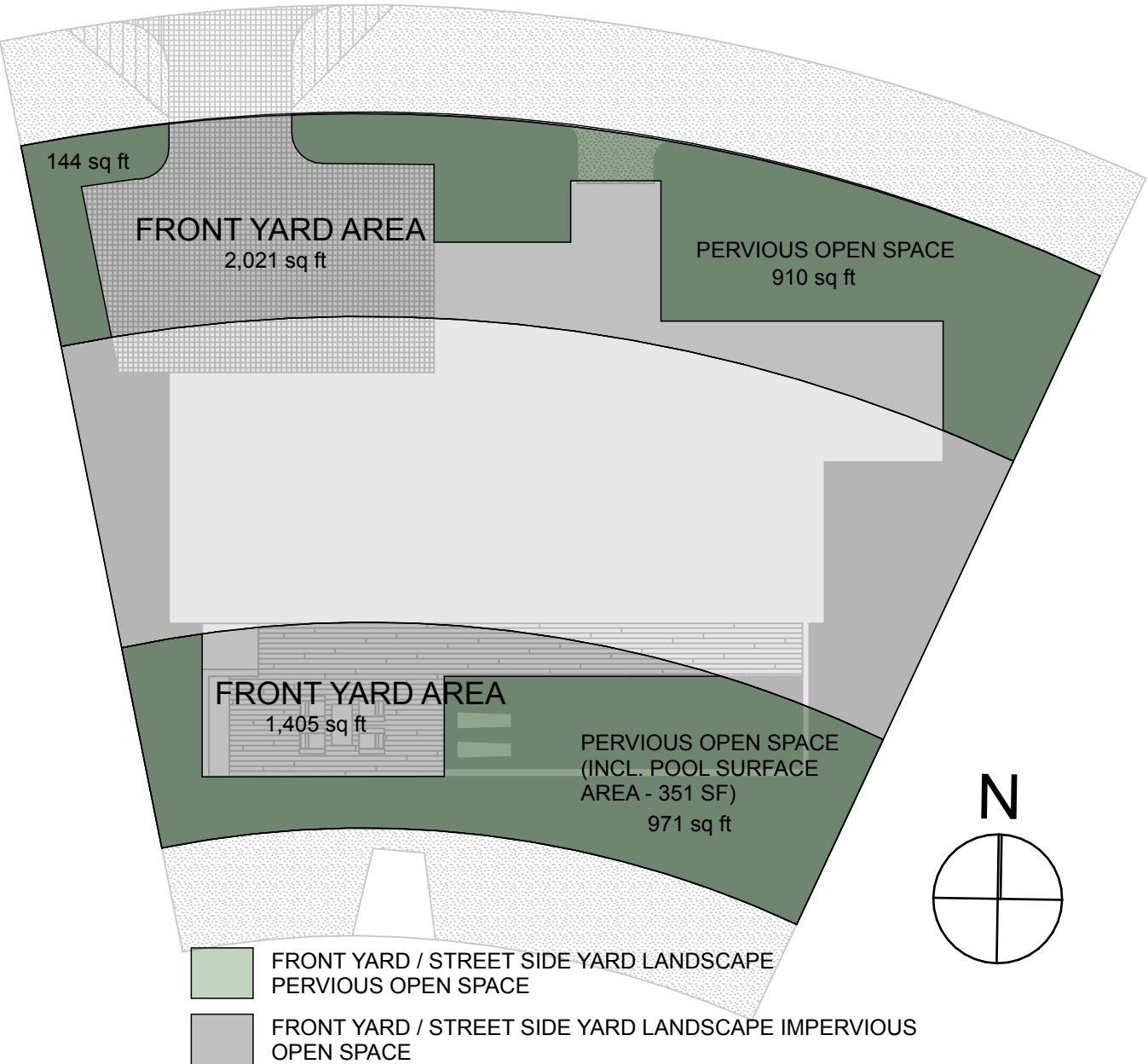
Sheet Title

LOT B - SECOND FLOOR UNIT
SIZE DIAGRAM, LOT B - ROOF
DECK AREA DIAGRAM



A-013B

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N COCONUT LANE FRONT YARD AREA - 2,021 SF / PERVIOUS OPEN SPACE - 1,054 SF
PALM AVENUE FRONT YARD AREA - 1,405 SF / PERVIOUS OPEN SPACE - 971 SF

FRONT YARD LANDSCAPE PERVIOUS OPEN SPACE

	REQ'D	PROVIDED
N COCONUT LANE FRONT YARD	1,010.5 SF (50%)	1,054 SF (52%)
PALM AVENUE FRONT YARD	702.5 SF (50%)	971 SF (69%)

1 LOT B - OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"



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SWIMMING POOL SETBACKS

REAR: CATCH BASIN	REQ'D. 6'	PROVIDED 4.5'
REAR: WATER EDGE	7.5'	5'
INTERIOR SIDE YARD: CATCH BASIN	7.5'	5'
INTERIOR SIDE YARD: WATER EDGE	9'	6'
VARIANCE REQUIRED		

FRONT YARD SETBACKS

FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

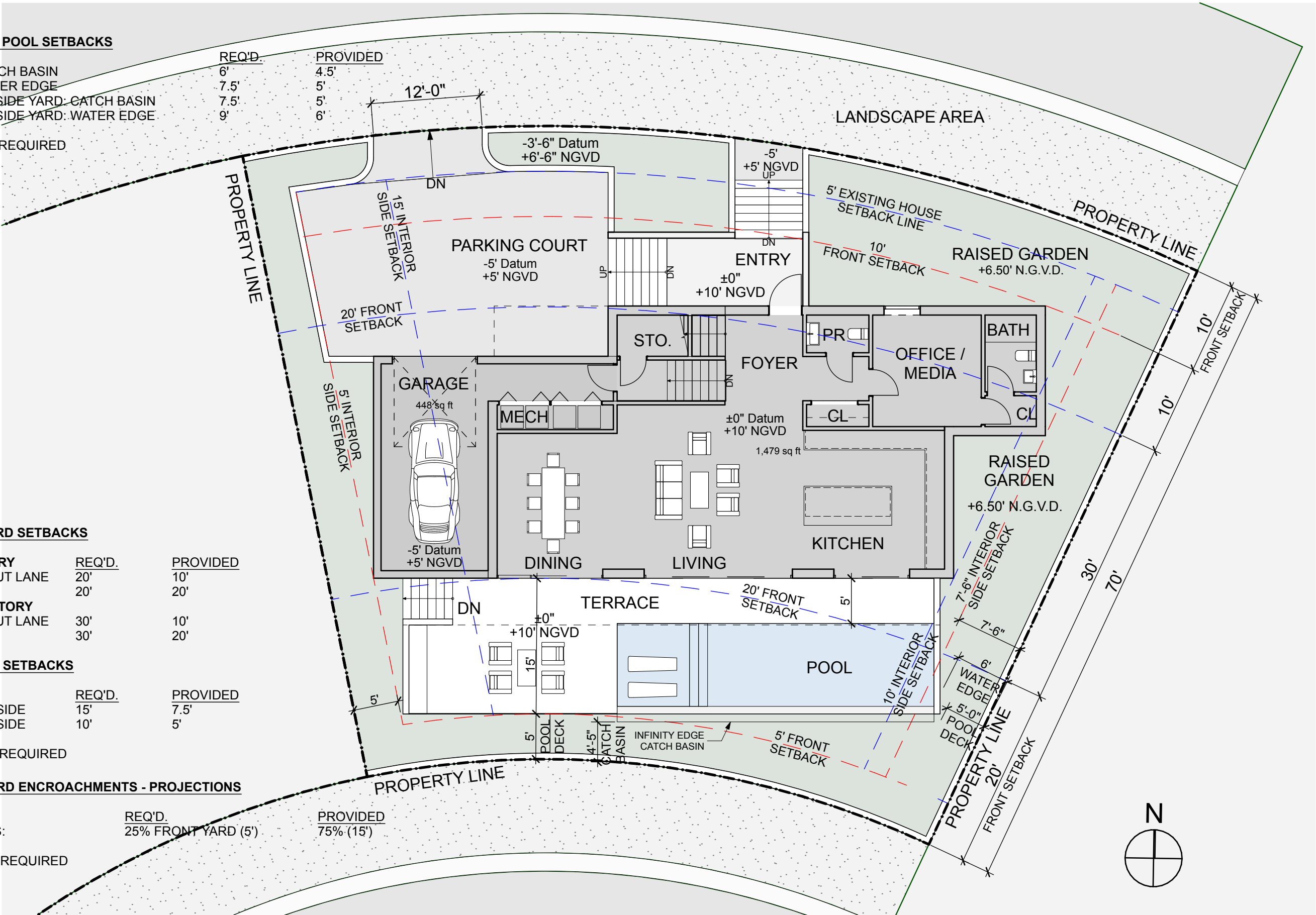
SIDE YARD SETBACKS

INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	15'	7.5'
	10'	5'

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

TERRACES:	REQ'D. 25% FRONT YARD (5')	PROVIDED 75% (15')
VARIANCE REQUIRED		



1 LOT B - FIRST LEVEL
SCALE: 3/32" = 1'-0"

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291 PALM AVENUE - LOT B

Sheet Title

LOT B - FLOOR PLAN
3/32" = 1'-0"



A-101B

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FRONT YARD SETBACKS

FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

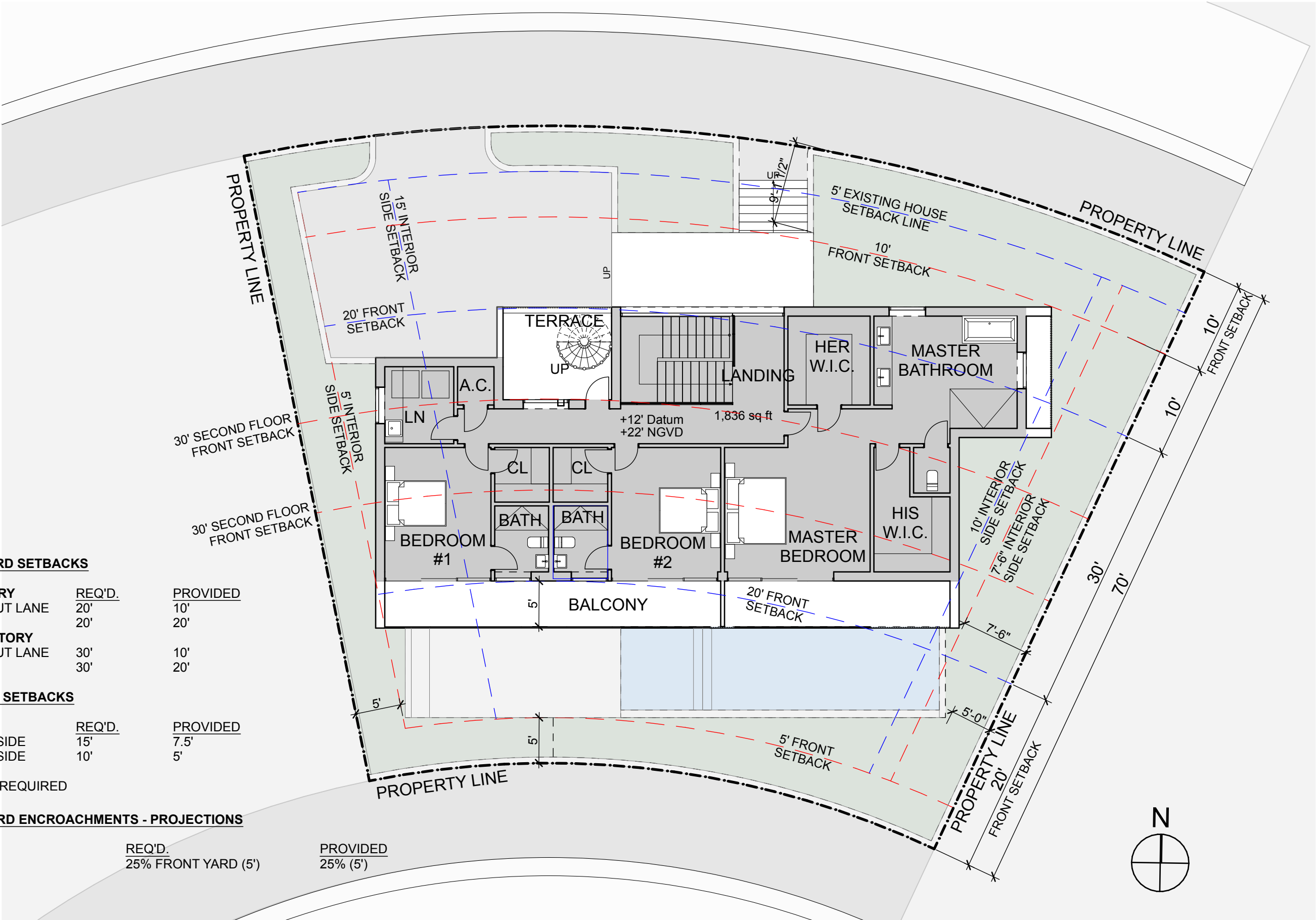
SIDE YARD SETBACKS

	REQ'D.	PROVIDED
INTERIOR SIDE	15'	7.5'
INTERIOR SIDE	10'	5'

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

	REQ'D.	PROVIDED
BALCONY:	25% FRONT YARD (5')	25% (5')
COMPLIES		



1

LOT B - SECOND LEVEL

SCALE: 3/32" = 1'-0"

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291 PALM AVENUE - LOT B

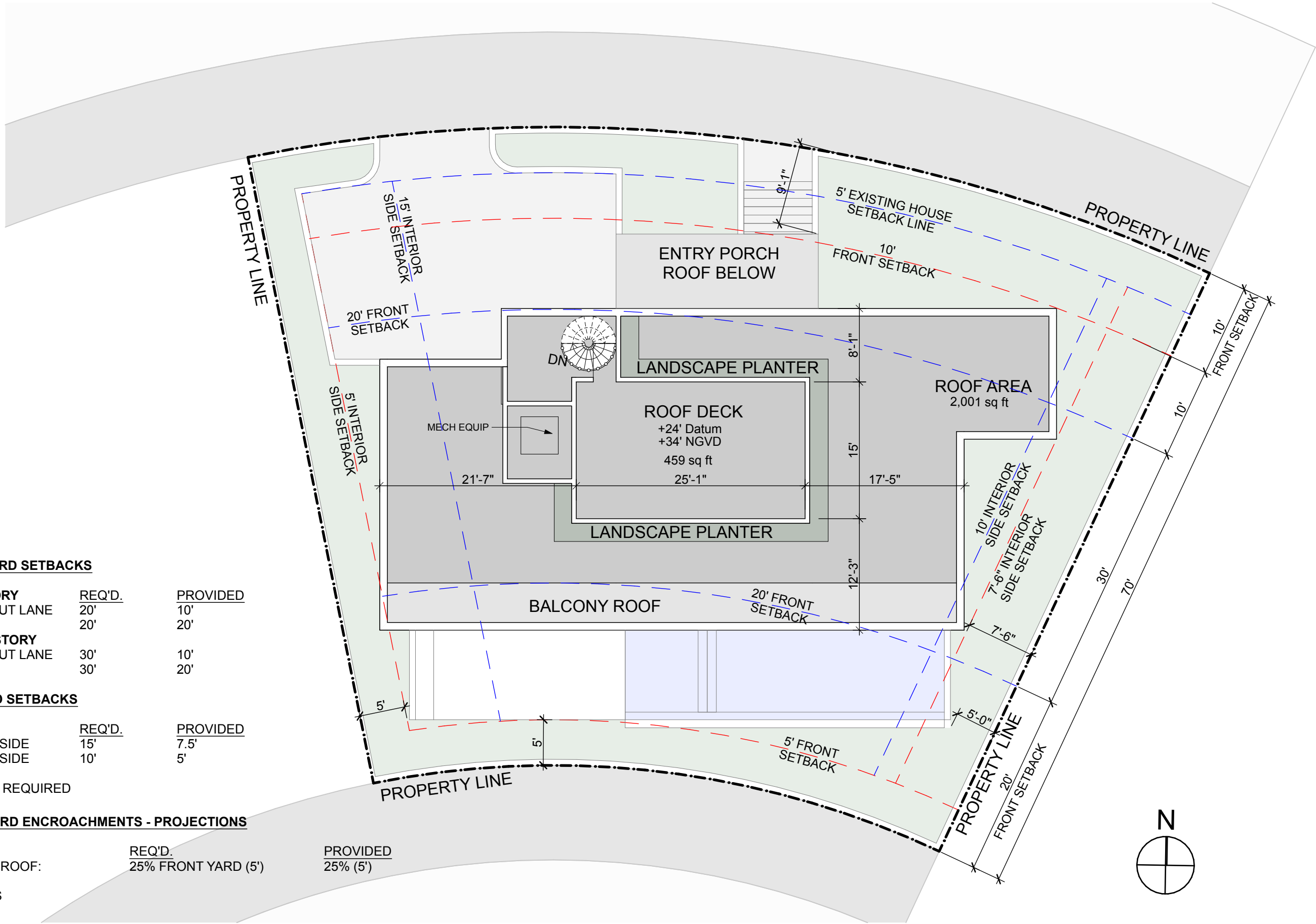
Sheet Title

LOT B - FLOOR PLAN
3/32" = 1'-0"



A-102B

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FRONT YARD SETBACKS

FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	10'
PALM AVE	20'	20'
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'

SIDE YARD SETBACKS

	REQ'D.	PROVIDED
INTERIOR SIDE	15'	7.5'
INTERIOR SIDE	10'	5'

VARIANCE REQUIRED

FRONT YARD ENCROACHMENTS - PROJECTIONS

	REQ'D.	PROVIDED
BALCONY ROOF:	25% FRONT YARD (5')	25% (5')

COMPLIES

1

LOT B - ROOF LEVEL / SITE PLAN

SCALE: 3/32" = 1'-0"

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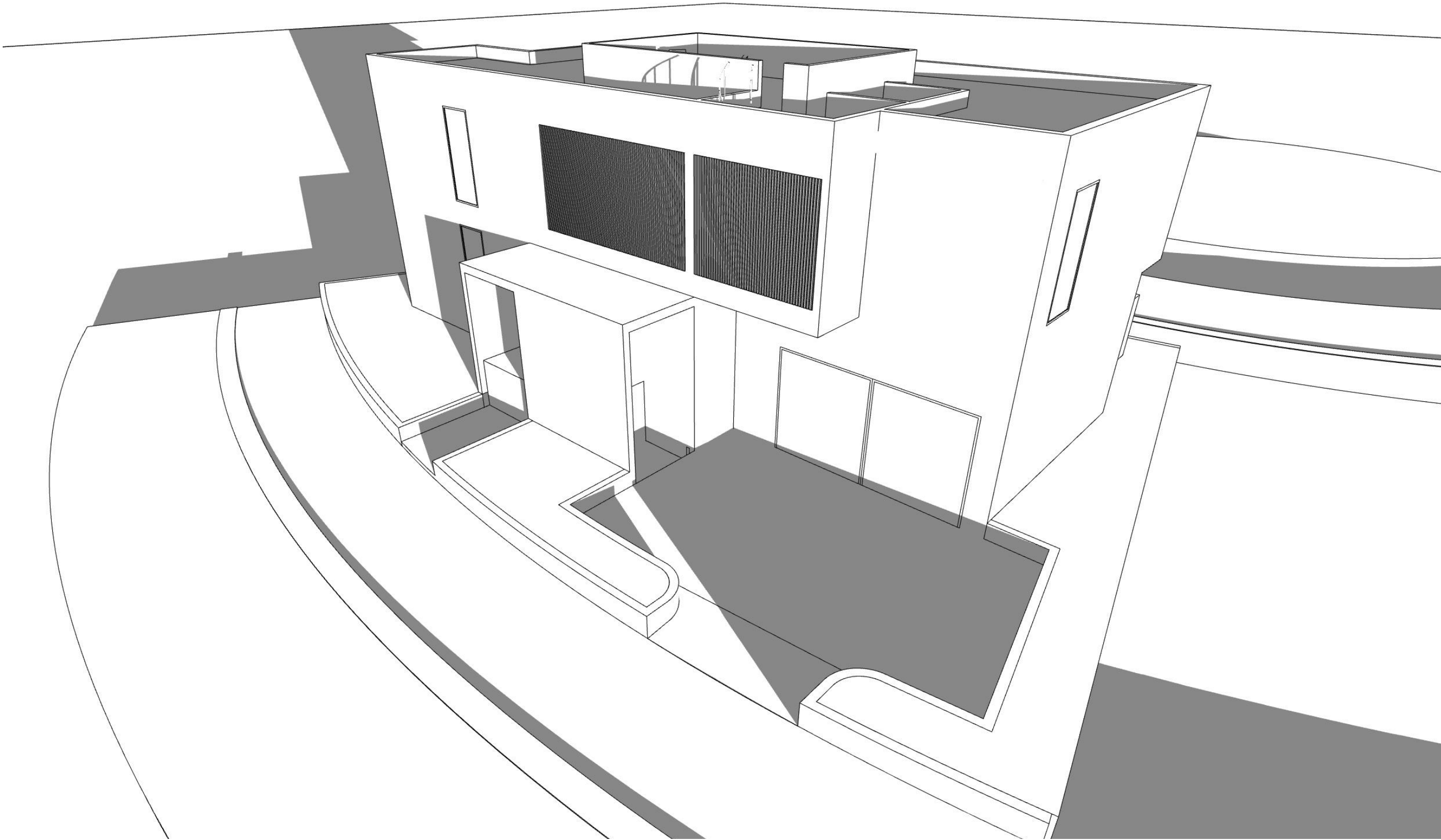
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LOT B - FLOOR PLAN
3/32" = 1'-0"



A-103B

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH EAST

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6001 N.W. 7 Ave. STE B
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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

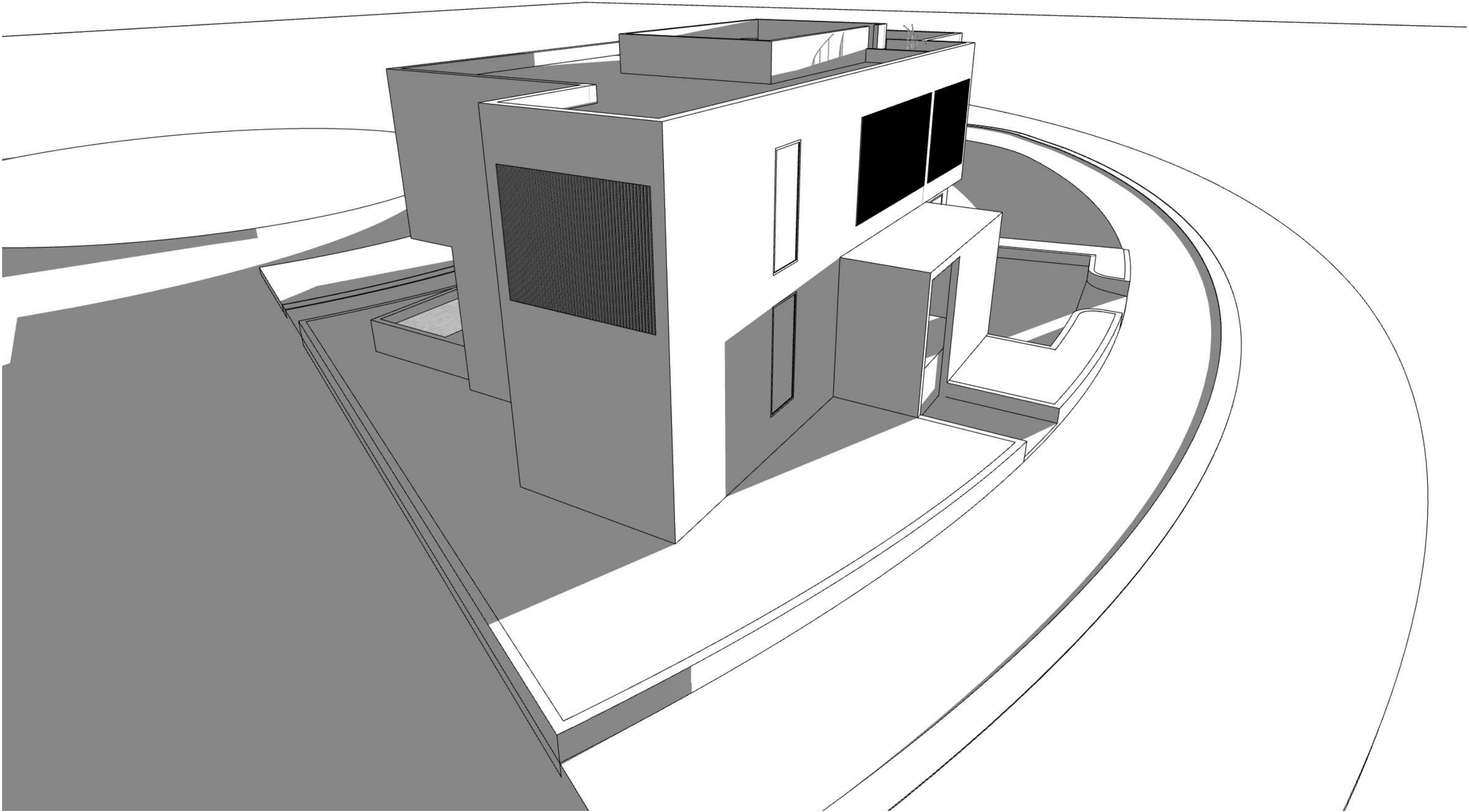
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MASSING DIAGRAMS



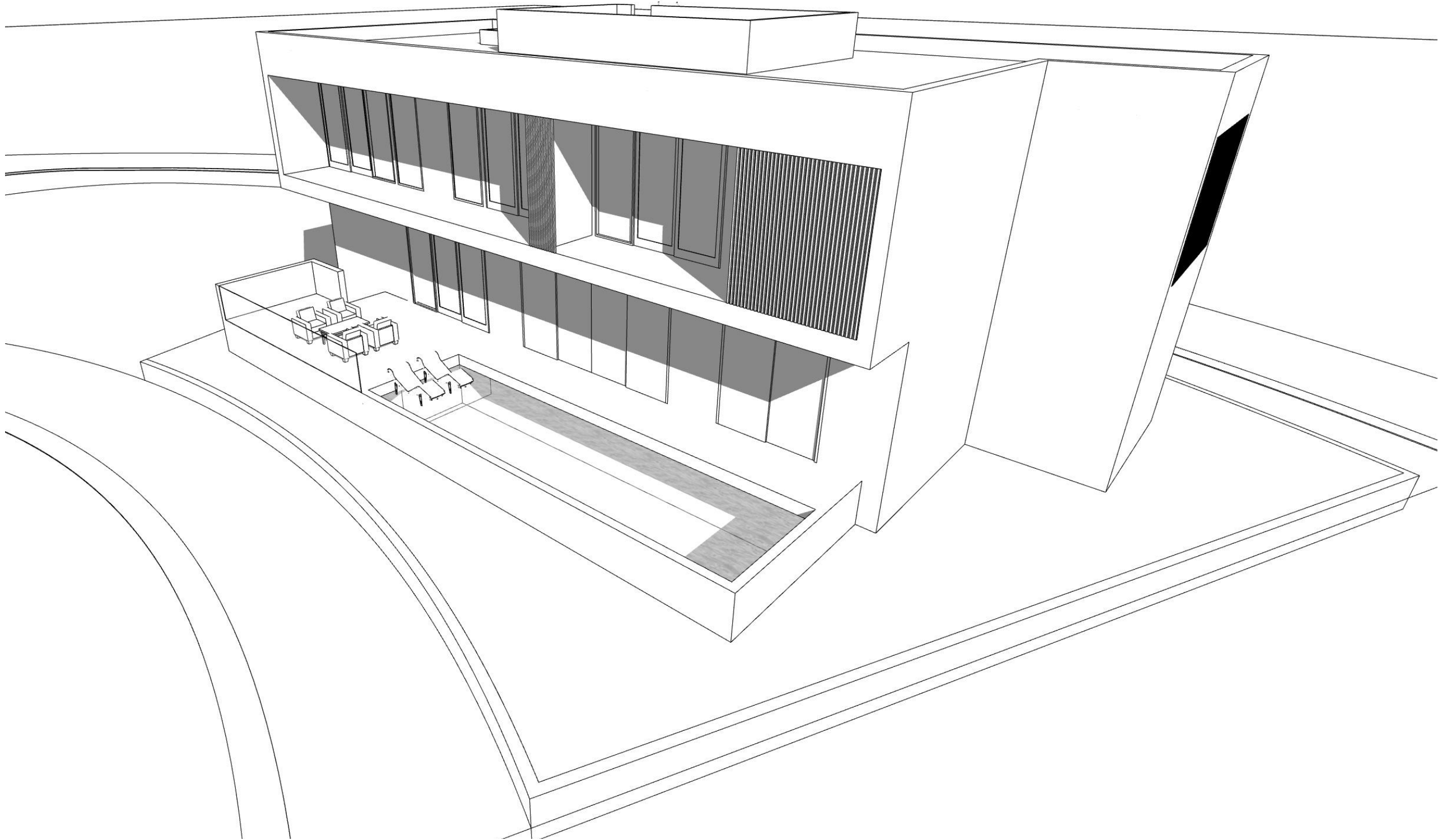
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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH WEST

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VIEW FROM PALM AVENUE LOOKING NORTH WEST

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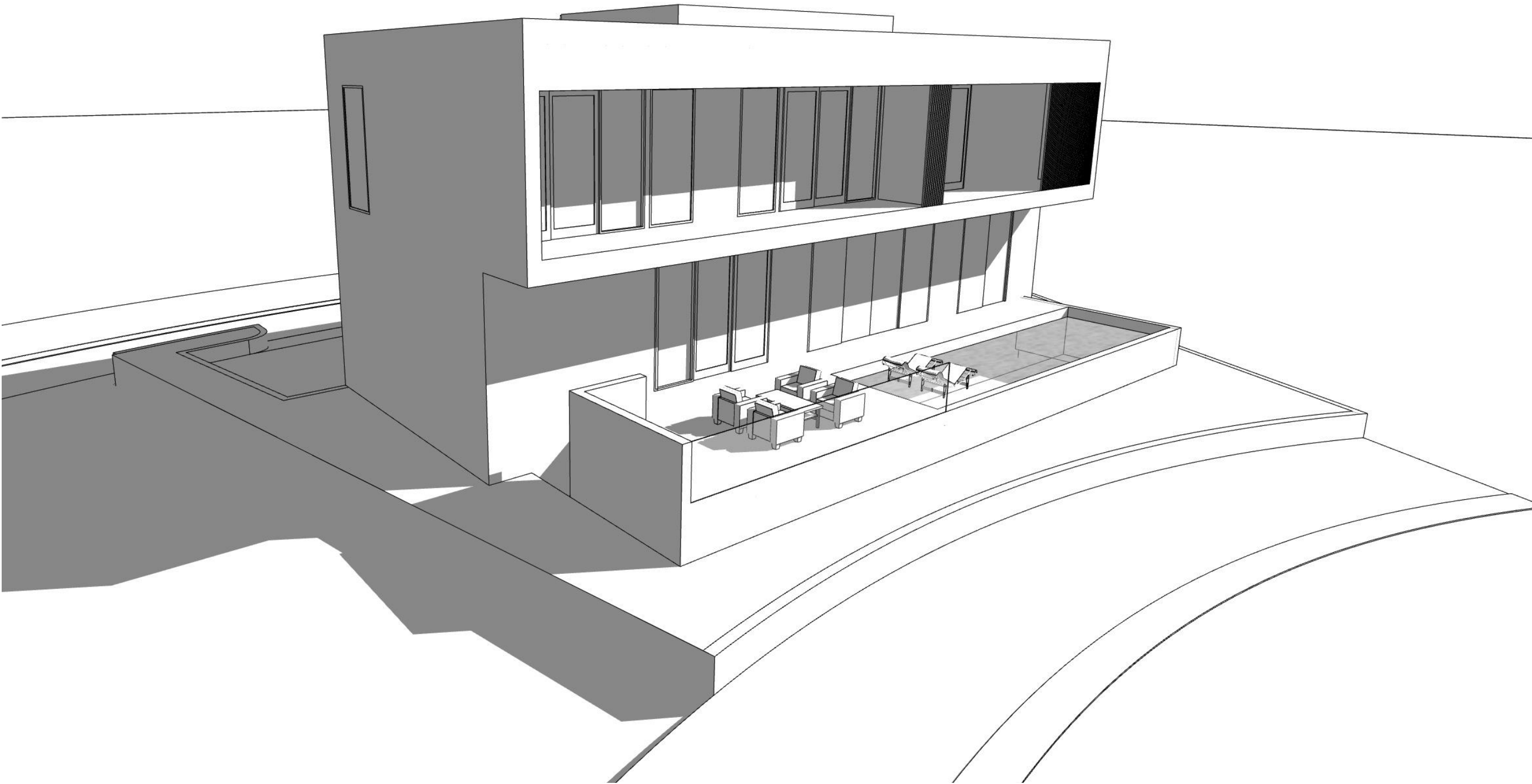
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A-403B

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VIEW FROM PALM AVENUE LOOKING NORTH EAST

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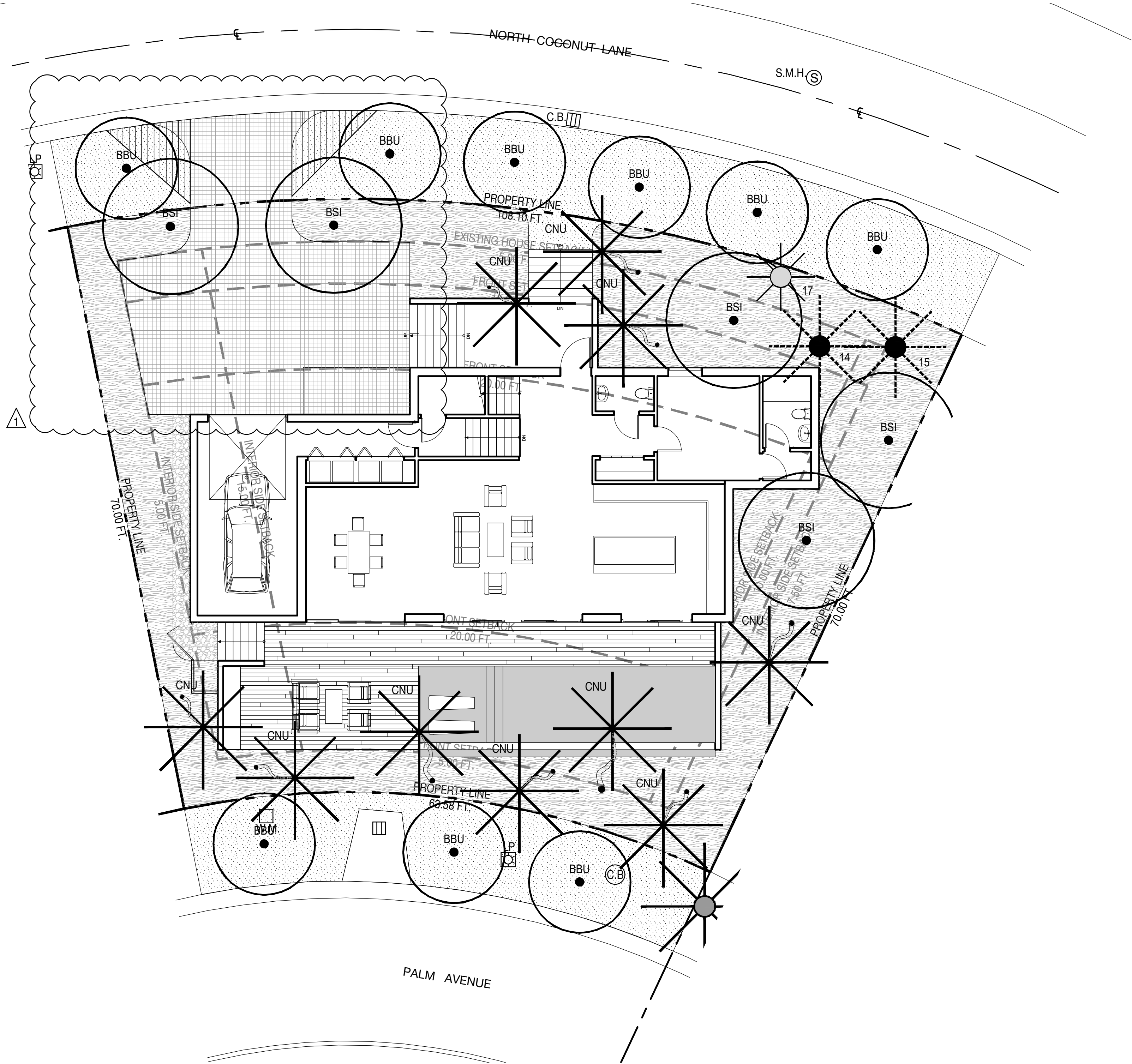
291 PALM AVENUE - LOT B

Sheet Title

MASSING DIAGRAMS



A-404B



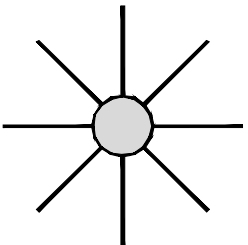
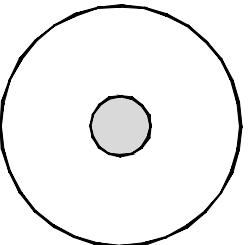
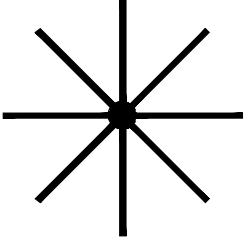
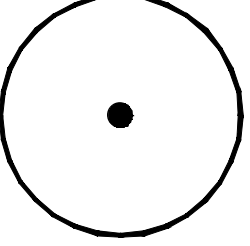
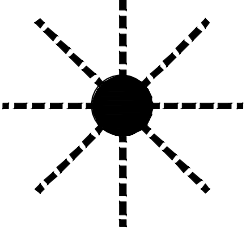
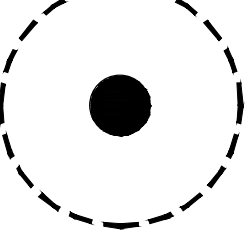
TREE RELOCATION SCHEDULE

#	BOTANICAL NAME	ACTION
14	ROYSTONEA REGIA	RELOCATE
15	ROYSTONEA REGIA	RELOCATE

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
BBU	9	BUCIDA BUCERAS 'SHADY LADY'	BLACK OLIVE 'SHADY LADY'
BSI	5	BURSERA SIMARUBA	GUMBO LIMBO
PALMS			
CNU	10	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM

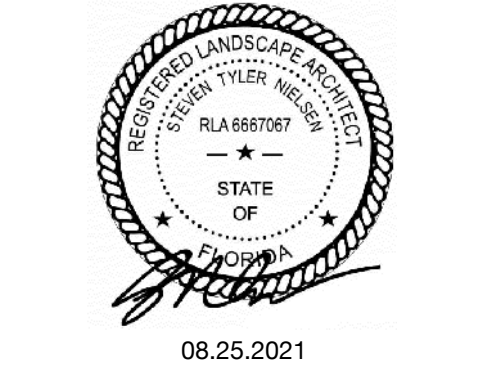
PLANTING LEGEND

	EXISTING PALM		EXISTING TREE
	PROPOSED PALM		PROPOSED TREE
	RELOCATED PALM		RELOCATED TREE

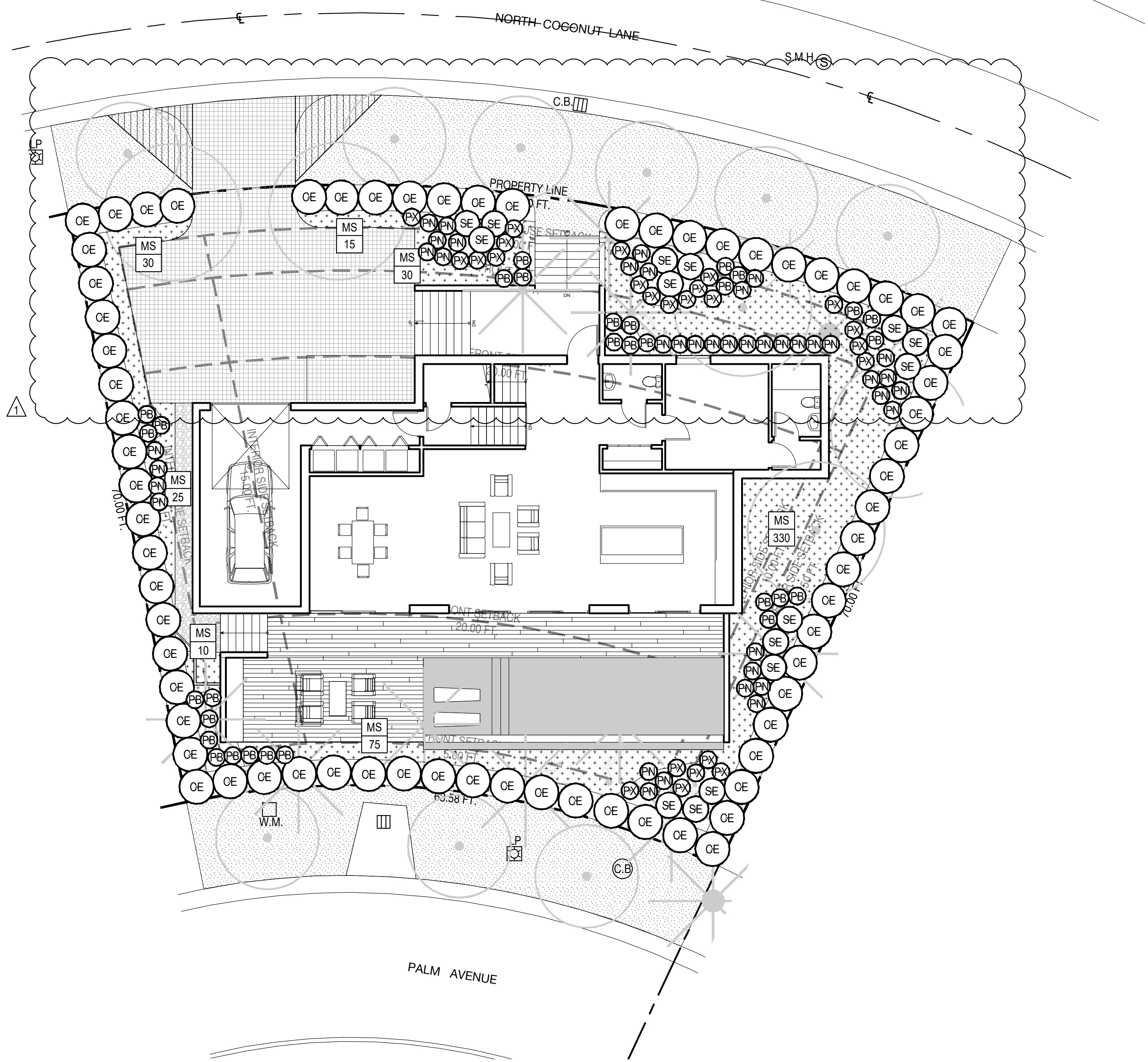
291 PALM GARDEN - LOT B

R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



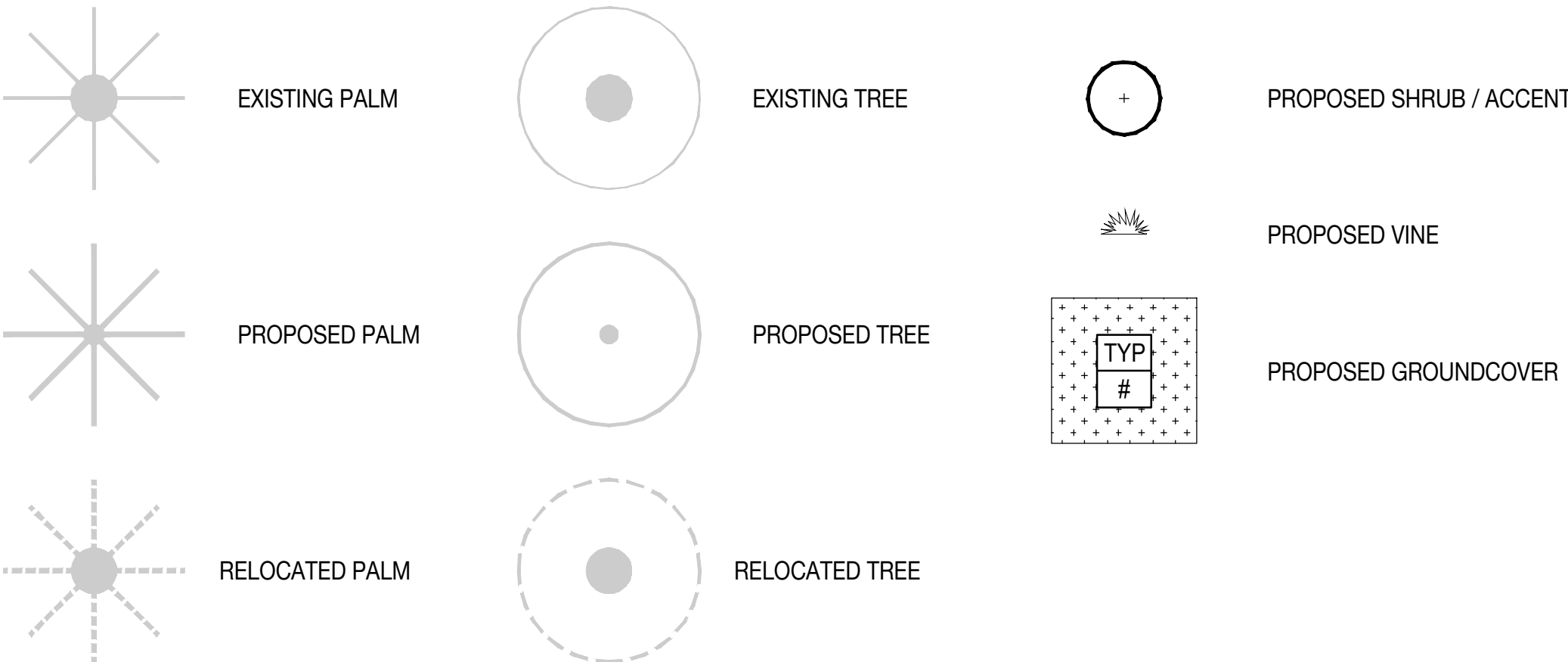
TREE & PALM PLANTING PLAN	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01



PLANTING SCHEDULE

ABB.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
CE	71	COCOCARPUS ERECTUS	GREEN BUTTONWOOD
SE	15	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	40	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	24	PHILODENDRON 'XANADU'	SAME
PB	30	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON
GROUNDCOVERS			
MS	515	MICROSORUM SCOLOPENDRIUM	WART FERN

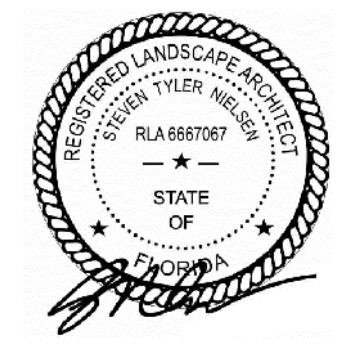
PLANTING LEGEND



291 PALM GARDEN - LOT B

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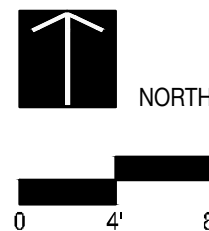
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08.25.2021

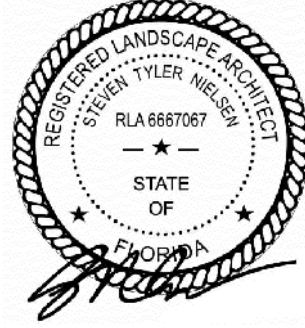
UNDERSTORY PLANTING PLAN

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01



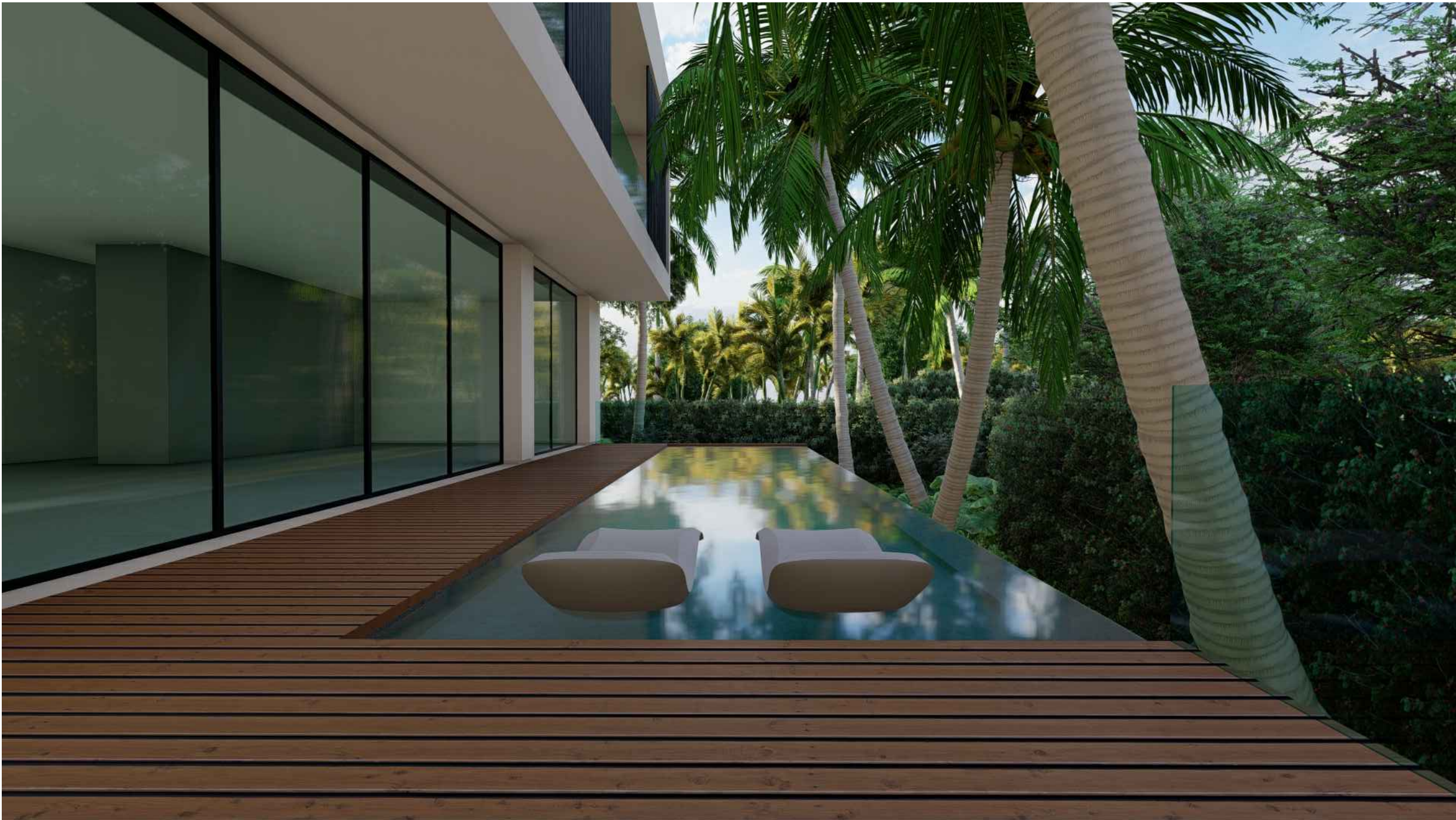
L702

SEAL (S TYLER NIELSEN - LA6667067)



08.25.2021

LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01



291 PALM GARDEN - LOT B

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SEAL (S TYLER NIELSEN - LA6667067)



08.25.2021

LANDSCAPE RENDERINGS

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01



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VIEW FROM NORTH COCONUT LANE

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Sheet Title

ARCHITECTURE RENDERINGS



A-405B

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291 PALM AVENUE - LOT B

LANDSCAPE RENDERINGS



A-407B

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291 PALM AVENUE - LOT B

Sheet Title

LANDSCAPE RENDERINGS



A-408B

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VIEW FROM PALM AVENUE

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ARCHITECTURE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-406B

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VIEW FROM PALM AVENUE

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LANDSCAPE RENDERINGS



A-409B



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CONTEXT RENDERINGS



A modern architectural rendering of a multi-story house. The building features large glass windows and balconies, with a prominent palm tree in the foreground. The architecture is contemporary, with clean lines and a mix of materials. The scene is set against a clear blue sky, suggesting a bright, sunny day. The house has multiple levels, with balconies and large windows that offer a view of the surroundings. The landscaping includes palm trees and other tropical plants, creating a luxurious and serene atmosphere. The overall design is minimalist and functional, with a focus on natural light and outdoor living spaces.

A-502



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CONTEXT RENDERINGS





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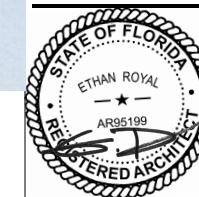
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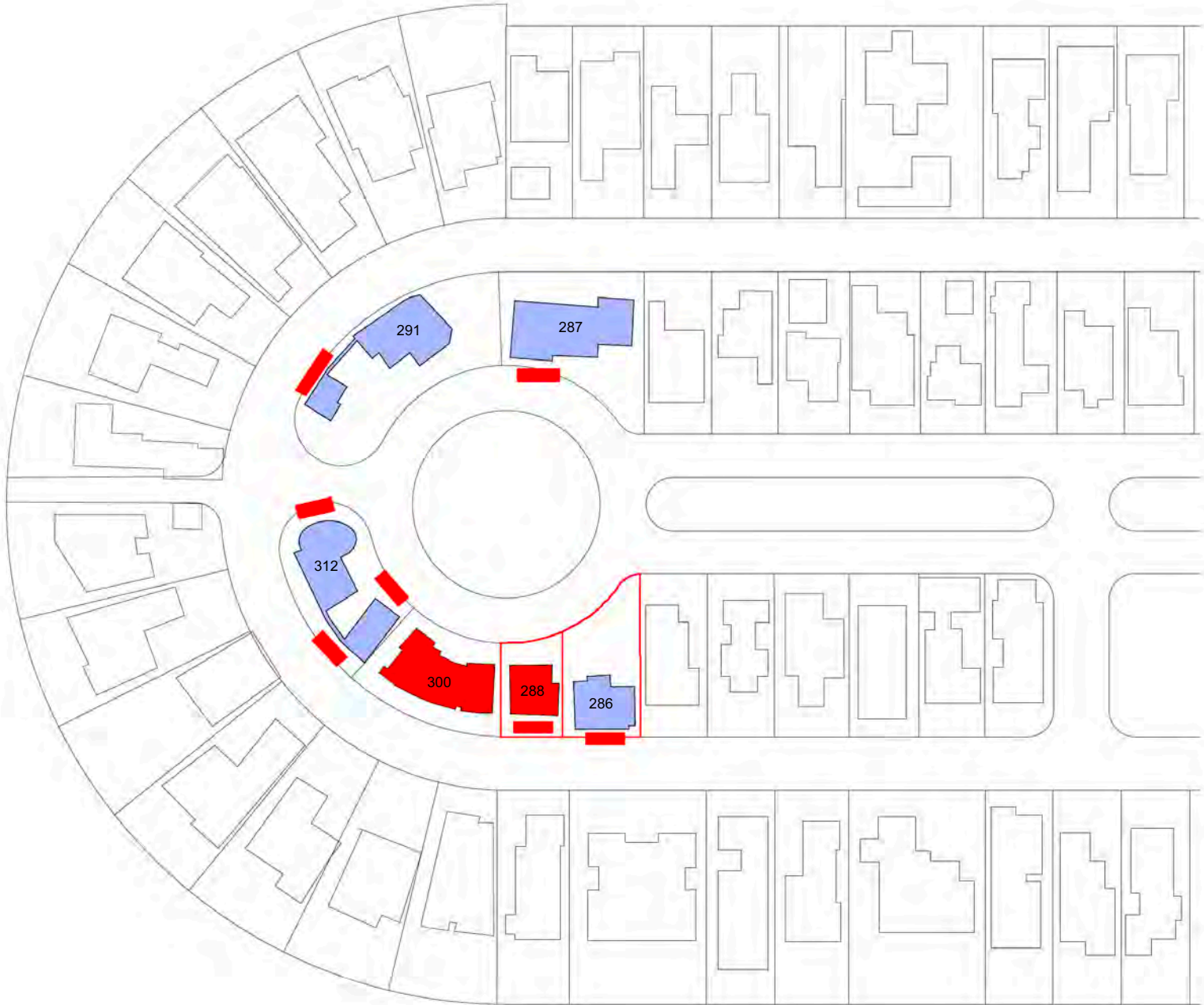
CONTEXT RENDERINGS



A-504



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2 PROPERTY KEY PLAN

#	ADDRESS	LOT SIZE (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	

1 70' DEEP LOTS - DOUBLE FRONTAGES

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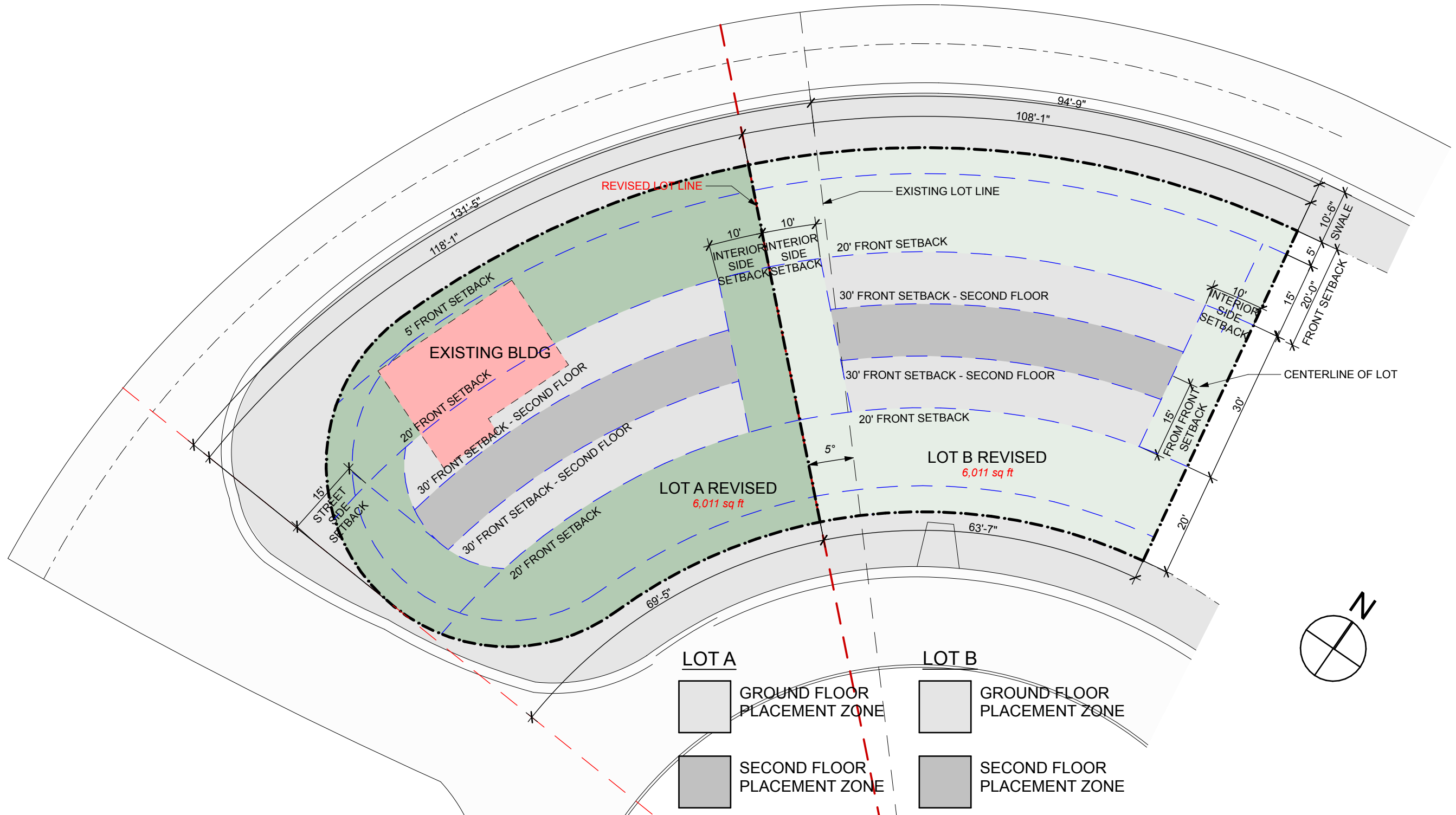
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Sheet Title

CONTEXT DEVELOPMENT
ANALYSIS



A-008



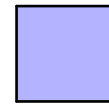
3

REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

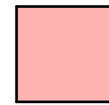
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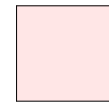
LOT A



TOTAL FRONT YARD
AREA = 3,239 SF

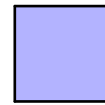


% OF ENCROACHMENT
IN FRONT YARDS = 6.4%

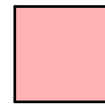


EXISTING
ENCROACHMENT

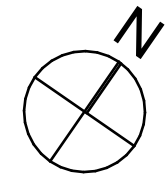
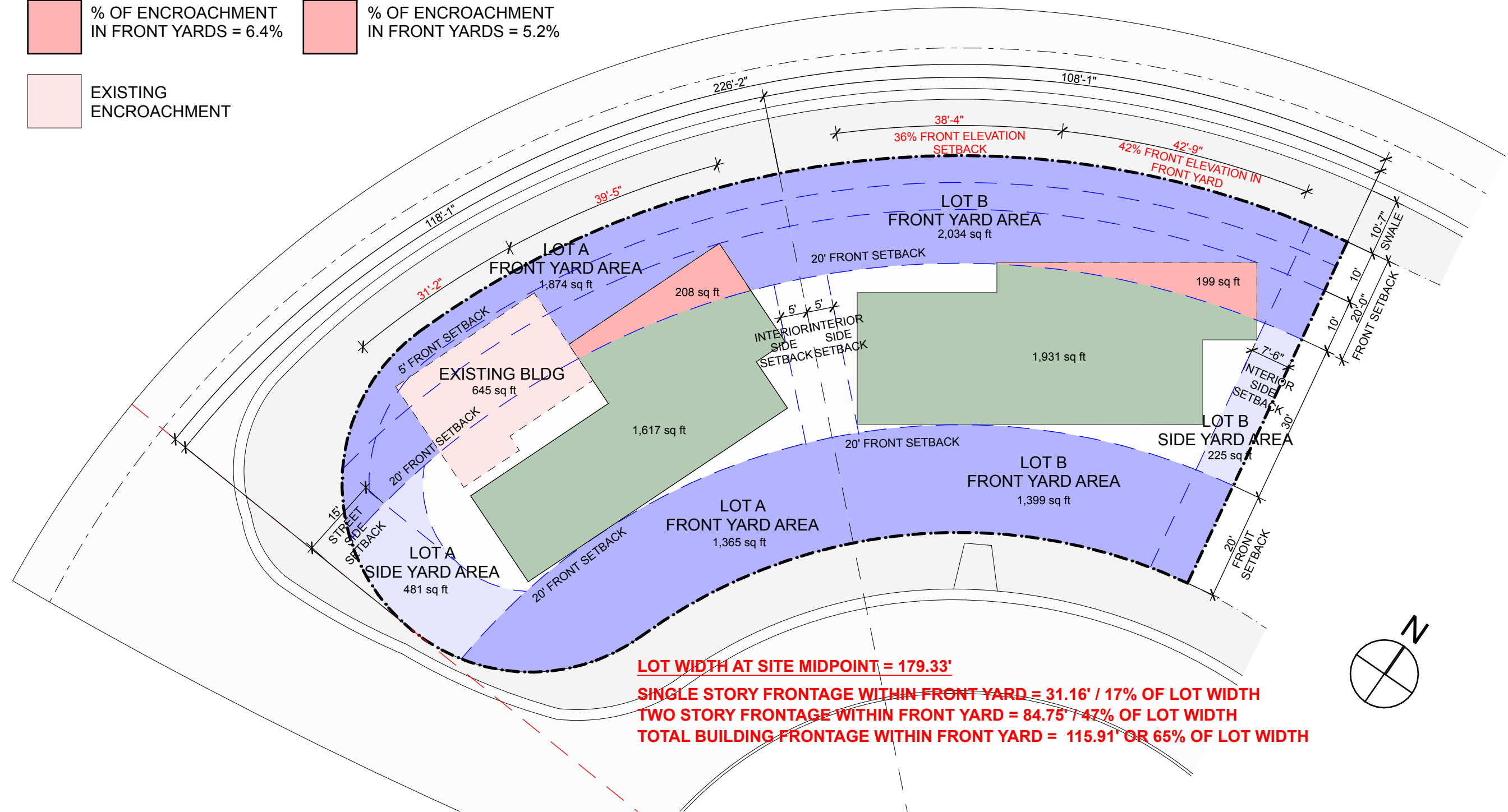
LOT B



TOTAL FRONT YARD
AREA = 3,433 SF



% OF ENCROACHMENT
IN FRONT YARDS = 5.2%



1

FRONT YARD ENCROACHMENT DIAGRAM

SCALE: 1" = 20'

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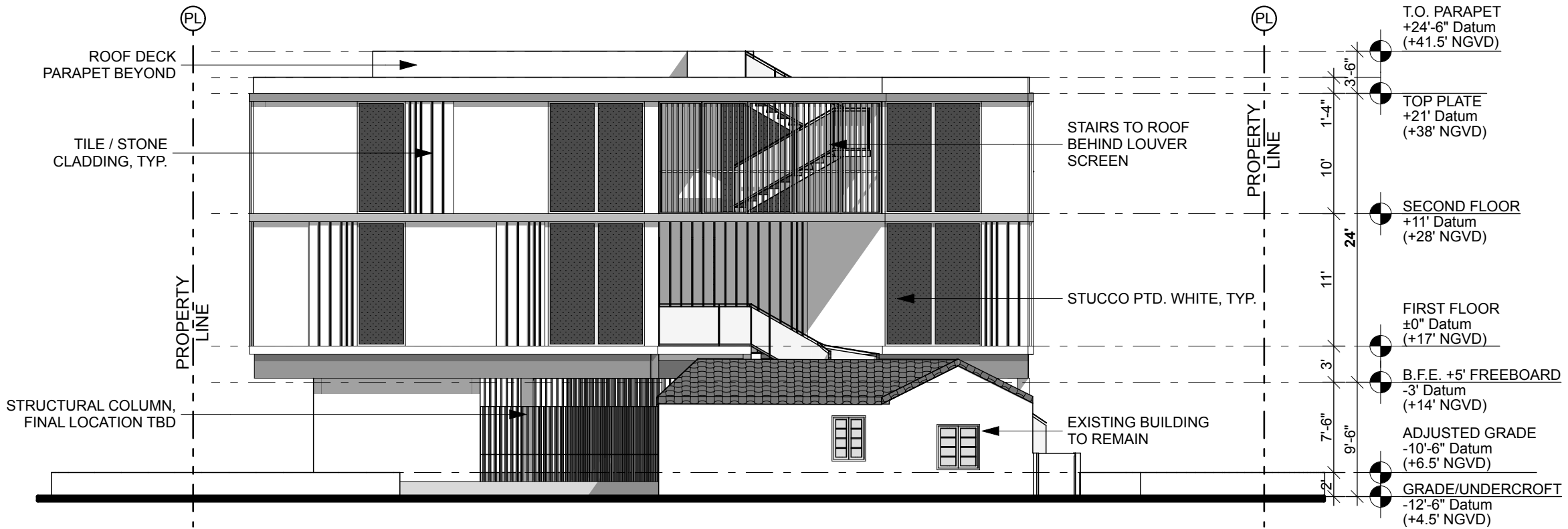
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BUILDING DIAGRAMS



A-019

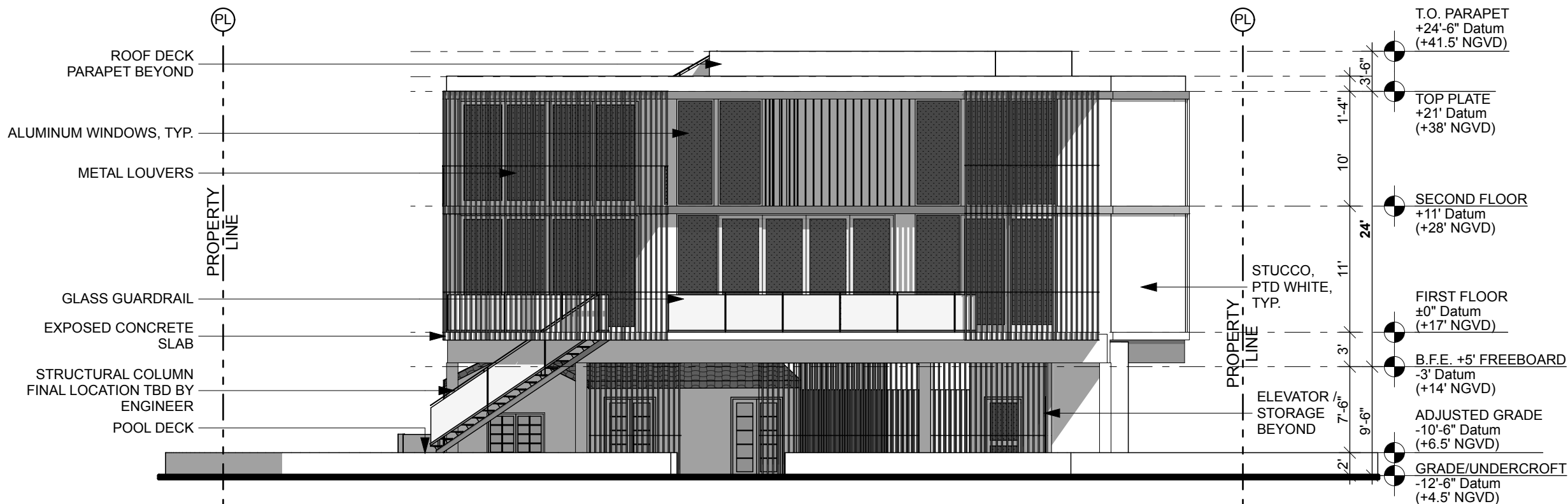
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2

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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LOT A - ELEVATIONS
3/32" = 1'-0"

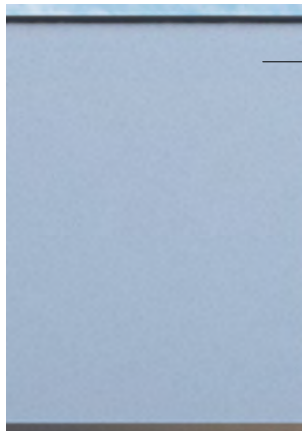


A-201A

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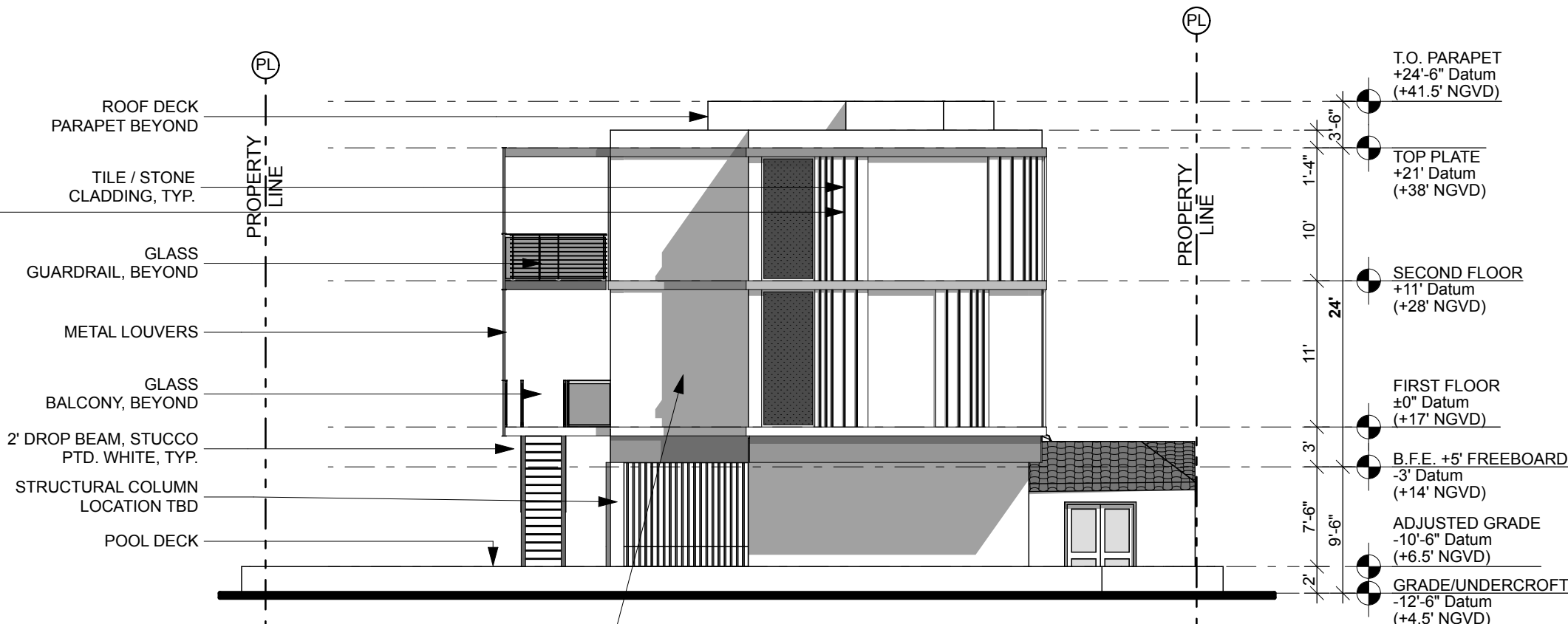
5 CLADDING



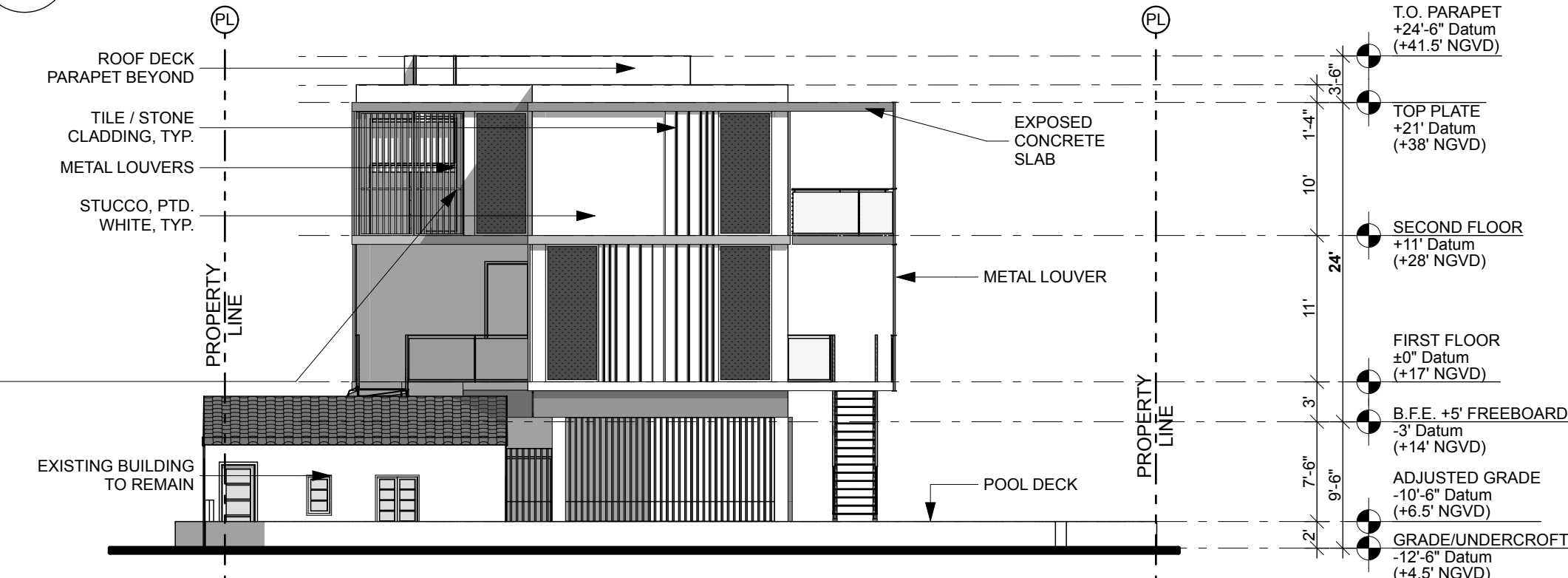
4 STUCCO



3 SCREEN

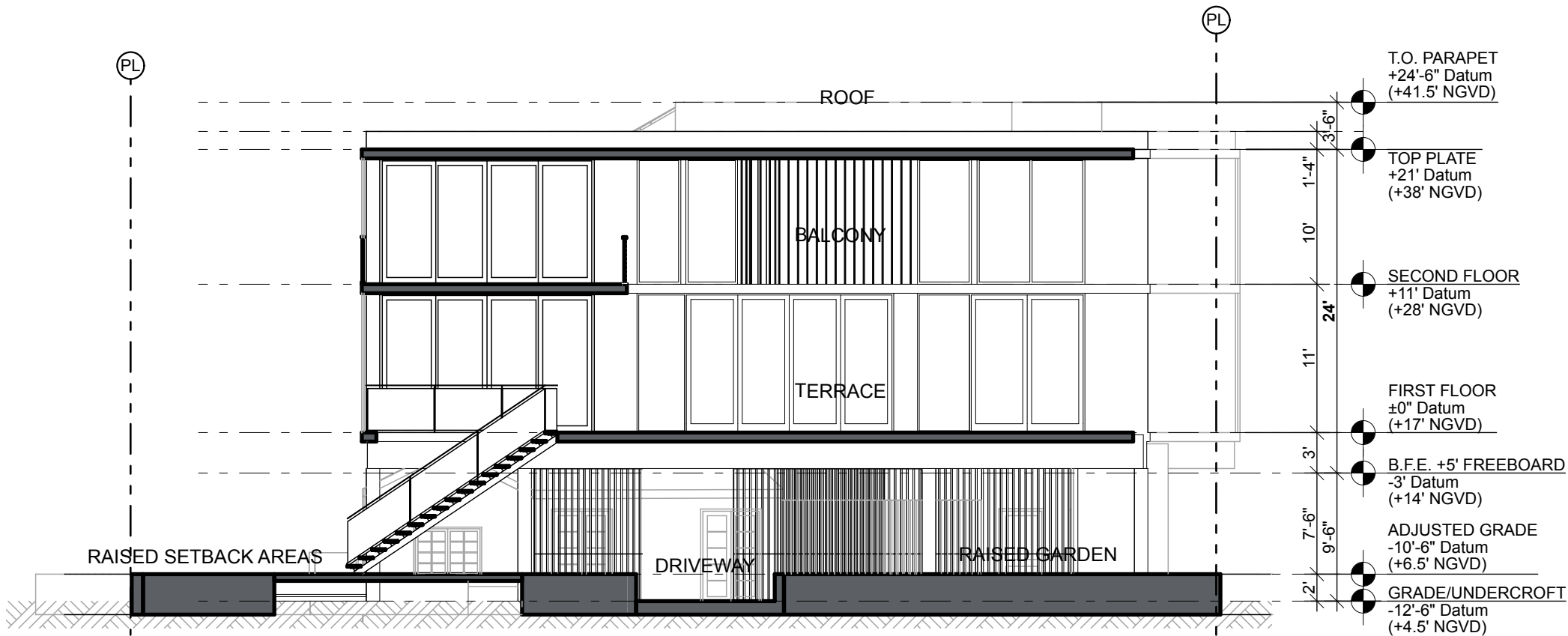
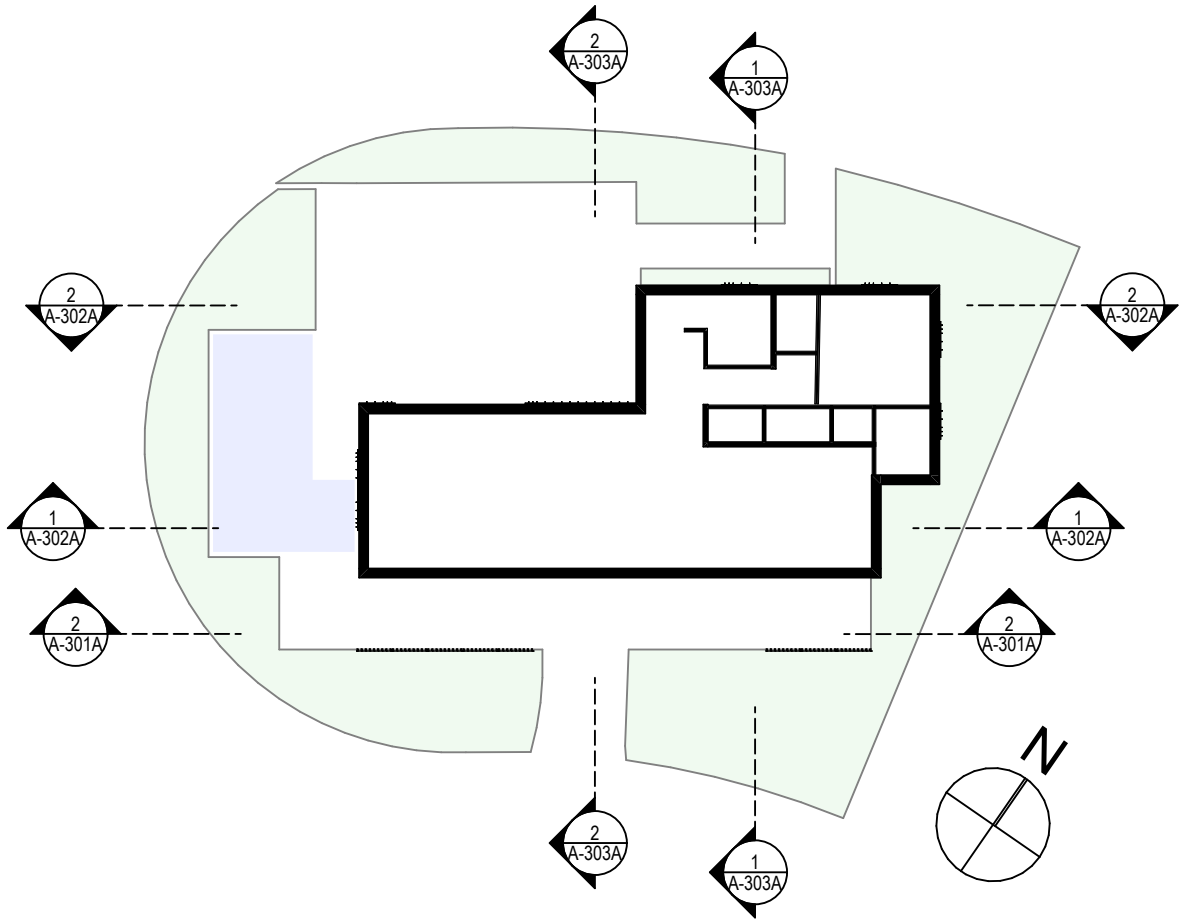


2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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2 SECTION A
SCALE: 3/32" = 1'-0"

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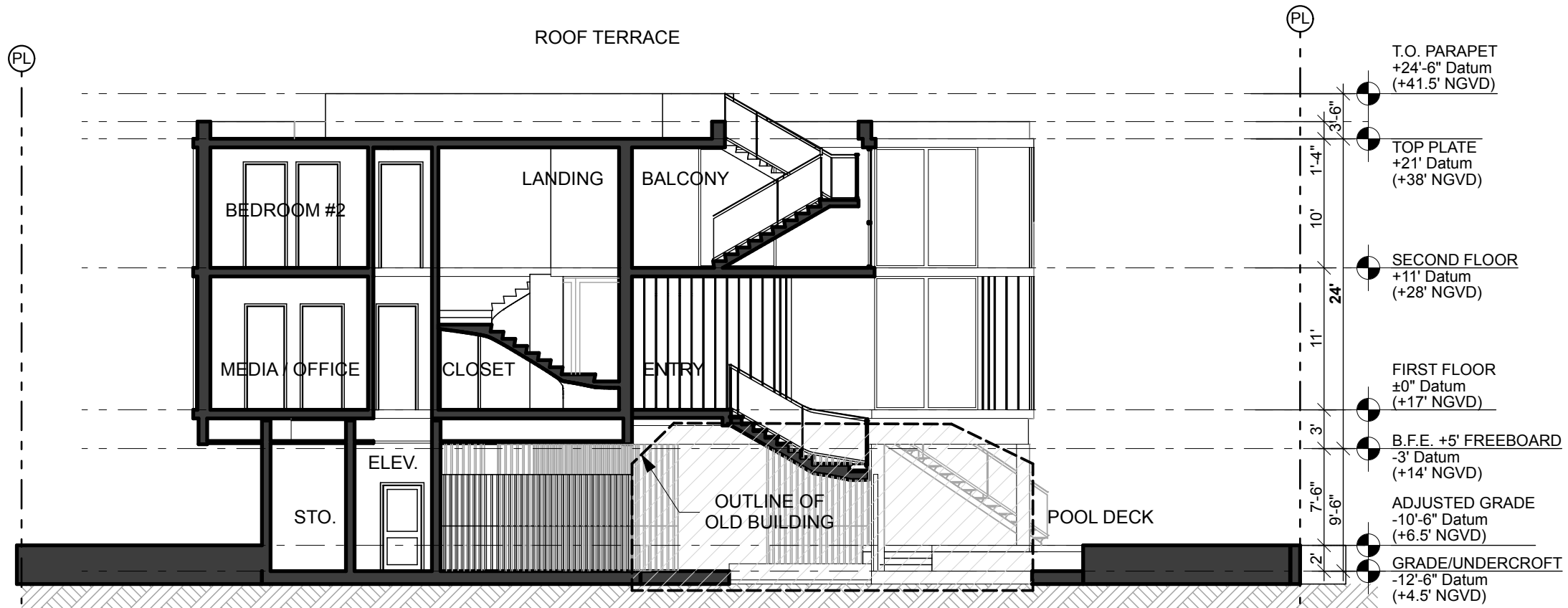
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LOT A - SECTIONS

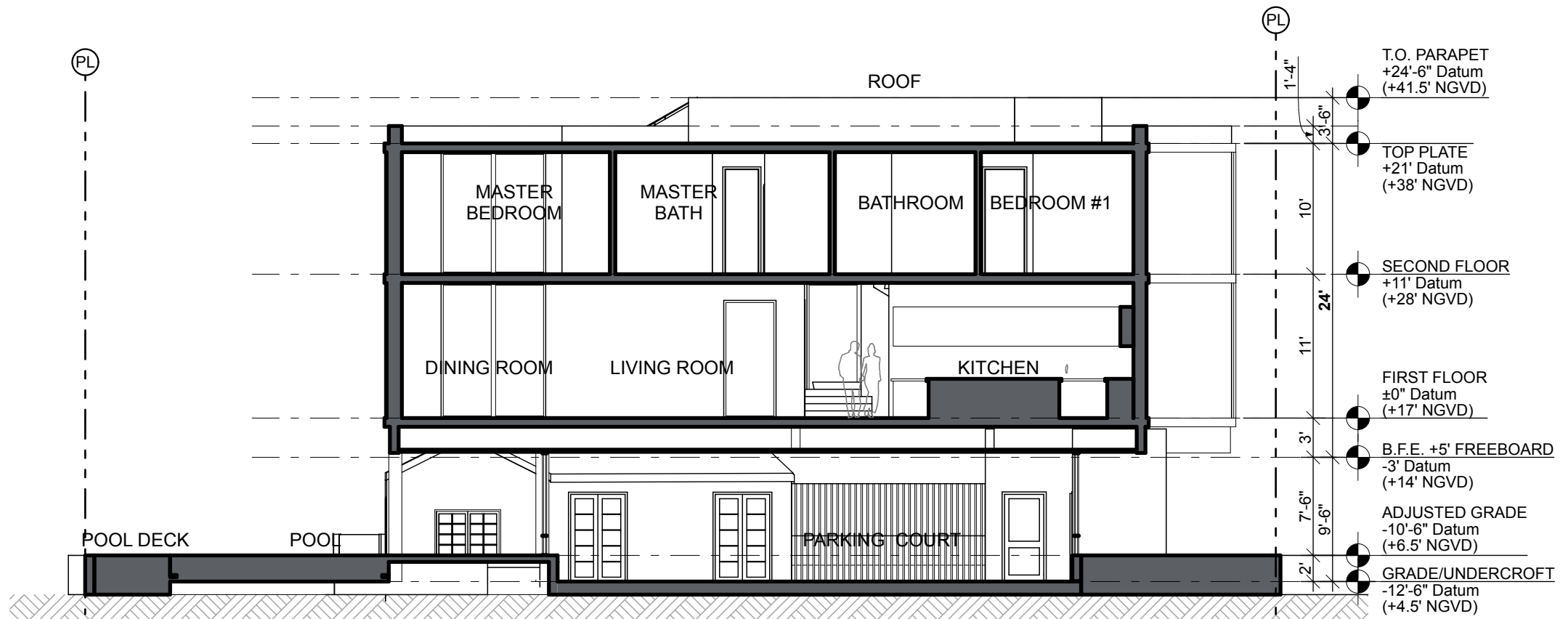


A-301A

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2 SECTION C
SCALE: 3/32" = 1'-0"



1 SECTION B
SCALE: 3/32" = 1'-0"

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305 407 3929
royalbyckovas.com
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Miami, FL 33127

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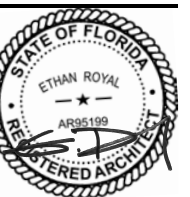
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291 PALM AVENUE

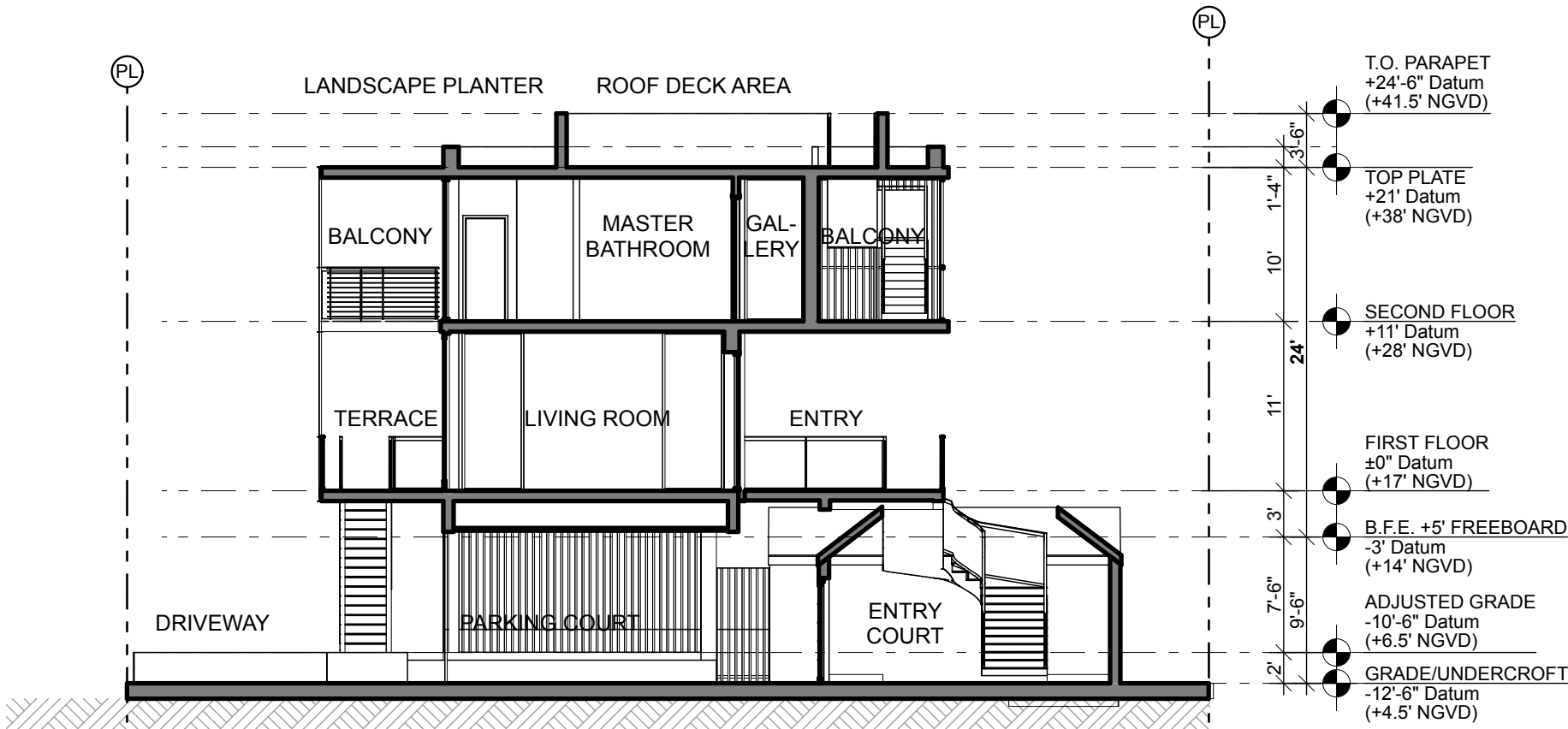
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LOT A - SECTIONS



A-302A

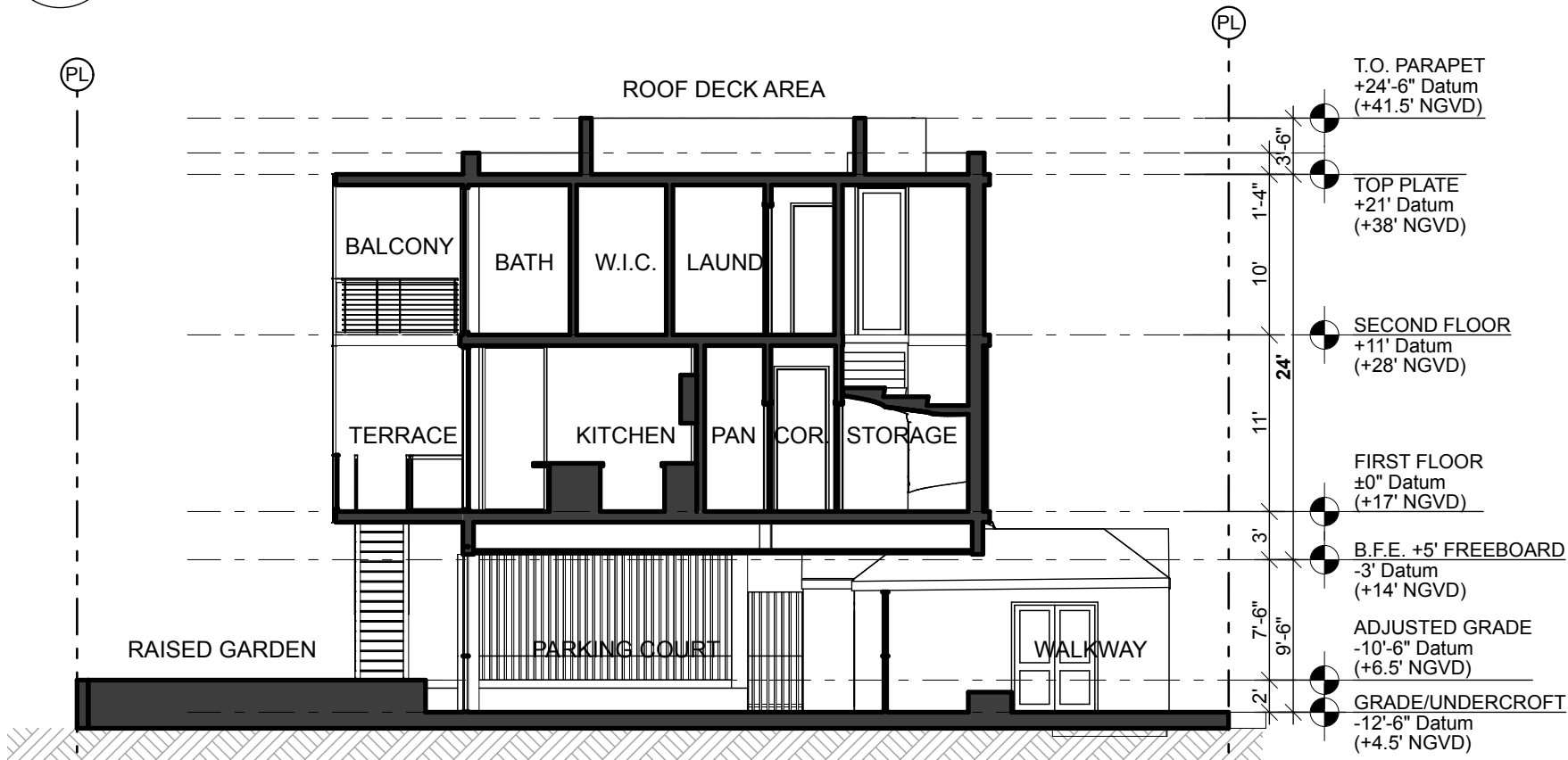
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2

SECTION 2

SCALE: 3/32" = 1'-0"



1

SECTION 1

SCALE: 3/32" = 1'-0"

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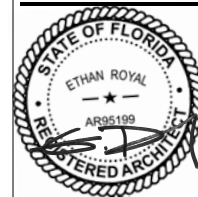
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LOT A - SECTIONS



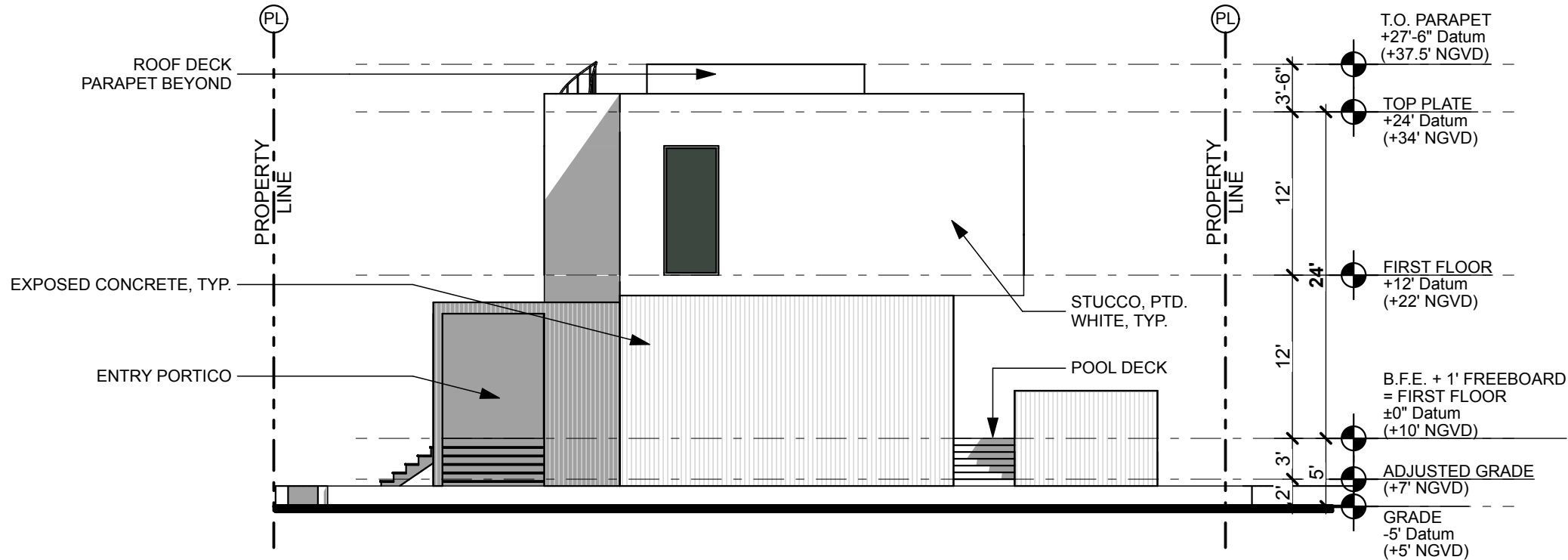
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2

WEST ELEVATION

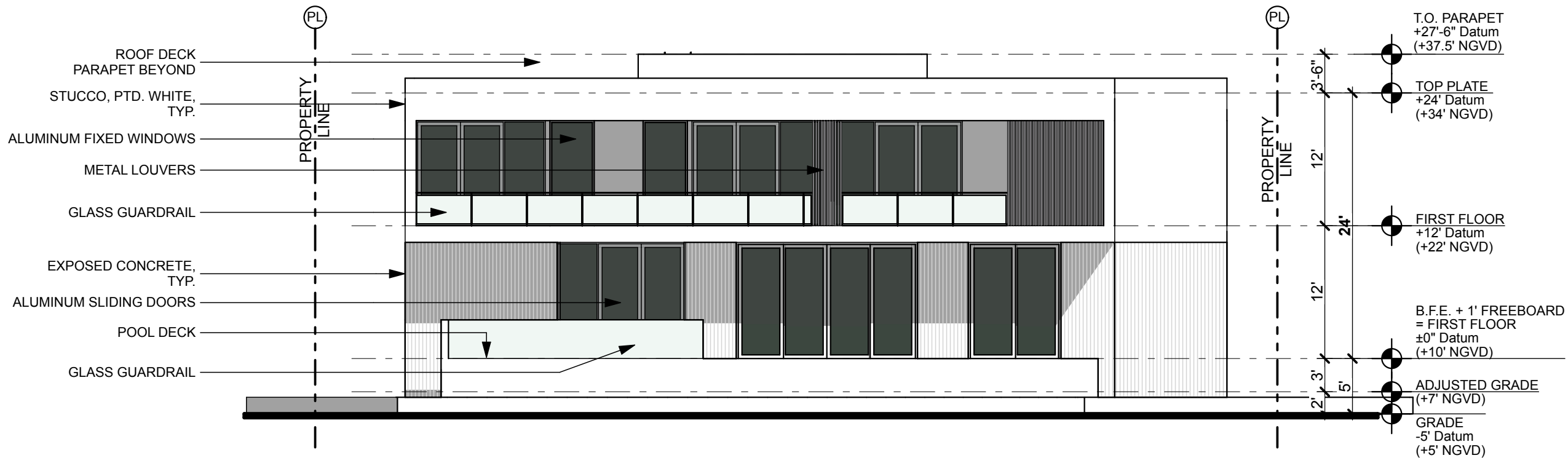
SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



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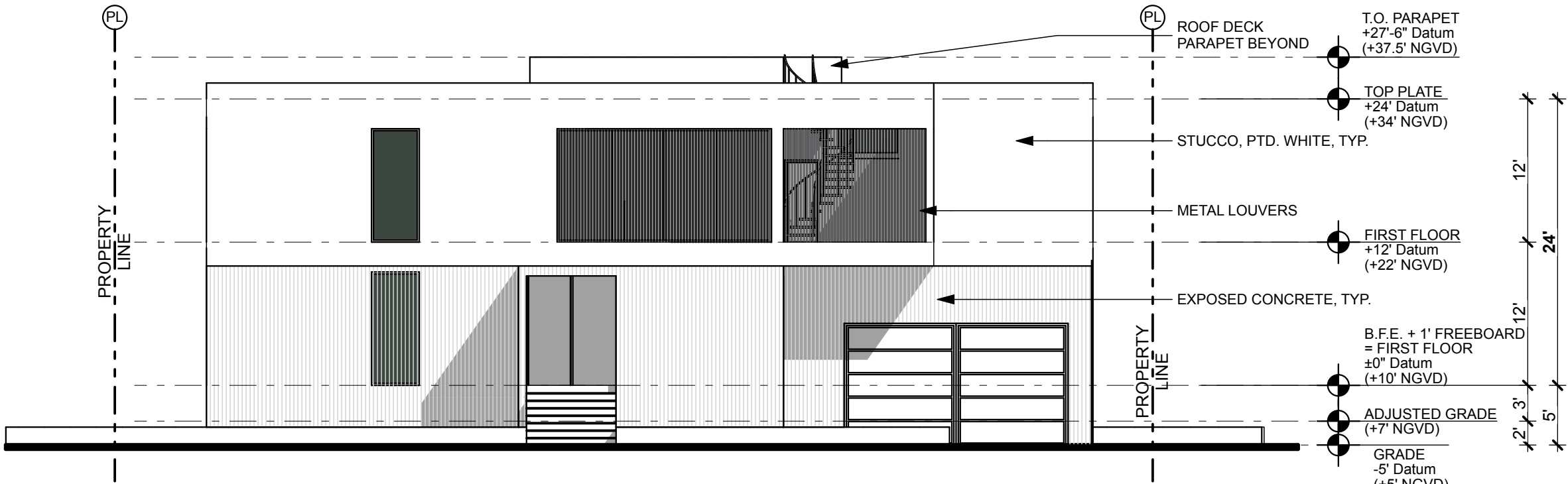
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-201B

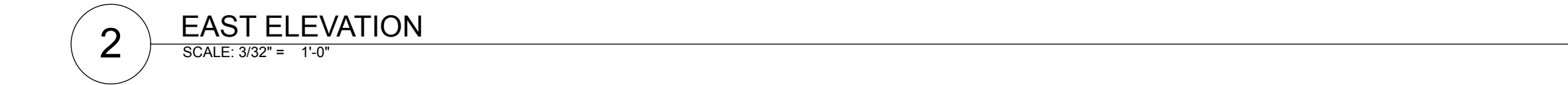
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1

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2

EAST ELEVATION

SCALE: 3/32" = 1'-0"

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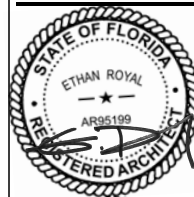
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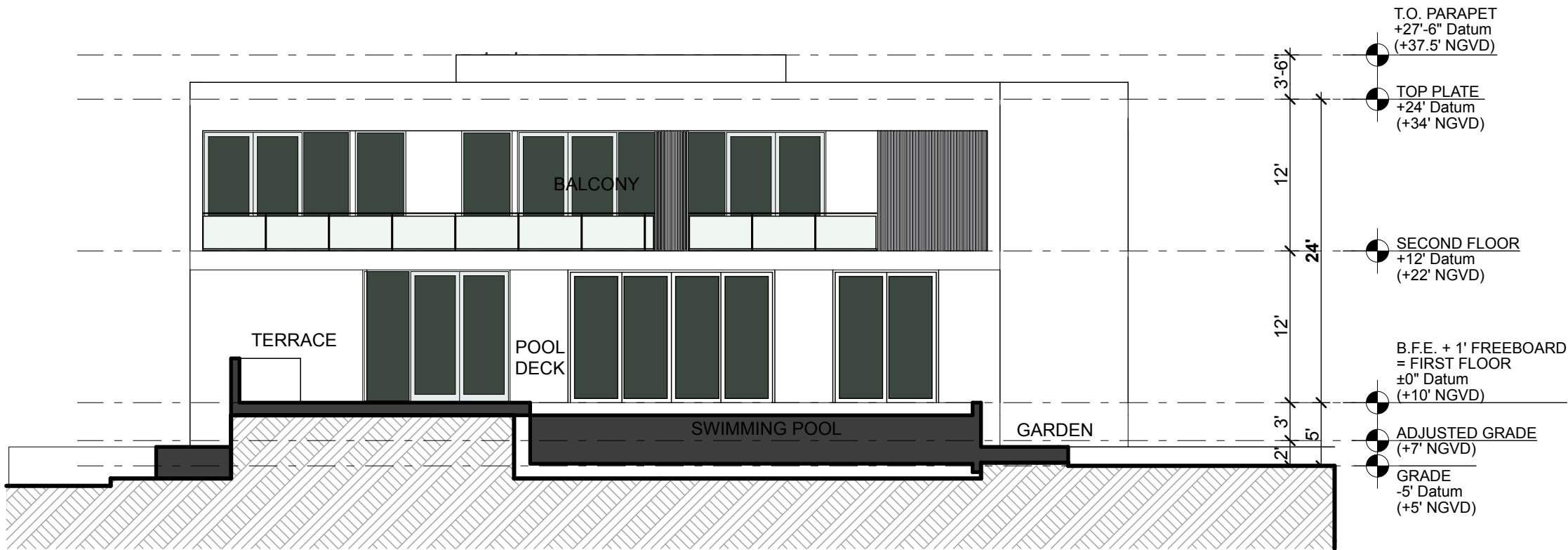
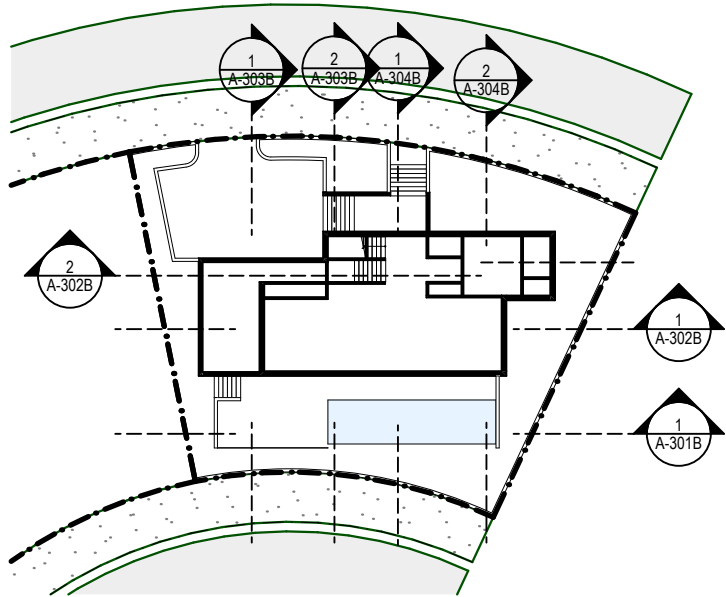
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-202B

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1 SECTION A
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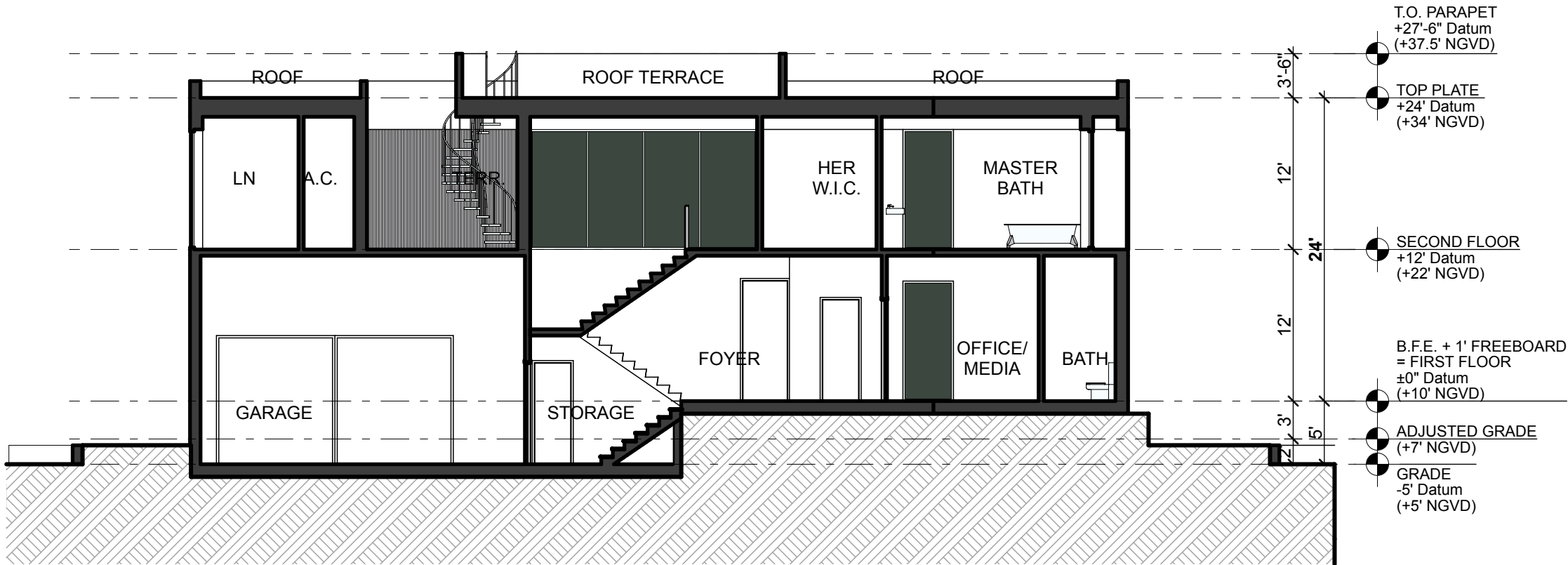
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LOT B - SECTIONS



A-301B

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2 SECTION C
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1 SECTION B
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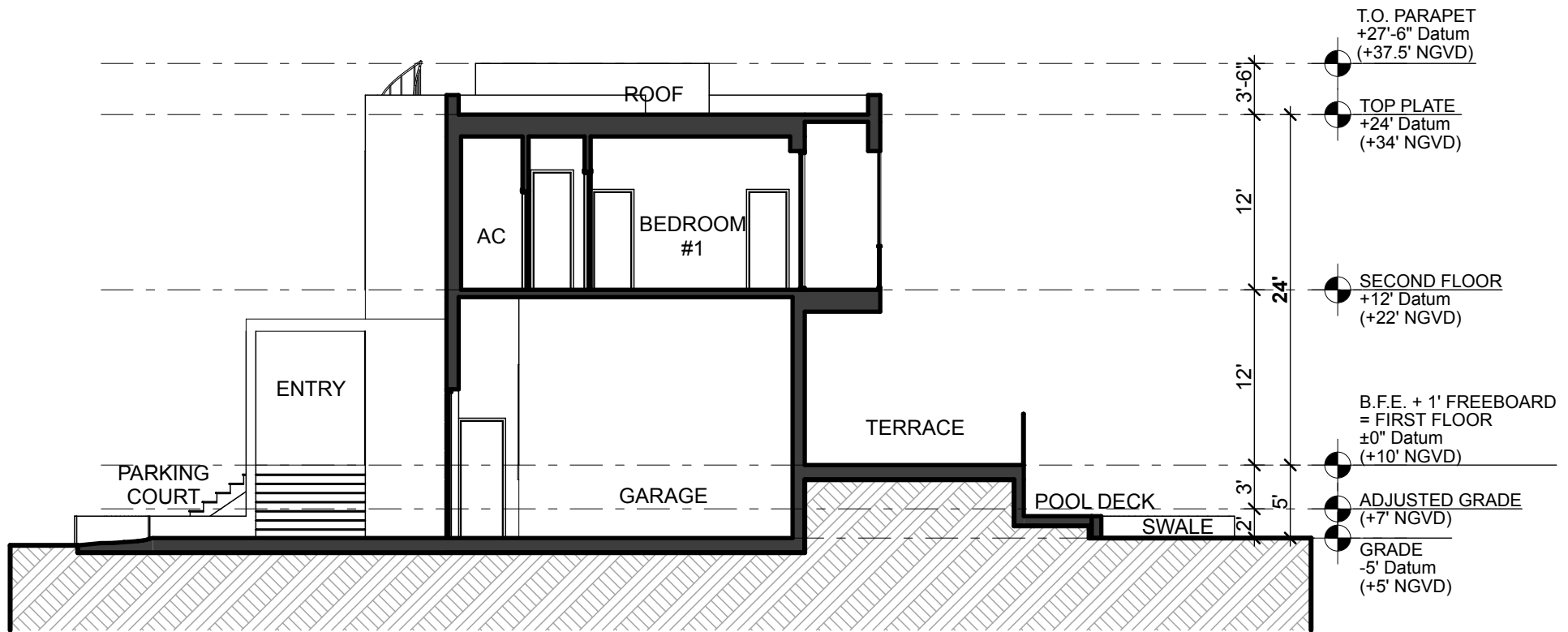
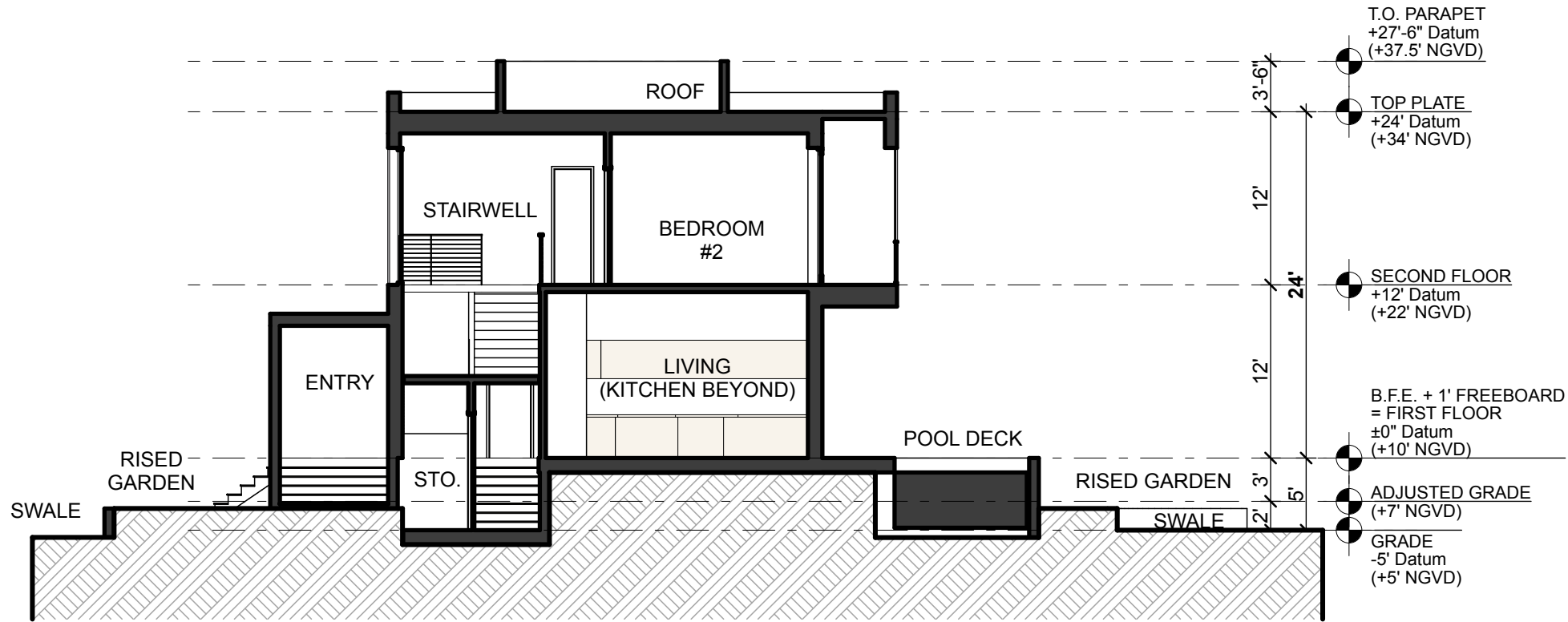
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LOT B - SECTIONS



A-302B

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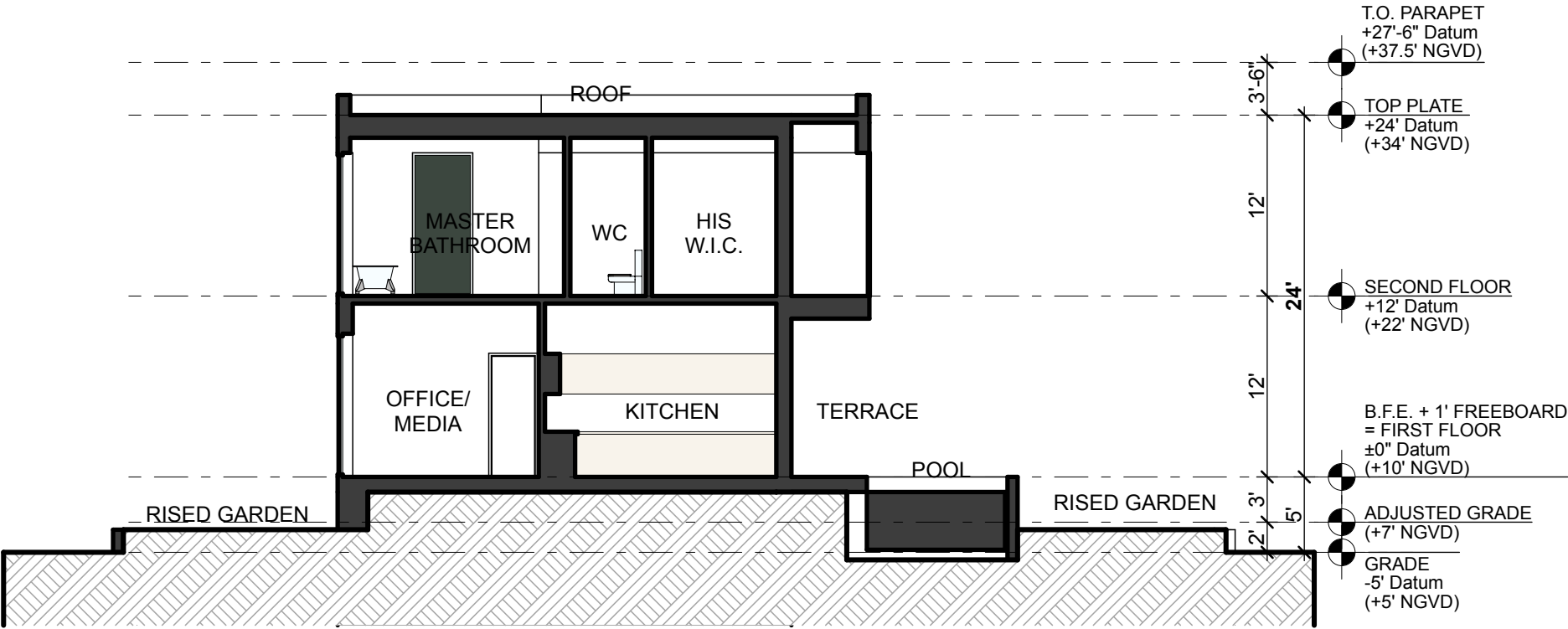


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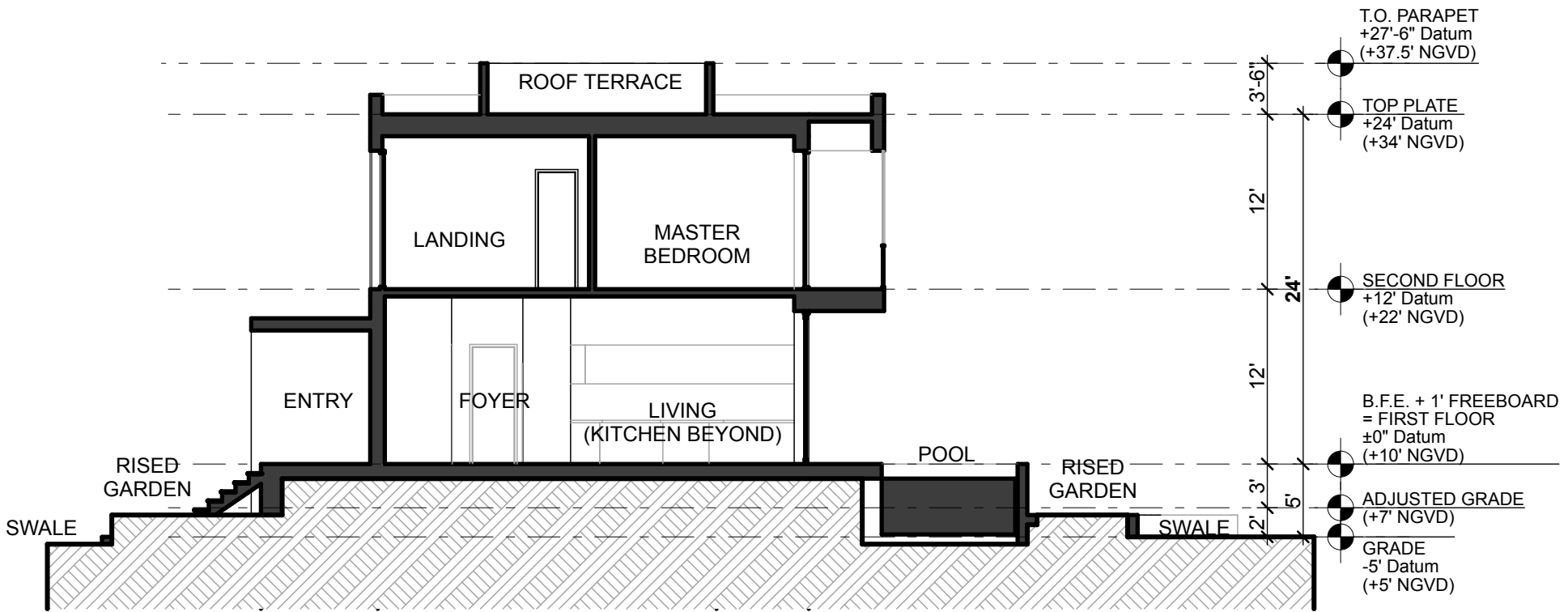
2

SECTION 4
SCALE: 3/32" = 1'-0"



1

SECTION 3
SCALE: 3/32" = 1'-0"



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A-304B