

291 PALM AVENUE - LOT B

LALANI DEVELOPERS

DRB21-0739 LOT B FINAL SUBMITTAL - 07/05/2022

PROJECT DESCRIPTION

NEW SINGLE FAMILY HOME ON LOT B OF APPROVED LOT SPLIT WITH ASSOCIATED WAIVER AND VARIANCES

THE HOUSE ON LOT B WILL BE ELEVATED 5' ABOVE GRADE AND CONSIST OF A TWO STORY DESIGN AND INCLUDE A SINGLE CAR GARAGE. THE HOME WILL HAVE A RAISED POOL DECK AND TERRACES. DUE TO THE SUBSTANTIAL IRREGULAR SHAPE, NARROW LOT DEPTH AND DOUBLE FRONTAGE CONDITION OF THE LOT, THE OWNER SEEKS WAIVERS AND VARIANCES FOR THE FOLLOWING ITEMS:

- 1. LOT COVERAGE
- 2. UNIT SIZE
- 3. FRONT SETBACK ON NORTH COCONUT LANE 2 STORY HOME
- 4. FRONT SETBACK ON PALM AVENUE 2 STORY HOME
- 5. SIDE INTERIOR SETBACK
- 6. SUM OF SIDE SETBACKS
- 7a. NOT USED
- 7b. NOT USED
- 8. POOL DECK FRONT SETBACK
- 9. NOT USED
- 10. SETBACKS FOR ROOF DECK FROM NORTH AND SOUTH SIDES OF FLOOR BELOW
- 11a. NOT USED
- 11b. NOT USED

WAIVERS:

- 1. WAIVER OF 5' ADDITIONAL SETBACK FOR 35% OF SECOND STORY FRONT ELEVATION

R&B

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291 PALM AVENUE - LOT B

A-000
7/5/22

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PROJECT

291 PALM AVENUE - LOT B

Sheet Title

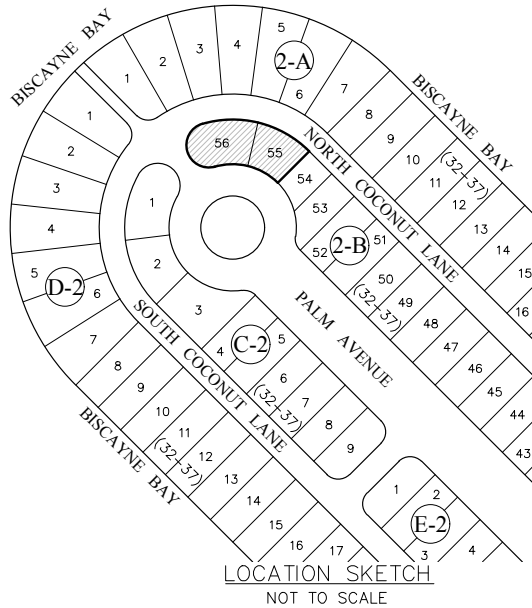
INDEX



A - 001

A graphic scale at the bottom shows a horizontal bar divided into four equal segments, with markings for 0', 10', 20', and 40'. Below the scale is the text "GRAPHIC SCALE" and "SCALE : 1" = 20'". Above the scale, a vertical line is labeled "ASSUMED" and points to a small diagram of a magnetic needle with a black and white striped pattern, indicating a declination of 10°.

A/C	Arc Length
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
(C.S.)	Concrete Slab
D.	Deed
D.WY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.	Found Rebar
ID	Identification
INV.	Inverts
(L.F.)	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Survey
S.N.D.	Set Nail and Disc (Lab 3398)
S.R.	Set Rebar (Lab 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence



TREE TABLE		
POINT NUMBER	NAME	(E)T - HIGHT.(F)T - SP.(F)T
151	PALM	1.50°-40°-20"
156	COCONUT PALM	1.40°-20°-15"
157	COCONUT PALM	1.40°-28°-15"
158	COCONUT PALM	1.40°-25°-15"
175	PALM	2.50°-60°-20"
184	PALM	1.80°-50°-20"
206	PALM	1.30°-28°-18"
207	PALM	1.30°-28°-18"
208	PALM	1.30°-28°-18"
267	PALM	1.50°-18°-18"
268	PALM	1.50°-18°-18"
269	PALM	1.50°-18°-12"
363	PALM	1°-25°-15"
364	PALM	1°-30°-12"
365	PALM	1.50°-30°-18"
366	PALM	1.80°-30°-18"
426	PALM	1.80°-30°-15"
460	PALM	1.80°-30°-18"
560	TREE	2.50°-30°-25"
563	TREE	2°-18°-15"
610	PINE TREE	2°-55°-15"
612	TREE	0.90°-22°-10"

A-002

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1 CONTEXT MAP
SCALE: N.A.



10



2



5



8



3



6



9



4



7

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OWNER INFORMATION

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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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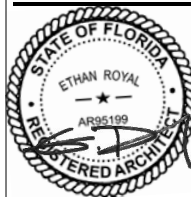
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291 PALM AVENUE

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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



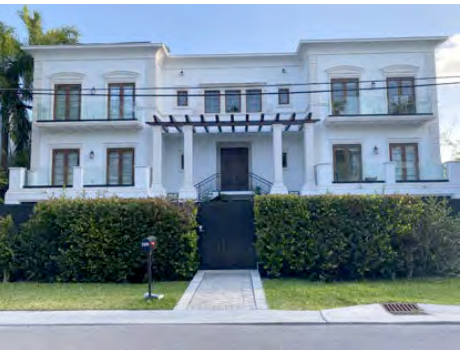
3 295 COCONUT LANE



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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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 (SF +20%)	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)	(%)				
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 (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE	LOT COVERAGE 30% MAX	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	



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PROJECT

291 PALM AVENUE

Sheet Title

NEIGHBORHOOD DEVELOPMENT
ANALYSIS



A-006

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#	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)
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	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 (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)
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.

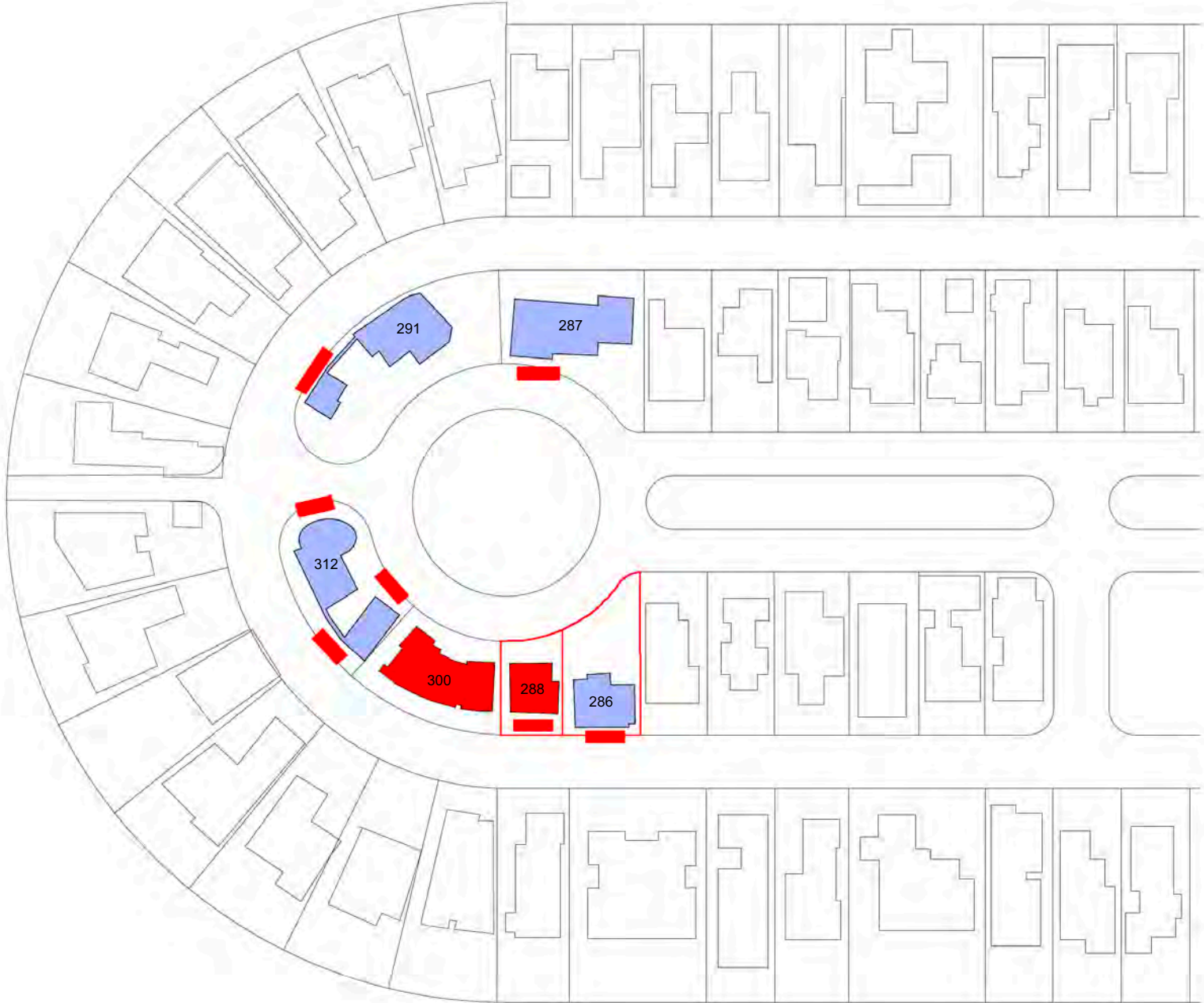
#	ADDRESS	LOT SIZE (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
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	



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2 PROPERTY KEY PLAN



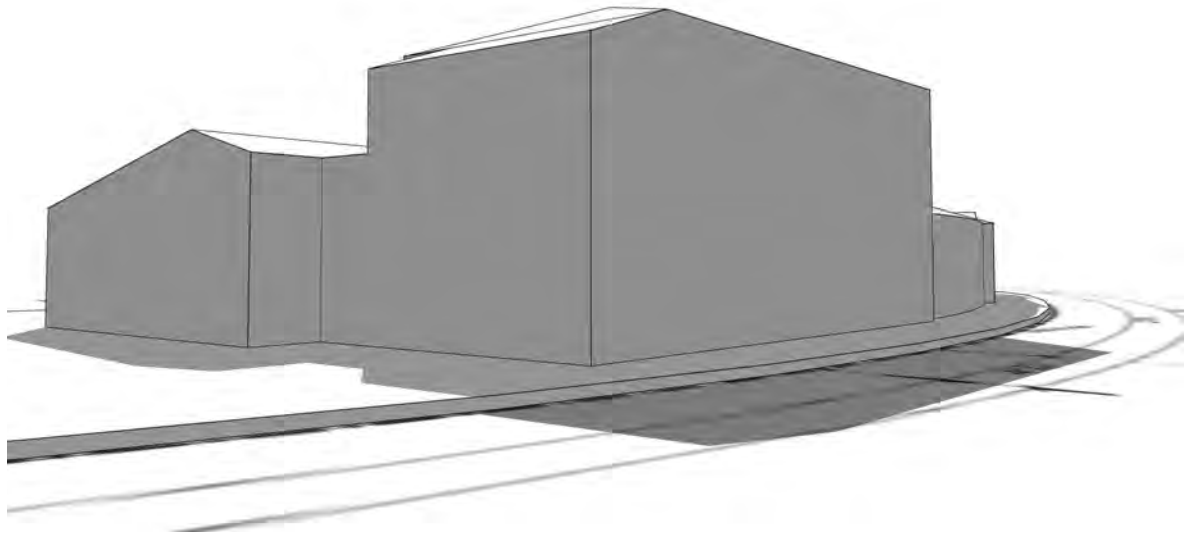
1 70' DEEP LOTS - DOUBLE FRONTAGES

#	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%					

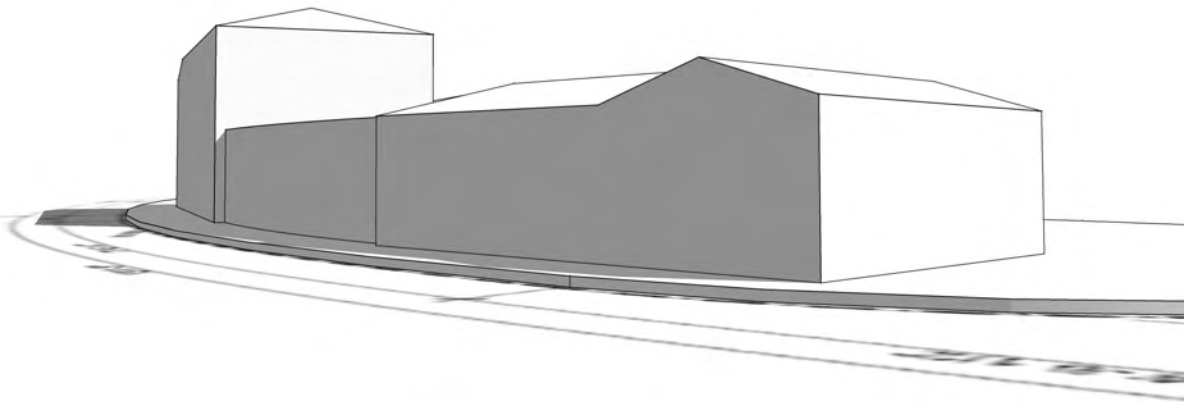
COLOR CODED LEGEND	
	70' DEEP LOTS
	RECENT CONSTRUCTION
	NON-CONFORMANCES



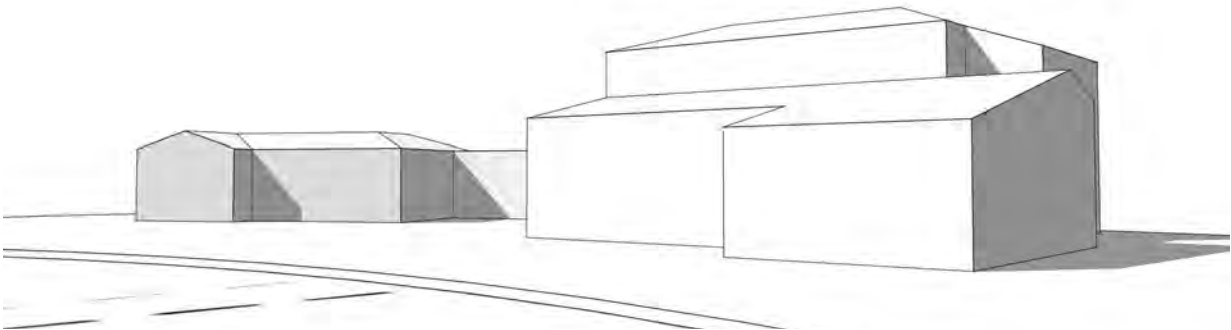
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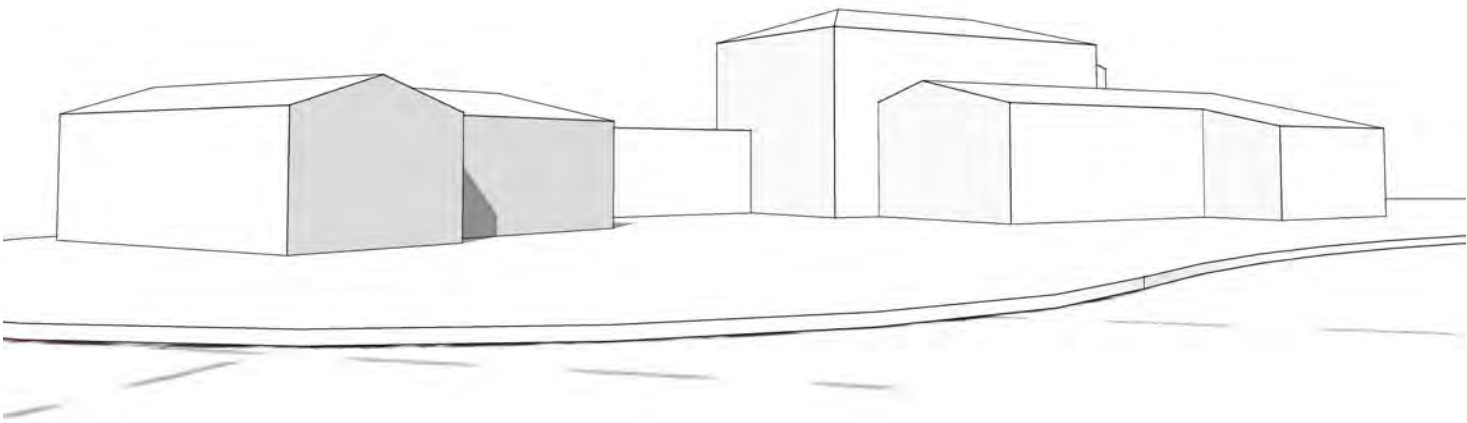
4 EXISTING MASSING VIEW - N. COCONUT LANE
NOT TO SCALE



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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OWNER INFORMATION

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DEVELOPERS

PROJECT

291 PALM AVENUE

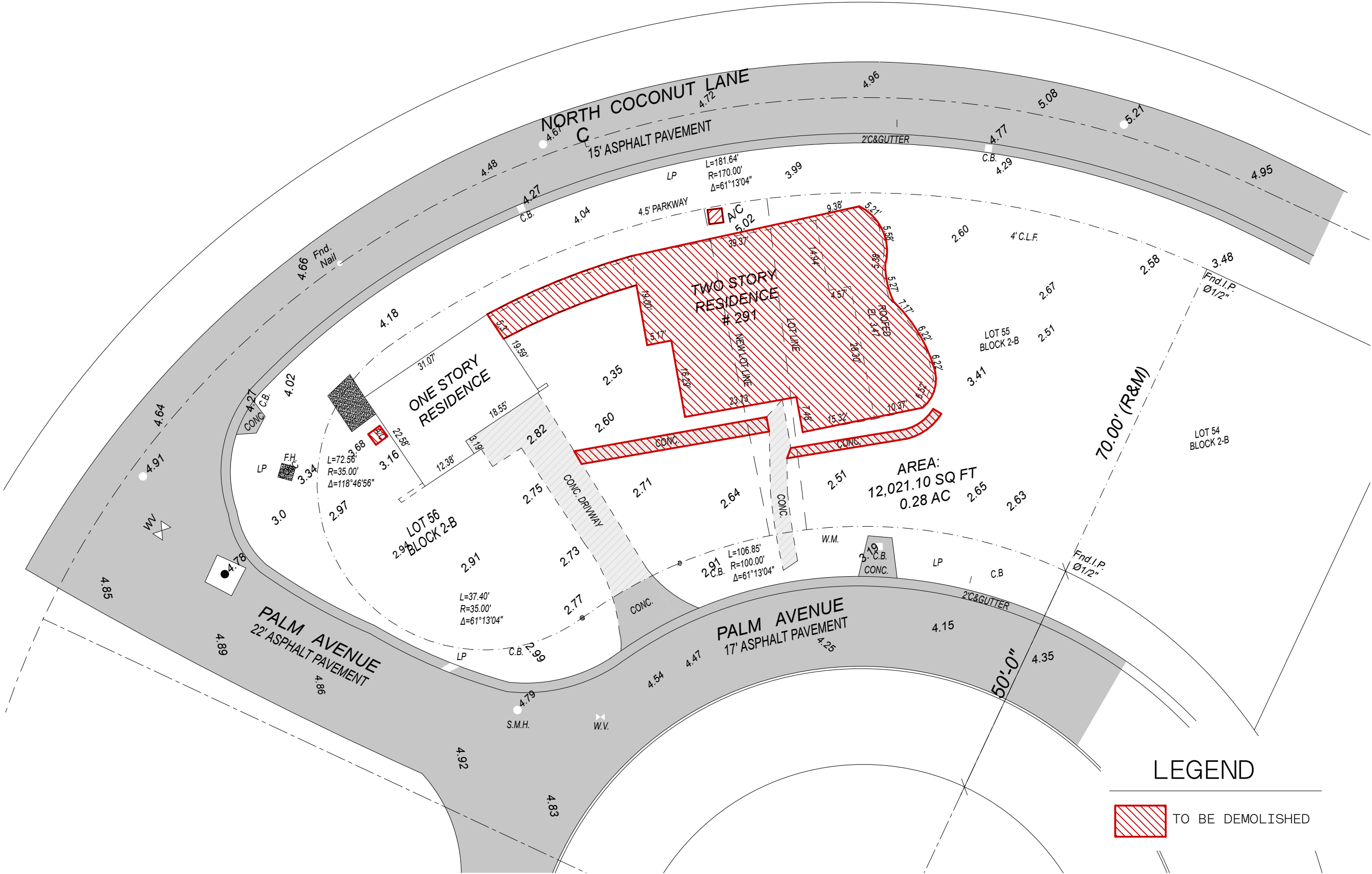
Sheet Title

EXISTING SITE MASSING
DIAGRAMS



A-009

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1

SITE PLAN | DWG

SCALE: 1" = 20'

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OWNER INFORMATION

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291 PALM AVENUE

SITE DEMOLITION PLAN

Sheet Title



A-012

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ITEM #	Existing Zoning Information - Pre 1942 Residence - See Existing Site Setback Diagram - Sheet A-013				
1	Address:	291 Palm Ave, Miami Beach 33139			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:	RS-4	
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:	+4.5' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.75' N.G.V.D.	Free board:	5 FT	
7	Lot Area:	12,022 SF			
8	Lot width:	167'-10" FT	Lot Depth:	70 FT	
9	Lot Coverage SF and %:	3,607 SF (30%)	Proposed Lot Coverage SF and %	N/A	
10	Existing Lot Coverage SF and %	2,981 SF (25%)	Lot Coverage deducated (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	6,011 SF (50%)	Proposed Unit Size SF and %:	N/A	
13	Existing First Floor Unit Size:	2,981 SF	Proposed First Floor Unit Size:	N/A	
14	Existing Second Floor Unit Size	751 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires DRB Approval)	N/A	
15	Existing Unit Size:	3,732 SF (31%)	Proposed Second Floor Unit Size SF and %	N/A	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	22 FT	NA	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	20'-0"	NA	
	N. Coconut Lane	20'-0"	5'-0"	NA	
20	Front Second Level:				
	Palm Ave	30'-0"	20'-0"	NA	
	N. Coconut Lane	30'-0"	5'-0"	NA	
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
21	Side 1 (facing street):	15'-0"	25'-1"	NA	
22	Side 2 (Interior side)	10'-0"	41'-8"	NA	
23	Rear:	15'-0"	N/A	NA	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street):				
25	Accessory Structure Rear				
26	Sum of Side yard:	25% Lot Width > 100' or 25'	66'-9"	NA	
27	Located within a Local Historic District?			Yes or no	
28	Designed as an individual Historic Single Family Residence Site?			Yes or no	
29	Determined to be Architecturally Significant?			Yes or no	

Notes:

If not applicable write N/A

All other data infromation should be presenteed like the above format

1

EXISTING SITE ZONING DATA CHART

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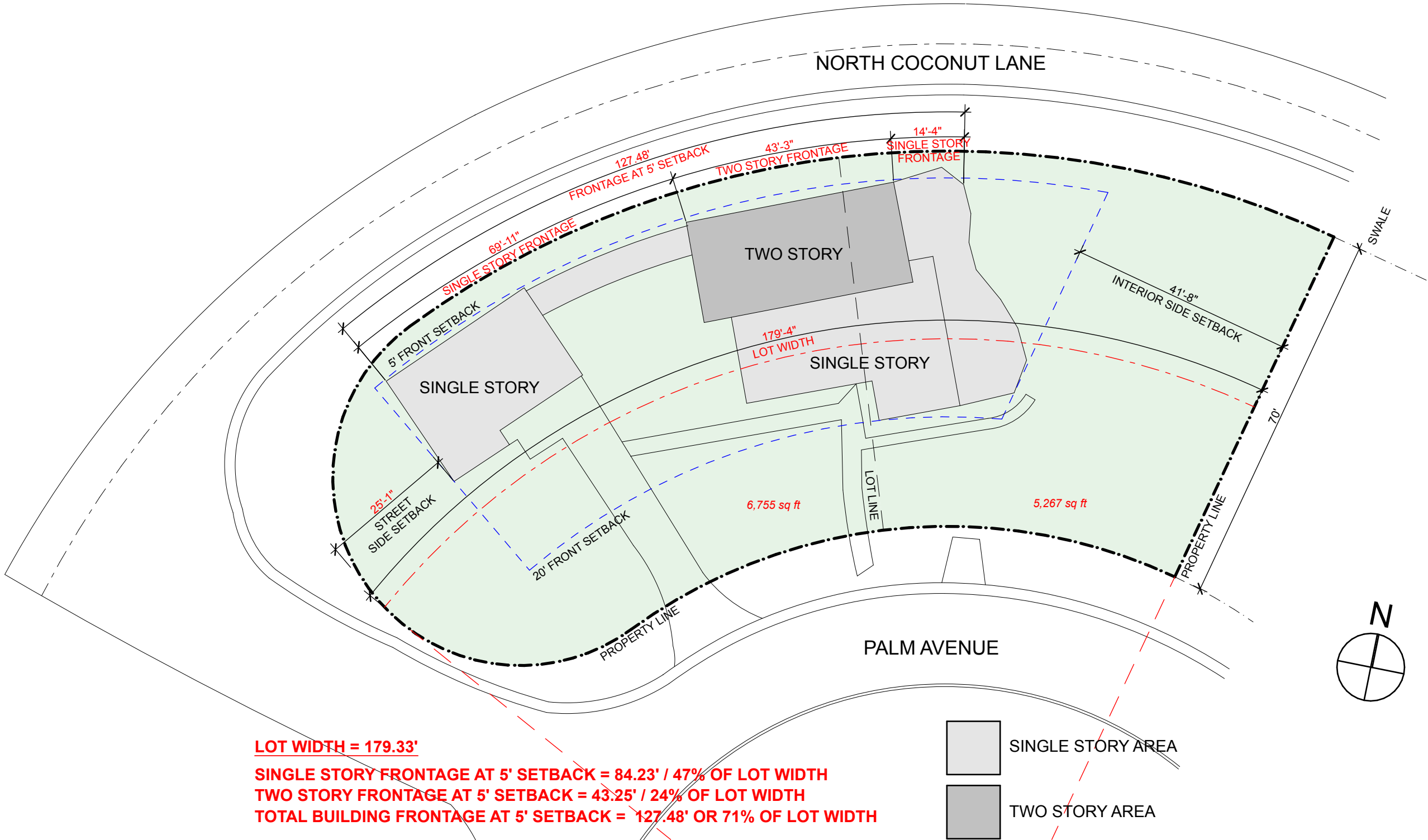
Sheet Title

EXISTING SITE ZONING DATA
CHART



A-013

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1

EXISTING SITE SETBACK DIAGRAM

SCALE: 1" = 20'

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Sheet Title

SITE DIAGRAMS

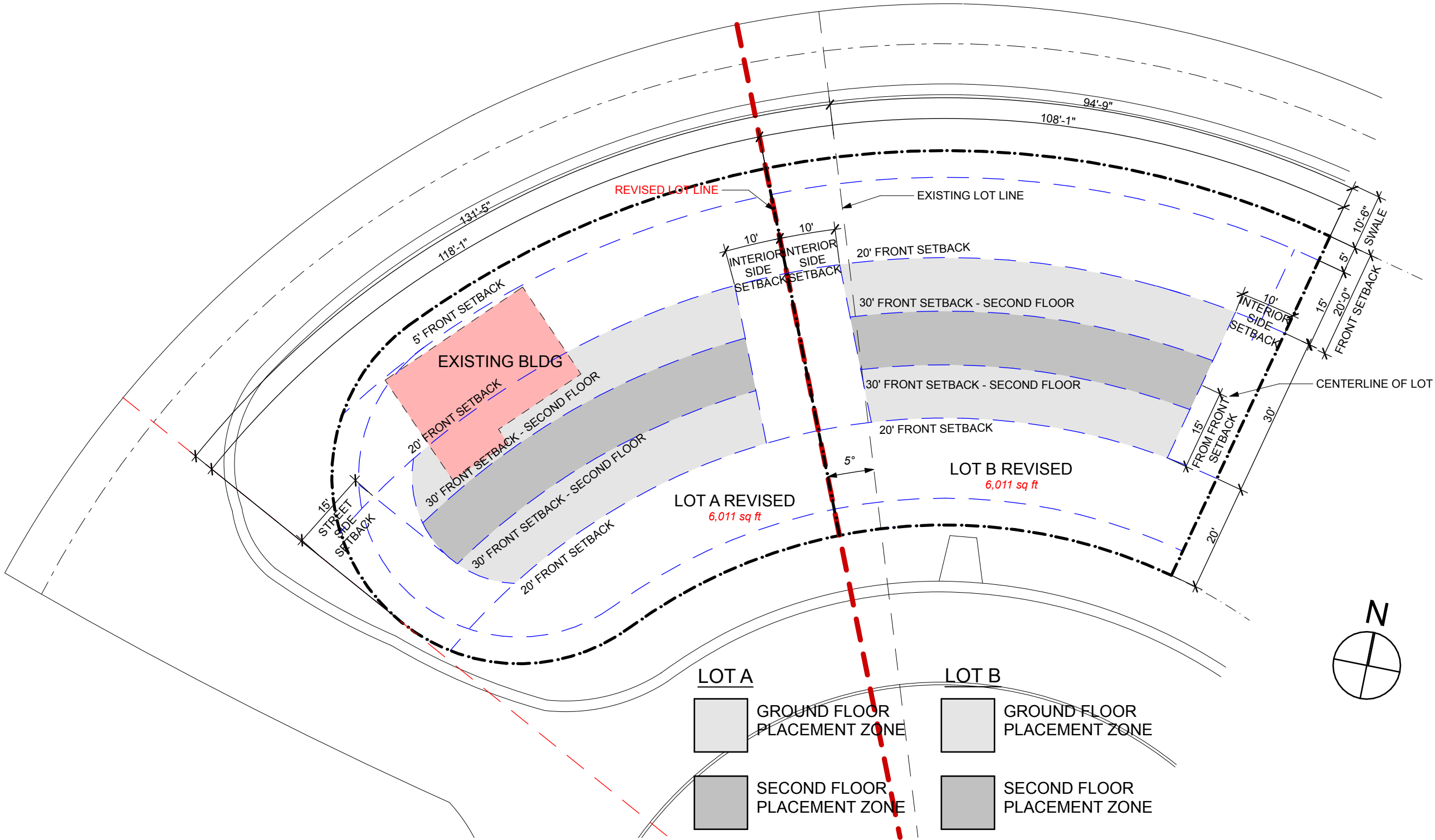


A-014



SCALE: 1" = 20'

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3

REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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Sheet Title

SITE DIAGRAMS



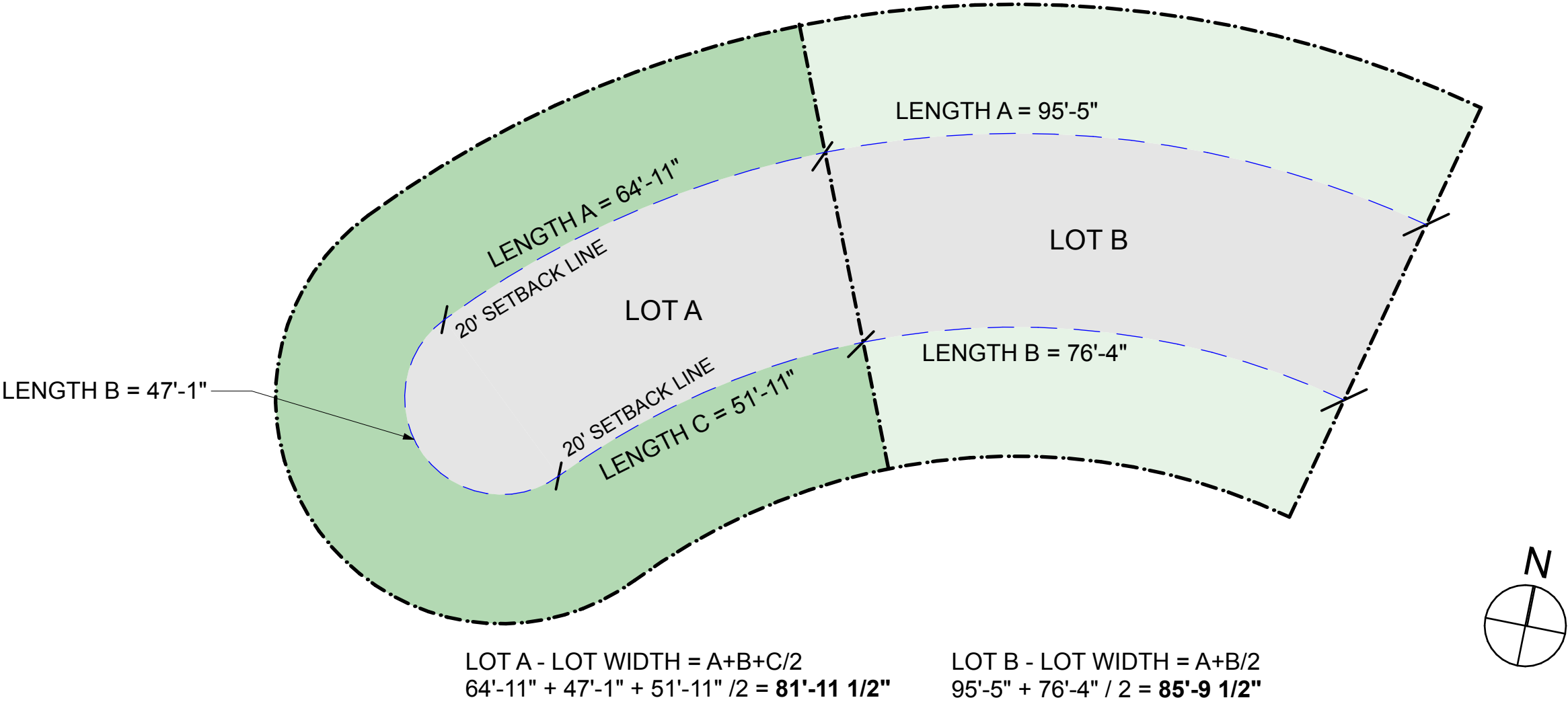
A-016

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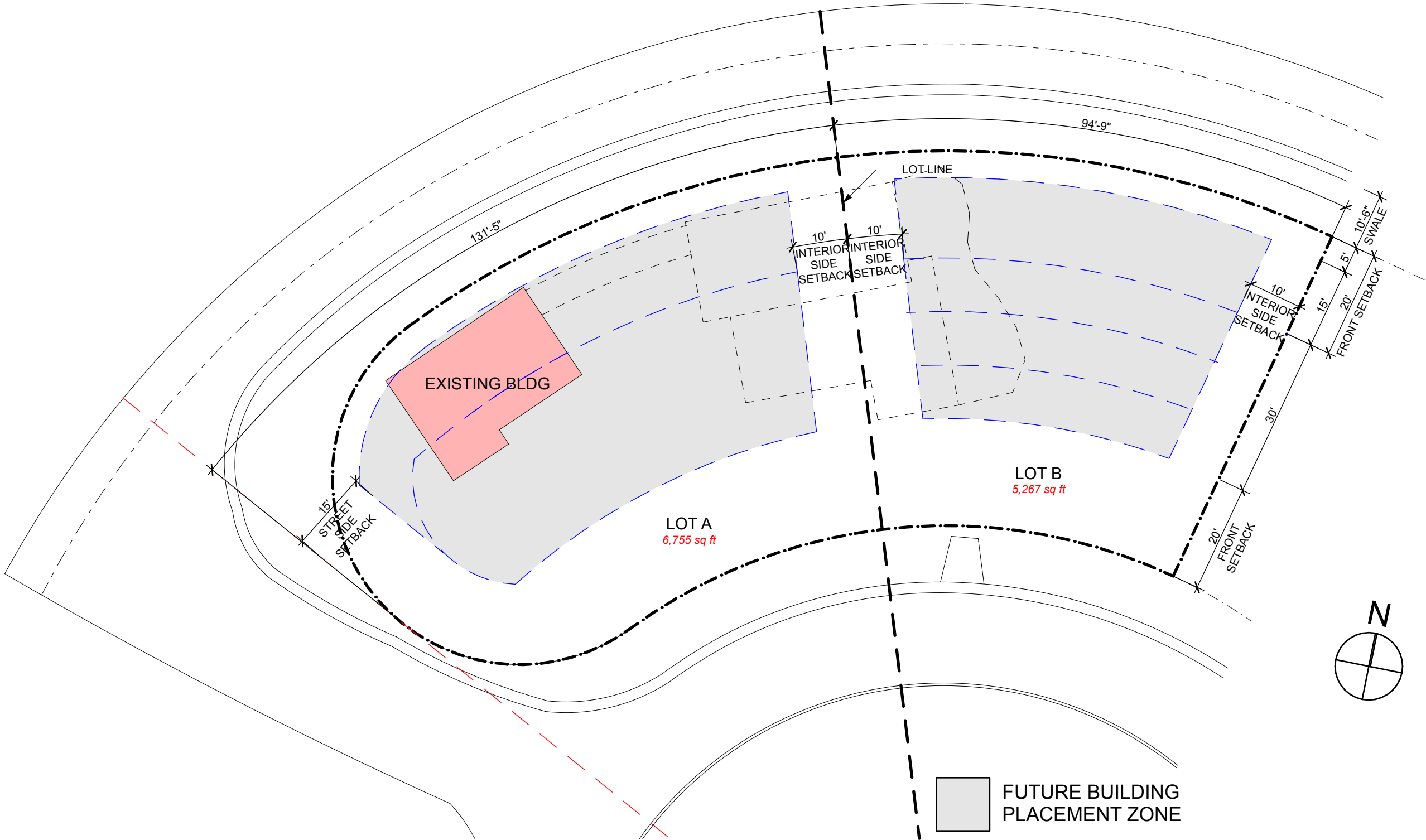
1

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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Sheet Title

SITE DIAGRAMS



A-018

File: /Users/ethanroyal/Onebox (royalbyckovas) /2021 PROJECTS/211004 291 PALM AVE/E-CAD/I Design/DRB REVISONS/DRB HEARING CHANGES/291 PALM AVENUE LOT B.DWG REVISED.dwg - By RBP - Date: 3/7/22
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PREVIOUS DRAWING

ITEM #	Zoning Information				
1	Address:	291 Palm Ave, Miami Beach 33139 - Lot B			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:	RS-4	
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:	+4.79' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.89' N.G.V.D.	Free board:	1 FT	
7	Lot Area:	6,011 SF			
8	Lot width:	85.9 FT	Lot Depth:	70 FT	
9	Max Lot Coverage SF and %:	1,804 SF (25%) Up to 33.2% with variance	Proposed Lot Coverage SF and %	1,879 SF (31.2%)	
10	Existing Lot Coverage SF and %	N/A	Lot Coverage deducated (garage-storage) SF:	500 SF	
11	Front Yard Open Space SF and %:	2,583 (75%)	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	2,404 SF (40%) Up to 50% with variance	Proposed Unit Size SF and %:	3,009 SF (50%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,308 SF (21.7%)	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires DRB Approval)	N/A	
15			Proposed Second Floor Unit Size SF and %	1,701 SF (28.2%)	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	425 SF (25%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	N/A	24'-0" (+34.00' N.G.V.D.)	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	N/A	20'-0"	
	N. Coconut Lane	20'-0"	N/A	12'	8'-0"
20	Front Second Level:				
	Palm Ave	30'-0"	N/A	20'-0"	10'-0"
	N. Coconut Lane	30'-0"	N/A	12'-0"	18'-0"
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
21	Side 1 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	5'-0"	5'-0"
22	Side 2 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	10'	
23	Rear:	15'-0"	N/A	N/A	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear		N/A	N/A	
26	Sum of Interior Side yard: 25% Lot Width	21'-6"	N/A	15'	6'-6"
27	Located within a Local Historic District?		Yes or no		
28	Designed as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		

Notes:

If not applicable write N/A
All other data infromation should be presenteed like the above format

1

LOT B - ZONING DATA CHART

R&B

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

LOT B ZONING DATA CHART



A-011B

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ITEM #	Zoning Information				
1	Address:	291 Palm Ave, Miami Beach 33139 - Lot B			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:	RS-4	
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:	+4.79' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.89' N.G.V.D.	Free board:	1 FT	
7	Lot Area:	6,011 SF			
8	Lot width:	85.9 FT	Lot Depth:	70 FT	
9	Max Lot Coverage SF and %:	1,804 SF (25%) Up to 33.2% with variance	Proposed Lot Coverage SF and %	1,612 SF (29.6%)	
10	Existing Lot Coverage SF and %	N/A	Lot Coverage deducated (garage-storage) SF:	500 SF	
11	Front Yard Open Space SF and %:	2,583 (75%)	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	2,404 SF (40%) Up to 50% with variance	Proposed Unit Size SF and %:	2,703 SF (45%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,308 SF (21.7%)	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires DRB Approval)	N/A	
15			Proposed Second Floor Unit Size SF and %	1,701 SF (28.2%)	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	425 SF (25%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	N/A	24'-0" (+34.00' N.G.V.D.)	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	N/A	20'-0"	
	N. Coconut Lane	20'-0"	N/A	12'-4" (porch only)	17'-8"
20	Front Second Level:				
	Palm Ave	30'-0"	N/A	20'-0"	10'-0"
	N. Coconut Lane	30'-0"	N/A	20'-0"	10'-0"
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
21	Side 1 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	7'-7"	2'-5"
22	Side 2 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	10'	
23	Rear:	15'-0"	N/A	N/A	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear		N/A	N/A	
26	Sum of Interior Side yard: 25% Lot Width	21'-6"	N/A	17'-7"	4'-5"
27	Located within a Local Historic District?		Yes or no		
28	Designed as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		

Notes:

If not applicable write N/A

All other data infromation should be presenteed like the above format

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LOT B - ZONING DATA CHART

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OWNER INFORMATION

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DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

LOT B ZONING DATA CHART



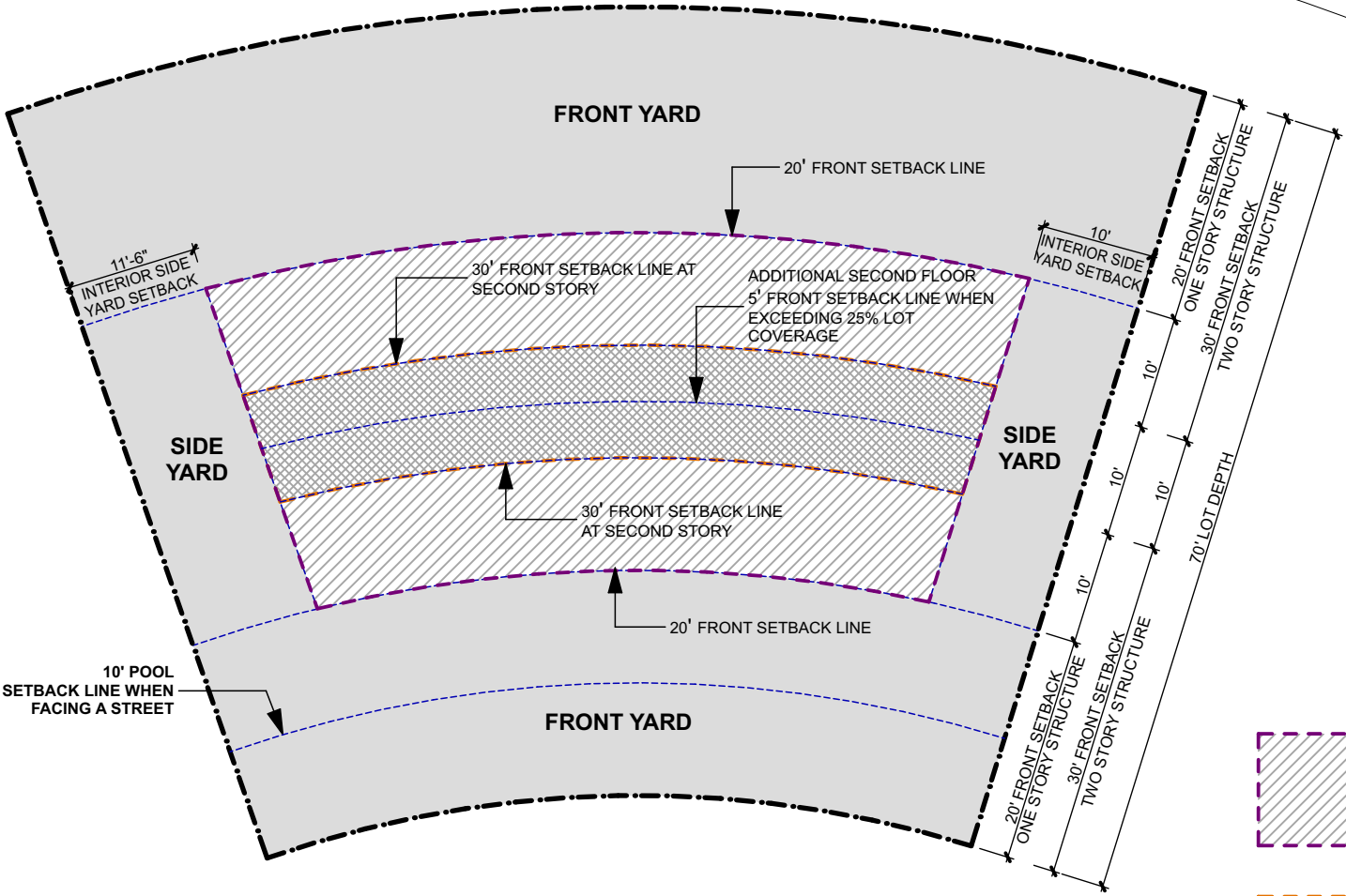
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LOT B REQUIRED SETBACK DIAGRAM

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



ONE STORY
PLACEMENT ZONE



TWO STORY
PLACEMENT ZONE

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291 PALM AVENUE - LOT B

Sheet Title

LOT B REQUIRED SETBACK
DIAGRAM



A-012B

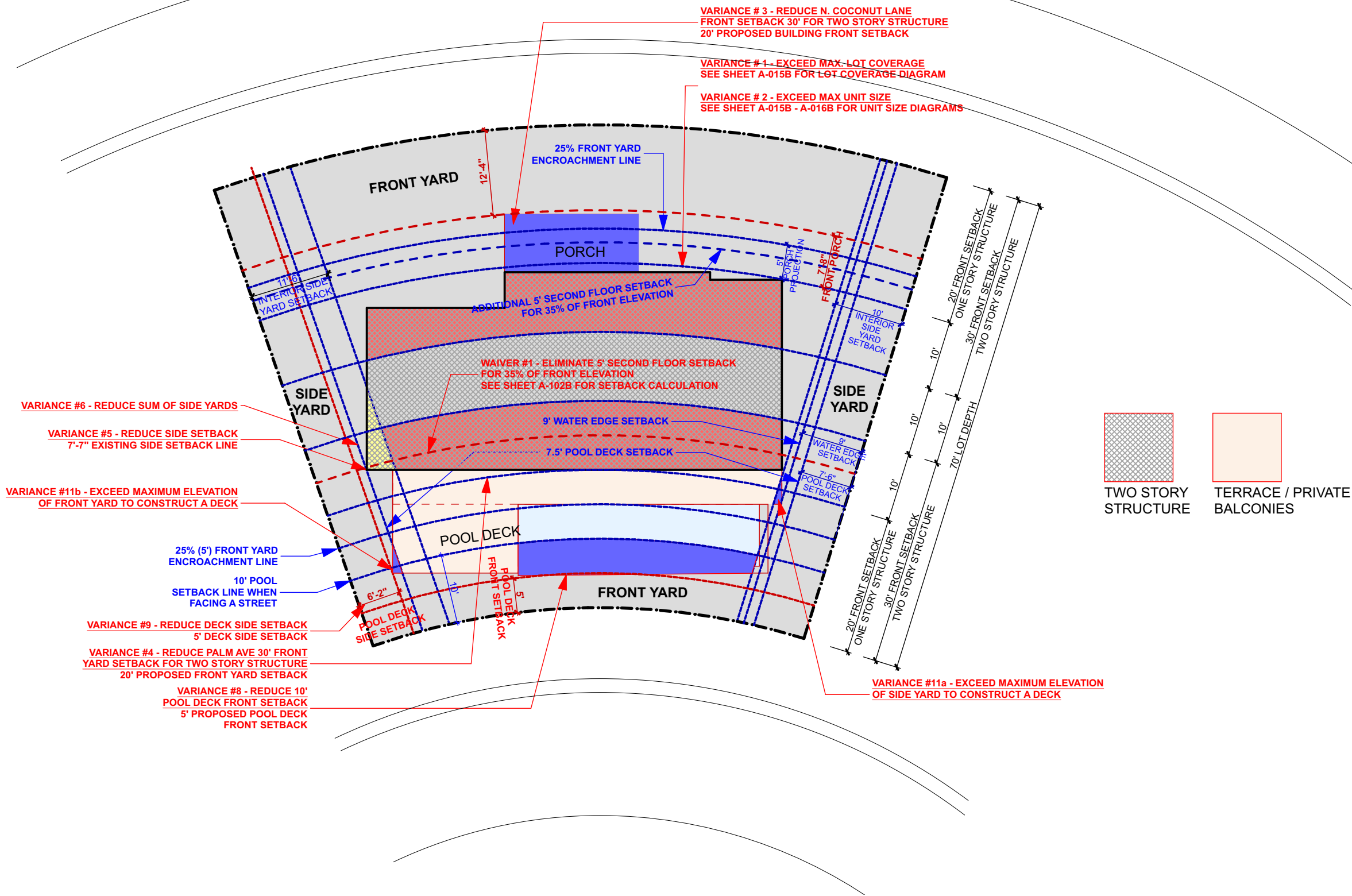
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1

VARIANCE DIAGRAM

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



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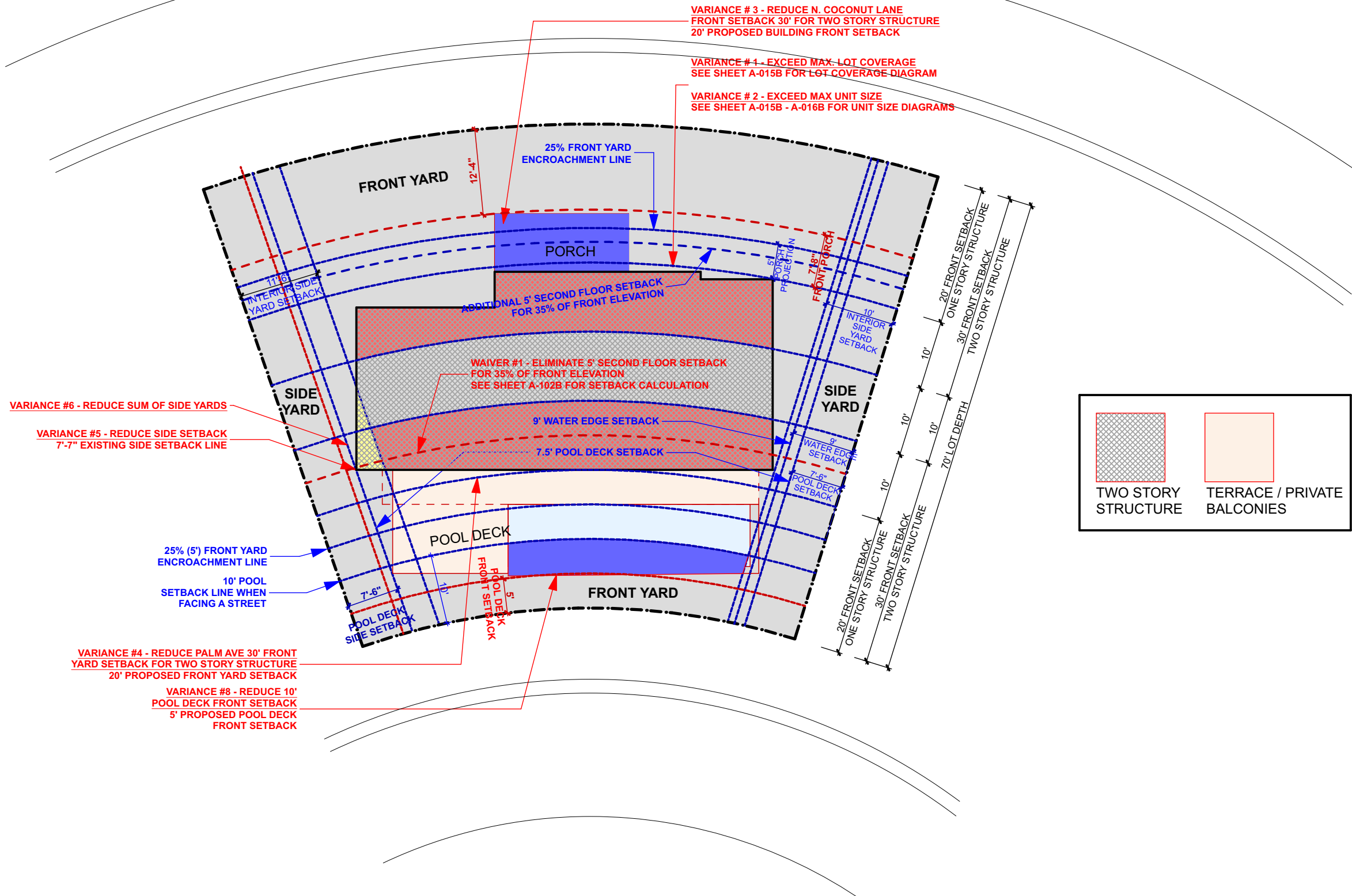
291 PALM AVENUE - LOT B

Sheet Title

LOT B VARIANCE DIAGRAMS



A-013B



1

VARIANCE DIAGRAM

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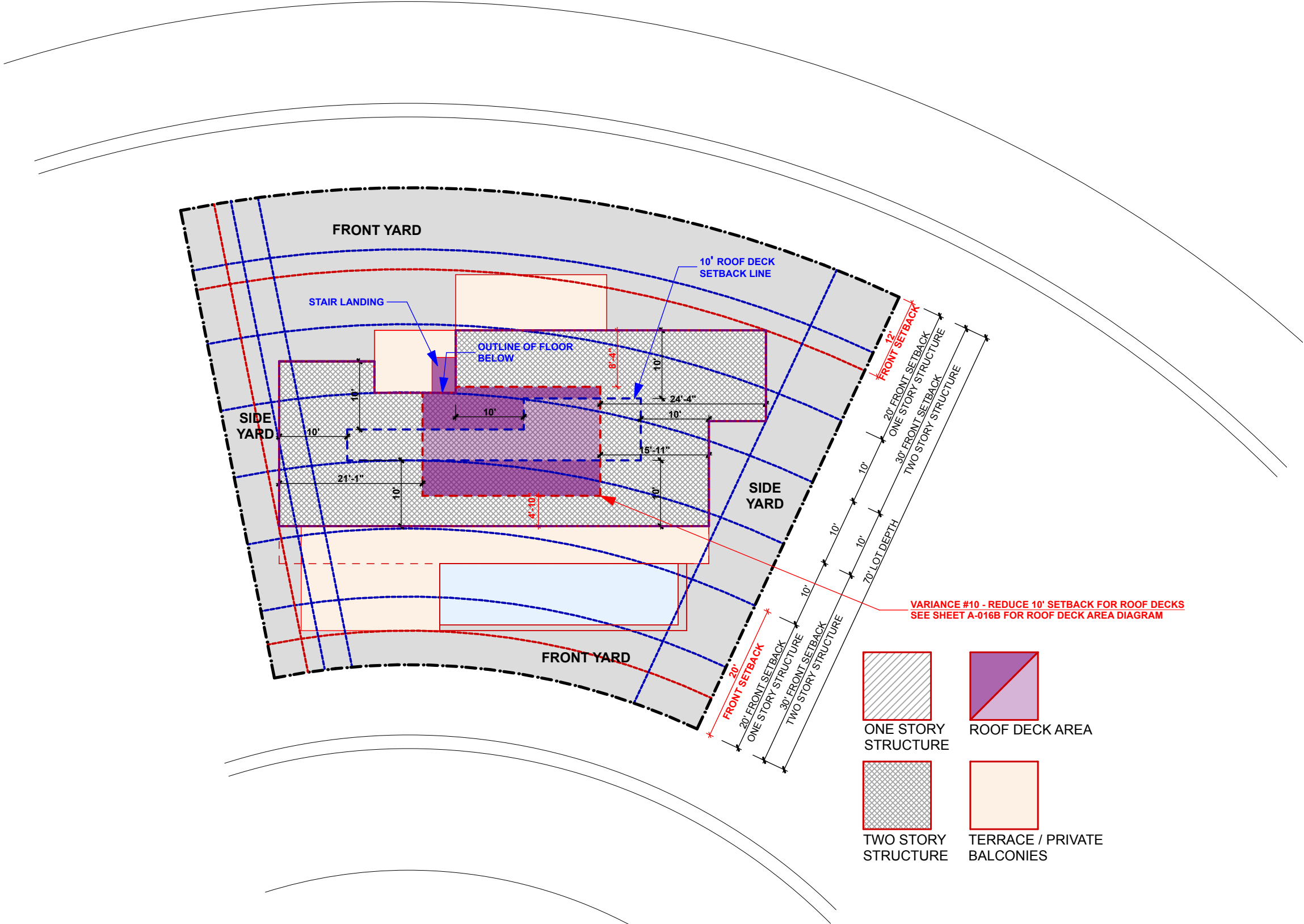
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1

VARIANCE DIAGRAM - ROOF DECK

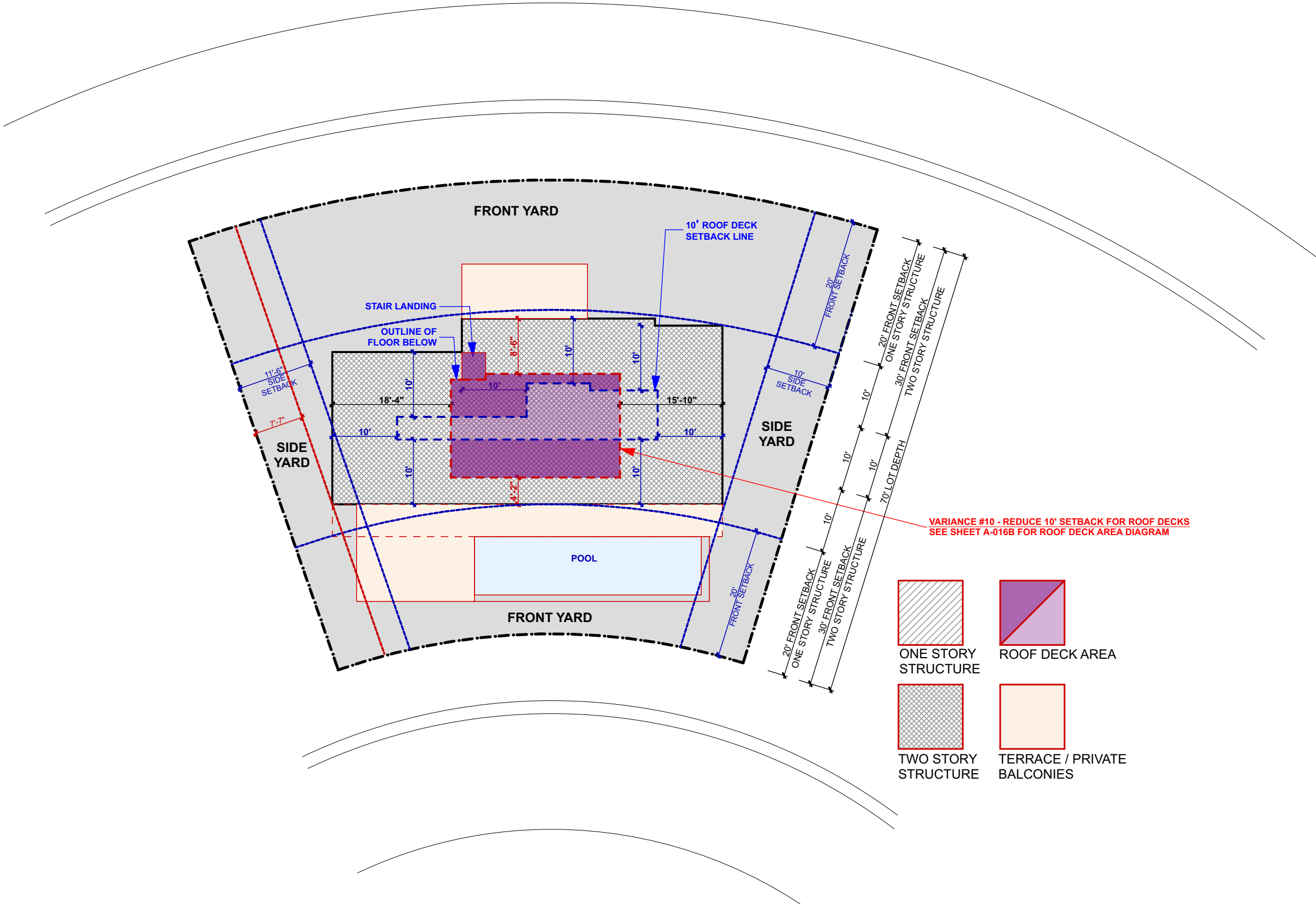
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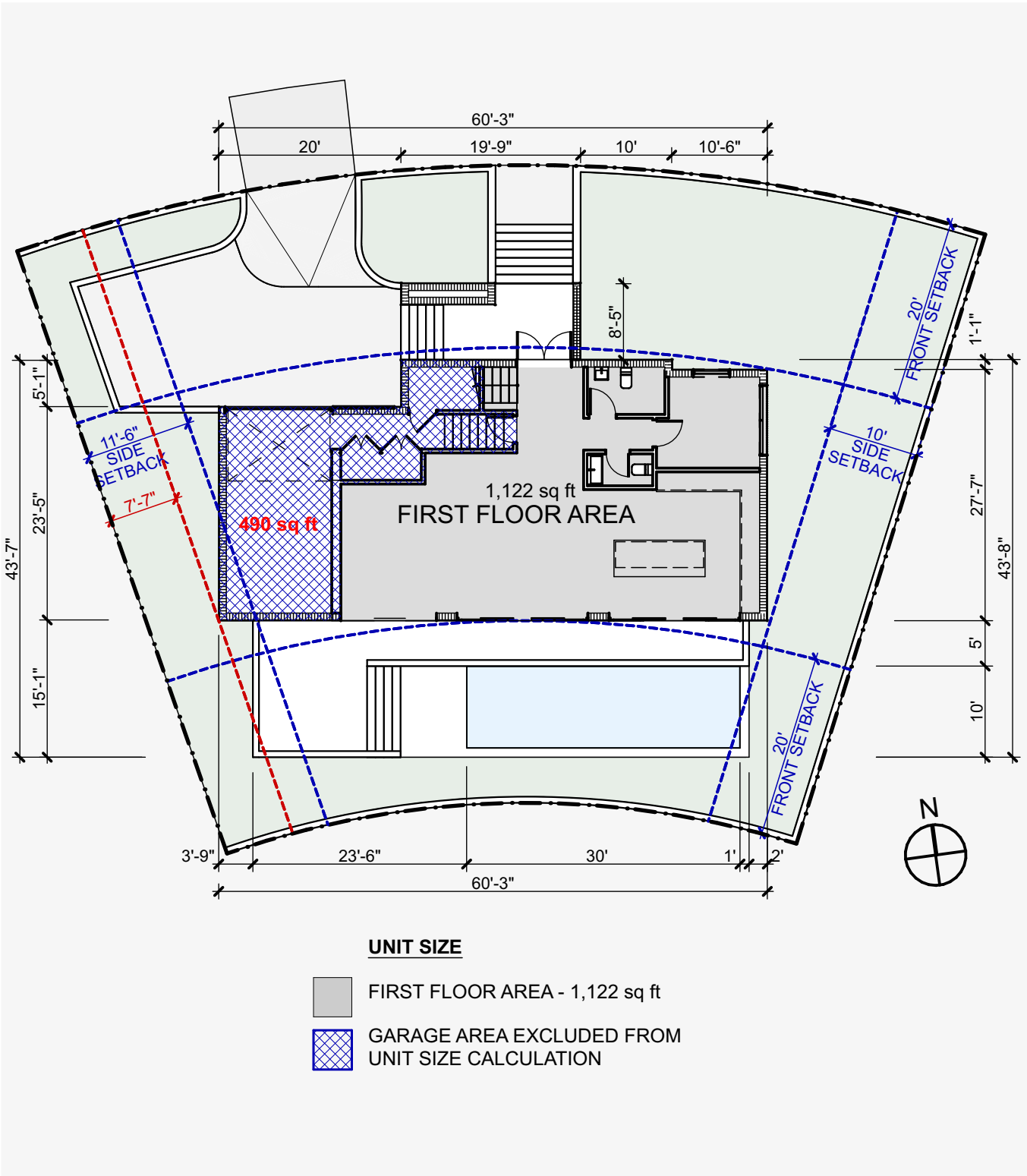
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VARIANCE DIAGRAM - ROOF DECK
SCALE: 1/16" = 1'-0"

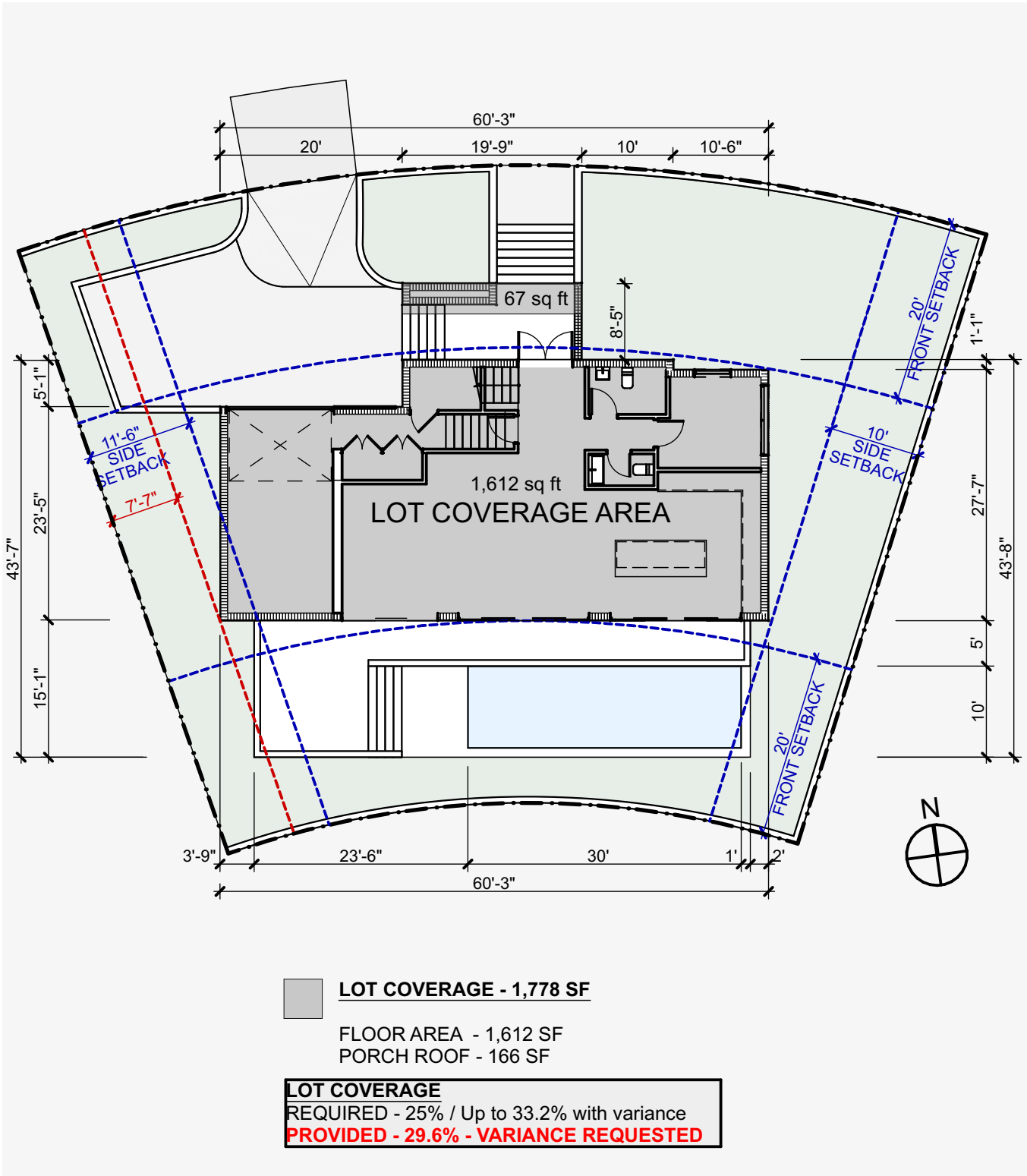


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2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



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

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PROJECT

291 PALM AVENUE - LOT B

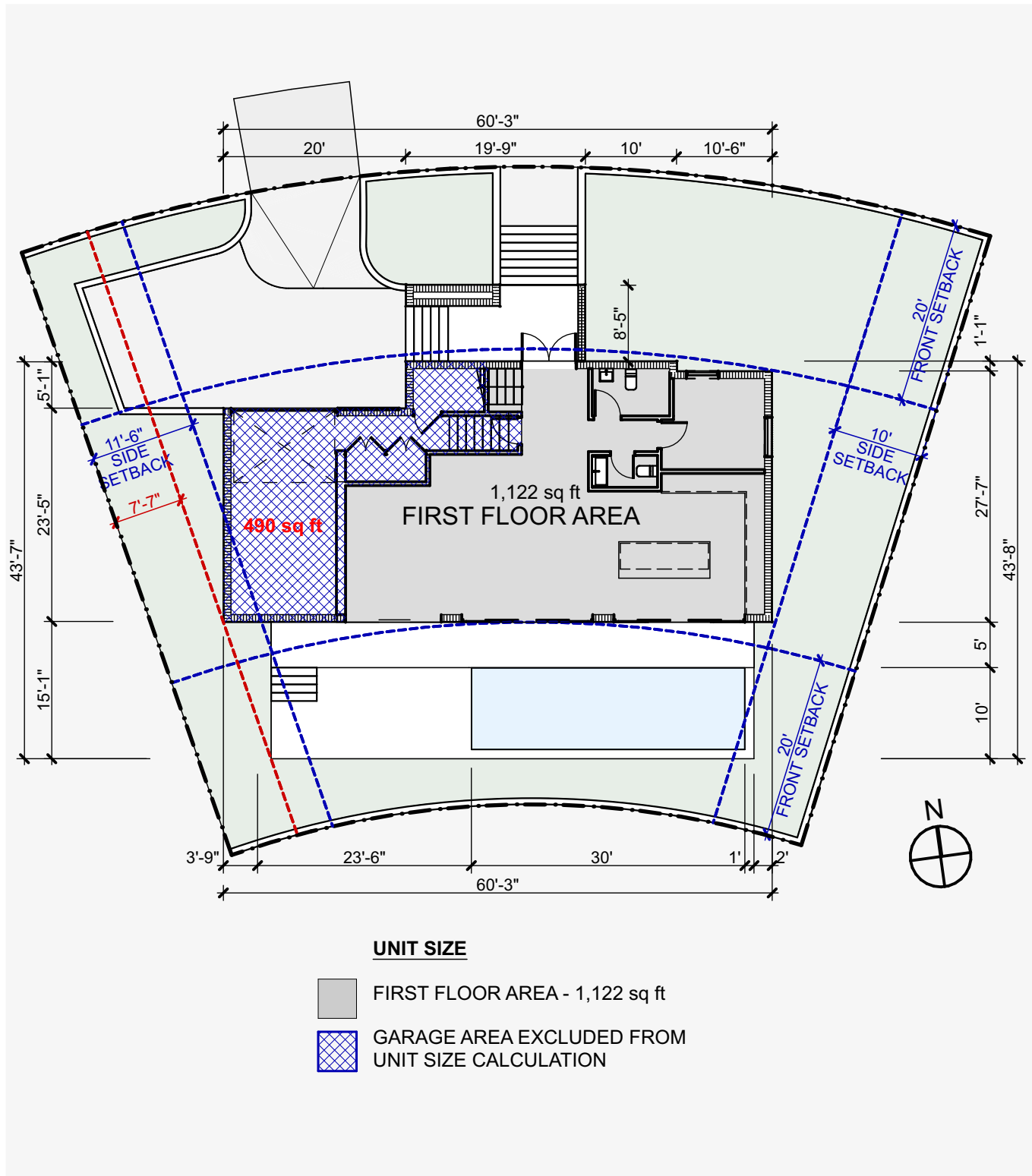
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LOT B DIAGRAMS

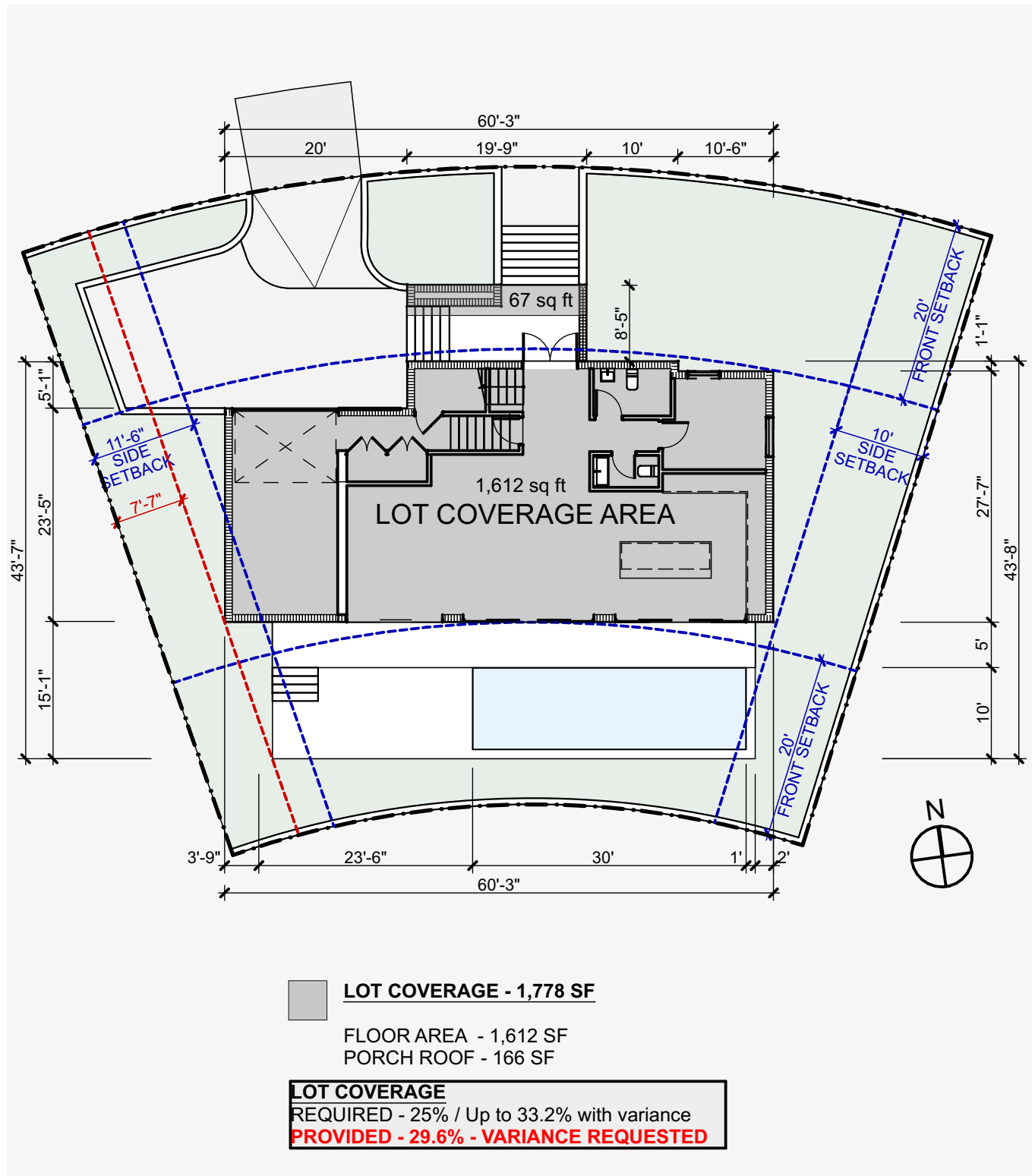


A-015B

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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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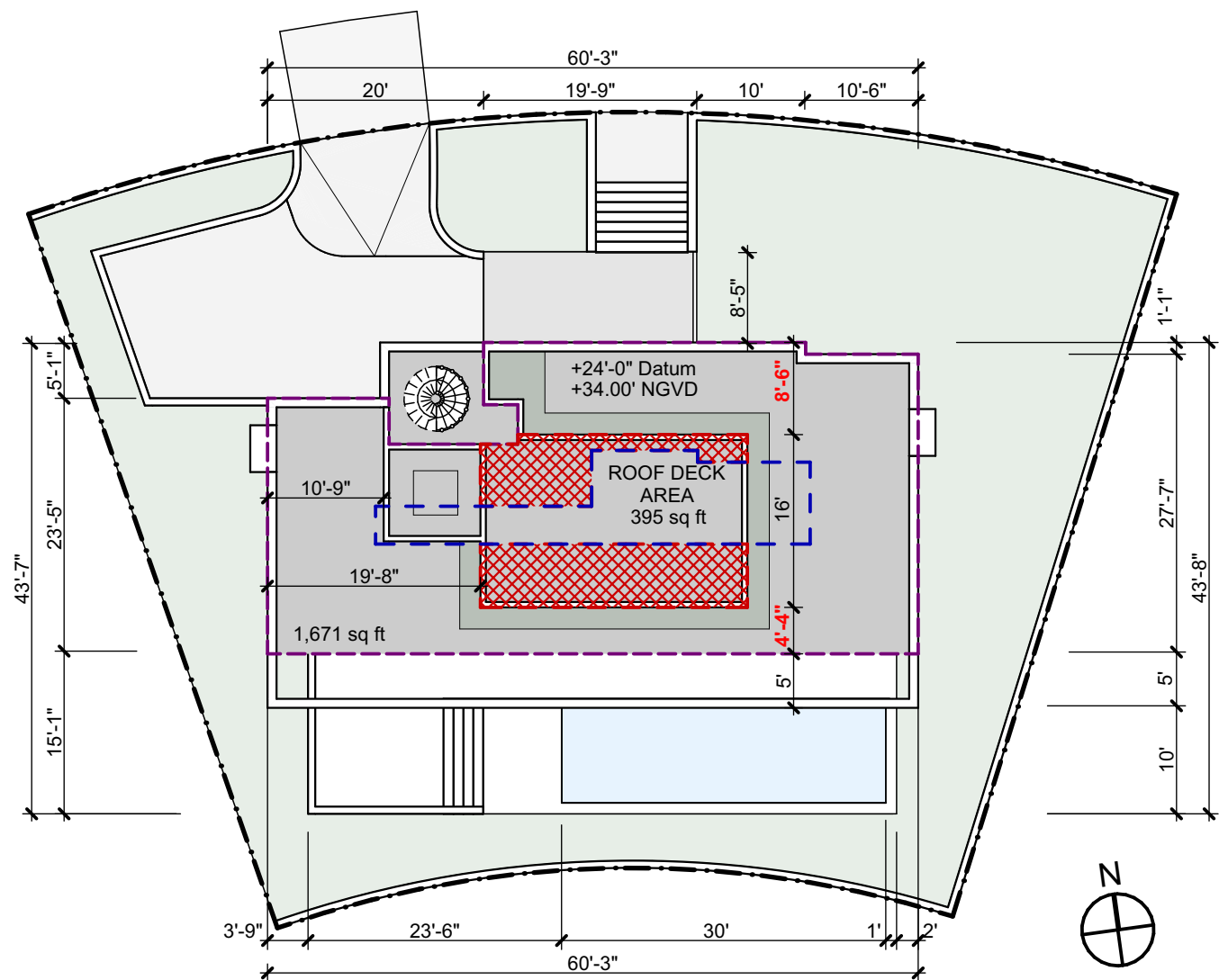
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LOT B DIAGRAMS



A-015B

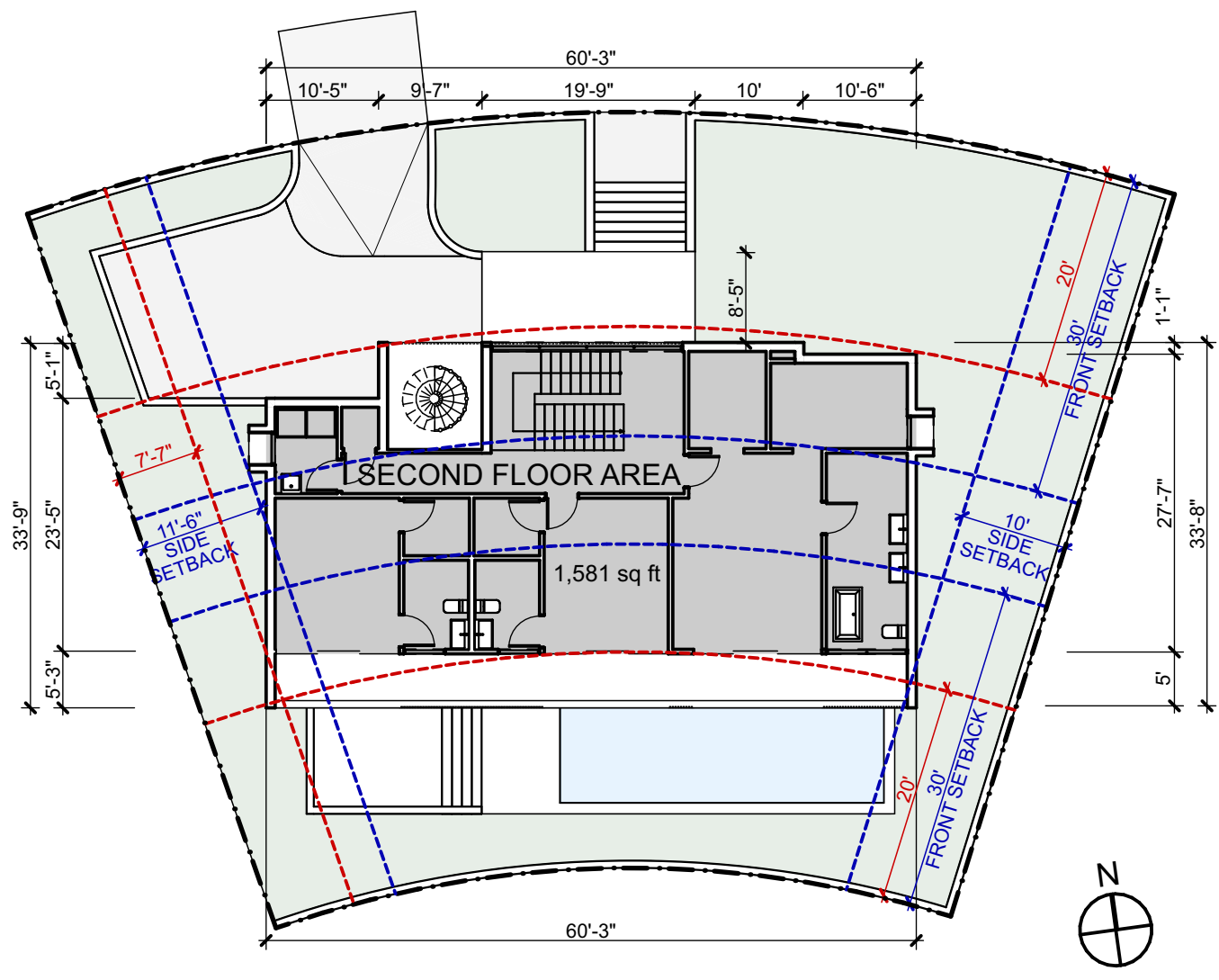
PREVIOUS DRAWING



- ROOF DECK AREA
- 10' ROOF DECK SETBACK LINE
- ROOF DECK SETBACK ENCROACHMENT
- OUTLINE OF ENCLOSED AREA BELOW

ROOF DECKS	
25% OF FLOOR AREA BELOW (1,581 SF)	
REQ'D	PROVIDED
395 SF (25%)	395 SF (25%)
HABITABLE ROOF DECK SETBACK FROM PERIMETER OF ENCLOSED FLOOR BELOW	
REQ'D	PROVIDED
10' MIN.	8'-6" (NORTH) VARIANCE REQUESTED
10' MIN.	4'-4" (SOUTH) VARIANCE REQUESTED

2 LOT B - ROOF DECK AREA DIAGRAM
SCALE: 1/16" = 1'-0"



UNIT SIZE
SECOND FLOOR AREA - 1,581 SF

TOTAL UNIT SIZE - 2,703 SF
FIRST FLOOR AREA - 1,122 SF
SECOND FLOOR AREA - 1,581 SF

UNIT SIZE
REQUIRED - 40% / up to 50% with variance
PROVIDED - 45% - VARIANCE REQUESTED

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

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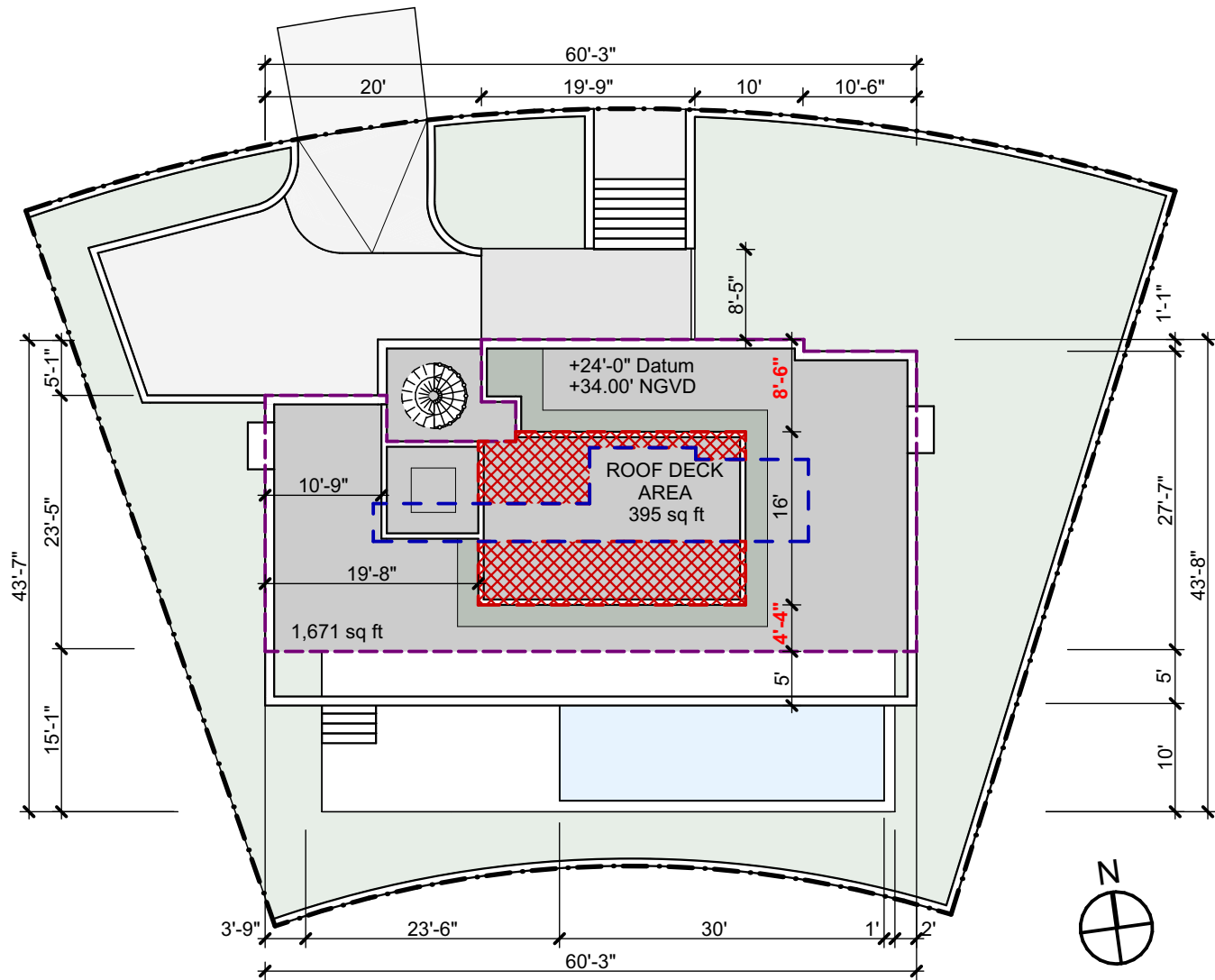
Sheet Title

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

ETHAN ROYAL
REGISTERED ARCHITECT

A-016B

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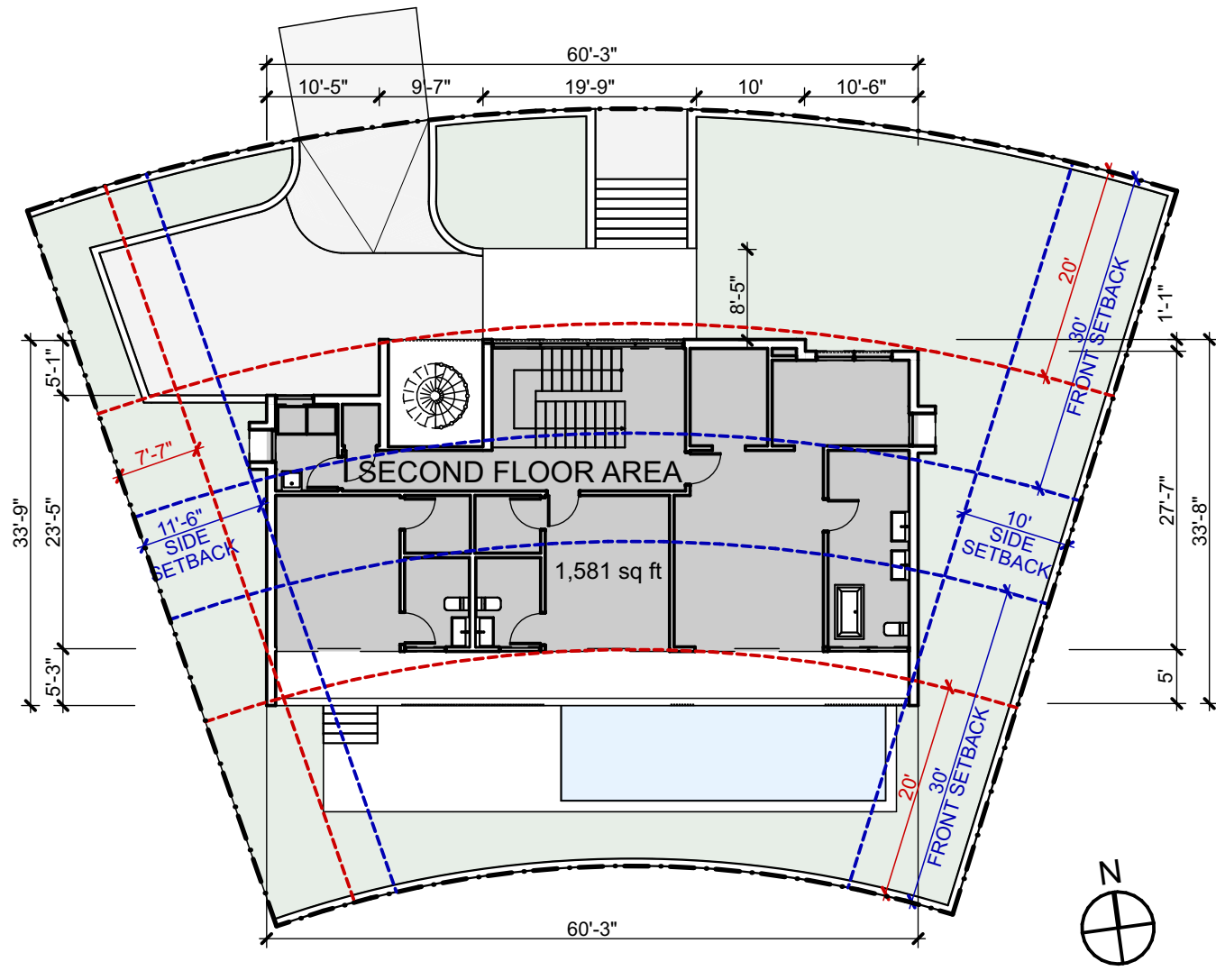
- ROOF DECK AREA
- 10' ROOF DECK SETBACK LINE
- ROOF DECK SETBACK ENCROACHMENT
- OUTLINE OF ENCLOSED AREA BELOW

ROOF DECKS	
25% OF FLOOR AREA BELOW (1,581 SF)	
REQ'D 395 SF (25%)	PROVIDED 395 SF (25%)
HABITABLE ROOF DECK SETBACK FROM PERIMETER OF ENCLOSED FLOOR BELOW	
REQ'D 10' MIN.	PROVIDED 8'-6" (NORTH) VARIANCE REQUESTED
10' MIN.	4'-4" (SOUTH) VARIANCE REQUESTED

2

LOT B - ROOF DECK AREA DIAGRAM

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



- UNIT SIZE
- SECOND FLOOR AREA - 1,581 SF

TOTAL UNIT SIZE - 2,703 SF
FIRST FLOOR AREA - 1,122 SF
SECOND FLOOR AREA - 1,581 SF

UNIT SIZE
REQUIRED - 40% / up to 50% with variance
PROVIDED - 45% - VARIANCE REQUESTED

1

LOT B - SECOND FLOOR UNIT SIZE DIAGRAM

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

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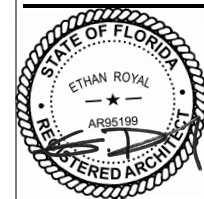
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291 PALM AVENUE - LOT B

Sheet Title

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



A-016B

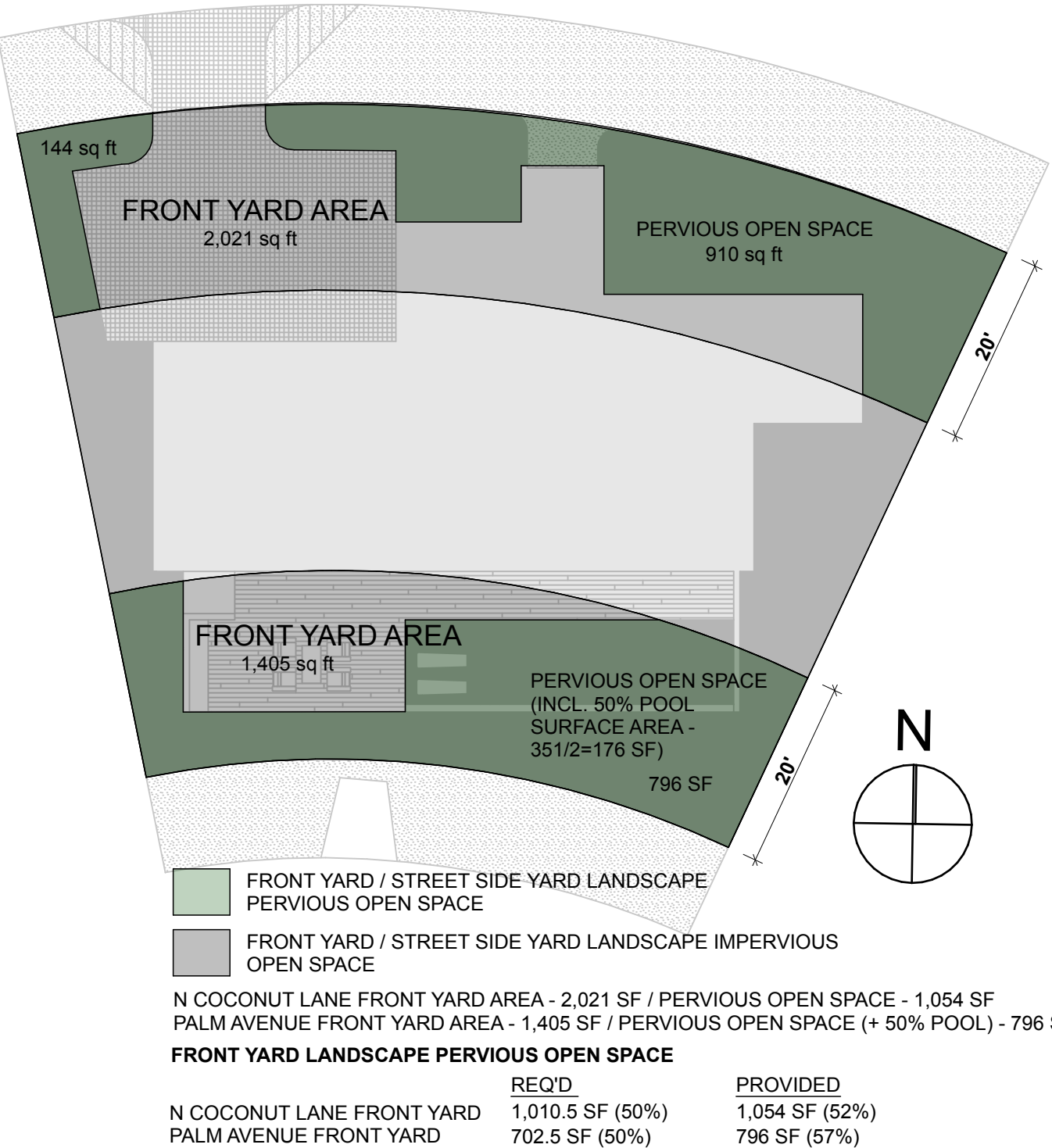
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PREVIOUS DRAWING

1

LOT B - OPEN SPACE DIAGRAM

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



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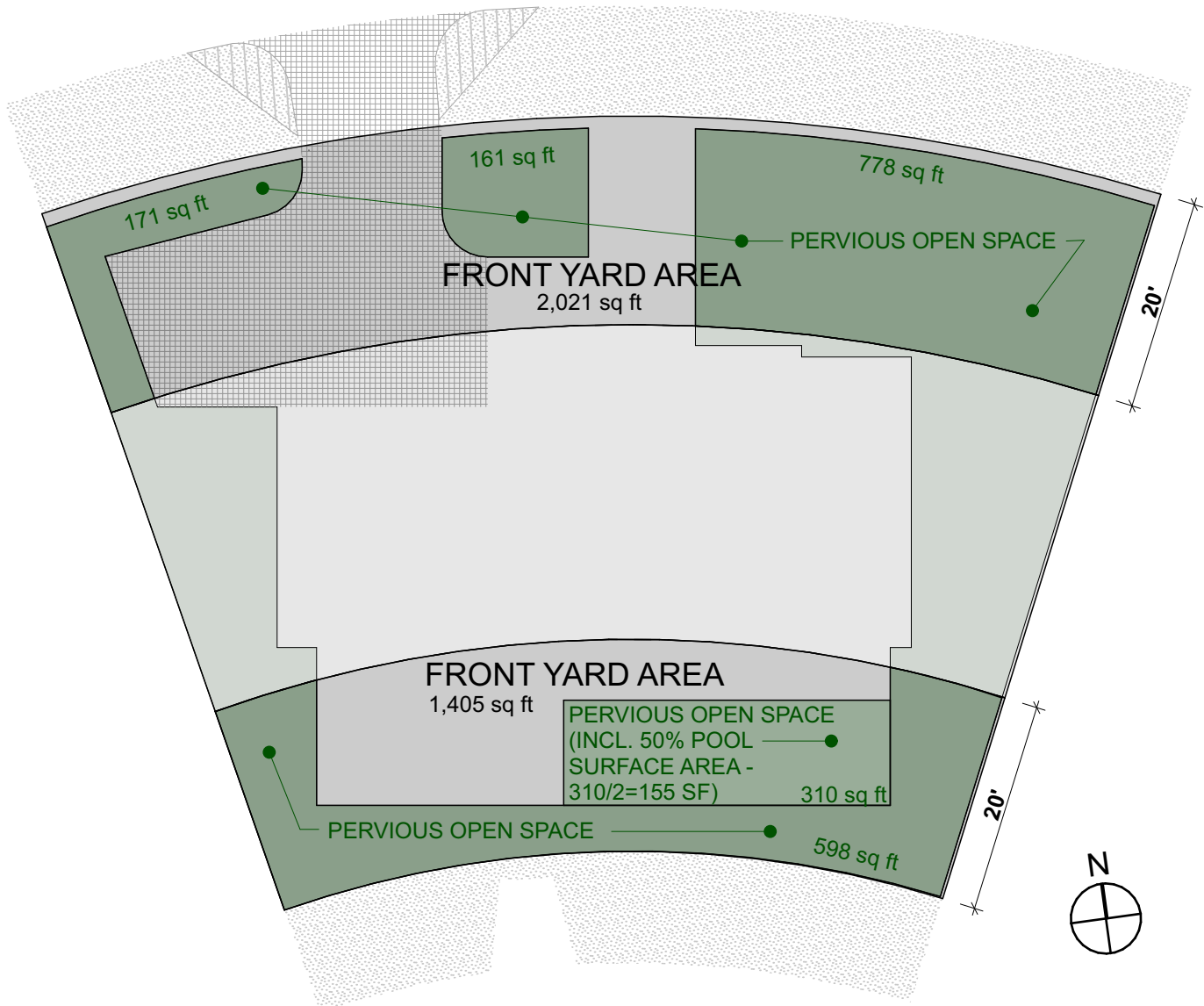
PROJECT
291 PALM AVENUE - LOT B

Sheet Title
LOT B - OPEN SPACE DIAGRAM



A-017B

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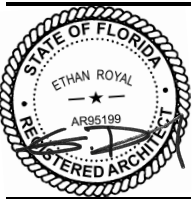
- FRONT YARD / STREET SIDE YARD LANDSCAPE PERVIOUS OPEN SPACE
- FRONT YARD / STREET SIDE YARD LANDSCAPE IMPERVIOUS OPEN SPACE

N COCONUT LANE FRONT YARD AREA - 2,021 SF / PERVIOUS OPEN SPACE - 1,110 SF
PALM AVENUE FRONT YARD AREA - 1,405 SF / PERVIOUS OPEN SPACE (+ 50% POOL) - 753 SF

FRONT YARD LANDSCAPE PERVIOUS OPEN SPACE

	REQ'D	PROVIDED
N COCONUT LANE FRONT YARD	1,010.5 SF (50%)	1,110 SF (55%)
PALM AVENUE FRONT YARD	702.5 SF (50%)	753 SF (53%)

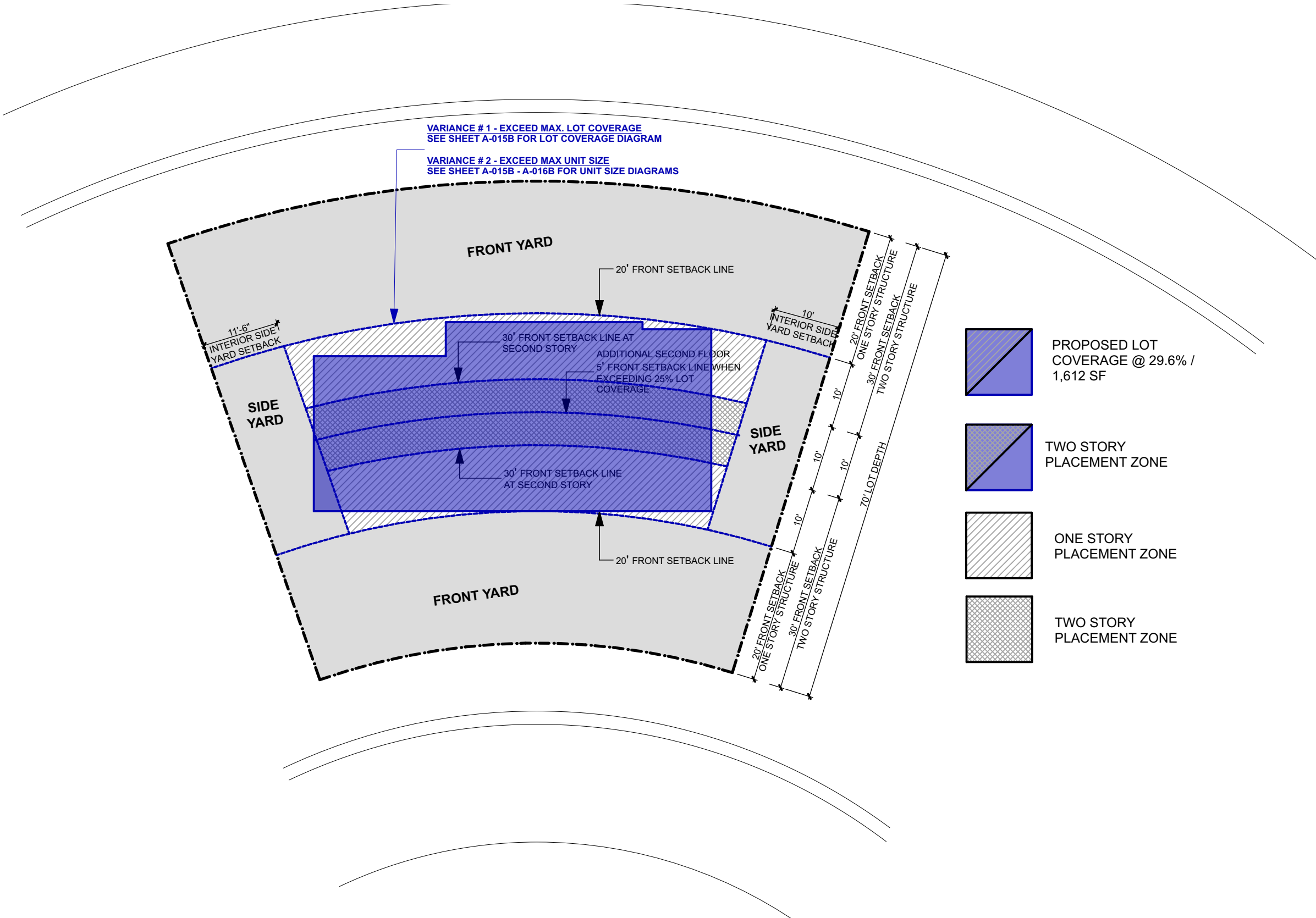
1 LOT B - OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"





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

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1

VARIANCE DIAGRAM - BUILDING MASSING

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

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291 PALM AVENUE - LOT B

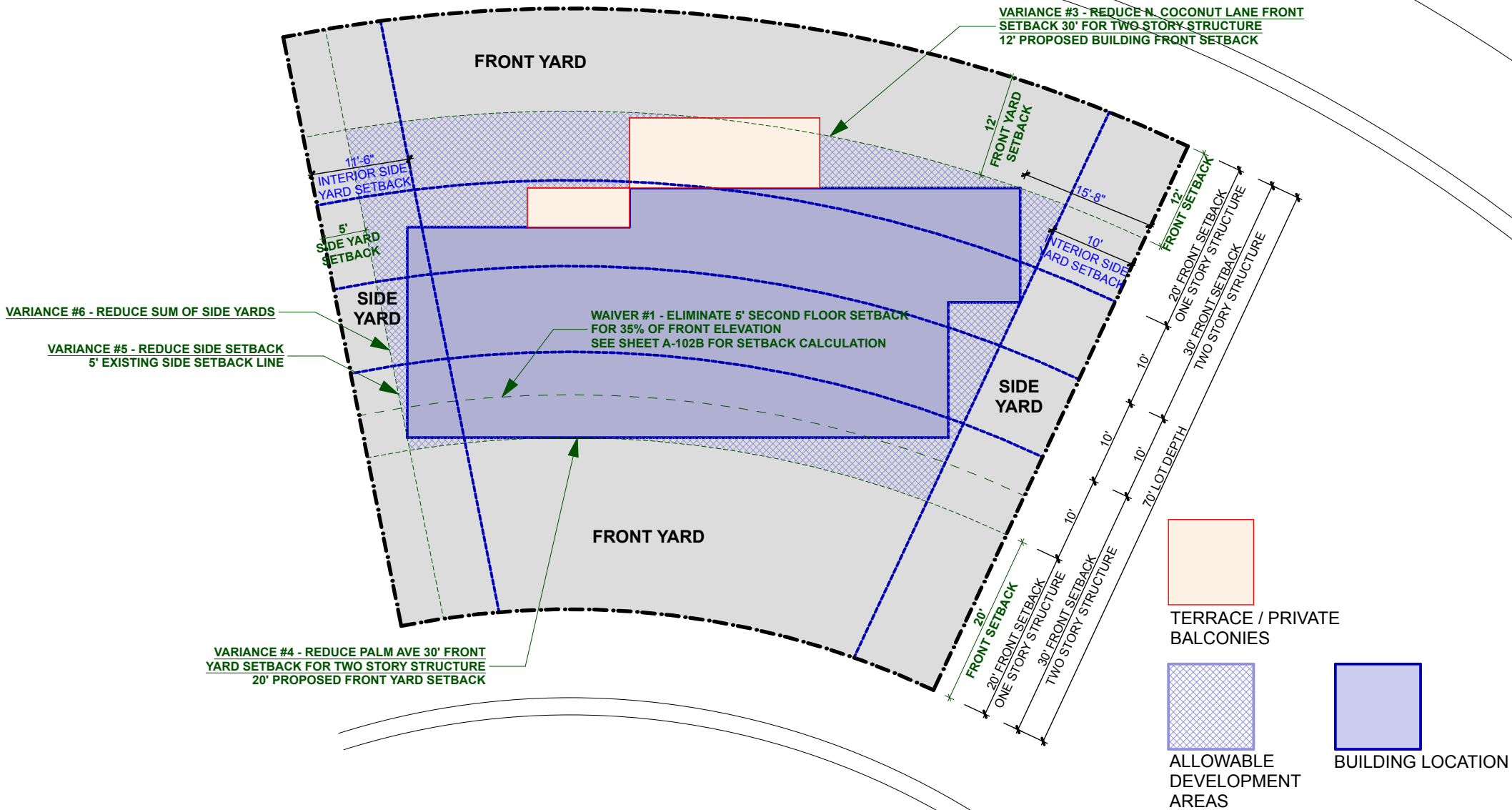
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LOT B VARIANCE DIAGRAMS -
BUILDING MASSING



A-018B

PREVIOUS DRAWING



1

VARIANCE DIAGRAM - BUILDING LOCATION
SCALE: 1/16" = 1'-0"

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Sheet Title

LOT B VARIANCE DIAGRAMS -
BUILDING LOCATION



A-019B

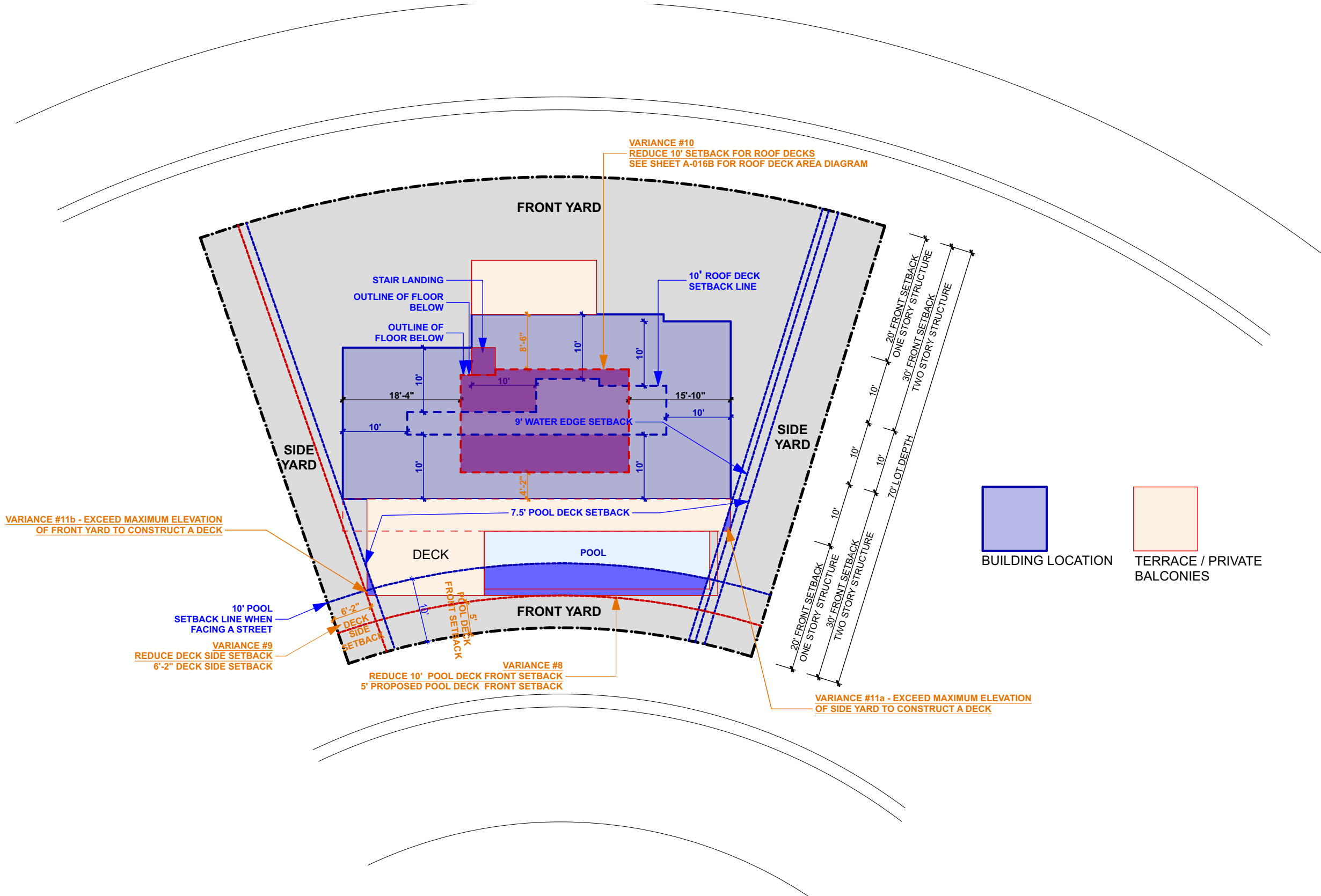


VARIANCE DIAGRAM - BUILDING LOCATION

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

PREVIOUS DRAWING

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1 VARIANCE DIAGRAM - AMENITY AREAS
SCALE: 1/16" = 1'-0"

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PROJECT

291 PALM AVENUE - LOT B

Sheet Title

LOT B VARIANCE DIAGRAMS -
AMENITY AREAS

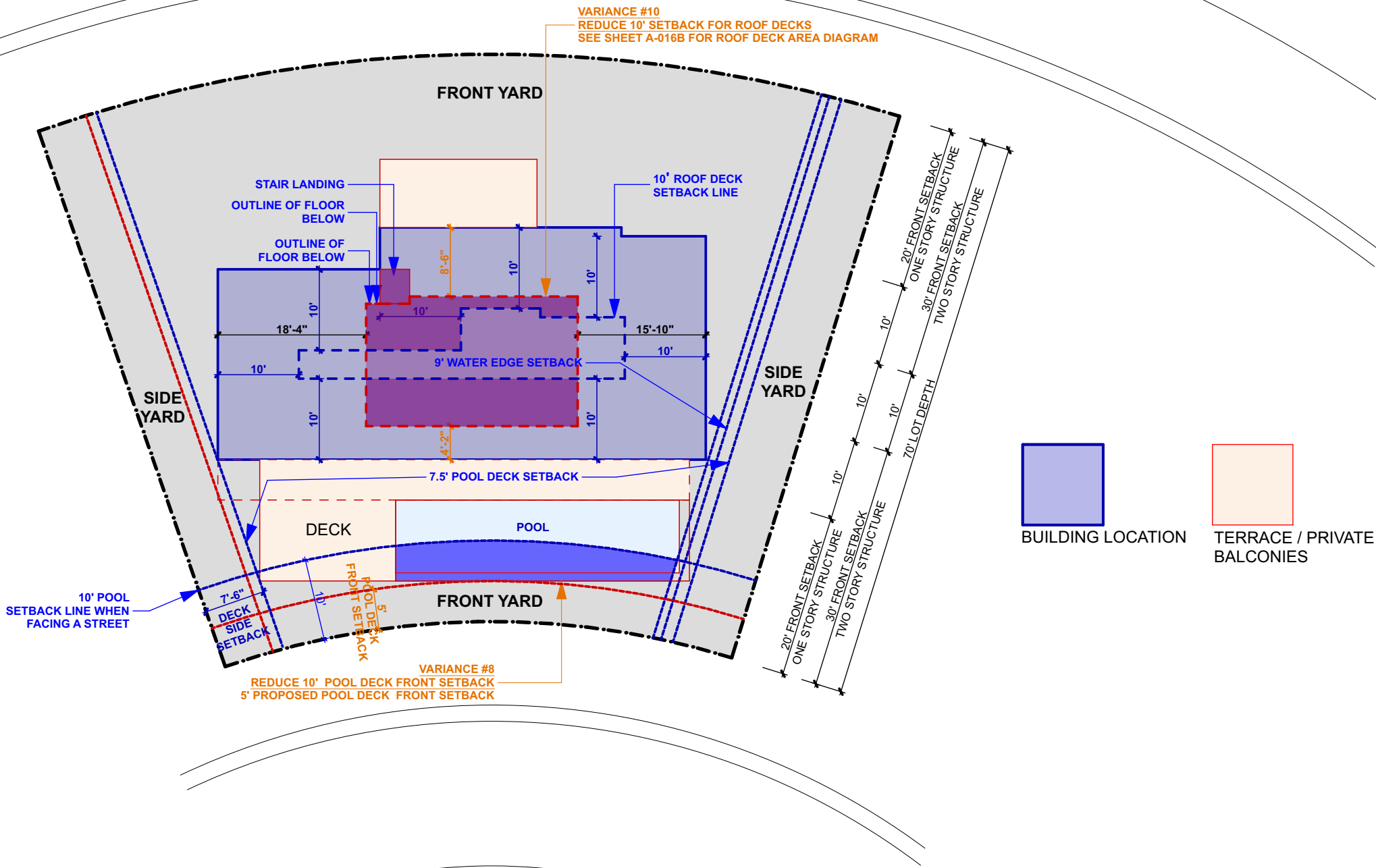


A-020B

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VARIANCE DIAGRAM - AMENITY AREAS
SCALE: 1/16" = 1'-0"



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291 PALM AVENUE - LOT B

Sheet Title

LOT B VARIANCE DIAGRAMS -
AMENITY AREAS

STATE OF FLORIDA
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-020B

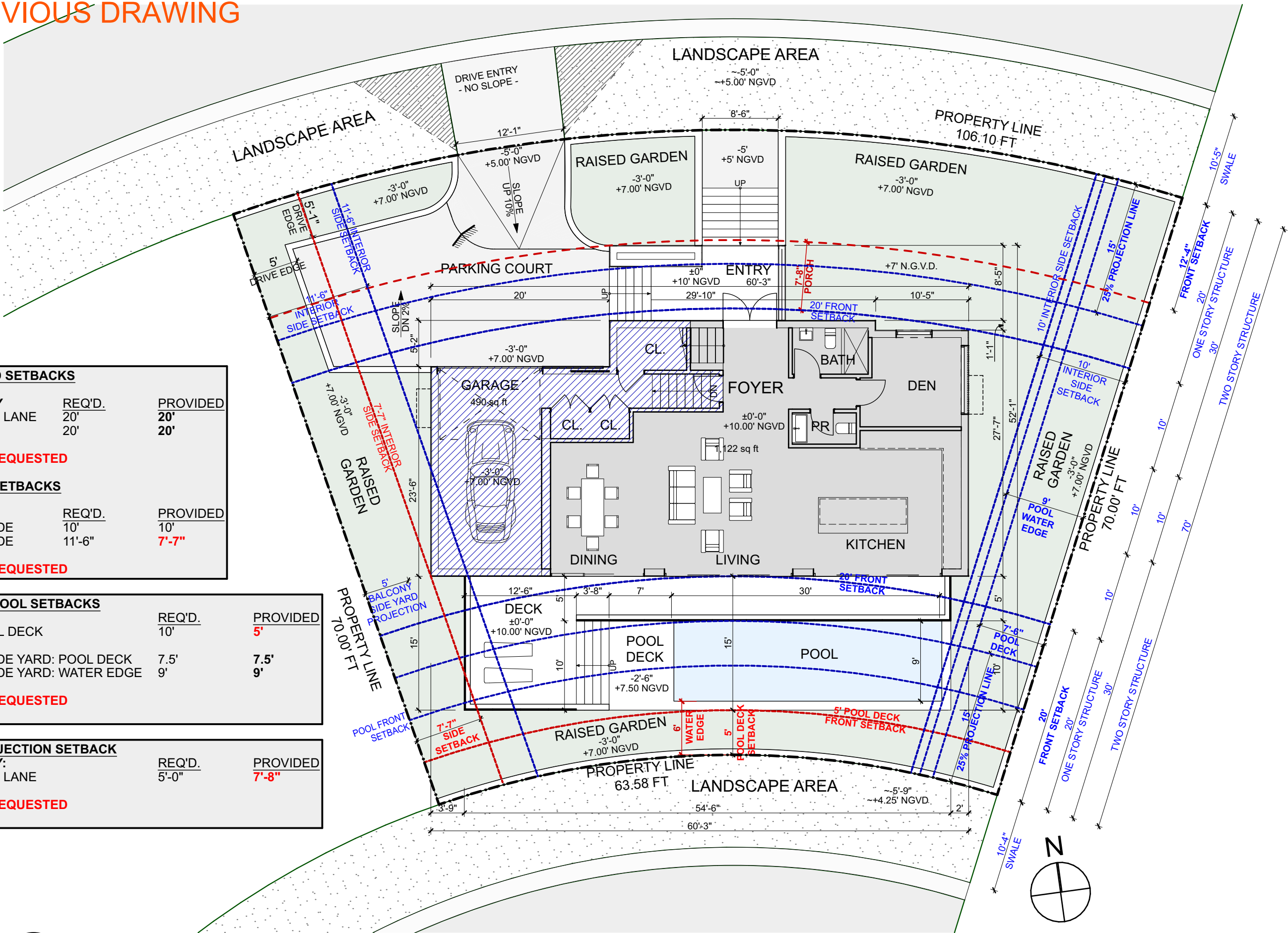
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FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	20'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	7'-7"
VARIANCE REQUESTED		

SWIMMING POOL SETBACKS		
FRONT: POOL DECK	REQ'D.	PROVIDED
FRONT: POOL DECK	10'	5'
INTERIOR SIDE YARD: POOL DECK	7.5'	7.5'
INTERIOR SIDE YARD: WATER EDGE	9'	9'
VARIANCE REQUESTED		

PORCH PROJECTION SETBACK		
FIRST STORY:	REQ'D.	PROVIDED
N. COCONUT LANE	5'-0"	7'-8"
VARIANCE REQUESTED		



1

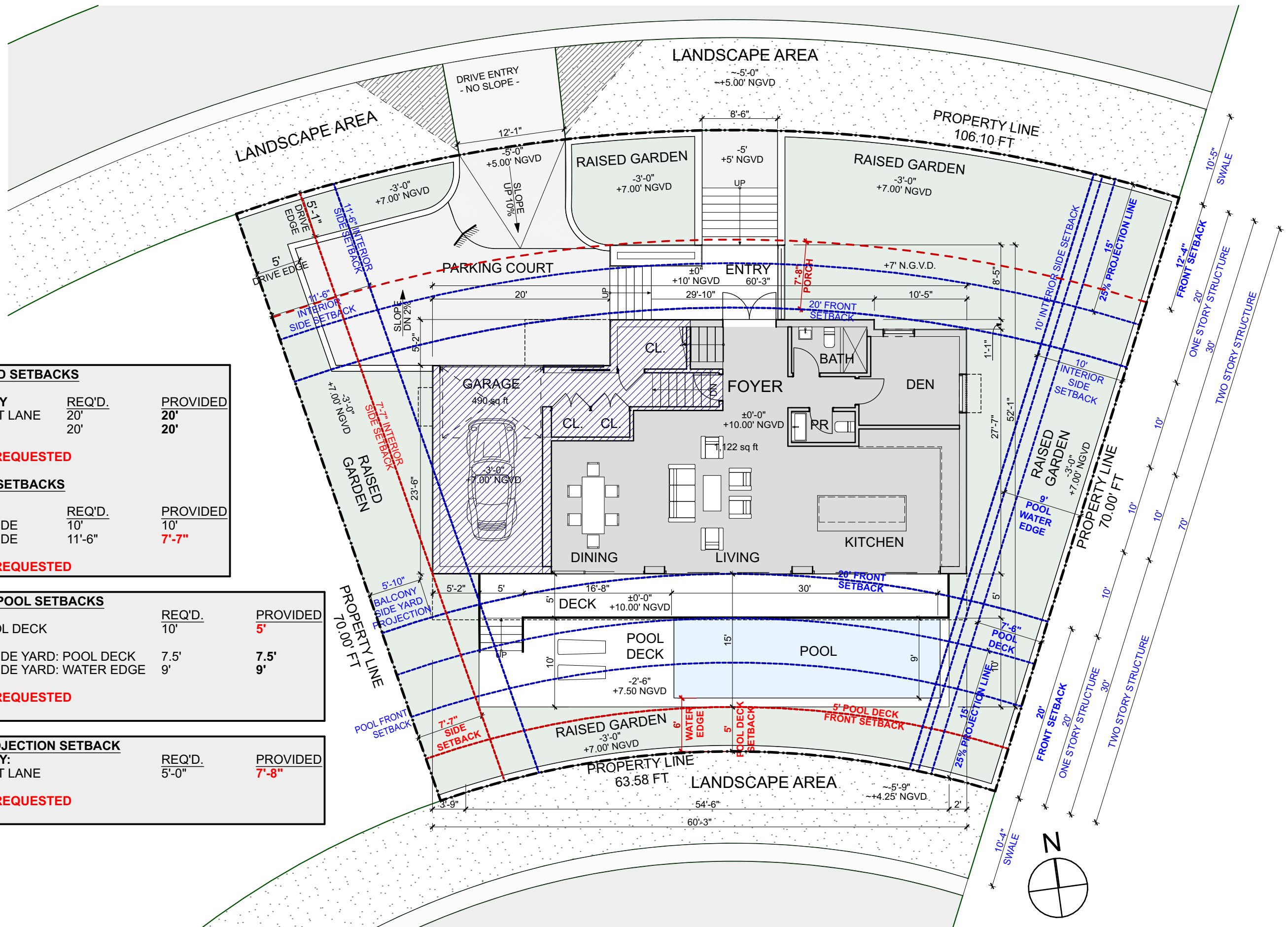
LOT B - FIRST LEVEL
SCALE: 3/32" = 1'-0"

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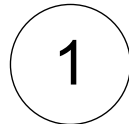
FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	20'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	7'-7"
VARIANCE REQUESTED		

SWIMMING POOL SETBACKS		
FRONT: POOL DECK	REQ'D.	PROVIDED
FRONT: POOL DECK	10'	5'
INTERIOR SIDE YARD: POOL DECK	7.5'	7.5'
INTERIOR SIDE YARD: WATER EDGE	9'	9'
VARIANCE REQUESTED		

PORCH PROJECTION SETBACK		
FIRST STORY:	REQ'D.	PROVIDED
N. COCONUT LANE	5'-0"	7'-8"
VARIANCE REQUESTED		



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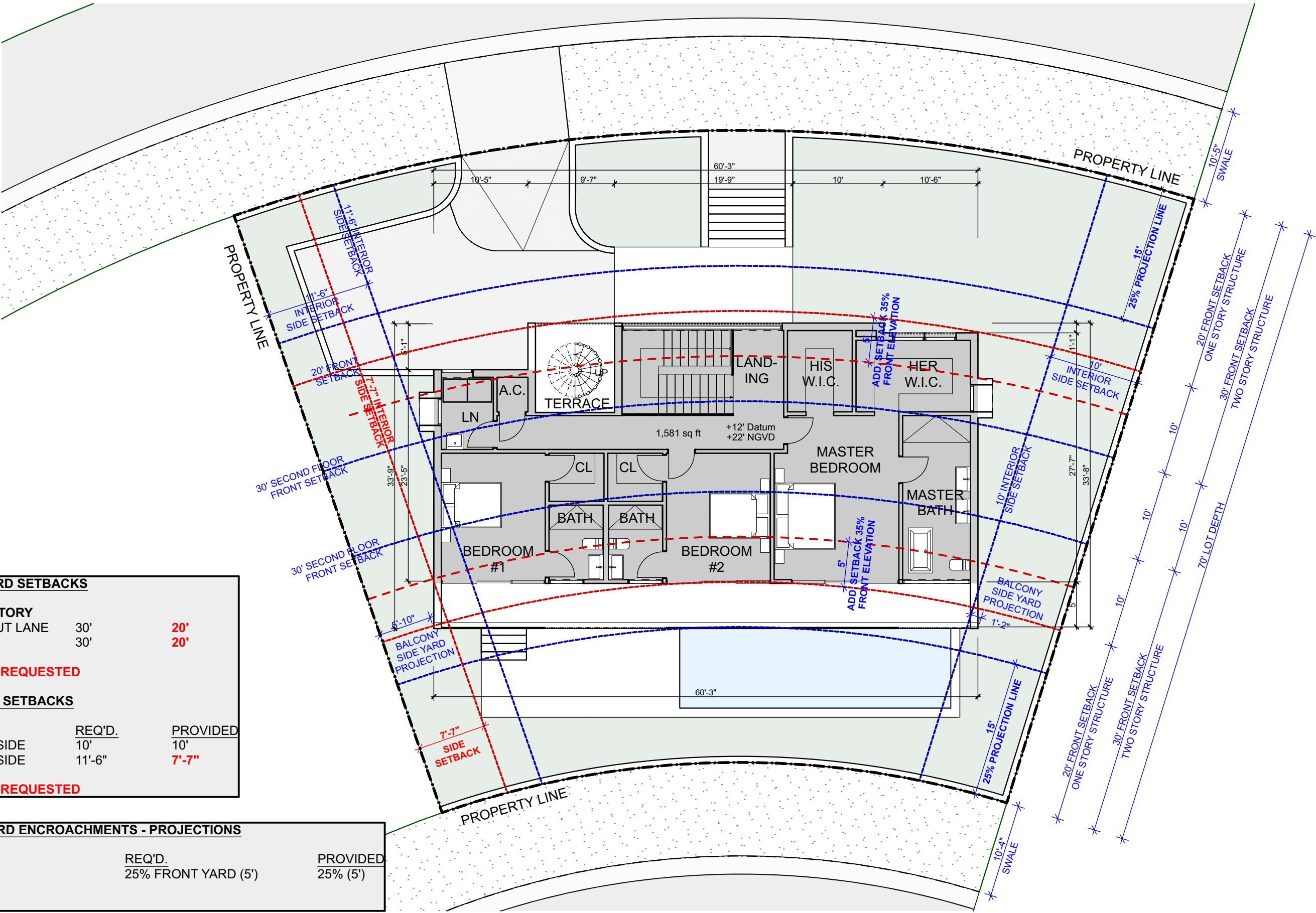
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FRONT YARD ENCROACHMENTS - PROJECTIONS		
	REQ'D.	PROVIDED
BALCONY:	25% FRONT YARD (5')	25% (5')
COMPLIES		

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<u>FRONT YARD SETBACKS</u>			
SECOND STORY			
N. COCONUT LANE	30'		20'
PALM AVE	30'		20'
VARIANCE REQUESTED			
SIDE YARD SETBACKS			
	<u>REQ'D.</u>	<u>PROVIDED</u>	
INTERIOR SIDE	10'	10'	
INTERIOR SIDE	11'-6"	7'-7"	
VARIANCE REQUESTED			

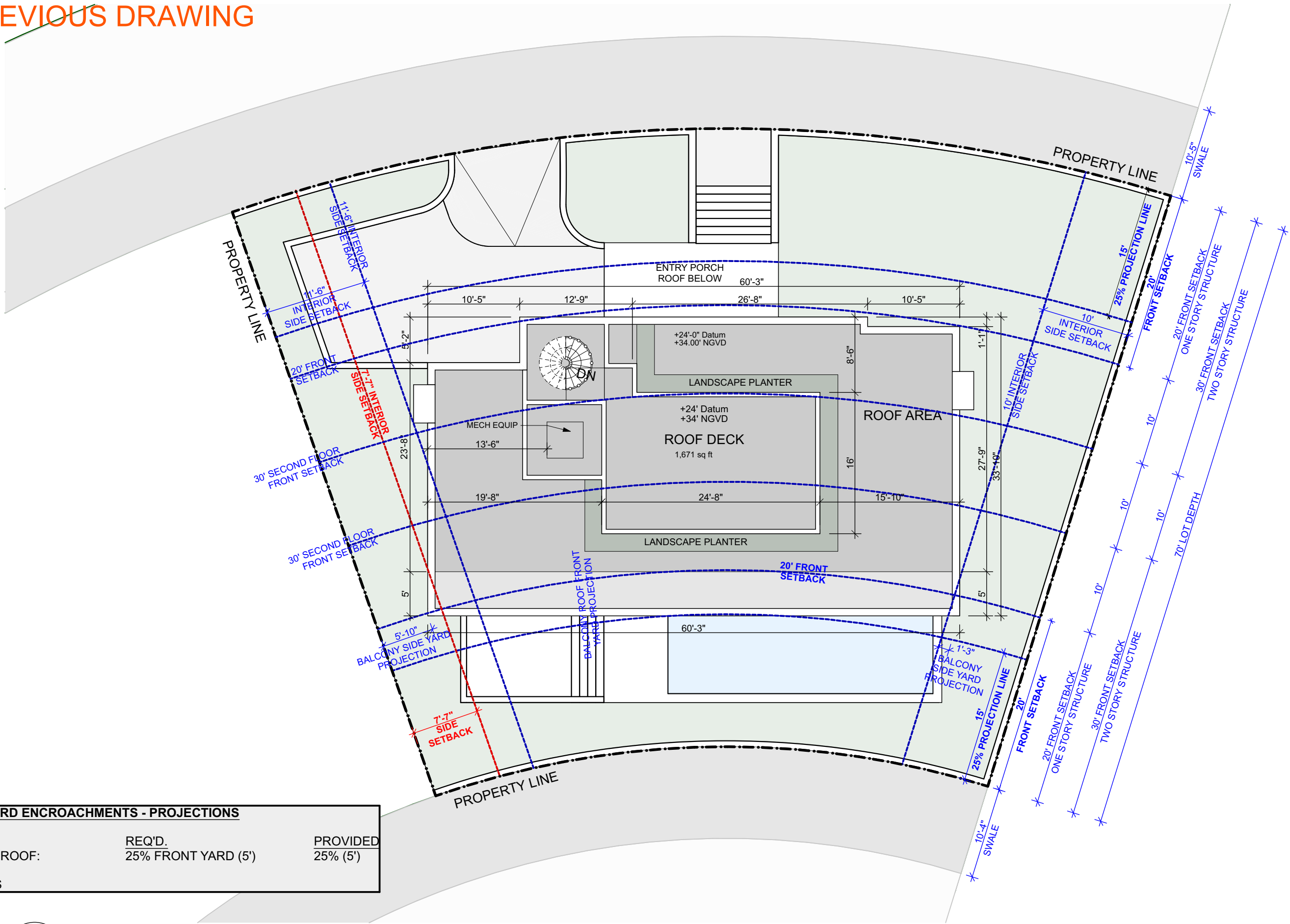
FRONT YARD ENCROACHMENTS - PROJECTIONS		
BALCONY:	REQ'D. 25% FRONT YARD (5')	PROVIDED 25% (5')
COMPLIES		



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



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FRONT YARD ENCROACHMENTS - PROJECTIONS		
BALCONY ROOF:	REQ'D. 25% FRONT YARD (5')	PROVIDED 25% (5')
COMPLIES		

1

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

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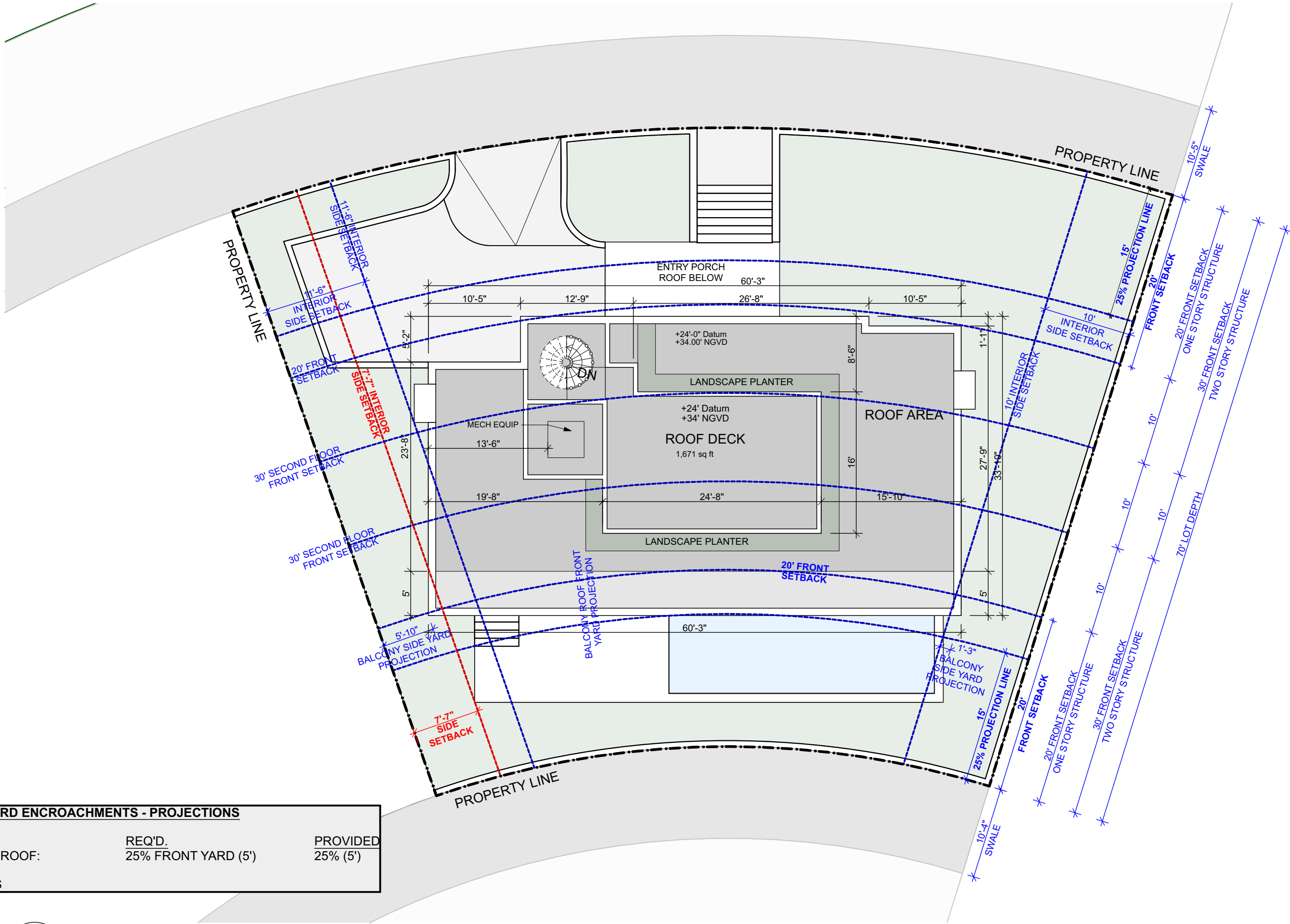
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LOT B - FLOOR PLAN
3/32" = 1'-0"

STATE OF FLORIDA
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-103B

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FRONT YARD ENCROACHMENTS - PROJECTIONS		
BALCONY ROOF:	REQ'D. 25% FRONT YARD (5')	PROVIDED 25% (5')
COMPLIES		

1

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

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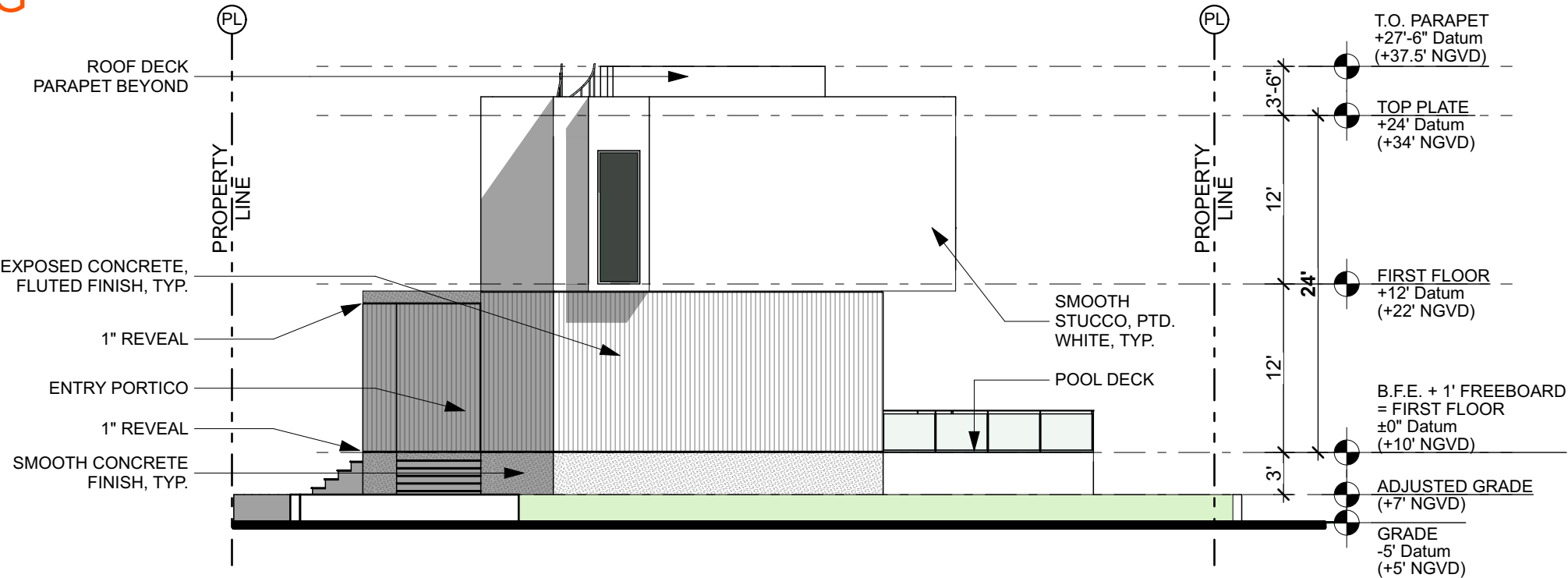
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LOT B - FLOOR PLAN
3/32" = 1'-0"

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REGISTERED ARCHITECT
AR95199

A-103B

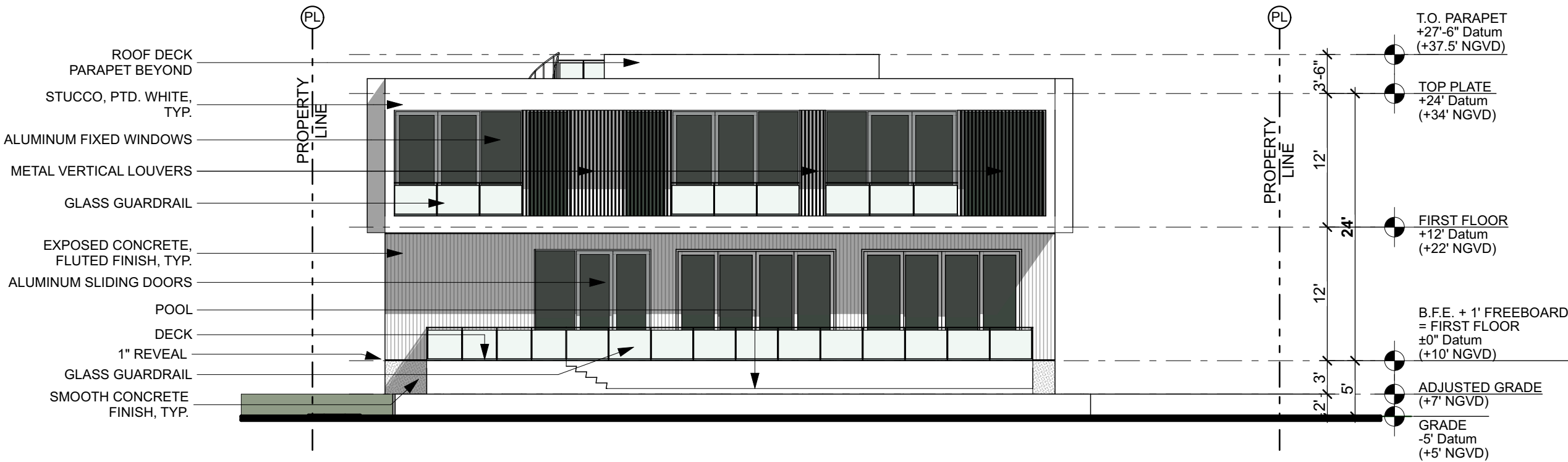
PREVIOUS DRAWING



2

WEST ELEVATION

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



1

SOUTH ELEVATION

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

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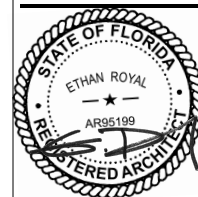
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291 PALM AVENUE - LOT B

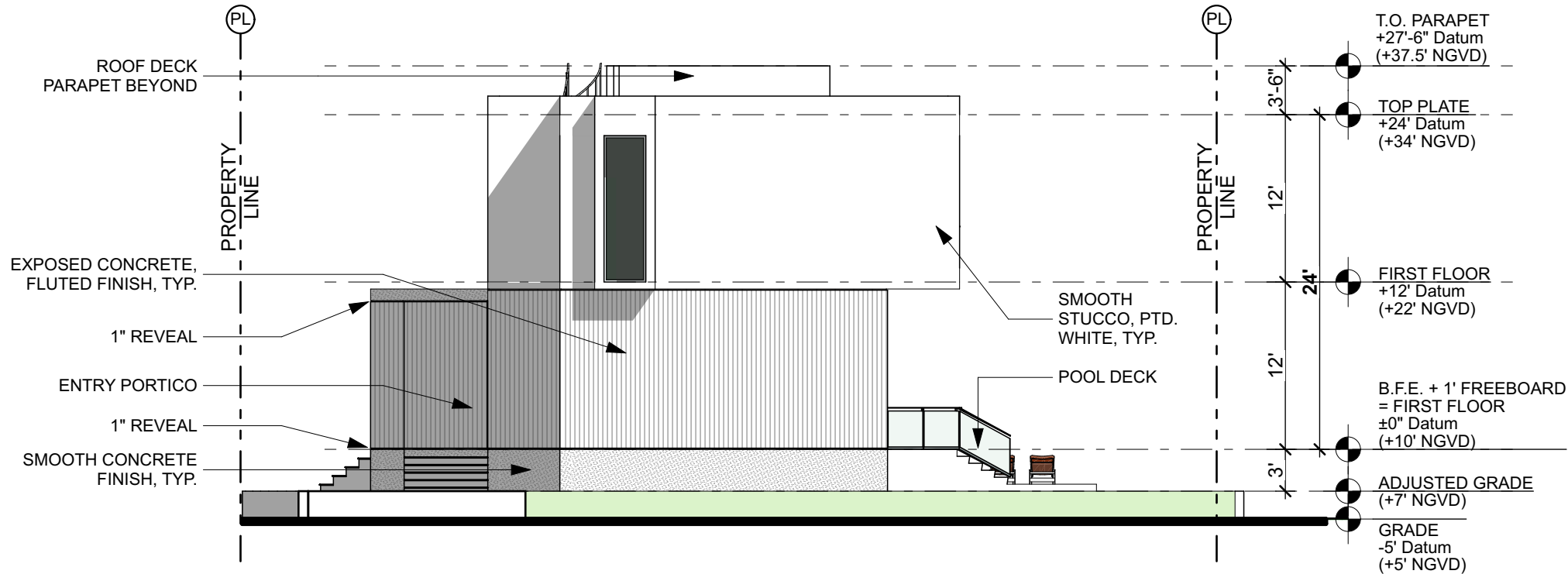
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-201B

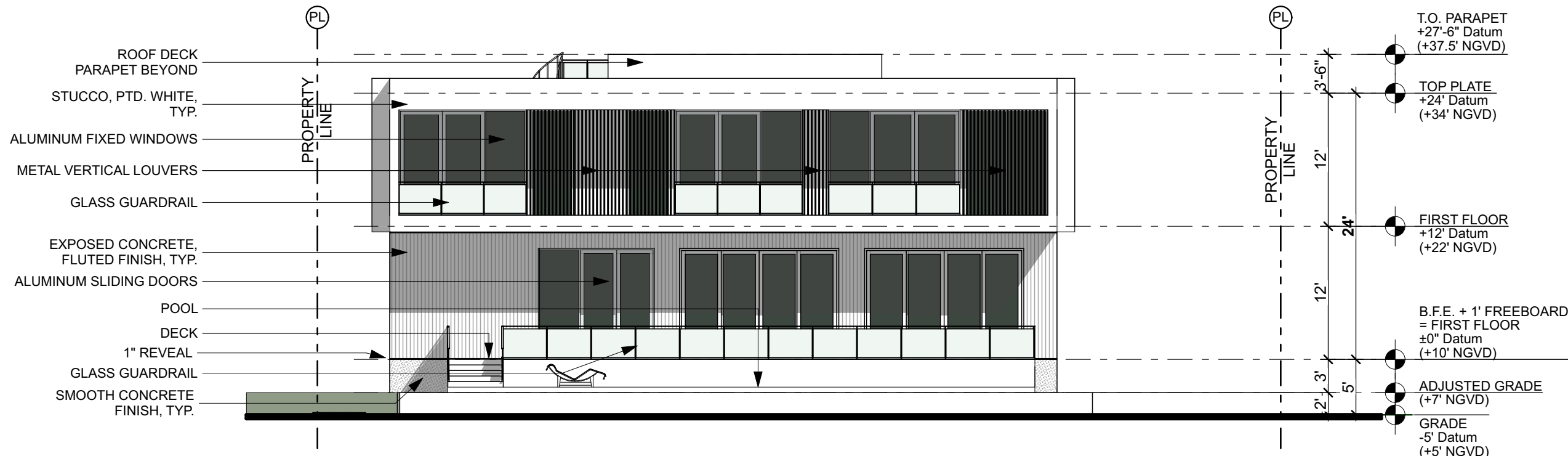
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2

WEST ELEVATION

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



1

SOUTH ELEVATION

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

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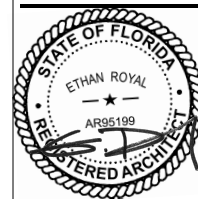
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291 PALM AVENUE - LOT B

Sheet Title

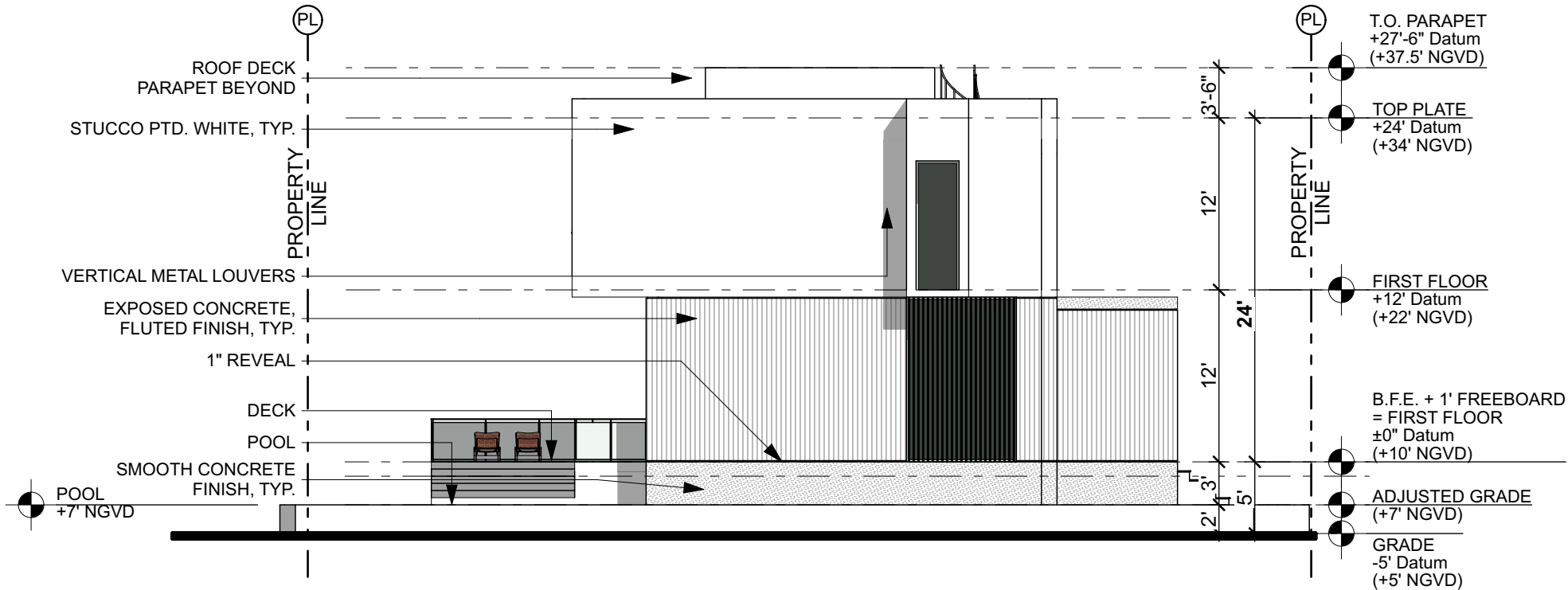
LOT B - ELEVATIONS
3/32" = 1'-0"



A-201B

PREVIOUS DRAWING

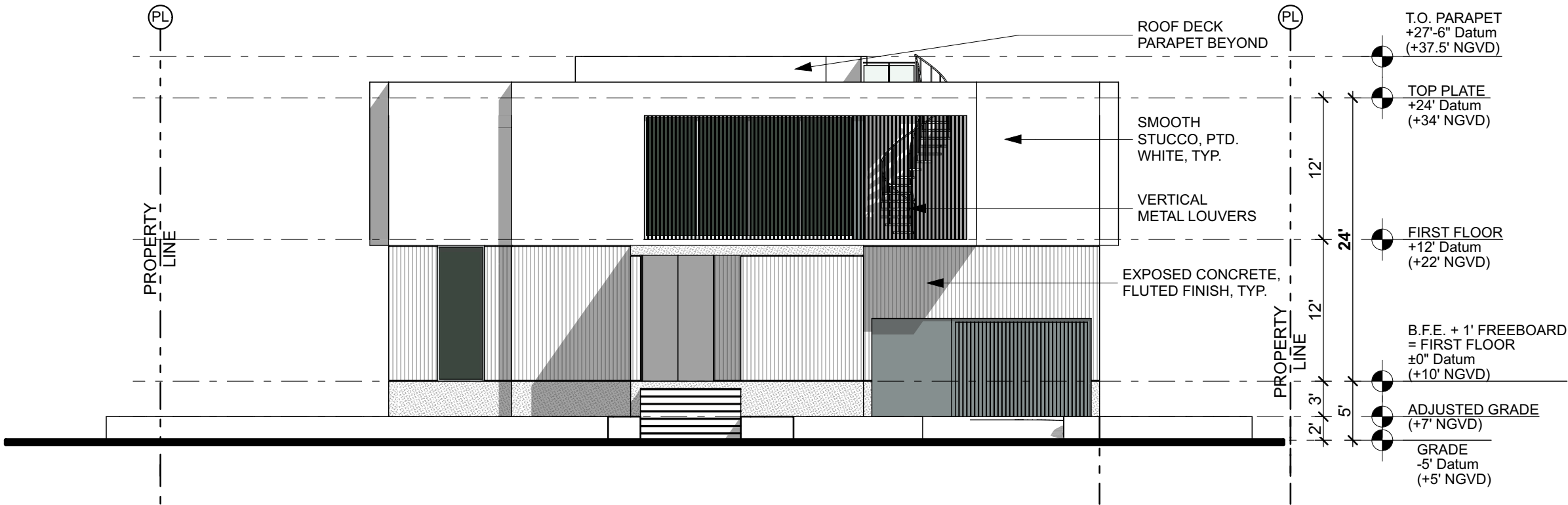
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2

EAST ELEVATION

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



1

NORTH ELEVATION

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

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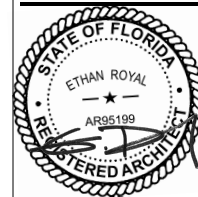
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291 PALM AVENUE - LOT B

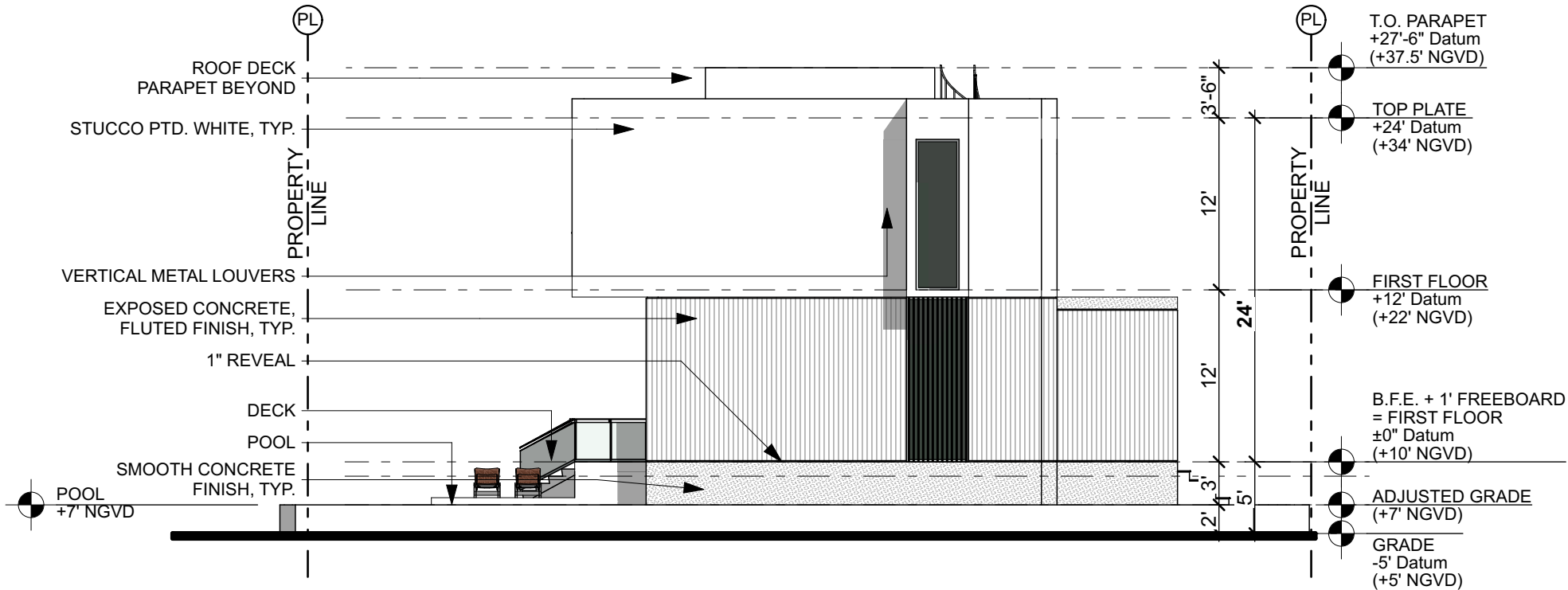
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-202B

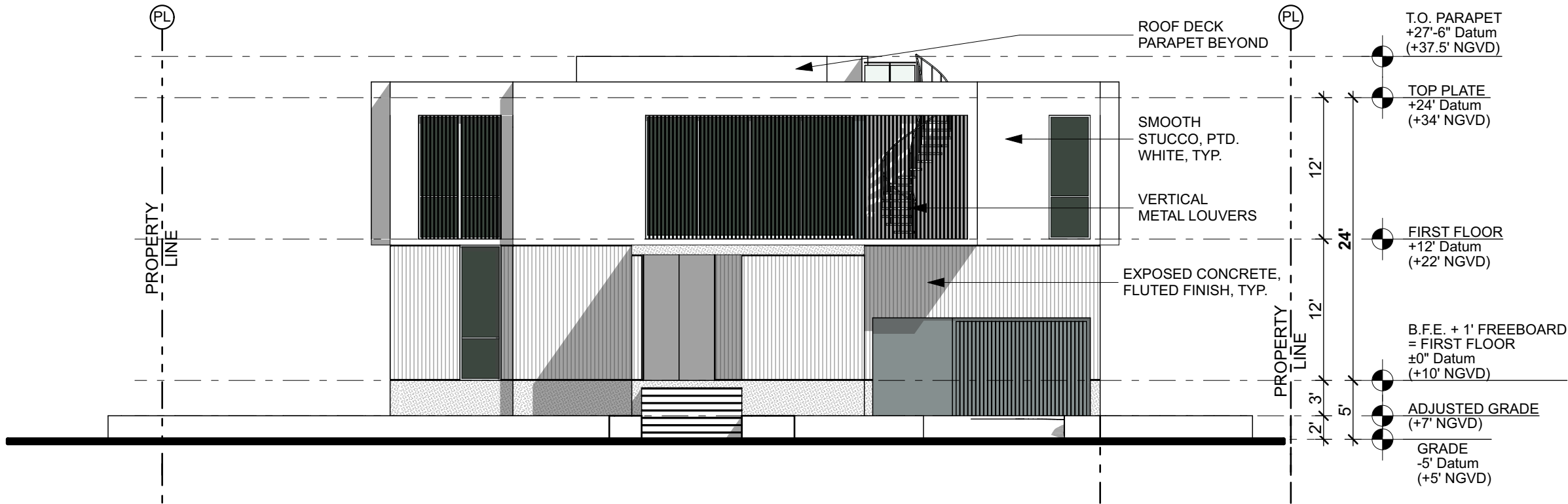
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2

EAST ELEVATION

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



1

NORTH ELEVATION

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

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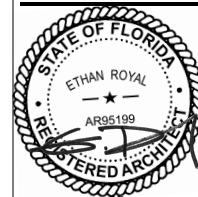
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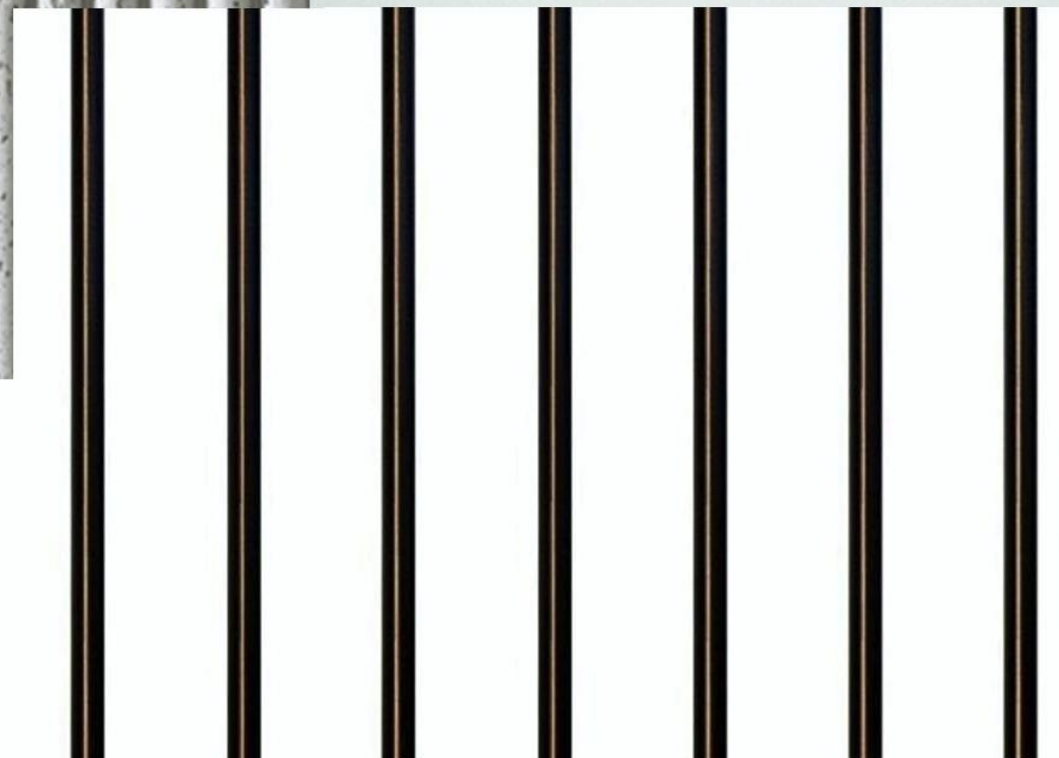
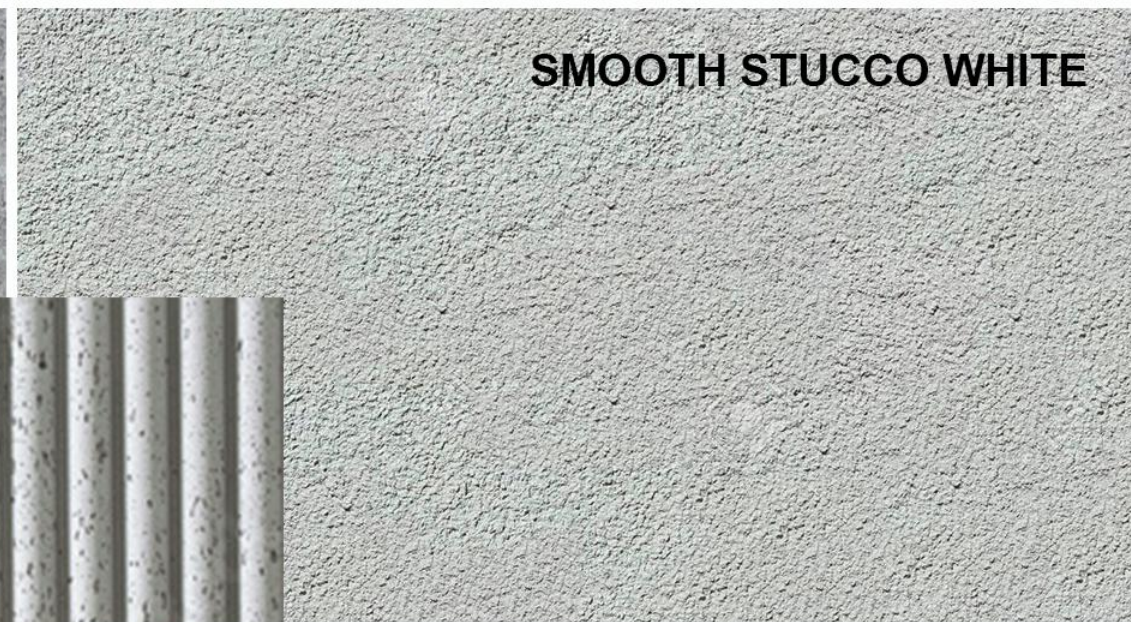
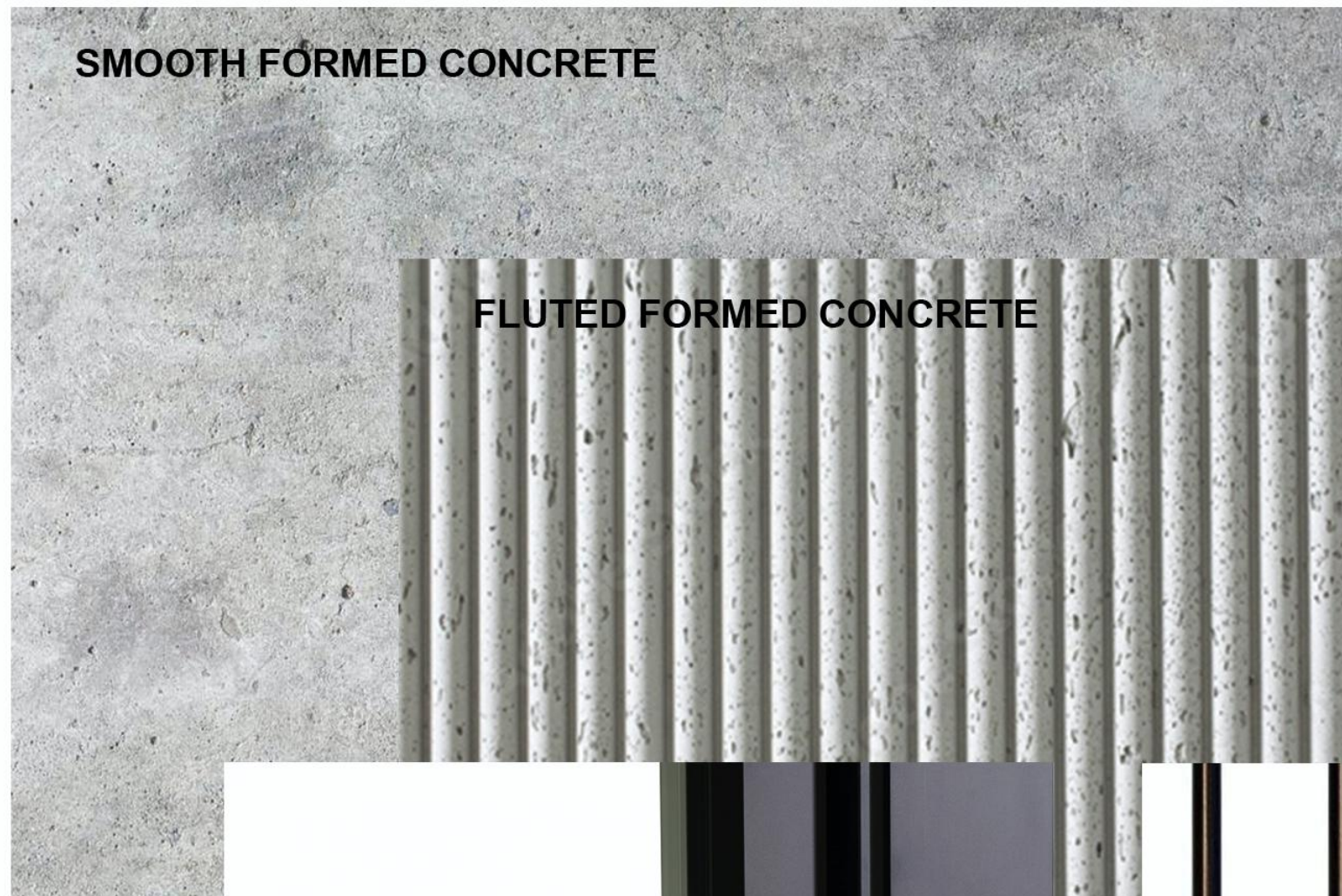
291 PALM AVENUE - LOT B

Sheet Title

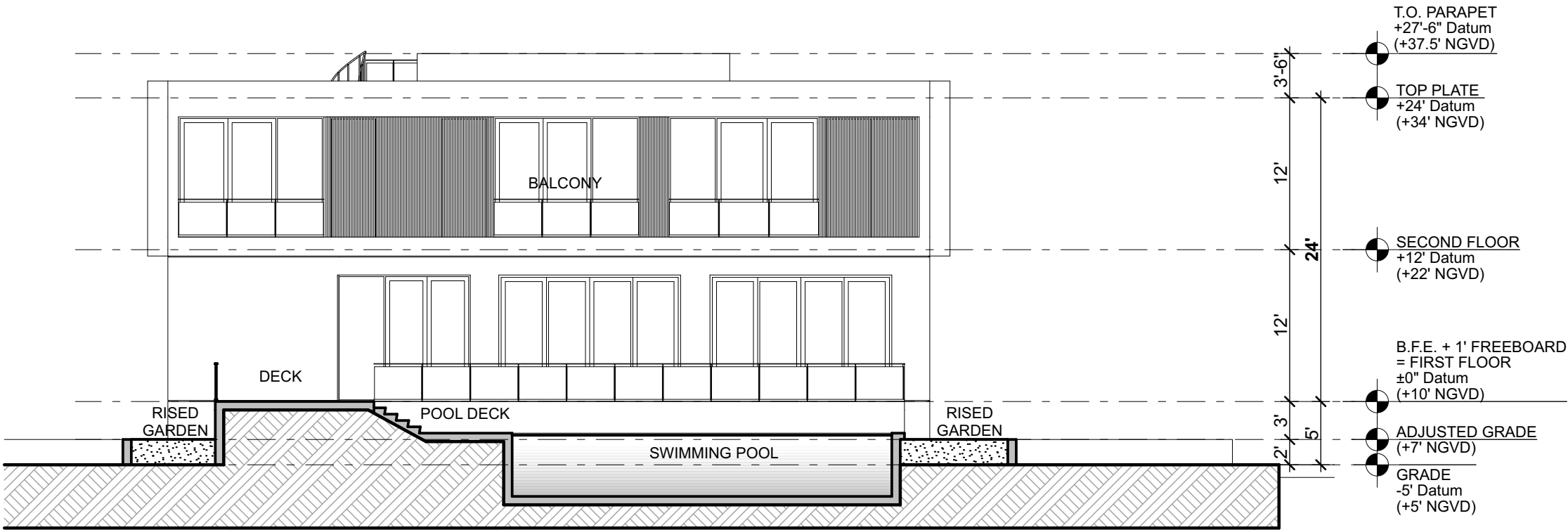
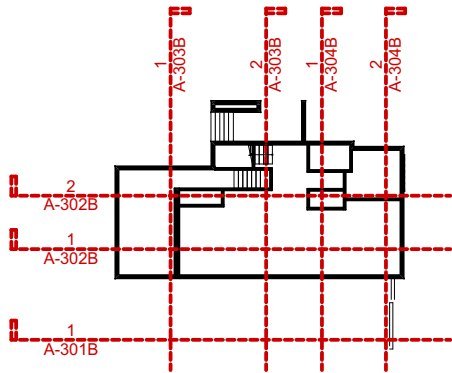
LOT B - ELEVATIONS
3/32" = 1'-0"



A-202B



PREVIOUS DRAWING

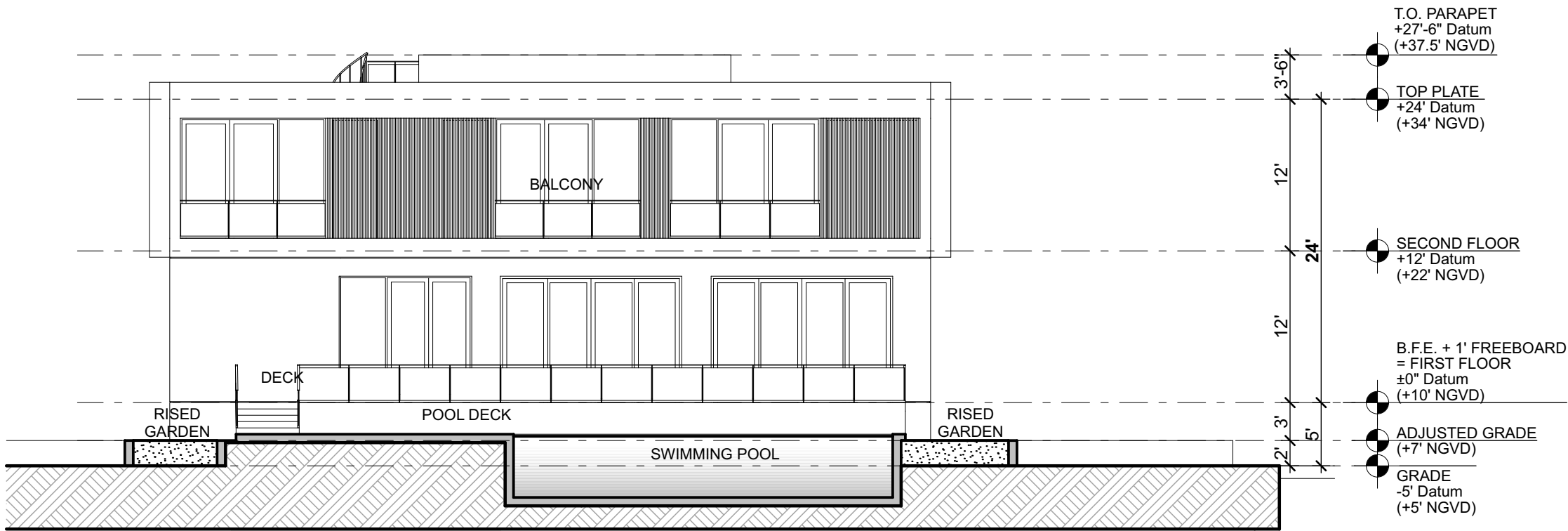
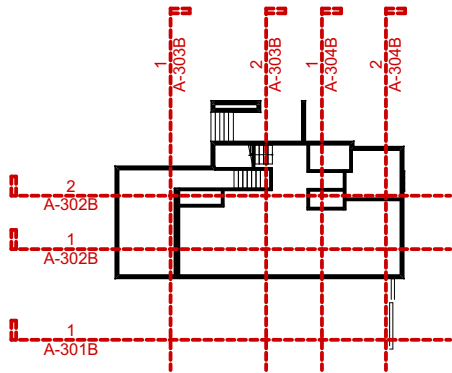


1 SECTION A
SCALE: 3/32" = 1'-0"

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

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291 PALM AVENUE - LOT B

Sheet Title

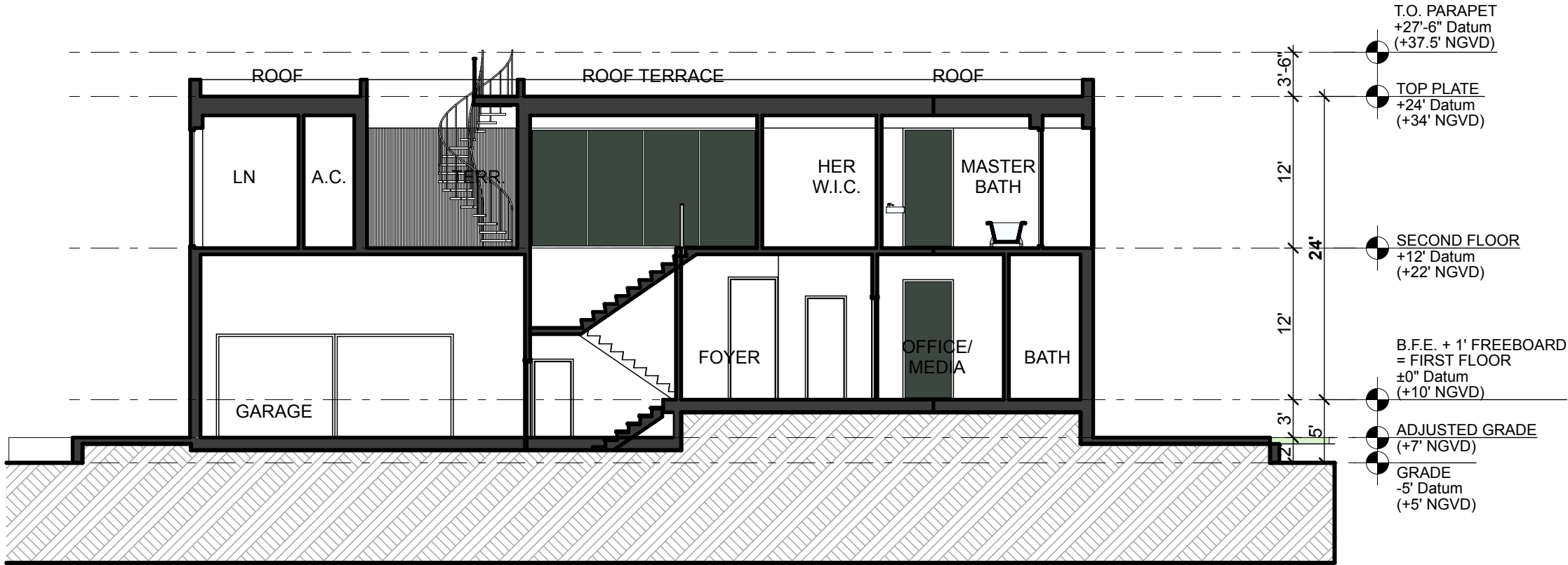
LOT B - SECTIONS



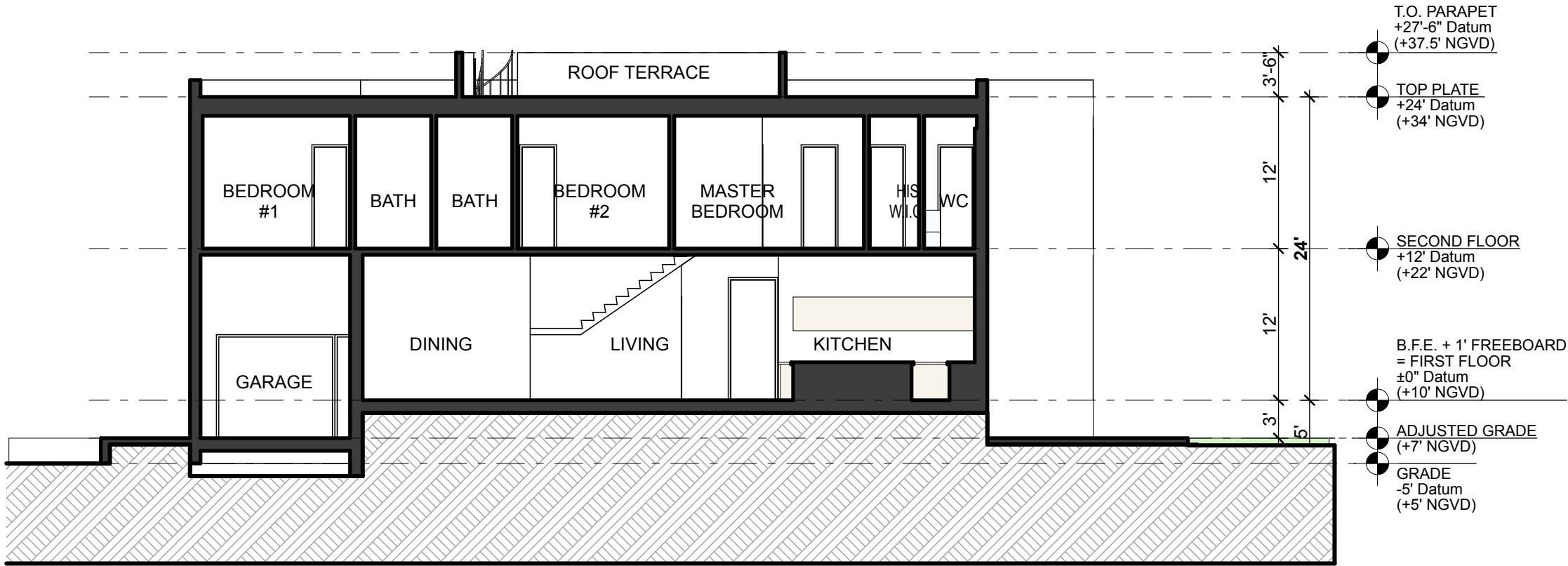
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2 SECTION C
SCALE: 3/32" = 1'-0"



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

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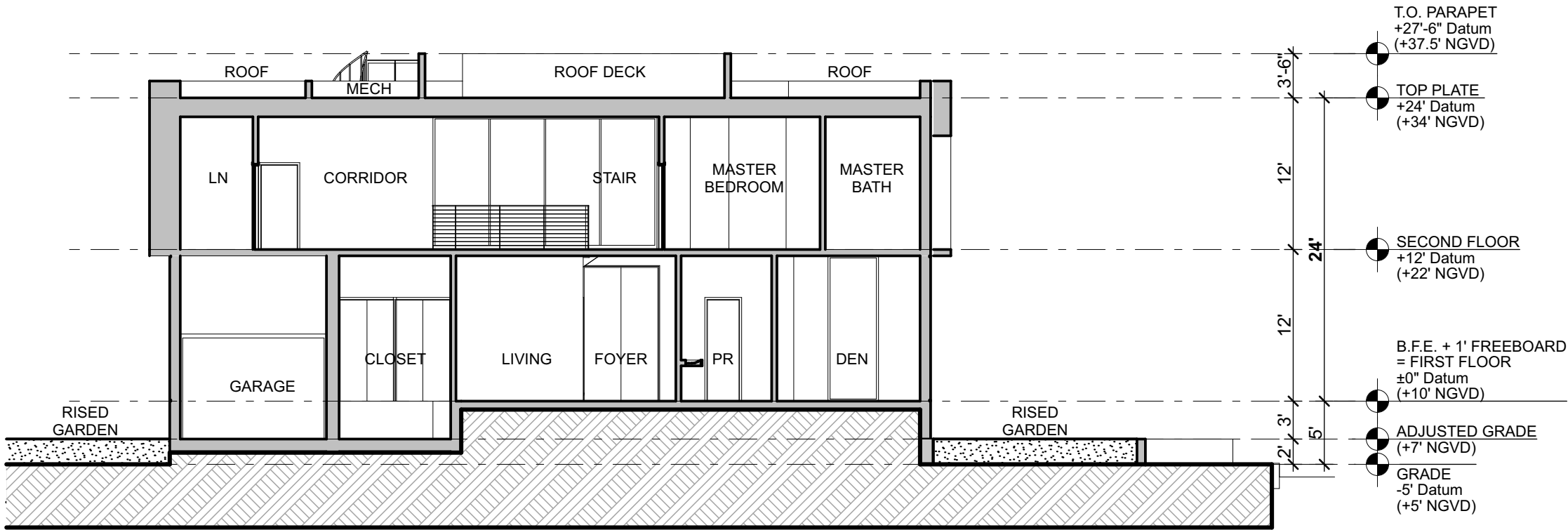
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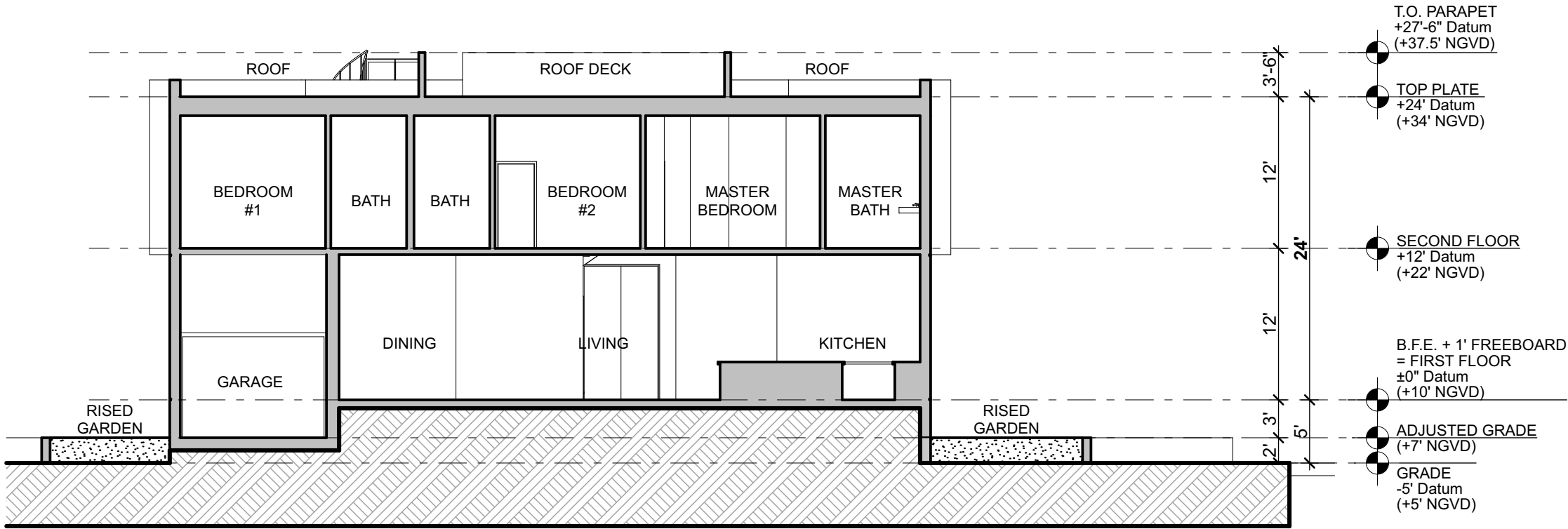


A-302B

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



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

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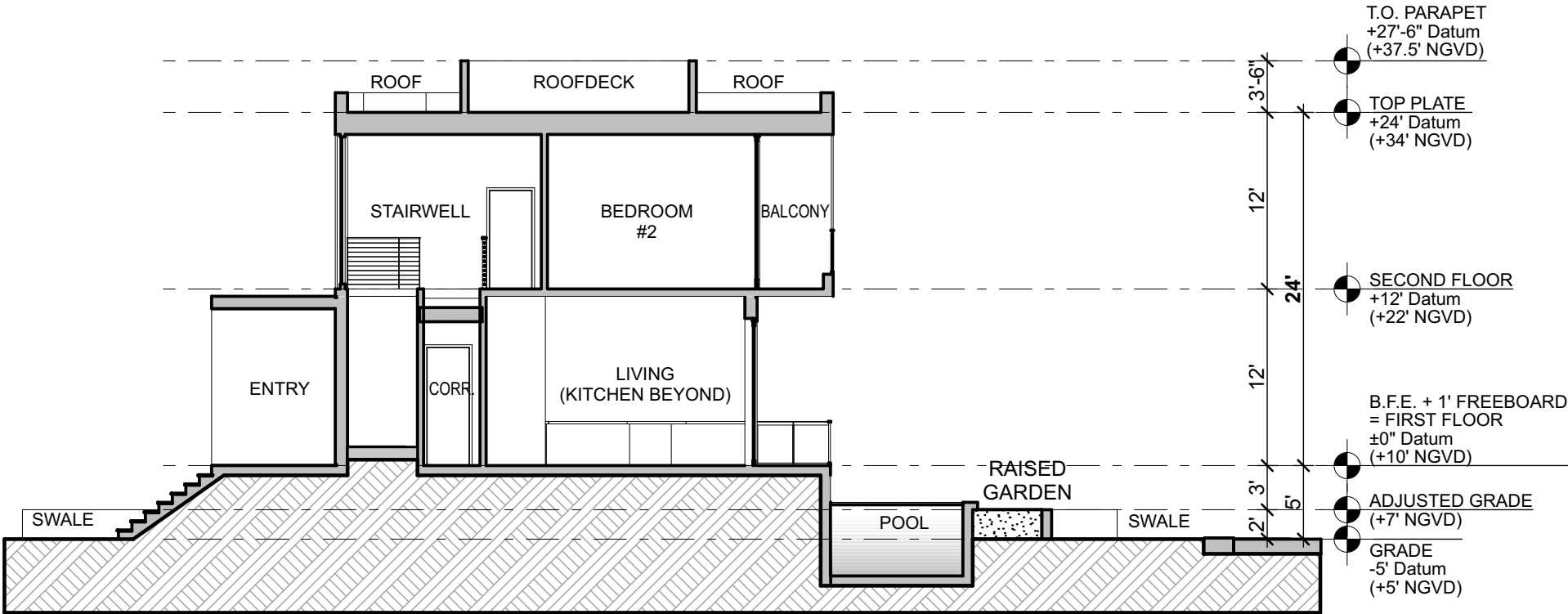
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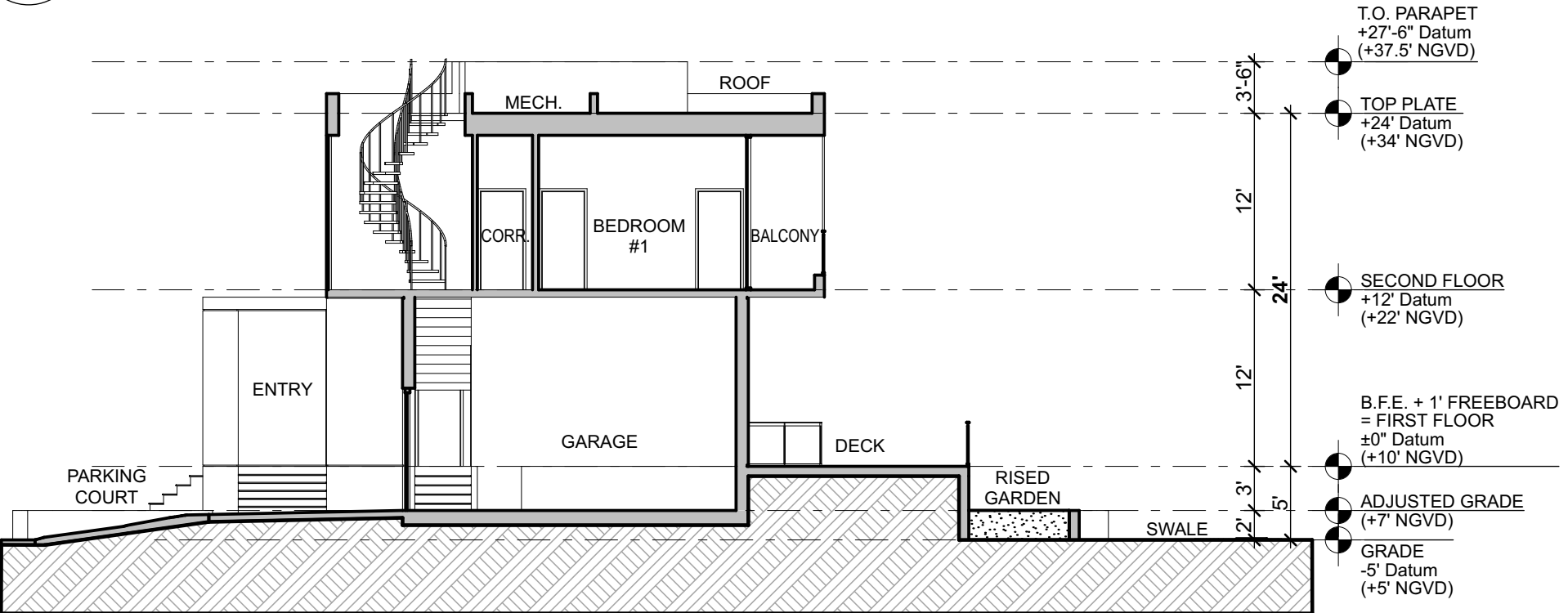


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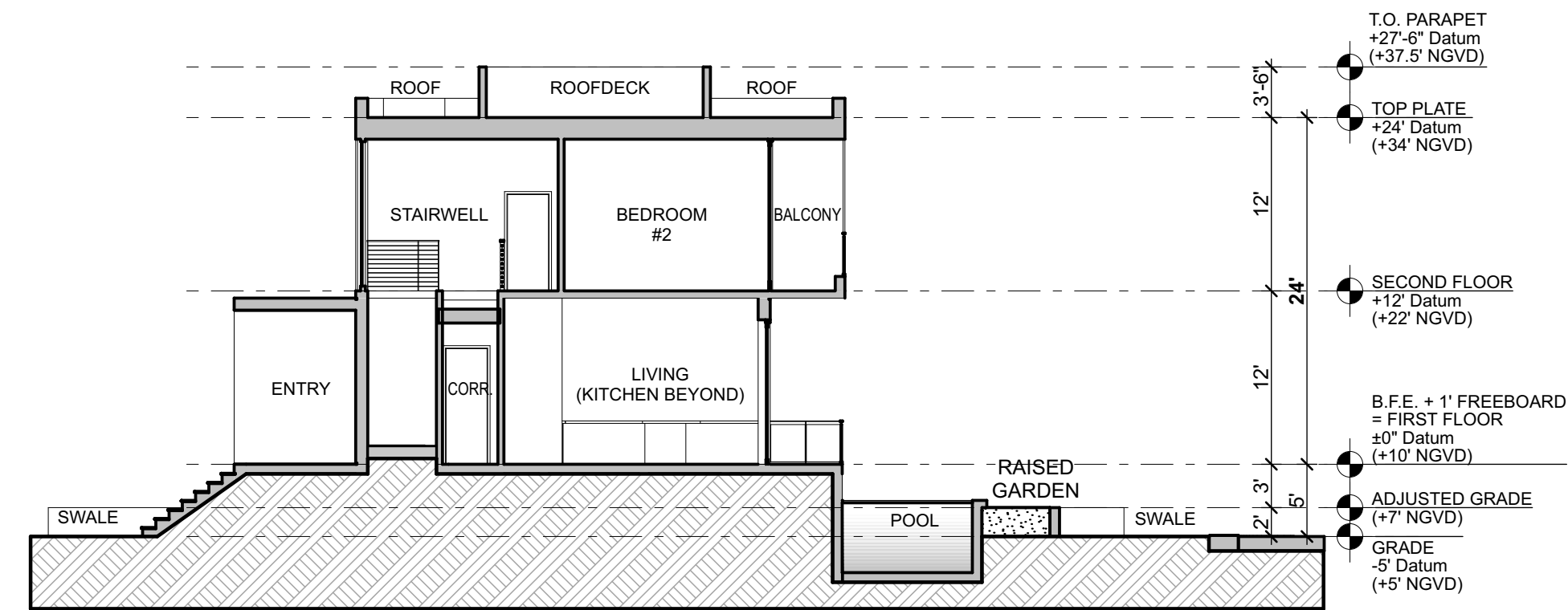


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SCALE: 3/32" = 1'-0"



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

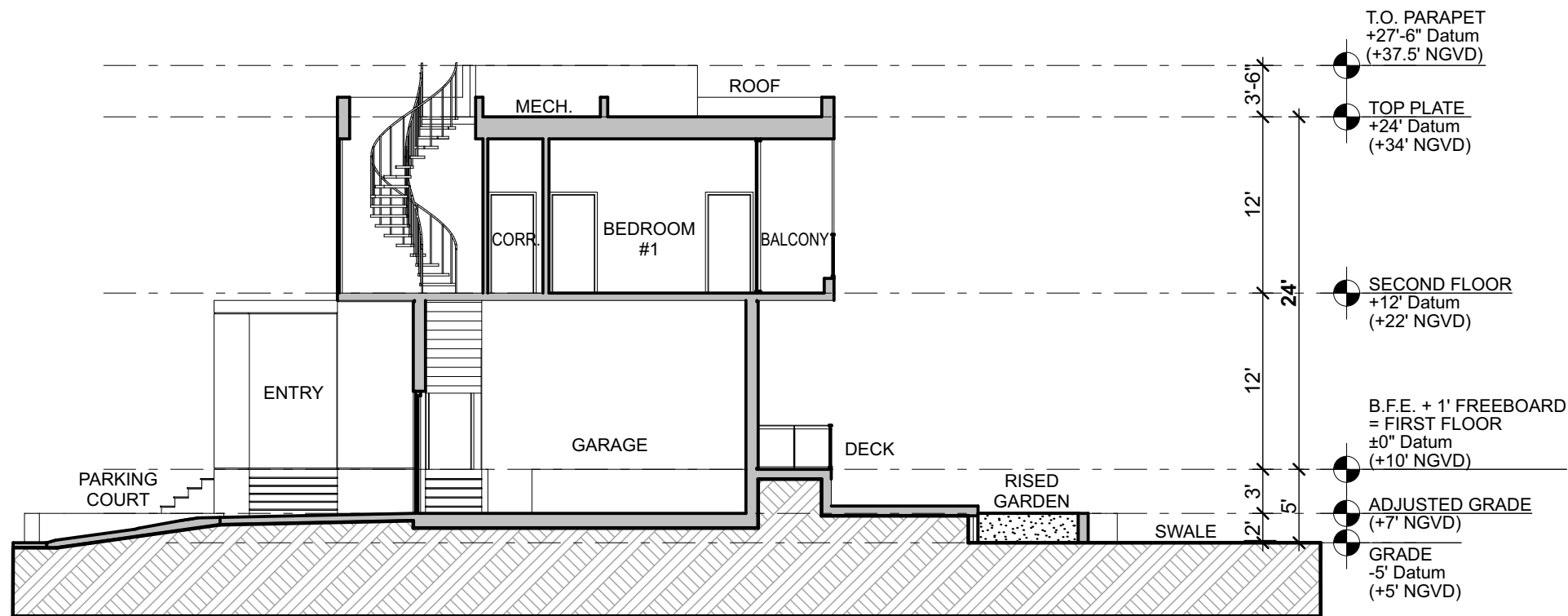
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2

SECTION 2

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



1

SECTION 1

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

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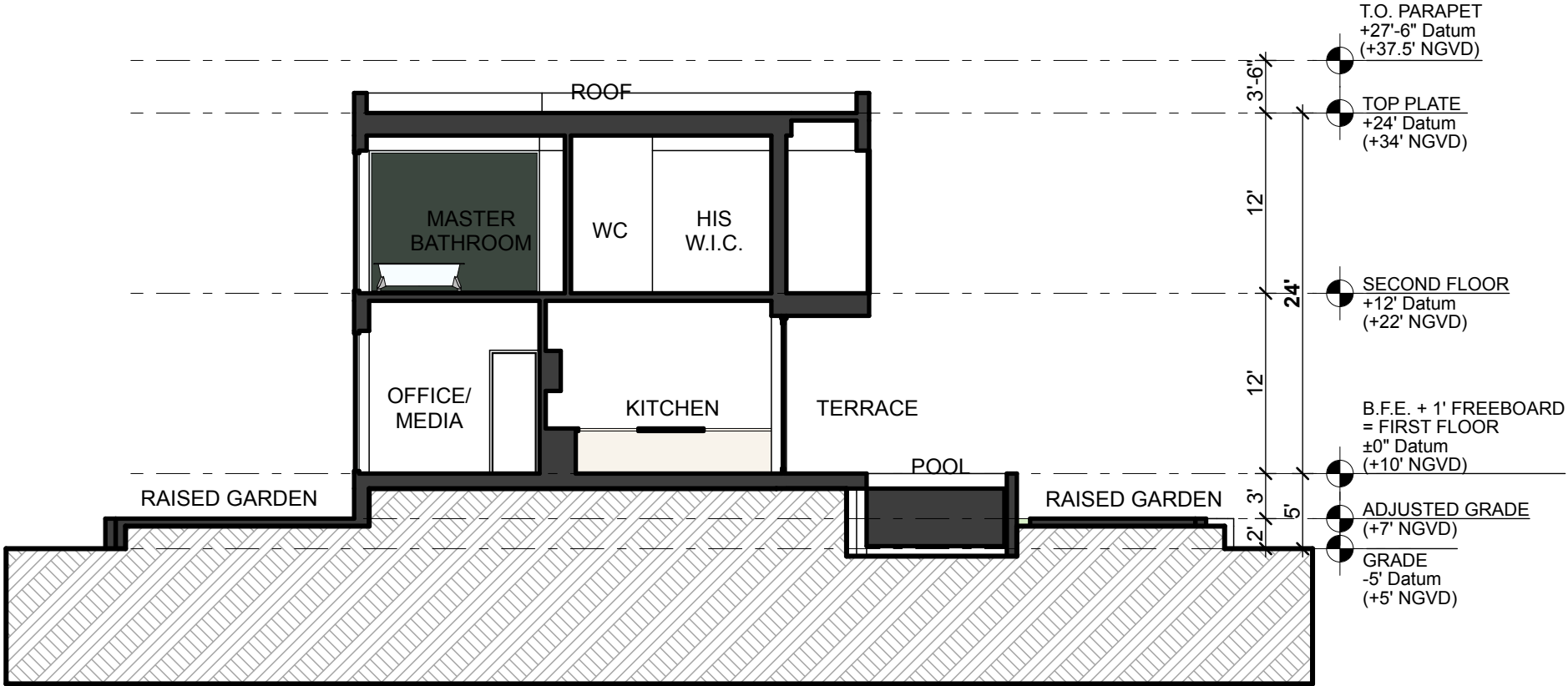
LOT B - SECTIONS



A-303B

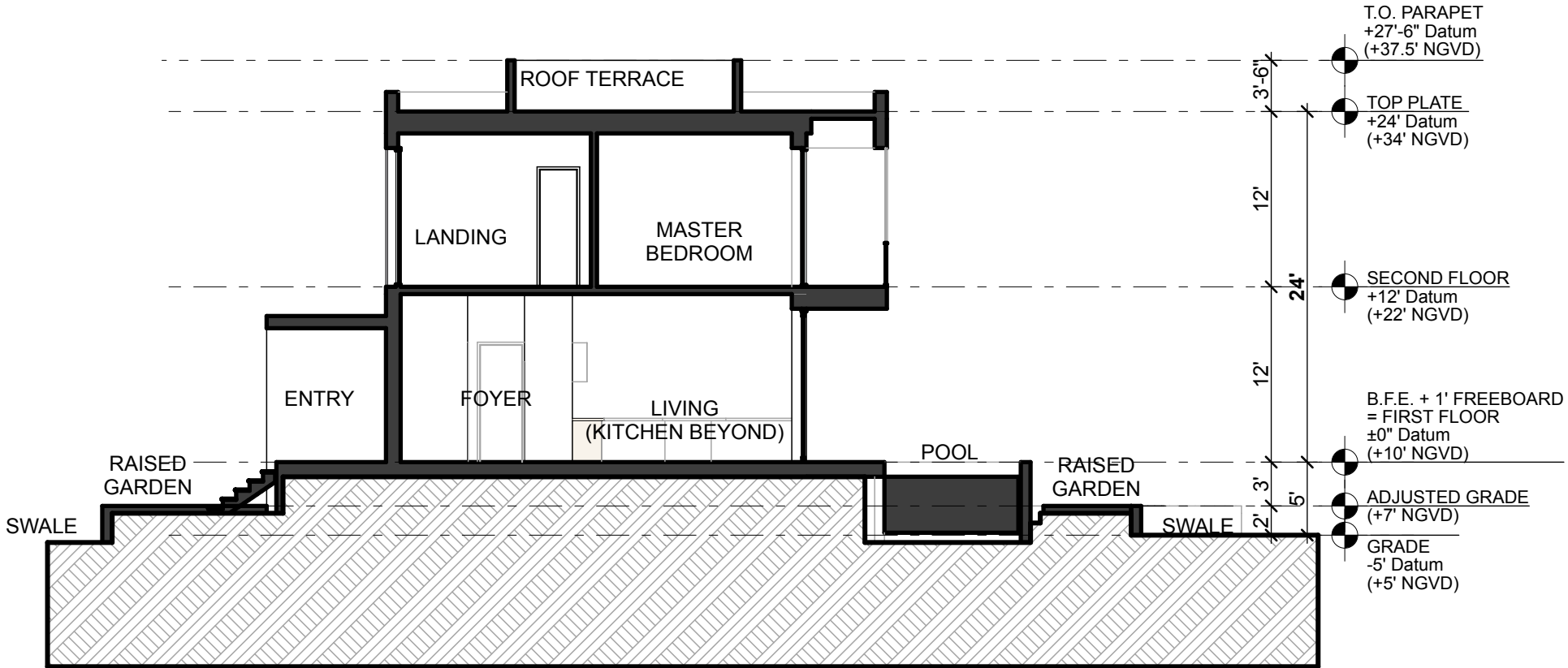
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PREVIOUS DRAWING



2

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



1

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

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PROJECT

291 PALM AVENUE - LOT B

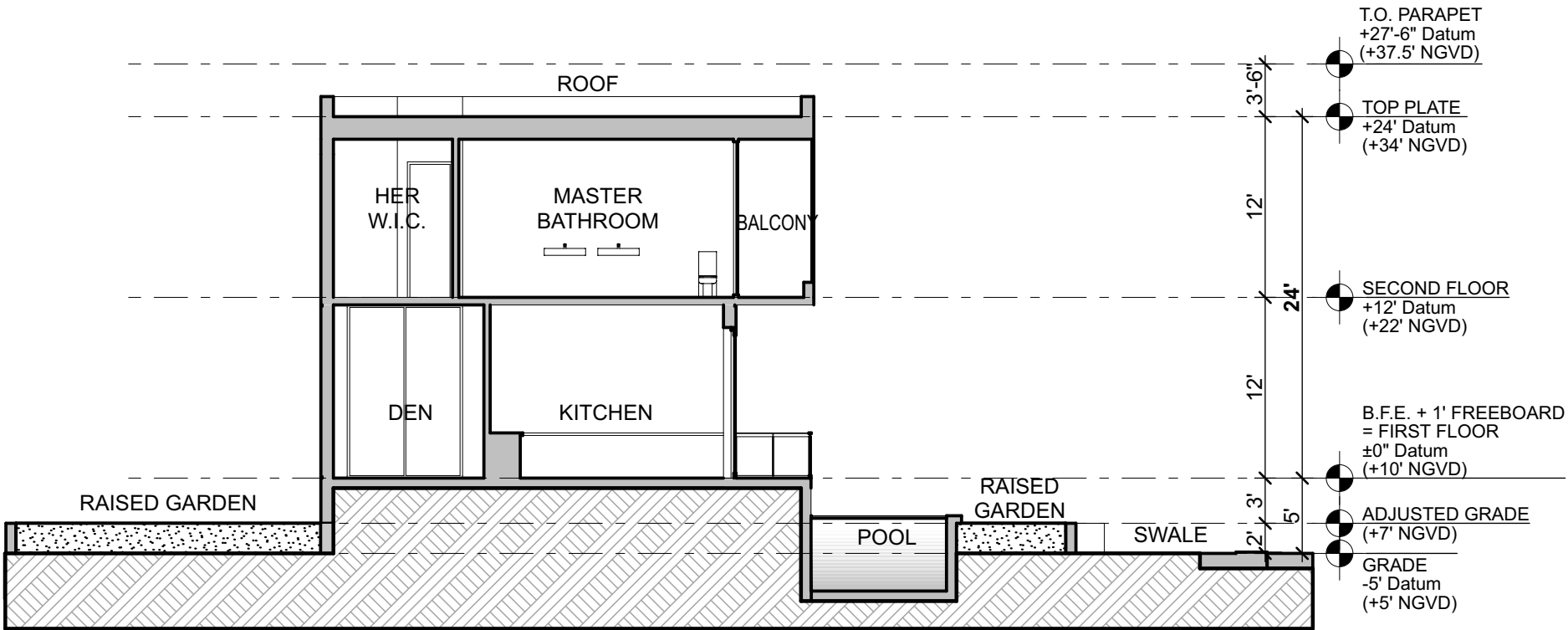
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LOT B - SECTIONS



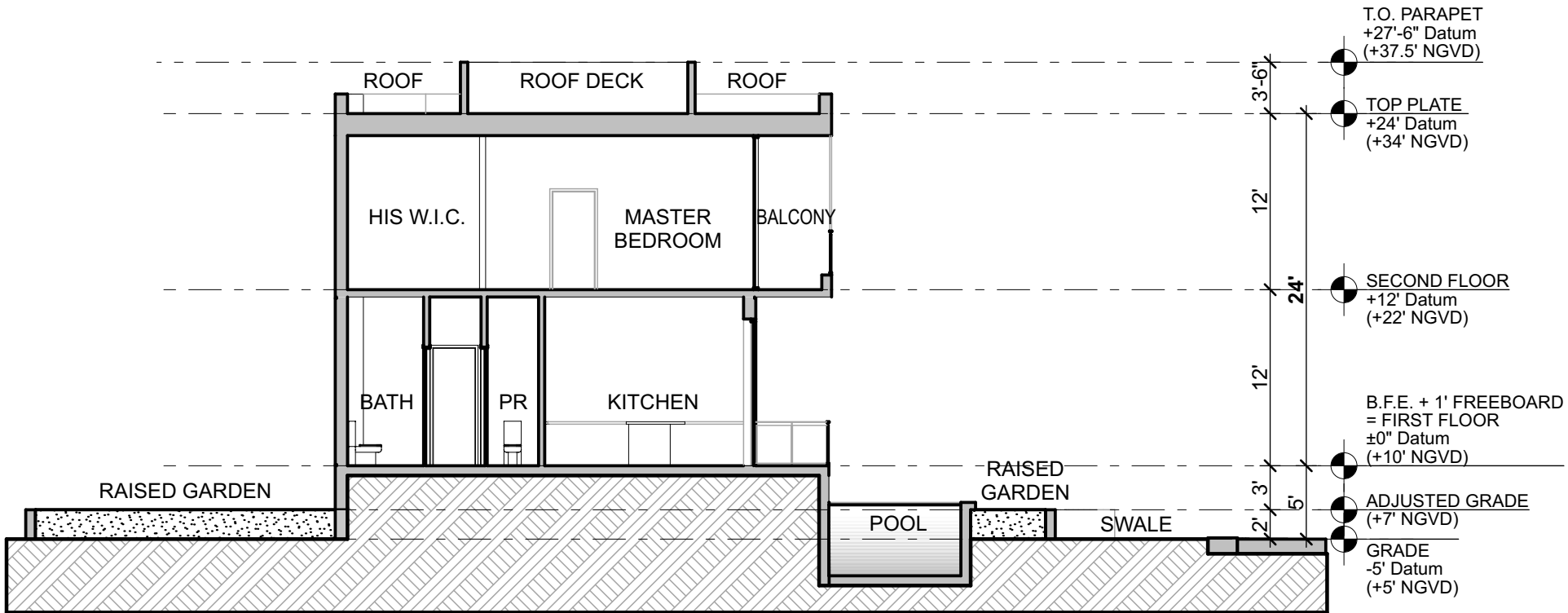
A-304B

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2

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



1

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

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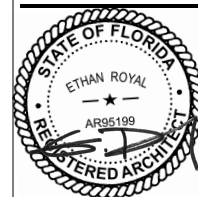
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PROJECT

291 PALM AVENUE - LOT B

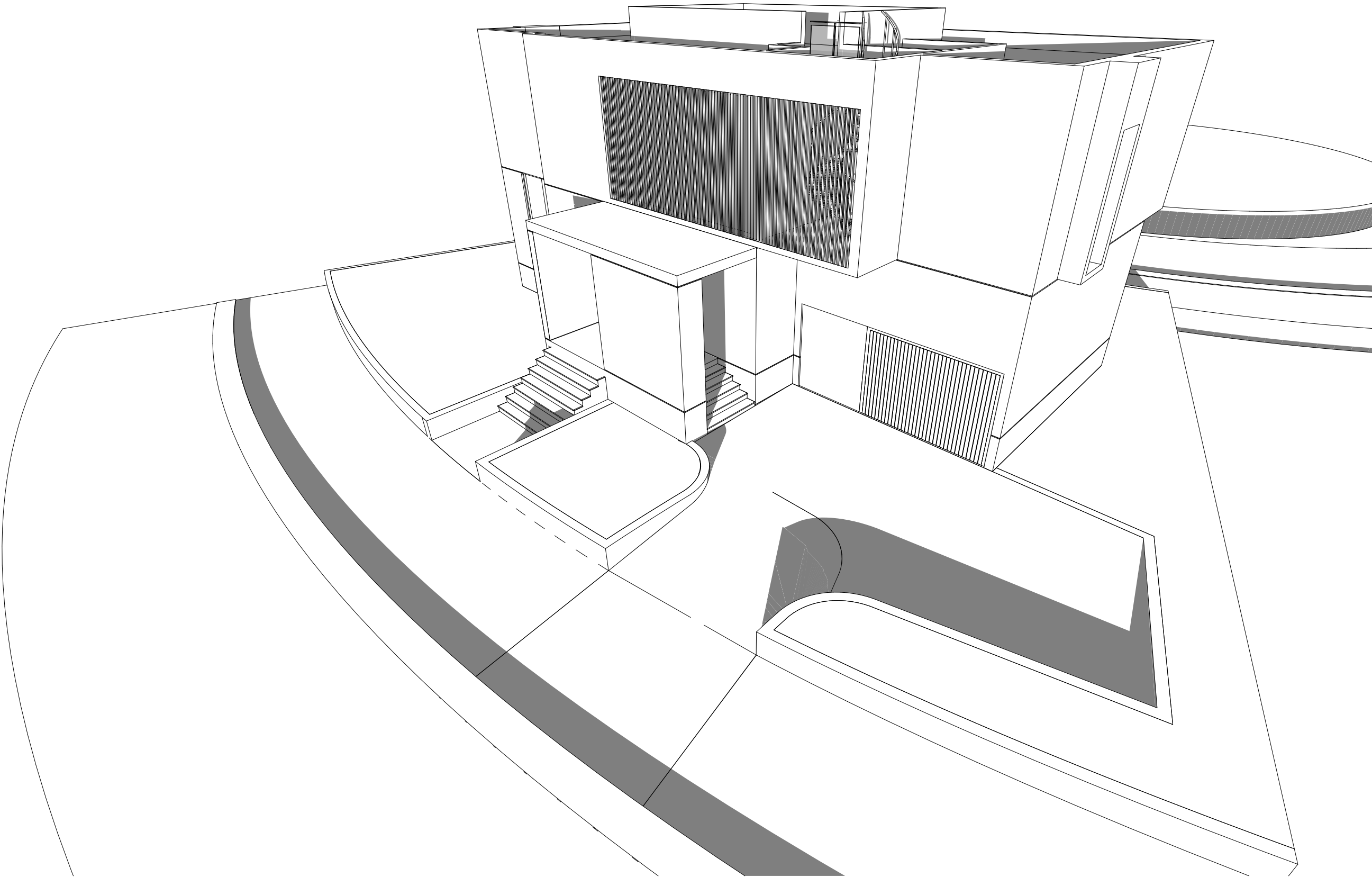
Sheet Title

LOT B - SECTIONS



A-304B

PREVIOUS DRAWING



VIEW FROM NORTH COCONUT LANE LOOKING SOUTH EAST

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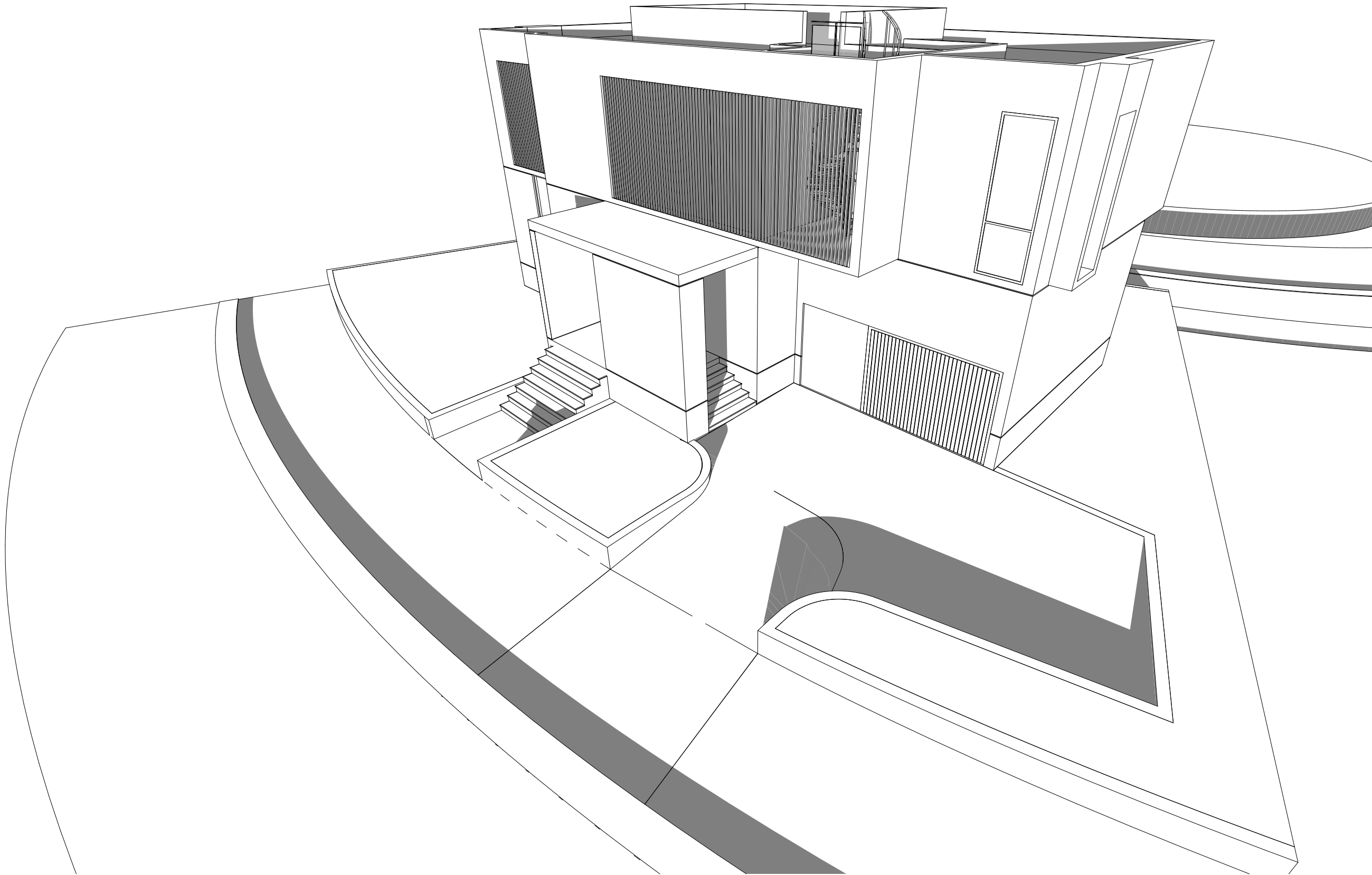
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MASSING DIAGRAMS



A-401B

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH EAST

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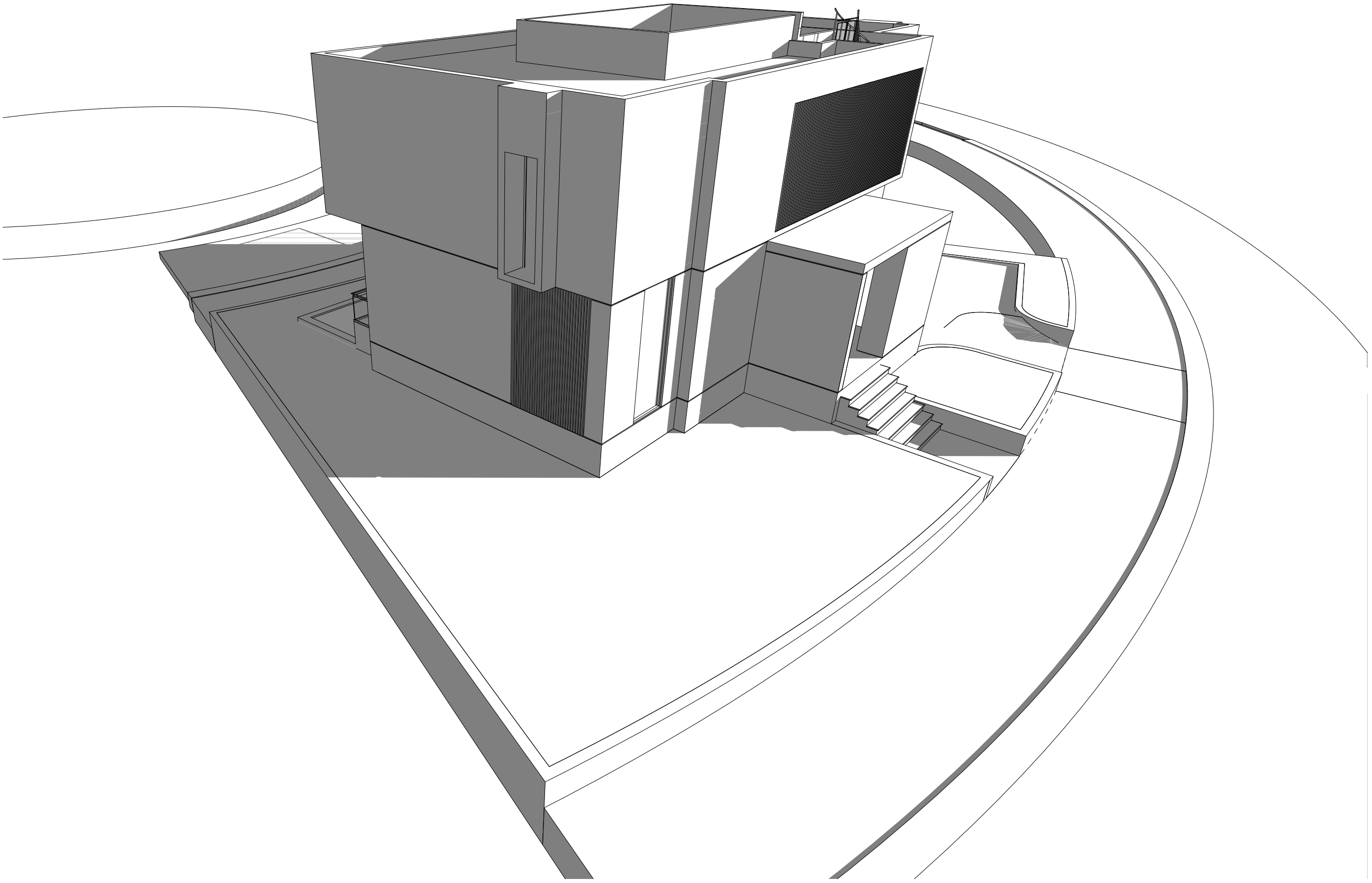
Sheet Title

MASSING DIAGRAMS



A-401B

PREVIOUS DRAWING



VIEW FROM NORTH COCONUT LANE LOOKING SOUTH WEST

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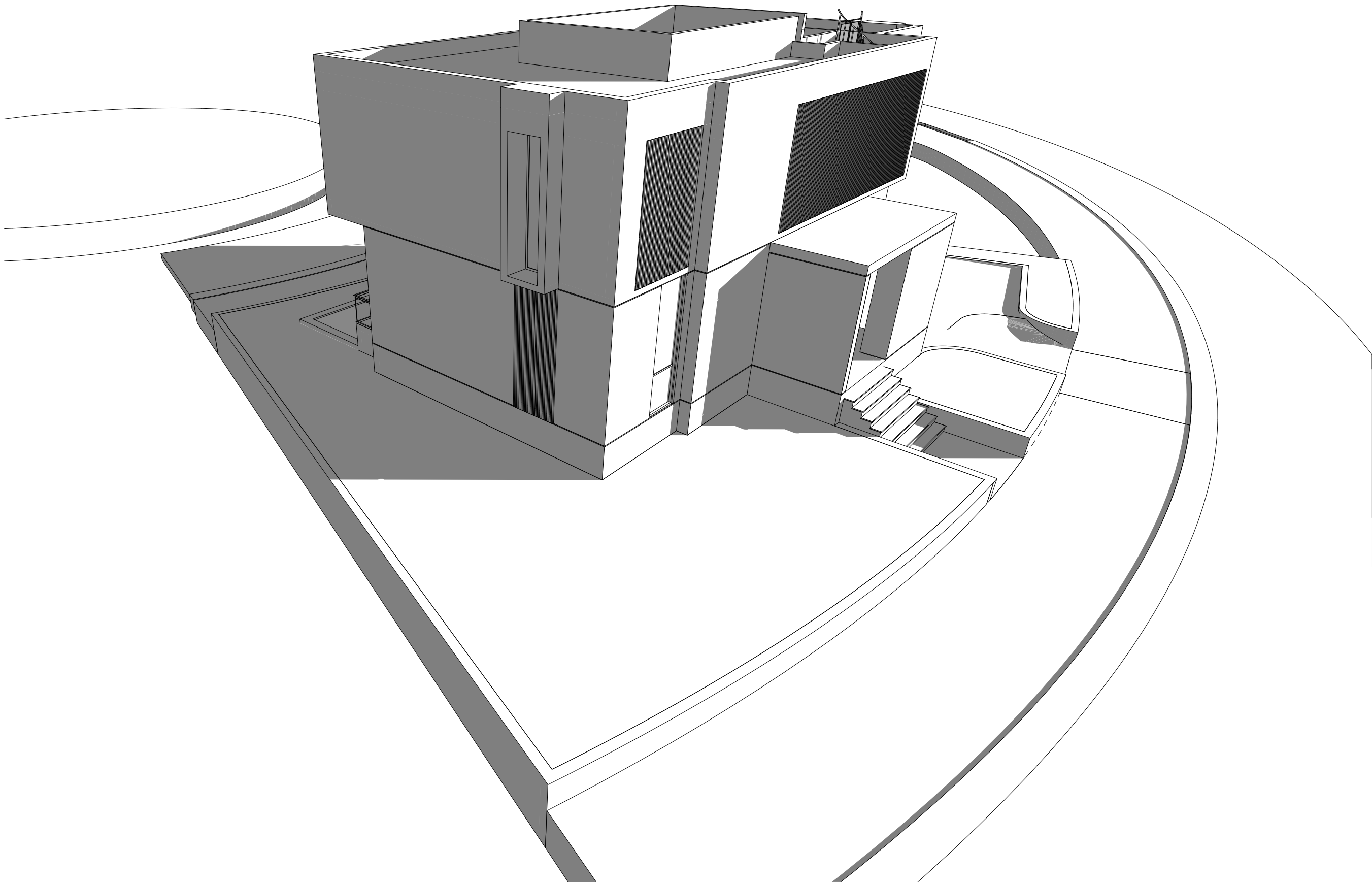
PROJECT
291 PALM AVENUE - LOT B
Sheet Title

MASSING DIAGRAMS



A-402B

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH WEST

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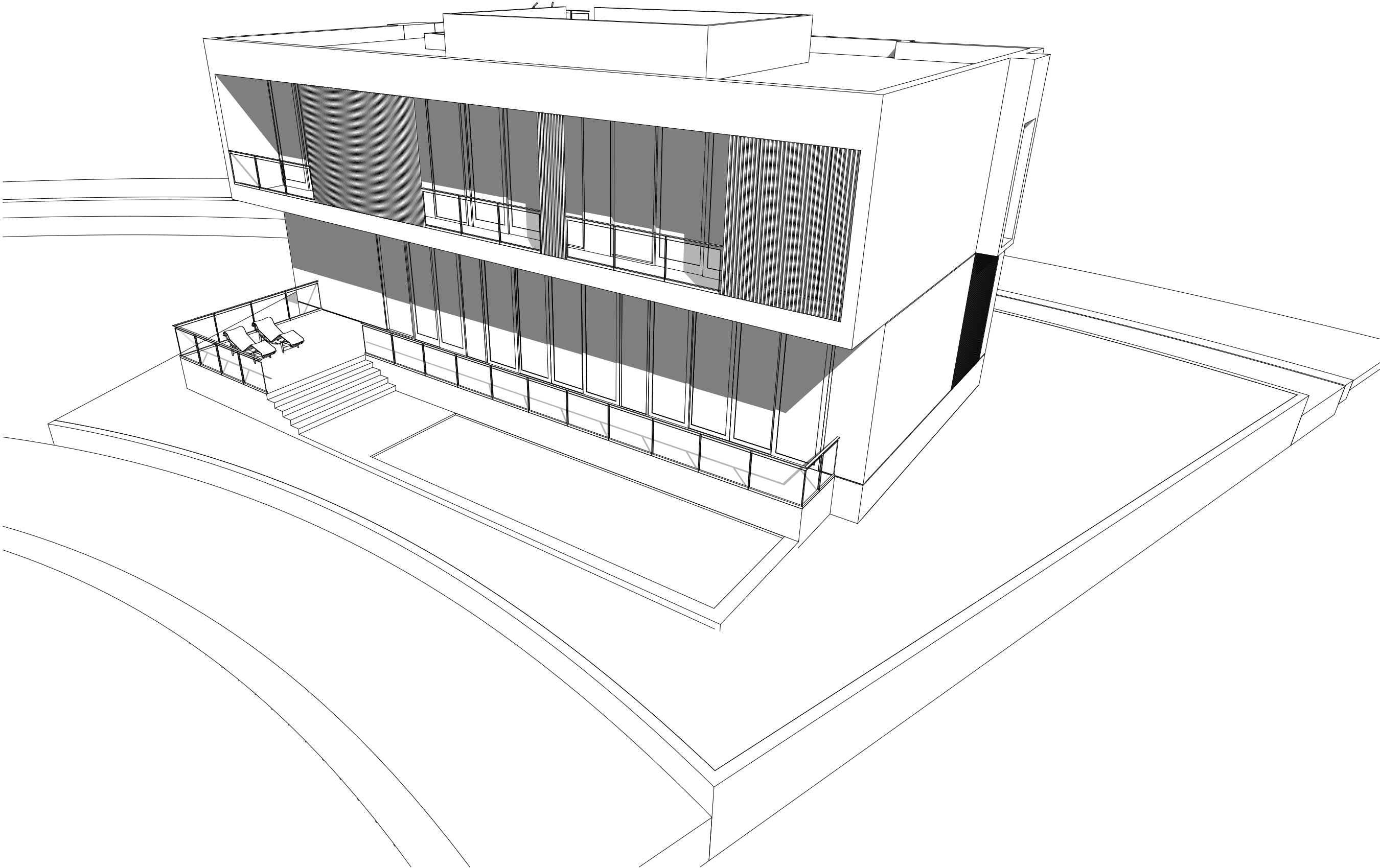
Sheet Title

MASSING DIAGRAMS



A-402B

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VIEW FROM PALM AVENUE LOOKING NORTH WEST

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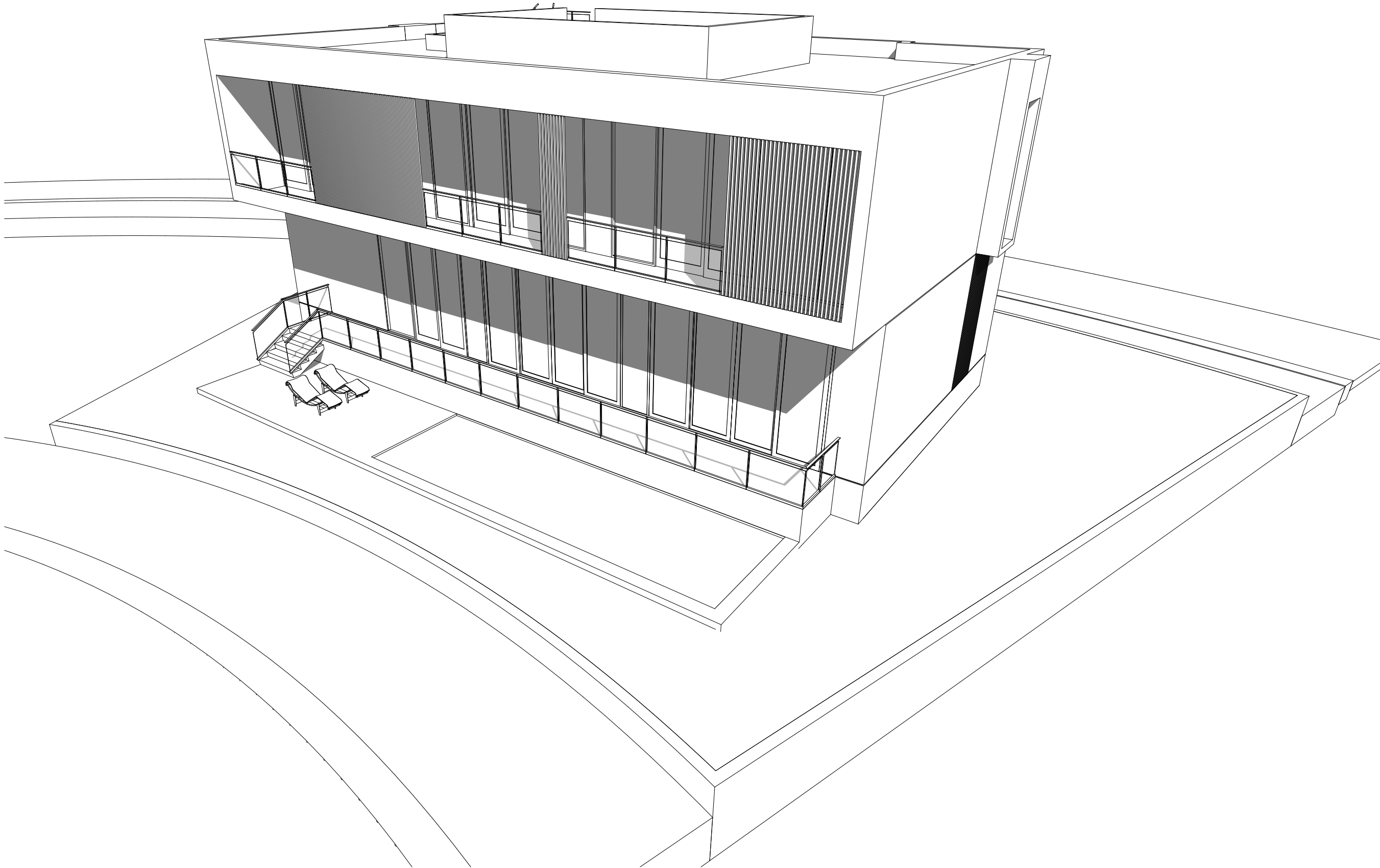
Sheet Title

MASSING DIAGRAMS



A-403B

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VIEW FROM PALM AVENUE LOOKING NORTH WEST

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291 PALM AVENUE - LOT B

Sheet Title

MASSING DIAGRAMS



A-403B

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VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

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ARCHITECTURE RENDERINGS



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VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

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VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

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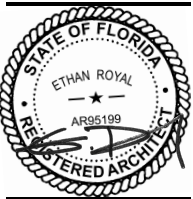
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ARCHITECTURE RENDERINGS



A-405B

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VIEW FROM PALM AVENUE - WITHOUT LANDSCAPE

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LANDSCAPE RENDERINGS



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Sheet Title

LANDSCAPE RENDERINGS



A-408B

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LANDSCAPE RENDERINGS



A-409B