

291 PALM AVENUE - LOT B - DESIGN REVIEW BOARD

June 9th, 2022



R&B

Royal Byckovas
305 407 3929 | royalbyckovas.com
6007 NW 7 Av. Miami, FL 33127

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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/Onebox (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E/CAD/I Design/DBA REVISIONS/DBA HEARING CHANGES/291 PALM AVENUE LOT A PRE REVISIONS.dgn - By R&B - Date: 3/7/22
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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
DEVELOPERS

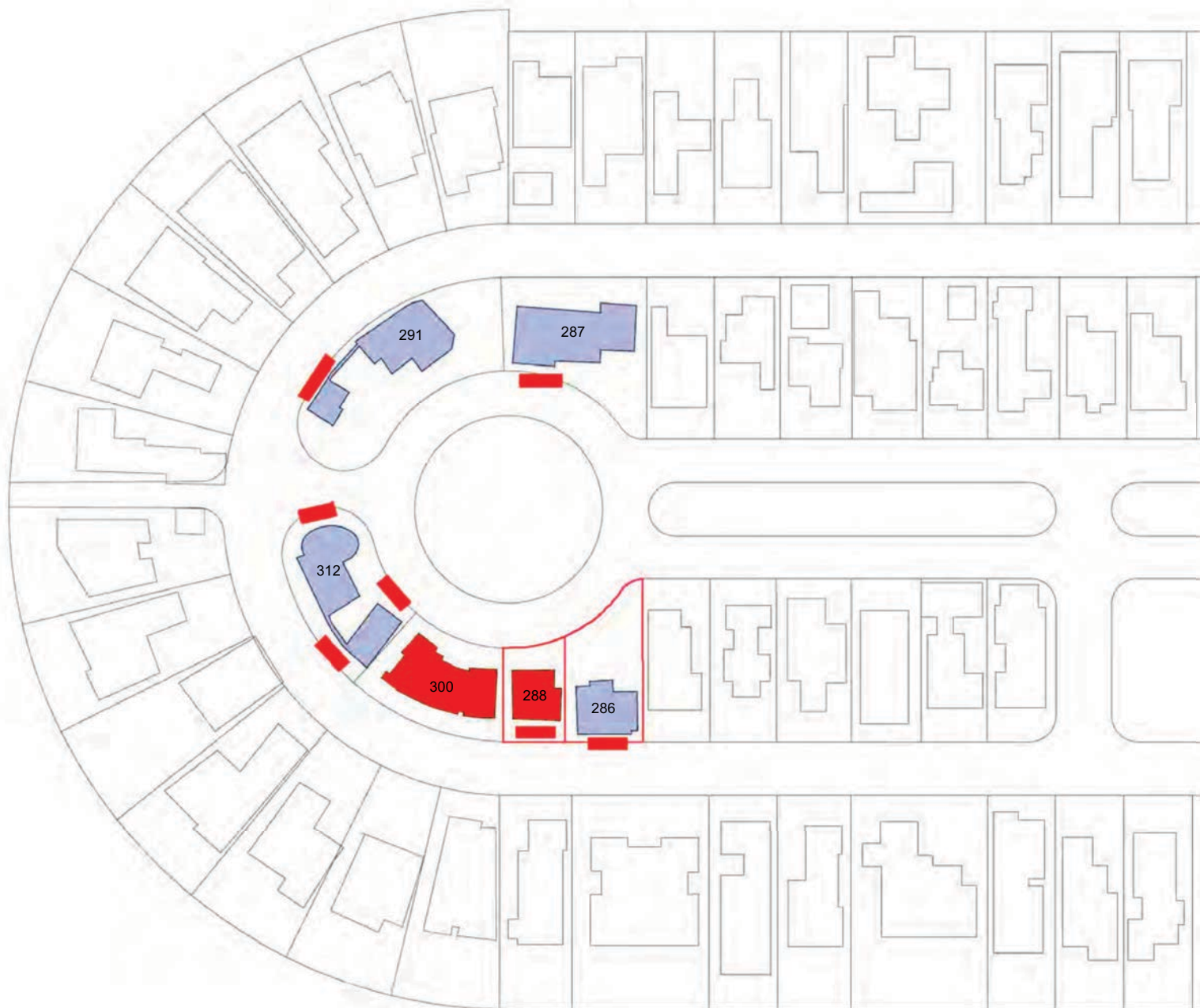
PROJECT

291 PALM AVENUE

Sheet Title

EXISTING INTERIOR LOT
CONTEXT



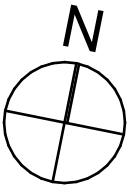


2 PROPERTY KEY PLAN

#	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%					

1 70' DEEP LOTS - DOUBLE FRONTAGES

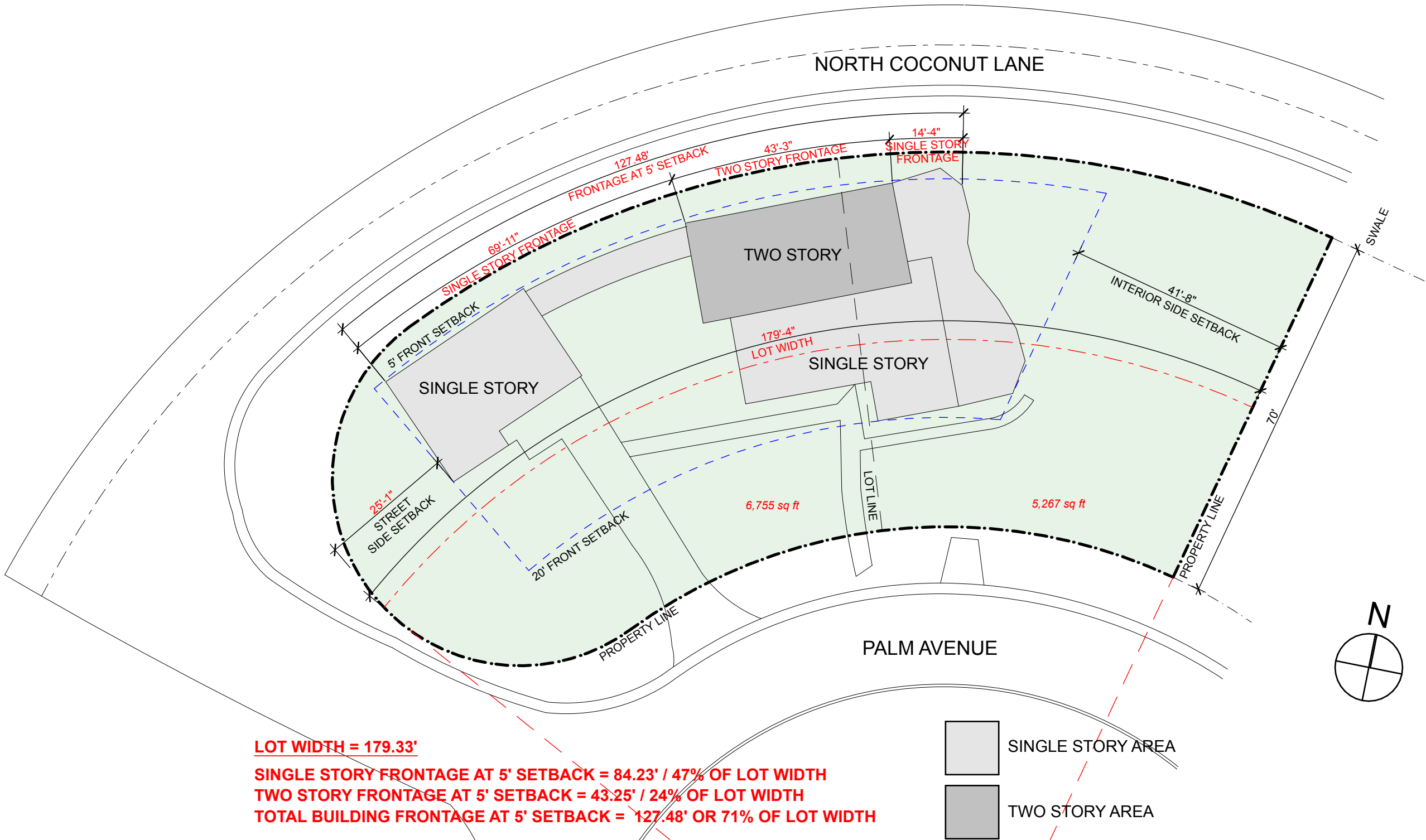
COLOR CODED LEGEND	
	70' DEEP LOTS
	RECENT CONSTRUCTION
	NON-CONFORMANCES



REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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1

EXISTING SITE SETBACK DIAGRAM

SCALE: 1" = 20'

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Miami, FL 33127

OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

SITE DIAGRAMS

Sheet Title



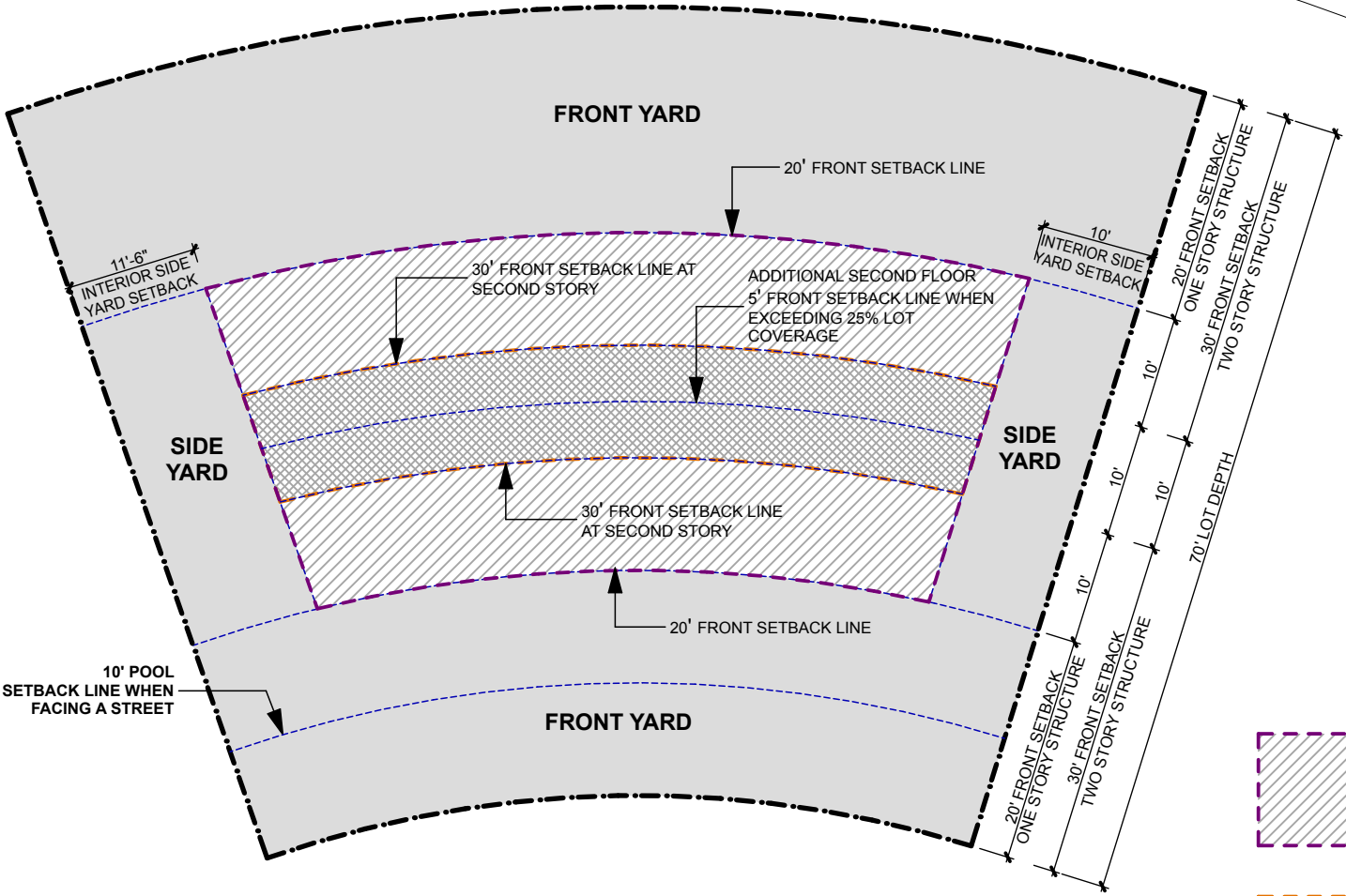
A-014

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1

LOT B REQUIRED SETBACK DIAGRAM

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



ONE STORY
PLACEMENT ZONE



TWO STORY
PLACEMENT ZONE

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

LOT B RE. UIRED SETBACK
DIAGRAM

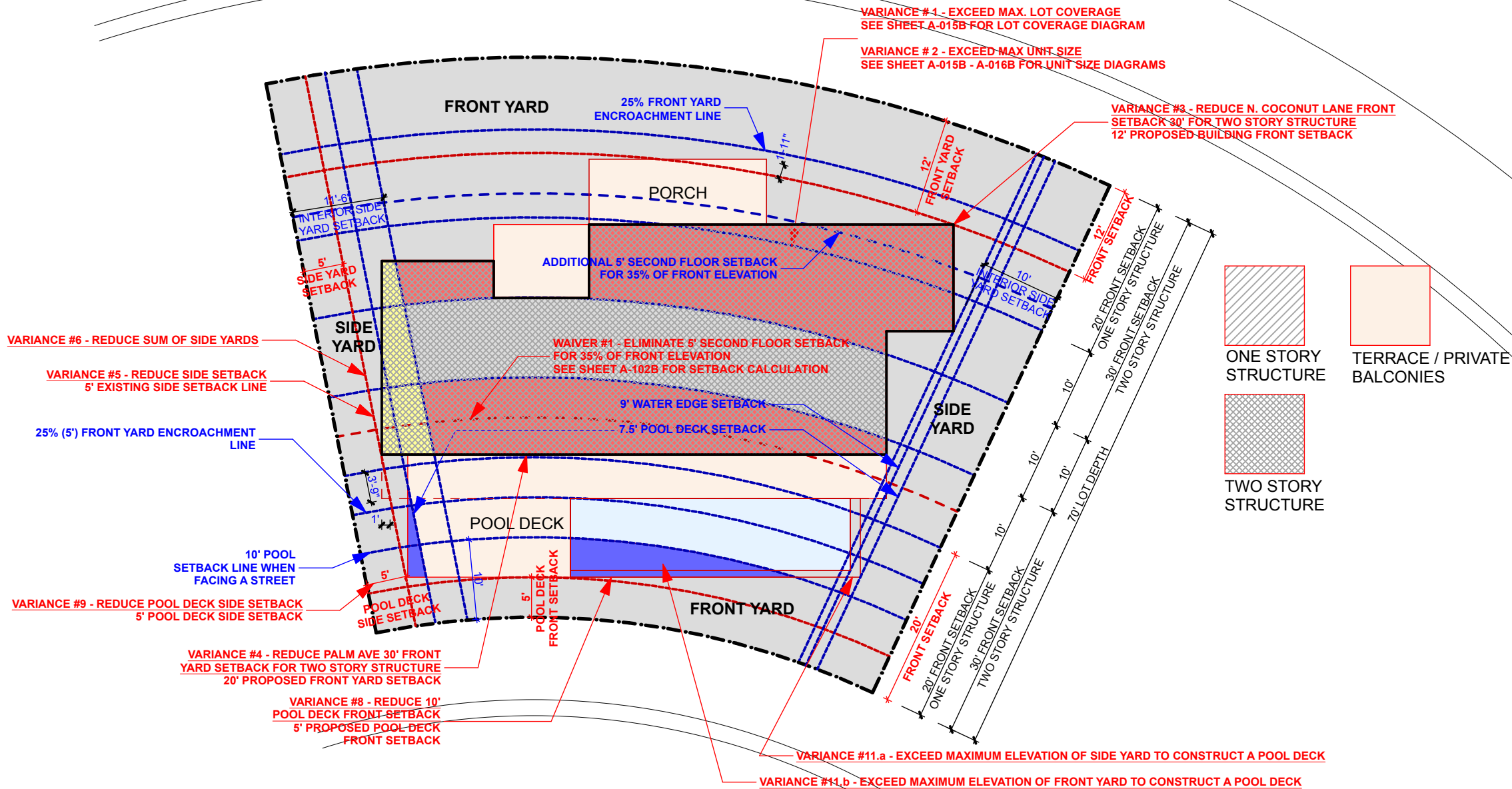


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1

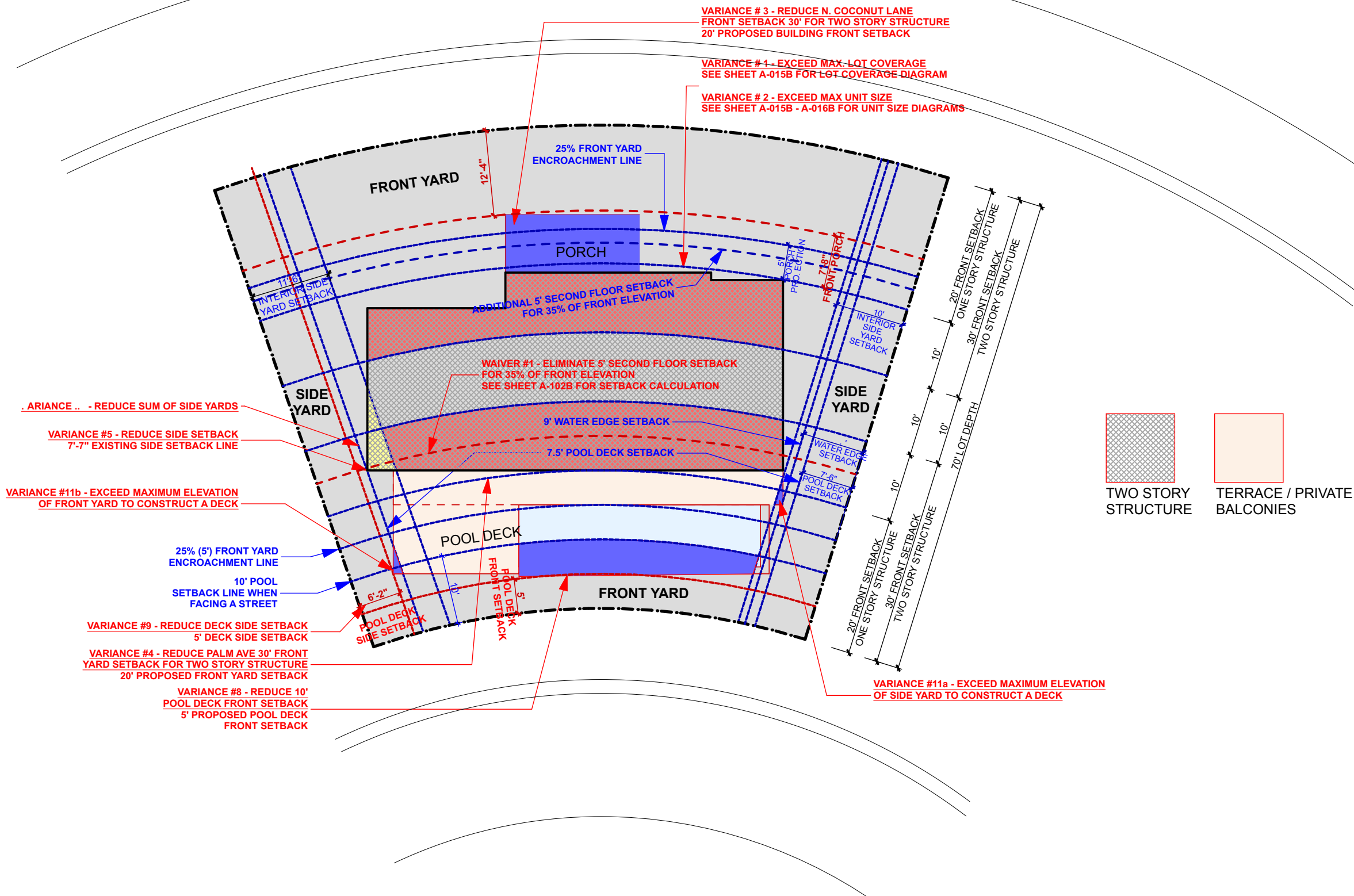
VARIANCE DIAGRAM
SCALE: 1/16" = 1'-0"



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1

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

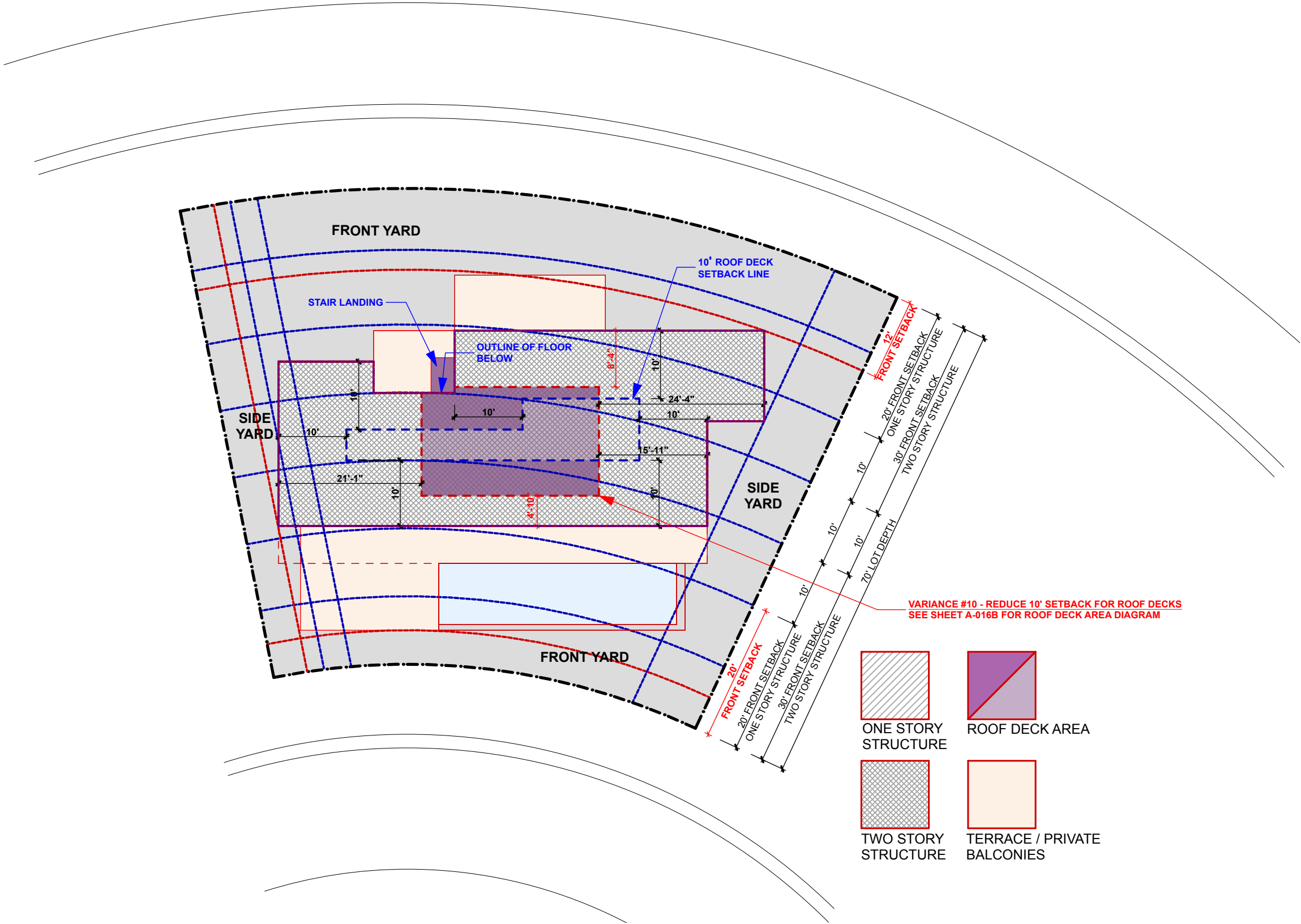


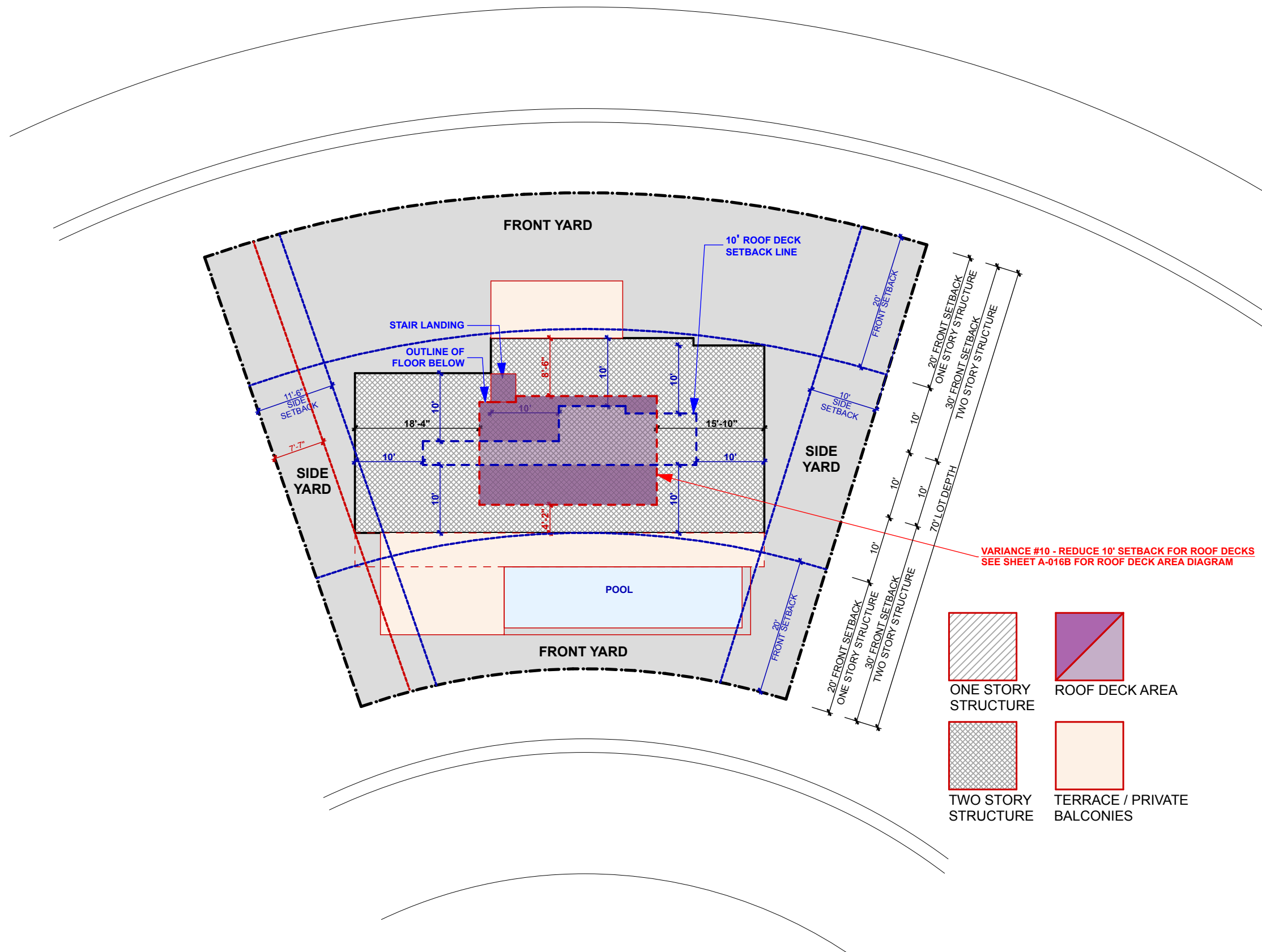
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PREVIOUS DRAWING

1

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



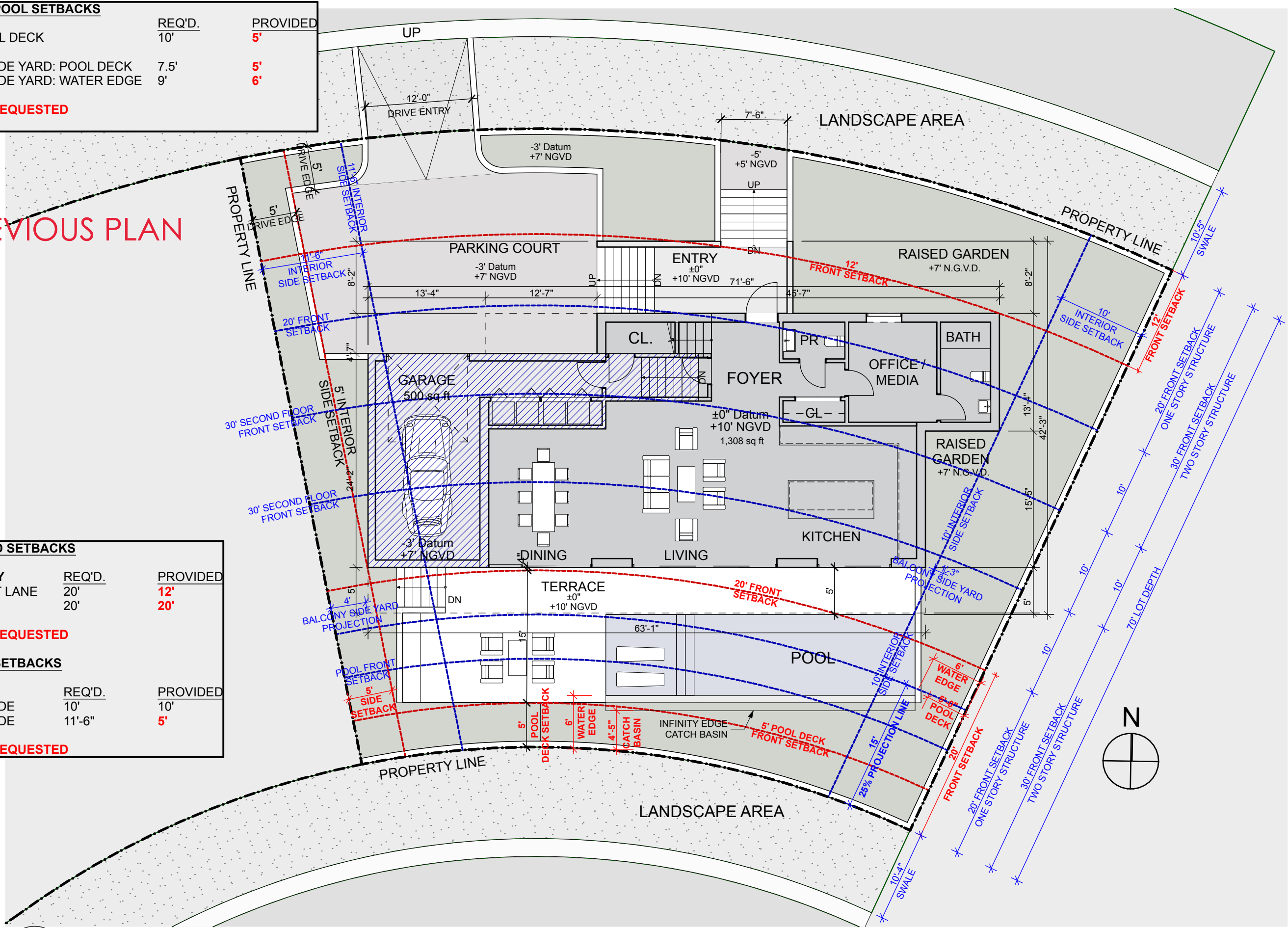


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SWIMMING POOL SETBACKS		
	REQ'D.	PROVIDED
FRONT: POOL DECK	10'	5'
INTERIOR SIDE YARD: POOL DECK	7.5'	5'
INTERIOR SIDE YARD: WATER EDGE	9'	6'
VARIANCE REQUESTED		

FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	12'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	5'
VARIANCE REQUESTED		

PREVIOUS PLAN



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

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

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

A-101B

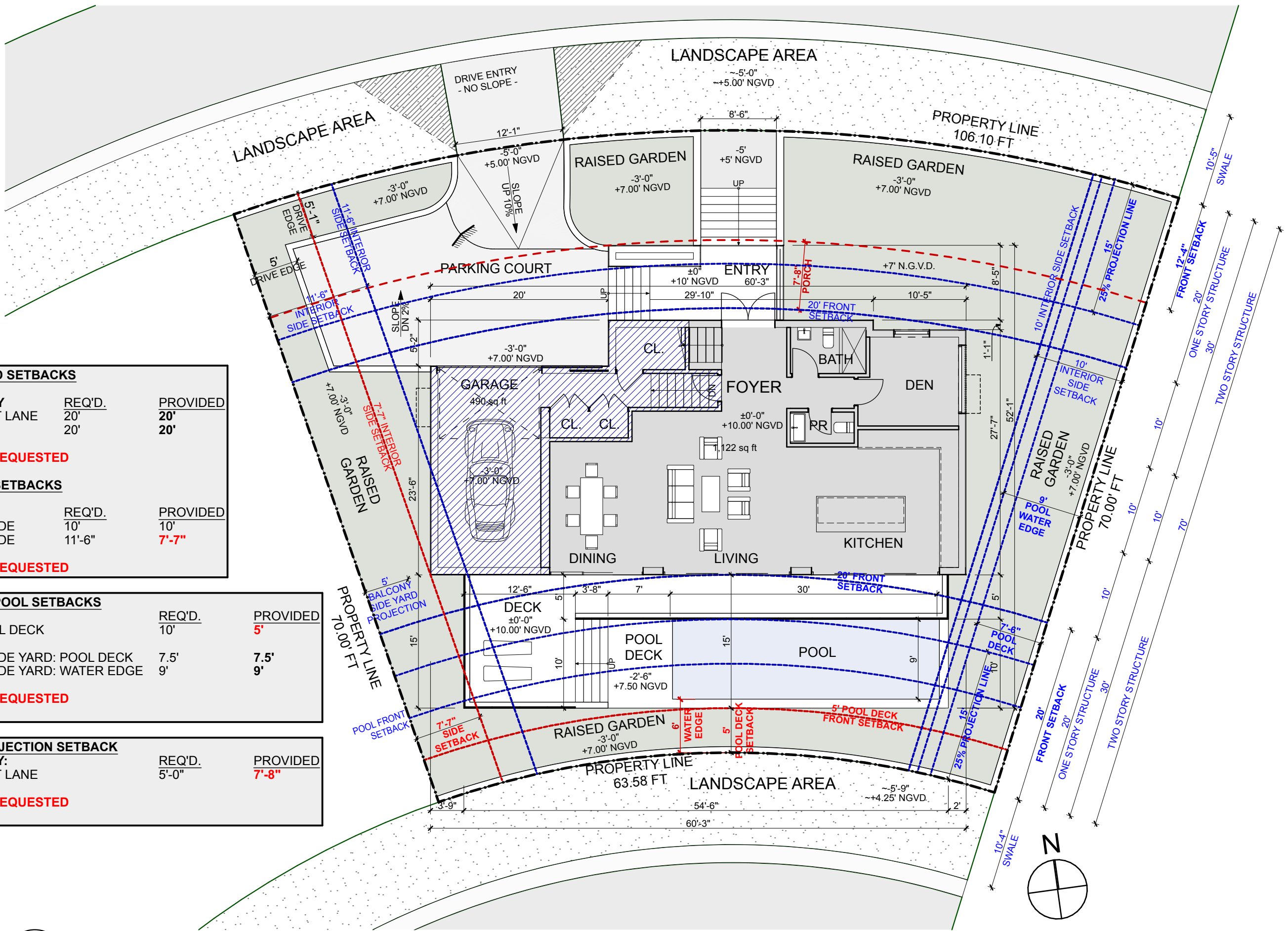
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FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	20'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	7'-7"
VARIANCE REQUESTED		

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		

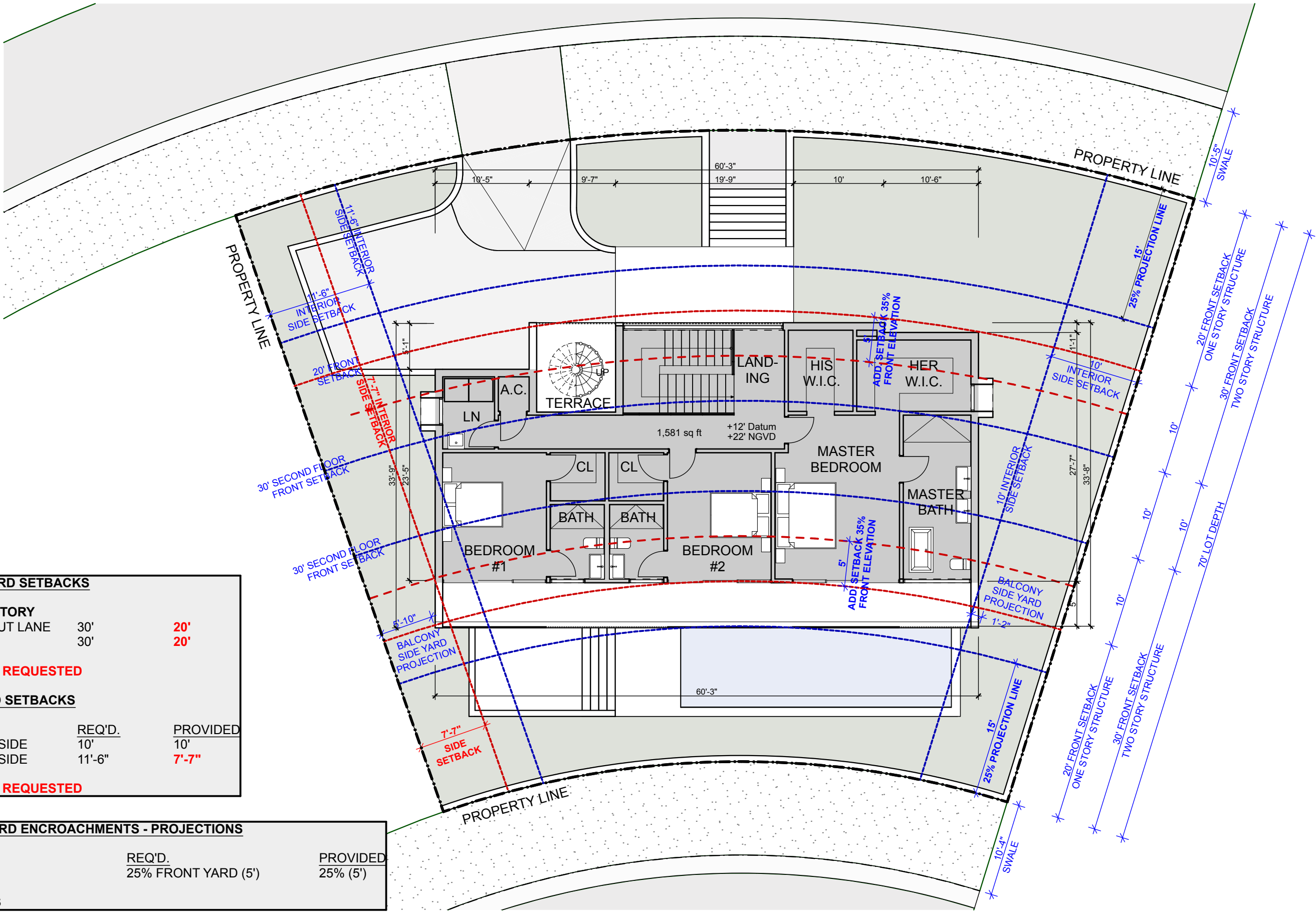


1 LOT B - FIRST LEVEL
SCALE: 3/32" = 1'-0"

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<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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291 PALM AVENUE - LOT B

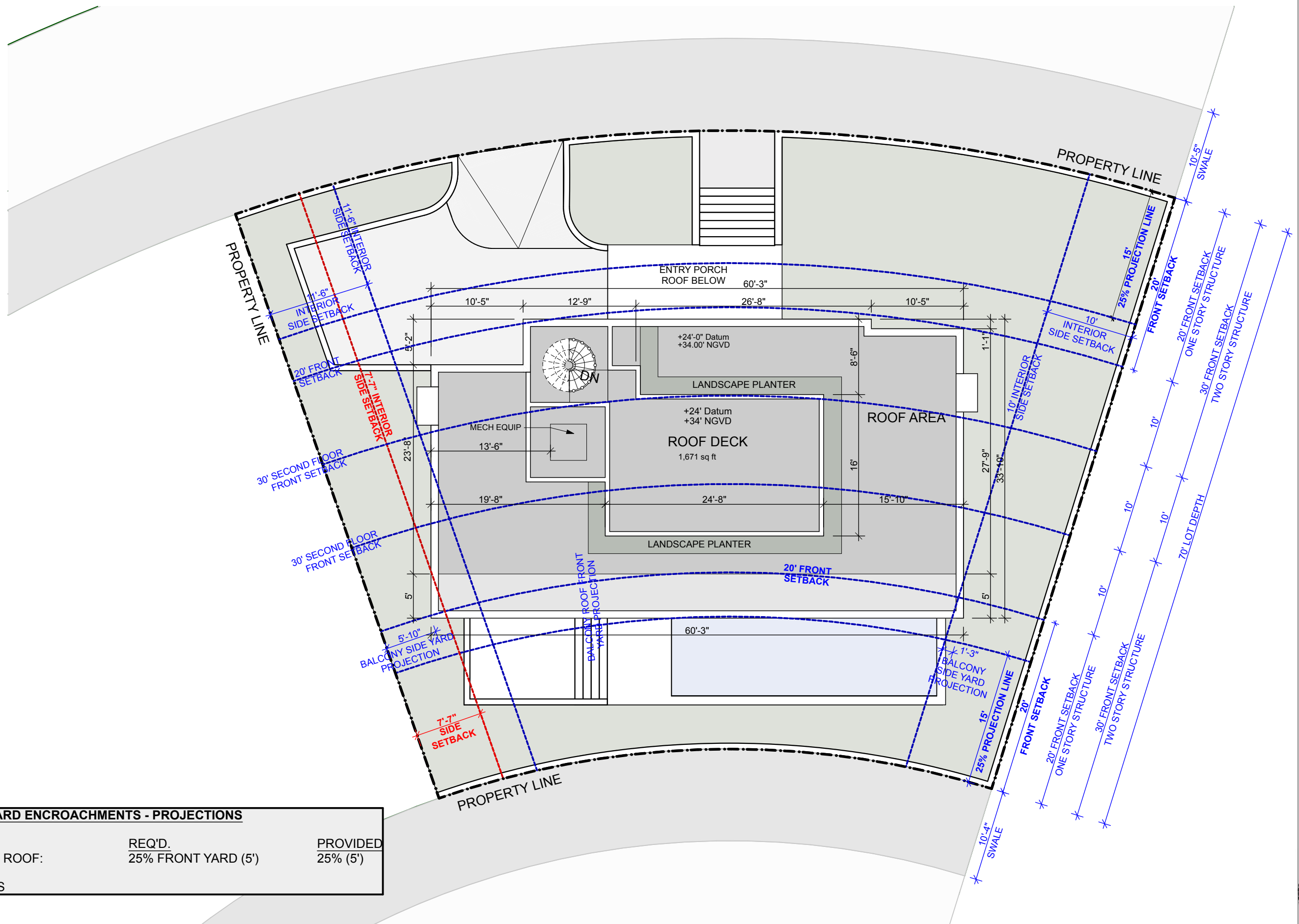
Sheet Title

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



A-102B





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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VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

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PREVIOUS DRAWING



VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

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DEVELOPERS

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291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



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VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

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PREVIOUS DRAWING



VIEW FROM PALM AVENUE - WITHOUT LANDSCAPE

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DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

ARCHITECT

REGISTERED ARCHITECT

A-406B

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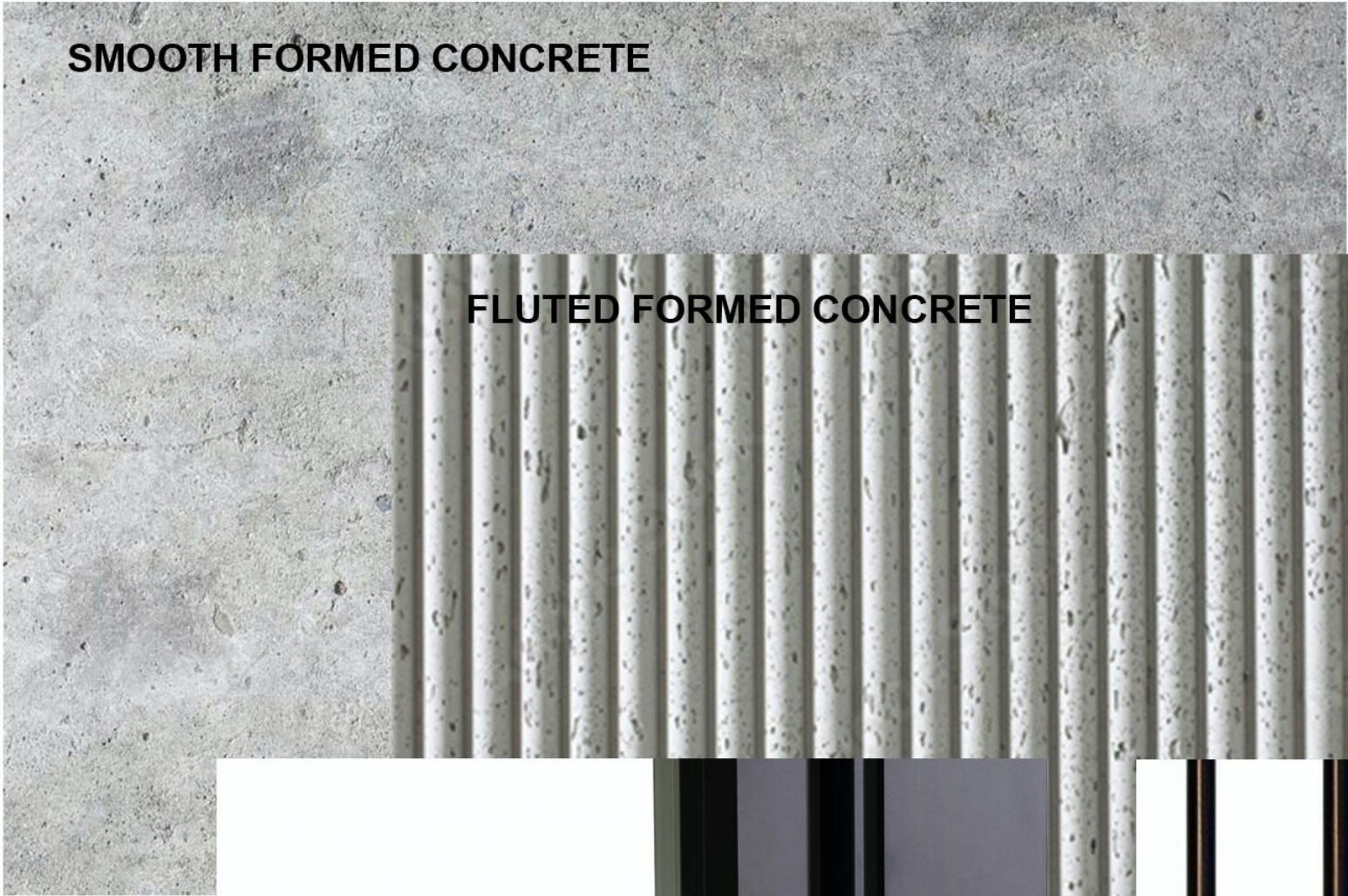
VIEW FROM PALM AVENUE - WITHOUT LANDSCAPE



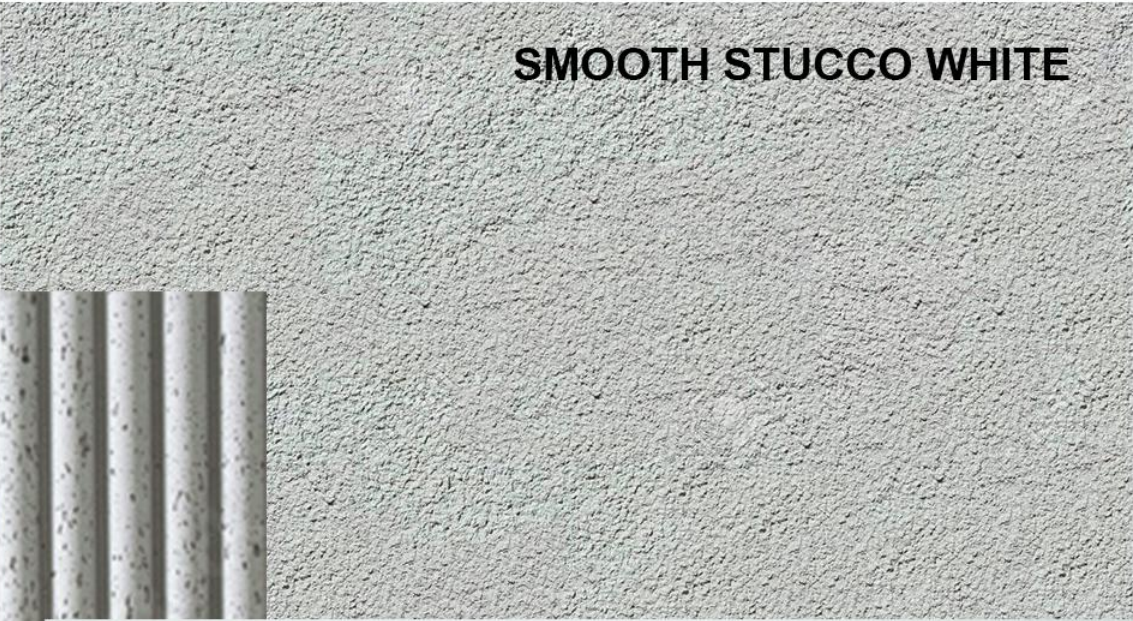
COCONUT LANE - AERIAL VIEW



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SMOOTH FORMED CONCRETE



SMOOTH STUCCO WHITE



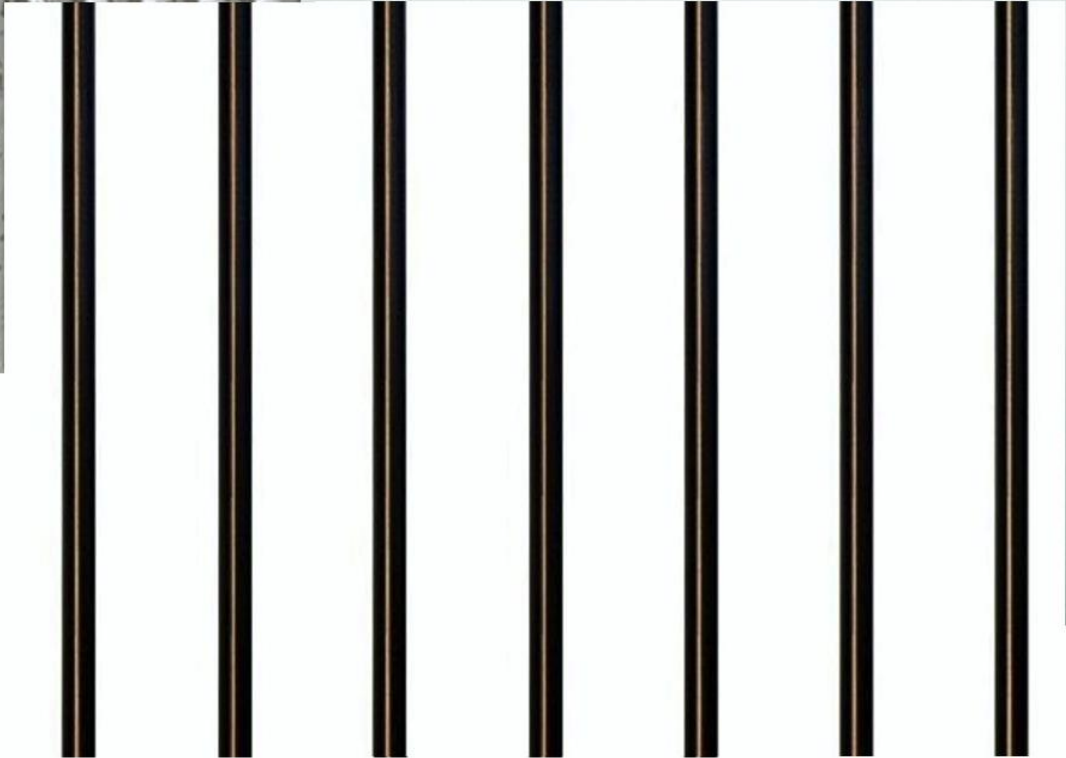
FLUTED FORMED CONCRETE



VISION GLASS

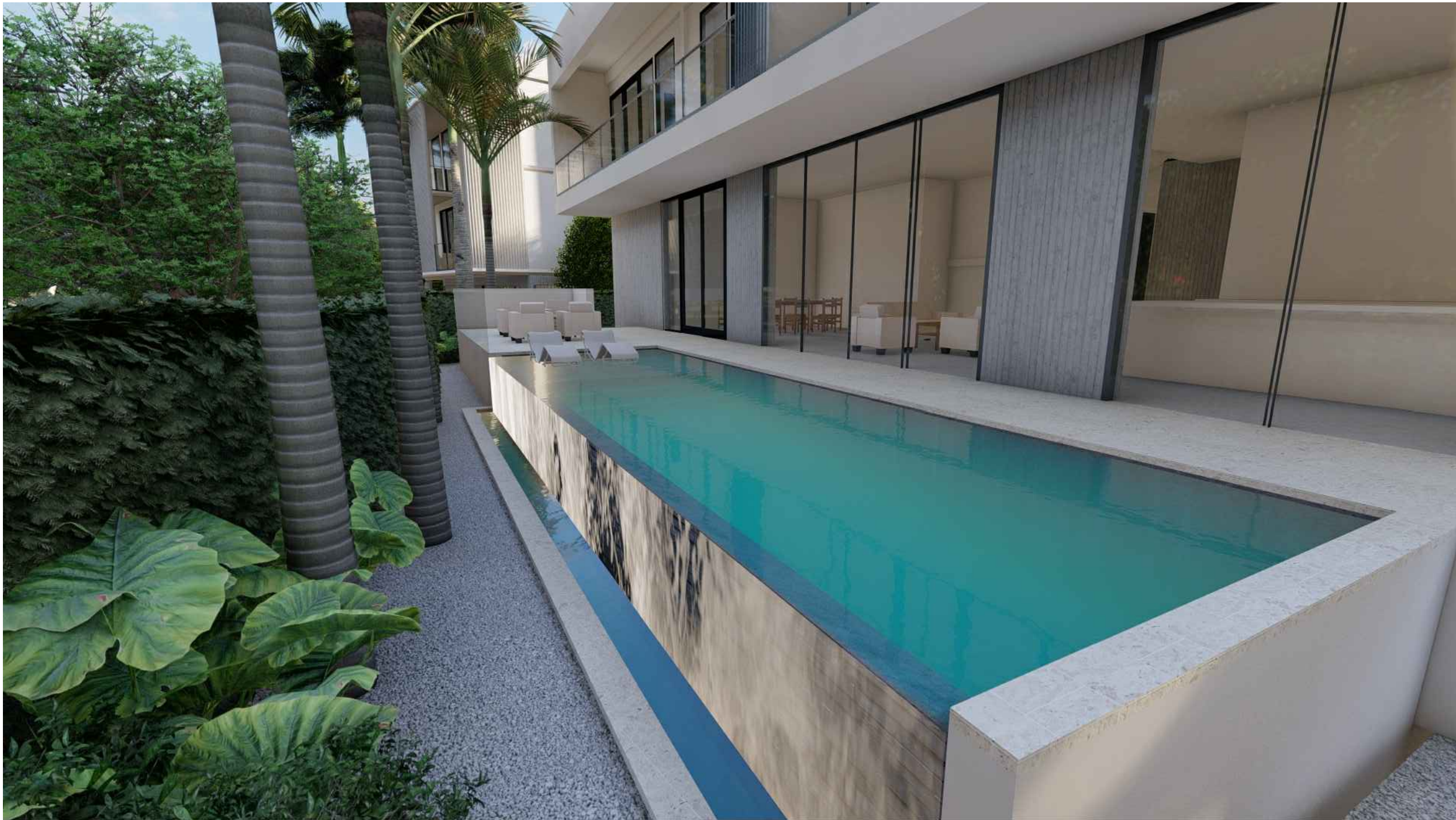


DARK BRONZE WINDOWS AND DOORS



DARK BRONZE VERTICAL METAL LOUVER

PREVIOUS RENDERINGS



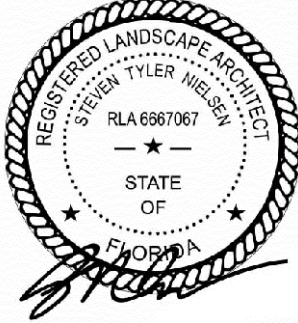
SEAL (S TYLER NIELSEN - LA6667067)



03.04.2022

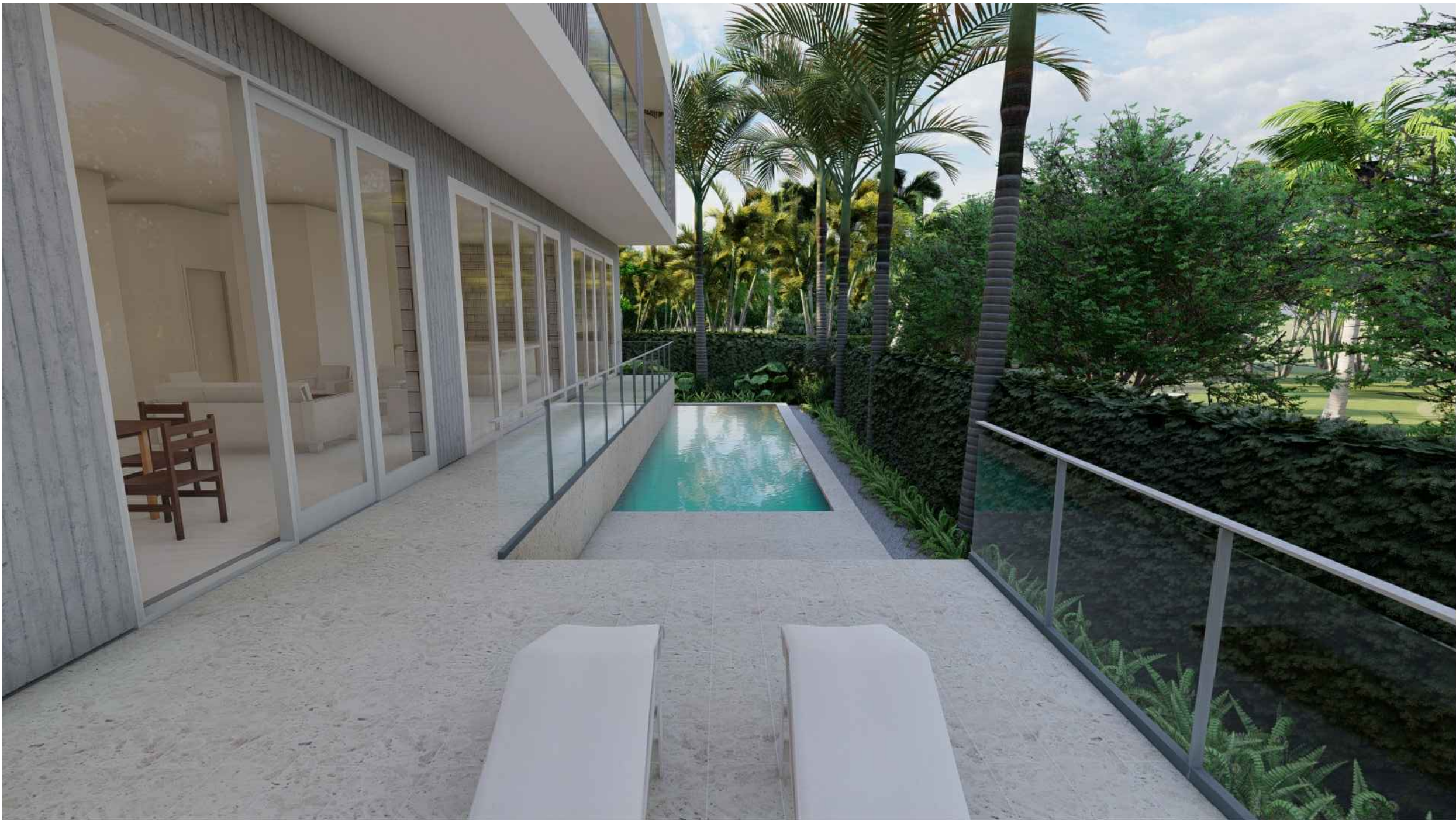
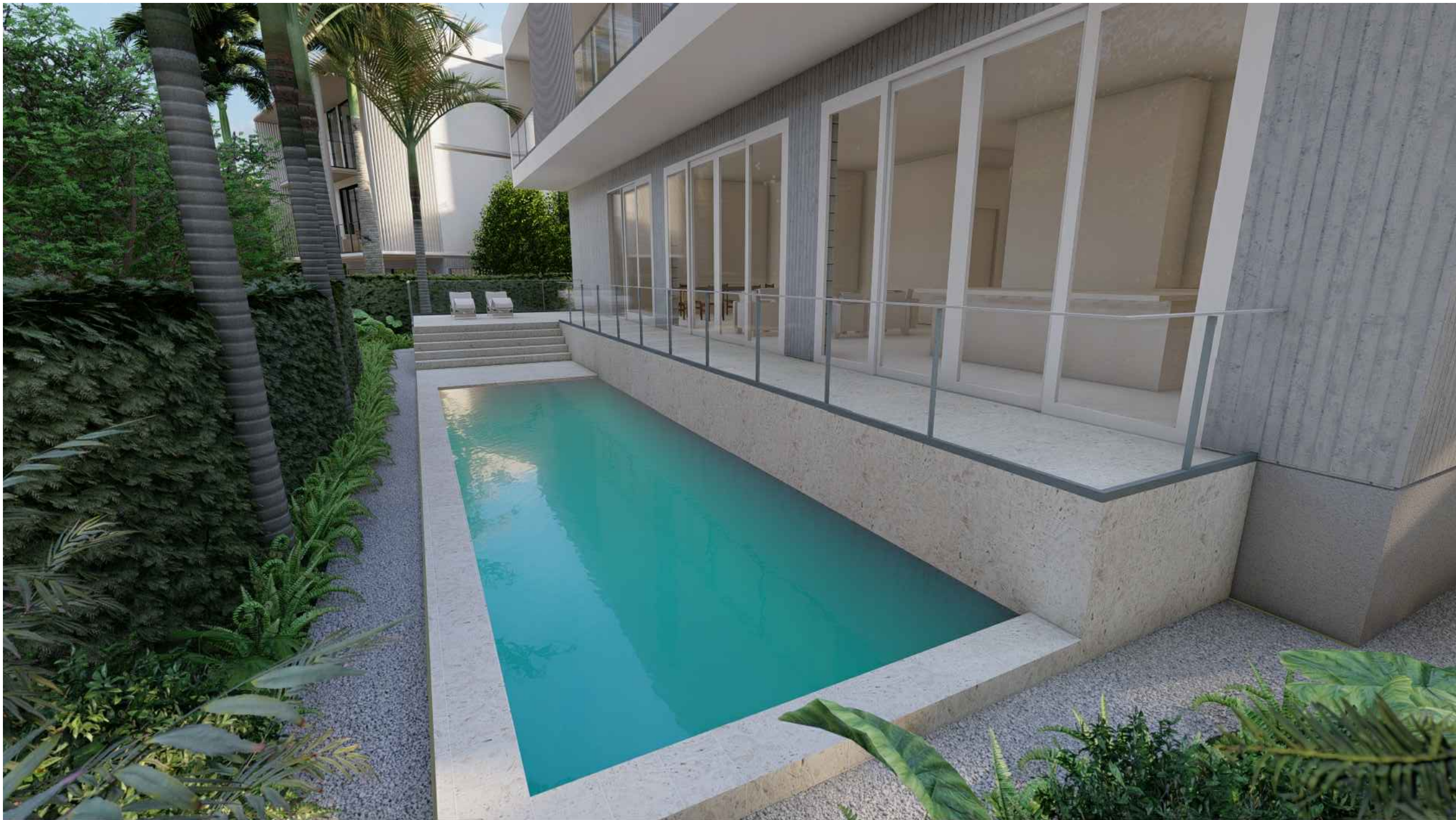
LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL

SEAL (S TYLER NIELSEN - LA6667067)



05.09.2022

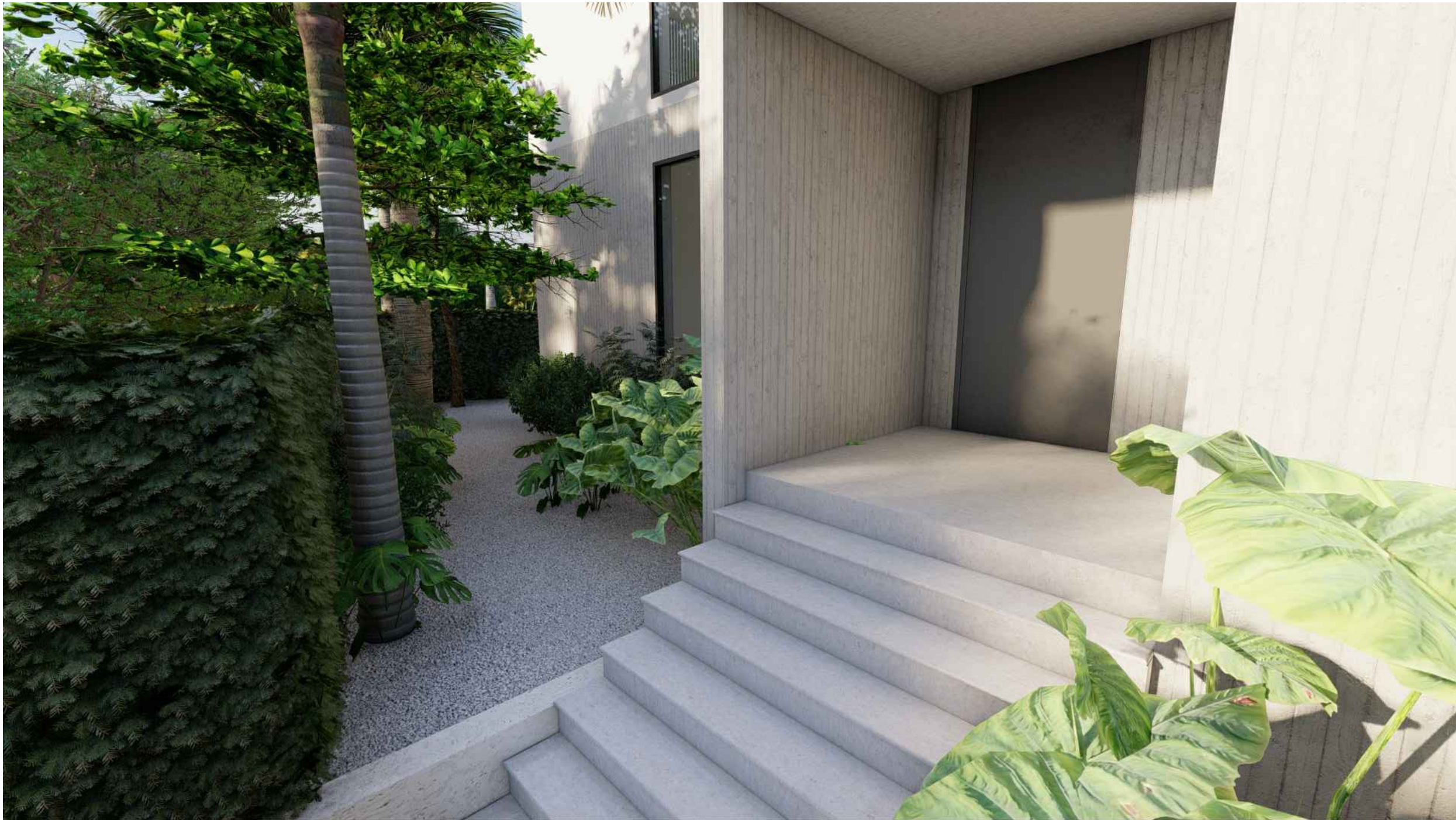
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DATE	ISSUE
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08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
05.09.2022	DRB SUBMITTAL



NOTE

REFER TO ARCHITECTURAL PLANS FOR
BUILDING MATERIALS.

PREVIOUS RENDERINGS

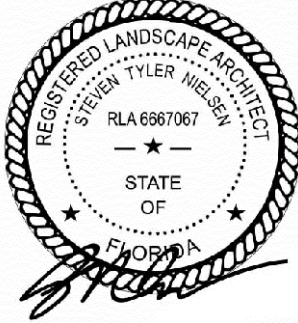


LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL

291 PALM GARDEN - LOT B

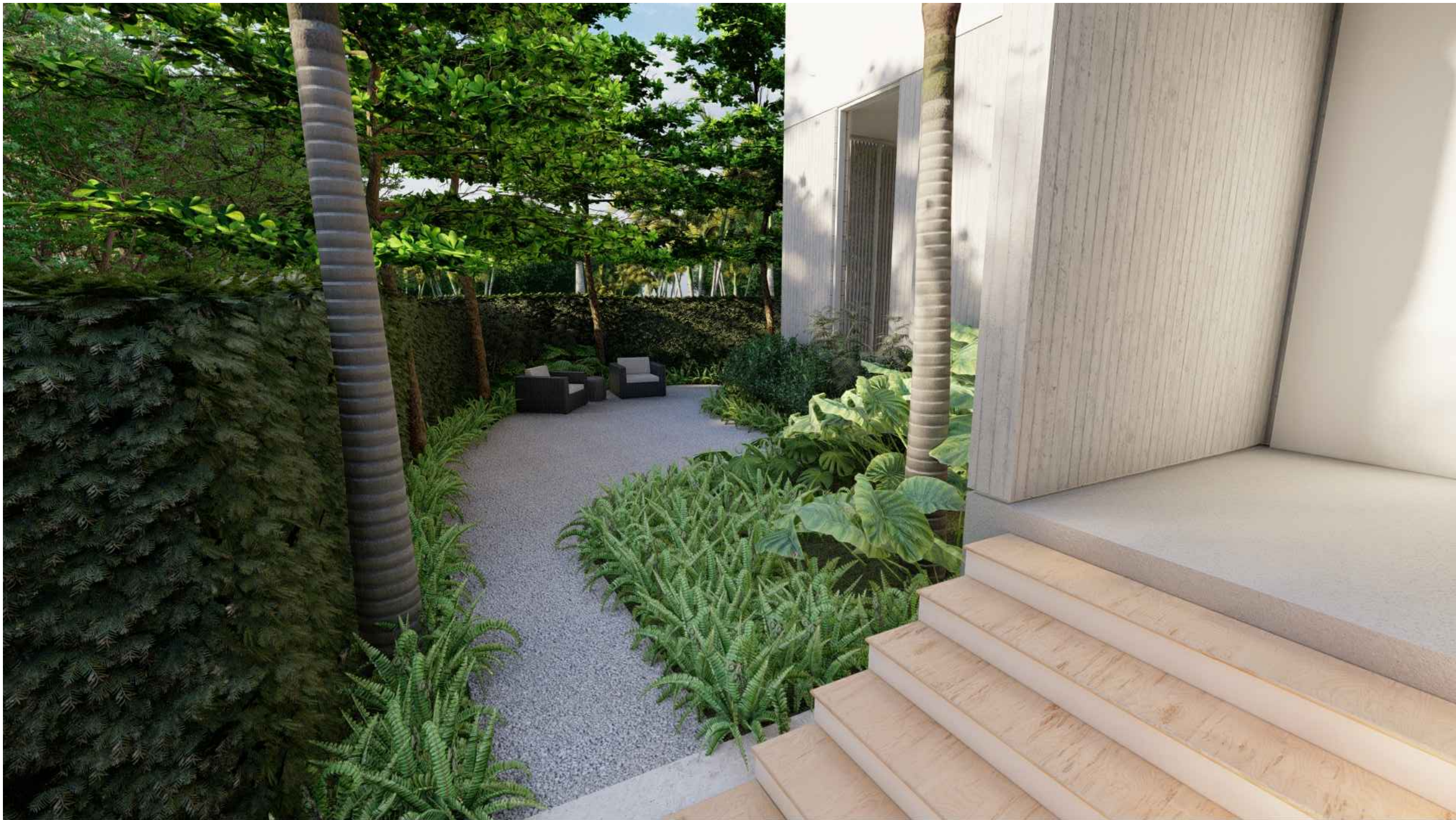
FR&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



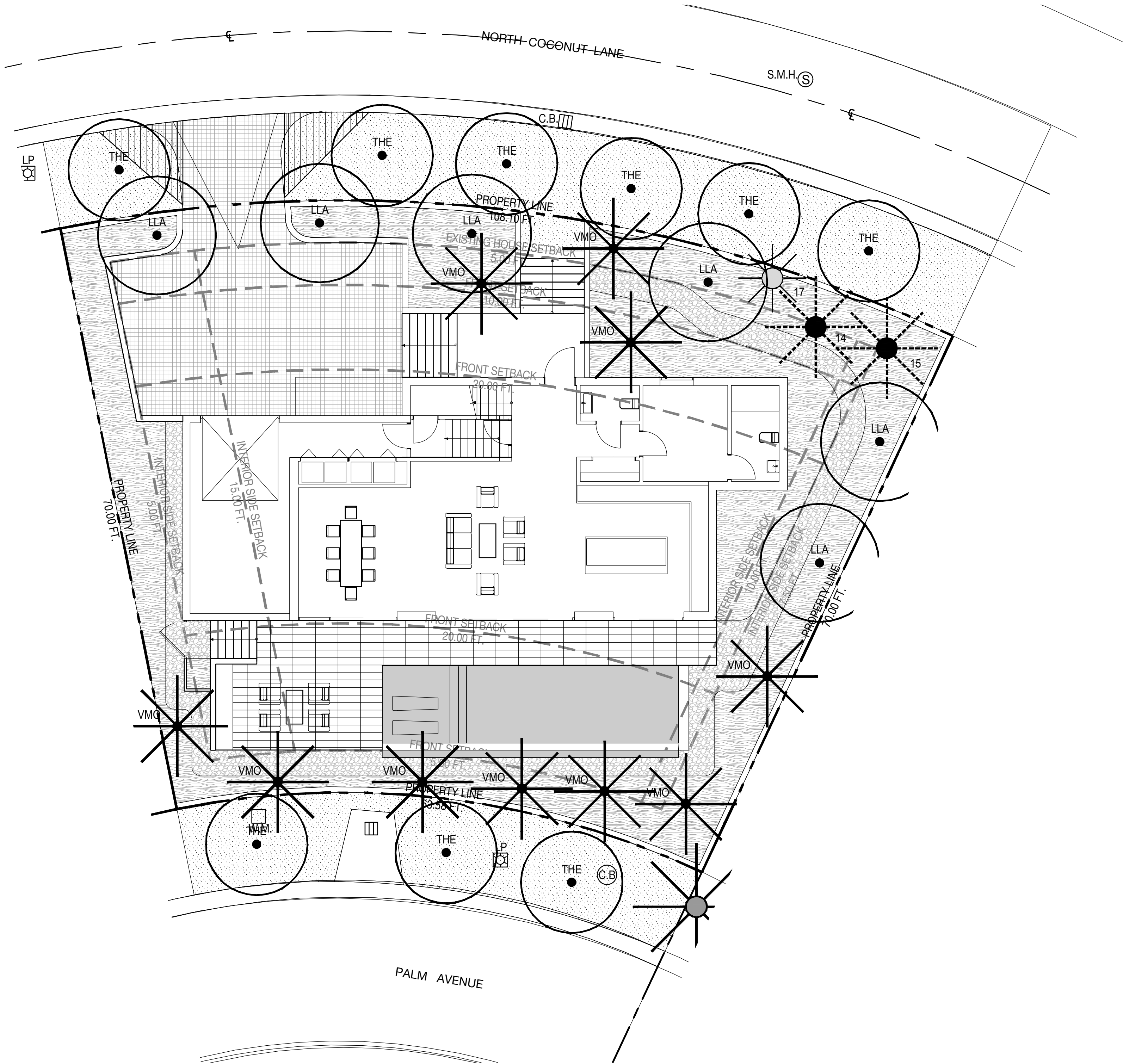
05.09.2022

LANDSCAPE RENDERINGS	
DATE	ISSUE
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08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
05.09.2022	DRB SUBMITTAL



NOTE

REFER TO ARCHITECTURAL PLANS FOR
BUILDING MATERIALS.



TREE RELOCATION SCHEDULE

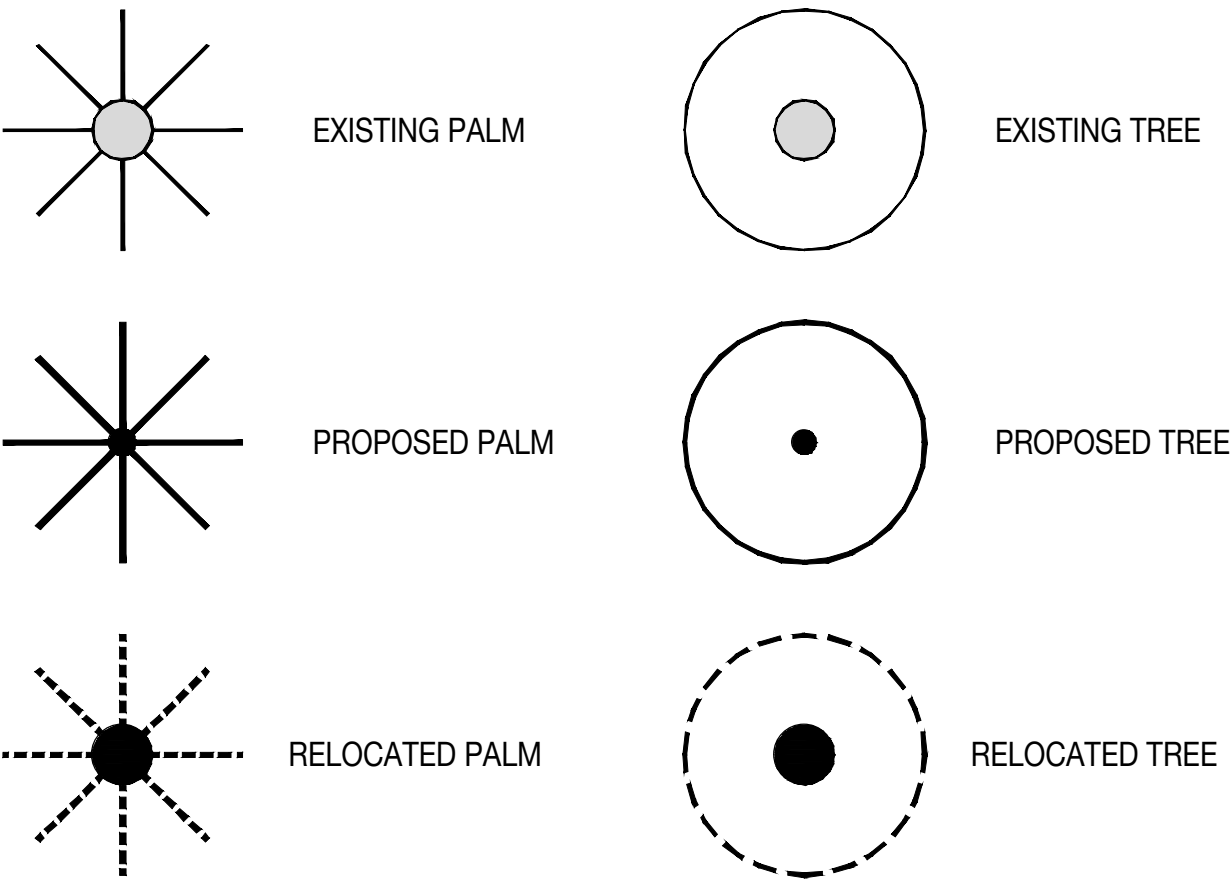
#	BOTANICAL NAME	ACTION
14	ROYSTONEA REGIA	RELOCATE
15	ROYSTONEA REGIA	RELOCATE

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
THE	9	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE
LLA	6	LYSILOMA LATISILIQUUM	WILD TAMARIND
PALMS			
VMO	10	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM

PREVIOUS PLAN

PLANTING LEGEND



291 PALM GARDEN - LOT B

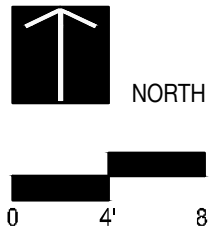
R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

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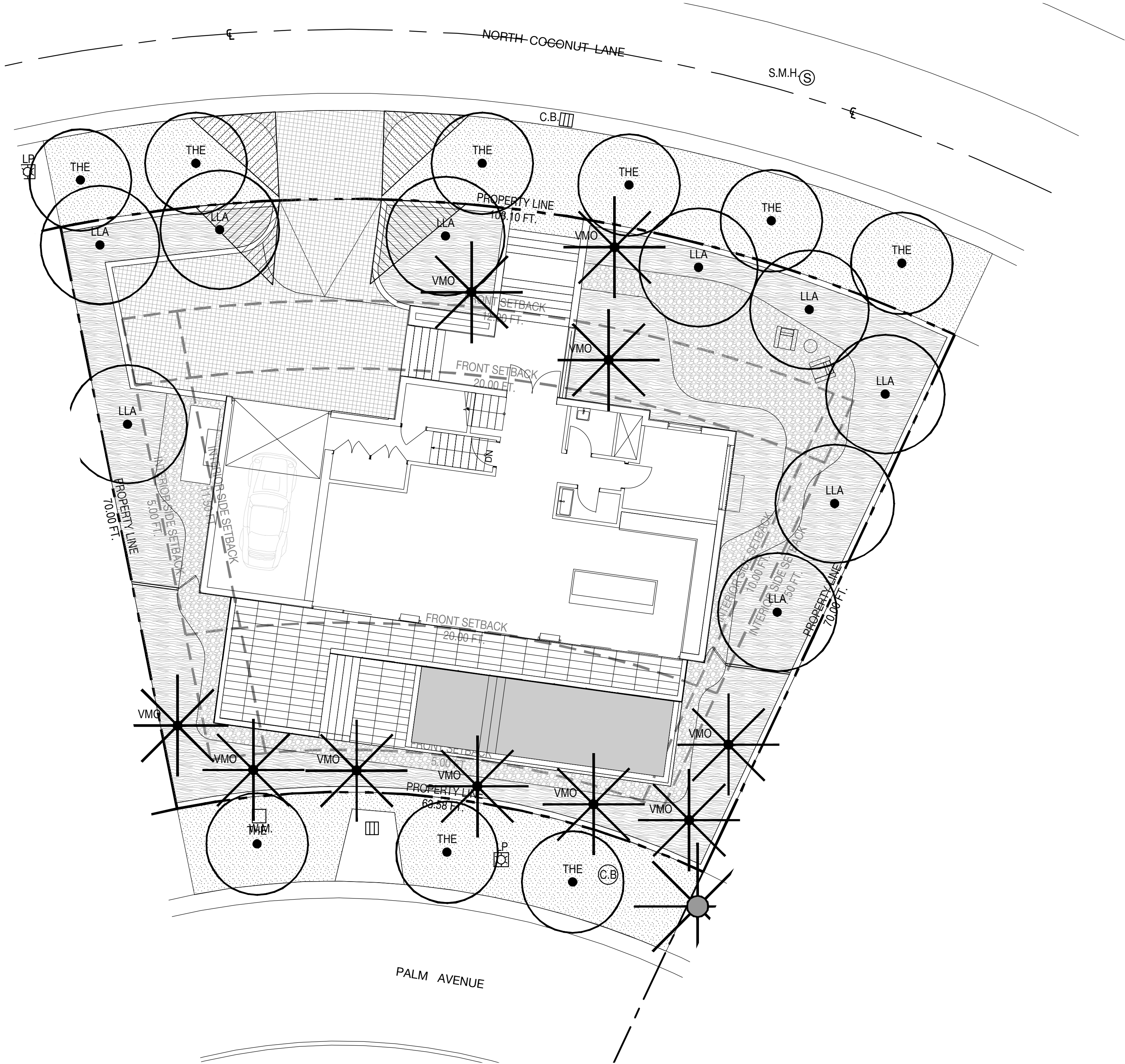


03.04.2022

TREE & PALM PLANTING PLAN	
DATE	ISSUE
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08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL



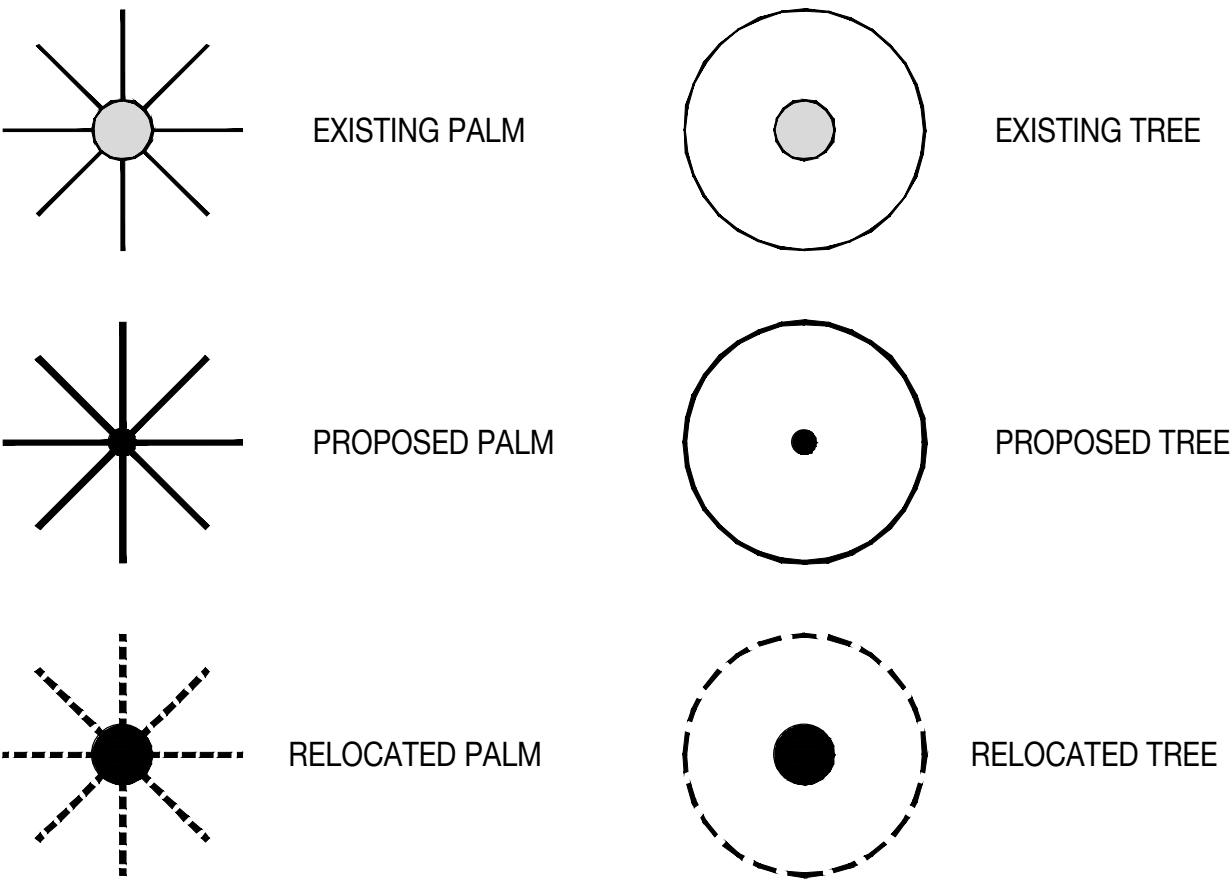
L701



PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
THE	9	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE
LLA	9	LYSILOMA LATISILIQUEUM	WILD TAMARIND
PALMS			
VMO	10	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM

PLANTING LEGEND



291 PALM GARDEN - LOT B

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

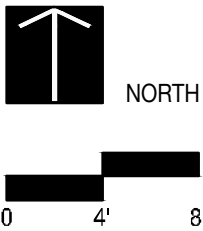
SEAL (S TYLER NIELSEN - LA6667067)



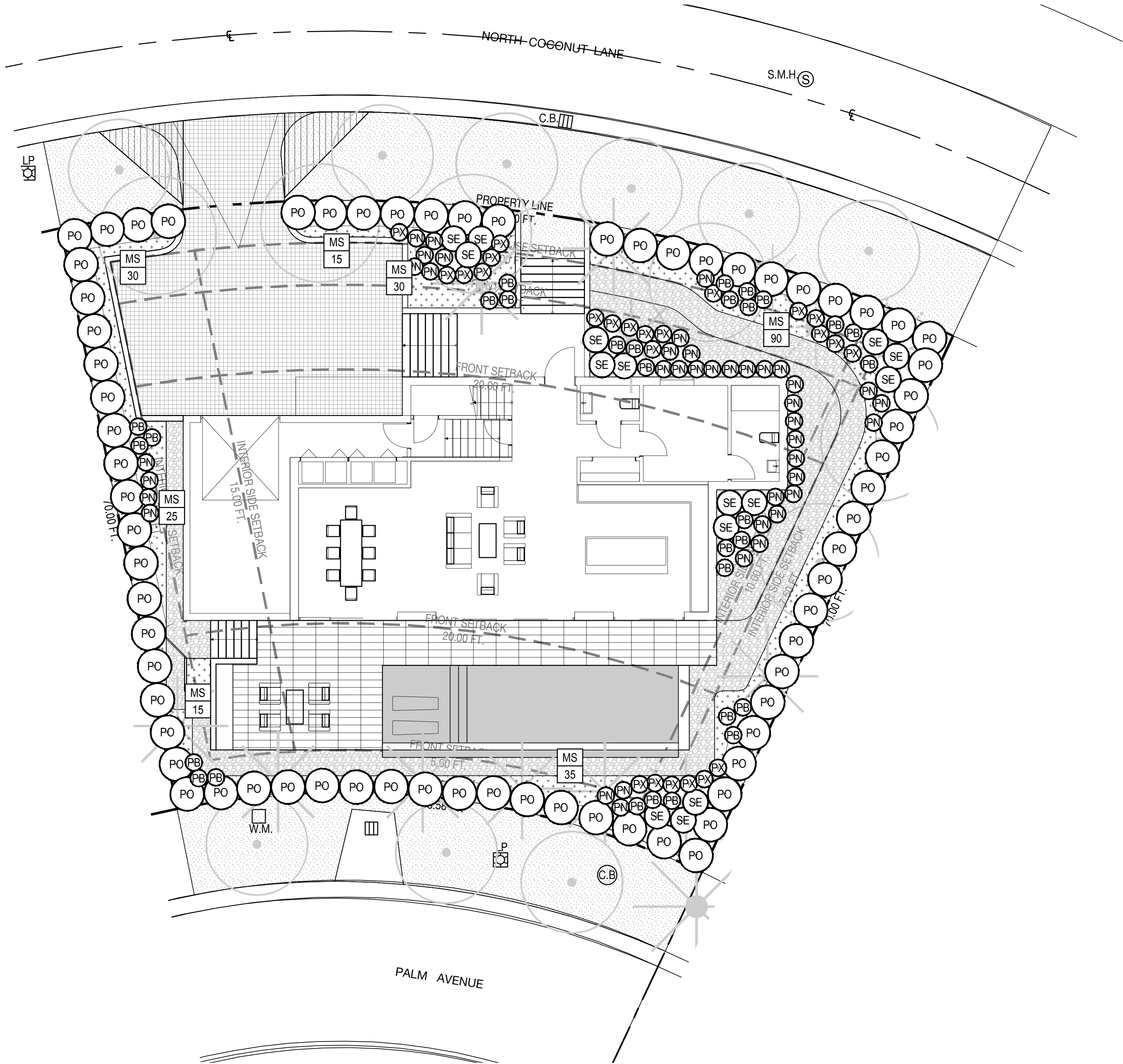
05.09.2022

TREE & PALM PLANTING PLAN

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
05.09.2022	DRB SUBMITTAL



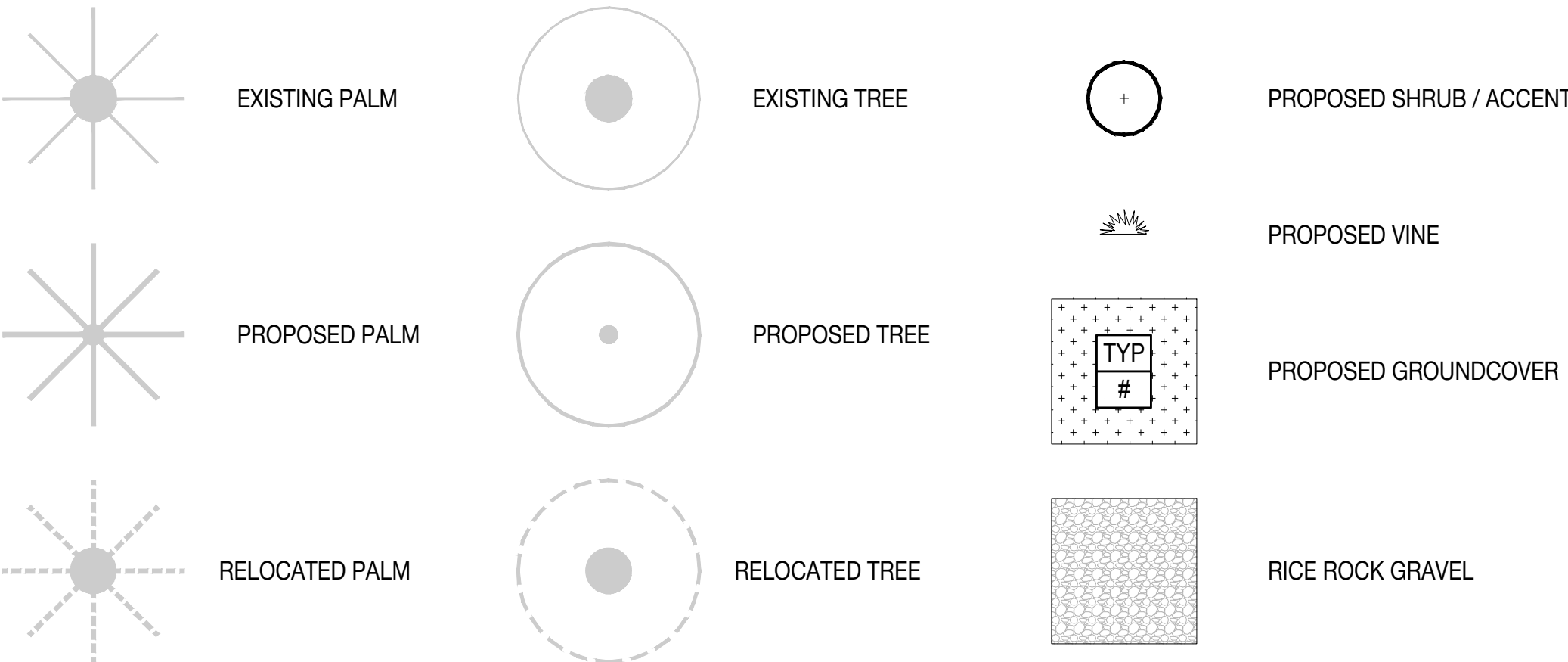
L701



PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
PO	71	PODOCARPUS	SAME
PO2	71	PODOCARPUS	SAME
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	240	MICROSORUM SCOLOPENDRIUM	WART FERN

PLANTING LEGEND

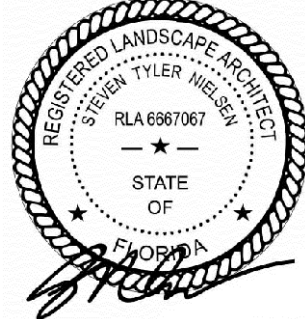


PREVIOUS PLAN

291 PALM GARDEN - LOT B

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

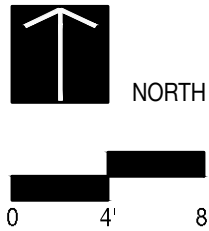
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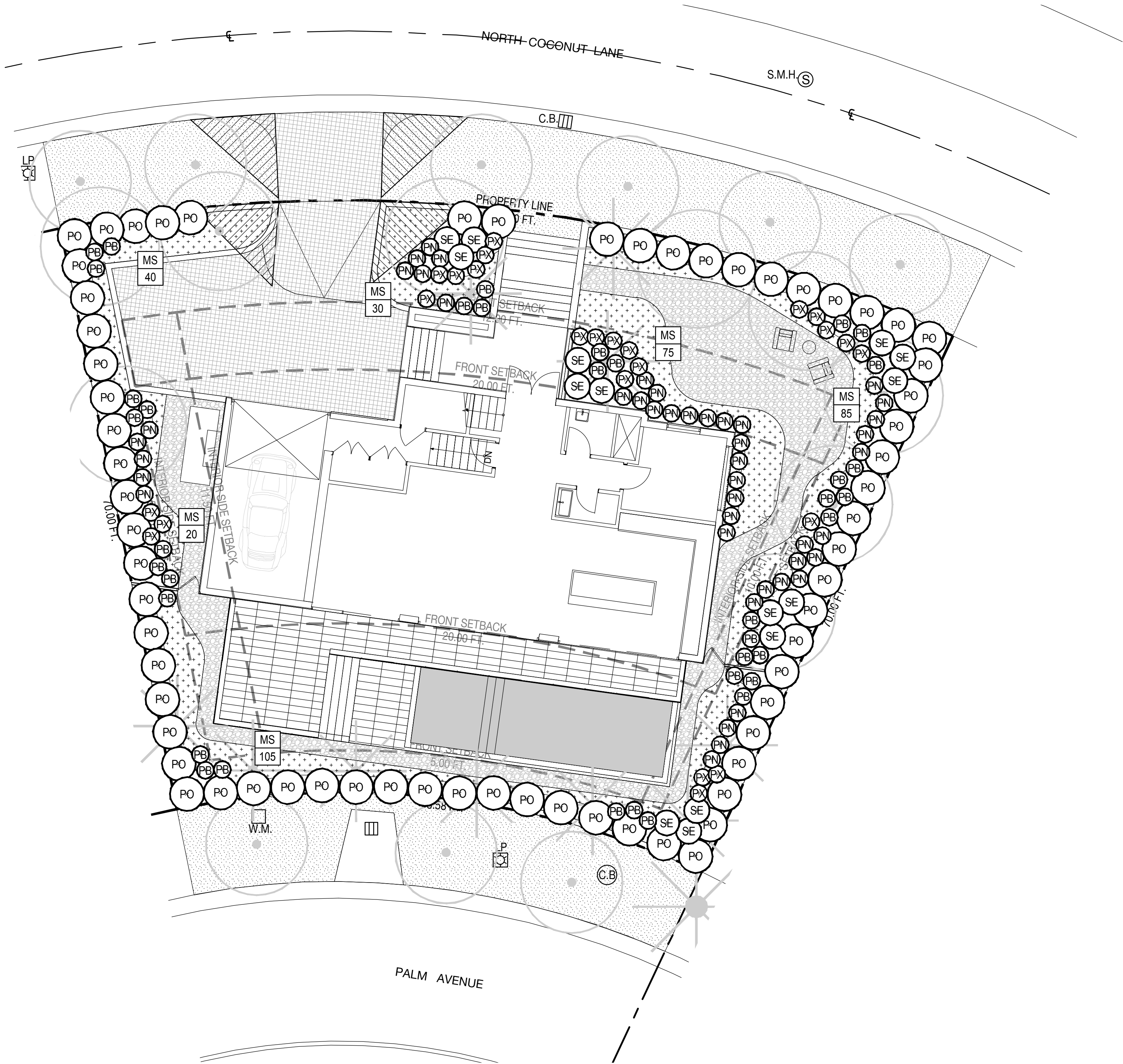
03.04.2022

UNDERSTORY PLANTING PLAN

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL

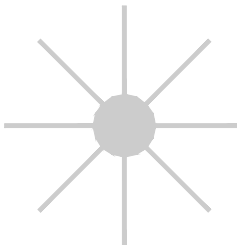


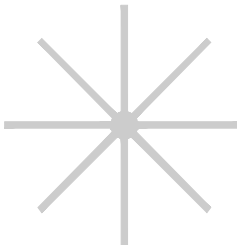
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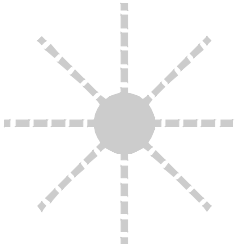


PLANTING SCHEDULE			
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
PO	71	PODOCARPUS	SAME
PO2	71	PODOCARPUS	SAME
SE	15	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	44	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	24	PHILODENDRON 'XANADU'	SAME
PB	37	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON
GROUNDCOVERS			
MS	355	MICROSORUM SCOLOPENDRIUM	WART FERN

PLANTING LEGEND

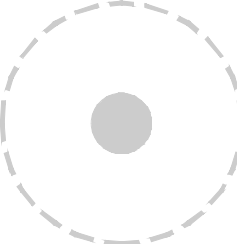
 EXISTING PALM

 PROPOSED PALM

 RELOCATED PALM

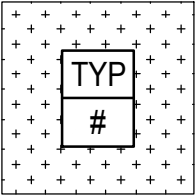
 EXISTING TREE

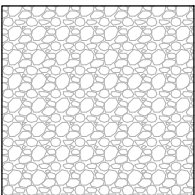
 PROPOSED TREE

 RELOCATED TREE

 PROPOSED SHRUB / ACCENT

 PROPOSED VINE

 PROPOSED GROUNDCOVER

 RICE ROCK GRAVEL

291 PALM GARDEN - LOT B

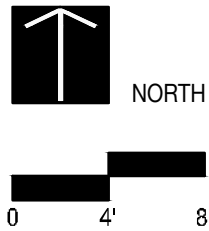
RMB | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



05.09.2022

UNDERSTORY PLANTING PLAN	
DATE	ISSUE
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08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
05.09.2022	DRB SUBMITTAL



L702

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COCONUT LANE - AERIAL VIEW

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OWNER INFORMATION

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DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A - .04B

PREVIOUS DRAWING

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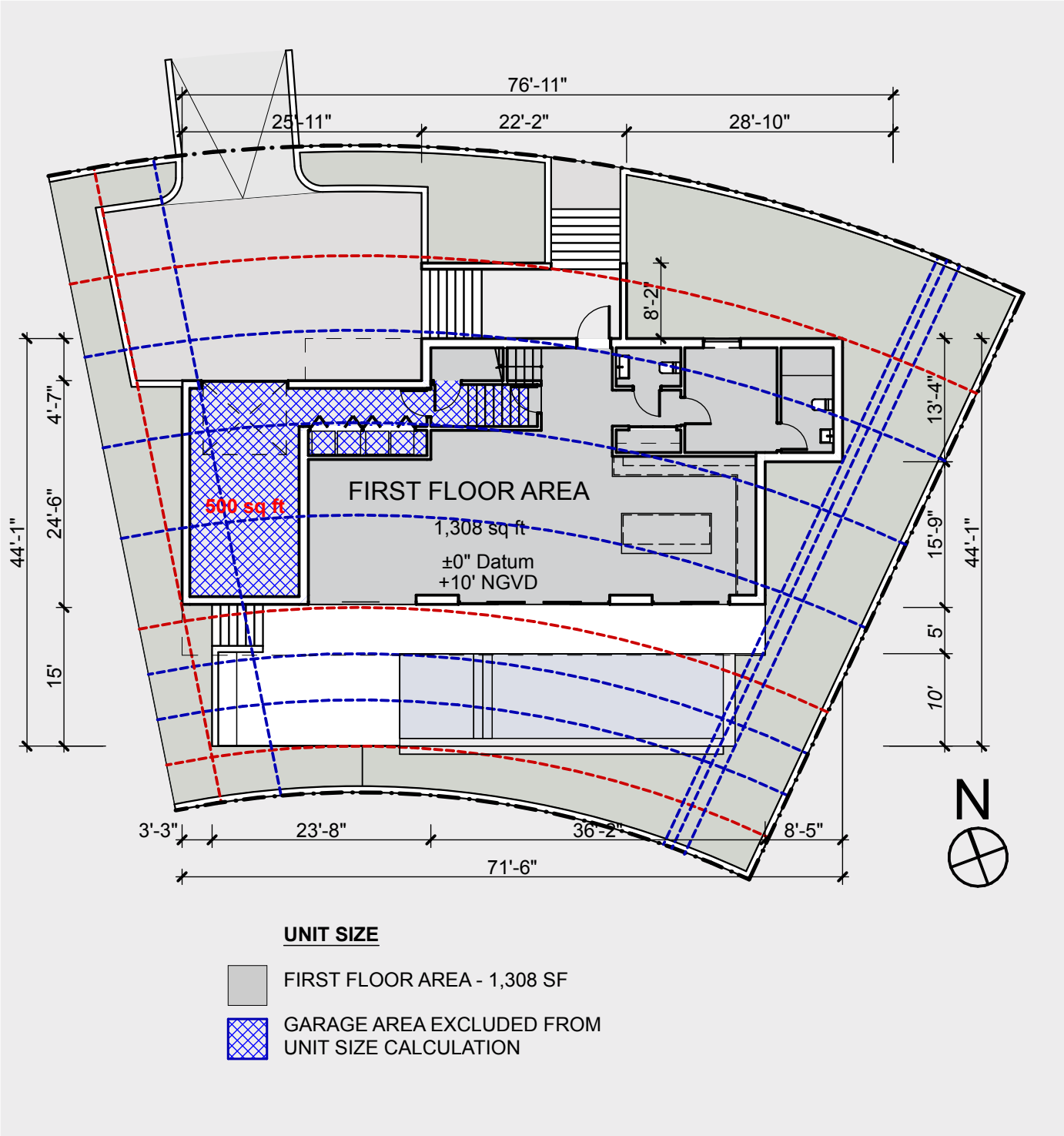
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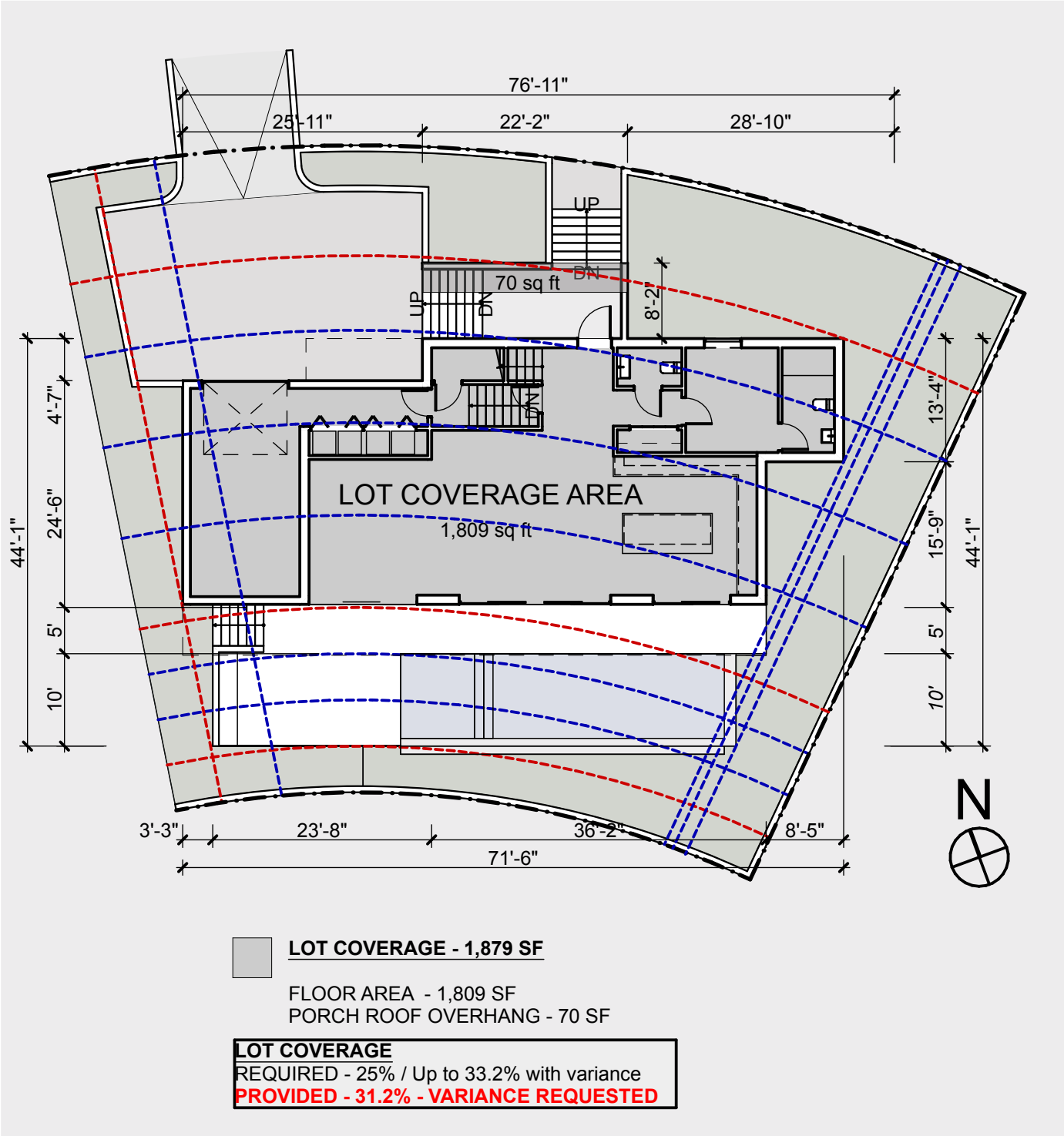
LOT B DIAGRAMS



A-015B

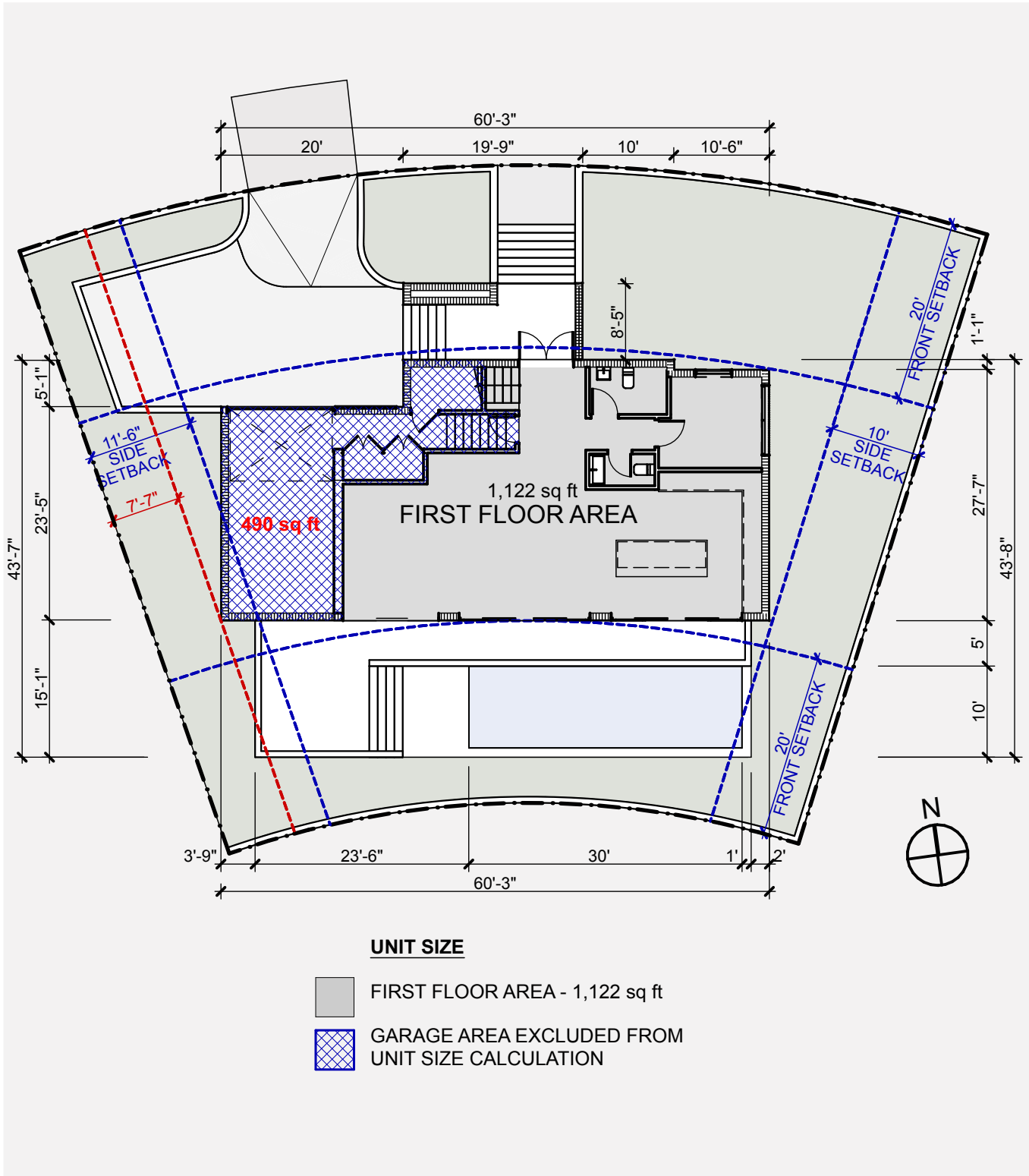


2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"

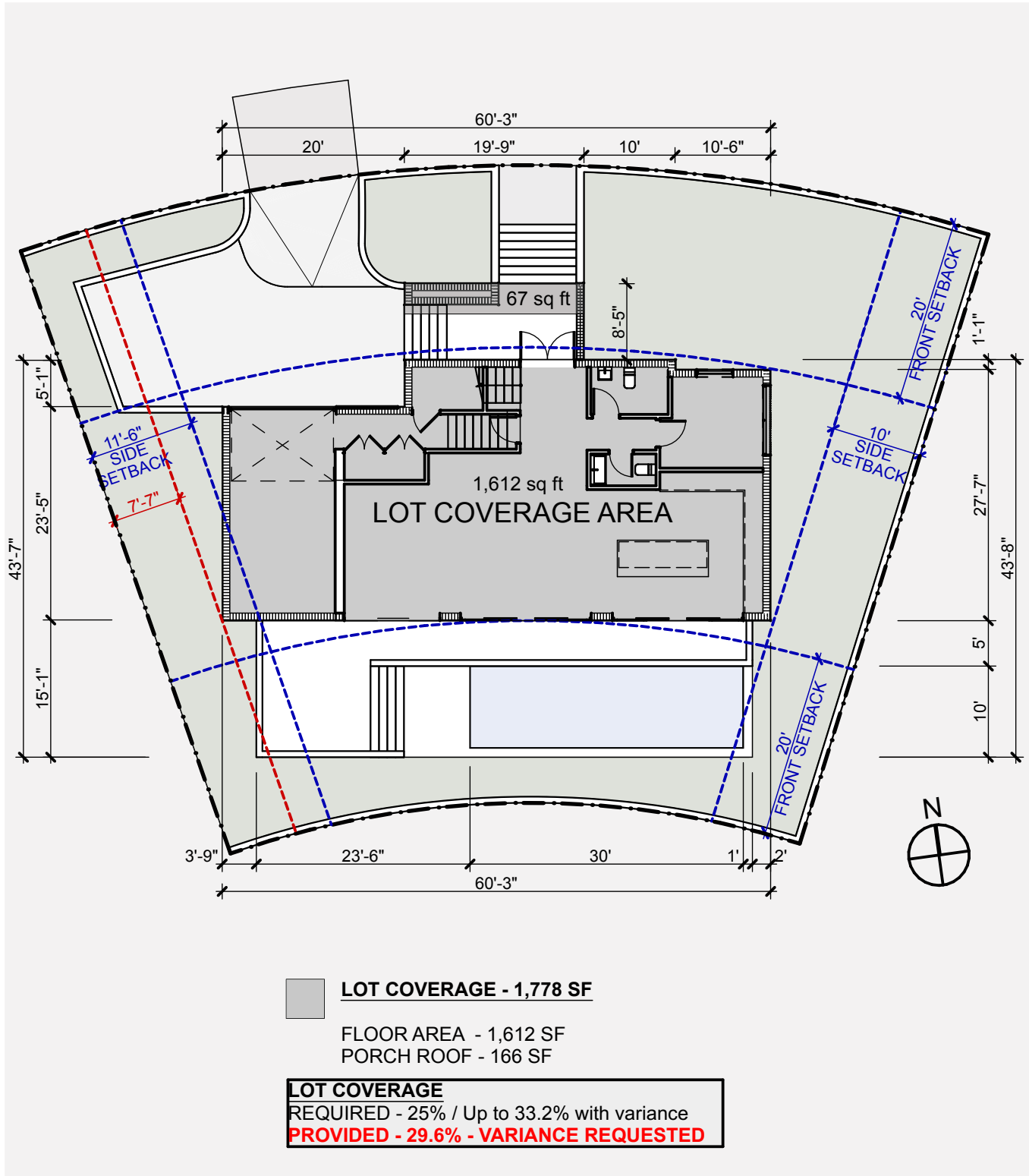


1 LOT B COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

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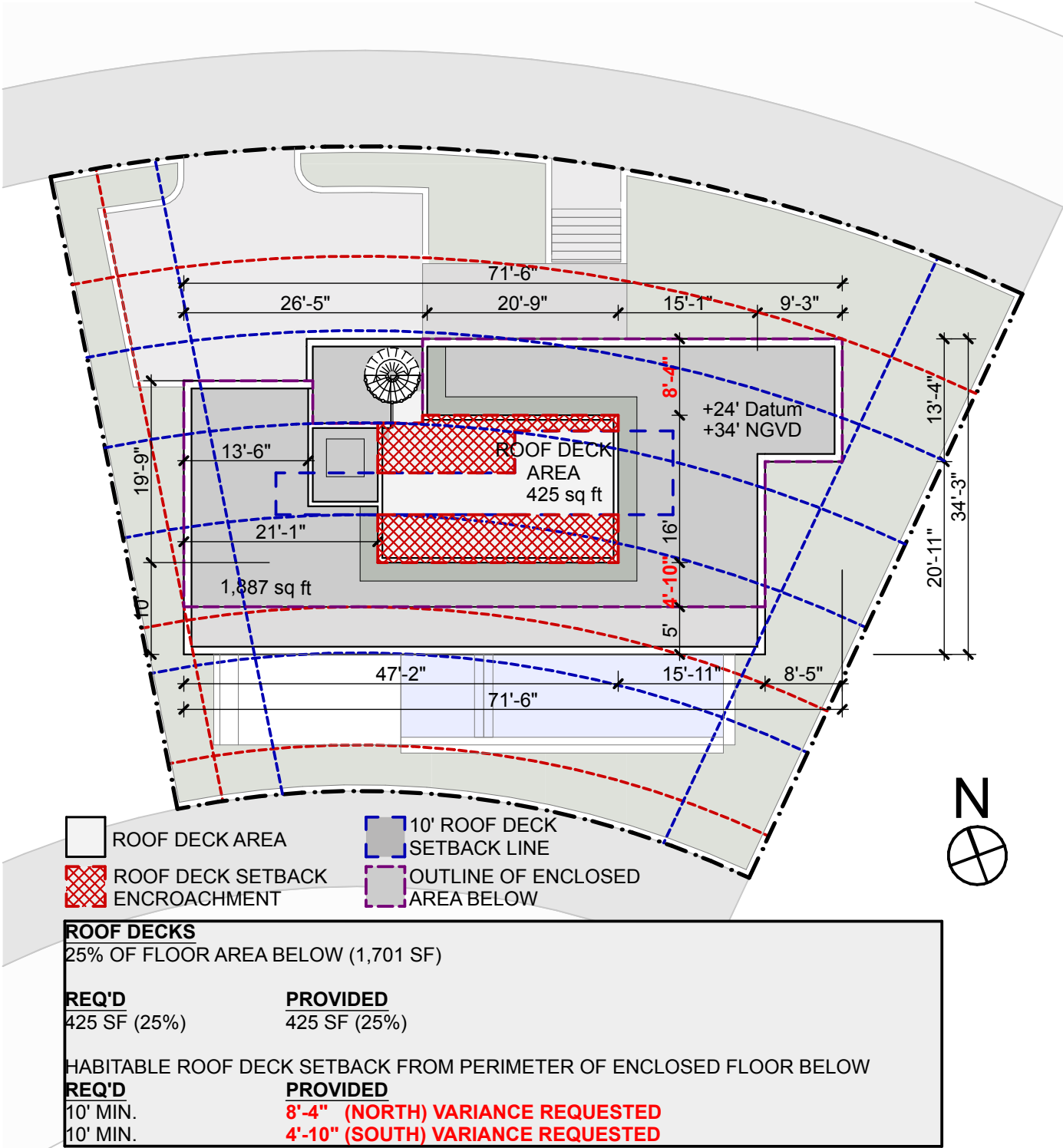
2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



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

PREVIOUS DRAWING

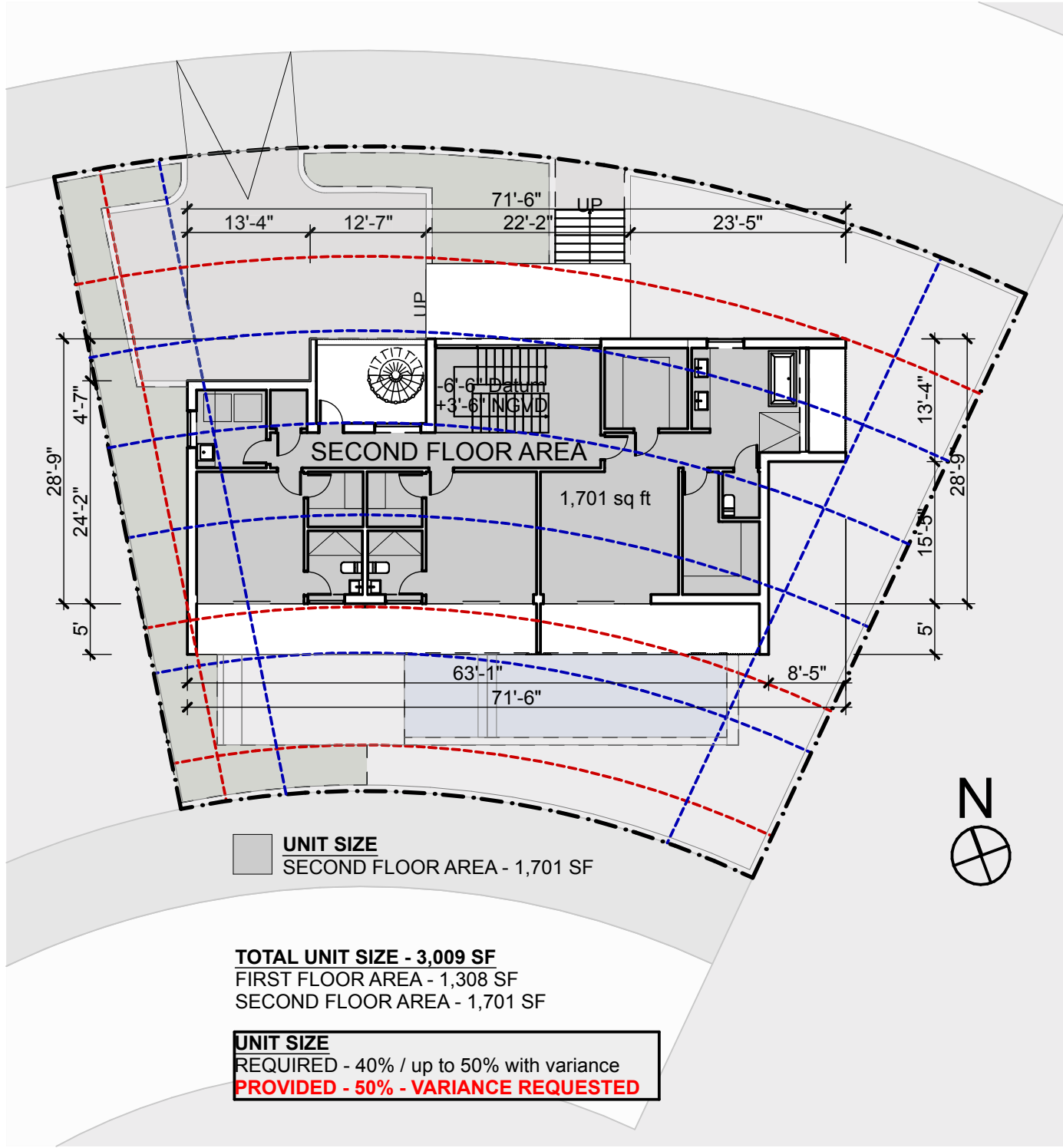
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2

LOT B - ROOF DECK AREA DIAGRAM

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



1

LOT B - SECOND FLOOR UNIT SIZE DIAGRAM

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

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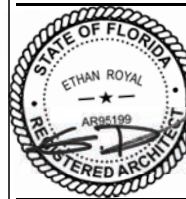
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

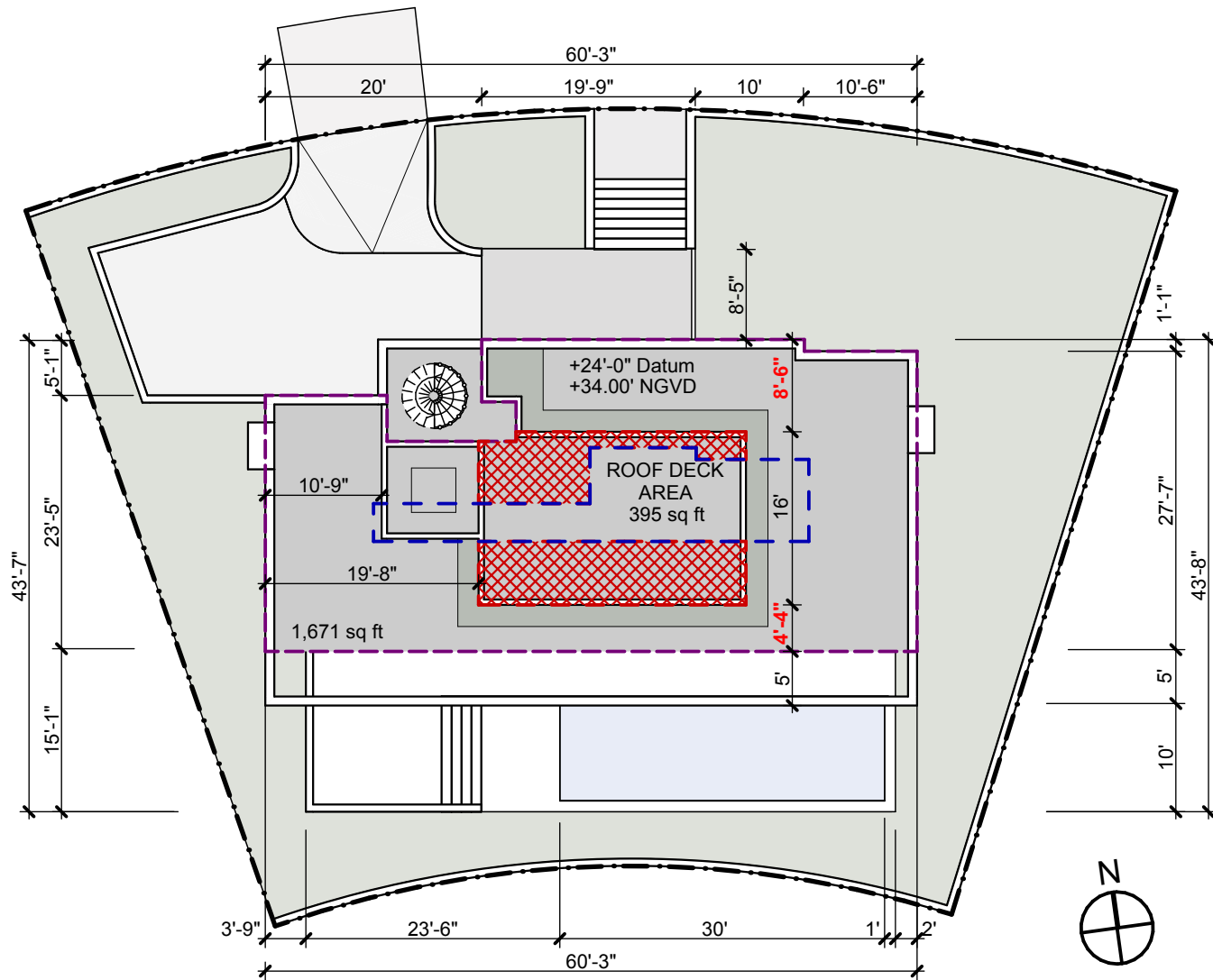
Sheet Title

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



A-016B

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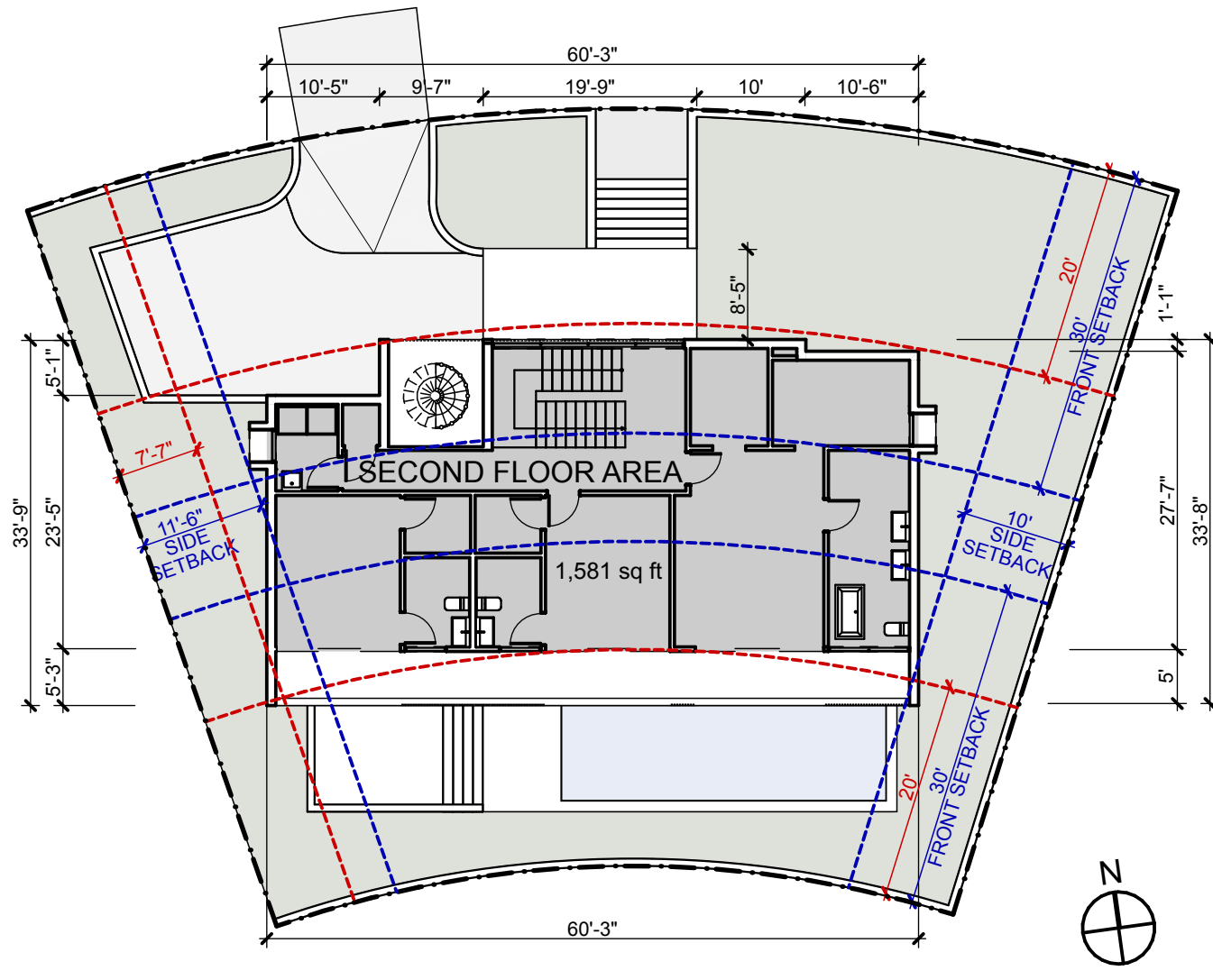
- ROOF DECK AREA
- ROOF DECK SETBACK ENCROACHMENT
- 10' ROOF DECK SETBACK LINE
- OUTLINE OF ENCLOSED AREA BELOW

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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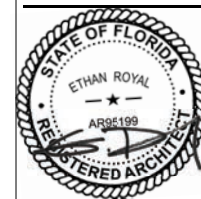
LALANI
DEVELOPERS

PROJECT

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

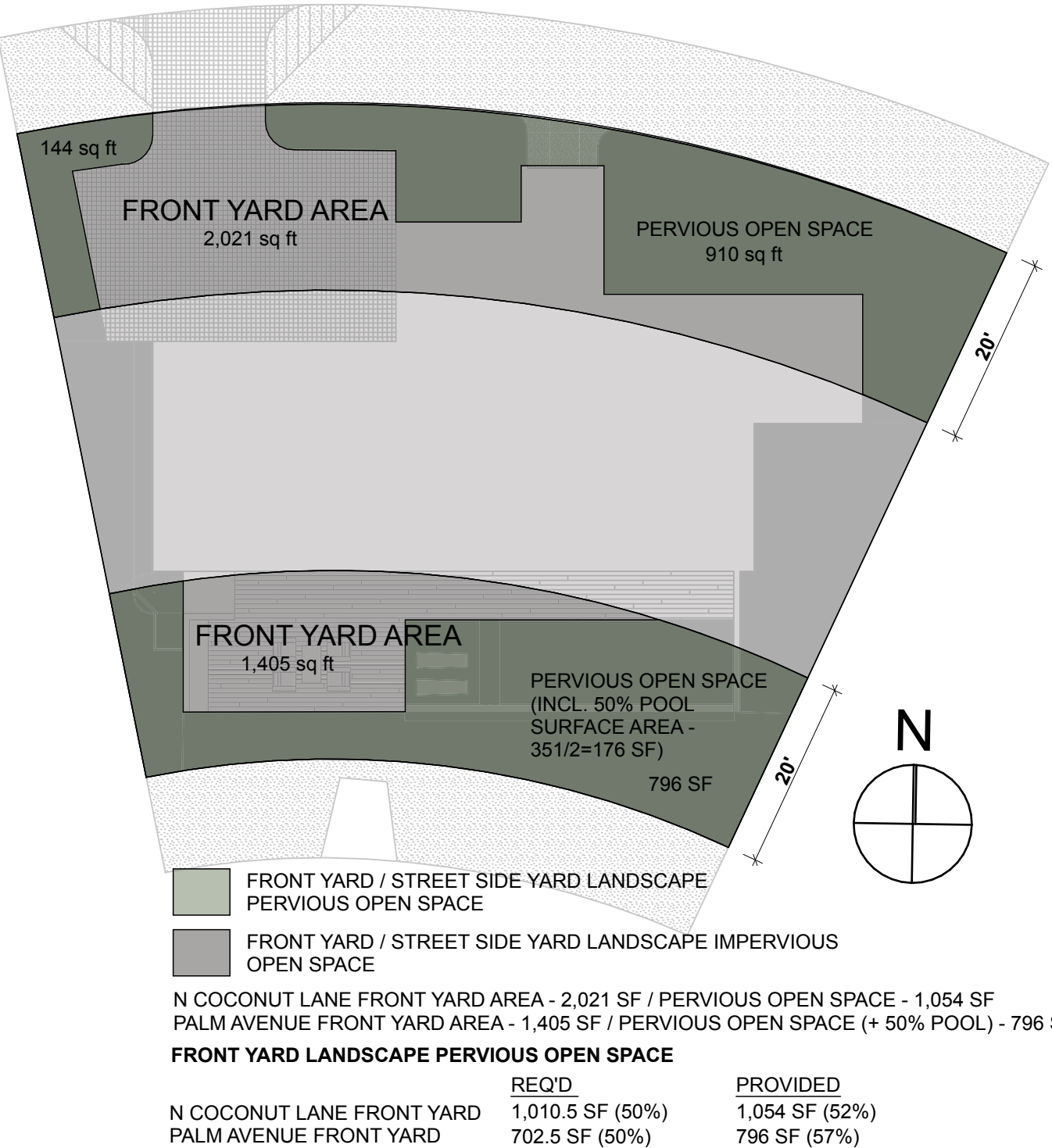
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PREVIOUS DRAWING

1

LOT B - OPEN SPACE DIAGRAM

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



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291 PALM AVENUE - LOT B

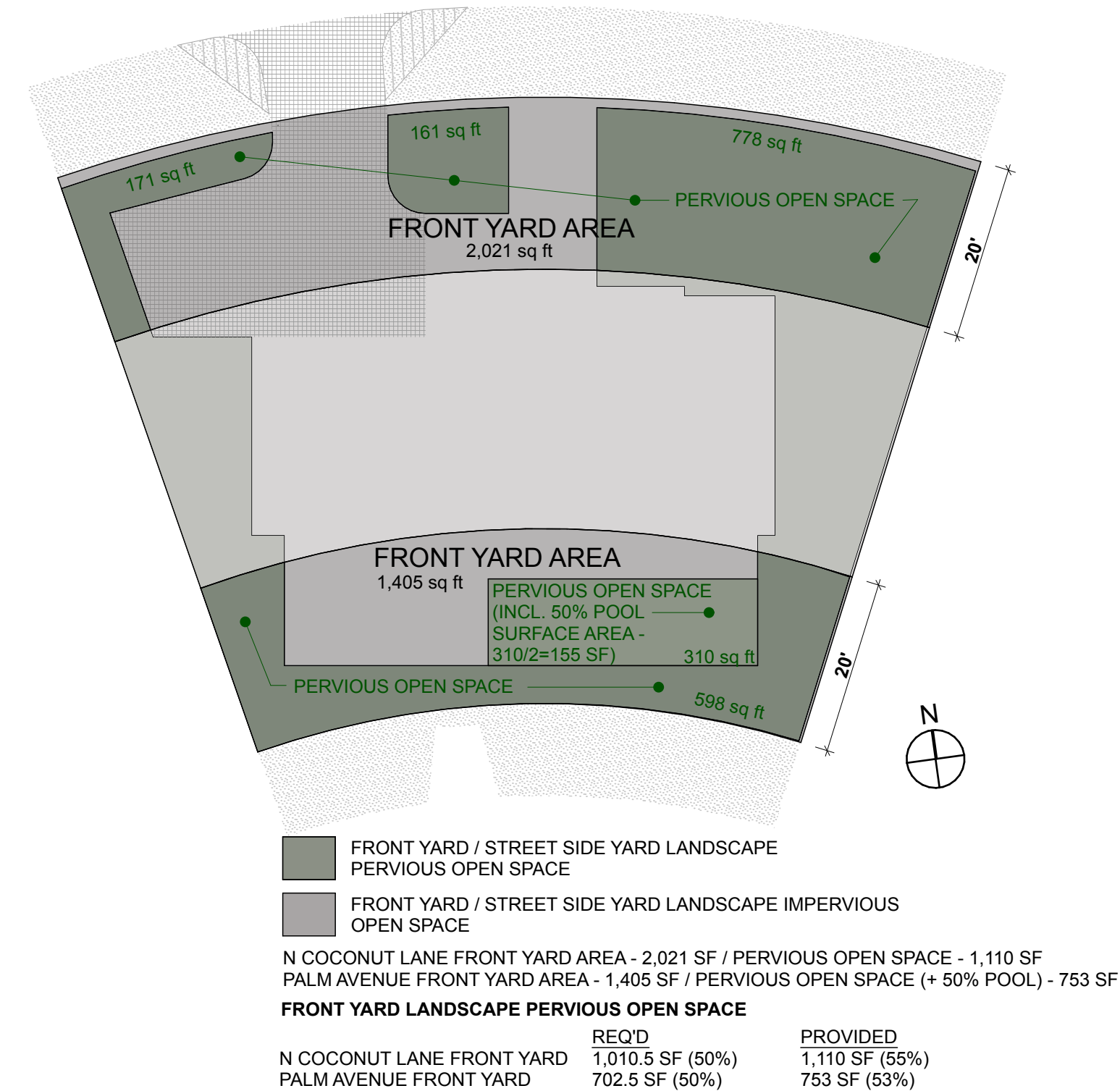
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LOT B - OPEN SPACE DIAGRAM



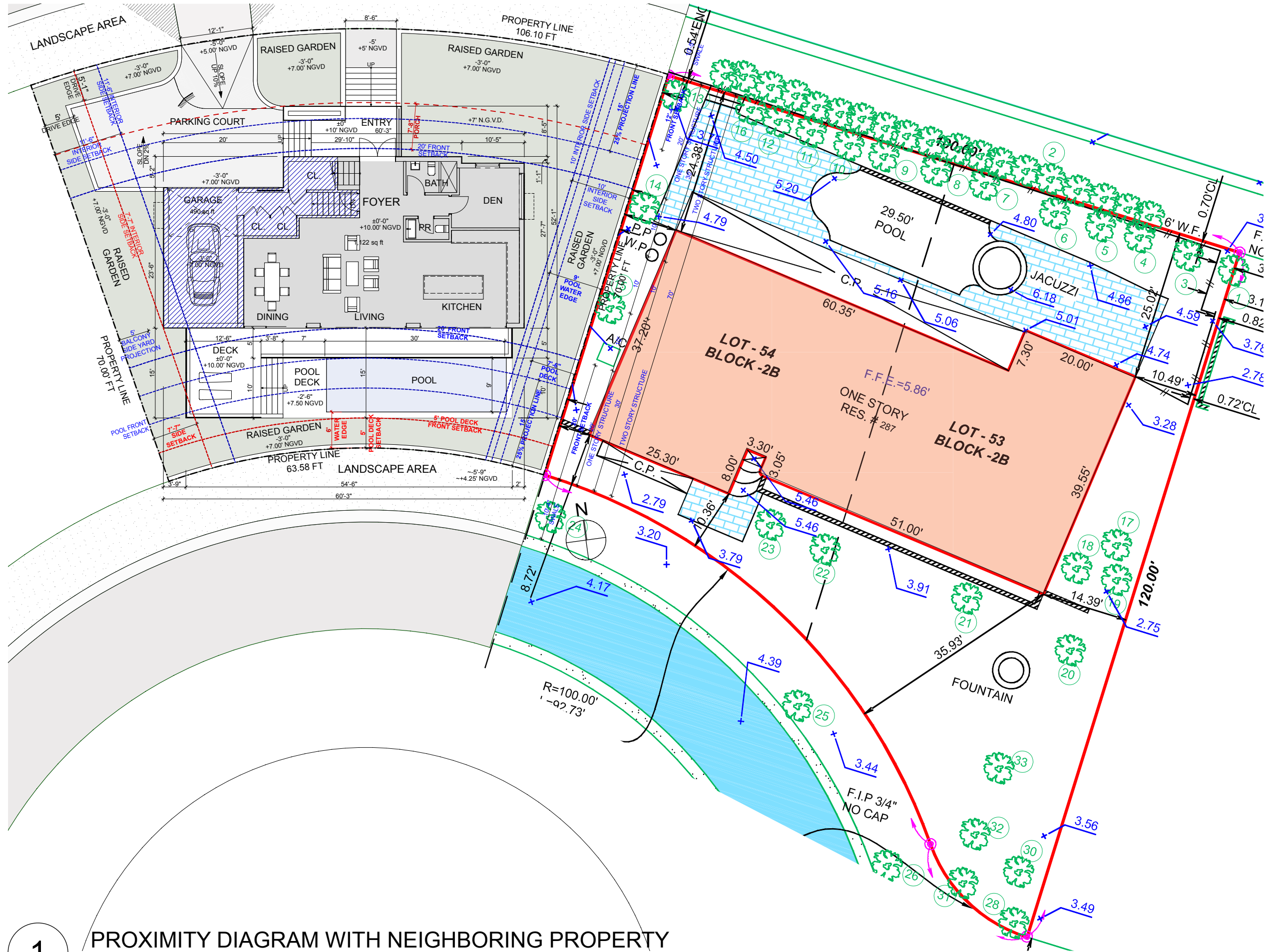
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1 LOT B - OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

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1 PROXIMITY DIAGRAM WITH NEIGHBORING PROPERTY
SCALE: 1" = 1'-0"

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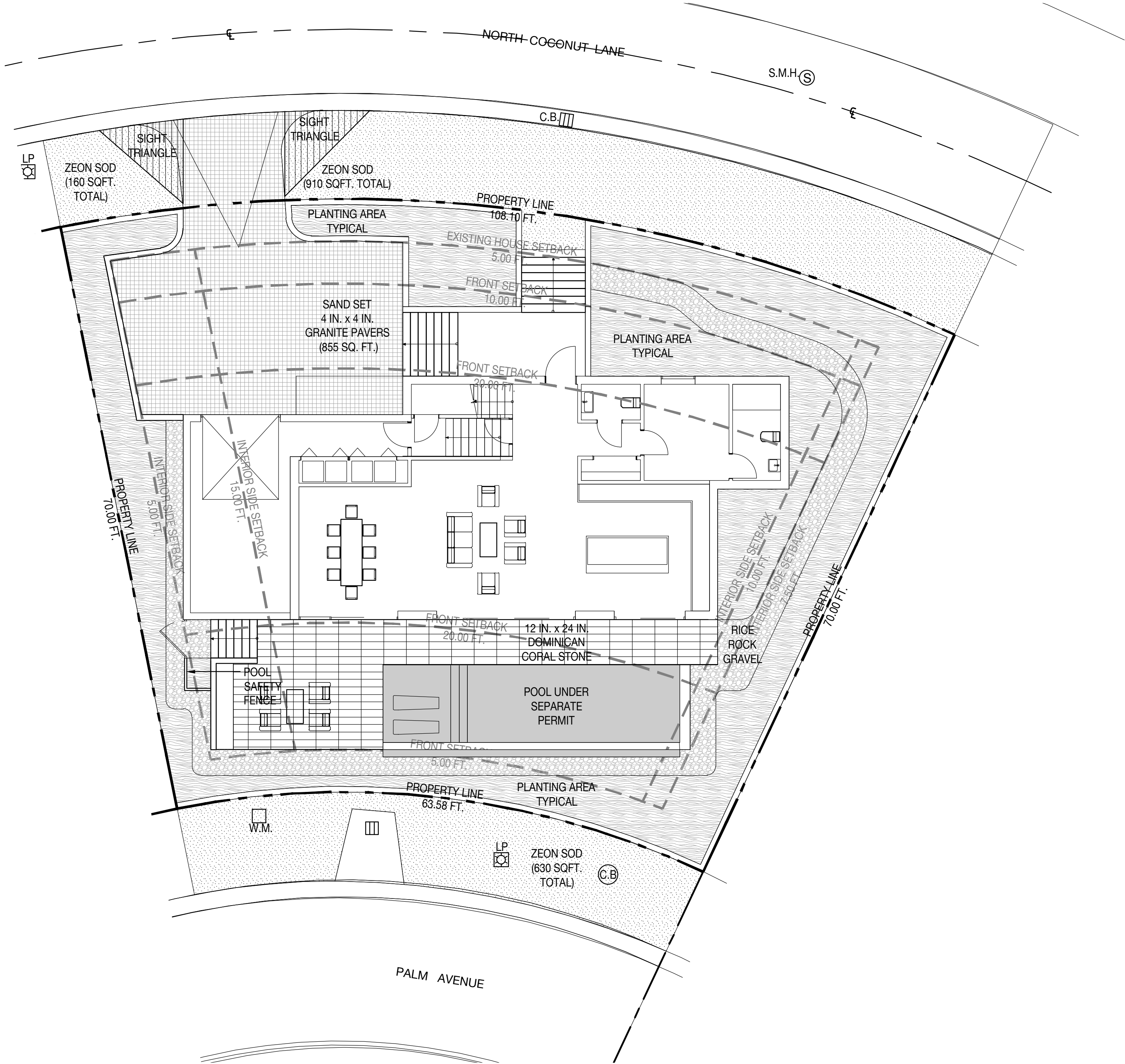
291 PALM AVENUE - LOT B

Sheet Title

LOT B PROXIMITY DIAGRAM
WITH NEIGHBORING PROPERTY



A-021B



MATERIALS NOTES

1.

CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2.

ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3.

THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4.

EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5.

CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL
- ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

6.

CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

7.

ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.

8.

HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.

9.

CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.

10.

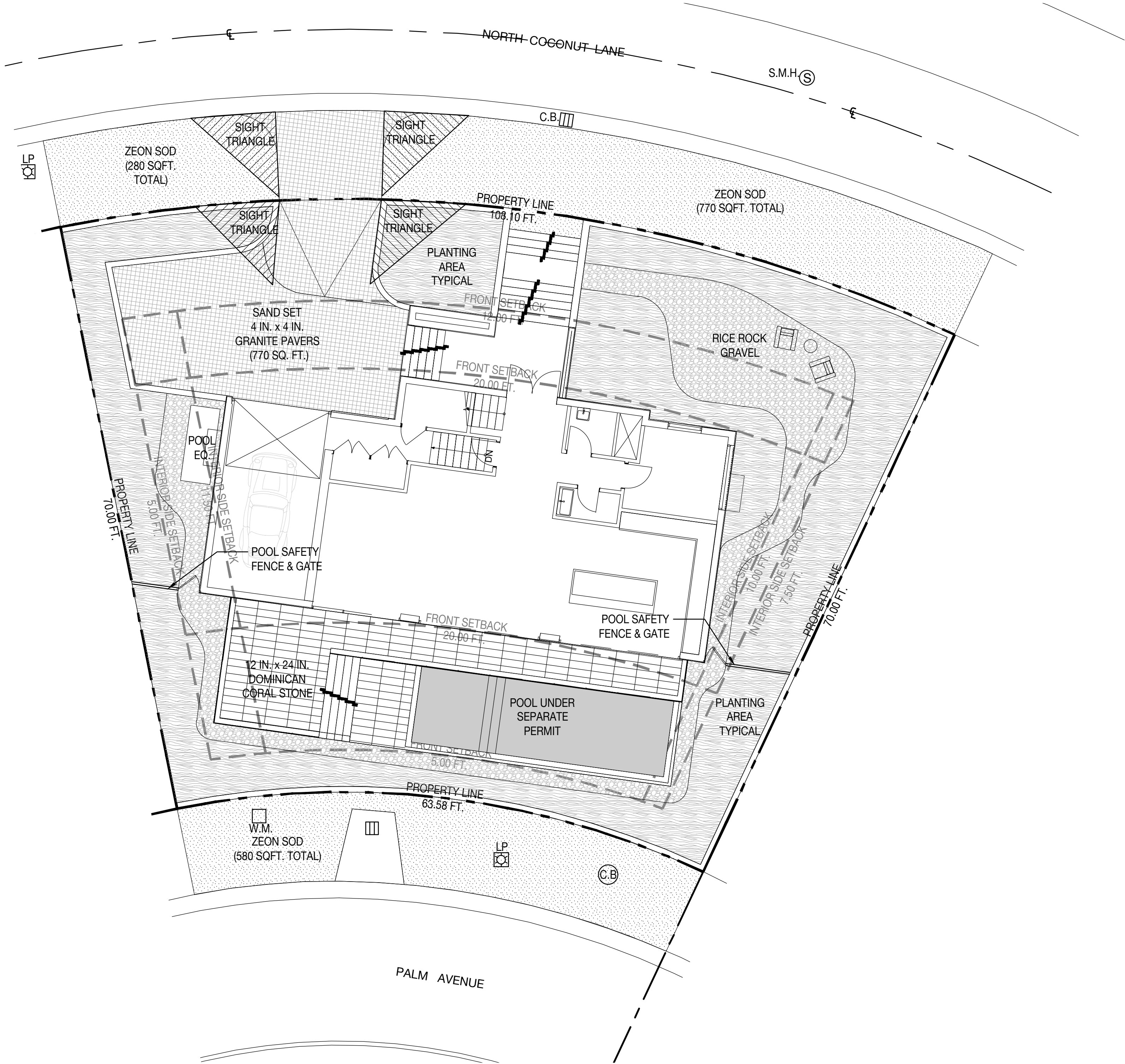
SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.
-
- RICE ROCK GRAVEL
- COLOR: WHITE
FINISH: ANGULAR
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO
-
- DOMINICAN CORAL STONE
- COLOR: NATURAL
FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD
-
- ZOYSIA ZEON
- COLOR: GREEN :)
FINISH: NA
DIMENSIONS: NA
SOURCE: NA
- PREVIOUS PLAN
- MATERIALS LEGEND
- PLANTING AREA TYPICAL

ZOYSIA SOD

SAND SET GRANITE PAVERS

DOMINICAN CORAL STONE

RICE ROCK GRAVEL
-
- 357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com
- 291 PALM GARDEN - LOT B
- R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139
- SEAL (S TYLER NIELSEN - LA6667067)
-
- 03.04.2022
- MATERIALS PLAN
- | DATE | ISSUE |
|------------|---------------|
| 08.06.2021 | DRB SUBMITTAL |
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| 11.12.2021 | DRB SUBMITTAL |
| 12.01.2021 | DRB SUBMITTAL |
| 03.04.2022 | DRB SUBMITTAL |
-
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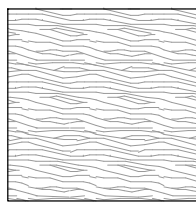
8.

HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.

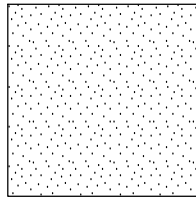
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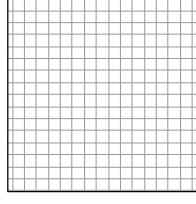
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- COLOR: WHITE
FINISH: ANGULAR
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO
-
- DOMINICAN CORAL STONE
- COLOR: NATURAL
FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD
-
- ZOYSIA ZEON
- COLOR: GREEN :)
FINISH: NA
DIMENSIONS: NA
SOURCE: NA
- MATERIALS LEGEND
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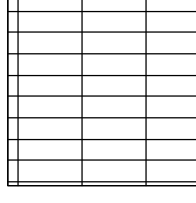
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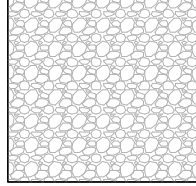
ZOYSIA SOD



SAND SET GRANITE PAVERS



DOMINICAN CORAL STONE



RICE ROCK GRAVEL
-
- 291 PALM GARDEN - LOT B
- R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139
- SEAL (S TYLER NIELSEN - LA6667067)
-
- 05.09.2022
- MATERIALS PLAN
- | DATE | ISSUE |
|------------|---------------|
| 08.06.2021 | DRB SUBMITTAL |
| 08.25.2021 | REVISION 01 |
| 11.12.2021 | DRB SUBMITTAL |
| 12.01.2021 | DRB SUBMITTAL |
| 03.04.2022 | DRB SUBMITTAL |
| 05.09.2022 | DRB SUBMITTAL |
-
- L300
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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

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OWNER INFORMATION

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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):	!"# \$"!%#!"# !\$&!			
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

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1

LOT B - ZONING DATA CHART

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291 PALM AVENUE - LOT B

Sheet Title

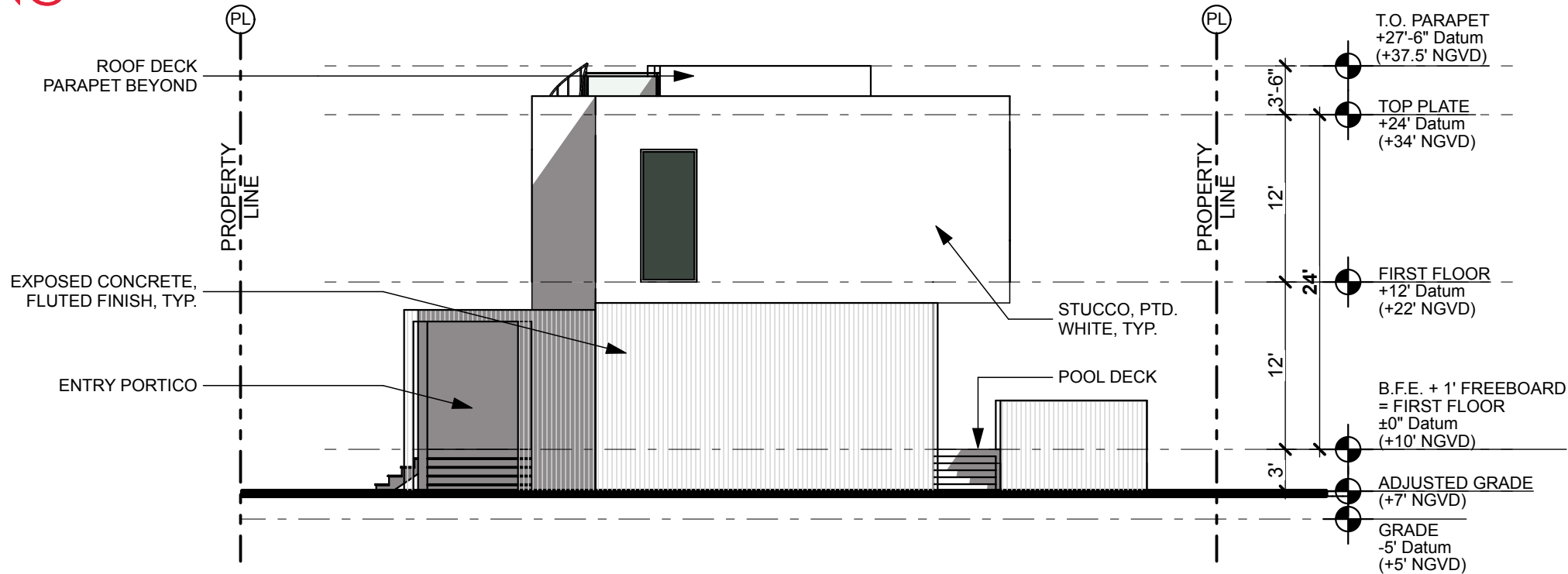
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A-011B

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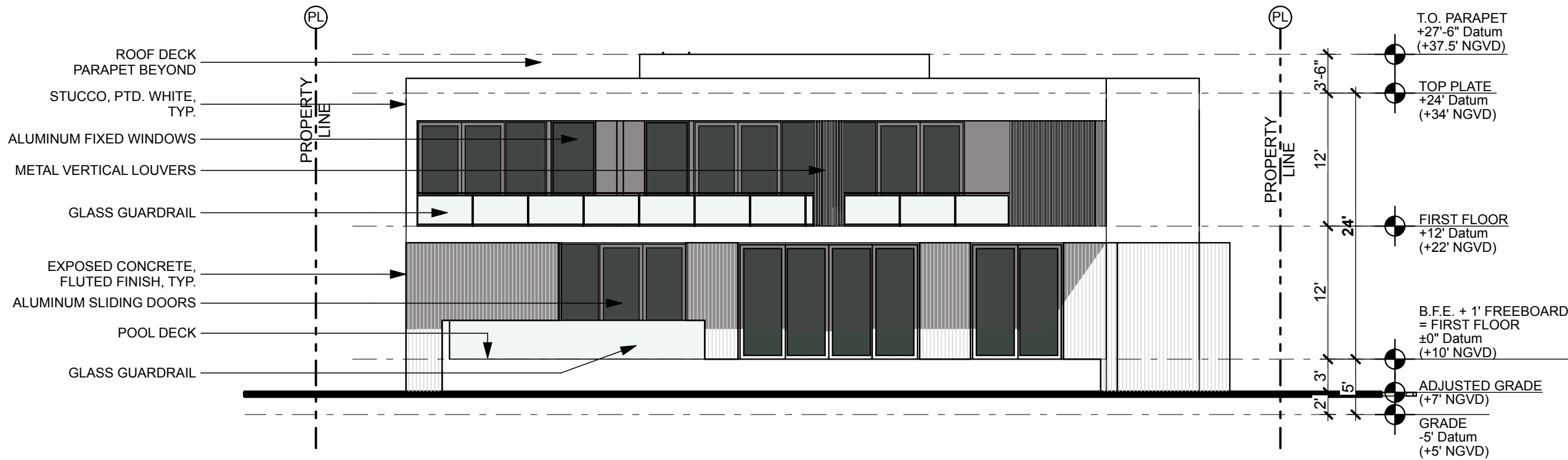
PREVIOUS DRAWING



2

WEST ELEVATION

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



1

SOUTH ELEVATION

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

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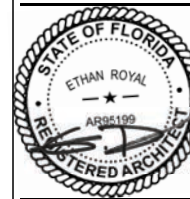
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291 PALM AVENUE - LOT B

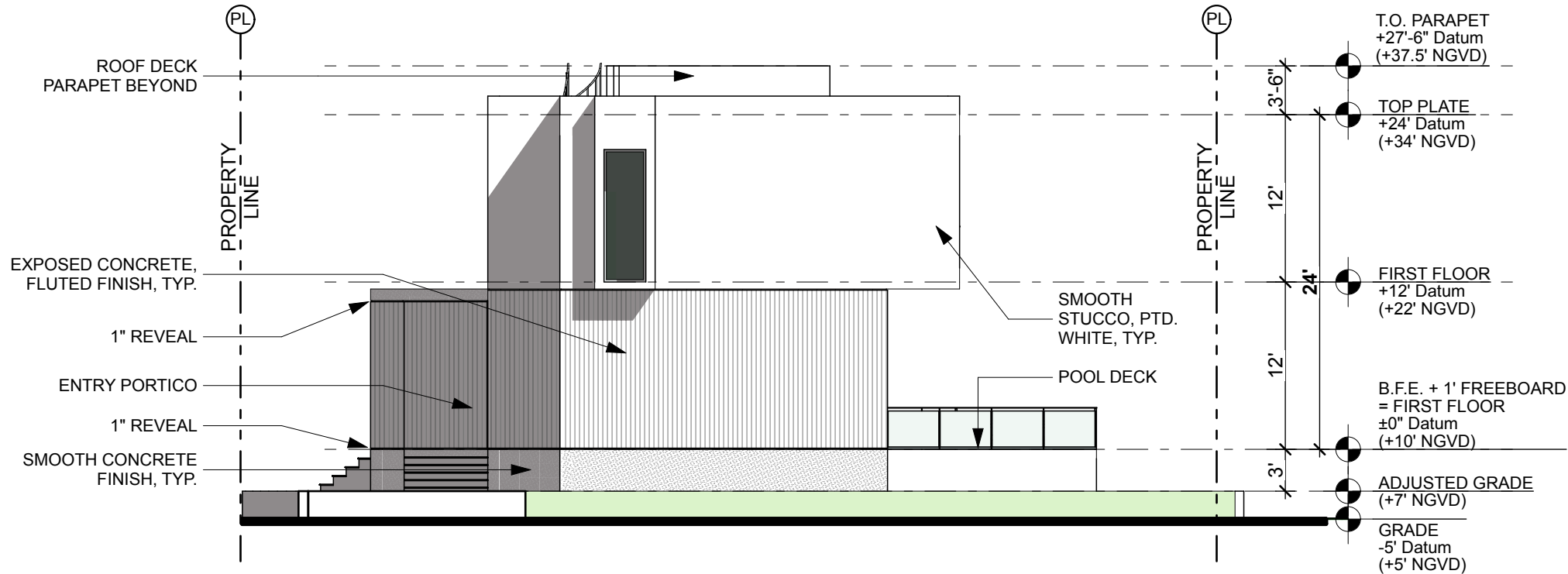
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-201B

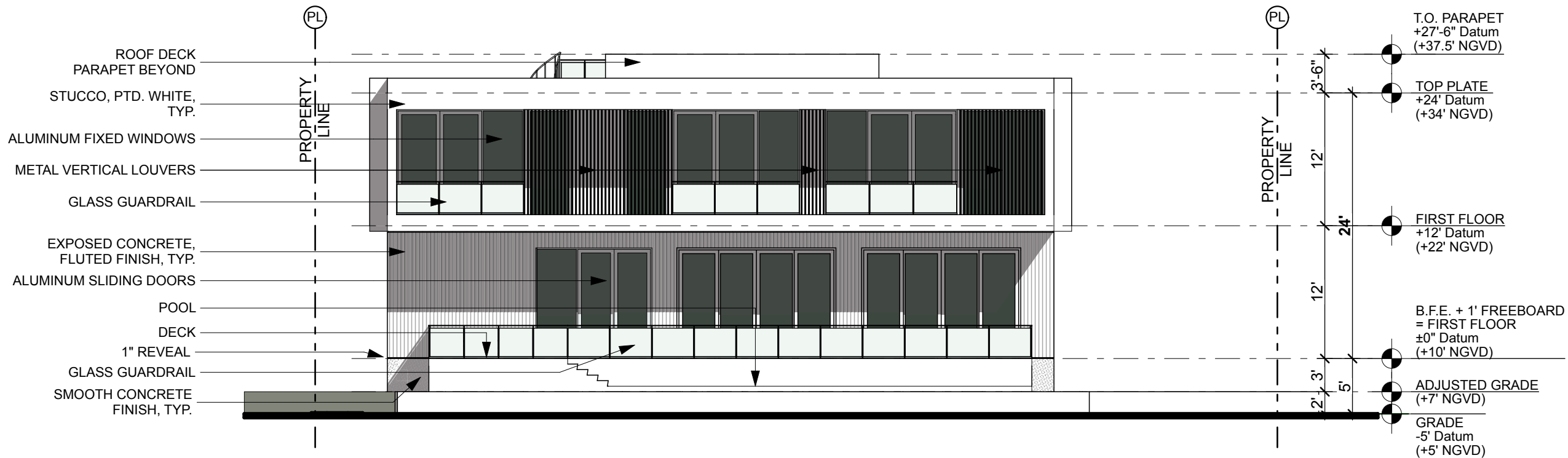
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2

WEST ELEVATION

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



1

SOUTH ELEVATION

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

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291 PALM AVENUE - LOT B

Sheet Title

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



A-201B

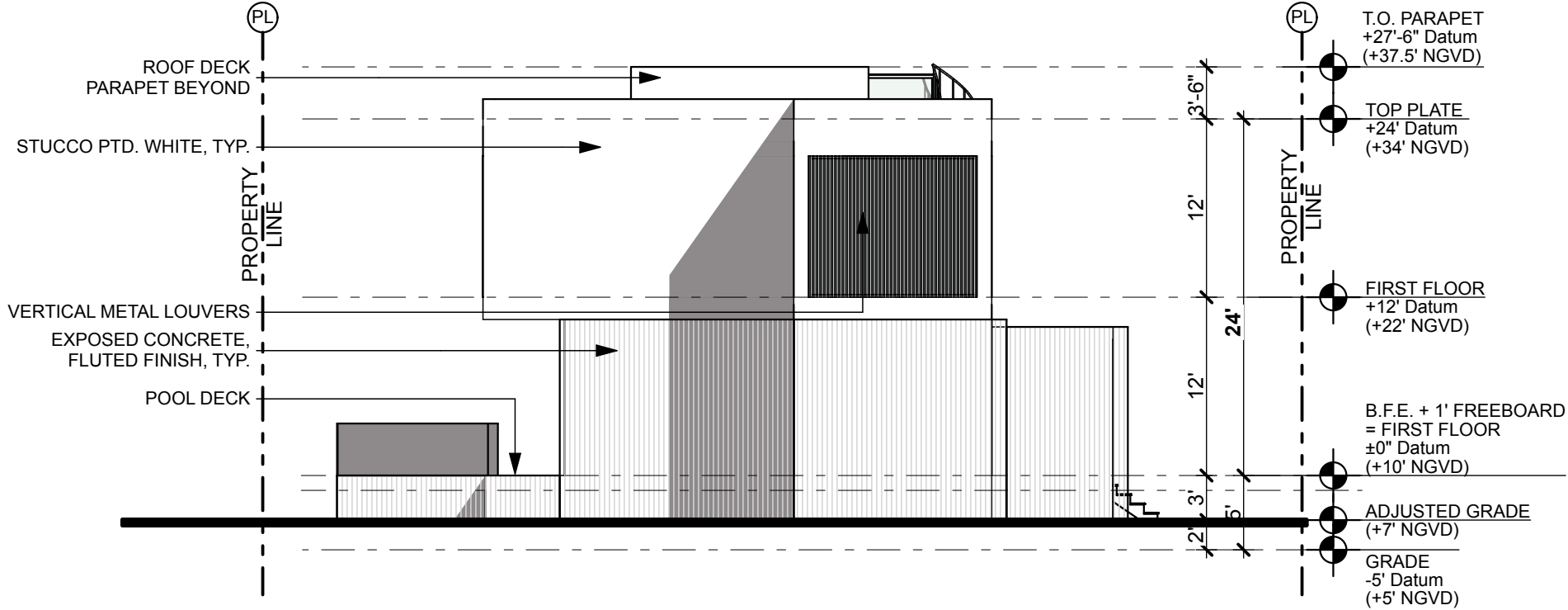
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PREVIOUS DRAWING

2

EAST ELEVATION

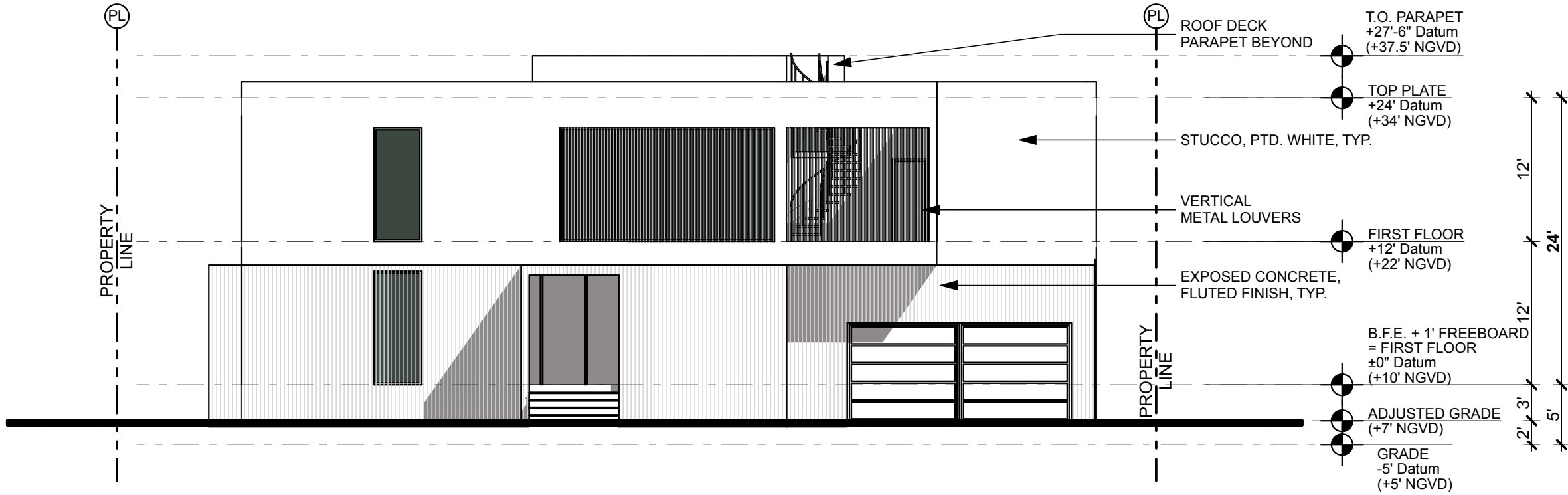
SCALE: 3/32" = 1'-0"



1

NORTH ELEVATION

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



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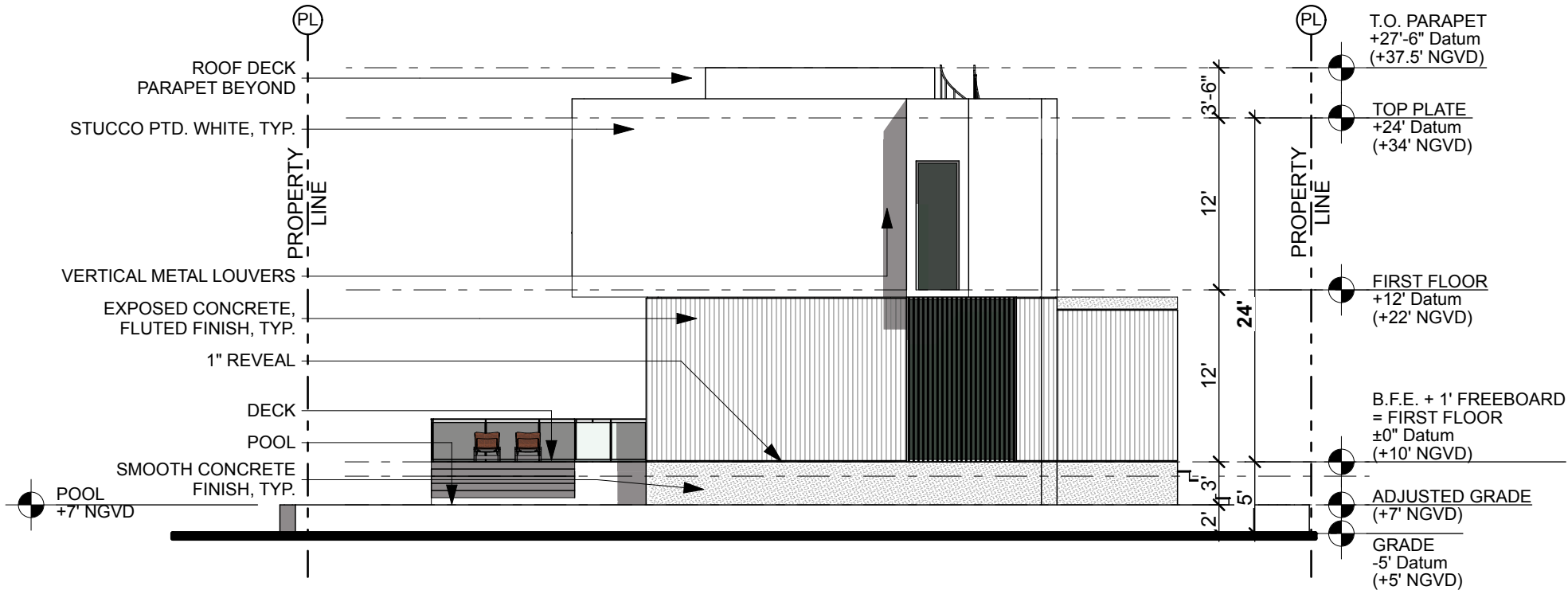
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LOT B - ELEVATIONS
3/32" = 1'-0"



A-202B

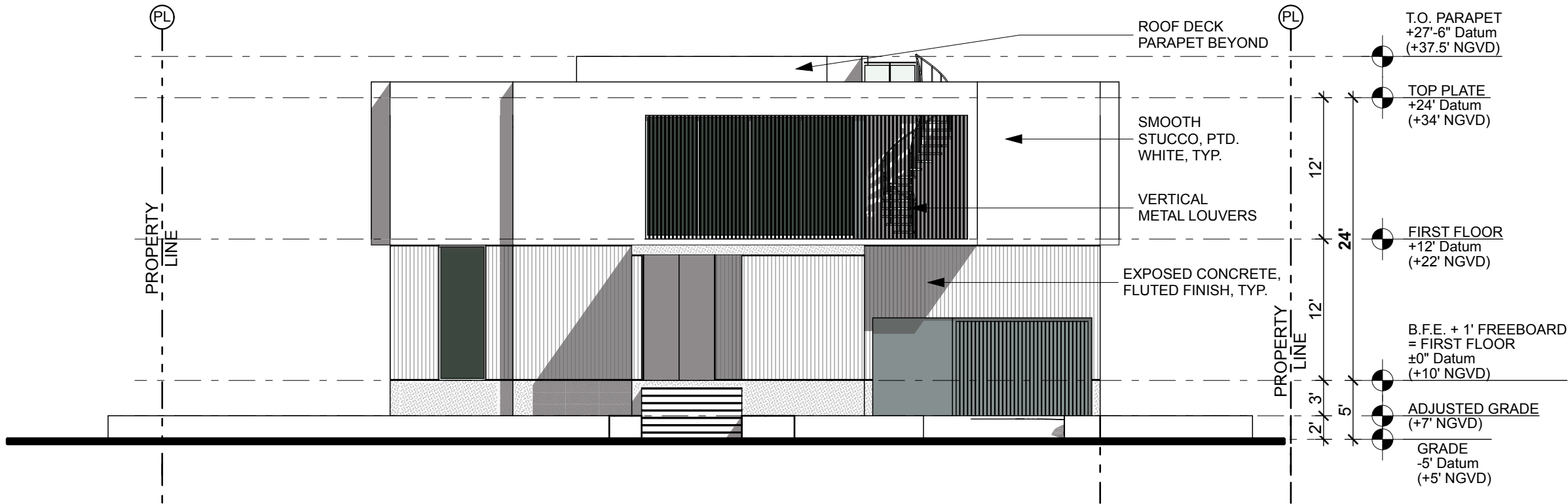
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2

EAST ELEVATION

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



1

NORTH ELEVATION

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

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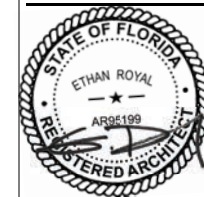
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291 PALM AVENUE - LOT B

Sheet Title

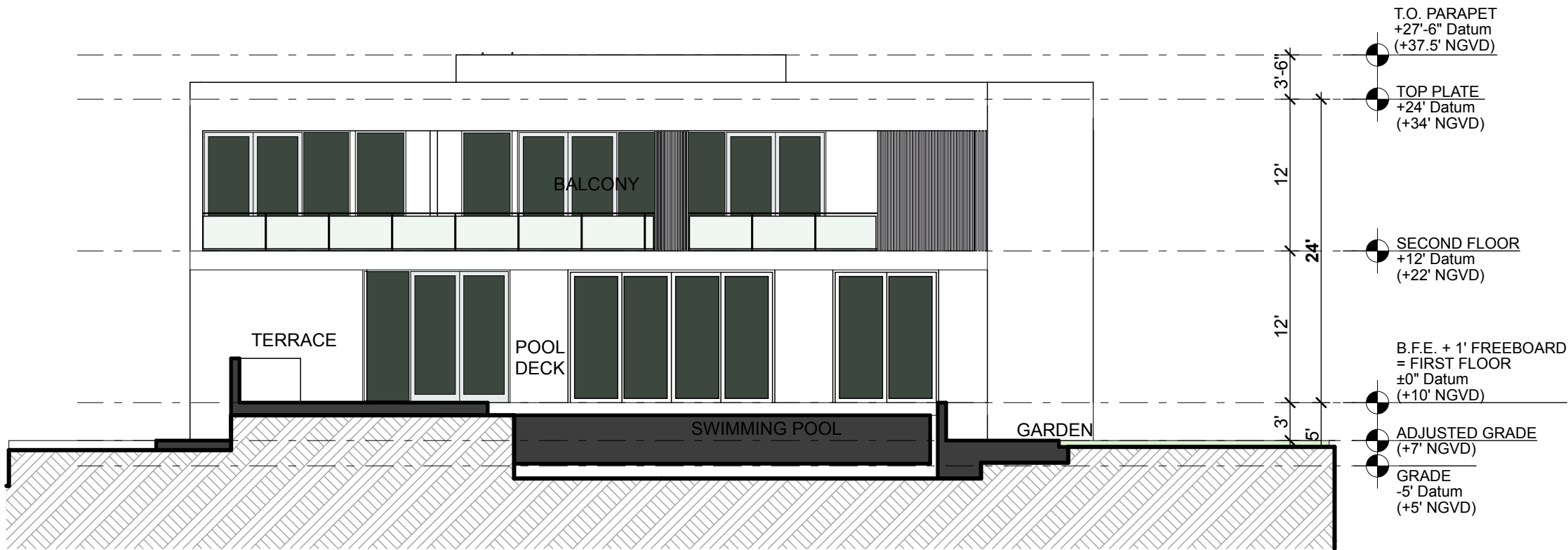
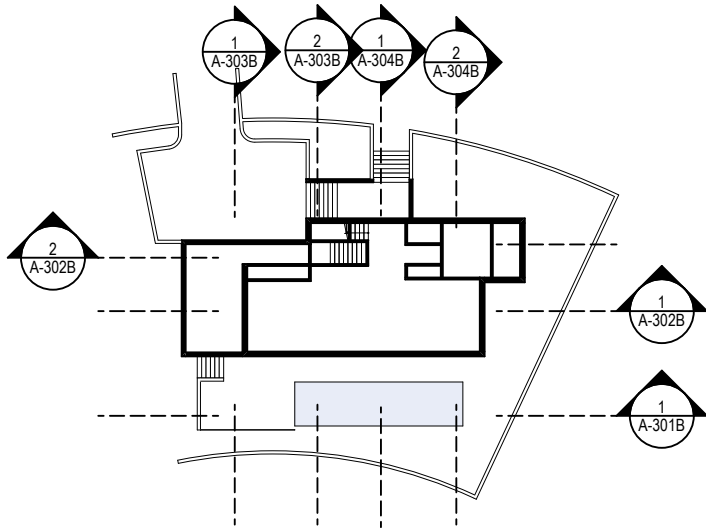
LOT B - ELEVATIONS
3/32" = 1'-0"



A-202B

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PREVIOUS DRAWING



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

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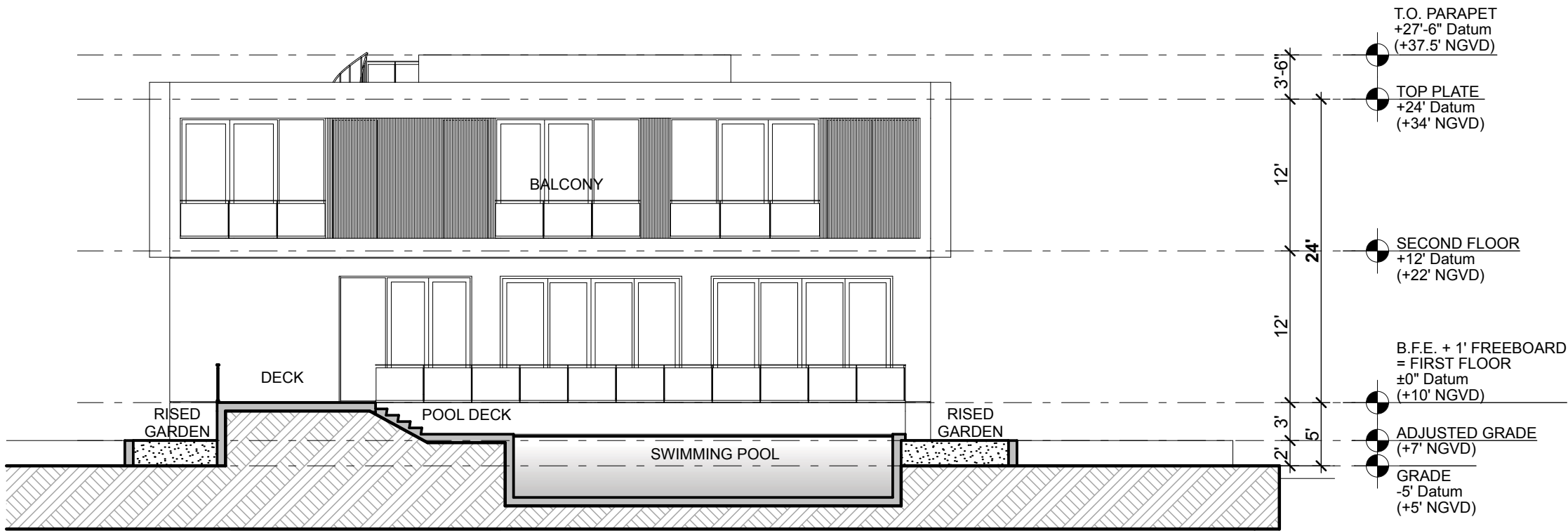
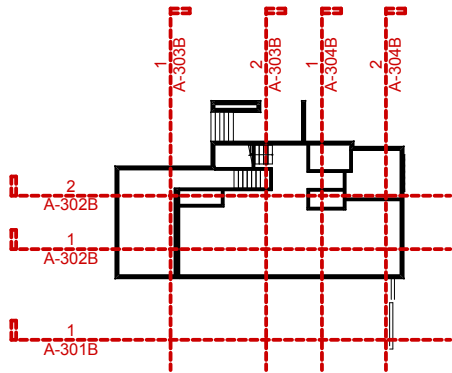
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LOT B - SECTIONS



A-301B

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1 SECTION A
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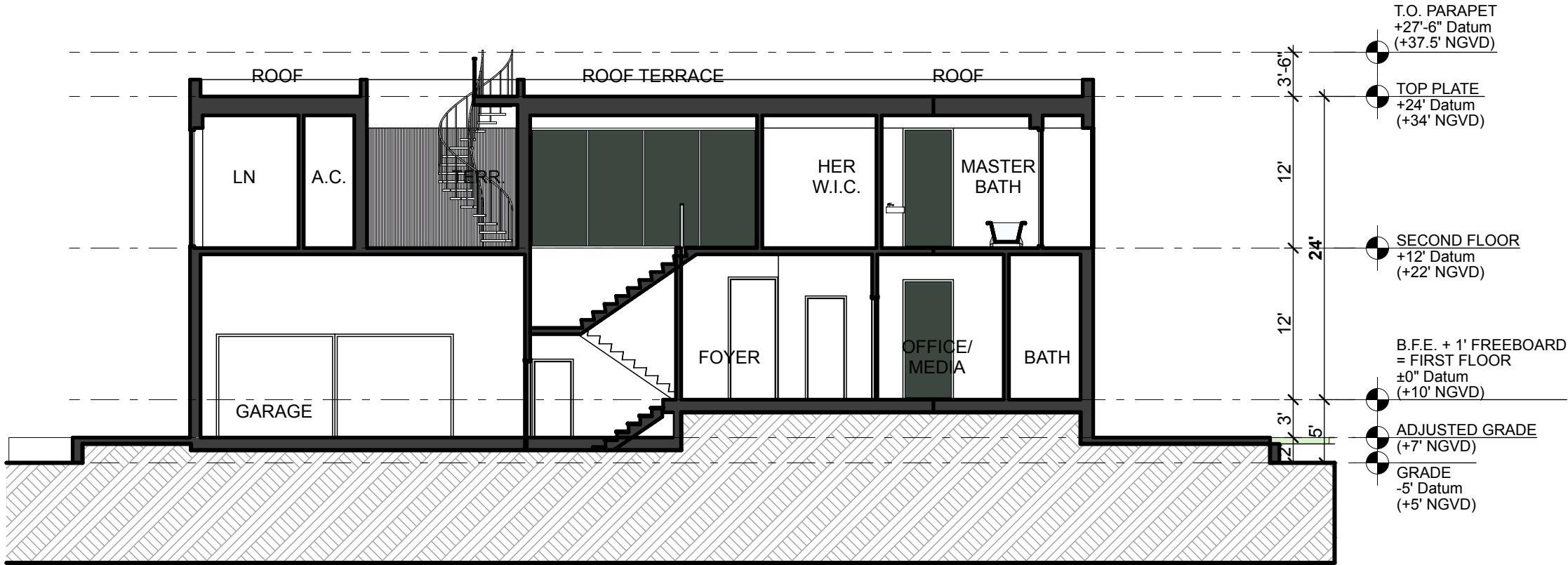
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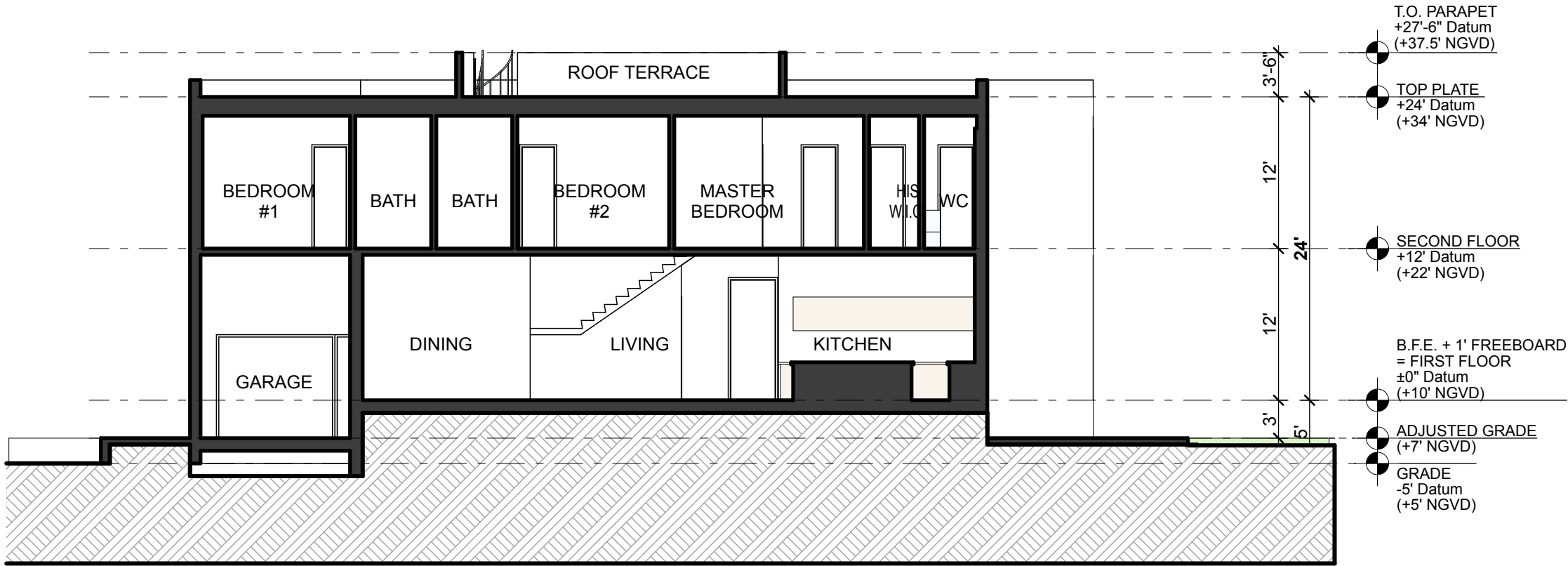
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PREVIOUS DRAWING



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



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

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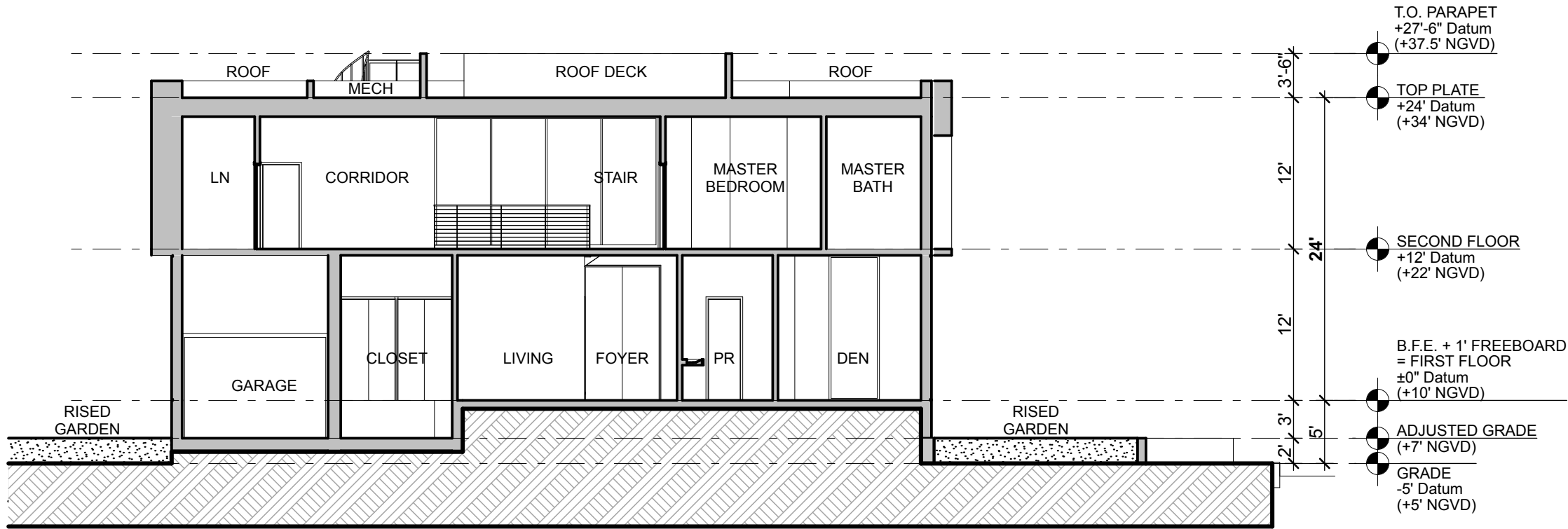
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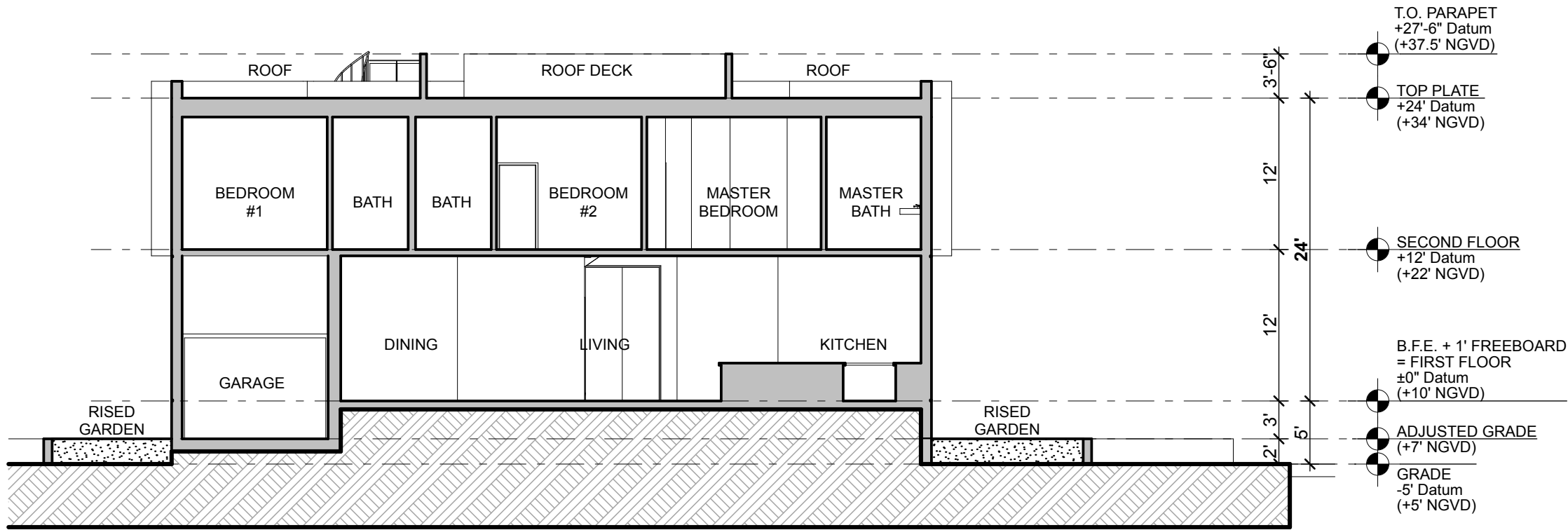


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2 SECTION C
SCALE: 3/32" = 1'-0"



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

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291 PALM AVENUE - LOT B

Sheet Title

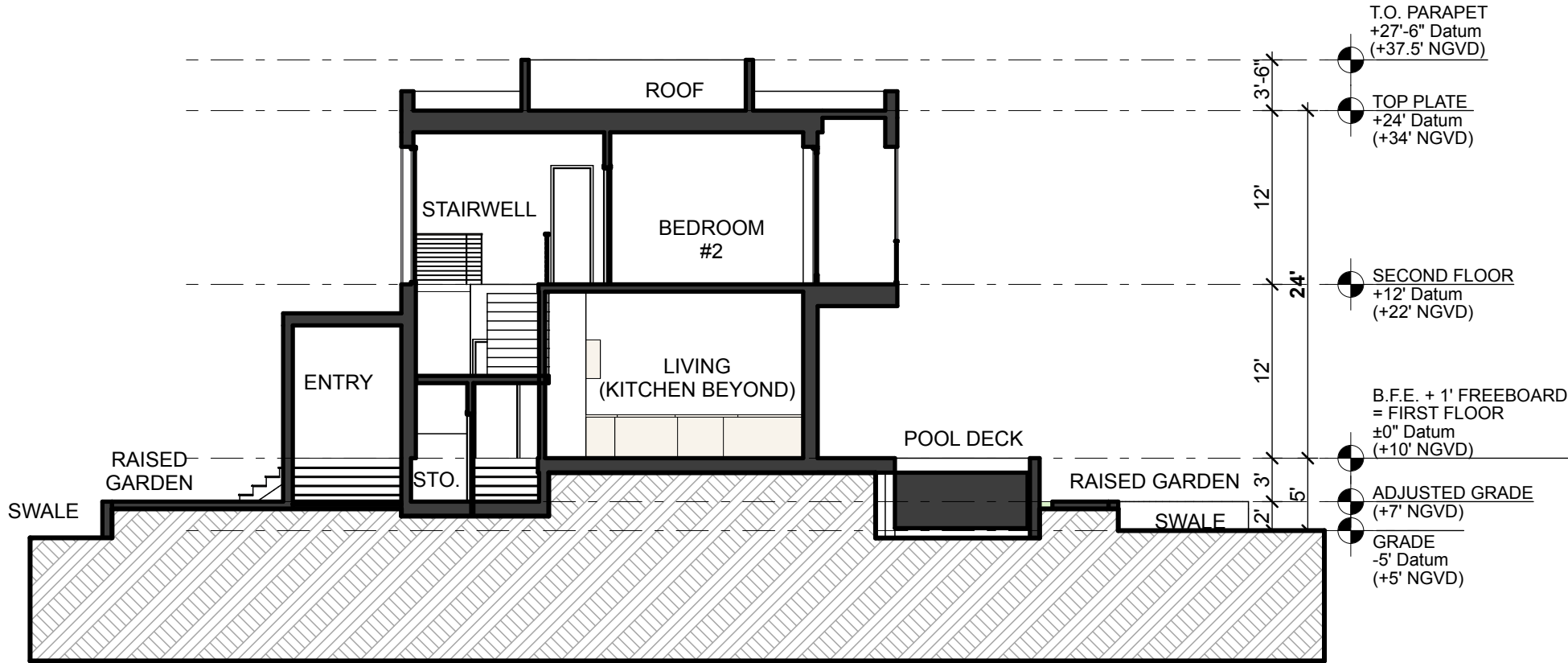
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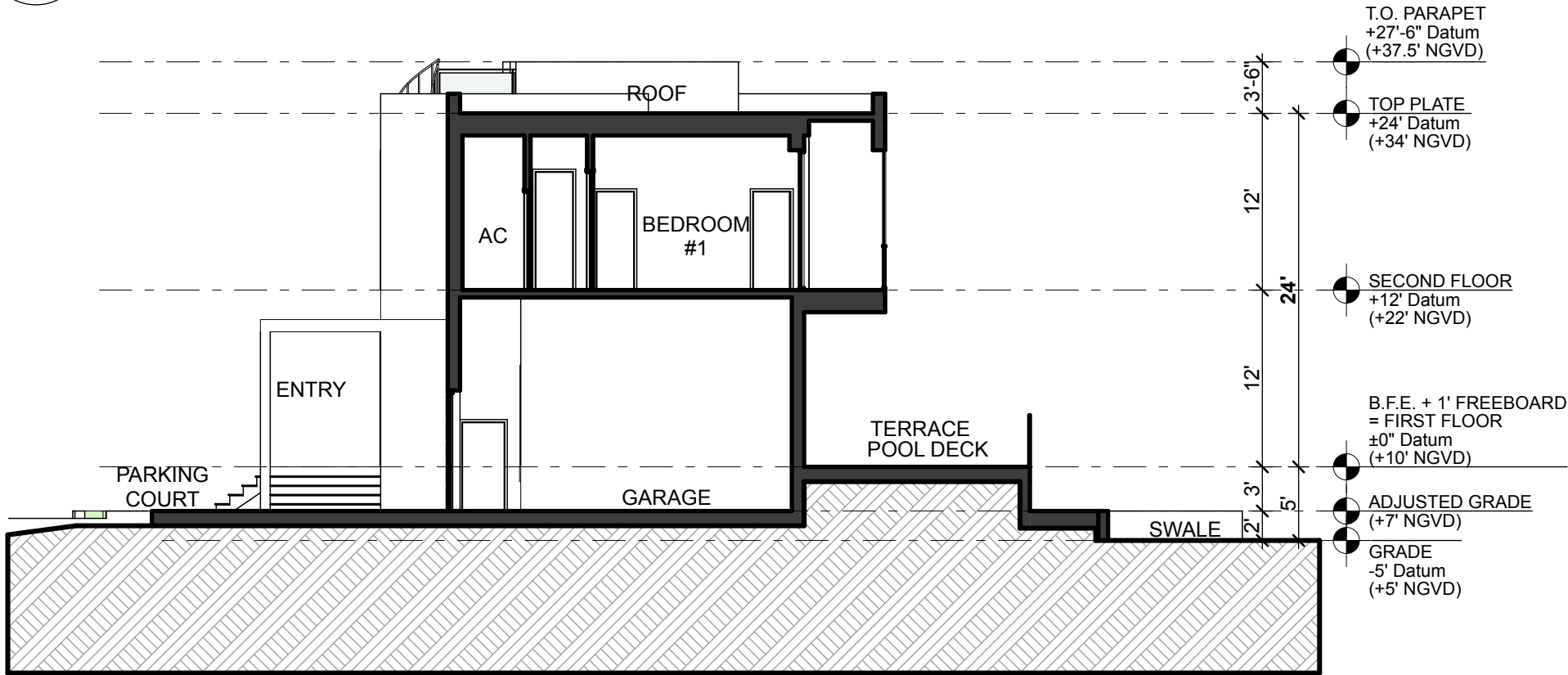
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2 SECTION 2
SCALE: 3/32" = 1'-0"



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

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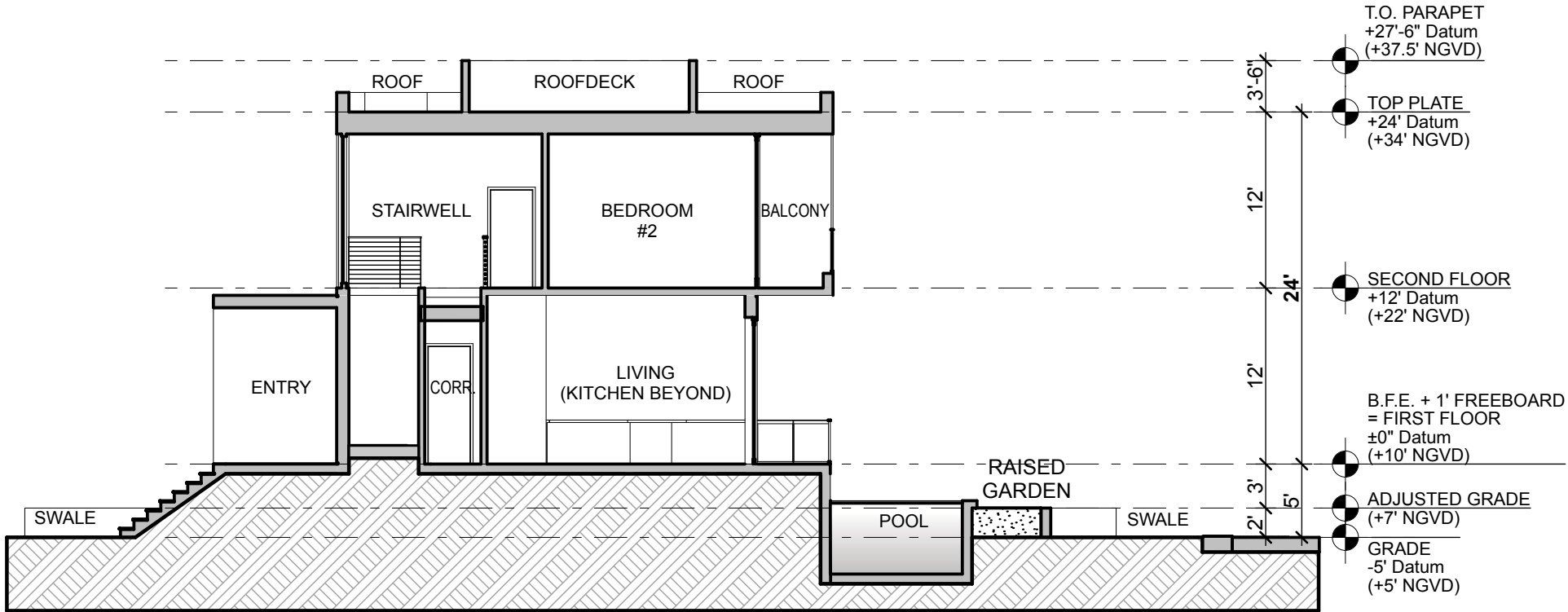
Sheet Title

LOT B - SECTIONS



A-303B

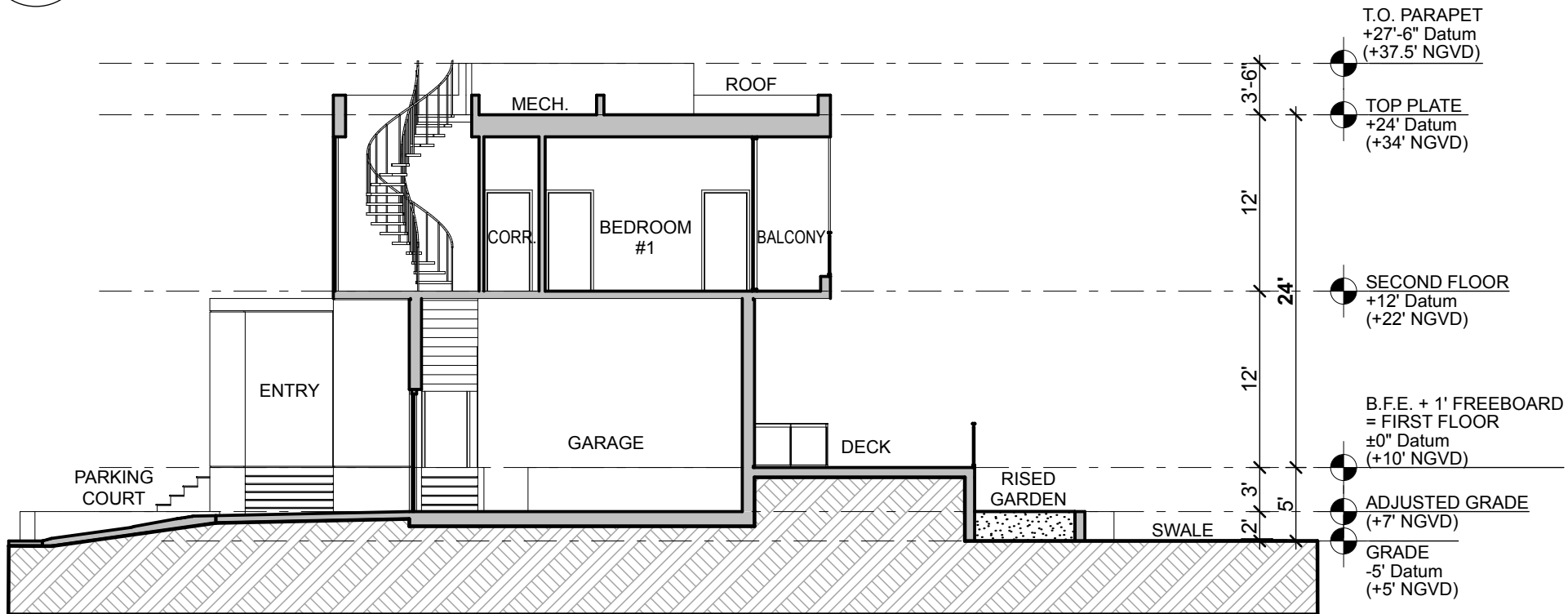
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2

SECTION 2

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



1

SECTION 1

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291 PALM AVENUE - LOT B

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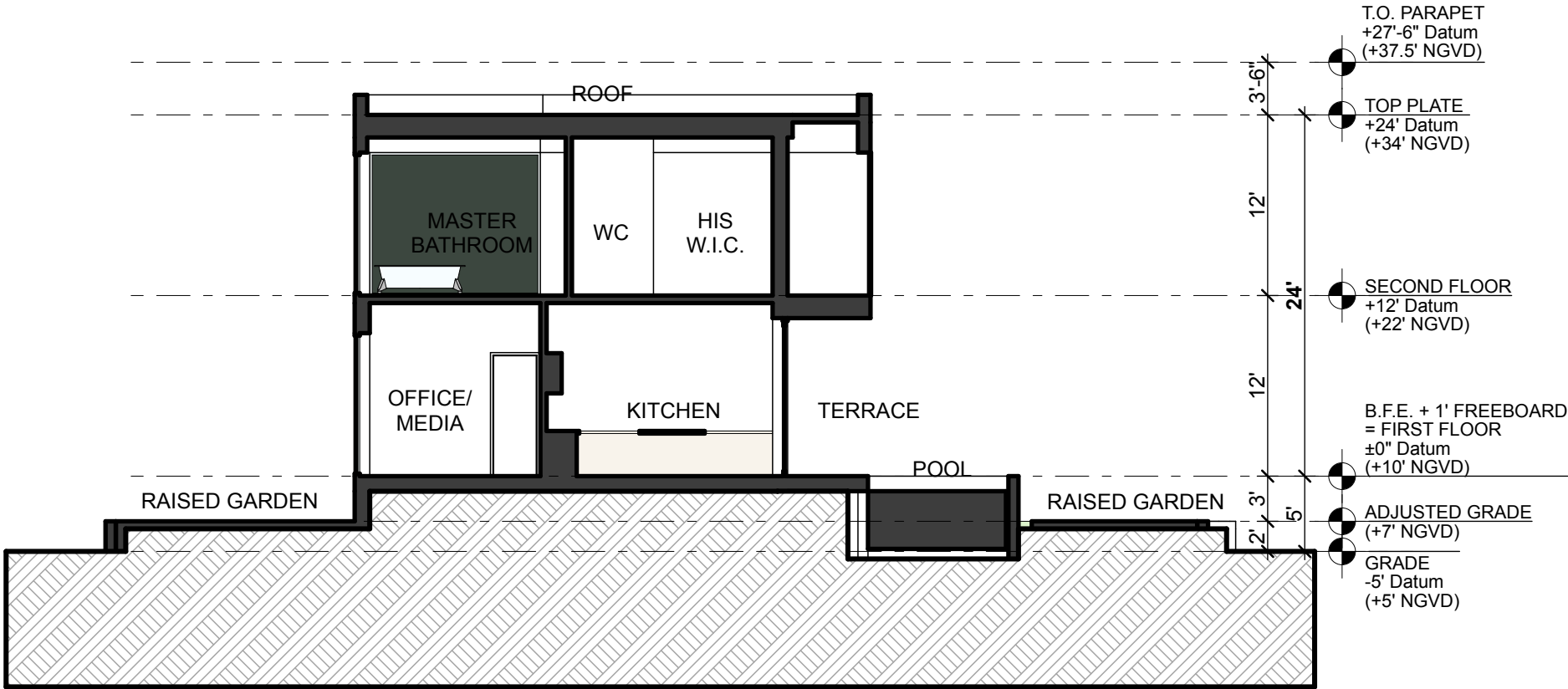
LOT B - SECTIONS



A-303B

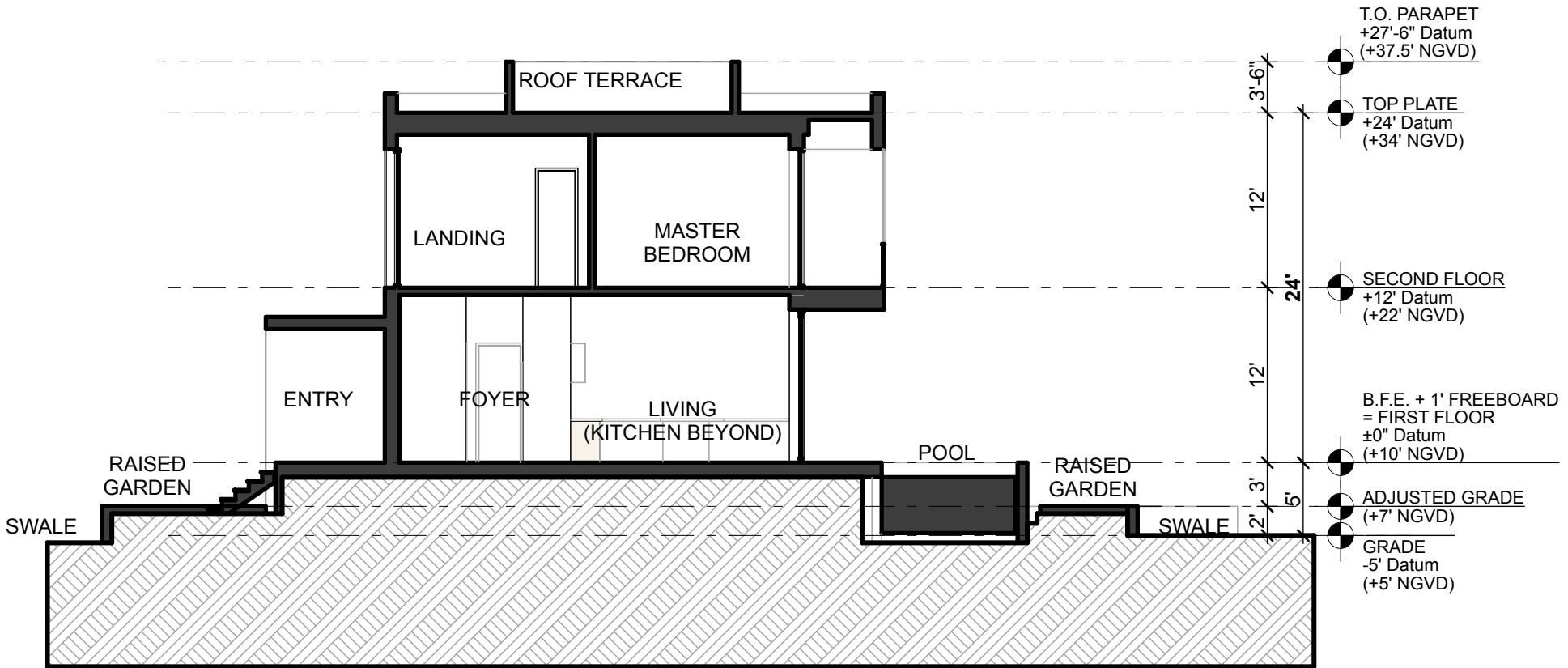
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2

SECTION 4
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1

SECTION 3
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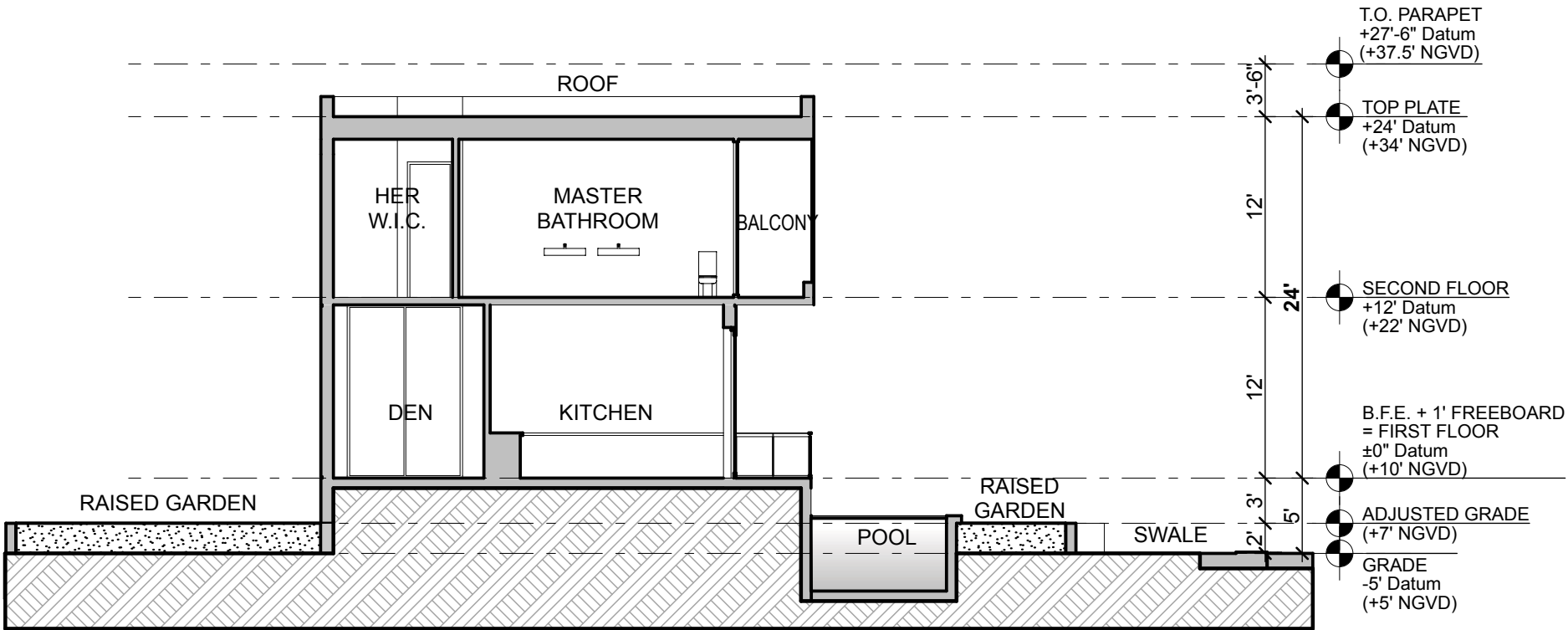
Sheet Title

LOT B - SECTIONS



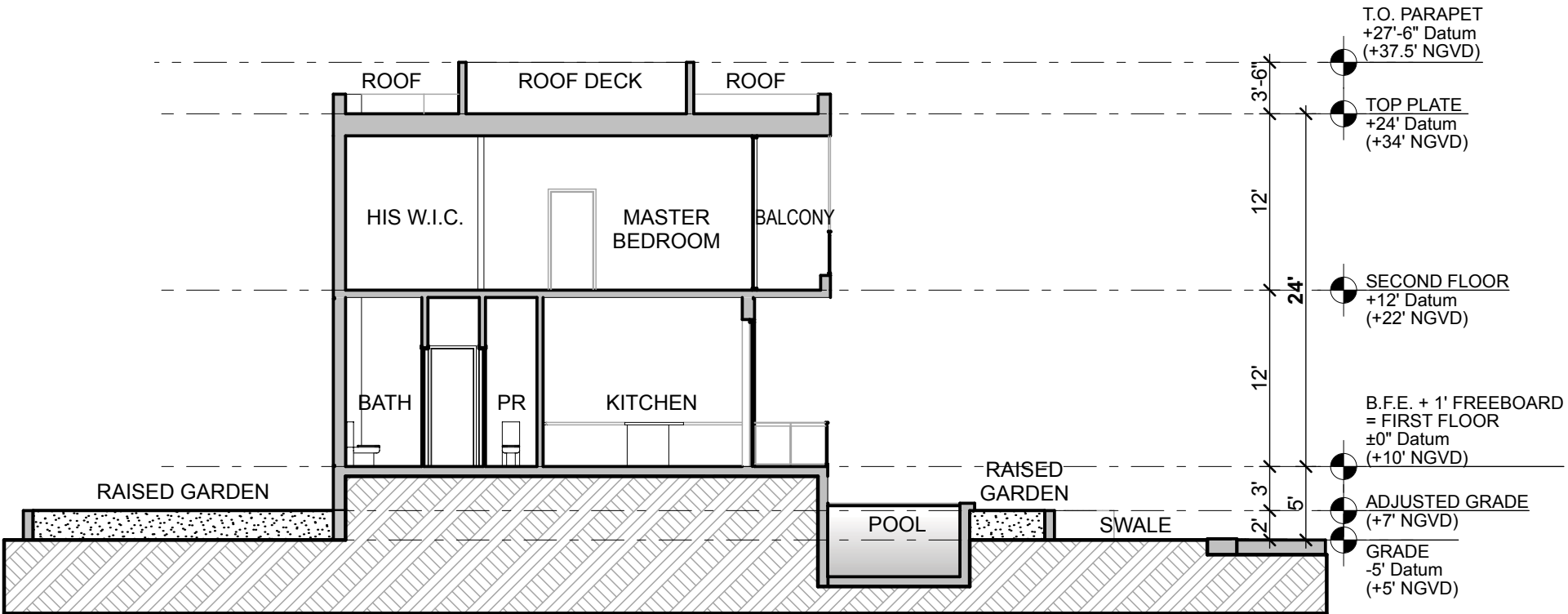
A-304B

E:\1a: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1/Design/1ct B/Lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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2

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



1

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

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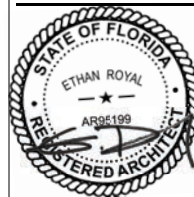
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DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

LOT B - SECTIONS



A-304B

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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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291 PALM AVENUE

Sheet Title

NEIGHBORHOOD DEVELOPMENT
ANALYSIS



PREVIOUS DRAWING

291 PALM AVENUE - LOT B - DESIGN REVIEW BOARD

April 5th, 2022



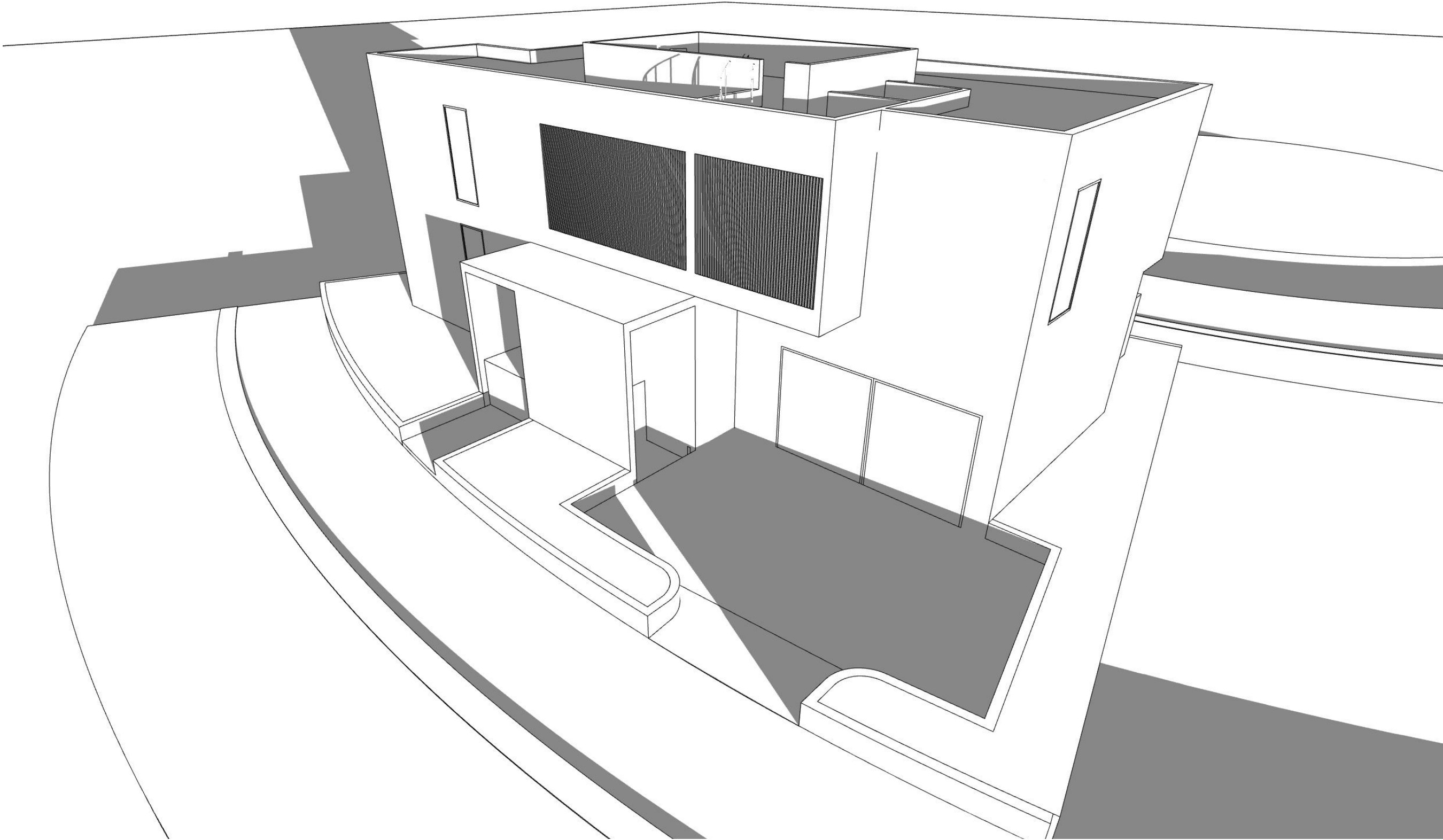
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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH EAST

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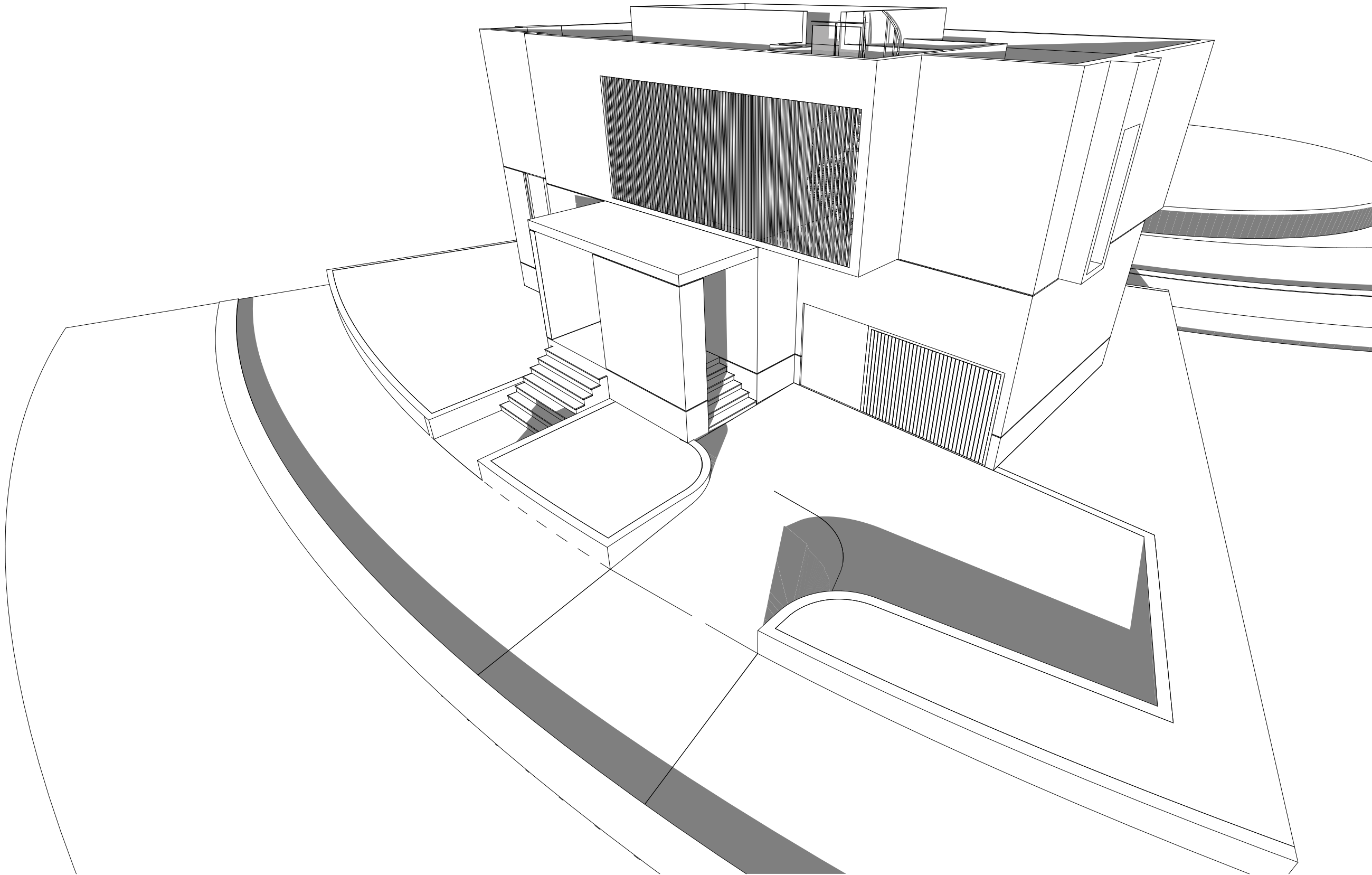
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MASSING DIAGRAMS



A-401B

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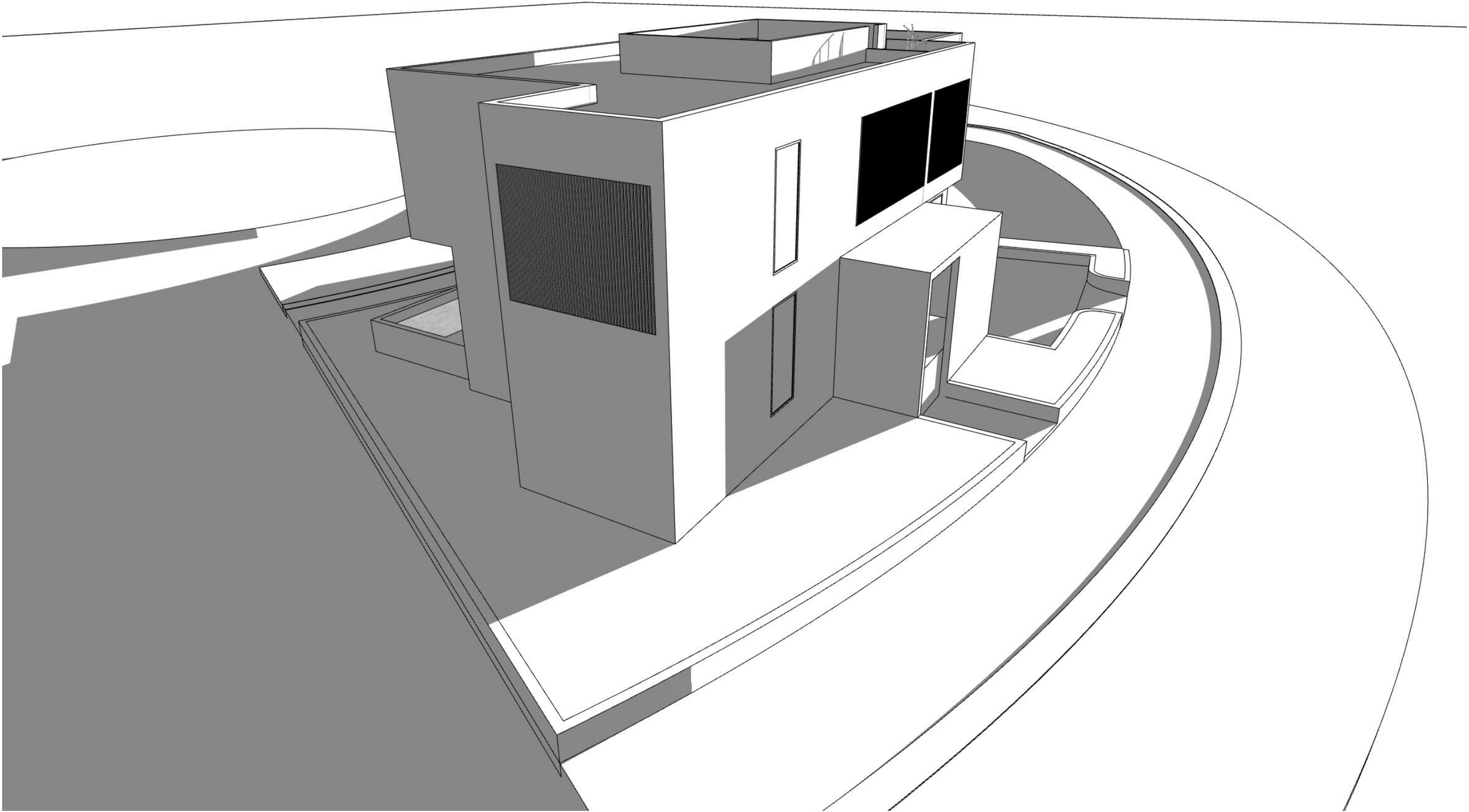
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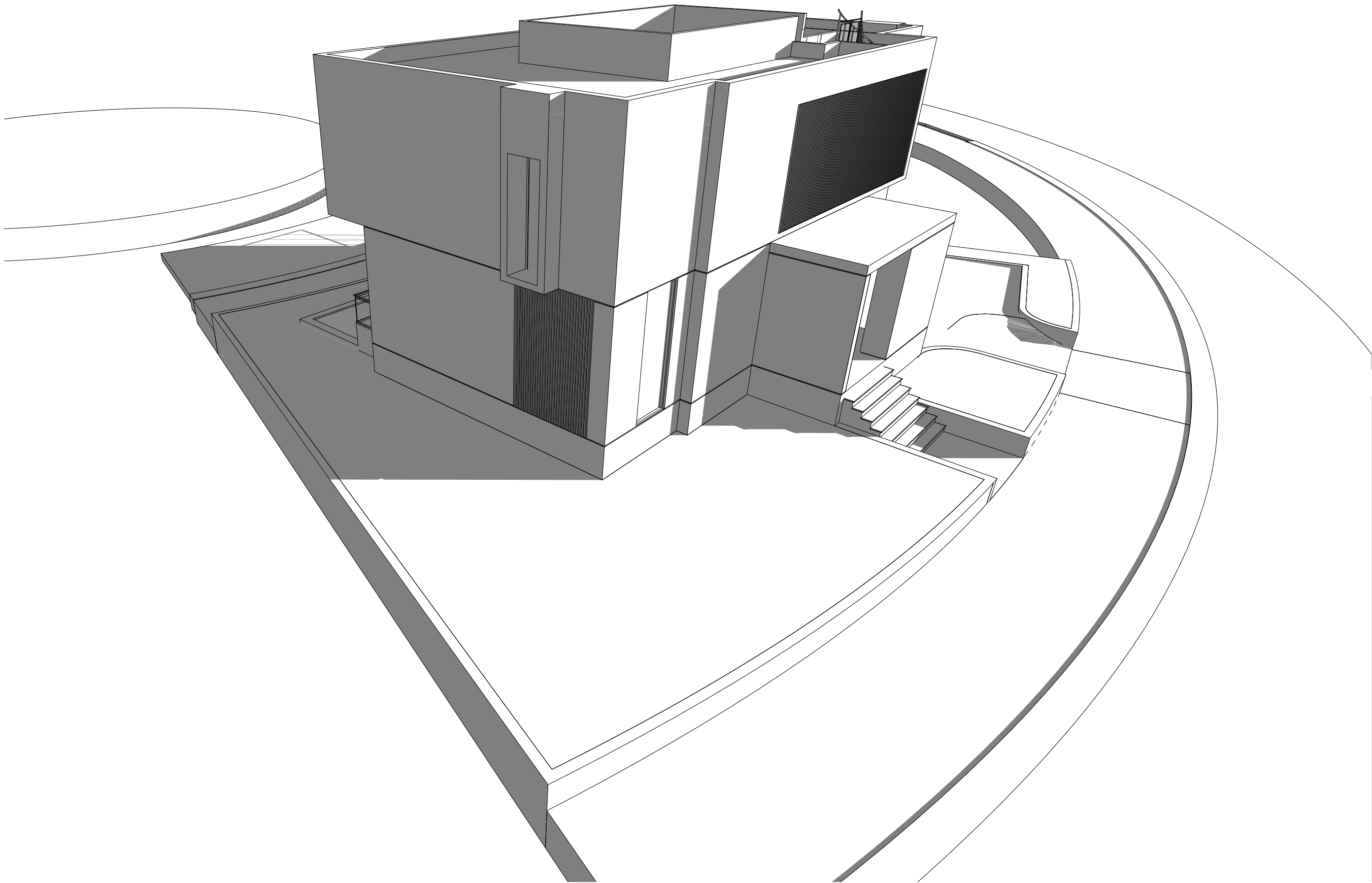
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MASSING DIAGRAMS



A-402B

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH WEST

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291 PALM AVENUE - LOT B

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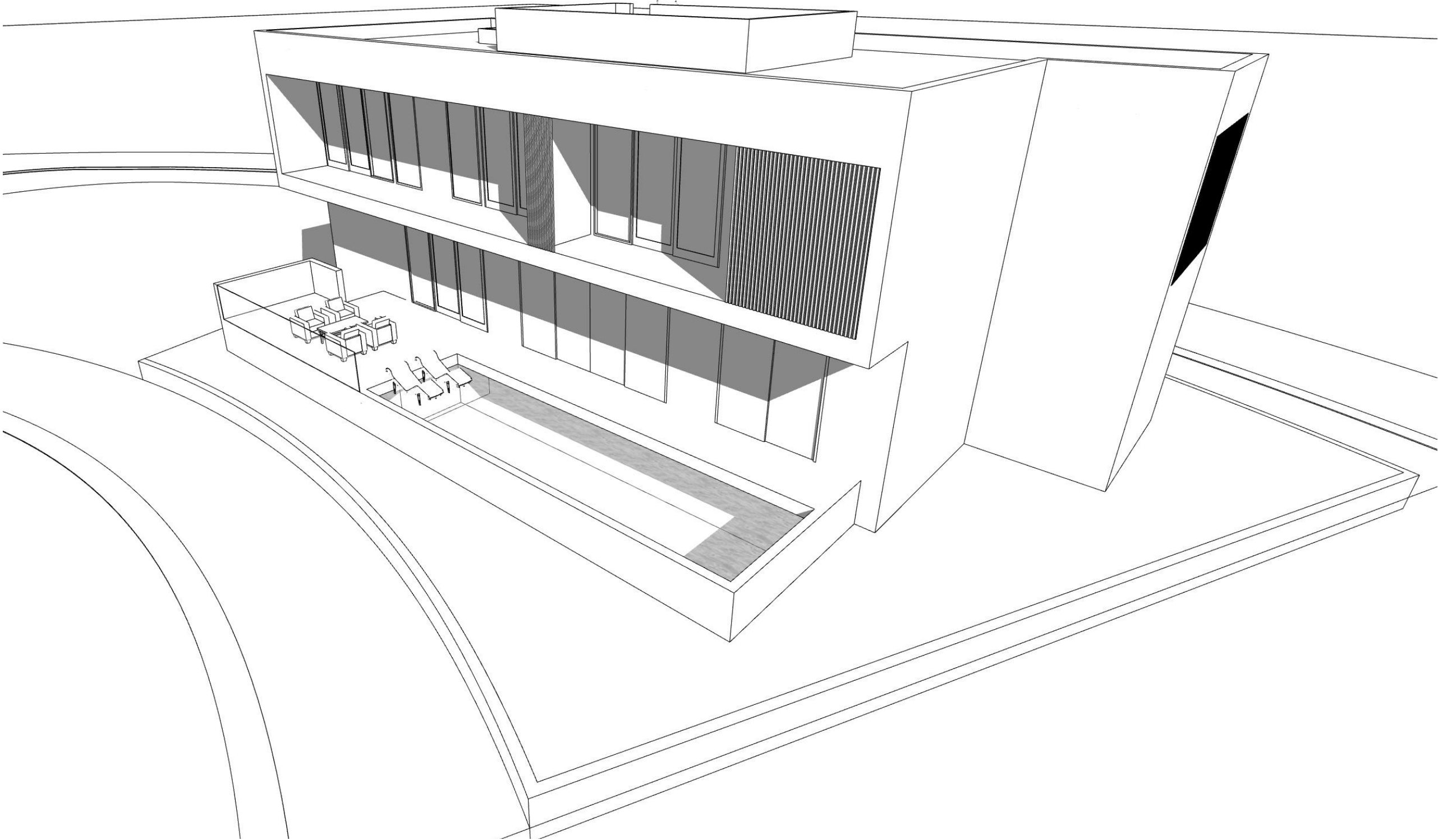
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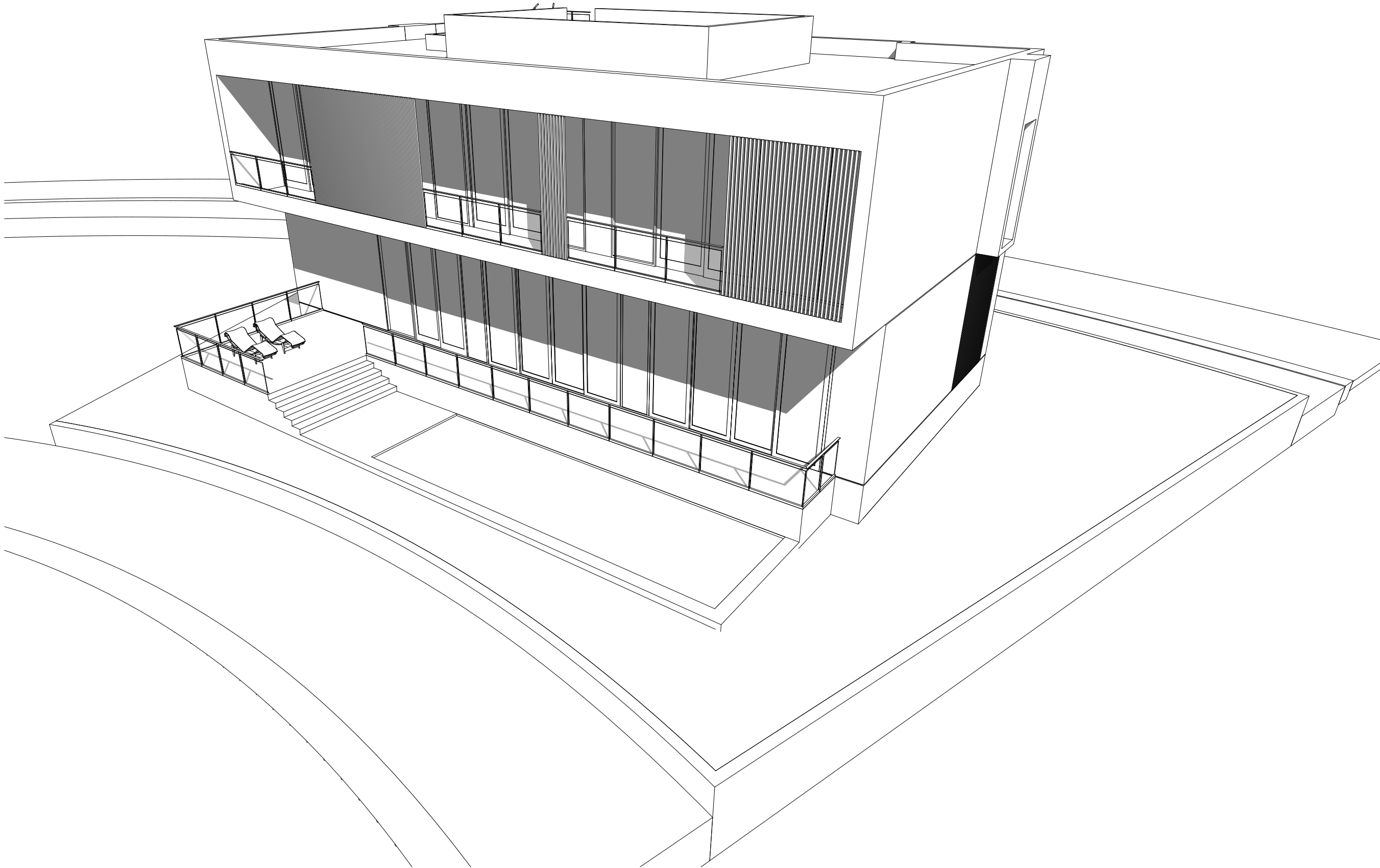
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MASSING DIAGRAMS



A-403B

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291 PALM AVENUE - LOT B

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MASSING DIAGRAMS



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LANDSCAPE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR#5199

REGISTERED ARCHITECT

A-0B

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LANDSCAPE RENDERINGS



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