

291 PALM AVENUE

LALANI DEVELOPERS

DRB21-0738 FINAL SUBMITTAL - LOT A - 12/06/2021

PROJECT DESCRIPTION

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

THE HOUSE ON LOT A WILL BE ELEVATED 12'-4 1/2" ABOVE GRADE AND CONSIST OF AN UNDERSTORY DESIGN AND PRESERVE THE EXISTING 1-STORY GARAGE. THE HOUSE WILL HAVE A POOL AND RAISED TERRACES. DUE TO THE SUBSTANTIAL IRREGULAR SHAPE, NARROW LOT DEPTH AND DOUBLE FRONTAGE CONDITION OF BOTH LOTS AND THE PRESERVATION OF THE 1-STORY STRUCTURE, OWNER SEEKS VARIANCES FOR THE FOLLOWING ITEMS:

1. LOT COVERAGE
2. UNIT SIZE
3. FRONT SETBACK ON NORTH COCONUT LANE FOR 1 STORY STRUCTURE
4. FRONT SETBACK ON NORTH COCONUT LANE FOR 2 STORY STRUCTURE
5. FRONT SETBACK ON PALM AVENUE FOR 2 STORY STRUCTURE
6. INTERIOR SIDE YARD SETBACK
7. POOL DECK SETBACK FOR SIDE YARD FACING STREET
8. PROJECTION OF SOUTH TERRACE AND BALCONY EXCEEDING 25% OF FRONT YARD SETBACK
9. SETBACKS FOR ROOF DECK FROM NORTH AND SOUTH SIDES OF FLOOR BELOW
10. UNDERSTORY 50% OPENESS
11. UNDERSTORY ELEVATION
12. UNDERSTORY EDGE (5') FOR PORTION FACING N.COCONUT LANE AND STREET SIDE
13. FRONT YARD PERVIOUS OPEN SPACE

R&B

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COVER SHEET

291 PALM AVENUE

A-000
12/4/21



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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

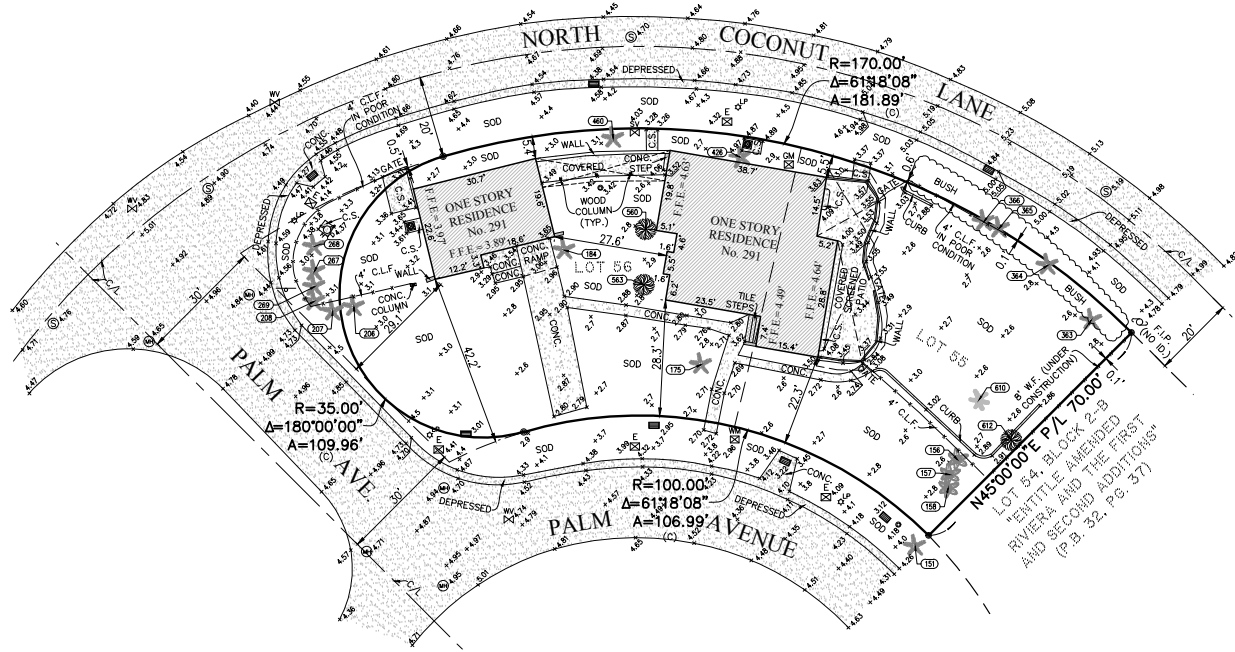
291 PALM AVENUE

Sheet Title

INDEX



	Air Conditioner
	Black Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
ϕ	Diameter
$1.5', 15' - 10'$	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Temporary Benchmark
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence



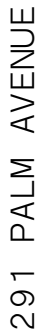
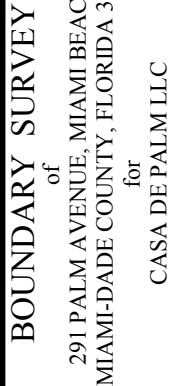
A/C	Arc Length
ASPH.	Air Conditioner Pad
B.M.	Asphalt
(C)	Benchmark
C.B.S.	Calculated
C.C.S.	Concrete Block Structure
C/G.	Curb & Gutter
C/L	Centerline
C/LF.	Chain Link Fence
CONC.	Concrete
(C.S.)	Concrete Slab
(C)	Desk
DNW	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished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



* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

ORA JANNET SUAREZ
LICENSE NUMBER
No. 6781
★
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Proj:	21-0236
Job:	21-0236
Date:	08-24-2021
Drawn:	G.P., J.S., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 1	



EXISTING SITE SURVEY



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1 CONTEXT MAP
SCALE: N.A.



11 288 PALM AVE.



12 288 PALM AVE.



2 287 PALM AVE.



5 312 PALM AVE.



8 300 PALM AVE.



13 288 PALM AVE.



3 287 PALM AVE.



6 312 PALM AVE.



9 300 PALM AVE.



14 286 PALM AVE.



4 312 PALM AVE.



7 312 PALM AVE.



10 300 PALM AVE.



15 281 PALM AVE.

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

EXISTING INTERIOR LOT
CONTEXT



A-004

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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



PROPERTY LOCATION PLAN

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

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LALANI DEVELOPERS

PROJECT

291 PALM AVENUE

NEIGHBORHOOD DEVELOPMENT ANALYSIS

Sheet Title



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

PROPERTY DEVELOPMENT CHART

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

PROPERTY DEVELOPMENT CHART CONT.

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE	SETBACK					
									(SF)	(SF)	(%)	(SF +20%)	(%)	(SF)
	MIAMI BEACH,FL 33139													
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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PROJECT

291 PALM AVENUE

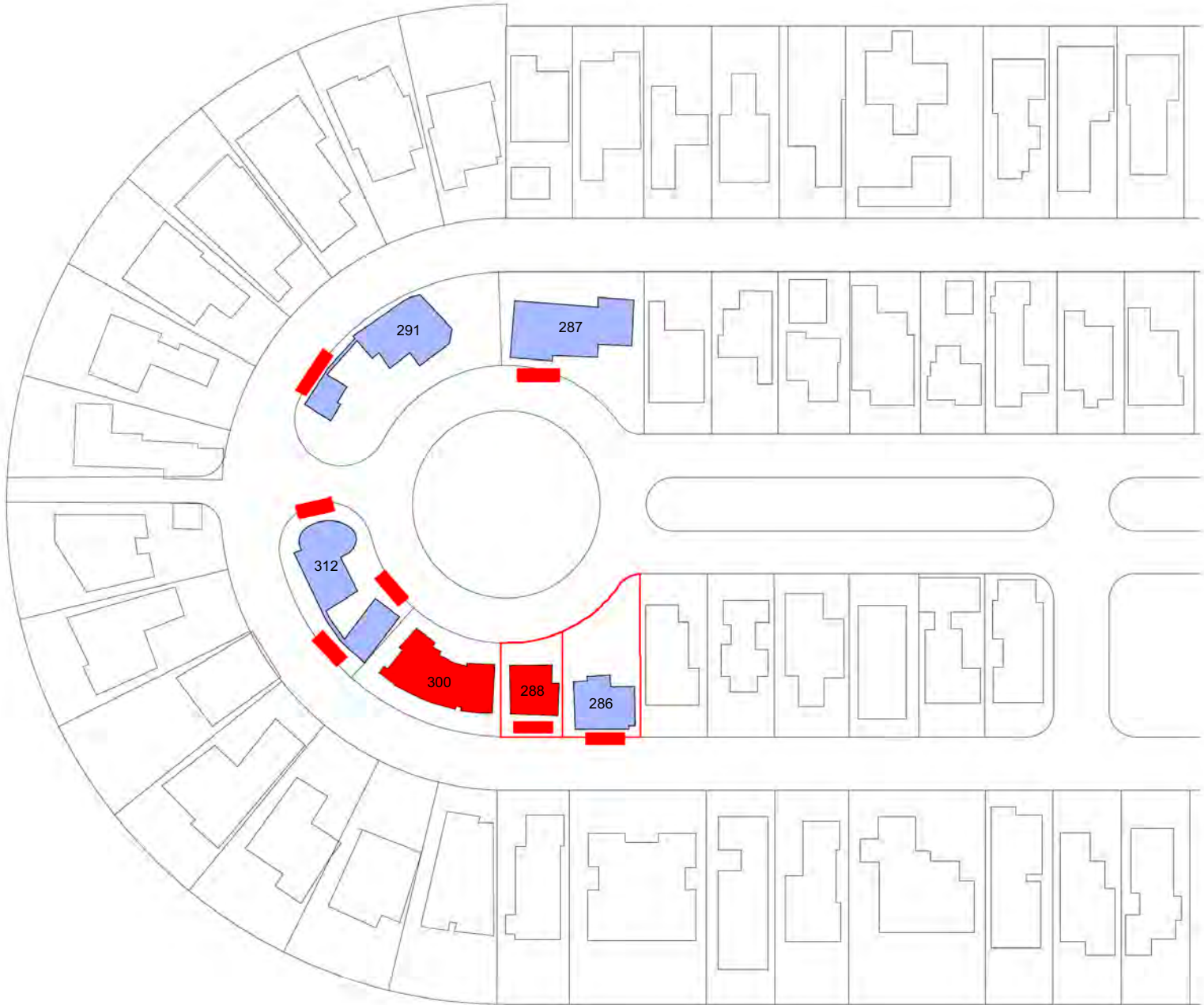
Sheet Title

NEIGHBORHOOD DEVELOPMENT
ANALYSIS



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2 PROPERTY KEY PLAN



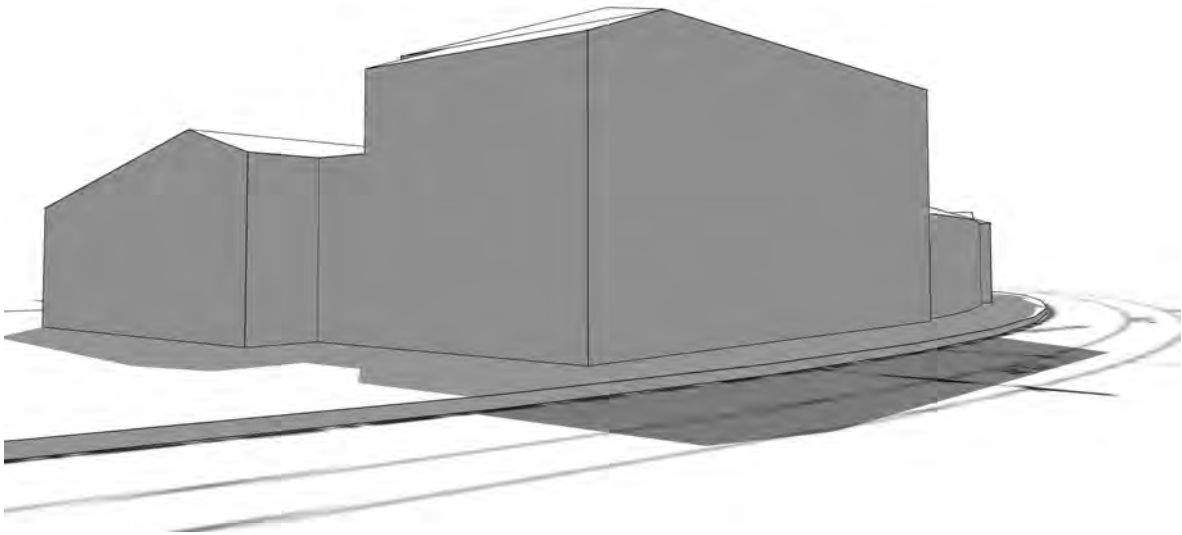
1 70' DEEP LOTS - DOUBLE FRONTAGES

#	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	MIAMI BEACH,FL 33139										
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%					

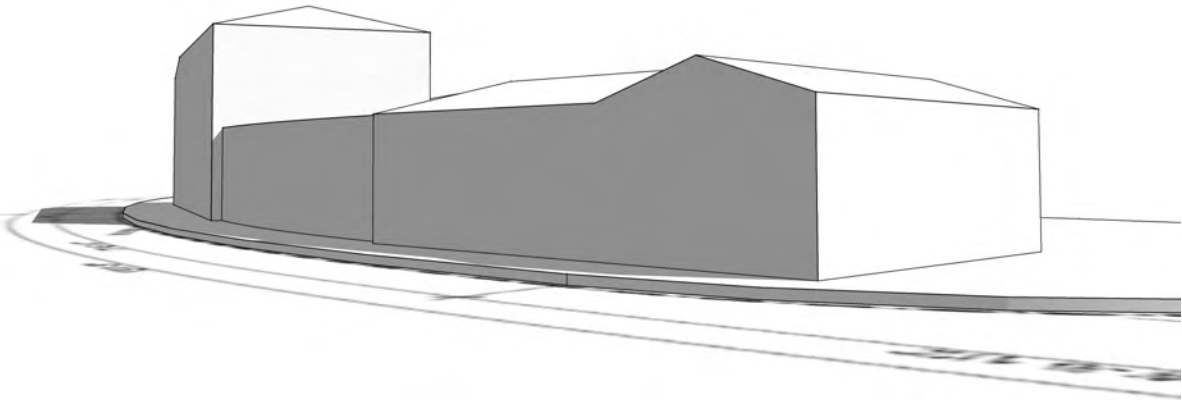
COLOR CODED LEGEND	
	70' DEEP LOTS
	RECENT CONSTRUCTION
	NON-CONFORMANCES



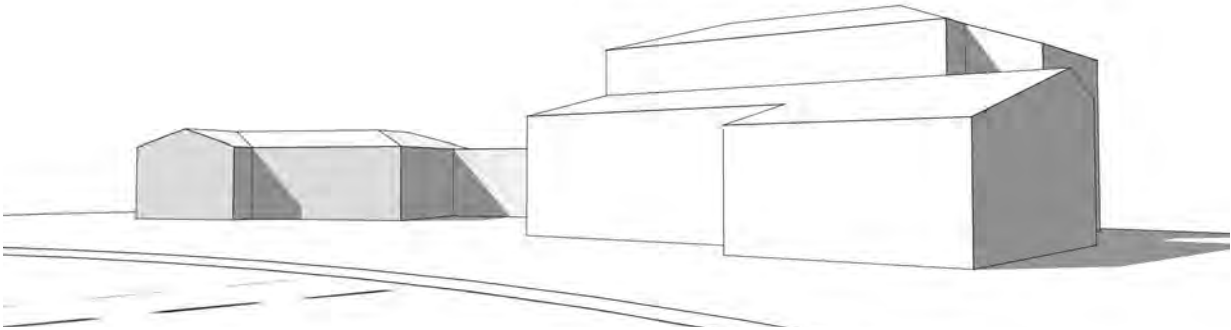
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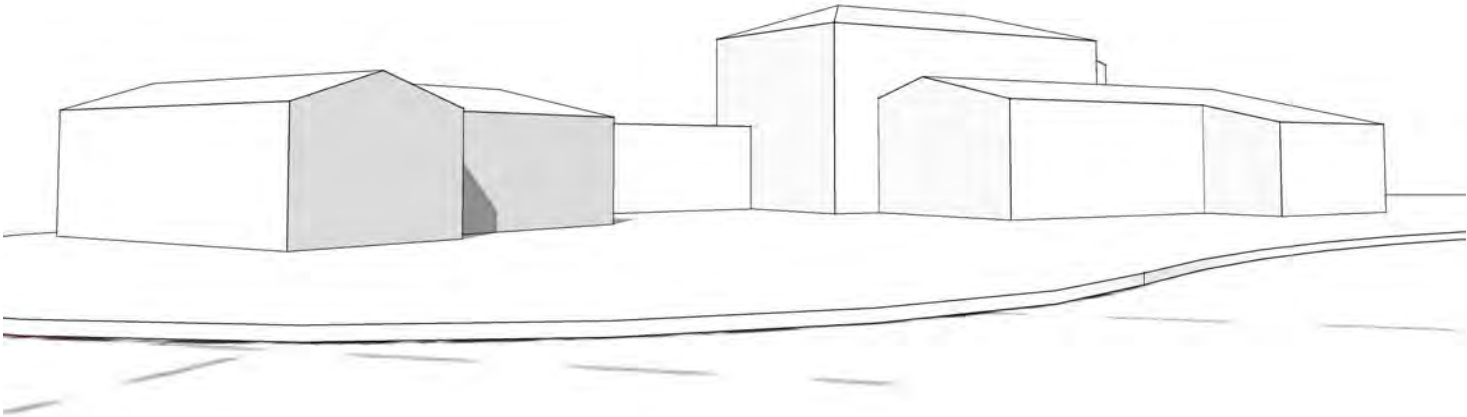
4 EXISTING MASSING VIEW - N. COCONUT LANE
NOT TO SCALE



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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291 PALM AVENUE

Sheet Title

EXISTING SITE MASSING
DIAGRAMS

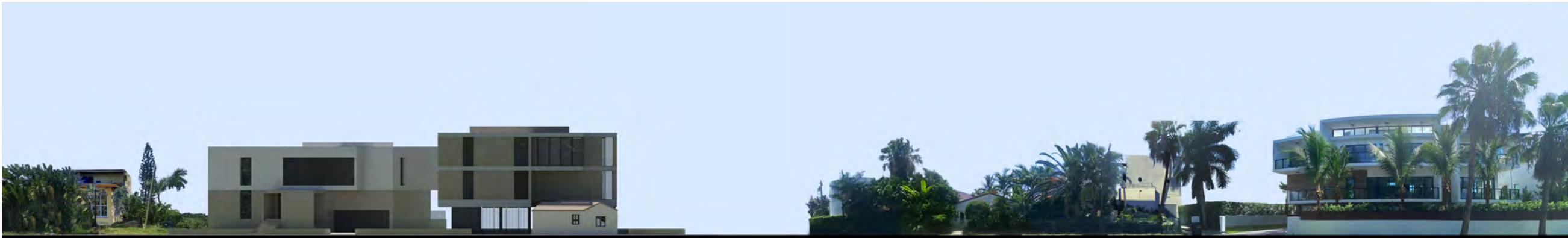


A-009

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EXISTING NORTH STREET ELEVATION



PROPOSED NORTH STREET ELEVATION

NOTE: PROPOSED ELEVATIONS BASED ON CURVATURE OF STREET - EXISTING PHOTOS ARE FLAT AND DO NOT CAPTURE CURVATURE OF STREET

LANDSCAPE FOR PROPOSED RESIDENCES NOT SHOWN FOR CLARITY

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EXISTING SOUTH STREET ELEVATION



PROPOSED SOUTH STREET ELEVATION

NOTE: PROPOSED ELEVATIONS BASED ON CURVATURE OF STREET - EXISTING PHOTOS ARE FLAT AND DO NOT CAPTURE CURVATURE OF STREET

LANDSCAPE FOR PROPOSED RESIDENCES NOT SHOWN FOR CLARITY

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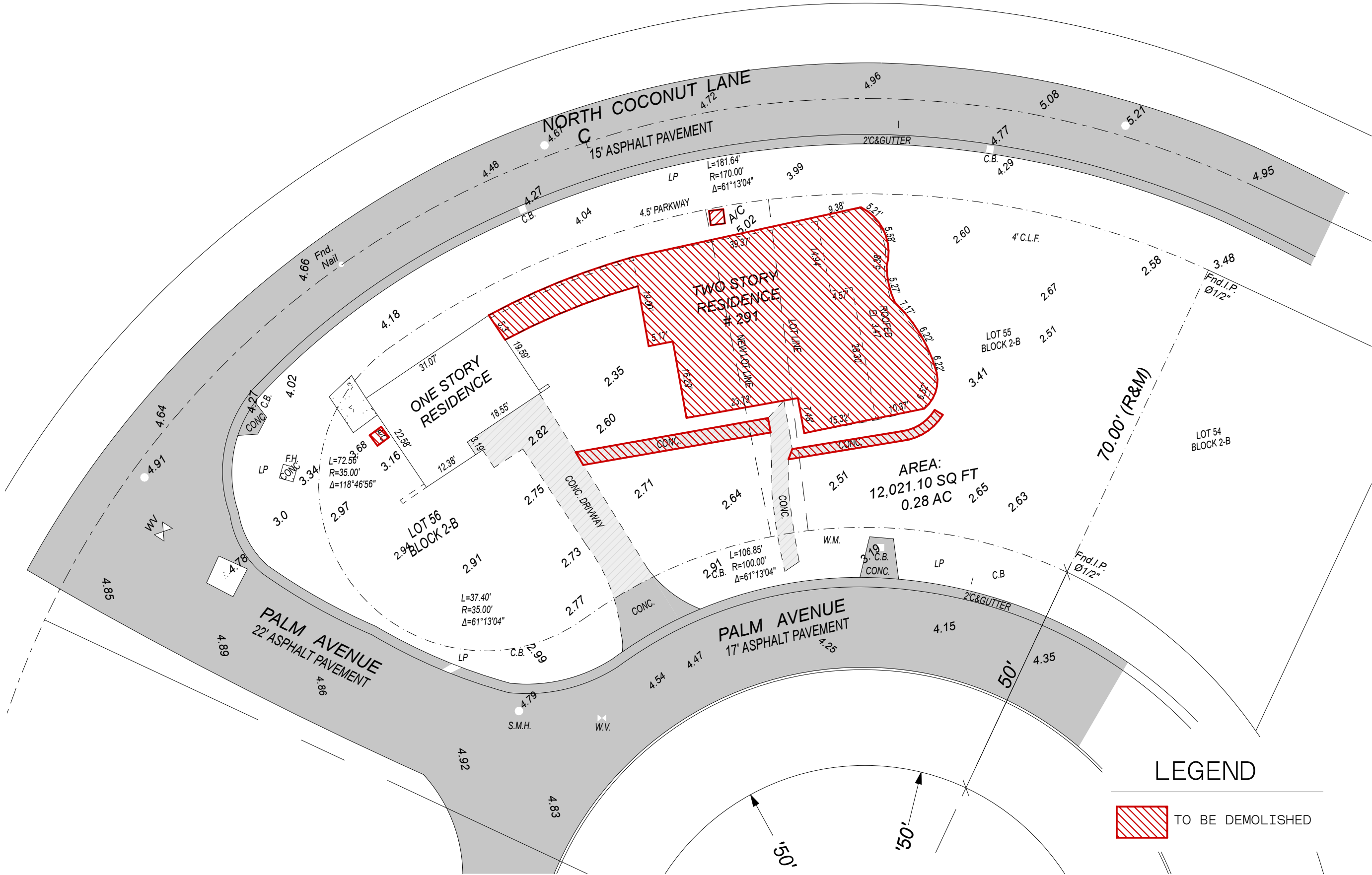
291 PALM AVENUE

Sheet Title

CONTEXTUAL ELEVATIONS



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1

SITE DEMOLITION PLAN

SCALE: 1" = 20'

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SITE DEMOLITION PLAN



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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291 PALM AVENUE

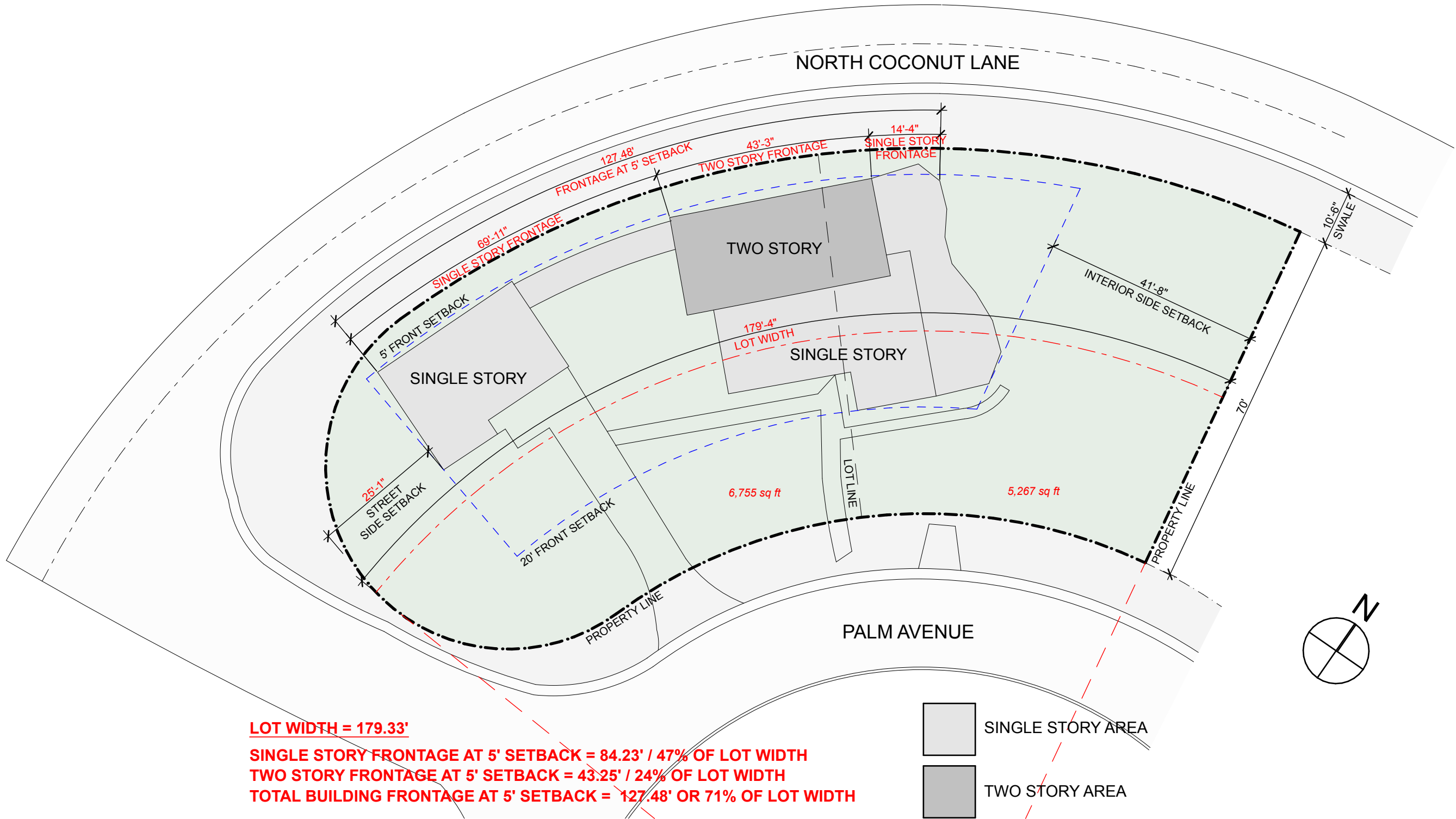
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EXISTING SITE ZONING DATA
CHART

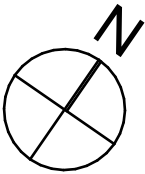


A-013

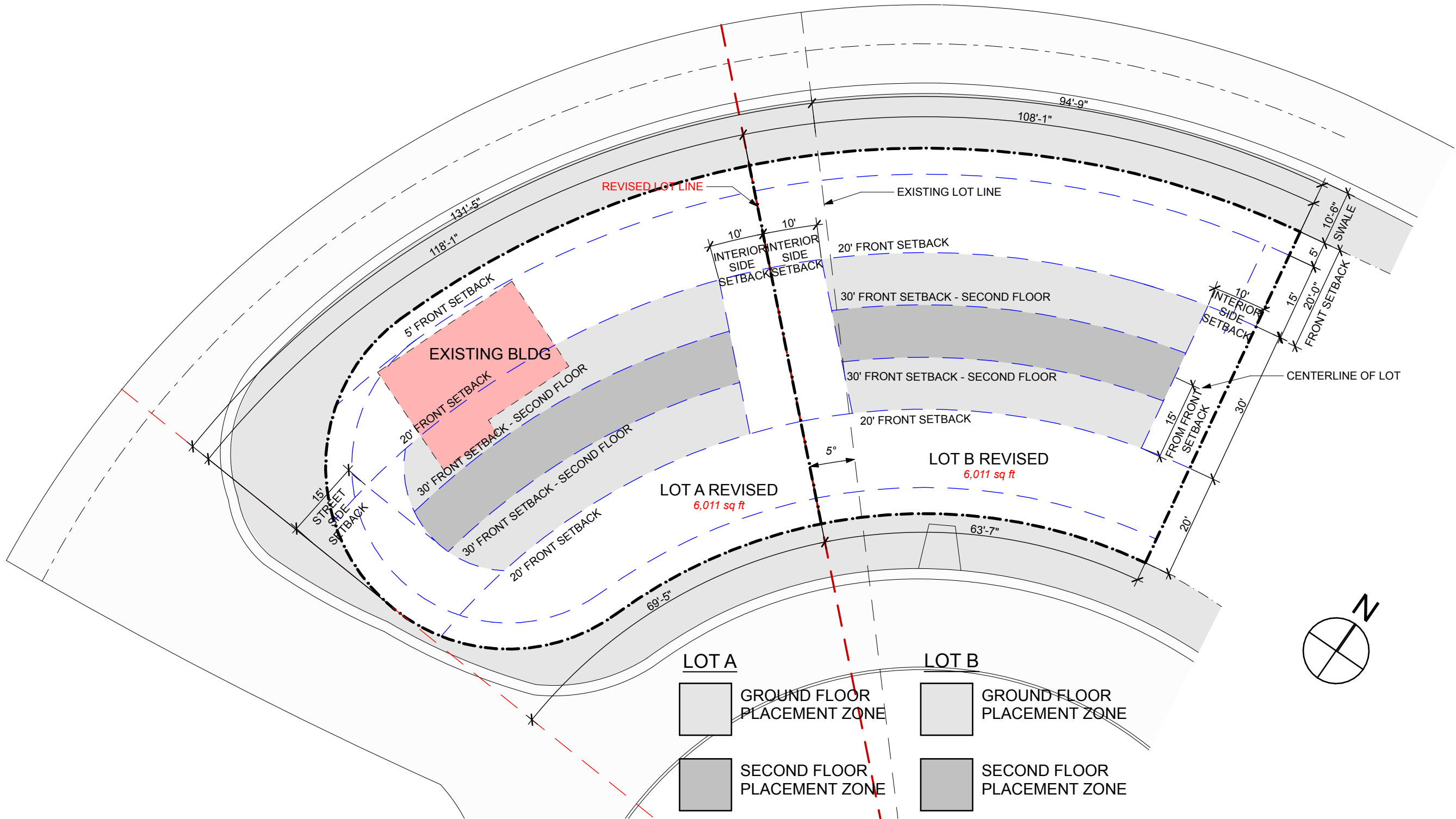
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1 EXISTING SITE SETBACK DIAGRAM
SCALE: 1" = 20'



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3

REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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Sheet Title

SITE DIAGRAMS



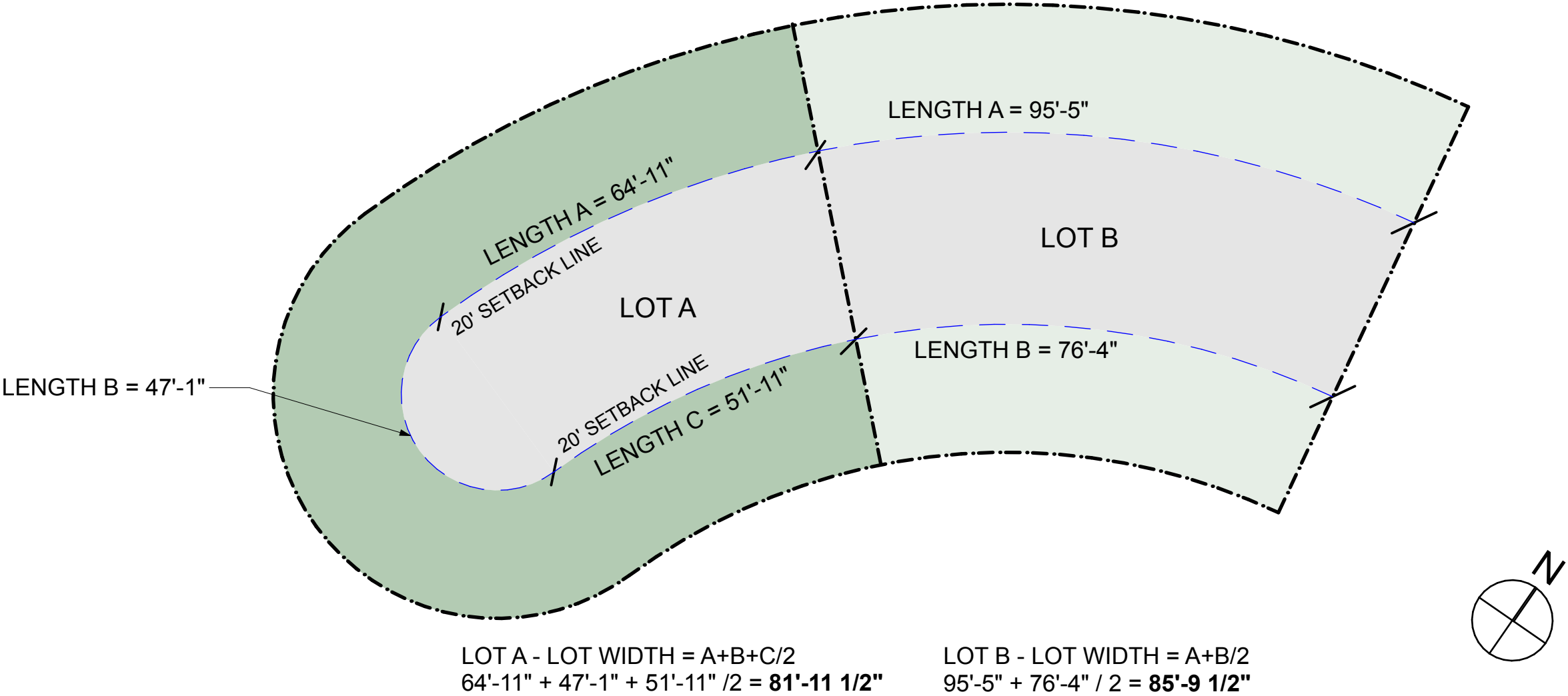
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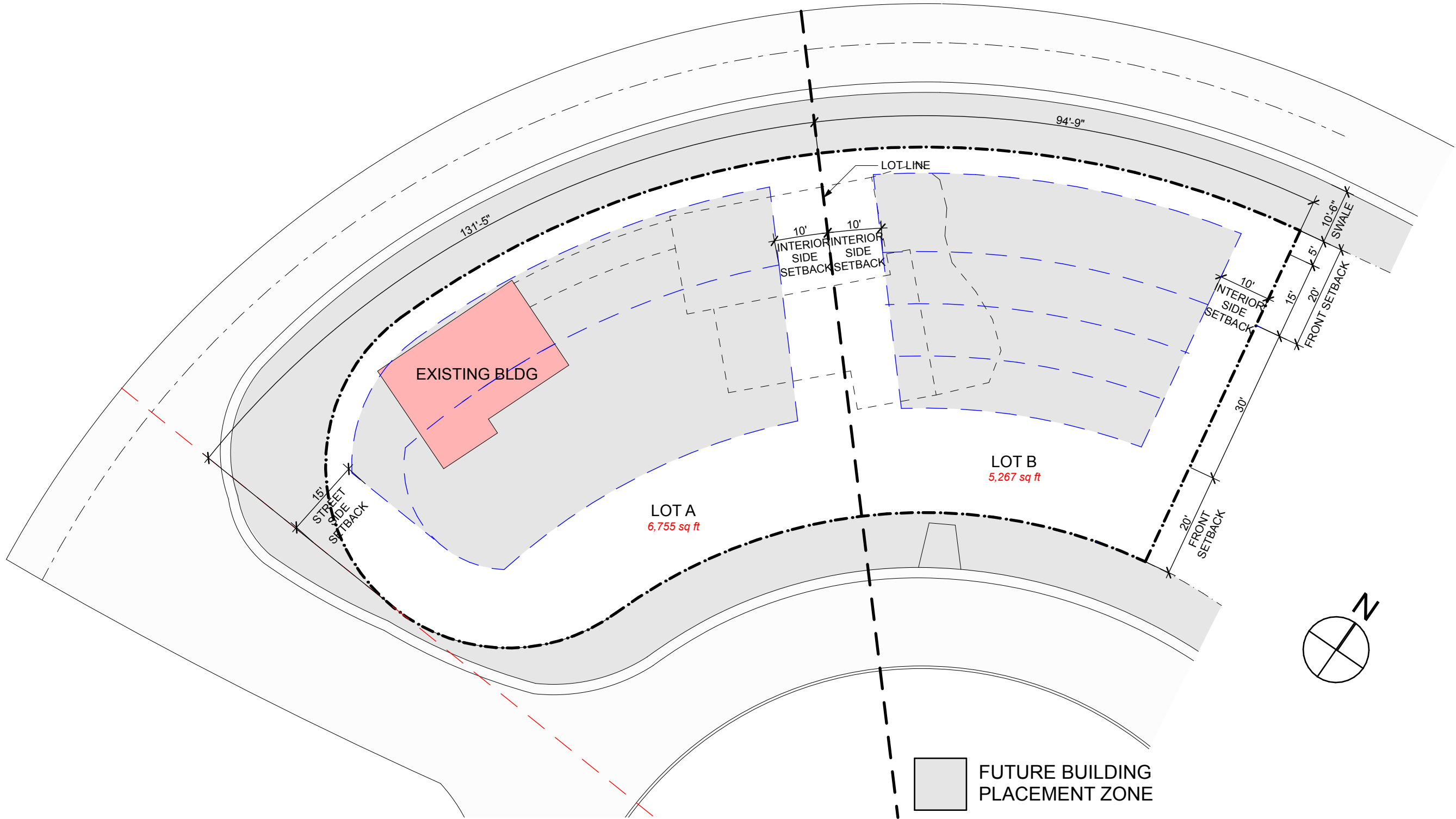
1

LOT WIDTH DIAGRAM - LOT SPLIT

SCALE: 1" = 20'



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4

PRE - 1942 PRESERVATION SITE SETBACK DIAGRAM

SCALE: 1" = 20'

R&B

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royalbyckovas.com
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Miami, FL 33127

OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

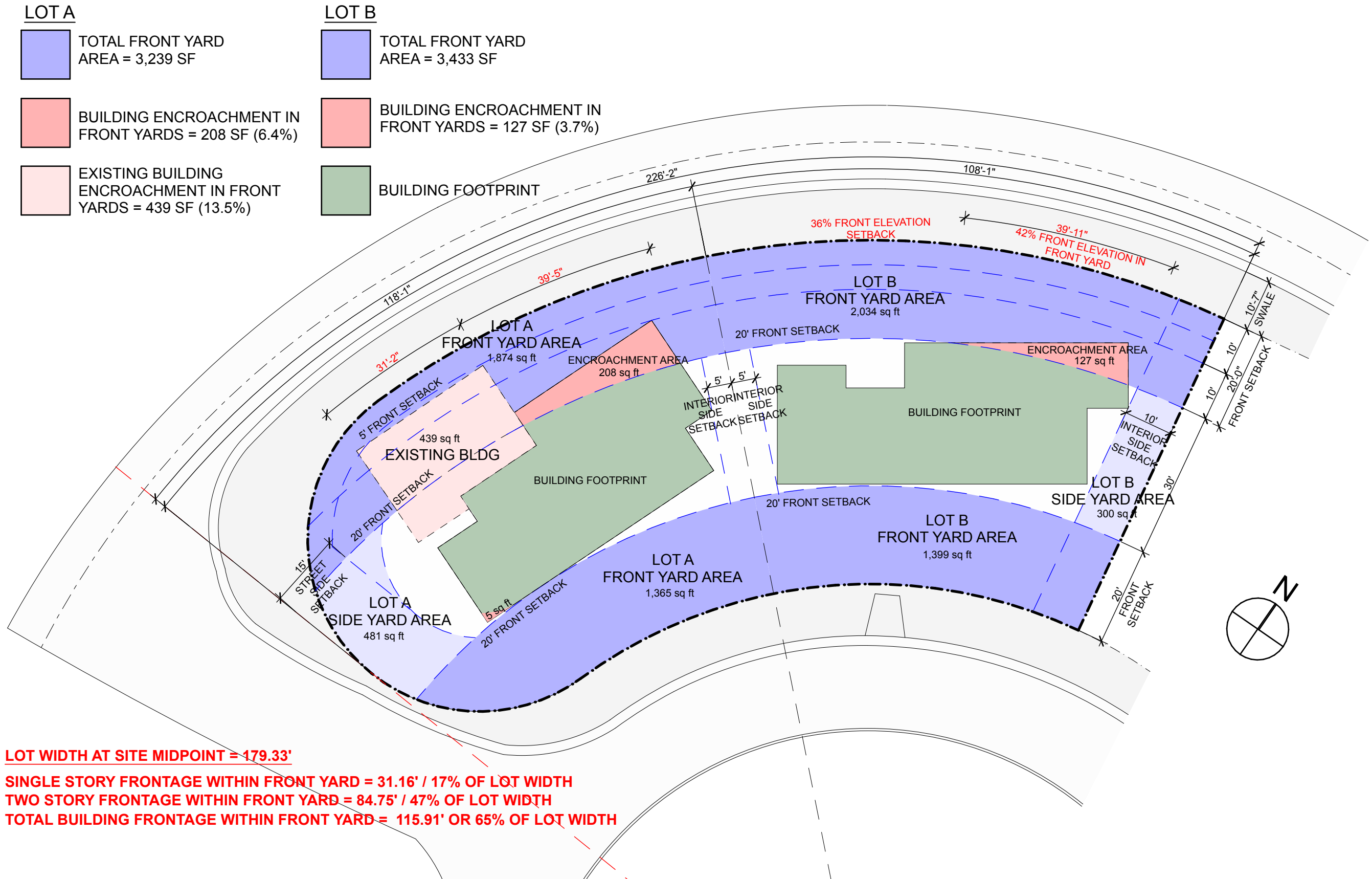
291 PALM AVENUE

Sheet Title

SITE DIAGRAMS

STATE OF FLORIDA
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

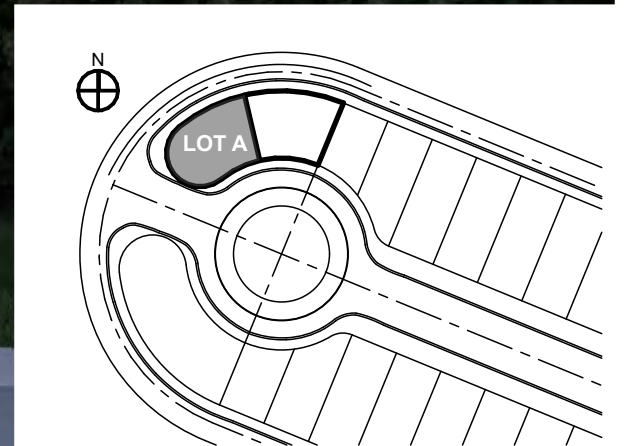
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FRONT YARD ENCROACHMENT DIAGRAM

SCALE: 1" = 20'

1



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291 PALM AVENUE - LOT A
LALANI DEVELOPERS



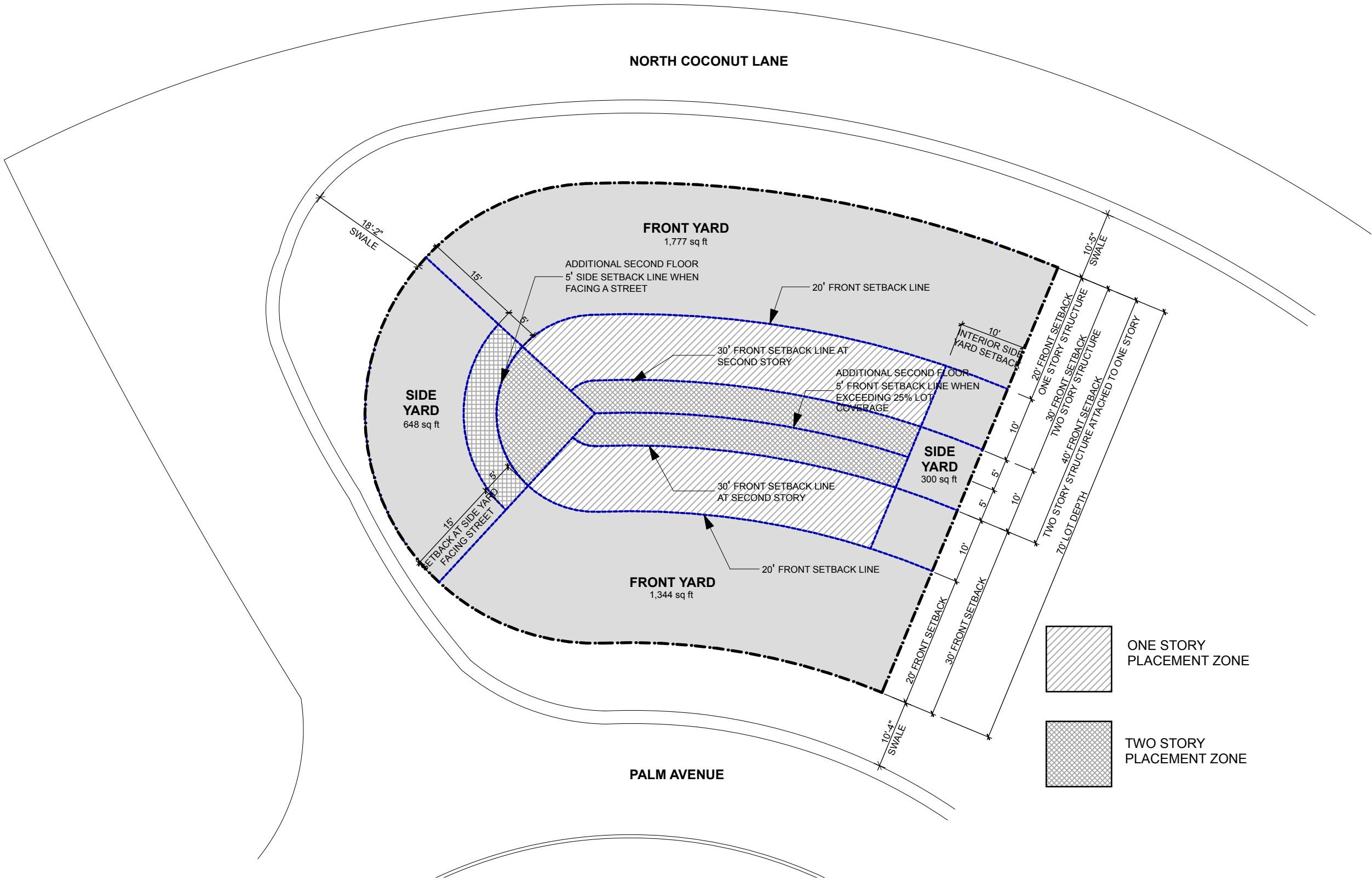
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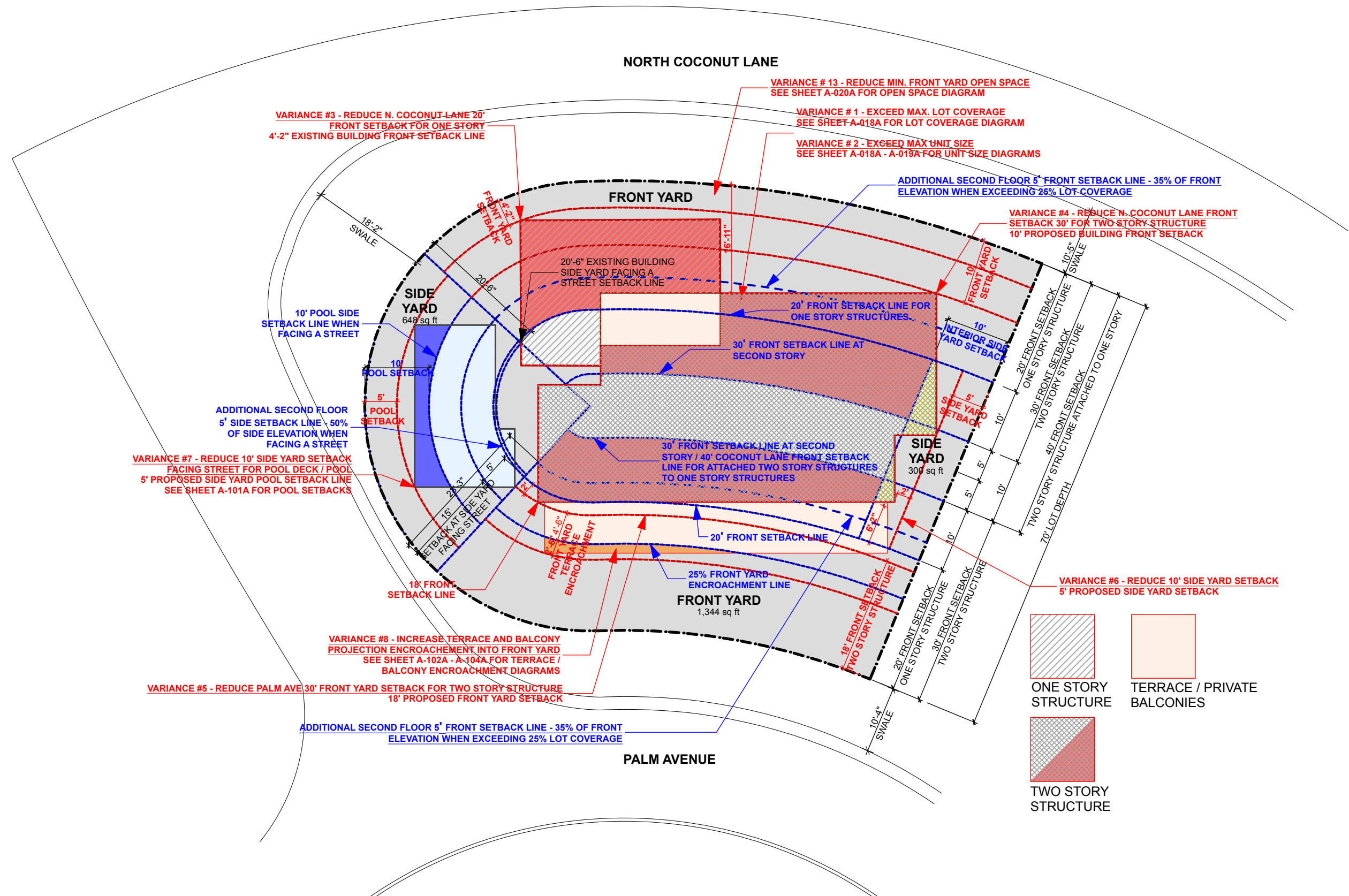
ITEM #	Zoning Information				
1	Address:	291 Palm Ave, Miami Beach 33139 - Lot A			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:	RS-4	
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:	+4.63' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.8' N.G.V.D.	Free board:	5 FT	
7	Lot Area:	6,011 SF			
8	Lot width:	82 FT	Lot Depth:	70 FT	
9	Max Lot Coverage SF and %:	1,503 SF (25%)	Proposed Lot Coverage SF and %	2,015 SF (33.5%)	
10	Existing Lot Coverage SF and %	144 SF (2.3%)	Lot Coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	2,687 SF (72%)	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	2,404 SF (40%)	Proposed Unit Size SF and %:	3,246 SF (54%)	
13	Existing First Floor Unit Size:	44 SF	Proposed Understory Unit Size:	51 SF (0.84%)	
14	Existing Second Floor Unit Size	N/A	Proposed First Floor Unit Size:	1,541 SF (25.6%)	
15			Proposed Second Floor additional 5' setback for 35% of front and 50% of side facing street	N/A	
16			Proposed Second Floor Unit Size SF and %	1,654 SF (27.4%)	
17			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	413 SF (25%)	
		Required	Existing	Proposed	Deficiencies
18	Height:	24'-0"	10'	24'-0" (+38.00' N.G.V.D.)	
19	Setbacks:				
20	Front First Level:				
	Palm Ave	20'-0"	N/A	18'	2'-0"
	N. Coconut Lane - Existing Structures	20'-0"	4'-2"	4'-2"	15'-10"
	N. Coconut Lane - Proposed Structures	20'-0"	N/A	10'	10'-0"
21	Front Second Level:				
	Palm Ave	30'-0"	N/A	18'	12'-0"
	N. Coconut Lane	30'-0"	N/A	10'-0"	20'-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.				
22	Side 1 (facing street 10% Lot Width or 15')	15'-0"	N/A	20'-6"	
23	Side 2 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	5'-0"	5'-0"
24	Rear:	15'-0"	N/A	N/A	
25	Accessory Structure Side 1:		N/A		
26	Accessory Structure Side 2 or (facing street):		N/A		
27	Accessory Structure Rear		N/A		
28	Sum of Side yard: 25% Lot Width	20'-6"	N/A	25'-6"	
29	Located within a Local Historic District?		Yes or no		
30	Designed as an individual Historic Single Family Residence Site?		Yes or no		
31	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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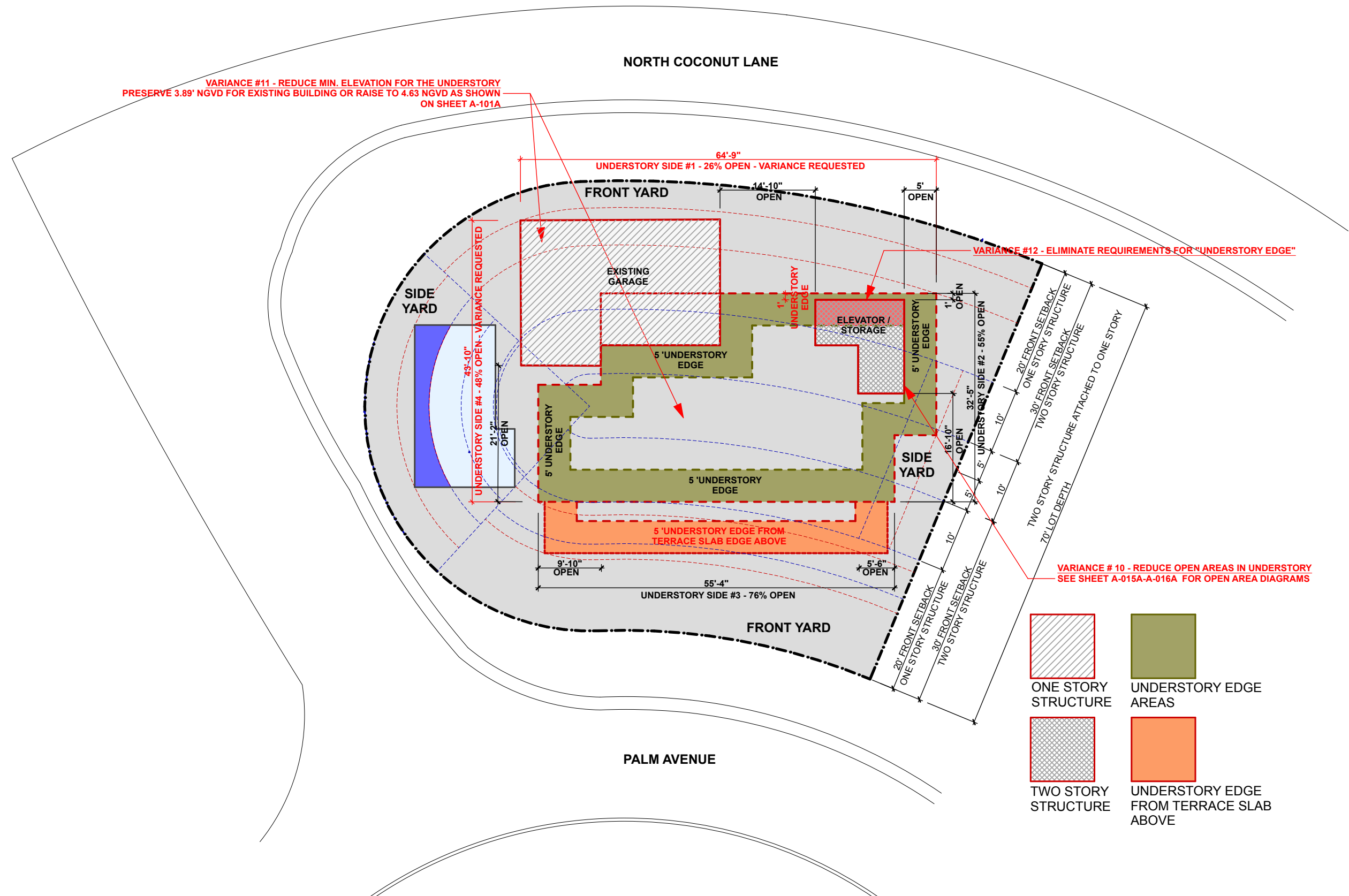




1

VARIANCE DIAGRAM

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

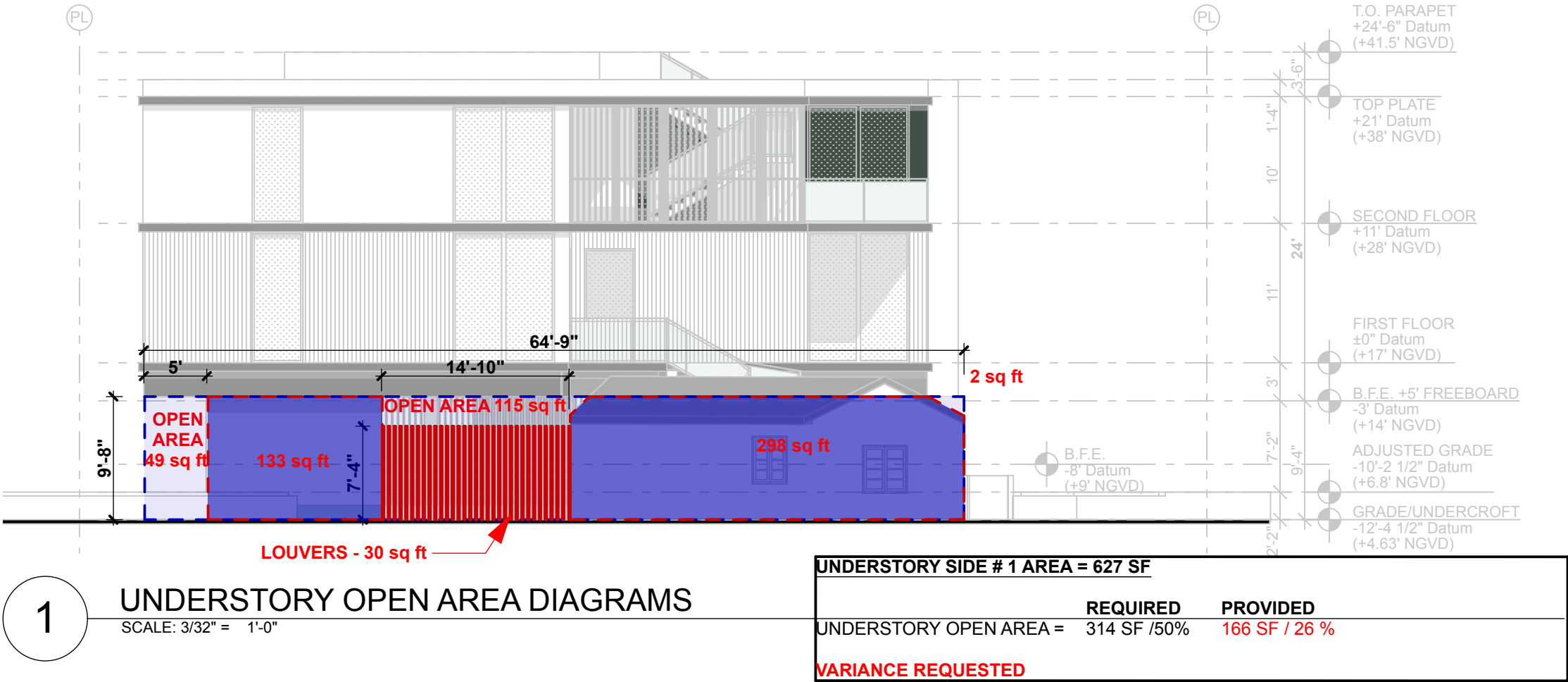
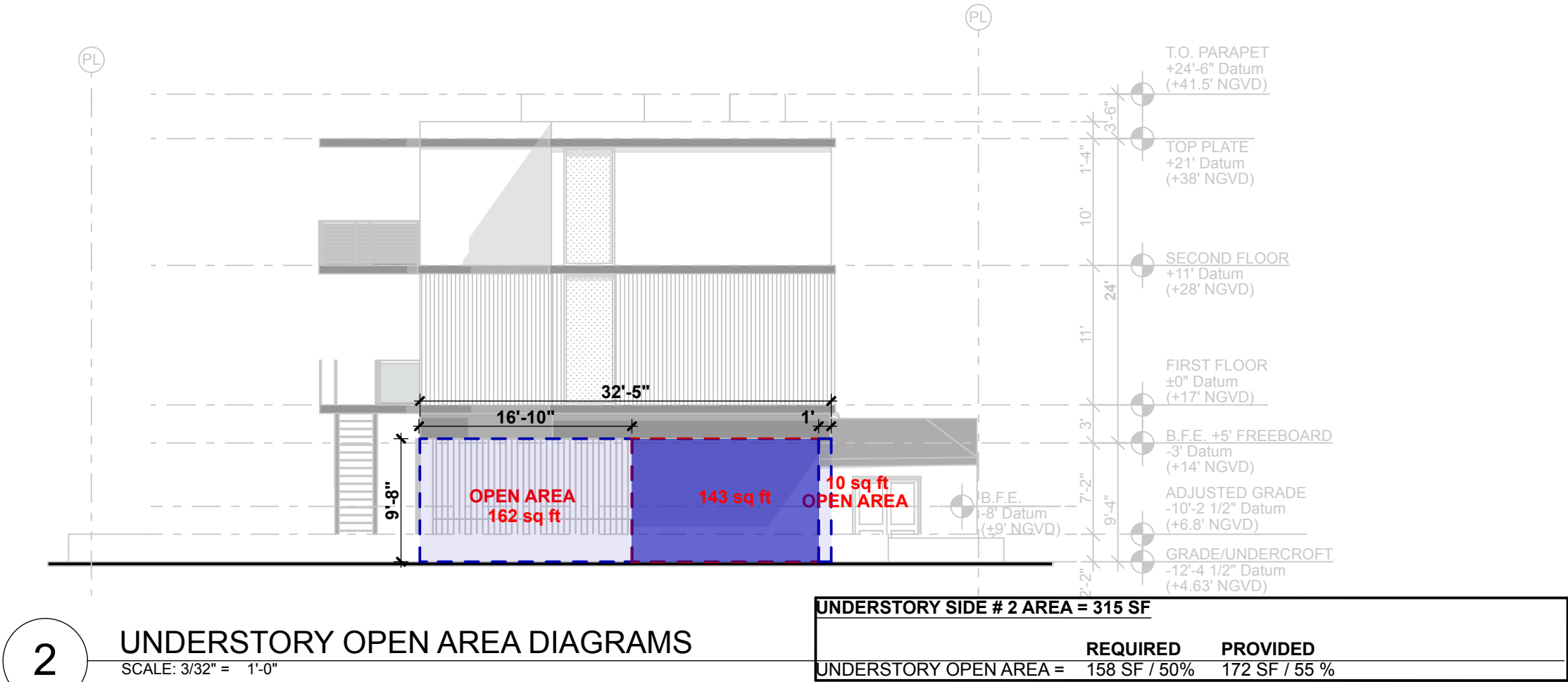


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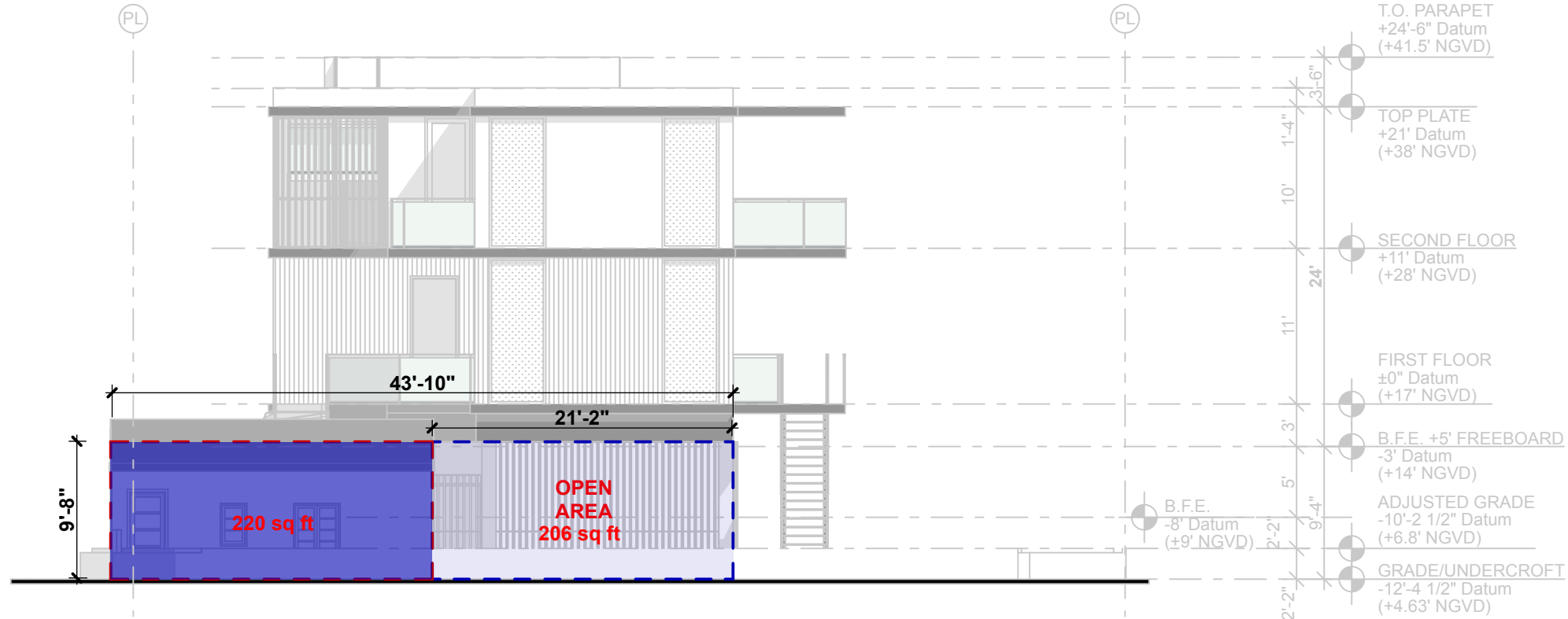
VARIANCE DIAGRAM - UNDERSTORY

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

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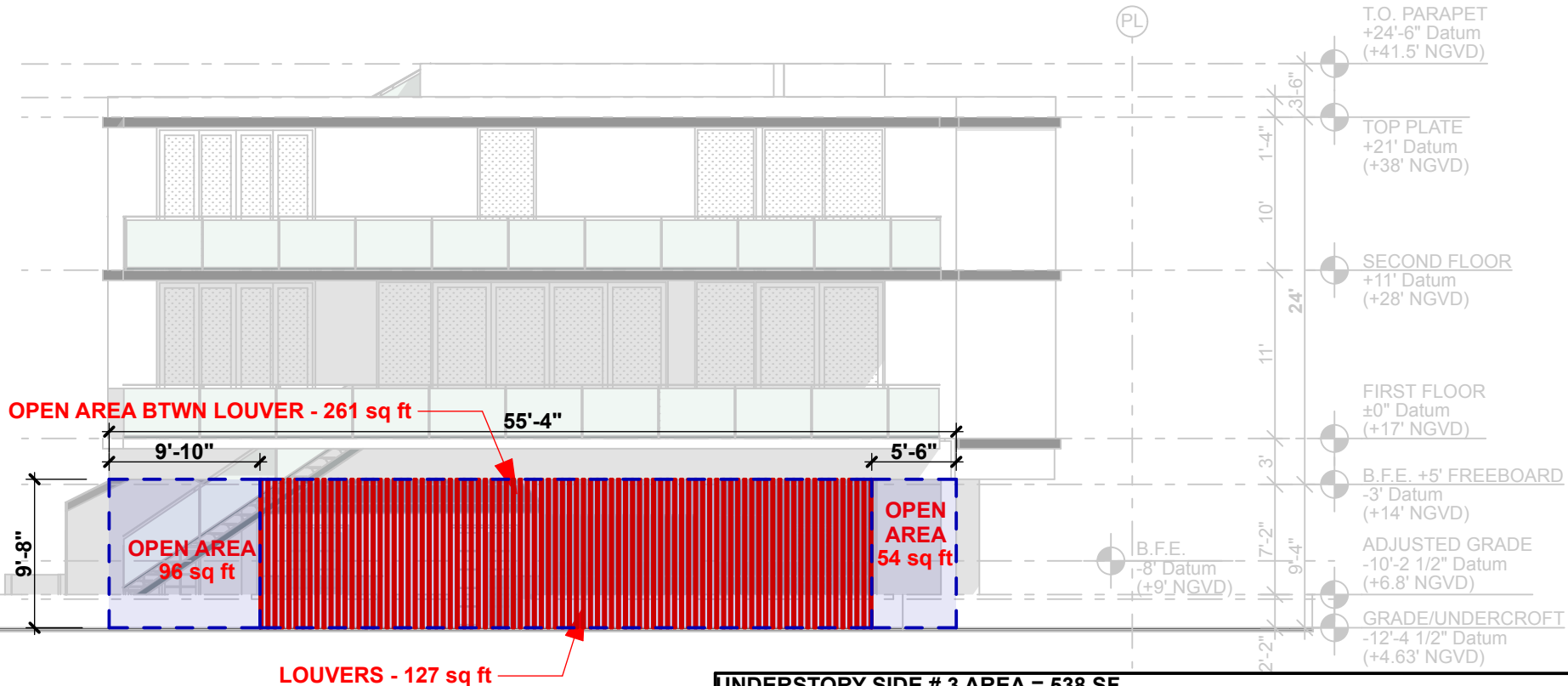
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UNDERSTORY SIDE # 4 AREA = 426 SF		
	REQUIRED	PROVIDED
UNDERSTORY OPEN AREA =	213 SF / 50%	206 SF / 48%
VARIANCE REQUESTED		

2 UNDERSTORY OPEN AREA DIAGRAMS

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



UNDERSTORY SIDE # 3 AREA = 538 SF		
	REQUIRED	PROVIDED
UNDERSTORY OPEN AREA =	269 SF / 50%	411 SF / 76%

1 UNDERSTORY OPEN AREA DIAGRAMS

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

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DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

LOT A VARIANCE DIAGRAMS

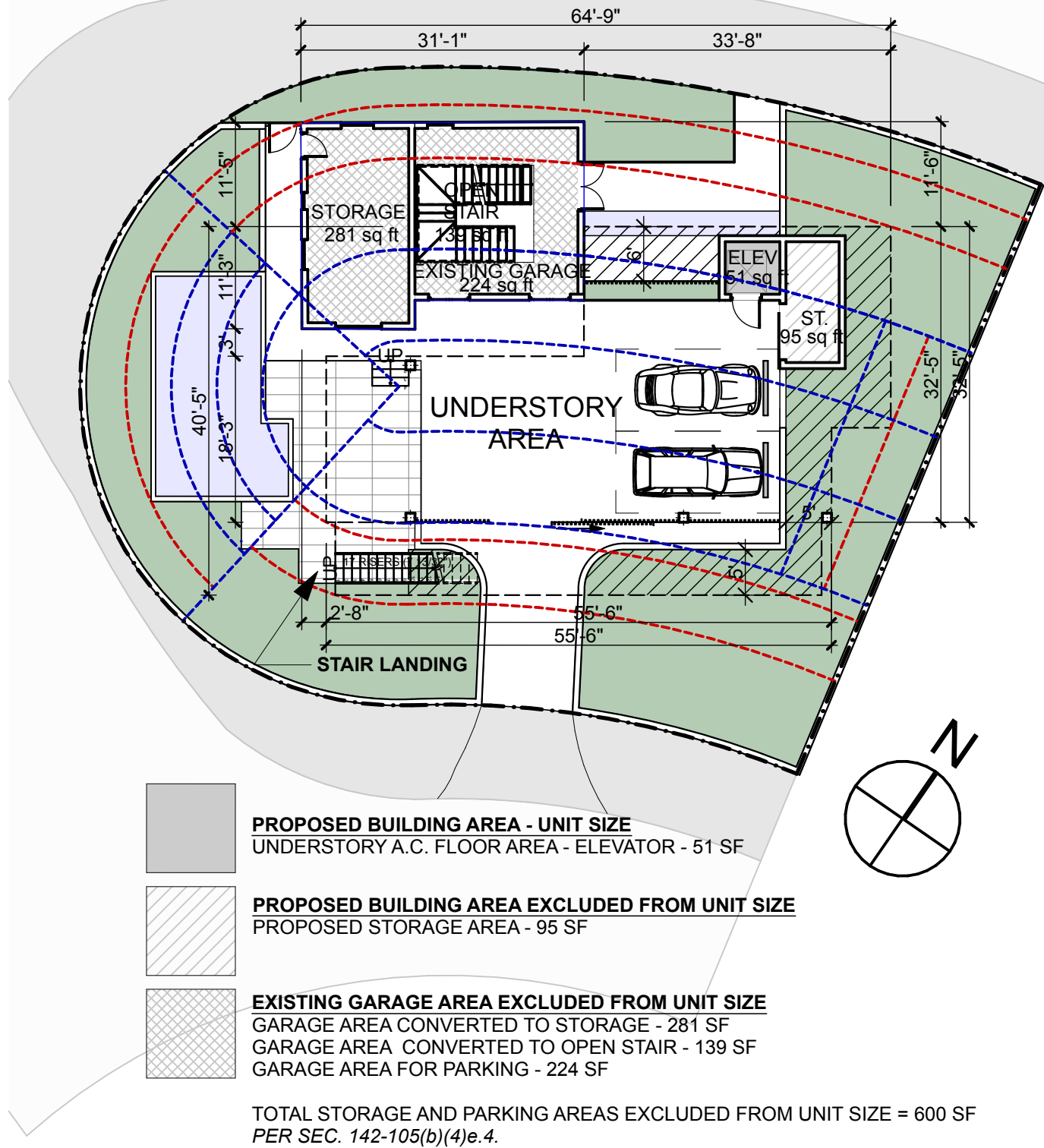


A-016A



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

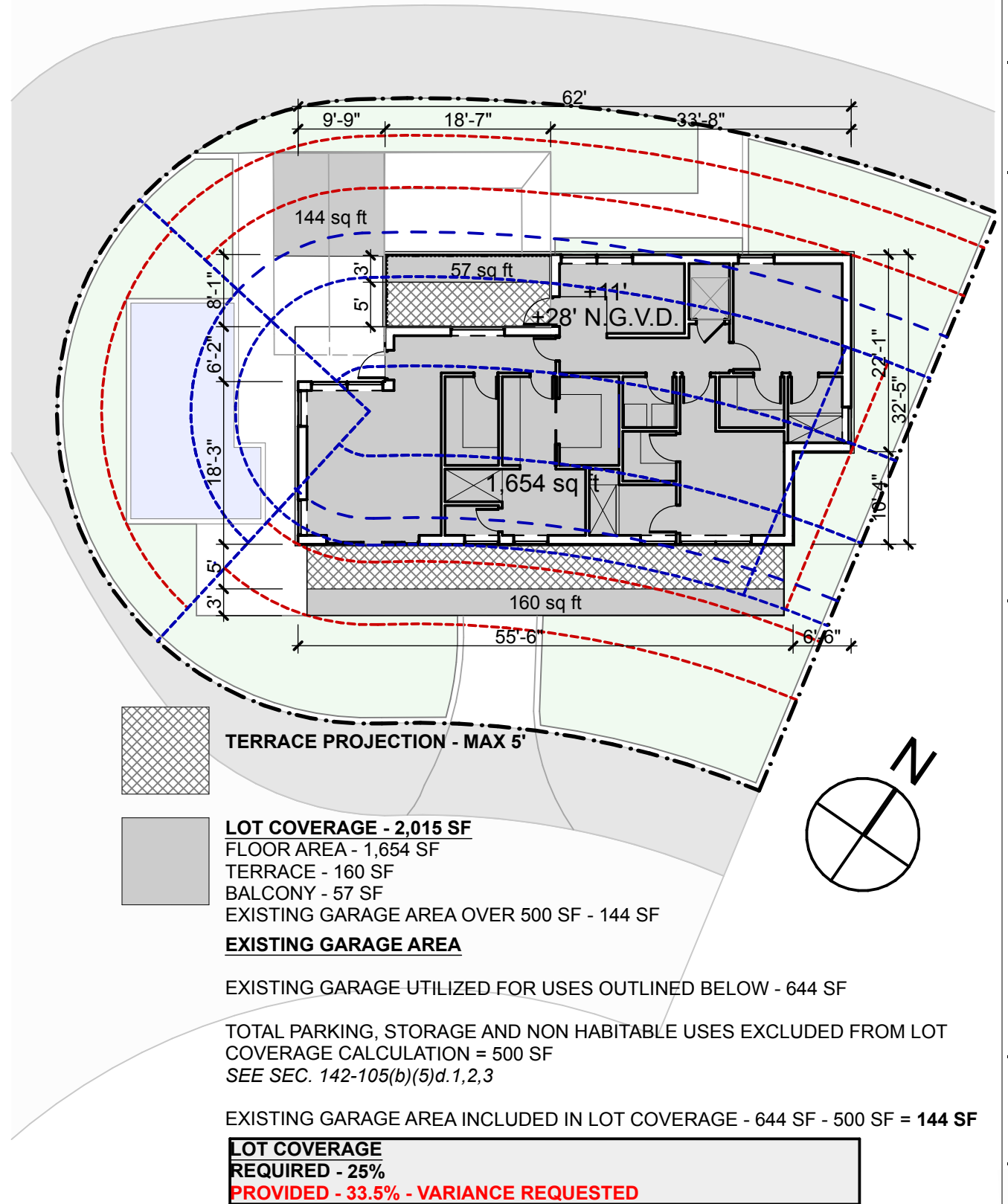
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2

LOT A - UNDERSTORY UNIT SIZE DIAGRAM

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



1

LOT A COVERAGE DIAGRAM

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

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LOT A DIAGRAMS



A-018A

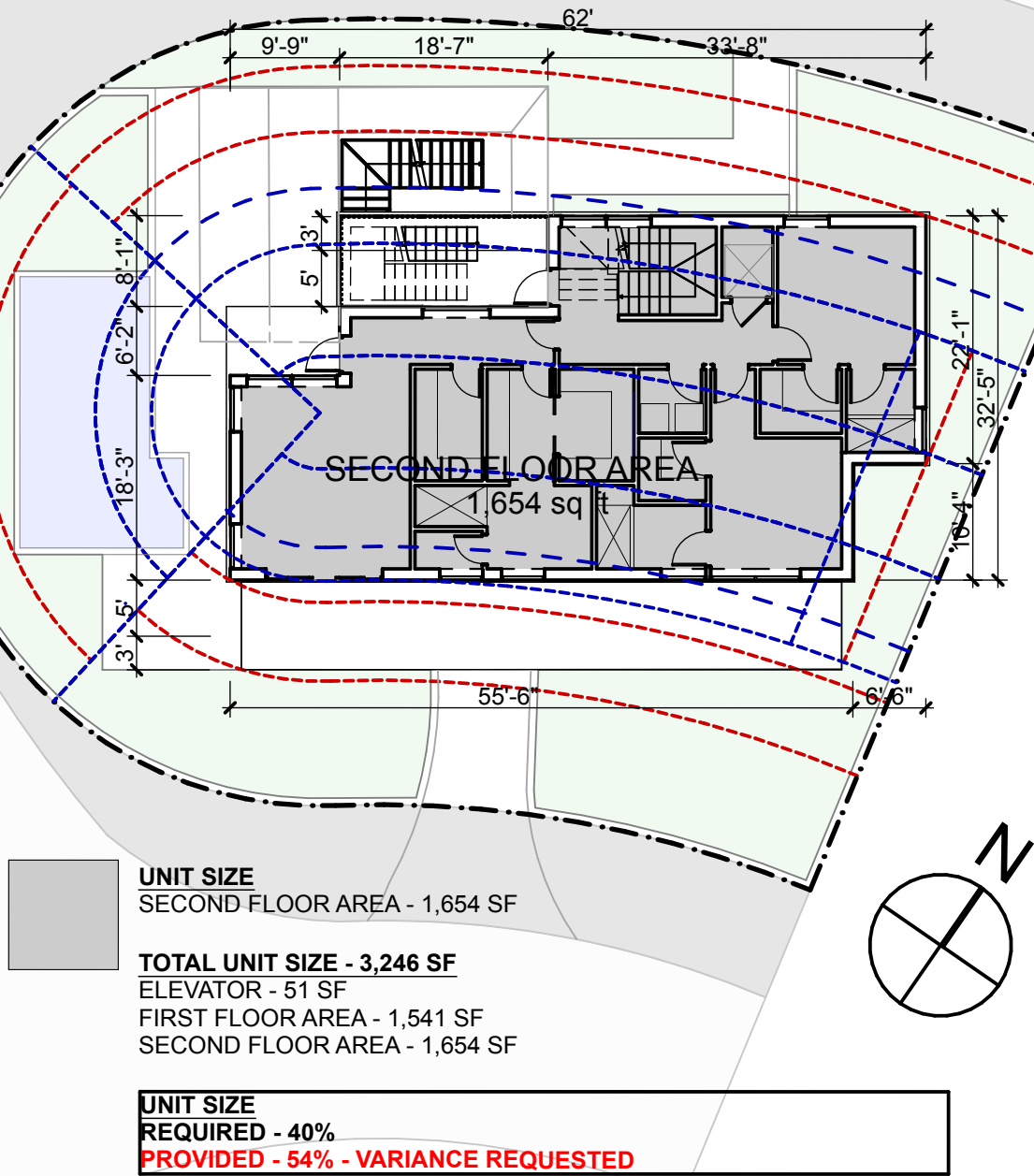
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2

LOT A - SECOND FLOOR UNIT SIZE DIAGRAM

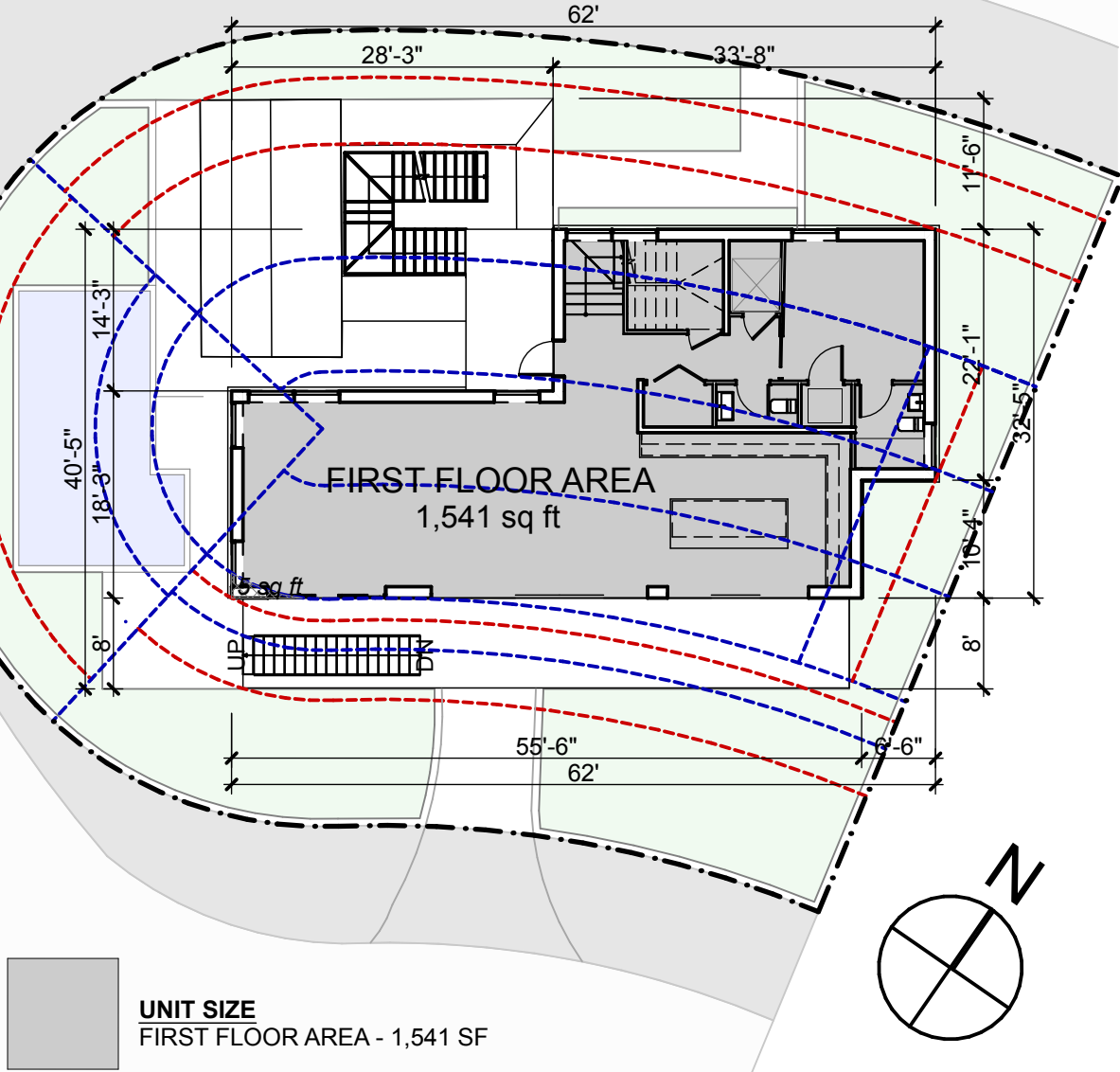
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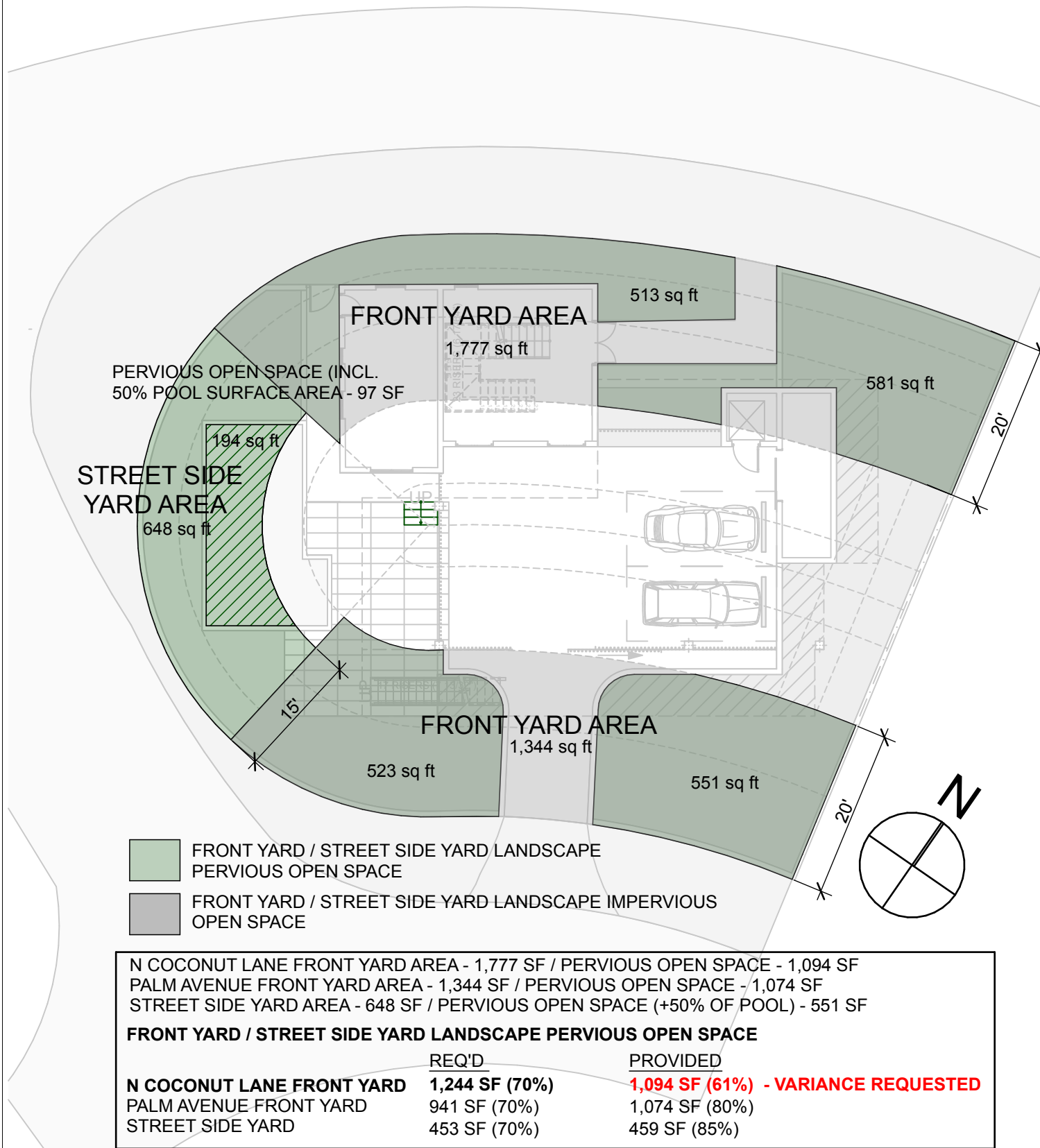


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LOT A - FIRST FLOOR UNIT SIZE DIAGRAM

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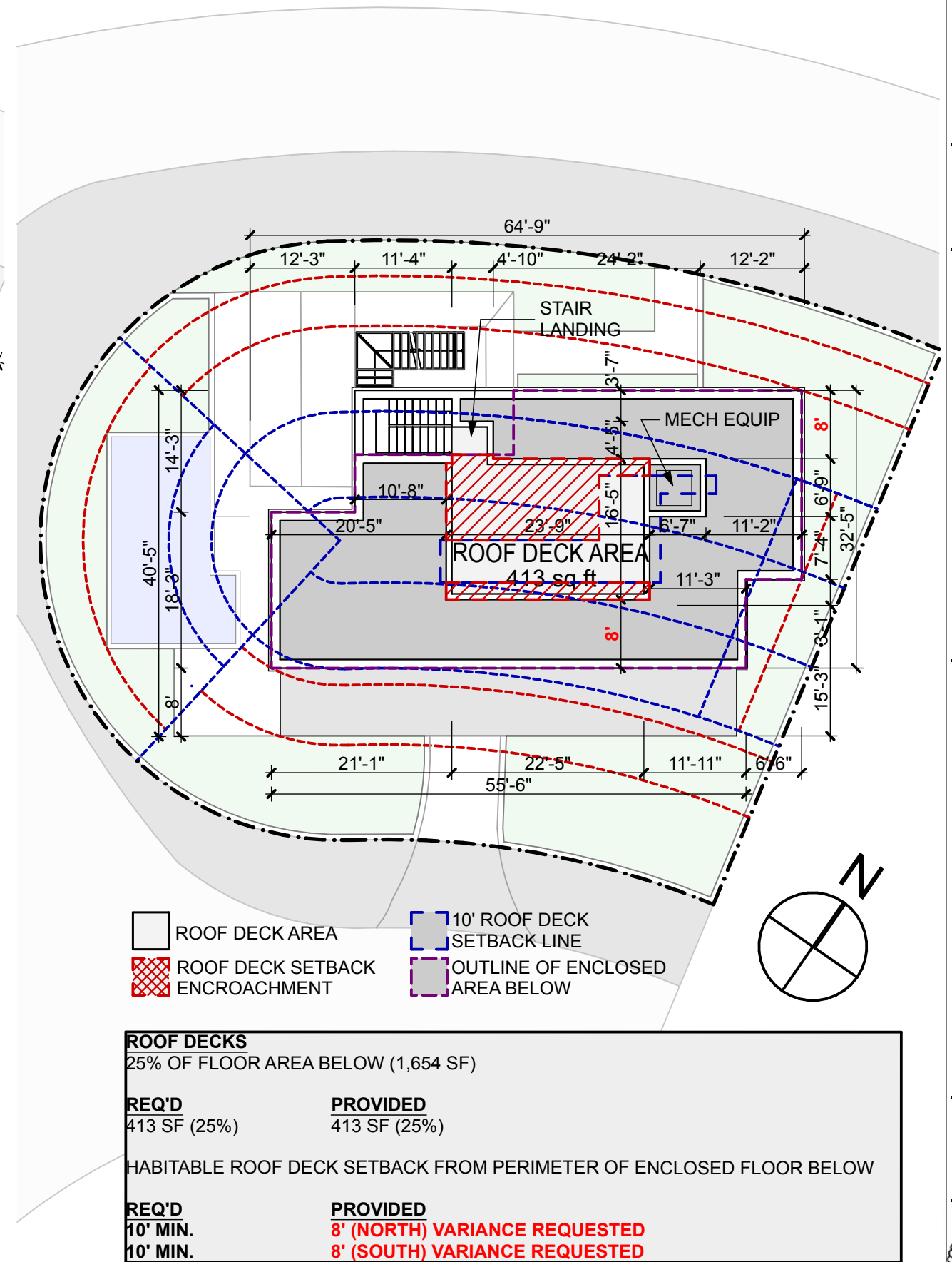




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LOT A - PERVIOUS OPEN SPACE DIAGRAM

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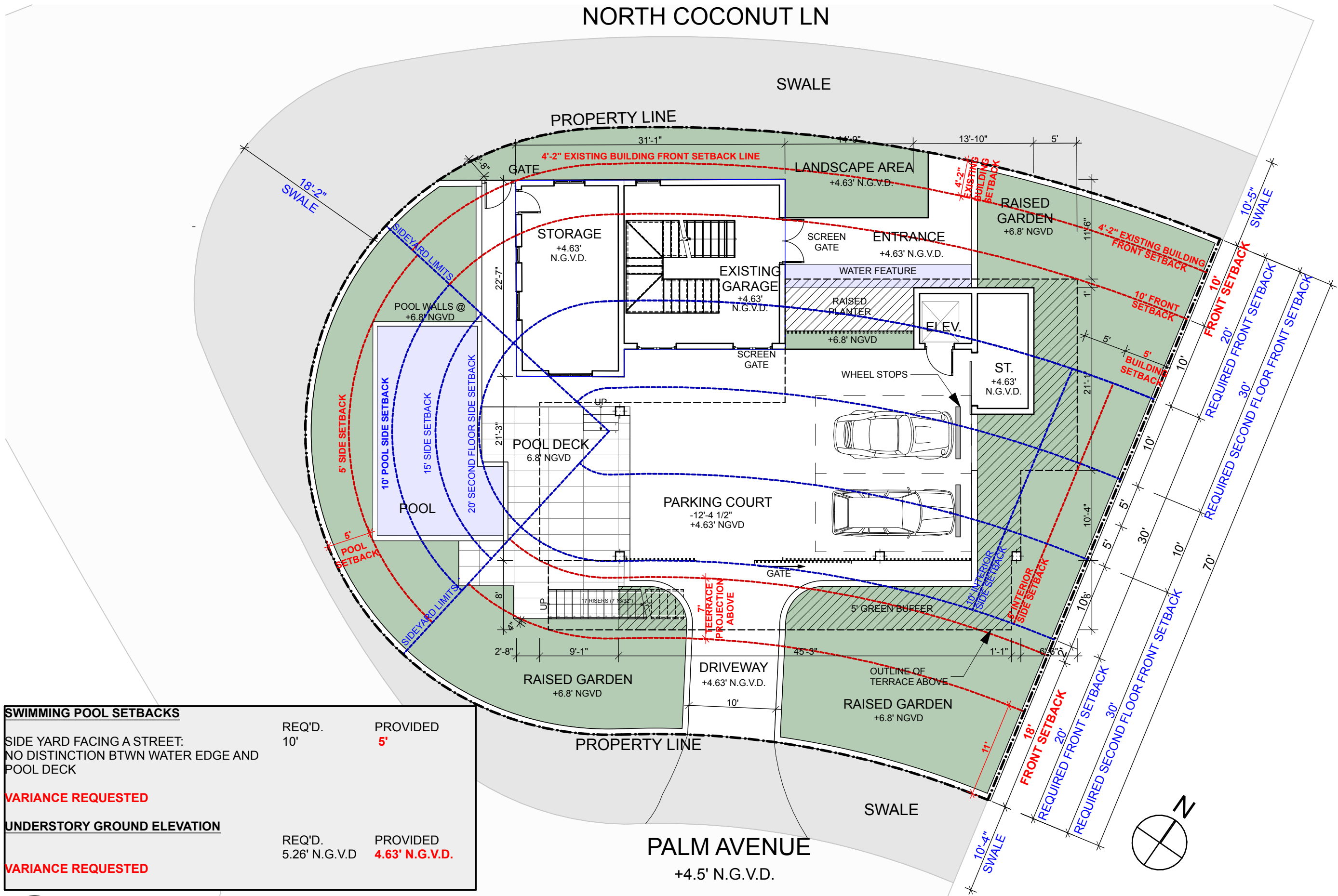


1

LOT A - ROOF DECK AREA DIAGRAM

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

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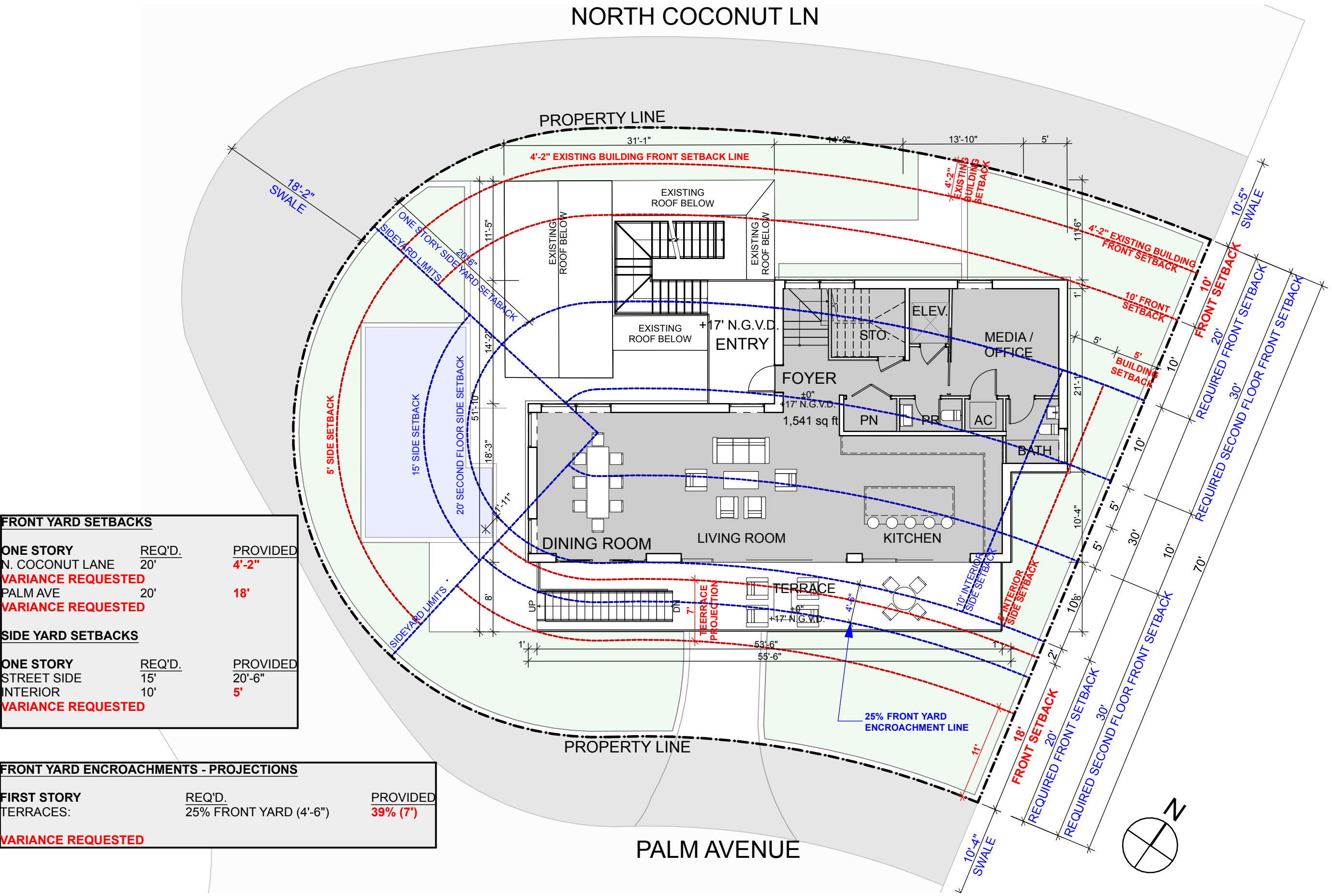


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LOT A - UNDERSTORY PLAN

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

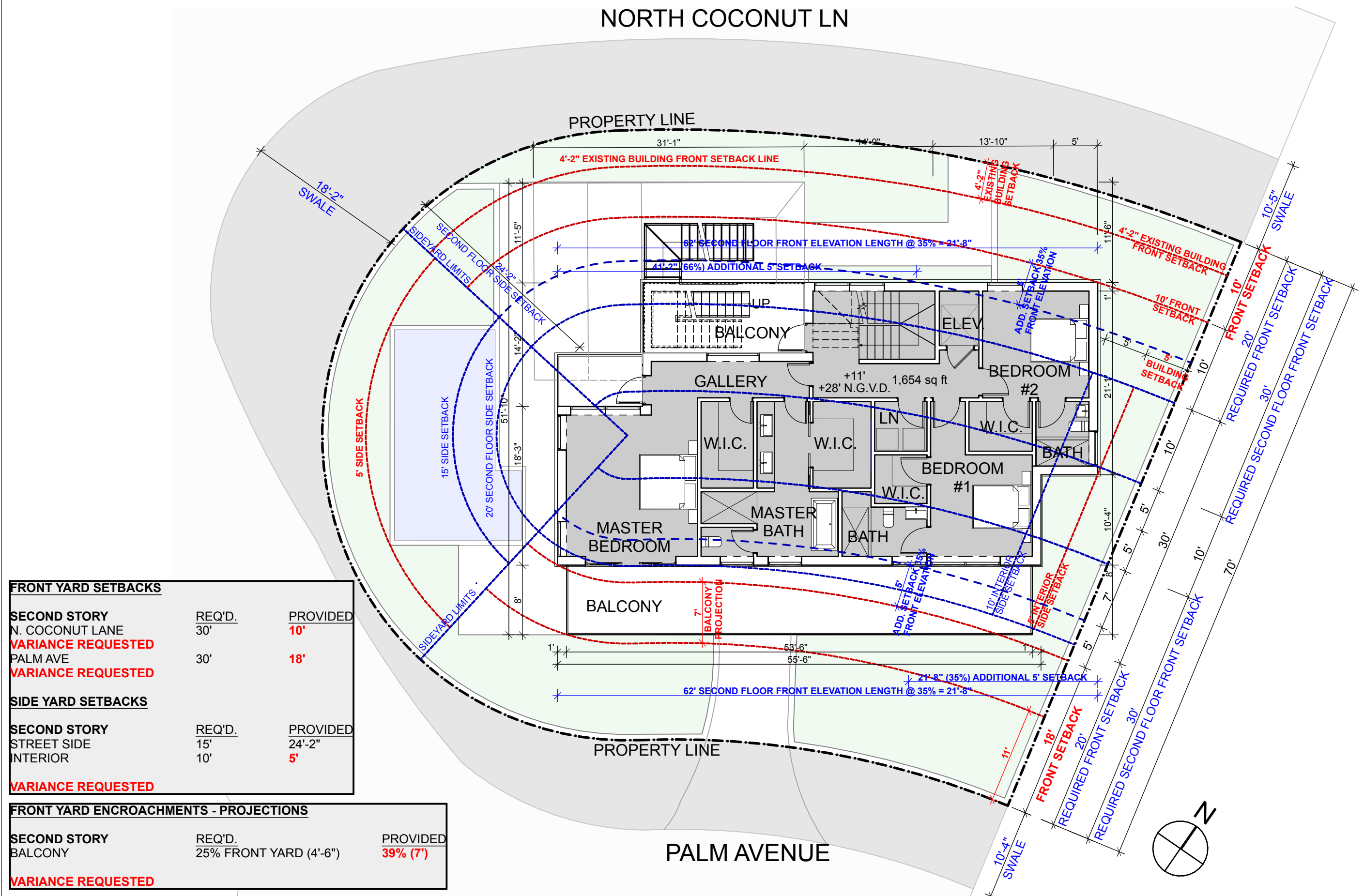
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FRONT YARD SETBACKS		
ONE STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	4'-2"
VARIANCE REQUESTED		
PALM AVE	20'	18'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
ONE STORY	REQ'D.	PROVIDED
STREET SIDE	15'	20'-6"
INTERIOR	10'	5'
VARIANCE REQUESTED		

FRONT YARD ENCROACHMENTS - PROJECTIONS		
FIRST STORY TERRACES:	REQ'D.	PROVIDED
	25% FRONT YARD (4'-6")	39% (7')
VARIANCE REQUESTED		

1 LOT A - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



1

LOT A - SECOND FLOOR PLAN

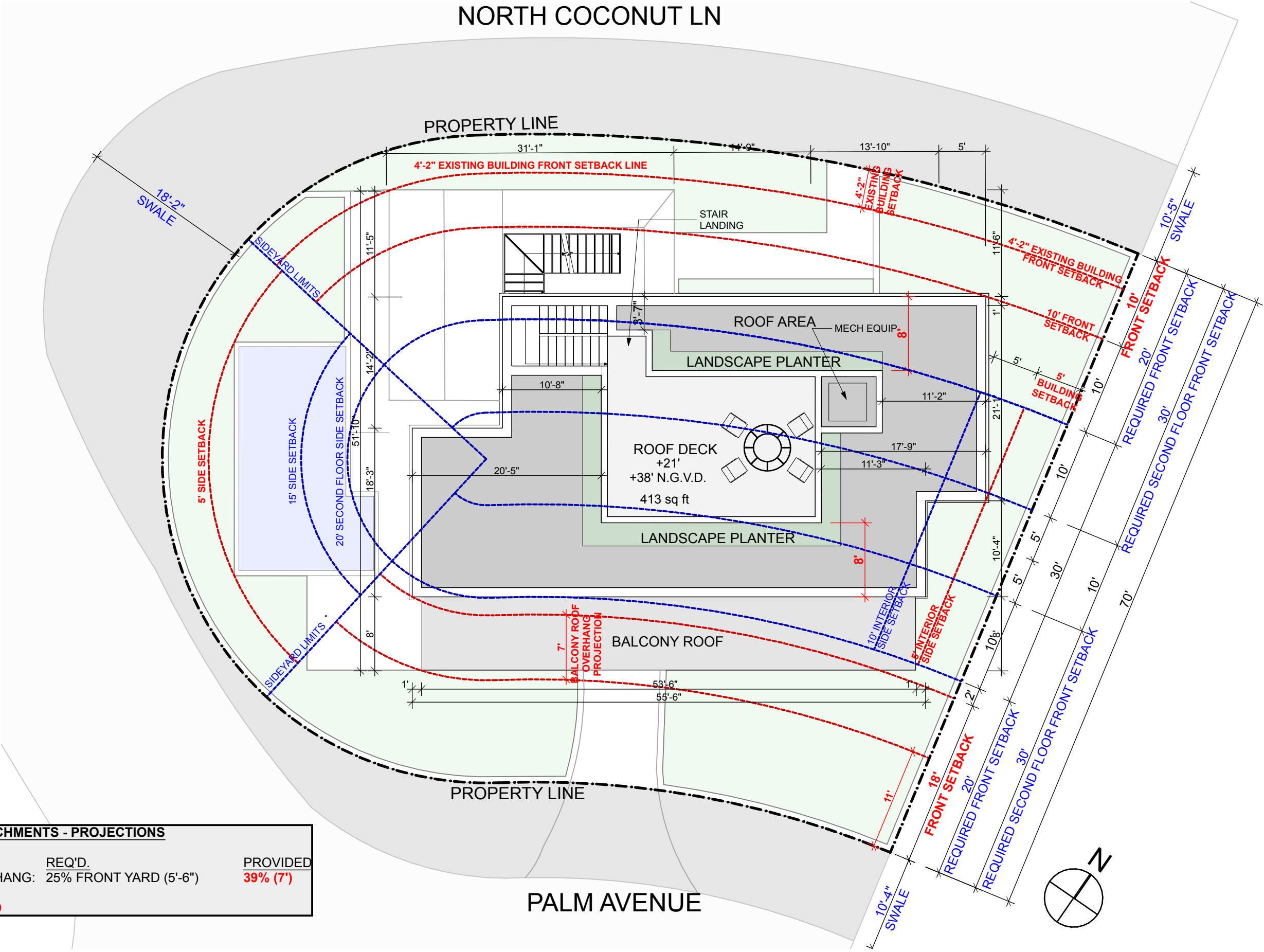
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FRONT YARD ENCROACHMENTS - PROJECTIONS		
	REQ'D.	PROVIDED
BALCONY ROOF OVERHANG:	25% FRONT YARD (5'-6")	39% (7')
VARIANCE REQUESTED		

1

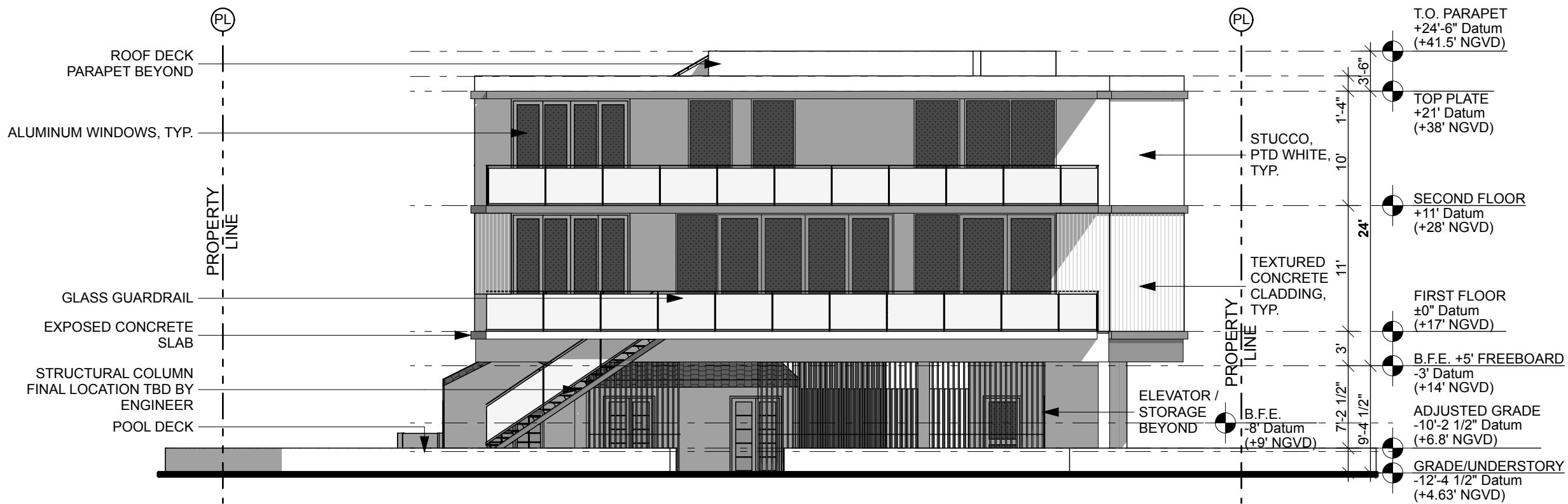
LOT A - ROOF PLAN / SITE PLAN
SCALE: 3/32" = 1'-0"



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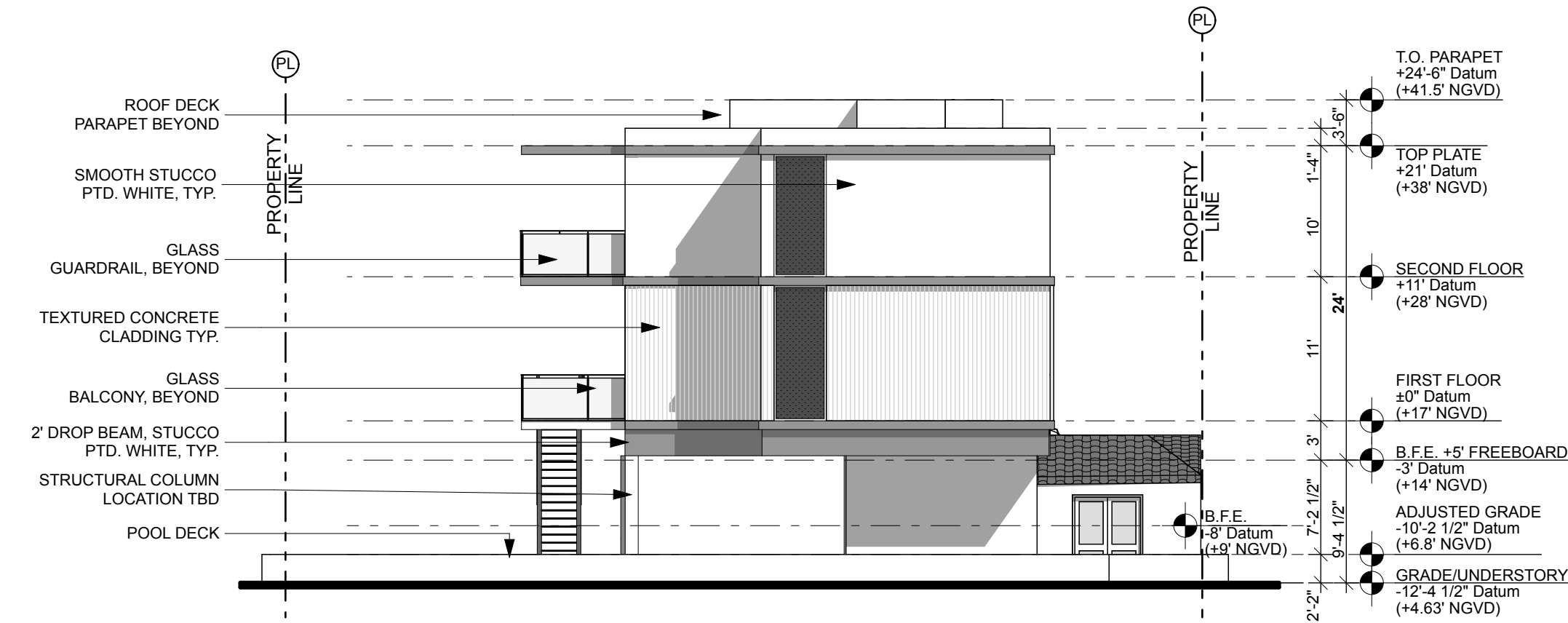


2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

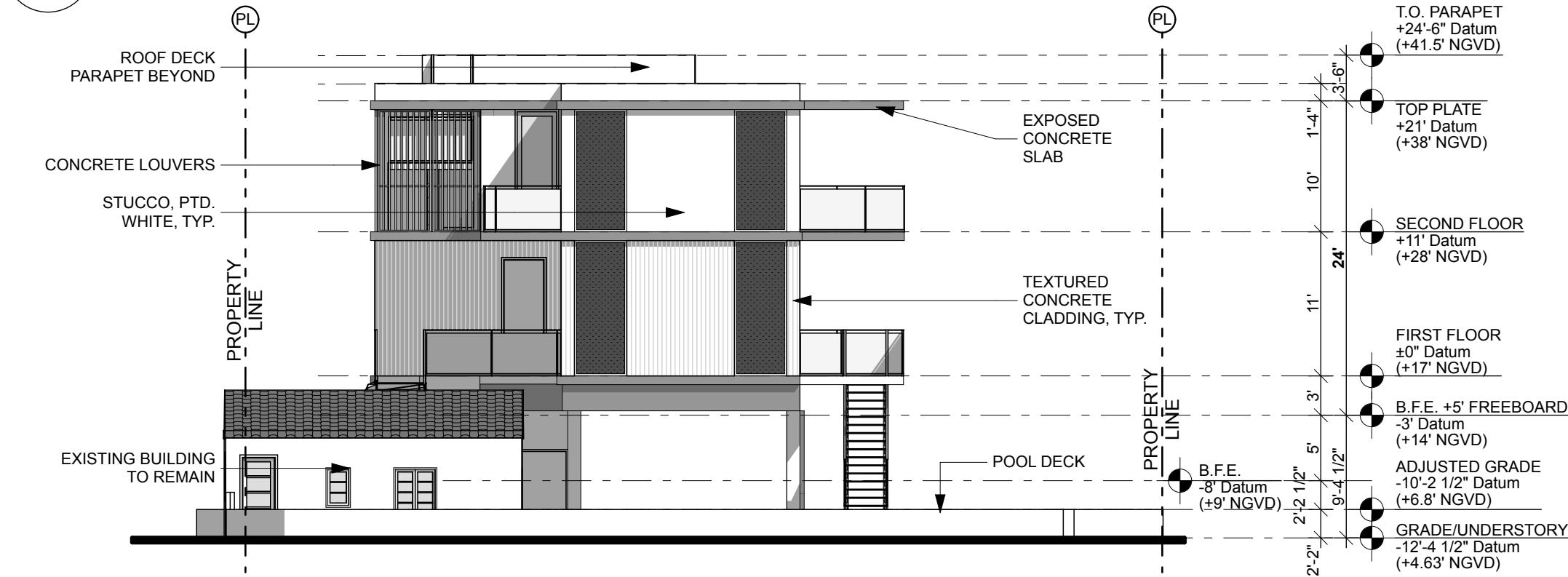


1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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



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

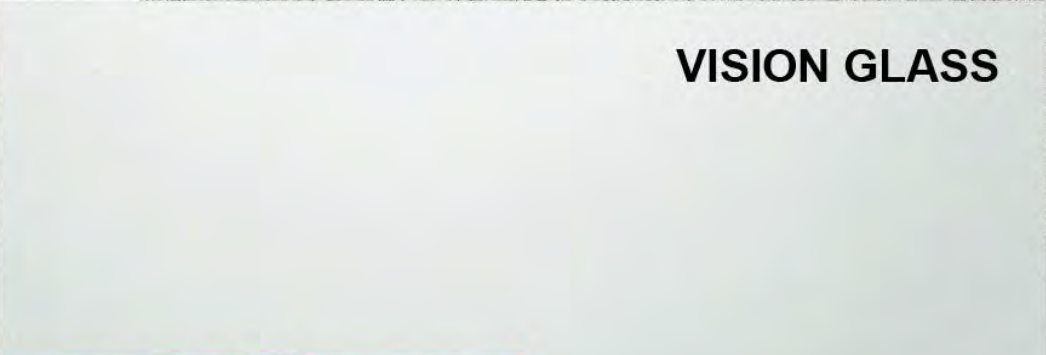
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FLUTED FORMED CONCRETE



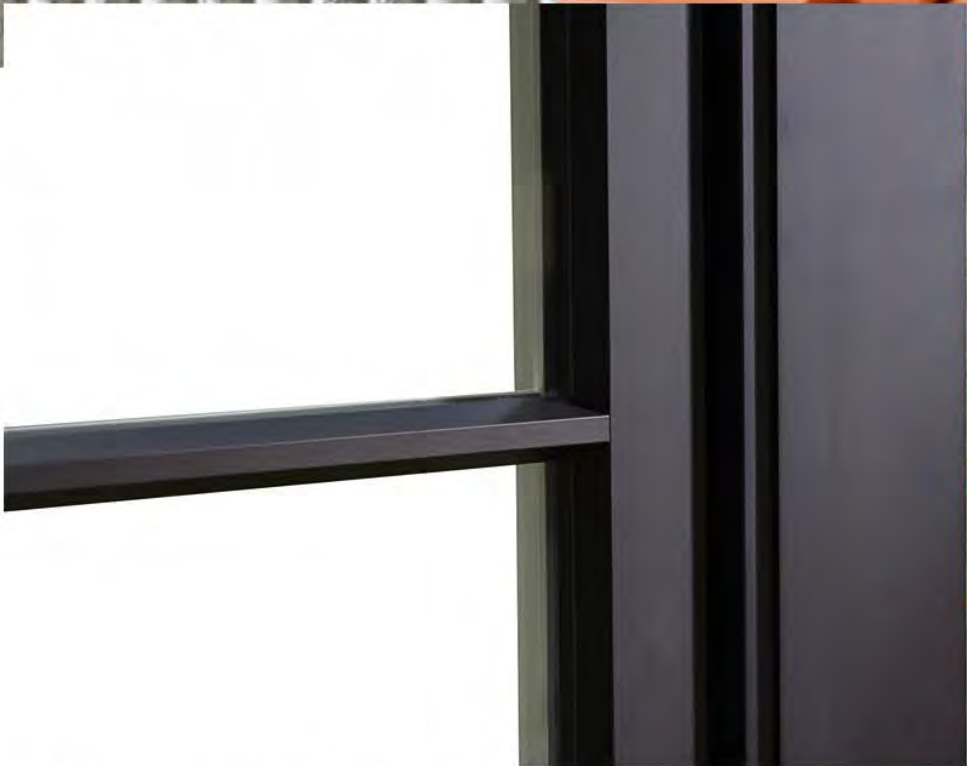
SMOOTH STUCCO WHITE



VISION GLASS



BARREL TILE



DARK BRONZE WINDOWS AND DOORS



VERTICAL CONCRETE LOUVERS

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OWNER INFORMATION

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291 PALM AVENUE

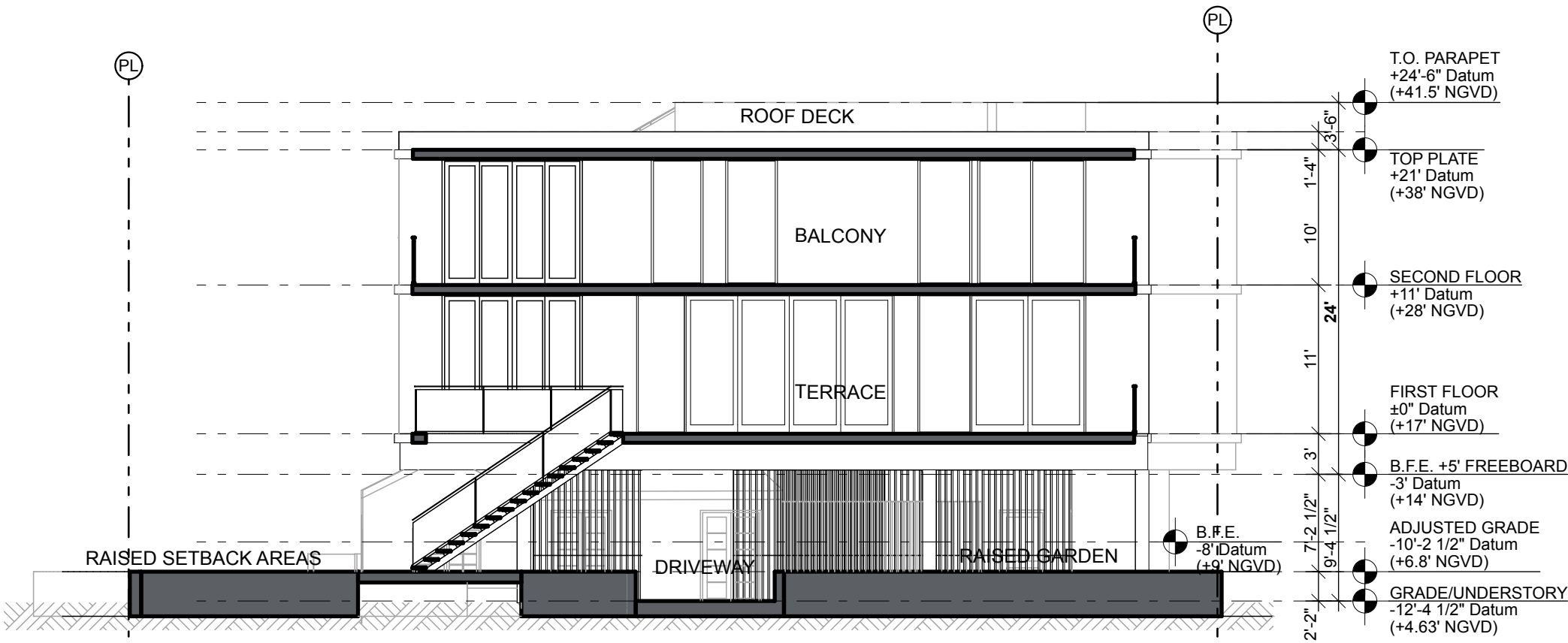
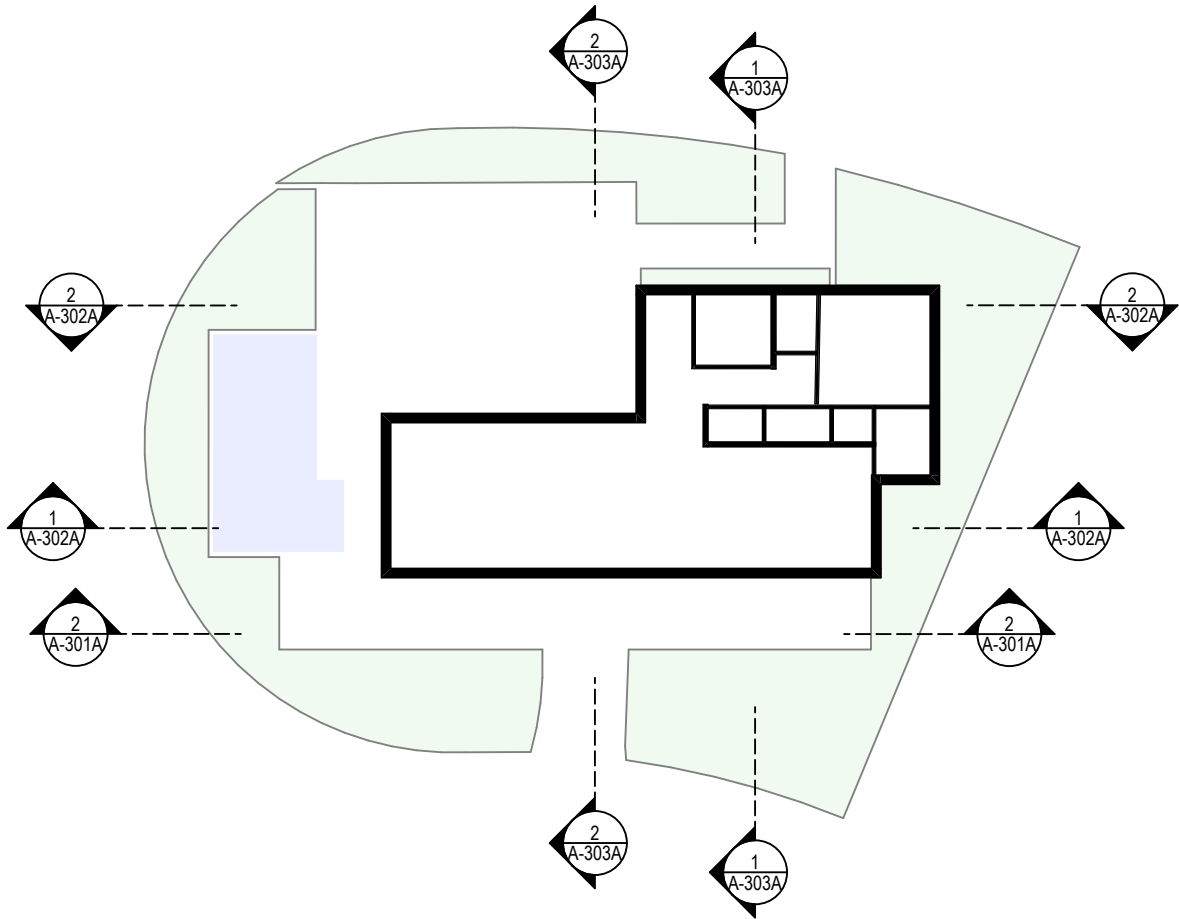
Sheet Title

LOT A - ELEVATION MATERIALS
1:1.06

STATE OF FLORIDA
— ★ —
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-203A

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

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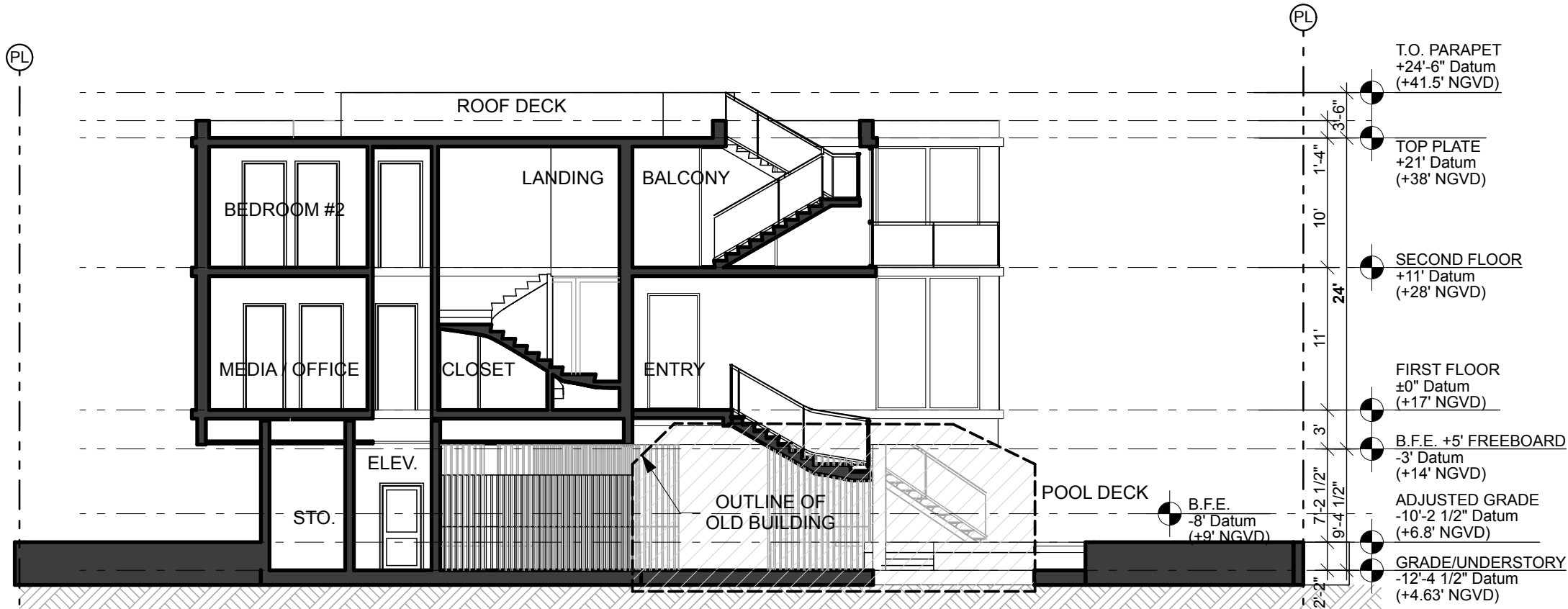
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LOT A - SECTIONS



A-301A

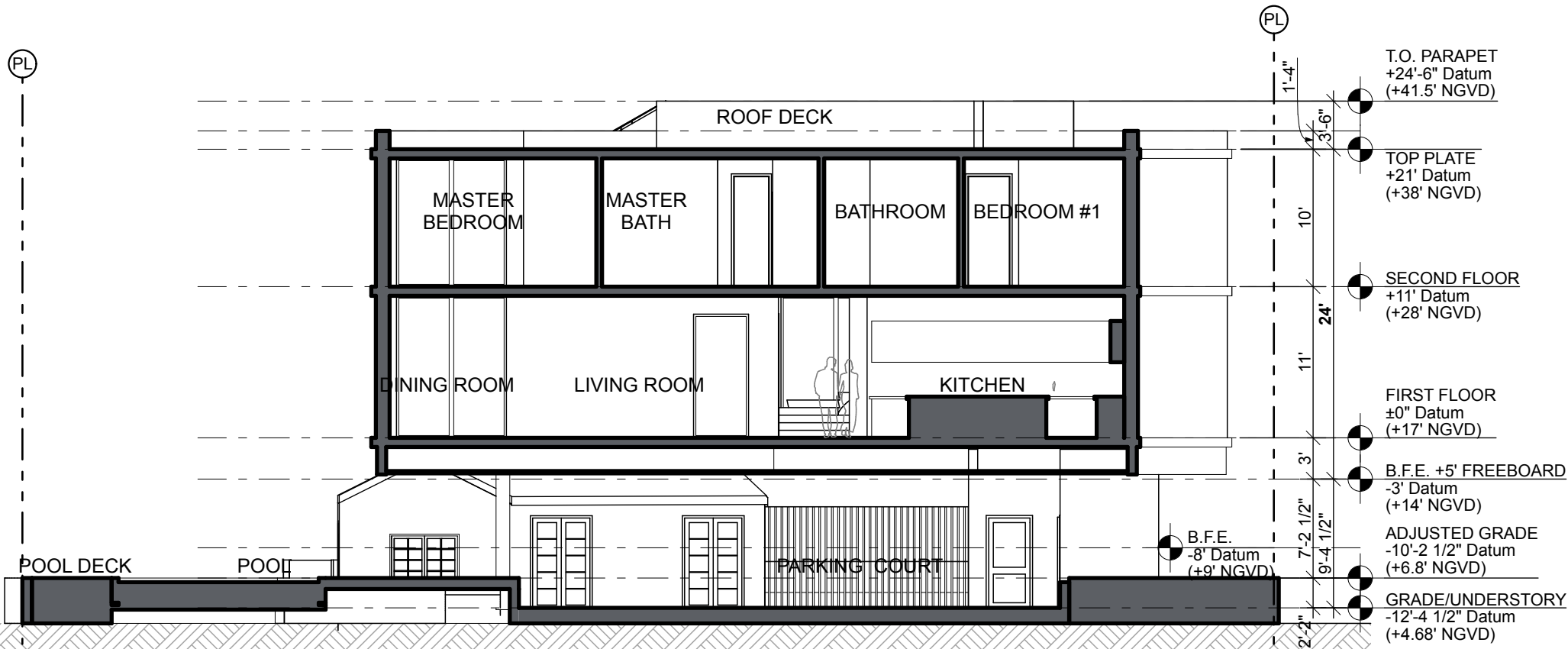
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2

SECTION C

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



1

SECTION B

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

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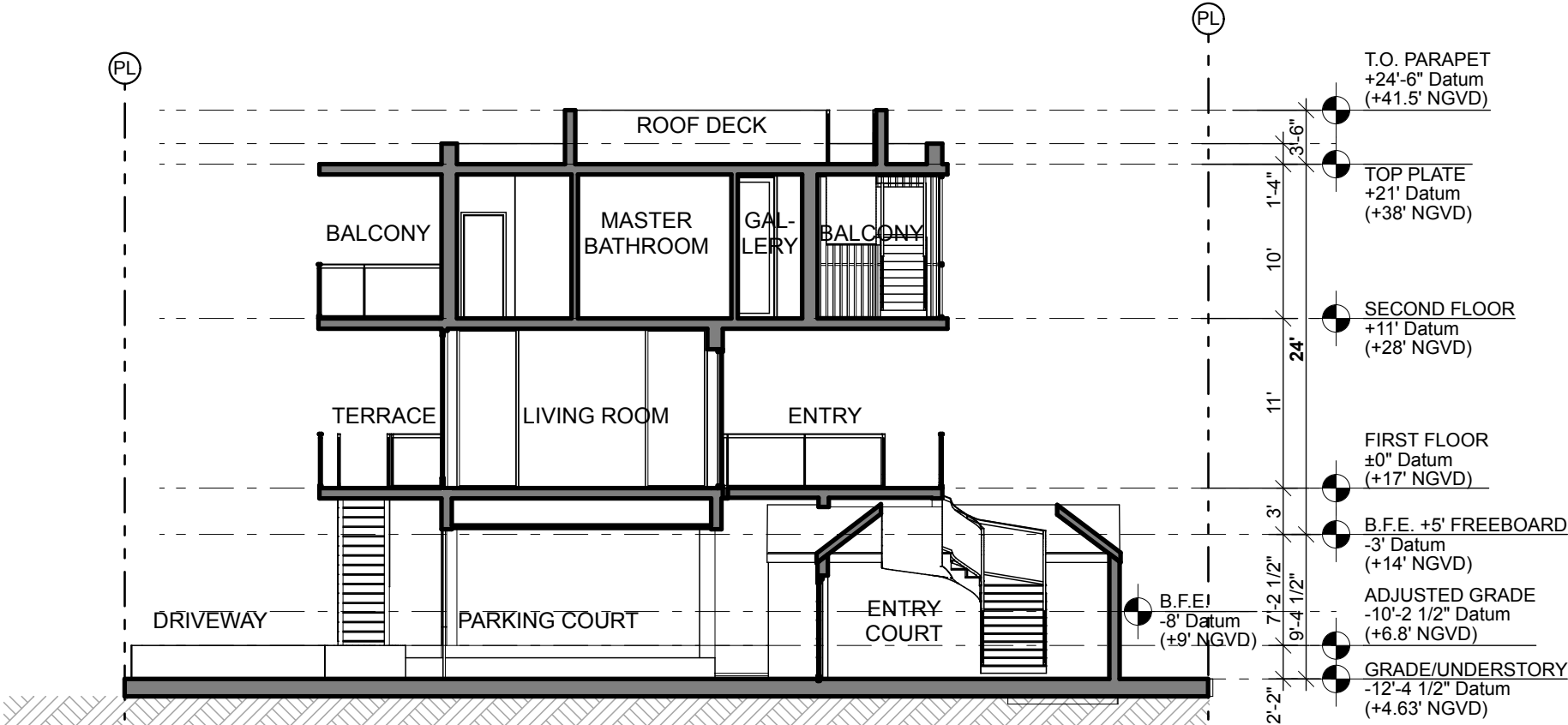
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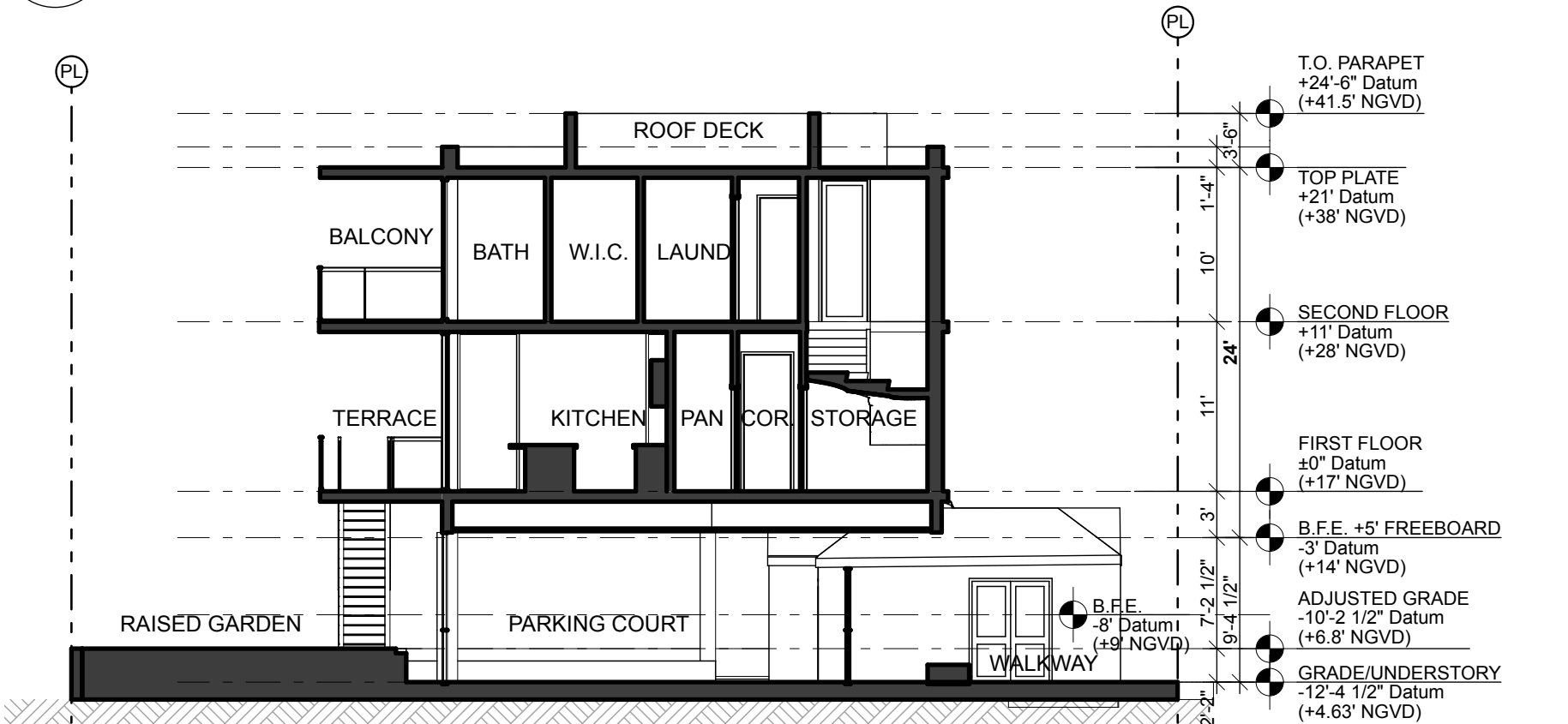


A-302A

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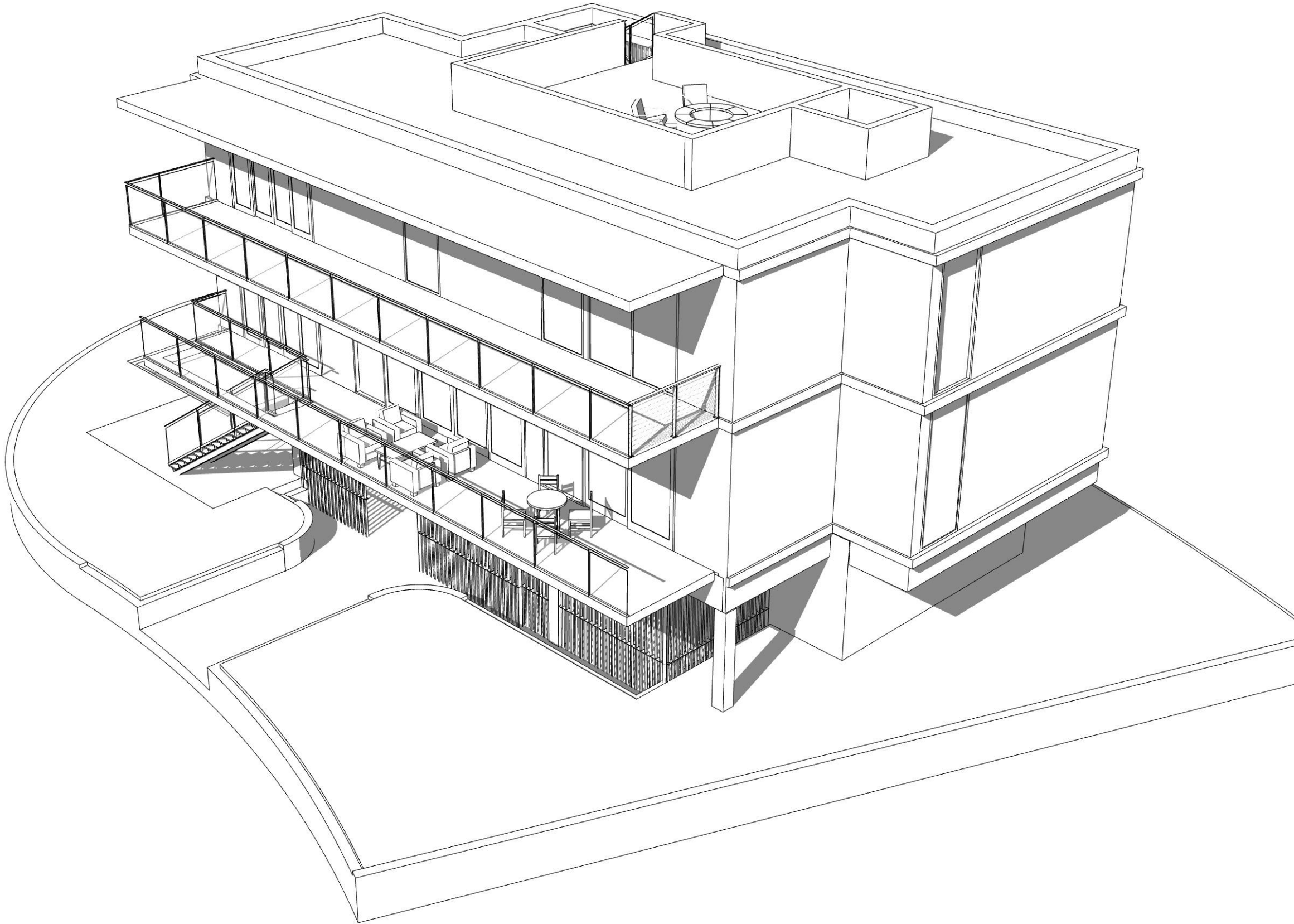


2 SECTION 2
SCALE: 3/32" = 1'-0"



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

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VIEW FROM PALM AVENUE LOOKING NORTH-WEST

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PROJECT

291 PALM AVENUE

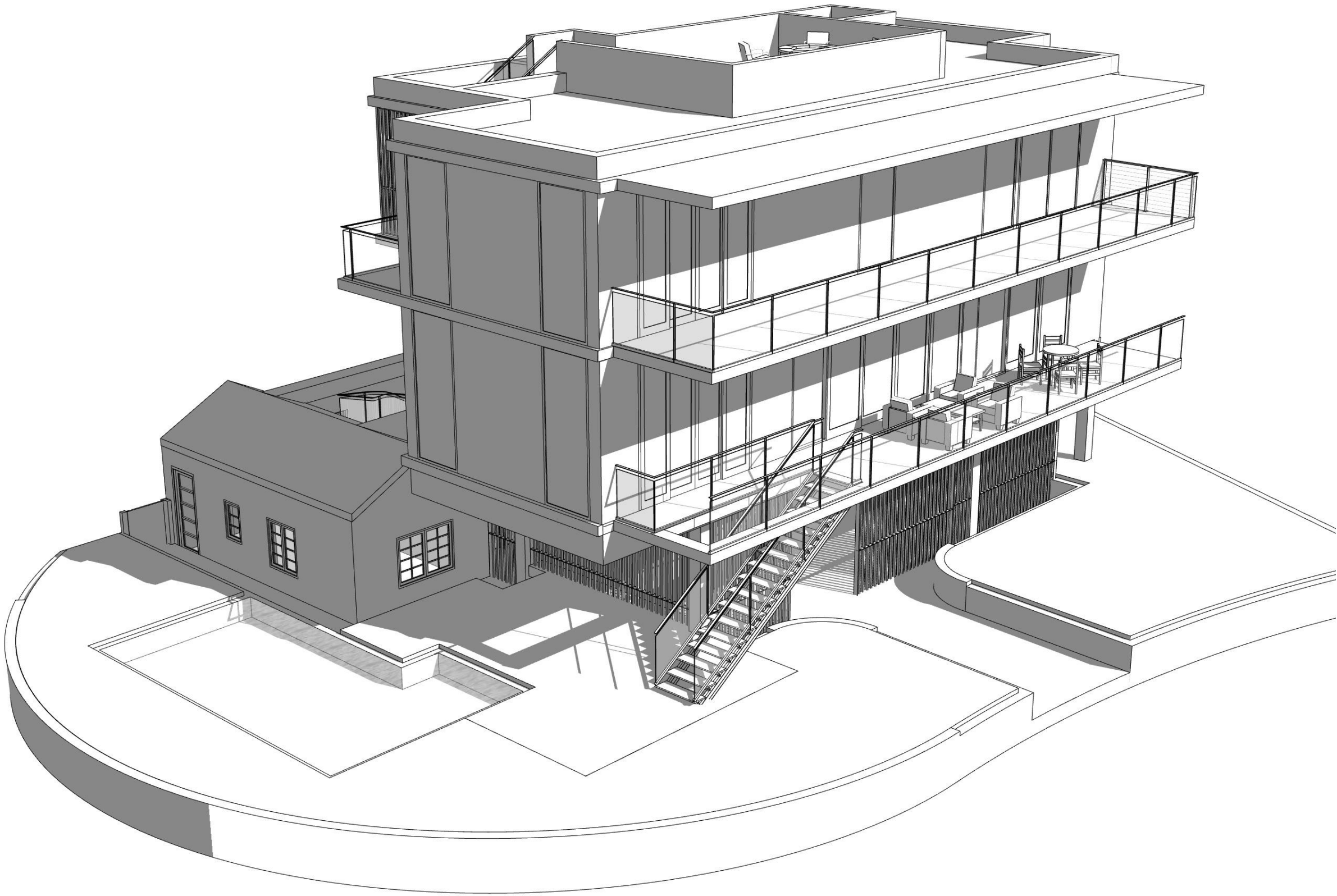
Sheet Title

LOT A - MASSING DIAGRAMS



A-401A

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VIEW FROM PALM AVENUE LOOKING NORTH-EAST

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

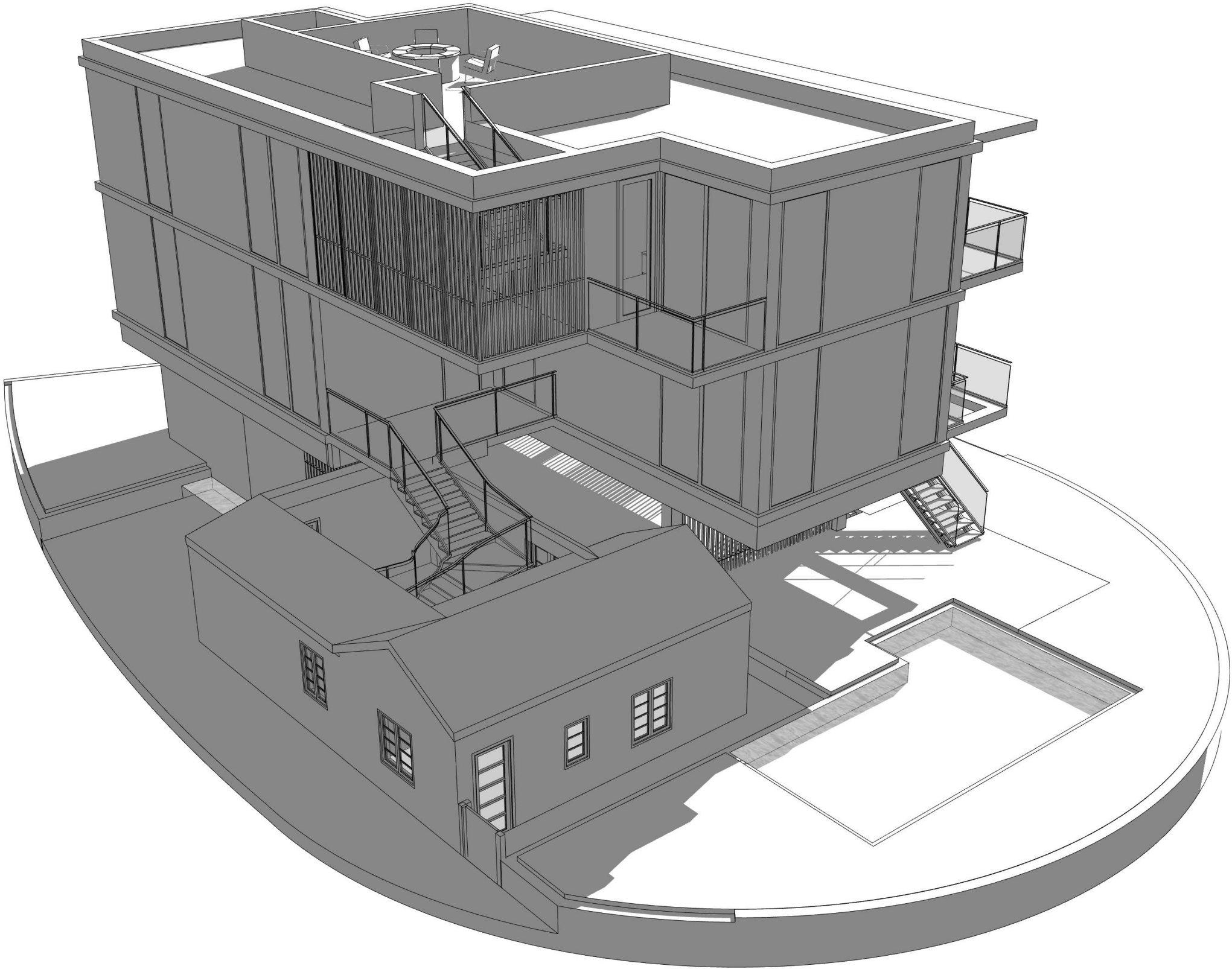
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LOT A - MASSING DIAGRAMS



A-402A

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-EAST

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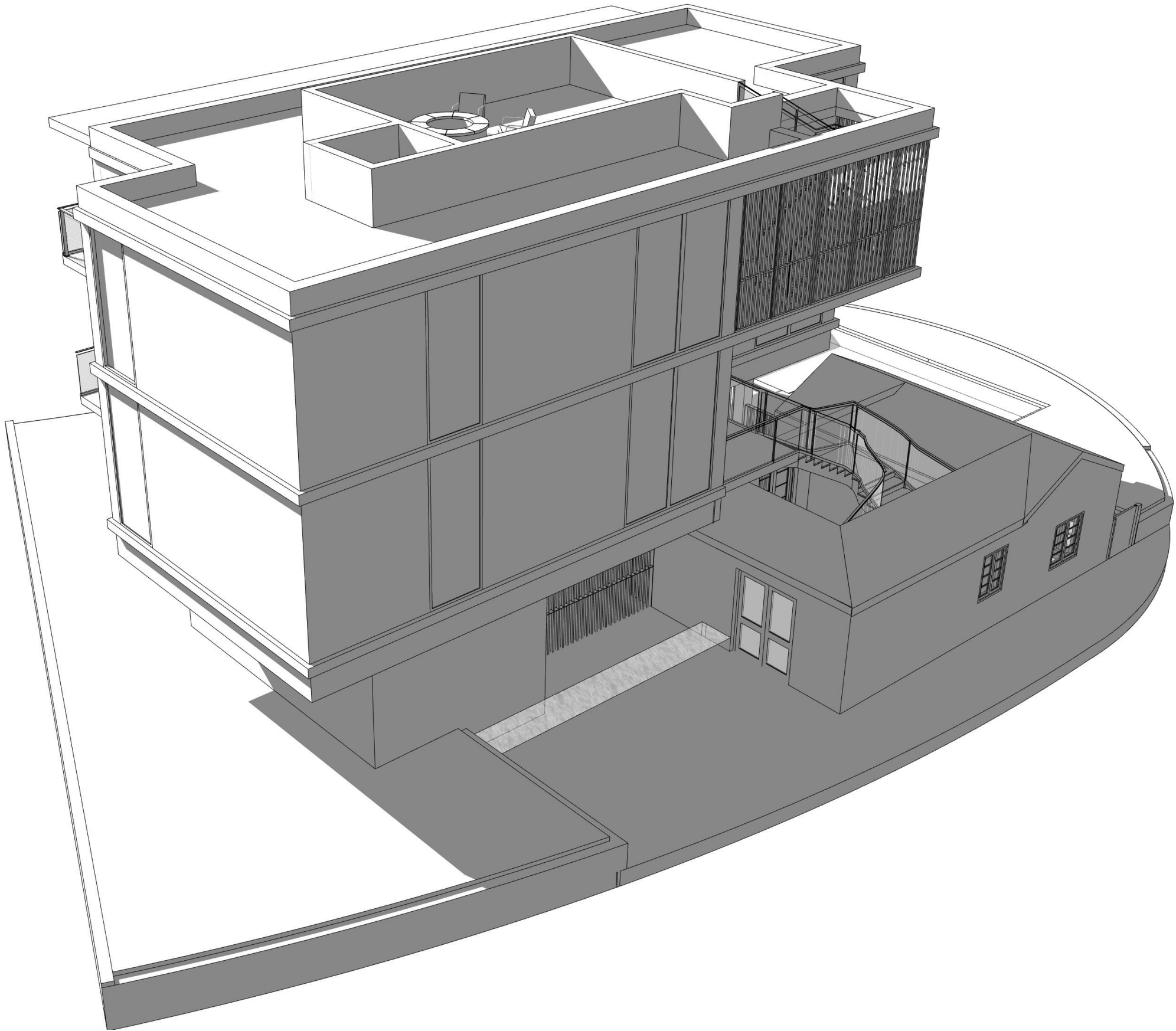
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LOT A - MASSING DIAGRAMS



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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-WEST

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VIEW FROM PALM AVENUE

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ARCHITECTURE RENDERINGS



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ARCHITECTURE RENDERINGS



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VIEW FROM PALM AVENUE

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LANDSCAPE RENDERINGS

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ETHAN ROYAL

AR95199

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VIEW FROM NORTH COCONUT LANE

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LANDSCAPE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

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VIEW FROM SIDE STREET

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LANDSCAPE RENDERINGS

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REGISTERED ARCHITECT

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