

# Alton Road Office Development Overlay – Northward Expansion

1840 Alton Road, Miami Beach, FL 33139



200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131 | [www.brzoninglaw.com](http://www.brzoninglaw.com)

# Site Location





# Existing Conditions



# Proposed Development



1840 ALTON RD. - MIAMI BEACH, FL

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# Proposed Development



# Proposed Development



# Code Amendment

## Commercial Height Limits for Office Uses – Alton Road

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142, “ZONING DISTRICTS AND REGULATIONS,” ARTICLE II, “DISTRICT REGULATIONS,” AT DIVISION 5, “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT,” SECTION 142-306, “DEVELOPMENT REGULATIONS,” **TO ALLOW FOR THE NORTHWARD EXPANSION OF THE ALTON ROAD OFFICE DEVELOPMENT OVERLAY TO INCLUDE PROPERTIES NORTH OF DADE BOULEVARD, ON ALTON ROAD, SPECIFICALLY LOTS 1-8, BLOCK 12, ISLAND VIEW SUBDIVISION, PB6, PG115, PUBLIC RECORDS OF MIAMI-DADE COUNTY, AND LOTS 1-2, BLOCK 12-A, ISLAND VIEW ADDITION, PB9, PG144, PUBLIC RECORDS OF MIAMI-DADE COUNTY; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**



# Code Amendment

## ZONING DISTRICTS AND REGULATIONS

\* \* \*

## ARTICLE II. – DISTRICT REGULATIONS

\* \* \*

### DIVISION 5. CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

\* \* \*

#### **Sec. 142-313. – Alton Road office development overlay.**

- (a) The Alton Road office development overlay includes the parcels on the west side of Alton Road, between 8th Street and 11th Street, ~~and~~ between 14th Street and 17th Street, and north of Dade Boulevard, on Alton Road, specifically Lots 1-8, Block 12, Island View Subdivision, PB6, Pg115, Public Records of Miami-Dade County, and Lots 1-2, Block 12-A, Island View Addition, PB9, Pg144, Public Records of Miami-Dade County, as depicted in the map below:



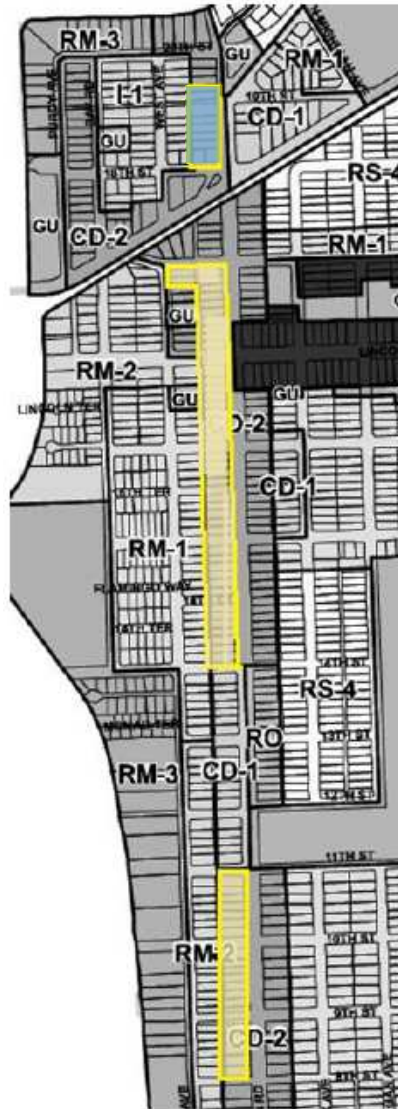
# Code Amendment

(10) North Expansion Area. The foregoing regulations in subsections (b)(1)-(9) apply to the North Expansion Area. In addition, section 142-312 (Sunset Harbour Neighborhood Overlay) expressly applies to all properties within the North Expansion Area. Finally, in addition to the above, the following shall apply to the North Expansion Area:

i. Clear pedestrian path. The clear pedestrian path shall be at least ten (10') feet wide. Properties located in the North Expansion Area are not eligible for the five (5') foot reduction of the clear pedestrian path by the design review board.

ii. Height exceptions. Roof-top elements shall not exceed sixteen (16') feet above the roof slab.

# Code Amendment



# Sunset Harbour Neighborhood Association - Letter of Support

March 18, 2022

**Mayor and City Commissioners**  
City of Miami Beach  
1700 Convention Center Drive, 4th Floor  
Miami Beach, Florida 33139

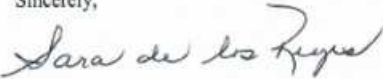
Re: **Alton Road Office Development Overlay Expansion – Code Amendment to Attract Class A Office - LETTER OF SUPPORT**

Dear Mayor and Commissioners:

On behalf of the Sunset Harbour Neighborhood Association (SHNA), we support the Code Amendment expanding the Alton Road Office Development Overlay to allow Class A office use at 75 feet for unified developments north of Dade Boulevard, on Alton Road, specifically Lots 1-8, Block 12, Island View Subdivision, PB6, Pg115, Public Records of Miami-Dade County, and Lots 1-2, Block 12-A, Island View Addition, PB9, Pg144, Public Records of Miami-Dade County. See Exhibit A, attached herein. There is a scarcity of quality office uses and this is the right location for such use due to Alton Road's accessibility to the regional transportation network. Class A requires higher floor to ceiling heights to be successful, and we need to attract office development for the continued stability and prosperity of the neighborhood and the City. The developers of a Class A office building at 1840 Alton Road presented the proposed Code Amendment and a beautifully-designed office building at the February 3, 2022 general SHNA membership meeting. During the March 3, 2022 SHNA membership meeting, the SHNA voted 8 Yes and 2 Absent in favor of the Code Amendment. The developers listened to our needs and incorporated our suggestions into the site plan. The site plan shows how the added height is fully compatible along this major commercial corridor in our City.

We fully support the Code Amendment and urge you to do a dual referral of the Code Amendment to the Land Use and Sustainability Committee and Planning Board at the April 6<sup>th</sup>, 2022 City Commission hearing.

Sincerely,



Sara de los Reyes, President  
Sunset Harbour Neighborhood Association

cc: Alina T. Hudak, City Manger  
Thomas Mooney, Planning Director





# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

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