



ARCHITECTURE INTERIOR DESIGN PLANNING

VIA ELECTRONIC SUBMITTAL

April 18th, 2022

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB22-0827** – Design Review Approval for the Property Located at:
1683 – 1695 Alton Rd, Miami Beach, FL 33139

Dear Michael:

Please find this application on behalf of (the "Applicants"), the owners and contract purchasers of the property located at 1683 – 1695 Alton Rd, (collectively the "Property") in the City of Miami Beach (the "City"). The Applicants' goal is to build a beautifully designed outdoor common area space whilst preserving the historic façade of the existing building, renovate the interior layout composition of the existing structure, and enclose the existing outdoor structure to provide more office space for their family-based business and employees. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for the renovation of the existing spaces, the enclosure of an existing outdoor structure and proposal of outdoor covered common area on the Property.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3234-017-0090 / 02-3234-017-0100. See Exhibit A, Property Appraiser Summary Reports. The Property is prime to the main street *Alton Road* comprised of approximately 14,945 square feet.

Located along Alton Road in the CD-2, Commercial Medium Density Zoning District, the Property is surrounded with similar commercial buildings. This commercial area is a predominately one-story commercial building composed of office common areas, offices, outdoor common area, parking, and lush landscaping.



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The Property contains a one-story commercial building. According to the Property Appraiser, the building at 1685-1695 Alton Rd was built in 1978. The building is below Base Flood Elevation ("BFE") and therefore does not comply with the minimum elevation requirements of BFE plus one foot freeboard. The existing building is in functionally good conditions and allows space for future development as the expansion of the existing structure mentioned above; although, given it does not comply with tomorrow's sea level rise concerns.

Proposed Development. The Applicants propose to expand the exquisitely designed existing one-story office structure while distributing new office spaces for their employees. The proposed building features the existing welcoming entry space with a covered terrace whilst displaying beautifully designed landscaping leading to an opened space of waiting area and office common areas. Surrounded by glass separating walls which allows room for natural daylight to filter through the entire structure; featuring office spaces to have feel through open environment. Passing the main offices, the layout directs you to the expansion of new glass paneled offices and conference rooms in the rear of the building whilst allowing daylight and the proposed scenery of the majestically designed outdoor common area with profuse landscaping for their employees. The property will feature luxuriant vegetation along the aides of the property to create privacy between the adjacent properties.

The proposed residence will feature high quality materials such as aluminum roofing, wood panel, storefront, steel, and built-in planters with landscaping to create a high-quality façade. There will also be the covered common area space composed of a trellis and prolific landscaping.

Notably, the Applicants are not seeking any variances. The new proposed expansion embraces the character of the surrounding commercial buildings and complies with the Code requirements for allowable height request, setbacks, unit size, and lot coverage. The height of the main building will stay as existing (26'-1") with a pitched roof. The proposal height (18.5 ft) for the additional structure complies with the requirement. The size of the proposed addition is approximately 750 SF. The proposed FAR is 5,491 SF (0.37%) counting existing structure and addition, giving a surplus of 16,926 SF. The main building and additional structure, all comply with the applicable required setbacks. This ensures that the building is centrally located which minimizes any potential impacts on the adjacent lots.



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1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for demolition of the existing building will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicants will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

In addition to preserving many specimen trees, the landscaping will be Florida friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicants are renovating the existing building, thus the first floor elevation will remain as is.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The Applicants are renovating the existing building and site, thus the first floor and site elevations will remain as is.



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7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

The Applicants are renovating the existing building, thus the mechanical elevations will remain as is.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

The existing building can not be raised to a higher elevation.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

The Applicants are renovating the existing building, thus the first floor elevation will remain as is.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials or porous pavement materials will be utilized where possible.

12. The design of each project shall minimize the potential for heat island effects on-site.

The proposed design provides wide, grassed open spaces, non-air-conditioned shaded living spaces, large overhangs to increase shading, minimal paving, and mature shade trees, to strategically minimize the potential for heat island effects on site.



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Conclusion. The Applicants' goal is to develop and upgrade their dream one-story office building for their family business with beautiful architecture, fully compliant with the Code, and sensitive amenities that minimize any impact on the existing structure whilst providing more spaces for their employees. Granting this design review application will permit the achievement of this goal and ensure the commercial building will be in harmony with the surrounding properties, and resilient for years to come.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-992-5892.

Sincerely,

Kobi Karp
AR0012578
Kobi Karp Architecture Interior Design
[571 NW 28th Street](#)
[Miami, FL 33127](#)
KobiKarp@KobiKarp.com
C: [305.992.5892](tel:305.992.5892)
T: [305.573.1818](tel:305.573.1818)
F: [305.573.3766](tel:305.573.3766)

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137
O: 305.573.1818 F: 305.573.3766
WWW.KOBIKARP.COM