

Sunset Harbour Overlay – Code Amendment

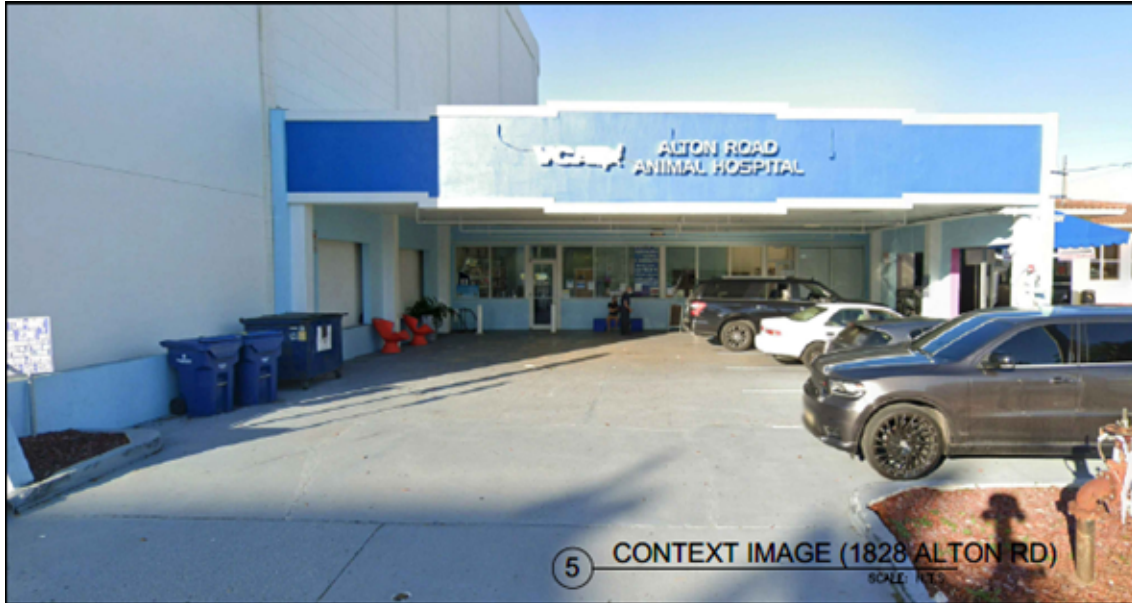
1840 Alton Road, Miami Beach, FL 33139



Site Location



Existing Conditions



Proposed Development



Proposed Development



Proposed Development



Code Amendment



Code Amendment – Clear Pedestrian Path

- **General Rule:** The clear pedestrian path must be 10' wide. DRB may reduce the 10' requirement by 5'.

Code Amendment – Clear Pedestrian Path

- **Modification:** The DRB cannot reduce the 10' pedestrian path for properties located on the west side of Alton Road and north of Dade Boulevard, 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.

Code Amendment – Clear Pedestrian Path

CHAPTER 142 ZONING DISTRICTS AND REGULATIONS

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ARTICLE II. DISTRICT REGULATIONS

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DIVISION 5. CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

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Sec. 142-312. Sunset Harbour development regulations.

- (a) The Sunset Harbour Neighborhood incorporates the parcels in the area bounded by 20th Street on the north, Alton Road on the east, Dade Boulevard on the south, and Purdy Avenue on the west as depicted in the map below:
- (b) The following regulations shall apply to CD-2 properties within the Sunset Harbour Neighborhood:
 - (1) *Clear pedestrian path.* The applicable standards for a "clear pedestrian path" established in sections 133-61 and 133-62 shall apply to new development, except as follows:
 - a. The clear pedestrian path shall be at least ten feet wide.
 - b. The design review board may approve the reduction of the clear pedestrian path requirement to no less than five feet in order to accommodate street trees, required utility apparatus, or other street furniture, subject to the design review criteria. Notwithstanding the foregoing, the design review board may not approve the reduction of the clear pedestrian path requirement for properties on the west side of Alton Road and north of Dade Boulevard, 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.

Code Amendment – Height

- **General Rule:** The maximum building height allowed in the Sunset Harbour neighborhood is 55'. The DRB may approve development at a maximum height of 65' for the following properties:
 - Properties fronting Dade Boulevard between Alton Road and Bay Road.
 - Properties fronting Alton Road between 20th Street and Dade Boulevard.
 - Properties fronting Purdy Avenue between 18th Street and Dade Boulevard.

Code Amendment – Height

- **Modification:** The DRB may approve development at a maximum height of 75' for properties located on the west side of Alton Road and north of Dade Boulevard, 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.

Code Amendment - Height

(2) *Height.* Notwithstanding the requirements of section 142-306, the following maximum building height regulations shall apply to the Sunset Harbour Neighborhood:

- a. The maximum building height shall be 55 feet, except as noted below.
- b. The design review board may approve development at a maximum building height of 65 feet on the following properties:
 1. Properties fronting Dade Boulevard between Alton Road and Bay Road.
 2. Properties fronting Alton Road between 20th Street and Dade Boulevard.
 3. Properties fronting Purdy Avenue between 18th Street and Dade Boulevard.

c. The design review board may approve development at a maximum building height of 75 feet on properties on the west side of Alton Road and north of Dade Boulevard, 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.

Code Amendment – Rooftop Elements

- **General Rule:** Rooftop elements may not exceed 10' in height above the main roof of the structure.

Code Amendment – Rooftop Elements

- **Modification:** Office developments located on properties on the west side of Alton Road and north of Dade Boulevard, 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, may provide decorative rooftop elements at a maximum height of 16’.

Code Amendment – Rooftop Elements

(3) *Height exceptions.* In general, rooftop elements that are exempt from a building's maximum building height pursuant to this subsection (b)(3) shall be located in a manner to minimize visual impacts on predominant neighborhood view corridors as viewed from public rights-of-way and waterways. The height regulation exceptions contained in section 142-1161 shall not apply to the Sunset Harbour Neighborhood. Instead, only the following height exceptions shall apply to the Sunset Harbour Neighborhood and, unless otherwise specified, shall not exceed ten feet above the main roof of the structure:

- i. Decorative rooftop elements, not to exceed 16 feet in height, may be permitted for office development located on properties on the west side of Alton Road and north of Dade Boulevard, 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.

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 6th, 2022 City Commission hearing.

Sincerely,



Sara de los Reyes, President
Sunset Harbour Neighborhood Association

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



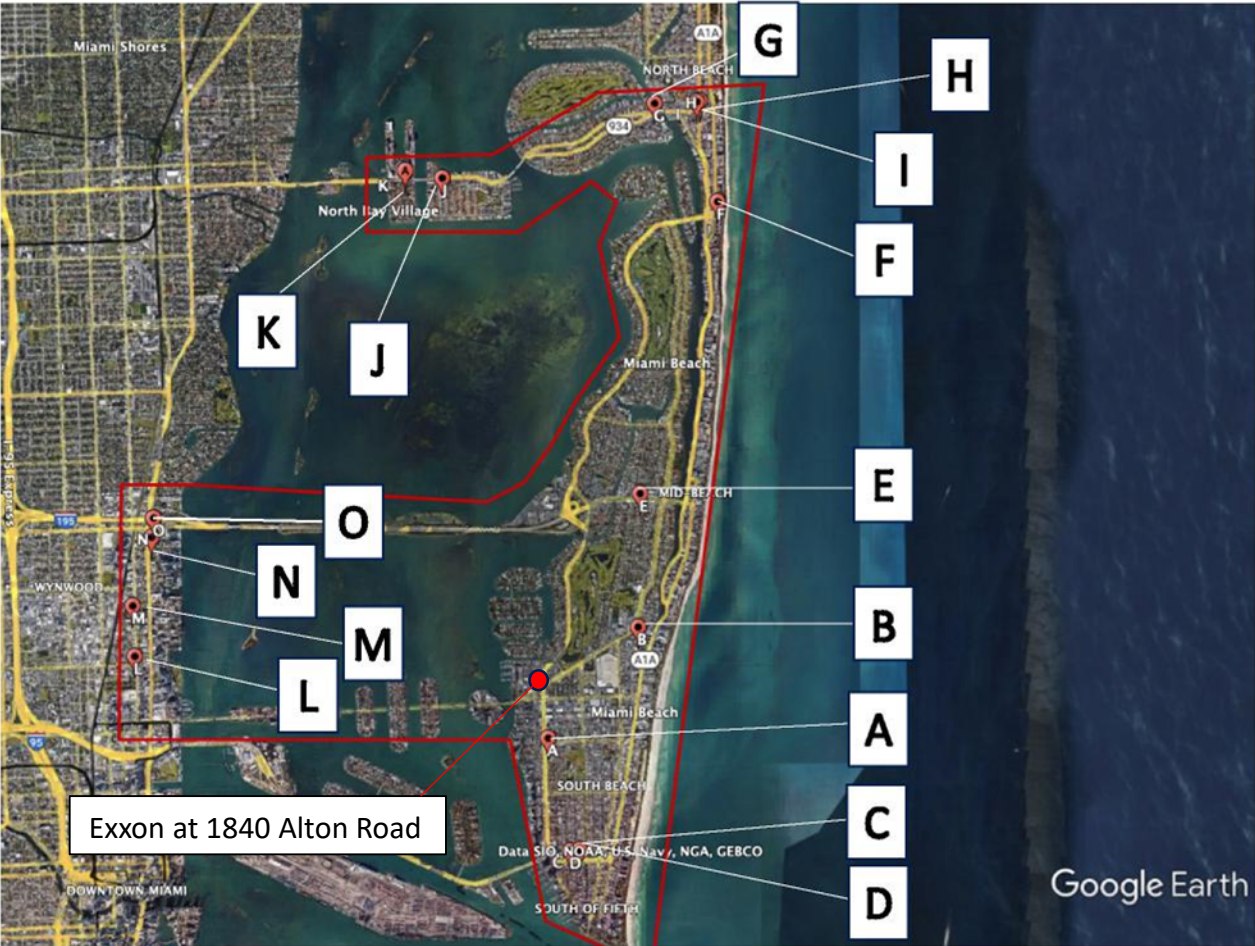
Thank You

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

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Gas Station Analysis



			Distance to 1840 Alton
Site	Address	Brand	Road
A	1453 Alton Road	Chevron	0.5 miles
B	331 23rd St	Valero	1.0 miles
C	845 5th Street	Shell	1.6 miles
D	945 5th Street	Marathon	1.6 miles
E	508 Arthur Godfrey Rd	Shell	1.9 miles
F	6349 Collins Avenue	Mobil	4.4 miles
		Sunshine Gasoline	
G	875 71st Street	Distributors	5.4 miles
H	337 71st Street	Shell	5.2 miles
I	401 71st Street	Chevron	5.2 miles
	1508 79th Street		
J	Causeway	Speedway	7.2 miles
K	1345 JFK Causeway	Shell	7.4 miles
L	2010 NE 2nd Avenue	Shell	3.7 miles
M	2522 NE 2nd Aveue	BP/Caraf Oil	4.0 miles
N	3401 Biscayne Boulevard	U Gas	4.5 miles
O	3601 Biscayne Boulevard	Shell	4.6 miles

Gas Station Analysis

Place	Population	# of Gas Stations	Gas Stations Per Residents
Manhattan	1,694,251	32	1 gas station per 52,945 residents
City of Miami	461,080	11	1 gas station per 41,916 residents
San Francisco	874,784	29	1 gas station per 30,164 residents
Miami Beach	89,439	9*	1 gas station per 9,937 residents

Miami Beach =
5.3x that of Manhattan,
4.2x that of Miami, and
3x that of San Francisco.

Restriction on Short Term Rentals

NOW, THEREFORE, the Contract Purchaser voluntarily covenants and agrees that the Property shall be subject to the following restrictions that are intended and shall be deemed to be covenants running with the land and binding upon the Contract Purchasers of the Property, their successors in interest and assigns, as follows:

1. The recitals and findings set forth in the preamble of this Declaration are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

2. All tenancies of the residential unit on the Property shall be no less than 6-months and one (1) day.

3. Contract Purchaser will not seek, request or apply for any height variance with regard to the maximum height of the Property or maximum height of any permitted roof-top element.