

1840 ALTON ROAD

1840 ALTON RD
MIAMI BEACH, FL
33139
PLANNING BOARD
JULY 26, 2022



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
571 NW 28TH STREET
MIAMI, FLORIDA 33127
T: 305.573.1818

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MIXED USE - COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

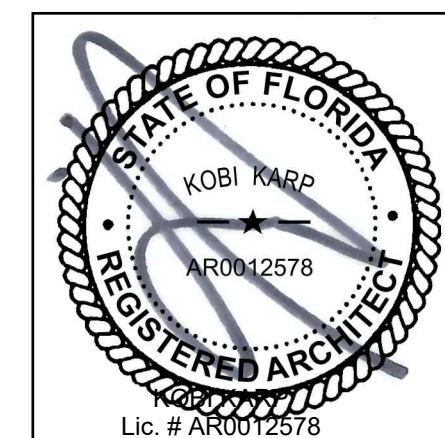
Name
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Consultant:

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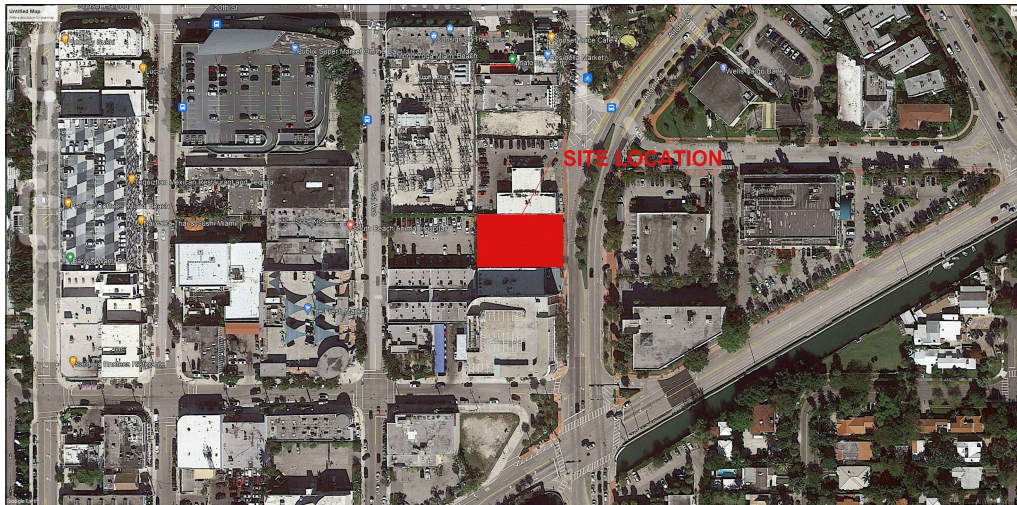


COVER SHEET

Date 07-11-2022	Sheet No.
Scale	A0.00
Project 2199	



① LOCATION MAP SCALE: N.T.S.



② CONTEXT MAP SCALE: N.T.S.

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PB FINAL SUBMITTAL

DR622-0480

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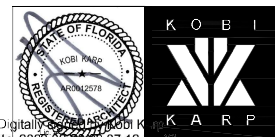
Name:
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Consultant:

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Architect:

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Date: 2022.02.20 05:07:12 -05'00'

LOCATION MAP

Date: 02.28.2022	Sheet No:
Scale:	A0.02
Project: 2199	



1840 ALTON RD - MIAMI BEACH, FL

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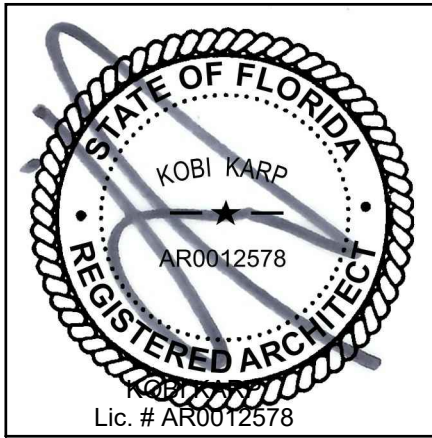
Name
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RENDERING

1 RENDERING
SCALE: N.T.S.

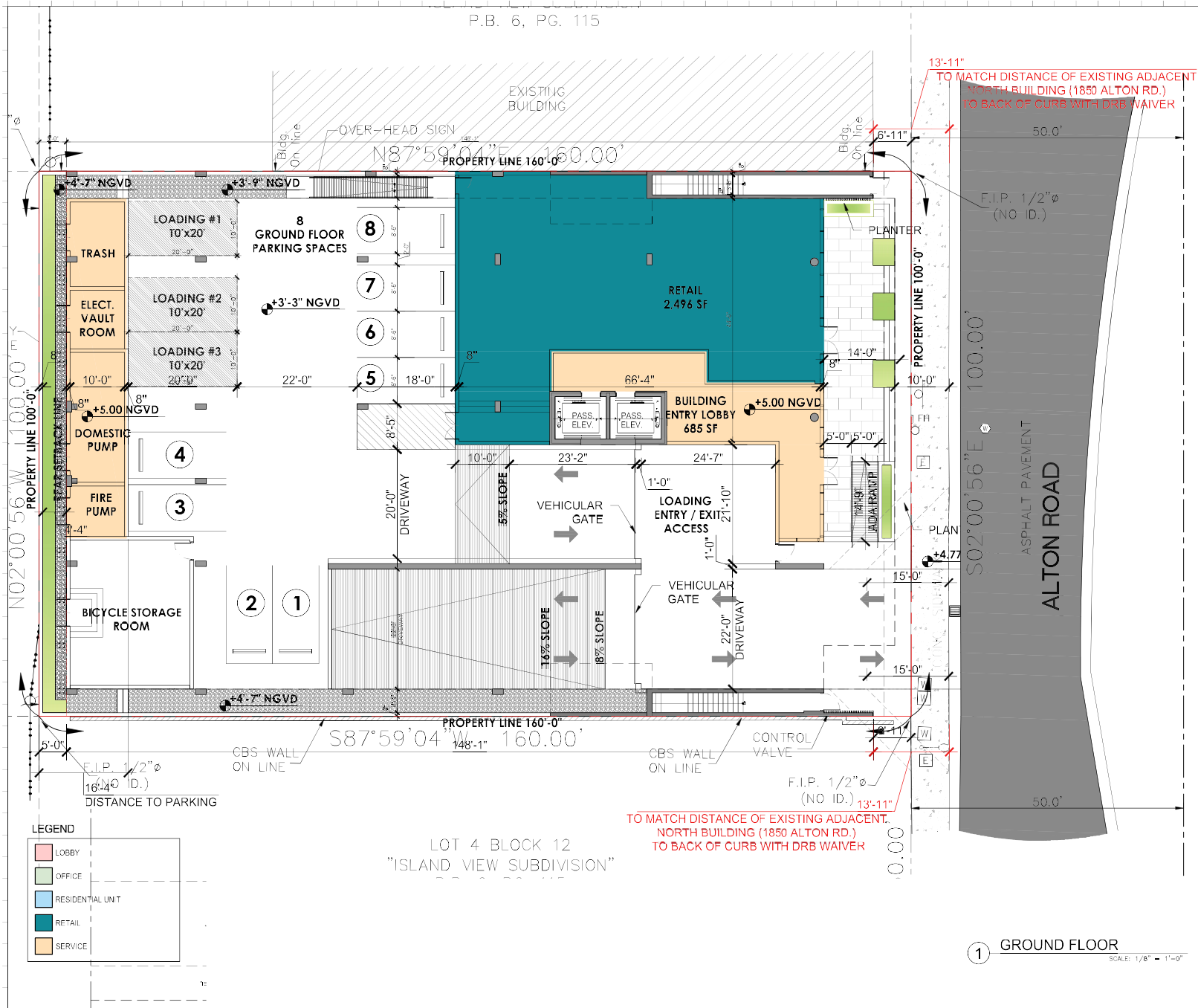
Date 07-11-2022	Sheet No.
Scale	A6.02
Project 2199	



Before



After



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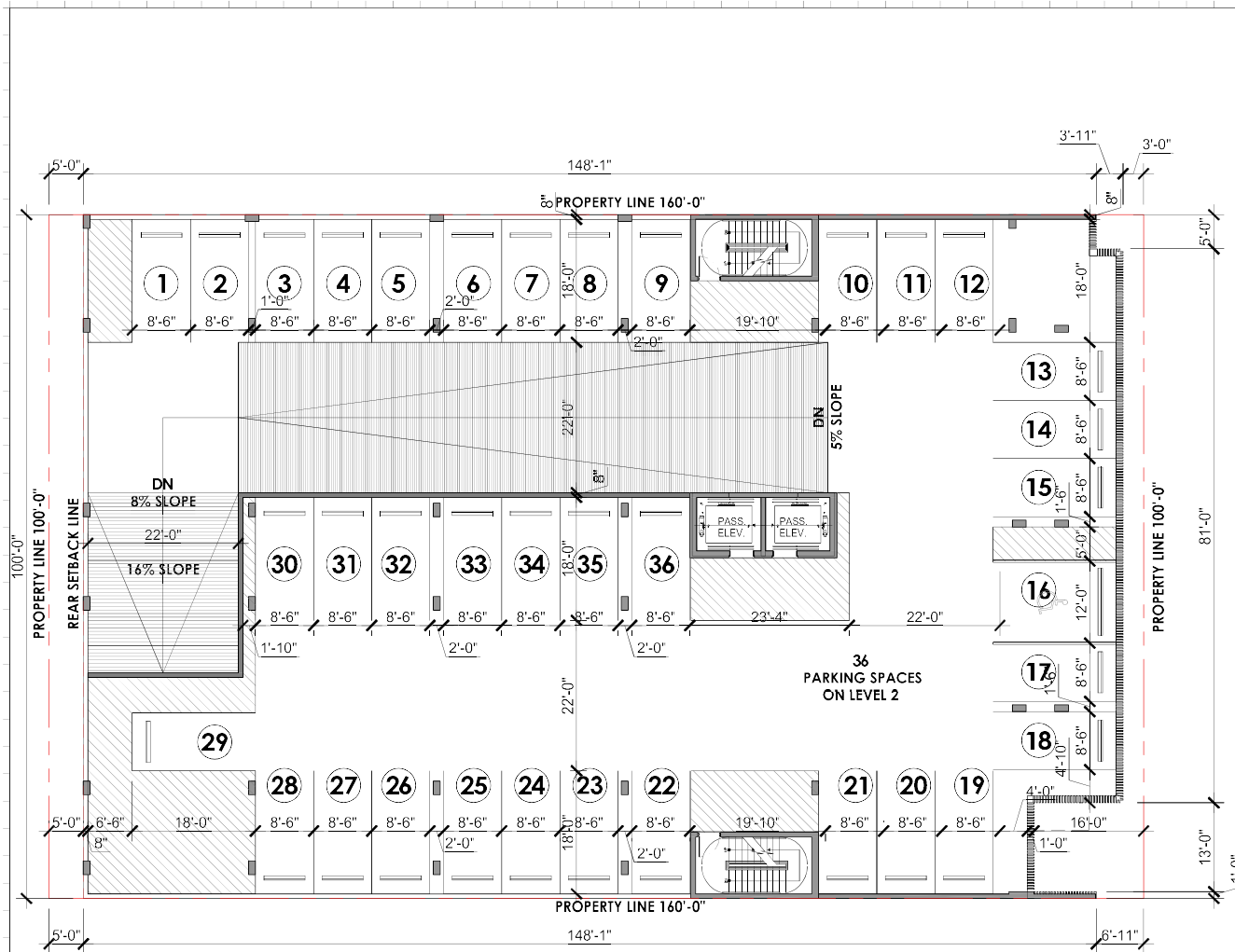
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Digital Signature of KOB I KARP
Date: 2022-02-20 09:00:15 -0500

GROUND FLOOR

Date: 02-28-2022	Sheet No:
Scale:	A3.00
Project: 2199	



LEGEND

 LOBBY
 OFFICE
 RESIDENTIAL UNIT
 RETAIL
 SERVICE

① LEVEL 2 - PARKING

SCALE: 1/8" = 1'-0"



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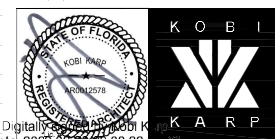
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Consultant:

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Date: 2022.02.20 09:00:22 -0500

LEVEL 2

Date: 02.28.2022	Sheet No.
Scale:	A3.01
Project: 2199	



LEGEND

LOBBY
OFFICE
RESIDENTIAL UNIT
RETAIL
SERVICE

① LEVEL 3 - OFFICE

SCALE: 1/8" = 1'-0"



Rev.	Date	Rev.	Date

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC. (KOID) 10/1/2019
KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. (KOID) 10/1/2019

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MIAMI BEACH, FLORIDA 33139

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LEVEL 3

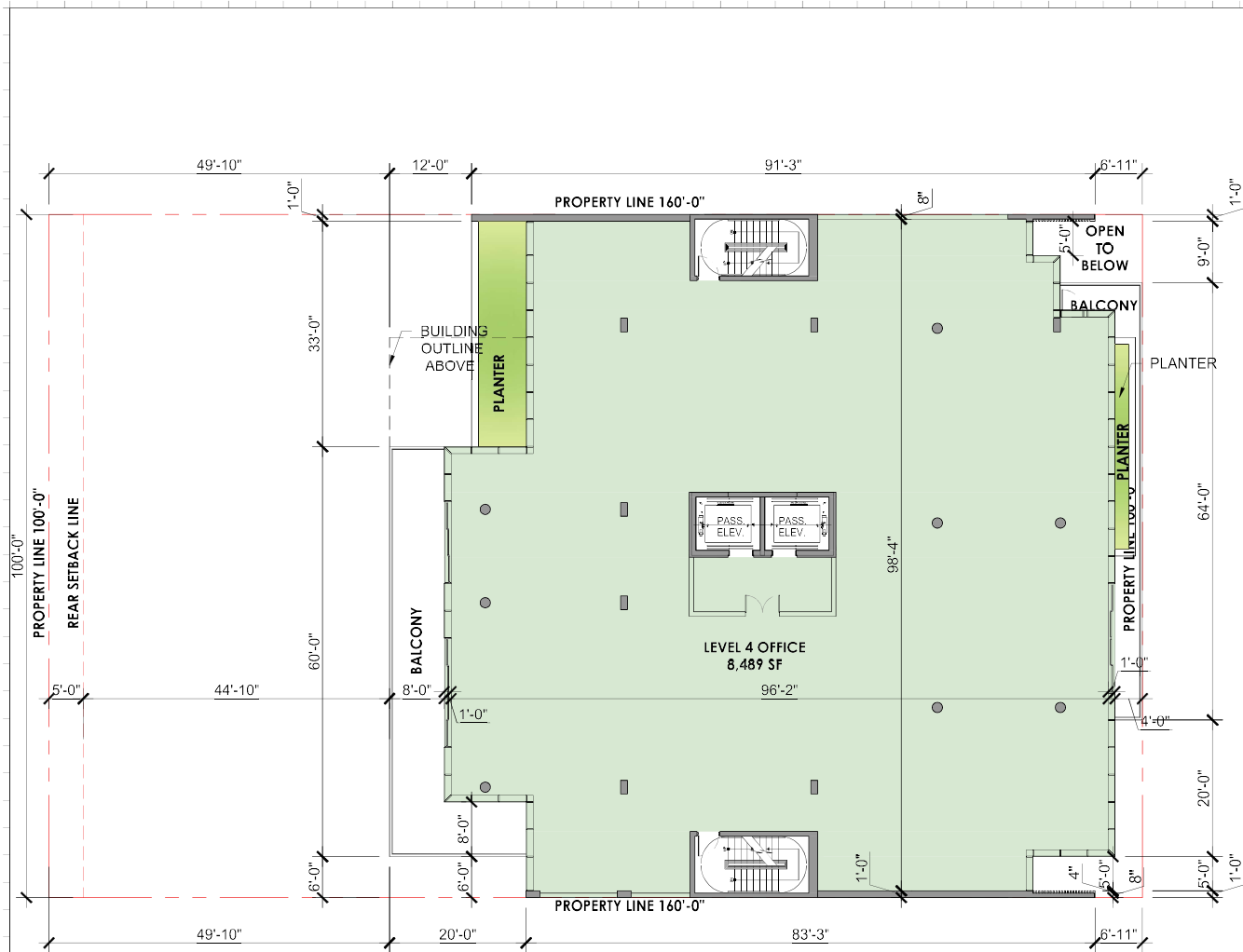
Date: 02.28.2022

Scale:

Project: 2199

Sheet No.

A3.02



① LEVEL 4 - OFFICE

SCALE: 1/8" = 1'-0"



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1840 ALTON RD.
MIAMI BEACH, FLORIDA 33139

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PRIVATE

Landscape Architect
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Consultant
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Consultant
Name:
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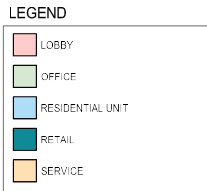
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Date: 2022-02-20 09:00:00 -0500

LEVEL 4

Date: 02-28-2022	Sheet No:
Scale:	A3.03
Project: 2199	



SCALE: 1/8" = 1'-0"

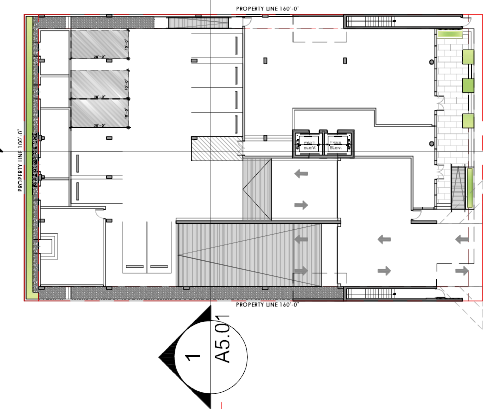


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Scale	
Project 2199	



2 KEY PLAN

SCALE: N.T.S.

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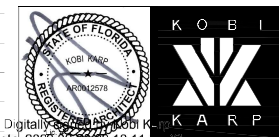
PRIVATE

Landscape Architect:
Name _____
Address _____
Address _____
Tel _____
Email _____

Consultant Name	Address	Address	Tel.	Email
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Consultant	
Name	
Address	
Address	
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Email	

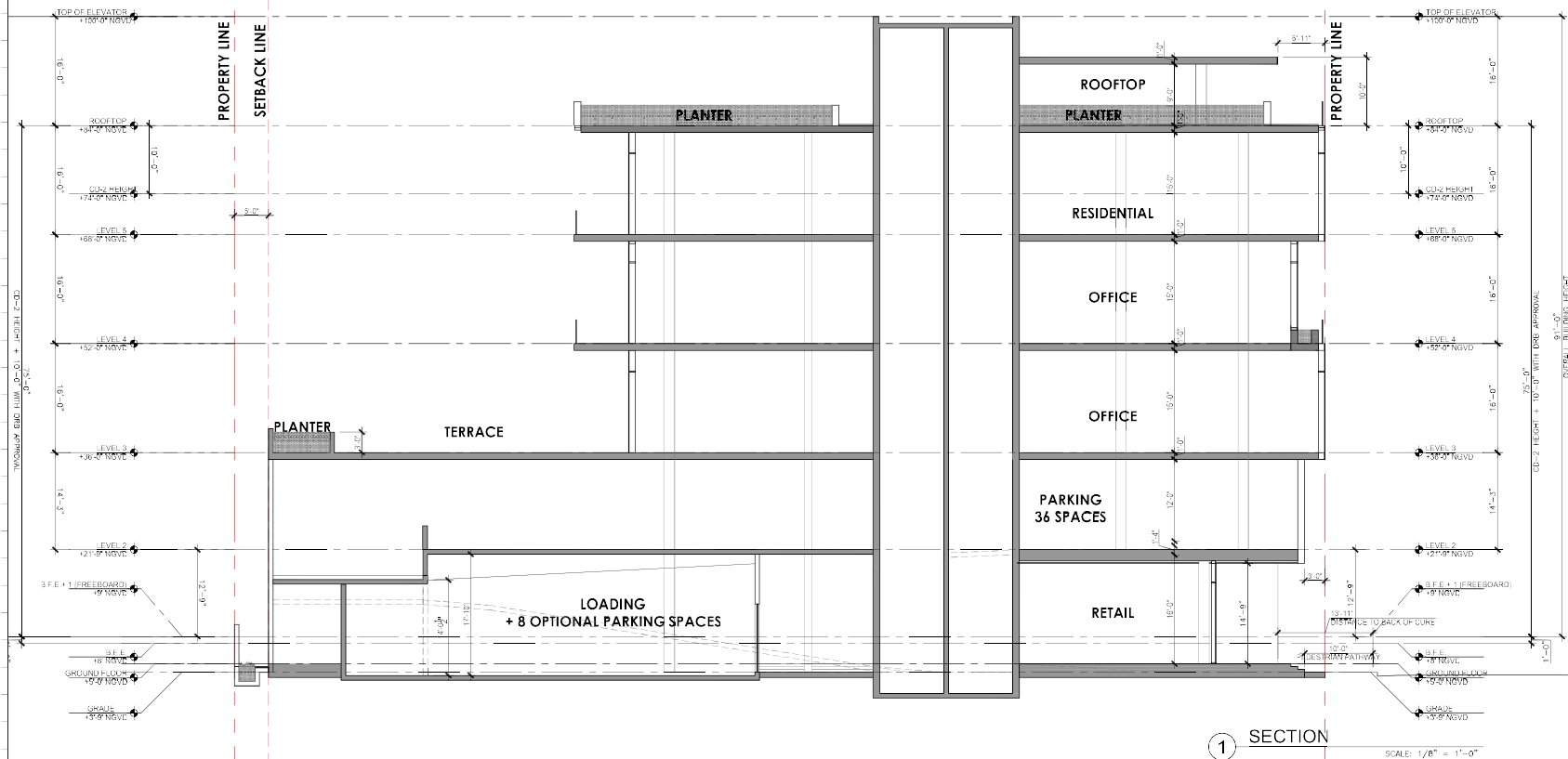
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Date: 2022.02.28 09:10:11 +03:00

SECTION

Date 02-28-2022	Sheet No A5.00
Scale	
Project 2159	



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.



1840 ALTON RD - MIAMI BEACH, FL

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1 RENDERING

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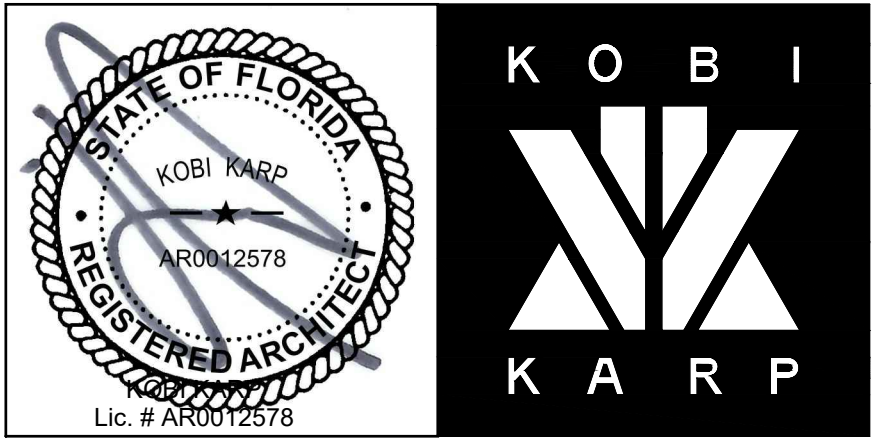
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RENDERING

Date 07-11-2022	Sheet No.
Scale	A6.00
Project 2199	

Gas Station Analysis



Site	Address	Brand	Distance to 1840 Alton 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
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, and **3x** that of San Francisco.

Source: 2020 Census

*Excluding the Exxon located at 1840 Alton Road