

SOBE 18, LLC
1790 Alton Road
PB22-0548

Planning Advisory Board
September 20, 2022

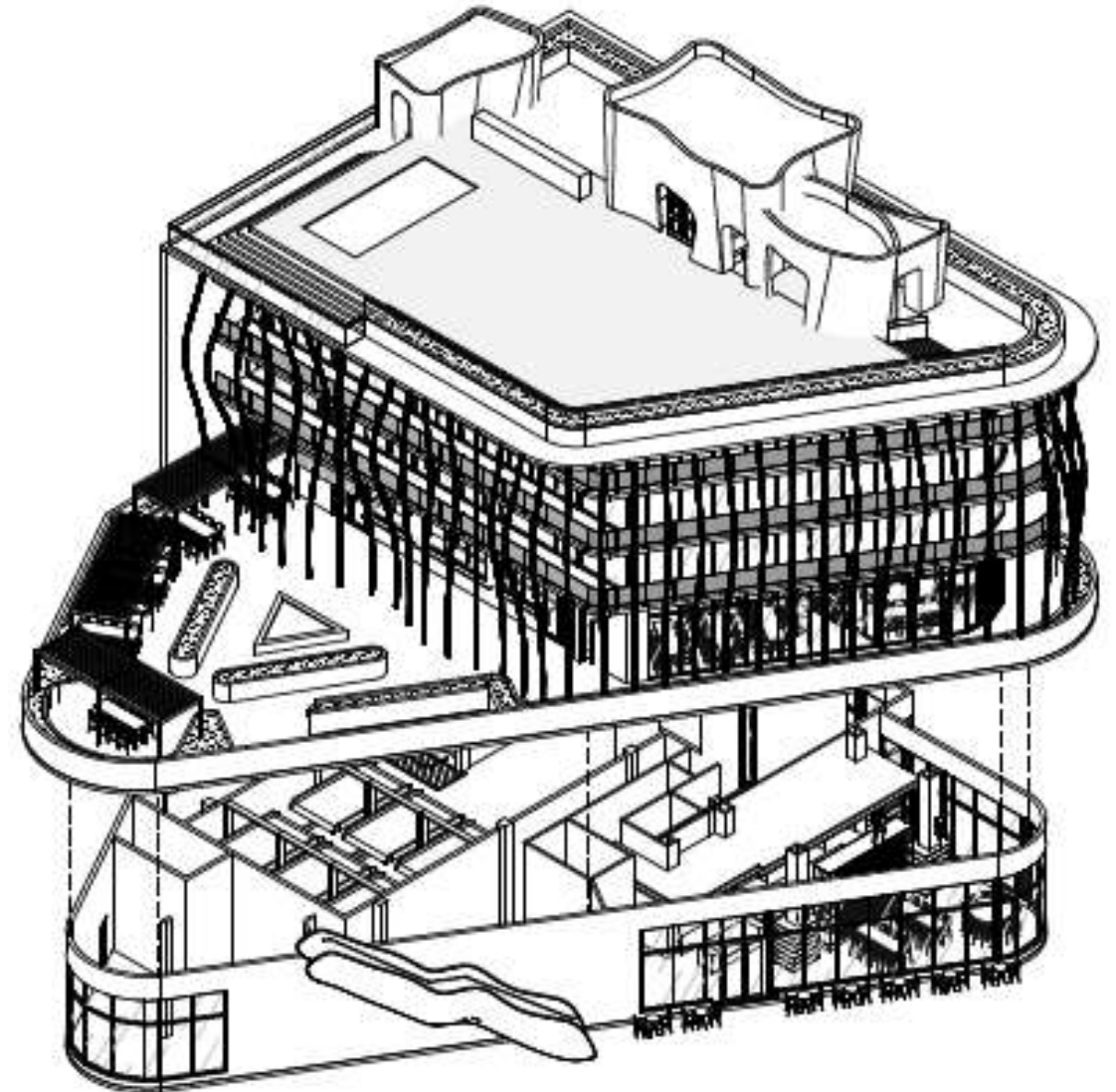




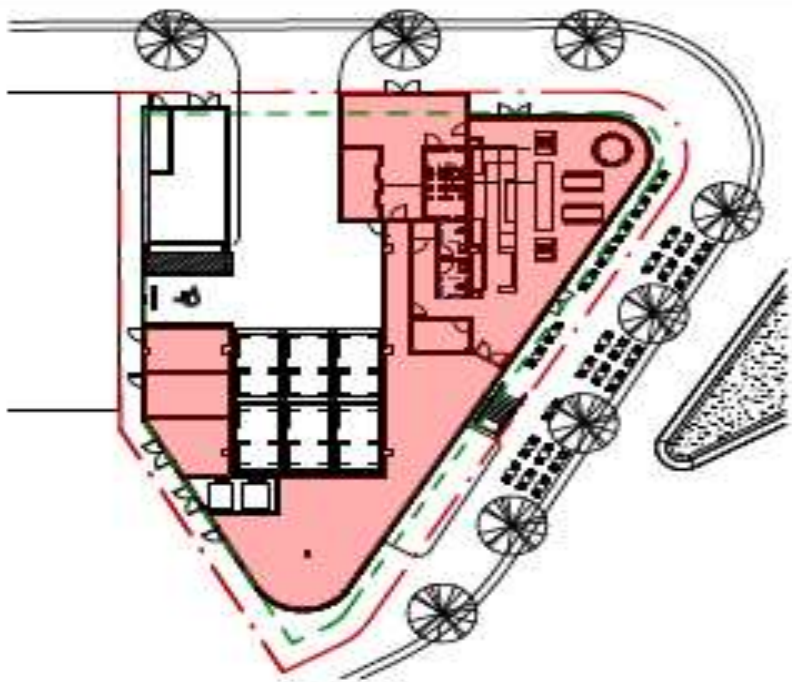


Overview

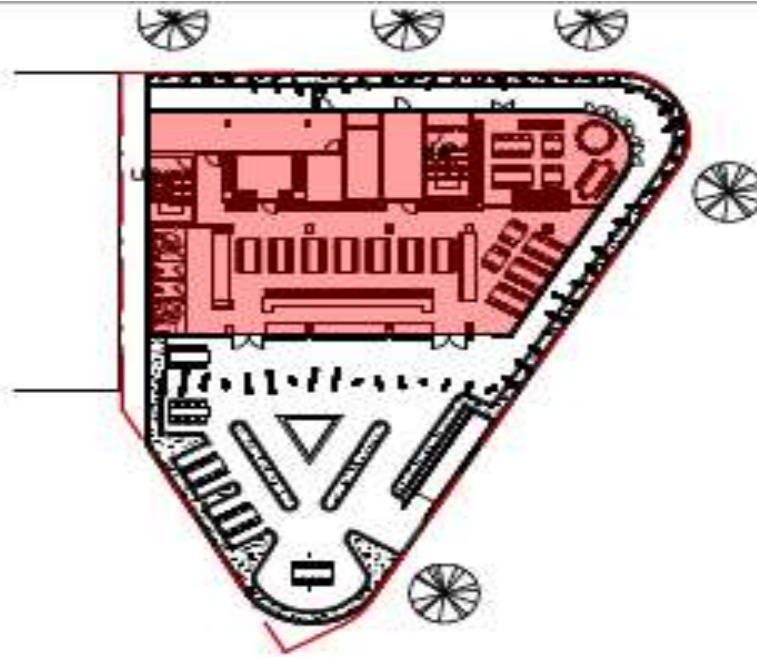
- New five-story residential development with accessory restaurants and mechanical parking
- 34,679 square feet of gross floor area
- 12 residential units with an amenity pool deck
- 81-seat restaurant on the ground floor
- 179-seat restaurant on the second floor



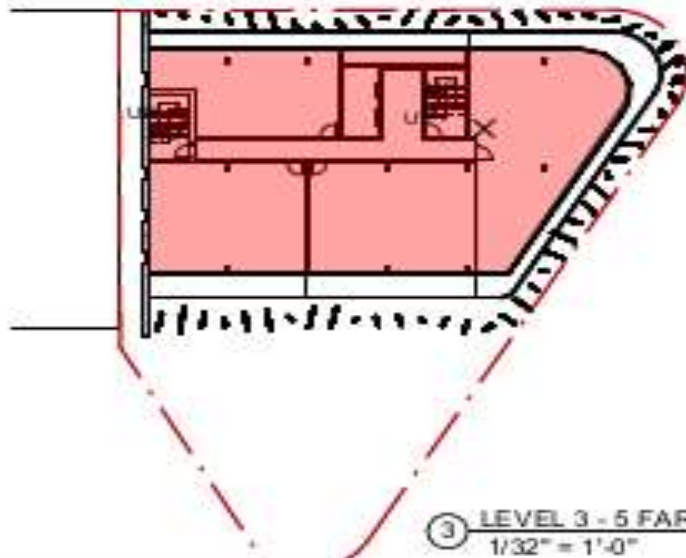
Overview



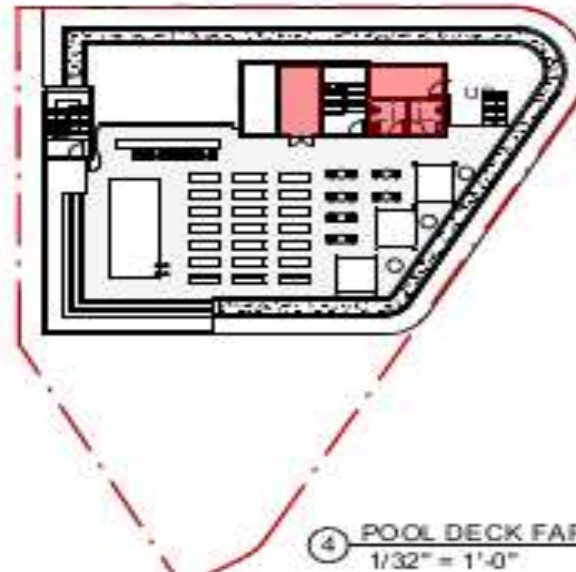
① LEVEL 1 FAR
1/32" = 1'-0"



② LEVEL 2 FAR
1/32" = 1'-0"



③ LEVEL 3 - 5 FAR
1/32" = 1'-0"

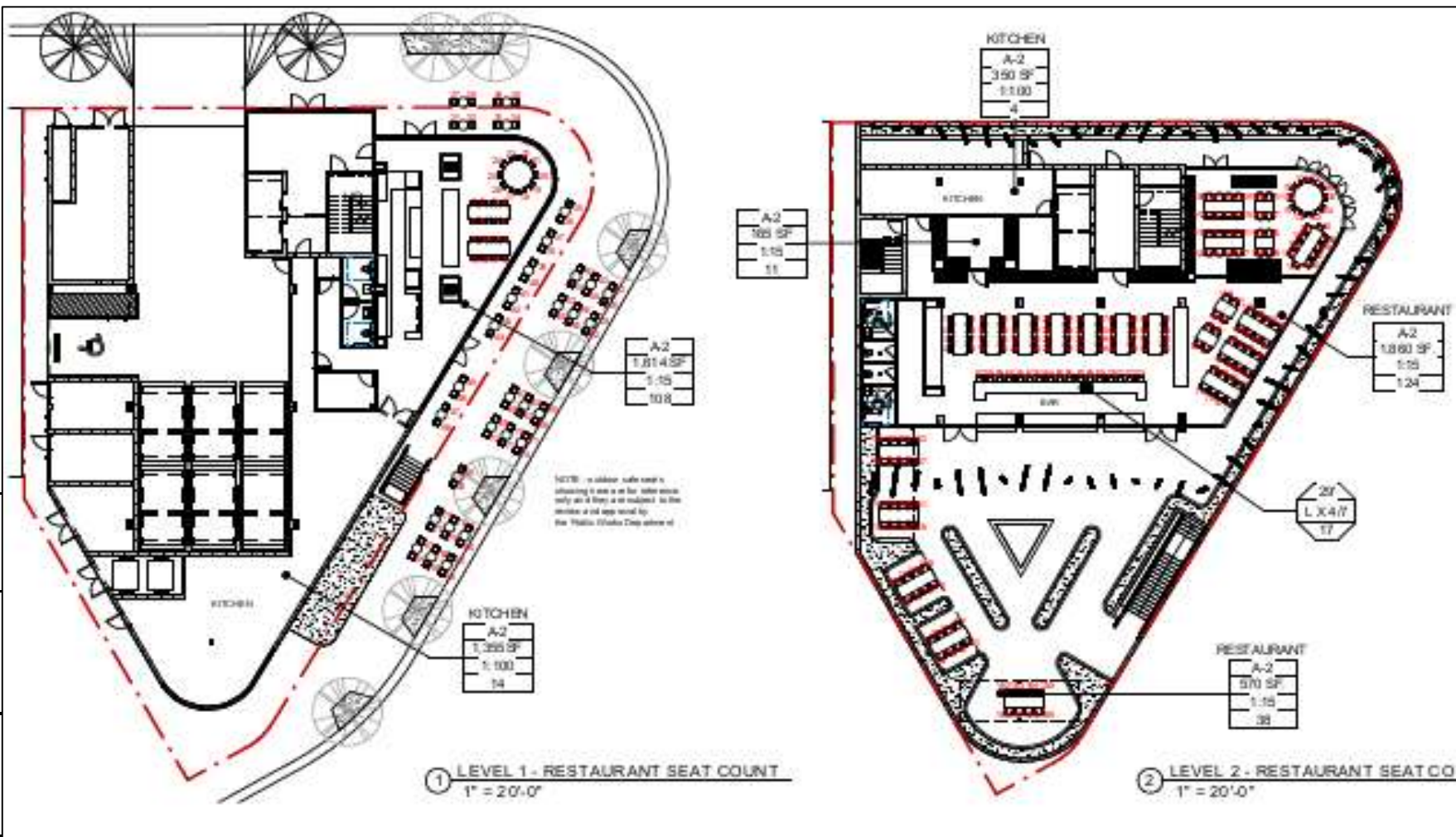


④ POOL DECK FAR
1/32" = 1'-0"

Ground Floor	4,158 SF
Level 2	3,958 SF
Level 3-5	11,589 SF
Pool deck	402 SF
Total	20,107 SF

Restaurants

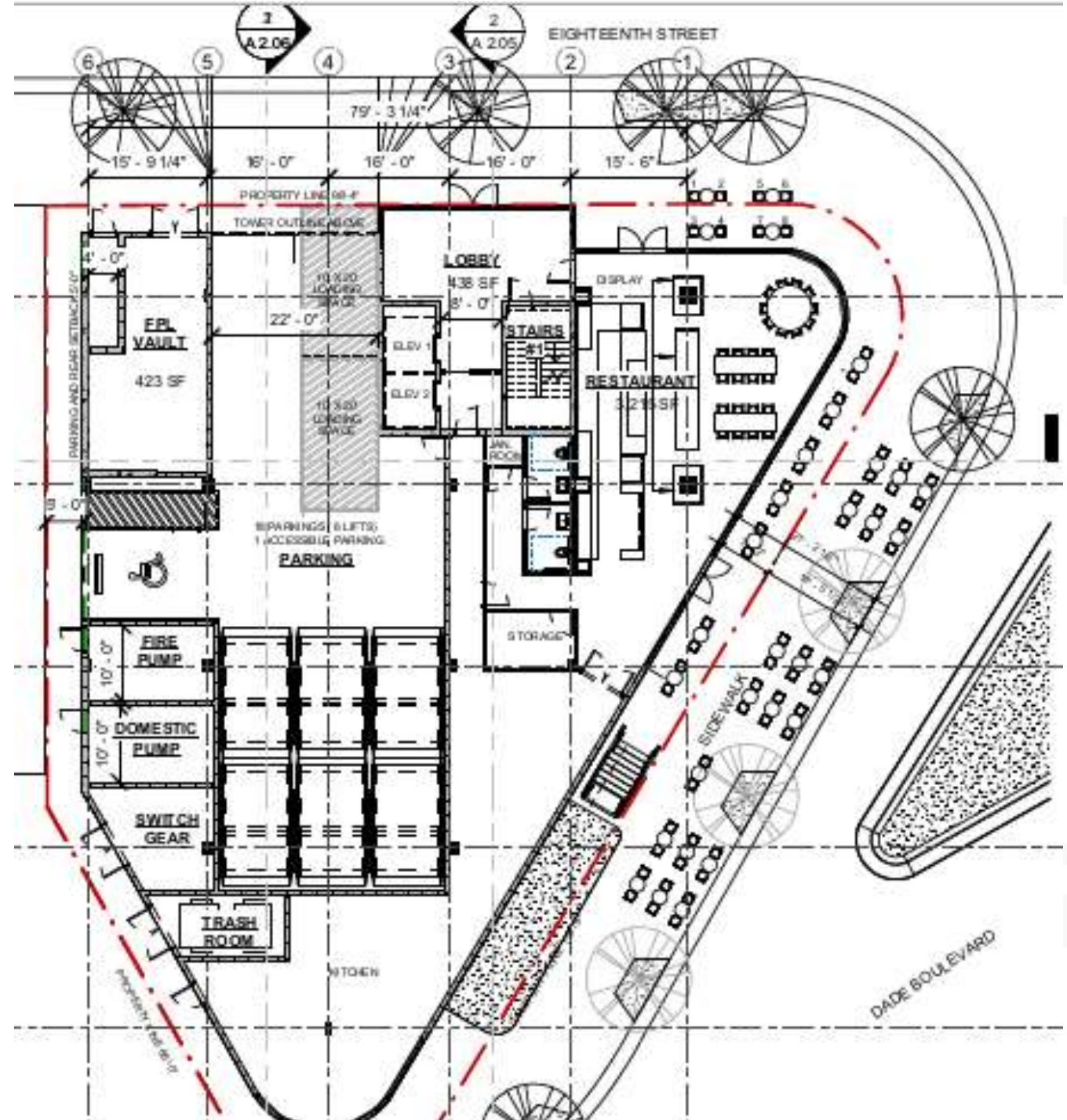
LEVEL	OCCUPANCY
RESTAURANT GROUND FLOOR	122
RESTAURANT LEVEL 2	194



RESTAURANT SEATS COUNTS	AREA	SEATS	INSIDE PROPERTY LINE	OUTSIDE PROPERTY LINE	ADA SEATS (5%)	TOTAL
RESTAURANT GROUND FLOOR	INDOOR - 3,215 SF	24	18	39	2	86
	OUTDOOR - 1,670 SF	57			3	
RESTAURANT LEVEL 2	INDOOR - 3,456 SF	141			8	189
	OUTDOOR - 3,405 SF	38			2	

Mechanical Parking

- 19 required parking
- 18 spaces will be provided via 3 tandem lifts
- Valet service
- 22-foot wide driveway from 18th Street



EIGHTEENTH STREET
36'-0" RIGHT OF WAY



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2116
PROJECT NAME

1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

PROPOSED
SITE PLAN

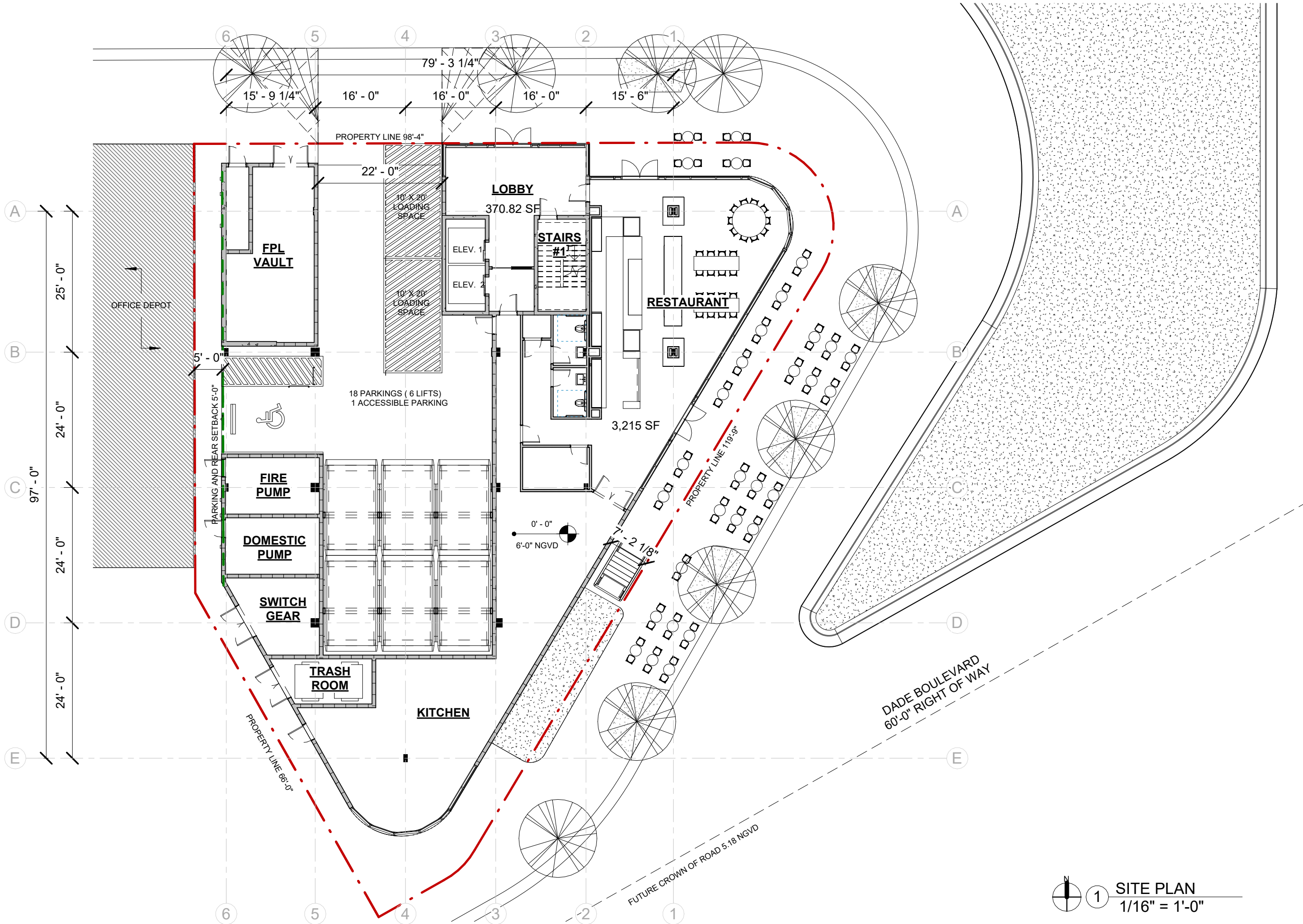
STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR83044

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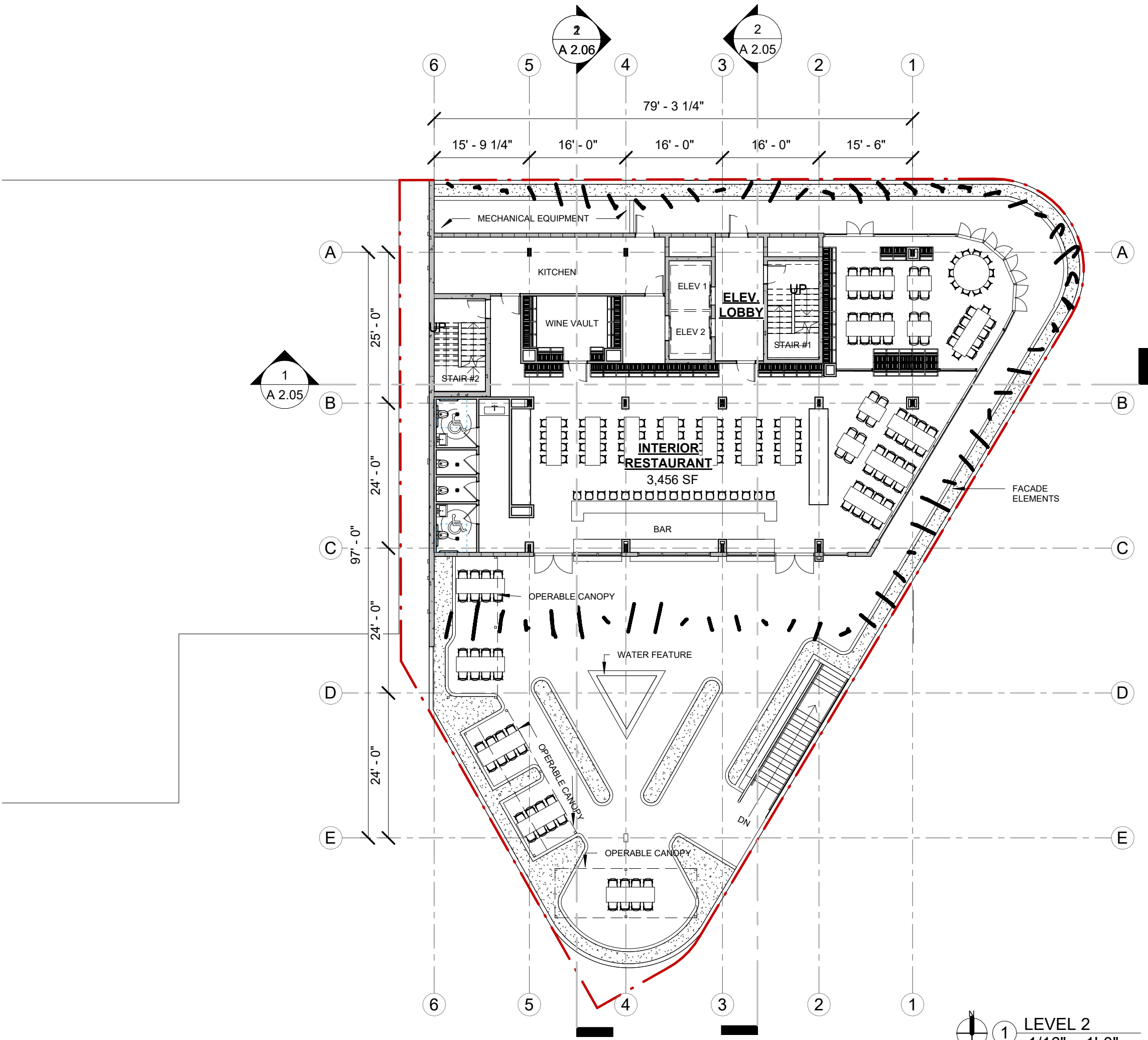
SCALE: 1/16" = 1'-0"
DRAWN BY: Author
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DATE: 04/26/22

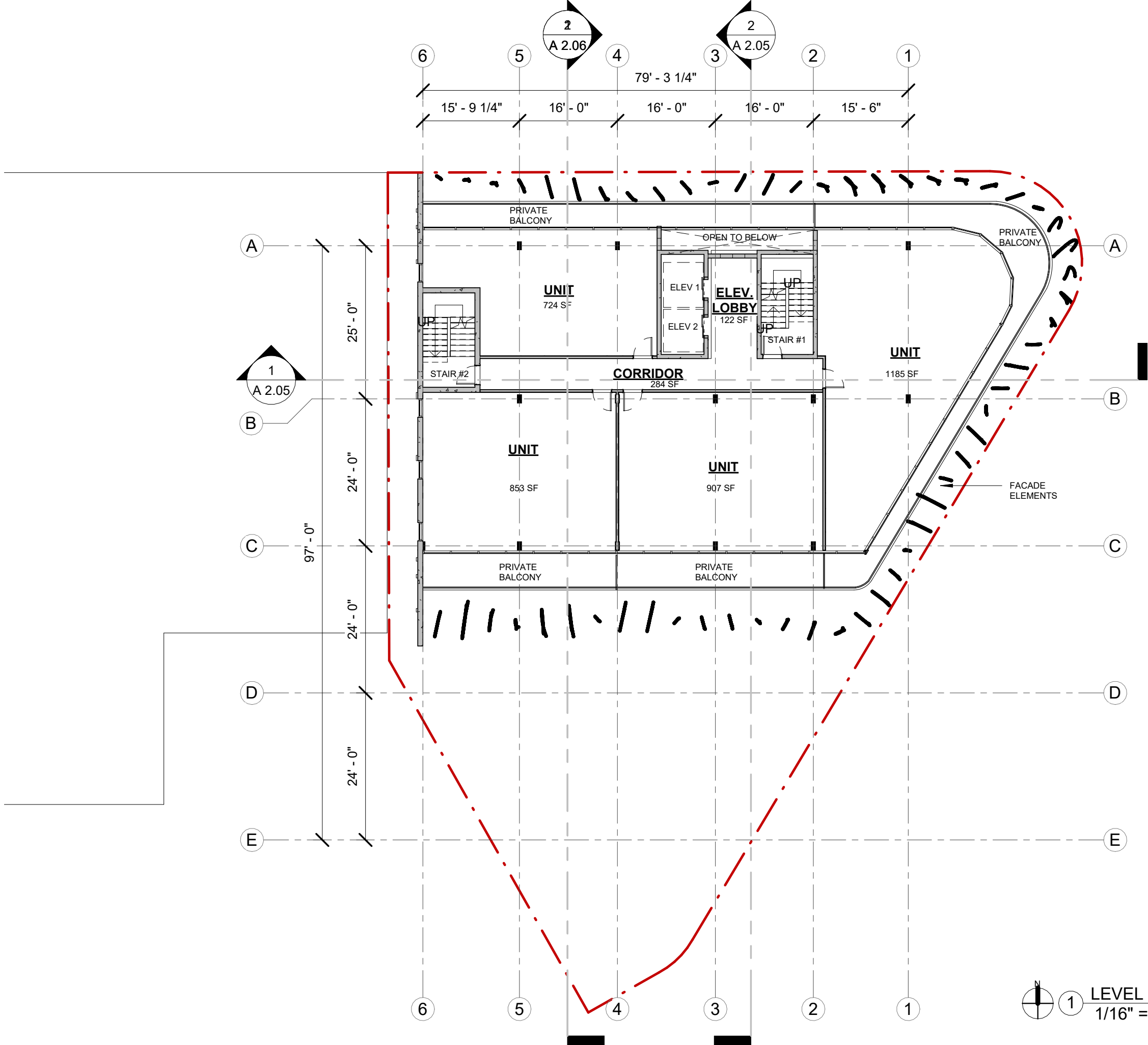
SHEET NUMBER

A 1.00



1 SITE PLAN
1/16" = 1'-0"





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1790 ALTON RD.

1790 ALTON ROAD
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DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

PROPOSED
LEVEL 3 & 5

STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR83044

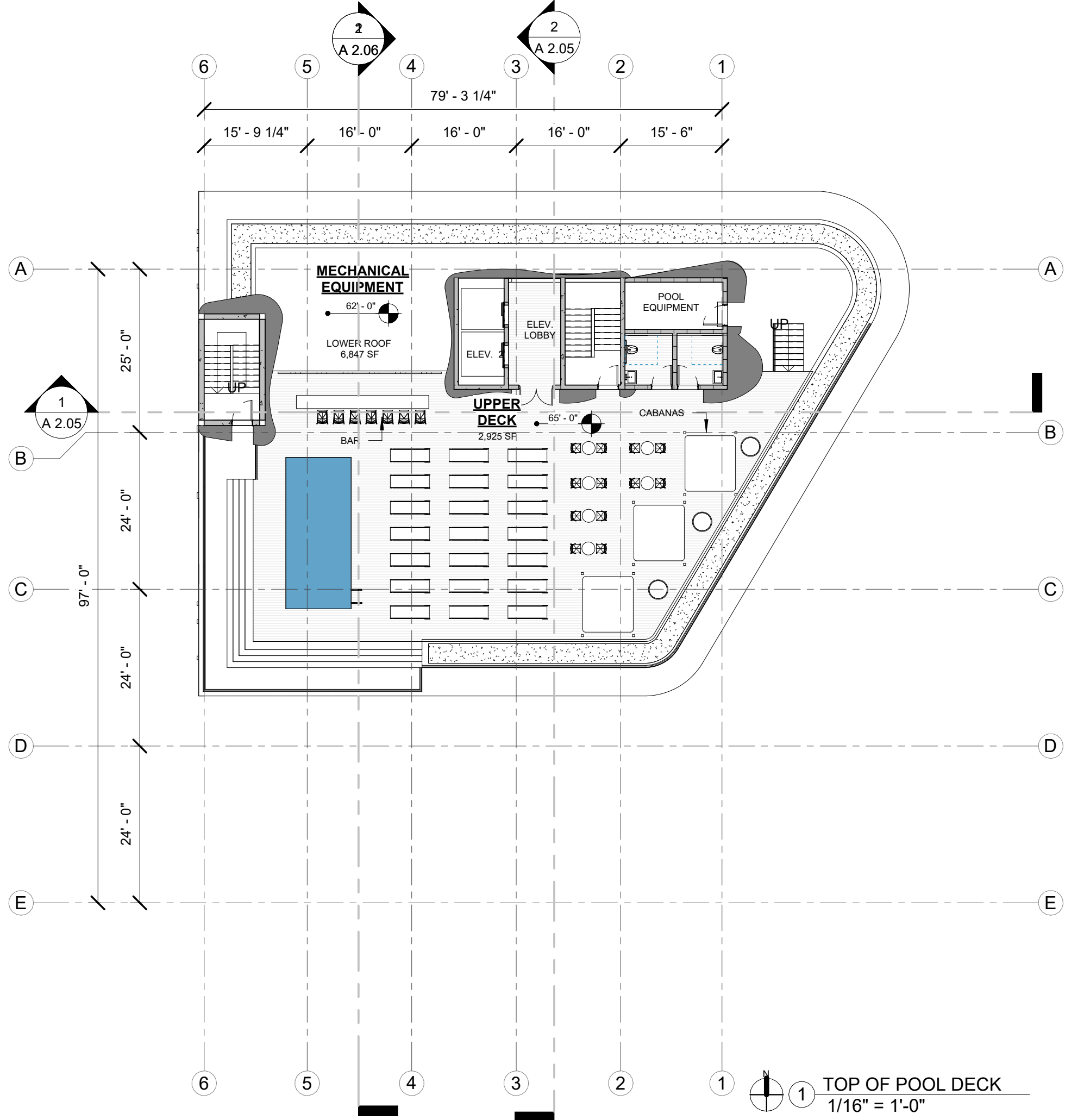
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1 LEVEL 3
1/16" = 1'-0"

A 1.03



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DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

PROPOSED
POOL DECK

STUDIO MCG ARCHITECTURE
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DATE: 04/26/22
SHEET NUMBER

A 1.04

1 TOP OF POOL DECK
1/16" = 1'-0"



1 RENDERED NORTH ELEVATION (18TH ST.)
1/16" = 1'-0"

2 RENDERED SOUTH/EAST ELEVATION
1/16" = 1'-0"



1 REDENRED SOUTH/WEST ELEVATION
1/16" = 1'-0"

2 RENDERED WEST ELEVATION
1/16" = 1'-0"



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CONCEPT DESIGN

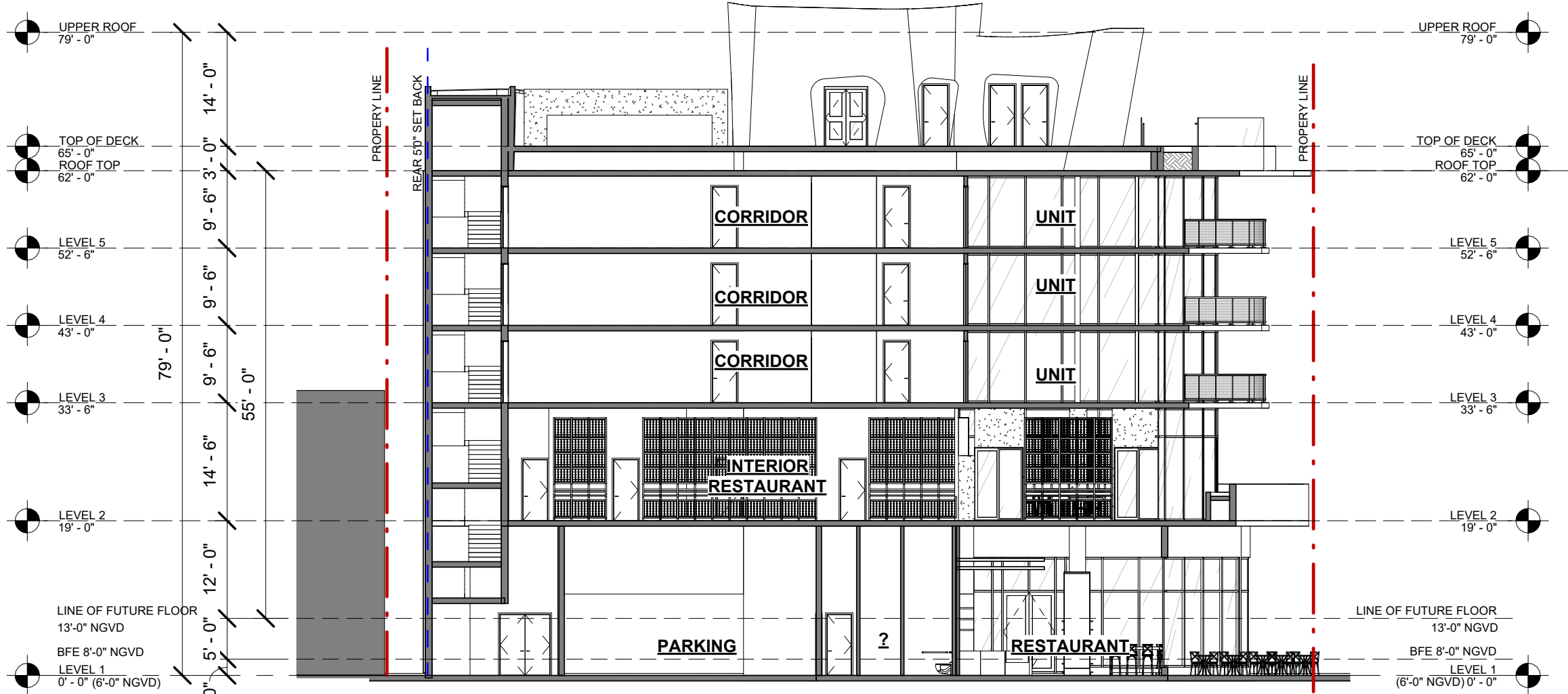
PROPOSED
RENDERED
ELEVATIONS

STUDIO MCG+ ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR83044

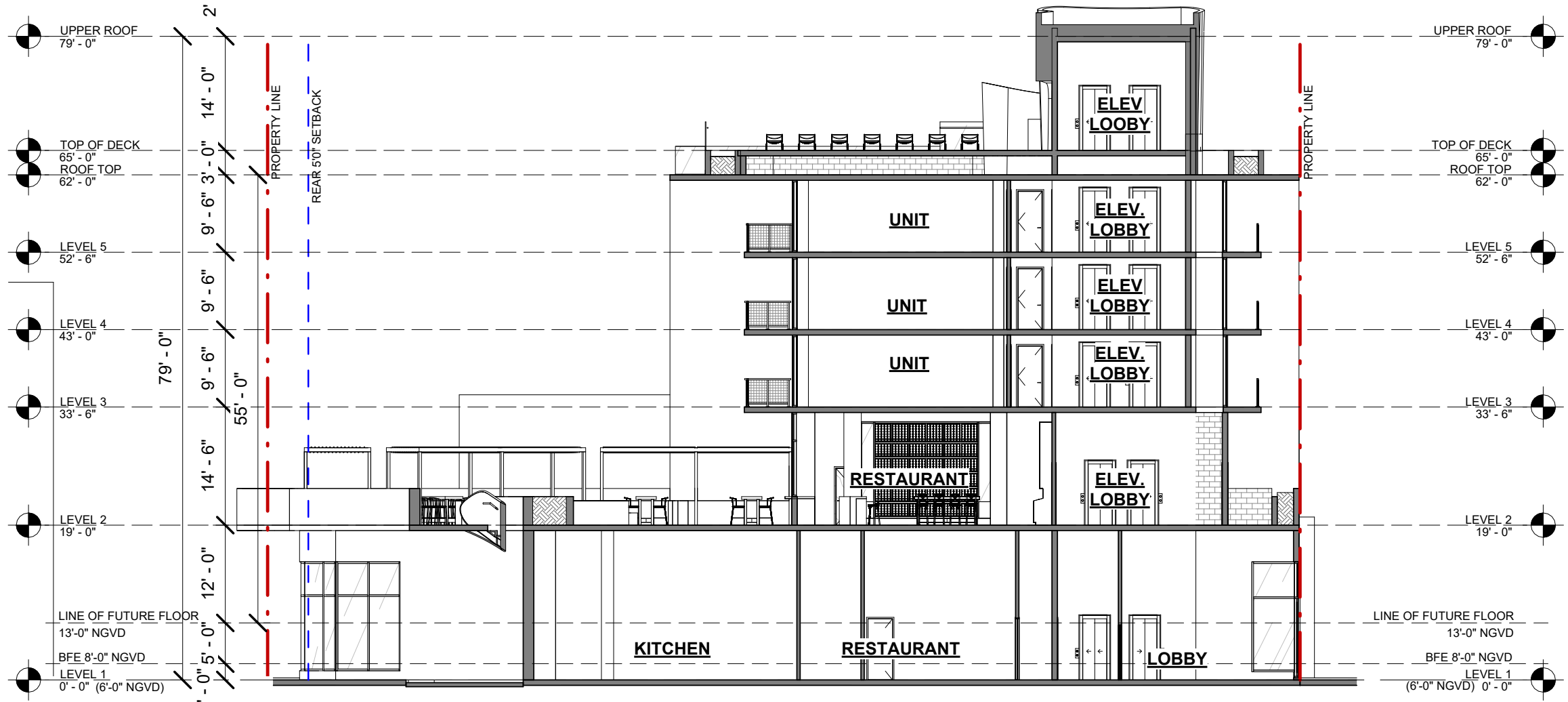
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SHEET NUMBER

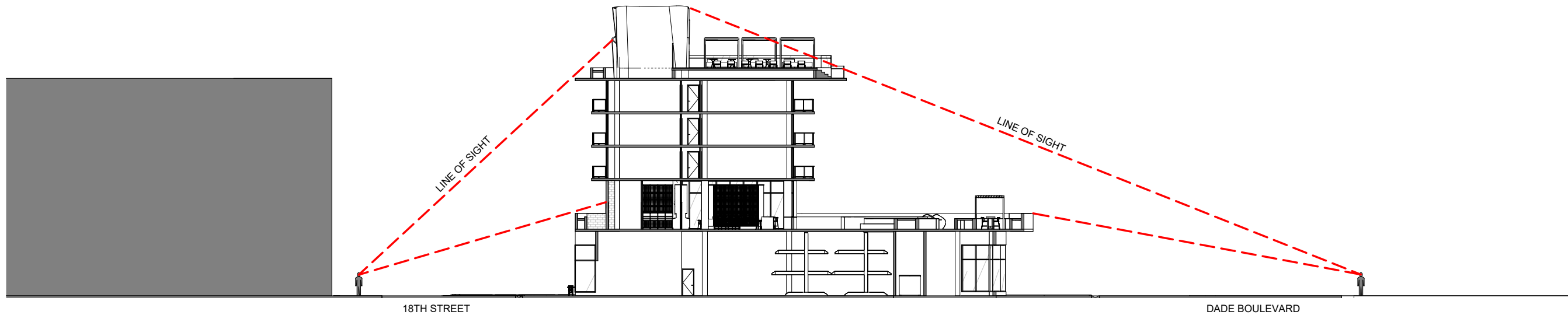
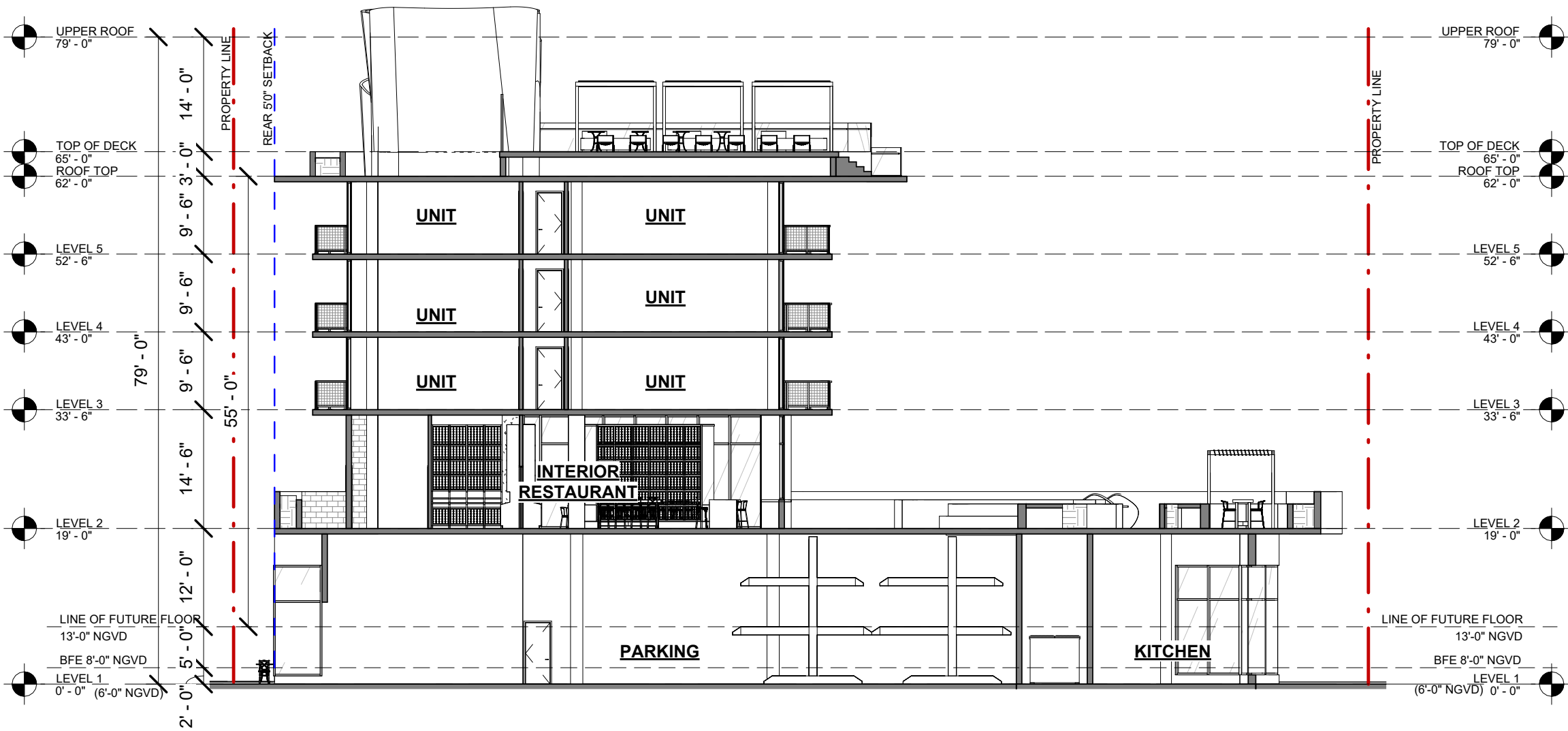
A 2.04



1 BUILDING SECTION A
1/16" = 1'-0"



2 BUILDING SECTION B
1/16" = 1'-0"



1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



FINVARB
GROUP

DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

PROPOSED SECTIONS

STUDIO MCG ARCHITECTURE
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1 BUILDING SECTION C
1/16" = 1'-0"

2 LINE OF SIGHT
1/32" = 1'-0"



1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

RENDERS



STUDIO MCG ARCHITECTURE
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A 0.05



1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER



DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

RENDERS



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1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

RENDERS



STUDIO MCG+ ARCHITECTURE
JENNIFER McCONNEY, FLORIDA LIC# AR93044

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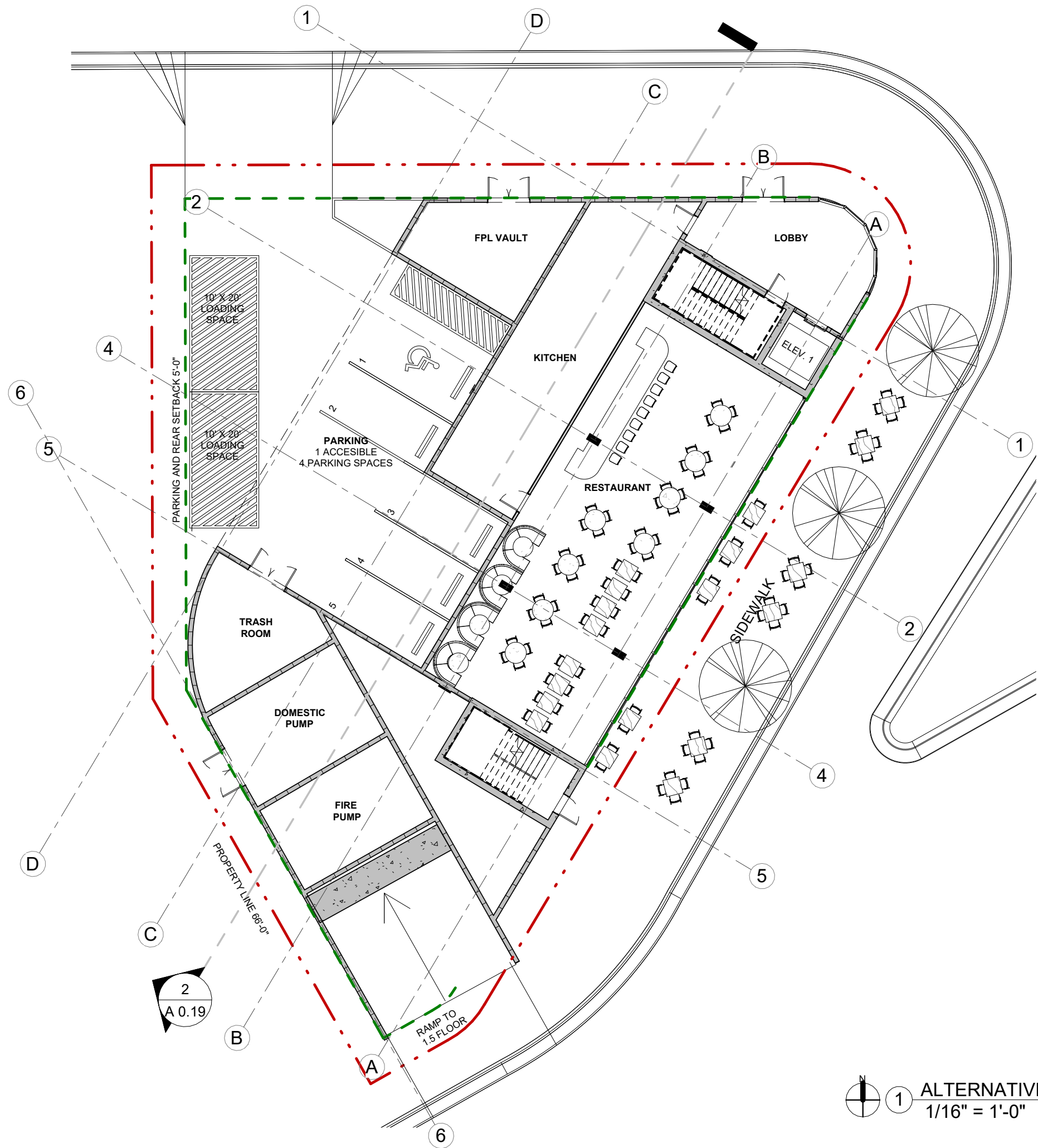
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Thank You

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



1 ALTERNATIVE PARKING - LEVEL 1
1/16" = 1'-0"



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XXXX

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1790 ALTON RD.

1790 ALTON RD.
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DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

ALTERNATIVE
PARKING -
LEVEL I
PLAN

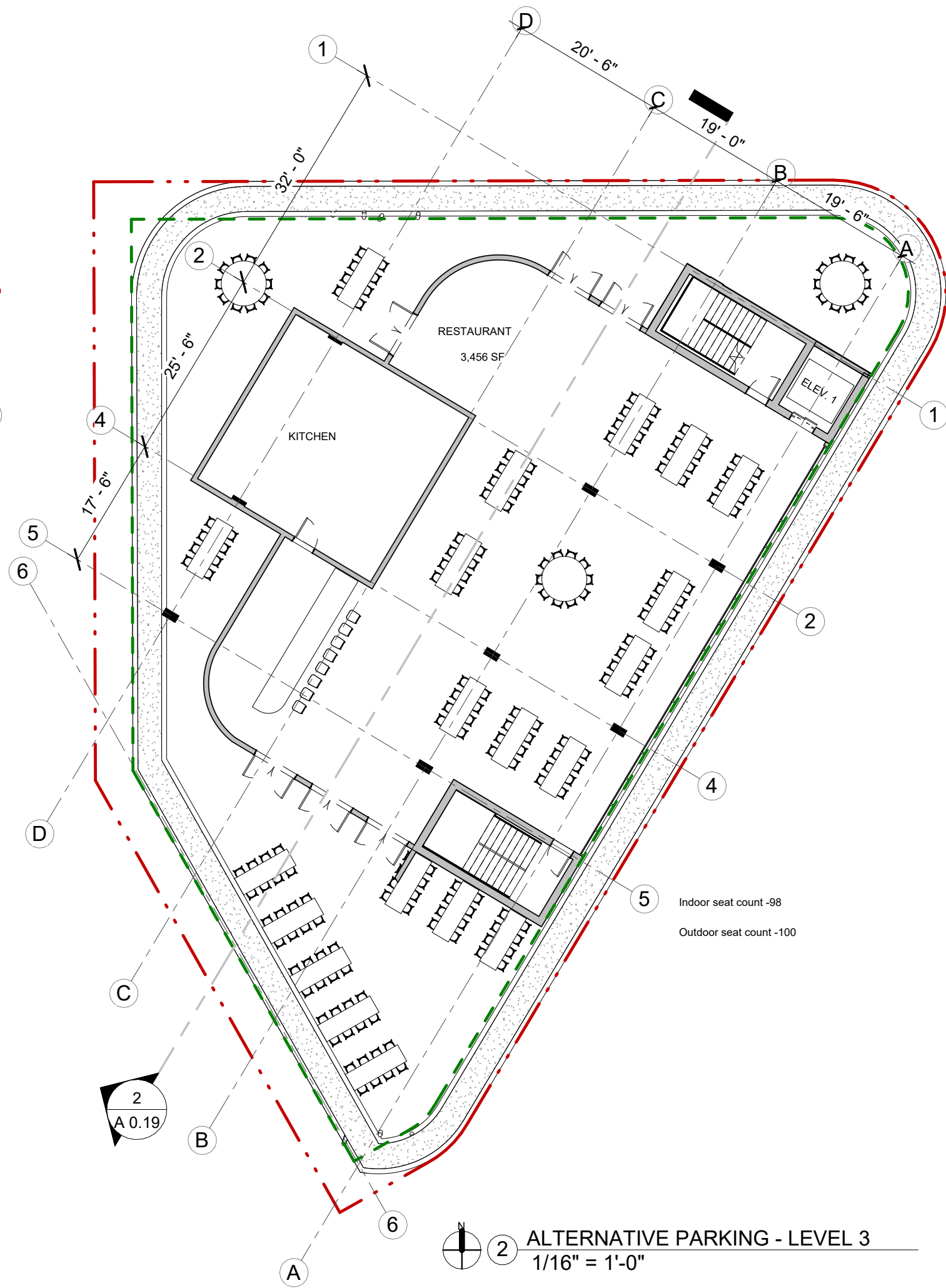
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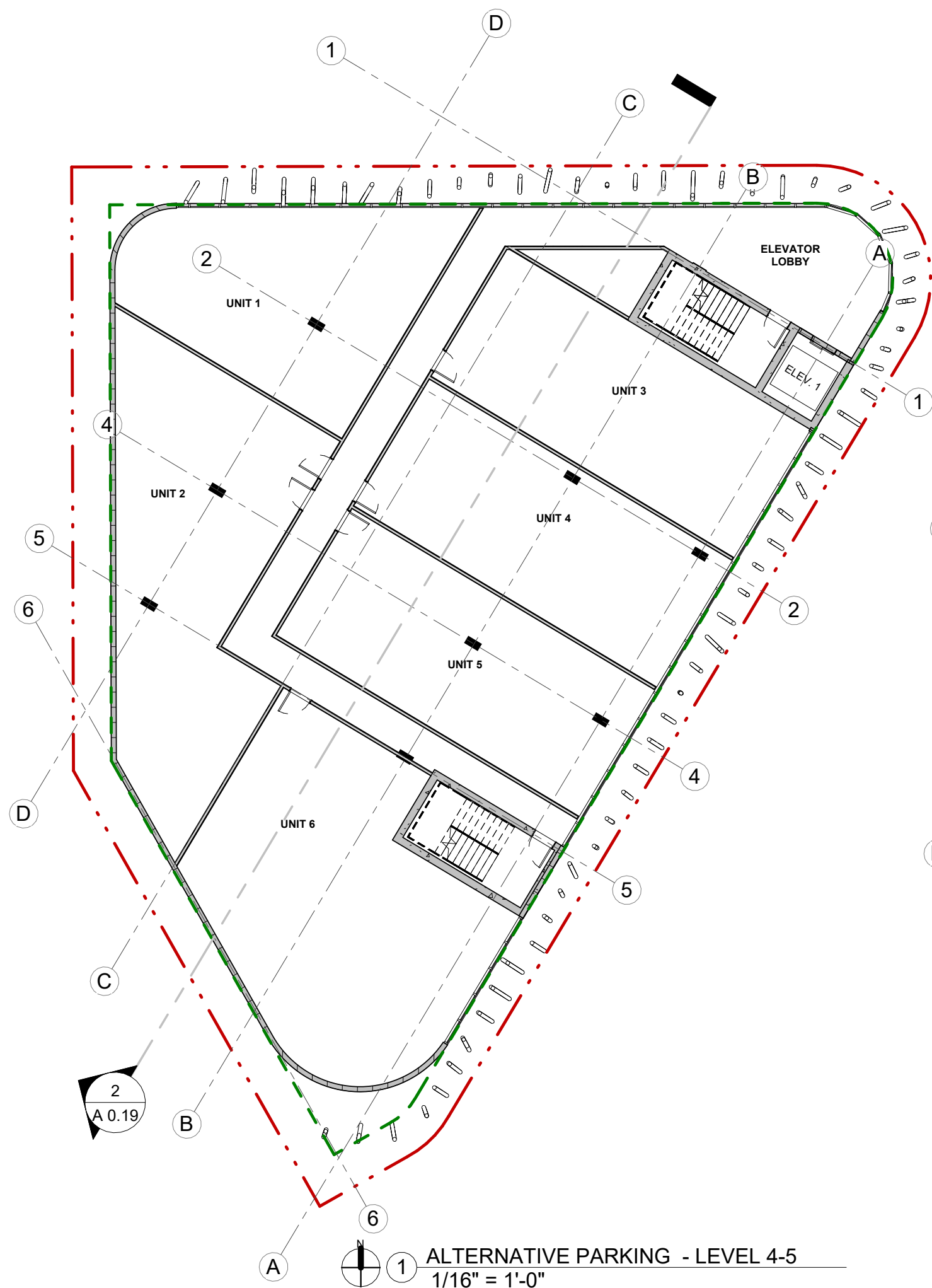
ALTERNATE
PARKING -
LEVEL 2 & 3
PLAN





ALTERNATE
PARKING -
LEVEL 4-5 &
POOL DECK
PLAN

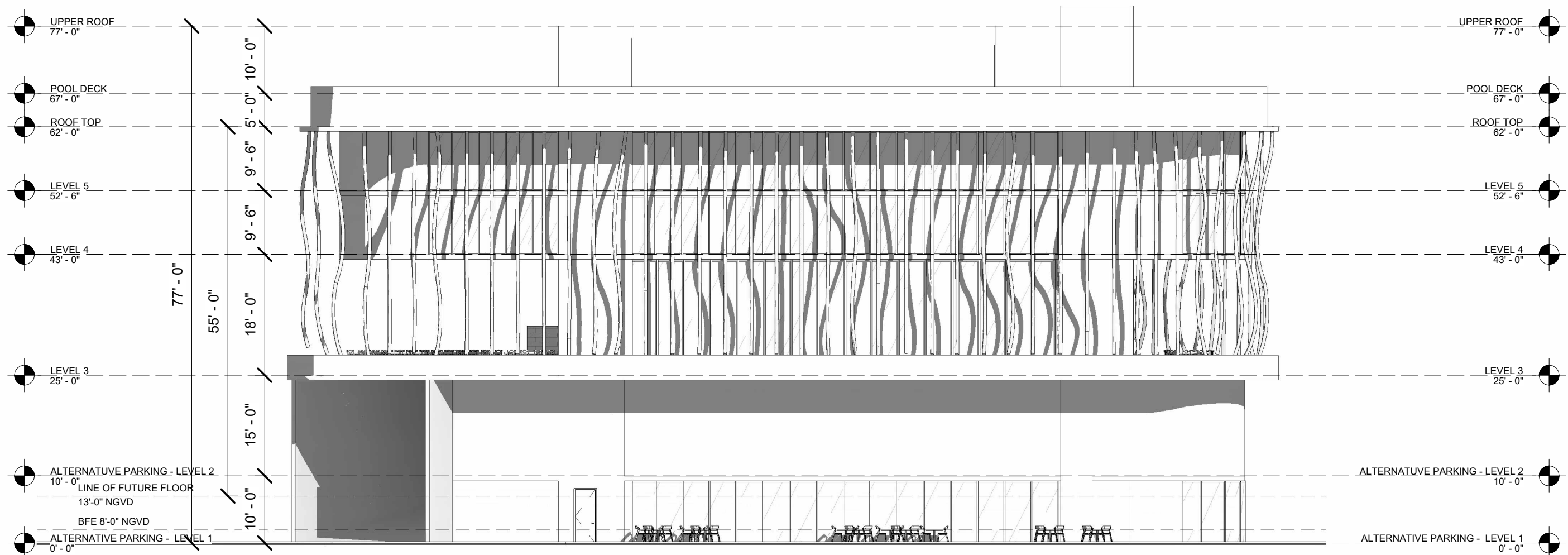
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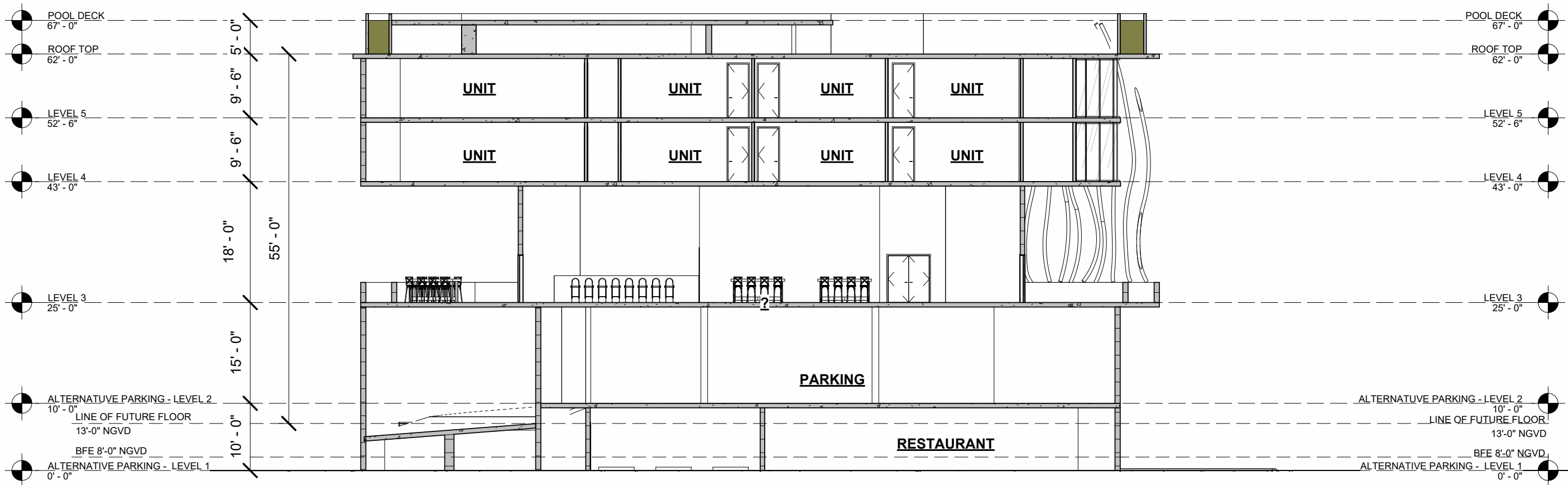
ALTERNATIVE PARKING - LEVEL 4-5
1/16" = 1'-0"



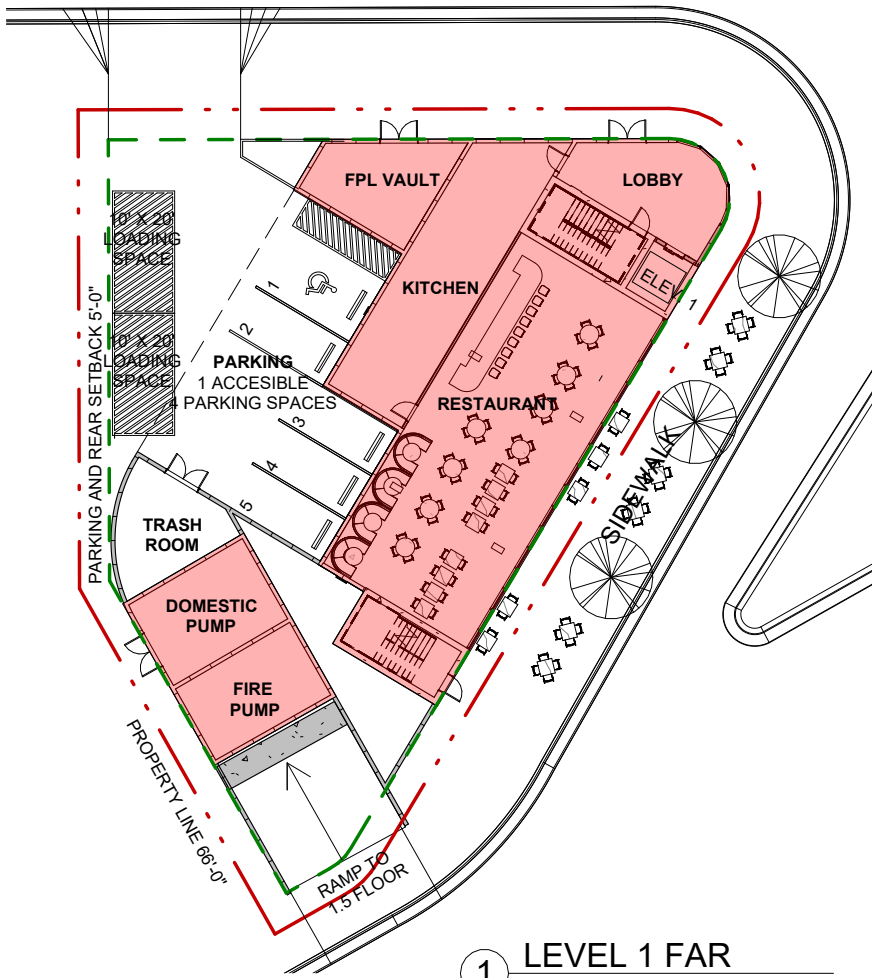
POOL DECK
1/16" = 1'-0"



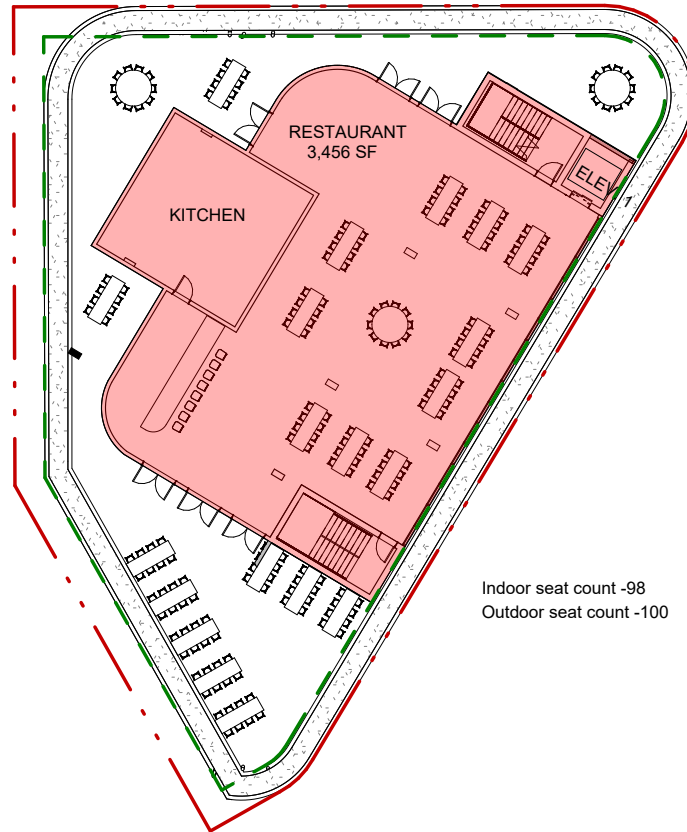
1 SOUTH/EAST ELEVATION
1/16" = 1'-0"



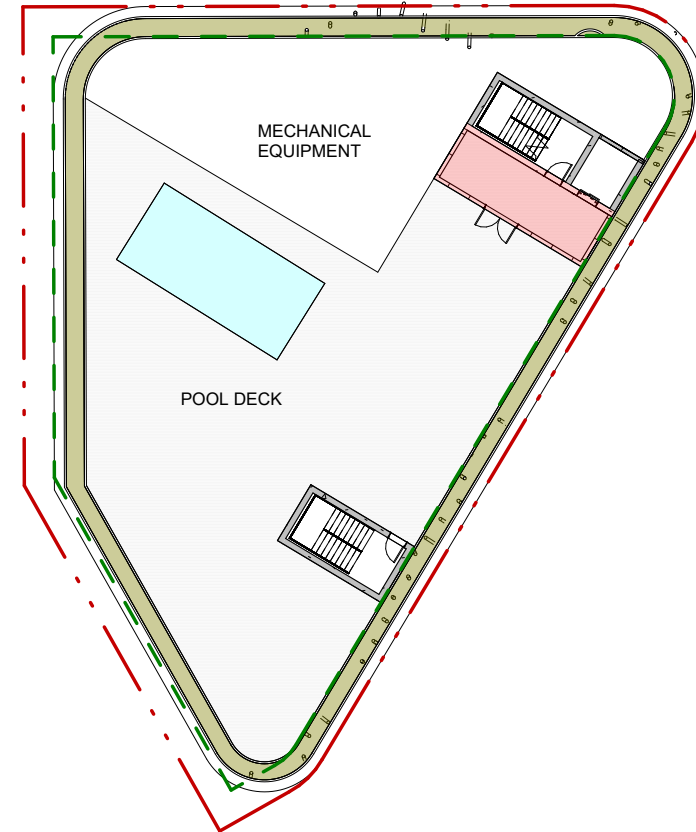
2 BUILDING SECTION
1/16" = 1'-0"



① LEVEL 1 FAR
1/32" = 1'-0"



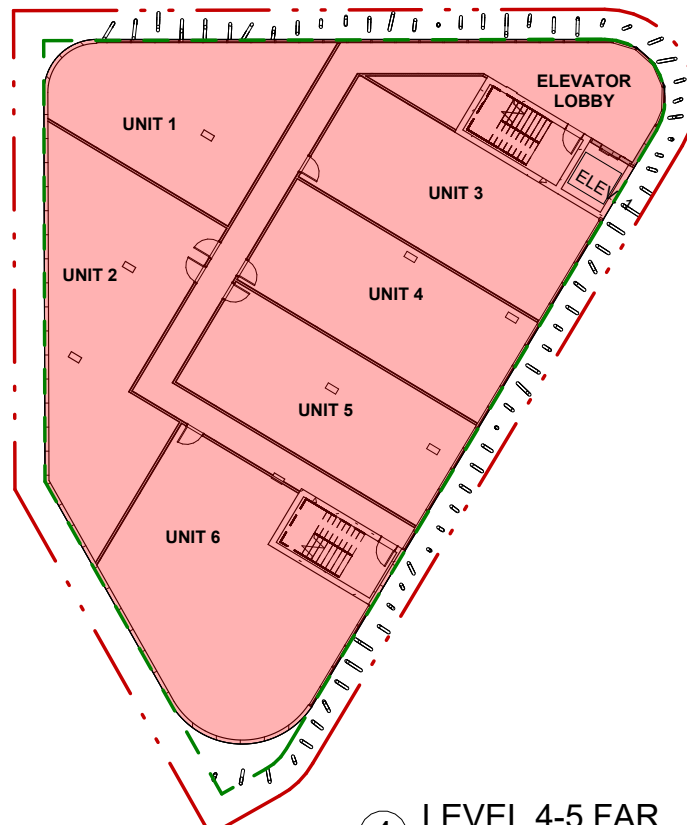
③ LEVEL 3 FAR
1/32" = 1'-0"



⑤ POOL DECK FAR
1/32" = 1'-0"



② LEVEL 2 FAR
1/32" = 1'-0"



④ LEVEL 4-5 FAR
1/32" = 1'-0"

Ground Floor	4,182 SF
Level 2	342 SF
Level 3	3,892 SF
Level 4 & 5	11,612 SF
Pool deck	180 SF
Total	20,208 SF

1790 ALTON RD.

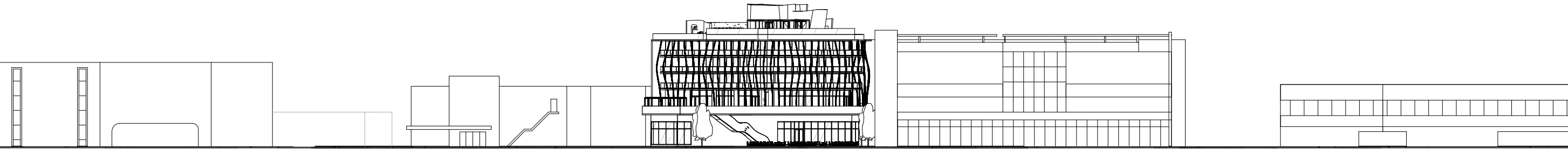
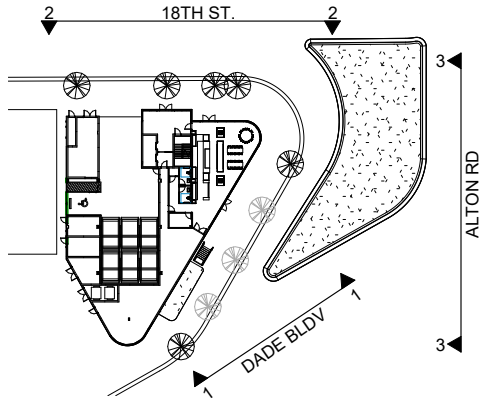
1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



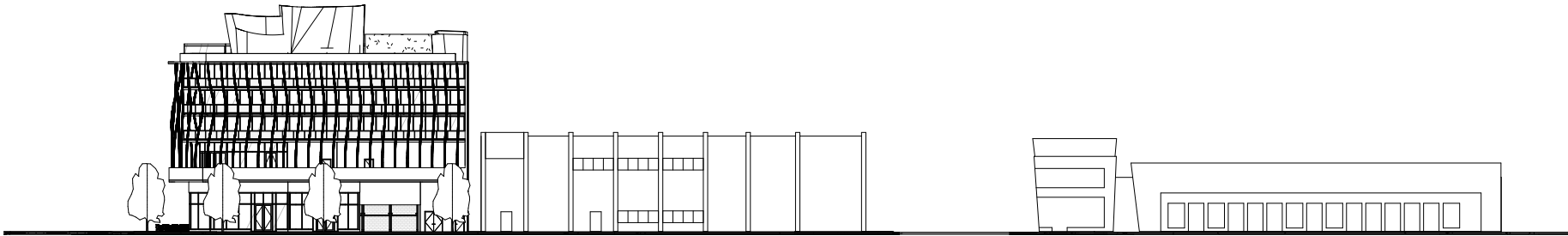
DESIGNER
GEK ARCHITECTURE

CONCEPT DESIGN

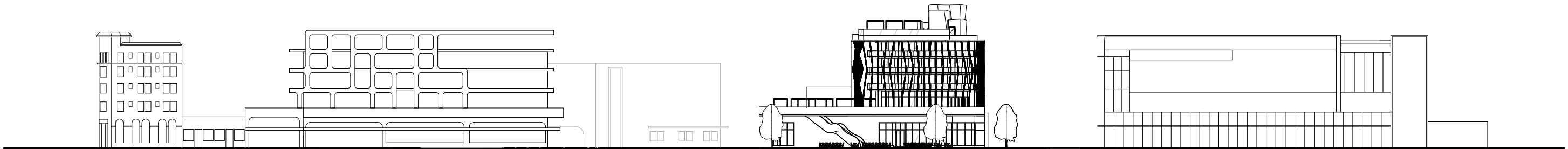
CONTEXTUAL
ELEVATION
DRAWING



① DADE BLVD. CONTEXT ELEVATION
1" = 60'-0" 06/16/2022



② 18TH ST. CONTEXT ELEVATION
1" = 60'-0" 06/16/2022



③ ALTON RD CONTEXT ELEVATION
1" = 60'-0" 06/16/2022

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JENNIFER McCONNEY FLORIDA LIC# AR83044

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SHEET NUMBER

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550



7500 NE 4th Court
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PROJECT NUMBER
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PROJECT NAME

1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



FINVARB
GROUP

DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

PROJECT DATA

STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR83044

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DATE 06/14/22

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ZONING DATA SHEET

ITEM #	Zoning Information	LAND USE: CD-2		
1	Address:	1790 Alton Road, Miami Beach , FL 33139		
2	Board and File numbers:	PB22-0548		
3	Folio number(s):	02-3233-012-0700		
4	Year constructed:	N/A	Zoning District:	CD-2 (SUNSET HARBOUR NEIGHBORHOOD)
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5'-4"
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	10,331 SF
7	Lot Width	50'-0"	Lot Depth:	137'-0"
8	Minimum Unit Size	301 SF		N/A
9	Existing User	VACANT	Proposed Use:	MIXED USE

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	0'.00"	55'-0"	WAIVER REQUIRED
11	Number of Stories	5	N/A	5	-
12	FAR	2	0.00	1.95	-
13	FLOOR AREA Square Footage	20,662 SF	0 SF	20,107 SF	-
14	GROSS Square Footage	N/A	N/A	34,679 SF	-
15	Number of Units Residential	N/A	N/A	13	-
16	Number of Units Hotel	N/A	N/A	0	-
17	Number of Seats	N/A	N/A	100	-
18	Occupancy Load	N/A	N/A	125	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking (CD-2) SUNSET HARBOR				
19	Front Setback (NORTH):	5'-0"	N/A	N/A	-
20	Rear Setback (WEST):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	5'-0"	N/A	N/A	-
22	Side Setback facing Street (SOUTH):	5'-0"	N/A	N/A	-
	Pedestal LEVEL 1 (CD-2) SUNSET HARBOR				
23	Front Setback (NORTH):	0'-0"	N/A	0' - 0"	
24	Rear Setback (WEST):	5'-0"	N/A	5'-0"	-
25	Side Setback facing Street (EAST):	0'-0"	N/A	5'-0"	-
26	Side Setback facing Street (SOUTH):	0'-0"	N/A	5'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District (DISTRICT #5)				-
32	Total # of parking spaces required	19 spaces			-
33	# of parking spaces provided		N/A	19	
34	Parking Space Dimensions	8.5' X 18'	N/A	8.5' X 18'	
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE	N/A	90 DEGREE	-
36	ADA Spaces	1	N/A	1	-
37	Tandem Spaces	N/A	N/A	3	-
38	Drive Aisle Width	22'	N/A	22'	-
39	Valet Drop off and pick up	N/A	N/A	N/A	-
40	Loading zones and Trash collection areas	2	N/A	2	-
41	Bikes (15% of required parking)	3	N/A	3	-

47	Is this a contributing building?	NO
48	Located within a Local Historic District?	NO

Notes: If not applicable write N/A

All other data information may be required and presented like the above format.

FAR CALCULATION		
LEVEL 1	4,158	SQ. FT
LEVEL 2	3,958	SQ. FT
LEVEL 3	3,863	SQ. FT
LEVEL 4	3,863	SQ. FT
LEVEL 5	3,863	SQ. FT
ROOF LEVEL	402	SQ. FT
TOTAL	20,107	SQ. FT
MAX FAR ALLOWED	20,662	SQ. FT

UNIT COUNT		
LEVEL 1	0	Units
LEVEL 2	0	Units
LEVEL 3	4	Units
LEVEL 4	4	Units
LEVEL 5	4	Units
TOTAL	12	Units

PARKING REQUIREMENT		
APARTMENTS	9 UNITS X 1.5 SPACE	14
	3 UNITS X 1.75 SPACE	5
RESTAURANT/CAFÉ	100 seats or less (Ground Floor)	0
	100 seats or less (Second Floor)	0
TOTAL		19

RESTAURANT OCCUPANCY CALCULATIONS				
LEVEL 1 - RESTAURANT			TOTAL OCCUPANTS - 100	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS	
INTERIOR SEATING	390 SF	1:15	26	
EXTERIOR SEATING	900 SF	1:15	60	
KITCHEN	1,376 SF	1:100	14	
LEVEL 2 - RESTAURANT			TOTAL OCCUPANTS - 199	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS	
INTERIOR SEATING	1,980 SF	1:15	132	
EXTERIOR SEATING	600 SF	1:15	40	
KITCHEN	355 SF	1:100	4	
BAR	29'-0"	L x 4/7	17	
WINE VAULT	165 SF	1:30	6	

A 0.02

BOUNDARY SURVEY
SCALE: 1" =20'

PAGE 1 OF 1
JOB No. CH-017122

PROPERTY ADDRESS:
1790 ALTON ROAD, MIAMI BEACH, FL. 33139, FOLIO# 02-3233-012-0700

LEGAL DESCRIPTION:

Lot 1, Block 17--A of "ISLAND VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 6, at Page 115, of the public Records of Miami--Dade County, Florida, less beginning at the northwesterly corner of Lot 1; thence south along the westerly line of Lot 1 for 169.41 feet to a point where the westerly line of Lot 1 intersects the northerly line of Dade Boulevard; thence northeasterly along the northerly line of Dade Boulevard for 65.7 feet to a point; thence northwesterly along a line defelcting 90 degrees to the left for 65.95 feet to a point; thence northerly along a line deflecting to the right 29 degrees 22'37" for 79.65 feet to a point being on the southerly line of 18th Street for 24.9 feet to the point of beginning, together with all the appurtenances thereunto belonging in anywise appertaining. (Special Warranty Deed, dated October 15th, 1993, recorded in Official Records Book 16367, Page 4229, Miami--Dade County Records).
Containing 10,331 Square Feet, 0.24 Acres, more or less, by calculations.
Pr1 . 2
operty Address: 1790 Alton Road Miami Beach, Florida, 33139. Folio No.: 02-3233-012-0700

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 9/11/09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 8 COMMUNITY 120651 PANEL NUMBER 12086C0317 SUFFIX L
ELEVATIONS REFER TO N.A.V.D.88 BENCHMARK USED: MDC C-100 ELEVATION= 9.50'

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. FENCE OWNERSHIP NOT DETERMINED

CERTIFIED TO:

Taylor Megdal, Esq

REVISIONS:	UP-DATED SURVEY	DATE:	FEB. 05, 2020
THIS SURVEY WAS PERFORMED		DATE:	JULY 28, 2017

CH LAND SURVEYING INC.
5955 NW 131 STREET, SUITE 210
MIAMI LAKES, FL 33094
PH (305) 823-3270, 305-823-9806

CARLOS A. HERNANDEZ
LAND SURVEYOR AND MAPPER No. 5718
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER