

545 NW 26th St
Suite 250
Miami FL 33127
USA

Tel 305.350.7070
Fax 305.350.7071



October 10, 2022

City of Miami Beach DRB

Subject: 1920 Alton Rd
DRB Corrections Narrative for final DRB Submission

Dear City of Miami Beach :

Please see below responses and enclosed revised drawings regarding the Final Planning Board Submission for 1920 Alton Road, Miami Beach, FL 33139.

DRB Review – Completed (10/10/2022)

1. Application completeness

Response: The application has been completed per comments received on 10/03/2022

2. Architectural representation

Response: The architectural representation has been updated per comments received on 10/03/2022

3. A copy of the signed and dated checklist issued at the pre-application meeting shall be submitted.

Response: a copy of the signed and dated checklist has been provided within this submittal.

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4. Vacant and unoccupied structures or sites shall provide photographic evidence that site and structure is secured and maintained. The applicant shall post a No Trespassing sign from the City's Police Dept.

Response: The project site is currently occupied and in use. When the site is vacated, the applicant shall post a no trespassing sign from the city's police department.

5. Provide Cost Estimate in LOI or under separate cover

Response: Cost estimate in LOI or separate cover shall be provided within the submission.

6. Provide a demolition plan in the final submittal set.

Response: A demolition plan has been provided on A-08 for the this submission.

7. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: "DRB FINAL SUBMISSION" has been added to the cover sheet (A-00) in addition as the file number DRB22-0873 for this submission.

8. Final Submittal drawings need to be DATED, SIGNED AND SEALED.

Response: All drawings have been dated, signed, and sealed for this submission.

9. Design Recommendations

Response: Design recommendations will be addressed for submission after DRB Final Submission.

10. Zoning Comments

Response: Zoning comments have been implemented for this submission.

11. Terrace means a platform that extends outdoors from a floor of a house serving as an outdoor living space, and which may not be covered, as defined in sec. 114-1. The proposed areas labeled as “terraces” shall be included in the F.A.R. calculation.

Response: spaces labeled as “terraces” have been updated to the proper naming convention. Refer to sheet A-21 through A-28, for clarifications on exterior naming conventions. These exterior portions of the plan do not count towards F.A.R. as they are unenclosed; Refer to sheet A-11, A-20, A-20.1, A-20.2, A-21, A-22, A-23, A-24, A-25, A-40, A-41, A-42, A-43, A-44.

12. The vestibule that is in the rooftop level shall be included in the F.A.R. calculation.

Response: The vestibule located on Level 06 (A-25) does apply towards F.A.R. and has been adjusted in the calculations located on sheet A-09.

13. Indicate the location of the clear pedestrian path on the site plan.

Response: Clear pedestrian path has been provided; Refer to A-15 for clarity on location of the circulation zone.

14. The sidewalk shall be raised to the future crown of road elevation. Provide a detail section showing the elevation of the sidewalk and transition area to the private property.

Response: This has been provided within landscape drawings. Refer to revision narrative provided by Kimerly Horn response.

15. The sidewalk shall contain a “circulation zone” with a minimum dimension of ten feet wide. Please specify the location of the circulation zone for further review.

Response: Sidewalk contains a circulation zone with a minimum dimension of 10'-0” wide; refer to sheet A-15 for more information.

16. The “circulation zone” shall be fully illuminated, consistent with the city’s street and sidewalk lighting requirements and subject to the review and approval of the public works director. Provide a lighting plan showing the proposed lighting material and location within the circulation zones.

Response: Lighting plan has been provided; Refer to CES drawings, EL-101 for more information.

17. The circulation zone shall include a minimum five-foot wide “clear pedestrian path,” free from obstructions, including, but not limited to, outdoor cafes, sidewalk cafes, handrails, and door swings. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director. Provide the material finish of the pedestrian path and pavement type.

Response: Circulation zone has been indicated on sheet A-15 for clarification. Refer to Landscape/Hardscape drawings for more information regarding material finish and pavement type.

18. The parallel transition areas" between the raised circulation zone and lower-level sidewalks, street crossings, intersections, and driveways shall be not contained steps, switchbacks ramps, or handrails.

Response: Circulation zone has been indicated on sheet A-15 for clarification. Refer to Landscape/Hardscape drawings for more information.

19. Provide the location of the Landscape transition areas between the raised circulation zone and the adjacent automobile parking or vehicle travel lanes. The minimum width of the landscape transition area shall be five feet in width.

Response: Circulation zone has been indicated on sheet A-15 for clarification. Refer to Landscape/Hardscape drawings for more information.

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20. Street trees shall be planted within the landscape transition area in raised planters or stabilized planting areas that at a minimum match the elevation of the circulation zone.

Response: Reference Landscape/Hardscape drawings for more information.

21. Where the landscape transition area is adjacent to on-street parking, access steps shall be provided between parking spaces so that each parking space has access to the circulation zone generally from either the front end or rear end of the vehicle. Steps shall be no wider than 36 inches, not included handrails.

Response: Reference Landscape/Hardscape drawings for more information.

22. Street and pedestrian lighting fixtures shall be located within the landscape transition area

Response: Lighting plan has been provided; Refer to CES drawings, EL-101 for more information.

23. Within the driveways to access parking and loading zones, the ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation. Ramping and stairs from the sidewalk circulation zone to the ground floor elevation shall occur within the property and not encroach into the circulation zone or setback areas unless adequate space exists on the exterior.

Response: The crown of road of 5.55' NGVD has been provided in the Zoning Chart on Sheet A-06. Refer to A-44 for more clarity on relationship between residential/F&B to future crown of road.

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24. Except where there are doors, facades shall have a knee wall with a minimum height of two feet, six inches above the future crown of road elevation. Such knee walls shall include any required flood barrier protection.

Response: The open porch around the F&B tenants has already been elevated above BFE. In addition, F&B tenants will have flood proof glazing and flood panels at the doors.

25. If the tenant spaces that are located on the ground floor are proposed to be restaurants, please indicate the total seating area to calculate parking requirement. Otherwise, the area will be calculated as retail and will require one space per 300 S.F. of area exceeding 3,500 S.F.

Response: Seat count has been provided both on A-20.1 & A-20.2 for clarity.

26. The F.A.R. diagram and calculation should clarify that the square footage for the lobby and stairs on the first and second floor are not residential uses and are used as common areas.

Response: Calculations have been modified for more clarity; refer to A-09 for more information.

27. Provide the dimensions of the scooter parking on the second-floor level.

Response: Dimensions have been added to scooter parking spaces; refer to A-21 for more information.

28. Include the dimensions of the parking spaces throughout the entire garage area.

Response: Refer to A-21 for updated drawings.

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29. Provide the location of the showers that will be utilized for the alternative parking incentives.

Response: Showers have been called out on plans per comment. Refer to A-22, A-23, A-24 for updated drawings.

30. For the new construction of multi-family, hotel, and commercial buildings utilizing enclosed structures for the storage and/or parking of vehicles, all required loading spaces shall be located internally. Three loading spaces are required internally within private property.

Response: Variance has been requested to allow for two parking spaces where three are required. Refer to A-07 & A-15 for more information.

31. Decks located more than six inches above the top of the roof slab, and not exceeding three feet above the roof slab, may be permitted provided the deck area is no more than 50 percent of the enclosed floor area immediately one floor below. Provide the dimensions of the wooden deck on the roof plan.

Response: Dimensions & area calculations have been provided on sheet A-25.

32. The trellis that is located on the rooftop shall not exceed a combined area of 20 percent of the enclosed floor area immediately one floor below. Provide the dimensions of the trellis for further review.

Response: Dimensions & area calculations have been provided on sheet A-25.

33. Proposed signage will require a separate building permit. Please remove signage as part of the exterior elevations.

Response: Signage has been removed on all elevations. Refer to A-30, A-31, A-32, and A-33 for more information.



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34. Provide a written narrative with responses upon next submittal.

Response: Written narrative response has been provided for this submission.

Please refer to the following Sheet Revision Breakdown provided for a list of all updates to each individual sheet within the submission.

Sincerely,

Bryan Alzati
Architect of Record / Managing Director