

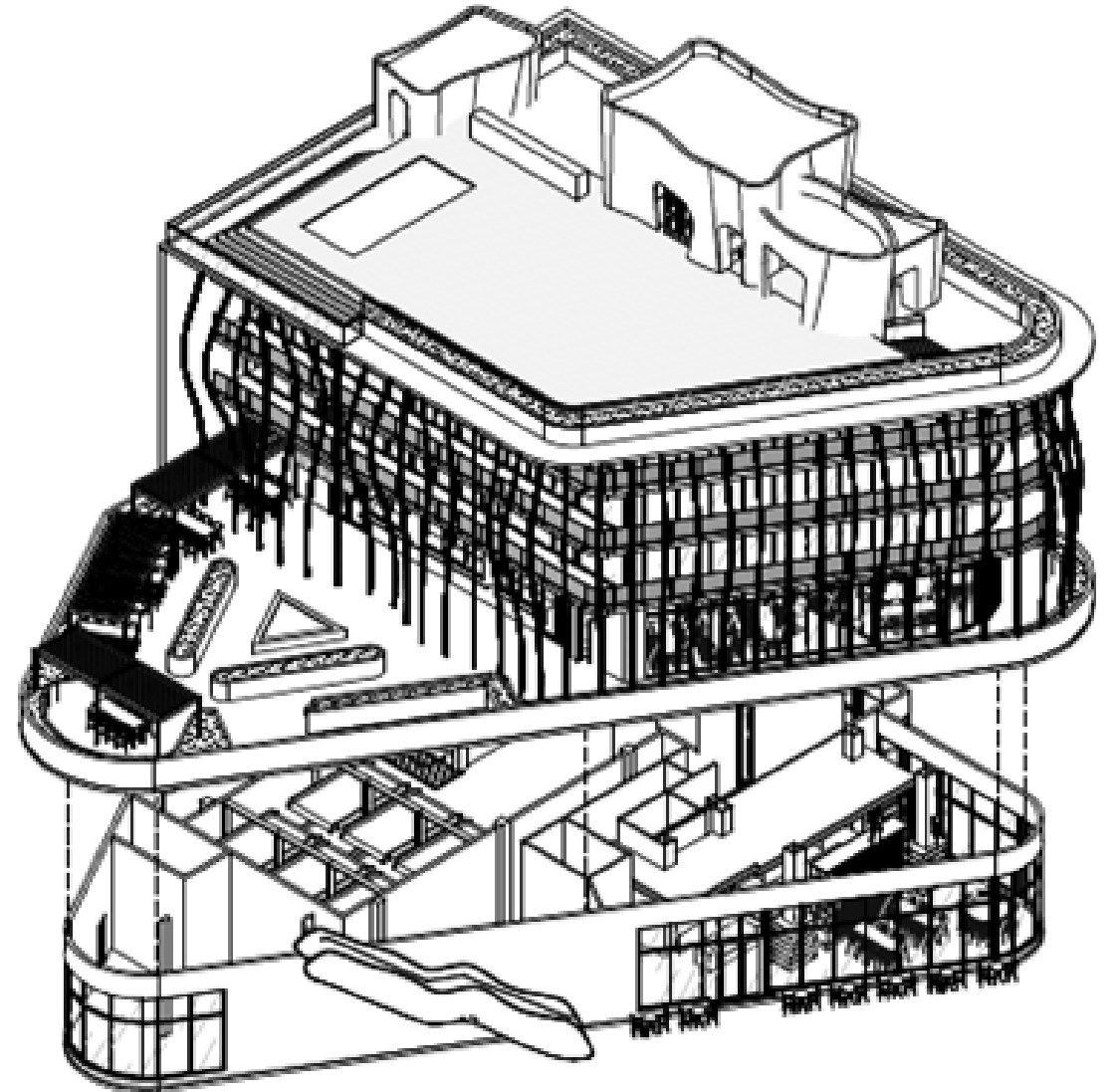
SOBE 18, LLC
1790 Alton Road
DRB21-0676

Design Review Board
October 4, 2022



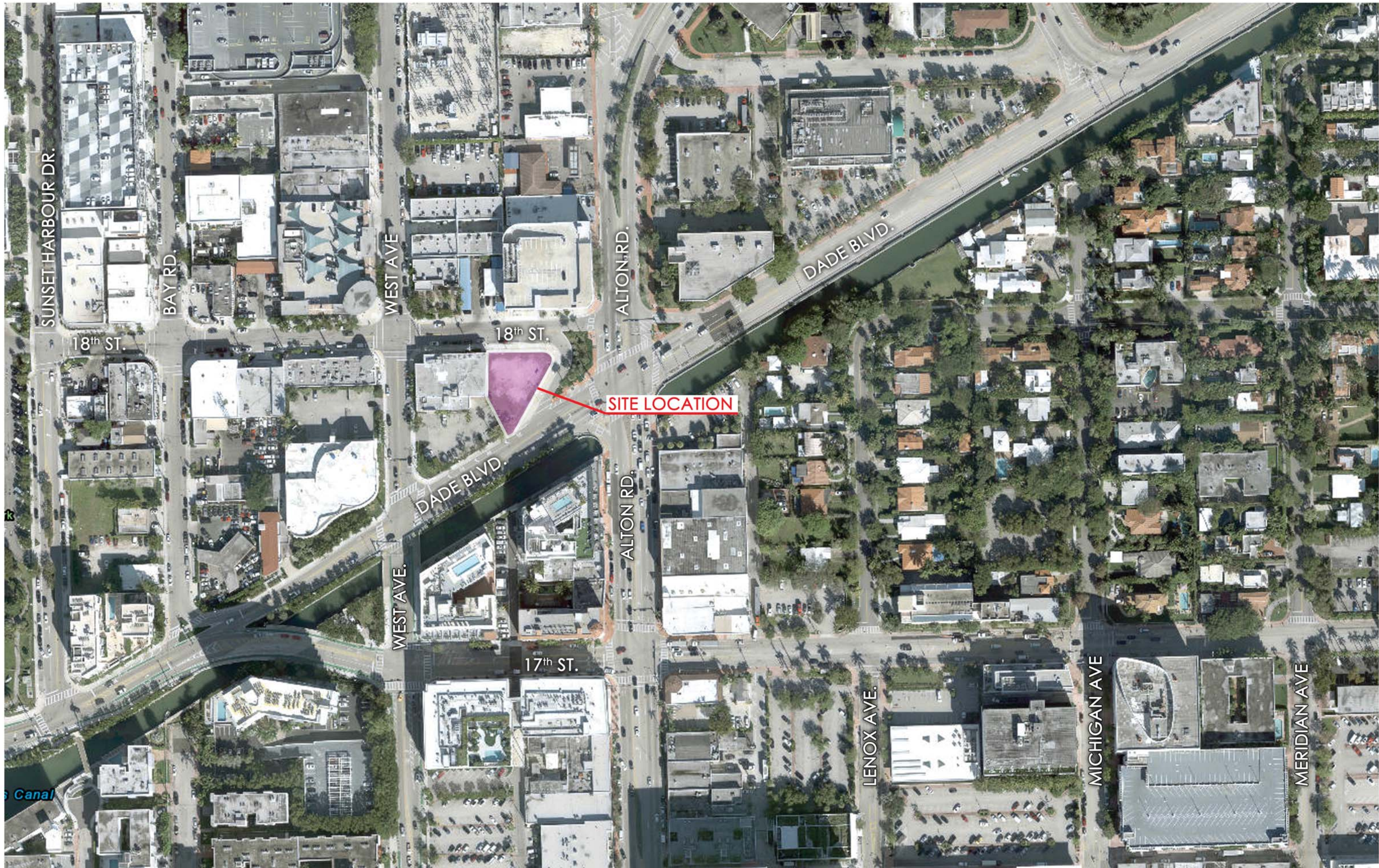
Overview

- New five-story residential development with two restaurants
- 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



Request:

- Design Review approval for new, mixed-use structure,
 - Waiver to permit an additional 5' of height
 - Variance to allow off-street loading within an internal driveway
- Planning Board approved Conditional Use Permit to permit the capacity on the second level restaurant and mechanical parking



SITE LOCATION

SUNSET HARBOUR DR.

BAY RD

18th ST.

WEST AVE

18th ST.

ALTON RD.

DADE BLVD.

DADE BLVD.

ALTON RD.

WEST AVE.

17th ST.

LENOX AVE.

MICHIGAN AVE

MERIDIAN AVE

Canal



COMMERCIAL

VARIETY
HOTEL

PALOMAR
HOTEL

RESIDENCE
INN HOTEL

COLLINS
CANAL

1790 ALTON ROAD

SUNSET HARBOR
COMMERCIAL DISTRICT

WEST AVE

DADE BLVD

ALTON ROAD

18th STREET

CHASE
MORTGAGE BANK



EAST VIEW



WEST VIEW

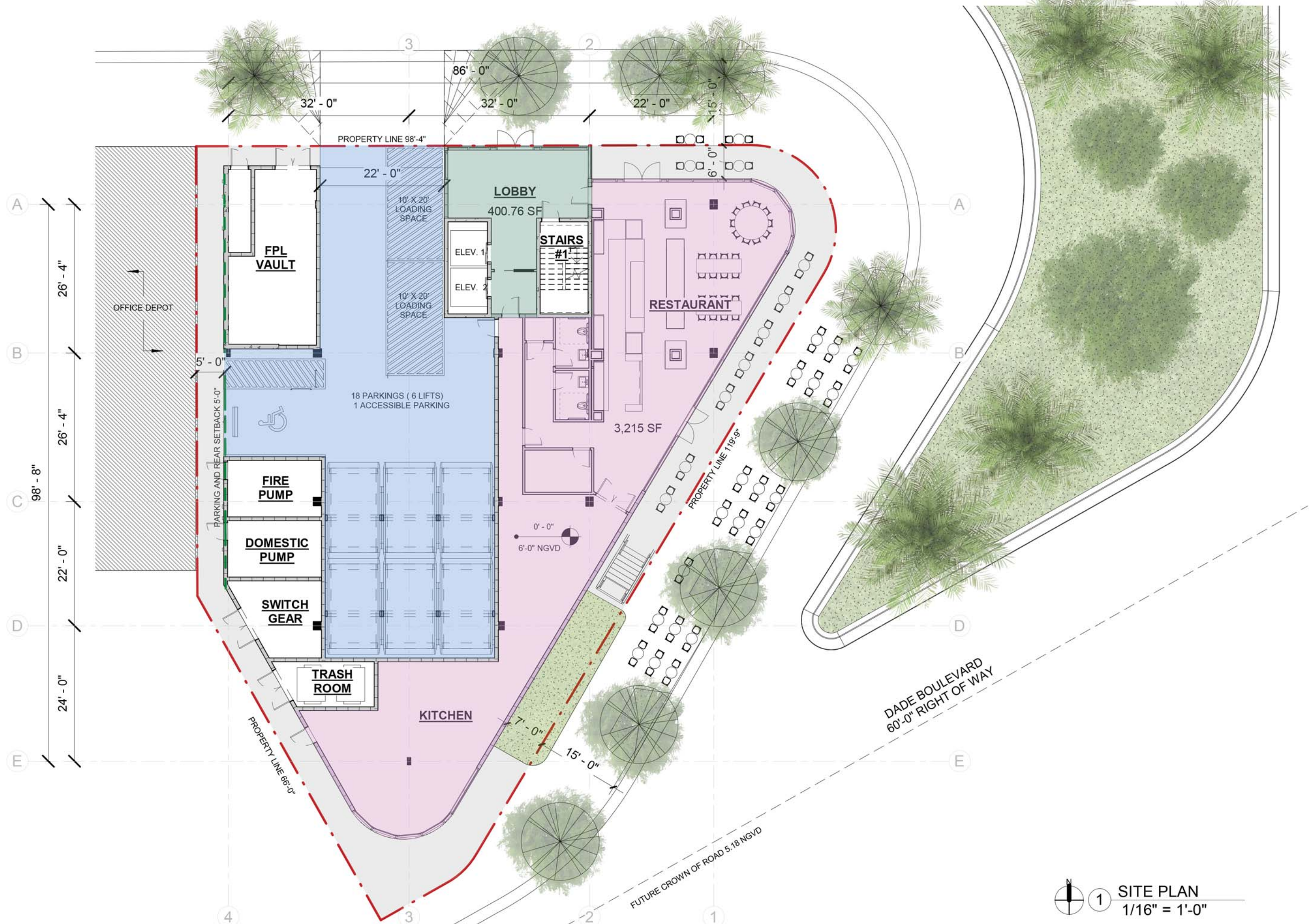


SOUTH VIEW



NORTH VIEW

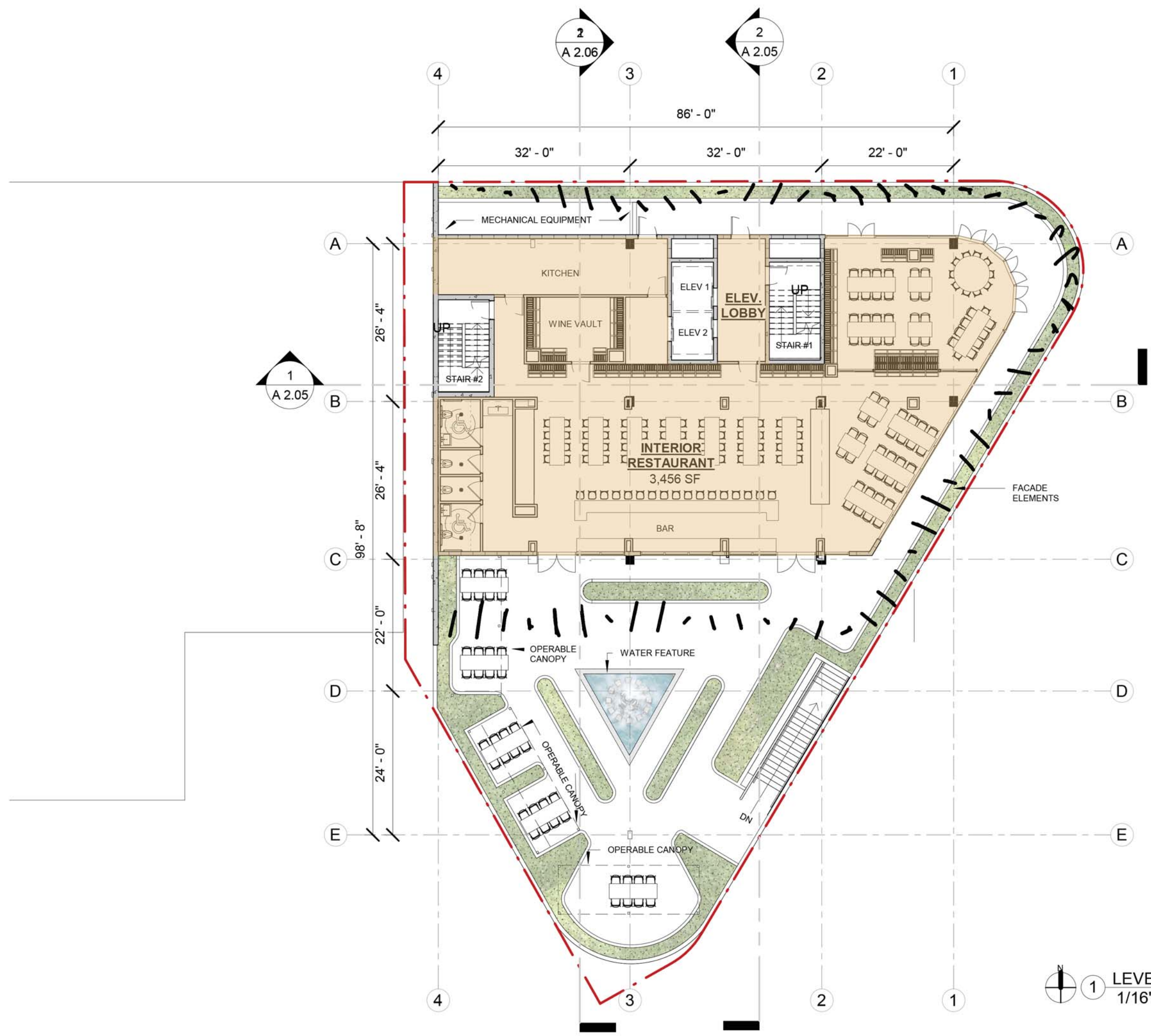
EIGHTEENTH STREET
36'-0" RIGHT OF WAY




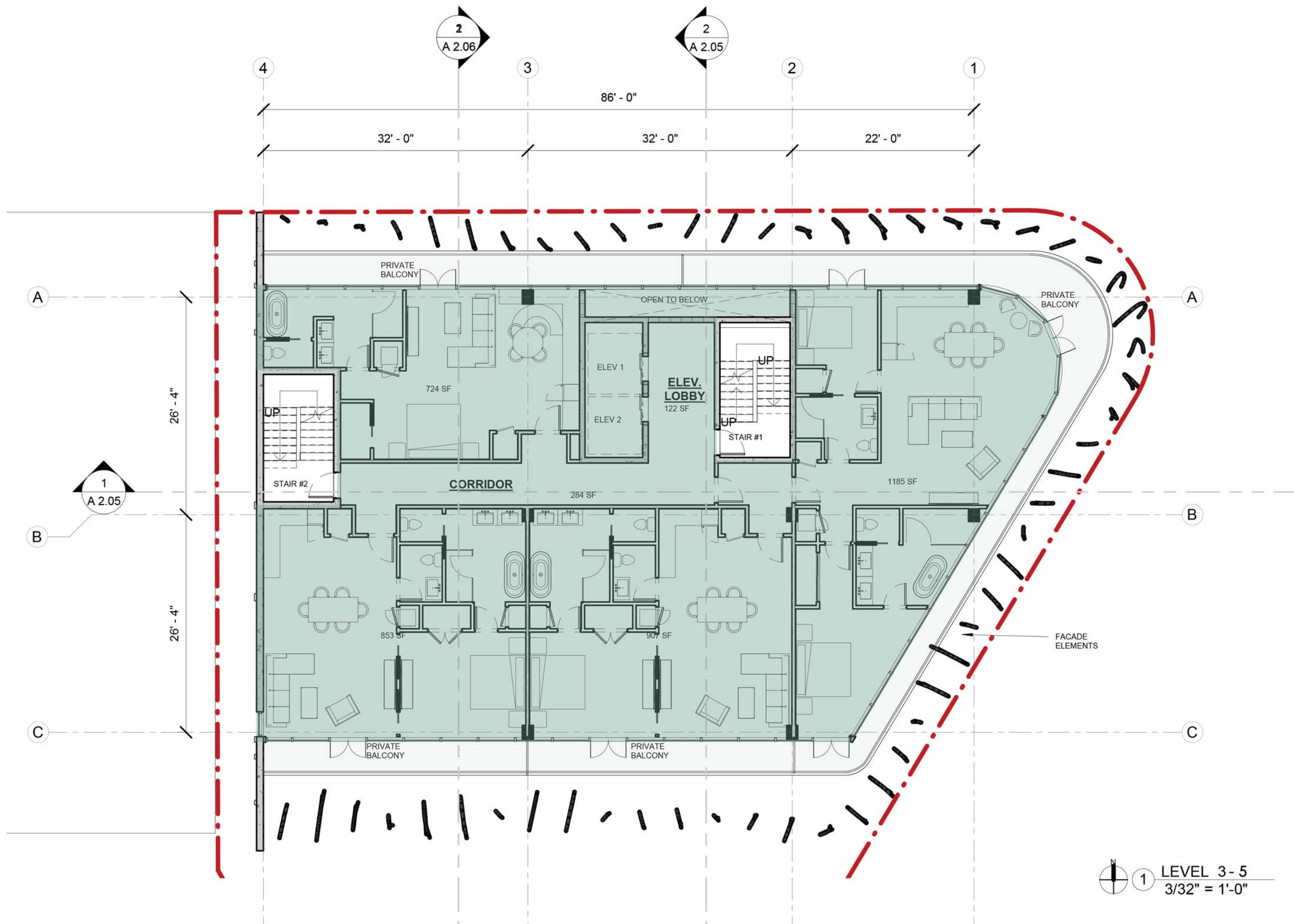
A 26'-4"
B 26'-4"
C 98'-8"
D 22'-0"
E 24'-0"

3 2 1
32'-0" 86'-0" 32'-0" 22'-0" 15'-0"
PROPERTY LINE 98'-4"
22'-0"
10' X 20' LOADING SPACE
10' X 20' LOADING SPACE
6'-0"
PROPERTY LINE 119'-9"
7'-0"
15'-0"
PROPERTY LINE 86'-0"
FUTURE CROWN OF ROAD 5.18 NGVD

DADE BOULEVARD
60'-0" RIGHT OF WAY




 1 LEVEL 2
 1/16" = 1'-0"



2
A 2.06

2
A 2.05

1
A 2.05

1 LEVEL 3-5
3/32" = 1'-0"

1
A 2.06

2
A 2.05

4

3

2

1

86' - 0"

32' - 0"

32' - 0"

22' - 0"

26' - 4"

**MECHANICAL
EQUIPMENT**

62' - 0"

LOWER ROOF
6,847 SF

UP

**UPPER
DECK**
2,925 SF

65' - 0"

CABANAS

UP

ROOF TOP BAR NOT
OPEN TO THE PUBLIC

B

B

26' - 4"

C

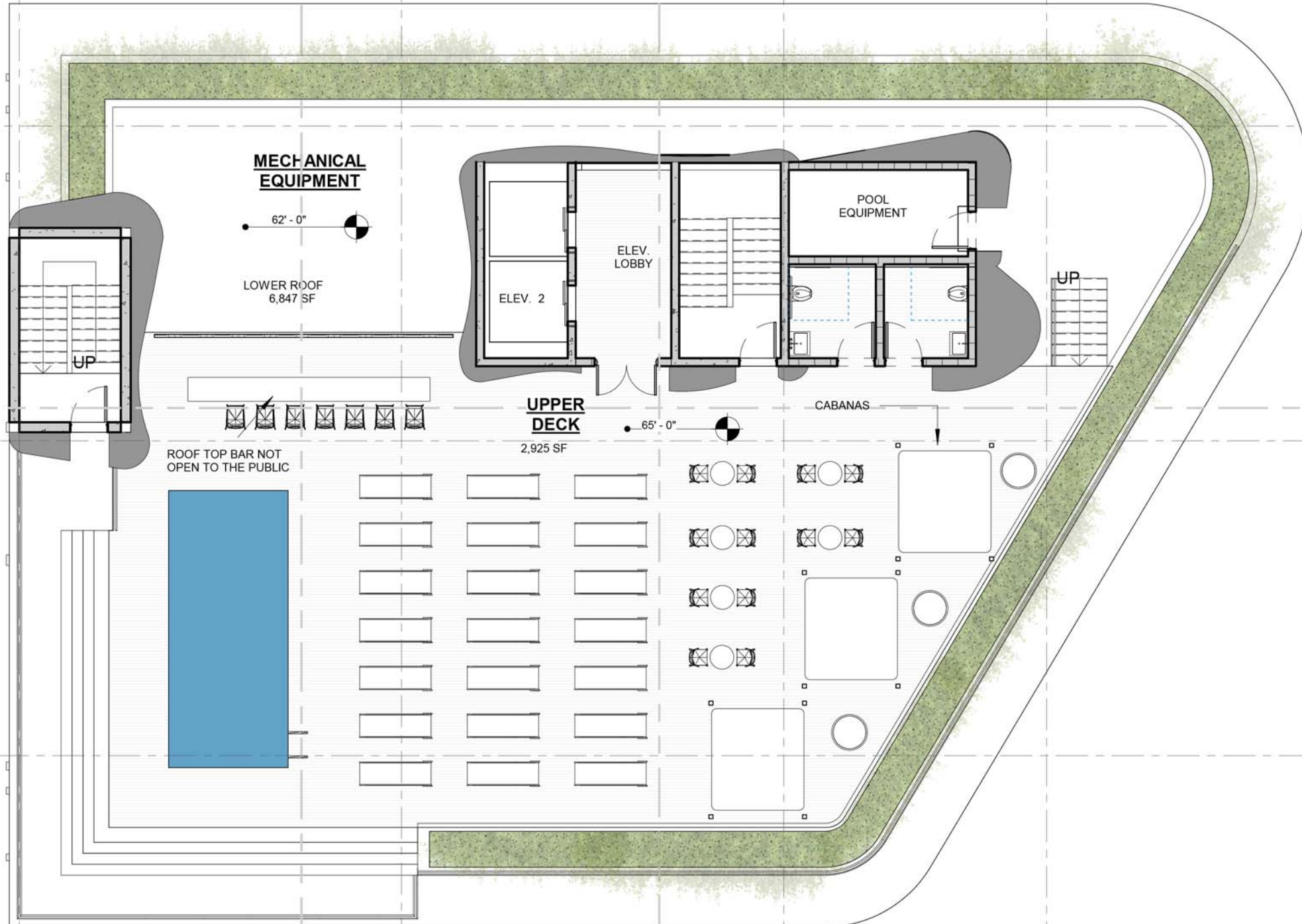
C

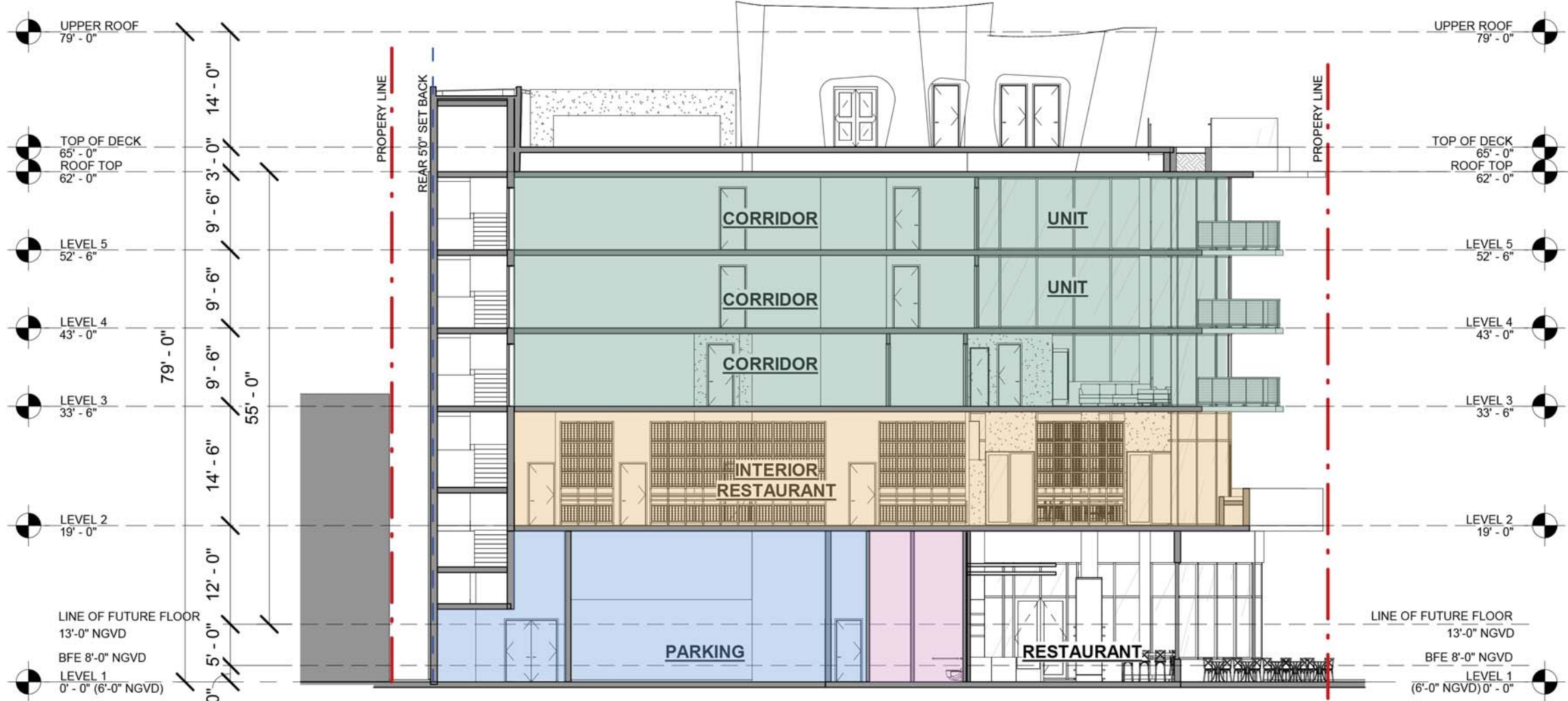


1

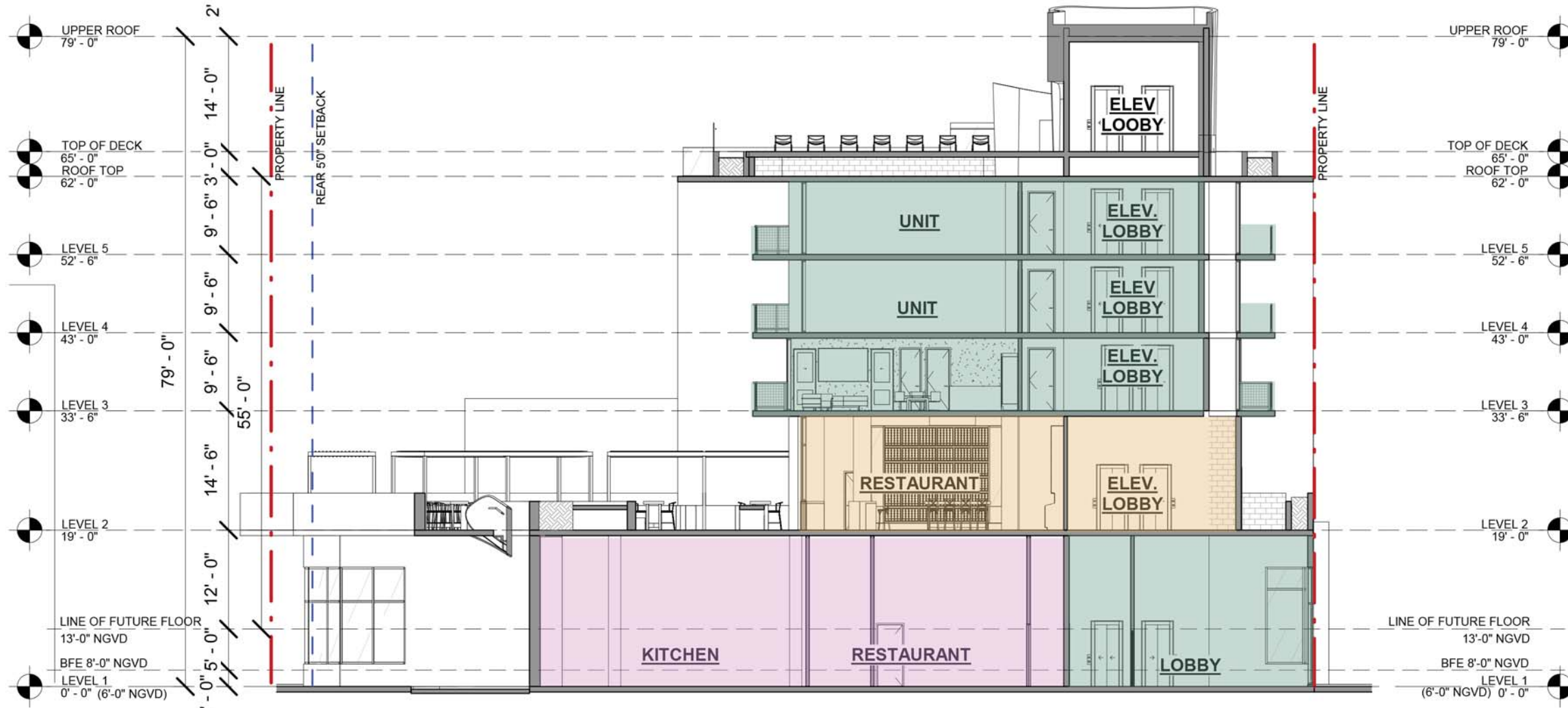
TOP OF POOL DECK
3/32" = 1'-0"

1
A 2.05





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



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

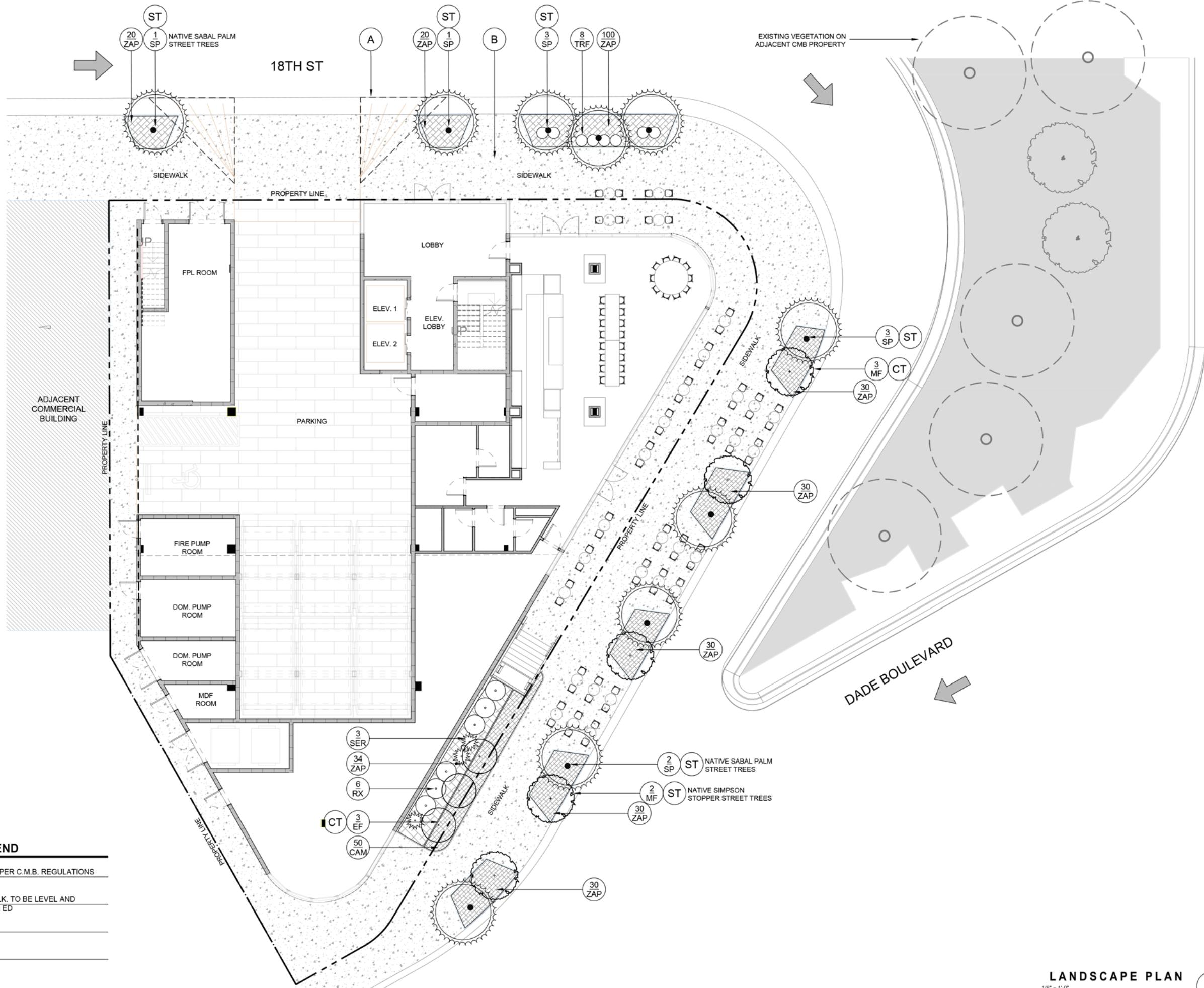






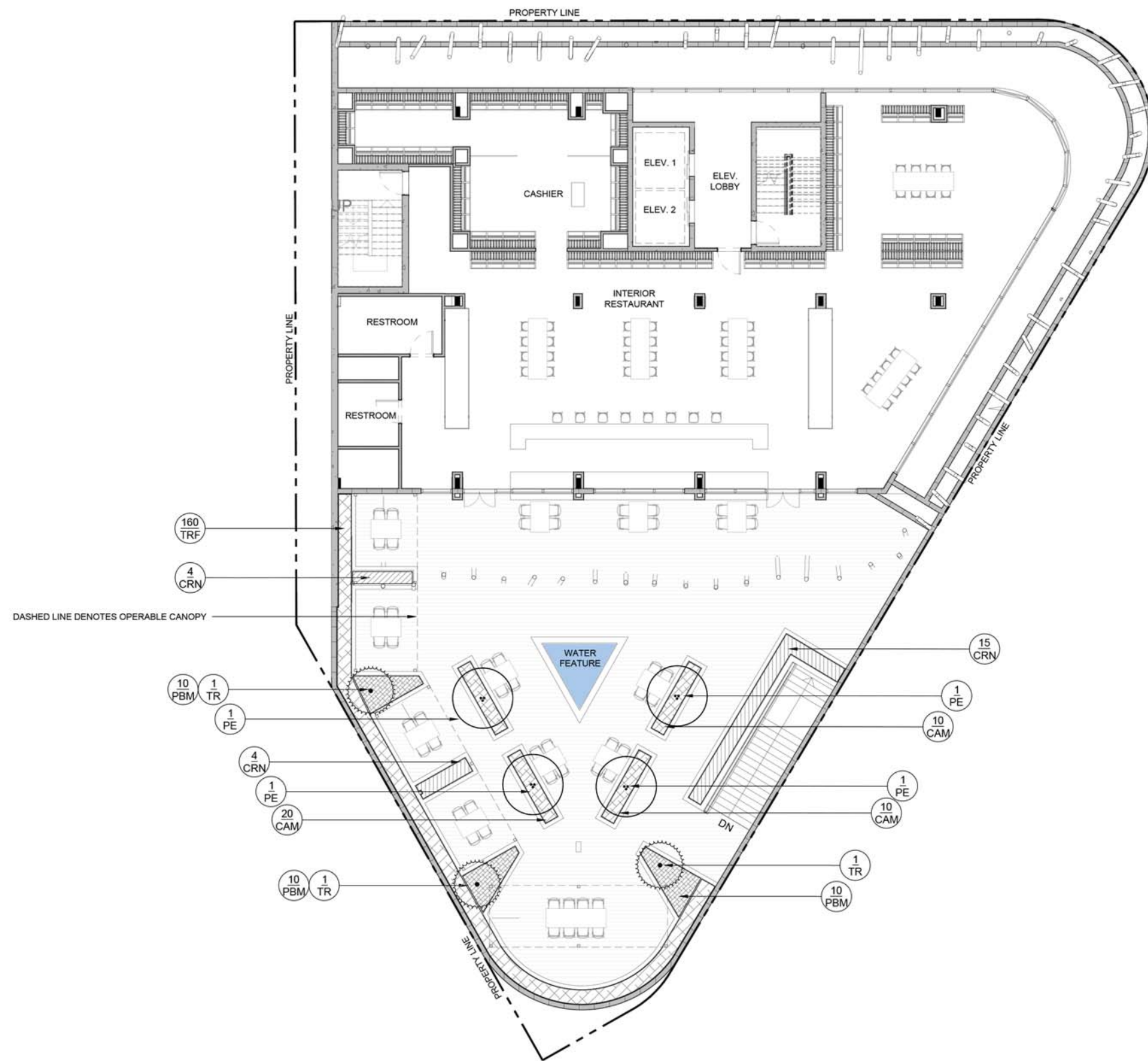






LANDSCAPE PLAN LEGEND

- A 15' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS
- B MIAMI BEACH CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED
- CT CODE TREE
- ST STREET TREE

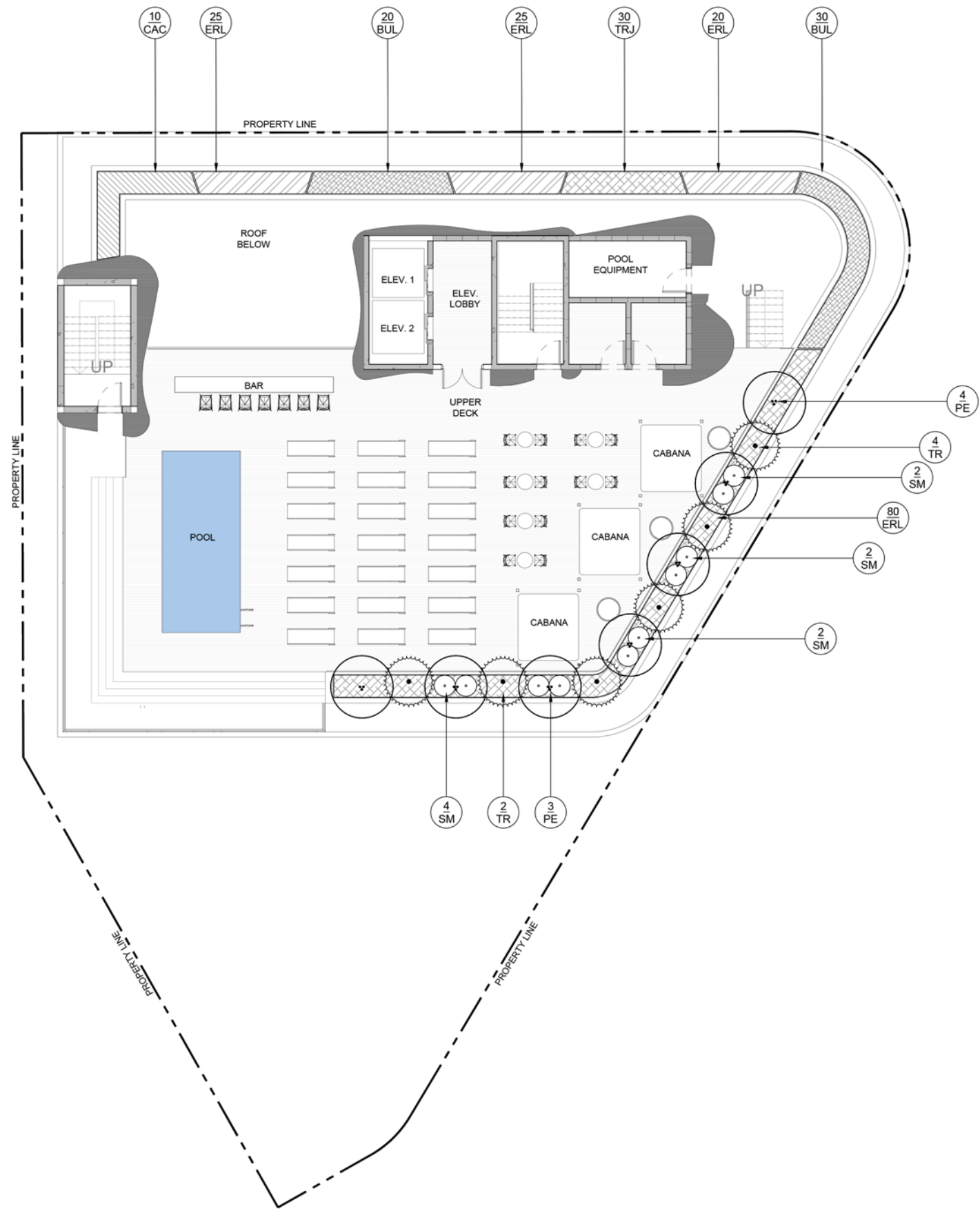


LEVEL 2 LANDSCAPE PLAN

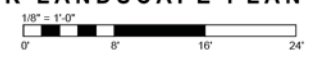
1/8" = 1'-0"

0' 6' 12' 24'

N



POOL DECK LANDSCAPE PLAN



Thank You

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

www.brzoninglaw.com

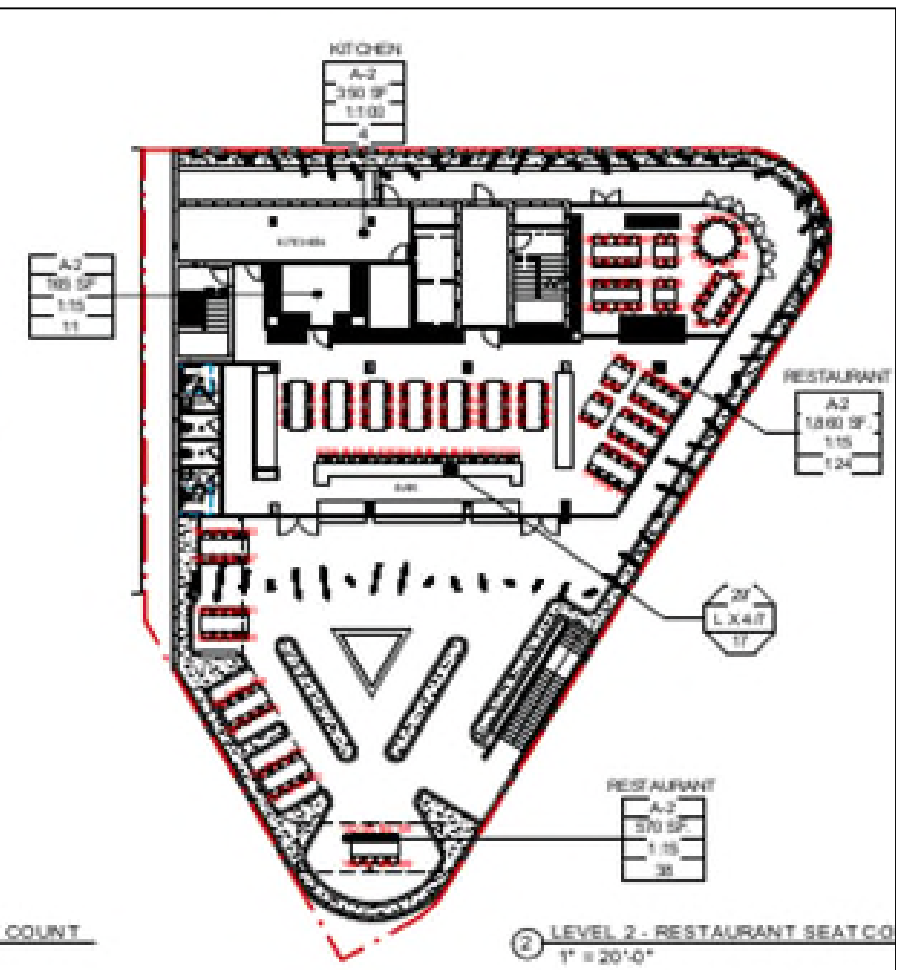
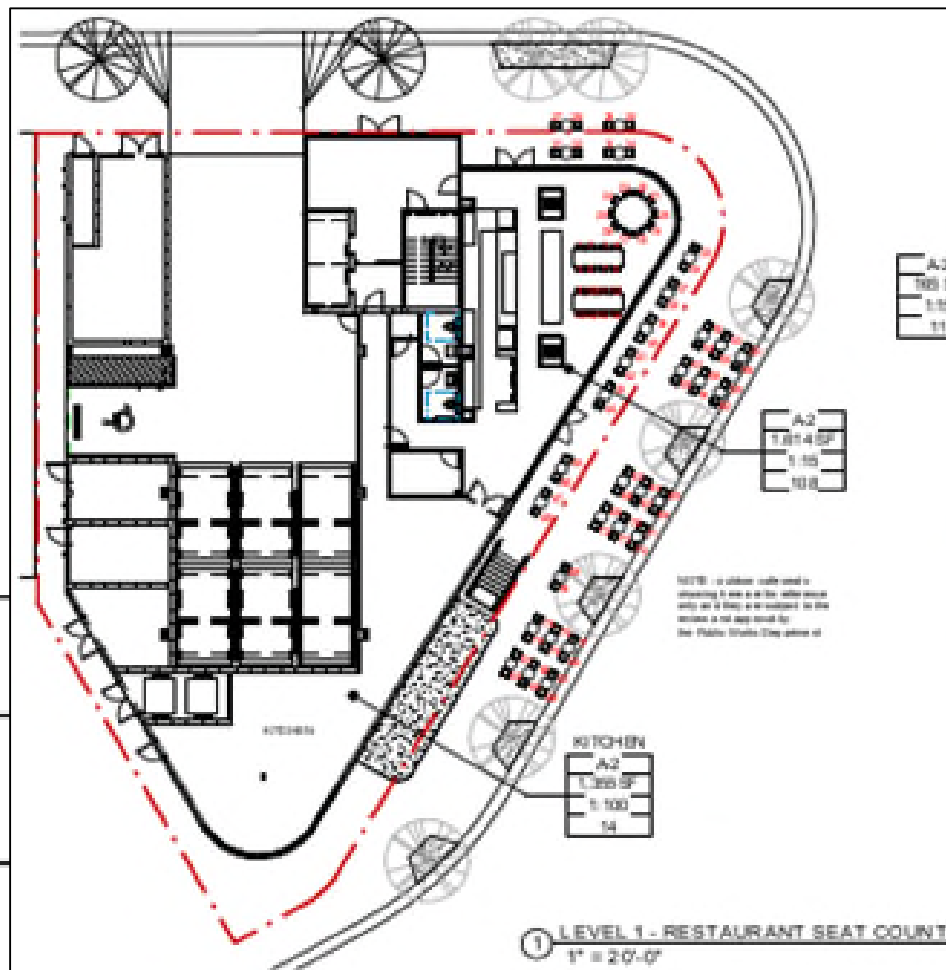
305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com

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			2	86
	OUTDOOR - 1,670 SF	57	18	39	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

