

Freitas, Gabriela

From: Freitas, Gabriela
Sent: Monday, February 6, 2023 2:24 PM
Cc: Belush, Michael; Deschamps, Giselle; Guzman, Ricardo; Rothstein, Steven; Gonzalez, Jessica; Herrera, Miriam
Subject: FW: Response to 1920 Alton for DRB
Attachments: Doc1.docx

Hello bcc'd Board members and Staff,

Please see below and attached public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,



Gabriela C. Freitas, Office Associate V

PLANNING DEPARTMENT

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From: Gonzalez, Jessica <JessicaGonzalez@miamibeachfl.gov>

Sent: Monday, February 6, 2023 12:12 PM

To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>

Cc: Herrera, Miriam <MiriamHerrera@miamibeachfl.gov>

Subject: FW: Response to 1920 Alton for DRB

Hi Gaby,

Can you please process?

Thanks,

MIAMI BEACH

Jessica Gonzalez

Clerk of Boards

Planning Department

1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139

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From: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>
Sent: Monday, February 6, 2023 11:03 AM
To: Gonzalez, Jessica <JessicaGonzalez@miamibeachfl.gov>
Cc: Belush, Michael <MichaelBelush@miamibeachfl.gov>; Mike Rubin <mike@mraintl.com>
Subject: RE: Response to 1920 Alton for DRB

Hi Jessica
Attached is for the DRB files and DRB members.
TY, Tom

From: Mike Rubin <mike@mraintl.com>
Sent: Friday, February 3, 2023 16:35
To: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>
Subject: Response to 1920 Alton for DRB

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Hi Thom:

Attached is the response and a set of recommendations that was just sent by SHNA.

I think the options we proposed provide a very reasonable approach to limiting the overall height of the building while preserving its program, and can work with either a reduction of the Freeboard and compensation through the Podium, or a reduction of the Podium, along with 12-foot floor to ceiling elevations (vs 13).

Clearly using the Podium as the vehicle for potential sea rise adjustment creates a better street front, but either option works.

Much Appreciated
Have a nice weekend
Mike

<Mark Up of Proposed Building Hieght Section for 1920 Alton Road .pdf>

Honorable Members of the Design Review Board:

SHNA met with Related and Gensler on several scheduled Zooms to express our concerns that its proposed Office/Mixed Use Development at 1920 Alton in no way conforms to the conditions or intent of the Sunset Harbour Ordinance. The Ordinance was designed to apply mixed use urban criteria that respects the scale and sense of place within the Sunset Harbour neighborhood while accommodating a mix of residential, retail/restaurant, office and mixed-use projects.

The Ordinance created two (2) Office/Mixed Use Development Zones along Alton Road (between 18th Street and terminating 100 feet south of 20th Street), and along Dade Boulevard (from the Alton access cut to 150 feet east of Bay Road).

In addition, SHNA supported a Pilot project along Purdy Avenue between Dade and 18th Street that also permits office/MXD projects that meet the conditions of the Ordinance. Three DRB-approved Mixed-Use Office projects are currently in various phases of development in two of the three zones.

Furthermore, SHNA recently worked to amend office/mixed use height limits within the Alton Road zone to further increase allowable height for Class A office based on meeting several conditions.

That is to say, there are three (3) designated zones for office mixed use developments with significant height allowances designed to attract Class A office in Sunset Harbour.

The DRB should understand the proposed Office/Mixed Use project at 1920 Alton is outside the boundary of any of these zones including the adjacent the Alton Road Zone and is in fact in a zone purposefully designated as a drop-down zone with height limitation of 55 feet in respect to the residential property heights along the north side of 20th Street.

The proposers have asked SHNA to consider a request for 3-foot height variance but have not addressed our repeated questions about the massive scale of the building relative to the intent of the Ordinance to keep building elevations as close to 55 feet as possible along 20th Street. In addition while we were led to understand that the project would have the setbacks required of Office/Mixed Use projects in the designated zones, the attached section shared by Related on 2/2/23 provides no setback along a uniform 72 foot wall.

Our concerns are for a building that may reach **97 feet** at the height its permissible roof-top structures and **72 feet** at the proposed roof line are as follows:

1. Related has chosen to utilize the maximum freeboard of 5 feet instead of what may be an allowable 1-foot Freeboard + BFE.
2. This condition notwithstanding, unlike the other Office/Mixed Use Developments SHNA has supported, the Related proposal does not utilize its retail podium as a resource to accommodate potential elevation adjustments, as has been done in both the Arkadia and Deco properties. The 15-foot podium could easily be adjusted to 12 feet as in other projects along Bay Road and Purdy Avenue which accommodate a mix of restaurants and shops.
3. The Proposal calls for 13-foot floor-to-ceiling heights for all occupied levels of the building with the argument that this is due to Class A office requirements, when the building is outside the 3 zones designated by Sunset Harbour Ordinance and the Pilot for such development, and notably uses the same 13-foot floor to ceiling heights for the residential units of the building. By contrast, Koby Karp's design of the Palau Sunset Harbour Condominium kept residential floor-to-ceiling heights to 10 feet.
4. The project as proposed will dwarf Palau by the equivalent of 2 stories or 22 feet to the roofline
5. The project section does not provide the 10 feet of setback above the podium level of retail that is a requirement of Office/Mixed Use in the designated zones, creating a continuous wall of glass with no articulation of store fronts at the street level or for the residential units on 20th Street. By contrast both

Palau and the Town Homes have clearly articulated facades that support a neighborhood ambience rather than the uniform office façade proposed along 20th Street for the 1920 Alton .

SHNA feels the building is massive relative to the neighboring residential condominiums and is fully out of line with the intentions of the Ordinance.

We respectfully ask the DRB to consider the following design adjustments to bring the total height of the building to 63 feet at the roof line, or 8 feet above the intended 55-foot limit *and NOT the proposed 17 feet above the intended elevation limit in the Sunset Harbour Ordinance* .

1. Limit the floor-to-ceiling heights of the office and residential levels to 12-feet, reducing the overall height by 3 feet. Luxury residential properties in Miami Beach are typically 10 to 12 feet, and professional offices are accommodated by 12-foot spaces. Again, please note that the proposed project is not located in any of the 3 designated Class A Office Zones that SHNA worked on cooperatively with City Planning, the Commission and the Planning Board to create.
2. Limit Free Board to the minimum 1-foot or 2-foot allowance if deemed permissible with the 15-foot retail podium designed to accommodate future adjustments to sea rise, which at 12 feet would be consistent with other retail podiums in Sunset Harbour; or alternatively allow the maximum freeboard and reduce the podium height to 12 feet from the outset of the project. The difference would be a step-up to the podium in the alternative, which should in no way reduce the requirement for a 10-foot-wide side walk along 20th Street. Both options reduce the proposed height by 3 to 4 feet.
3. Provide setbacks above the retail /parking podium of at least 10 feet in the aggregate up to the roof line to address the mass of the project and in accordance with the same provision within the Ordinance for office/mixed use projects.
4. Provide a clear section showing the set back of roof top structures as per the Sunset Harbour Ordinance
5. Provide a sectional drawing the shows the scale of the modified and proposed building elevation relative to the elevation of the Palau Sunset Harbour Condominium inclusive of the sidewalk with the required minimum 10-foot width.
6. Provide 3-D perspectives of the building as viewed from the north side of 20th Street along the Palau Sunset Harbour frontage, from the Palau roof top elevation, and from the mid-level of the North Tower and east end of the Town Homes to clarify the effect of the proposed height on the neighborhood.
7. Deny the request for the variance which would result in yet an additional 3 feet of elevation
8. Limit roof top structures to a maximum elevation of 16-feet , as has been implemented in both the Arkadia and Deco mixed-use/office projects to avoid a “ wall” that blocks views to the south.

The proposed adjustments to the height per items 1,2 and 7 would bring the building height from the requested 72-feet to a more reasonable 62 to 63-feet to the roof line, which while 7 to 8-feet above the intended height limit of 55 feet in the Ordinance , accommodates the proposed project in terms of freeboard, street-facing retail, its intermediate parking level, and 3 levels of residential/office. Item 8 regarding roof top structures, which has been

agreed to by both Arkadia and Deco for their respective developments, would limit the potential for 25 foot high roof structures to 16 feet.

It should be noted that Palau Sunset Harbour accommodates 4 levels of luxury condominiums, on a podium with retail and parking with a 49.5-foot elevation to the roof line

The 2 drop-down zones in the Sunset Harbour Ordinance were provided specifically to address the need for balancing the increased allowable height within the 3 designated Office/mixed use development zones with the need for stepping down to the interior neighborhood scale of Sunset Harbour along 20th Street, West Avenue and Bay Road.

The program for 1920 Alton can clearly be achieved within an envelope with a 63-foot height to the roof line. Projects of the proposed scale can be accommodated in the 3 designated zones created for this purpose.

Respectfully Submitted,

Mike Rubin, Co-Author Sunset Harbour Vision Plan, SHNA member

Sara de los Reyes, SHNA President

Geoffrey Aaronson, SHNA

Marilyn Freundlich, SHNA

John Cioffi, SHNA

Linda Arama, SHNA

Adonis Garcia, SHNA

Ted Weinreich, SHNA

Marcela Sardi, Co-Author, Sunset Harbour Vision Plan, SHNA member, Palau Association Board President

Alejandro Bachman, Palau Sunset Harbour Association Board

Vittorio Marzotta, Palau Sunset Harbour Association Board