



# 1920 ALTON ROAD

DECEMBER 6, 2022



**1920 ALTON RD - AREAS**

**GROSS AREAS**

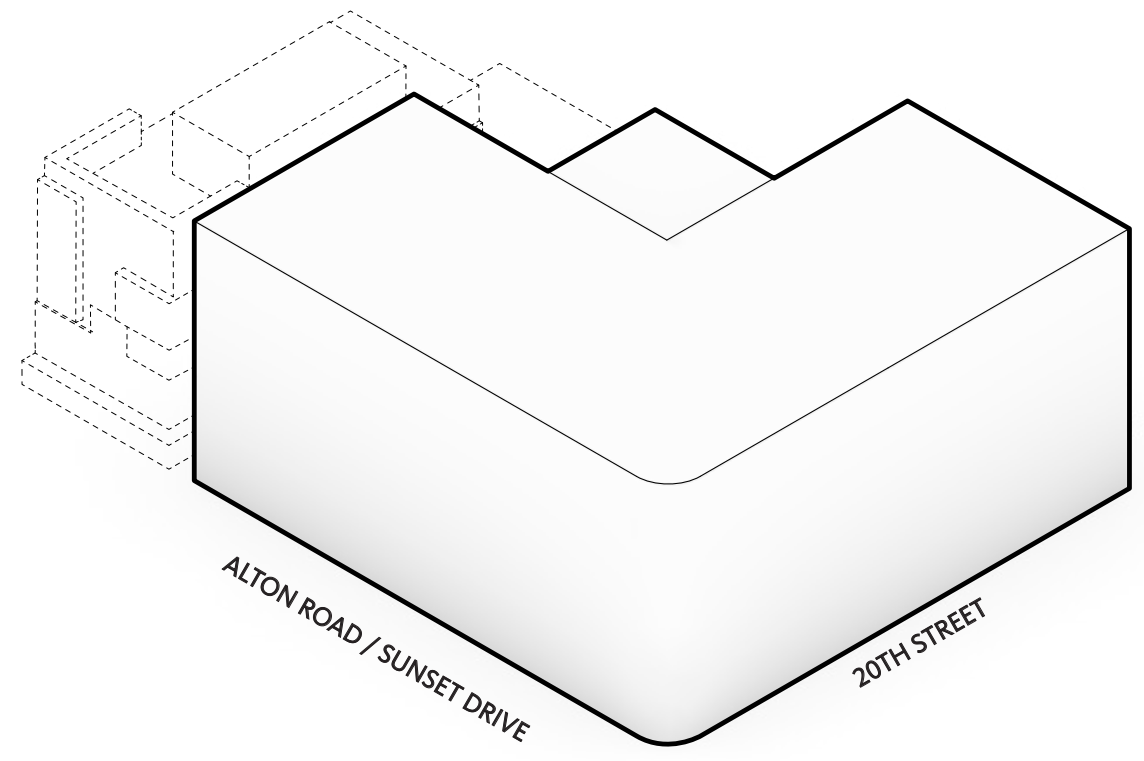
FAR 2.0 PERMITTED	51,079 GSF
FAR PROPOSED	51,058.6 GSF
CONSTRUCTION AREA	117,515 GSF
F & B TOTAL	8,283.9 GSF
OFFICE TOTAL	25,222.9 GSF
RESIDENTIAL TOTAL	13,270.9 GSF



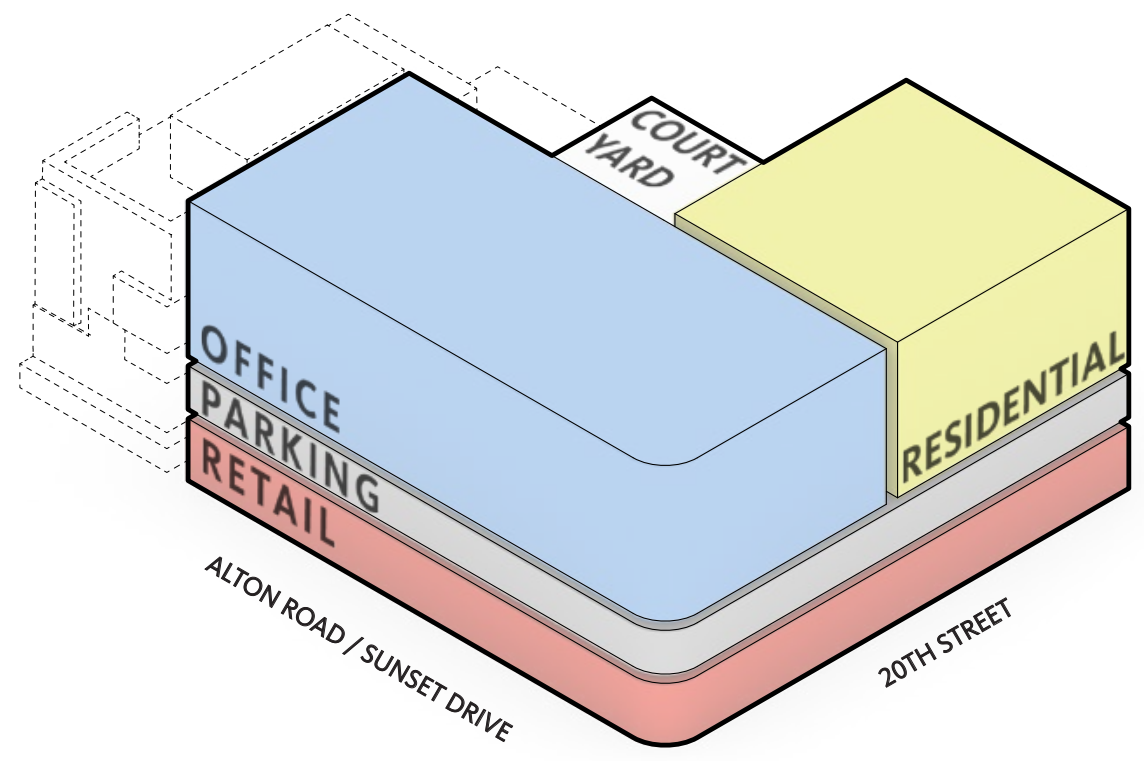




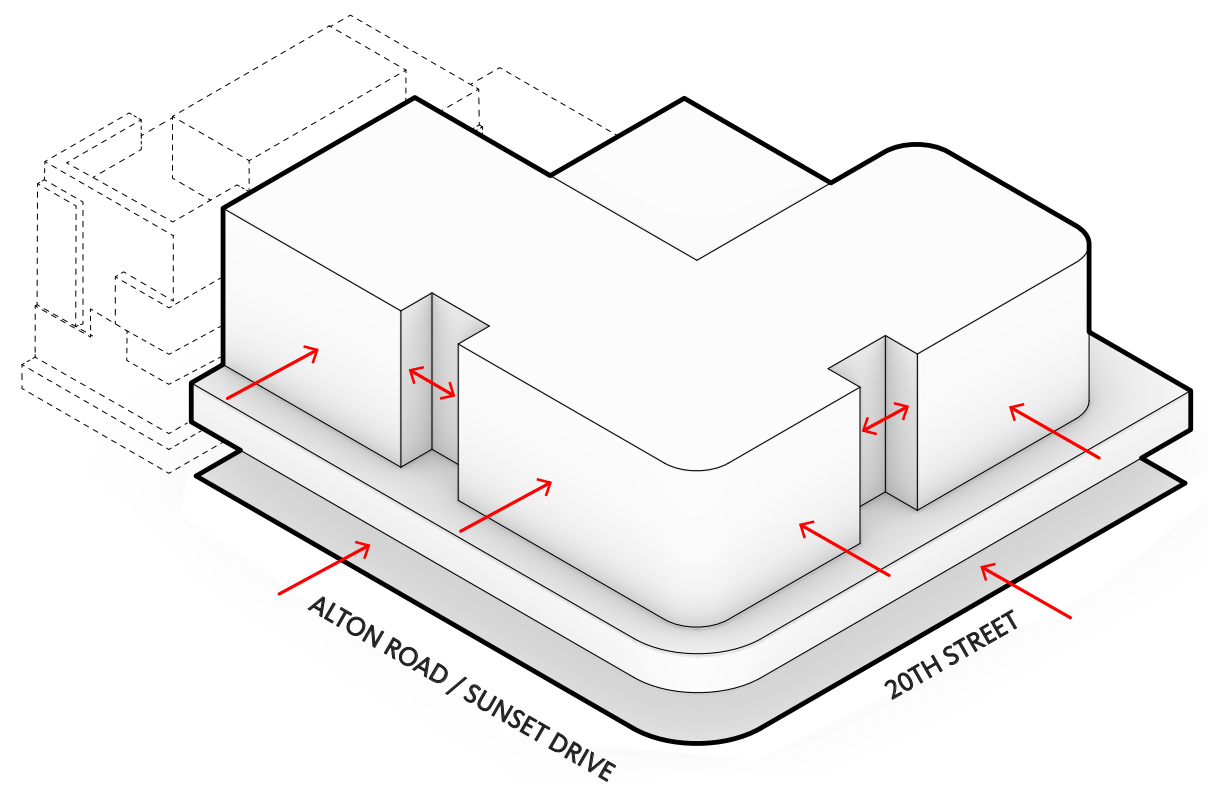




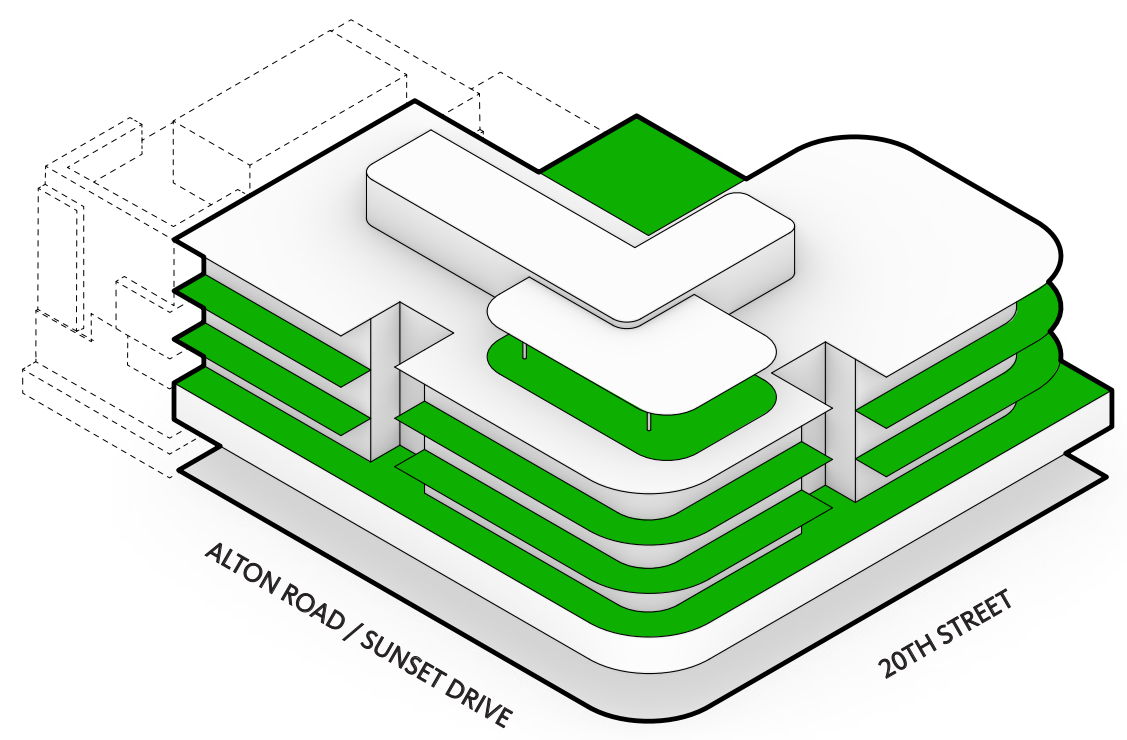
1) PROPOSED VOLUME



2) PROGRAM



3) SCALE



4) BALCONIES







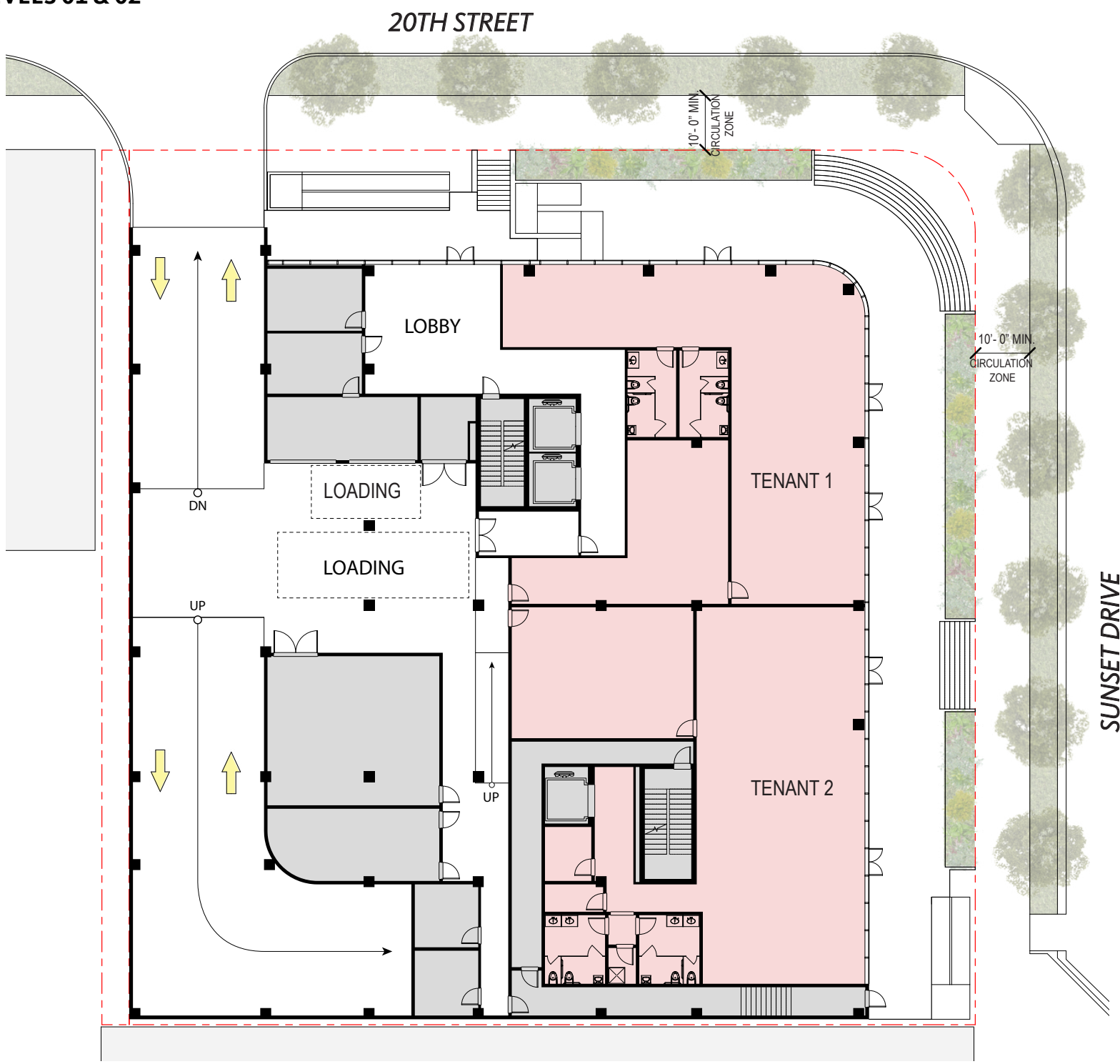




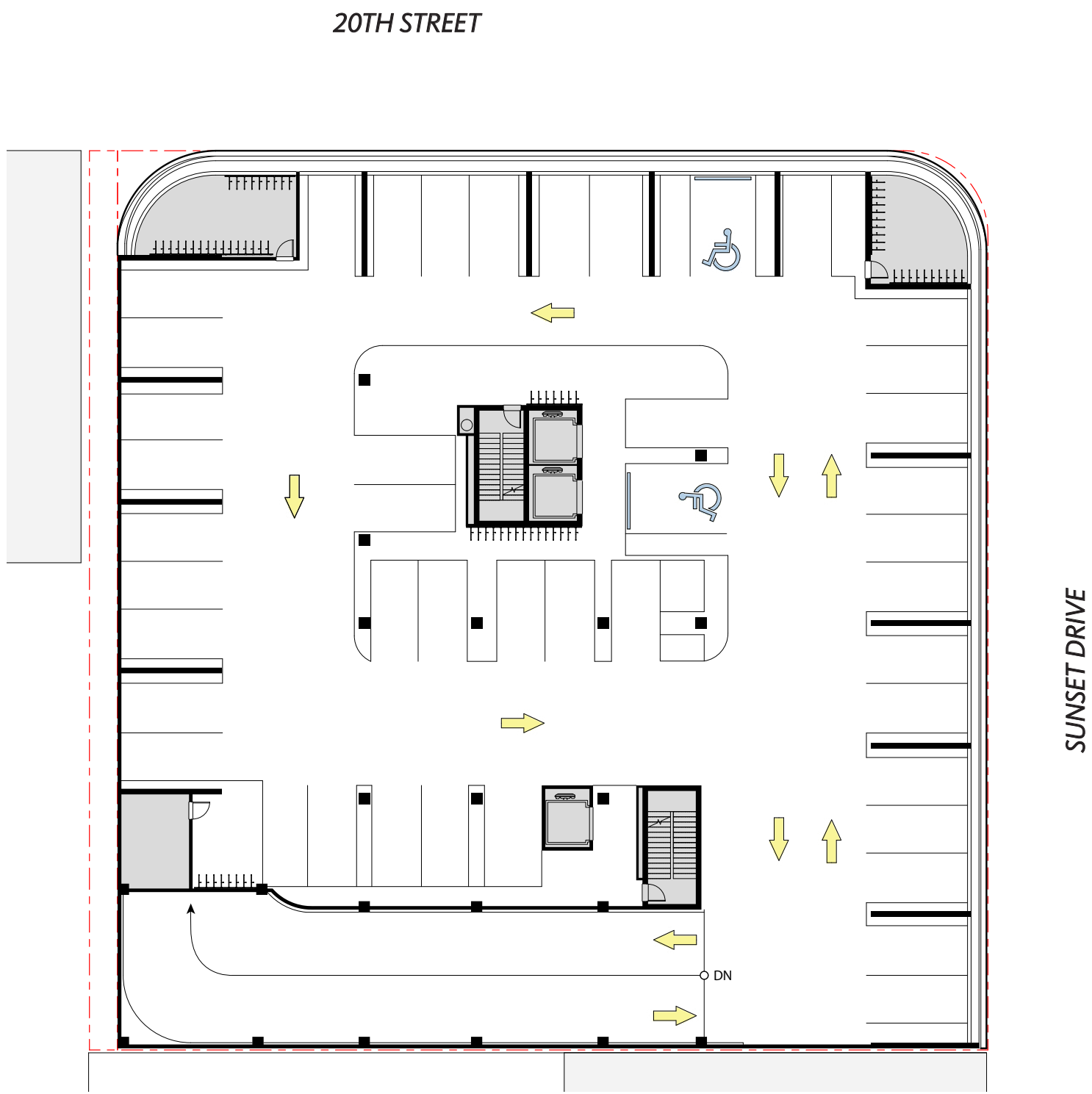




**3 FLOOR PLANS**  
LEVELS 01 & 02

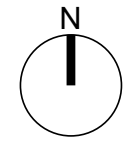


**GROUND FLOOR PLAN**  
F & B 7,155 NSF  
Level 01 Total 12,598 GSF



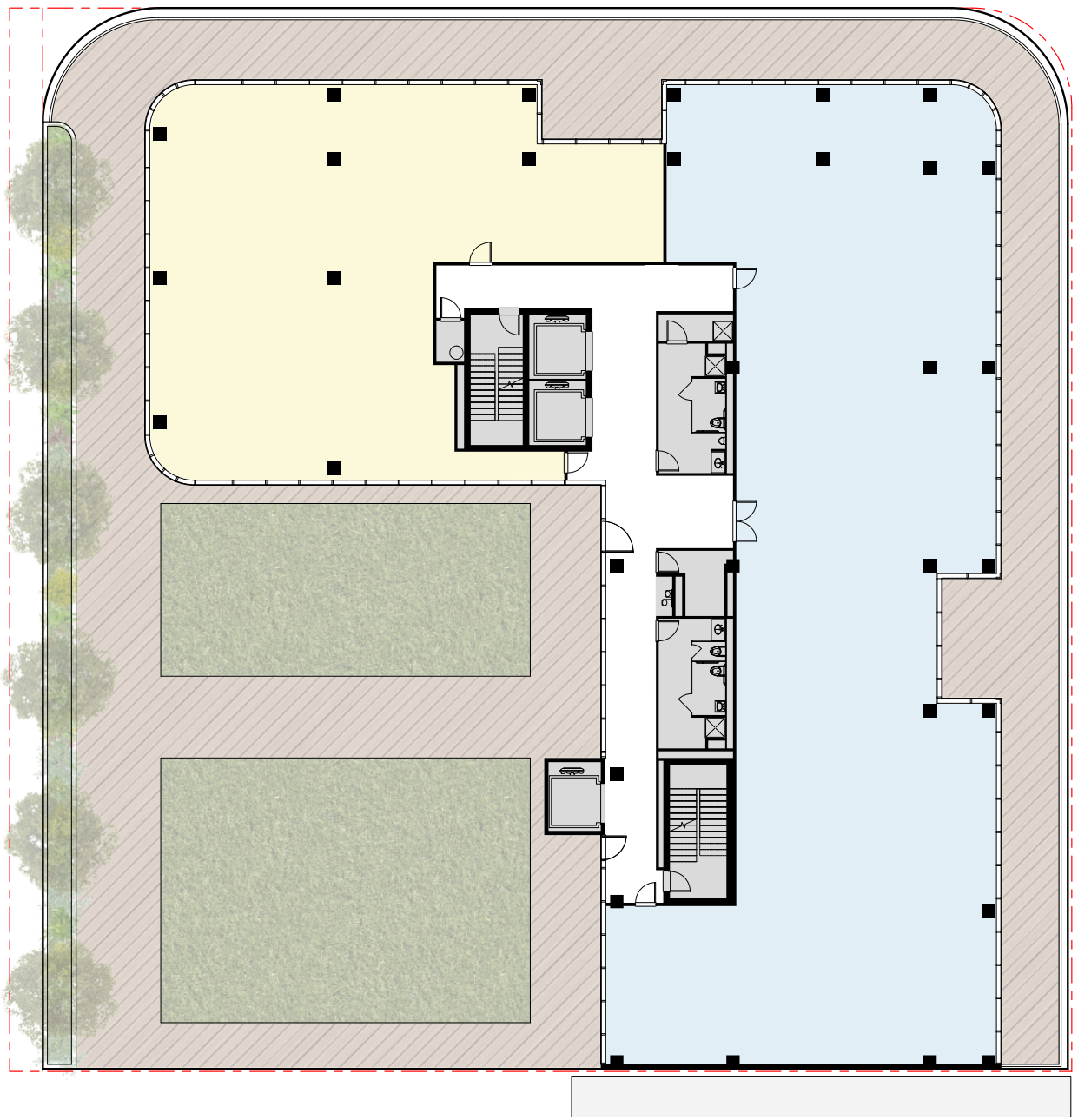
**2ND FLOOR PLAN**  
Total Stalls 44  
Level 02 Total 1,809 GSF

- F&B
- OFFICE
- RESIDENTIAL
- CORE/BOH





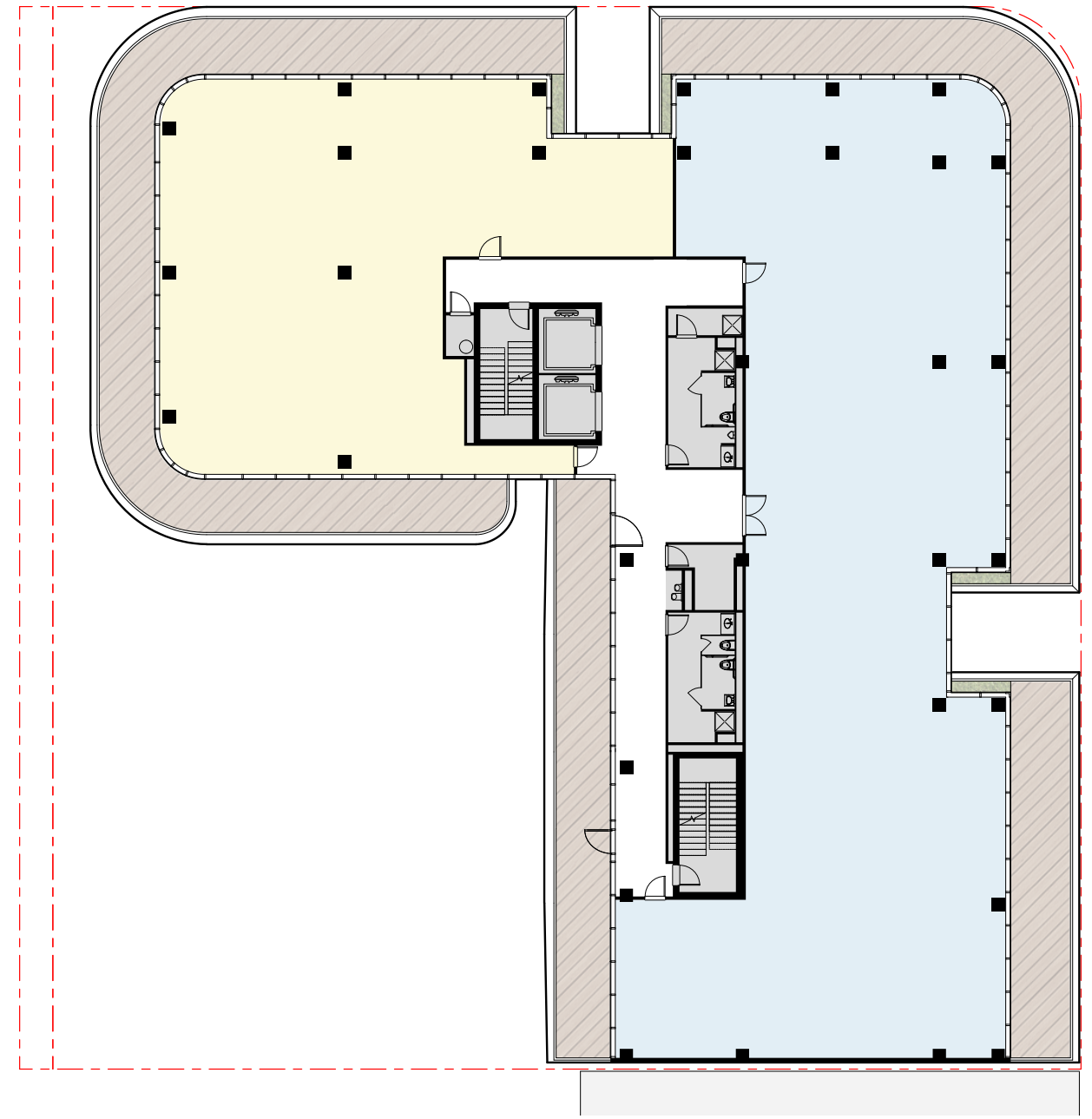
20TH STREET



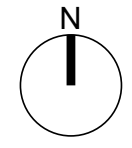
**3RD FLOOR PLAN**  
Residential 3,527 NSF  
Office 6,477 NSF  
Level 03 Total 12,650 GSF

- F&B
- OFFICE
- RESIDENTIAL
- CORE/BOH

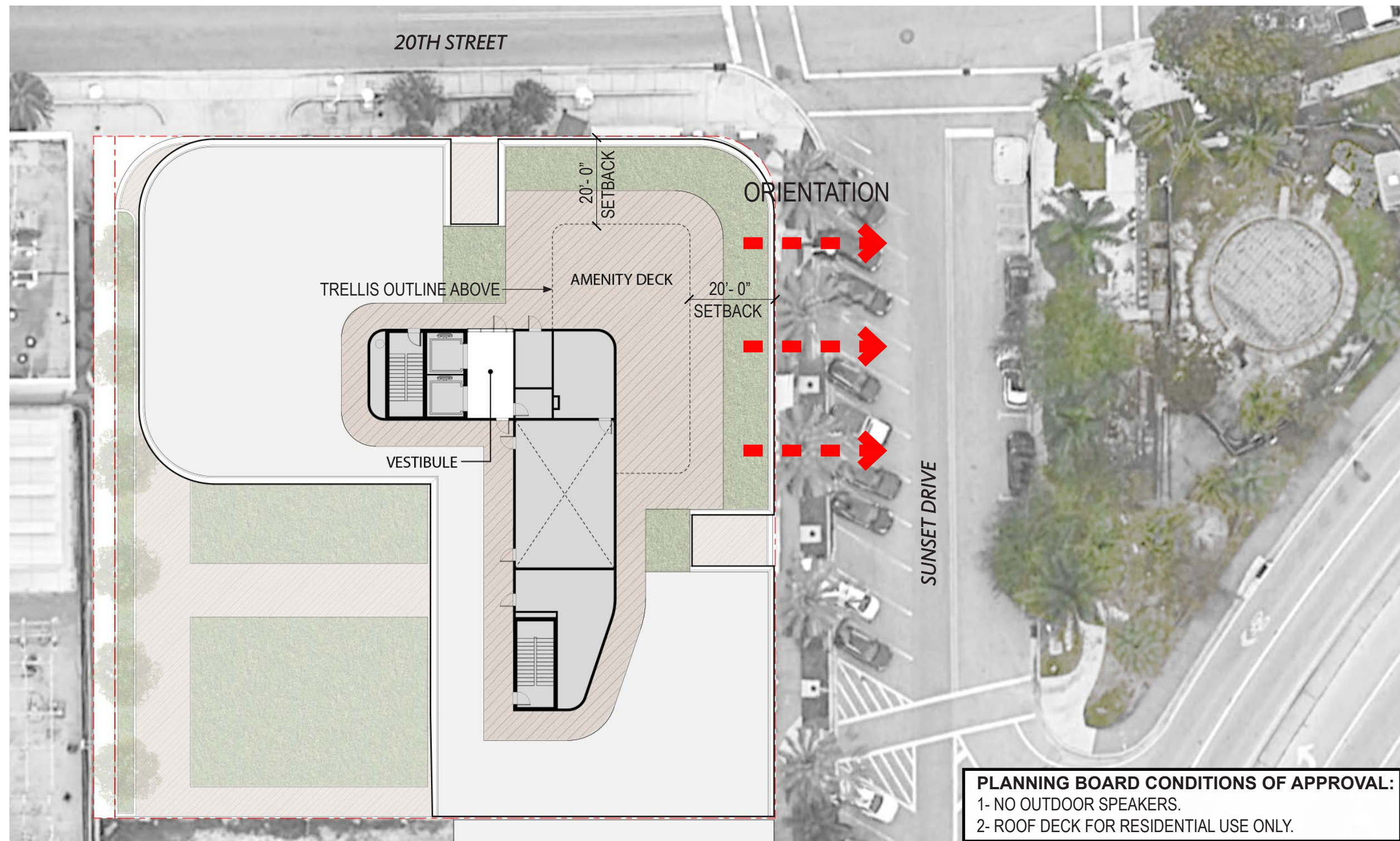
20TH STREET



**4TH & 5TH FLOOR PLAN**  
Residential 3,527 NSF  
Office 6,477 NSF  
Level 04 Total 12,550 GSF





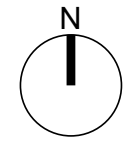


**PLANNING BOARD CONDITIONS OF APPROVAL:**  
 1- NO OUTDOOR SPEAKERS.  
 2- ROOF DECK FOR RESIDENTIAL USE ONLY.

**ROOF PLAN**

- F&B
- OFFICE
- RESIDENTIAL
- CORE/BOH

- NOTE:**
- PER SEC. 142-312 (B)(3)(D): ROOF DECK AREAS BETWEEN 6 INCHES AND 3' FROM THE TOP OF ROOF SLAB SHALL NOT EXCEED MORE THAN 50% OF THE ENCLOSED AREA OF THE FLOOR BELOW.
  - ENCLOSED AREA BELOW: 12,659.1 SF
  - ROOF DECK AREA PROPOSED: 2,531.82 SF (20% PROVIDED, 50% PERMITTED)
  
  - PER SEC. 142-312 (B)(3)(E): TRELLIS COVERAGE AREA IN PLAN IS NOT TO EXCEED 20% OF THE ENCLOSED AREA OF THE FLOOR BELOW, AND PROVIDE A MINIMUM SETBACK OF 20 FEET FROM THE PROPERTY LINE AND NO LESS THAN 10 FEET FROM STREET FACING PARAPETS
  - ENCLOSED AREA BELOW: 12,659.1 SF
  - TRELLIS AREA PROPOSED: 1,231.93 SF (10% PROVIDED, 20% PERMITTED)
  - SETBACK PROPOSED FROM PROPERTY LINE AND PARAPET: 20'





**4 TEST FIT & STREET ACTIVATION**  
**F & B - LEVEL 01**



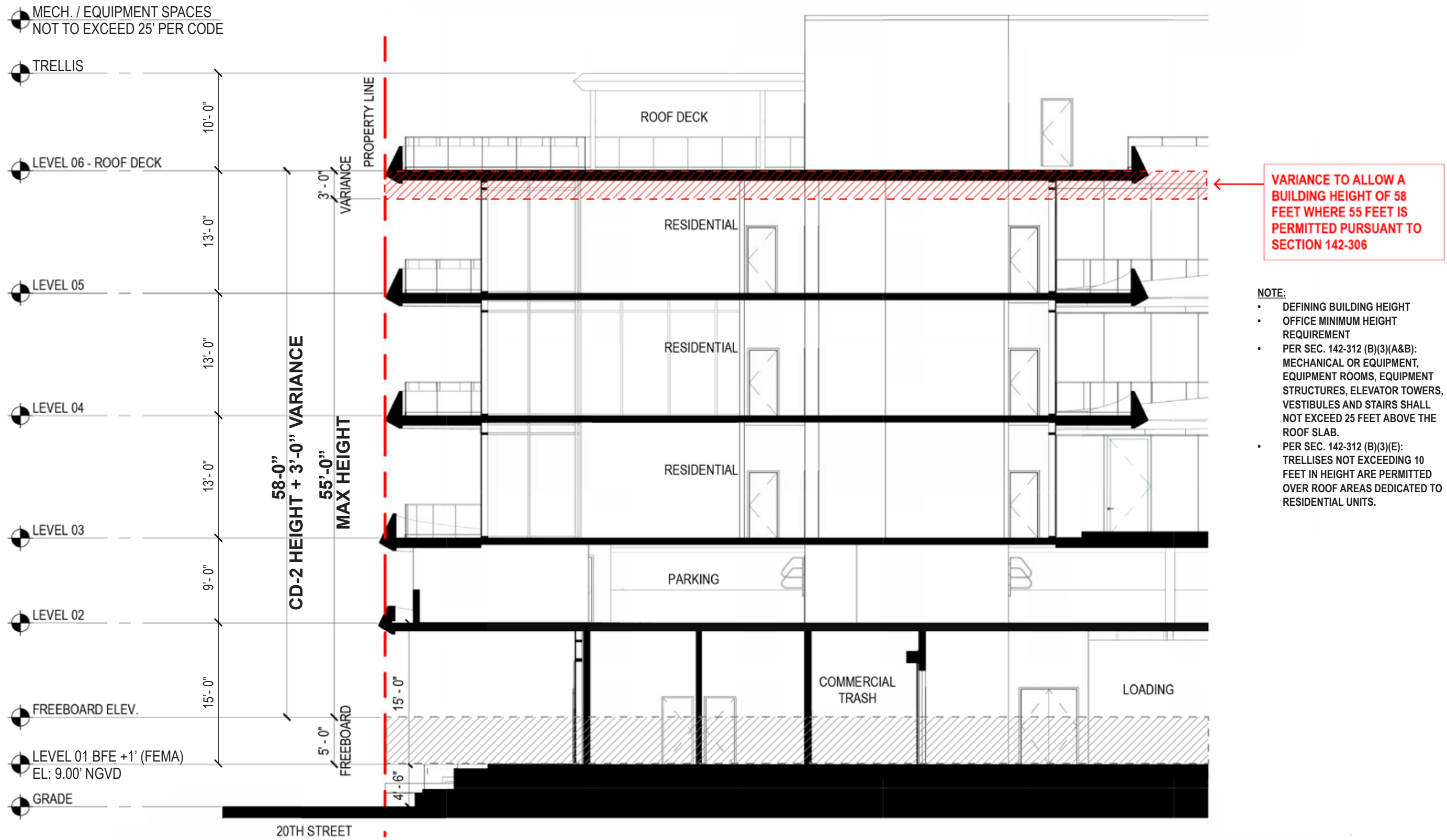
**GROUND PLAN**  
 Maximum 199 seat capacity (Indoor & Outdoor) per F&B tenant

TENANT 1
  TENANT 2





**5 ENTITLEMENTS**  
**N/S SECTION - 3' HEIGHT VARIANCE AT ROOF**



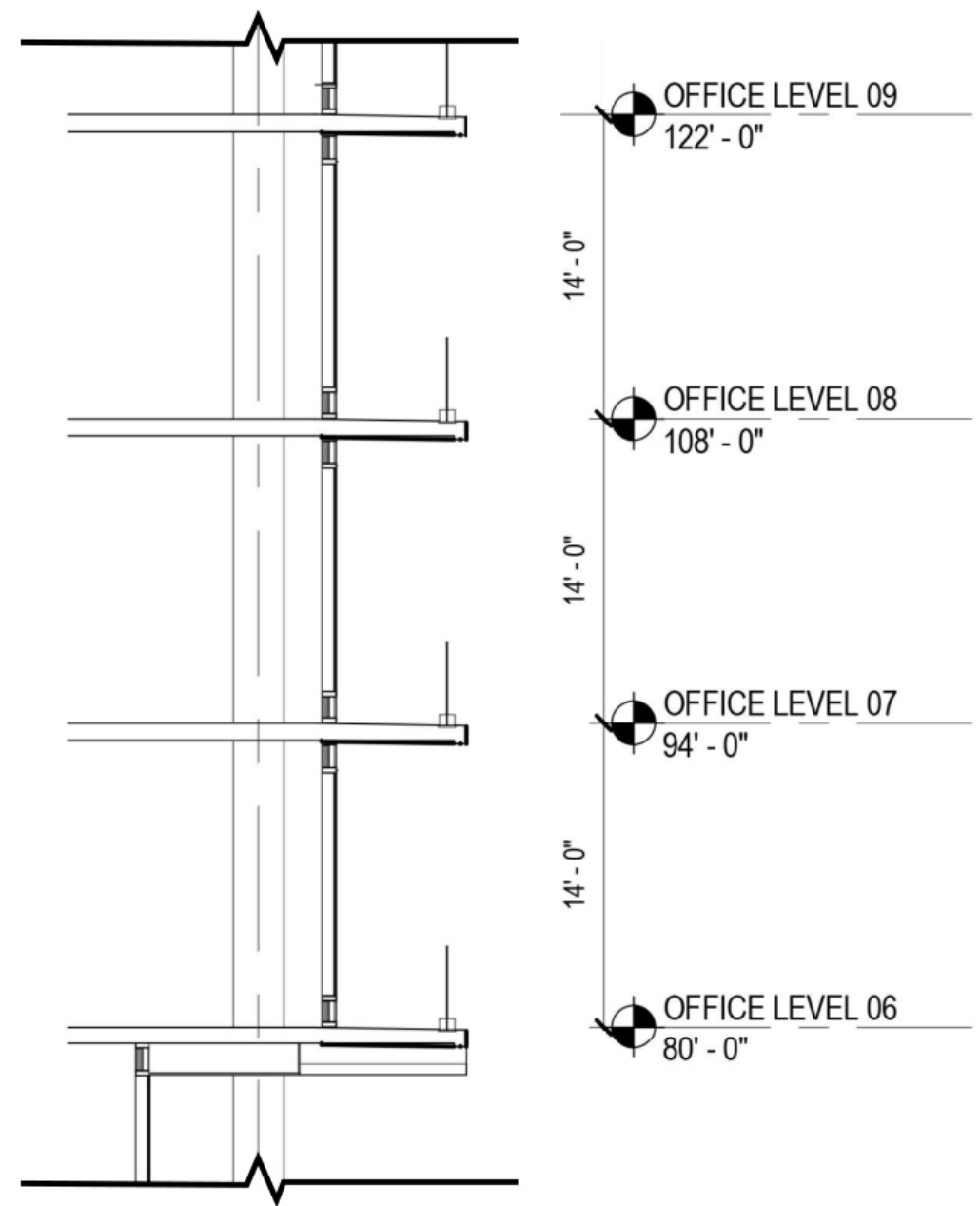


An aerial photograph of a modern office building at 1920 Alton Road in Miami. The building is a multi-story structure with a prominent glass facade and a curved corner. It is surrounded by other buildings, palm trees, and a parking lot. The image has a blue overlay and white text.

# CLASS A OFFICE EXAMPLES

1920 ALTON ROAD





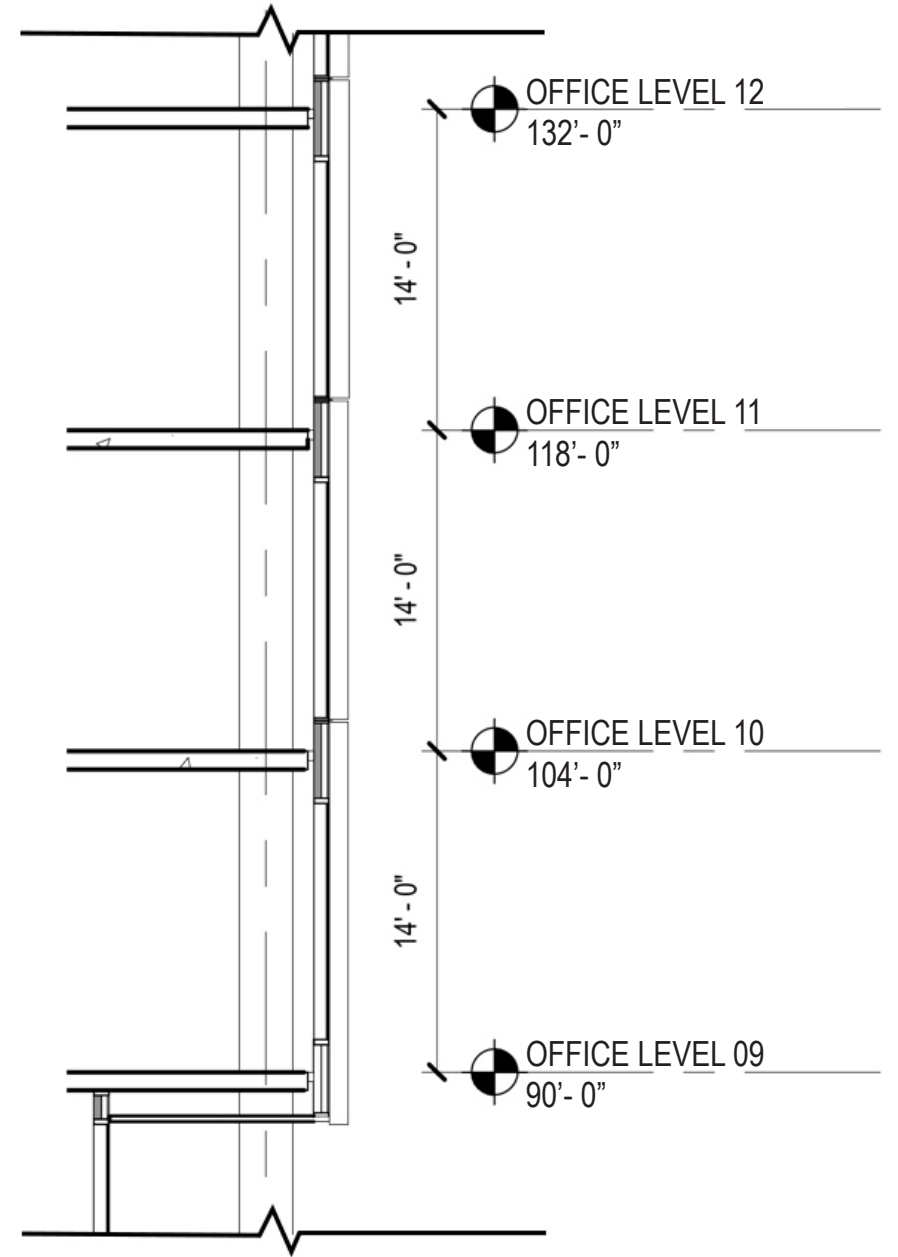
CLASS OFFICE TOWER: 545 WYN  
OFFICE FLOOR TO FLOOR HEIGHT: 14'-0"



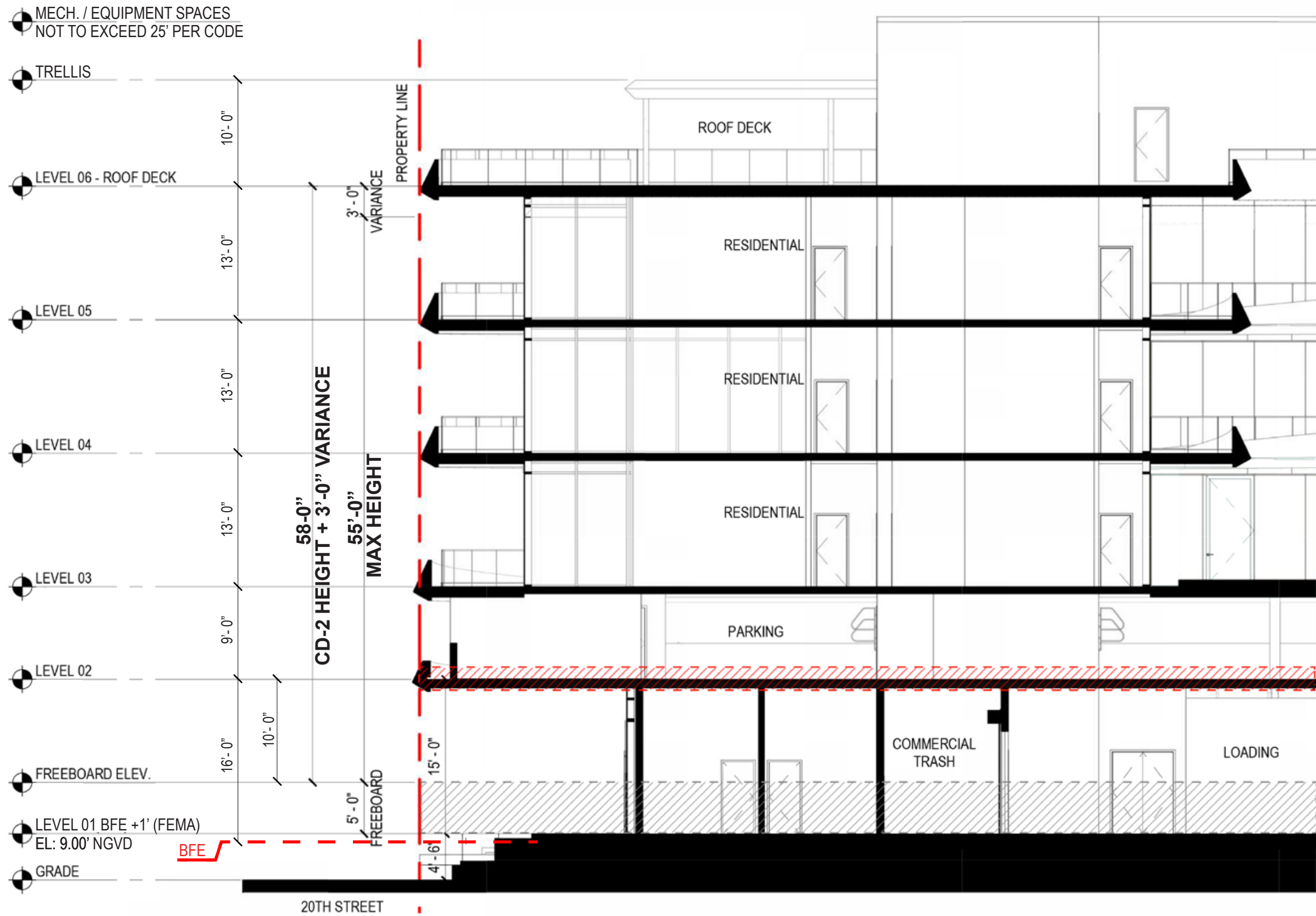
6 CLASS A OFFICE EXAMPLES



CLASS OFFICE TOWER: 1001 TOWER  
OFFICE FLOOR TO FLOOR HEIGHT: 14'-0"







- NOTE:**
- SURROUNDING STREETS RAISED
  - NET TOTAL HEIGHT REDUCTION
  - PER SEC. 142-312 (B)(3)(A&B): MECHANICAL OR EQUIPMENT, EQUIPMENT ROOMS, EQUIPMENT STRUCTURES, ELEVATOR TOWERS, VESTIBULES AND STAIRS SHALL NOT EXCEED 25 FEET ABOVE THE ROOF SLAB.
  - PER SEC. 142-312 (B)(3)(E): TRELLISES NOT EXCEEDING 10 FEET IN HEIGHT ARE PERMITTED OVER ROOF AREAS DEDICATED TO RESIDENTIAL UNITS.

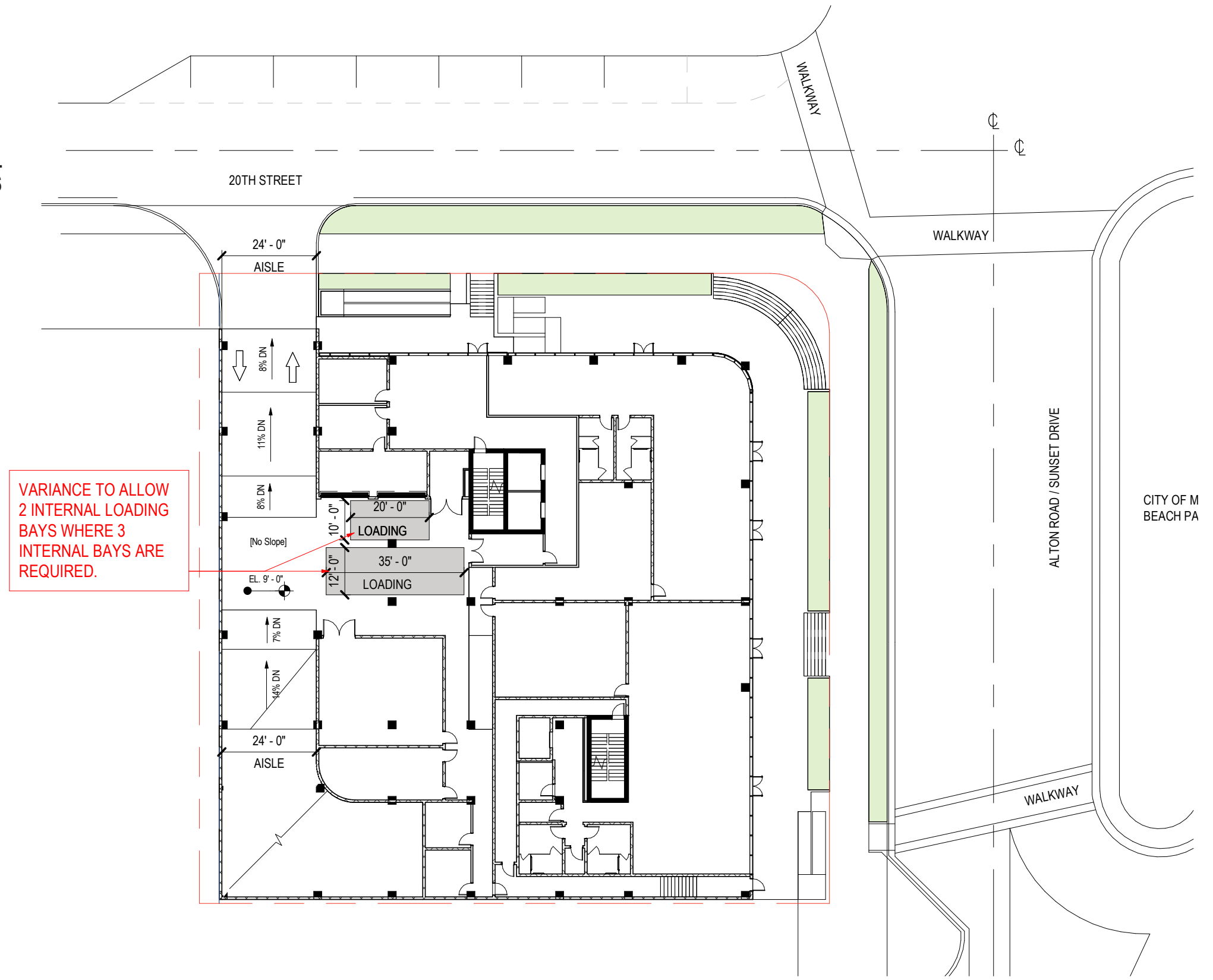
VARIANCE TO ALLOW A HEIGHT OF 11 FEET WHERE 12 FEET ABOVE BASE FLOOD ELEVATION PLUS MAXIMUM FREEBOARD IS REQUIRED PURSUANT TO SECTION 142-306



**MIAMI BEACH ZONING LOADING REQUIREMENTS:**

- MIXED USE CONDITION
- LOW OFFICE AREA
- RETAIL/F&B SPACES BETWEEN 2,000 SF - 10,000 SF: 1 STALL
- OFFICE SPACES BETWEEN 10,000 SF - 100,000 SF: 2 STALLS

FAR FOOD & BEVERAGE	8,283.9 SF
FAR OFFICES	25,222.9 SF
FAR RESIDENTIAL	13,270.9 SF
FAR SHARED	4,200.9 SF
AREA TOTAL	51,058.6 NSF





EXISTING CITY OF MIAMI  
BEACH LOADING ZONE

EXISTING CURB CUT OFF  
20TH STREET







# APPENDIX

# 1920 ALTON ROAD



**MIAMI BEACH  
COMMERCIAL - ZONING DATA SHEET**

ITEM #	Project Information				
1	Address: 1920 Alton Road, Miami Beach, FL 33139	Folio number(s)	02-3233-022-0030	Year built:	1960, 1968, 2015
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	25,538 SF
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	CD-2	Lot Width:	159'-10"
4	Individual Historic Site (Yes or NO)	NO		Lot Depth:	159'-11"
5	Base Flood Elevation:	8'-0"	Grade value in NGVD:	4'-6"	
6	Adjusted grade (BFE + Grade/2):	10'-3"	Freeboard:	5'-0"	
7	Proposed Use:	Mixed-Use (Retail, Commercial office and 25% Residential)			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	<b>ZONING INFORMATION / CALCULATION</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
13	<b>Floor Area Ratio (FAR)</b>	51,076		51,058.6 SF	
14	<b>Building Height</b>	55'		58'	3' Variance
15	<b>At grade parking lot on the same lot</b>	N/A			
	a Front setbacks	N/A			
	b Side interior street setback	N/A			
	c Side facing street setback	N/A			
	d Rear setback	N/A			
16	<b>Subterranean, Pedestal &amp; Tower (Non-Oceanfront)</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
	a Front setbacks	0'		0'	
	b Side interior street setback	0'		1'-0"	
	c Side facing street setback	0'		0'	
	d Rear setback	5'		5'	
17	<b>Subterranean, Pedestal &amp; Tower (Oceanfront)</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
	a Front setbacks	N/A			
	b Side interior street setback	N/A			
	c Side facing street setback	N/A			
	d Rear setback	N/A			
18	<b>Minimum Apartment Unit Size</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
	a New Construction	550 SF		3,035 SF	
	b Rehabilitated Buildings	N/A			
	c Hotel Unit	N/A			
19	<b>Average Apartment Unit Size</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>DEFICIENCIES</b>
	a New Construction	800 SF		3,035 SF	
	b Rehabilitated Buildings	N/A			
	c Hotel Unit	N/A			
20	<b>Required Open-space ratio (RPS, CPS)</b>	N/A			
21	<b>Parking</b>	35		45	0
22	<b>Loading: On-Street</b>	0		1	0
23	<b>Loading: Internal</b>	3		2	

VARIANCE:

- Variance to allow a building height of 58 feet where 55 feet is permitted pursuant to section 142-306
- Variance to allow a height of 11 feet where 12 feet above base flood elevation plus maximum freeboard is required pursuant to section 142-306
- Variance to allow 2 internal loading bays and 1 on street loading bay where 3 internal bays are required.



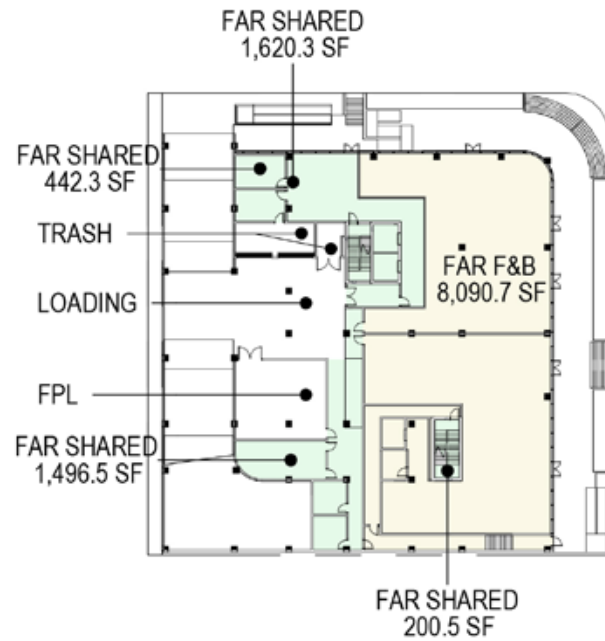
MIAMI BEACH ZONING MAP



**MIAMI BEACH  
PARKING & LOADING CALCULATIONS**

<b>130-33: OFF-STREET PARKING FOR DISTRICT NO. 5</b>			
REGULATION	REQUIREMENT	PROPOSED	DEFICIENCIES
NON-RESIDENTIAL USES ABOVE GROUND FLOOR (NO REQUIREMENT) :	0 SPACES		
TENANT 1: RESTAURANT EXCEEDING 100 SEATS OR 3500 SF; MAX 199 SEAT (1 SPACES PER 4 SEATS & 1 SPACE / 60 SF NOT USED FOR SEATING)	25 Spaces		
TENANT 2: RESTAURANT EXCEEDING 100 SEATS OR 3500 SF; MAX 199 SEAT(1 SPACES PER 4 SEATS & 1 SPACE / 60 SF NOT USED FOR SEATING)	25 Spaces		
APARTMENT UNITS ( 2 SPACES FOR UNITS ABOVE1,200 SF)	6		
<b>TOTAL REQUIRED:</b>	56 SPACES	45 SPACES	11
<b>130-40: ALTERNATE PARKING INCENTIVES</b>			
REGULATION	PROPOSED	PARKING...	%
BICYCLE PARKING LONG-TERM (1:5)	45 Bikes	9	16%
BICYCLE PARKING SHORT-TERM (1:10)	30 Bikes	3	7%
SCOOTER PARKING (1:3)	3 SPACES	1	2%
SHOWERS (2:1)	4 Showers	8 Max. 8 Spaces	
<b>TOTAL REDUCTION:</b>		-21	38%
<b>TOTAL PARKING REQUIRED W/ REDUCTIONS:</b>	56 Required - 21 Reduction = 35 Total Spaces Required		
			n/a
<b>130-73-100: OFF-STREET LOADING</b>			
REGULATION	REQUIREMENT	PROPOSED	DEFICIENCIES
FOR RETAIL & RESTAURANT (OVER 2,000 SF BUT NOT 10,000 SF)	1 SPACES	1	Variance to allow 2 internal loading bays and 1 on street loading bay where 3 internal bays are required.
FOR OFFICE (OVER 10,000 SF BUT NOT 100,000)	2 SPACES	1	
RESIDENTIAL	0 SPACES		
<b>TOTAL REQUIRED:</b>	3 SPACES	2 SPACES	
<b>TOTAL PROVIDED:</b>		1 (ON STREET) SPACE 3 SPACES	1 ON STREET

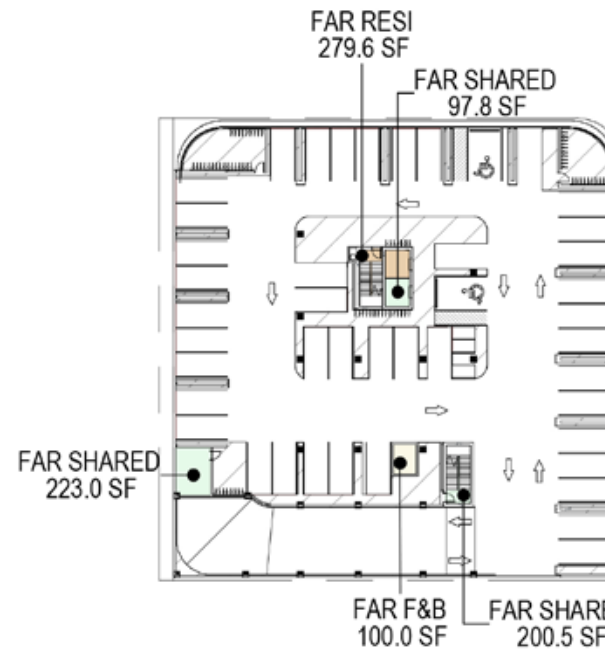
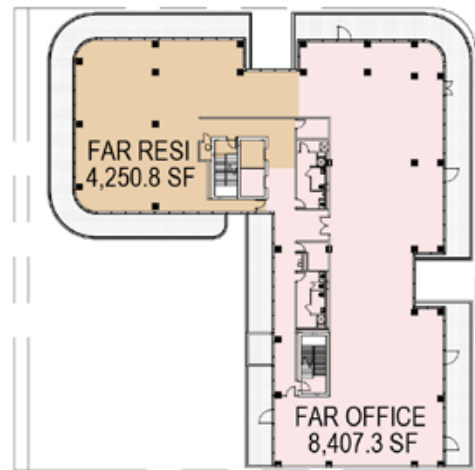
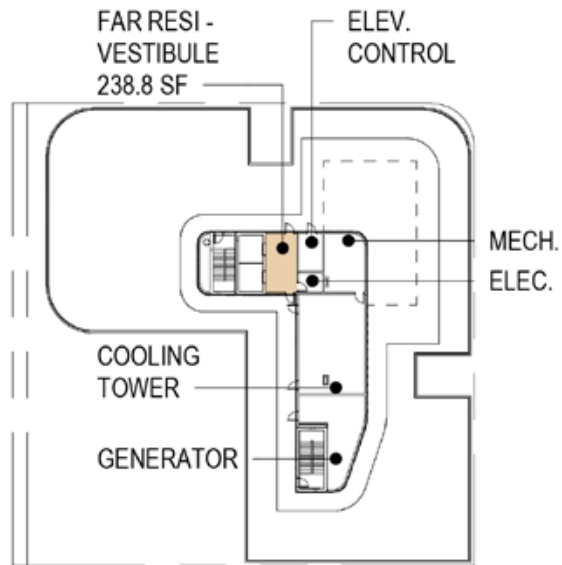




**5** LEVEL 05 - FAR  
SCALE: 1/64" = 1'-0"

**3** LEVEL 03 - FAR  
SCALE: 1/64" = 1'-0"

**1** LEVEL 01 - FAR  
SCALE: 1/64" = 1'-0"



**6** LEVEL 06 - FAR  
SCALE: 1/64" = 1'-0"

**4** LEVEL 04 - FAR  
SCALE: 1/64" = 1'-0"

**2** LEVEL 02 - FAR  
SCALE: 1/64" = 1'-0"

Area Schedule (FAR)	
Level	Area

FAR RESI	
LEVEL 02	279.6 SF
LEVEL 03	4,251.1 SF
LEVEL 04	4,250.8 SF
LEVEL 05	4,250.5 SF
LEVEL 06 - ROOF DECK	238.8 SF
	13,270.9 SF

FAR SHARED	
LEVEL 01 (DFE)	3,759.6 SF
LEVEL 02	521.3 SF
	4,280.9 SF
	51,058.6 SF

Area Schedule (FAR)	
Level	Area

FAR F&B	
LEVEL 01 (DFE)	8,090.7 SF
LEVEL 02	100.0 SF
LEVEL 03	93.2 SF
	8,283.9 SF

FAR OFFICE	
LEVEL 03	8,407.0 SF
LEVEL 04	8,407.3 SF
LEVEL 05	8,408.6 SF
	25,222.9 SF

RESIDENTIAL FAR = 13,270.9 SF	13,270.9 / 51,058.6 = 25.9% OF FAR
TOTAL FAR = 51,058.6 SF	

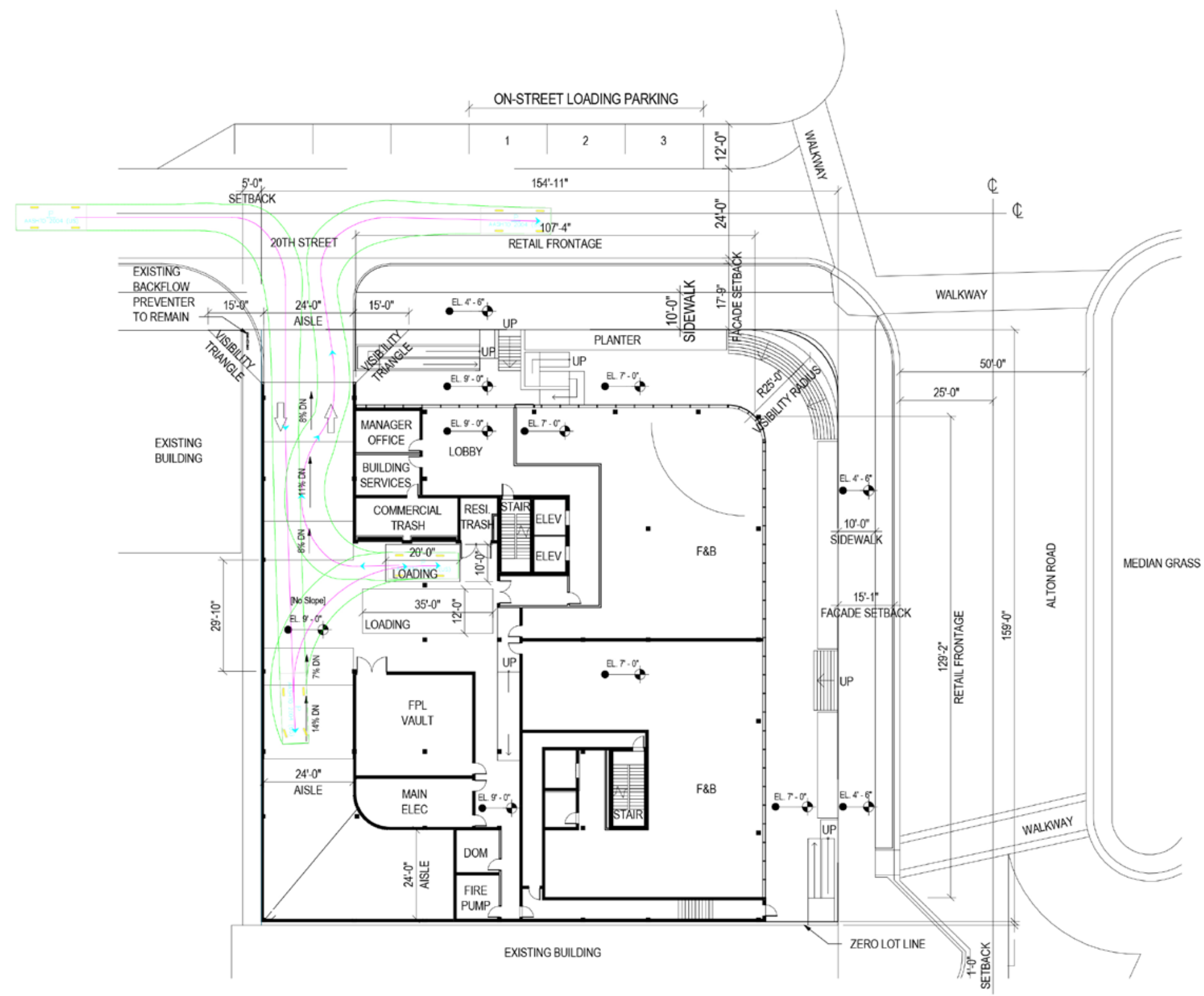
Floor area means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the exterior face of an architectural projection, from the centerline of walls separating two attached buildings.

For the purpose of clarity, floor area includes, but is not limited to, stairwells, stairways, covered steps, elevator shafts at every floor (including mezzanine level elevator shafts), and mechanical chutes and chases at every floor (including mezzanine level).

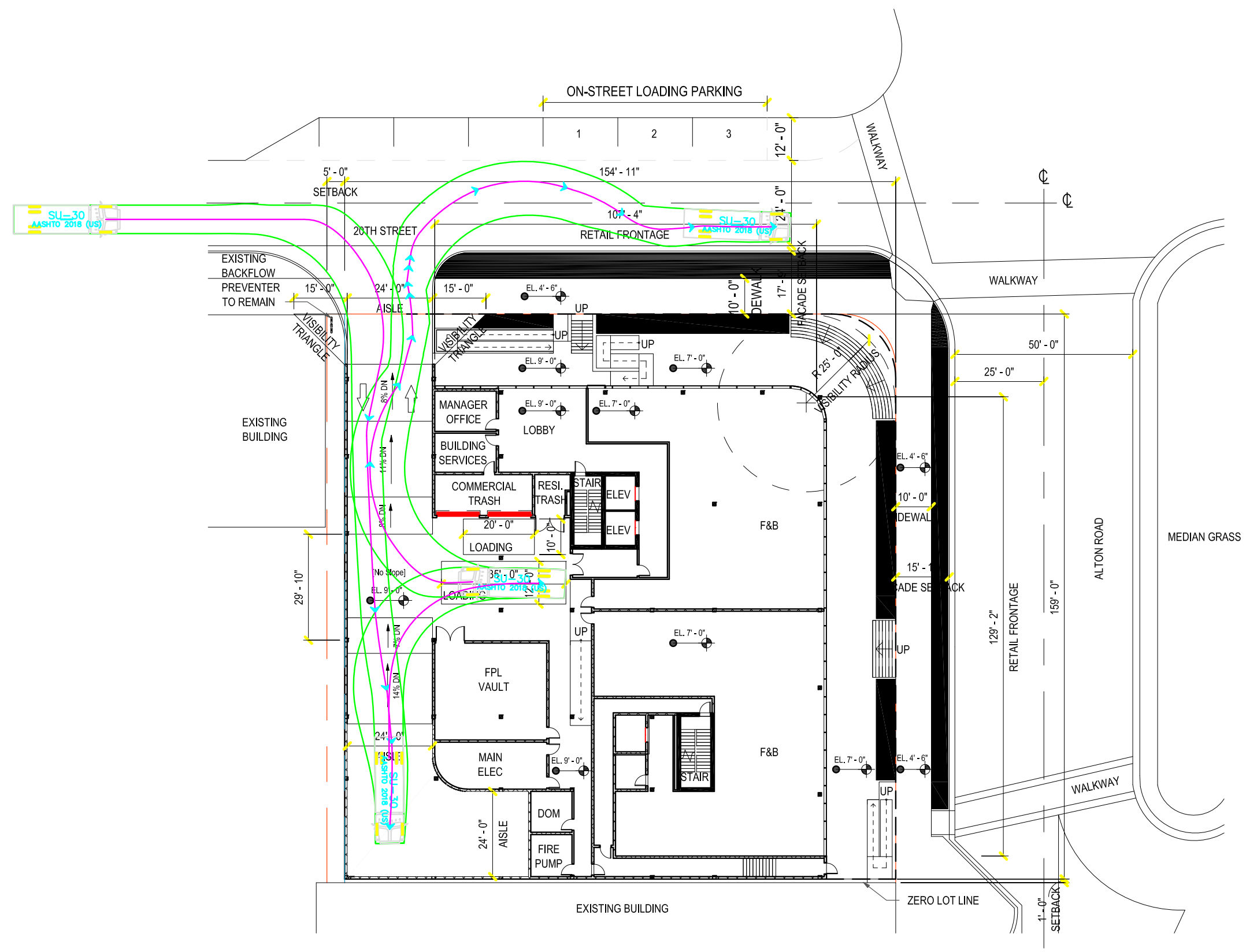
**For the avoidance of doubt, unless otherwise provided for in these land development regulations, floor area excludes only the spaces expressly identified below:**

- (1) Accessory water tanks or cooling towers.
- (2) Uncovered steps.
- (3) Attic space, whether or not a floor actually has been laid, providing structural headroom of less than seven feet six inches.
- (4) Terraces, breezeways, or open porches.
- (5) Floor space used for required accessory off-street parking spaces. However, up to a maximum of two spaces per residential unit may be provided without being included in the calculation of the floor area ratio.
- (6) Commercial parking garages and noncommercial parking garages when such structures are the main use on a site.
- (7) Mechanical equipment rooms located above main roof deck.
- (8) Exterior unenclosed private balconies.
- (9) Floor area located below grade when the top of the slab of the ceiling is located at or below grade. However, if any portion of the top of the slab of the ceiling is above grade, the floor area that is below grade shall be included in the floor area ratio calculation. Despite the foregoing, for existing contributing structures that are located within a local historic district, national register historic district, or local historic site, when the top of the slab of an existing ceiling of a partial basement is located above grade, one-half of the floor area of the corresponding floor that is located below grade shall be included in the floor area ratio calculation.
- (10) Enclosed garbage rooms, enclosed within the building on the ground floor level.
- (11) Stairwells and elevators located above the main roof deck.
- (12) Electrical transformer vault rooms.
- (13) Fire control rooms and related equipment for life-safety purposes.
- (14) Secured bicycle parking. Volumetric buildings, used for storage, where there are no interior floors, the floor area shall be calculated as if there was a floor for every eight feet of height.

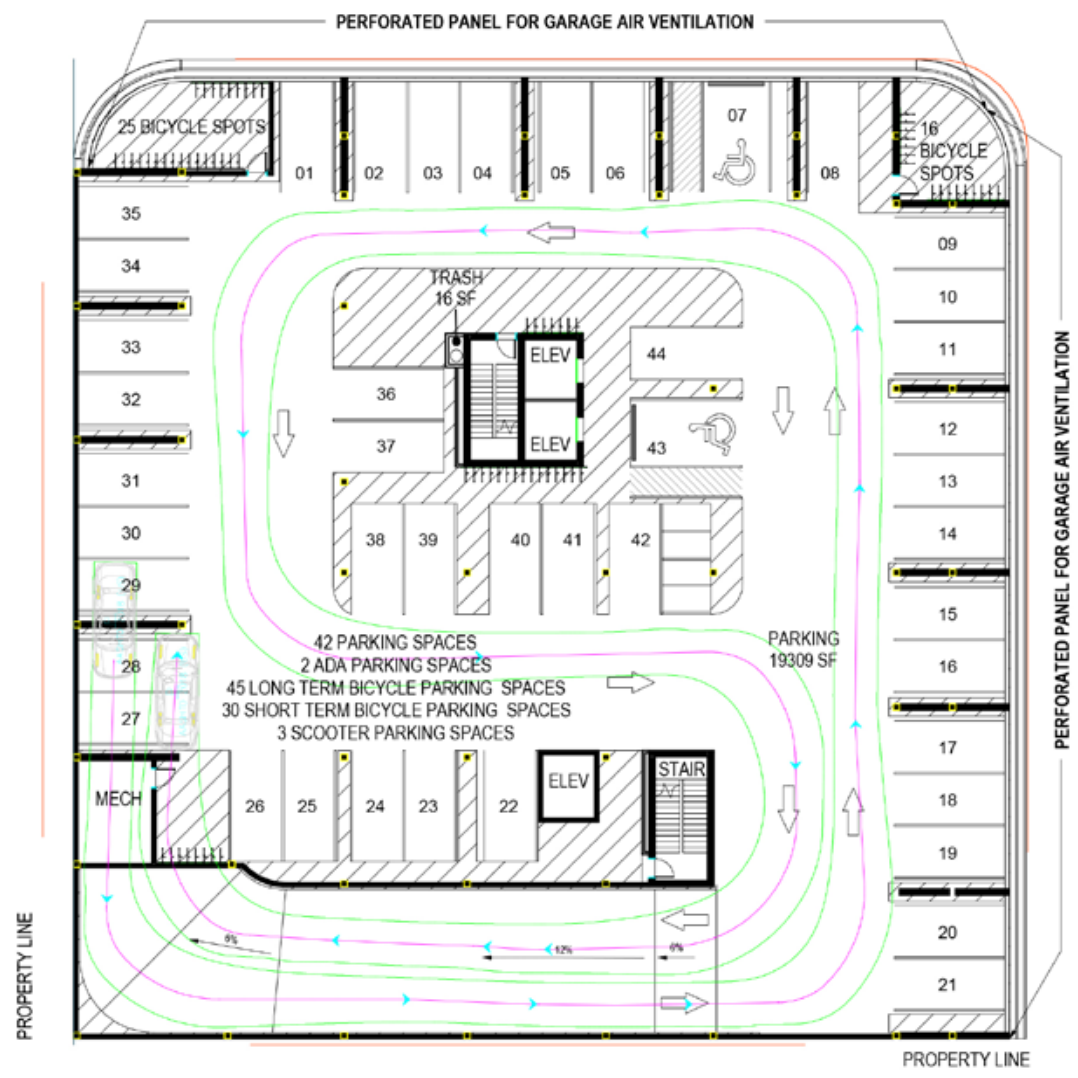
















# TRAFFIC STUDY

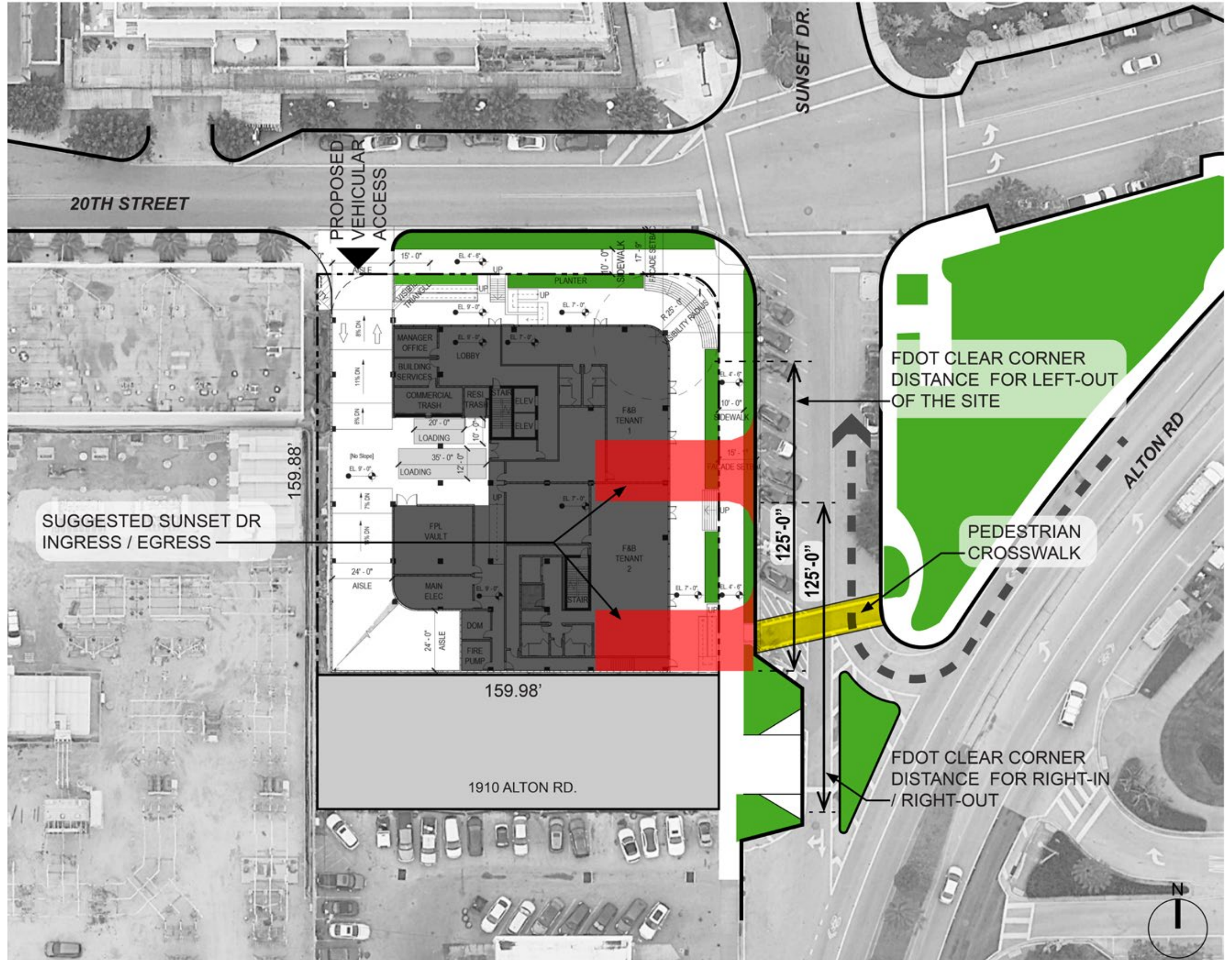
1920 ALTON ROAD



**LIFE SAFETY CONFLICTS**

**CONFLICTS TO CONSIDER**

1. Minimum driveway clearances from intersection: 125' (FDOT Standard)
2. Sight distance conflict
3. Pedestrian crosswalk conflict
4. Loss of on-street parking stalls





**5 ENTITLEMENTS**  
**MANEUVERABILITY DIAGRAM - PARKING**

**VEHICULAR INGRESS  
ON 20TH STREET**

 TRAFFIC **NOT** ACCESSING  
SUNSET DRIVE & 20TH STREET  
INTERSECTION

 TRAFFIC ACCESSING  
SUNSET DRIVE & 20TH STREET  
INTERSECTION

**NOTE:**  
PROJECT TRAFFIC FROM WEST  
(55% OF TRIPS) AVOIDS  
ENTERING INTERSECTION OF  
SUNSET DR. AND 20TH ST.

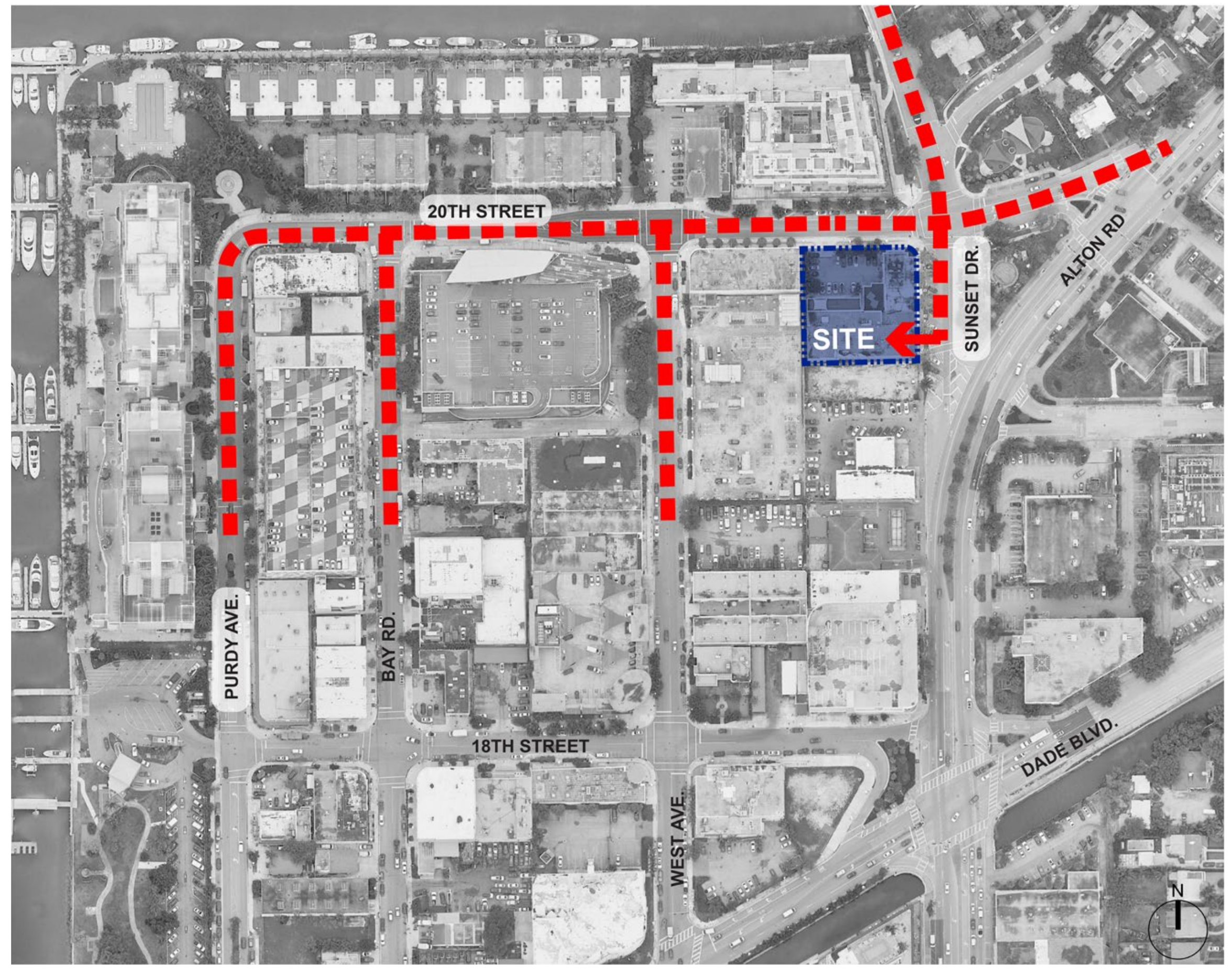




**VEHICULAR INGRESS  
ON SUNSET DR.**

■■■■■■■■■■  
TRAFFIC ACCESSING  
SUNSET DRIVE & 20TH STREET  
INTERSECTION.

**NOTE:**  
REQUIRES ALL PROJECT TRAFFIC  
TO ENTER INTERSECTION OF  
SUNSET DR. & 20TH STREET.





**5 ENTITLEMENTS**  
**MANEUVERABILITY DIAGRAM - PARKING**

**VEHICULAR EGRESS  
ON 20TH STREET**

 TRAFFIC **NOT** ACCESSING  
SUNSET DRIVE & 20TH STREET  
INTERSECTION

 TRAFFIC ACCESSING  
SUNSET DRIVE & 20TH STREET  
INTERSECTION

**NOTE:**  
PROJECT TRAFFIC TO WEST  
(55% OF TRIPS) AVOIDS  
INTERSECTION OF SUNSET DR.  
AND 20TH ST.

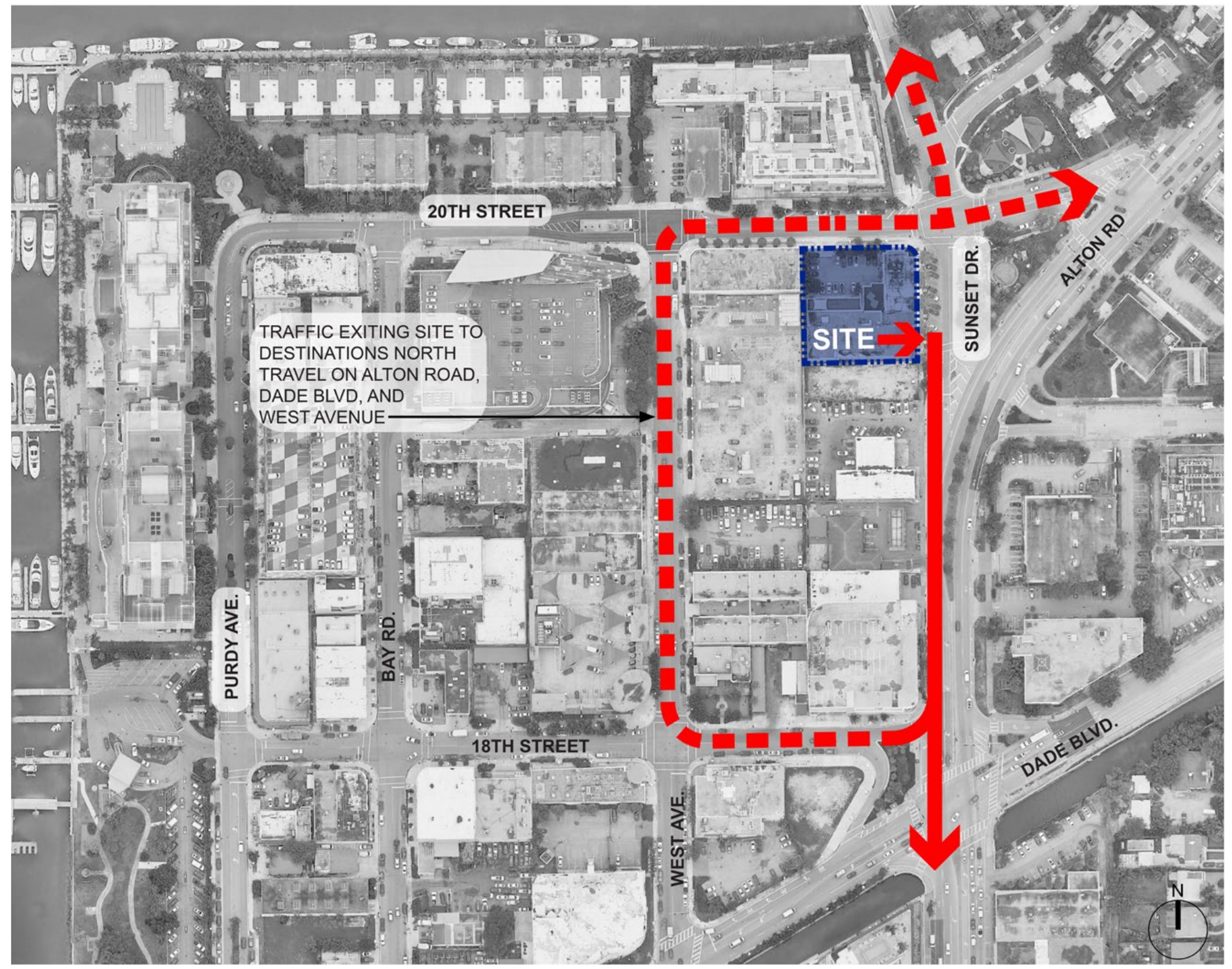




**VEHICULAR EGRESS  
ON SUNSET DR.**

■■■■■■■■■■  
TRAFFIC ACCESSING  
SUNSET DRIVE & 20TH STREET  
INTERSECTION.

**NOTE:**  
REQUIRES ALL PROJECT TRAFFIC  
TO EXIT TO ALTO ROAD,  
LIMITING MOBILITY





An architectural rendering of a modern, multi-story building with a curved facade and multiple levels of balconies. The building is set in an urban environment with trees, a street, and a speed limit sign. The text '1920 ALTON ROAD' is overlaid in white on the lower portion of the image. The word 'SUSHI' is visible in the ground floor windows.

# 1920 ALTON ROAD