

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB19-0493		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1790 Alton Road, Miami Beach, FL			
FOLIO NUMBER(S) 02-3233-012-0700			
Property Owner Information			
PROPERTY OWNER NAME 1790 Alton Holdings, LLC			
ADDRESS 3050 Biscayne Boulevard, Suite 801		CITY Miami	STATE FL
BUSINESS PHONE		CELL PHONE	ZIP CODE 33137
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME 1790 Alton Holdings, LLC			
ADDRESS 3050 Biscayne Boulevard, Suite 801		CITY Miami	STATE FL
BUSINESS PHONE		CELL PHONE	ZIP CODE 33137
EMAIL ADDRESS			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review approval for a one-story, commercial use structure.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Jennifer McConney-Gayoso		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 7500 NE 4th Court, Studio 103		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE (305) 573-2728	CELL PHONE (305) 606-4105	EMAIL ADDRESS jennifer@studio-mcg.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael J. Marrero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE (305) 377-6238	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE (305) 377-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

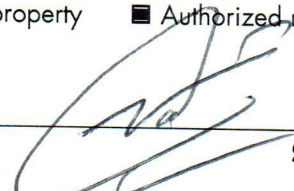
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative



SIGNATURE
 Nathanael Cohen, Manager

PRINT NAME

01/15/2020

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

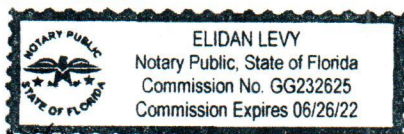
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Nathanael Cohen
Manager (print title) of 1790 Alton Holdings, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this 15 day of January, 2020. The foregoing instrument was acknowledged before me by Nathanael Cohen, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP

My Commission Expires: 06/26/22**NOTARY PUBLIC**

Elidan Levy
PRINT NAME

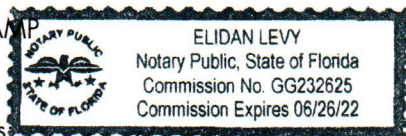
POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Nathanael Cohen, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael J. Marrero to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Nathanael Cohen, Manager**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 15 day of January, 2020. The foregoing instrument was acknowledged before me by Nathanael Cohen, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires 06/26/22**NOTARY PUBLIC****PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

N/A

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

1790 Alton Holdings, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B attached, Disclosure of Interest

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Michael J. Marrero and Emily K. Balter	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 377-6238
Jennifer McConney-Gayoso	7500 NE 4th Court, Studio 103, Miami, FL 33138	(305) 573-2728
_____	_____	_____

Additional names can be placed on a separate page attached to this application.

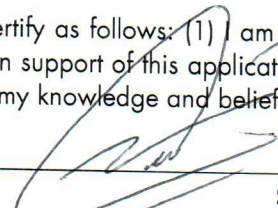
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF FLORIDA

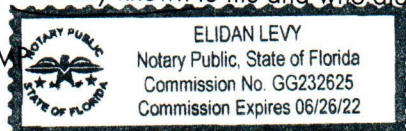
COUNTY OF MIAMI-DADE

I, Nathanael Cohen, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.


SIGNATURE

Sworn to and subscribed before me this 15 day of January, 2020. The foregoing instrument was acknowledged before me by Nathanael Cohen, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 06/26/22

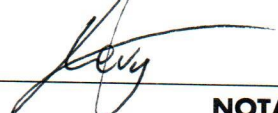

NOTARY PUBLIC
Elidan Levy
PRINT NAME

Exhibit A

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 deflecting 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).

Exhibit B

Disclosure of Interests

1790 Alton Holdings, LLC

Owner	Percentage
Nathanael Cohen 3050 Biscayne Boulevard, Suite 801 Miami, FL 33137	33.3%
Yonel Fellous 3050 Biscayne Boulevard, Suite 801 Miami, FL 33137	33.3%
Steven Athea 3050 Biscayne Boulevard, Suite 801 Miami, FL 33137	33.3%



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: Mmarrero@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL

January 17, 2020

James G. Murphy, Chief of Urban Design
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB19-0493 - Design Review for the Property Located at 1790 Alton Road**

Dear Mr. Murphy:

This law firm represents 1790 Alton Holdings, LLC (the "Applicant") the Applicant and owner of the property located at 1790 Alton Road (the "Property") within the City of Miami Beach (the "City"). Please consider this the Applicants' letter of intent in connection of a request to the Design Review Board ("DRB") for design review of a new one-story, commercial structure for a bank tenant (the "Project").

Property Description. The Property is generally located on eastern portion of the City block between West Avenue and Alton Road and south of 18th Street. The Miami Dade County Property Appraiser identifies the Property with Folio No. 02-3233-012-0700. See Exhibit A, Property Appraiser Summary Report. It is an undeveloped vacant, irregular shaped lot approximately 10,331 square feet in size. The Property was previously developed with a service station in 60s and 70s. See Exhibit B, Building Card. However, it has been vacant for over ten (10) years.

According to the Official Zoning Map of the City, the Property is in the CD-2, Commercial Medium Intensity District. See Figure 1 below, Zoning Map Excerpt. The Property is also located within Parking District 5, Sunset Harbour Neighborhood. The Property is not located within a local or national historic district.

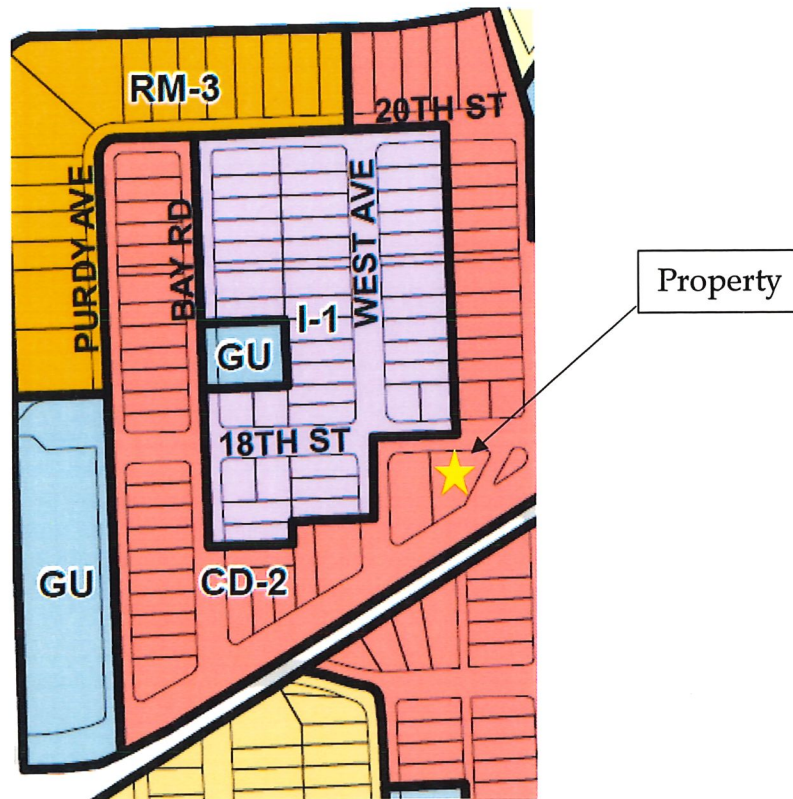


Figure 1, Zoning Map Excerpt

Proposed Development. The Project is well within the maximum development potential of the site and complies with the City Code of Ordinances ("City Code").

The shape of the one-story structure is intended to complement the irregular shaped lot. It provides striking breeze block extended roof structure. The graphic pattern of the roof structure shades the silicone glazed system façade, while allowing natural light to permeate. The historic architecture of banks is typically thick concrete buildings with few windows and openings. However, as the banking industry has changed, the architecture has followed. The Project is a modern interpretation with a signal to midcentury breeze block walls. This a prominent intersection of the City, surrounded by new, impeccably designed retail structures, and the Applicant's goal is to contribute with a use that is compatible to the area and a structure that is sensitive to the Property.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

The Applicant will provide a recycling or salvage plan during permitting.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Windows will be hurricane-impact.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.

Resilient landscaping is proposed in accordance with Chapter 126 of the G543Q City Code.

(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The new structure will have a finished floor elevation at 9 feet NGVD to address future sea level rise.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height

The Applicant is proposing a finished floor elevation of 9 feet NGVD, with adaptable driveways and parking that are compatible to future raising of public right-of-ways and adjacent land

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

All critical mechanical and electrical systems will be located above Base Flood Elevation.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not applicable as the Applicant proposes a new structure above Base Flood Elevation.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space is located below Base Flood Elevation.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

A water retention system will be implemented.

(11) Cool pavement material or porous pavement materials shall be utilized.

The Applicant will provide porous pavement materials.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Applicant is proposing cool pavement, a light-colored breeze block roof that allows for the flow of air and light, and extensive landscaping that will minimize the potential for heat island effects.

Conclusion. The Applicant's goal is to introduce additional services for this community at a major intersection. The proposed modern design carries the banking industry into the future with a flexible, eye-catching space. The use will complement the surrounding retail and commercial uses. The Project does not maximize the development potential of the irregular shaped lot, and provides a welcoming establishment.

James G. Murphy, Chief of Urban Design
January 17, 2020
Page 5 of 5

Based on these reasons, the Applicant respectfully request your favorable review and recommendation of the proposed design. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6238.

Sincerely,



Michael J. Marrero

cc: Emily Balter, Esq.

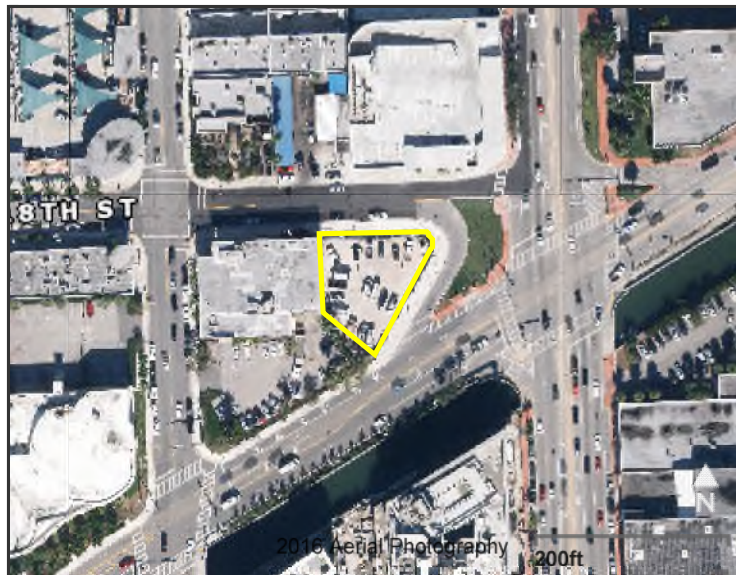


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/15/2020

Property Information	
Folio:	02-3233-012-0700
Property Address:	1790 ALTON RD Miami Beach, FL 33139-2440
Owner	1790 ALTON HOLDINGS LLC
Mailing Address	2800 BISCAYNE BLVD, PH FLOOR MIAMI, FL 33137 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$2,040,000	\$1,785,000	\$1,530,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,040,000	\$1,785,000	\$1,530,000
Assessed Value	\$1,511,302	\$1,373,911	\$1,249,010

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$528,698	\$411,089	\$280,990
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ISLAND VIEW SUB PB 6-115	
LOT 1 LESS BEG NE COR LOT 2 E24.9	
FT S79.65FT SE65.95FT SW65.7FT	
N169.5FT TO POB BLK 17 A	
LOT SIZE 10200 SQUARE FEET	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,511,302	\$1,373,911	\$1,249,010
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,040,000	\$1,785,000	\$1,530,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,511,302	\$1,373,911	\$1,249,010
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,511,302	\$1,373,911	\$1,249,010

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/21/2011	\$1,150,000	27765-3436	Qual by exam of deed
07/21/2011	\$0	27765-3433	Corrective, tax or QCD; min consideration
07/21/2011	\$0	27765-3429	Corrective, tax or QCD; min consideration
09/01/1993	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

EXHIBIT B

Owner	American Oil Co.			Permit No.	8742 orig. card.	Cost	
Pt.	Lot 1	Block 17A	Subdivision	ISLAND VIEW			
General Contractor				Address	1790 Alton Road		
Architect				Bond No.			
Zoning Regulations:	Use	Area					
Building Size:	Front	Depth					
Certificate of Occupancy No.				Engineer			
Type of Construction	Foundation			Lot Size			
				Height	Stories		
				Use	SERVICE STATION		

SEE ORIGINAL CARD IN DEMOLITION FILE -- THERE WERE STORES ON THIS LOT WHICH WERE DEMOLISHED UNDER PERMIT #71800 - 6/12/64 - \$750.

Water Closets	Swimming Pool Traps	Down Spouts
Lavatories	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL	
Showers	FINAL APPROVAL	
Urinals		
Sinks		
Dish Washing Machine	GAS Contractor	Date
Laundry Trays	Gas Ranges	Gas Frylators
Laundry Washing Machines	Gas Water Heaters	Gas Pressing Machine
Drinking Fountains	Gas Space Heaters	Gas Vents for Stove
Floor Drains	Gas Refrigerators	
Grease Traps	Gas Steam Tables	
Safe Wastes	Gas Broilers	
AIR CONDITIONING Contractor	GAS Rough APPROVAL	
SEPTIC TANK Contractor	GAS FINAL APPROVAL	
OIL BURNER Contractor		
SPRINKLER Contractor		

ELECTRICAL Contractor	Date	FINAL APPROVAL	
OUTLETS	Switches		Temporary Service
	Lights		Neon Transformers
	Receptacles		Sign Outlets
	Refrigerators		Meter Change
	Fans		Centers of Distributions
	Motors		Service
HEATERS	Water		Violations
	Space		
FIXTURES	Electrical Contractor		Date

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits: #77467 Service Station Maintenance: Install shelving, block up two windows - \$1,000 - 11/30/66 OK HW 3/1/68

#82439 Kemp & Guest Roofing Co: Re-roof 13 squares \$1090 5/28/69

#11408 - W.F. Wynne Co. - underground tanks 3- 6000,6000,8000 ~~12/~~ 11/25/70

#88192-W.F. Wynne Co.-Addition to existing station-\$2300-12-18-72

#04275-Beaudry Signs, Inc.-Sign-\$200-10-11-73

#05047-Beaudry Signs-Change of copy-\$300-2-7-74

#89181-A J McKinney-Addition of 15 x 30 CBS structure to be used for Car Wash-\$10,000-10-13-76

#10351-Beaudry Signs-AmorSign-\$850-12-6-76

#10493-Obenour Roofing-Re-roof 4 1/2 sqs-\$442-12-30-76

Plumbing Permits:

#54197-Ringeman Plumbing- car wash-10-19-76 water supply

Electrical Permits: #63095 Bartnett Electric, Inc.: Storm repairs - 1/3/66

#65739 Jones Electric Emerg. Service, Inc.: 1 telephone outlet - 5/10/68

#66388 Bartnett Electric 2 Motors 0-1 H.P. Gas Pumps 11/14/68

#66446 Bartnett Electric, 1 Motors, 0-1 H.P. Gas Pump

#70351-Dick Williams Electric- 12 fixtures; 6 motors, 0-1HP-2-20-73

#73330-County Wide Electric-Telephone booth-8-5-76

#73642-Peebles Electric- 1 switch outlet; 2 light outlet; 1 size service 225; 6 fixtures-11-16-76

#73698-Beaudry Signs- 12 sign tubes; 4 ballast-12-6-76 *Amor*

ELECTRICAL PERMITS: #E8801039 - Rival Electric - 1 Motors, 1 sign repair - 6-10-88 *OK*

LOT _____ BLOCK _____ SUBDIVISION 7056 ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

4/21/81 - # 20124 - Cherokee Structures - Replace stucco on existing canopy - \$3,000
5/14/81 - #20242 - C & K Roofing Co. - Roof canopy - \$1,200.00
#90745 1/7/82 Crown neon Inc. - remove old sign and install new one 33 sq ft \$1,000.
#23797 4/28/83 C.E. Sheppard Roof - reroof 18 sqs \$4,395.
#25374 5/24/84 H.L. Edwards - fill in exist curbs with concrete within the property lines not on city prop O.Ferro
400 sq ft \$1,200.

Plumbing Permits:

Electrical Permits: #79828 11/2/84 Ray Williams Elect Serv - 3 motors 0-1 hp, 6 special purpose, 2 outlets commercial
#81709 1/23/87 Ray Williams Elec - 3 outlets commercial

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

BOARD APPLICATION CHECKLIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

Property address: 1790 Alton Road Board: DRB Date: 01/06/20

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	✓
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓

Property address: 1790 Alton Road Board: DRB Date: 01/06/20

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	✓
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	



Property address: 1790 Alton Road Board: DRB Date: 01/06/20

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 1790 Alton Road Board: DRB Date: 01/06/20

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other		
Other		
Other		

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**




Property address: 1790 Alton Road Board: DRB Date: 01/06/20

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)


 Applicant or Designee's Name

 Applicant or Designee's Signature

1/6/20
 Date





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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

January 8, 2020

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property owners within 375 feet of:

SUBJECT: 1790 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0700

LEGAL DESCRIPTION: ISLAND VIEW SUB PB 6-115 LOT 1 LESS BEG NE COR LOT 2
E24.9 FT S79.65FT SE65.95FT SW65.7FT N169.5FT TO POB BLK 17 A

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

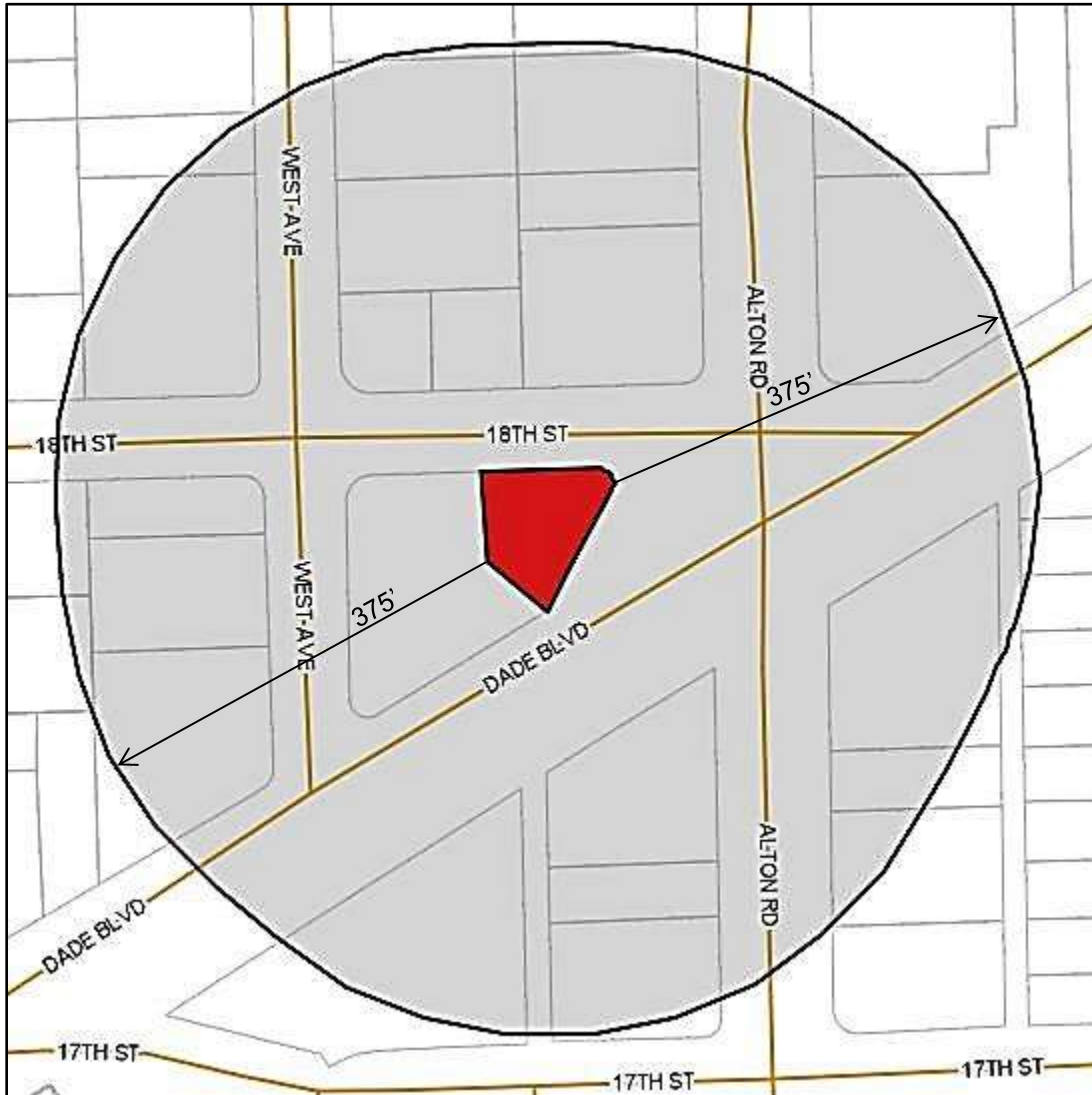
Total number of property owners without repetition: **32, including 0 international**



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1790 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0700

LEGAL DESCRIPTION: ISLAND VIEW SUB PB 6-115 LOT 1 LESS BEG NE COR LOT 2
E24.9 FT S79.65FT SE65.95FT SW65.7FT N169.5FT TO POB BLK 17 A

Name	Address	City	State	Zip	Country
1747 BAY RD PROP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1790 ALTON HOLDINGS LLC	2800 BISCAYNE BLVD, PH FLOOR	MIAMI	FL	33137	USA
1850 ALTON RD HOLDINGS LLC	8107 NW 33 ST	DORAL	FL	33122	USA
AC 1700 ALTON OWNER LLC C/O ADAM VERNER	320 FIFTH AVE SUITE 800	NEW YORK	NY	10001	USA
ALTON ROAD ANIMAL HOSPITAL JON J RAPPAPORT P A	1828 ALTON RD	MIAMI BEACH	FL	33139-1505	USA
ALTON ROAD SUPREME SERVICES INC	1840 ALTON ROAD	MIAMI BEACH	FL	33139-1505	USA
AP 1784 WEST AVE LP	1616 CAMDEN RD STE 210	CHARLOTTE	NC	28203	USA
CUETO MIAMI LLC	15901 COLLINS AVE #3706	SUNNY ISLES BEACH	FL	33160	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
GOLDWATER REALTY II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER REALTY V INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER REALTY XV	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY X INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY XXII CORP	PO BOX 190816	MIAMI BEACH	FL	33119	USA
JOSE LUIS RODRIGUEZ	1333 DADE BLVD	MIAMI BEACH	FL	33139	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139-2411	USA
KESTREL INVESTMENTS LLC % KEVIN GUTKIN	1442 COMMODORE WAY	HOLLYWOOD	FL	33019	USA
LA BELLA CARLA LLC	4615 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
LUEY LLC	7950 NW 53 ST #118	MIAMI	FL	33166	USA
MARCO SEGATO VITTORIA RUZZI	1760 LENOX AVE	MIAMI BEACH	FL	33139	USA
MARTIN L WILES	1780 LENOX AVE	MIAMI BEACH	FL	33139-2415	USA
MARTIN WILES	1770 LENOX AVE	MIAMI BEACH	FL	33139-2415	USA
MIDLAND TRADING COMPANY	PO BOX 190816	MIAMI BEACH	FL	33119	USA
MIDLAND TRADING II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802	USA
REL ALTON LTD	111 PALM AVE	MIAMI BEACH	FL	33139-5139	USA
SABER 1800 ALTON LLC C/O SABER REAL EST ADVISORS LLC	80 BUSINESS PARK DR #306	ARMONK	NY	10504	USA
SANTA ELENA HOLDINGS LLC	1415 20 ST #406	MIAMI BEACH	FL	33139	USA
SOBE 17 OWNER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SOBE ALTON LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SOUTH BEACH ASSOCIATES DEPT PT FL 28351	PO BOX 25025	GLENDALE	CA	91201-5025	USA
THE GEORGE JAY II LTD PRTNRSH	6507 GRANADA BLVD	CORAL GABLES	FL	33146-3428	USA

1747 BAY RD PROP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

1790 ALTON HOLDINGS LLC
2800 BISCAYNE BLVD, PH FLOOR
MIAMI, FL 33137

1850 ALTON RD HOLDINGS LLC
8107 NW 33 ST
DORAL, FL 33122

AC 1700 ALTON OWNER LLC
C/O ADAM VERNER
320 FIFTH AVE SUITE 800
NEW YORK, NY 10001

ALTON ROAD ANIMAL HOSPITAL
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1828 ALTON RD
MIAMI BEACH, FL 33139-1505

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1840 ALTON ROAD
MIAMI BEACH, FL 33139-1505

AP 1784 WEST AVE LP
1616 CAMDEN RD STE 210
CHARLOTTE, NC 28203

CUETO MIAMI LLC
15901 COLLINS AVE #3706
SUNNY ISLES BEACH, FL 33160

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

GOLDWATER REALTY II INC
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER REALTY V INC
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER REALTY XV
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY X INC
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY XXII CORP
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KATZ FAMILY PARTNERSHIP
% AMERICAN PLUMBING SUPPLY CO INC
1735 ALTON RD
MIAMI BEACH, FL 33139-2411

KESTREL INVESTMENTS LLC
% KEVIN GUTKIN
1442 COMMODORE WAY
HOLLYWOOD, FL 33019

LA BELLA CARLA LLC
4615 PRAIRIE AVE
MIAMI BEACH, FL 33140

LUEY LLC
7950 NW 53 ST #118
MIAMI, FL 33166

MARCO SEGATO
VITTORIA RUZZI
1760 LENOX AVE
MIAMI BEACH, FL 33139

MARTIN L WILES
1780 LENOX AVE
MIAMI BEACH, FL 33139-2415

MARTIN WILES
1770 LENOX AVE
MIAMI BEACH, FL 33139-2415

MIDLAND TRADING II INC
PO BOX 190816
MIAMI BEACH, FL 33119

PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND, FL 33802

SABER 1800 ALTON LLC
C/O SABER REAL EST ADVISORS LLC
80 BUSINESS PARK DR #306
ARMONK, NY 10504

SANTA ELENA HOLDINGS LLC
1415 20 ST #406
MIAMI BEACH, FL 33139

SOBE 17 OWNER LLC
9425 HARDING AVE
SURFSIDE, FL 33154

SOBE ALTON LLC
9425 HARDING AVE
SURFSIDE, FL 33154

SOUTH BEACH ASSOCIATES
DEPT PT FL 28351
PO BOX 25025
GLENDALE, CA 91201-5025

THE GEORGE JAY II LTD PRTRNSHP
6507 GRANADA BLVD
CORAL GABLES, FL 33146-3428

MIDLAND TRADING COMPANY
PO BOX 190816
MIAMI BCH, FL
33119

REL ALTON LTD
111 PALM AVE
MIAMI BEACH, FL
33139-5139



10th of February, 2020

DRB19-0493 1790 Alton Road

Project: GLOBAL BANK
1790 Alton Road, Miami Beach FL 33139

PLANNING DEPARTMENT Design Review Board

1. APPLICATION COMMENTS

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Add survey to set (dated 6 months and include NGVD grade at sidewalk, and lot area)

Added

b. A 1.00 Relabel site plan

Updated

c. A 1.01, A 1.02 reduce scale to include property lines. Remove unnecessary notes (parking setback line and notes)

Updated

d. A 1.02 Roof plan to show outline of roof. Remove unnecessary notes (ADA ramp, parking setback line and notes)

Updated

e. A2.02 Add mini key plan where elevation is taken . UPPER: elevation datum overlap tree rendering . Ghost trees. LOWER: enlarge slightly for visibility, measurements illegible. Exterior handrails to have aluminum finish with minimal members, flat profile and return to ground.

Updated

f. A2.03 Add mini key plan where elevation is taken . UPPER: elevation datum overlap tree rendering . Ghost trees. LOWER: enlarge slightly for visibility, measurements illegible. Exterior handrails to have aluminum finish with minimal members, flat profile and return to ground.

Updated

g. A3.00 Trash room exempt from FA

Updated

h. indicates location of proposed required loading space. For each retail store, department store, restaurant, wholesale house, warehouse, repair, general service, manufacturing or industrial establishment, or similar use, which has an aggregate floor area in square feet of: a. over 2,000 but not over 10,000: one space.

This bank's use is similar to an office space which does not require parking if its area is under 5,000 sf. Global Bank is 3,000 SF therefore does not require a loading space.

i. Indicate location of BFP, FPL vault, PIV, et al
Updated on sheet A1.00

j. Provide 5-6 interior sections through to storefront indicating ATM location, back of house wall at front canopy entrance, tellers area, north hallway area, and rear office areas.
Added on sheet A2.04

k. Provide size and details of signage proposed
Added on sheet A2.05

l. Project to comply with URBAN HEAT ISLAND ORDINANCE Sec. 142-11-32. G) Driveways (4)
Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this code. (5) driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114-1 of this code, shall be prohibited.
Updated on sheet A1.00

m. Sign shown at the roof in cover of landscape plans is not allowed
Updated on sheets A2.01 and A2.03

n. Add Final Submittal to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
Updated on sheet A0.00

o. Add narrative response sheet.
Added

3. DESIGN APPROPRIATENESS/COMMENTS

a. Staff recommend the continuation of the architectural screening as armature to screen buffer parking along 18th street.

The street screens were added on the north and south sides of the site. Please see site plan A1.00 and elevations A2.01, 2.02 and 2.03