



**NETTA ARCHITECTS**

621 NW 53rd Street, Suite 350  
 Boca Raton, Florida 33487  
 (561) 995-4000  
 www.nettaarchitects.com  
 CERTIFICATE OF AUTHORIZATION AC-438

DATE OF SEAL: 03-07-2022

NICHOLAS J. NETTA, AIA, NCARB  
 FL REGISTRATION No. AR68615

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**MT. SINAI PARKING GARAGE**

MIAMI BEACH, FLORIDA

**DRB FINAL SUBM.**

No.	Date:	Description:
1	01-28-2022	DRG PLAN SUBMITTAL
2	02/14/2022	FIRST SUBMITTAL
3	03/07/2022	FINAL SUBMITTAL

DATE:	03-07-2022
DESIGNER:	Designer
MODELED:	Author
CHECKED:	Checker
NETTA PROJECT #:	2211676FL

**CONTEXT PHOTOS**

SITE PLAN APPROVAL

**EXHIBIT 5.3**



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**CONTEXT PHOTOS**

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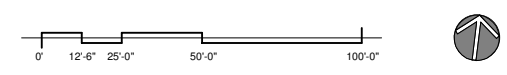
**CONTEXT PHOTOS**

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**EXHIBIT 5.5**



LEGEND		IMPERVIOUS AREAS	PERVIOUS AREAS
	NEW LANDSCAPED AREA (PERVIOUS)	BUILDING FOOTPRINT 50,244 SF	EXISTING LANDSCAPED AREAS
	EXISTING LANDSCAPED AREA (PERVIOUS)	EXISTING SIDEWALKS 804 SF	1 448 SF
	EXISTING CONCRETE SIDEWALK (IMPERVIOUS)	NEW SIDEWALKS 4,120 SF	2 1,314 SF
	NEW CONCRETE SIDEWALK (IMPERVIOUS)	PAVED ROAD 20,004 SF	7 224 SF
	ASPHALT PAVING (IMPERVIOUS)	CURBS 1,104 SF	11 486 SF
	BUILDING FOOTPRINT (IMPERVIOUS)	<b>TOTAL IMPERVIOUS AREA 80,313 S.F.</b>	12 1,216 SF
			<b>TOTAL 3,688 SF</b>
			<b>NEW LANDSCAPED AREAS</b>
			3 261 SF
			4 2,803 SF
			5 844 SF
			6 438 SF
			8 1,185 SF
			9 176 SF
			10 114 SF
			13 7,575 SF
			14 1,825 SF
			15 5,321 SF
			<b>TOTAL 20,542 SF</b>
			<b>PERVIOUS AREA 24,230 SF</b>



### SITE DATA

**FOLIO:** 02-3222-011-03  
**SITE ADDRESS:** 4300 ALTON ROAD, MIAMI BEACH, FL 33140

**1. USE:** EXISTING USE PROPOSED USE  
 OPEN SKY PARKING LOT (HOSPITAL SUPPORT)  
 6-STORY PARKING BUILDING (HOSPITAL SUPPORT)

**2. NEW BUILDING FOOTPRINT:** 54,244 S.F.

**3. LAND USE DESIGNATION:** HOSPITAL AS DESCRIBED IN CODE OF ORDINANCES CITY OF MIAMI BEACH

**4. ZONING DATA:**

ITEM #	Project Information	Required	Existing	Proposed	Deficiencies
1	Address: 4300 ALTON ROAD, MIAMI BEACH, FL 33140				
2	Board file number(s), Determination of Architectural Significance: DR22-0793				
3	Located within a Local Historic District (Yes or No): NO				
4	Individual Historic Site (Yes or No): NO				
5	Base Flood Elevation: AE, 7				
6	Adjusted grade (BFE+Grade / 2): 6.63 FT				
7	Proposed Use: 6-STORY PARKING				
8	Proposed Accessory Use: N/A				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan): L-01, L-02, L-03, L-04, L-05, L-06				
<b>ZONING INFORMATION / CALCULATION</b>					
13	Floor Area Ratio (FAR)	3.00	0.643	0.775	N/A
14	Building Height	MAX 150 FT	N/A	60'-2"	N/A
15	At grade parking lot on the same lot				
a	Front setbacks	MIN 25 FT	N/A	429 FT	N/A
b	Side interior setback	MIN 15 FT	N/A	85 FT	N/A
c	Side facing street setback	MIN 15 FT	N/A	85 FT	N/A
d	Rear setback	MIN 40 FT	N/A	986 FT	N/A
16	Subterranean, Pedestal & Tower (non-oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
17	Subterranean, Pedestal & Tower (non-oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	N/A	143	949	N/A
22	Loading	N/A	N/A	N/A	N/A

**NUMBER OF STORIES:** 6 STORIES  
**TOTAL HOSPITAL FAR:** 0.643 (EXISTING) 0.775 (PROPOSED)

**5. PROPOSED PARKING BLDG FOOTPRINT AREA:** 54,244 S.F. (56.75 ACRE)  
**SITE AREA:** 2,472,121 S.F. (56.75 ACRE)  
**BUILDING FOOTPRINT:** 54,244 S.F. 2.19 %

**6. BUILDING COVERAGE:** REQUIRED PROVIDED:

MAX. AREA CALCULATION, FBC CHAPTER 5			GROSS BUILDING AREA CALCULATION	
FRONTAGE	L	W	GROUND FLOOR	
L1	70 FT	30	2100	54,244 S.F.
L2	217 FT	20	4340	54,244 S.F.
L3	0 FT	20	0	54,244 S.F.
L4	0 FT	30	0	54,244 S.F.
L5	139 FT	30	4170	54,244 S.F.
L6	62 FT	30	1860	54,244 S.F.
L7	316 FT	20	6320	54,244 S.F.
L8	153 FT	30	4590	54,244 S.F.
L9	169 FT	30	5070	54,244 S.F.
L10	1126 FT	25.266	28,450	54,244 S.F.
TOTAL			25,266	325,464 S.F.

**7. LANDSCAPED AREA:** NEW LANDSCAPED AREA: 20,860 S.F.  
 EXISTING LANDSCAPED AREA TO REMAIN: 3,370 S.F.  
 THE OVERALL PERVIOUS AREA REMAINS THE SAME.

**8. PARKING DATA:**

TIER	STANDARD	ADA	TOTAL
GROUND FLOOR	154	4	158
2ND FLOOR	159	5	164
3RD FLOOR	159	5	164
4TH FLOOR	159	5	164
5TH FLOOR	159	5	164
6TH FLOOR	135	0	135
TOTAL	925	24	949

**9. ZONING DESIGNATION OF ADJACENT PROPERTIES:**  
 GU CIVIC AND GOVERNMENT USE  
 RS1, RS2, RS3, RS4 RESIDENTIAL, SINGLE FAMILY USE  
 RM2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY

**10. ELEVATIONS:** BASE FLOOD ELEVATION: +7 ft (NGVD 29)  
 GRADE VALUE: +6.26 ft (NGVD 29)  
 ADJUSTED GRADE (BFE + GRADE/2): +6.63 ft (NGVD 29)



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ARCHITECTURAL  
 SITE PLAN

SITE PLAN APPROVAL  
**EXHIBIT 6**

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RENDER

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## EXHIBIT 7



VIEW FROM THE CAUSEWAY. WHEN VIEWED FROM A DISTANCE, THE PERFORATED FACADE PATTERN VISUALLY REGISTERS AS THREE DIMENSIONAL STRUCTURE



VIEW OF THE SOUTHEAST CORNER, AND THE AUTOMOBILE ENTRANCE TO THE GARAGE, AS SEEN FROM THE CAUSEWAY, THE FACADE CONTOURS VISUALLY AMPLIFY THE CORNER AND THE ENTRANCE



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**EXHIBIT 8**