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September 22, 2022

City of Miami Beach Planning Board

Subject: 1920 Alton Rd  
Planning Board Plan Corrections Narrative Planning  
Board Final Submission

Dear City of Miami Beach Planning Board:

Please see below responses and enclosed revised drawings regarding the Final Planning Board Submission for 1920 Alton Road, Miami Beach, FL 33139.

Planning department Review – Completed (09/16/2022)

1. Please see Administrative comments for Final submittal requirements (CSS and Paper), If you have any question on this please contact. Gabriela Freitas.
2. Provide a narrative response when addressing the following comments with page(s) location if applicable.

**Response: Refer to the below along with the updated submission in response to the comments provided**

3. Provide signed and dated check list

**Response: This has been provided in the enclosed package.**

4. LOI and application: it seems that both restaurants are going to exceed the CUP thresholds for Sunset Harbour, if they do, the application shall make this request, see Sec. 142-303 (b)(2).

**Response: A CUP will be required and will be requested.**



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5. LOI/DRB waivers: provide the code sections related to the waivers request.

**Response: The LOI has been updated to reflect this request.**

6. Zoning Data and LOI: list the DRB waivers requested and refer to the correct section of the code that applies.

**Response: The list of variances has been include don Sheet A-06**

7. Zoning Data: provide future crown of the road value NGVD.

**Response: The crown of road of 5.55' NGVD has been provided in the Zoning Chart on Sheet A-06.**

8. Zoning Data: provide FAR values as: X.X and SF

**Response: The FAR has been updated to reflect SF numbers as well as include decimals. Refer to Sheet A-06**

9. Plans: A full layout for a residential apartment must be provided with kitchen, bathrooms, bedroom areas, etc. To avail 2.0 FAR, the project shall comply with Section 142-307 (d) Mixed use buildings, without this the application cannot move forward, (d) Mixed use buildings: calculation of floor area ratio (1) Floor area ratio. When more than 25% of the total area of a building is used for residential or hotel units, the floor area ration range shall be as set forth in the RM-2 district.

**Response: Please refer to Sheets A-22 through A-25. Residential unit layouts have been provided.**

**The FAR has also been updated to reflect the required 25% residential. Refer to Sheet A-09. The residential FAR = 13,086.**

$$13,086.2 / 51,038.6 = 25.6\%$$

10. FAR: the FAR for the common areas like elevators, stairs and lobby area cannot be included on the residential FAR calculations since these areas are common areas with the office use. Revise and provide the FAR chart with % to demonstrate compliance with 142-307(d)

**Response: Refer to Sheet A-09. The FAR designations have been updated. All shared spaces now fall under Shared FAR. Residential FAR includes units, residential trash, the residential stair and designated elevator. All other remaining areas are designated as office use.**

**The FAR calculation and percentage has also been provided on Sheet A-09.**

11. Restaurant CUP: A full lay out for the restaurants shall be submitted, kitchen, bathrooms, BOH, seating area with all the seats labeled/numbered individually, seating and occupancy chart are required in order to move this application forward. Provide additional sheets for enlarged restaurant floor plans. This also helps clarify the parking calculations and occupancy load (see comments below).

**Response: Refer to Sheet A-20.1 and 20.2 for enlarged plans for Tenant 1 and 2. A restaurant layout has been provided for both Tenant 1 and Tenant 2. The plans indicate the kitchen areas, bathrooms and seat counts. Each sheet has also provided an occupancy breakdown and the seats have all been numbered.**

12. A-20: provide restaurant SF areas.

**Response: Refer to Sheet A-20. The F&B SF has been provided for both Tenant 1 and Tenant 2.**

13. Note that Occupancy load is different from number of seats, the maximum occupancy load cannot exceed 199 since Neighborhood Impact Establishments are prohibited in Sunset Harbour.

**Response: Refer to Sheet A-20.1 and 20.2 for enlarged plans for Tenant 1 and 2. The occupancy load has been broken out and clarified. As reviewed and discussed with Rogelio, the current seat count is 199 . We have also indicated that if the Fire**

**Marshal should determine that some other areas count against occupancy that the number of seats will be reduced accordingly to maintain the maximum 199 occupancy.**

14. A-22 Restaurant tenant 2 on level 3 shall comply with Section 142-310 (b)(2)

**Response: Tenant 2 will comply with Section 142-310 (b)(2). Only 40 seats have been reflected on level 3 and ownership has updated their operations plan to reflect the time and noise restrictions required to be in compliance.**

15. Parking calculations A-07: Revise parking calculations for seats and areas not used for seating per section 130-33(b)(1).

**Response: Refer to Sheet A-07. The parking calculations have been updated to reflect both seat count and area.**

16. Plans: provide section marks on all floor plans showing where the sections on pages A-40 and A-42 are taking from.

**Response: Refer to Sheet A-20-A-25. The section marks have been provided for reference and clarity.**

17. Project shall comply with 133-62. - long frontage standards. The ground floor/site plan as presented is not complying with these regulations. Please revise.  
(a1) The sidewalk shall be raised to the future crown of road elevation. Provide these datums and dimensions on sections/elevations.  
(d) Ground floor elevation. The ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation. Ramping and stairs from the sidewalk circulation zone to the ground floor elevation shall occur within the property and not encroach into the circulation zone or setback areas, unless adequate space exists on the exterior. Provide this datums and dimensions on sections/elevations.

**Response: Please refer to updated civil and landscape drawings along with their narrative for clarification on compliance.**



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18. Operational plan shall include the Special regulations for alcohol beverage establishments as applicable, include hours of operation per section 142-310 (b)(2) etc.

**Response: Refer to updated Operational Plan.**

Please refer to the following Sheet Revision Breakdown provided for a list of all updates to each individual sheet within the submission.

Sincerely,

Bryan Alzati  
Architect of Record / Managing Director

## ***Architectural – Planning Board Final Submittal – Sheet Revision Narrative***

- A-00.0
  - New sheet for sheet index and project scope
- A-06
  - Updated FAR values in chart.
  - Included Variance list
- A-07
  - Updated parking calculations
- A-12A
  - New sheet in response to comments from city to include context on Alton and 20<sup>th</sup> Street.
- A-14
  - Update variances notes to include section number.
- A-20: Floor Plan – Level 1
  - Included Section markers to display on plan.
  - Included F&B SF for Tenant 1 and 2.
  - Updated Area Schedule to display total SF to the first decimal (XXX.X)
- A-20.1
  - New sheet in response to comments from city to provide enlarged plan for tenant 1.
- A-20.2
  - New sheet in response to comments from city to provide enlarged plan for tenant 2.
- A-21: Floor Plan – Level 2
  - Included Section markers to display on plan.
  - Updated Area Schedule to display total SF to the first decimal (XXX.X).
  - Add MUTCD signage locations on plan in response to comments from the city.
  - Add MUTCD legend onto sheet in response to comments from the city.



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- A-22: Floor Plan – Level 3
  - Included Section markers to display on plan.
  - Updated Area Schedule to display total SF to the first decimal (XXX.X).
  - Updated note regarding F&B tenant 2 seat max.
- A-23: Floor Plan – Level 4
  - Included Section markers to display on plan.
  - Updated Area Schedule to display total SF to the first decimal (XXX.X).
- A-24: Floor Plan – Level 5
  - Included Section markers to display on plan.
  - Updated Area Schedule to display total SF to the first decimal (XXX.X).
- A-25: Floor Plan – Level 6
  - Included Section markers to display on plan.
  - Updated Area Schedule to display total SF to the first decimal (XXX.X).
  - Updated note with rooftop trellis area calculations.
- A-40 – Section
  - Update variances notes to include section number.
- A-41 – Section
  - Update variances notes to include section number.
- A-42 – Section
  - Update variances notes to include section number.
- A-43 Enlarged Sections
  - Update variances notes to include section number.