

PB24-0672 mod. of PB22-0548 1790 Alton Road

Planning Board

July 30, 2024



Property Location



Prior Approvals

September 20, 2022

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1790 Alton Road.

FILE NO. PB22-0548

IN RE: An application has been filed requesting conditional use approval for a new 5-story mixed-use development, including the use of a mechanical parking, and a restaurant with more than 100 seats and a floor area in excess of 3,500 square feet, pursuant to Chapter 118, Article IV, and Chapter 130, Article II of the City Code.



Prior Approvals

December 6, 2022

PROPERTY/FOLIO: **1790 Alton Road** 02-3233-012-0700

FILE NO: DRB21-0676

IN RE: An application for Design Review Approval for the construction of a new 5-story mixed-use building, including one or more waivers and variances for the width of a drive aisle due to the location of loading spaces.



Approved Project

- Mixed-use, 2 restaurants and 12 residential units
- 5-stories
- FAR 20,107 SF
- 19 parking spaces



Code Amendment

ORDINANCE NO.

2023-4545

(b) *Sunset Harbour neighborhood.* The following additional requirements shall apply to alcoholic beverage establishments, whether as a main use, conditional use, or accessory use, that are located in the Sunset Harbour neighborhood, which is generally bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the east, and Dade Boulevard to the south.

(1) Operations shall cease no later than 2:00 a.m., except that outdoor operations (including sidewalk cafe operations) shall cease no later than 12:00 a.m.

(2) Alcoholic beverage establishments may not operate any outside dining areas or accessory bar counters above the ground floor of the building in which they are located; however, outdoor restaurant seating, associated with indoor venues, not exceeding 40 seats, may be permitted above the ground floor until 8:00 p.m. Notwithstanding the foregoing, the provisions of this subsection (b)(2) shall not apply to the following:

a. As it pertains to outside dining areas only, but not outdoor bar counters (which are prohibited), restaurants that front Alton Road and are located south of 18th Street, provided the total number of outdoor dining seats located above the ground floor, which must be associated with an indoor restaurant, shall not exceed 100 seats. Additionally, the combined total number of seats within the outdoor and indoor portions of restaurants above the ground floor shall not exceed 240 seats.

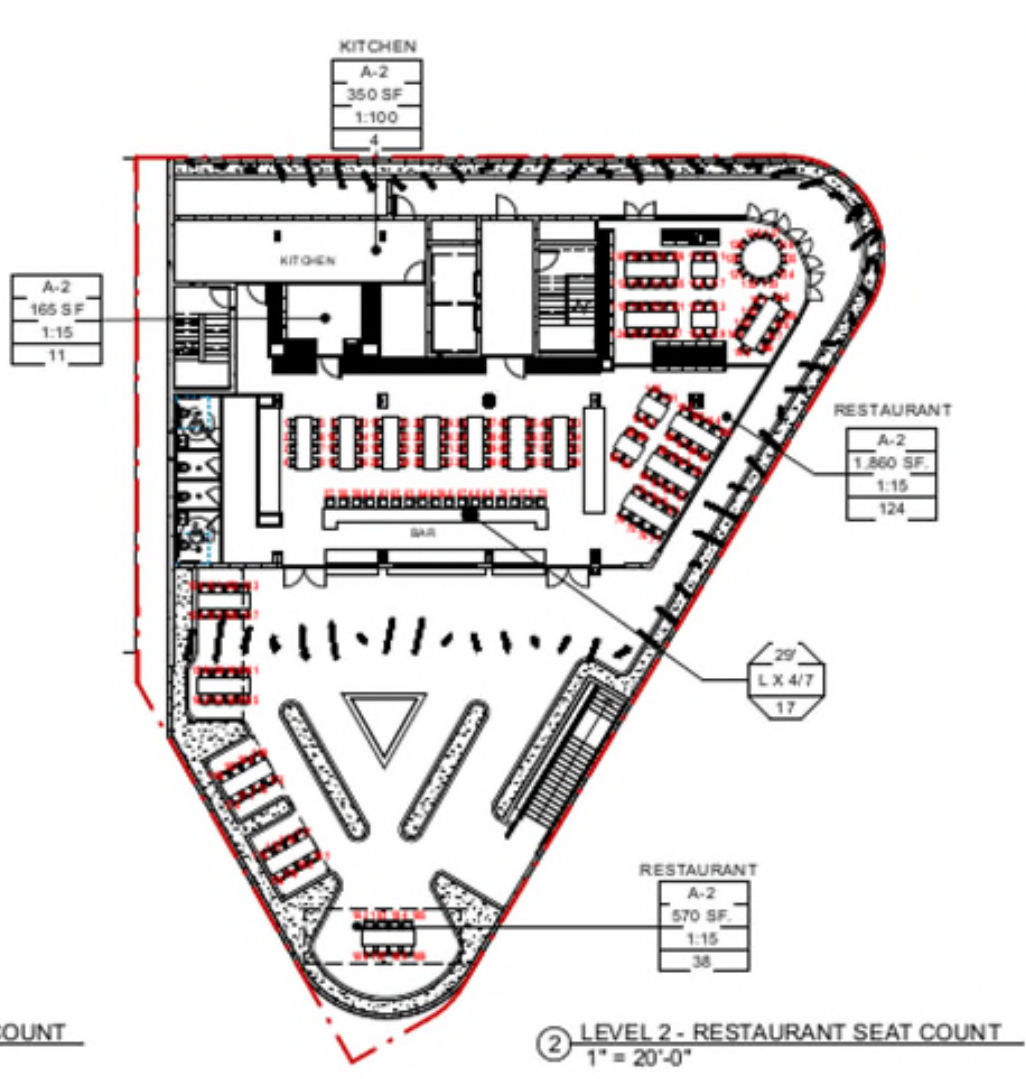
Order Modifications

3. The Conditional Use Permit shall include two (2) restaurants, located on the first and second levels. The outdoor seating area at the second level must cease all operations no later than ~~8:00 PM~~ 12:00 AM, the maximum occupational content and seating shall be as follows:

- a. The ground floor restaurant shall not exceed 81 total seats, including a maximum of ~~57~~ 20 outdoor seats, and a maximum occupancy load of ~~122~~ 88 persons.
- b. The second floor restaurant shall not exceed ~~179~~ 240 total seats, including a maximum of ~~38~~ 100 outdoor seats, and a maximum occupancy load of ~~194~~ 248 persons.



DATE: 08/11/2023
SCALE: 1" = 20'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 08/11/2023



LEVEL	OCCUPANCY
RESTAURANT GROUND FLOOR	122
RESTAURANT LEVEL 2	194

RESTAURANT SEATS COUNTS	AREA	SEATS	INSIDE PROPERTY LINE	OUTSIDE PROPERTY LINE	ADA SEATS (5%)	TOTAL
RESTAURANT GROUND FLOOR	INDOOR - 3,215 SF	24			2	86
	OUTDOOR - 1,670 SF	57	15	39	3	
RESTAURANT LEVEL 2	INDOOR - 3,456 SF	141			8	189
	OUTDOOR - 3,405 SF	38			2	



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ARCHITECT
GEX ARCHITECTURE



Level	Seat...
Restaurant Ground Floor - Indoor	61
Restaurant Ground Floor - Outdoor	20
Total Seat Count	81

Restaurant Seat Counts	Area	Seats	ADA...	Total...
Restaurant Ground Floor - Indoor	2,238 SF	61	3	81
Restaurant Ground Floor - Outdoor	712 SF	20	2	
Restaurant Level 2 - Indoor	2410 SF	140	7	240
Restaurant Level 2 - Outdoor	3,637 SF	100	5	

Note - FBC 1004.6 Fixed Seating
For areas having fixed seats and aisles, the occupant load shall be determined by the number of fixed seats installed therein.

For areas having fixed seating without dividing arms, the occupant load shall be not less than the number of seats based on one person for each 18 inches (457 mm) of seating length.

The occupant load of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

1 Seat Count First Floor Plan
1/16" = 1'-0"

Seat Count Diagram - Ground Floor



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MEMBER ARCHITECT
 GEX ARCHITECTURE



Level	Seat Count
Restaurant Level 2 - Indoor	140
Restaurant Level 2 - Outdoor	100
Total Seat Count	240

Restaurant Seat Counts	Area	Seats	ADA...	Total...
Restaurant Ground Floor - Indoor	2,238 SF	61	3	81
Restaurant Ground Floor - Outdoor	712 SF	20	2	
Restaurant Level 2 - Indoor	2410 SF	140	7	240
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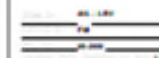
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The occupant load of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

① **Seat Count Second Floor Plan**
 1/16" = 1'-0"



Seat Count
 Diagram - 2nd
 Floor

PB05



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com

Planning Board - Area Calculation

Level 1	4158	Sq. Ft
Level 2	3958	Sq. Ft
Level 3	3863	Sq. Ft
Level 4	3863	Sq. Ft
Level 5	3863	Sq. Ft
Roof Top	402	Sq. Ft
Total	20107	

Planning Board - Unit Count

Level 1	0	Units
Level 2	0	Units
Level 3	4	Units
Level 4	4	Units
Level 5	4	Units
Total Units:	12	

Planning Board - Parking Requirement

Apartments	9 Units x 1.5 Space	14
	3 Unit x 1.75 Space	5
Parking Total:		19

Restaurant Occupancy Calculations

Level 1 - Restaurant

	Area SF	Occupancy Factor	Occupants
Interior Seating	1644	Seating Count	44
Exterior Seating	712	Seating Count	20
Kitchen	255	1:200	2
Cheese Box	212	1:200	2
WIF	38	1:300	1
WIR	50	1:300	1
Cold Kitchen	82	1:200	1
Caviar Room	594	Seat Count	17
			88

Level 2 - Restaurant

	Area SF	Occupancy Factor	Occupants
Interior Seating	2760,92	Seating Count	140
Exterior Seating	3583,16	Seating Count	100
Kitchen	801	1:200	5
Storage	151	1:300	1
Office	64	1:150	1
Storage	32	1:300	1
			248

Zoning Data Sheet

Item #	Zoning Information Land Use: CD-2			
1	Address	1790 Alton Road, Miami Beach, FL 33139		
2	Board and File Numbers:	PB22-0548		
3	Folio Number(s):	02-3233-012-0700		
4	Year Constructed:	N/A	Zoning District:	CD-2 (Sunset Harbour Neighborhood)
5	Base Flood Elevation:	8' - 0" NGVD	Grade Value in NGVD:	5' - 4"
6	Adjusted Grade (Flood + Grade/2)	N/A	Lot Area:	10,368 SF
7	Lot Width	50' - 0"	Lot Depth:	137' - 0"
8	Minimum Unit Size	301 SF		
9	Existing User	VACANT	Proposed Use:	Mixed Use

		Maximum	Existing	Proposed	Deficiencies
10	Height	50' - 0"	0' - 0"	55' - 0"	Waiver Required
11	Number of Stories	5	N/A	5	-
12	FAR	2	N/A	1,95	-
13	Floor Area Square Footage	20,736 SF	N/A	20,107 SF	-
14	Gross Square Footage	N/A	N/A	34,679 SF	-
15	Number of Units Residential	N/A	N/A	10	-
16	Number of Units Hotel	N/A	N/A	0	-
17	Number of Seats	N/A	N/A	See Chart	-
18	Occupancy Load	N/A	N/A	See Chart	-

	Setbacks	Required	Existing	Proposed	Deficiencies
At Grade Parking (CD-2) Sunset Harbor					
19	Front Setback (North)	5' - 0"	N/A	N/A	-
20	Rear Setback (West)	5' - 0"	N/A	5' - 0"	-
21	Side Setback Facing Street (East)	5' - 0"	N/A	N/A	-
22	Side Setback Facing Street (South)	5' - 0"	N/A	N/A	-
Pedestal Level 1 (CD-2) Sunset Harbor					
23	Front Setback (North)	0' - 0"	N/A	0' - 0"	-
24	Rear Setback (West)	5' - 0"	N/A	5' - 0"	-
25	Side Setback Facing Street (East)	0' - 0"	N/A	5' - 0"	-
26	Side Setback Facing Street (South)	0' - 0"	N/A	5' - 0"	-

	Parking	Required	Existing	Proposed	Deficiencies
Parking District (District #5)					
32	Total # of Parking Spaces Required	19 spaces			
33	# of Parking Spaces Provided		N/A	19	
34	Parking Space Dimensions	8.5' x 18'	N/A	8.5' x 18'	
35	Parking Space Configurations (45°,...	90°	N/A	90°	
36	ADA Spaces	1	N/A	1	
37	Tandem Spaces	N/A	N/A	3	
38	Drive Aisle Width	22'	N/A	22'	
39	Valet Drop Off and Pick Up	N/A	N/A	N/A	
40	Loading Zones and Trash Collection...	2	N/A	2	Variance Required
41	Bikes (15% of Required Parking)	3	N/A	3	

47	Is this a Contributing Building?	NO
48	Located Within a Local Historic...	NO



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OWNER



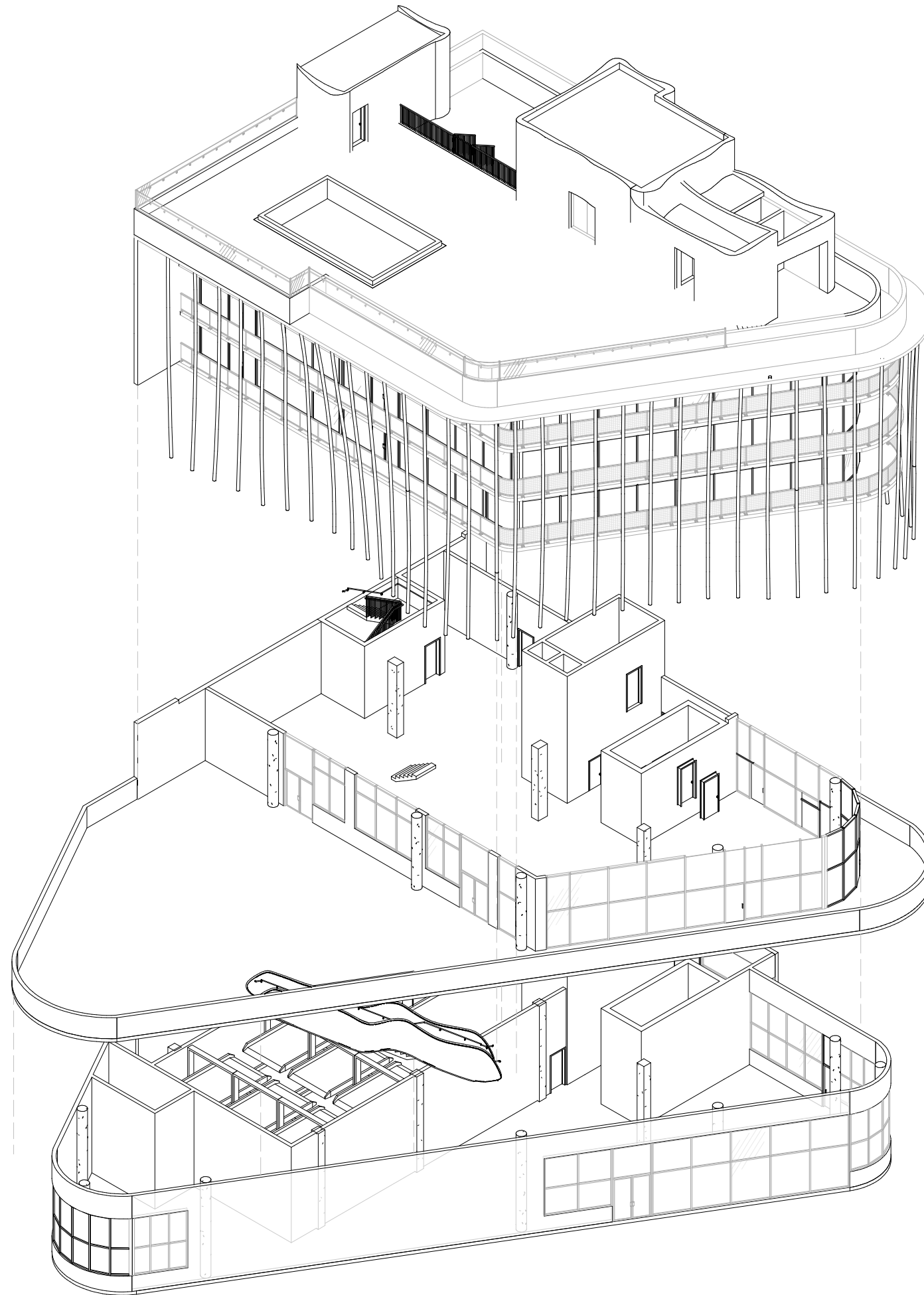
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Zoning Data

PB02



1 Exploded Axo



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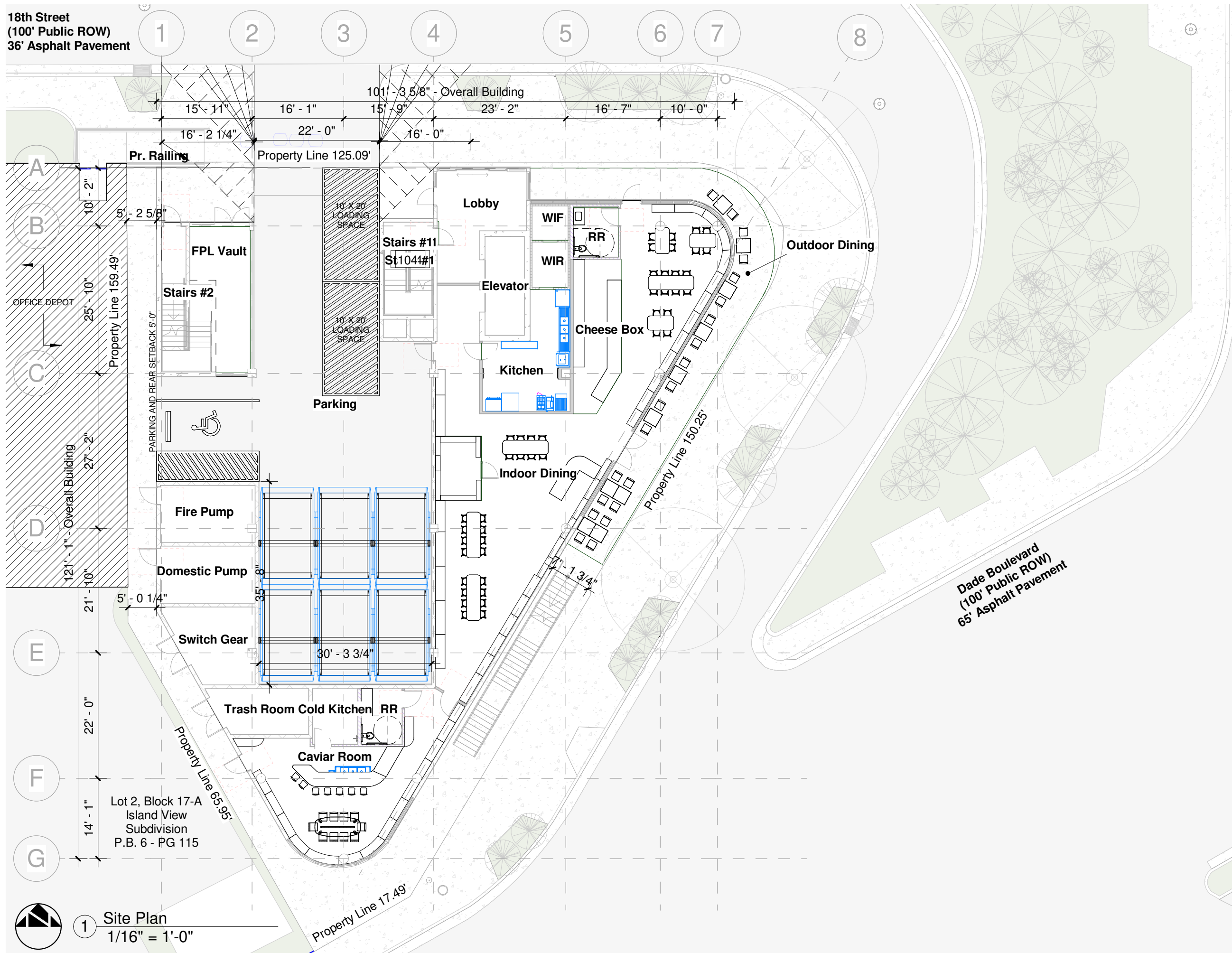
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Exploded
Axonometric

PB15

18th Street
 (100' Public ROW)
 36' Asphalt Pavement



Alton Road
 (100' Public ROW)
 65' Asphalt Pavement

Dade Boulevard
 (100' Public ROW)
 65' Asphalt Pavement

Lot 2, Block 17-A
 Island View
 Subdivision
 P.B. 6 - PG 115

1 Site Plan
 1/16" = 1'-0"



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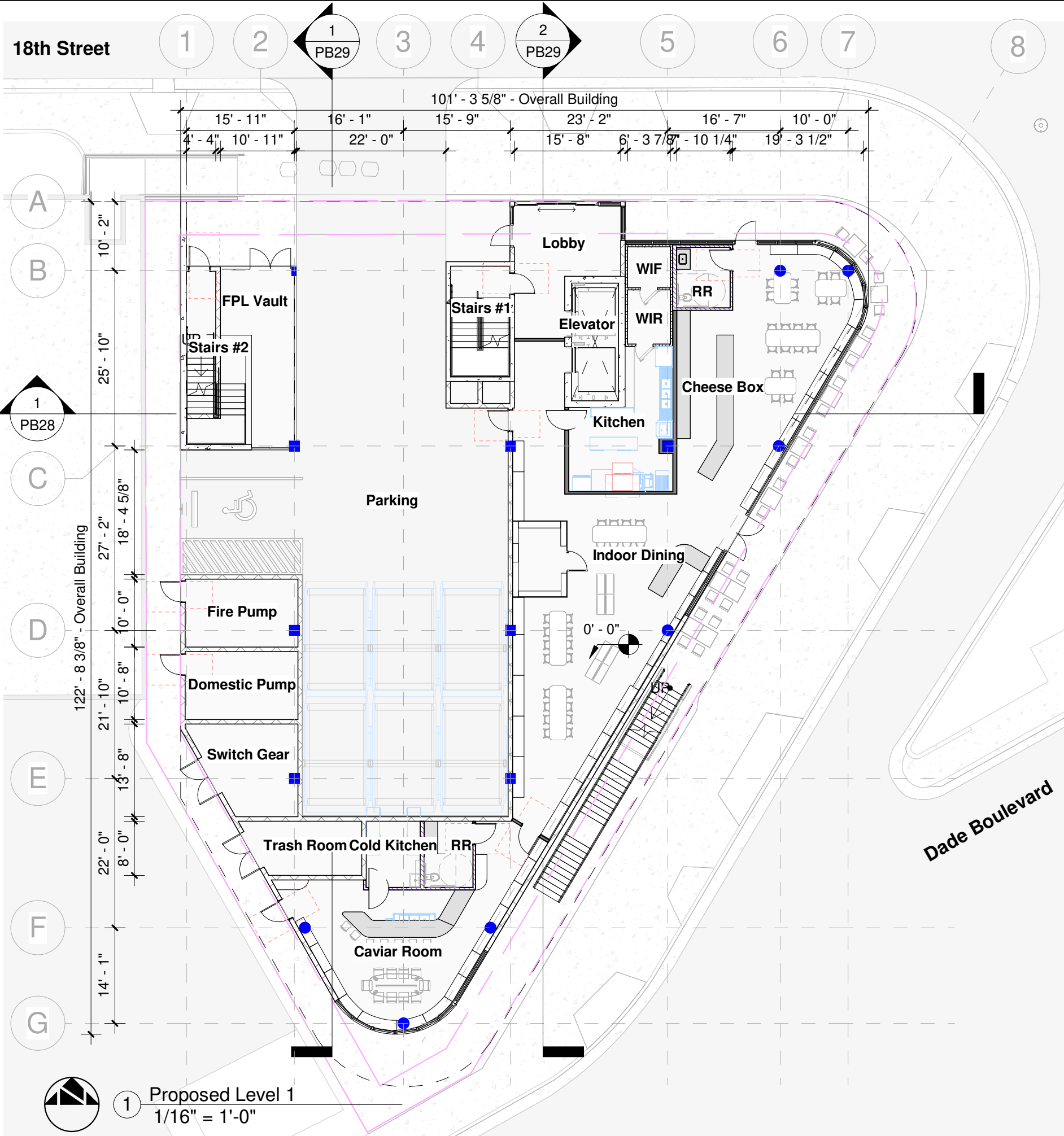
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Proposed Site
 Plan

PB17



Level	Seat...
Restaurant Ground Floor - Indoor	61
Restaurant Ground Floor - Outdoor	20
Total Seat Count	81



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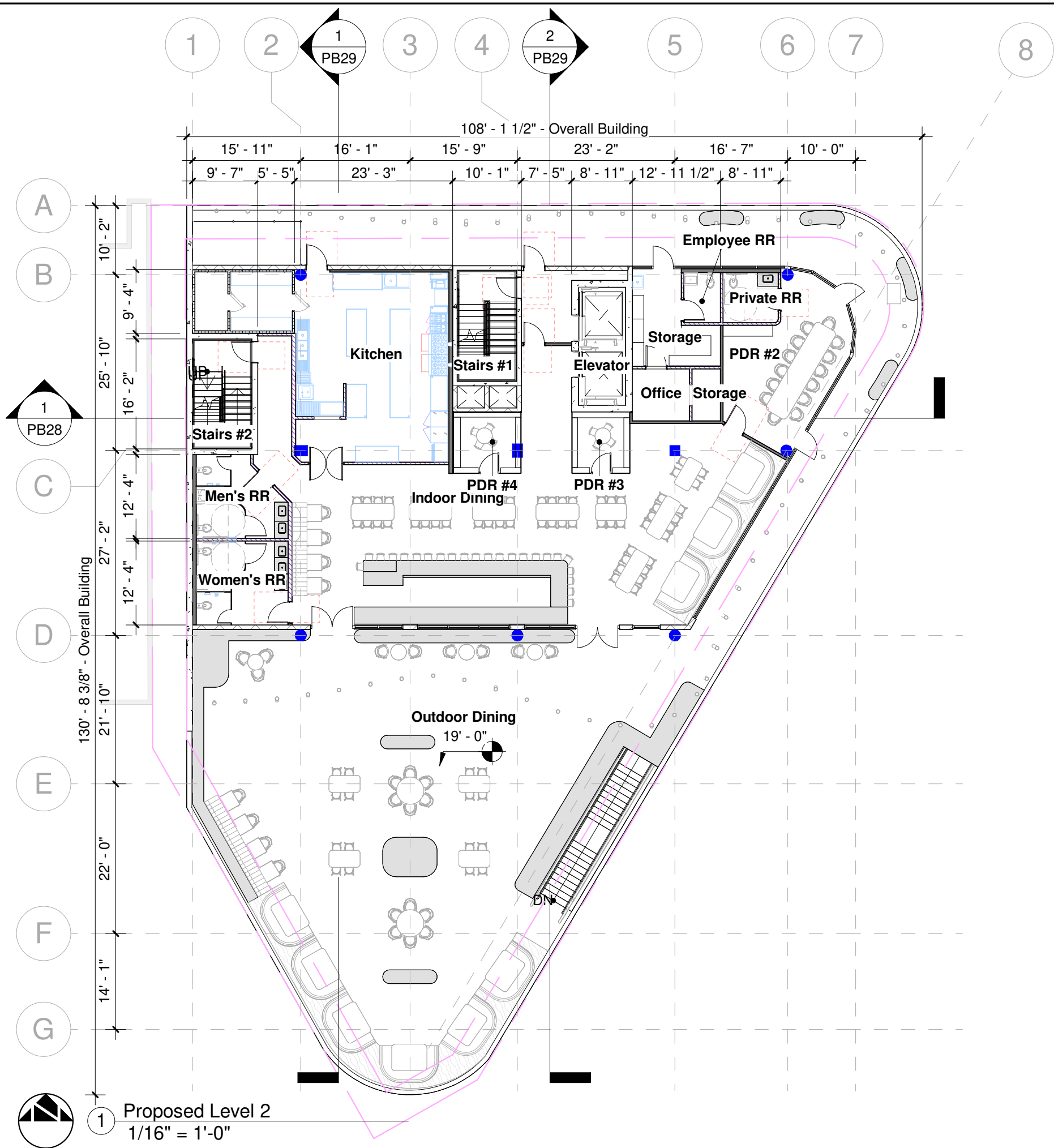
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 Proposed Level 1

PB18



Level	Seat Count
Restaurant Level 2 - Indoor	140
Restaurant Level 2 - Outdoor	100
Total Seat Count	240



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Proposed Level 2

PB19



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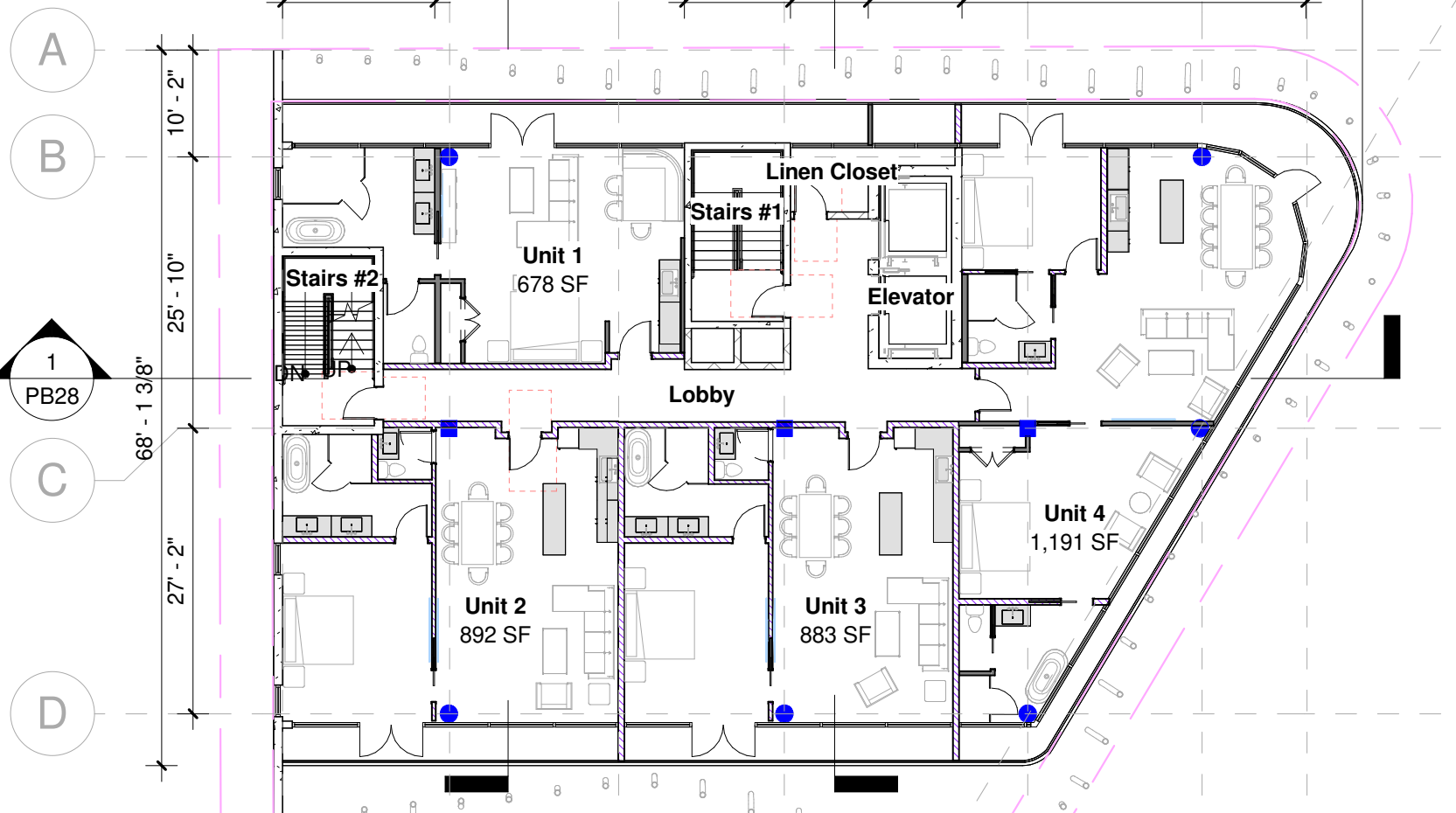


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GROUP

DESIGN ARCHITECT
GEK ARCHITECTURE

1 2 1 PB29 3 4 2 PB29 5 6 7 8

103' - 7 1/4" - Overall Building
15' - 11" 16' - 1" 15' - 9" 23' - 2" 16' - 7" 10' - 0"
14' - 5 7/8" 10' - 1" 7' - 5" 8' - 11" 32' - 8 1/2"



1 PB28

1 Proposed Level 3 & 4
1/16" = 1'-0"

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Proposed Level 3
& 4

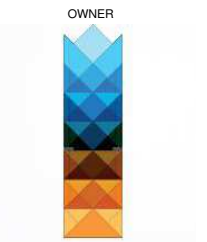
PB20



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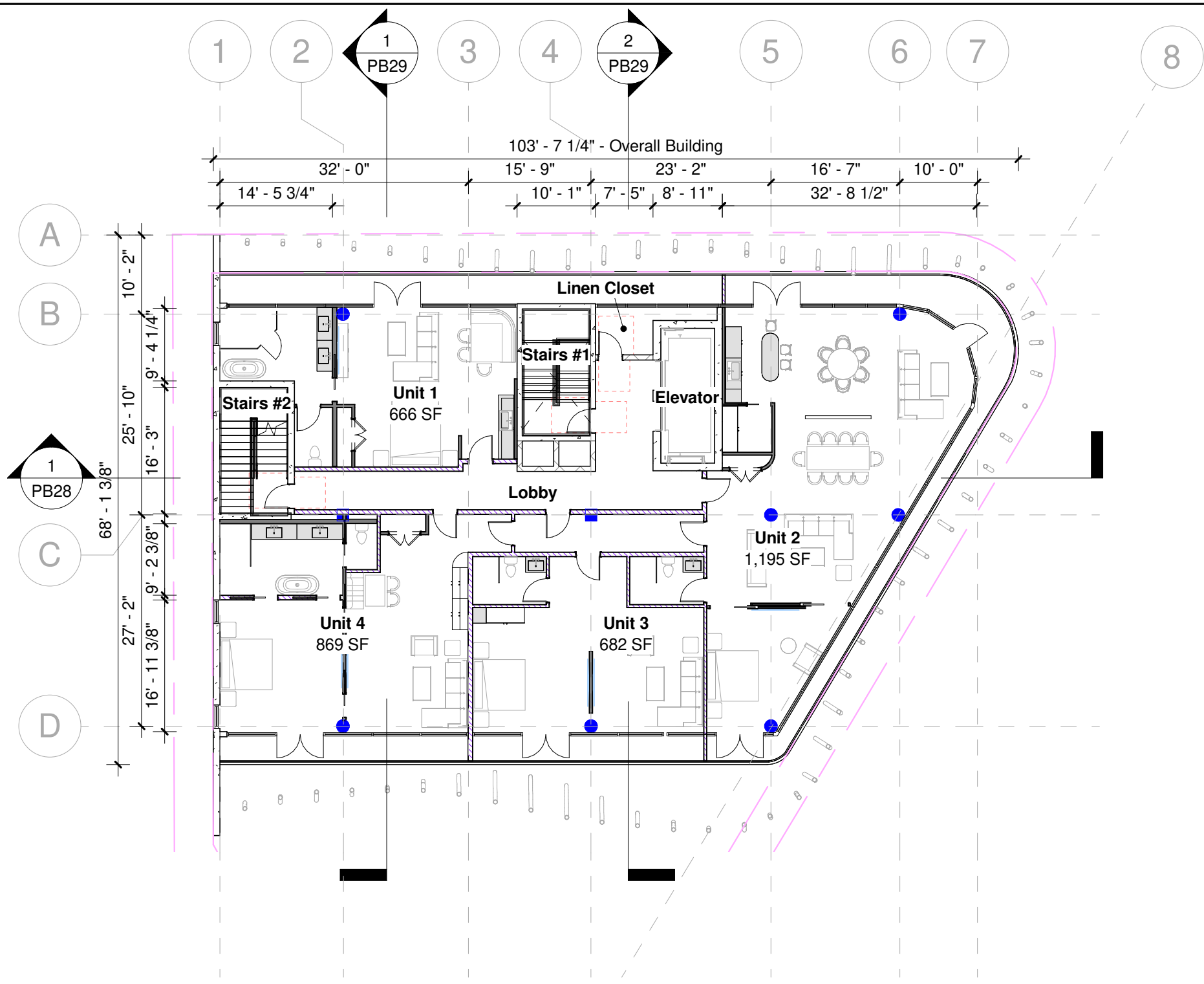
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Proposed Level 5

PB21



1 Fifth Floor Plan
1/16" = 1'-0"



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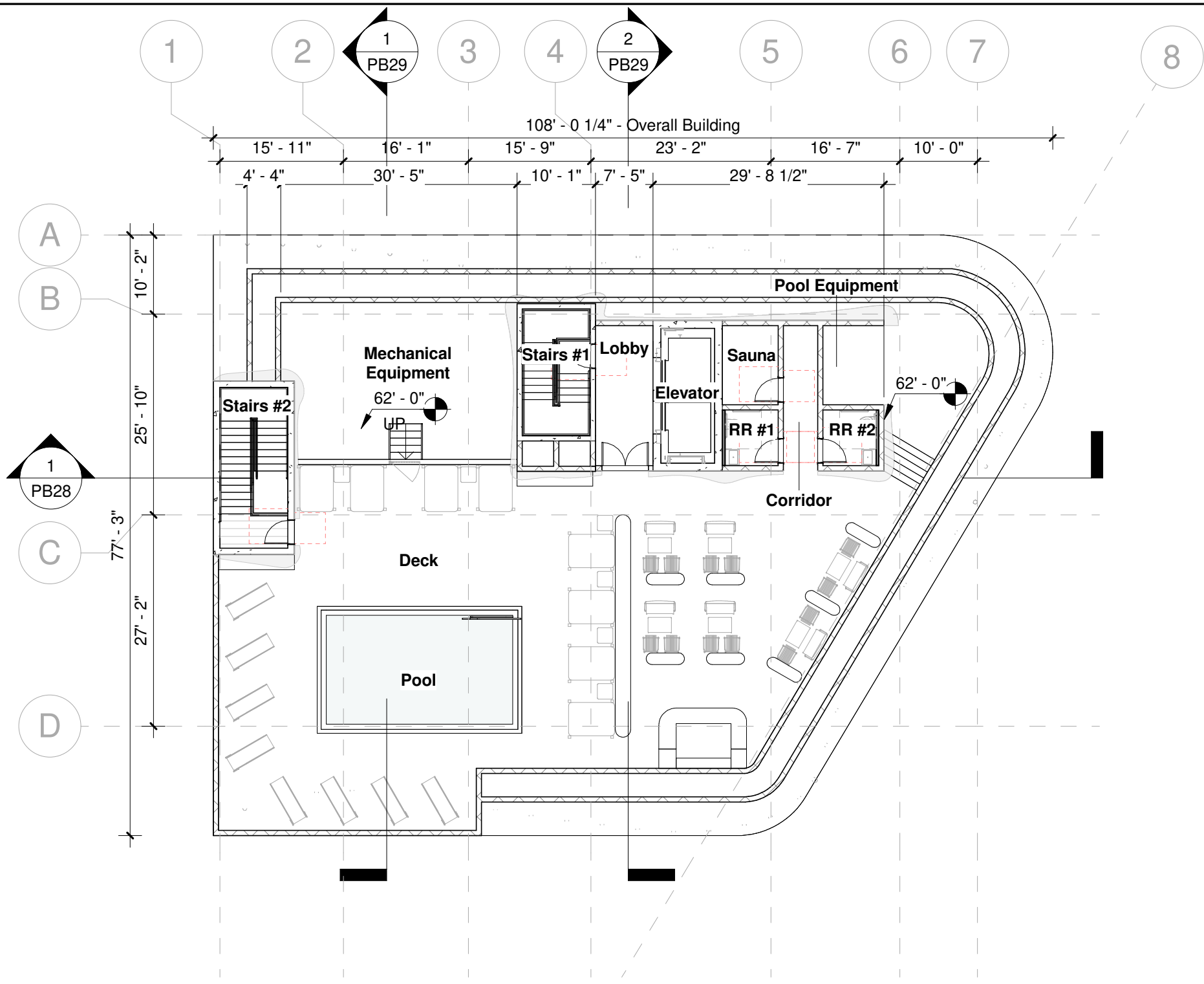
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Proposed
Rooftop

PB22



1 Roof Top Plan
1/16" = 1'-0"



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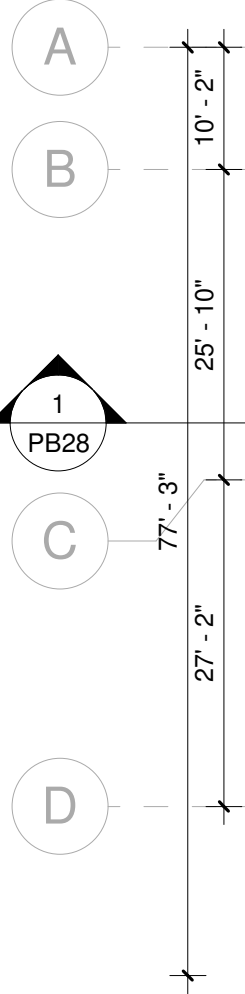
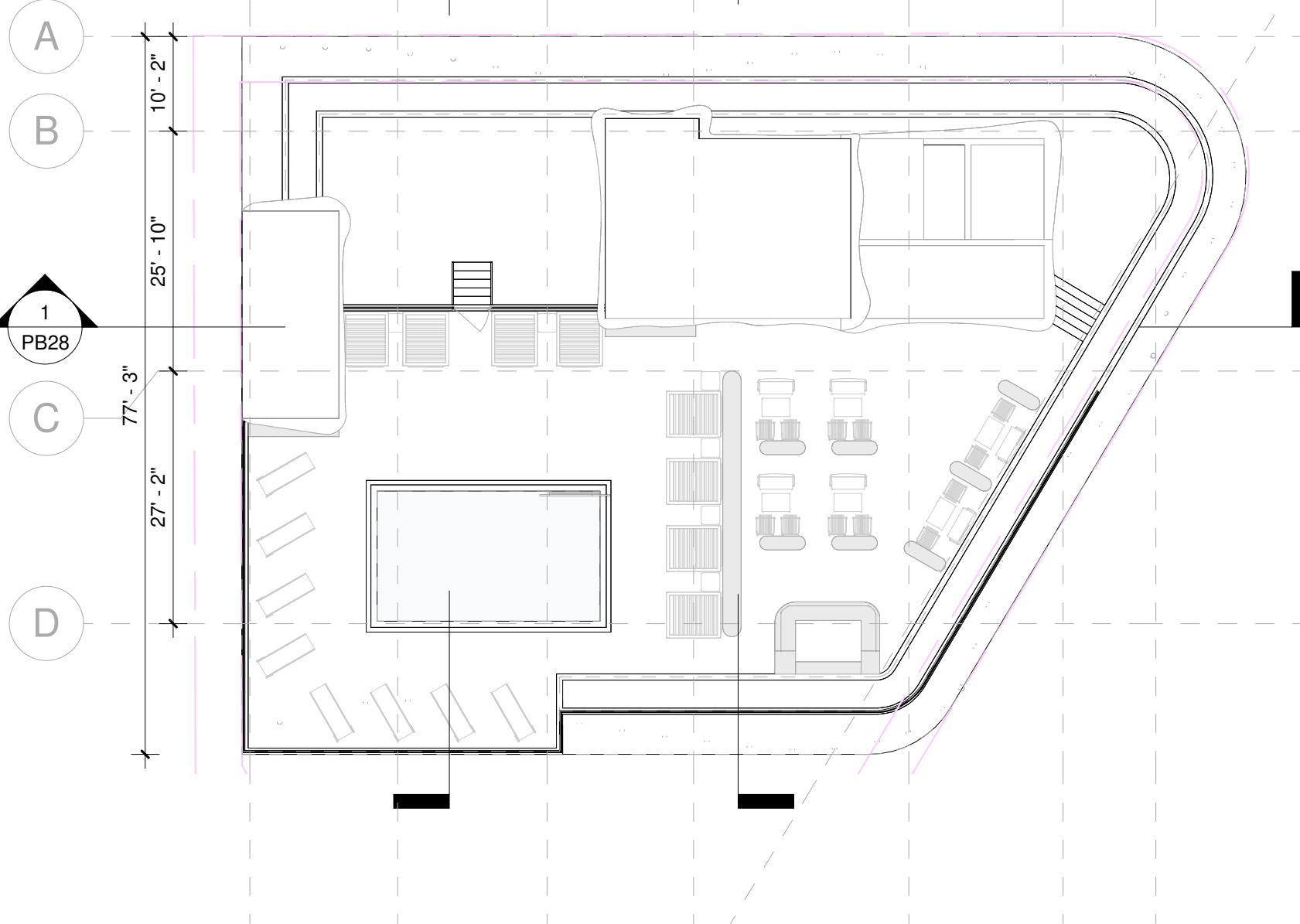
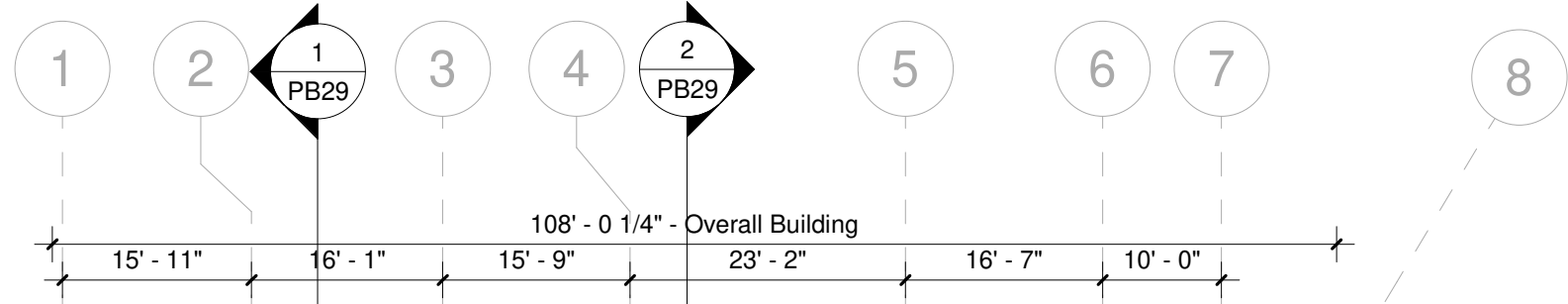
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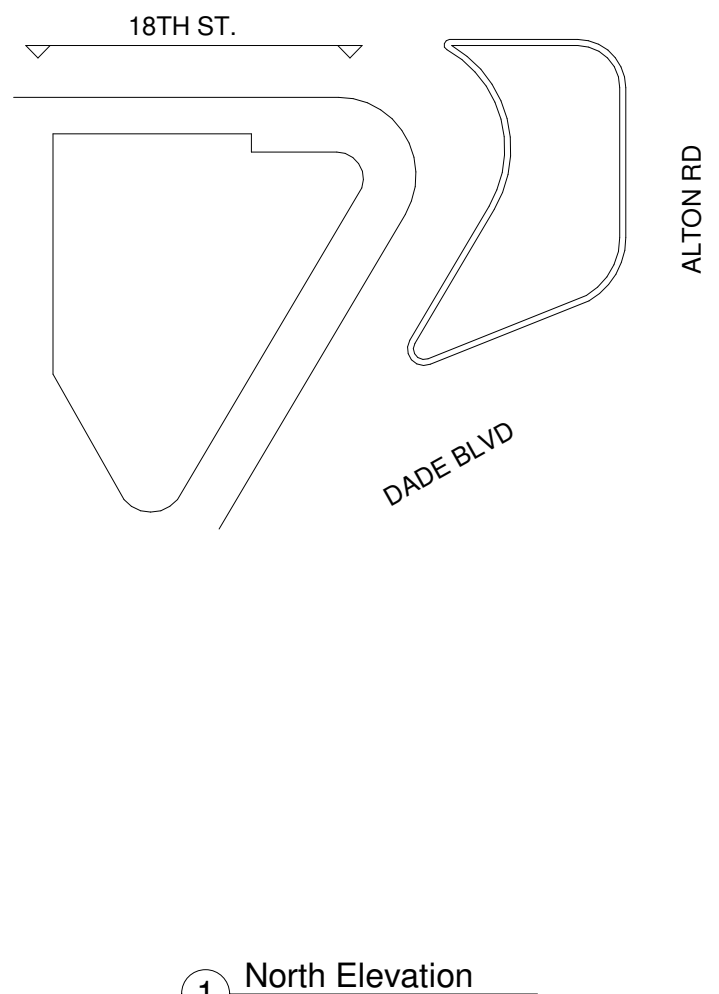
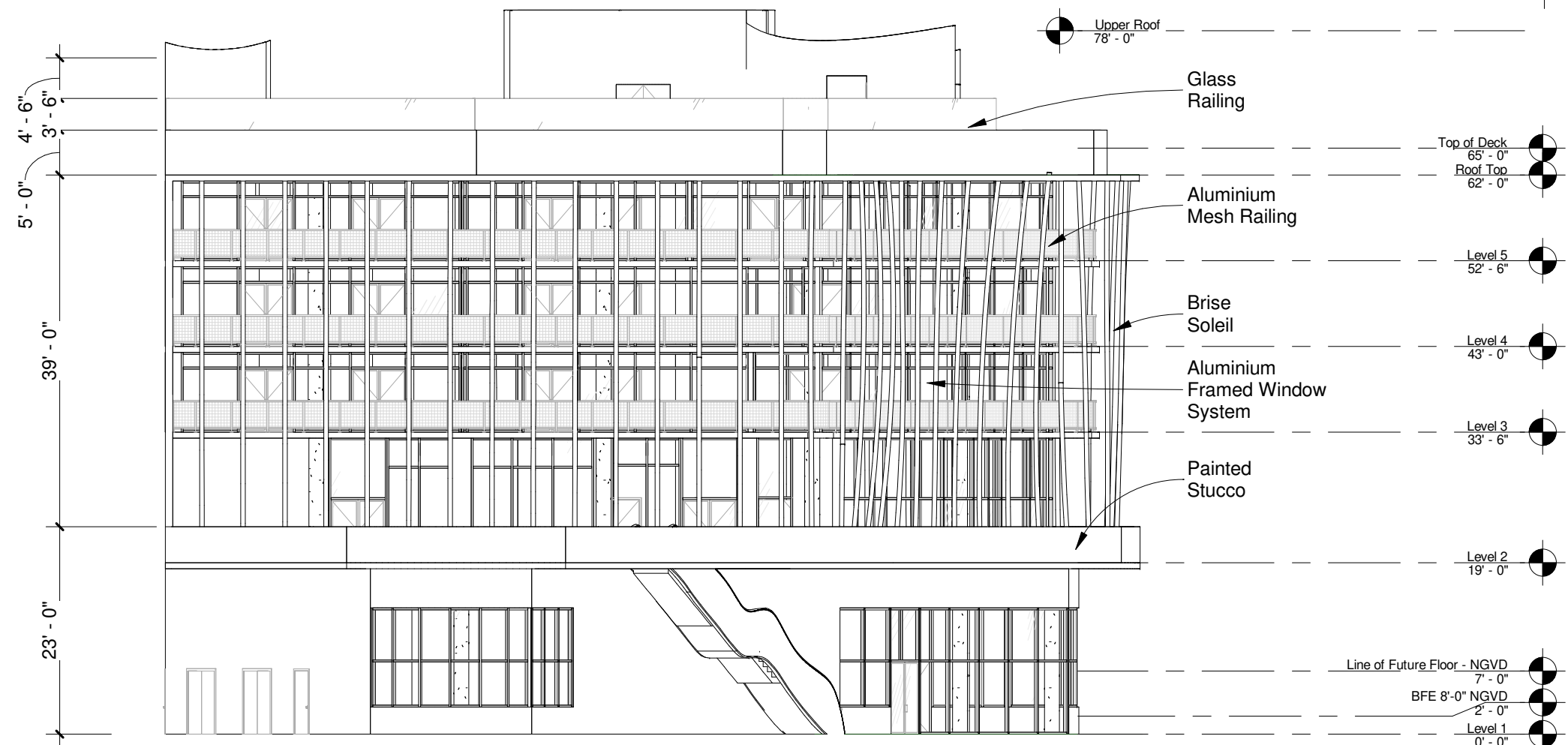


1 Upper Roof
1/16" = 1'-0"

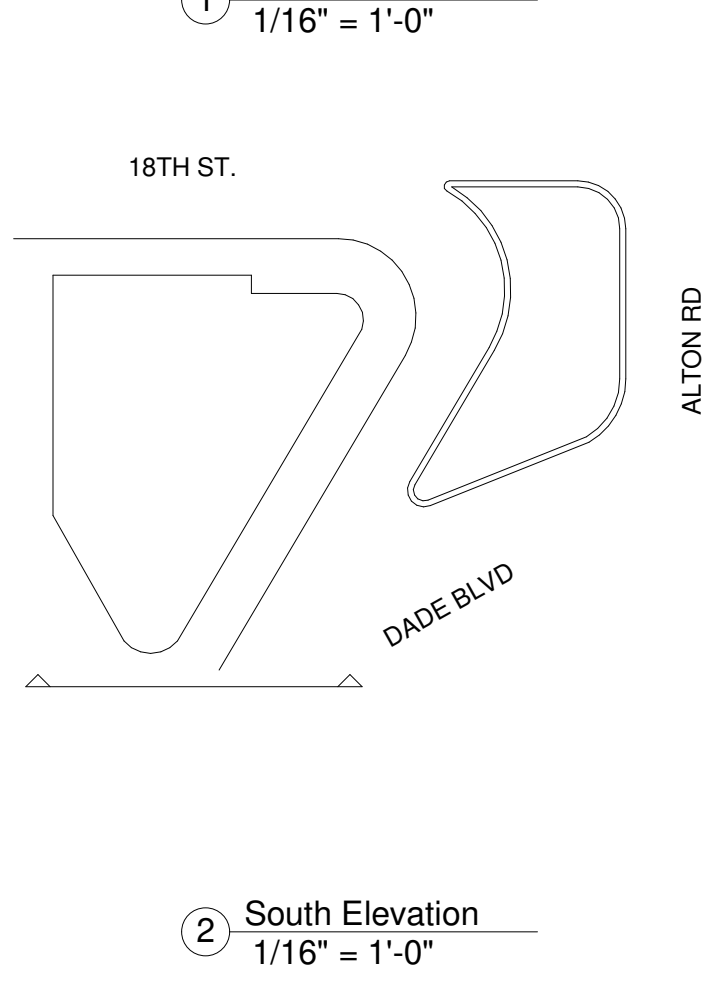
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Proposed Upper
Roof

PB23



1 North Elevation
1/16" = 1'-0"



2 South Elevation
1/16" = 1'-0"



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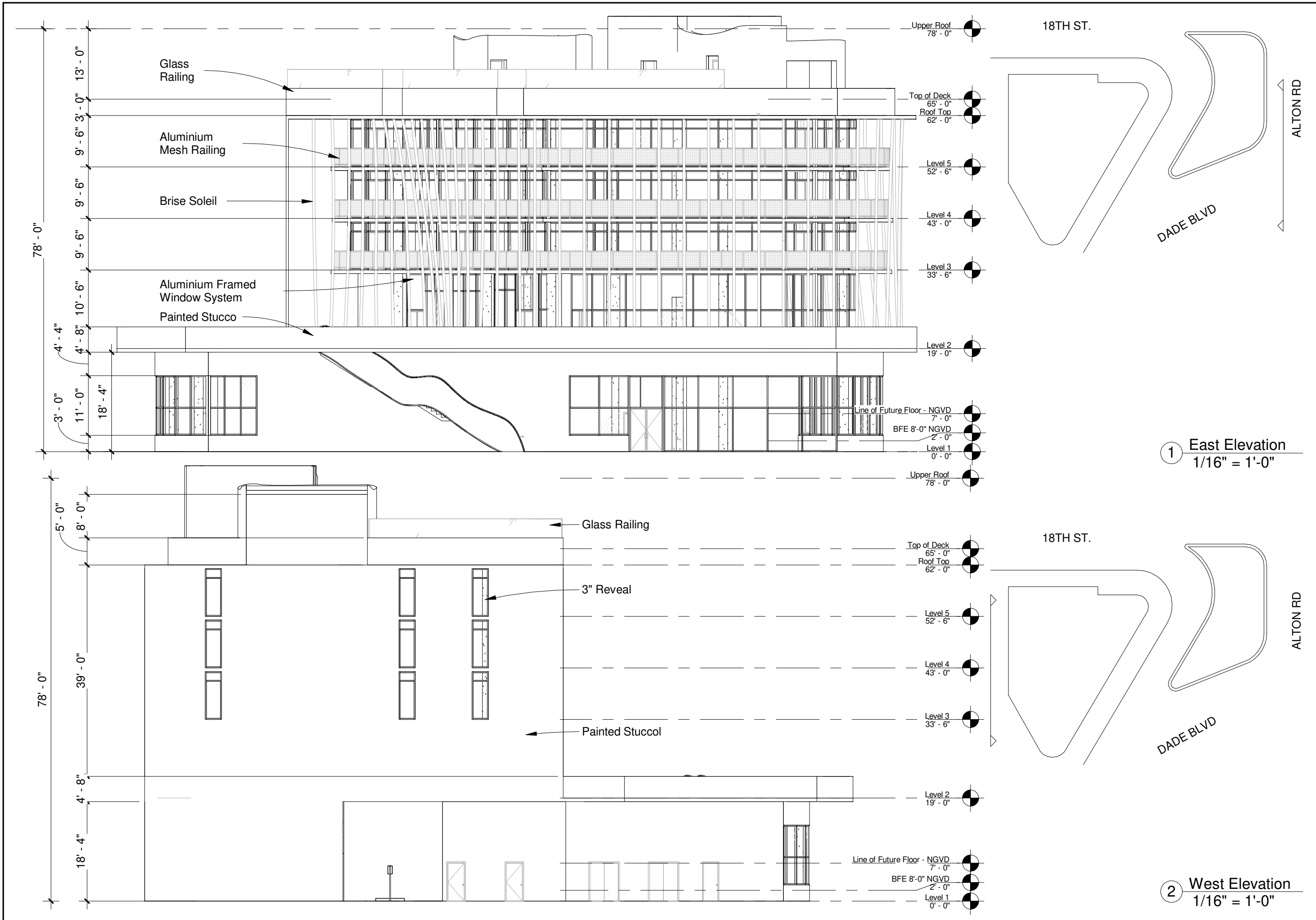
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Proposed Elevations

PB24



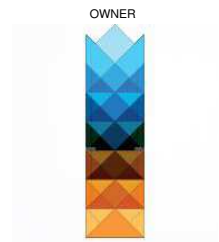
1 East Elevation
1/16" = 1'-0"

2 West Elevation
1/16" = 1'-0"



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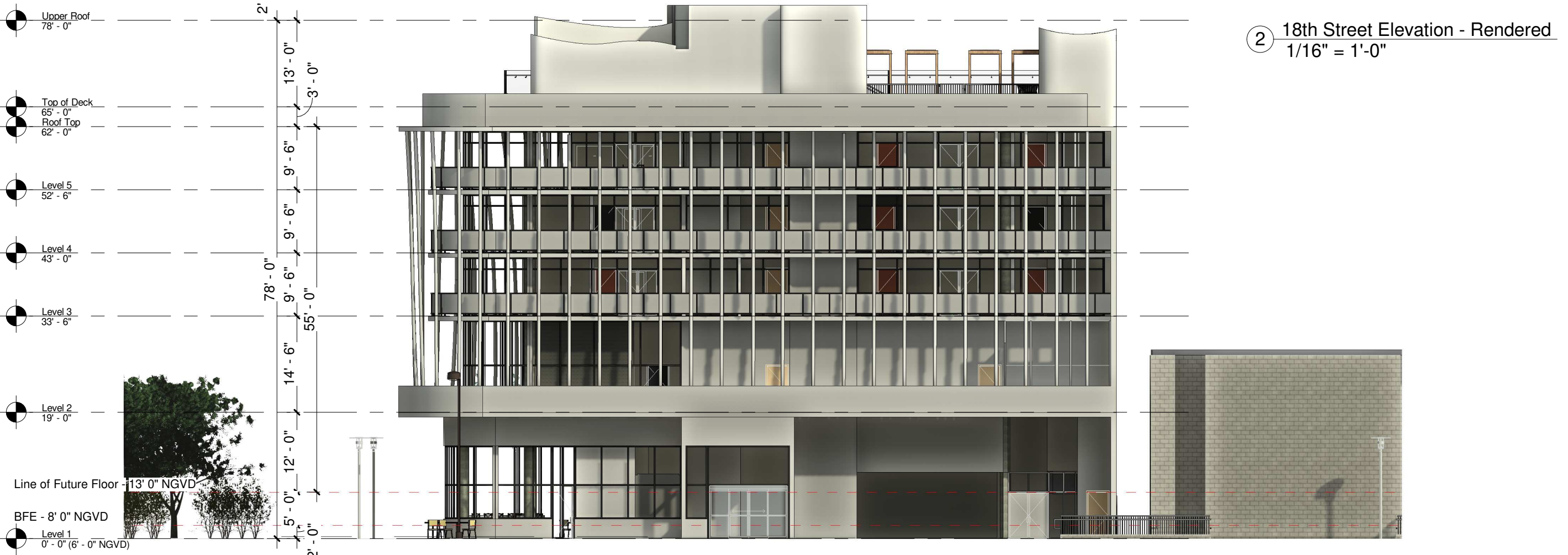
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Proposed Elevations

PB25



① Dade Street Elevation - Rendered
1/16" = 1'-0"



② 18th Street Elevation - Rendered
1/16" = 1'-0"



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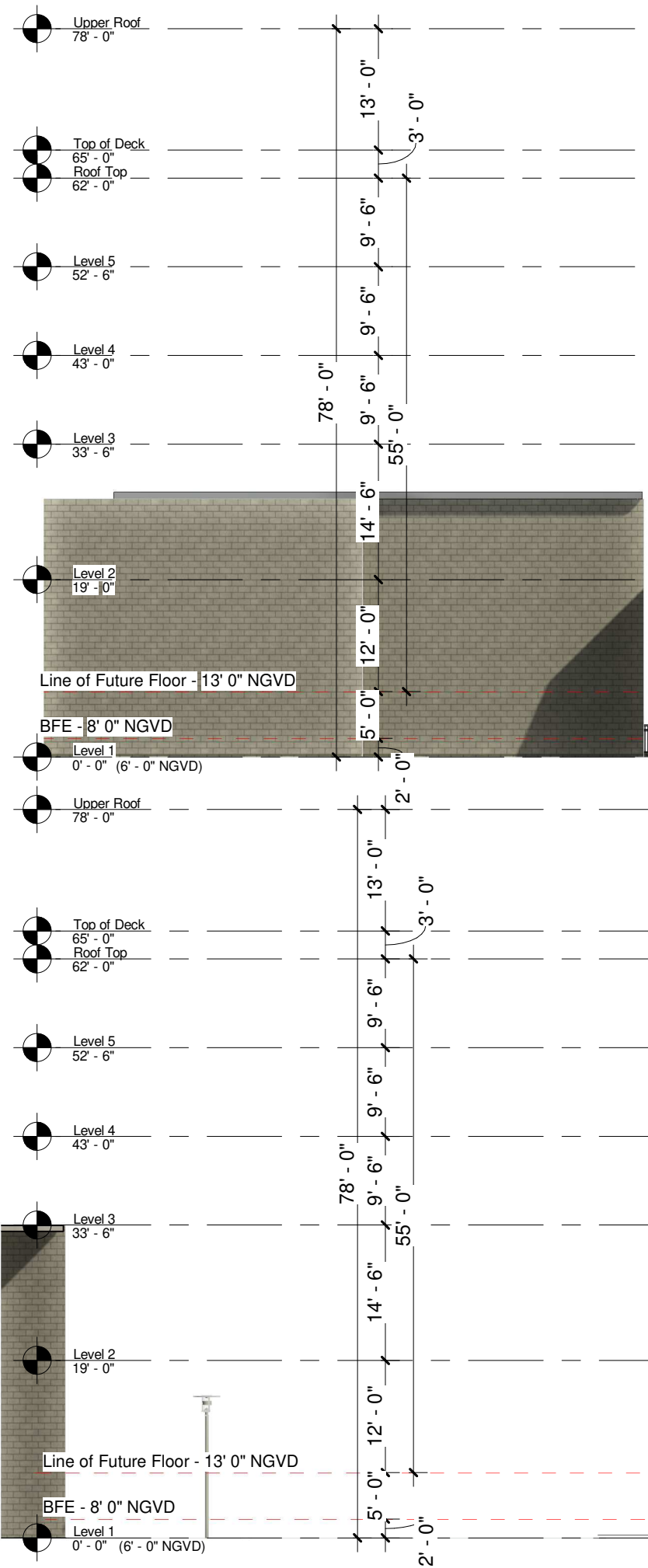
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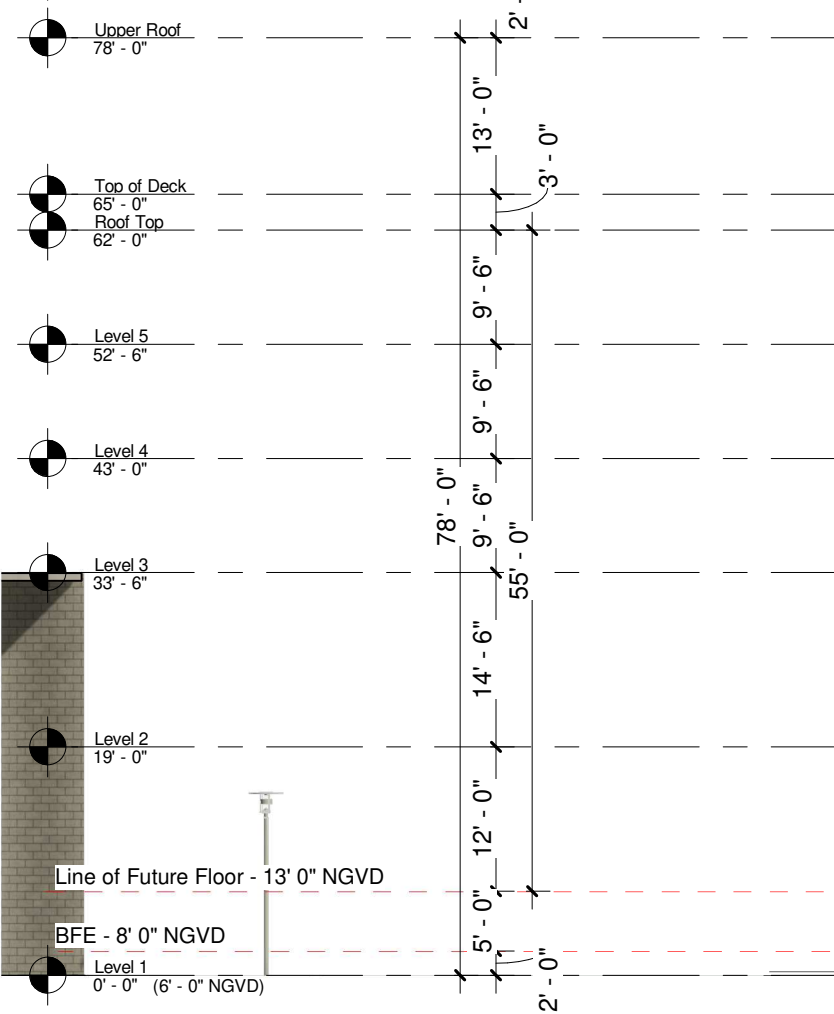
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Proposed
Rendered
Elevations

PB26



① Alton Road Elevation - Rendered
1/16" = 1'-0"



② West Elevation - Rendered
1/16" = 1'-0"



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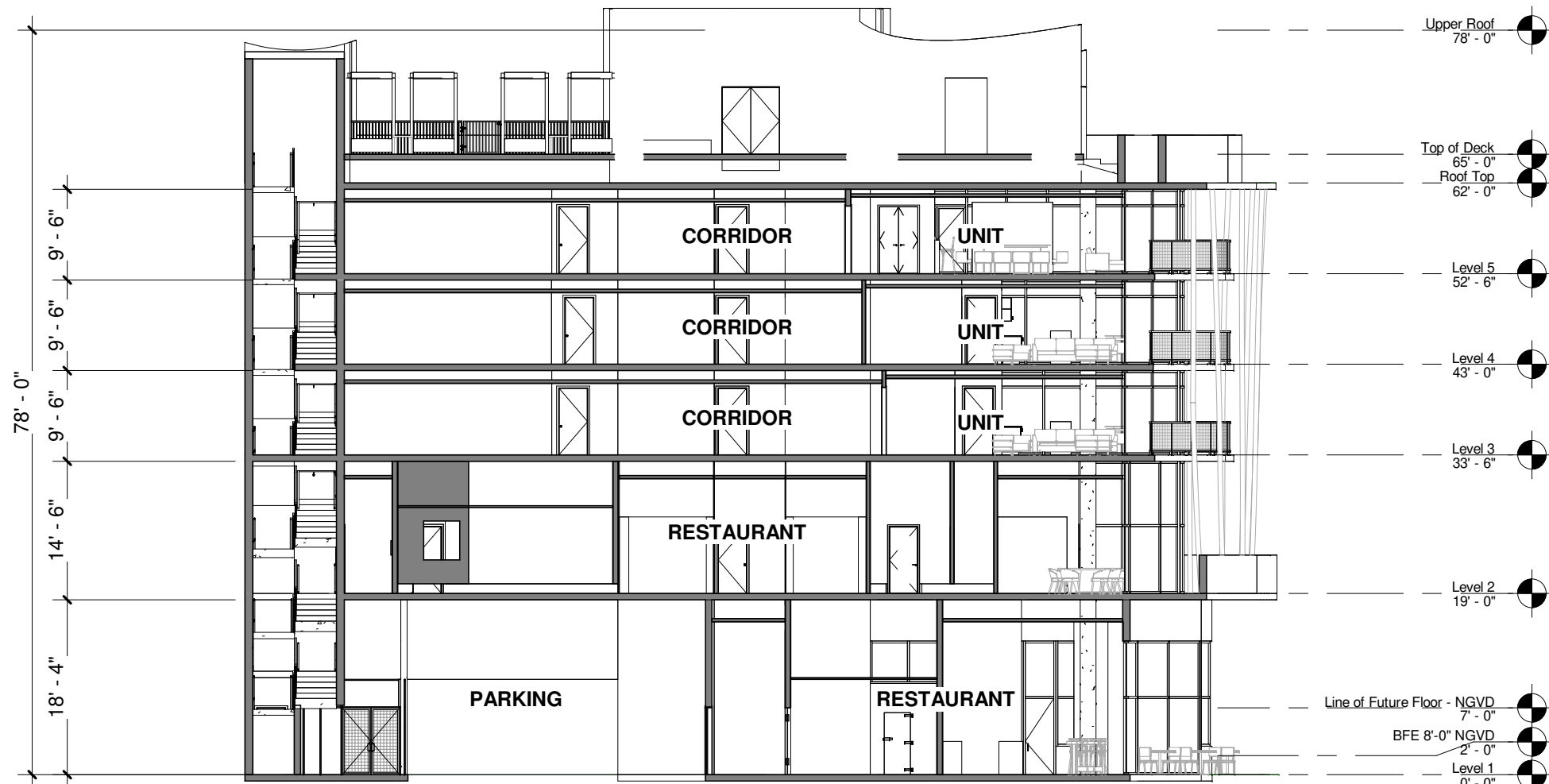
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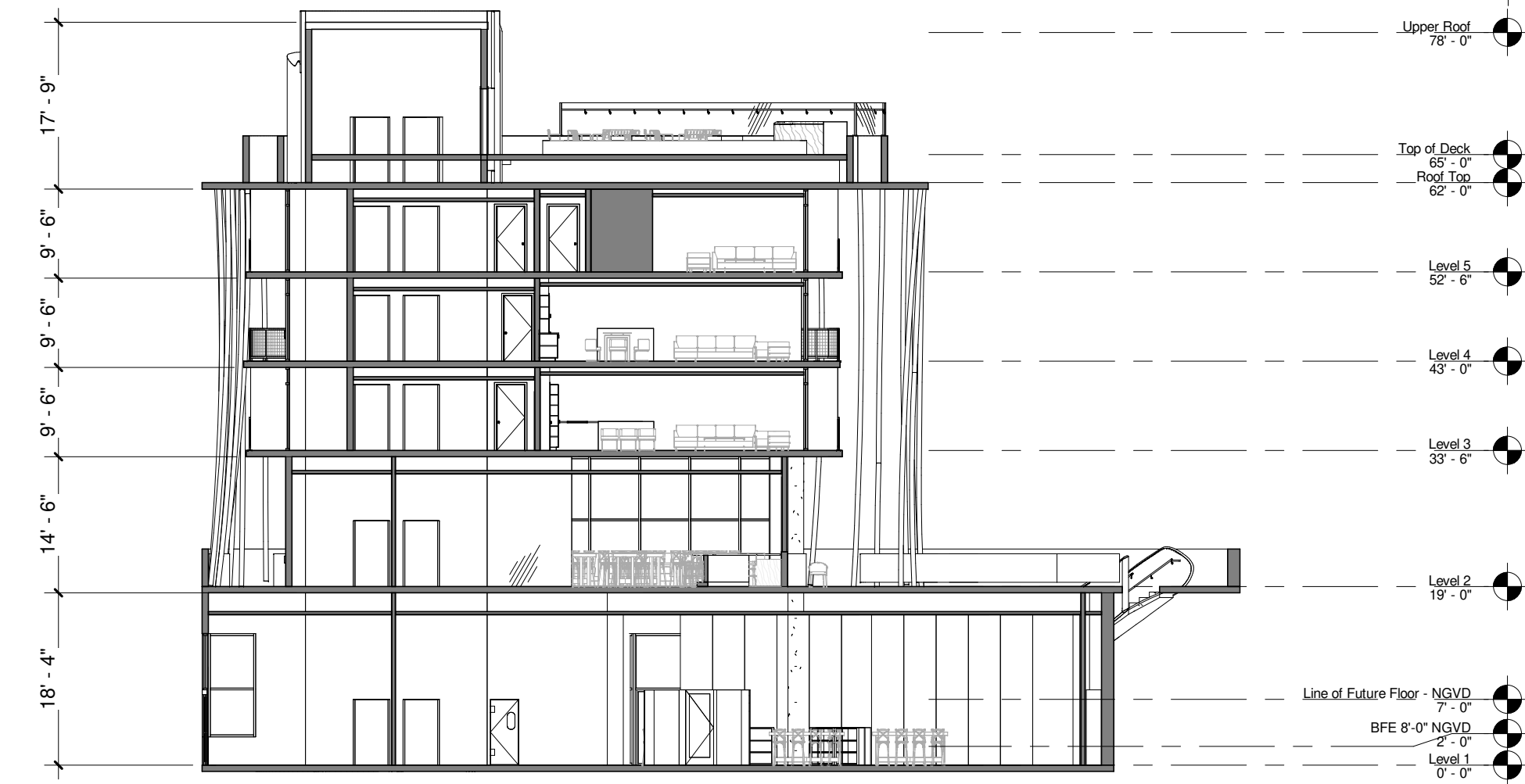
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Proposed
Rendered
Elevations

PB27



1 Building Section A
1/16" = 1'-0"



2 Building Section B
1/16" = 1'-0"



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Proposed
Sections

PB28



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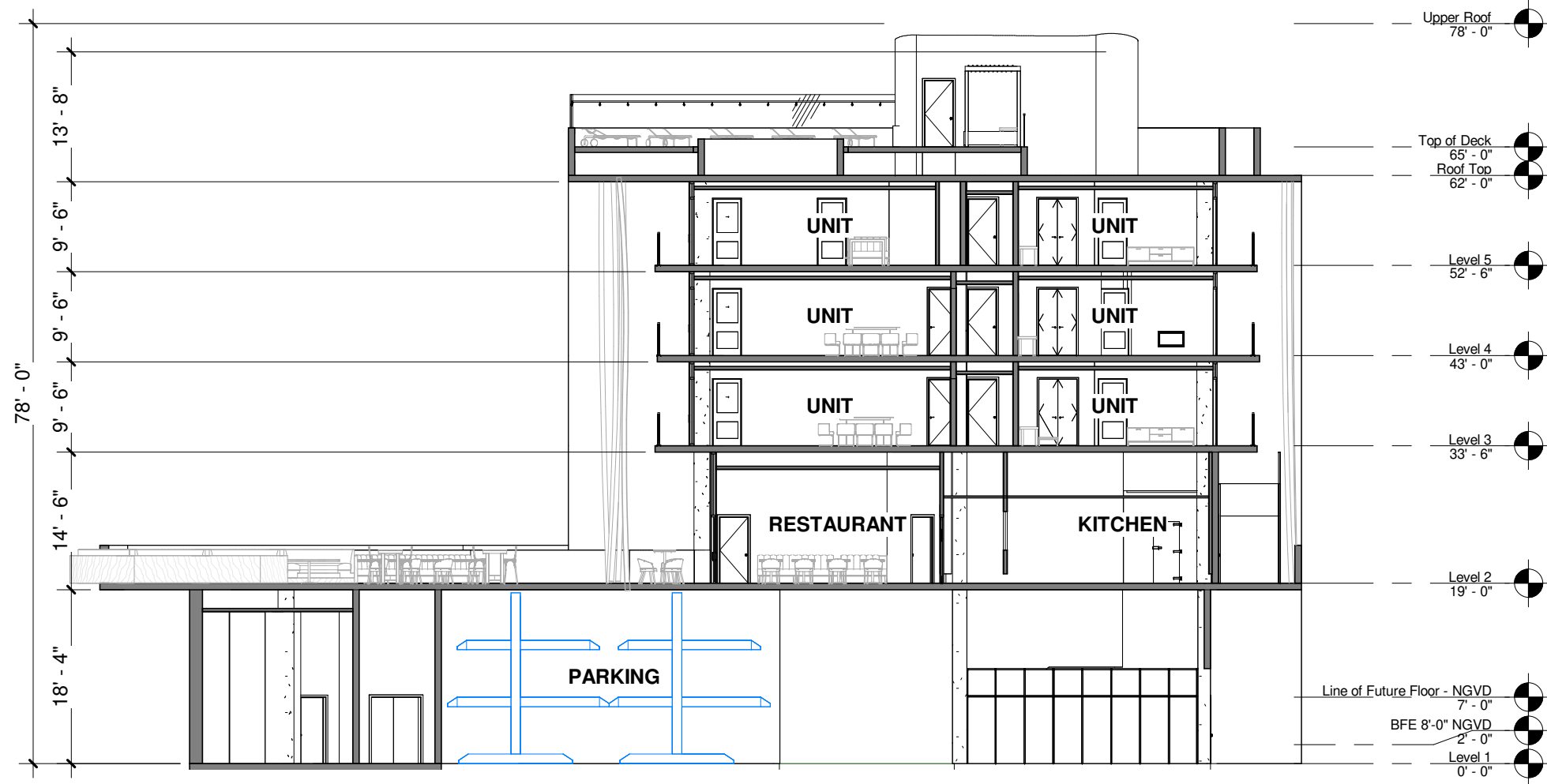
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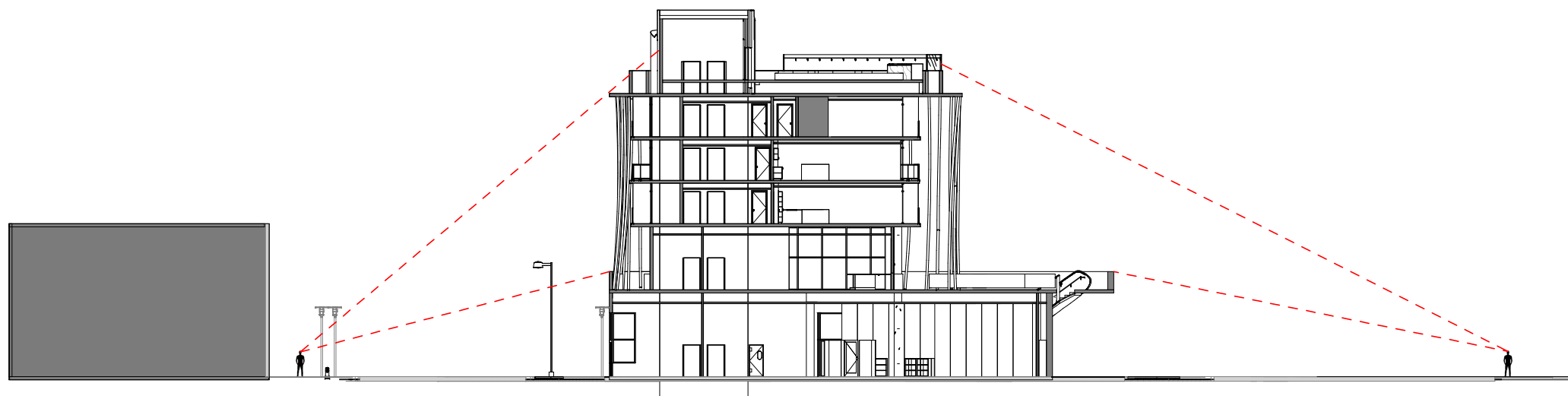


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DESIGN ARCHITECT
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① Building Section C
1/16" = 1'-0"



② Line of Sight Diagram
1/32" = 1'-0"

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Proposed
Sections

PB29