

3900 ALTON ROAD

DRB FINAL SUBMITTAL
FILE NO. DRB -24-1074

- ARCHITECTURE
- A0-00 COVER
- A0-01A BOUNDRY SURVEY
- A0-01B SPECIAL PURPOSE SURVEY
- A0-02 LOCATION MAP
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- A0-08 CONTEXT - STREET VIEWS
- A0-09 EXISTING CONDITION
- A0-10 SITE PLAN
- A0-11 FENCE DETAIL
- A0-12 DOG FENCE DETAIL
- A0-13 PROPOSED FENCE MATERIAL



**Scope of work: Setback variance for fence*

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2900 Oak Avenue, Miami, FL 33133
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DRB FINAL SUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

COVER

SCALE: 1" = 300'-0"

DATE:
01/05/2025

A0-00

[illegible]



**SPECIFIC PURPOSE
SURVEY**

RESERVED FOR:
M/S SOUTH COAST
 LAYING AND BEING IN SECTION 17, TOWNSHIP 31 SOUTH, RANGE 42 EAST
 1/4 SECTION 17, TOWNSHIP 31 SOUTH, RANGE 42 EAST
 MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. 128662
 EXPIRATION DATE: 03/31/2012
 P.O. BOX 305-2006 #01 JAH@jhsurveyors.com

CHAWNBY, R. G. JOB NAME: 1519404
 DATE: 03/30/2012 JOB NUMBER: F.B. 102-14, PGE. 96

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON JANUARY 14, 2010 AND REISED ON MARCH 31, 2002.
2. BEARINGS BASED ON AN ASSUMED BEARING OF NORTH 72° E.
3. DISTANCES BASED ON A CHAIN OF 66 FEET.
4. LEAD LINES WERE USED TO LOCATE THE CORNERS.
5. ADVANCES ALONG MAIN PROPERTY LINES, AS CLAIM HEREON, ARE RECORD DISTANCES.
6. ALL/NO UNLINED ALICES OTHERWISE NOTED FOR INFORMATIONAL PURPOSE ONLY.
7. ONLY UNLINED ALICES OTHERWISE NOTED.
8. LOCATED AND MARKED PLUMBING AND LINES HAVE NOT BEEN RECORDED.
9. APPROXIMATE AND/OR USABLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY.
10. THIS SURVEY, INCLUDING ANY NEEDS TO AND FROM ALONG AROUND A PUBLIC DESIGNATED RIGHT OF WAY.
11. THE SURVEYING PARTY IS SUBJECT TO ENCUMBRANCES, RIGHTS-OF-WAY AND EASEMENTS, WHICH MAY BE REFLECTED ON A SURVEY TITLE OF THE SUBJECT PROPERTY.

[illegible]

DATUM AND BENCHMARKS

ELEVATIONS SHOWN WERE USED TO DETERMINE GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.

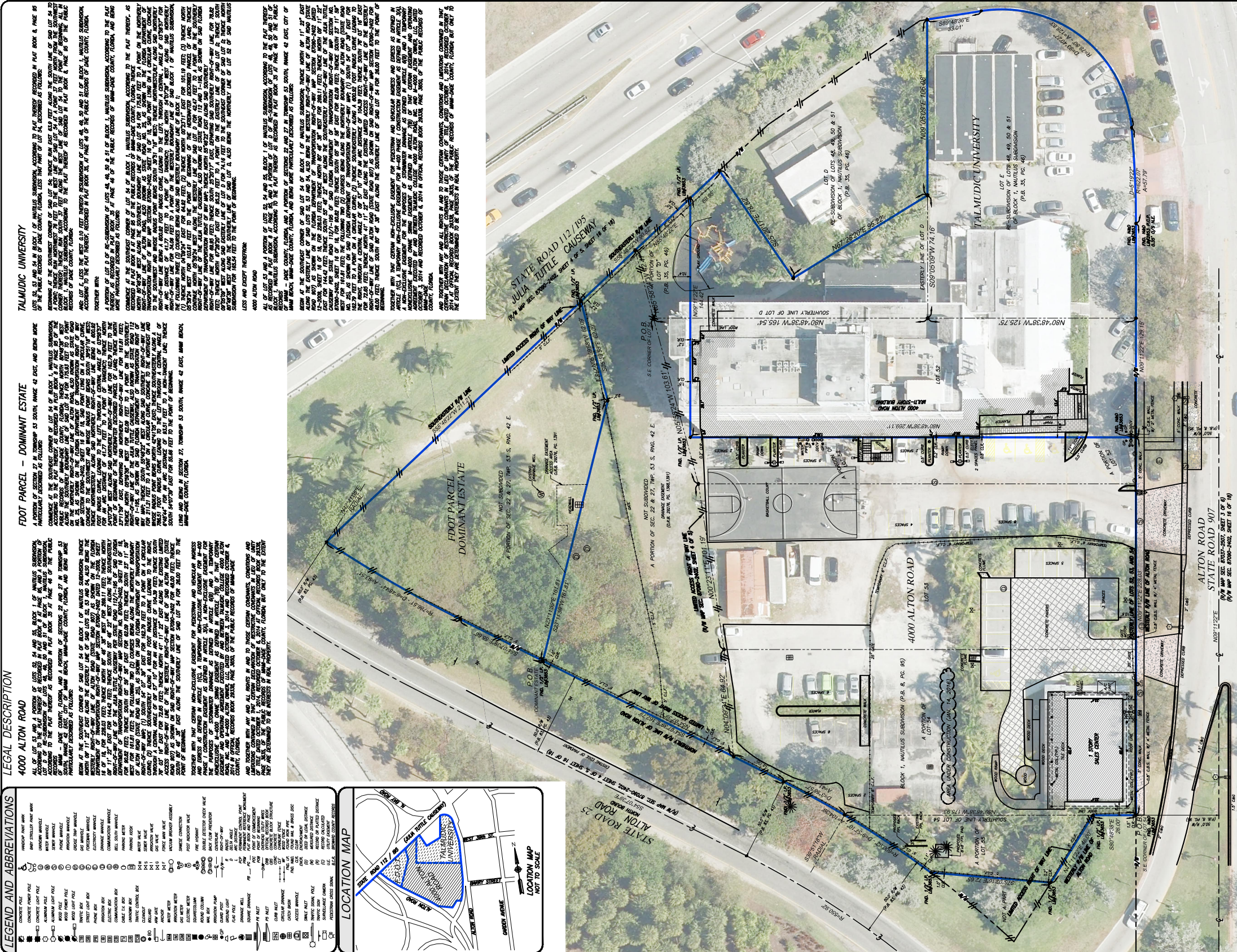
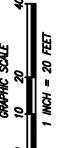
• BENCHMARK, MAIN-DUE, D-100, E.L. 321', N.G.V.D. 1929, 42 STREET, 125° SOUTH OF PROPOSED STATION SOUTH EDGE OF PHASED-IN, ALTOW ROAD, 11' WEST OF WEST END OF ALTOW ROAD, 5' N. ALD. P.W. ALD. P.W. AND BRASS WASHER IN NE CORNER OF A STORM DRAIN.

• BENCHMARK, MAIN-DUE, D-131, E.L. 833', N.G.V.D. 1929, CHASE ARE - 55' NORTH, 17' NW OF A STORM SEWER - 3" WEST OF EDGE OF PHASED-IN, ALTOW ROAD.

• BENCHMARK, P.W. ALD. P.W. AND BRASS WASHER IN CONCRETE BED OF CATCH BASIN.

CERTIFY TO: • MAST CAPITAL	THIS SURVEY IS NOT VALID UNLESS THE SIGNATURE OF THE PERSON OR PERSONS NAMED IS/ARE ORIGINAL, UNDATED, UNALTERED AND UNREPRODUCED. PAGE NO. 1 OF 1
SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THIS SURVEYOR'S SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS IN THE PROPERTY. THIS SURVEY COMPLETES MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLETES MY OBLIGATION TO THE STATE OF FLORIDA. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS IN THE PROPERTY. THIS SURVEY COMPLETES MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLETES MY OBLIGATION TO THE STATE OF FLORIDA. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS IN THE PROPERTY.	THIS CERTIFICATION DOES NOT EXTEND TO ANY UNMADE PLOTS.
JOSE G. KERNIGAN, SURVEYOR STATE OF FLORIDA	PROJECT NUMBER: 10-1063 SHEET NUMBER: 1 OF 1

THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LEGAL DESCRIPTION AND BOUNDARY LINES OF 4000 ALTON ROAD, TALMUDIC UNIVERSITY AND F.D.O.T. DOMINANT ESTATES.





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3900 ALTON ROAD, MIAMI
BEACH, FL 33140

LOCATION MAP

SCALE: 1 : 4200

DATE:
01/05/2025

A0-02

RM - 2 DISTRICT - ZONING DATA

ITEM #	Project Information		
1	Address:	4000 Alton Road, Miami Beach, FL, 33140	
a	Board and file numbers :	FILE NO. DRB -24-1074	
b	Folio number(s):	PARCEL A 03-3222-011-0430 / PARCEL B 02-3222-011-0432	
c	Year constructed:	Zoning District:	RM-2 Residential Multifamily
d	Lot Areas: Parcel A	49,092 SF	Grade value in NGVD: 6.03
	Parcel B (includes FDOT Parcel):	99,240 SF	
e	Lot width:	562' - 5"	Based Flood Elevation: 8'-0"
f	Lot Depth:	488' - 7"	CMB Free Board: 5'-0"
2	Zoning Information	Maximum	Existing
a	Base Maximum Height	85'-0"	Proposed 85'-0"
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:		
b	Number of Stories	N/A	7
c	FAR	296,664 sf	85,610 sf
	PARCEL A	98,184 sf	85,610 sf
	PARCEL B	198,480 sf	0 sf
d	Gross square footage	N/A	280,823 GSF (364,340 SF Floorplate)
3	Uses		
a	Existing use:	Residential Multifamily	Proposed use/uses: Residential Multifamily
b	Residential:	Quantity	
c	Apartment/townhomes:	178 Units	
i	Total residential units:	178 Units	
j	Minimum Unit Size:	560 SF	
k	Residential density proposed :		Total commercial area: 0 SF
4	Setbacks (As applicable)	Required	Existing
a	Alton Road (Front)	N/A	Proposed 50' - 0" *
b	Julia Tuttle Causeway (I-195) (Pedestal)	N/A	10' - 0" *
c	Julia Tuttle Causeway (I-195) (Tower)	N/A	15' - 0" *
d	State Road No. 907 Alton Road (Pedestal)	N/A	10' - 0" *
e	State Road No. 907 Alton Road (Tower)	N/A	15' - 0" *
			*Please reference the RM-2 amendment Ordinance No. 2020-4374

13	Parking (District # 1)	Required	Existing	Proposed
		Parcel A = 45 spaces Parcel B = 199 spaces TOTAL = 244 spaces	31 spaces on Parcel A	Parcel A Total = 45 Spaces (31 Existing spaces,(including 14 under building & 17 at grade at east) + 14 Surface parking added). Parcel B Total = 199 Spaes at Parcel B (Parcel B Garage @ ground Level 107 = @ Lobby Level 86 + 18 Scooters spaces = 6 standard Spaces).
	Total # of parking spaces			
		Parcel A Talmudic College = 48 spaces (previously approved) Parcel B 1 space per unit for the 178 units between 560-1600 sf (and 10% of required parking for guest) = 196 spaces		
	# of parking spaces per use			
				Total Countable Parking on Ground Level = 88 Standard Spaces 17 Tandem (34 Total) 2 ADA Spaces Grand Total Spaces: 107 Car Spaces + 6 Scooters (2 Car space Equivelant) = 109 Total
	Ground Level Parking			
	Surface Parking			14 Surface Parking spaces.
				Total Countable Parking on Lobby Level = 74 Standard Spaces 8 Tandem (16 Total) 4 ADA Spaces (1 VAN) Grand Total Spaces: 86 Car Spaces + 12 Scooters (4 Car space Equivelant) = 90 Total
	Lobby Level Parking			
	Total Parcel B Spaces Provided (Countable spaces)			109 + 90 = 199 Spaces
	Parking Space Dimensions			18' - 0" x 8' - 6"
	Drive aisle width			22'-0"
	Loading Bays			3 bays of 200 sf (10'x20')
	Bicycle parking, location and Number of racks			110 Bicycles Total
	Scooter Parking			30 Scooters Total (18 countable/12 non- countable)
14	Restaurants, Cafes, Bars, Lounges, Nightclubs			
	Type of use			N/A
	Number of seats located outside on private property			N/A
	Number of seats inside			N/A
	Total number of seats			N/A
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			N/A
	Total occupant content			N/A
	Occupant content per venue (Provide a separate chart for a breakdown calculation)			N/A
	Proposed hours of operation			N/A
	Is this an NIE? (Neighbor Impact Establishment, see CMB 142-741 (5))			N/A
	Is dancing and/or entertainment proposed ? (see CMB 114)			N/A

Notes:

If not applicable write N/A

Additional data or information must be presented in the format outlined in this section.

*FOR TANDEM PARKING, A RESTRICTIVE COVENANT, APPROVED AS TO FROM BY THE CITY ATTORNEY'S OFFICE AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY AS A COVENANT RUNNING WITH THE LAND, LIMITING THE USE OF EACH PAIR OF TANDEM PARKING SPACES TO THE SAME UNIT OWNER WILL BE PROVIDED. PLEASE NOTE FOR COUNTABLE SPACES, TANDEM SPACES ARE BEING COUNTED AS ONE SPOT.



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03