



Digitally signed by Jaime Schapiro
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Date: 2025.07.15 13:27:44 -04'00'

JULY 13, 2025

Our responses in **RED**.

PLAN CORRECTIONS REPORT (DRB25-1101)

PLAN ADDRESS:

1140 Alton Rd
Miami Beach, FL 33139-4708
04/11/2025

PARCEL: 0232340250170

APPLICATION DATE:
EXPIRATION DATE:

SQUARE FEET: 0
VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Jaime Schapiro	JAIME SCHAPIRO [AR0006823]	1150 Kane Concourse Miami, FL 33154
Contact	MENACHEM KORF [CGC1516]	CENTURY BUILDERS & REST	1257 Alton Road Suite 2 Miami Beach, FL 33139
	BENZION, RABBI KORF	CHABAD OF MID MIAMI BEACH INC.	6100 Pine Tree Drive Miami Beach, FL 33140

Plan Review

Version: 1

Date Received: 06/20/2025

Date Completed: 07/03/2025

- DRB - Planning Review - Not Required
Alejandro Garavito Ph: email: AlejandroGaravito@miamibeachfl.gov
- DRB - Planning Review – Fail
Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov
Comments:
See corrections
Comments:

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded. **DONE**

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description	EACH DOCUMENT IS IDENTIFIED
Application	Completed Land Use Board Application form including Exhibit A	PROVIDED
LOI	Letter of Intent	PROVIDED
Checklist	Pre-application Checklist	PROVIDED
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map	PROVIDED
BTR	Copies of Previous Business Tax Receipts	NOT APPLICABLE
Survey	Recent Signed and Sealed Survey	PROVIDED
Plans	Architectural Plans and Exhibits	PROVIDED
Landscape	Landscaping Plans and Exhibits	NOT REQUIRED, SEE LOI
HRR	Historic Resources Report	NOT APPLICABLE, SEE LOI
Microfilm	Building Card and Microfilm	NOT REQUIRED
Traffic	Traffic Study	NOT REQUIRED, SEE LOI
Sound	Sound Study	NOT REQUIRED

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

EACH PDF FILE IS MULTIPLE PAGES OF ONE DOCUMENT

g. Please provide details of the current renovation that is being undertaken in the letter of intent.

DETAIL OF RENOVATION IS SHOWN ON COVER SHEET, A-6, A-7, A-8, A-9.0, A-9.3 AND A-9.6

a. Add "FINAL SUBMITTAL" and DRB File No. DRB25-1101 to front cover of proposed plans for heightened clarity.

NOTED ON COVER SHEET

d. Place each elevation on an individual sheet so that the scale can be increased to improve visibility for board members. b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

PROVIDED. SEE SHEETS A-9.0, A-9.1 AND A-9.2

c. Provide color front and side elevations.

PROVIDED. SEE SHEETS A-9.3, A-9.4 AND A-9.5

PLANNING DEPARTMENT

Staff First Submittal Comments

Design Review Board

Final Submittal & Formal Submittal (CSS): 07/13

Notice to proceed issued: 07/24

Agenda finalized, paper submittal due & all fees paid by: 07/28

Tentative DRB meeting agenda date: 09/11

Please Note that due to a high volume of submissions, there is a possibility that the item may not be heard at the September 11, 2025 meeting. Items not heard at the September 11, 2025 meeting will be deferred to the October 23, 2025 meeting.

Draft Notice:

DRB25-1101; 1140 Alton Road: An application has been filed requesting design review approval for modifications to the façade of an existing religious institution. Specifically, the applicant is requesting to recladding the north and east facades with new materials.

Please provide a narrative response to the comments listed below. Provide page location if applicable.

THIS DOCUMENT IS THE NARRATIVE RESPONSE

e. Provide a color materials page, identifying the materials that will be used on the façade. The page should include a closeup of the proposed material with pointing to the areas of the façade where the material will be used.

PROVIDED. SEE SHEET A-9.6 FINISHES MATERIALS BOARD

f. Incorporate the zoning data sheet into the architectural plans.

PROVIDED. SEE SHEET A-1