

# DRB25-1104

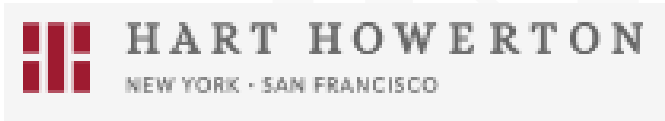
## 5685 Alton Road



# Project Team



CUMMING GROUP



# Property Location



# Context



DRB25-1104

# Request

1. Design Review Board approval for the design of a new clubhouse
2. Variance from Section 7.2.22.3(a): Request to reduce the required setback for an ancillary structure fronting Alton Road from 125 feet to 75 feet.



# Overall Site Plan

- - - Property Line  
 - - - Building Setback

A	Golf Club House South - Club Lounge & Dining
B	Loading Dock
C	Golf Club House North - Wellness & Lockers
D	Pro Shop
E	Golf Performance Center
F	2-Lane Porte Cochere
G	Motorcourt (90' x 130')
H	New Tennis Court
I	New Padel Courts
J	Gate House
K	Parking Garden (200 Spots)
L	Existing Valet & Staff Parking
M	1st Tees
N	Putting Green
O	60' x 100' Event Tent
P	10th Tees
Q	Cart Staging
R	Palm Court
S	Garden Lawn
T	Bike Parking
U	Tennis Maintenance Yard



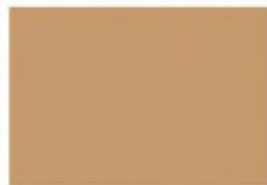
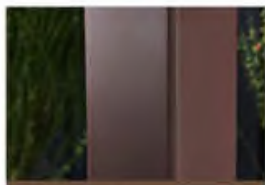
# Site Plan



## Current View from Alton Rd.



## Proposed View from Alton Rd.



1 Coral Stone Wall Exterior Walls

2 PVC Clad Tube Steel Column Columns & Louvers

3 T&G Ceiling Canopy Structure & Roof

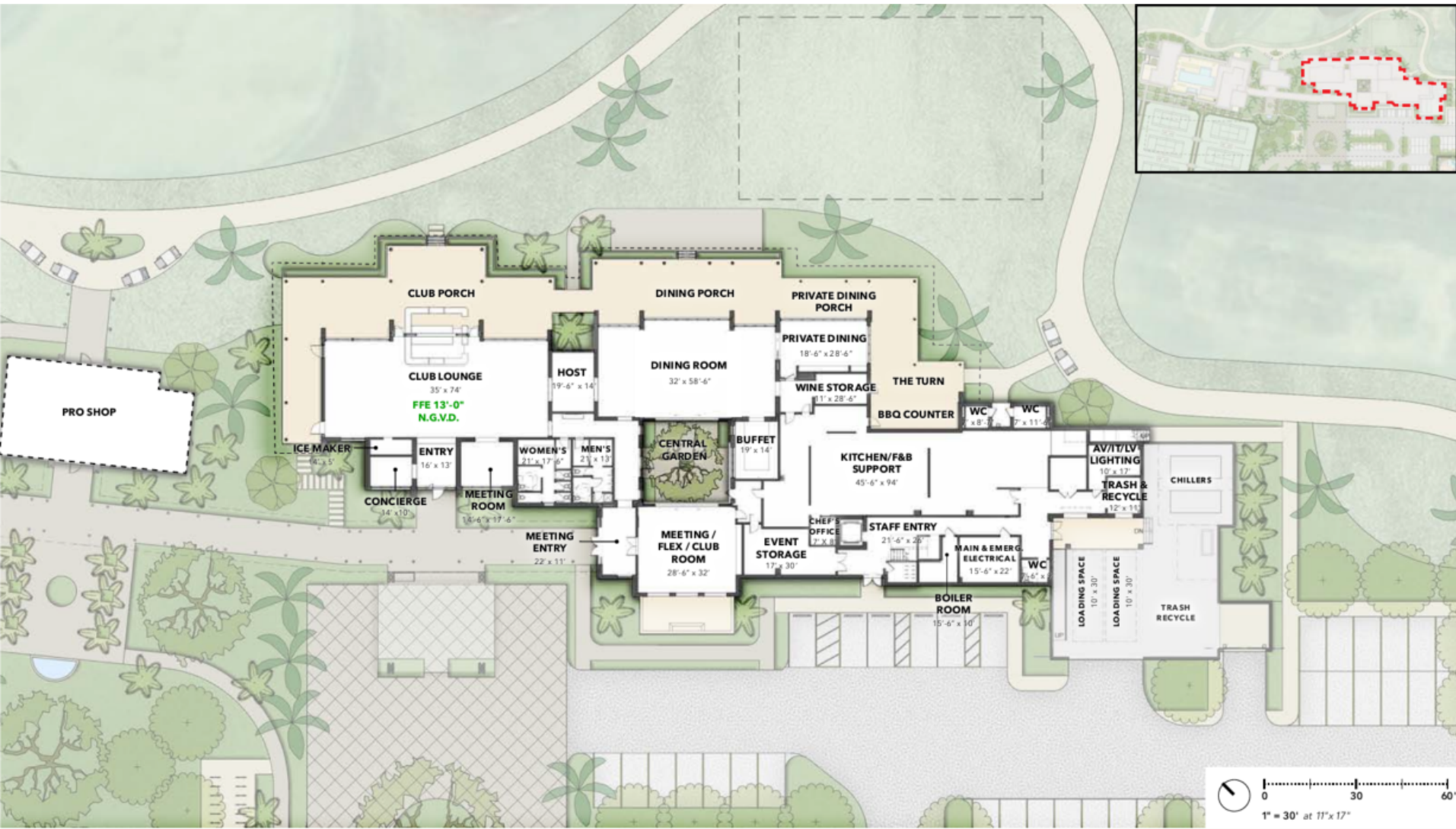
4 Metal Fascia Canopy Structure



KEY PLAN



# Entry Rendering

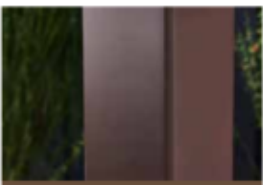


# South Clubhouse - Main Level Floor Plan

PROGRAM ELEMENT	
A	Staff Canteen (15'-6" x 19')
B	Men's Lockers & Bath (13' x 28'-6")
C	Women's Lockers & Bath (10' x 28'-6")
D	Unisex ADA WC (10' x 7')
E	Upper Level Landing (34'-6" x 24'-6")
F	Main Workroom (22' x 56'-8")
G	Storage/Supplies/Copy/Print (8' x 11')
I	Accounting Office (19' x 16')
J	Catering (9' x 15')
K	General Manager's Office (12' x 15')
L	H.R. Office (11' x 17'-6")
M	Maintenance Office (11'-6" x 10')
O	Outdoor Stair
P	Flat Roof
Q	Planter at Wall Above Courtyard
R	Staff Lounge (15'-6" x 24'-6")



## South Clubhouse - Second Level Floor Plan



- 1** Coral Stone Wall Exterior Walls
- 2** PVC Clad Tube Steel Columns Columns & Louvers
- 3** T&G Ceiling Canopy Structure & Roof
- 4** Louver Panel Roof Accents
- 5** Clapboard Siding Exterior Walls



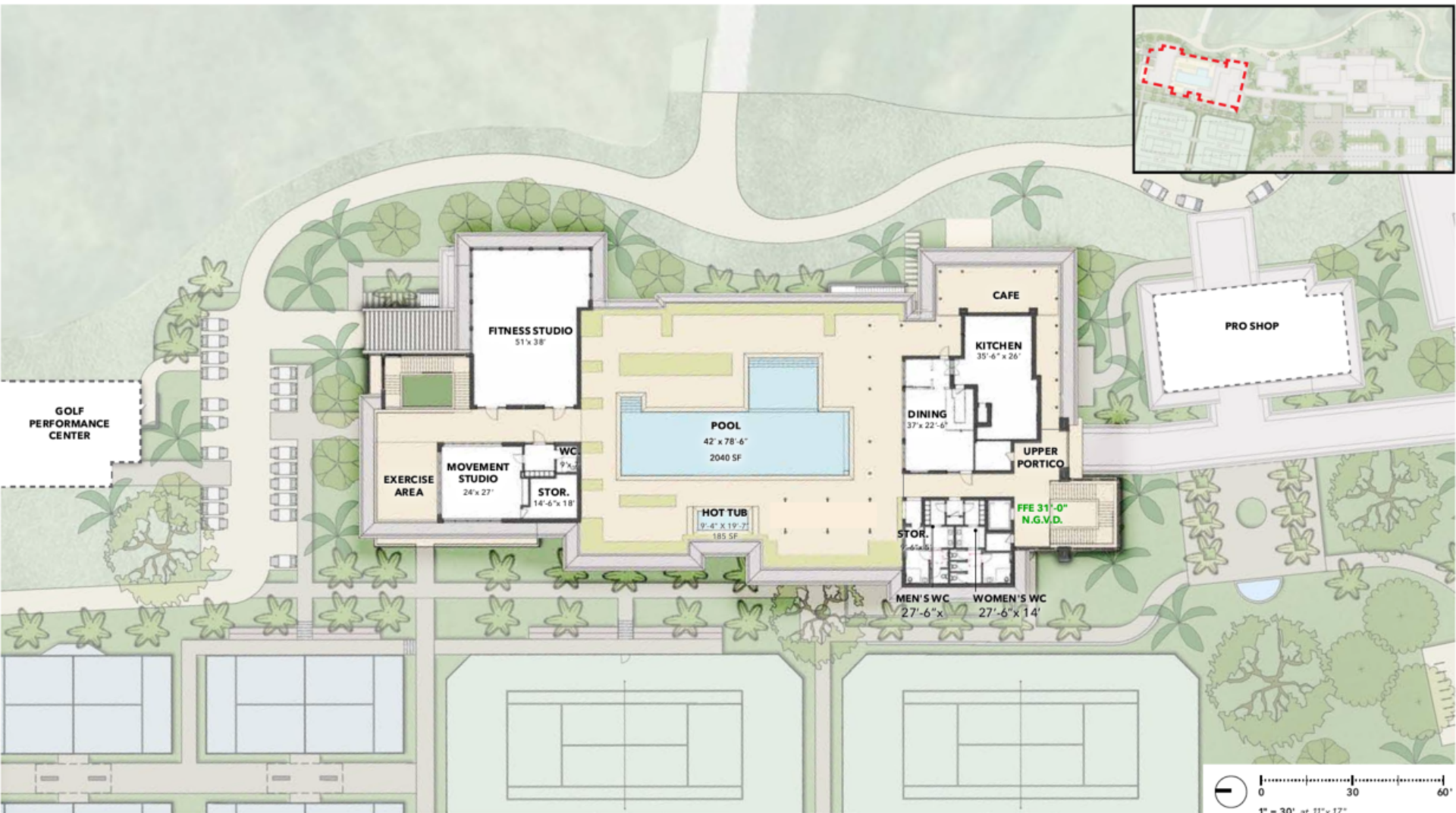
# West Rendering



BERCOW  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES  
ZONING, LAND USE AND  
ENVIRONMENTAL LAW

## Southwest Rendering





# North Clubhouse - Second Level Floor Plan



**1** Mbico Pool Deck Tile  
Roof Deck Pool

**2** PVC Clad Tube Steel Column  
Columns & Louvers

**3** Glass Guardrails  
Guardrail with bronze top

**4** Stucco Wall  
Exterior Walls



# North Clubhouse – Wellness Rendering



# Clubhouse – Pro Shop Floor Plan



## West Rendering – Practice Green

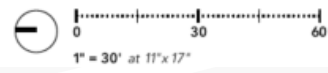
## GPC GROSS AREAS

Interior GSF	1956
Exterior SF	2039
Total SF	3995

\*Ancillary structures are less than 2000 sq. ft.



GOLF CLUBHOUSE NORTH - WELLNESS & LOCKERS



# Clubhouse – Golf Performance Center Floor Plan



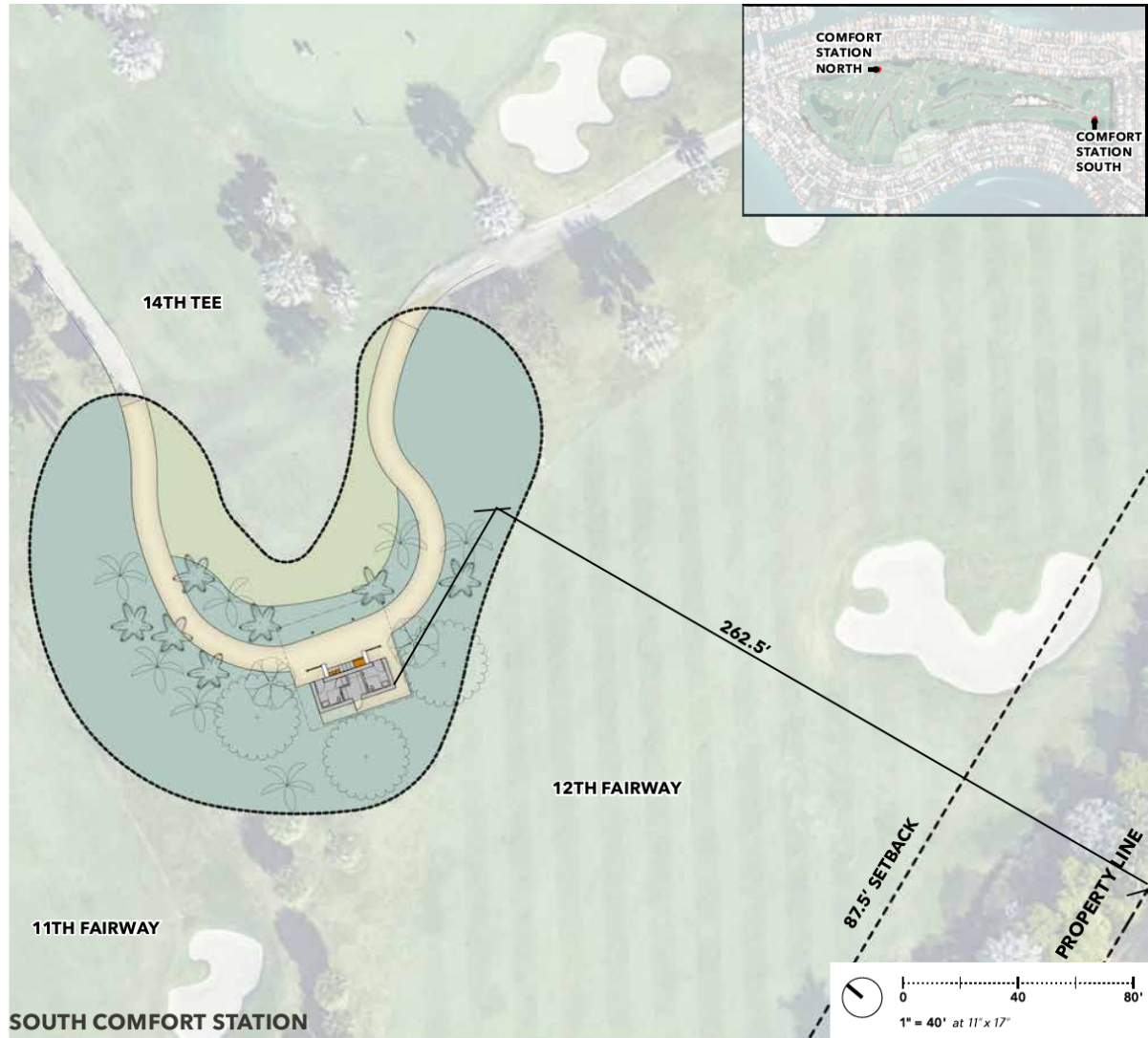
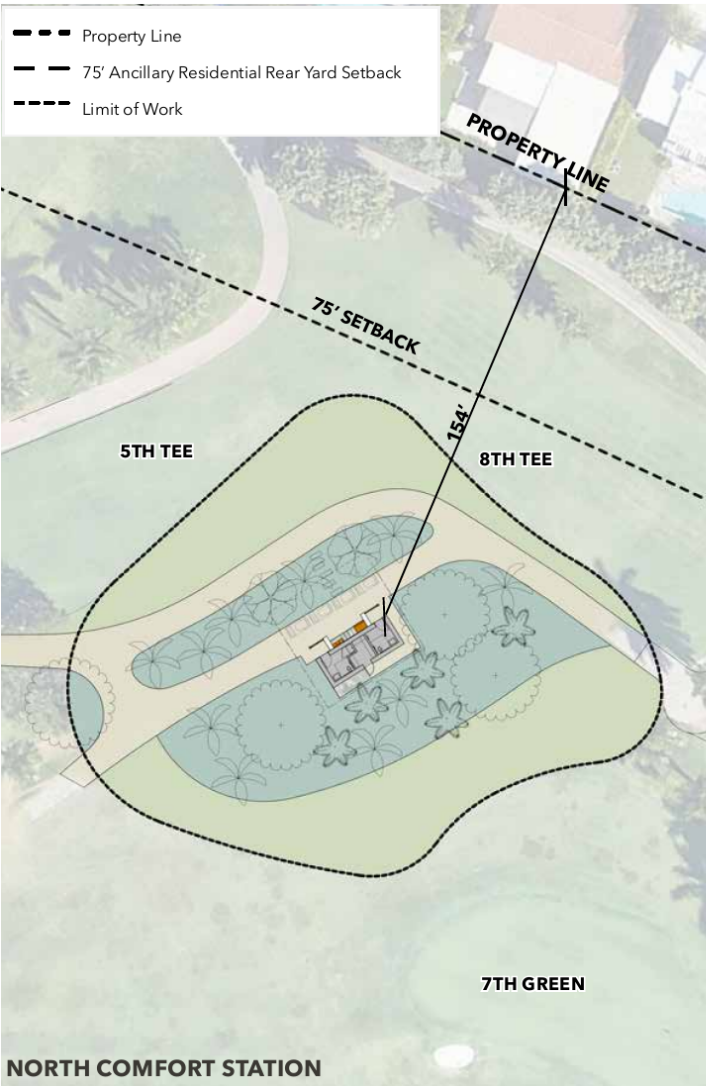
1 Coral Stone Wall Exterior Walls

2 T&G Ceiling Canopy Structure & Roof

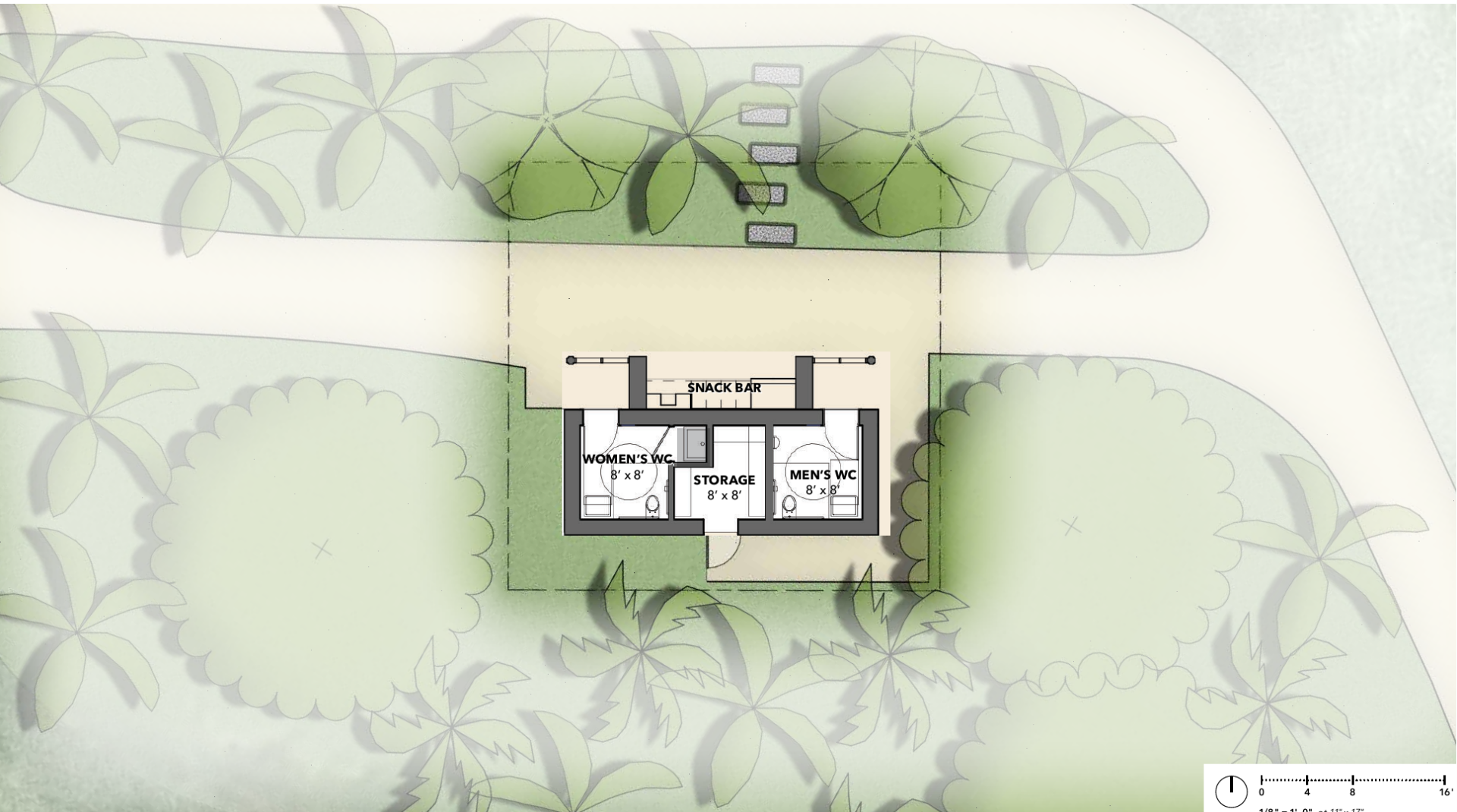
3 Metal Fascia Canopy Structure



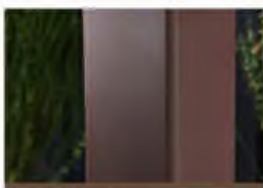
# Performance Center Rendering



# Comfort Stations



## Comfort Stations - Typical Floor Plan



1 Stucco Walls  
Exterior Walls

2 PVC Clad Tube Steel Column  
Columns & Louvers

3 T&G Ceiling  
Canopy Structure & Roof

4 Metal Fascia  
Canopy Structure

5 Louver Panel  
Exterior Partition



# Comfort Station Rendering



# Thank You

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

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)

# Sustainable Salvage & Reuse of Demolition Materials

1. **Concrete:** Crushed and ground on-site for reuse as fill, base material, or within exfiltration trenches.
2. **Steel / Rebar:** Hauled off and sold as scrap to help offset costs.
3. **Aluminum:** Recycled from ductwork, louvers, frames.
4. **Copper Piping & Electrical Wiring:** Separated and sold due to high salvage value.
5. **Wood Products:** Clean dimensional lumber salvaged where feasible; treated wood will be disposed.
6. **Fixtures & Equipment:** Select items (mechanical equipment, light fixtures, appliances, doors, cabinetry) may be salvaged for reuse, donation, or resale.
7. **Landscape / Site Elements:** Pavers, decorative stone, fencing may be salvaged or crushed for fill.



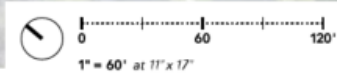
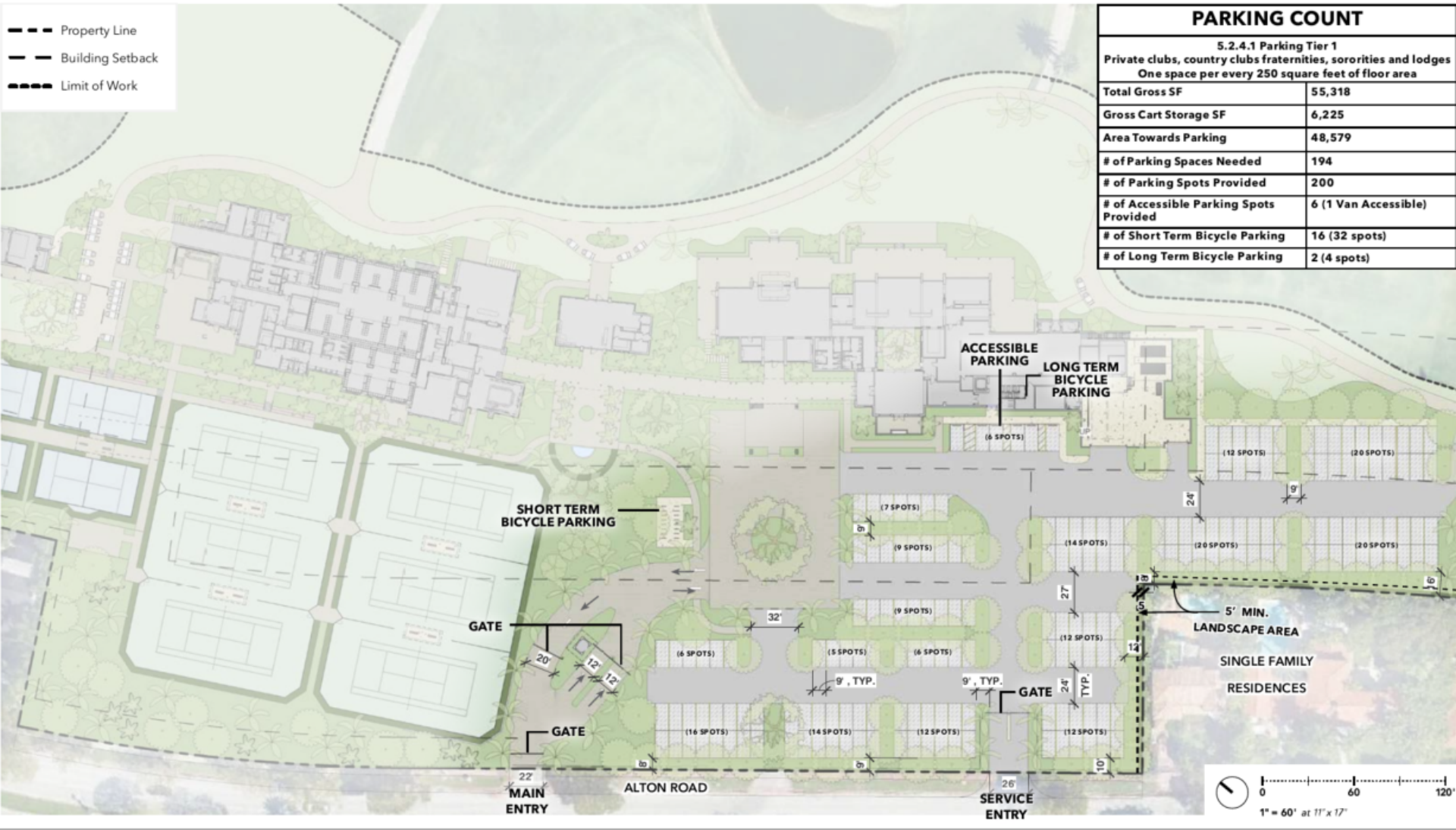
# Setbacks



# Clubhouse - Ground Floor Plan

- Property Line
- Building Setback
- Limit of Work

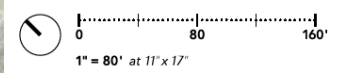
<b>PARKING COUNT</b>	
5.2.4.1 Parking Tier 1 Private clubs, country clubs fraternities, sororities and lodges One space per every 250 square feet of floor area	
Total Gross SF	55,318
Gross Cart Storage SF	6,225
Area Towards Parking	48,579
# of Parking Spaces Needed	194
# of Parking Spots Provided	200
# of Accessible Parking Spots Provided	6 (1 Van Accessible)
# of Short Term Bicycle Parking	16 (32 spots)
# of Long Term Bicycle Parking	2 (4 spots)



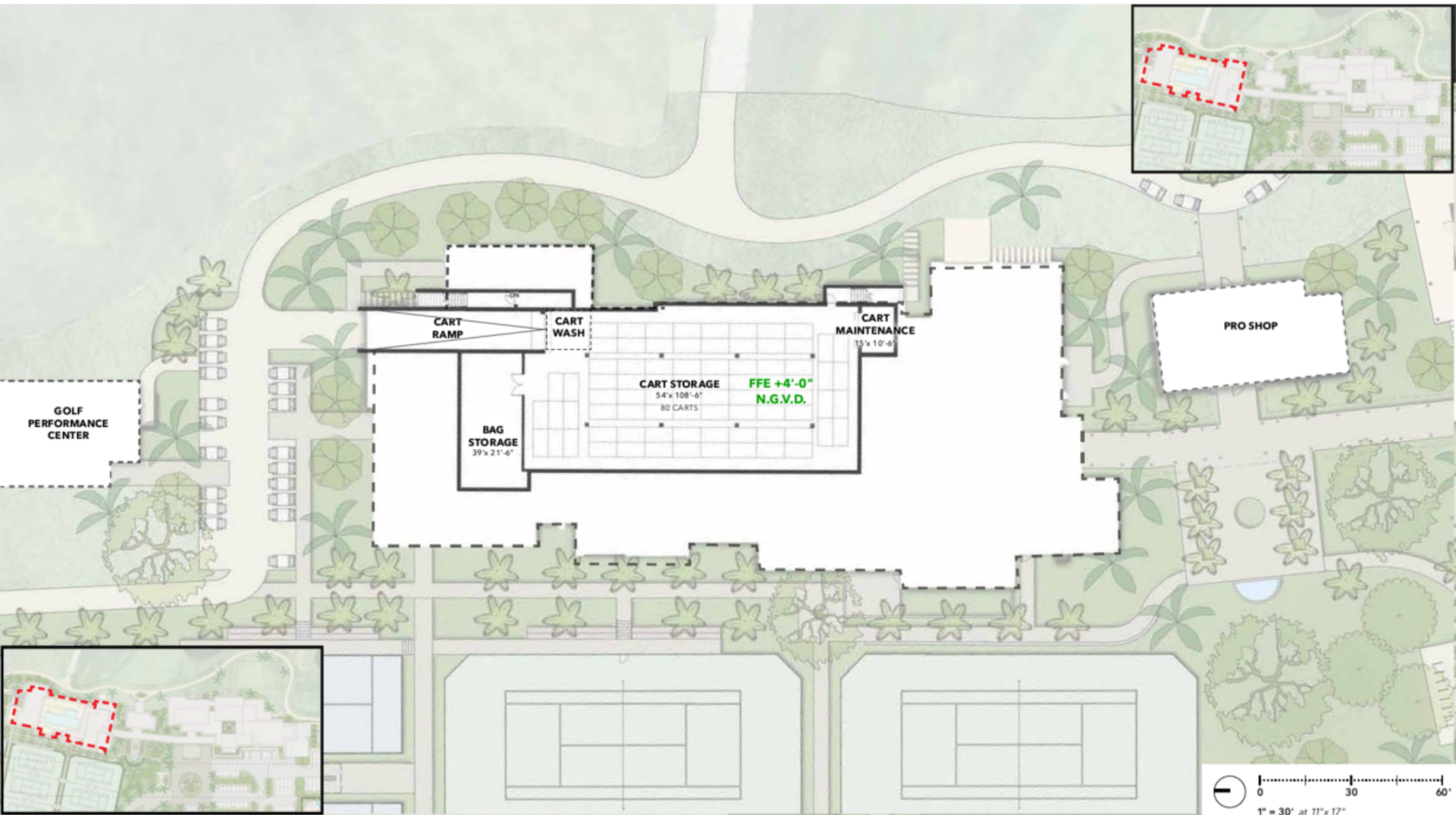
# Clubhouse - Parking Plan

--- Property Line  
 --- Building Setback

A	Club Lounge & Dining
B	Loading Dock
C	Wellness & Lockers
D	Pro Shop
E	Golf Performance Center
F	2-Lane Porte Cochere
G	Motorcourt (90' x 130')
H	New Tennis Court
I	New Padel Courts
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K	Parking Garden (200 Spots)
L	Existing Valet & Staff Parking
M	1st Tees
N	Putting Green
O	60' x 100' Event Tent
P	10th Tees
Q	Cart Staging
R	Palm Cour
S	Garden Lawn
T	Bike Parking
U	Tennis Maintenance Yard



# Landscape



# North Clubhouse - Lower Level Floor Plan

# GATEHOUSE GROSS AREAS

GROSS SQUARE FOOTAGE 78



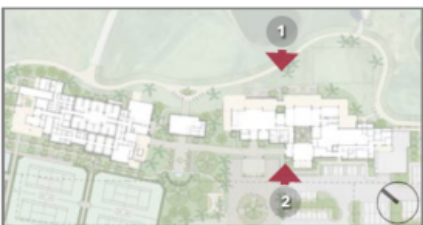
## Clubhouse – Gatehouse Floor Plan



**1 - WEST ELEVATION**



**2 - EAST ELEVATION**



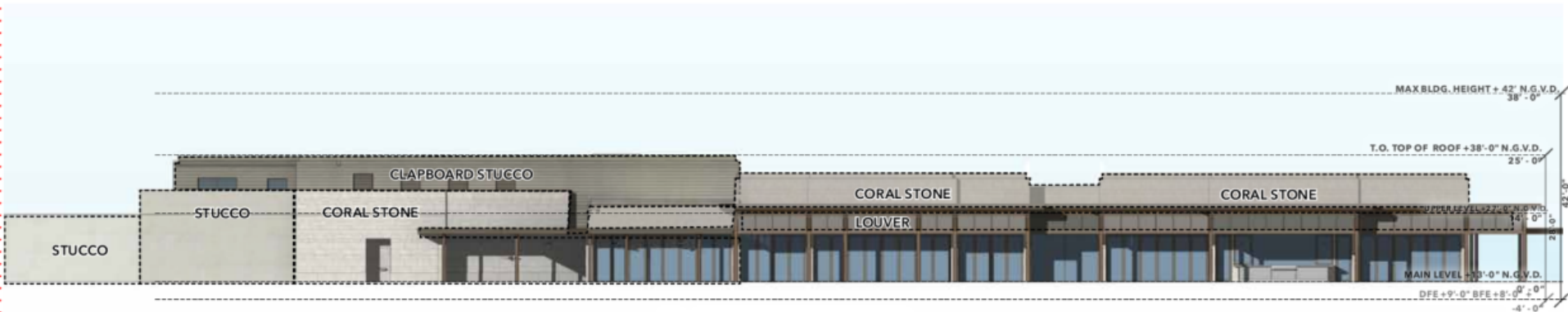
0 20 40'  
1" = 20' at 11" x 17"



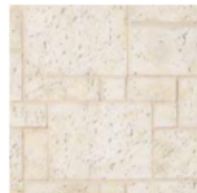
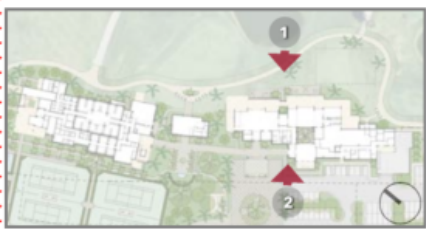
# South Clubhouse Elevation – West & East



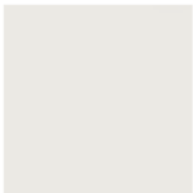
**1 - WEST ELEVATION**



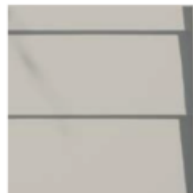
**2 - EAST ELEVATION**



CORAL STONE



STUCCO



CLAPBOARD STUCCO



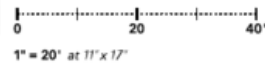
PAINTED PVC LOUVER



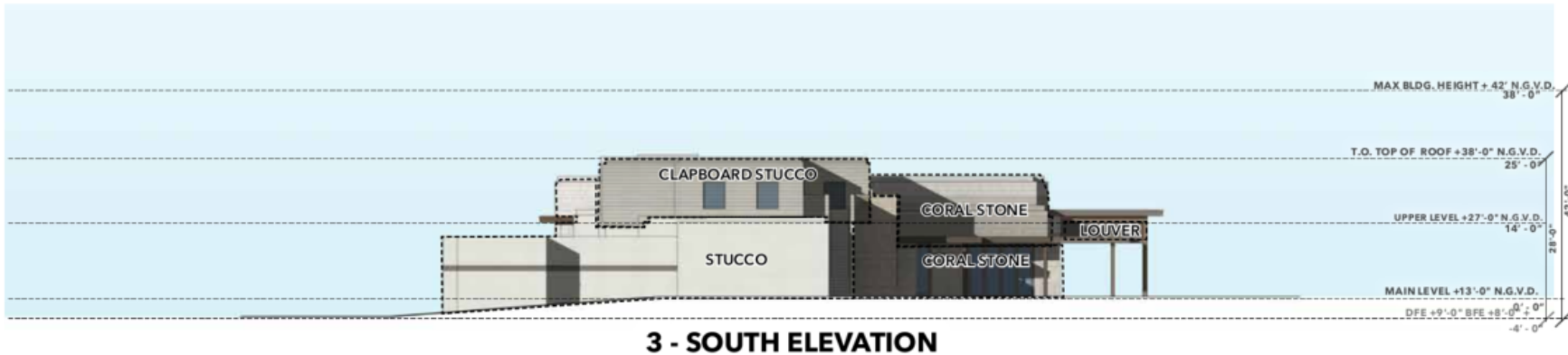
PAINTED METAL  
DOORS & WINDOWS



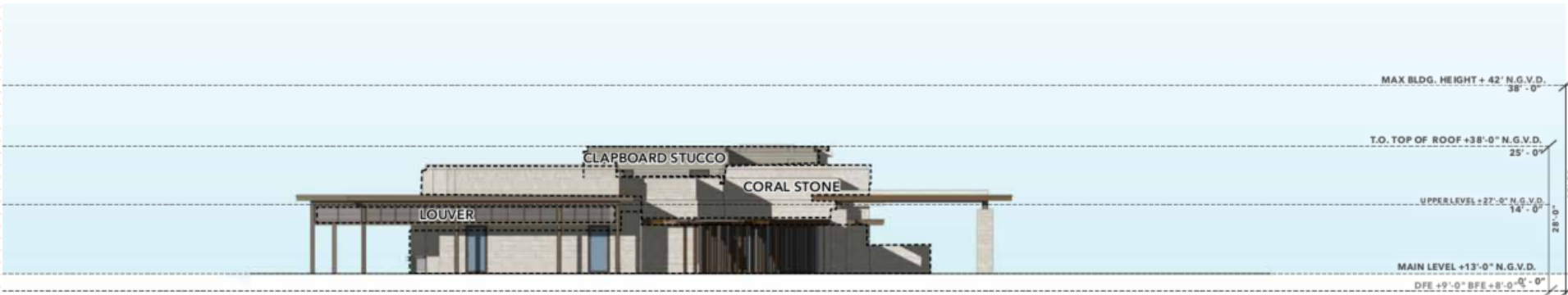
GREY GLASS WINDOW,  
U 0.96, SHG 0.34



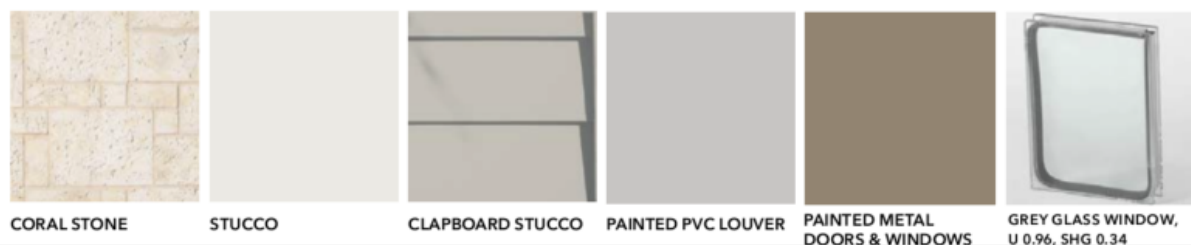




**3 - SOUTH ELEVATION**



**4 - NORTH ELEVATION**



0 20 40  
1" = 20' at 11" x 17"



# South Clubhouse Elevation – North & South



**1 - WEST ELEVATION**



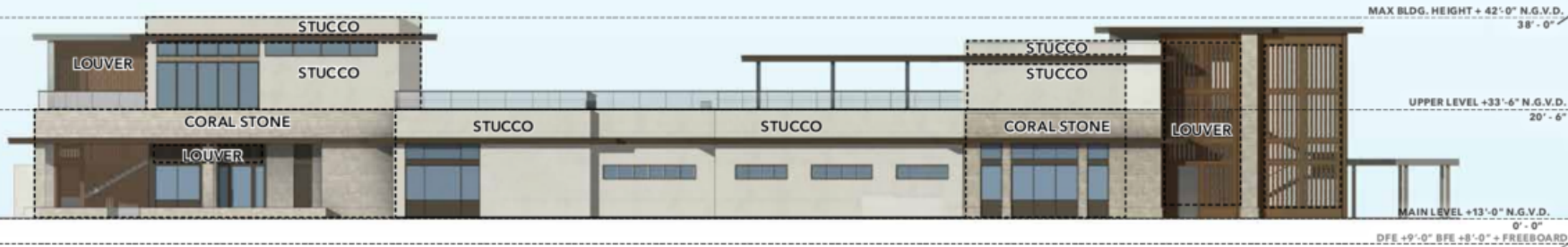
**2 - EAST ELEVATION**



0 20 40  
1" = 20' at 11" x 17"



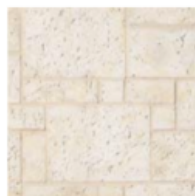
# North Clubhouse Elevation – West & East



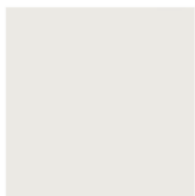
**1 - WEST ELEVATION**



**2 - EAST ELEVATION**



CORAL STONE



STUCCO



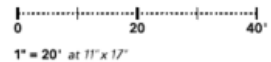
PAINTED PVC LOUVER



PAINTED METAL  
DOORS & WINDOWS



GREY GLASS WINDOW,  
U 0.96, SHG 0.34





MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38'-0"

UPPER LEVEL +33'-6" N.G.V.D.  
20'-6"

MAIN LEVEL +13'-0" N.G.V.D.  
0'-0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4'-0"

**3 - SOUTH ELEVATION**



MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38'-0"

UPPER LEVEL +33'-6" N.G.V.D.  
20'-6"

MAIN LEVEL +13'-0" N.G.V.D.  
0'-0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4'-0"

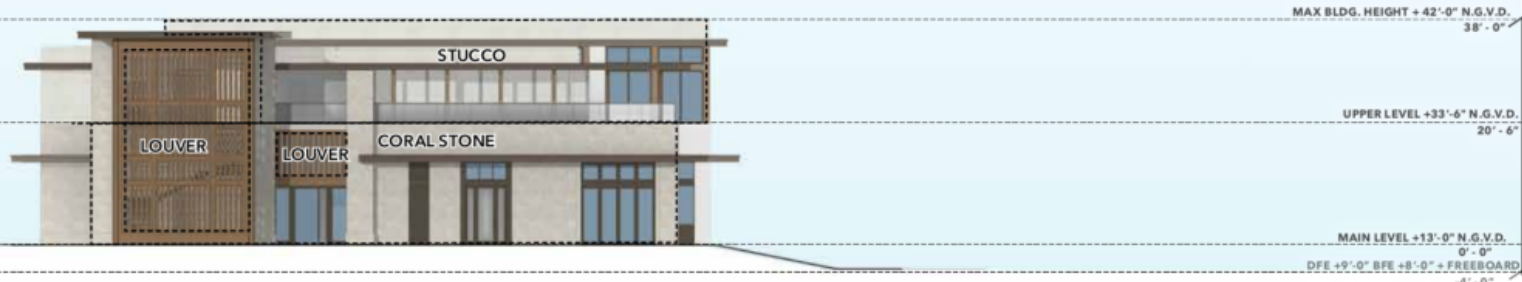
**4 - NORTH ELEVATION**



0 20 40'  
1" = 20' at 11" x 17"



# North Clubhouse Elevation – South & North



**3 - SOUTH ELEVATION**



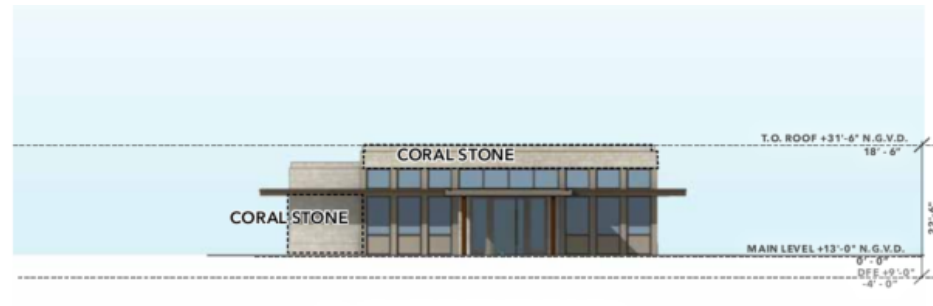
**4 - NORTH ELEVATION**



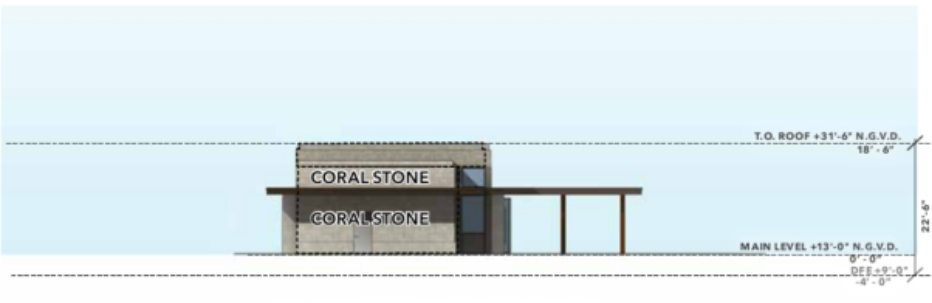
# North Clubhouse Elevation – South & North



**1 - NORTH ELEVATION**



**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



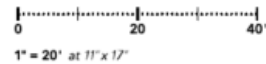
CORAL STONE



PAINTED METAL  
DOORS & WINDOWS

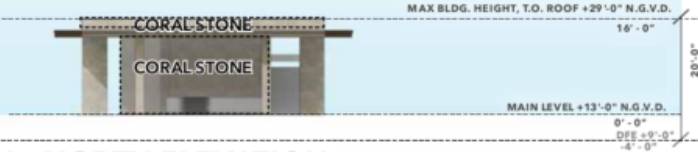


GREY GLASS WINDOW,  
U 0.96, SHG 0.34

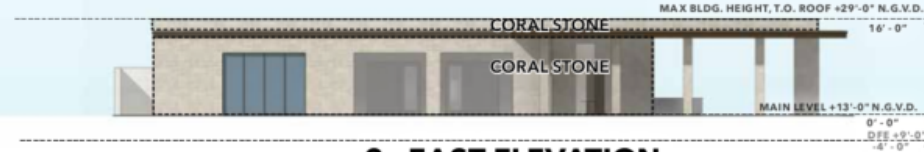


# Pro Shop Elevations

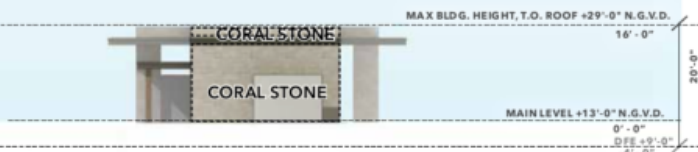
1 - NORTH ELEVATION



2 - EAST ELEVATION



3 - SOUTH ELEVATION



4 - WEST ELEVATION



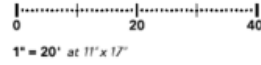
CORAL STONE



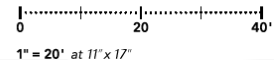
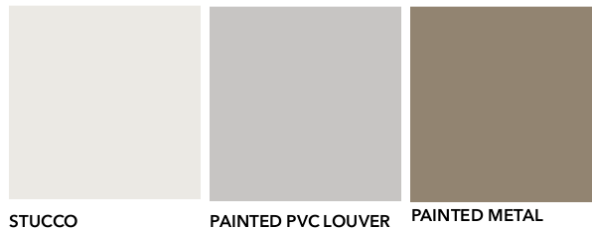
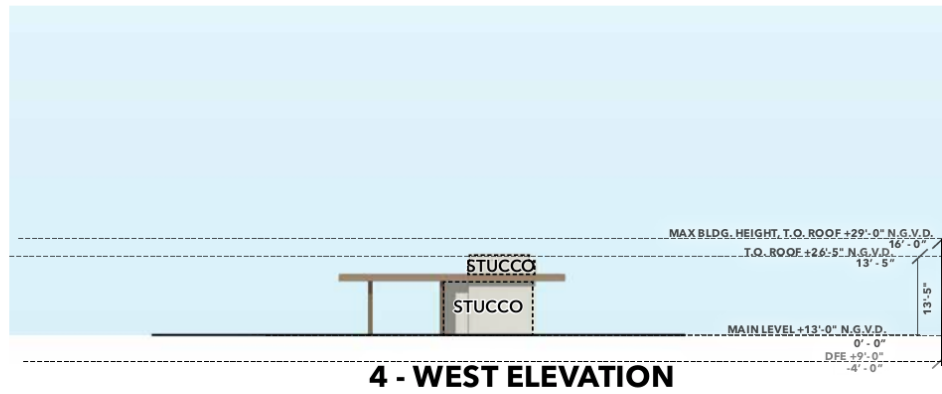
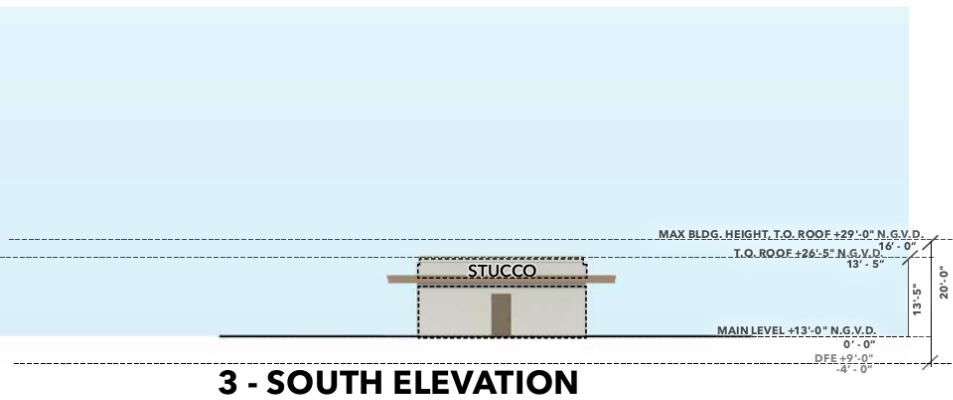
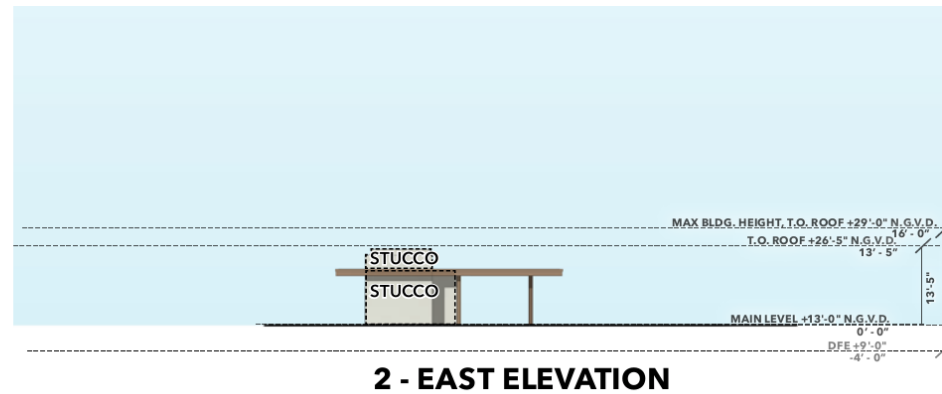
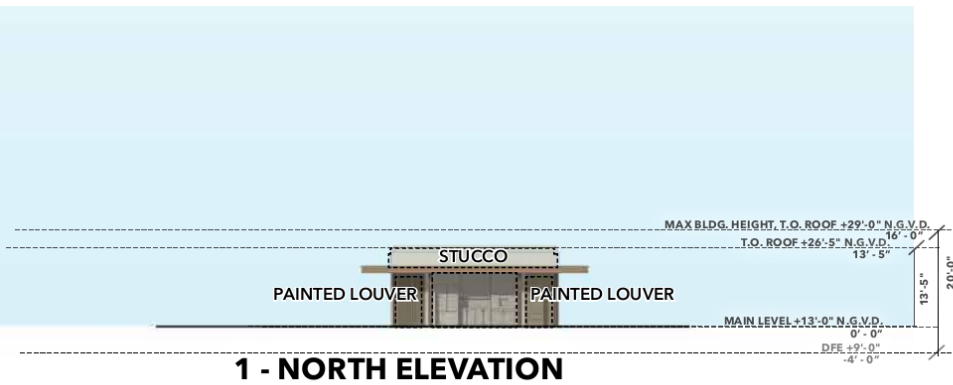
PAINTED METAL  
DOORS & WINDOWS



GREY GLASS WINDOW,  
U 0.96, SHG 0.34



# Golf Performance Center Elevations



# Comfort Station Elevations



**1 - NORTH ELEVATION**



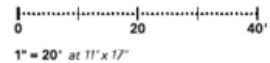
**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



# Pro Shop Elevations



**1 - NORTH ELEVATION**



**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



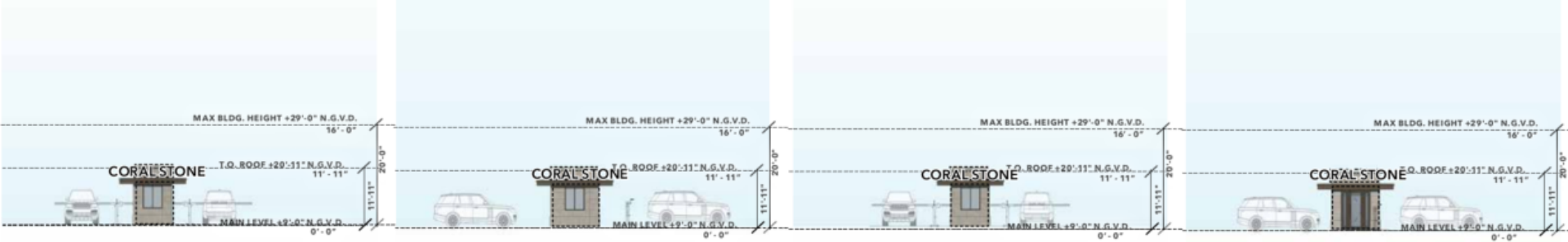
**4 - WEST ELEVATION**



0 20 40'  
1" = 20' at 11" x 17"



# Golf Performance Center Elevations

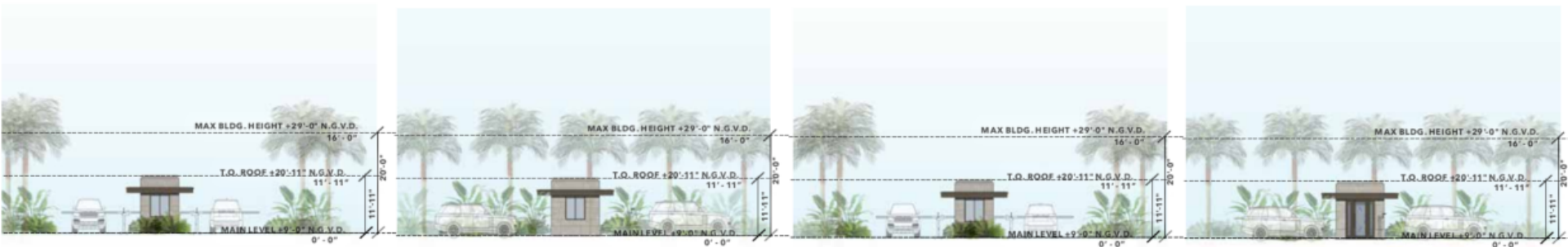


**1 - NORTH ELEVATION**

**2 - EAST ELEVATION**

**3 - SOUTH ELEVATION**

**4 - WEST ELEVATION**

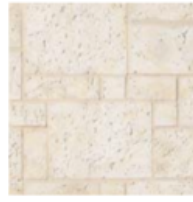


**1 - NORTH ELEVATION**

**2 - EAST ELEVATION**

**3 - SOUTH ELEVATION**

**4 - WEST ELEVATION**



CORAL STONE



PAINTED METAL  
DOORS & WINDOWS

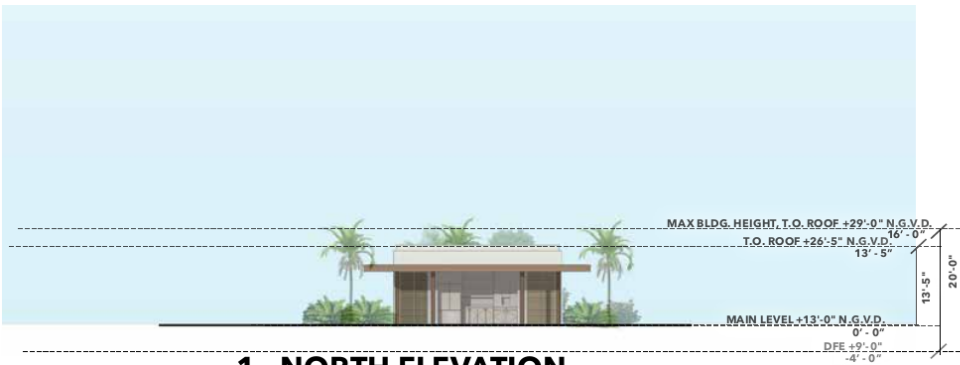


GREY GLASS WINDOW,  
U 0.96, SHG 0.34

0 20 40  
1" = 20' at 11"x17"



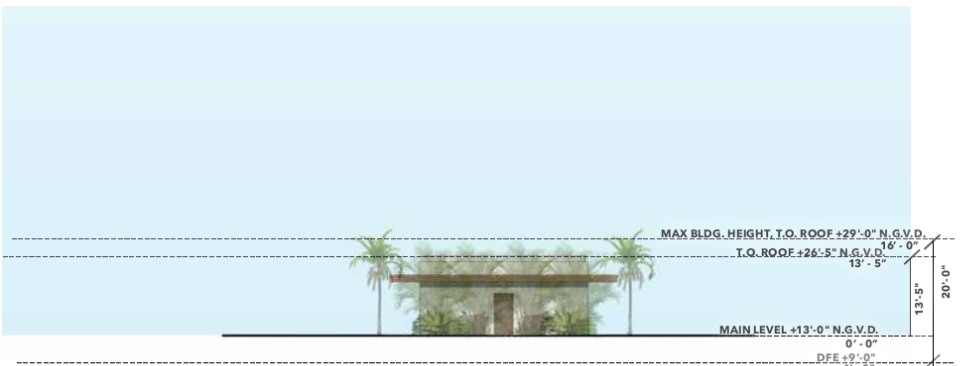
# Gate House Elevations



**1 - NORTH ELEVATION**



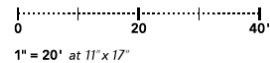
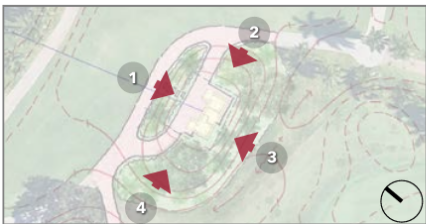
**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



# Comfort Station Elevations

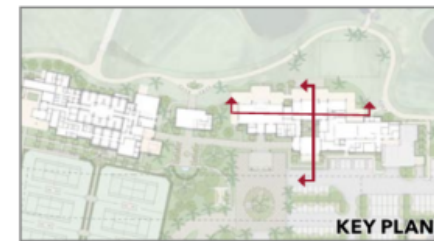
FEMA Zone: AE-8  
 D.F.E. at 9'-0" N.G.V.D.  
 (B.F.E @ 8'-0" + 1'-0" Free  
 Board min.)



SECTION THROUGH CLUB LOUNGE BUILDING N-S



SECTION THROUGH CLUB LOUNGE BUILDING E-W



0 20 40  
 1" = 20' at 11"x 17"



# South Clubhouse - Section

FEMA Zone: AE-8  
 D.F.E. at 9'-0" N.G.V.D.  
 (B.F.E @ 8'-0" + 1'-0" Free Board min.)



SECTION THROUGH WELLNESS BUILDING N-S



SECTION THROUGH WELLNESS BUILDING E-W



0 20 40  
 1" = 20' at 11" x 17"



# North Clubhouse - Section

FEMA Zone: AE-8  
 D.F.E. at 9'-0" N.G.V.D.  
 (B.F.E @ 8'-0" + 1'-0" Free  
 Board min.)



SECTION THROUGH PRO SHOP E-W ELEVATION



SECTION THROUGH GPC E-W



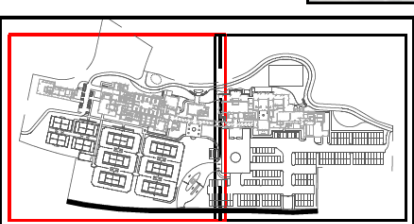
KEY PLAN

0 20 40'  
 1" = 20' at 11" x 17"

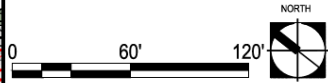


# Pro Shop & Half Performance Center - Section

LEGEND	
	SPECIMEN TREES
	CANOPY TREES
	ACCENT TREES
	LARGE PALMS
	SMALL PALMS
	SHRUB AREA
	TURF AREA
	HEDGE - LARGE SHRUB









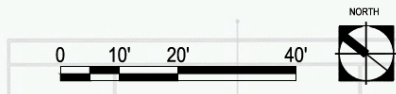
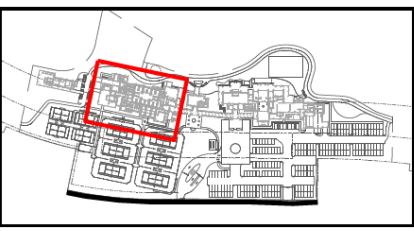
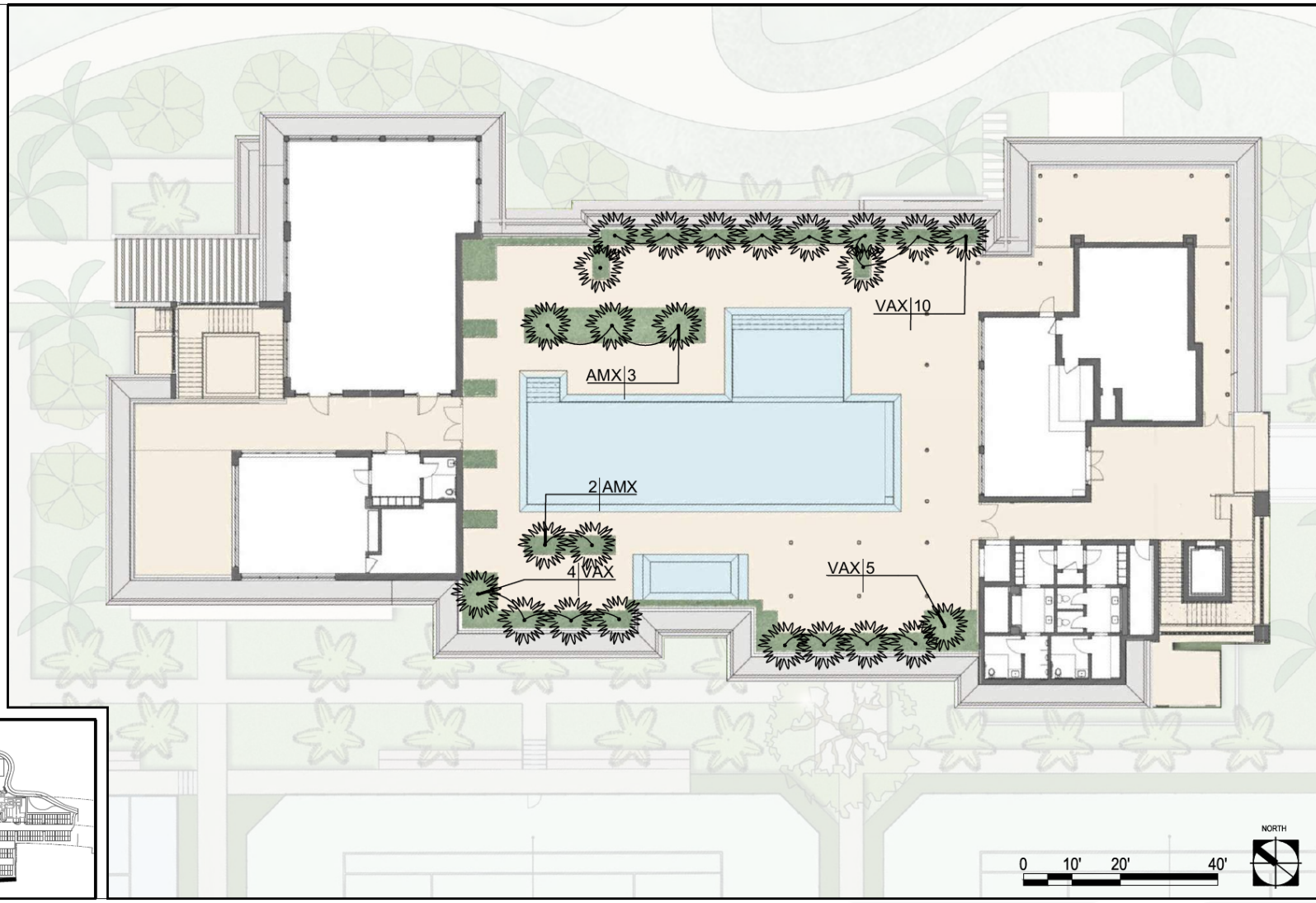
NOTE: SIGHT TRIANGLES SHOWN IN RED



# Landscape – North Clubhouse

**LEGEND**

-  SPECIMEN TREES
-  CANOPY TREES
-  ACCENT TREES
-  LARGE PALMS
-  SMALL PALMS
-  SHRUB / GROUND COVER

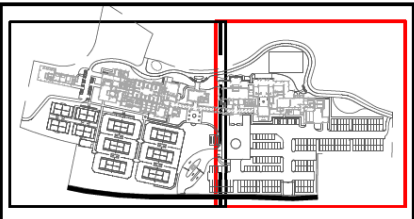
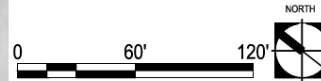


# Landscape – North Clubhouse Roof

LEGEND	
	SPECIMEN TREES
	CANOPY TREES
	ACCENT TREES
	LARGE PALMS
	SMALL PALMS
	SHRUB AREA
	TURF AREA
	HEDGE - LARGE SHRUB



NOTE: SIGHT TRIANGLES SHOWN IN RED



# Landscape – South Clubhouse

# Landscape Legend

## CITY OF MIAMI BEACH

### LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District GC Lot Area 421,272 SF Acres 9.67

#### OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:

Lot Area = 421,272 SF s.f. x 20 % = 84,254 s.f.

- B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces 200 x 10 s.f. parking space =

- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
<u>84,254 SF</u>	<u>198,303 SF</u>
<u>2,000 SF</u>	<u>21,322 SF</u>
<u>86,254 SF</u>	<u>219,625 SF</u>

#### LAWN AREA CALCULATION

- A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= 20 % x 86,254 s.f.

<u>86,254 SF</u>	
<u>17,251 SF</u>	<u>17,200 SF</u>

#### TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

22 trees x 9.67 net lot acres - number of existing trees=

- B. % Natives required: Number of trees provided x 30% =

- C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

- D. Street Trees (maximum average spacing of 20' o.c.)

745 linear feet along street divided by 20' =

- E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

745 linear feet along street divided by 20' =

<u>213</u>	<u>245</u>
<u>64</u>	<u>&gt;64</u>

107 >107

38 >38

38 >38

#### SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12=

- B. % Native shrubs required: Number of shrubs provided x 50%=

3,012 >3,012

1,506 >1,506

#### LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=





- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

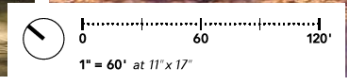
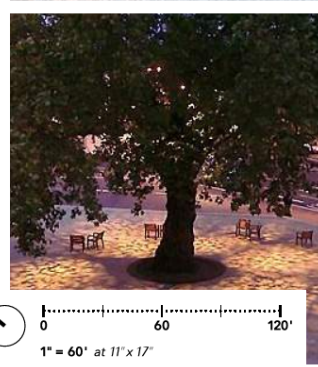
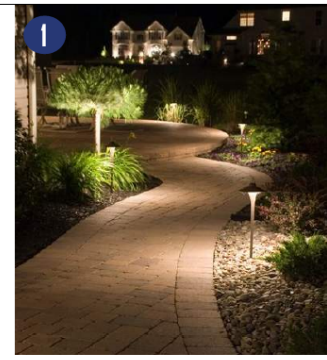
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151 >151



**LEGEND**

-  TREE-MOUNTED MOON LIGHT
-  PATH LIGHT
-  BOLLARD
-  POLE-TOP LIGHT
-  RECESSED IN-CEILING DOWNLIGHT
-  PEDESTRIAN-SCALE POLE-TOP LIGHT
-  DOWNLIGHTS UNDER CANOPY
-  POLE-TOP SPORT LIGHTING



# Lighting – North Clubhouse

