

Aug, 24 2025

PLANNING DEPARTMENT
1700 Convention Center Drive,
Miami Beach, Florida 33139,
2nd Floor



INFINITY ENGINEERING
GROUP, LLC

RE: DRB - Planning Review
1414 Alton Rd.,
Miami Beach FL 33139
IEG Project #: 10-1316.00
Application #: DRB24-1061

Dear Plan Reviewer(s):

This letter is to address your review comments for the above-mentioned project. We believe that the submittal package included with this letter will address your concerns for this project. Listed below are the questions requesting additional information with a narrative response below each question.

DRB-Planning Review by Rogelio Madan (RogelioMadan@miamibeachfl.gov)

1. Include a loading plan in the letter of intent to mitigate the impacts of the requested variance, should loading be necessary, such as when an armored truck services the site. For example limit hours, size of trucks, location of on-street loading, etc.

Response: GENSLER:

Loading is infrequent to the site. For trucks, loading currently occurs from Alton Court in the rear of the site. Hand deliveries come from Alton Road in the front. This new site is being proposed to load similarly. See sheet A-014 for the Alton Court Location.

2. Staff recommends that there be more movement, depth, and variations in planes on the main façade to improve visual interest in the building.

Response: GENSLER:

The façade is articulated with three unique finishes of high performance concrete panels, and two finishes of metal composite panels. These panels create façade articulation as well as depth, through the banding and window locations. The Facade Facing Alton Road is now designed to showcase a large kinetic sculpture installation. Additionally larger windows to the Stair on Alton Road have been added. We have updated the elevations and renderings.

We have included new product images to show the detail, depth and quality of façade we are proposing. See Sheet A-018.

3. Staff recommends exploring the placement of the “BANK OF AMERICA” sign as a projecting sign with pin mounted sign with reverse channel letters above the entry canopy consistent with typical signage within the City; and raising the height of the second level windows to create a more prominent entry feature along Alton Road.

Response: GENSLER:

The client’s brand presence is largely communicated through their signage. Here we are proposing to keep the location of the previously shown signs and logo. We have included one additional monument sign for review on Alton Road.

4. Provide pavement details of driveways to ensure that pavement is either porous or high albedo per the requirements of section . Staff recommends the use of materials that are both porous and high albedo.

Response: The exterior drive aisles and parking stall pavement have been revised to utilize High Albedo Concrete throughout the entire site. Please refer to the revised Site Plan, Keyed Note 3 on Sheet C02.01.

5. Provide dimensions of signage to ensure compliance with section 6.2.5.

Response: GENSLER:

Notes and Dimensions have been added to the elevations. An Additional Detached Sign has been added to Alton RD.

See Sheet A-015, A-020, A-021.

6. Demonstrate compliance with bicycle parking requirements in section 5.2.5.

Response: Four (4) short-term and two (2) long-term bicycle racks have been added to the plan. Please refer to the revised Site Plan, Keyed Notes 8 and 29 on Sheet C02.01.

DESIGN RECOMMENDATIONS:

1. The Planning Dept. recommends that the applicant explore relocate the building to provide a greater frontage along Alton Road with the parking and drive through located towards the rear of the property.

Response: GENSLER:

- *The current site plan was selected out of the necessity to keep the bank continuously operational on this site during a phased construction. This led to the phased plan shown on sheet A-010.*

2. Renderings depict planters along the Alton Road frontage that are not depicted on site plans. Clarify if planters are being provided.

Response: GENSLER:

- *The planters will be included on the project, and are included in the site plans.*

3. Provide additional details, and dimensions of sidewalk frontages as required in the long frontage standards of section 7.1.2.2. In particular demonstrate compliance with the requirement for a 10-foot circulation zone in addition to the 5-foot clear pedestrian path.

Response: The Sidewalk Frontages section and dimensions have been added to the plans. Please refer to the Sidewalk Frontage Cross Section on sheets C02.02 and A-025.

4. If the main building cannot be moved, staff recommends that the applicant incorporate a visually interesting architectural street screen to better screen parking and drive through areas from Alton Road and provide a continuous urban street edge. Site plans include angled black lines that appear to be a street screen; however, no details are provided.

Response: GENSLER:

- *The Screen wall has been designed to block views of the drive though both now and when Alton Road gets raised to its new elevation. The wall is articulated with stucco and reveals to match the building facade in rhythm. At night lights between the walls illuminate the walls. The wall panel furthest south is visible at the ramp and will have signage. The Northern most 2 walls have the same articulation but will be more obscured by the layered landscaping and street trees. See Sheet A-031, A-032, A-033.*

5. Provide details on what the three angled black lines are that are included on the site plan fronting Alton Road.

Response: GENSLER:

- *Please see the response above.*

6. Provide an architectural elevation that includes the entire width of the lot fronting Alton Road, including sidewalk elevations.

Response: GENSLER:

- *See the revised sheet A-015*

7. Required setbacks are identified incorrectly in the zoning data sheet and page A-011.

Response: GENSLER:

- *See the revised sheet A-011.*

8. If the sidewalk cannot be raised to the future crown of road elevation, the applicant may seek a waiver.

Response: A waiver will be requested in the revised Letter of Intent.

Due to the existing elevations at the sidewalk connection points on both the north and south ends of the adjacent properties, the proposed sidewalk has been designed to comply with the ADA requirement of a maximum 5% running slope. As a result, it cannot be raised to match the future road crown elevation of 5.80'.

9. Identify the grade elevation, sidewalk elevation, base flood elevation, freeboard elevation, and future crown of road elevation on exterior architectural elevations.

Response: GENSLER:

- *See the revised elevations.*

10. Staff recommends that higher quality materials, such stone, be utilized on the façade in place of some of the stucco segments in order to provide greater visual interest.

Response: GENSLER:

- *The facades facing East, North and West and premium using high performance concrete panels and metal composite panels. We have included additional imagery of the installed panels for your review. On the building, stucco is proposed on the south facade which is hidden between our proposed structure and the building to the south.*

11. Page A-015 to A-017: Identify the cardinal direction of the façade elevations that are depicted. Place elevations on individual pages to allow for an increased size.

Response: GENSLER:

- *See the revised elevations.*

12. Provide a materials page for the east elevation.

Response: GENSLER:

- *See the revised elevations.*

13. Staff recommends that there be additional windows or architectural/artistic elements at the ground floor fronting Alton Road in order to create greater visual interest from the sidewalk.

Response: GENSLER:

- *The Facade Facing Alton Road is now designed to showcase a large kinetic sculpture installation which is depicted in the renderings and elevations. The client has commissioned Pattern Studio out of New York. Architecturally, to highlight this sculpture we are proposing SSG Curtain wall at the double story glazing. The intent is that this Art is lit day and night to add interest to the facade and contribute to the art scene in Miami Beach.*
- *Additionally a larger window to the Stair on Alton Road has been added.*
- *Commissioned Artist: <https://patternstudio.net/>*

14. Depict location and details of required bicycle parking.

Response: Four (4) short-term and two (2) long-term bicycle racks have been added to the plan. Please refer to the revised Site Plan, Keyed Notes 8 and 29 on Sheet C02.01. Please see detail 2, on sheet C02.02.

15. Provide a color site plan to detail pavement colors.

Response: Please refer to the revised Site Plan, Sheet C02.03, which includes the updated pavement colors.

16. Provide a lighting plan that includes lighting fixtures for the parking area and any up lighting for the building.

Response: Lighting Plan Set has been provided. Please see Photometric Plan PH01.01, Site Detail PH01.02 and Cutsheet PH01.01.

17. Identify the location of mechanical equipment and provide details on screening materials.

Response: GENSLER

Sheet A-029 has been added to show the material and type of screen.

18. Provide additional details on the drive-through area. Clarify if there will be vehicle covers, or other architectural elements.

Response: GENSLER:

- *Sheet A-030 has been added to show the drive through ATM enclosure*

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

Response: Acknowledged.

20. Provide renderings depicting the landscape screening of the parking area along the Alton Road frontage. Ensure that the parking areas are screened from view pursuant to section 4.2.8.

Response: GENSLER:

- *Sheet A-031 and A-032.*
 - *A-031 depicts a view looking north. In this view the grade changes, walls and landscaping block views.*
 - *A-032 depicts a view looking south. In this view landscaping and walls block the views.*
 - *Note renderings of landscape are difficult, due to plant libraries available. Planting size and locations have been located as best we can. Plant Species and specifics should be referenced in the landscape drawings.*

ZONING COMMENTS:

21. Page A-021, correct the code citation to be consistent with the current land development regulations. Section 5.2.6 should be cited.

Response: Sheet A-021 has been renamed to "Building Elevations – West" in lieu of "Loading Bay." With regard to the above comment, please refer to the Architectural Site Plan, Sheet A-014, for the Loading Area (see variance).

22. ARCHITECTURAL REPRESENTATION -Add "FINAL SUBMITTAL" to front cover of proposed plans for heightened clarity.

Response: GENSLER:

- *Note is added.*

23. Demonstrate compliance with required off-street parking requirements of parking tier 2b in section 5.2.4.2.

Response: *Off-street parking calculations have been provided. Please refer to the Parking Calculation shown in the Site Data Table on the Site Plan, sheet C02.01.*

DRB- Planning Admin Review by [Gabriela Freitas \(gabrielafreitas@miamibeachfl.gov\)](mailto:gabrielafreitas@miamibeachfl.gov)

1. All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

Response: *Acknowledged.*

2. Submit checklist - Must include name, signatures, and date.

Response: *Acknowledged.*

3. Page 1 of Application: Property Information – Please attach Legal Description as "Exhibit A".

Response: *Property Description has been attached to the Application.*

4. Email owners mail labels in Excel.

Response: *Mail Labels in Excel will be provided to staff.*

Should you have any questions or require any additional information, please email Permitting@iegroup.net.

Sincerely,

Infinity Engineering Group, LLC.

Nisit Sapparkhao, P.E.

President