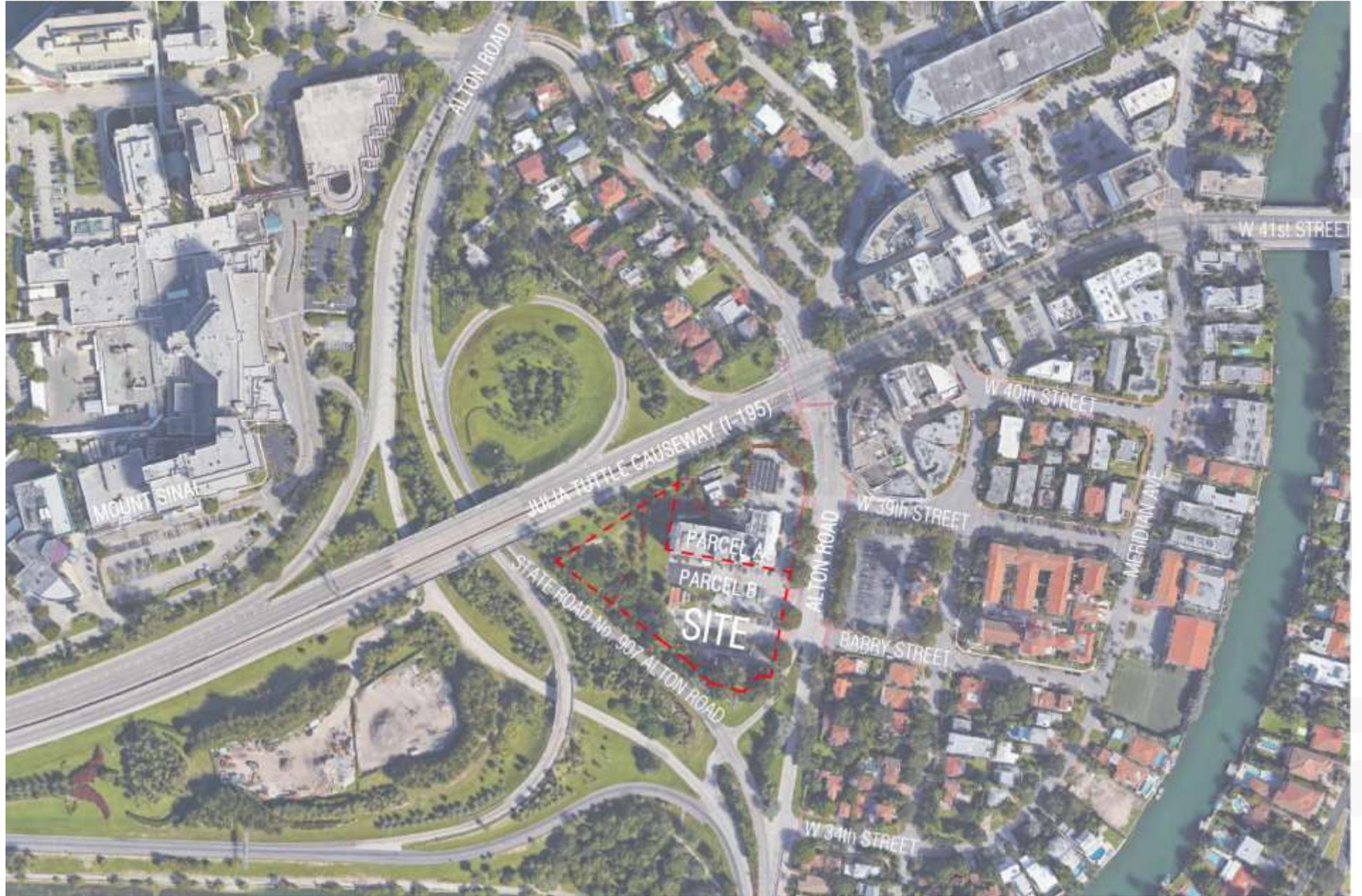


DRB24-1074 – 3900-4000 Alton Road

March 13, 2025 Design Review Board Meeting



Site Aerial



Project Status



Existing Conditions



VIEW FROM SOUTHEAST



VIEW FROM EAST

Existing Fence



DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: October 03, 2017

FILE NO: DRB17-0166

PROPERTY: **4000 Alton Road: Talmudic University School Fence**

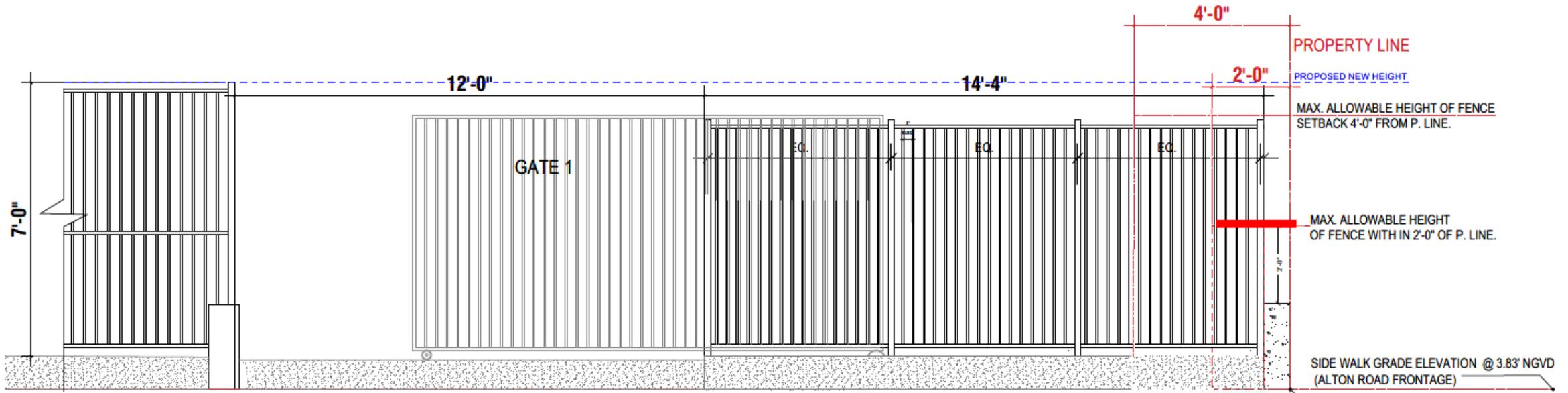
APPLICANT: M-4000 Alton Owner, LLC and Talmudic Coll 4000 Alton Rd, Inc.

LEGAL: See Attachment "A"

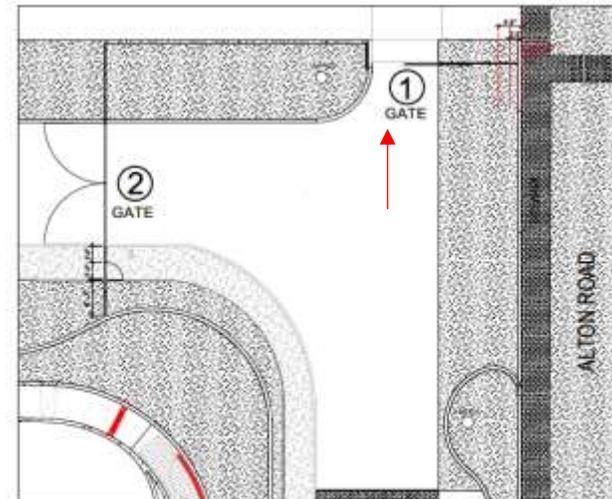
IN RE: The Application for Design Review Approval for the replacement of the existing fence and installation of a new fence along portions of the perimeter of the property including a variance to exceed the maximum allowed height for a fence within required yards.

ORDER

Proposed Fence and Access Gate No. 1



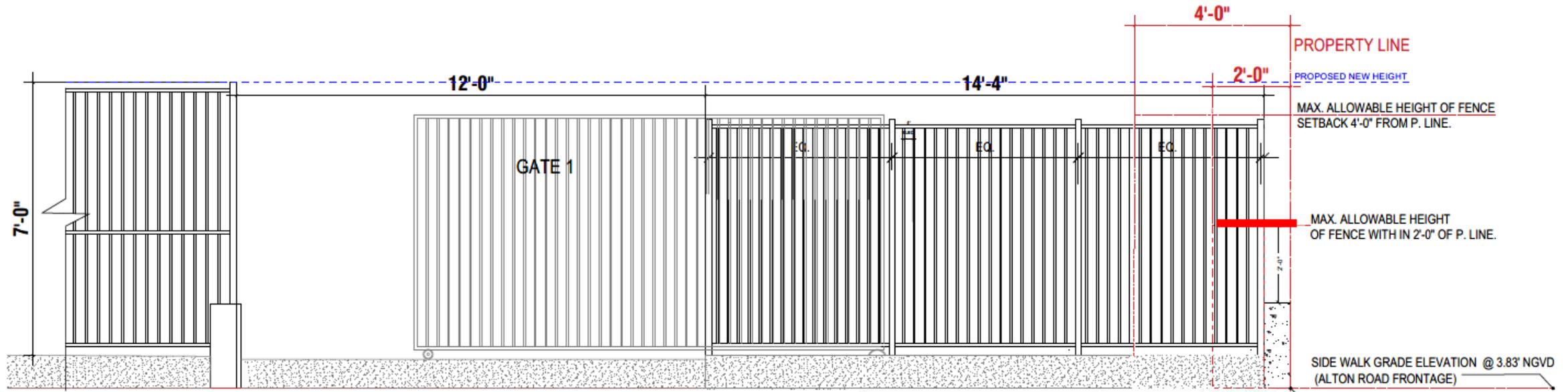
1 ROLLING GATE#1 - ACCESS TO TALMUDIC BUILDING



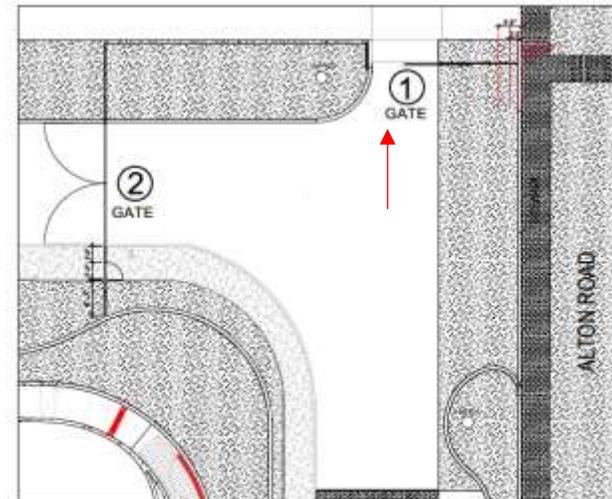
KEY PLAN - PARTIAL SITE PLAN

SCALE: NTS

Proposed Fence and Access Gate No. 2



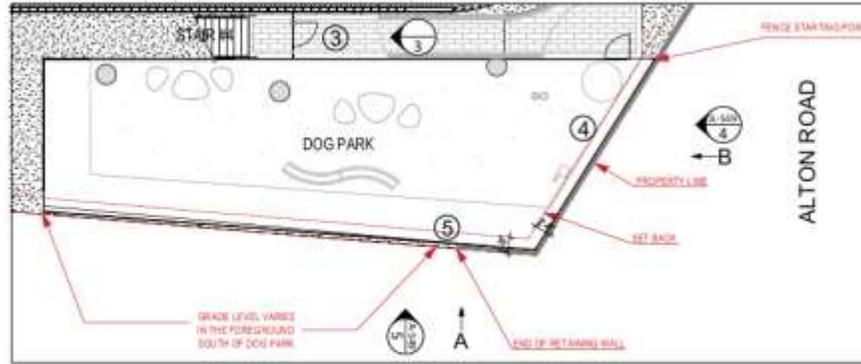
1 ROLLING GATE#1 - ACCESS TO TALMUDIC BUILDING



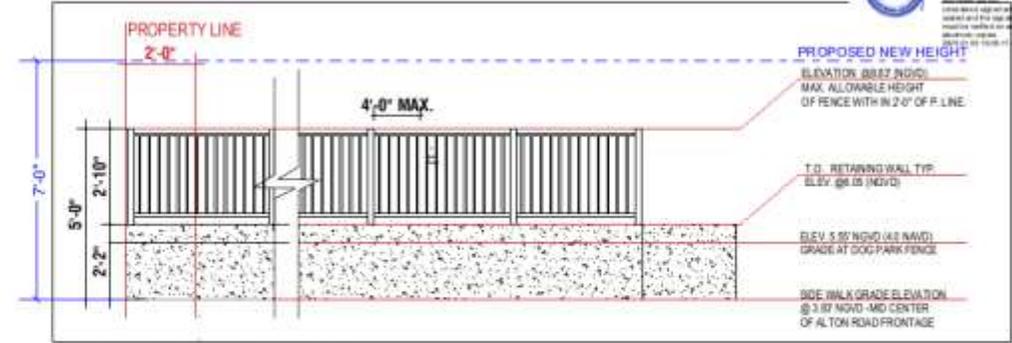
KEY PLAN - PARTIAL SITE PLAN

SCALE: NTS

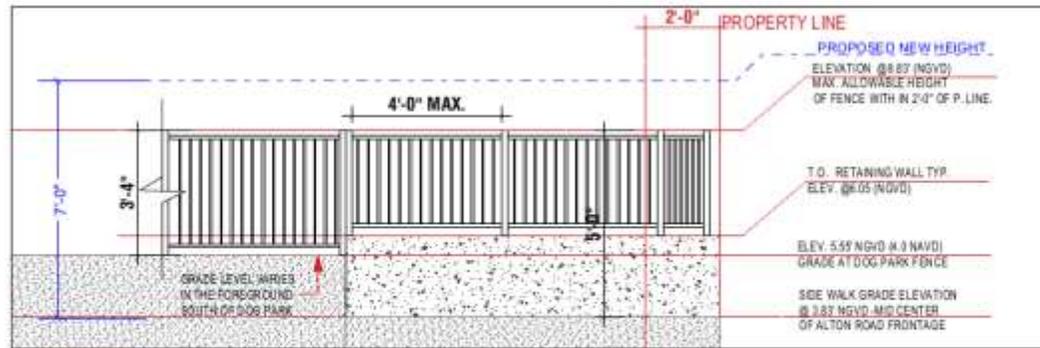
Dog Park Fence



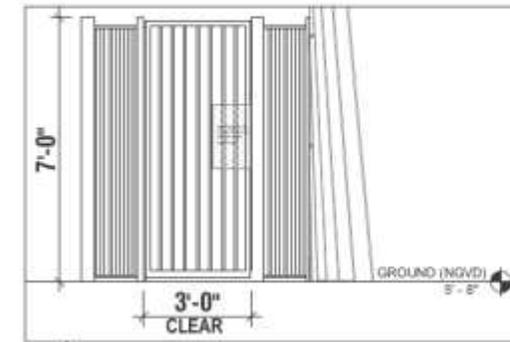
KEY PLAN @ DOG PARK



4 METAL FENCE - ELEVATION B - EAST



5 METAL FENCE - ELEVATION A - SOUTH



3 DOOR GATE @ STAIR # 4





Proposed Fence & Gates

End of existing fence

Thank You

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

www.brzoninglaw.com

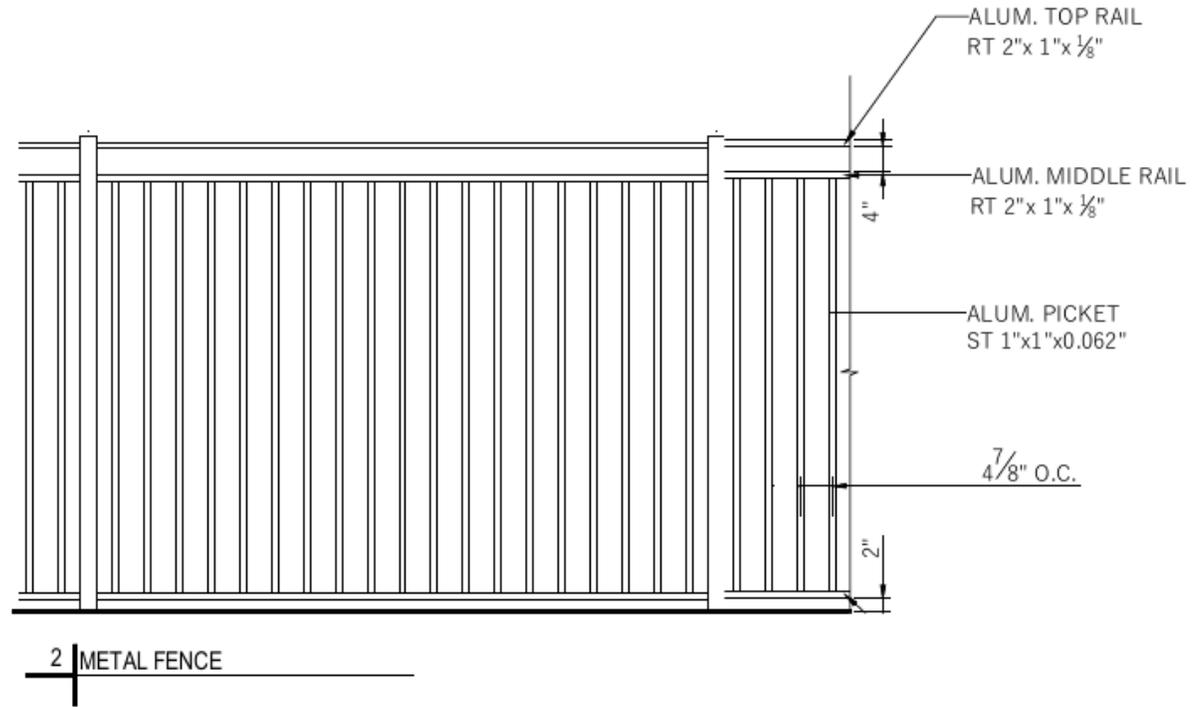
305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com

Fence Detail

VI WHITE METAL FINISH



| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

SECTION 27, TOWNSHIP 28 SOUTH, RANGE 42 WEST, COUNTY OF BAY COUNTY, FLORIDA

1. ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. UNLESS OTHERWISE NOTED, UNDEVELOPED FOOTINGS, FOUNDATIONS AND UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.

2. ENCROACHING AND/OR VIOLATED UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.

3. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM ALTON ROAD A PUBLIC DESIGNATED RIGHT-OF-WAY.

4. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, ENCROACHMENTS AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF FILE OF THE SUBJECT PROPERTY.

5. THERE ARE 2 REGULAR PARKING SPACES AND 3 HANDICAP SPACES WITHIN SUBJECT PROPERTY.

PROPERTY INFORMATION

- OWNER: M&M ALTON TOWER WEST CAPITAL
- PROPERTY ADDRESS: 4000 ALTON ROAD, MIAMI BEACH, FL 33156
- PROPERTY POLY NUMBER: 2022011000
- SUBJECT PROPERTY SITUATED WITHIN ZONE: ONLY RESIDENTIAL USE PERMITTED BY LOCAL AUTHORITY. SO-CALLED AND UNDEVELOPED LAND.

DATUM AND BENCHMARK

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (N.G.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARK MARKING: D-106, B.M. 217, N.G.V.D. 1988, 42.205 FT. - 10' SOUTH OF INTERSECTION OF SOUTH SIDE OF WEST SIDE OF PARKING, ALTON ROAD - 10' WEST OF WEST SIDE OF PARKING, BY SOUTH OF A 200' WIDE ROAD 11.00' BY 8' ALTON ROAD BY 8' AND 200' WIDE ROAD AND 200' WIDE ROAD IN NE CORNER OF A STORM DRAIN.
- BENCHMARK MARKING: D-107, B.M. 217, N.G.V.D. 1988, 42.205 FT. - 30' SOUTH OF E.S. ALTON ROAD - 2' WEST OF EDGE OF PAVEMENT, BY SOUTH OF A 200' WIDE ROAD 11.00' BY 8' AND 200' WIDE ROAD BENCHMARK IN CONCRETE BLOCK OF CATERMANS.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE 100 (A-1) AS SHOWN ON FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 12884) MAP NAMED "FLOODS", DATED SEPTEMBER 11, 2008.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

CERTIFY TO

M&M CAPITAL

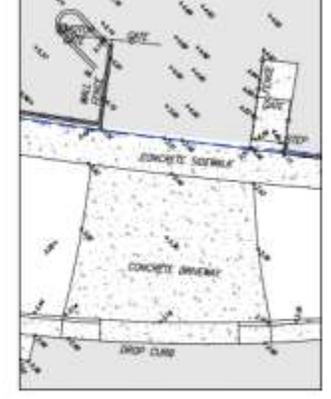
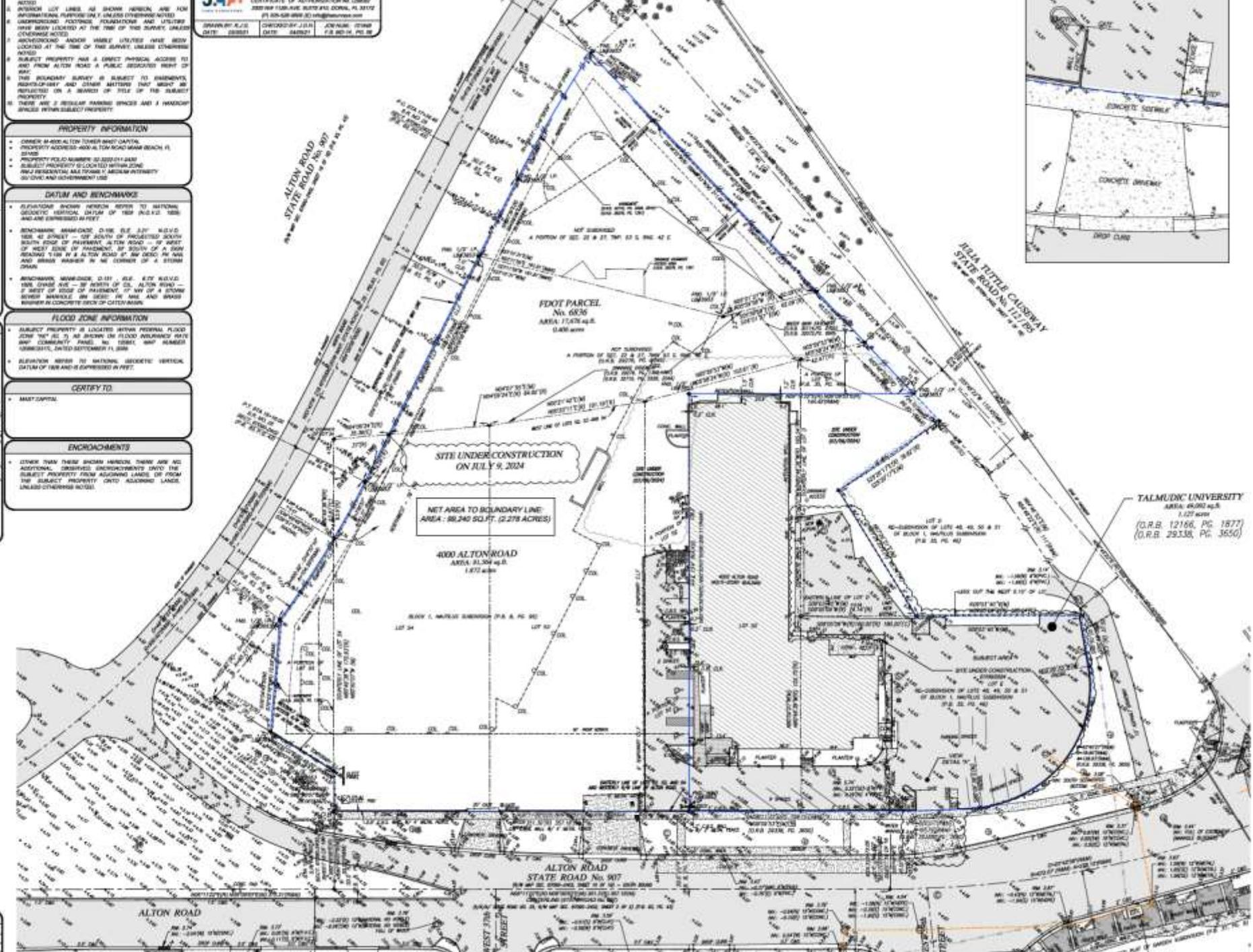
ENCROACHMENTS

- OTHER THAN THOSE SHOWN HEREON, THERE ARE NO ADDITIONAL, UNDEVELOPED, ENCROACHMENTS UPON THE SUBJECT PROPERTY FROM ADJACENT LANDS OR FROM THE SUBJECT PROPERTY ONTO ADJACENT LANDS, UNLESS OTHERWISE NOTED.



3000 SW TALLMUD DRIVE, SUITE 200, MIAMI, FL 33135
 P: 305-558-8888 | F: 305-558-8889 | E: info@msurvey.com

APPROVED: J. J. JONES | DATE: 08/28/2024
 CHECKED: J. J. JONES | DATE: 08/28/2024
 SURVEYOR: J. J. JONES | DATE: 08/28/2024



REVISIONS

| DATE | DESCRIPTION | BY |
|------------|---------------------------------|--------|
| 08/28/2024 | ADD ELEVATION ALONG ALTON ROAD | J.J.J. |
| 08/28/2024 | ADD ELEV. & BY ALONG ALTON ROAD | J.J.J. |

