

DRB24-1015

1801 Alton Road

October 1, 2024



Property Location



Existing Condition



- 1.08 acres
- Two-story office, drive-thru, and surface parking spaces



Context



21 ALTON ROAD LOOKING WEST AT ANIMAL HOSPITAL



22 ALTON ROAD LOOKING NORTH EAST AT WALGREENS



23 ALTON ROAD / 19TH STREET LOOKING SOUTHEAST AT WALGREENS



24 ALTON ROAD / 19TH STREET LOOKING NORTH AT WELLS FARGO

Prior Approval

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: August 3, 2021

PROPERTY/FOLIO: 1801 Alton Road 02-3233-012-0090

FILE NO: DRB20-0553

IN RE: An application for Design Review Approval for the reconfiguration and storefront addition to an existing office building, including one or more waivers.

LEGAL: The East 50 feet of lot 6, Lot 10 LESS the North 2.8 feet thereof, and all of Lot 11, Block 11, of THE ALTON BEACH REALTY COMPANY'S PLAT OF ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115. of the Public Records of Miami-Dade County, Florida, LESS those lands conveyed to the City of Miami Beach by Deeds recorded in Deed Book 1343, Page 69 and Deed Book 1343, Page 74, of the Public Records of Miami-Dade County, Florida.

APPLICANTS: Santa Elena Holdings LLC

ORDER



September 3 DRB Hearing

- Board Feedback:
 - Increase presence at intersection
 - Reduce paving
 - Enhance pedestrian circulation



Proposed Development

- Maintain existing lease with Bank tenant
- Continuous 10' sidewalk widths
- Increased height
- Inset entrances with architectural coverings
- Reduced glazing, introduced exposed textured concrete and aluminum louvers in wood finish
- Reduced paving, eliminated temporary parking spaces along Dade Boulevard and added landscaping









CHASE





NOTE:
 APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION
 OR A KNEE WALL AS APPROPRIATE AT ALL GROUND
 LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
 MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
 THE PLANNING DIRECTOR.



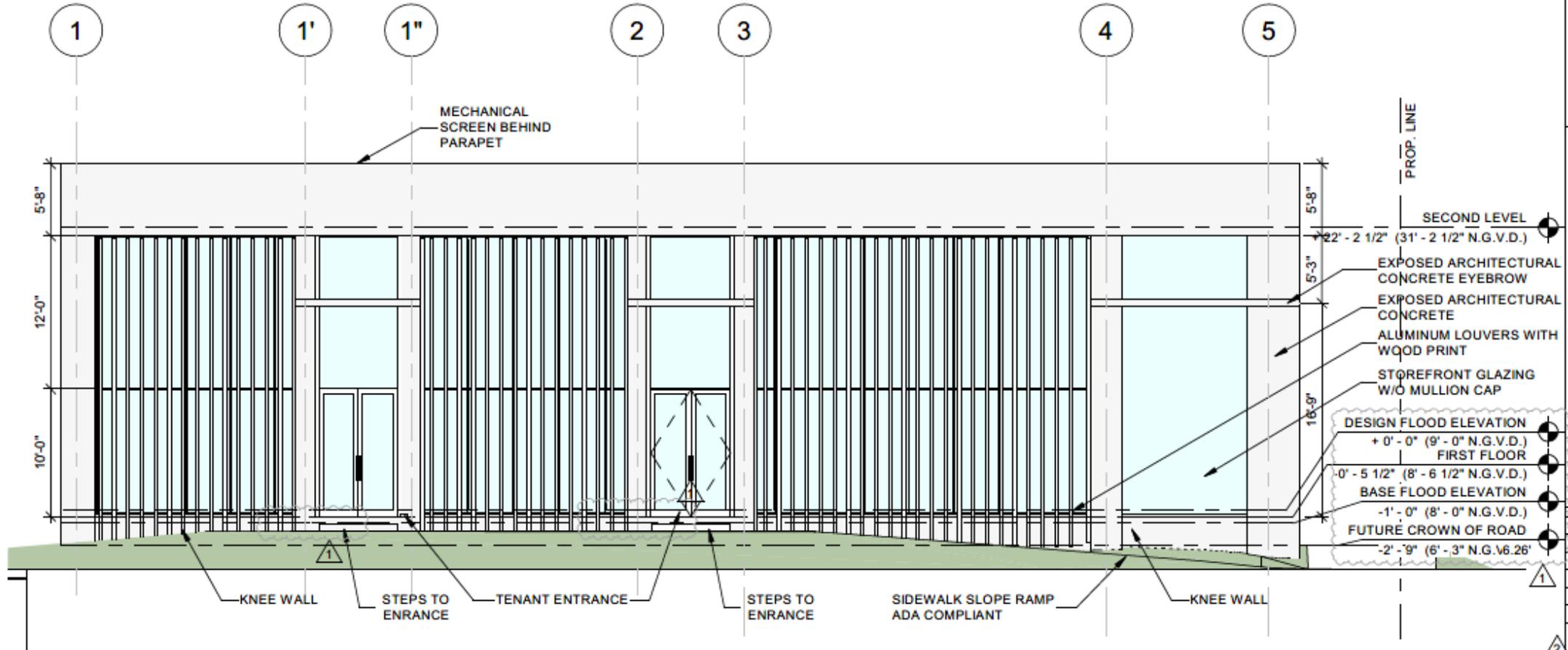
EXPOSED ARCHITECTURAL
 CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
 WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
 IN PLACE ARCHITECTURAL CONCRETE WITH
 LIGHT U/V TINT



1 WEST ELEVATION

135 N MIAMI AVENUE
 SUITE 400
 MIAMI, FLORIDA 33136
 TEL: 305.440.4134
 GONZALEZARCHITECTURE.COM
 info@gonzalezarchitecture.com

G/A
 GONZALEZ ARCHITECTURE

BRIGID RIVER GONZALEZ
 REGISTERED ARCHITECT
 STATE OF FLORIDA
 1801719

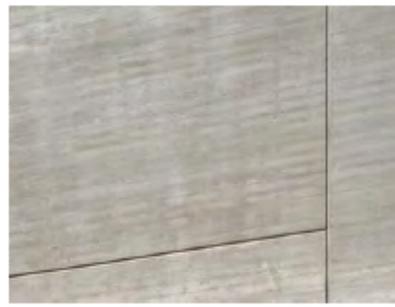
**NEW SINGLE STORY
 COMMERCIAL BUILDING**
 1801 ALTON ROAD
 MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE

01-17-24	FIRST SUBMITTAL
04-08-24	FINAL SUBMITTAL
08-13-24	FINAL SUBMITTAL

A400
 REVISED SHEET

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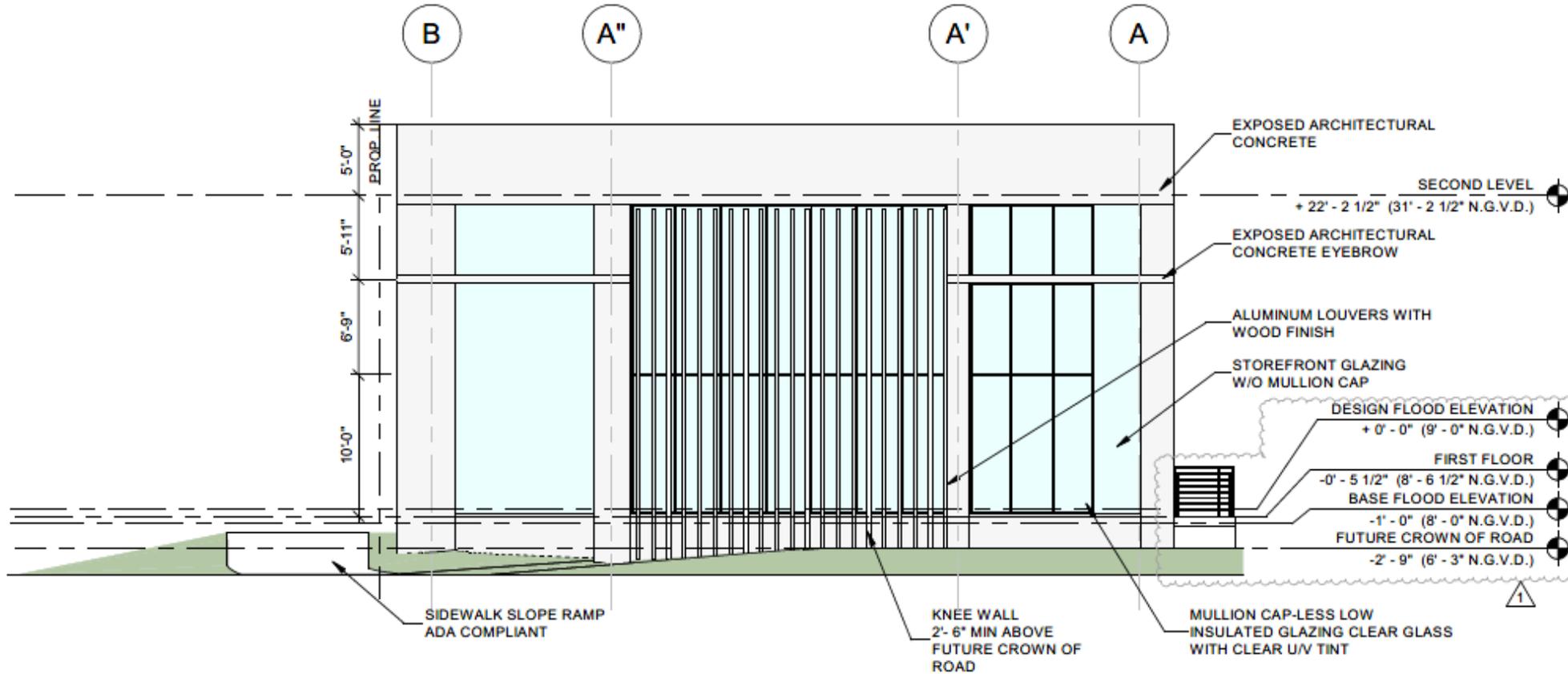
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1

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

2

A401
 REVISED SHEET

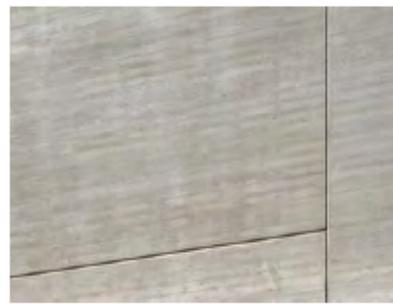
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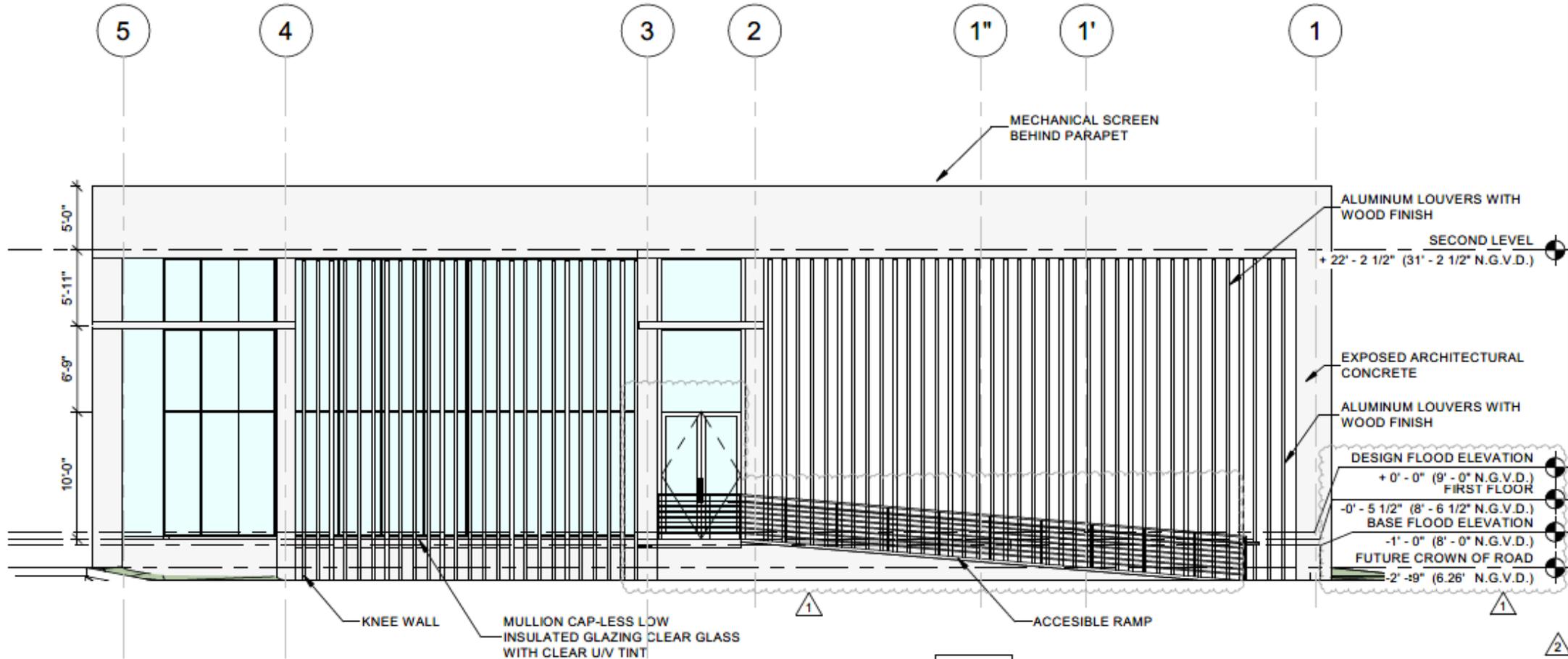
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 SCALE 1/8" = 1'-0"

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 GONZALEZARCHITECTURE.COM
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ENRIQUE RENE GONZALEZ
 REGISTERED ARCHITECT
 STATE OF FLORIDA
 ARCHITECT
 0000719
 STATE OF FLORIDA
 BONITA

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A402
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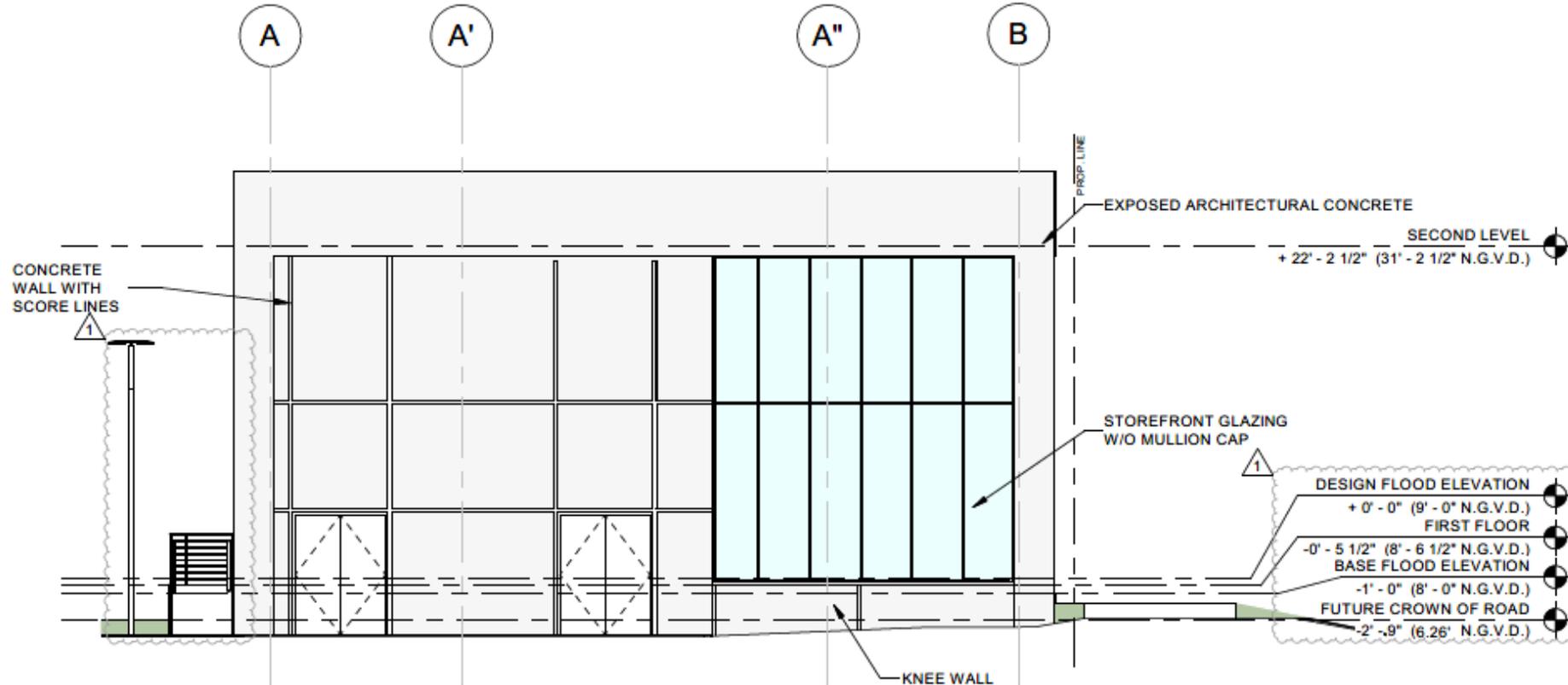
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ARCHITECTURAL ALUMINUM LOUVERS WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST IN PLACE ARCHITECTURAL CONCRETE WITH LIGHT U/V TINT



1

NORTH ELEVATION

SCALE 1/8" = 1'-0"

135 N MIAMI AVENUE
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 onat@gonzalezarchitecture.com



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A403
 REVISED SHEET

Landscape Plans



PLANT LIST

PROPOSED PLANT LIST							
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	
TREES + PALMS							
Rre	<i>Roystonia regia</i>	Florida Royal Palm	45" OA, 18" GW 20" CAL	*	*	5	
Bsi	<i>Bursera simaruba</i>	Gumbo Limbo	20" HT 8"-10" DBH	*	*	3	
Tba	<i>Tabebuia bahamensis</i>	Bahama Tabebuia Tree	14"-18" HT OA 4"-6" DBH	*	*	1	
Car1	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood Tree	8"-10" OA STD, 2"-3" DBH	*	*	10	
Car2	<i>Conocarpus erectus</i>	Green Buttonwood Tree	18" OA 4"-6" DBH Multi w/ Character	*	*	3	
SHRUBS + ACENTS							
PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	15G		*	27	
SR	<i>Serenoa repens</i>	Silver Saw Palmetto	25G @ 4' HT	*	*	4	
TF	<i>Tripsacum floridanum</i>	Gamma Grass	7 GAL	*	*	20	
AO	<i>Silver odorata bromeliad</i>	Alcantara Odorata	30" X 30"		*	9	
HP	<i>Hamelia patens</i>	Firebush	15G	*	*	56	
CC	<i>Capparis cynophallophora</i>	Jamaican Caper	25G	*	*	25	
CW	<i>Carapa guianensis</i>	Crabwood	25G	*	*	27	
CG	<i>Clusia guttifera</i>	Small Leaf Clusia	25G	*	*	88	
DB	<i>Dioon spinulosum</i>	Giant Dioon	4" HT		*	1	
FK	<i>Pennisetum fakahatchee</i>	Fakahatchee Grass	7G	*	*	2	
ZF	<i>Zamia floridiana</i>	Coorle Palm	15G	*	*	4	
ZP	<i>Zamia pumila</i>	Coorle Palm	15G	*	*	33	
GROUNDCOVERS							
EL	<i>Eriochloa fibrata</i>	Golden Creeper	1 GAL @ 18" OC	*	*	54	
TD	<i>Tripsacum floridanum</i>	Gamma Grass	3 GAL @ 36" OC	*	*	452	
AG	<i>Perennial Peanut</i>	Wild Peanut	1 GAL @ 18" OC	*	*	1430	
CM	<i>Carrisa</i>	Emerald Blonnet	3 GAL @ 24" OC	*	*	165	
BM	<i>Phytoloboson</i>	Burle Marx	3 GAL @ 24" OC	*	*	118	
ZP	<i>Zamia pumila</i>	Coorle	3 GAL @ 24" OC	*	*	70	
SCD	<i>Empire Zoysia</i>		3,084 SF				

LANDSCAPE LEGEND

Transect Zone CD-1 Lot Area: 46,845.00 Acres: 1.080 **REQUIRED/ALLOWED** **PROVIDED**

TREES

A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements =
 22 trees x 1.080 net lot acres - number of existing trees (18) = **6** **40**

B. % Natives required: Number of trees provided x 30% =
 40 x .30 = 12 Native Trees required **12** **22**

C. % Drought tolerant and low maintenance:
 Number of trees provided x 50% =
 40 x .5 = 20 Drought & Low Maintenance Trees required **20** **24**

D. Street Trees (maximum average spacing of 20' o.c.):
 237 linear feet along street / 20 =
 237 / 20 = 12 Street Trees required. **12** **12**

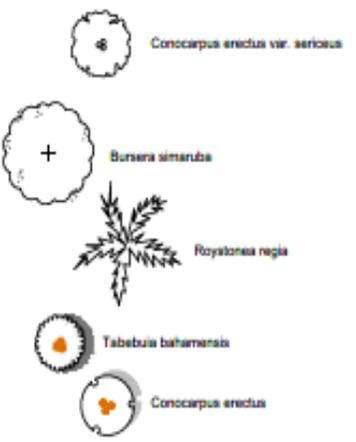
E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.):
 linear feet along street / 20 = **N/A** **N/A**

SHRUBS

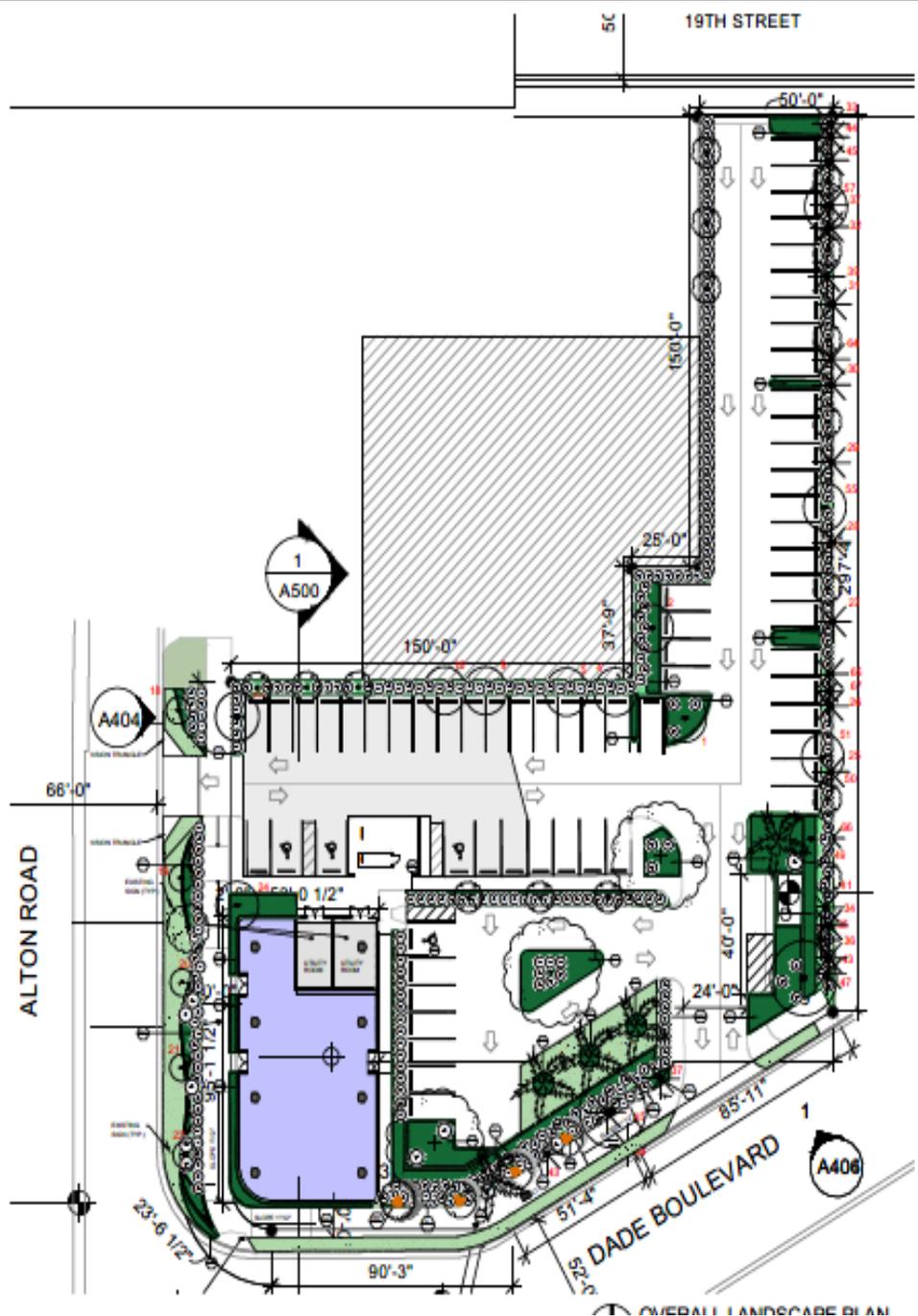
A. Number of shrubs required: Number of trees required x 12 =
 22 x 12 = 264 Shrubs required **264** **296**

B. % Native shrubs required: Number of shrubs provided x 30% =
 296 x .30 = Native shrubs required **89** **115**

GENERAL PLANTING NOTES



- ⊕ FAKAHATCHEE
- ⊕ DIOON
- ⊕ SILVER SAW PALMETTO
- ⊕ JAMAICAN CAPER
- ⊕ GAMMA GRASS
- ⊕ ZAMIA FLORIDIANA
- ⊕ ZAMIA PUMILA
- ⊕ CRABWOOD
- ⊕ CLUSIA GUTTIFERA
- ⊕ FIREBUSH
- ⊕ SILVER BROMELIAD
- ⊕ BAHAMA COFFEE
- ⊕ GOLDEN CREEPER
- ⊕ CORAL CREEPER
- ⊕ PERENNIAL PEANUT
- GENERAL PLANTING AREA
- PLANTING BED
- LAWN



VFD
VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECT
P.L.L.C. #00071

1801 ALTON ROAD
MIAMI BEACH, FL 33139
P: 305.363.8000
www.vfdesign.com

PROFESSIONAL SEAL

Vincent Filigenzi
Vincent Filigenzi
Date: 2024.01.12
16168 17 00000

VINCENT & FILIGENZI
LLC #00071

NO. 10:
 These are technical drawings and shall not be used for construction without the approval of the architect and the engineer. The architect and engineer shall be responsible for the accuracy of the information and the results of the work shown on these drawings.

**2ND LEVEL COMMERCIAL
TENANT IMPROVEMENT**
 1801 ALTON ROAD
 MIAMI BEACH, FLORIDA, 33139

Community Support

NAME	ADDRESS
Ricky Arriola	1413 Sunset Harbour Drive
Marilyn Freundlich	1415 20 Street
Christopher Fiore	1611 West 24 Street
Michael Janoura	1550 West 21 Street
Ira Lang	2054 N. Bay Road

Thank You

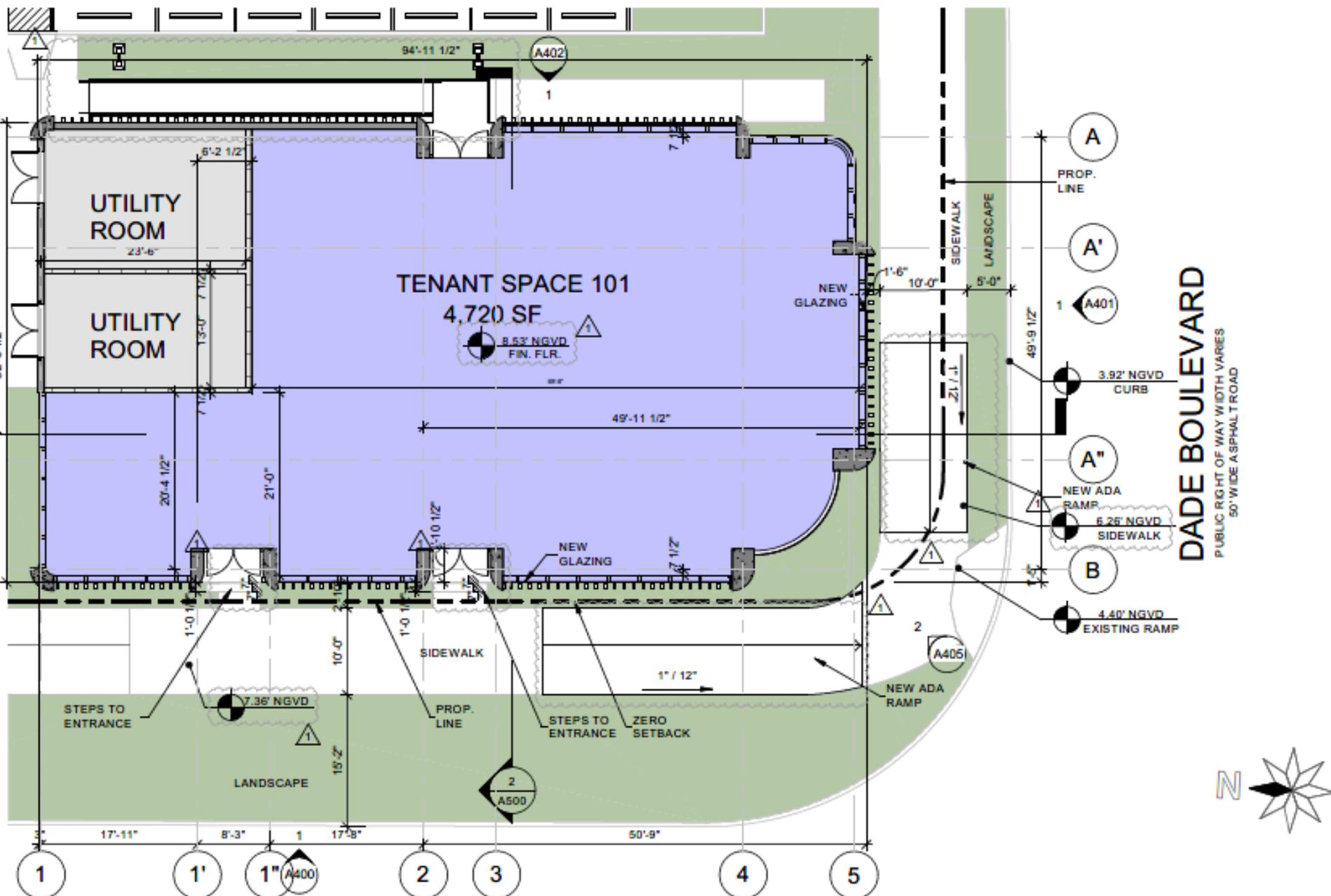
200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com



DADE BOULEVARD
 PUBLIC RIGHT OF WAY WIDTH VARIES
 50' WIDE ASPHALT ROAD

ALTON ROAD
 100' WIDE PUBLIC RIGHT OF WAY
 80' WIDE ASPHALT ROAD

1 PROPOSED GROUND LEVEL SITE PLAN
 SCALE 3/32" = 1'-0"

A100
 REVISED SHEET

GTA
 GONZALEZ ARCHITECTURE
 13515 MIAMI AVENUE
 SUITE 406
 MIAMI, FLORIDA 33156
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REGISTERED PROFESSIONAL ARCHITECT
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