

# 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

















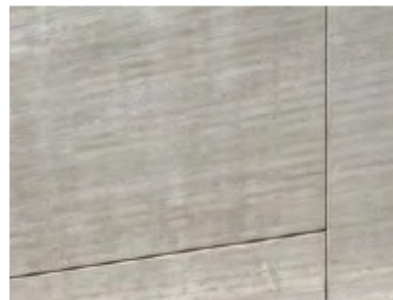








**NOTE:**  
 APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION  
 OR A KNEE WALL AS APPROPRIATE AT ALL GROUND  
 LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH  
 MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY  
 THE PLANNING DIRECTOR.



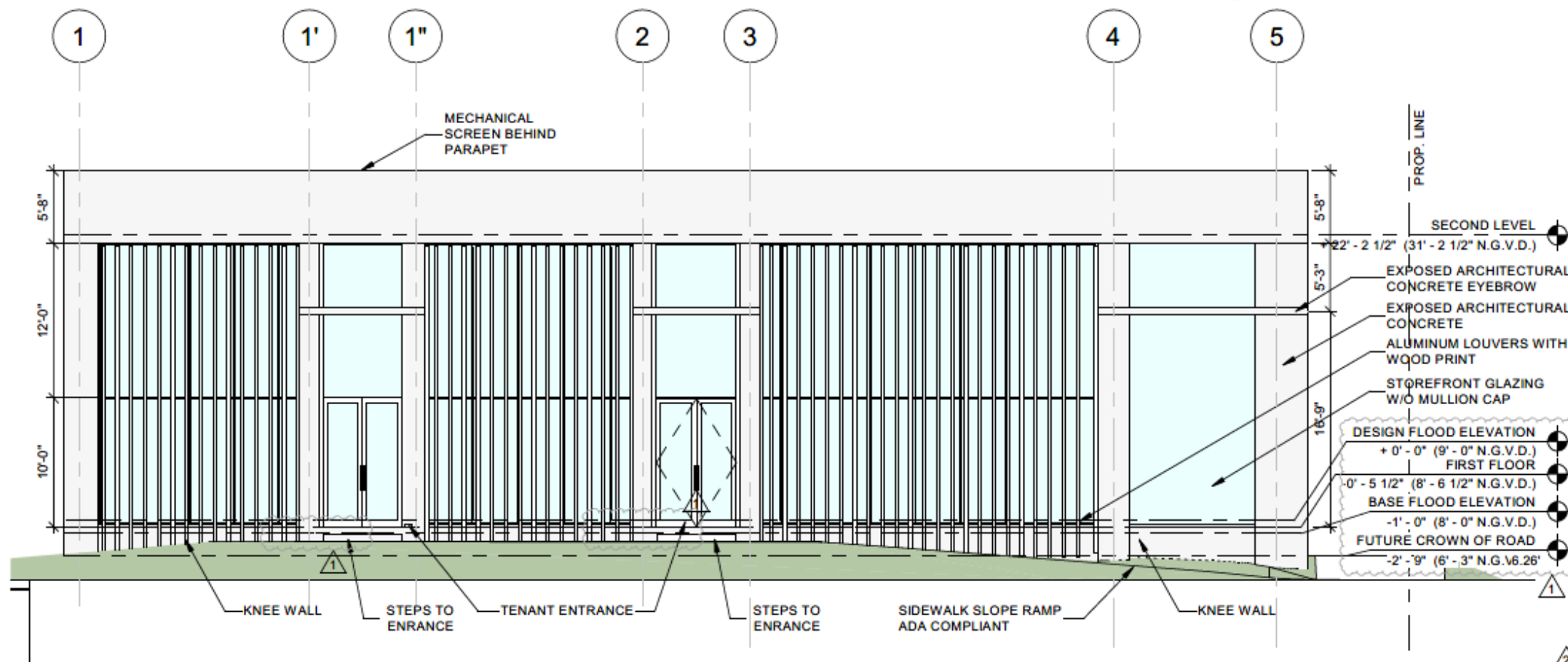
EXPOSED ARCHITECTURAL  
 CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS  
 WITH WOOD FINISH




LOW E CLEAR INSULATED GLAZING 01 CAST  
 IN PLACE ARCHITECTURAL CONCRETE WITH  
 LIGHT UV TINT



**1** WEST ELEVATION

135 N MIAMI AVENUE  
 SUITE 400  
 MIAMI, FLORIDA 33136  
 TEL: 305.440.4114  
 GONZALEZARCHITECTURE.COM  
 gonzalezarchitect@comcast.net



**GONZALEZ ARCHITECTURE**

STATE OF FLORIDA  
 REGISTERED ARCHITECT  
 GONZALEZ ARCHITECTURE  
 0001719

ENRIQUE REYES GONZALEZ  
 REGISTERED ARCHITECT

**NEW SINGLE STORY  
 COMMERCIAL BUILDING**

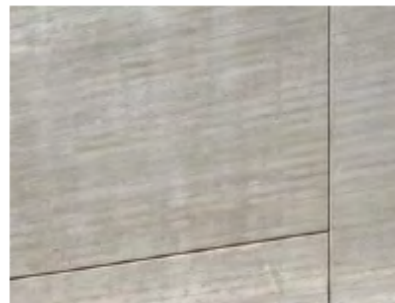
1801 ALTON ROAD  
 MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:  
 01.17.24 FIRST SUBMITTAL  
 04.09.24 FINAL SUBMITTAL  
 06.13.24 FINAL SUBMITTAL

**A400**  
 REVISED SHEET



**NOTE:**  
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LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH  
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THE PLANNING DIRECTOR.



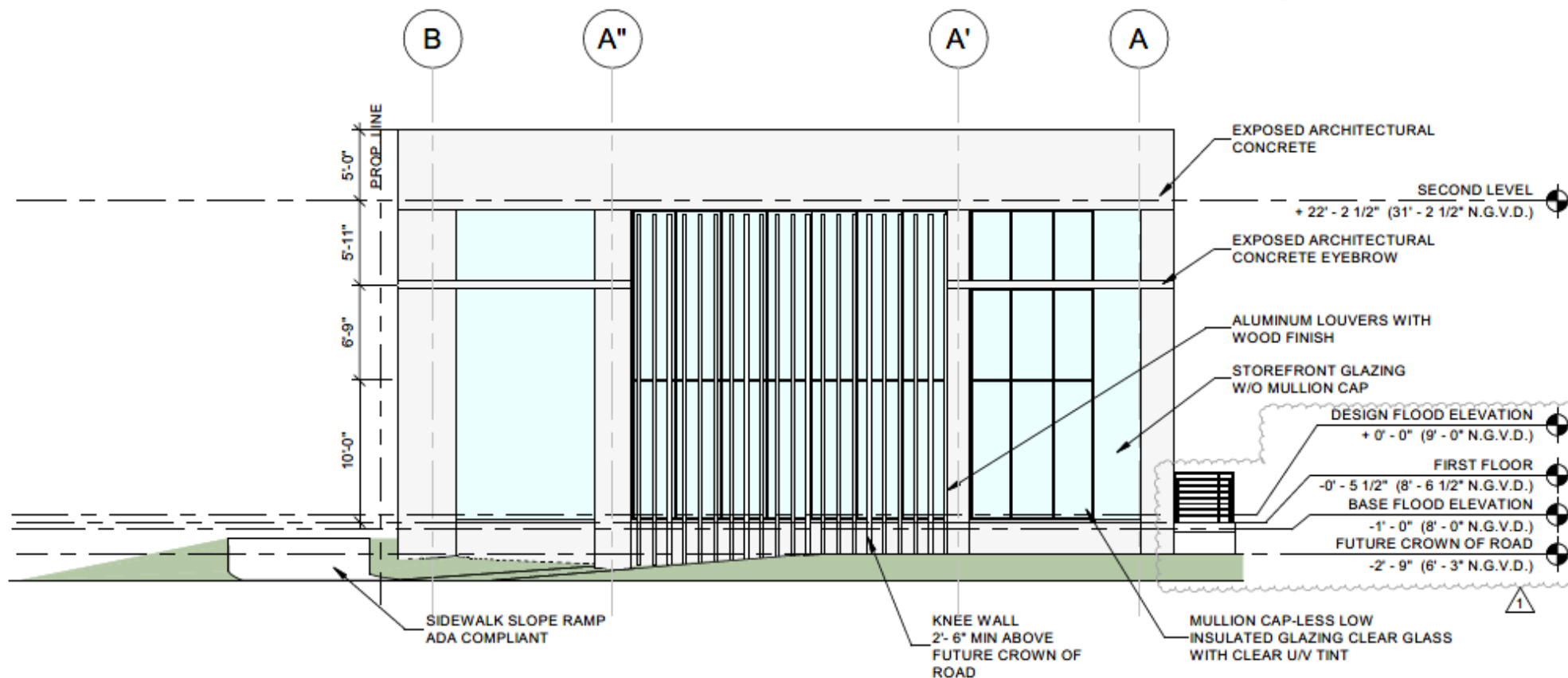
EXPOSED ARCHITECTURAL  
CONCRETE



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



1

## SOUTH ELEVATION

SCALE 1/8" = 1'-0"



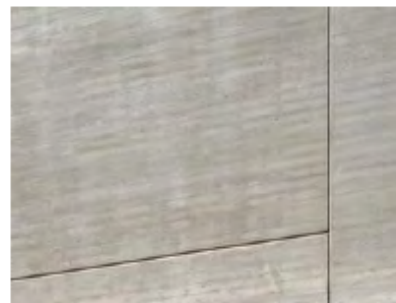
**NEW SINGLE STORY  
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1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:  
03-17-24 FIRST SUBMITTAL  
04-08-24 FINAL SUBMITTAL  
05-13-24 FINAL SUBMITTAL

**A401**  
REVISED SHEET



**NOTE:**  
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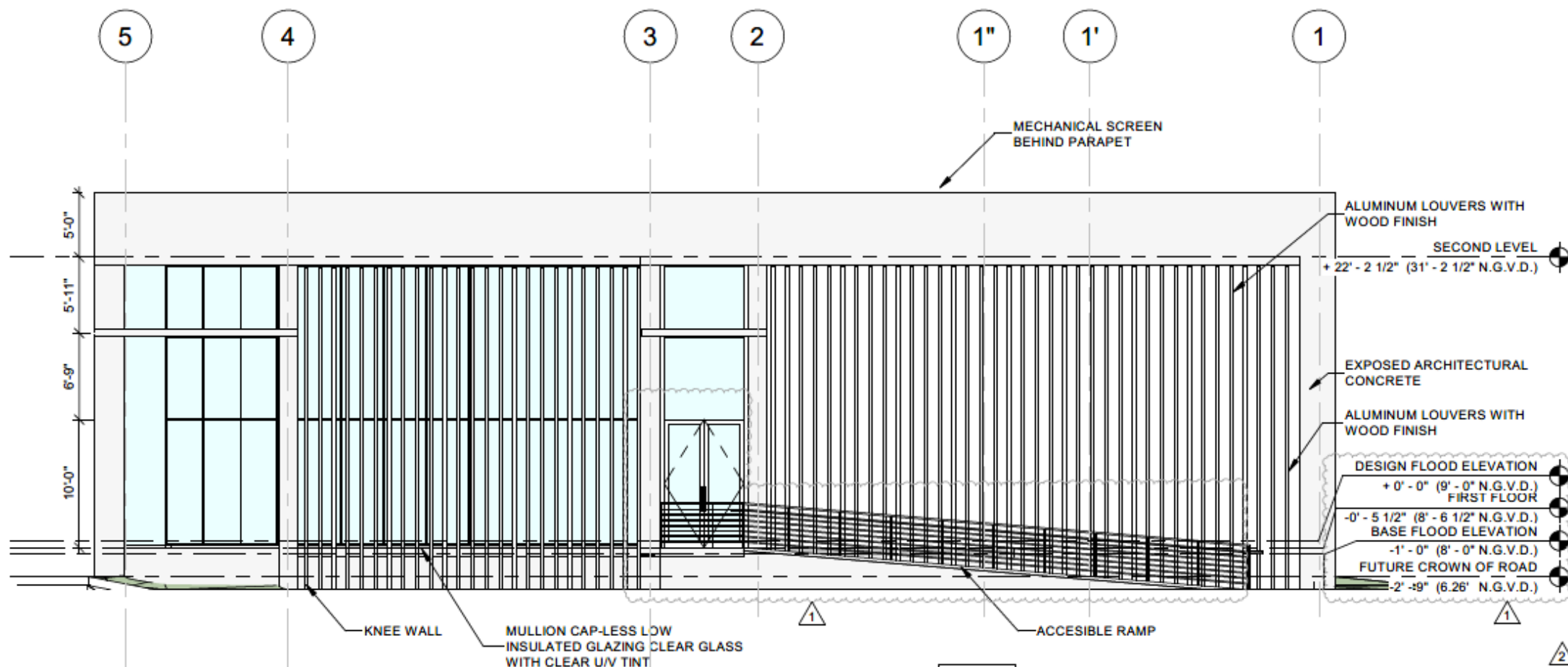
EXPOSED ARCHITECTURAL  
CONCRETE



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



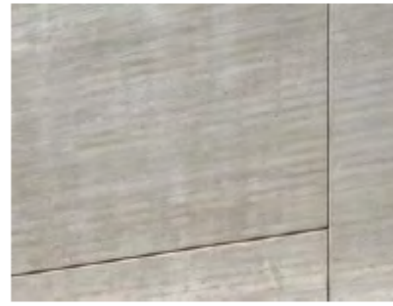
1

## EAST ELEVATION

SCALE 1/8" = 1'-0"



**NOTE:**  
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 MIN ABOVE THE SIDEWALK ELEVATION AS APPROVED BY  
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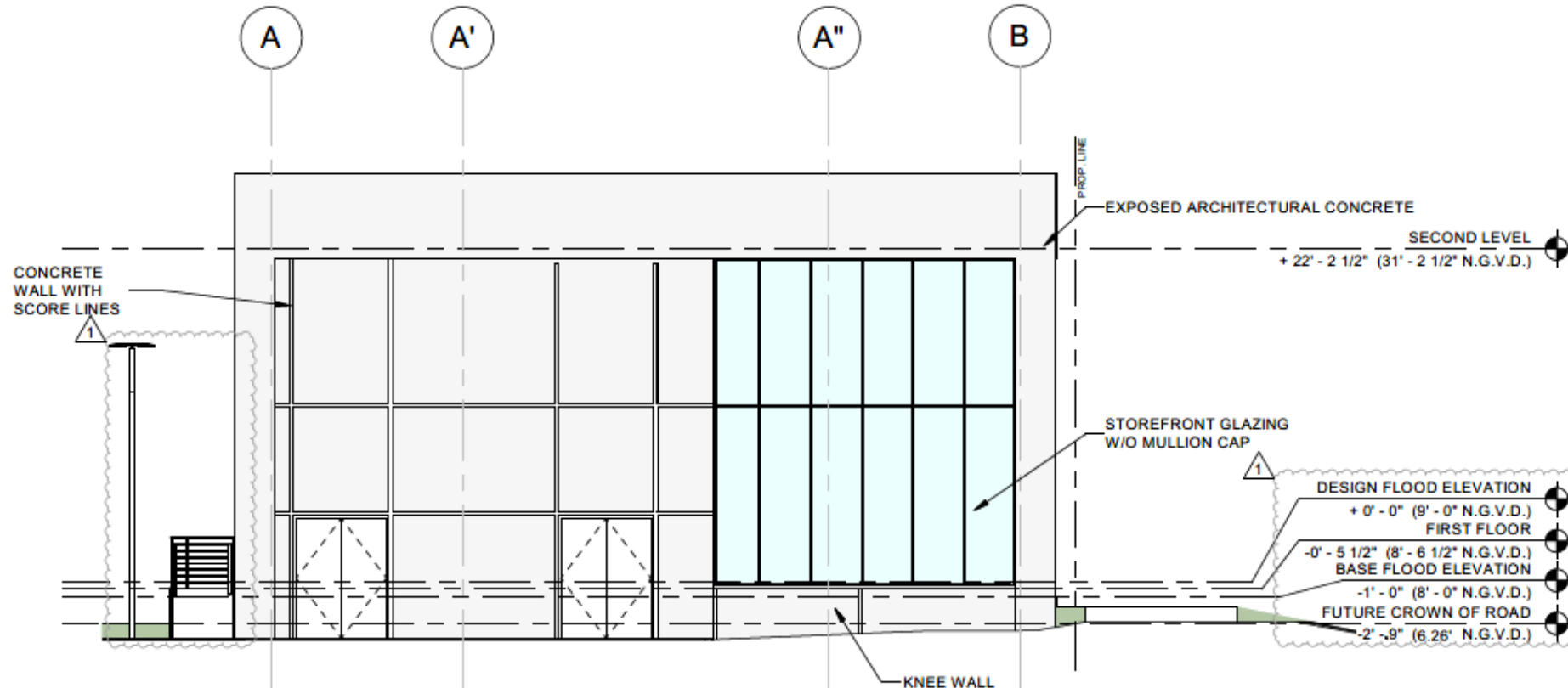
EXPOSED ARCHITECTURAL  
 CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS  
 WITH WOOD FINISH



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



1

# NORTH ELEVATION

SCALE 1/8" = 1'-0"



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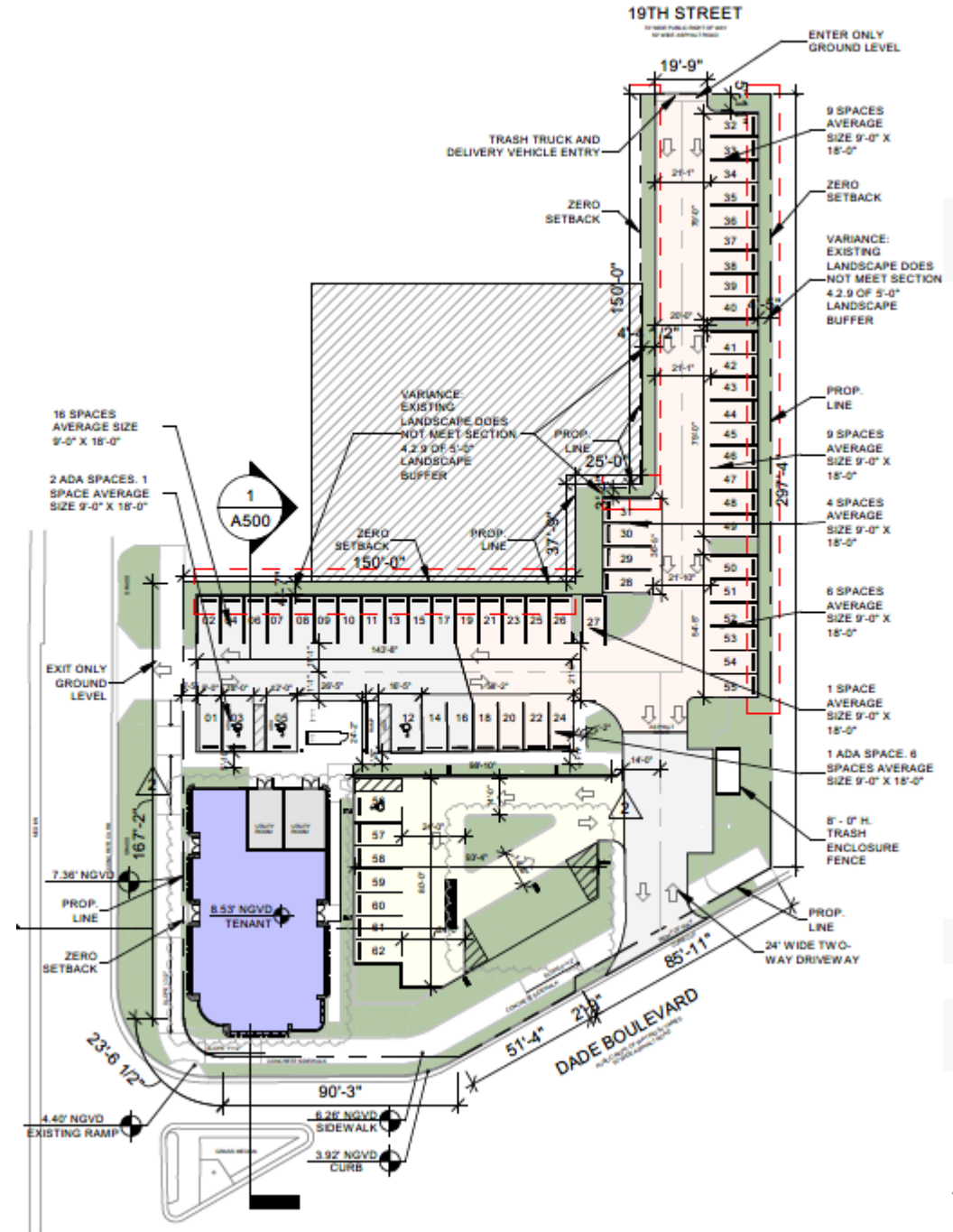
DRAWING ISSUE  
 03-17-24 FIRST SUBMITTAL  
 05-03-24 FINAL SUBMITTAL  
 08-13-24 FINAL SUBMITTAL

**A403**  
 REVISED SHEET



# Variances

1. Maintain existing 16' parking spaces, when 2' of pervious overhang in place of wheel stops and 18' required
2. Maintain existing asphalt hardscape of parking area
3. Maintain existing 4'-5" landscape border, when 5' is required





# Landscape Plans





PLANT LIST

PROPOSED PLANT LIST							
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	
TREES + PALMS							
Rre	Roystonia regia	Florida Royal Palm	45" OA, 18" GW 20" CAL	*	*	5	
Bsi	Bursaria sinaruba	Gumbo Limbo	20" HT 8"-10" DBH	*	*	3	
Tba	Tabebuia bahamensis	Bahama Tabebuia Tree	14'-16" HT OA 4"-6" DBH	*	*	1	
Cer1	Conocarpus erectus var. sericeus	Silver Buttonwood Tree	8'-10' OA STD, 2"-3" DBH	*	*	10	
Cer2	Conocarpus erectus	Green Buttonwood Tree	18" OA 4"-6" DBH Multi w/ Character	*	*	3	
SHRUBS + ACENTS							
PL	Psychotria ligustrifolia	Bahama Coffee	15G		*	27	
SR	Serenoa Repens	Silver Saw Palmetto	25G @ 4" HT	*	*	4	
TF	Tripsacum floridense	Gamma Grass	7 GAL	*	*	20	
AO	Silver odorata bromeliad	Alcantarea Odorata	30" X 30"		*	9	
HP	Hamelia patens	Firebush	15G		*	56	
CC	Capparis cynophallophora	Jamaican Caper	25G	*	*	25	
CW	Carapa guianensis	Crabwood	25G	*	*	27	
CG	Clusia guttifera	Small Leaf Clusia	25G		*	88	
DS	Dioon spinulosum	Giant Dioon	4" HT	*	*	1	
FK	Pennisetum fakahatchee	Fakahatchee Grass	7G	*	*	2	
ZF	Zamia floridana	Coorde Palm	15G	*	*	4	
ZP	Zamia pumila	Coorde Palm	15G	*	*	33	
GROUNDCOVERS							
EL	Eriodora littoralis	Golden Creeper	1 GAL @ 18" OC	*	*	54	
TD	Tripsacum floridense	Gamma Grass	3 GAL @ 36" OC	*	*	452	
AG	Perennial Peanut	Wild Peanut	1 GAL @ 18" OC		*	1430	
CM	Carissa	Emerald Blanket	3 GAL @ 24" OC	*	*	165	
BM	Philodendron	Burle Marx	3 GAL @ 24" OC		*	116	
ZP	Zamia pumila	Coorde	3 GAL @ 24" OC	*	*	70	
SOD	Empire Zoysia		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 .50 = 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

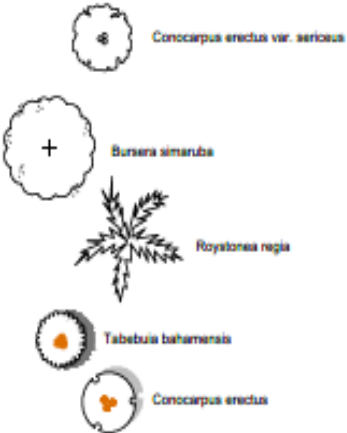
A. Number of shrubs required: Number of trees required x 12 =

22X 12 = 264 Shrubs required 264 296

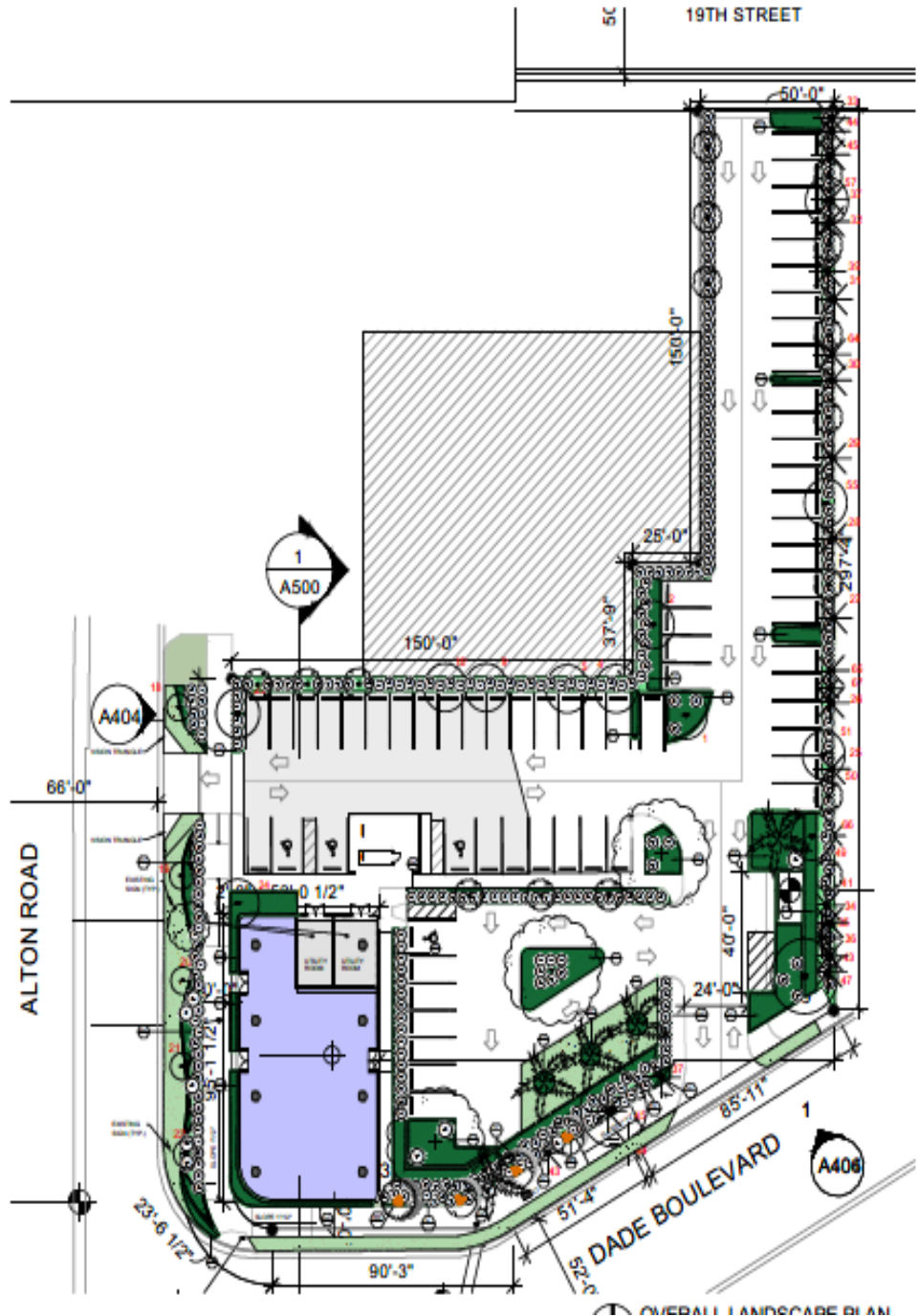
B. % Native shrubs required: Number of shrubs provided x 30% =

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  
FLA. LIC. #000191

1801 ALTON AVENUE SUITE 202  
MIAMI BEACH, FL 33139  
P: 781.343.0001  
www.vincentfiligenzi.com

PROFESSIONAL SEAL

**Vincent Filigenzi**

Digitally signed by Vincent Filigenzi  
Date: 2024.09.12 14:08:17 -0400

VINCENT A. FILIGENZI  
LA 000191

NO. 10:  
These are technical drawings and plans  
of a project and are not to be used for  
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**2ND LEVEL COMMERCIAL  
TENANT IMPROVEMENT**  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139



# PLANT LIST

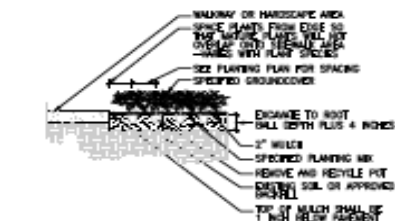
PROPOSED PLANT LIST							
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	
GROUNDCOVERS							
EL	Errodon Altona's	Golden Creeper	1 GAL @ 18" OC	*	*	1310	
MULCH	Mulch	Pine Straw	2005 SQ FEET				

## PLANT SYMBOL

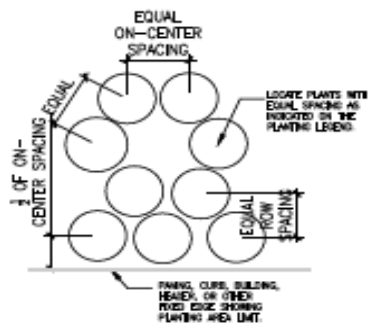
-  GOLDEN CREEPER
-  GENERAL PLANTING AREA
-  PLANTING BED

## GREEN ROOF COVERAGE

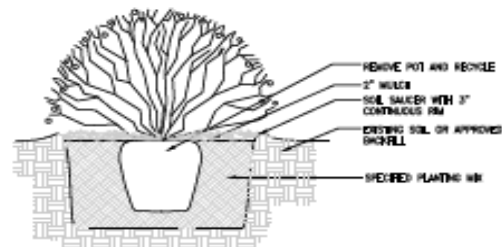
ROOF AREA	SQ. FEET
GREEN AREA	2339.5
ROOF	2339.5
TOTAL ROOF AREA	4679.46



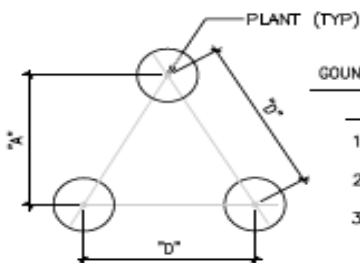
GROUNDCOVER EDGE PLANTING CONDITION



TYP SHRUB SPACING DETAIL



TYP SHRUB PLANTING DETAIL



TYP TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS

## GROUNDCOVER & PERENNIAL SPACING

"D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

# ALTON ROAD FLORIDA STATE ROAD 907

1

2

3

4

EL

EL

EL

EL

OVERALL ROOFTOP PLAN  
Scale: 3/32" = 1'-0"

VFD  
VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECT  
FLA. LIC. #000101  
REGISTERED FOR ALTERNATE  
DESIGNATIONS: FL. #000101  
P. 000101  
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Vincent Filigenzi  
Vincent A. Filigenzi  
LA 00010101

NOTE:  
These drawings are prepared and issued by the Designer for the purpose of showing the proposed design and construction of the project. The Designer does not warrant the accuracy or completeness of the information provided herein, and the user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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

DATE: 03/05/2024  
CHECKED BY: VP  
DESIGNER: VFD

DATE: 03/05/2024

PROJECT: 2ND LEVEL COMMERCIAL

ROOFTOP PLAN

10/1/2024

LP-1.2



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

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)











100

01 CURRENT SURVEY  
SCALE: N.T.S.



### A TREE DISPOSITION PLAN

[illegible]

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**Vincent Filomeni** is currently employed by the State of Maryland as a Senior Policy Analyst. He has previously worked for the U.S. Environmental Protection Agency, the U.S. Department of Energy, and the U.S. Department of Health and Human Services.

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