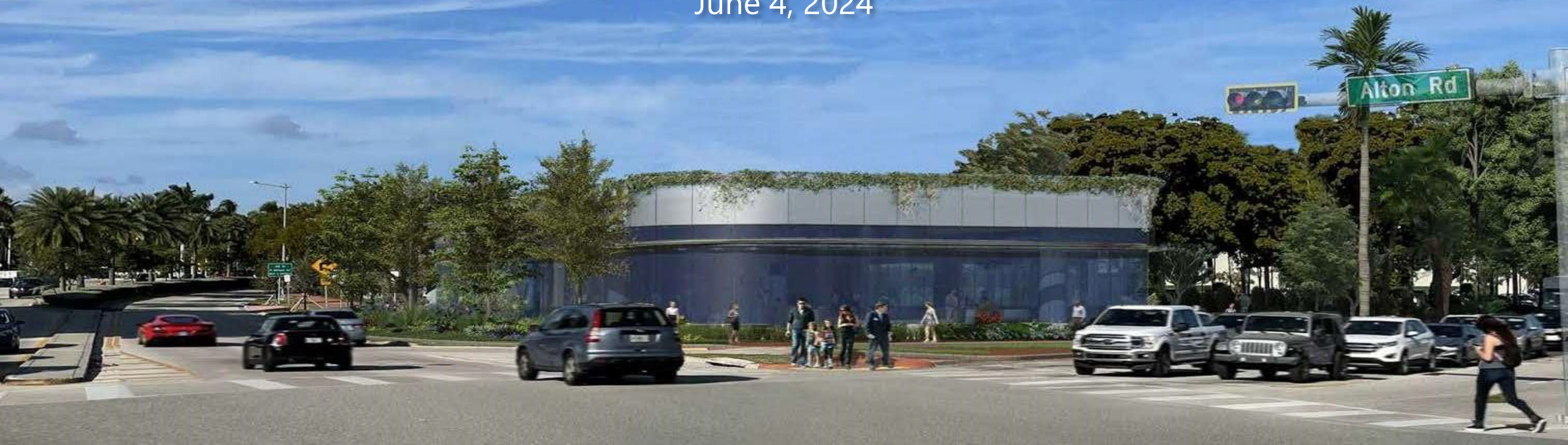


DRB24-1015

1801 Alton Road

June 4, 2024



Property Location



Existing Condition



- 1.08 acres
- Two-story bank, 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



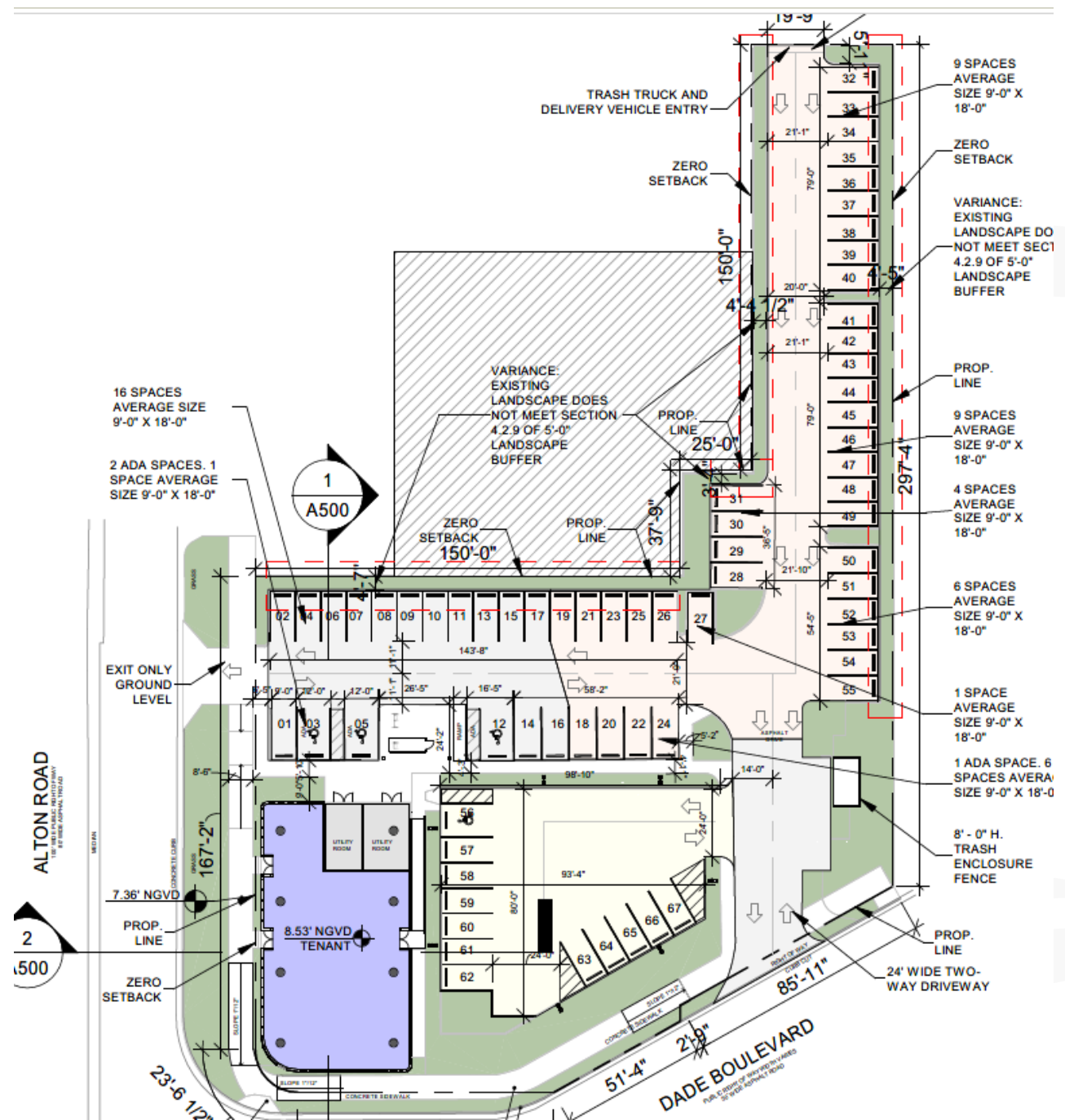
Proposed Development

- Maintain existing lease with Bank tenant
- Minimize building's footprint to one-story, 5,000 square feet
- Improve landscaping
- Temporary parking area for future opportunities for retail, commercial, or residential uses at a prominent intersection



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





3311 MIAMI AVENUE
SUITE 405
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZ ARCHITECTURE.COM
gonzalez@gonzalezarchitecture.com

Gonzalez Architecture



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

DRAWING ISSUE
03-17-24 FIRST SUBMITTAL
04-08-24 FINAL SUBMITTAL

A18
NEW SHEET

1 **RENDER 1**
SCALE 1 1/2" = 1'-0"



1

RENDER 5

SCALE 1 1/2" = 1'-0"

13511 MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZ ARCHITECTURE
GONZALEZARCHITECTURE.COM
gonzale@gonzalezarchitecture.com



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

DRAWING ISSUE
03-17-24 FIRST SUBMITTAL
04-09-24 FINAL SUBMITTAL

A22
NEW SHEET

Architectural Plans



PROPOSED F.A.R. CALCULATIONS		
LOCATION	USE	AREA
LEVEL 1:	OFFICE/RETAIL	5,000 SF
5,000 SF / 300 SF / SPACE=		16.66 SP
TOTAL PARKING REQ'D:		17 SP
LEVEL 1 PARKING PROV'D		17 SP
TOTAL PARKING PROV'D:		67 SP

NOTE:
LED LIGHTING POSTS TO REDUCE
LIGHT POLLUTION AND PROVIDE
LIGHTING SECURITY.

NOTE:
THE NEW PARKING LOT WILL BE A
TEMPORARY PARKING LOT PER
SECTION 5.2.10.; PER 5.2.10.C,
TEMPORARY PARKING LOTS
CANNOT BE USED TO SATISFY
REQUIRED PARKING.

17 SPACES AS
REQUIRED PARKING

4 SHORT TERM
BICYCLE RACK
150'-0"

2 LONG TERM
BICYCLE RACK

5.25' NGVD
UTILITY ROOM

7.35' NGVD

8.53' NGVD
TENANT
TENANT SPACE
101

4.23' NGVD
MEDIAN

NEW ADA
RAMP

NEW GLAZING

4.40' NGVD
EXISTING RAMP

NEW ADA
RAMP

6.26' NGVD
SIDEWALK

3.92' NGVD
CURB

NEW LANDSCAPE; SEE
LANDSCAPE DRAWINGS

19TH STREET

ENTER ONLY
GROUND LEVEL

50'-0"

25'-0"

297'-4"

150'-0"

EXISTING PARKING
TO BE CONVERTED
TO TEMPORARY
PARKING; FROM
SPACES 18-55

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

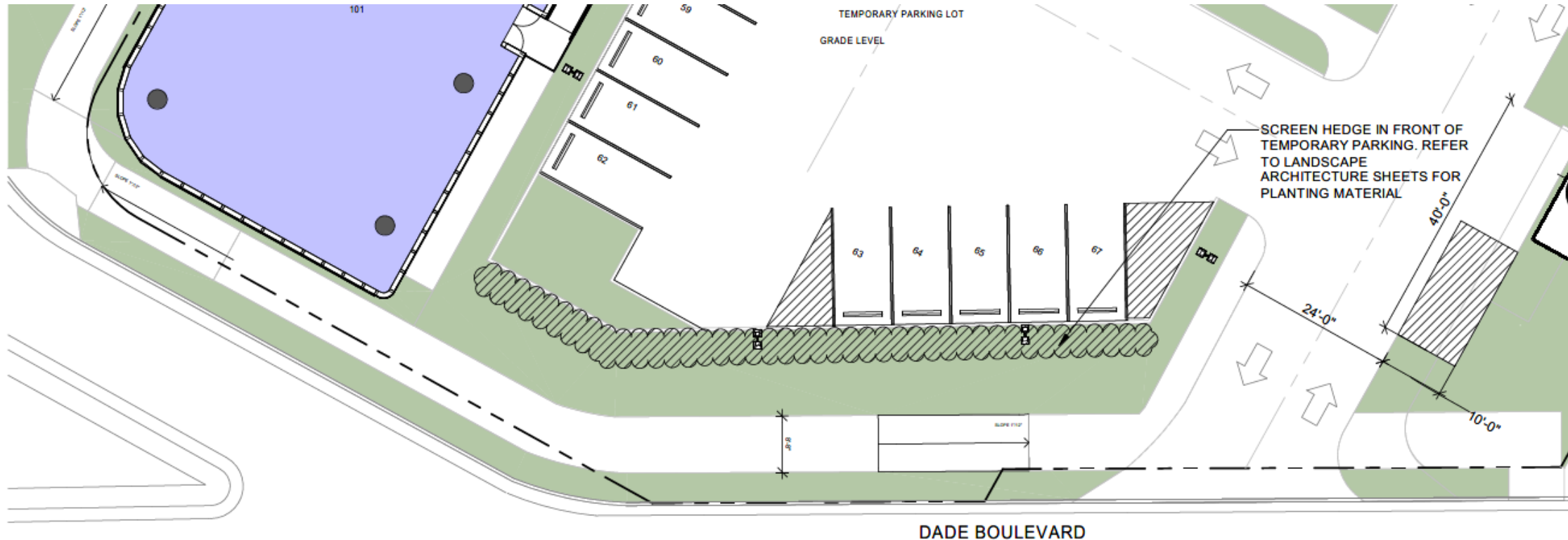
SCALE 1" = 50'-0"

1

PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

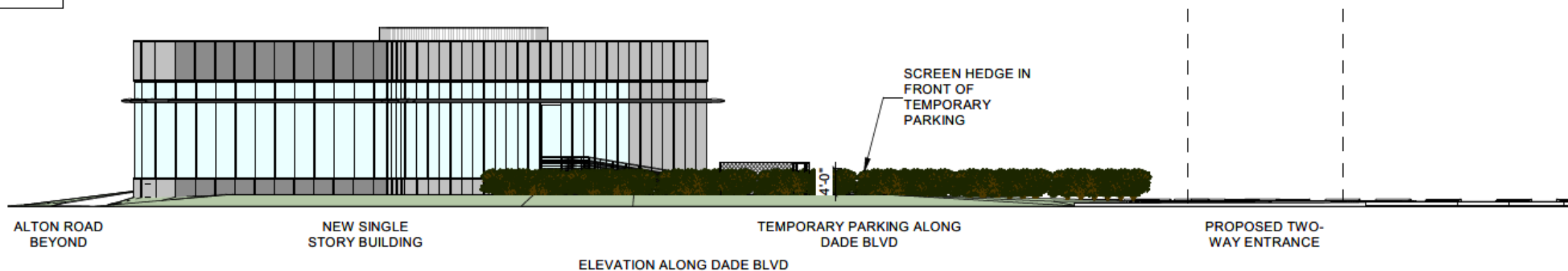
1



2

PROPOSED GROUND LEVEL DADE BLVD

SCALE 1/16" = 1'-0"



1

PARKING SCREEN HEDGE ELEVATION

SCALE 1/16" = 1'-0"




Landscape Plans



PLANT LIST

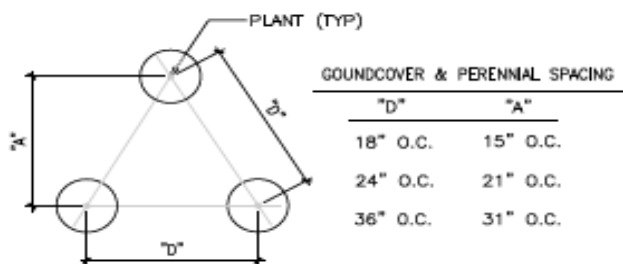
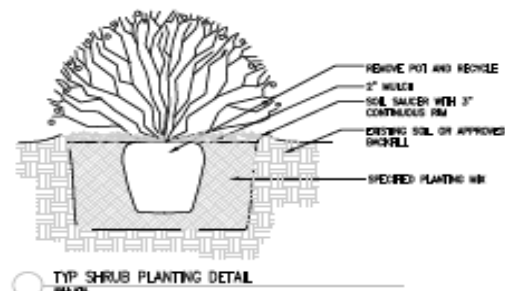
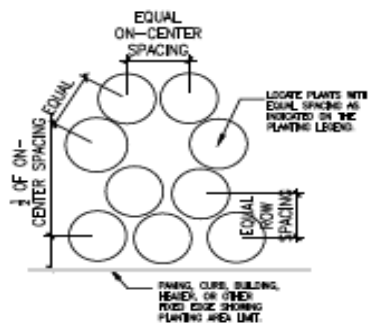
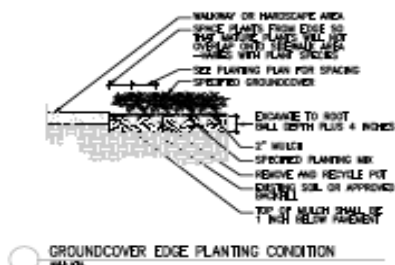
PROPOSED PLANT LIST							
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	
GROUNDCOVERS							
EL	Errodon Altoralis	Golden Creeper	1 GAL @ 18" OC	*	*	1310	
MULCH	Mulch	Pine Straw	2095 SQ FEET				

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



ALTON ROAD FLORIDA STATE ROAD 907

1

2

3

4

EL

EL

EL

EL

OVERALL ROOFTOP PLAN
Scale: 1/8" = 1'-0"

VFD
 VINCENT FILIGENZI DESIGN
 LANDSCAPE ARCHITECT
 F.L.A. JC. 0000701
 1801 ALTON ROAD, SUITE 100
 MIAMI BEACH, FL 33139
 P. 781.362.8888
 www.vincentfiligenzi.com

Vincent
 Filigenzi
 Landscape Architect
 F.L.A. JC. 0000701
 1801 ALTON ROAD, SUITE 100
 MIAMI BEACH, FL 33139
 P. 781.362.8888
 www.vincentfiligenzi.com

NOTE:
 These conditions of drawings are a part
 of the contract documents for this project.
 The conditions of contract shall be read
 and understood by all parties to the contract
 and shall not be subject to change or
 modification by any party to the contract.
 If a conflict arises between the conditions
 of contract and the drawings, the conditions
 of contract shall prevail.

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

SHEET NO. 10
 DATE: 03/05/2024

DRAWN BY: VP
 DATE: 03/05/2024

ROOFTOP
 PLAN

SHEET NO. 10
 LP-1.2

Community Support

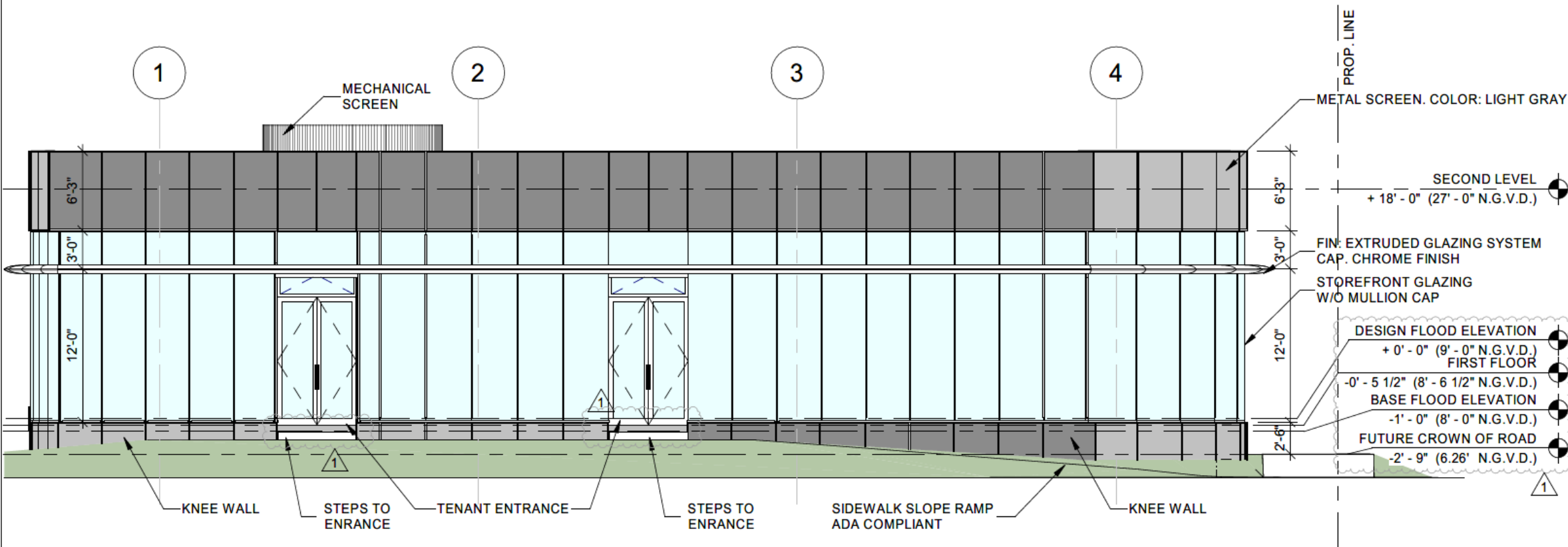
NAME	ADDRESS
Ricky Arriola	1413 Sunset Harbour Drive
Marilyn Freundlich	1415 20 Street
Christopher Fiore	1611 West 24 Street
Michael Janoura	1550 West 21 Street
Ira Lang	2054 N. Bay Road

Thank You

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



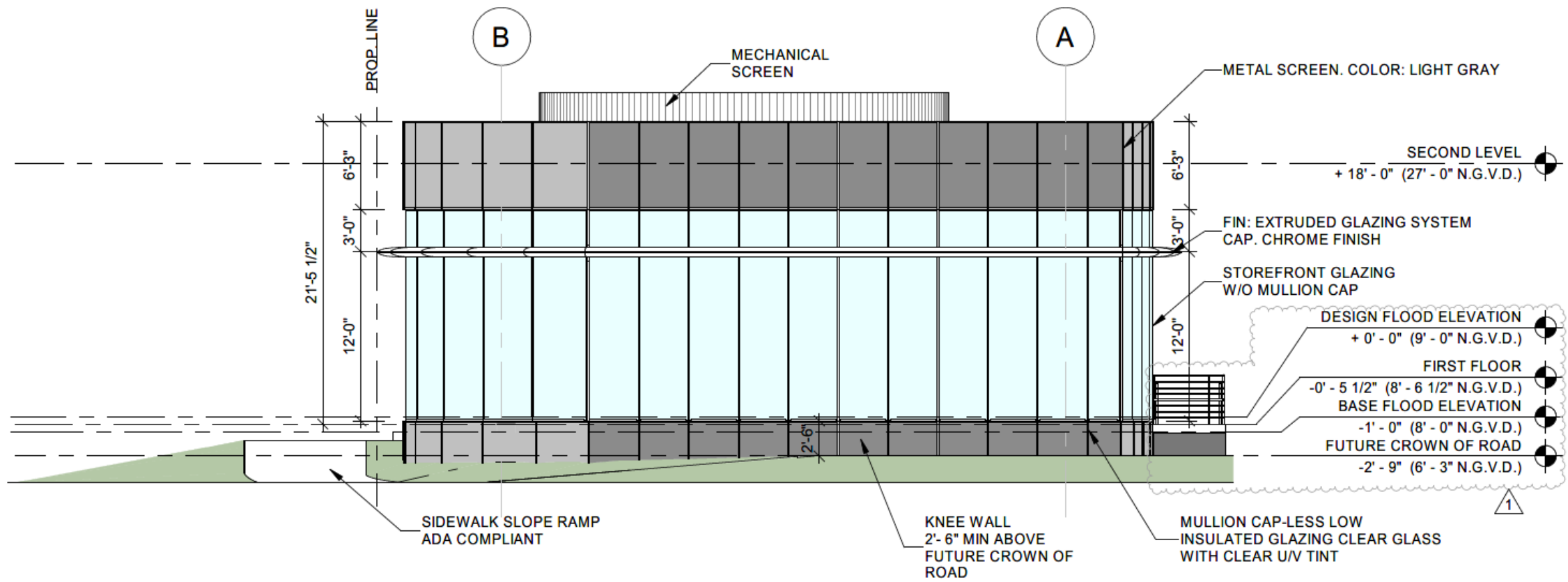
1 WEST ELEVATION
SCALE 1/8" = 1'-0"



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

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

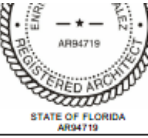
A400



1

SOUTH ELEVATION

SCALE 1/8" = 1'-0"



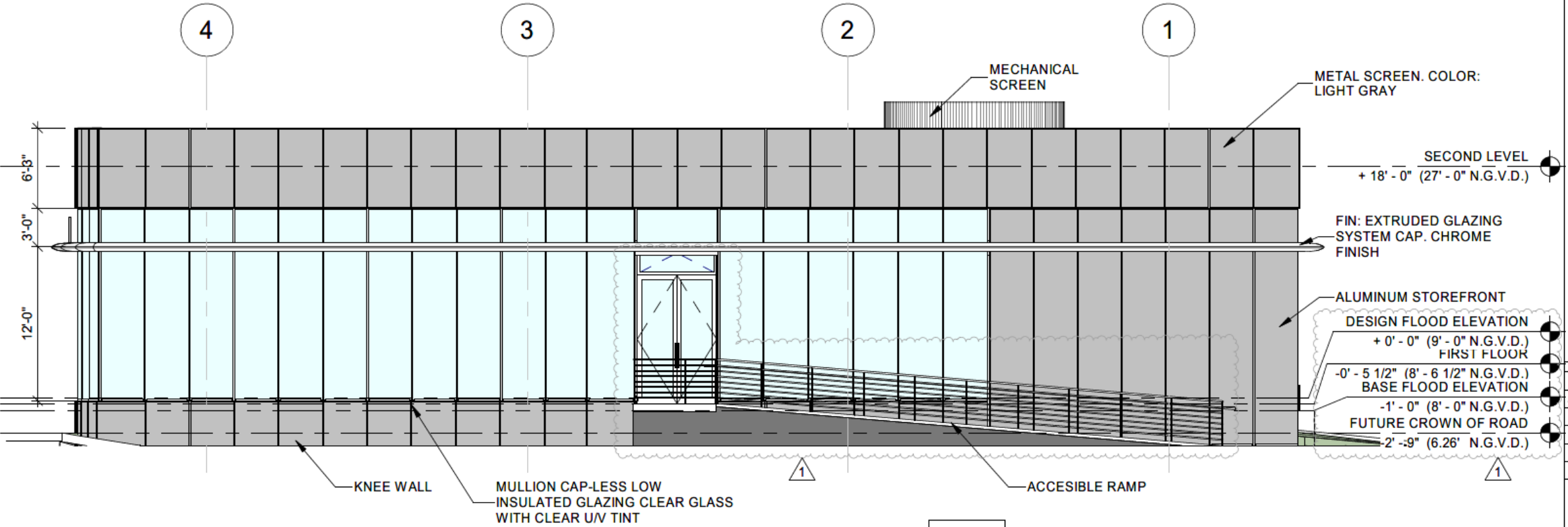
**NEW SINGLE STORY
COMMERCIAL BUILDING**
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:

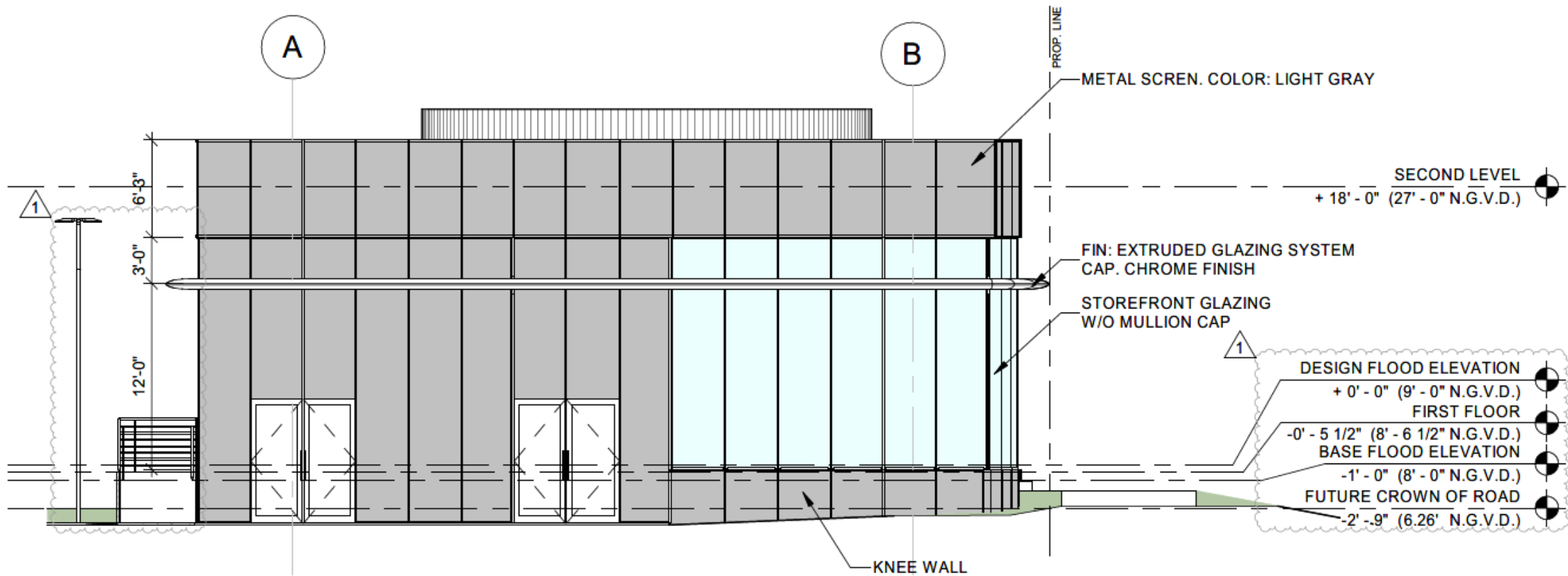
03-17-24 FIRST SUBMITTAL

04-05-24 FINAL SUBMITTAL

A401



1 EAST ELEVATION
SCALE 1/8" = 1'-0"



1

NORTH ELEVATION

SCALE 1/8" = 1'-0"

NEW SINGLE STORY
COMMERCIAL BUILDING

1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE

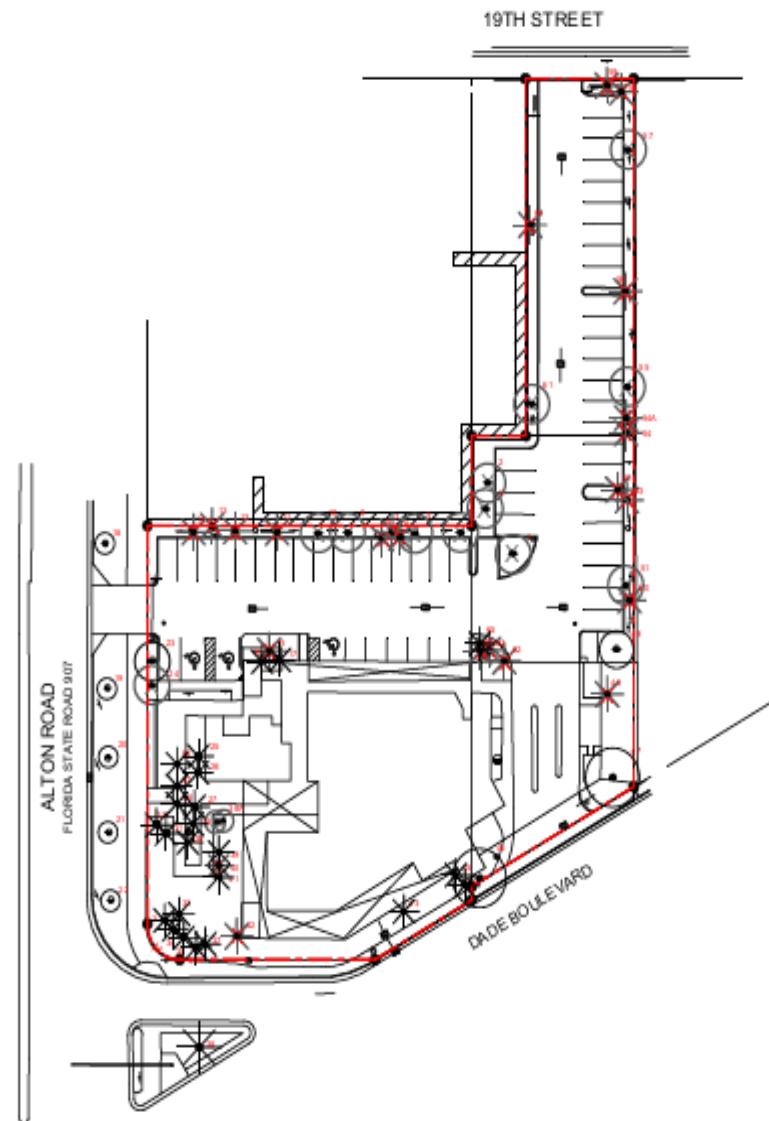
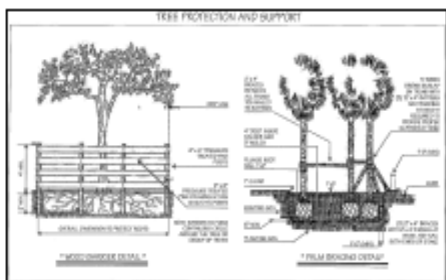
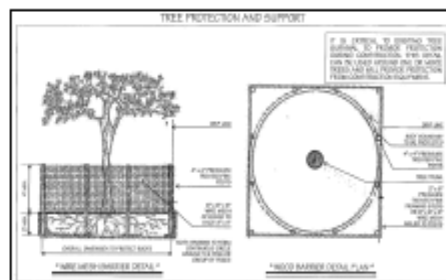
03-17-24 FIRST SUBMITTAL

04-05-24 FINAL SUBMITTAL

A403

EXISTING TREE LIST

Tree #	Botanical Name	Common Name	DBH in inches	OAH in feet	Spread in feet	Notes/Condition (All are fair to good unless otherwise noted)
1	Bursera simaruba	Gumbo Limbo	9.5	12-14	18-22	To remove
2	Quercus virginiana	Live oak	25	35-48	25-30	To remove
3	Schefflera octophylla	Umbrella tree	25	25-38	20-25	Invasive species to be removed
4	Quercus virginiana	Live oak	12	30-35	15-20	To remove
5	Quercus virginiana	Live oak	11.5	35-48	20-25	To remove
6	Washingtonia robusta	Washingtonia palm	13	50-68	12-14	Exempt from permit requirements
7	Washingtonia robusta	Washingtonia palm	13	50-68	12-14	Exempt from permit requirements
8	Washingtonia robusta	Washingtonia palm	13	35-48	12-14	Exempt from permit requirements
9	Quercus virginiana	Live oak	14	35-48	30-35	To remove
10	Quercus virginiana	Live oak	16	35-48	30-35	To remove
11	Washingtonia robusta	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
12	Corcos nucifera	Coconut palm	9	40-45	20-25	To be removed
13	Corcos nucifera	Coconut palm	9	30-35	20-25	To be removed
14	Corcos nucifera	Coconut palm	9	35-48	20-25	To be removed
15	Washingtonia robusta	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
16	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated
17	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated
18	Quercus virginiana	Live oak	3	10-11	6-8	To remove
19	Quercus virginiana	Live oak	3	10-11	6-8	To remove
20	Quercus virginiana	Live oak	3	10-11	6-8	To remove
21	Quercus virginiana	Live oak	3	10-11	6-8	To remove
22	Quercus virginiana	Live oak	3	10-11	6-8	To remove
23	Tobedra heterophylla	Pink trumpet tree	12	35-48	20-25	To be relocated onsite
24	Quercus virginiana	Live oak	16	30-35	20-25	To remove
25	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
26	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
27	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
28	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
29	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
30	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
31	Sabal palmetto	Sabal palm	8	20-25	10-12	To be relocated onsite
32	Sabal palmetto	Sabal palm	8	25-38	10-12	To be relocated onsite
33	Sabal palmetto	Sabal palm	7	30-35	10-12	To be relocated onsite
34	Sabal palmetto	Sabal palm	7	25-38	10-12	To be relocated onsite
35	Sabal palmetto	Sabal palm	10	30-35	10-12	To be relocated onsite
36	Sabal palmetto	Sabal palm	6	30-35	10-12	To be relocated onsite
37	Sabal palmetto	Sabal palm	7	30-35	10-12	To be relocated onsite
38	Phoenix roebelinii	Date palm	12	25-38	15-20	To be relocated onsite
38A	Schefflera octophylla	Umbrella tree	24	40-45	30-35	Invasive species to be removed
39	Sabal palmetto	Sabal palm	8	20-25	10-12	To be relocated onsite
40	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
41	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
42	Phoenix reclinata	Senegal Date palm	40	25-38	30-35	To be removed. Category 1, no mitigation required
43	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
44	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated onsite
45	Sabal palmetto	Sabal palm	8	40-45	10-12	To be relocated onsite
46	Azadirachta indica	Black Olive	28	40-45	30-35	To remove. Recommended pruning off roadway
47	Azadirachta indica	Black Olive	24	40-45	60-65	To remove
48	Ravenea madagascariensis	Travelers Palm	16	15-28	15-20	To be removed
49	Bursera simaruba	Gumbo Limbo	7	12-14	15-20	To remove
50	Washingtonia robusta	Washingtonia palm	13.5	50-68	12-14	Exempt from permit requirements
51	Quercus virginiana	Live oak	21	30-35	45-50	To remove
52	Washingtonia robusta	Washingtonia palm	13	50-68	12-14	Exempt from permit requirements
53	Washingtonia robusta	Washingtonia palm	N/A	8-10	6-7	Exempt from permit requirements
54	Washingtonia robusta	Washingtonia palm	12	40-45	12-14	Exempt from permit requirements
54A	Washingtonia robusta	Washingtonia palm	N/A	6-7	5-6	Exempt from permit requirements
55	Quercus virginiana	Live oak	20	30-35	40-45	To remove
56	Washingtonia robusta	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
57	Quercus virginiana	Live oak	20	30-35	40-45	To remove
58	Washingtonia robusta	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
59	Washingtonia robusta	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
60	Washingtonia robusta	Washingtonia palm	13	20-25	12-14	Exempt from permit requirements
61	Quercus virginiana	Live oak	12.5	20-25	20-25	Poor condition-remove
62	Washingtonia robusta	Washingtonia palm	13	35-48	12-14	Exempt from permit requirements
63	Psychotria elaeagnifolia	Alexander palm	4	30-35	8-10	Poor condition-remove
64	Sabal palmetto	Sabal palm	8	30-35	10-12	Relocate
65	Sabal palmetto	Sabal palm	8	20-25	10-12	Relocate
66	Thrinax sp.	Thatch palm	4	15-28	6-8	Relocate
67	Thrinax sp.	Thatch palm	4	15-28	6-8	Relocate
68	Thrinax sp.	Thatch palm	4	15-28	6-8	Relocate



TREE DISPOSITION PLAN
Scale: 1/32" = 1'-0"



LIN DESIGN INC. CERTIFIED
FL. BUS. LIC. #0007101
NICHOLAS J. FILIGENZI, P.E.
NICHOLAS J. FILIGENZI, P.E.
P. FILIGENZI
www.vfdesign.com

PROFESSIONAL SEAL



NOTES:
1. Trees are to be protected and supported in accordance with the Florida Tree Protection Act (Chapter 262, F.S.) and the Florida Department of Transportation (FDOT) Standard Specifications for Roadway Construction and Maintenance (2004 Edition).
2. Trees are to be protected and supported in accordance with the Florida Tree Protection Act (Chapter 262, F.S.) and the Florida Department of Transportation (FDOT) Standard Specifications for Roadway Construction and Maintenance (2004 Edition).
3. Trees are to be protected and supported in accordance with the Florida Tree Protection Act (Chapter 262, F.S.) and the Florida Department of Transportation (FDOT) Standard Specifications for Roadway Construction and Maintenance (2004 Edition).

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