

# DRB24-1015 1801 Alton Road

June 4, 2024



# Property Location



19<sup>TH</sup> ST

PUBLIX

Walgreens

SITE

ALTON ROAD

DADE BOULEVARD

# 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**



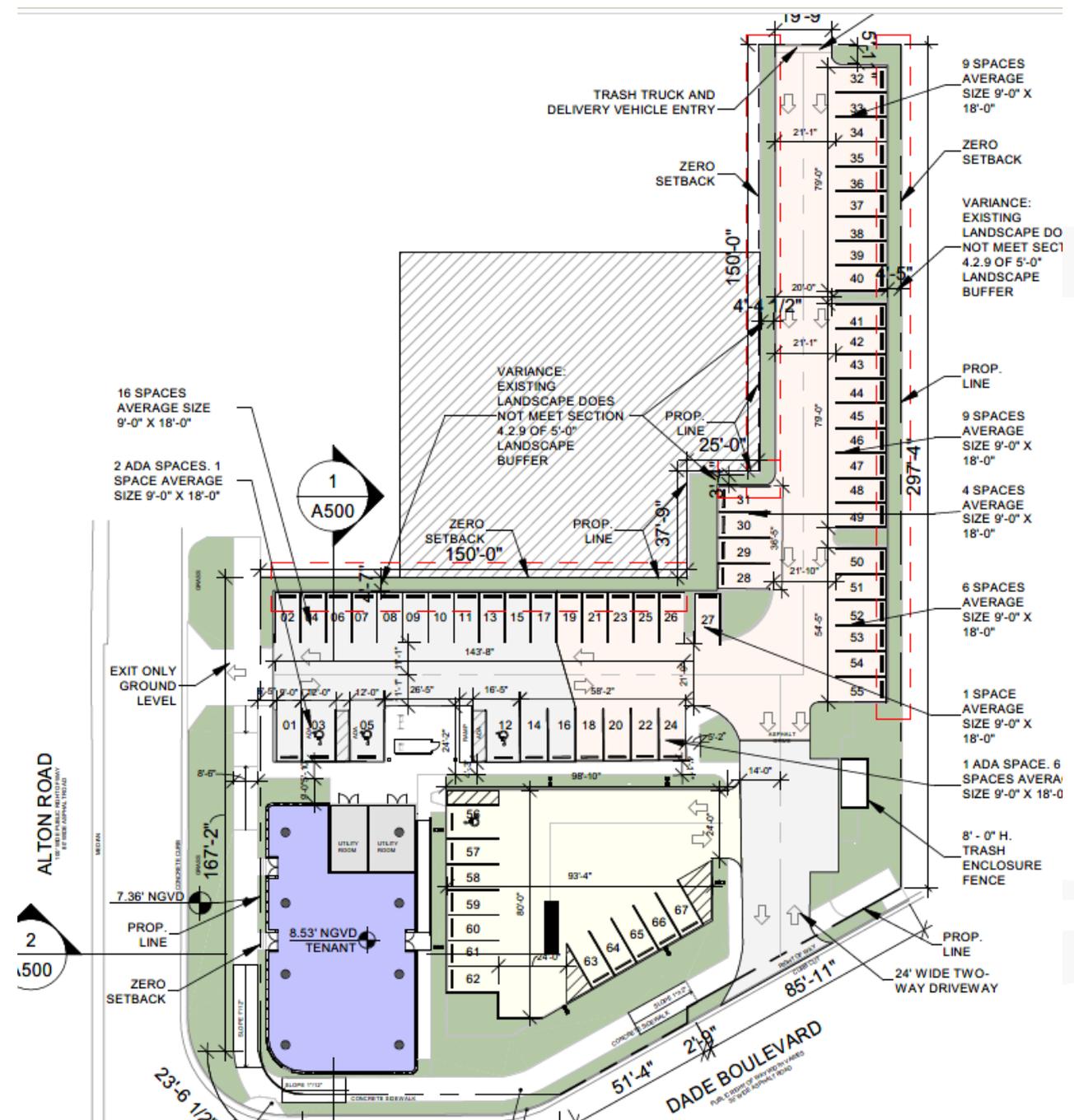
# Proposed Development

- 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



# Variations

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







1351N MIAMI AVENUE  
SUITE 406  
MIAMI, FLORIDA 33136  
TEL: 305.440.4314  
GONZALEZARCHITECTURE.COM  
gonzalez@gonzalezarchitecture.com



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

DRAWING ISSUE  
03-17-24 FIRST SUBMITTAL  
05-09-24 FINAL SUBMITTAL

**1**

**RENDER 5**

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

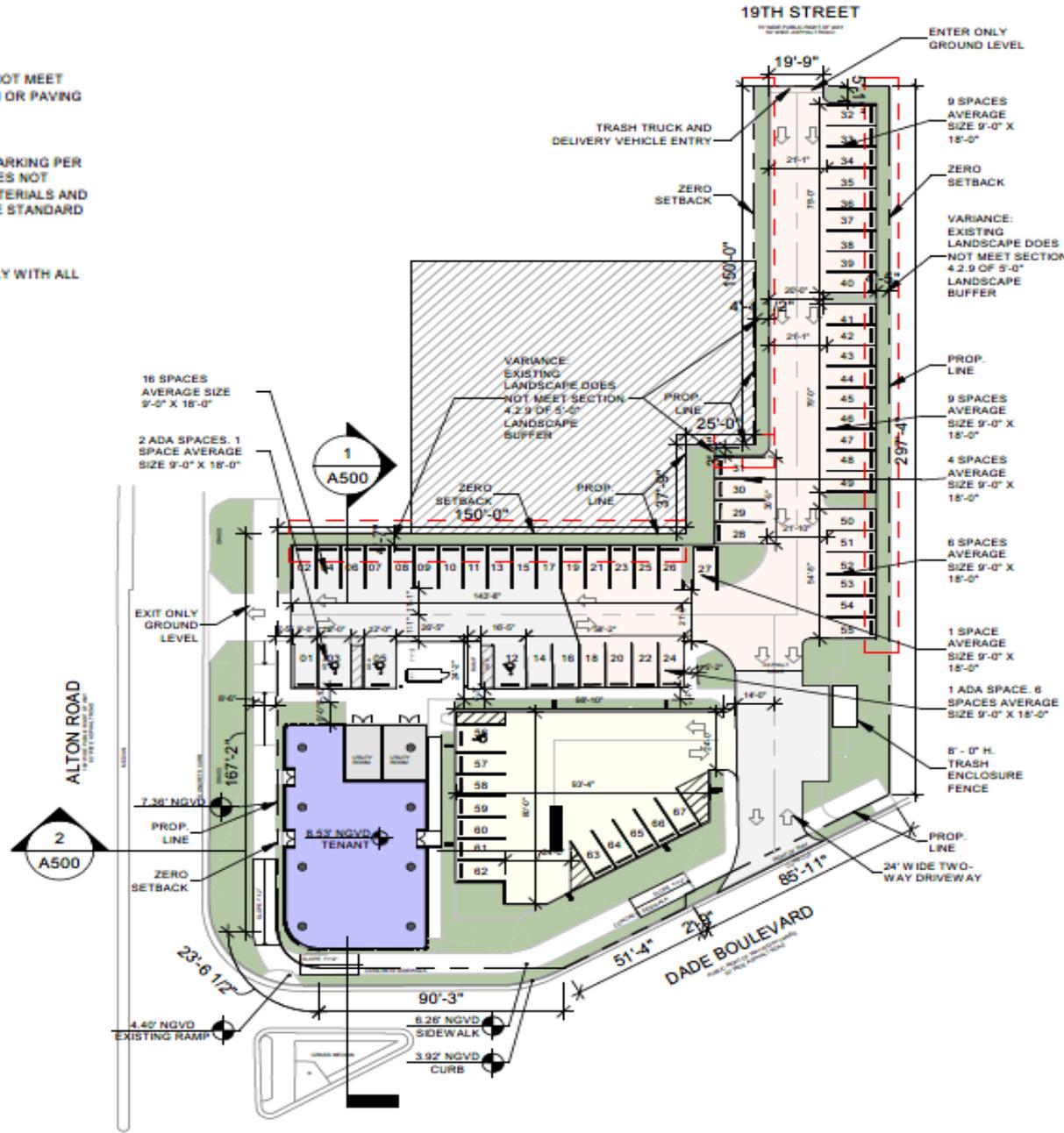


# Architectural Plans





- REQUIRED PARKING: VARIANCE AS IT DOES NOT MEET 5.3.2 FOR OUTDOOR PARKING SPACE DESIGN OR PAVING MATERIALS
- EXISTING PARKING BECOMES TEMPORARY PARKING PER SEC. 5.2.10; VARIANCE FOR PARKING LOT DOES NOT COMPLY WITH PARKING STANDARD 5.3.2, MATERIALS AND OUTDOOR PARKING DESIGN AND LANDSCAPE STANDARD 4.2.9
- NEW TEMPORARY PARKING LOT WILL COMPLY WITH ALL CODES 4.2.9, 5.2.10, AND 5.3.2
- DRIVEWAYS AND UTILITY



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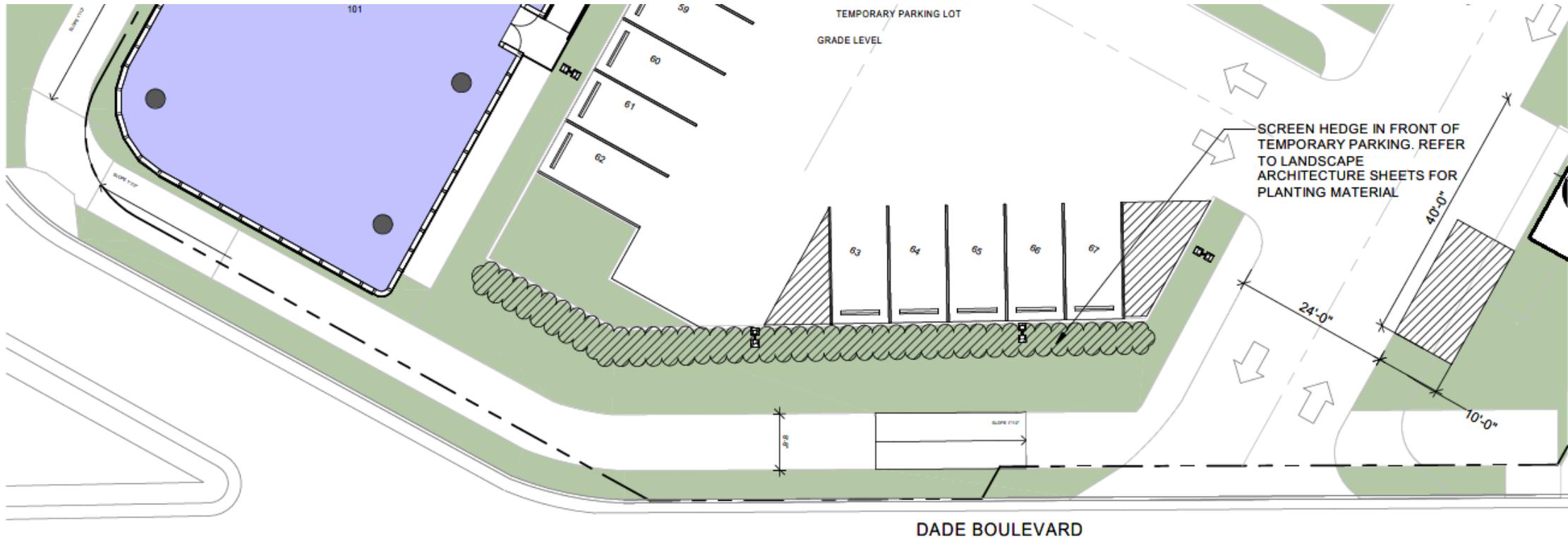
**GONZALEZ ARCHITECTURE**

ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT  
ARCHITECT  
STATE OF FLORIDA  
68679

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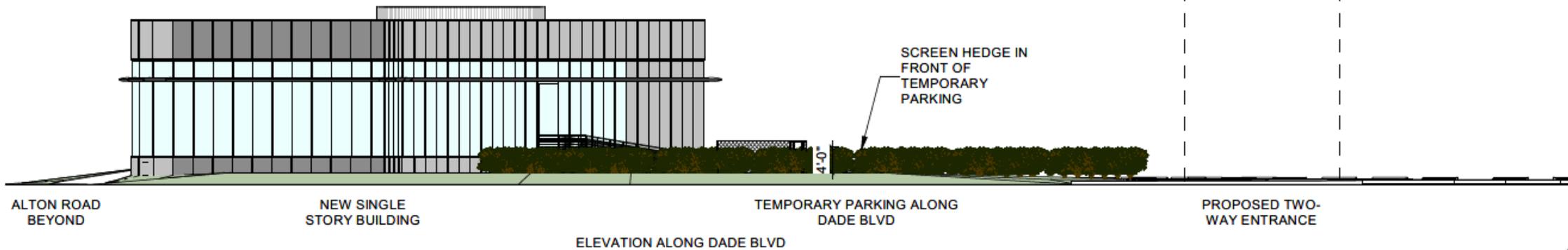




2

PROPOSED GROUND LEVEL DADE BLVD

SCALE 1/16" = 1'-0"



1

PARKING SCREEN HEDGE ELEVATION

SCALE 1/16" = 1'-0"

135 N MIAMI AV  
SUITE 406  
MIAMI, FLORIDA  
TEL: 305.440.43  
GONZALEZARC  
GONZALEZARC  
crea@gonzarc.com



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**A406**  
NEW SHEET

# Landscape Plans



arectus var. sericeus

PROPOSED F.A.R. CALCULATIONS		
LOCATION	USE	AREA
LEVEL 1:	OFFICE/RETAIL	4,938.69 SF
4,938.69 SF / 300 SF / SPACE=		16.46 SP
TOTAL PARKING REQ'D:		16.46 SP
LEVEL 1 PARKING PROV'D		67 SP
TOTAL PARKING PROV'D:		67 SP

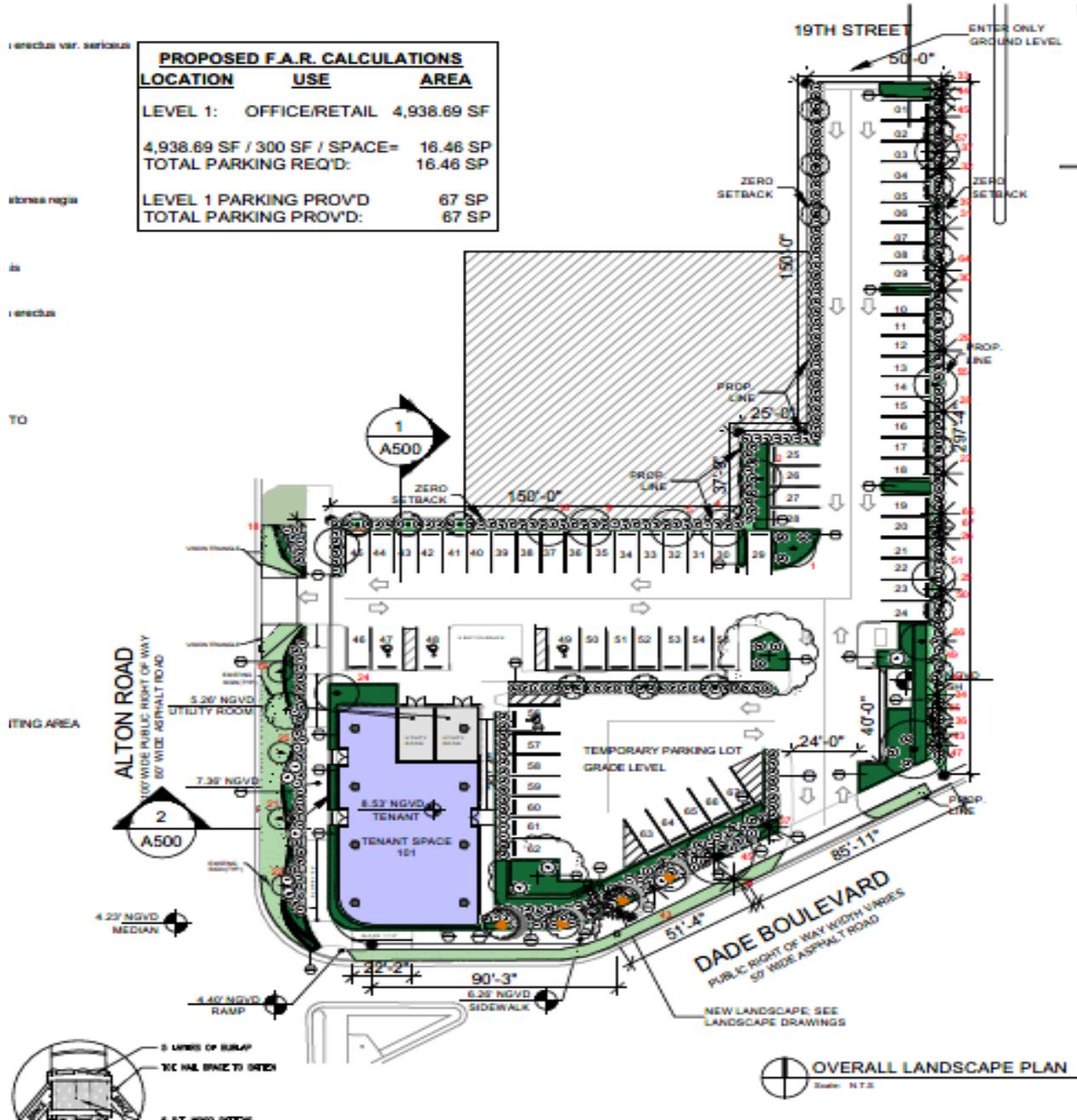
stones regia

is

arectus

TO

TING AREA





# 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

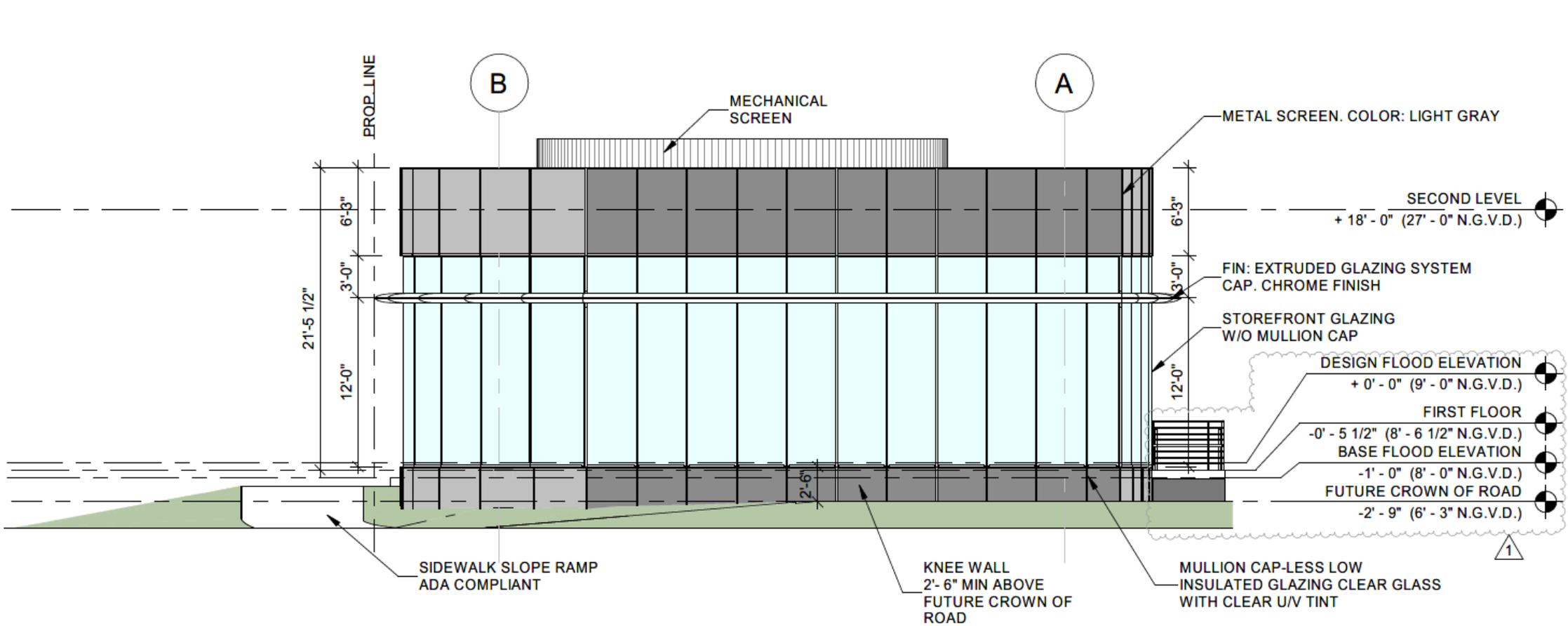
[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)





**1** SOUTH ELEVATION

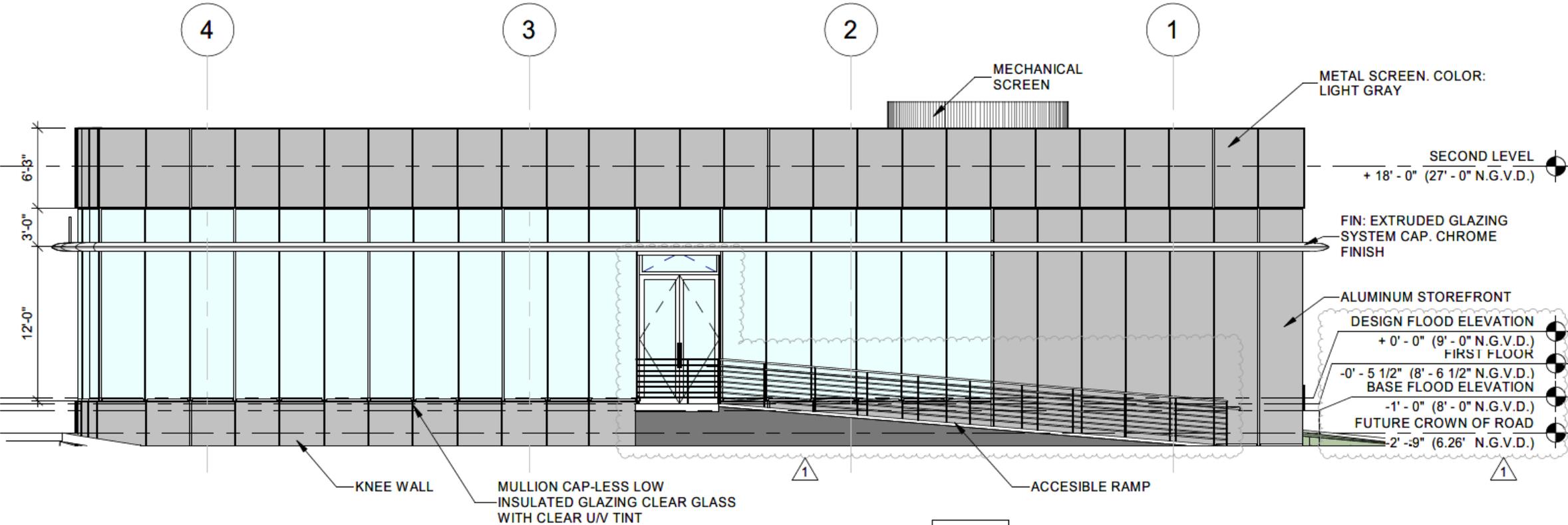
SCALE 1/8" = 1'-0"



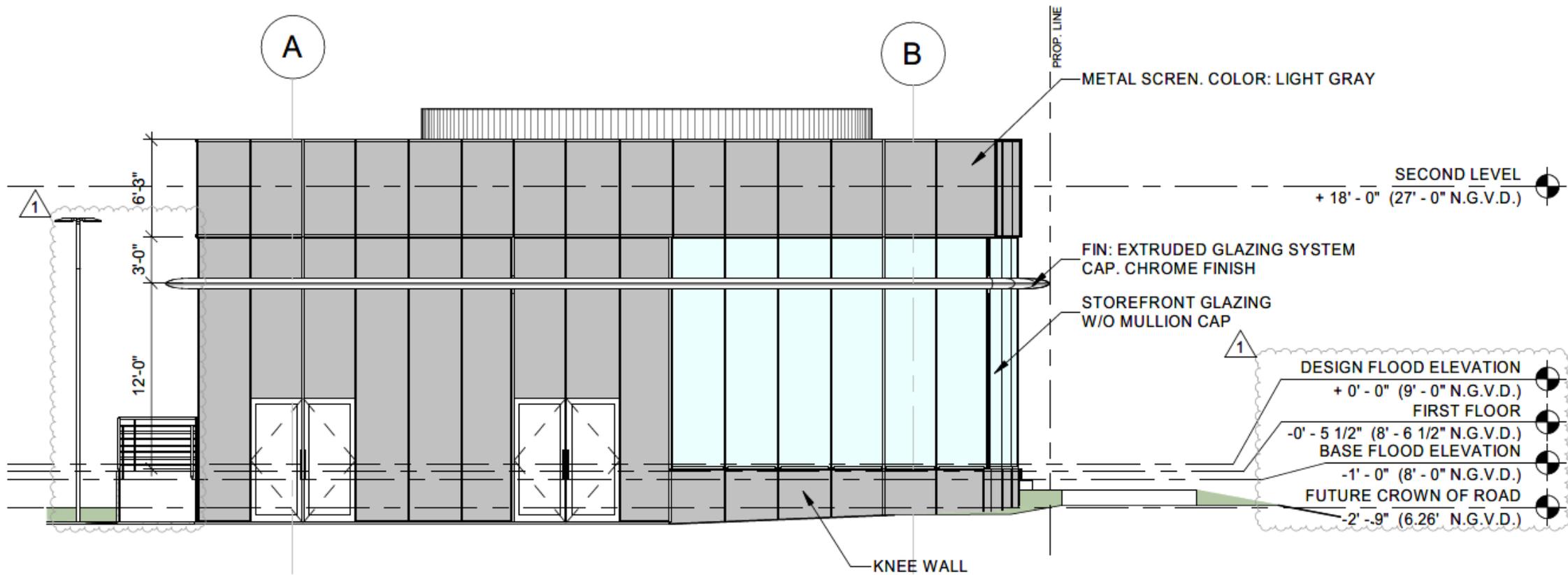
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**A401**



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



METAL SCREEN. COLOR: LIGHT GRAY

SECOND LEVEL  
+ 18' - 0" (27' - 0" N.G.V.D.)

FIN: EXTRUDED GLAZING SYSTEM  
CAP. CHROME FINISH

STOREFRONT GLAZING  
W/O MULLION CAP

DESIGN FLOOD ELEVATION  
+ 0' - 0" (9' - 0" N.G.V.D.)  
FIRST FLOOR  
- 0' - 5 1/2" (8' - 6 1/2" N.G.V.D.)  
BASE FLOOD ELEVATION  
- 1' - 0" (8' - 0" N.G.V.D.)  
FUTURE CROWN OF ROAD  
- 2' - 9" (6.26' N.G.V.D.)

KNEE WALL

**1**

**NORTH ELEVATION**

SCALE 1/8" = 1'-0"

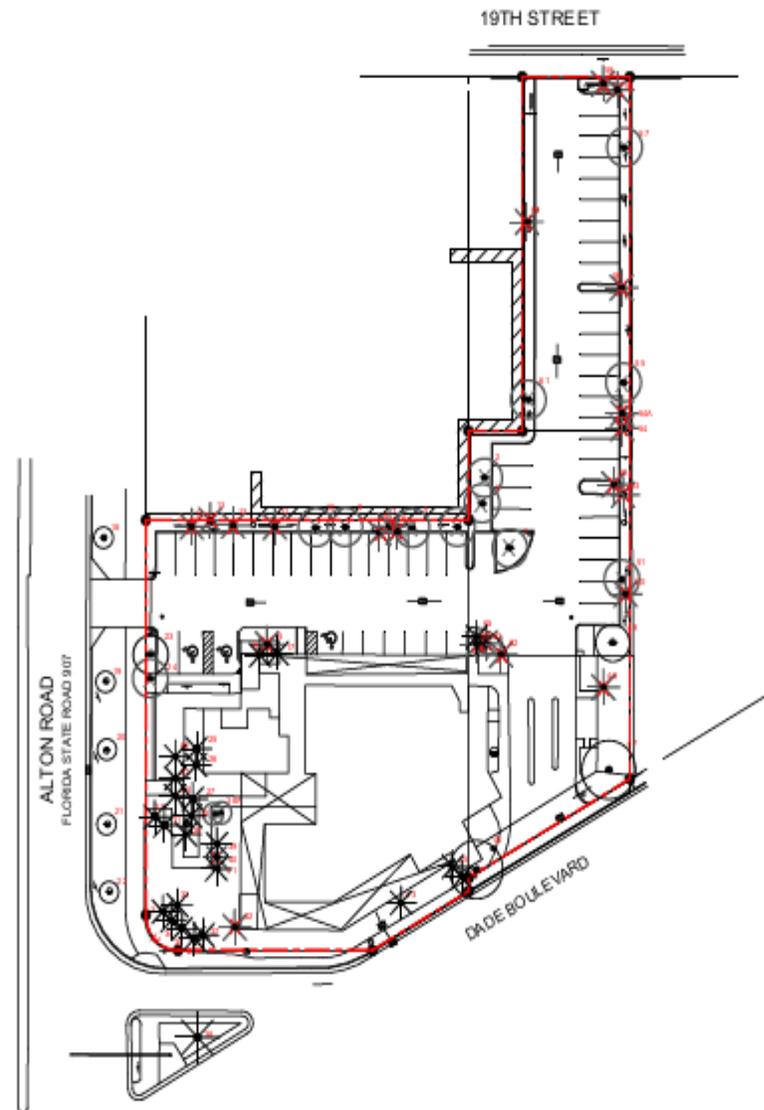
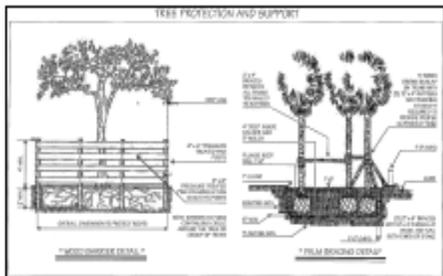
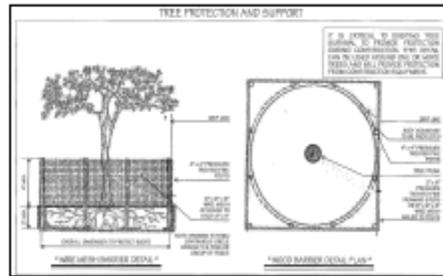
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**A403**

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 remain
2	Quercus virginiana	Live oak	25	35-48	25-30	To remain
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 remain
5	Quercus virginiana	Live oak	11.5	35-48	20-25	To remain
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 remain
10	Quercus virginiana	Live oak	16	35-48	30-35	To remain
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 remain
19	Quercus virginiana	Live oak	3	10-11	6-8	To remain
20	Quercus virginiana	Live oak	3	10-11	6-8	To remain
21	Quercus virginiana	Live oak	3	10-11	6-8	To remain
22	Quercus virginiana	Live oak	3	10-11	6-8	To remain
23	Tobedvia heterophylla	Pink trumpet tree	12	35-48	20-25	To be relocated onsite
24	Quercus virginiana	Live oak	16	30-35	20-25	To remain
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 yzhevtrix	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 redifera	Senegal Date palm	40	25-38	30-35	To be removed. Category 1, no mitigation req'd
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 remain. Recommended pruning off roadway
47	Azadirachta indica	Black Olive	24	40-45	60-65	To remain
48	Ravenea madagascariensis	Travelers Palm	16	15-28	15-20	To be removed
49	Bursera simaruba	Gumbo Limbo	7	12-14	15-20	To remain
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 remain
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 remain
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 remain
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 edulis	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: 1/2" = 1'

**VFD**  
VINCENT FILIGENZI DESIGN  
ARCHITECTURAL & ENGINEERING

LIB. SCOPPE 08 DISTRICT  
FL. B.L.U.C. 0000701

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PROFESSIONAL SEAL

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