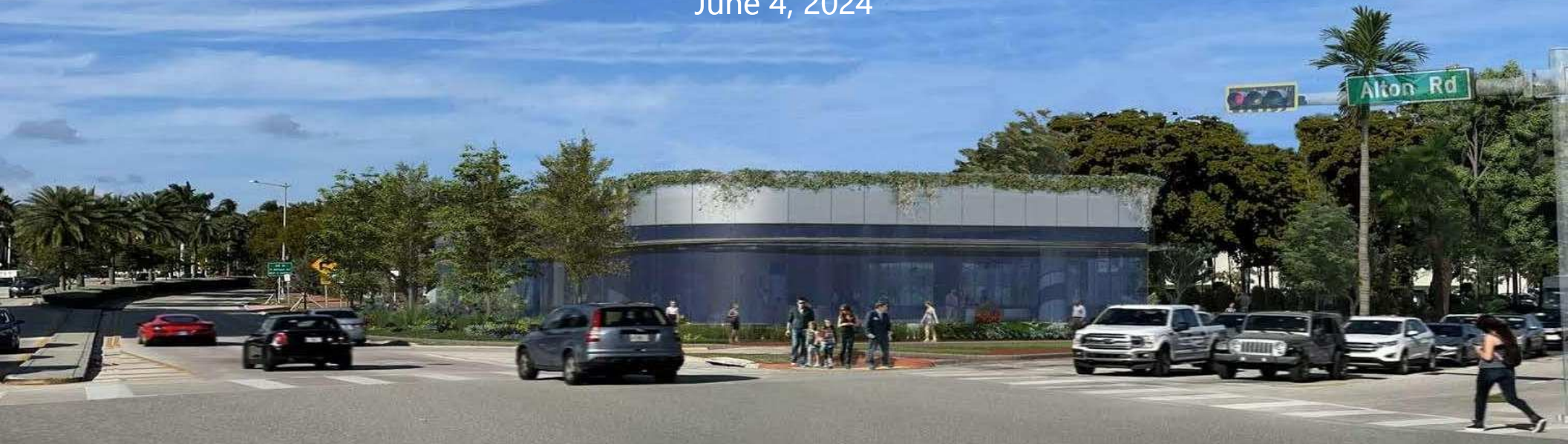


# DRB24-1015 1801 Alton Road

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







**1**

**RENDER 1**

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

135 N MIAMI AVENUE  
SUITE 426  
MIAMI, FLORIDA 33136  
TEL: 305.440.4314  
GONZALEZARCHITECTURE.COM  
GONZALEZARCHITECTURE  
one@gonzalezarchitect.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

**A18**  
NEW SHEET



**1**

**RENDER 5**

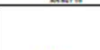
SCALE 1 1/2" = 1'-0"

1515 N MIAMI AVENUE  
SUITE 405  
MIAMI, FLORIDA 33136



TEL: 305.465.4714  
GONZALEZARCHITECTURE.COM  
info@gonzalezarchitecture.com

PROFESIONAL ENGINEER  
REGISTERED ARCHITECT



STATE OF FLORIDA  
BOARD OF ARCHITECTURE

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

ISSUANCE SHEET

NO. 17-02 FIRST SUBMITTAL

NO. 02-01 FINAL SUBMITTAL

NO. 01-01 PRELIMINARY

NO. 00-01 CONCEPT

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

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NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

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NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

NO. 00-00 UNDEFINED

**A22**  
NEW SHEET

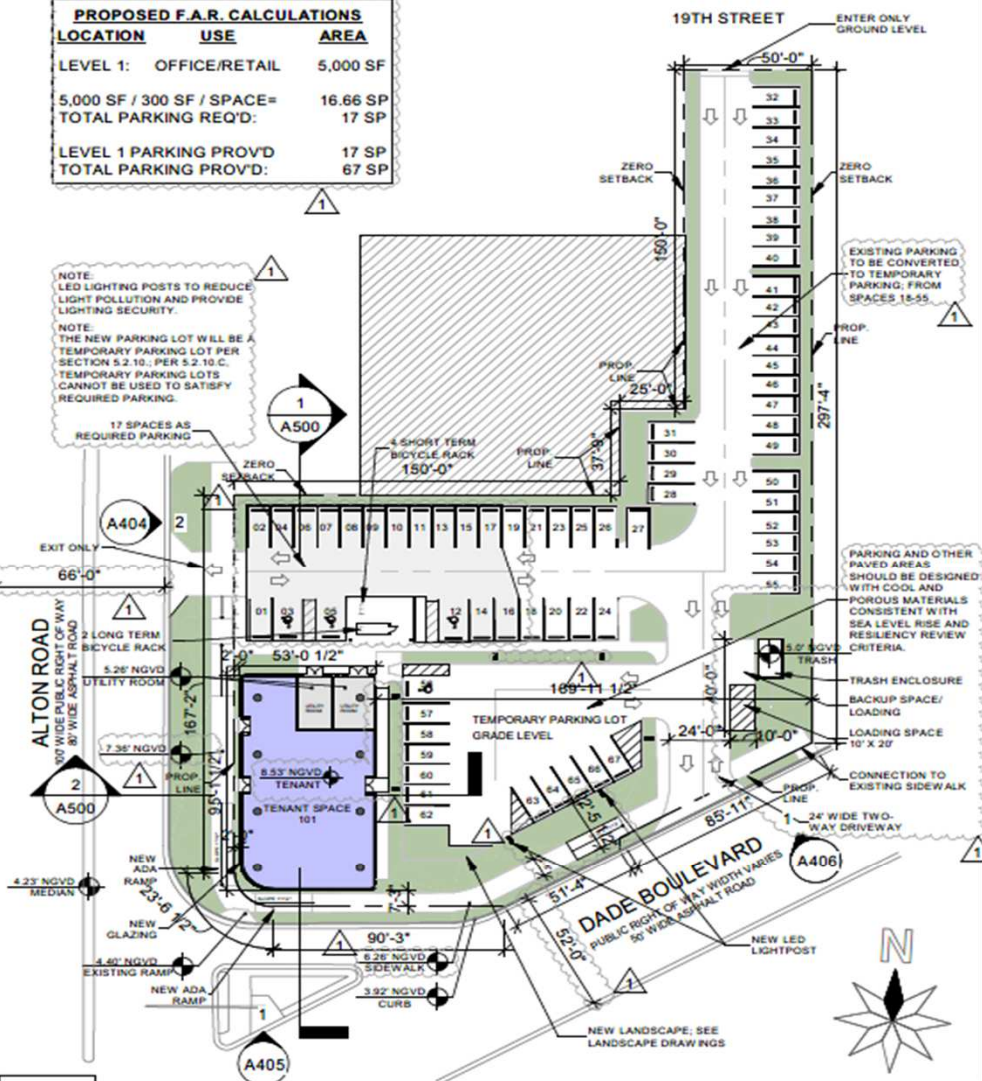
# Architectural Plans



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.

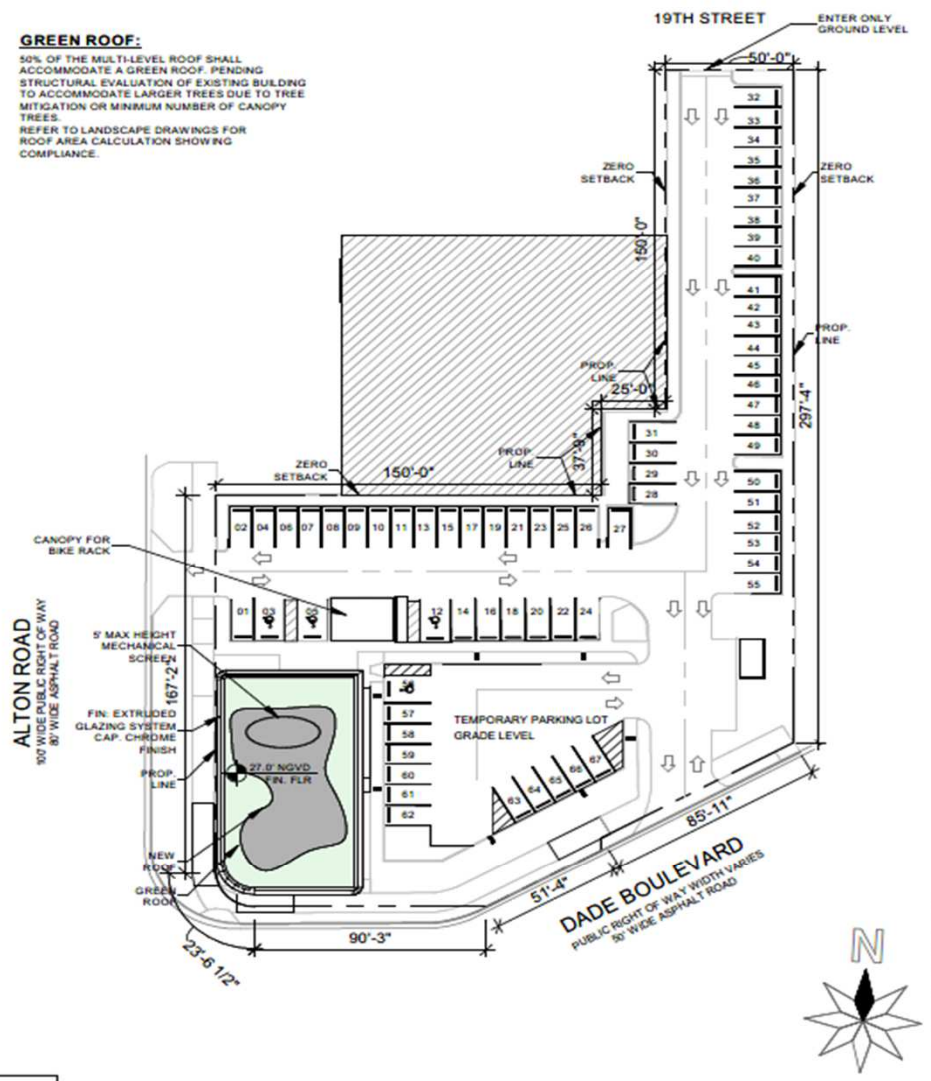
NOTE:  
THE NEW PARKING LOT WILL BE A TEMPORARY PARKING LOT PER SECTION 5.2.10, PER 5.2.10.C. TEMPORARY PARKING LOTS CANNOT BE USED TO SATISFY REQUIRED PARKING.



**1** PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

**GREEN ROOF:**  
50% OF THE MULTI-LEVEL ROOF SHALL ACCOMMODATE A GREEN ROOF. PENDING STRUCTURAL EVALUATION OF EXISTING BUILDING TO ACCOMMODATE LARGER TREES DUE TO TREE MITIGATION OR MINIMUM NUMBER OF CANOPY TREES.  
REFER TO LANDSCAPE DRAWINGS FOR ROOF AREA CALCULATION SHOWING COMPLIANCE.

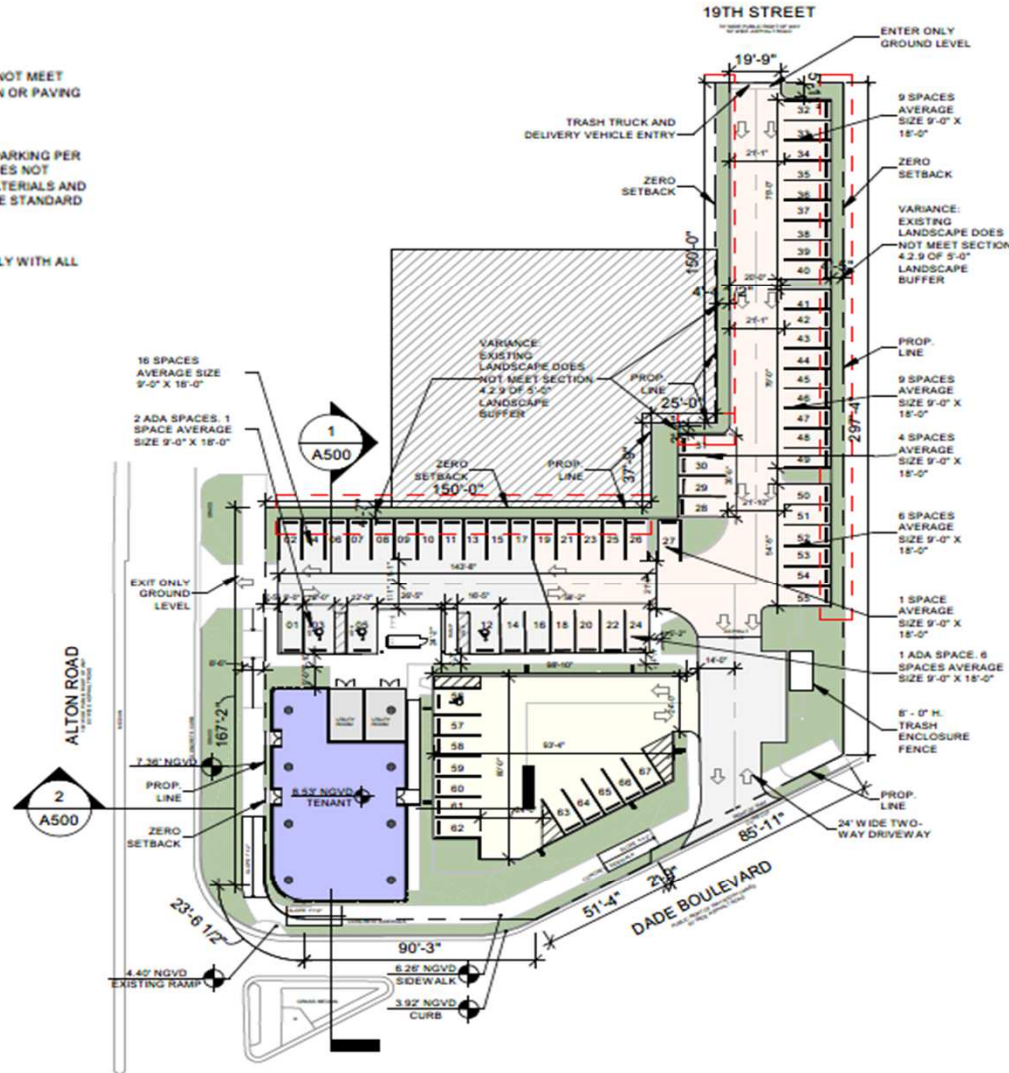


REQUIRED PARKING: VARIANCE AS IT DOES NOT MEET 5.3.2 FOR OUTDOOR PARKING SPACE DESIGN OR PAVING MATERIALS

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



101 N MIAMI AVENUE  
SUITE 400  
MIAMI, FLORIDA 33136  
TEL: 305-440-4314  
GONZALEZARCHITECTURE.COM  
info@gonzalezarchitecture.com

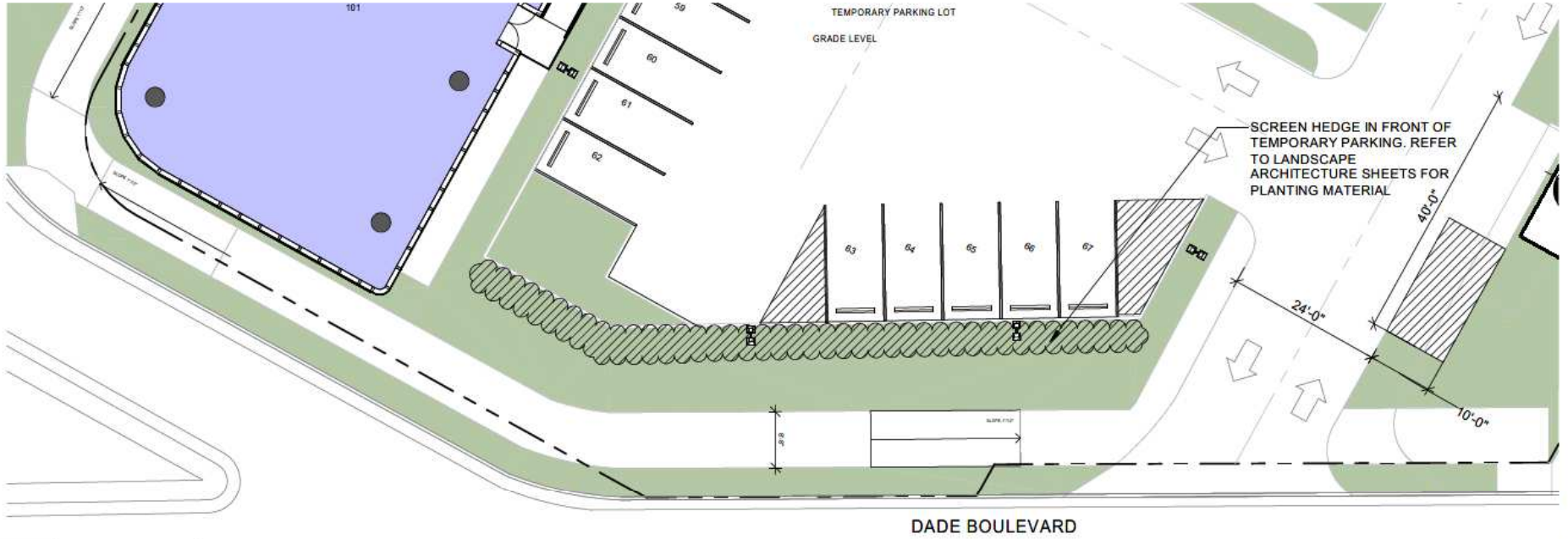


**NEW SINGLE STORY  
COMMERCIAL BUILDING**  
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MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE  
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**A24**

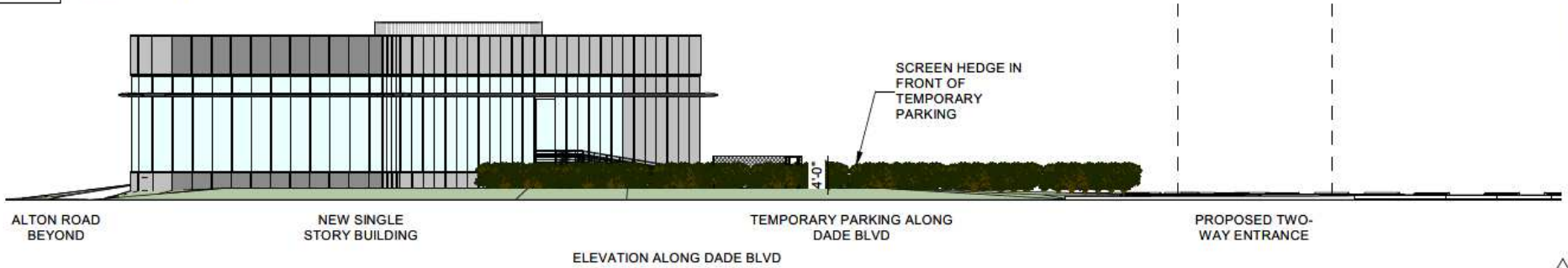
**1** VARIANCE DIAGRAM  
SCALE 1" = 50'-0"



**2**

**PROPOSED GROUND LEVEL DADE BLVD**

SCALE 1/16" = 1'-0"



**1**

**PARKING SCREEN HEDGE ELEVATION**

SCALE 1/16" = 1'-0"

1321 N MIAMI AV  
SUITE 400  
MIAMI, FLORIDA 33136  
TEL. 305 441 4143  
GONZALEZ/ARC  
GONZALEZ/ARCHITECTURE

**G/A**

ENRIQUE JENE GONZALEZ  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
A194718

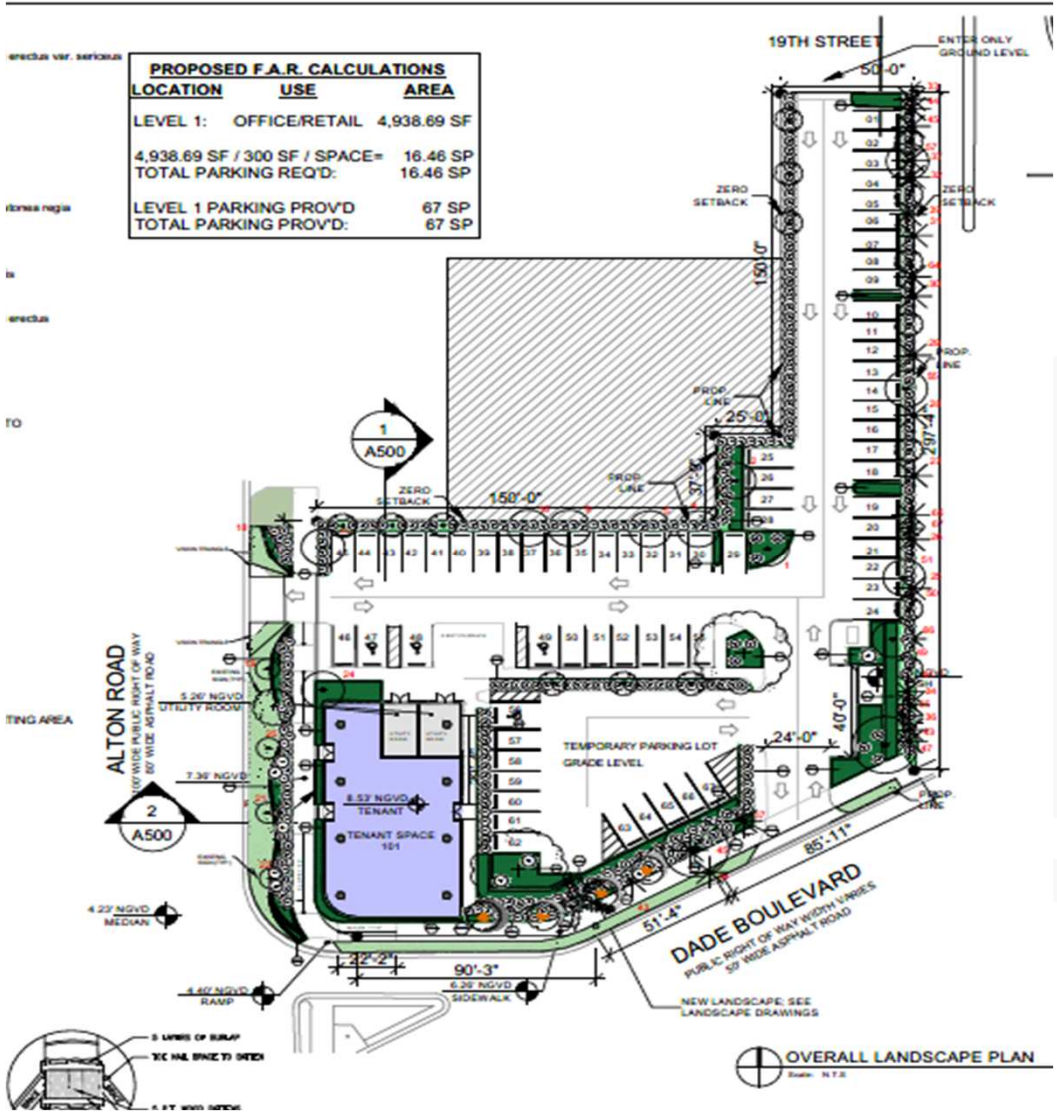
**NEW SINGLE STORY  
COMMERCIAL BUILDING**  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

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

**A406**  
NEW SHEET

# Landscape Plans





PLANT LIST

		PROPOSED PLANT LIST					
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	
<b>GROUNDCOVERS</b>							
EL	<i>Erodia Atrorhiza</i>	Golden Creeper	1 GAL @ 18" OC	*	*	1310	
<b>MULCH</b>							
	Mulch	Pine Straw	2095 SQ FEET				

PLANT SYMBOL

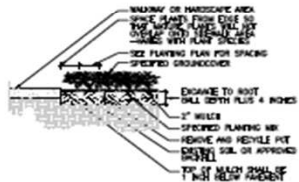
GOLDEN CREEPER

GENERAL PLANTING AREA

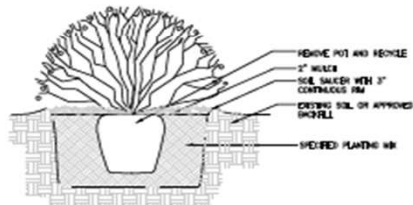
PLANTING BED

GREEN ROOF COVERAGE

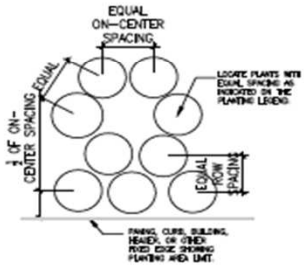
ROOF AREA	SQ. FEET
GREEN AREA	2339.5
ROOF	2339.5
TOTAL ROOF AREA	4679.46



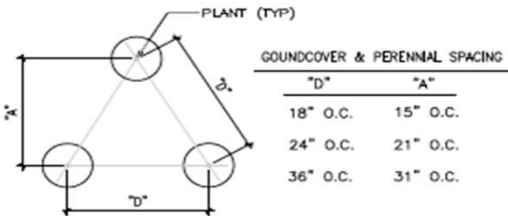
GROUNDCOVER EDGE PLANTING CONDITION



TYP SHRUB PLANTING DETAIL

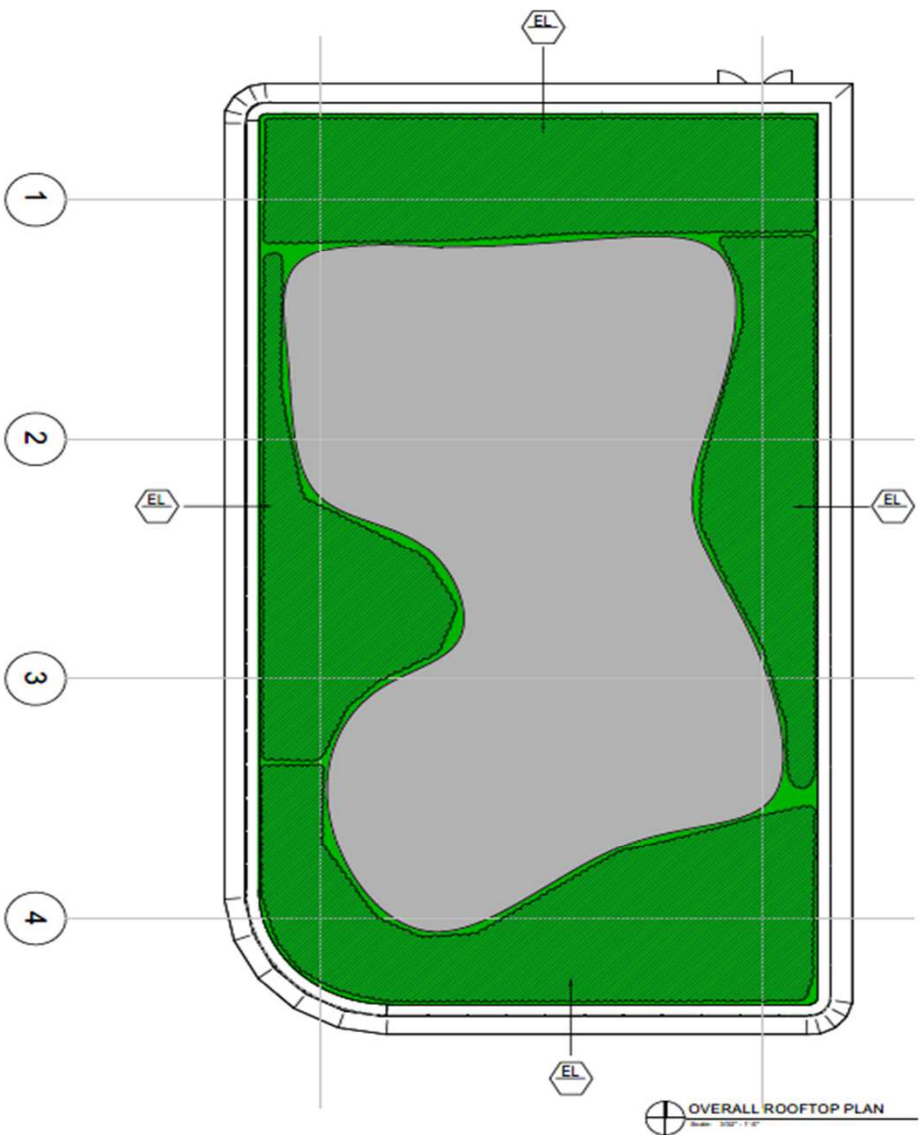


TYP SHRUB SPACING DETAIL



TYP TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS

ALTON ROAD  
FLORIDA STATE ROAD 907



OVERALL ROOFTOP PLAN

**VFD**  
LANDSCAPE ARCHITECTS

LANDSCAPE PROJECT  
K.A.A.C. 886707  
1801 ALTON ROAD  
MIAMI BEACH, FL 33139  
www.vfdpa.com

PROFESSIONAL SEAL

**Vincent Filigenzi**  
Landscape Architect  
No. 12000  
VINCENT A. FILIGENZI  
L.A. 12000-01

NOTE:  
This drawing is a portion of a larger drawing. The entire drawing is available upon request. The drawing is not to be used for any other project without the written consent of the architect.

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

DATE: 02/28/2024  
DRAWN BY: LP  
CHECKED BY: LP  
DATE: 02/28/2024  
DATE PLOTTED: 02/28/2024

ROOFTOP PLAN

Sheet: 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)

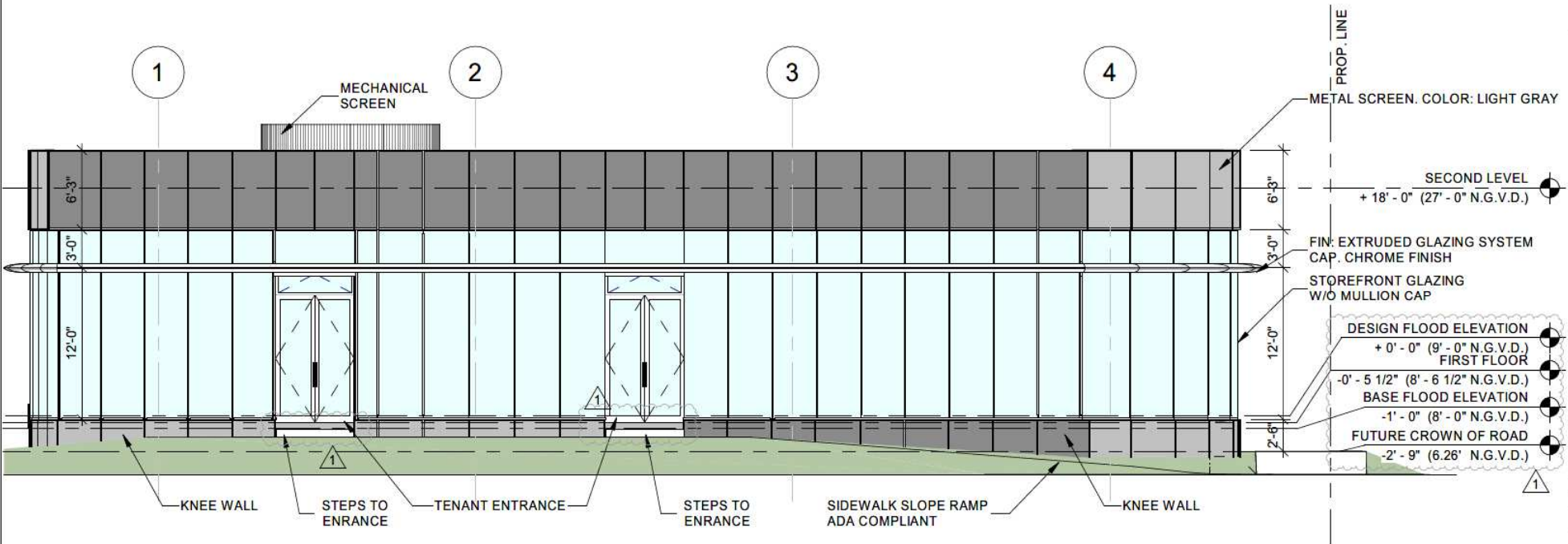
305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



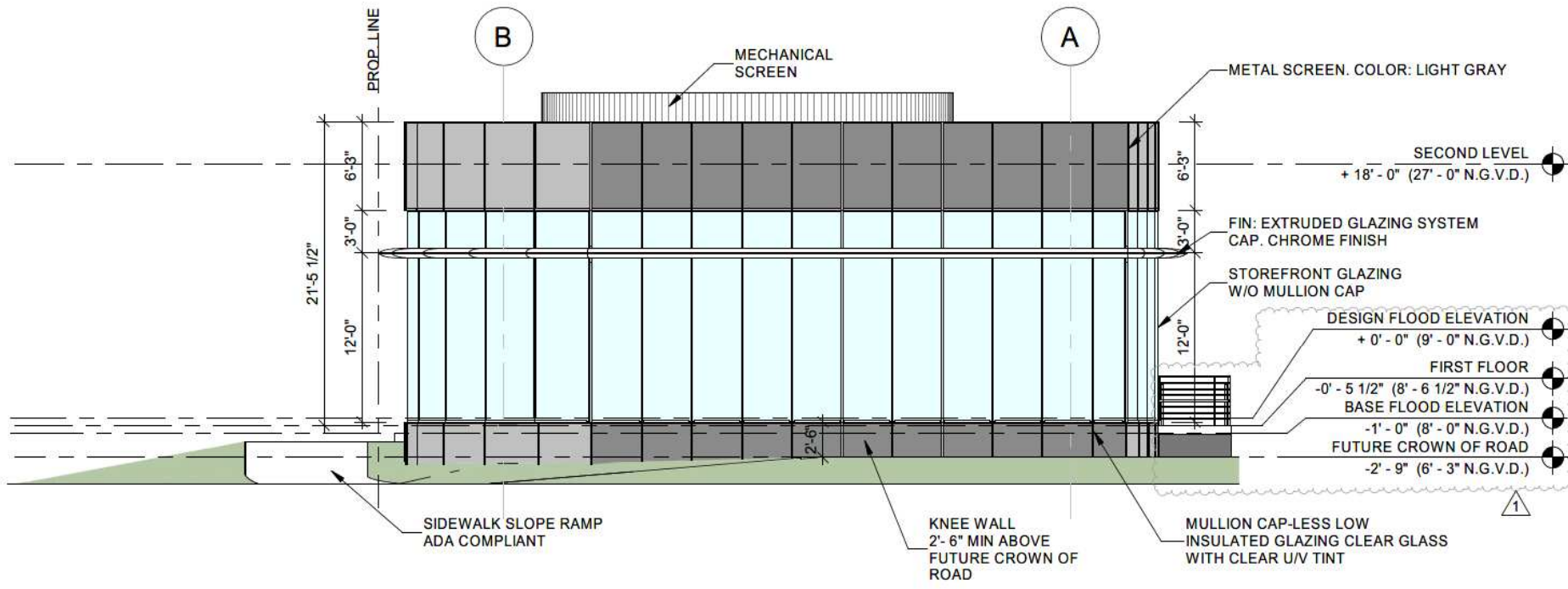
**NEW SINGLE STORY  
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MIAMI BEACH, FLORIDA 33139

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

**A400**



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



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



**NEW SINGLE STORY  
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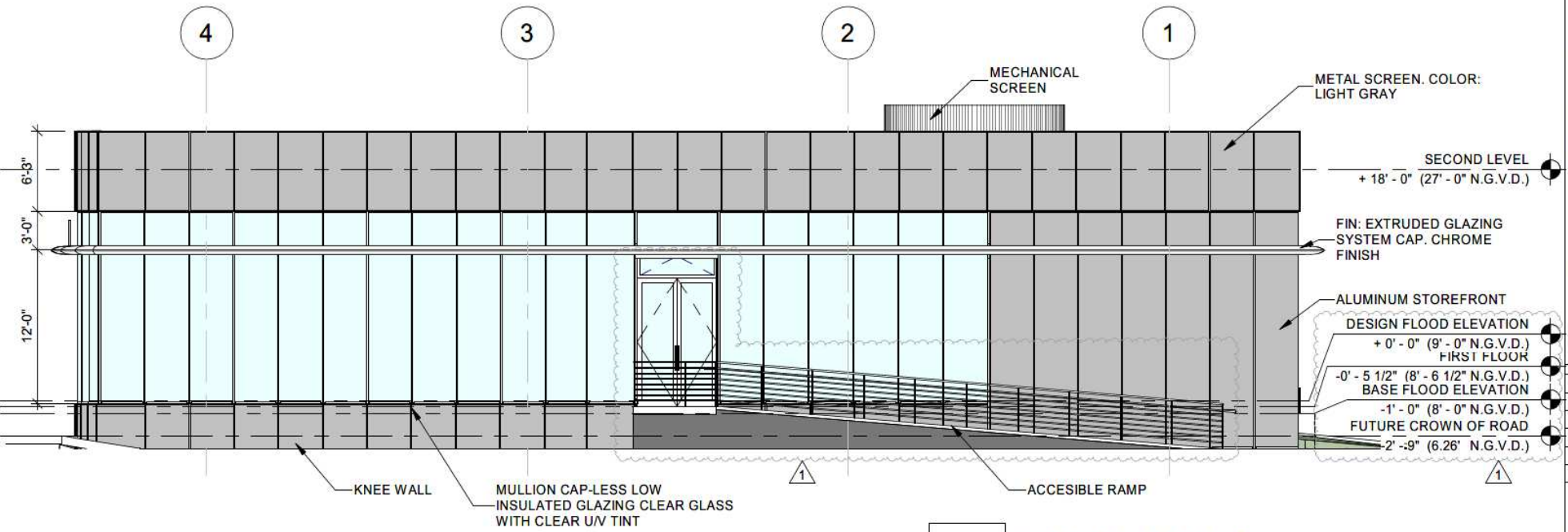
DRAWING ISSUE  
03-17-24 FIRST SUBMITTAL  
04-05-24 FINAL SUBMITTAL

**A401**

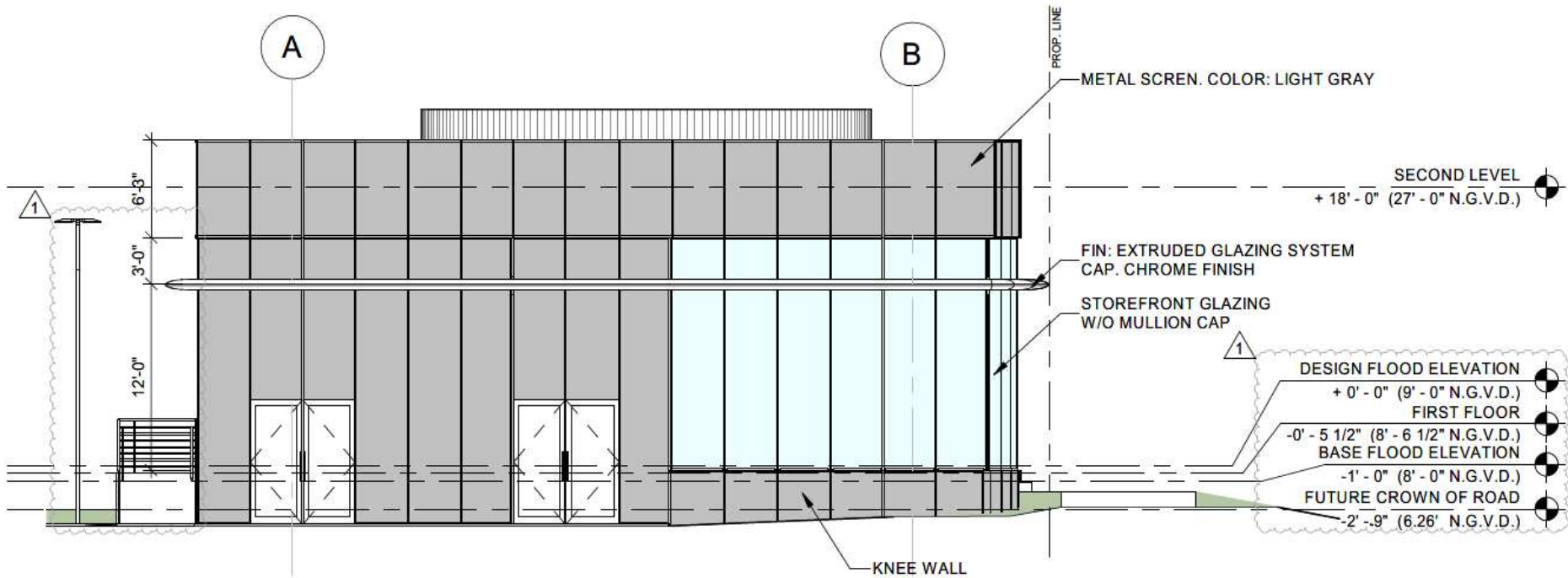
**NEW SINGLE STORY  
COMMERCIAL BUILDING**  
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MIAMI BEACH, FLORIDA 33139

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

**A402**



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



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

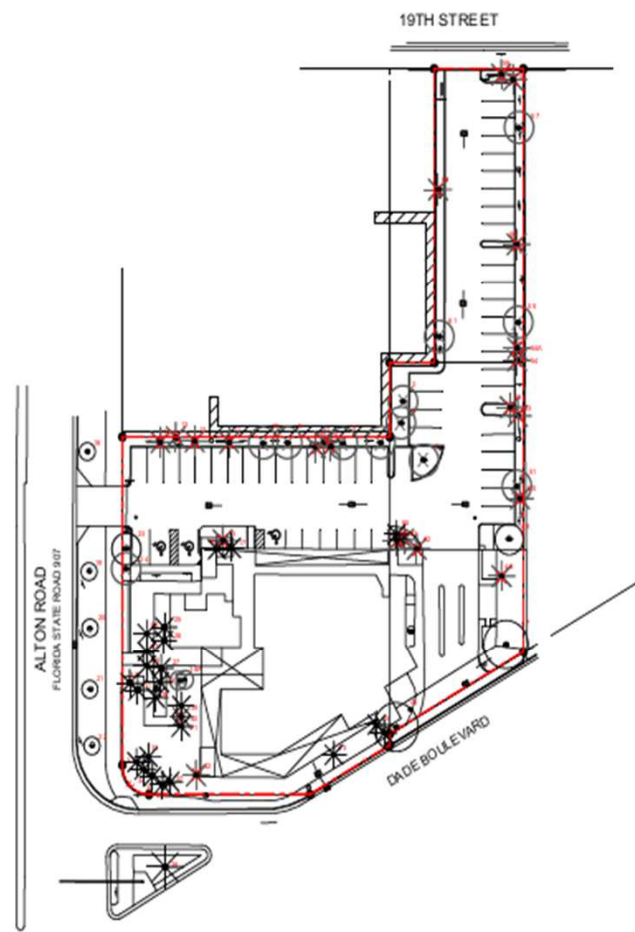
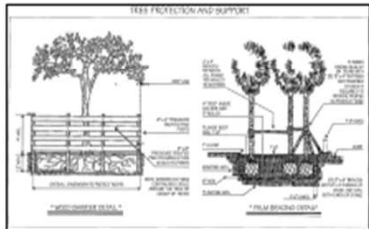
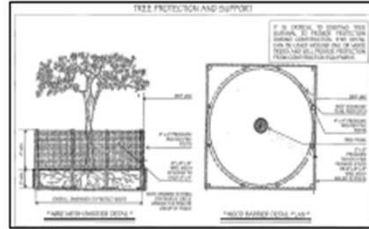
**NEW SINGLE STORY  
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1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:  
03-17-24 FIRST SUBMITTAL  
04-05-24 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	Guano limbo	5.5	12-14	18-22	Toremark
2	Quercus virginiana	Live oak	25	35-48	25-30	Toremark
3	Schinus molle	Umbrella tree	13	25-38	20-25	Invasive species to be removed
4	Quercus virginiana	Live oak	12	30-35	15-20	Toremark
5	Quercus virginiana	Live oak	11.5	35-48	20-25	Toremark
6	Washingtonia robusta	Washingtonia palm	13	50-66	12-14	Exempt from permit requirements
7	Washingtonia robusta	Washingtonia palm	13	50-66	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	Toremark
10	Quercus virginiana	Live oak	16	35-48	30-35	Toremark
11	Washingtonia robusta	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
12	Coccothrinax	Coconut palm	9	40-45	20-25	To be removed
13	Coccothrinax	Coconut palm	9	30-35	20-25	To be removed
14	Coccothrinax	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	Toremark
19	Quercus virginiana	Live oak	3	10-11	6-8	Toremark
20	Quercus virginiana	Live oak	3	10-11	6-8	Toremark
21	Quercus virginiana	Live oak	3	10-11	6-8	Toremark
22	Quercus virginiana	Live oak	3	10-11	6-8	Toremark
23	Tournefortia bicolor	Pink trumpet tree	12	35-48	20-25	To be relocated on site
24	Quercus virginiana	Live oak	16	30-35	30-35	Toremark
25	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
26	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
27	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
28	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
29	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
30	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
31	Sabal palmetto	Sabal palm	8	20-25	10-12	To be relocated on site
32	Sabal palmetto	Sabal palm	8	25-38	10-12	To be relocated on site
33	Sabal palmetto	Sabal palm	7	30-35	10-12	To be relocated on site
34	Sabal palmetto	Sabal palm	7	25-38	10-12	To be relocated on site
35	Sabal palmetto	Sabal palm	10	30-35	10-12	To be relocated on site
36	Sabal palmetto	Sabal palm	6	30-35	10-12	To be relocated on site
37	Sabal palmetto	Sabal palm	7	30-35	10-12	To be relocated on site
38	Phoenix yzabeliae	Date palm	12	25-38	15-20	To be relocated on site
38A	Schinus molle	Umbrella tree	14	40-45	30-35	Invasive species to be removed
39	Sabal palmetto	Sabal palm	8	20-25	10-12	To be relocated on site
40	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
41	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
42	Phoenix roebelenii	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 on site
44	Sabal palmetto	Sabal palm	8	30-35	10-12	To be relocated on site
45	Sabal palmetto	Sabal palm	8	40-45	10-12	To be relocated on site
46	Avicennia bicolor	Black Olive	28	40-45	30-35	Toremark. Recommended pruning off roadway
47	Avicennia bicolor	Black Olive	14	40-45	60-65	Toremark
48	Ravennia fastigiata	Traveler Palm	16	15-26	15-20	To be removed
49	Bursera simaruba	Guano limbo	7	12-14	15-20	Toremark
50	Washingtonia robusta	Washingtonia palm	11.5	60-66	12-14	Exempt from permit requirements
51	Quercus virginiana	Live oak	23	30-35	45-50	Toremark
52	Washingtonia robusta	Washingtonia palm	13	50-66	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	Toremark
56	Washingtonia robusta	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
57	Quercus virginiana	Live oak	20	30-35	40-45	Toremark
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 elegant	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	15-20	6-8	Relocate
67	Thrinax sp.	Thatch palm	4	15-20	6-8	Relocate
68	Thrinax sp.	Thatch palm	4	15-20	6-8	Relocate



TREE DISPOSITION PLAN  
Scale: 1/8" = 1'-0"

**VFD**  
VINCENT FILIGENZI DESIGN

FOR REVIEW AND COMMENT  
FOR PUBLIC REVIEW

SCALE: 1/8" = 1'-0" (SEE SHEET 01)  
REVISION: 08/14/2018  
P. FILIGENZI  
www.vfdmiami.com

PROFESSIONAL SEAL

**Vincent Filigenzi**  
Registered Professional Engineer  
No. 12000  
State of Florida  
VINCENT A. FILIGENZI  
LA 882101

DATE: 08/14/2018  
TIME: 10:00 AM  
PROJECT: 2ND LEVEL COMMERCIAL TENANT IMPROVEMENT  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139