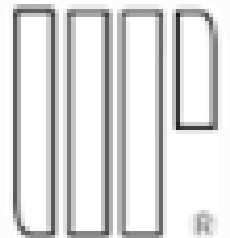


DRB23-0956

1901 Alton Road

July 2, 2024



Property Location



DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: April 2, 2024

PROPERTY/FOLIO: **1901 Alton Road** 02-3234-001-0030

FILE NO. DRB23-0956

IN RE: An application has been filed requesting Design Review Approval for the construction of a new 3-story commercial building, including waivers from the Long Frontage Standards, and a variance from the maximum width for entrance and exit drives, to replace all existing structures on the site.

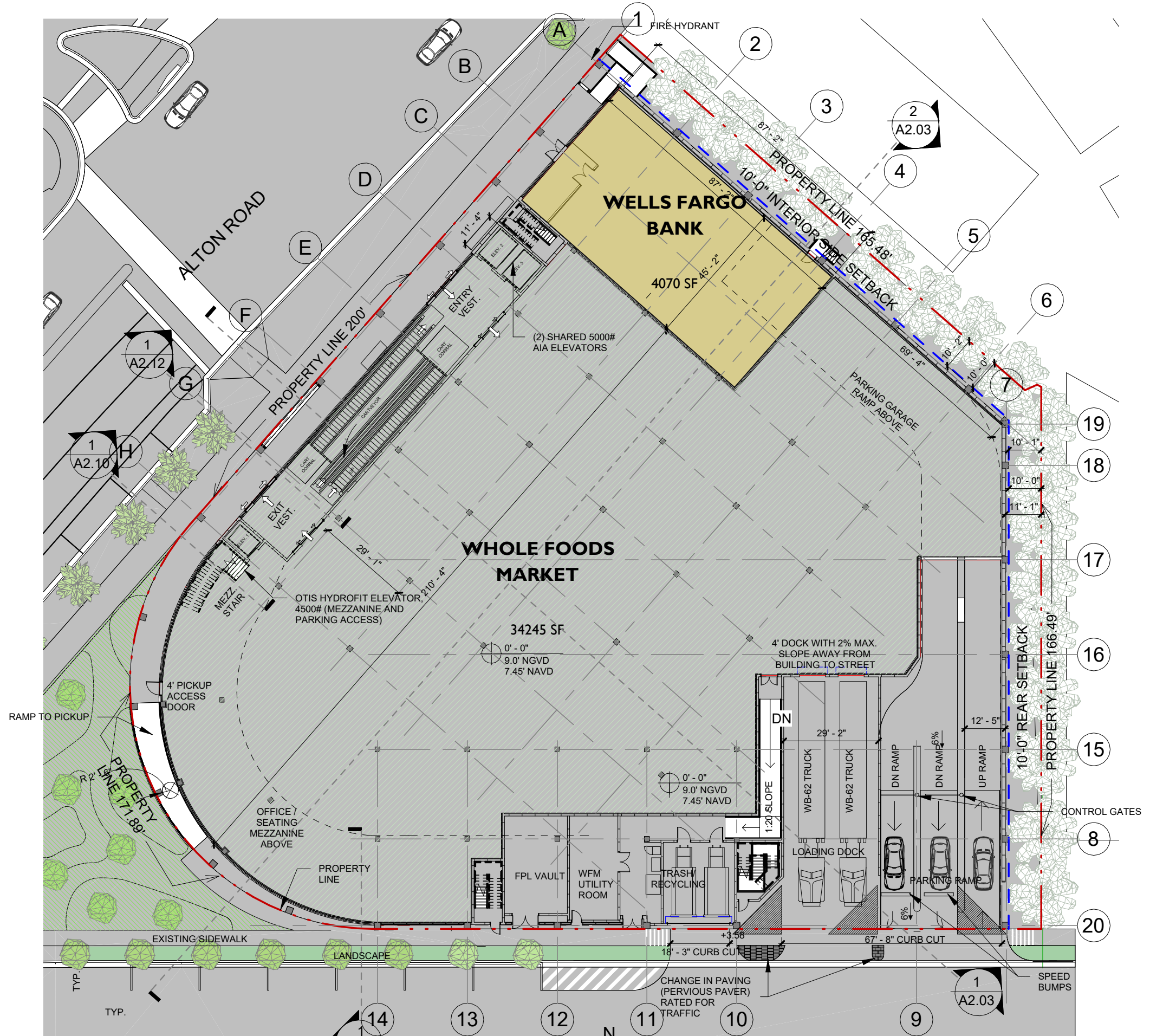
LEGAL: Lots 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami-Dade County, Florida.

APPLICANT. 1901 Property LLC

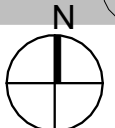
ORDER

- c. The design and details of the garage screening shall be reviewed and approved by the Design Review Board. At a minimum, the wire mesh design elements on Levels 2 through 4 shall be extended to the maximum permitted by the Florida Building Code along the north and eastern elevations of the building in a manner to be reviewed and approved by Planning staff after consultation with the New World Symphony (adjacent owner). Any remaining stucco sections shall be evenly distributed along the north and eastern elevations. The mesh screening shall be consistent with the building's mesh design, however at a greater density to avoid headlights from the parking garage impacting the adjacent parcels to the east and north.





19TH STREET



1

LEVEL 1 FLOOR PLAN

1/32" = 1'-0"

A2.11

A2.03

A2.12

A2.10

19

18

17

16

15

8

20

14

13

12

11

10

9

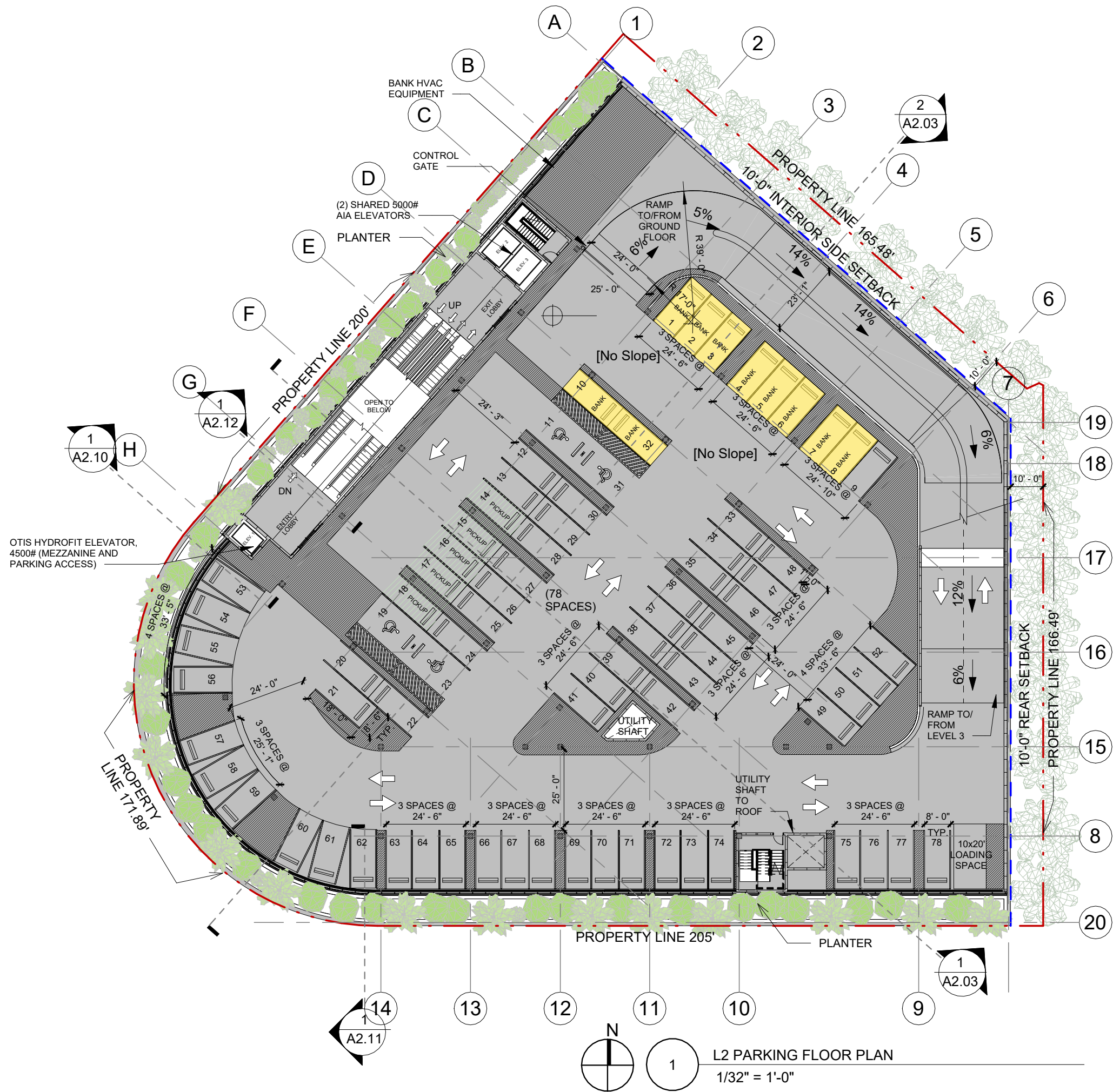
2

4

5

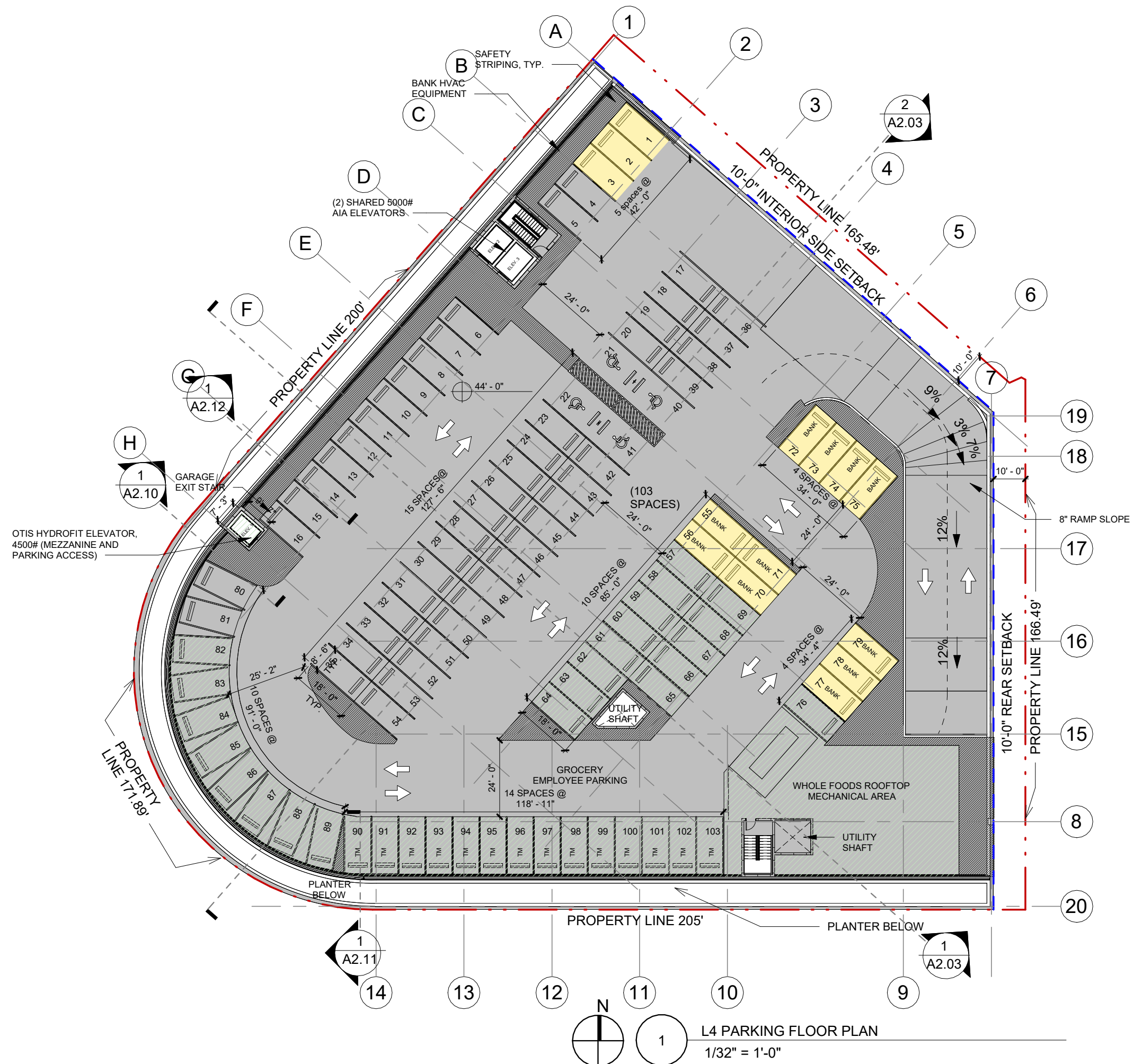
6

7



L2 PARKING FLOOR PLAN

1/32" = 1'-0"



L4 PARKING FLOOR PLAN

1/32" = 1'-0"



Previously Approved



Proposed



Previously Approved



Proposed



Previously Approved



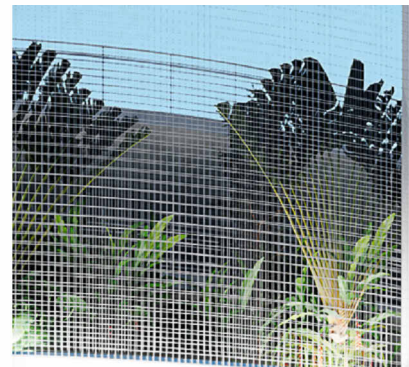
Proposed



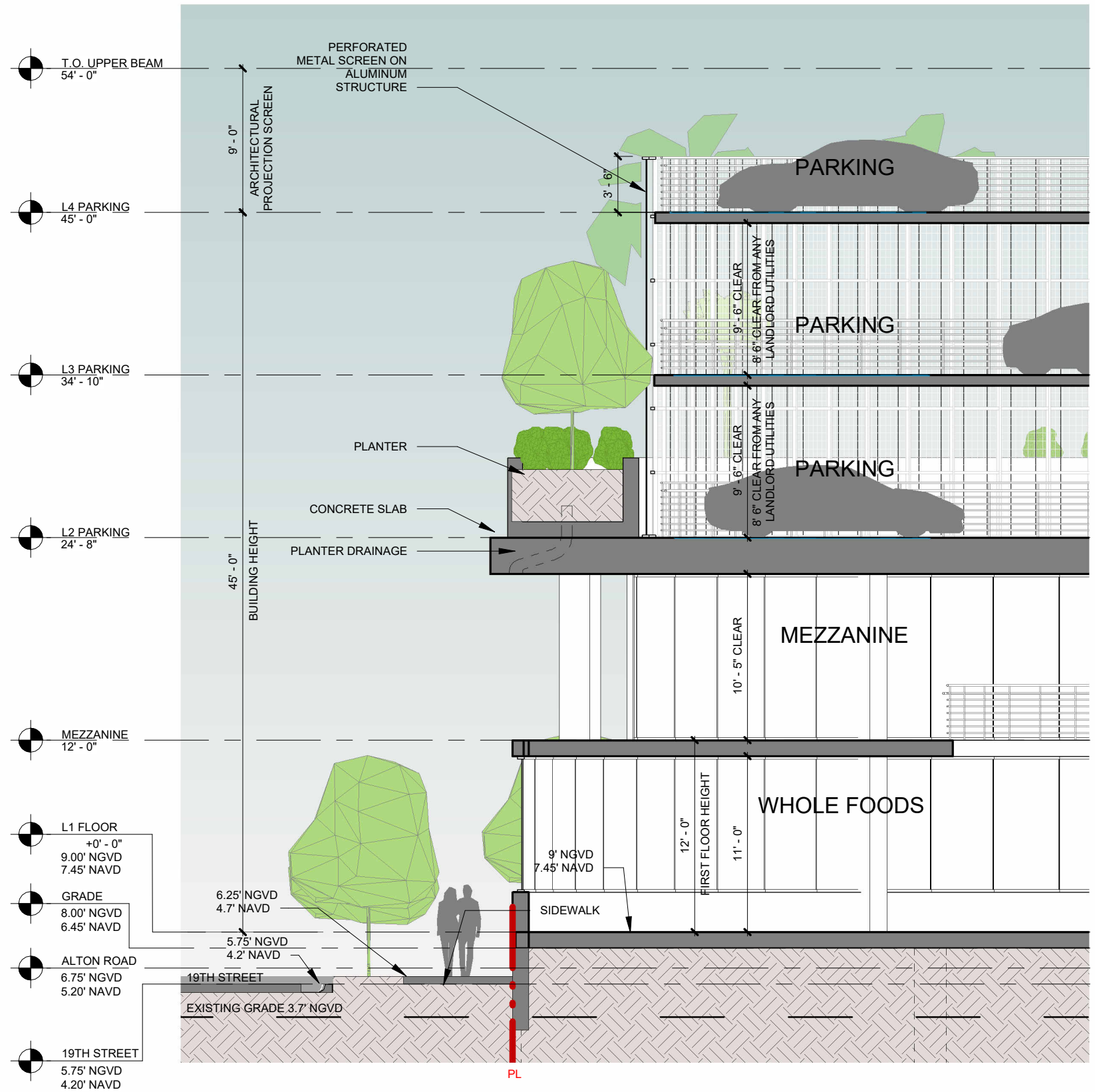
1 STUCCO FINISH (WHITE COLOR)



2 ALUMINUM-FRAMED STOREFRONT SYSTEM, W/ IMPACT-RESISTANT GLASS



3 S.S. OR ALUMINUM SQUARE PENNING WIRE MESH PAINTED WHITE. 4" OPENINGS / NICKEL FINISH WIRE MESH



* GRADES DEPICTED IN SECTIONS ARE BASED ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD ELEVATIONS FOR FUTURE ROAD PROJECTS

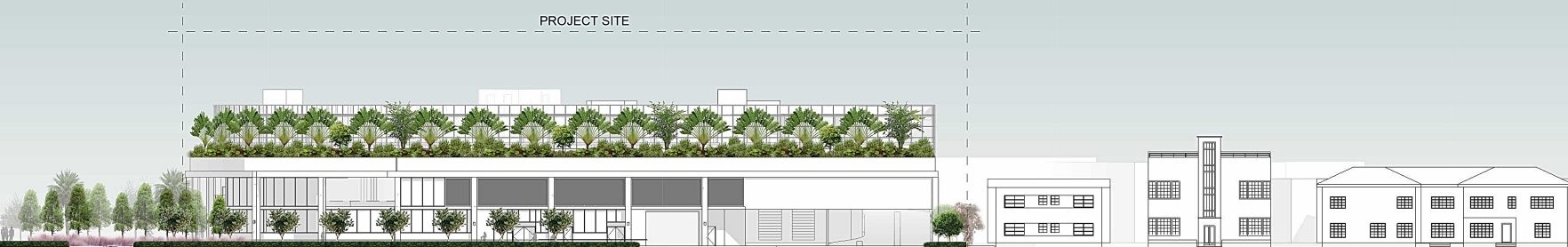
1 WALL SECTION - SOUTH FACADE
1/8" = 1'-0"



**RENDERED
 SITE PLAN**

JUSTINE VELEZ FLORIDA LIC# LA6667391
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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SCALE:	NTS
DRAWN:	AJ
CHECK:	JV
DATE:	06/28/24



1 19TH STREET - SOUTH ELEVATION Copy 1
1" = 50'-0"



2 ALTON ROAD - NW ELEVATION Copy 1
1" = 50'-0"



3 ALTON ROAD - WEST ELEVATION Copy 1
1" = 50'-0"

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

Existing Condition



- 1.27 acres
- One-story bank, drive-thru, and surface parking spaces
- Vehicular access from Alton and 19th Street



2015 Approvals

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1901 Alton Road

FILE NO. 2215

IN RE: The applicant, Wells Fargo Bank, requested Conditional Use approval to build a commercial development exceeding 50,000 square feet, pursuant to Section 118, Article IV, and Section 142, Article II.

LEGAL DESCRIPTION: Lot's 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami/Dade County, Florida

MEETING DATE: May 26, 2015

CONDITIONAL USE PERMIT

DESIGN REVIEW BOARD City of Miami Beach, Florida

MEETING DATE: June 02, 2015

FILE NO: 23119

PROPERTY: 1901 Alton Road

APPLICANT: Wells Fargo Bank

LEGAL: Lots 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story commercial building with accessory parking, including a variance to exceed the maximum building height, to replace a two-story bank. This project is proposed to take place in two phases as a phased development project.

ORDER

MIAMI-DADE COUNTY, FLORIDA

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.

CITY OF MIAMI BEACH

[Signature] 6/8/15
(Signature of Planning Director or Designee) (Date)

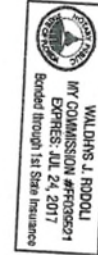
Personally known to the or Produced ID:

Waldhys J. Rodoli
Notary Public, State of Florida at Large

Printed Name: *Waldhys J. Rodoli*

My Commission Expires: (Best)

This document contains 3 pages.



Project Overview

- 2 tenants: Whole Foods and Wells Fargo
- Vehicular access on 19th Street
- 200,774 SF gross and 53,391 FAR
- 165 required parking spaces and 271 provided

Operations Overview

- **Hours:**
 - Whole Foods: 8 AM to 11 PM, 7-days a week
 - Wells Fargo: 9 AM to 6 PM, Monday – Friday
- **Deliveries:** 6 AM to 12 AM with dockmaster present
- **Trash:**
 - No more than two times a week
 - Only Monday through Friday
 - 6 AM to 7 AM, 10 AM to 3 PM, 7 PM to 12 AM with dockmaster present
- **Security:** property-wide cameras and personnel