

PB23-0624 1901 Alton Road

March 26, 2024



Property Location



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
(Date)

(Signature of Planning Director or Designee)

Personally known to the or Produced ID:

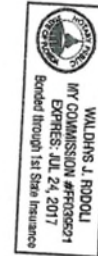
Waldhys J. Rodoli

Notary Public, State of Florida at Large

Printed Name: *Waldhys J. Rodoli*

My Commission Expires: (Best)

This document contains 3 pages.



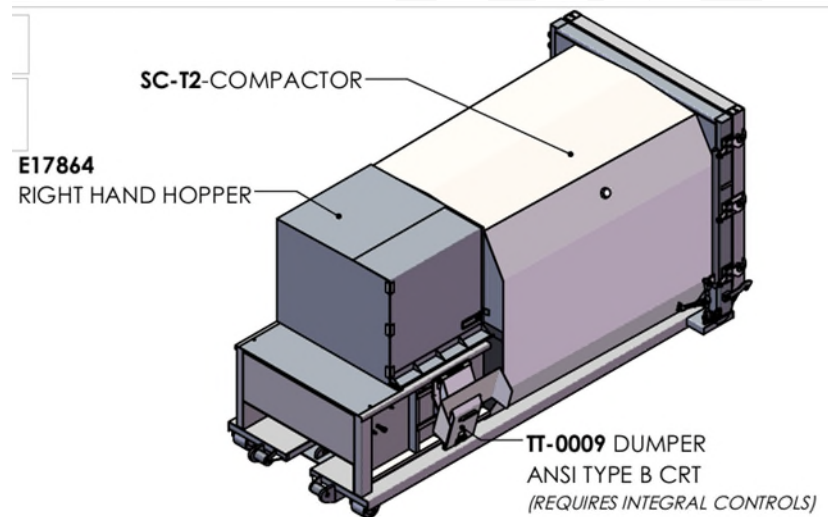
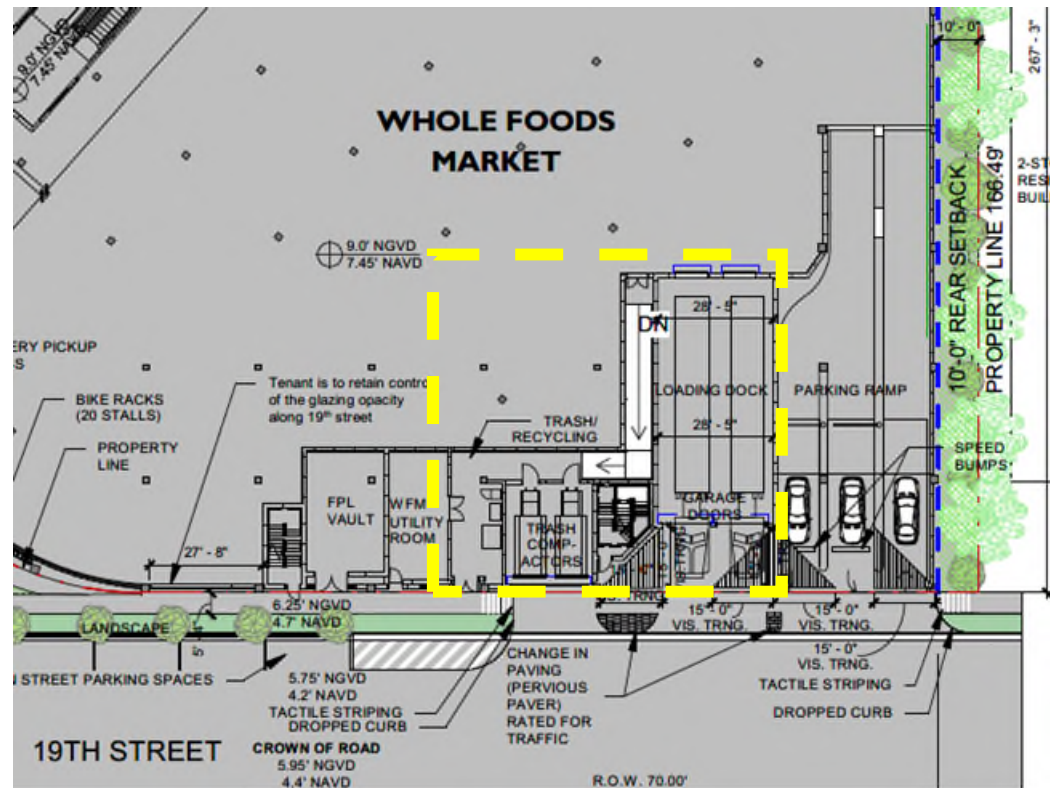
Project Overview

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



Operations Overview

- **Loading Area:**
accommodates full size trucks within the building
- **Refuse Area:**
 - Self-contained 30 cyd compactors
 - Chute
 - Separates trash and cardboard
- Both Loading and Refuse Areas enclosed with roll down doors when not in use
- Dock master present



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

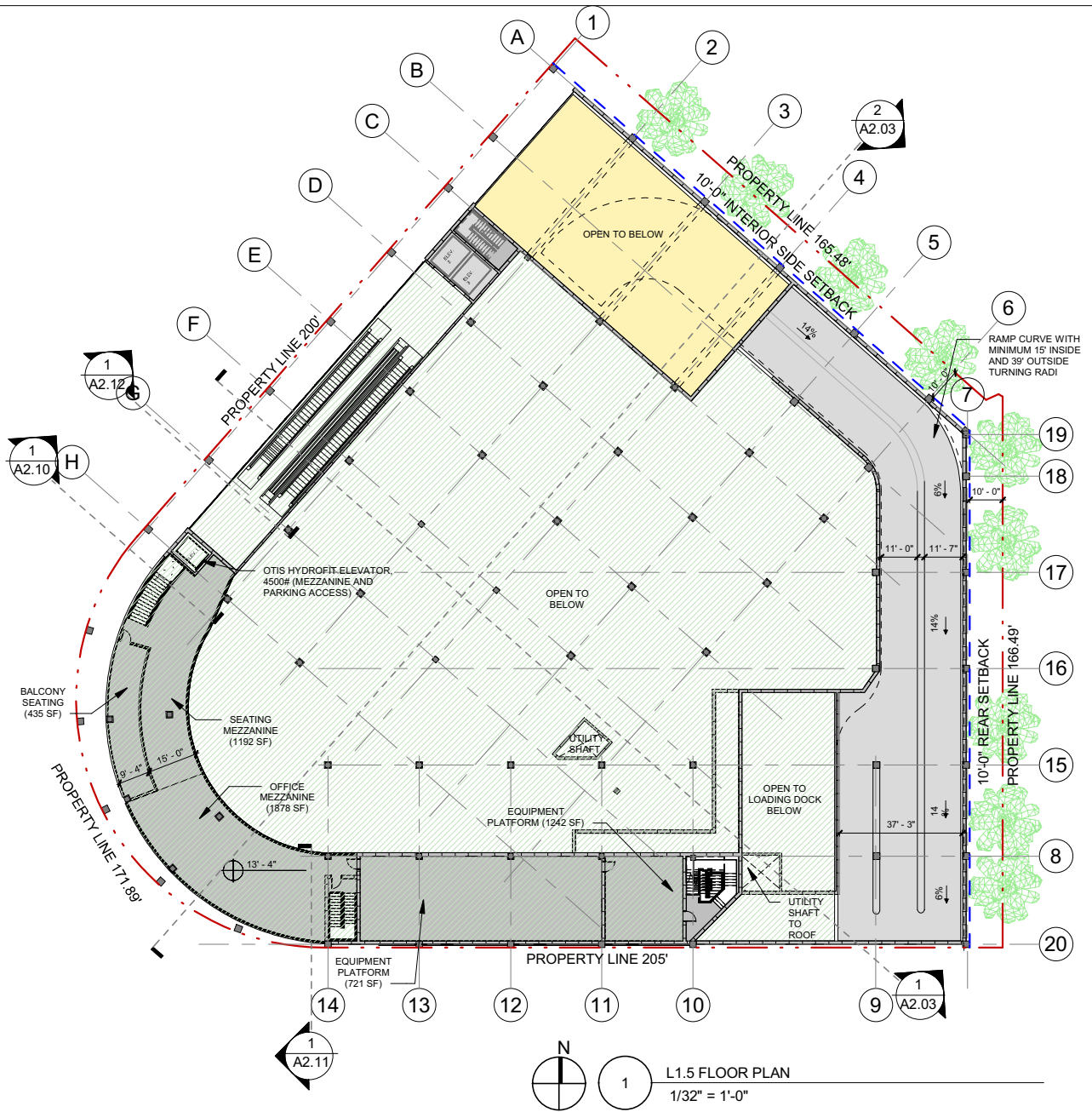
Architectural Plans











1
A2.11

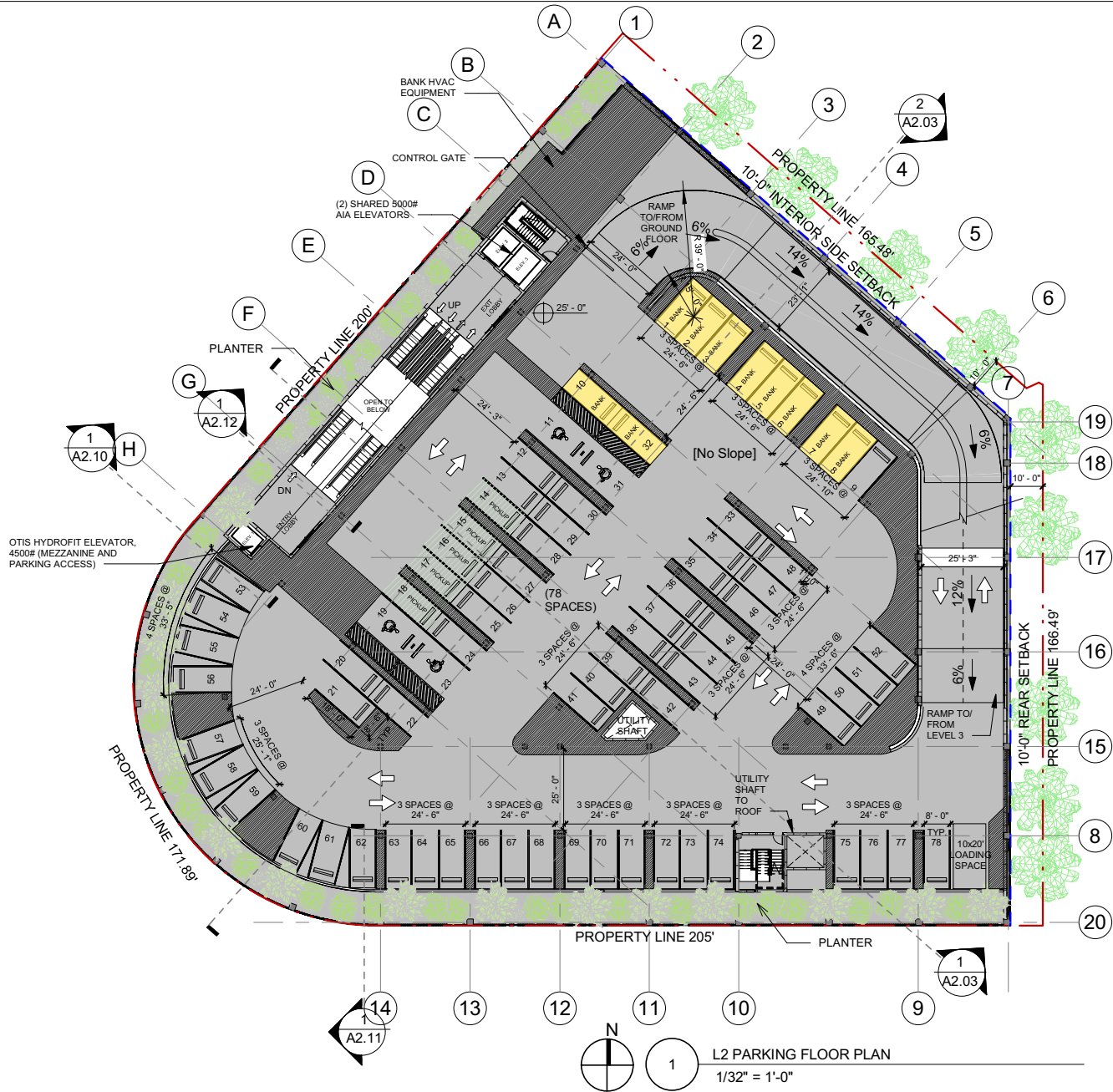
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1

L1.5 FLOOR PLAN
1/32" = 1'-0"

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

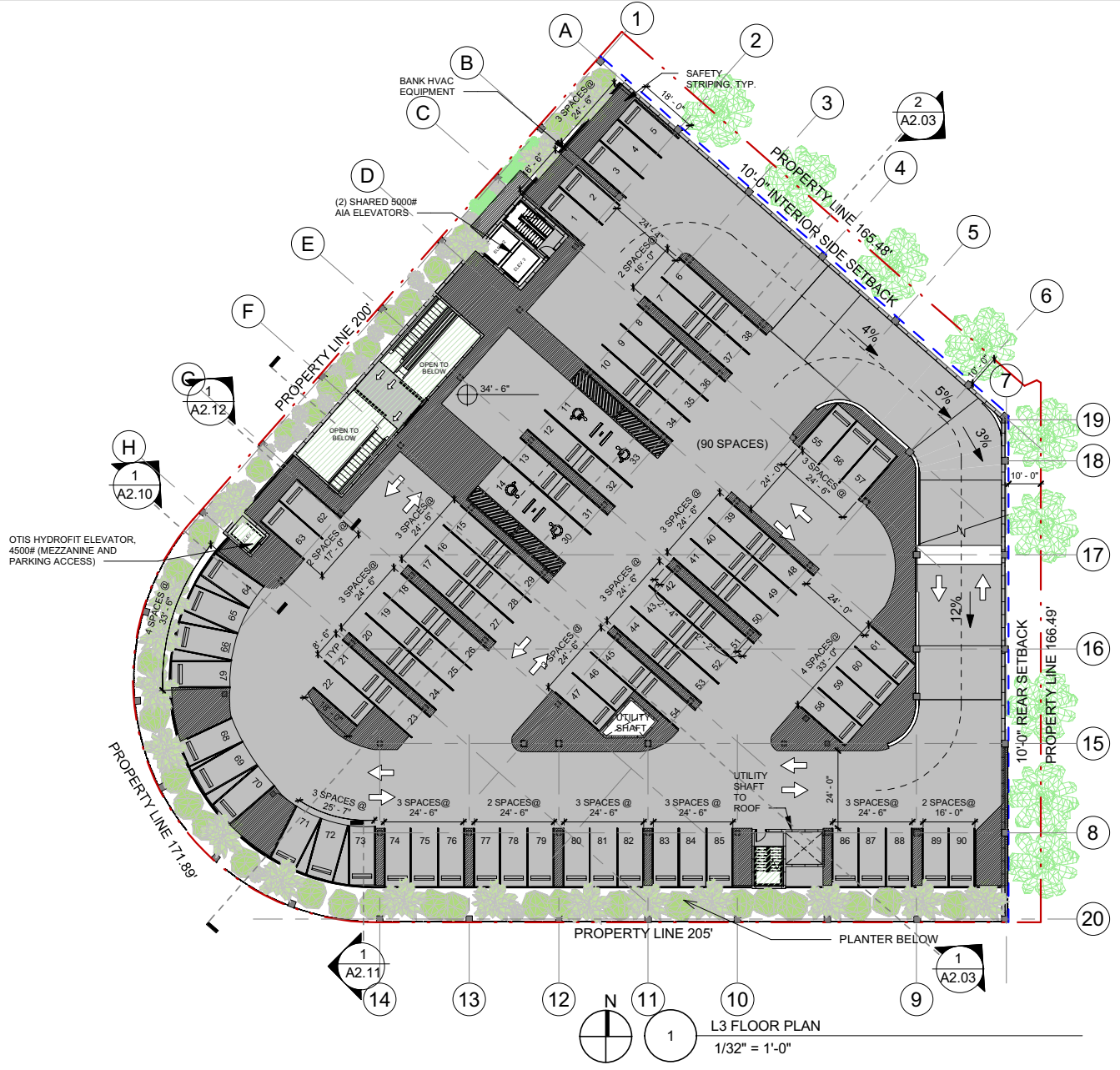
271



L2 PARKING FLOOR PLAN
1/32" = 1'-0"

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271



L3 FLOOR PLAN
1/32" = 1'-0"



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2314

PROJECT NAME
WHOLE FOODS
AND
WELLS FARGO
1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FAÇADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

LEVEL 3
FLOOR PLAN

(JENNIFER MCCONNEY FLORIDA LIC# 48934)
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SCALE: 1/32" = 1'-0"

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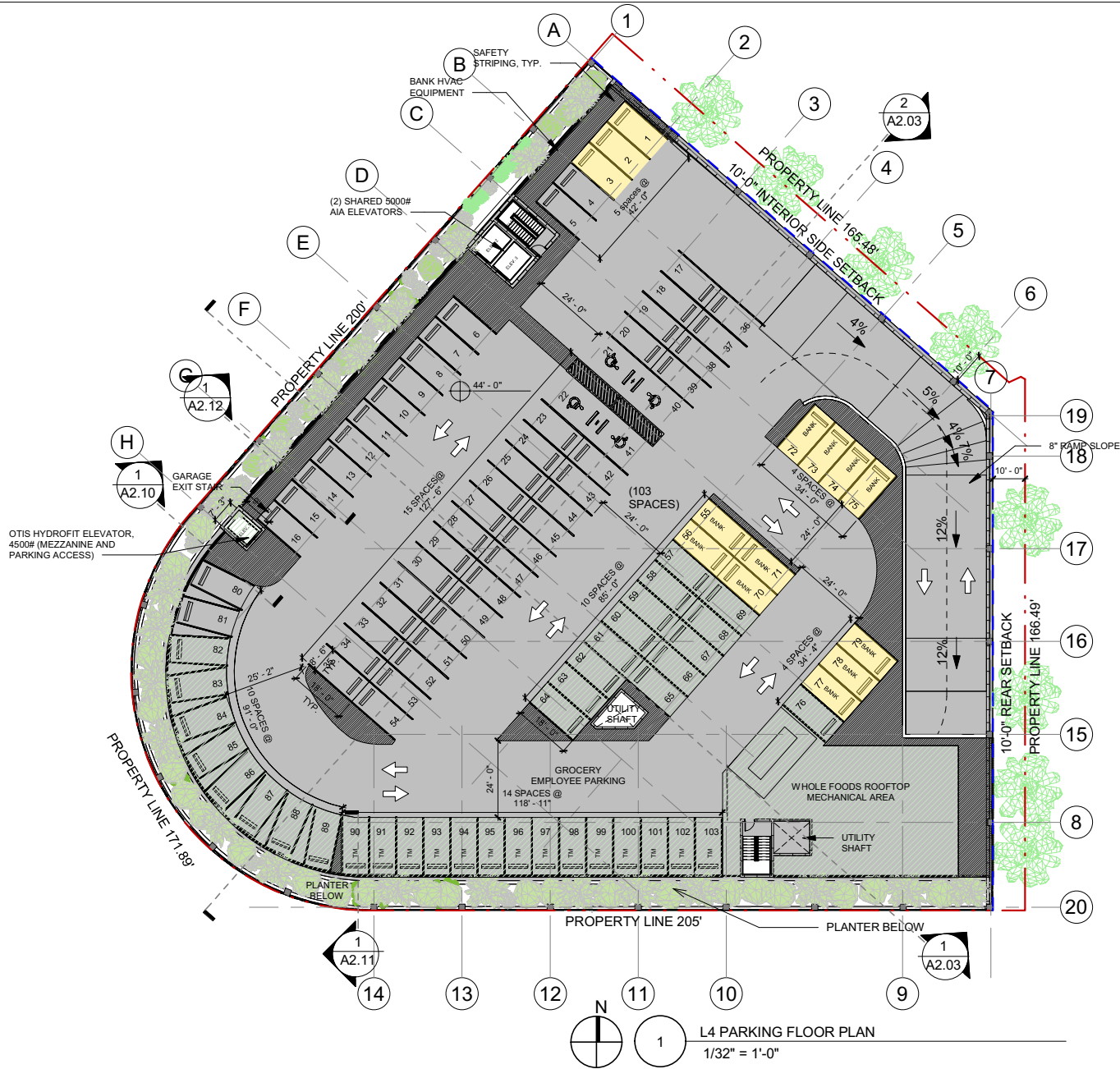
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SHEET NUMBER

A1.04

Parking Schedule		
Level	Comments	Count
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L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



WALL
SECTION

(JENNIFER MCCONNEY FLORIDA LIC# AB0344)

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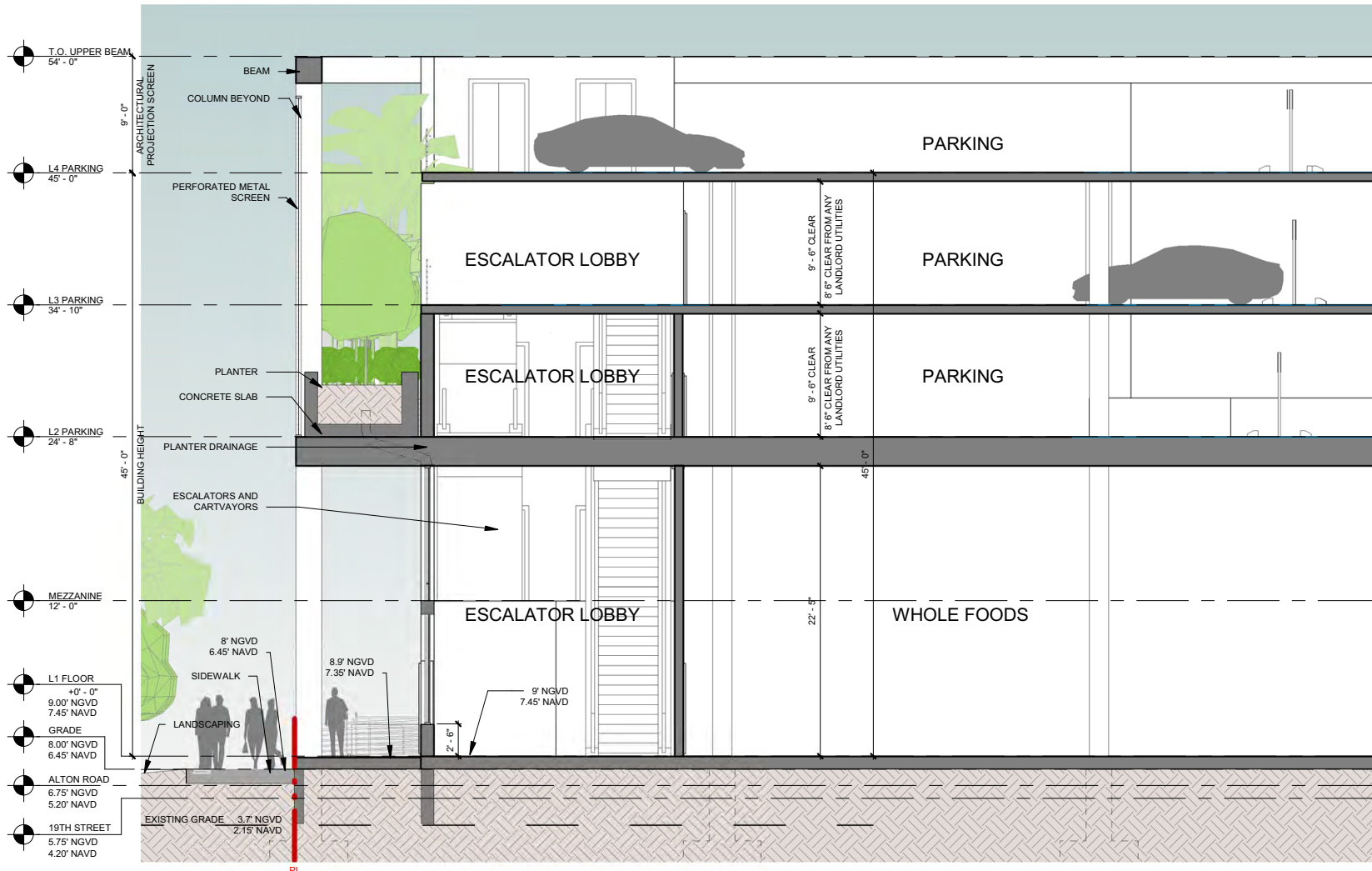
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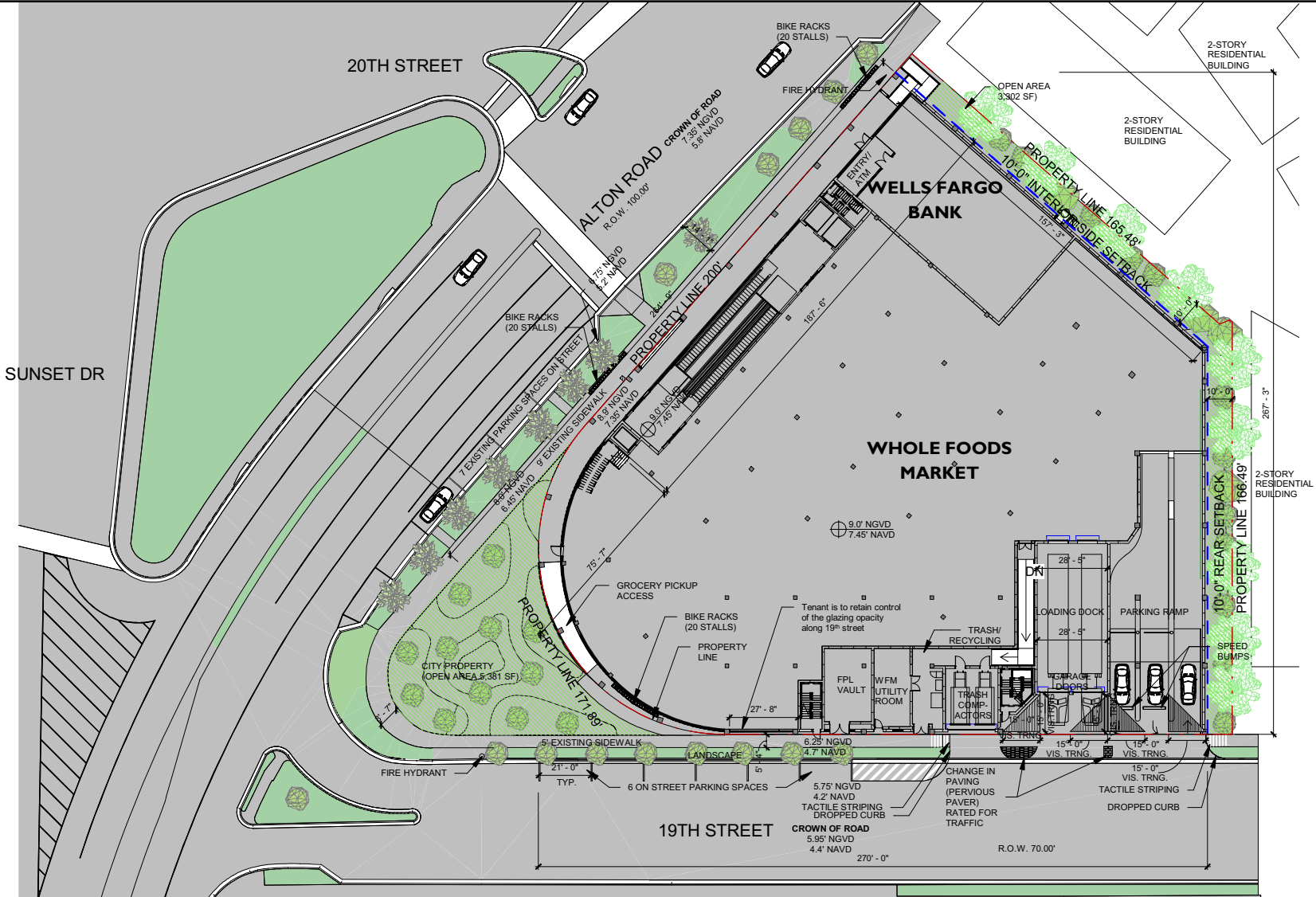


1 WALL SECTION - WEST FACADE
1/8" = 1'-0"

REVISED:

Reduced length of FPL, utilities, trash loading and driveways on 19 Street

Added pervious pavers



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OWNER
CRESCENT HEIGHTS

FAÇADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

SITE PLAN

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SCALE: 1" = 40'-0"

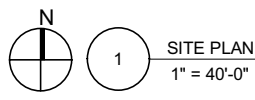
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A1.00

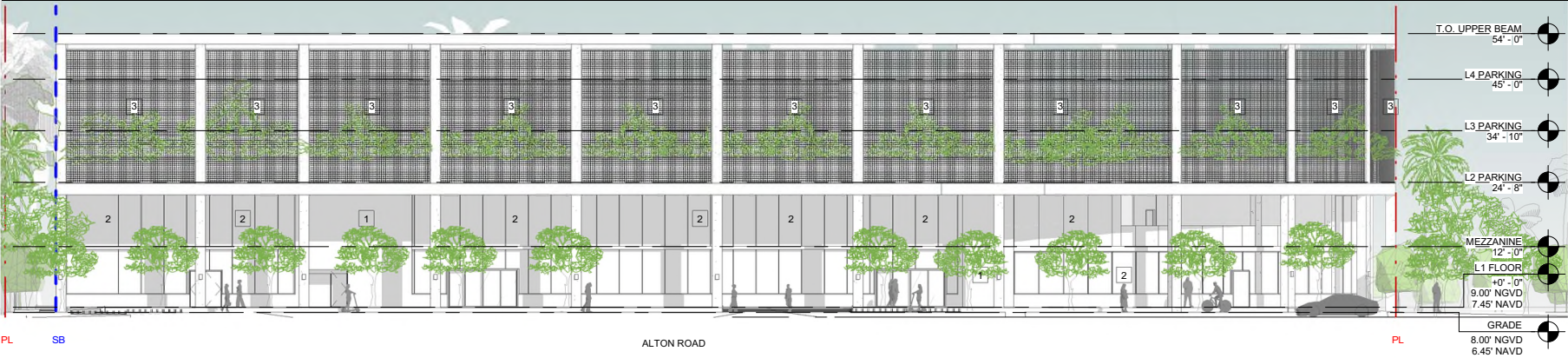


WALGREENS

REVISED:

Added roll-down doors for the loading area

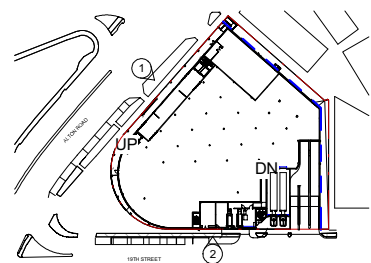
Added more louvers over the FPL/utility area and more glazing to the west of the FPL/utility area



1 NW ELEVATION
3/64" = 1'-0"



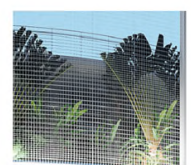
2 SOUTH ELEVATION
3/64" = 1'-0"



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. OPENINGS 4"



4 LOUIS POULSEN, ALBERTSLUND MAXI POST. STREET LIGHT

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



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BUILDING ELEVATIONS

(ISSUE: MCCONNOR FLORIDA LCA 48934)

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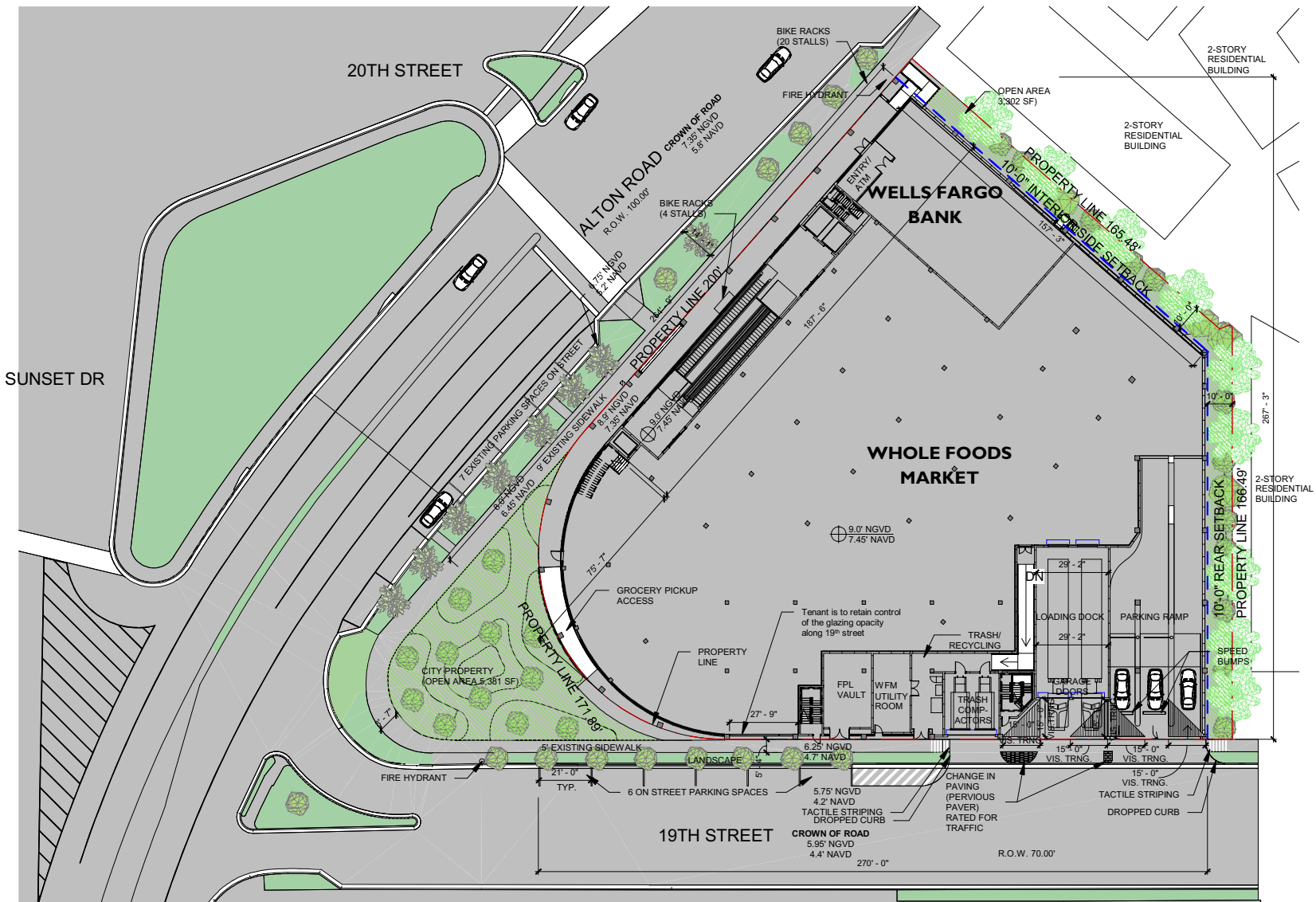
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SHEET NUMBER

A2.01

ALTERNATIVE Bicycle Parking - Ground Floor



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SITE PLAN

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SCALE: 1" = 40'-0"

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SHEET NUMBER

A1.00

WALGREENS



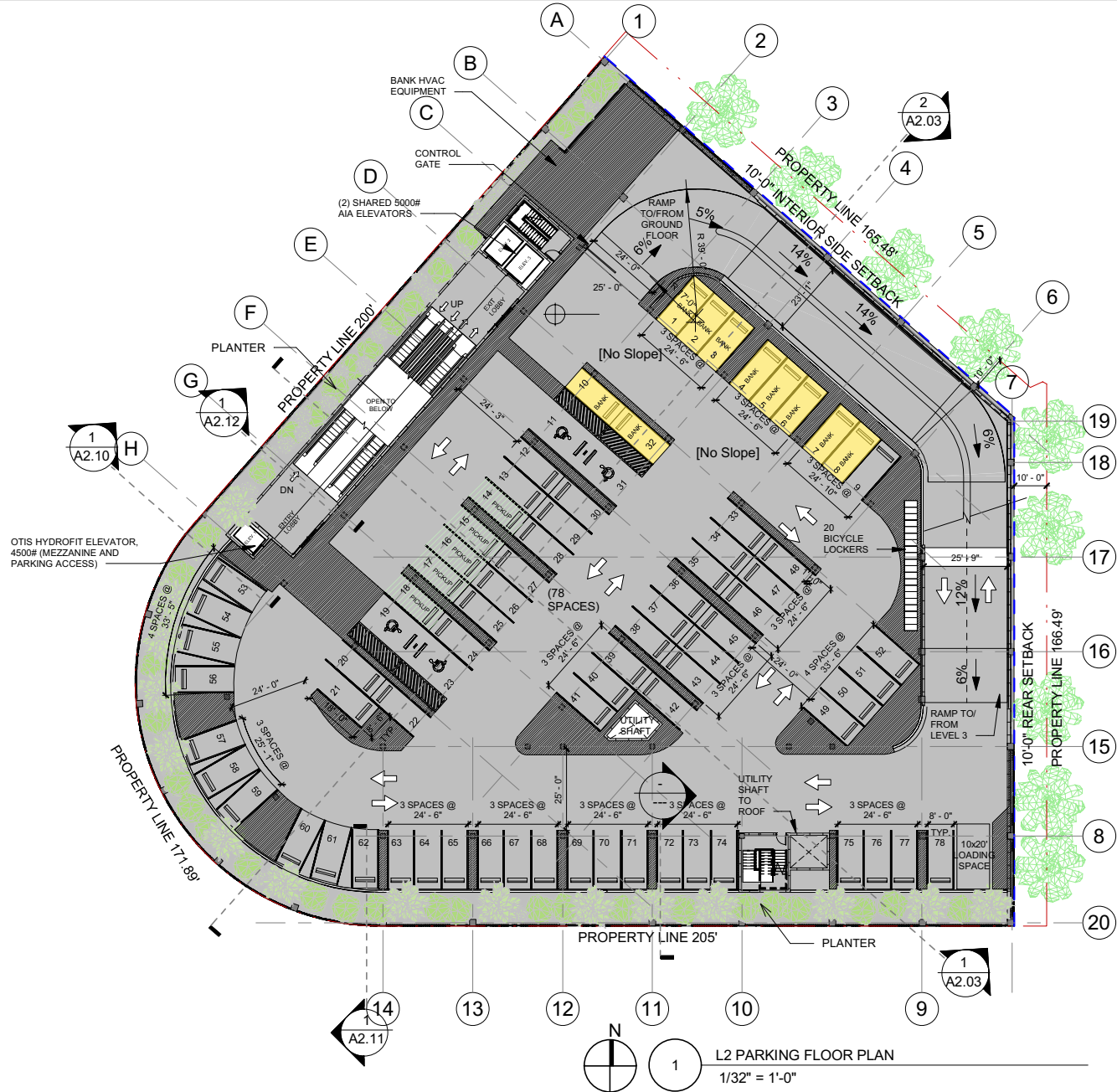
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SITE PLAN
1" = 40'-0"

ALTERNATIVE Bicycle Parking - Level 2

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271



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**LEVEL 2
FLOOR PLAN**

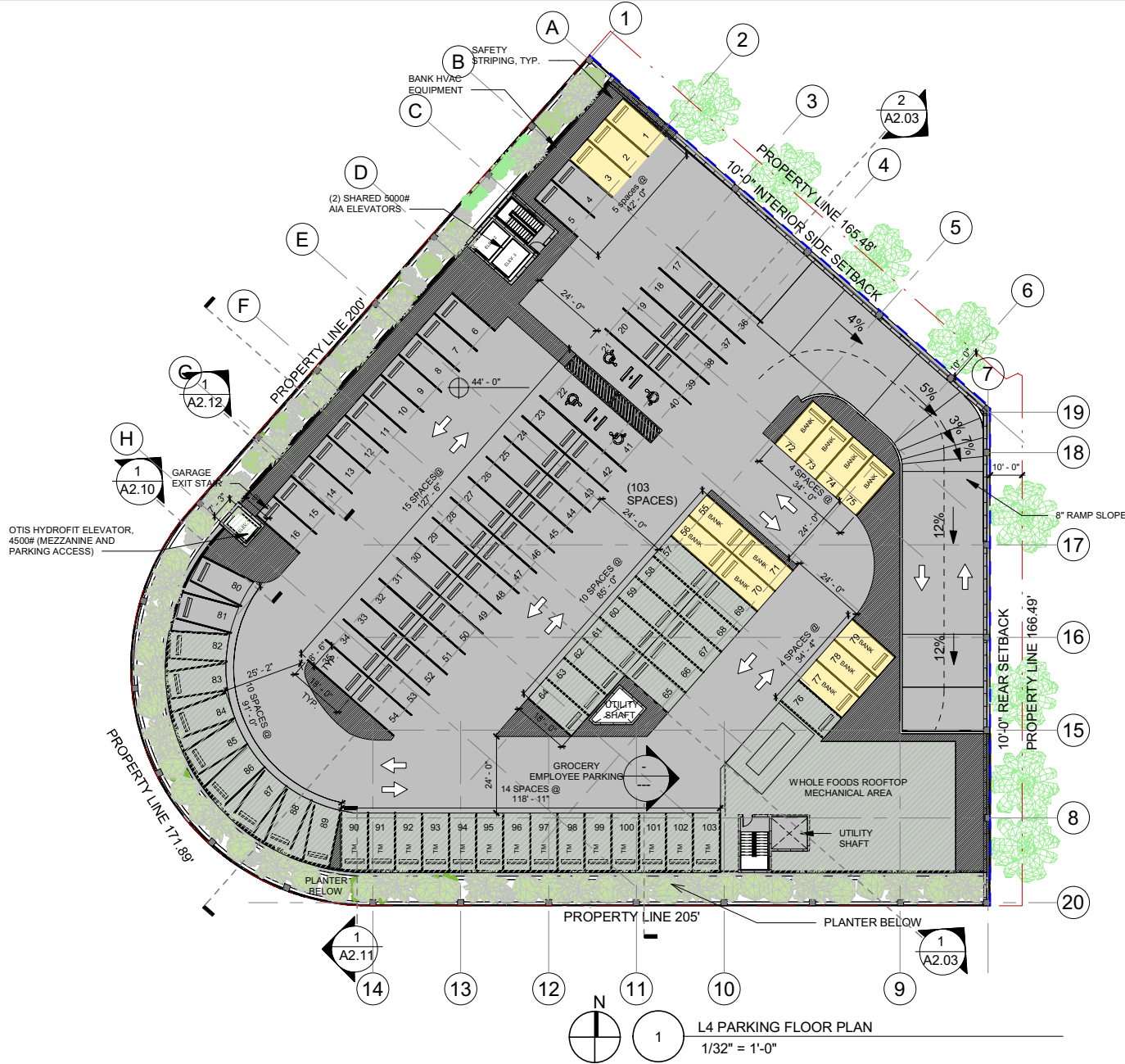
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A1.03

ALTERNATIVE Designated Employee Parking - Roof

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



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LEVEL 4 FLOOR PLAN AND ROOF PLAN

(BRIAN MCCONNEY FLORIDA LIC# BR094)

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A1.05

Landscape Plans





**RENDERED
 SITE PLAN**

REGISTERED PROFESSIONAL ARCHITECT
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DATE:	03/25/24

CYPRESS TREES



Bald Cypress | *Taxodium distichum*



GROUNDCOVERS



Muhly Grass | *Muhlenbergia capillaris*



Spider Lily | *Hymenocallis latifolia*



Milkweed | *Asclepias tuberosa*

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IMAGES

REGISTERED FLORIDA LCA #14817711

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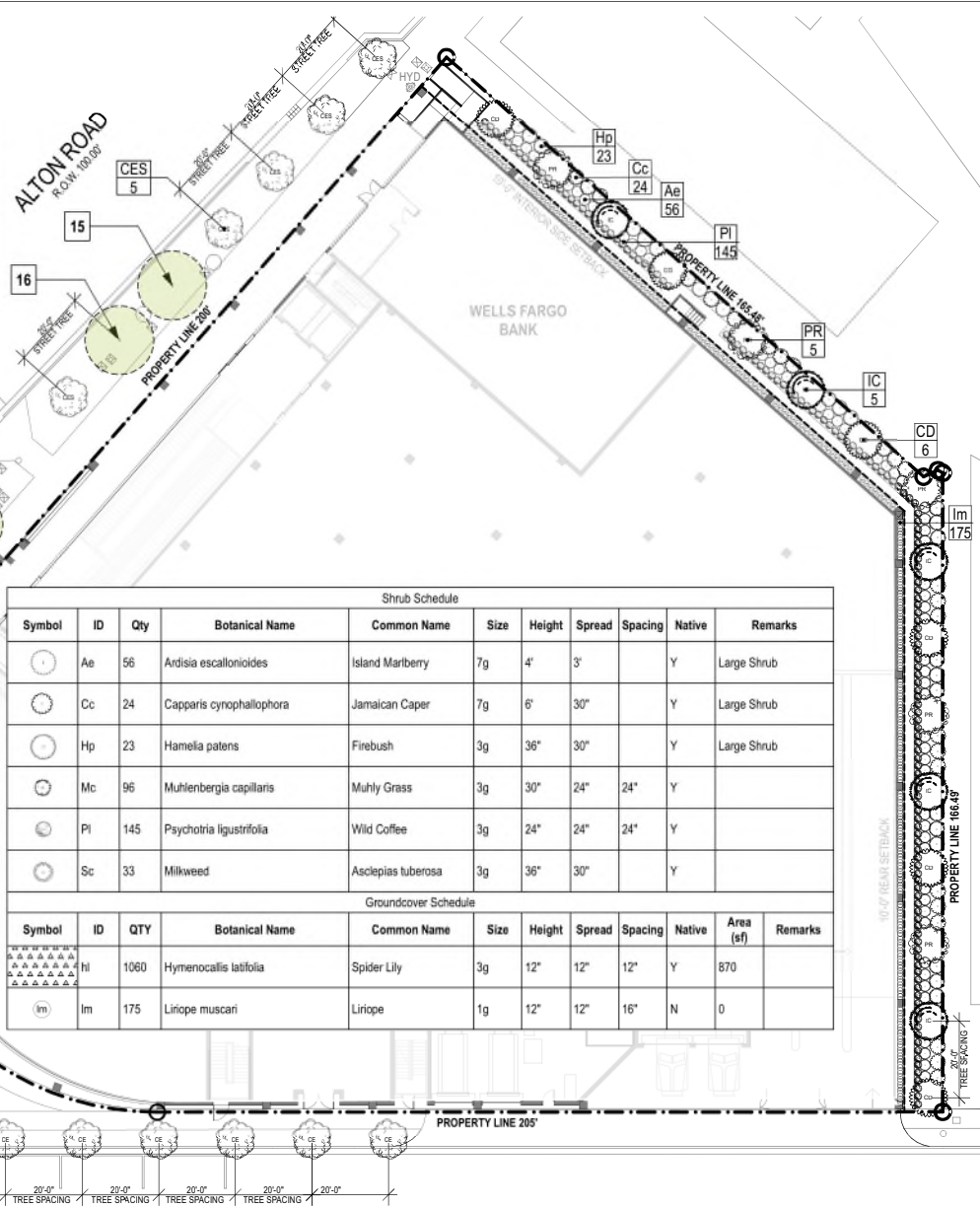
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DATE: 03/25/24

SHEET NUMBER

L204

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	CD	6	Coccoloba diversifolia	Pigeon Plum	4"	16' min	10'	Y	Standard Trunk
	CE	8	Conocarpus erectus	Green Buttonwood	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk
	CES	5	Conocarpus erectus 'serica'	Silver Buttonwood	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk
	IC	5	Ilex cassine	Dahoon Holly	4"	16' min	10'	Y	Standard Trunk
	PR	5	Pimenta racemosa	Bayrum Tree	4"	16' min	8'	Y	Standard Trunk
	TD	12	Taxodium distichum	Bald Cypress	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk



Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ae	56	Ardisia escallonioides	Island Marberry	7g	4'	3'		Y	Large Shrub
	Cc	24	Capparis cynophallophora	Jamaican Caper	7g	6'	30"		Y	Large Shrub
	Hp	23	Hamelia patens	Firebush	3g	36"	30"		Y	Large Shrub
	Mc	96	Muhlenbergia capillaris	Muhly Grass	3g	30"	24"	24"	Y	
	Pl	145	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	24"	Y	
	Sc	33	Milkweed	Asclepias tuberosa	3g	36"	30"		Y	

Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	hl	1060	Hymenocallis latifolia	Spider Lily	3g	12"	12"	12"	Y	870	
	lm	175	Liriope muscari	Liriope	1g	12"	12"	16"	N	0	



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SITE
PLANTING
PLAN

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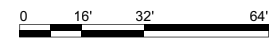
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SHEET NUMBER

L200



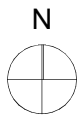
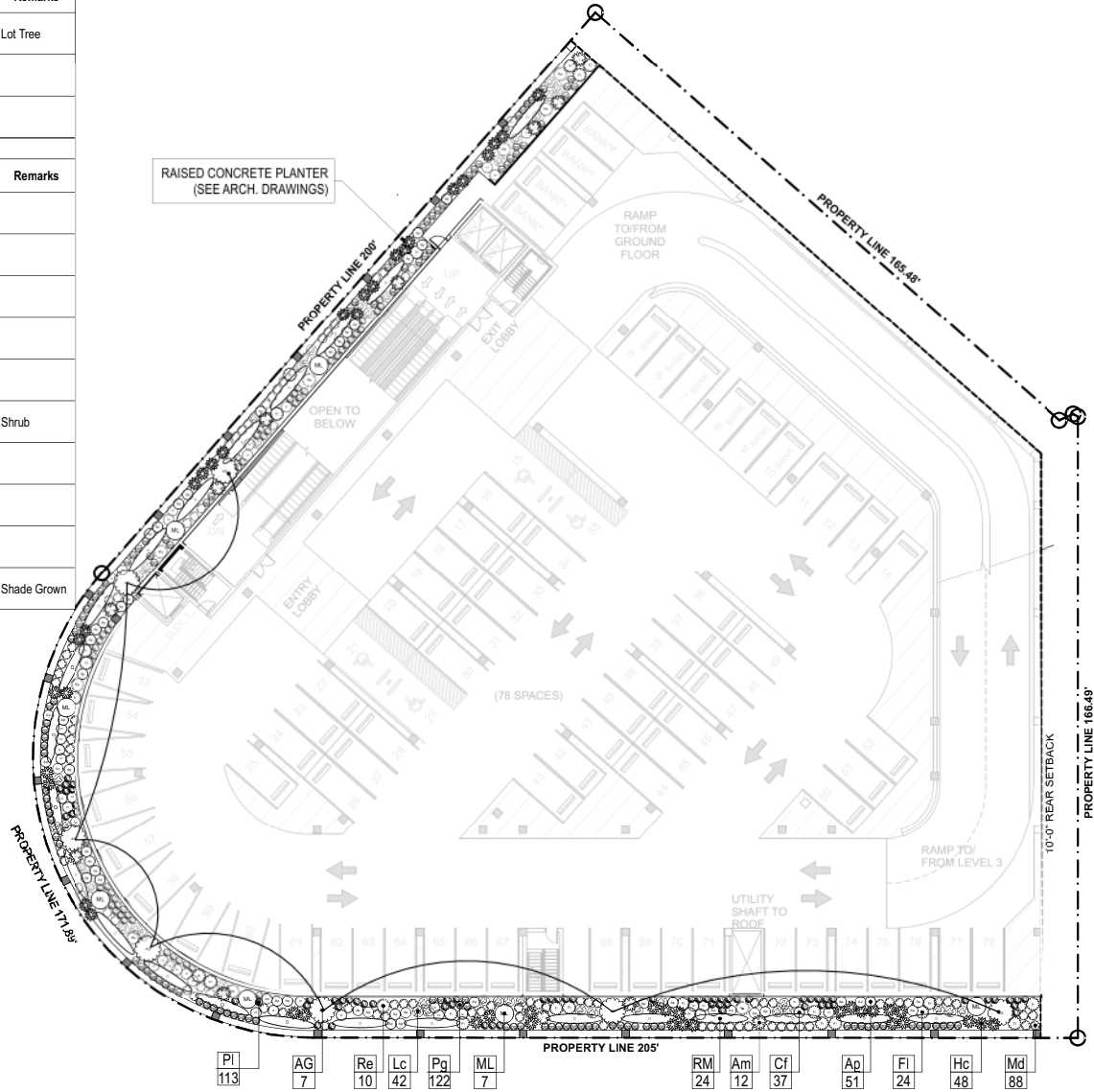
19TH STREET

2nd Level Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	AG	7	Annona glabra	Pond Apple Tree	2.5"	12'	6'	Y	Lot Tree
	ML	7	Polyalthia longifolia 'Upright'	Mast Tree		10'	4'	N	
	RM	24	Ravenala madagascariensis	Traveller Tree		15'	12'	N	

2nd Level Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Am	12	Alocasia macrorrhiza	Black Stem Elephant Ear	7g			N	
	Ap	51	Alpinia purpurata 'Pink'	Pink Ginger	15g	5'		N	
	Cf	37	Cordyline fruticosa 'Pink Diamond'	Pink Diamond Cordyline	7g	30"	30"	N	
	Fl	24	Ficus lyrata	Fiddle Leaf Fig	7g			N	
	Hc	48	Heliconia caribaea x bihai 'Jacquini'	Heliconia caribaea x bihai 'Jacquini'		8'		N	
	Lc	42	Leea coccinea 'Rubra'	West Indian Holly	7g	36"	30"	N	Shrub
	Md	88	Monstera deliciosa	Swiss Cheese Vine	7g	4'	3'	N	
	Pg	122	Philodendron gloriosum	Philodendron gloriosum	3g	2'	2'	N	
	Pl	113	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	Y	
	Re	10	Rhapis excelsa	Lady Palm		6'		N	Shade Grown



**2ND LEVEL
PLANTING
PLAN**

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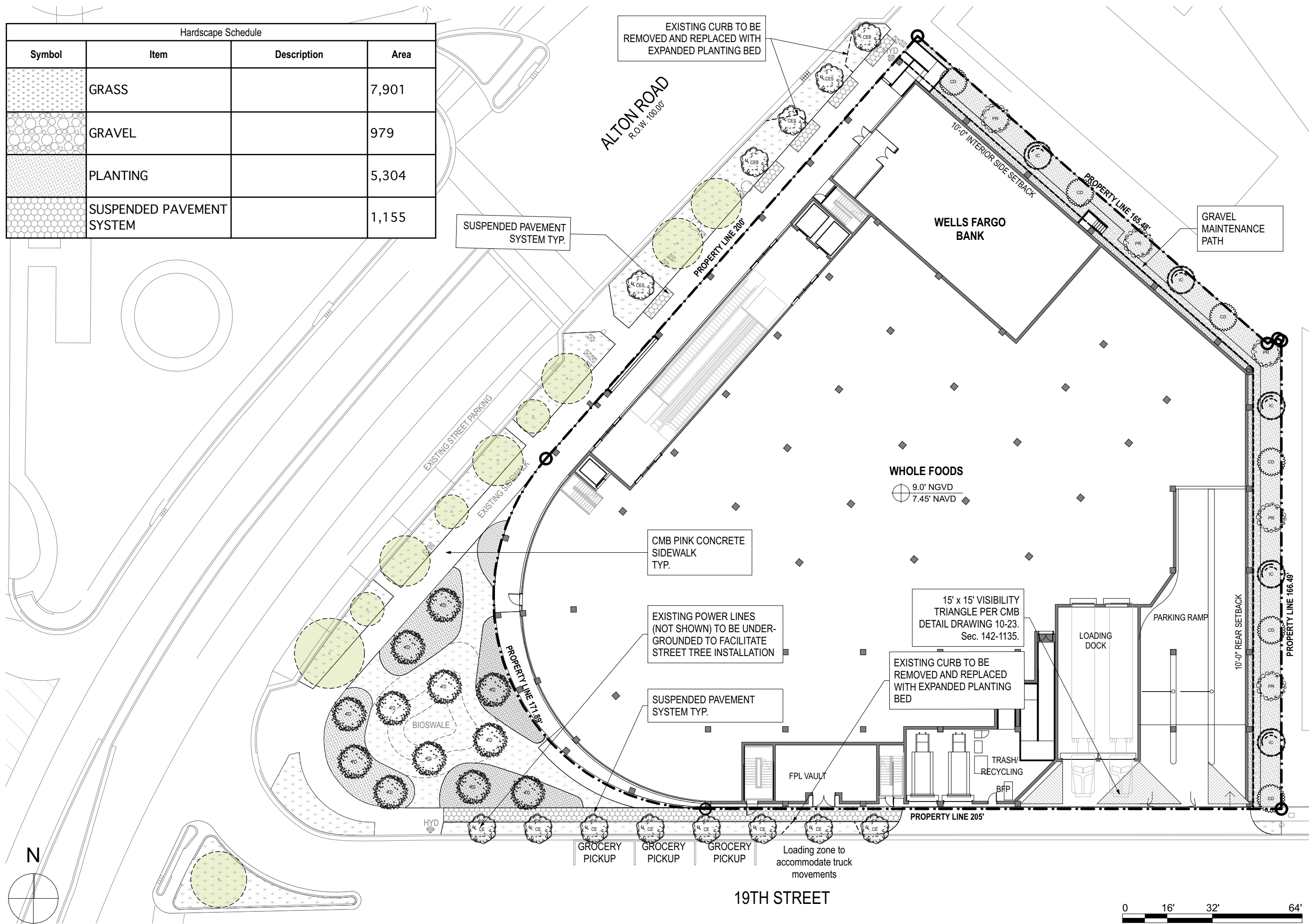
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DATE: 03/25/24

SHEET NUMBER

L201

Hardscape Schedule			
Symbol	Item	Description	Area
	GRASS		7,901
	GRAVEL		979
	PLANTING		5,304
	SUSPENDED PAVEMENT SYSTEM		1,155



Thank You

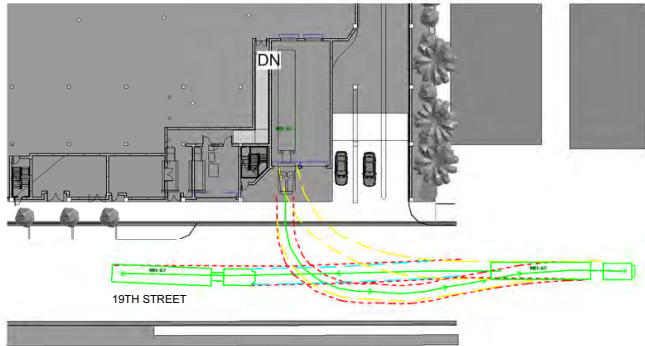
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Suite 300, Miami, FL 33131

www.brzoninglaw.com

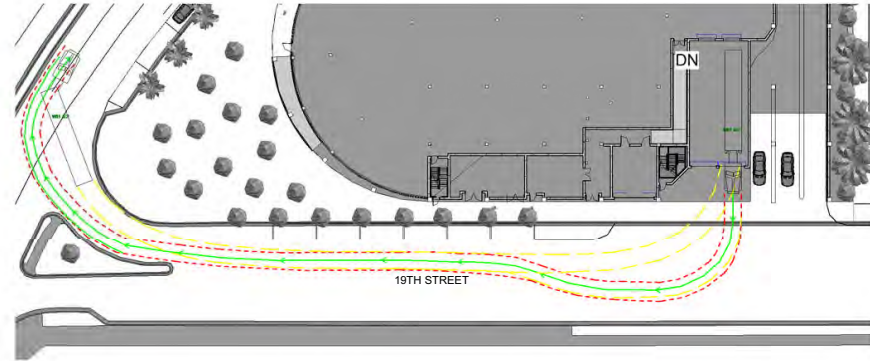
305.374.5300 office

305.377.6222 fax

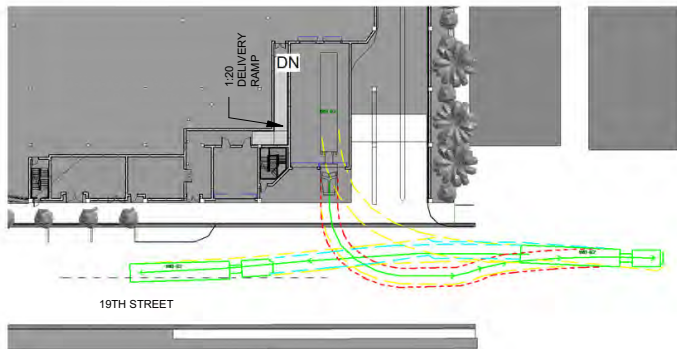
Info@brzoninglaw.com



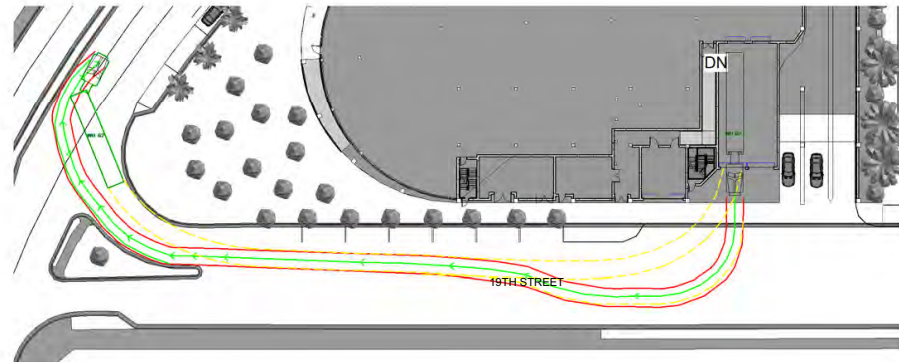
③ MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
 1" = 60'-0"



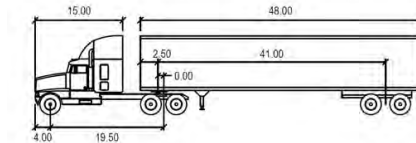
② MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 EGRESS
 1" = 60'-0"



④ MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS
 1" = 60'-0"

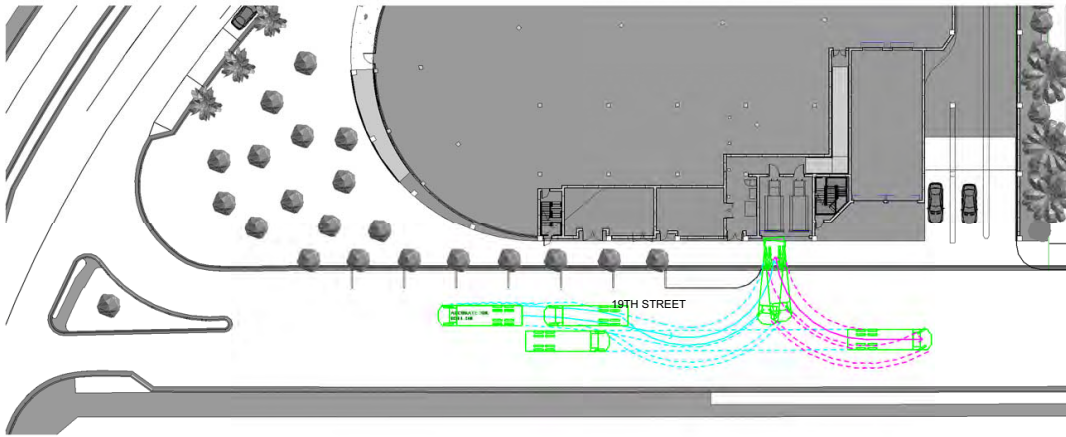


① MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS
 1" = 60'-0"

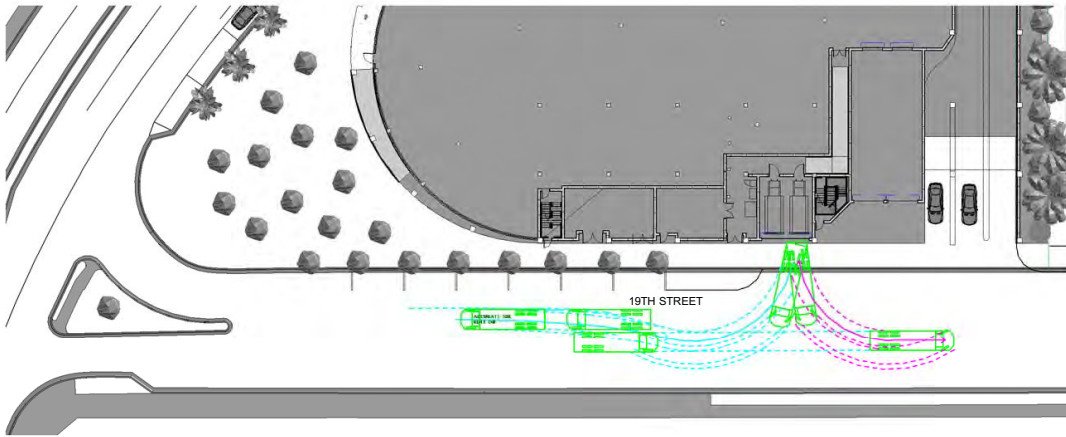


WB-62

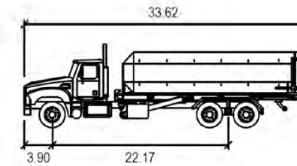
	feet		
Tractor Width	15.00	Lock to Lock Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		



② MANEUVERABILITY STUDY. TRASH TRUCK BAY 1
1" = 50'-0"

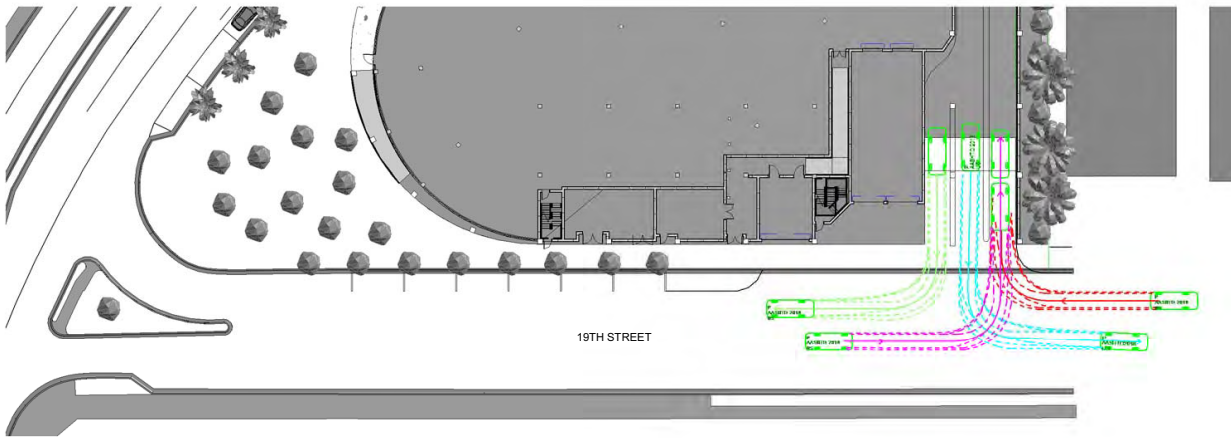


① MANEUVERABILITY STUDY. TRASH TRUCK BAY 2
1" = 50'-0"



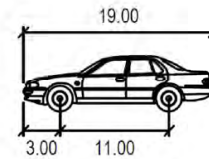
Accurate 30k Roll-Off

	feet
Width	: 8.17
Track	: 8.02
Lock to Lock Time	: 6.0
Steering Angle	: 32.7



19TH STREET

① **MANEUVERABILITY STUDY. PASSENGER CAR**
 1" = 50'-0"



P

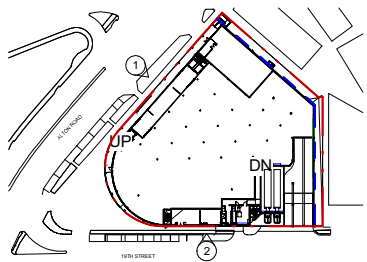
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



① **NW ELEVATION**
 3/64" = 1'-0"



② **SOUTH ELEVATION**
 3/64" = 1'-0"



① STUCCO FINISH (WHITE COLOR)



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

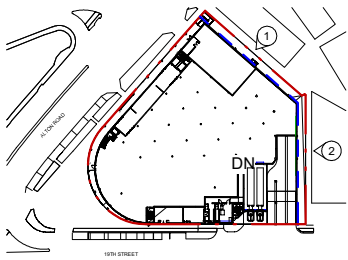


③ S.S. OR ALUMINUM SQUARE
 PENNING WIRE MESH PAINTED
 WHITE. OPENINGS 4"



④ LOUIS POULSEN, ALBERTSLUND
 MAXI POST. STREET LIGHT

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



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. OPENINGS 4"



4 LOUIS POULSEN, ALBERTSLUND
MAXI POST. STREET LIGHT

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



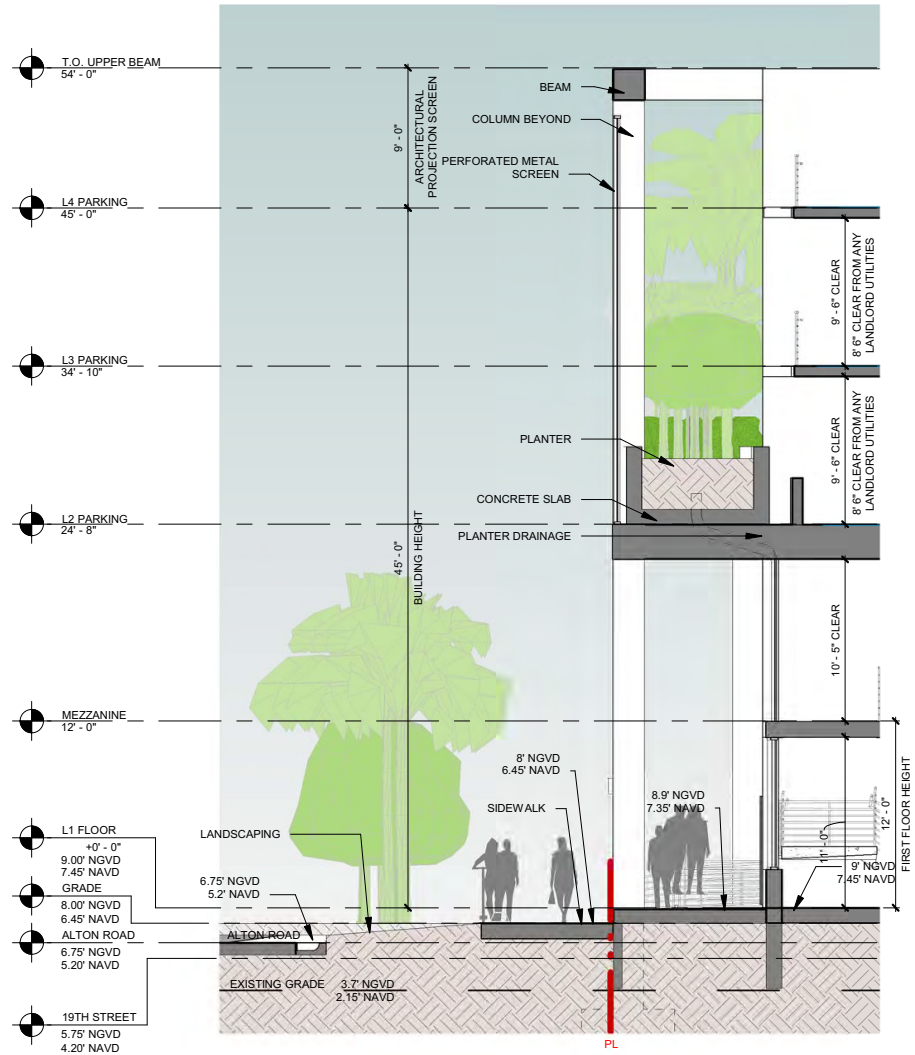
① **BUILDING SECTION A**
3/64" = 1'-0"



② **BUILDING SECTION B**
3/64" = 1'-0"

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

**WALL
 SECTION**



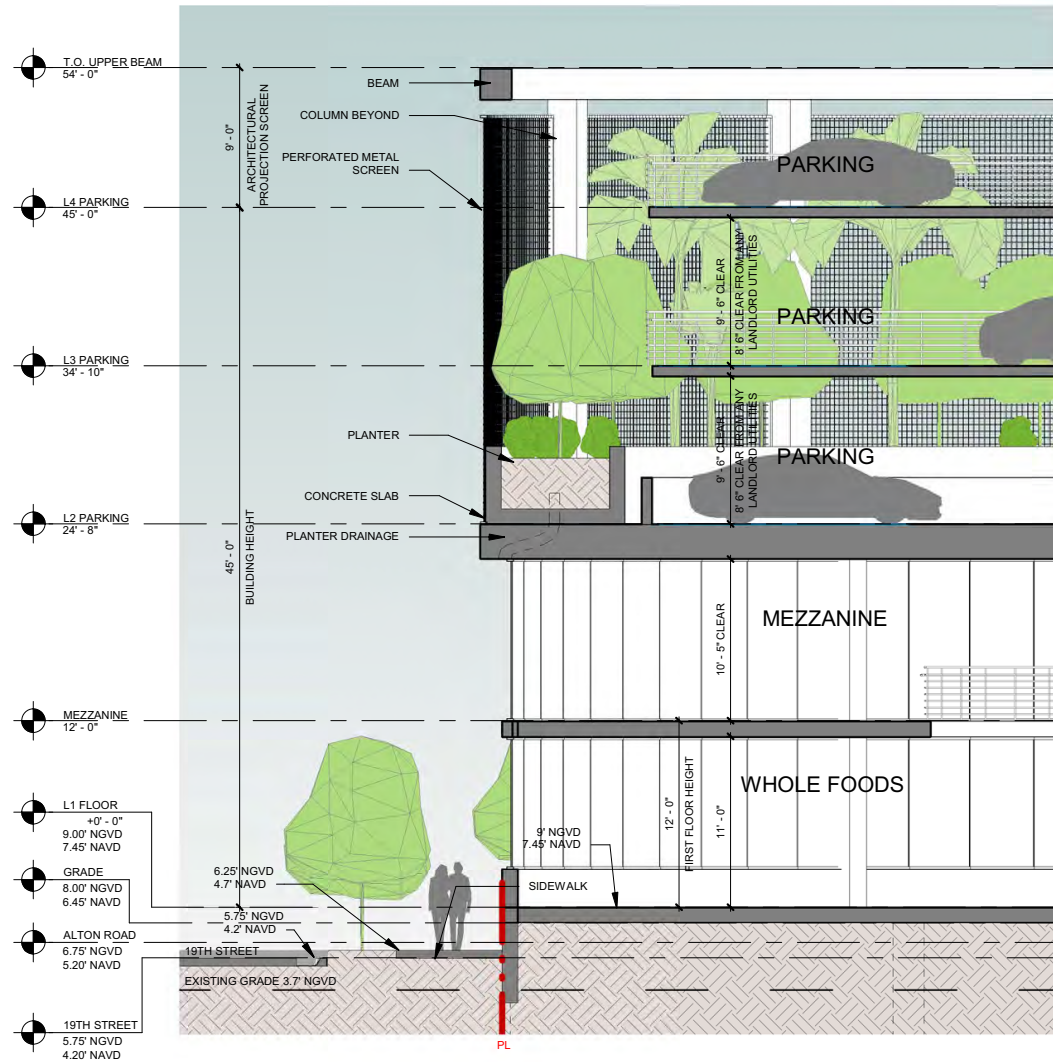
* GRADES DEPICTED IN SECTIONS ARE BASED ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD ELEVATIONS FOR FUTURE ROAD PROJECTS

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

(JENNIFER MCCONNEY FLORIDA LIC# AB0344)
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SCALE: 1/8" = 1'-0"
 DRAWN: CV, JDB
 CHECK: JMcG
 DATE: 01/28/2024

SHEET NUMBER
A2.10



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

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

(JENNIFER MCCONNEY FLORIDA LIC# AB0344)
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SCALE: 1/8" = 1'-0"

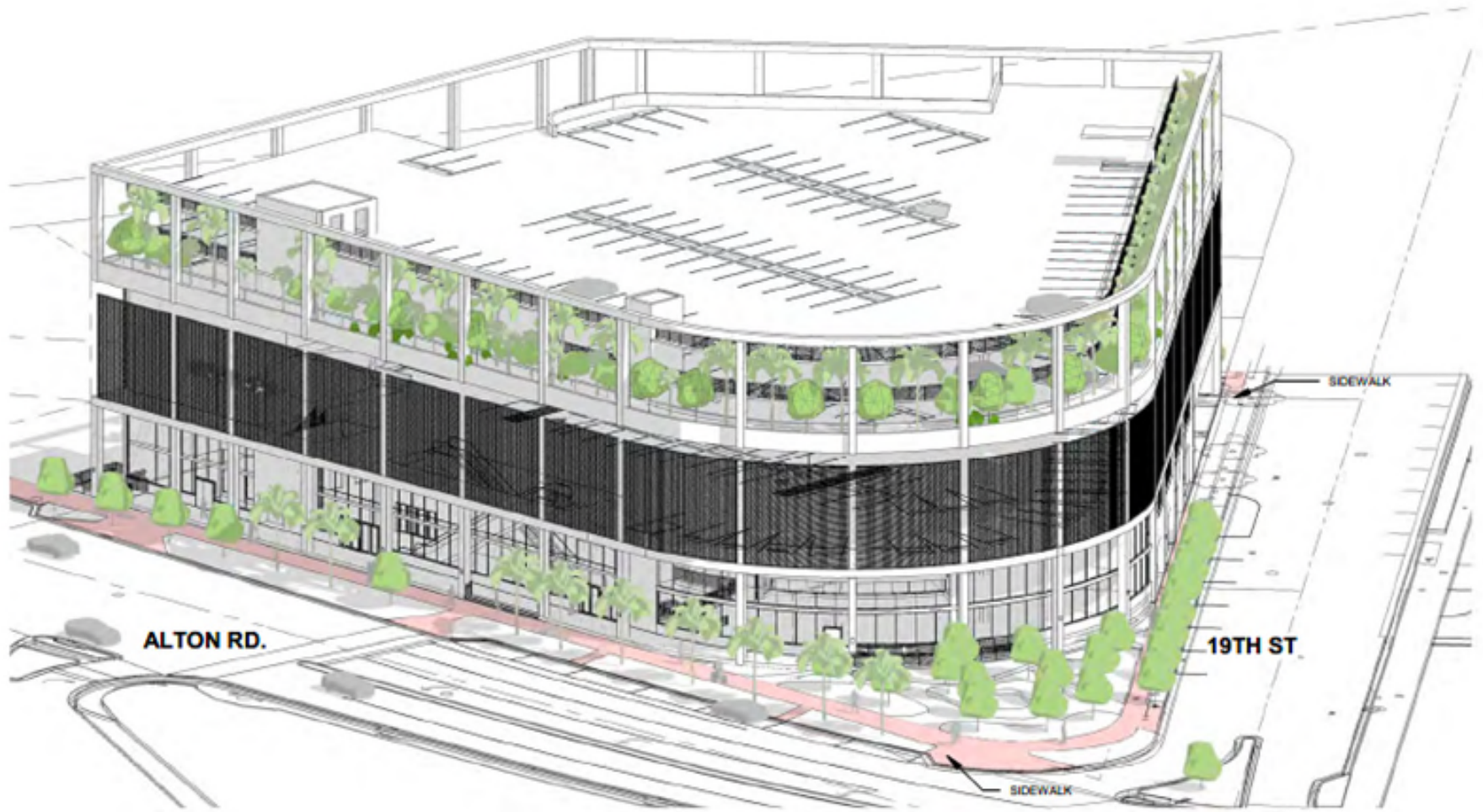
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

A2.11



ALTON RD.

19TH ST

SIDEWALK

SIDEWALK