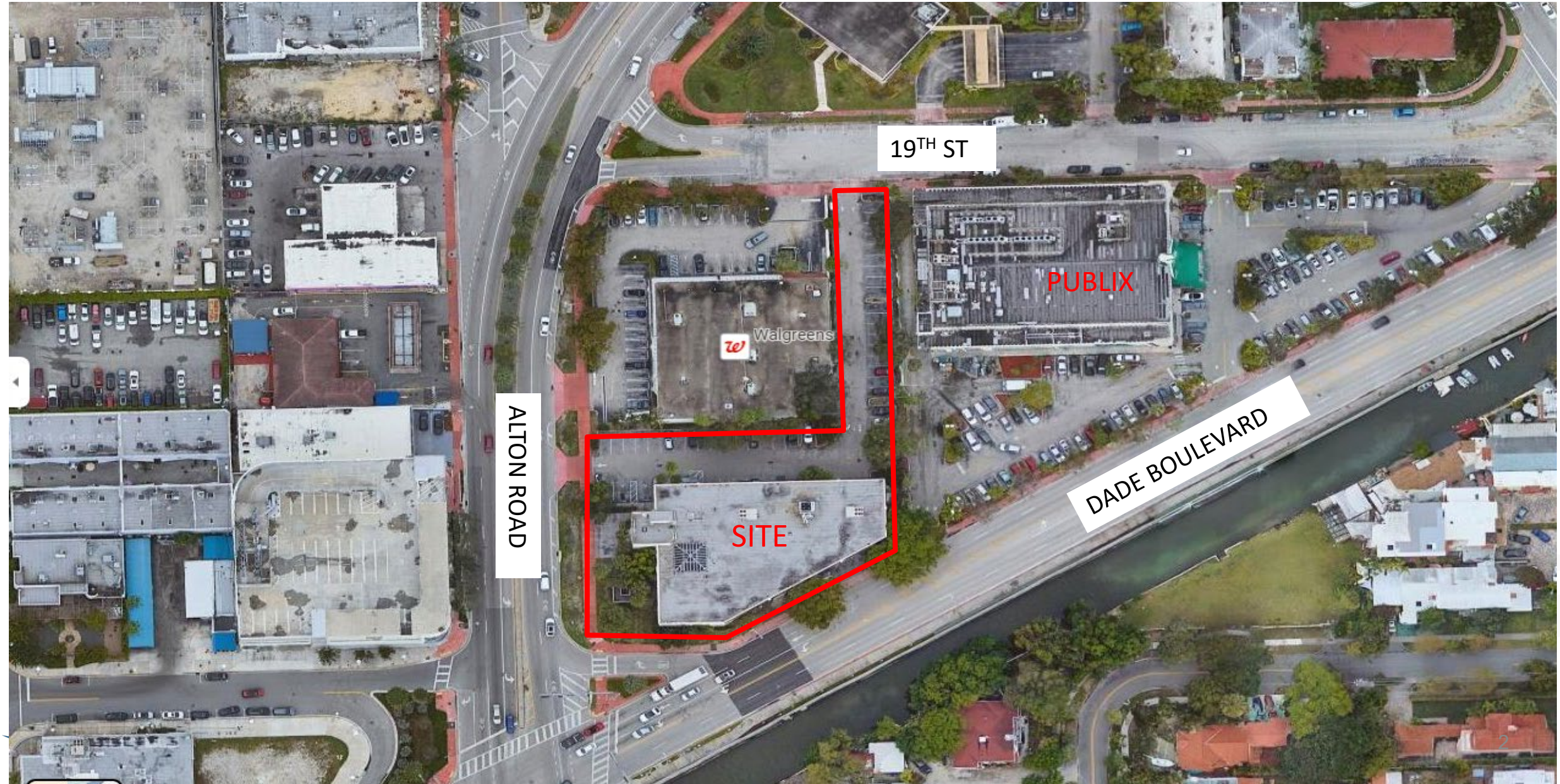
DRB24-1015
1801 Alton Road

June 4, 2024

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

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

CONTEXT PHOTOS

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

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 lo 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

TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

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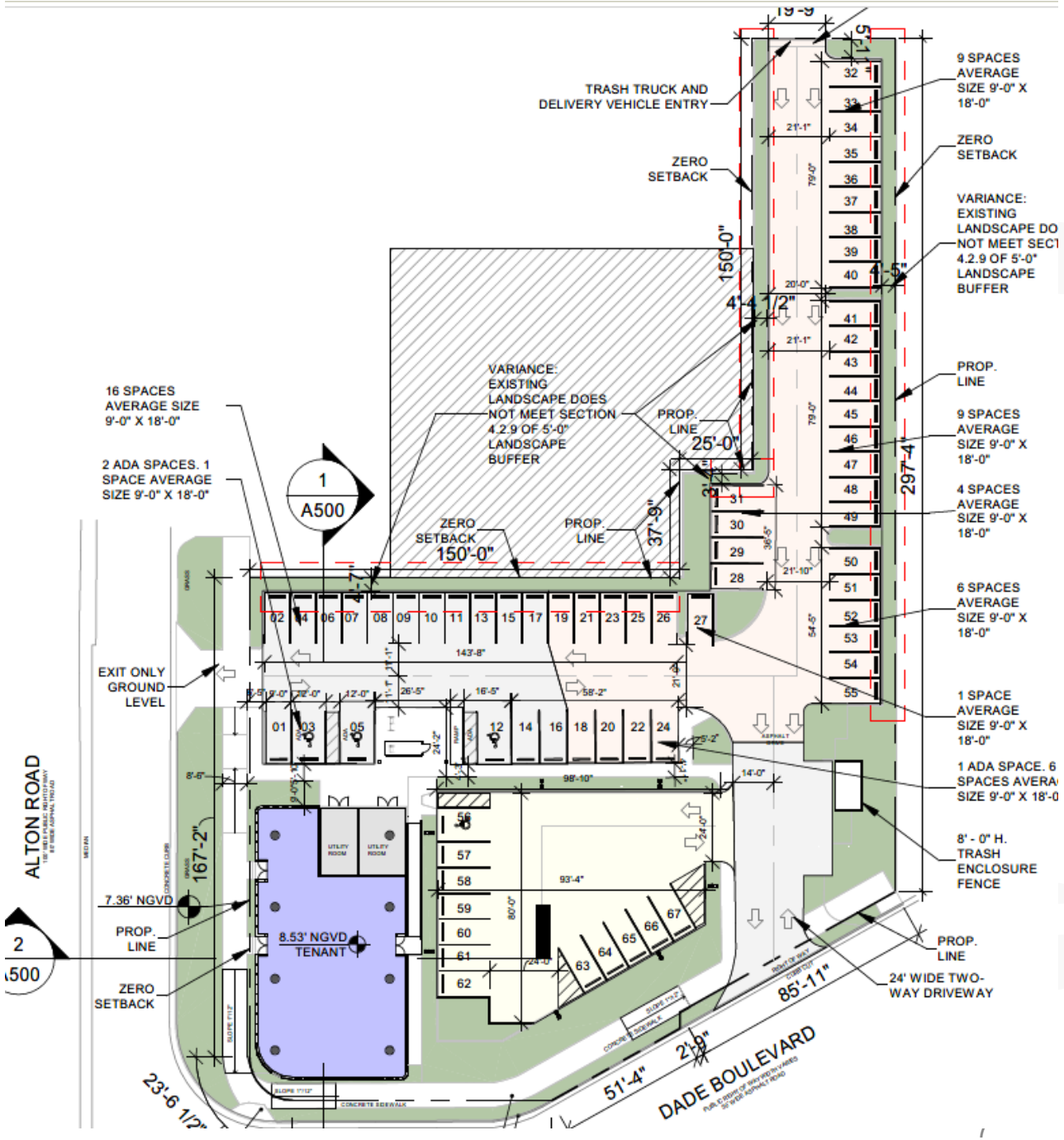
Variances

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



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1 RENDER 1

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

335 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136

TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
enrique@gonzalezarchitecture.com

GONZALEZARCHITECTURE

ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT
STATE OF FLORIDA
AR94779

NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE

03-17-24 FIRST SUBMITTAL

06-06-24 FINAL SUBMITTAL

A18
NEW SHEET

1

RENDER 5

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

GONZALEZ ARCHITECTURE

135 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136

TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
enrique@gonzalezarchitecture.com

ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT
STATE OF FLORIDA
AR94719

NEW SINGLE STORY COMMERCIAL BUILDING

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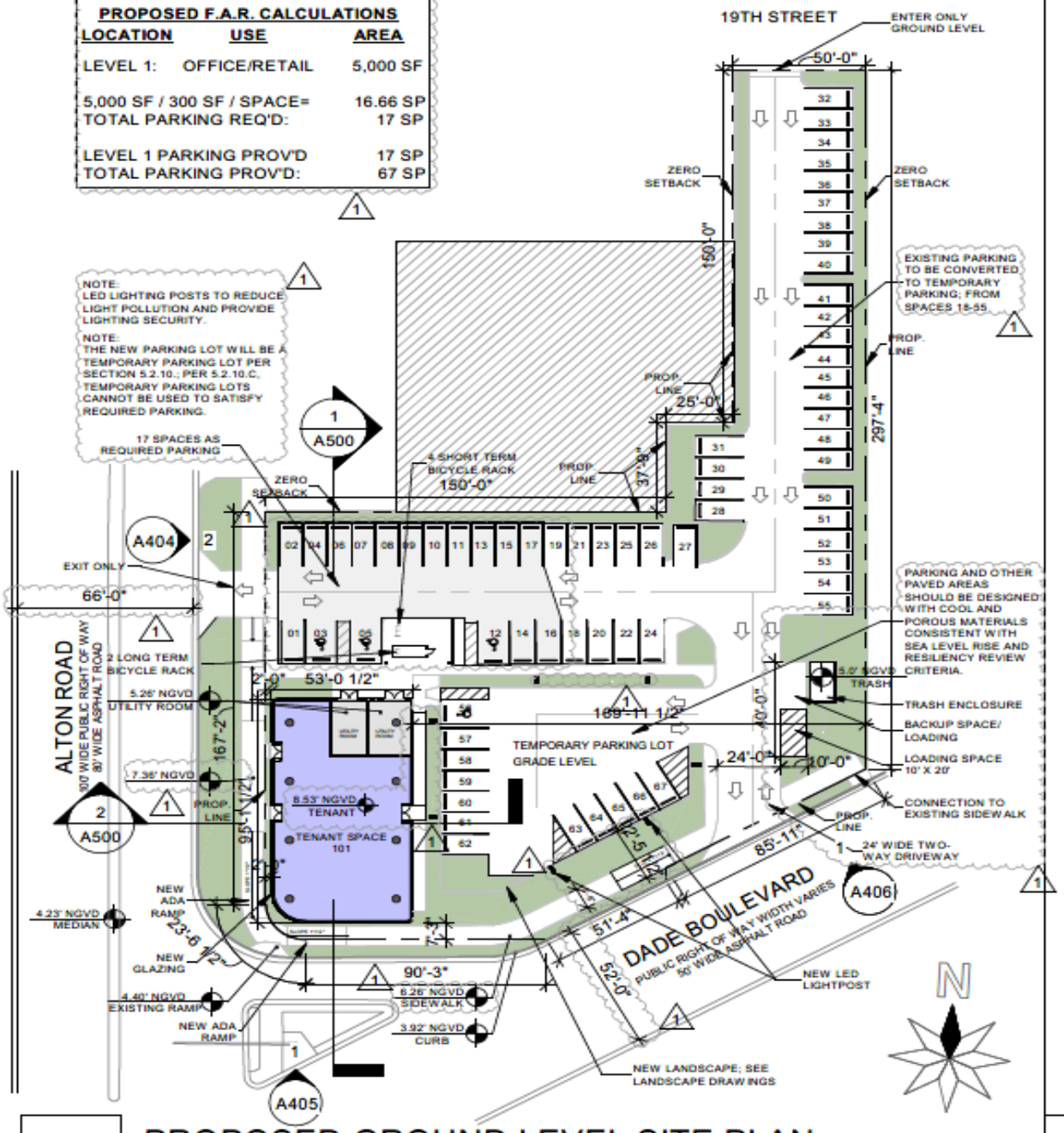
1 04/09/24 FINAL SUBMITTAL

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

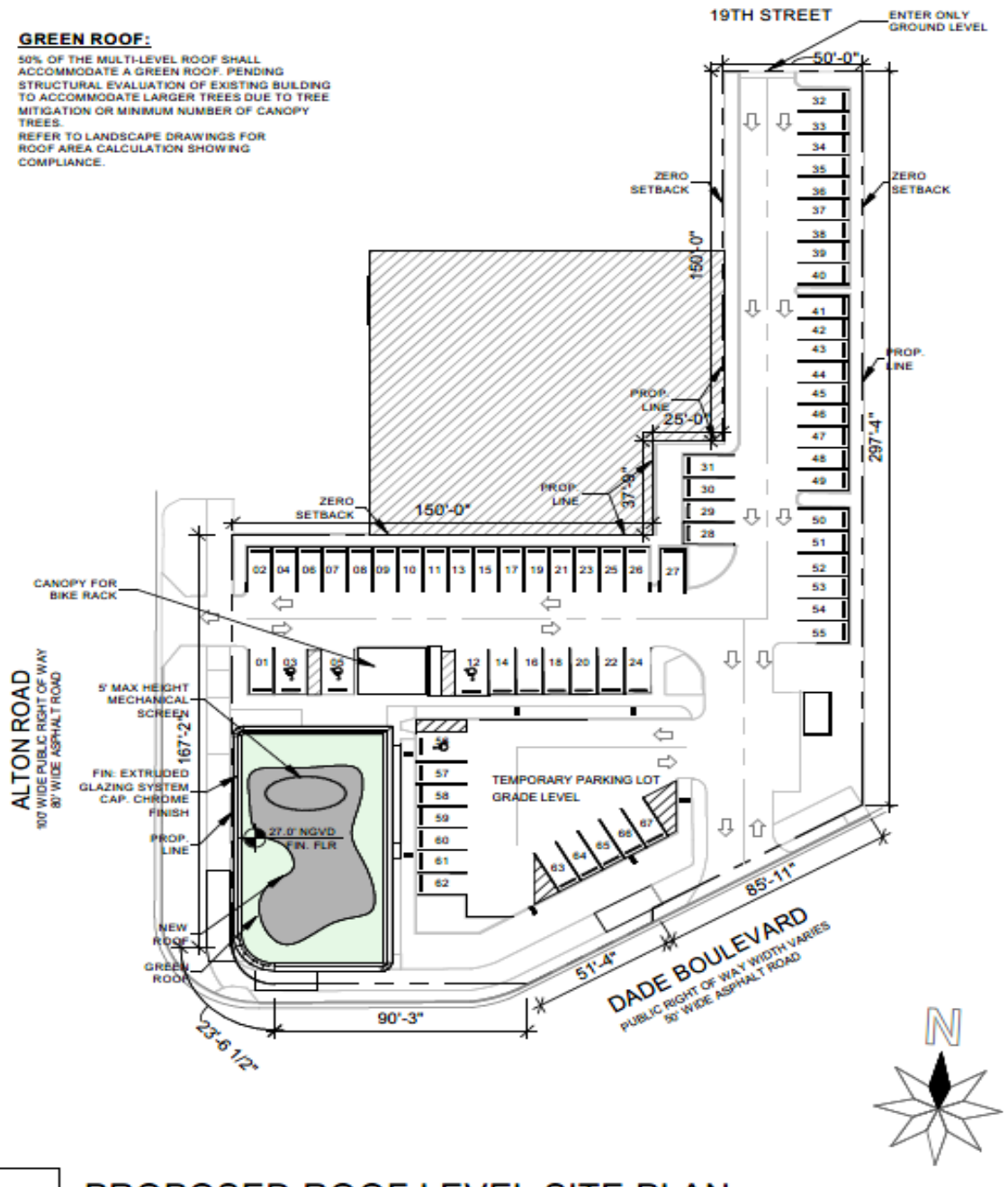


1 PROPOSED GROUND LEVEL SITE PLAN

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.



2 PROPOSED ROOF LEVEL SITE PLAN

SCALE 1" = 50'-0"

135 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
GONZALEZARCHITECTURE

ENRIQUE RENE GONZALEZ
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STATE OF FLORIDA
AR94779

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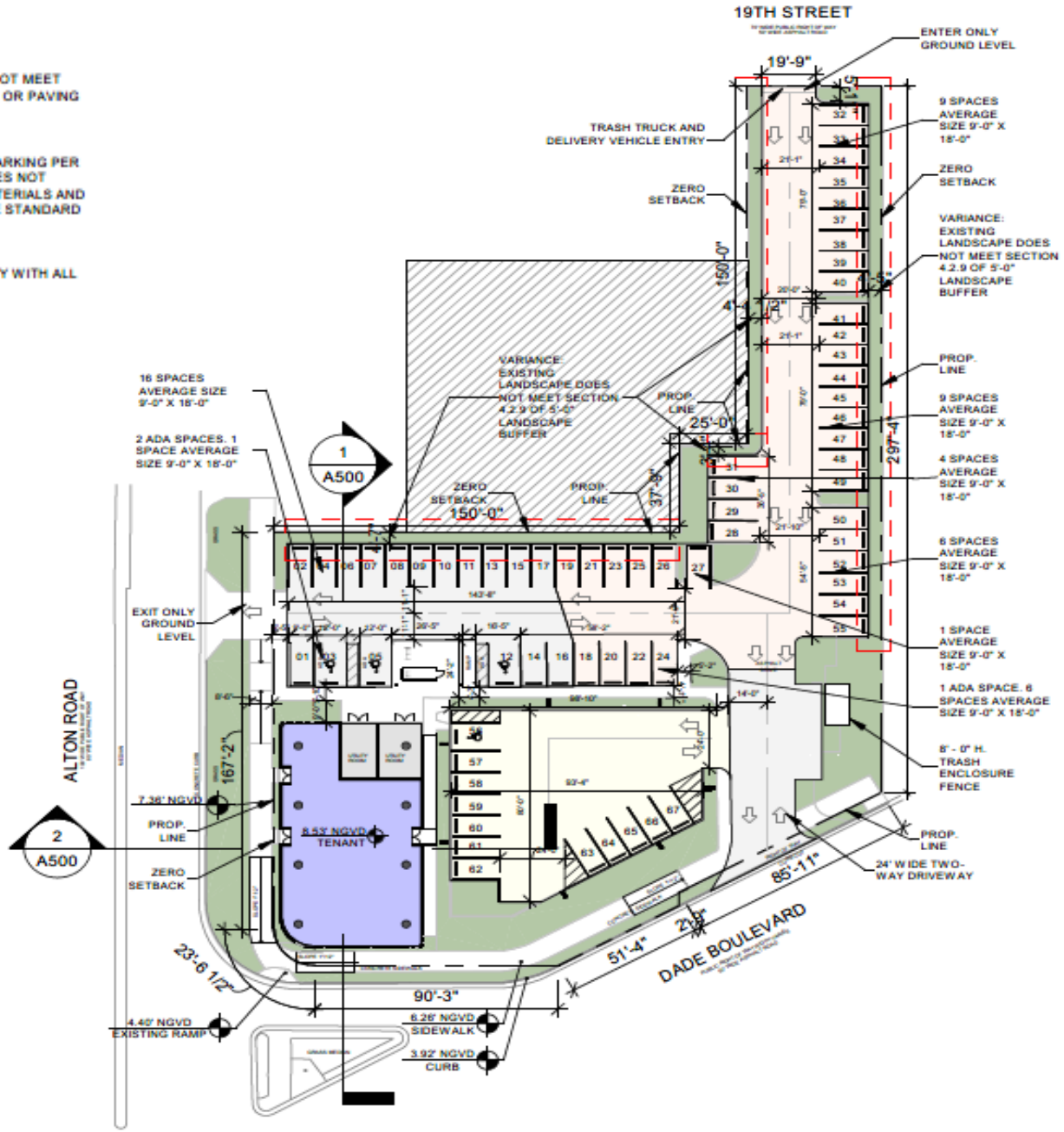
A09

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



1 VARIANCE DIAGRAM

SCALE 1" = 50'-0"

935 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL. 305.440.4314
GONZALEZARCHITECTURE.COM
GONZALEZ ARCHITECTURE
ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT
STATE OF FLORIDA

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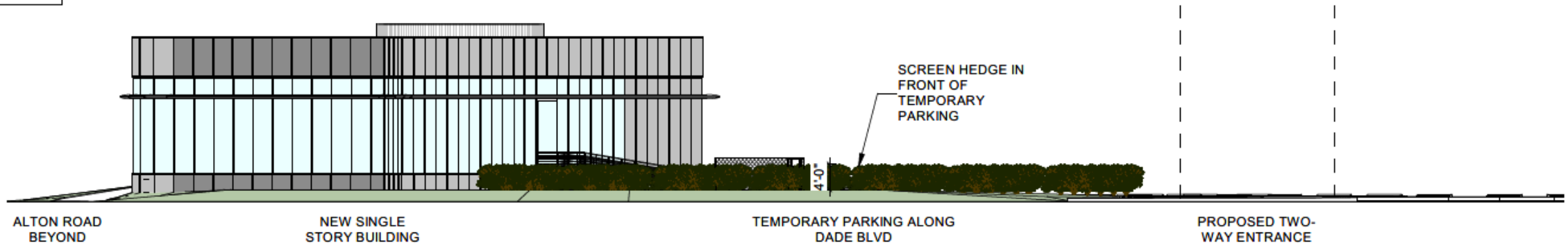
A24

2 PROPOSED GROUND LEVEL DADE BLVD

SCALE 1/16" = 1'-0"



ELEVATION ALONG DADE BLVD

1 PARKING SCREEN HEDGE ELEVATION

SCALE 1/16" = 1'-0"

135 N MIAMI AV
SUITE 406
MIAMI, FLORIDA
TEL: 305.440.43
GONZALEZARC
GONZALEZ ARCHITECTURE
ENRIQUE RENE GONZALEZ
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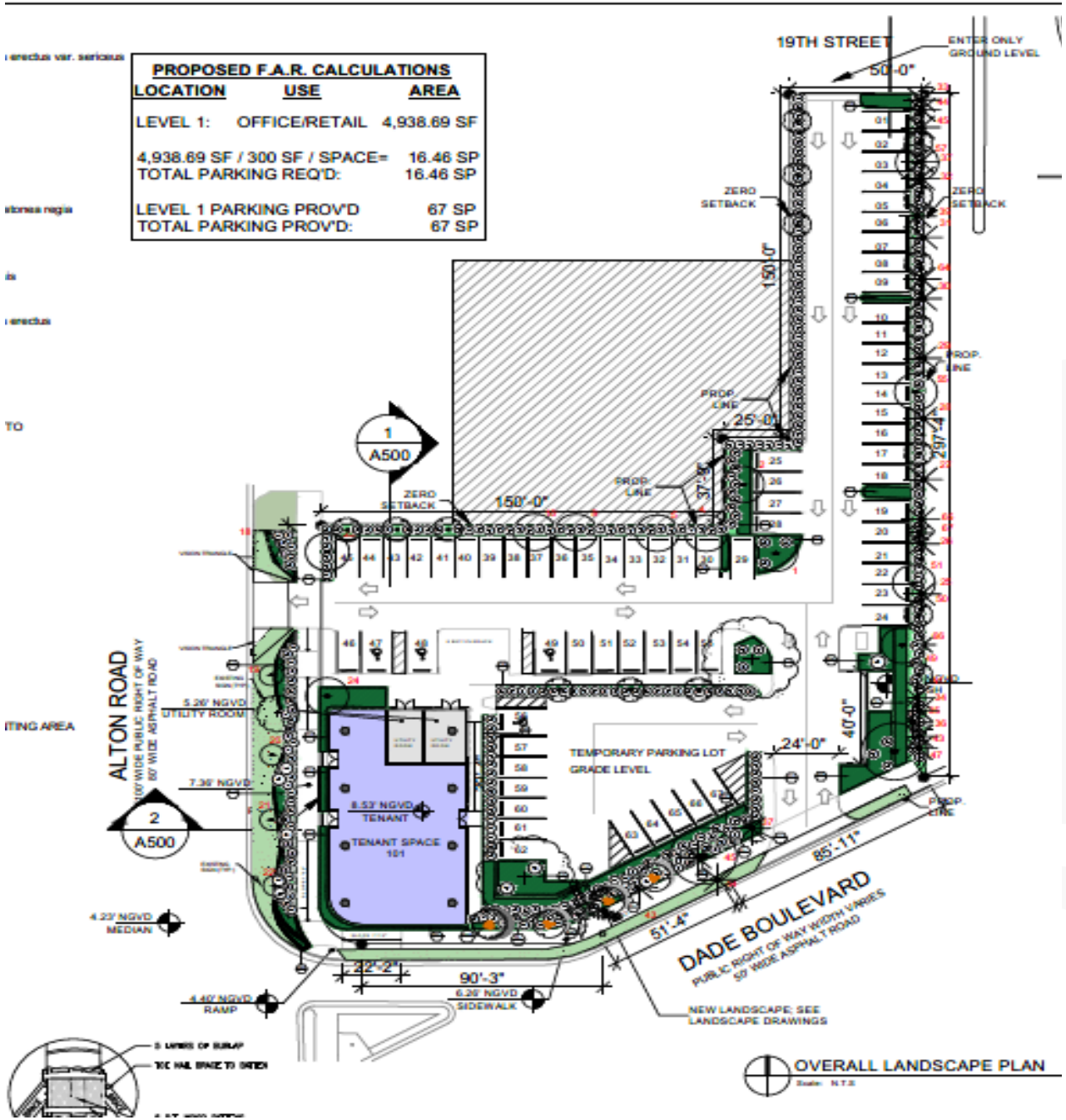
1

A406

NEW SHEET

Landscape Plans



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PLANT LIST

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

PLANT SYMBOL

EL GOLDEN CREEPER

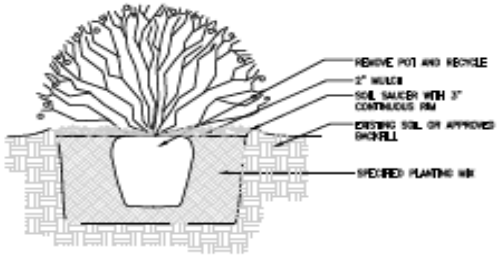
GENERAL PLANTING AREA

PLANTING BED

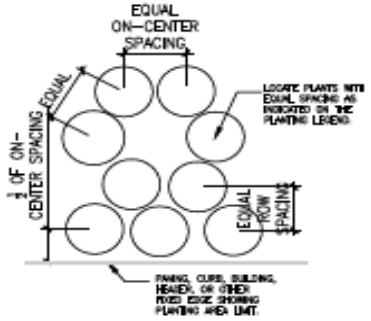
GREEN ROOF COVERAGE

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

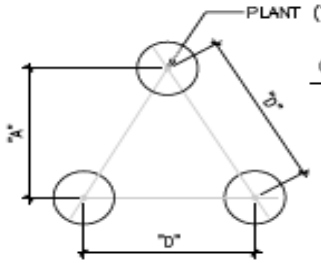
GROUNDCOVER EDGE PLANTING CONDITION



TYP SHRUB PLANTING DETAIL



TYP SHRUB SPACING DETAIL



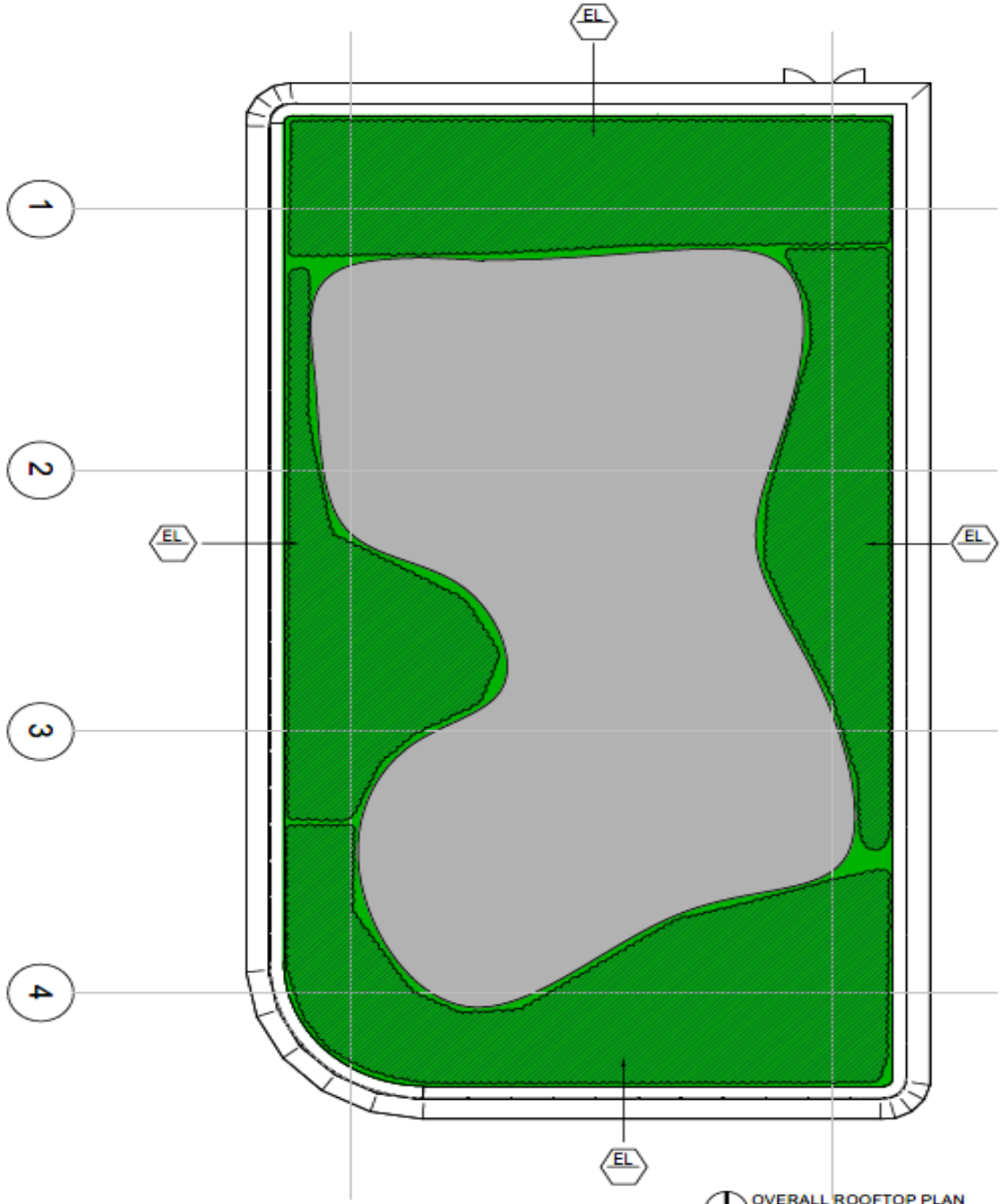
GOUNDCOVER & PERENNIAL SPACING

"D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

TYP TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS

ALTON ROAD

FLORIDA STATE ROAD 907



OVERALL ROOFTOP PLAN

VFD

VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECT

PROFESSIONAL SEAL

Vincent Filigenzi

2ND LEVEL COMMERCIAL TENANT IMPROVEMENT

1801 ALTON ROAD

MIAMI BEACH, FLORIDA 33139

REVISIONS

DRAWN BY:

CHECKED BY: VF

DATE: 05.05.2024

DISCIPLINE / SHEET TITLE:

ROOFTOP PLAN

SHEET NUMBER:

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

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Thank You

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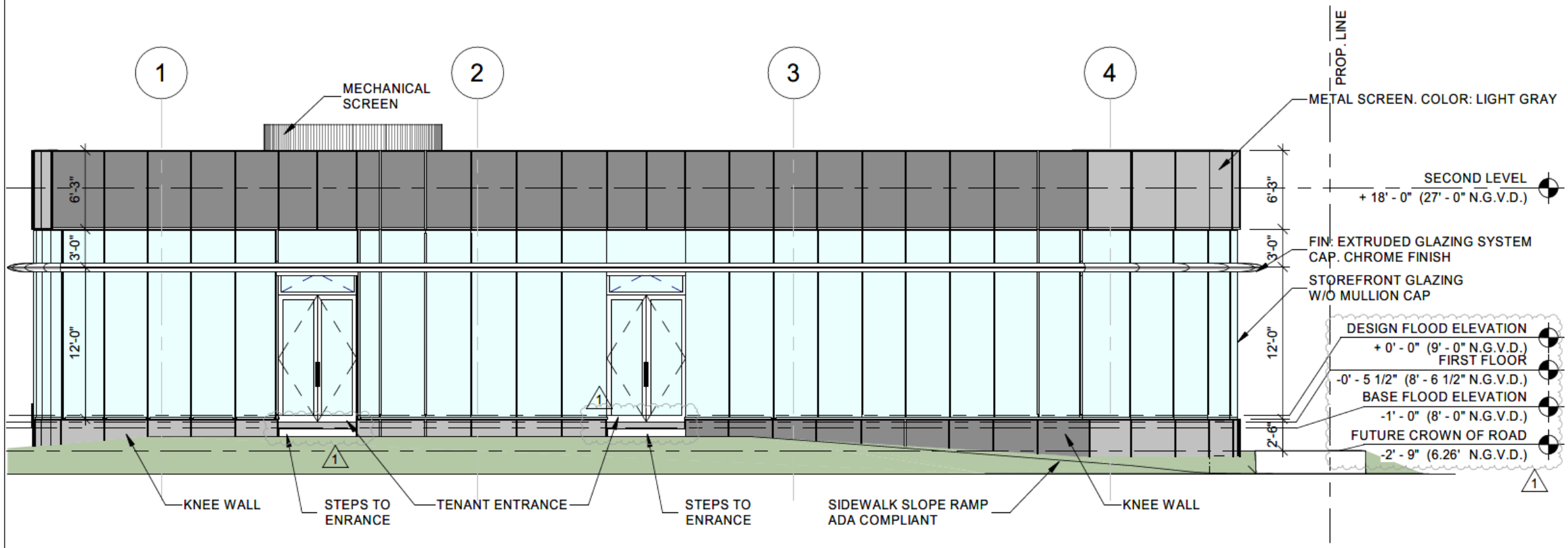
305.377.6222 fax
Info@brzoninglaw.com



1 WEST ELEVATION

SCALE 1/8" = 1'-0"

STATE OF FLORIDA AR94719

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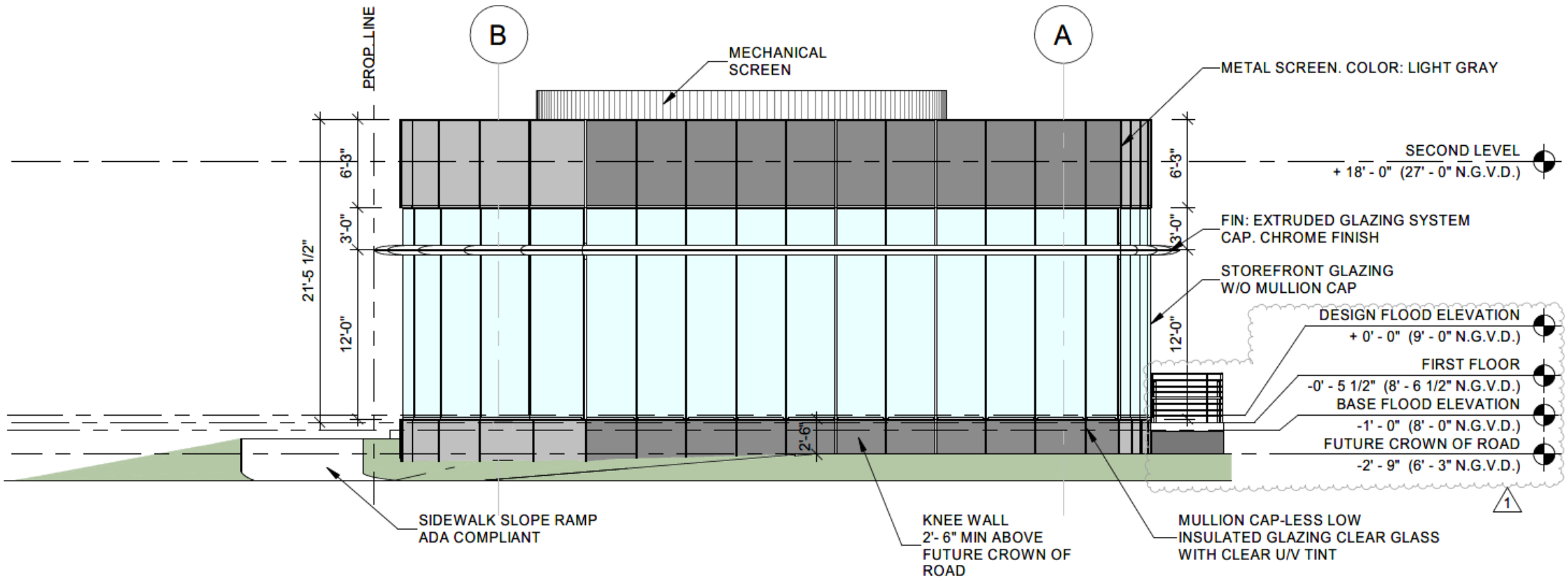
A400



1 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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AR94719

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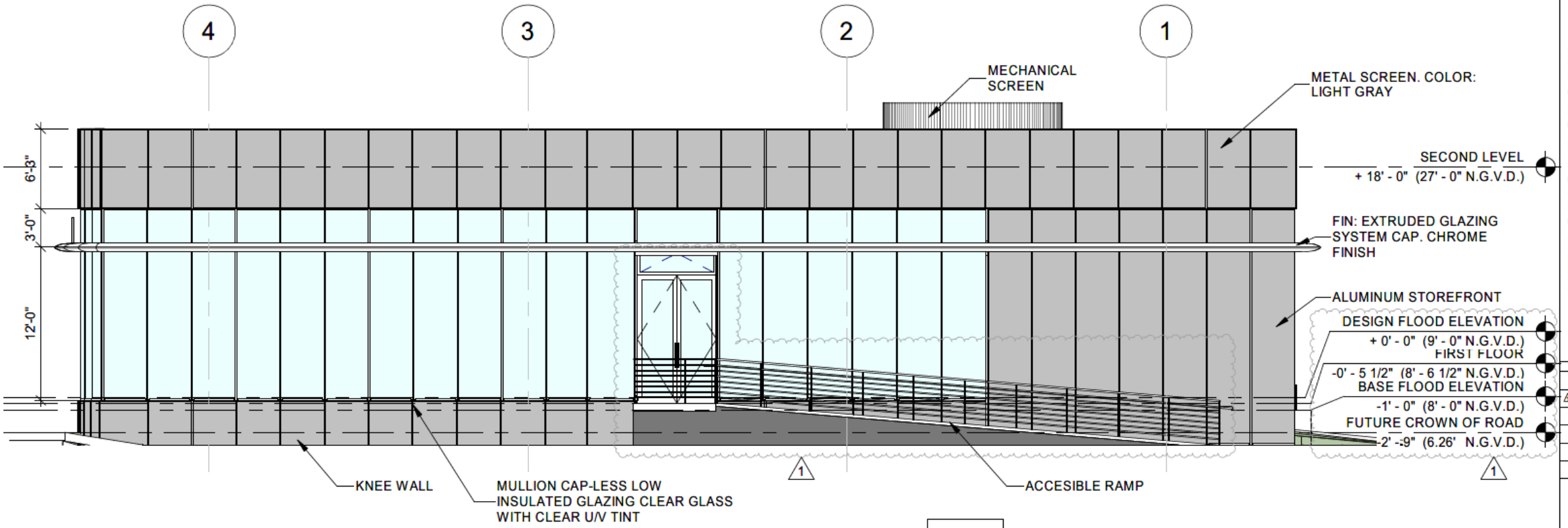
A401



1 EAST ELEVATION

SCALE 1/8" = 1'-0"

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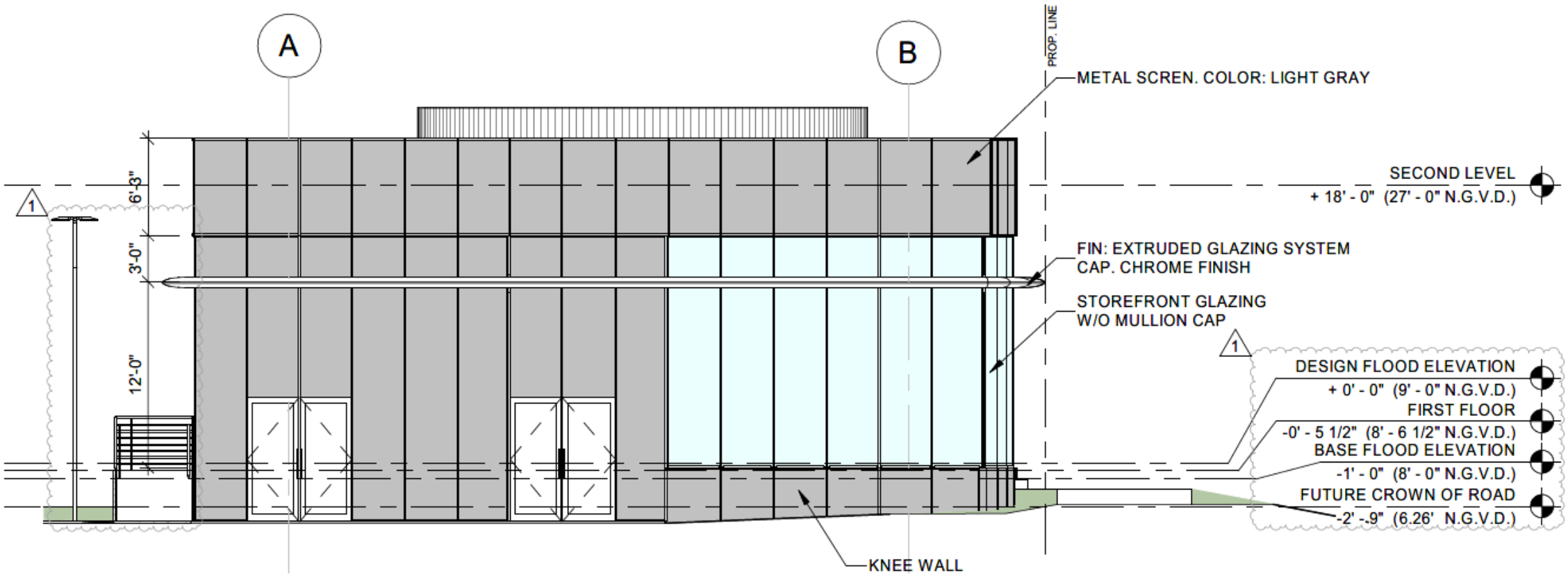
A402



1 NORTH ELEVATION

SCALE 1/8" = 1'-0"

NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:

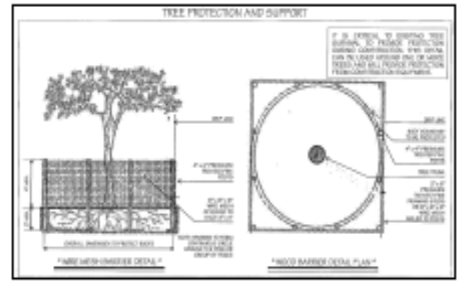
03-17-24 FIRST SUBMITTAL

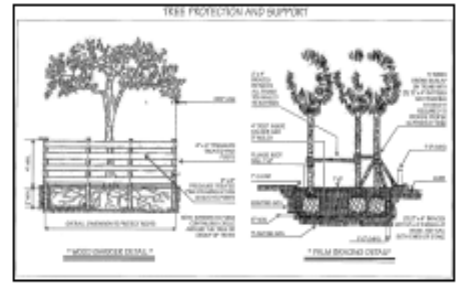
1 04-05-24 FINAL SUBMITTAL

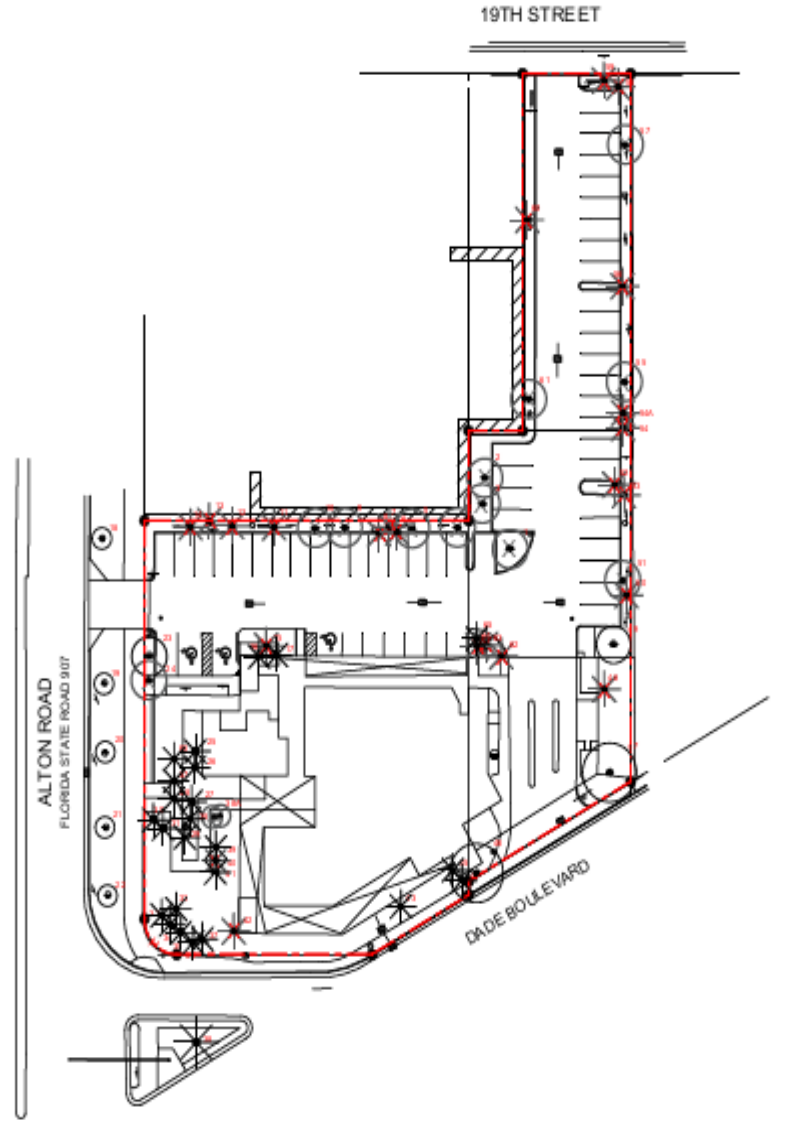
A403

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 remain
2	*Quercus virginiana*	Live oak	25	35-40	25-30	To remain
3	*Schefflera actinophylla*	Umbrella tree	15	25-30	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	35-40	20-25	To remain
6	*Washingtonia robusta*	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
7	*Washingtonia robusta*	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
8	*Washingtonia robusta*	Washingtonia palm	13	35-40	12-14	Exempt from permit requirements
9	*Quercus virginiana*	Live oak	14	35-40	30-35	To remain
10	*Quercus virginiana*	Live oak	16	35-40	30-35	To remain
11	*Washingtonia robusta*	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
12	*Cocos nucifera*	Coconut palm	9	40-45	20-25	To be removed
13	*Cocos nucifera*	Coconut palm	9	30-35	20-25	To be removed
14	*Cocos nucifera*	Coconut palm	9	35-40	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	*Tabebuia heterophylla*	Pink trumpet tree	12	35-40	20-25	To be relocated on site
24	*Quercus virginiana*	Live oak	16	20-25	20-25	To remain
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	25-30	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	25-30	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 sylvestris*	Date palm	12	25-30	15-20	To be relocated on site
38A	*Schefflera actinophylla*	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 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 reclinata*	Senegal Date palm	40	25-30	30-35	To be removed. Category I, no mitigation requi
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	*Bucida buceras*	Black Olive	28	40-45	30-35	To remain. Recommended pruning off roadway
47	*Bucida buceras*	Black Olive	24	40-45	60-65	To remain
48	*Ravenala madagascariensis*	Travelers Palm	16	15-20	15-20	To be removed
49	*Bursera simaruba*	Gumbo limbo	7	12-14	15-20	To remain
50	*Washingtonia robusta*	Washingtonia palm	12.5	50-60	12-14	Exempt from permit requirements
51	*Quercus virginiana*	Live oak	21	30-35	45-50	To remain
52	*Washingtonia robusta*	Washingtonia palm	13	50-60	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	35-40	12-14	Exempt from permit requirements
63	*Ptychosperma elegans*	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: 1/32" : 1'-0"

VFD
VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECT
FL RLA LIC #6671

PROFESSIONAL SEAL

Vincent Filigenzi
Digitally signed by Vincent Filigenzi
Date: 2024.08.05 13:01:11 -04'00'

VINCENT A. FILIGENZI
LA #6671

NOTE:
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