

DRB24-1015

1801 Alton Road

October 1, 2024



Property Location



Existing Condition



- 1.08 acres
- Two-story office, 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



September 3 DRB Hearing

- Board Feedback:
 - Increase presence at intersection
 - Reduce paving
 - Enhance pedestrian circulation



Proposed Development

- Maintain existing lease with Bank tenant
- Continuous 10' sidewalk widths
- Increased height
- Inset entrances with architectural coverings
- Reduced glazing, introduced exposed textured concrete and aluminum louvers in wood finish
- Reduced paving, eliminated temporary parking spaces along Dade Boulevard and added landscaping





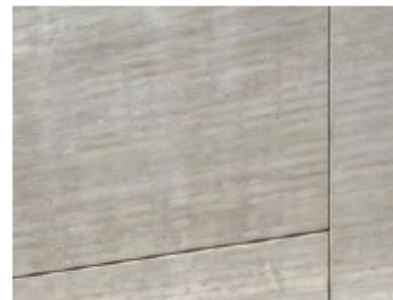








NOTE:
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION
OR A KNEE WALL AS APPROPRIATE AT ALL GROUND
LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
THE PLANNING DIRECTOR.



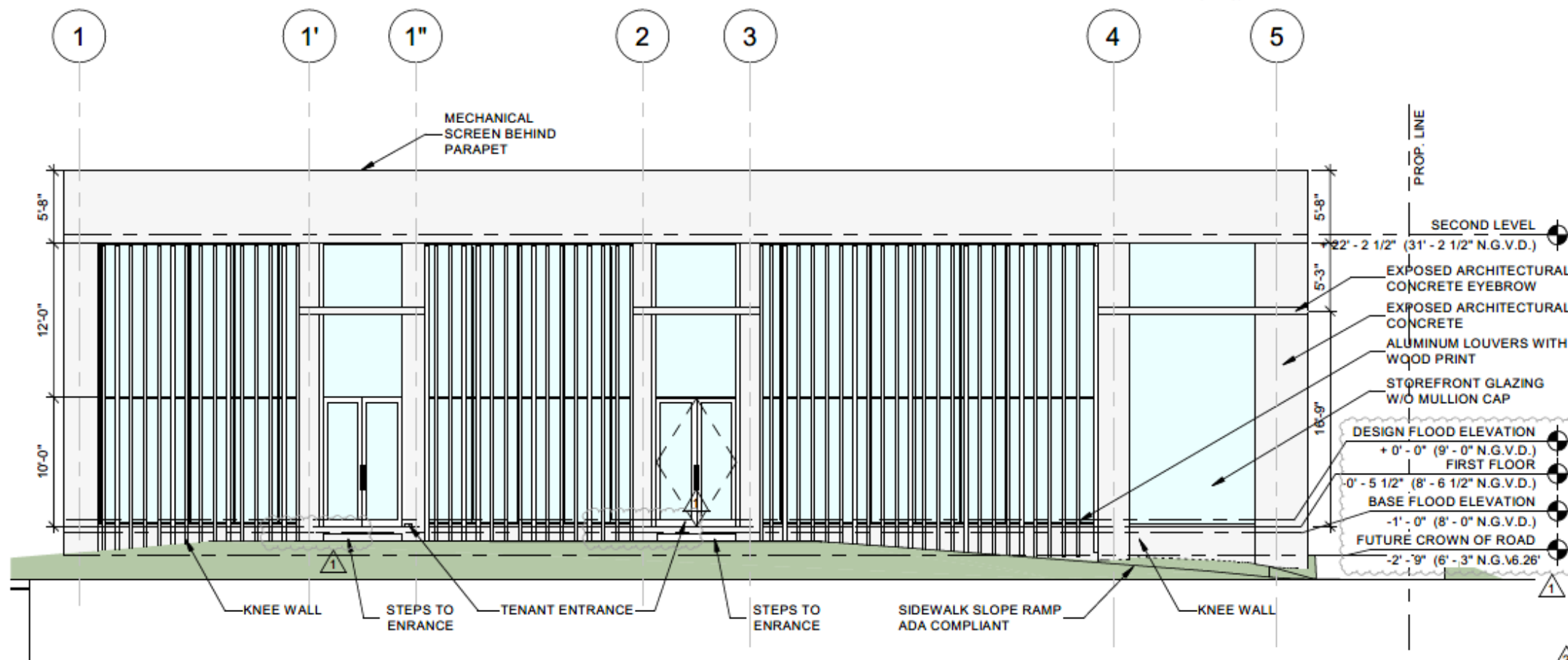
EXPOSED ARCHITECTURAL
CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
IN PLACE ARCHITECTURAL CONCRETE WITH
LIGHT UV TINT



1

WEST ELEVATION

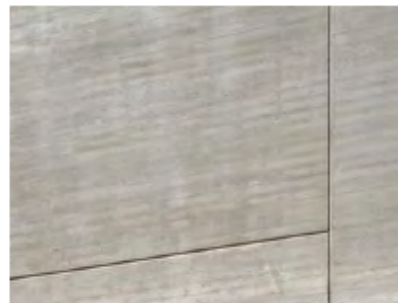


**NEW SINGLE STORY
COMMERCIAL BUILDING**
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:
01.17.24 FIRST SUBMITTAL
04.09.24 FINAL SUBMITTAL
08.13.24 FINAL SUBMITTAL

A400
REVISED SHEET

NOTE:
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION
OR A KNEE WALL AS APPROPRIATE AT ALL GROUND
LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
THE PLANNING DIRECTOR.



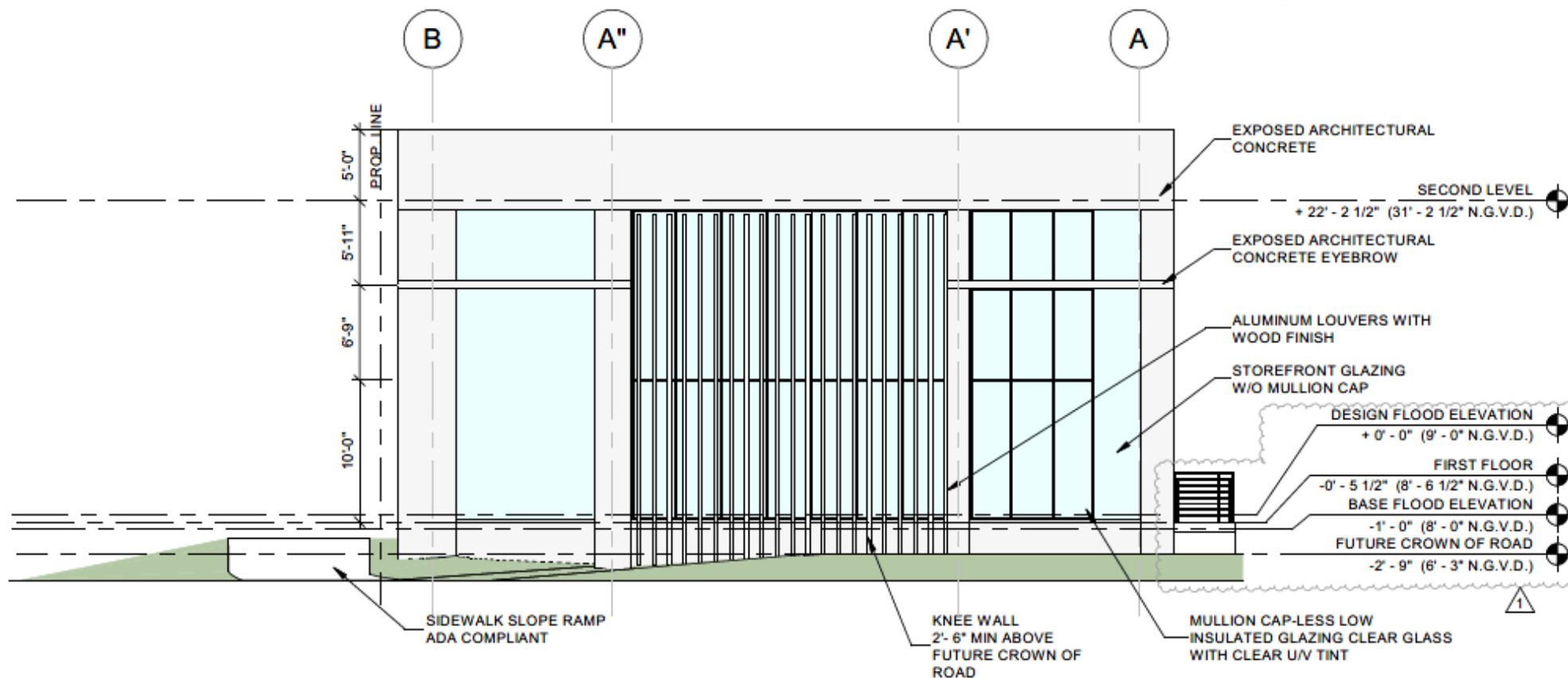
EXPOSED ARCHITECTURAL
CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
IN PLACE ARCHITECTURAL CONCRETE WITH
LIGHT U/V TINT



1

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

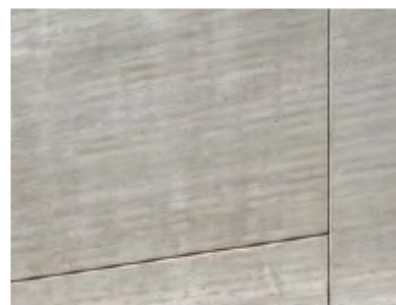
ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

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

DRAWING ISSUE:
03-17-24 FIRST SUBMITTAL
 04-08-24 FINAL SUBMITTAL
 05-13-24 FINAL SUBMITTAL

A401
REVISED SHEET

NOTE:
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION
OR A KNEE WALL AS APPROPRIATE AT ALL GROUND
LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
THE PLANNING DIRECTOR.



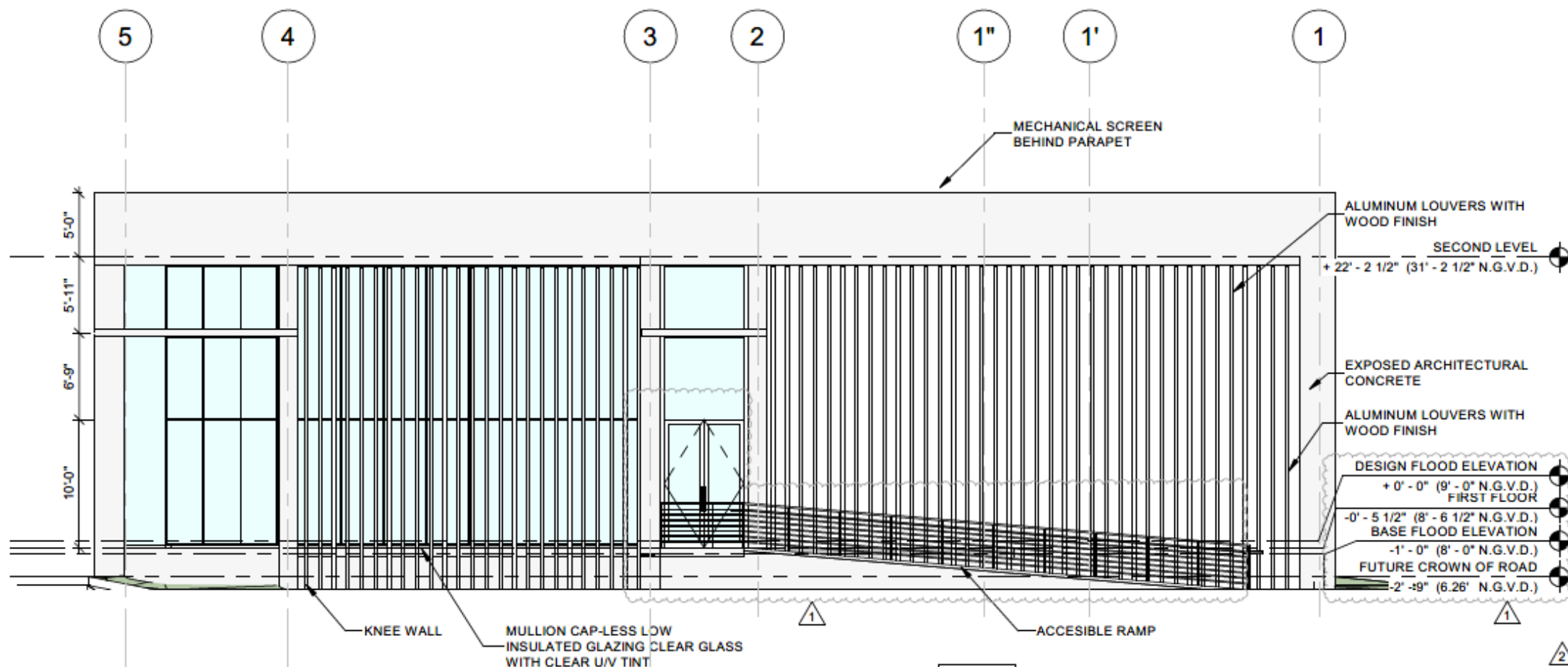
EXPOSED ARCHITECTURAL
CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
IN PLACE ARCHITECTURAL CONCRETE WITH
LIGHT U/V TINT

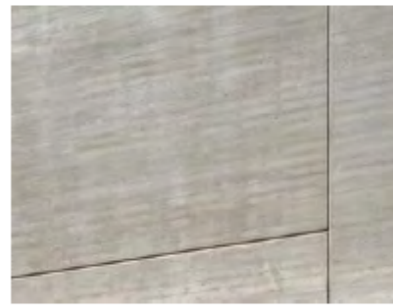


1

EAST ELEVATION

SCALE 1/8" = 1'-0"

NOTE:
 APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION
 OR A KNEE WALL AS APPROPRIATE AT ALL GROUND
 LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
 MIN ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
 THE PLANNING DIRECTOR.



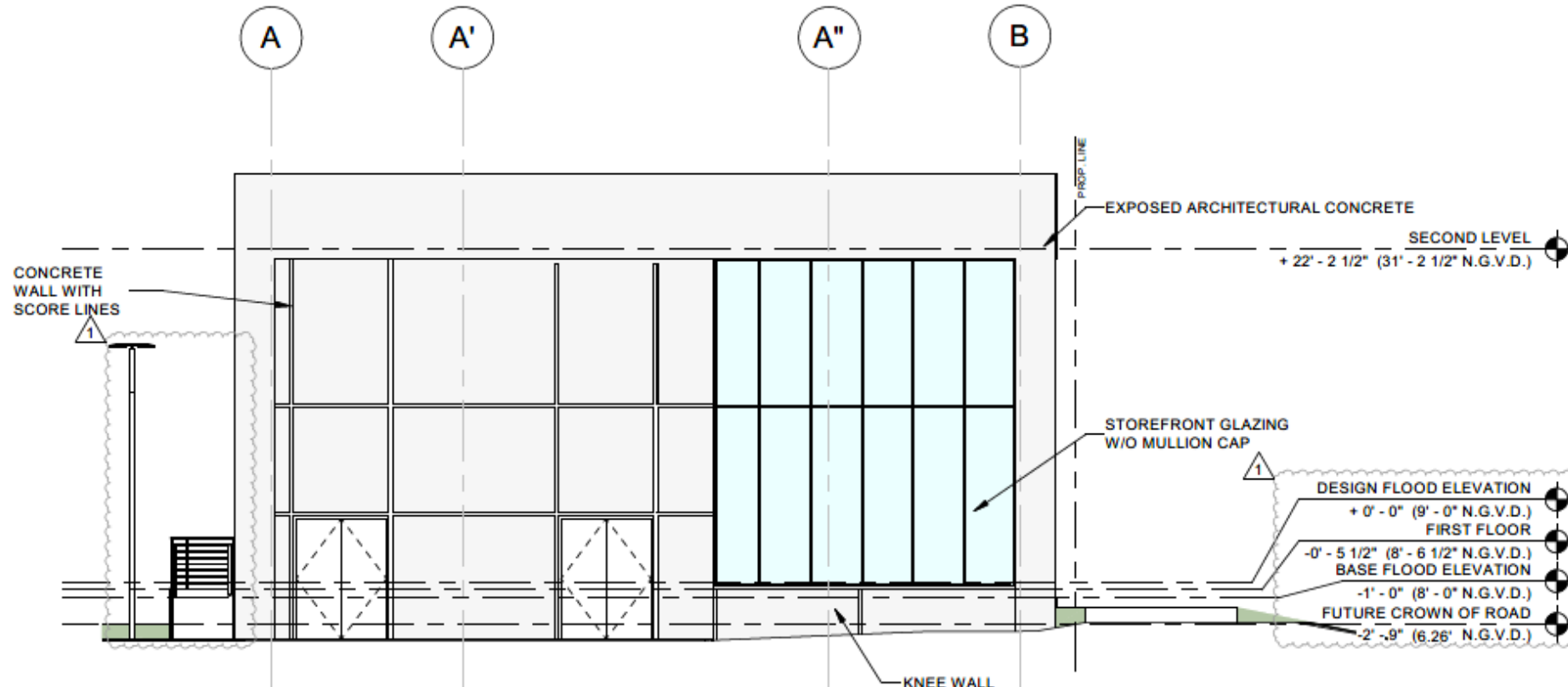
EXPOSED ARCHITECTURAL
 CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
 WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
 IN PLACE ARCHITECTURAL CONCRETE WITH
 LIGHT U/V TINT



1

NORTH ELEVATION

SCALE 1/8" = 1'-0"



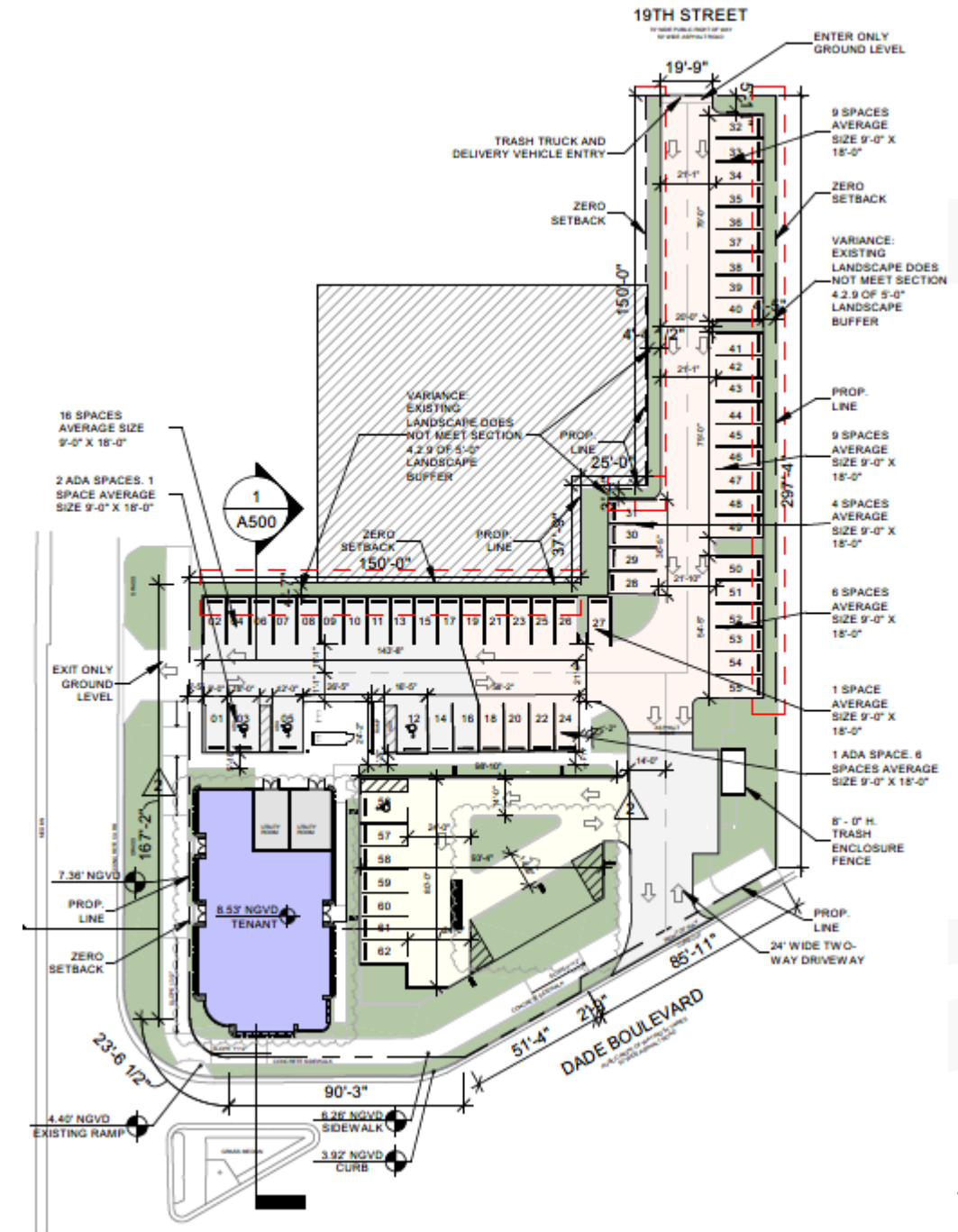
**NEW SINGLE STORY
 COMMERCIAL BUILDING**
 1801 ALTON ROAD
 MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE
 03-17-24 FIRST SUBMITTAL
 05-03-24 FINAL SUBMITTAL
 08-13-24 FINAL SUBMITTAL

A403
 REVISED SHEET

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



Landscape Plans



PLANT LIST

PROPOSED PLANT LIST							
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	
TREES + PALMS							
Rre	Roystonia regia	Florida Royal Palm	45" OA, 18" GW 20" CAL	*	*	5	
Bsi	Bursaria sinaruba	Gumbo Limbo	20" HT 8"-10" DBH	*	*	3	
Tba	Tabebuia bahamensis	Bahama Tabebuia Tree	14'-16" HT OA 4"-6" DBH	*	*	1	
Ger1	Conocarpus erectus var. sericeus	Silver Buttonwood Tree	8'-10" OA STD, 2"-3" DBH	*	*	10	
Ger2	Conocarpus erectus	Green Buttonwood Tree	18" OA 4"-6" DBH Multi w/ Character	*	*	3	
SHRUBS + ACENTS							
PL	Psychotria ligustrifolia	Bahama Coffee	15G		*	27	
SR	Serenoa repens	Silver Saw Palmetto	25G @ 4" HT	*	*	4	
TF	Tripsacum floridense	Gamma Grass	7 GAL	*	*	20	
AO	Silver odorata bromeliad	Alcantarea odorata	30" X 30"		*	9	
HP	Hamelia patens	Firebush	15G		*	56	
CC	Capparis cynophallophora	Jamaican Caper	25G	*	*	25	
CW	Carapa guianensis	Crabwood	25G	*	*	27	
CG	Clusia guttifera	Small Leaf Clusia	25G		*	88	
DS	Dioon spinulosum	Giant Dioon	4" HT	*	*	1	
FK	Pennisetum fakahatchee	Fakahatchee Grass	7G	*	*	2	
ZF	Zamia floridiana	Cookie Palm	15G	*	*	4	
ZP	Zamia pumila	Cookie Palm	15G	*	*	33	
GROUNDCOVERS							
EL	Eriodora littoralis	Golden Creeper	1 GAL @ 18" OC	*	*	54	
TD	Tripsacum floridense	Gamma Grass	3 GAL @ 36" OC	*	*	452	
AG	Perennial Peanut	Wild Peanut	1 GAL @ 18" OC		*	1430	
CM	Carissa	Emerald Blanket	3 GAL @ 24" OC	*	*	185	
BM	Philodendron	Burle Marx	3 GAL @ 24" OC		*	118	
ZP	Zamia pumila	Cookie Palm	3 GAL @ 24" OC	*	*	70	
SOD	Empire Zoysia		3,084 SF				

LANDSCAPE LEGEND

Transect Zone CD-1 Lot Area: 46,845.00 Acres: 1.080 REQUIRED/ ALLOWED PROVIDED

TREES

A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements =

22 trees x 1.080 net lot acres - number of existing trees (18) = 6 40

B. % Natives required: Number of trees provided x 30% =

40 x .30 = 12 Native Trees required 12 22

C. % Drought tolerant and low maintenance: Number of trees provided x 50% =

40 x .50 = 20 Drought & Low Maintenance Trees required 20 24

D. Street Trees (maximum average spacing of 20' o.c.):

237 linear feet along street / 20 = 12 12

E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.): linear feet along street / 20 = N/A N/A

SHRUBS

A. Number of shrubs required: Number of trees required x 12 =

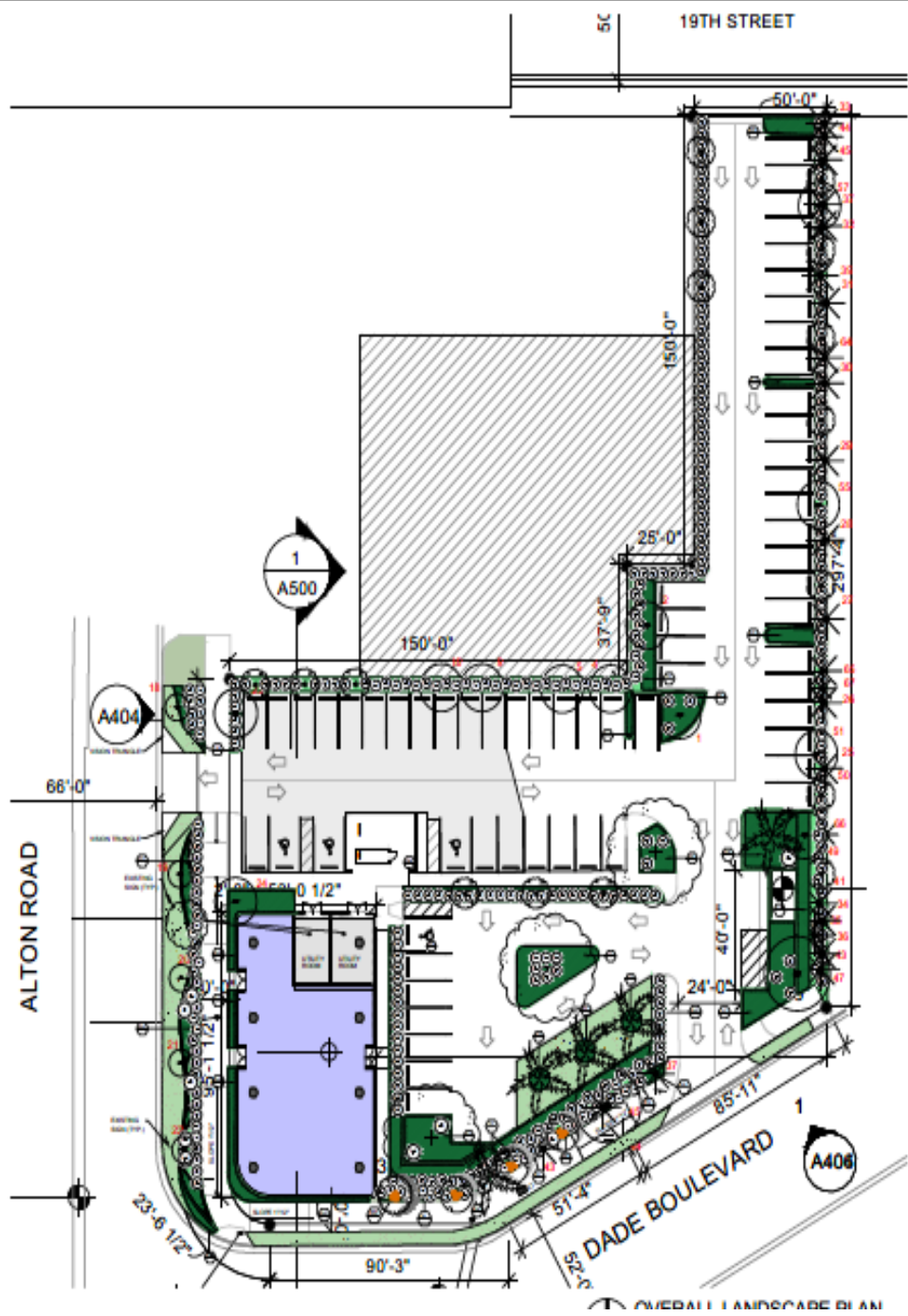
22 x 12 = 264 Shrubs required 264 296

B. % Native shrubs required: Number of shrubs provided x 30% =

296 x .30 = 89 Native shrubs required 89 115

GENERAL PLANTING NOTES

- Conocarpus erectus var. sericeus
- Bursaria sinaruba
- Roystonia regia
- Tabebuia bahamensis
- Conocarpus erectus
- FAKAHATCHEE
- DIOON
- SILVER SAW PALMETTO
- JAMAICAN CAPER
- GAMMA GRASS
- ZAMIA FLORIDIANA
- ZAMIA PUMILA
- CRABWOOD
- CLUSIA GUTTIFERA
- FIREBUSH
- SILVER BROMELIAD
- BAHAMA COFFEE
- GOLDEN CREEPER
- CORAL CREEPER
- PERENNIAL PEANUT
- GENERAL PLANTING AREA
- PLANTING BED
- LAWN



VFD
VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECT
FLA. LIC. #88971

1801 ALTON AVENUE SUITE 202
MIAMI BEACH, FL 33139
P: 781.343.8801
www.vincentfiligenzi.com

PROFESSIONAL SEAL

Vincent Filigenzi

Digitally signed by Vincent Filigenzi
Date: 2024.09.12 14:08:17 -0400

VINCENT A. FILIGENZI
LA 18867181

NO. 10:
These are technical drawings and plans
of a project and are not to be used for
any other purpose without the written
consent of the author. The author
is not responsible for any errors or
omissions in these drawings and plans.

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

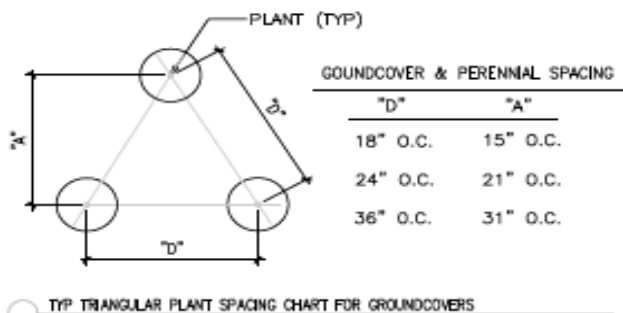
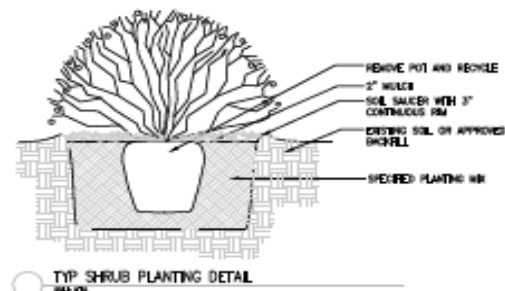
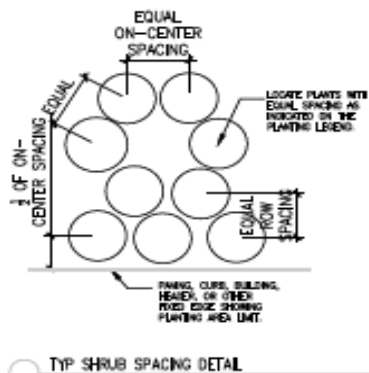
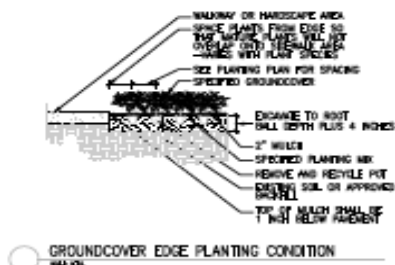
PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
GROUNDCOVERS						
EL	<i>Ermodia Altonalis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	1310
MULCH						
	Mulch	Pine Straw	2095 SQ FEET			

 GOLDEN CREEPER

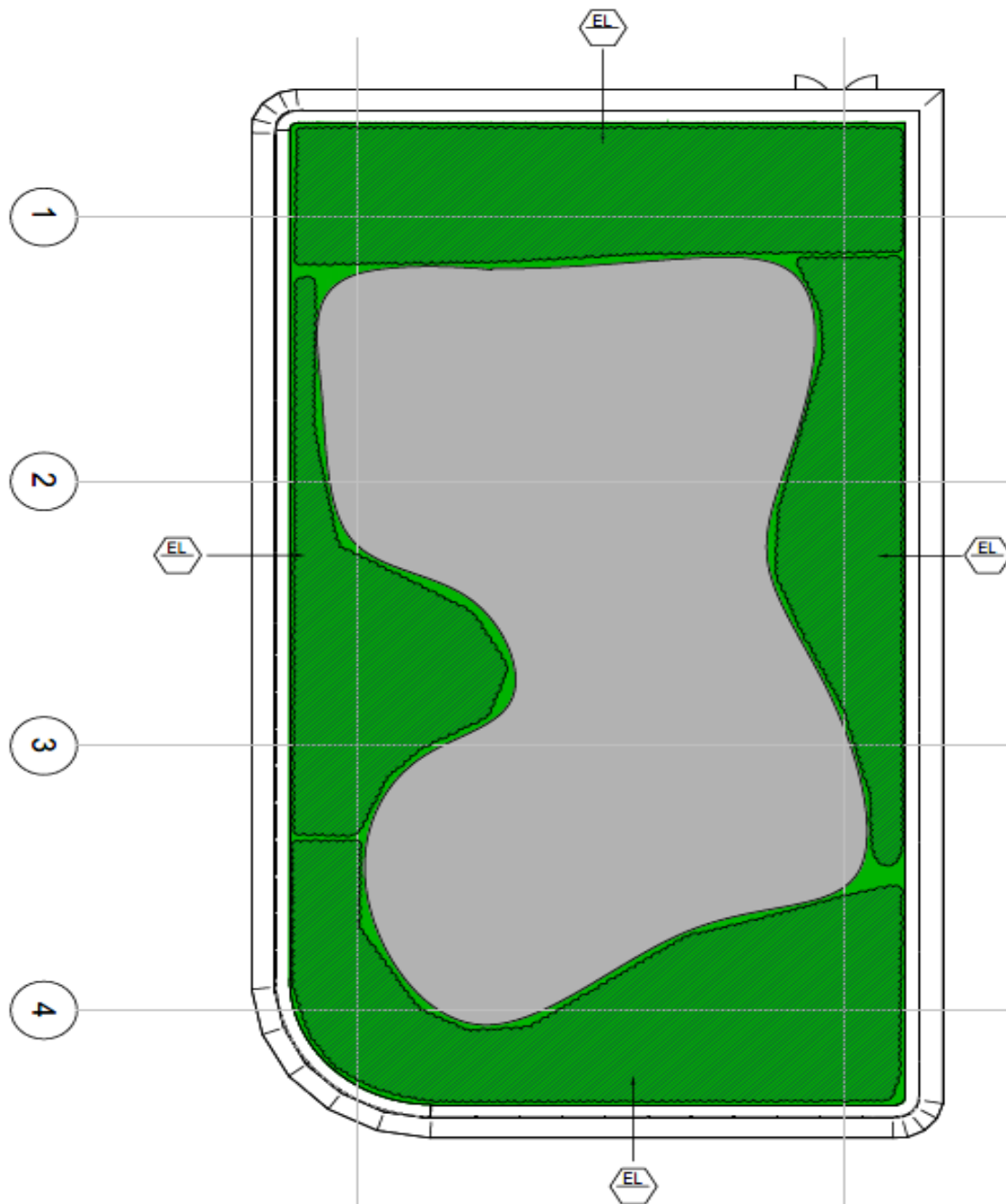
 GENERAL PLANTING AREA

 PLANTING BED

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



ALTON ROAD
FLORIDA STATE ROAD 907



 **OVERALL ROOFTOP PLAN**
Scale: 3/32" = 1'-0"

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

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

100

01 CURRENT SURVEY
SCALE: N.T.S.



3. TREE DISPOSITION PLAN

[illegible]

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 105–112

Vincent Filigenzi *University of Illinois at Chicago*

[illegible]

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

2ND LEVEL COMMERCIAL TENANT IMPROVEMENT

1801 ALTIERO RD
MIAMI BEACH, FLORIDA 33139