

NEW APPLICATIONS 14

MIAMI BEACH

Land Use Boards

Design Review Board

TO: Design Review Board
FROM: Thomas Mooney, Director
DATE: September 11, 2025
TITLE: DRB25-1086 FKA DRB24-1015, 1801 ALTON ROAD.

PROPERTY

1801 ALTON ROAD

FILE NO.

DRB25-1086

APPLICANT

Santa Elena Holdings LLC

IN RE:

An application has been filed requesting a modification to a previously approved project that consisted of the construction of a new 1-story commercial building, including a variance from the minimum landscape requirement bordering a temporary or provisional surface parking lot abutting a property line, street, or sidewalk, and one or more waivers, replacing an existing two-story commercial building. Specifically, the applicant is proposing to retain the existing two-story commercial building and is requesting variances for the continued use of existing parking lot lighting, to maintain existing asphalt hardscape, and maintain existing landscape borders around the parking areas. Additionally, the applicant is requesting to modify the design of the proposed building to include an elevator and staircase to allow access to the roof deck and green roof.

PRIOR ORDER NUMBER:

FKA DRB24-1015

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Does this item utilize G.O. Bond Funds?

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Yes

No