

# 1801 Alton Road DRB25-1086





ALTON RD

AVE

19TH ST

DADE BLVD

WEST AVE

907

SITE

TH ST





**The Bank building was approved in 2024  
by DRB24-1015:**

- 4,720 Square Foot One-Story Bank Building
- Oriented with frontages on both Alton Road and Dade Boulevard
- Designed by Architect Rene Gonzalez in a contemporary interpretation of the Mid-Century Modern style
- Several variances and waivers were approved to achieve the design

**No changes to the building or its design aesthetic are being proposed by this application.**



# This Application

Seeks to amend the prior approval (DRB24-1015) by:

- Preserving the existing two-story bank building while proceeding with the construction a new, one-story commercial building.
- Seeking approvals of certain variances and waivers similar to those approved by DRB24-1015 in order to accommodate both structures on the Property:
  - Variance from Section 5.3.7. – Lighting
  - Variance from Section 5.3.11.c. – Parking Lot Design Standards
  - Variance from Section 4.2.8.b. – Landscaped areas in permanent parking lots
  - Waiver of Section 7.1.2.2.f.2. – Long Frontage Standards



ONSE

ONSE

Alton Rd





**Thank You**







**PROPOSED PARKING CALCULATIONS**

LOCATION	USE	AREA
NEW CONSTRUCTION:	OFFICE/RETAIL	4,215 SF
EXIST BLDG LEVEL 1:	OFFICE	6,660 SF
EXIST. BLDG LEVEL 2:	OFFICE	12,291 SF

4,215 SF / 300 SF / SPACE:	14.05 SP
6,660 SF / 300 SF / SPACE:	22.20 SP
12,291 SF / 400 SF / SPACE:	30.72 SP

TOTAL PARKING REQ'D:	66.97 SP
	67 SP

EXISTING PARKING PROVIDED: 55 SP 1

PARKING PROVIDED: 51 SP 1

(4 EXISTING SP ALLOCATED FOR CARPOOL AND RIDE/SHARE DROP-OFF)

PARKING DEFICIENCY 1

PARKING REDUCTION:

30 LONG TERM BICYCLE SPACES 6 SP

10 SHORT TERM BICYCLE SPACES 1 SP

2 VANPOOL/CARPOOL SPACES 6 SP

2 RIDE/SHARE ZONE SPACES 6 SP

4 MOTORCYCLE SPACES 1 SP

REDUCED PARKING REQ'D: 47 SP 1

PARKING SURPLUS: 4 SP 1

**PARKING REDUCTION SUMMARY**

TOTAL PARKING REQ'D: 66.97 SP

67 SP

MAX. REDUCTION PER CATEGORY: 15% 67 SP \* 0.15

10 SP

MAX. COMBINED REDUCTION: 67 SP \* 0.5

50% 34 SP

PARKING REDUCTION:

30 LONG TERM BICYCLE SPACES 6 SP (8.9%)

10 SHORT TERM BICYCLE SPACES 1 SP (1.4%)

2 VANPOOL/CARPOOL SPACES 6 SP (8.9%, MAX 10%)

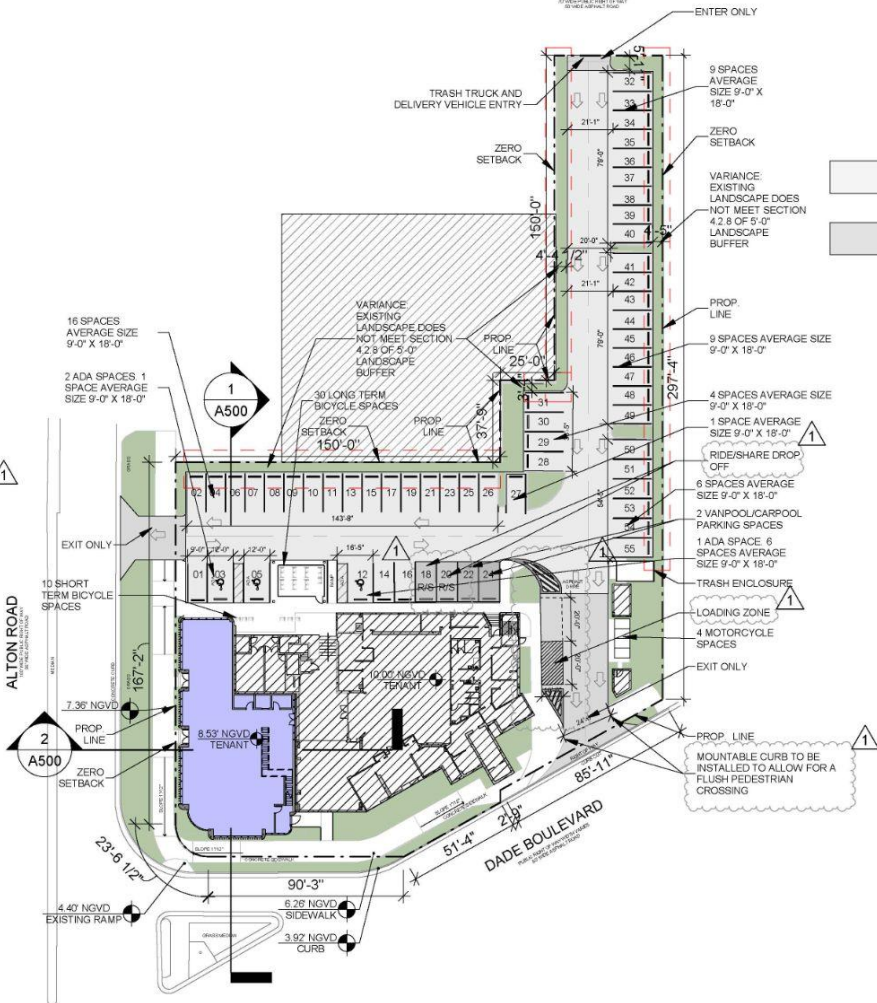
2 RIDE/SHARE SPACES 6 SP (MAX 9 SP)

4 MOTORCYCLE SPACES 1 SP (1.4%)

TOTAL REDUCTION: 20 SP (29.9%)

COMBINED REDUCTION DOES NOT EXCEED 50%. PER SECTION 5.2.14

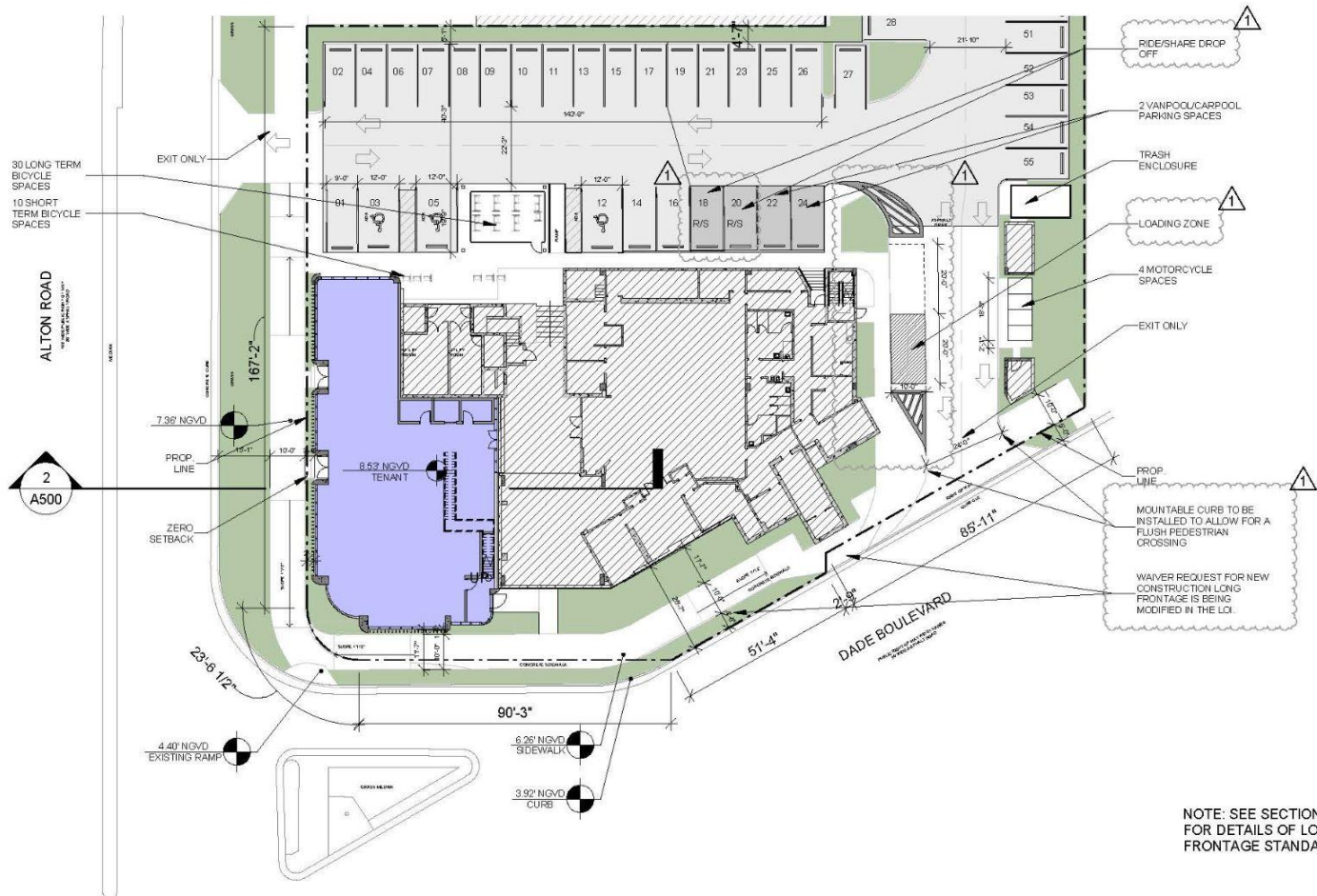
**19TH STREET**



REQUIRED PARKING VARIANCE: AS IT DOES NOT MEET 5.3.7, 5.3.11 AND 4.2.8 FOR OUTDOOR PARKING LOT AND SPACE DESIGN, LAYOUT, MATERIAL AND LANDSCAPE STANDARDS IN THE MIAMI BEACH RESILIENCY CODE.

DRIVEWAYS AND UTILITY





NOTE: SEE SECTIONS A501 FOR DETAILS OF LONG FRONTAGE STANDARD