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infinity collective

Alton City Center Overlay

PB25-0812 – Comprehensive Plan Amendment

PB26-0813 – LDR Amendment

April 2026

1% FOR THE PLANET - MEMBER -
43 WEST 24TH STREET, 10TH FLOOR NEW YORK, NY 10010
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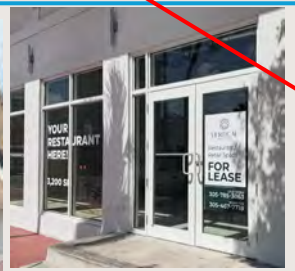
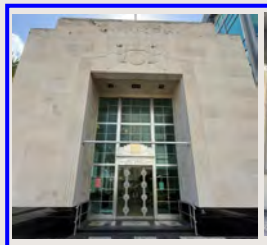
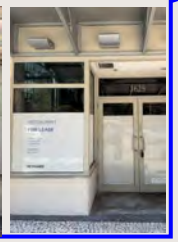
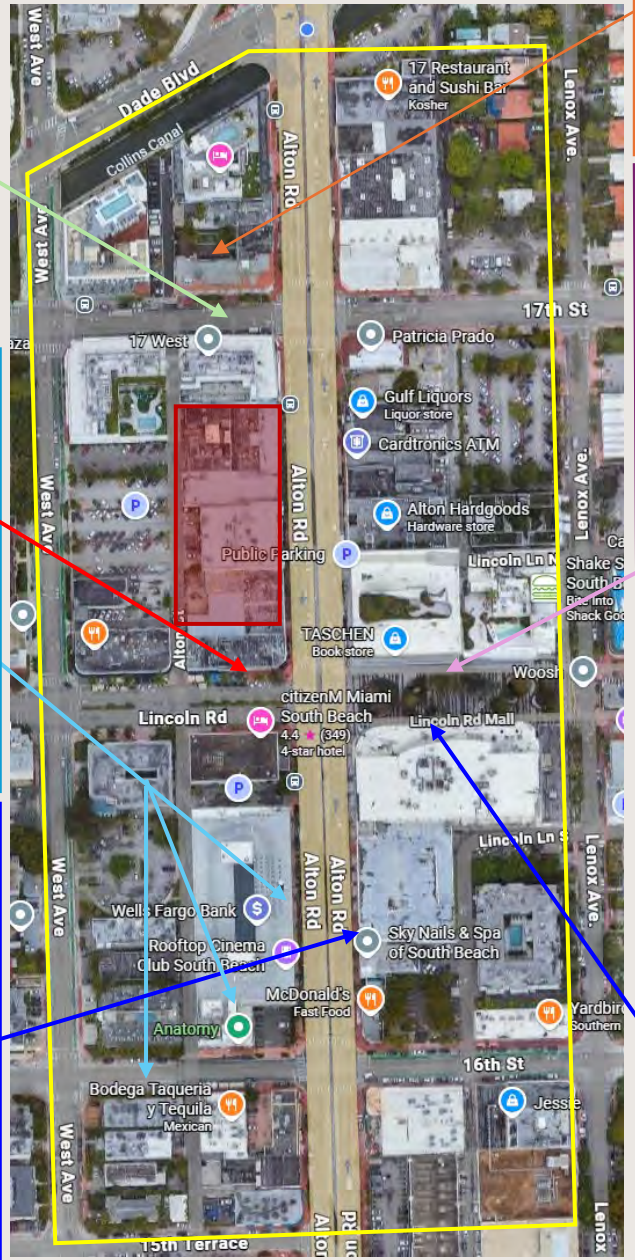
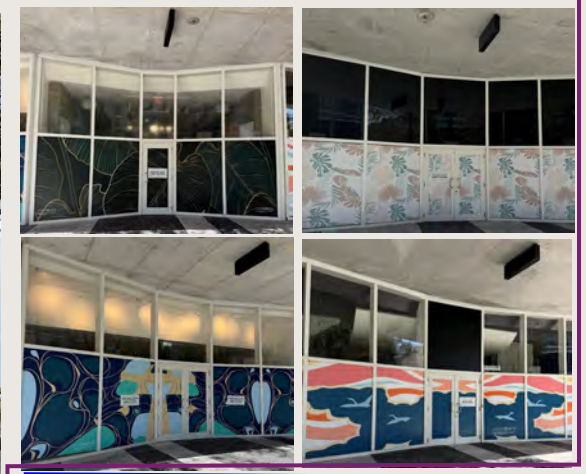
30+ Vacant Storefronts Within a 0.5-Mile Radius of Alton Road

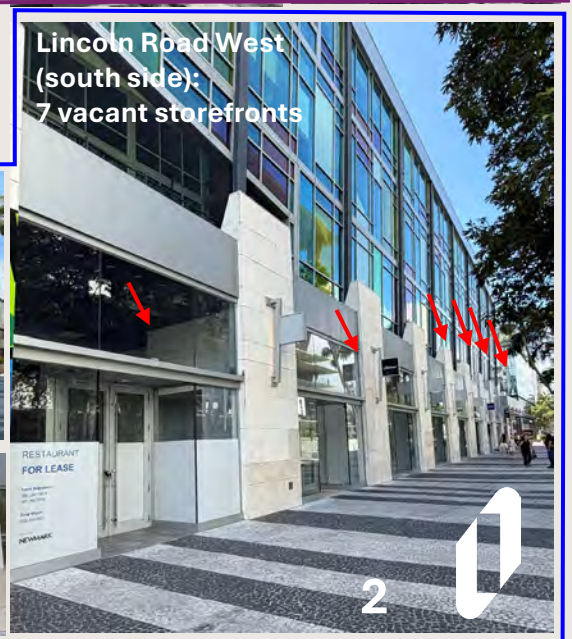


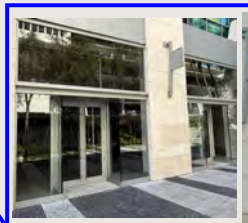


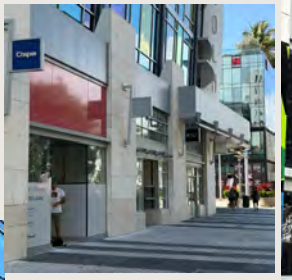








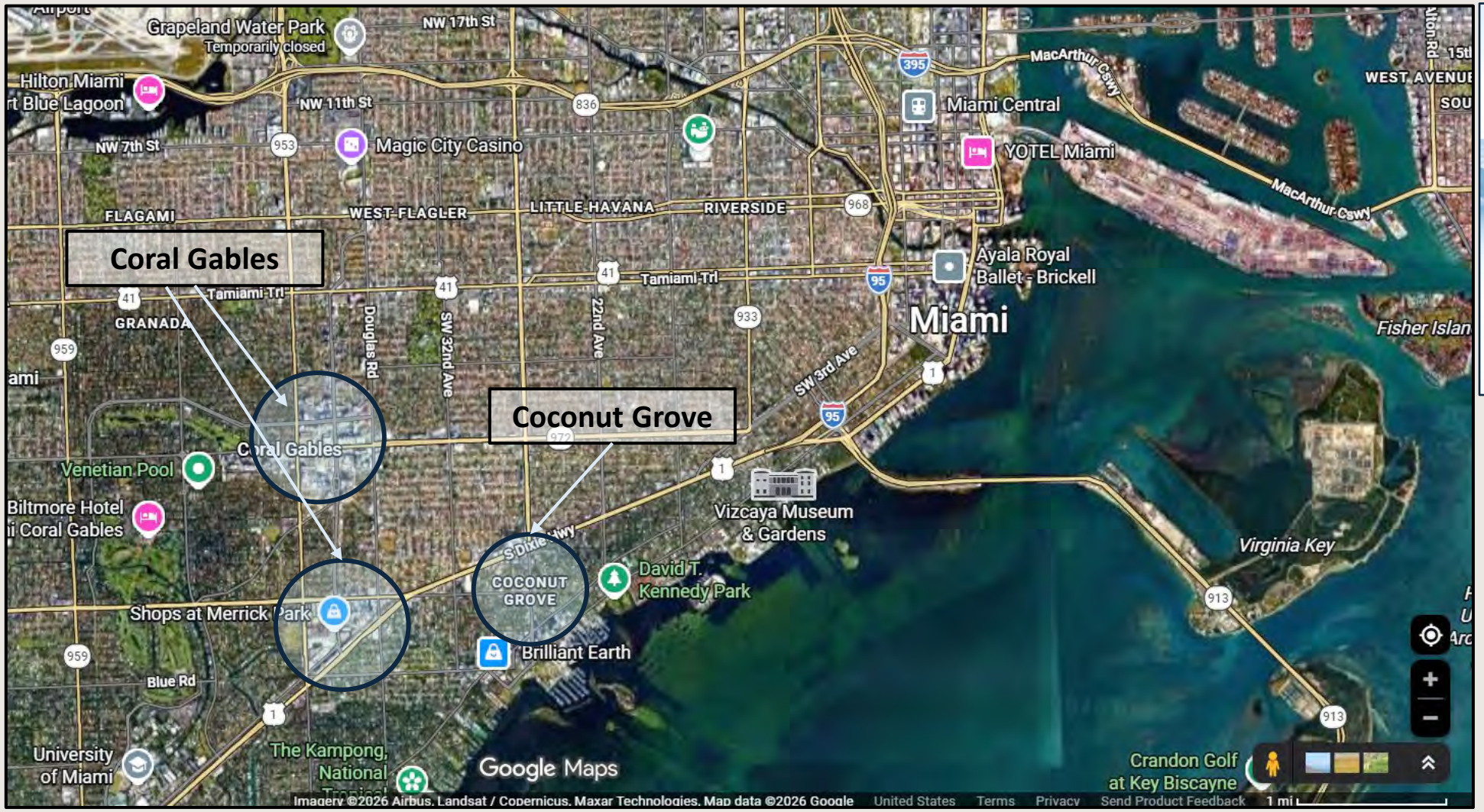




Sunset Harbour – A Proven Model for Revitalization

- Historically Sunset Harbour and Alton Road were primarily occupied with warehouses, auto service uses, and fragmented businesses.
- Sunset Harbour was transformed via targeted zoning reform into a vibrant mixed-use district.
- Today, it supports a thriving mix of residential, retail, office and walkable activity serving neighborhood and everyday uses.
- The Alton City Center Overlay offers the same opportunity for Alton Road, just 0.2 miles away.
- An opportunity to create a more connected, livable district for Miami Beach residents.

Localized Living Through Live-Work-Play Ecosystems



- Thriving communities are built on integrated live-work-play ecosystems.
- Growing demand for office and retail to be located closer to where people live, reducing commute times.

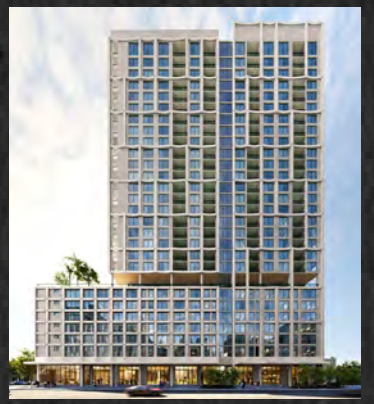
Infinity Collective

Investing in Communities and Delivering Vibrant Localized Living

- **Locally rooted ownership –** the Sponsor lives and works in the communities where it invests, supporting a long-term, community aligned approach to development.
- **Extensive historic redevelopment experience** with 40+ completed projects, combining preservation of existing character with high-quality investment.
- **Established investment platform** with $1B+ in assets under management and $2.5B+ invested across diverse property types with a focus in multifamily development.
- **Focus on infill and transit-oriented locations,** revitalizing underutilized sites to strengthen surrounding neighborhoods.

ESME HOTEL (ESPANOLA WAY): $50M HISTORIC DEVELOPMENT COMPLETED IN 2021.

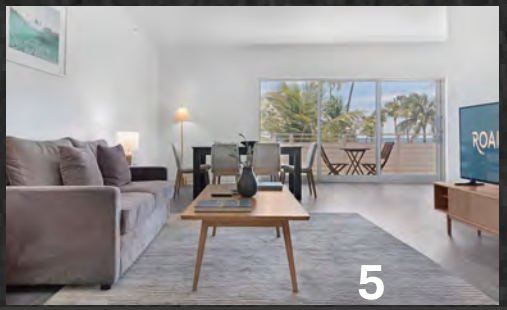
LITTLE RIVER: $220M LIVE LOCAL DEVELOPMENT; EST 2028 DELIVERY.



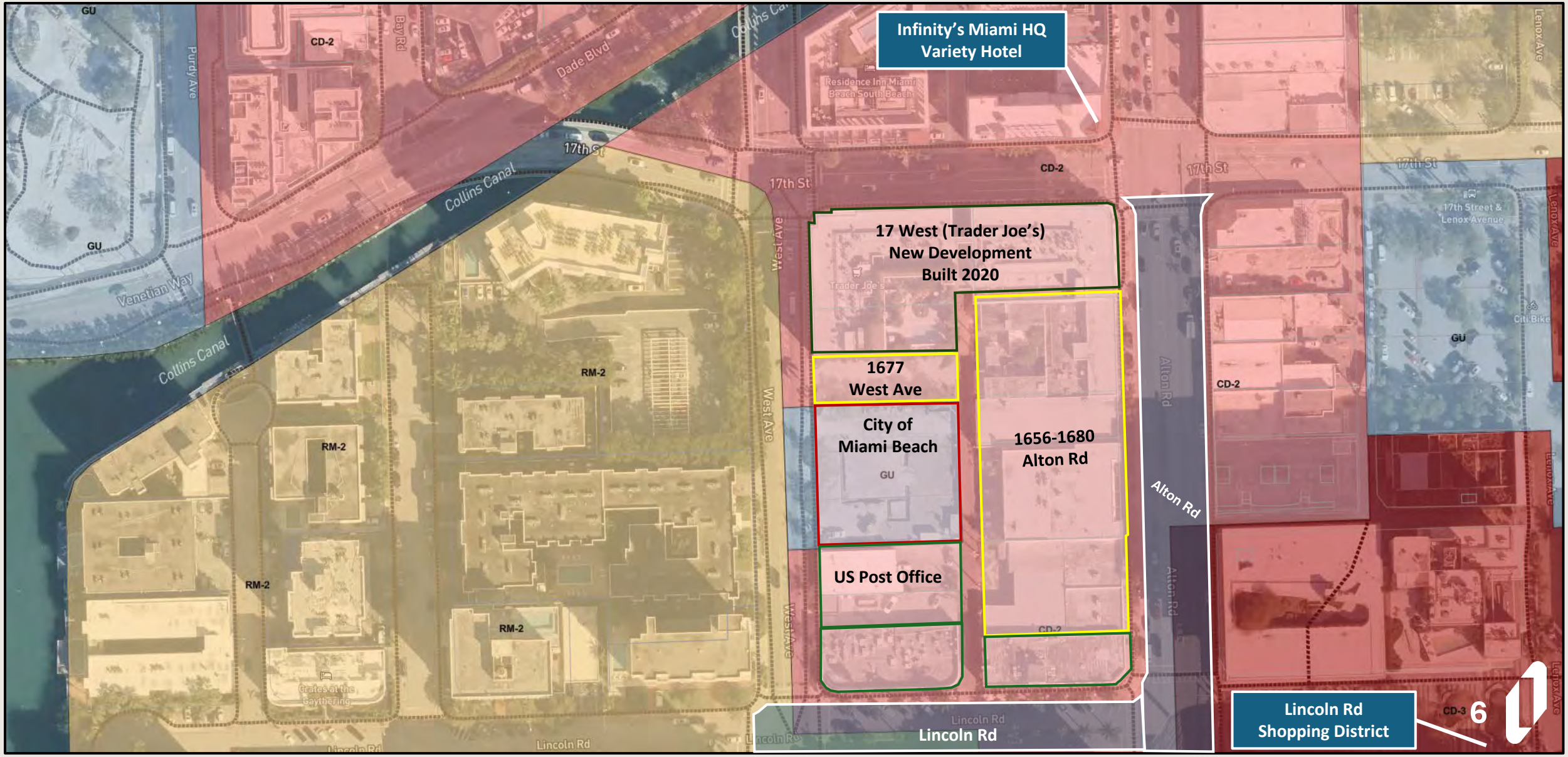
1700 ALTON ROAD: $20M HISTORIC DEVELOPMENT COMPLETED IN 2020.

2500 BISCAYNE BLVD: $47M DEVELOPMENT; 2017 COMPLETION

1200 OCEAN DRIVE: $8M HISTORIC DEVELOPMENT COMPLETED IN 2020.

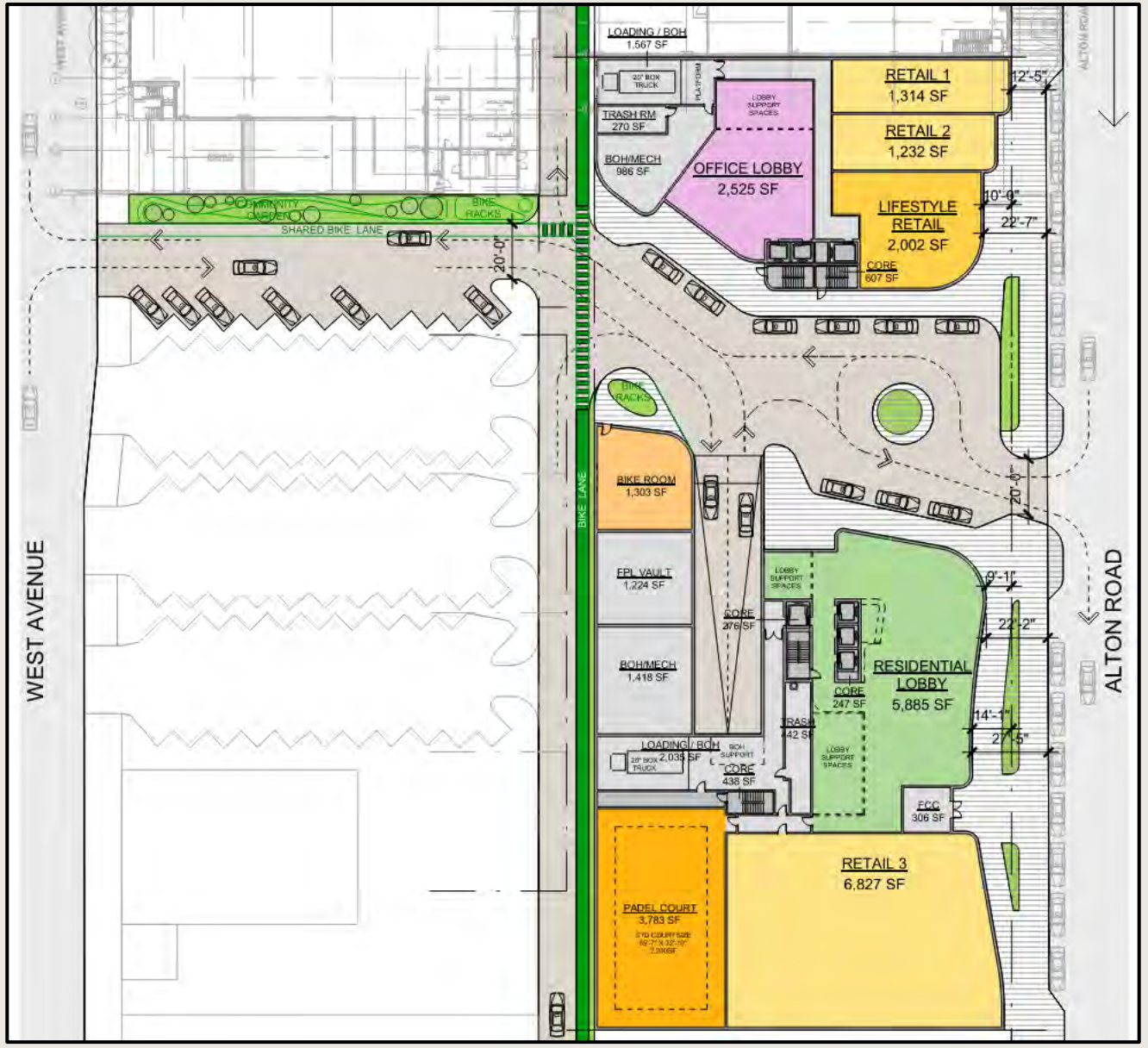


Alton City Center Overlay Area

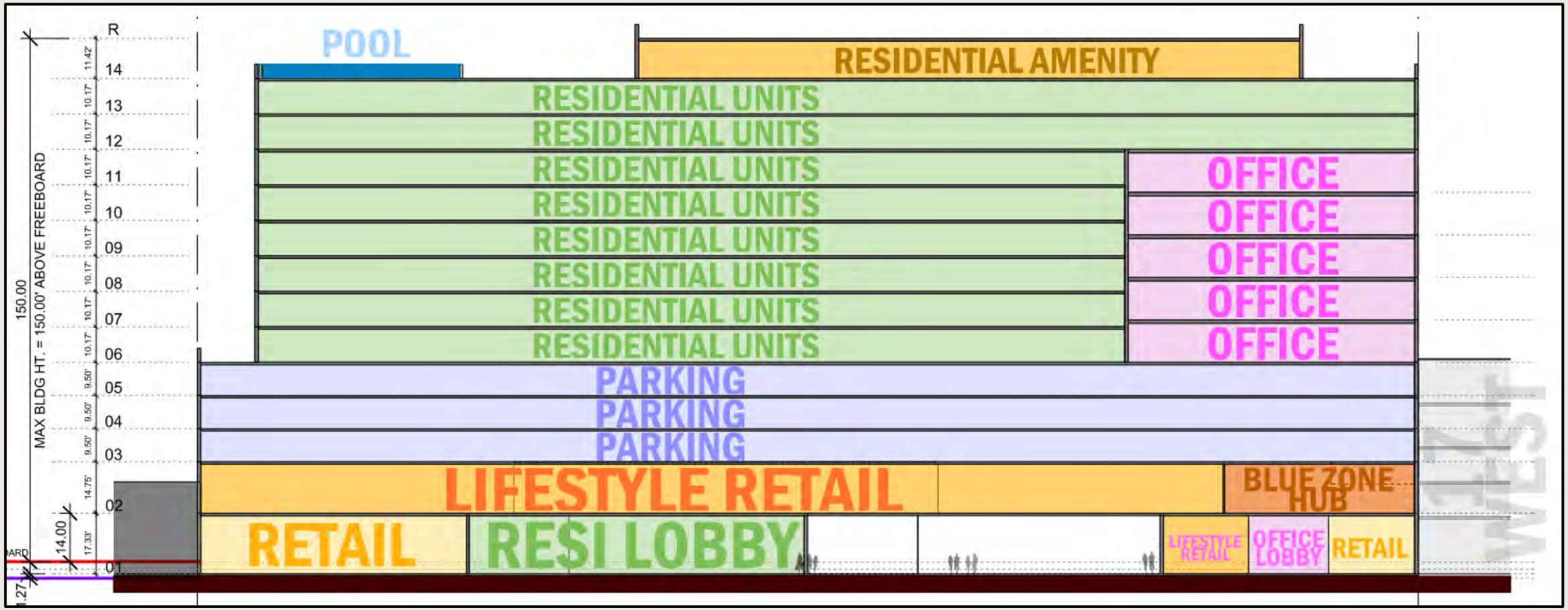


Height and Mass is Contextual with Neighboring Buildings

Alton Road – Ground Floor Plan



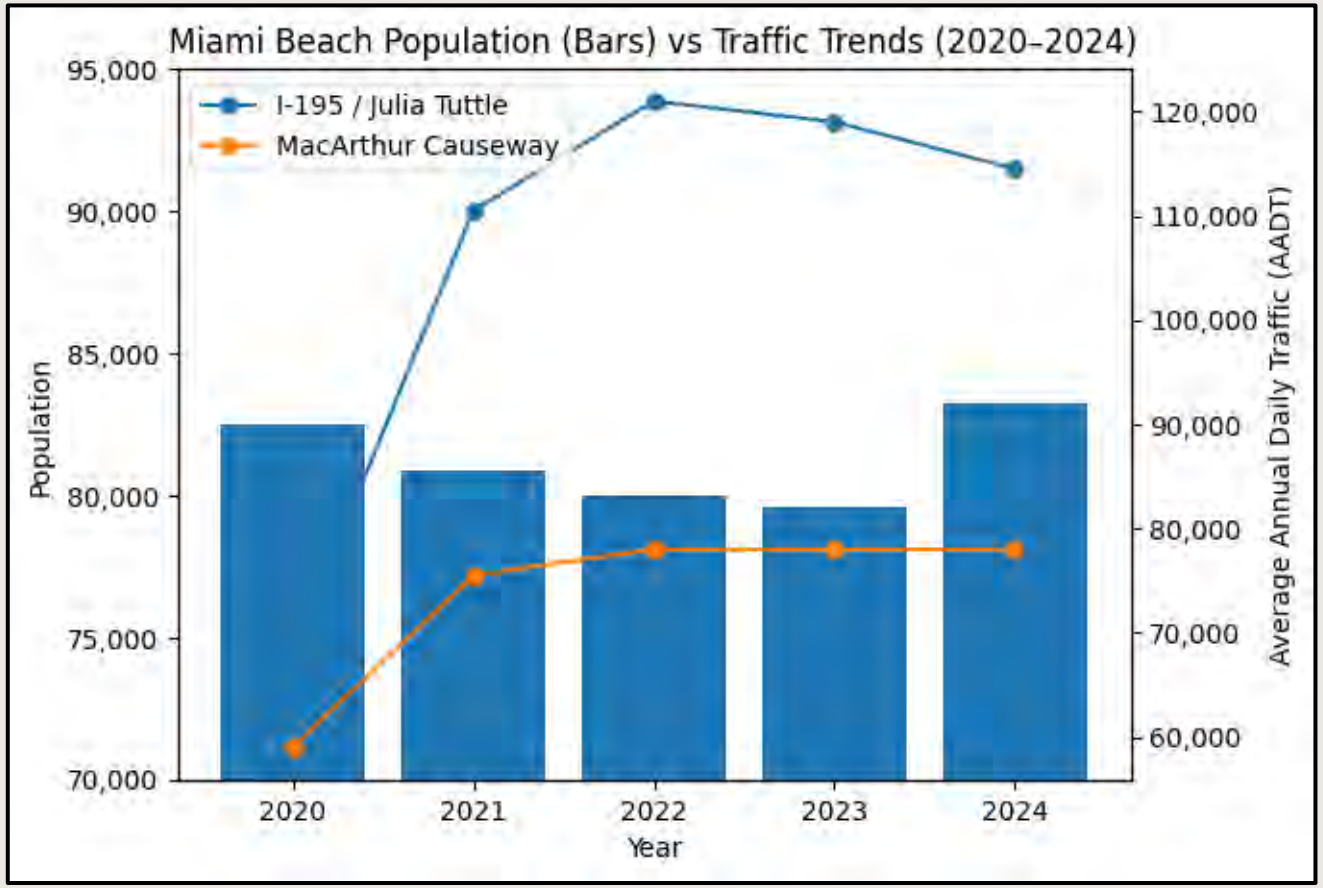
Alton Road – Stacking Plan



Miami Beach Population vs. Traffic Trends:

Localize Living with Live-Work-Play Ecosystems to Reduce Traffic

- Miami Beach's population has steadily declined from 2020 to 2023, dropping by nearly 3,000 residents before rebounding in 2024 to pre-COVID levels.
- Traffic volumes on primary access corridors increased substantially over the same period, particularly on I-195 (Julia Tuttle Causeway).
- MacArthur Causeway traffic increased and remained elevated even as population declined.
- Miami Beach is experiencing higher traffic with fewer residents. Traffic growth has outpaced population change, indicating that roadway demand is driven by non-resident travel.
- Although population declined through 2023, regional job growth and local employment demand remained strong with the Miami Metro area adding thousands of new jobs. This growing employment base likely contributes to increased commuter travel to Miami Beach, explaining rising traffic volumes despite fewer residents.



Traffic Data per FDOT Florida Traffic Online Web Application

Alton Road – Conceptual Massing

Alton Road – Project Benefits

- ~184 residential units within the City's economic and transportation hub.
- Revitalizes a historically vacant and underutilized stretch of Alton Road.
- Adds neighborhood-serving retail and destination uses.
- Improves connectivity between Lincoln Road West, West Avenue, Sunset Harbour
- Provides "missing-middle" housing supporting those who work in Miami Beach but cannot currently afford to live in Miami Beach.
- Expands year-round residency beyond its traditional seasonal base.
- Reduces commuter traffic by enabling people to live near where they work.
- Encourages the use of public transit and micromobility.
- Alleviates local traffic and parking pressure.
- Strengthens the local economy through increased resident base.

Alton City Center Overlay – 18 Letters of Support
from Neighborhood Associations & Major Employers

SOBE WEST
NEIGHBORHOOD ASSOCIATION

Statement of Support For Alton Ventures Development

February 16, 2026

On behalf of the SoBe West Neighborhood Association, we are issuing this Statement of Support for the "Alton City Center Overlay" within the CD-2 Zoning District for the former Epicure site on Alton Road.

LINCOLN RD

February 2, 2026

Honorable Mayor Steven Meiner
Members of the City Commission
Members of the Planning Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Mayor Meiner, et al.,

On behalf of the Lincoln Road Business Improvement District, we respectfully submit this letter in support of Alton Ventures Development LLC's proposed amendment to the City of Miami Beach Land Development Regulations and Comprehensive Plan to create the "Alton City Center Overlay" within the CD-2 zoning district.

DEV

February 2, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Mayor Meiner, et al.,

On behalf of Fontainebleau Miami
LLC's proposed amendment to the
create the "Alton City Center Over

VIDA \ ESTILO
HOSPITALITY GROUP

January 22nd, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive
Miami Beach, FL 33139

comras company
redefining retail

March 12, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board

WASHINGTON AVENUE BID

Dear Mayor Meiner, Commissioners, and Planning Board

On behalf of the Washington Avenue Business Improvement District, we respectfully submit this letter in support of Alton Ventures Development LLC's proposed amendment to the City of Miami Beach Land Development Regulations and Comprehensive Plan to create the "Alton City Center Overlay" within the CD-2 zoning district.

SOUTH BEACH SOBESAFE.ORG

To: Mayor, Commissioners, City Manager, Planning Board Chair

February 9, 2026
City of Miami Beach
Office of Mayor Steven Meiner

MAJOR FOOD GROUP

March 13th, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive

Esmé

February 4th, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive, Miami Beach, FL 33139

Española Way

January 21, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive, Miami Beach, FL 33139

PALACE
EVERY QUEEN NEEDS A PALACE

February 26, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive, Miami Beach, FL 33139

Dear Mayor Meiner, et al.,

On behalf of the Palace Miami Beach, we respectfully submit this letter in support of Alton Ventures

Alton Road Homeowners & Residents Association, Inc.
2982 Alton Road ♦ Miami Beach, FL 33140

February 12, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Mayor Meiner, et al.,

On behalf of the Alton Road Homeowners & Residents Association, Inc. ("ARH&RA"), I respectfully submit this letter in support of Alton Ventures Development LLC's proposed amendment to the City

Ocean Drive association

February 4, 2026

Via Electronic Mail

Office of Mayor Steven Meiner
City Commission
Planning Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Honorable Mayor and Commissioners, City Manager and members of the Planning Board:

BOARD OF DIRECTORS

Chairman
Jonathan Plutzik
The Betsy

Vice Chairman
Jamil Dib
V&E Restaurants

Secretary
Tom Glassie
Avalon Hotel

Treasurer

February 5, 2026

BOUCHER BROTHERS

March 12, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive
Miami Beach, FL 33139

HOTEL ASSOCIATION

April 1, 2026

City of Miami Beach
Office of Mayor Steven Meiner
City Commission
Planning Board
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Mayor Meiner and Honorable Members of the City Commission and Planning Board,

On behalf of the Greater Miami & The Beaches Hotel Association (GMBHA), we respectfully submit this letter in support of Alton Ventures Development LLC's proposed amendment to the City of Miami Beach Land Development Regulations and Comprehensive Plan to create the "Alton City Center Overlay" within the CD-2 zoning district.

Key Differences between ACCO and Lincoln Road West Legislations:

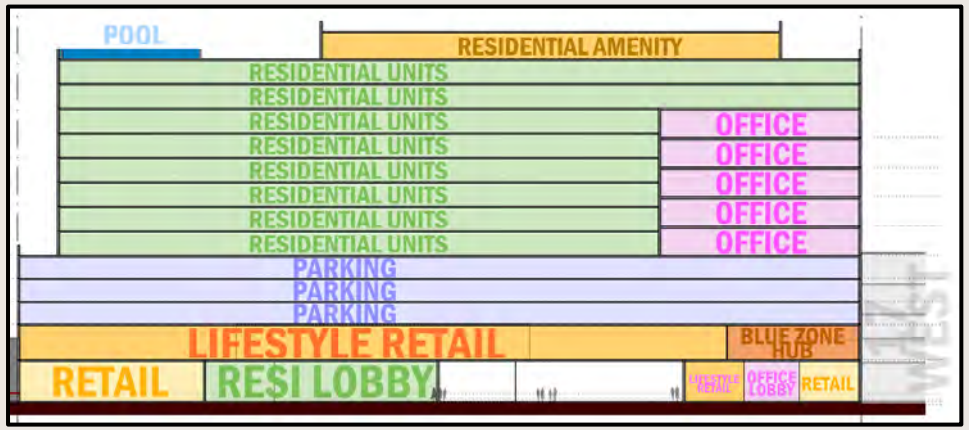
1. **Regulating % of Residential, Not its Location:**
   - **LRW**: ***All portions of the project above the first level shall consist of non-transient residential uses*.**
   - **ACCO**: ***Minimum of 50% of its gross floor area for non-transient residential uses.***
     - Supports live-work-play urban model.
     - Avoids 2nd and 3rd floor residential units, not desirable in major transit corridors like Alton Road.
     - Limited ground floor space remains for commercial use due to back-of-house needs and micromobility requirements.
     - Revenue from retail and commercial subsidizes overall project economics, reducing pressure to increase residential rents.

2. **Micromobility – Right-Sized Approach**
   - **LRW**: ***Micro-mobility station shall constitute not less than 40% of the ground floor area of the structure.***
   - **ACCO**: ***Micro-mobility station with no less than 40 micro-mobility devices to be provided within the confines of the property.***
     - 40% allocation, regardless of its location, is misaligned with actual, realistic demands.
     - Micromobility remains a supplemental mode of transportation – not a primary mode – for most residents, especially in often rainy and unpredictable climate like Miami's.
     - Over-allocating space leads to underutilized areas and displaces critical uses like housing, residential units, amenities.

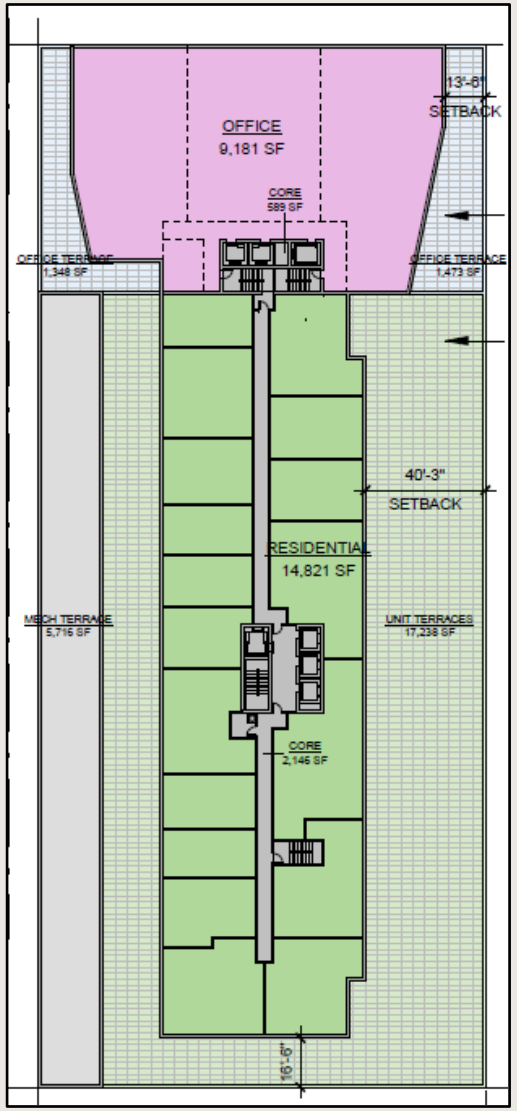
3. **Parking – Allow Practical Flexibility**
   - **LRW:** ***Off-street parking spaces, if provided, shall not exceed 20% of the number of off-street parking spaces required under parking tier 1.***
   - **ACCO**: ***No parking required, but parking may be provided as required by parking tier 1 without FAR penalty.***
     - Shift from micromobility and transit will occur gradually. Avoids future residents competing for already limited on-street parking.
     - Supports retail viability and residential leasing demand.
     - **Necessary for project financing and success.**

Key Differences between ACCO and Lincoln Road West Legislations:

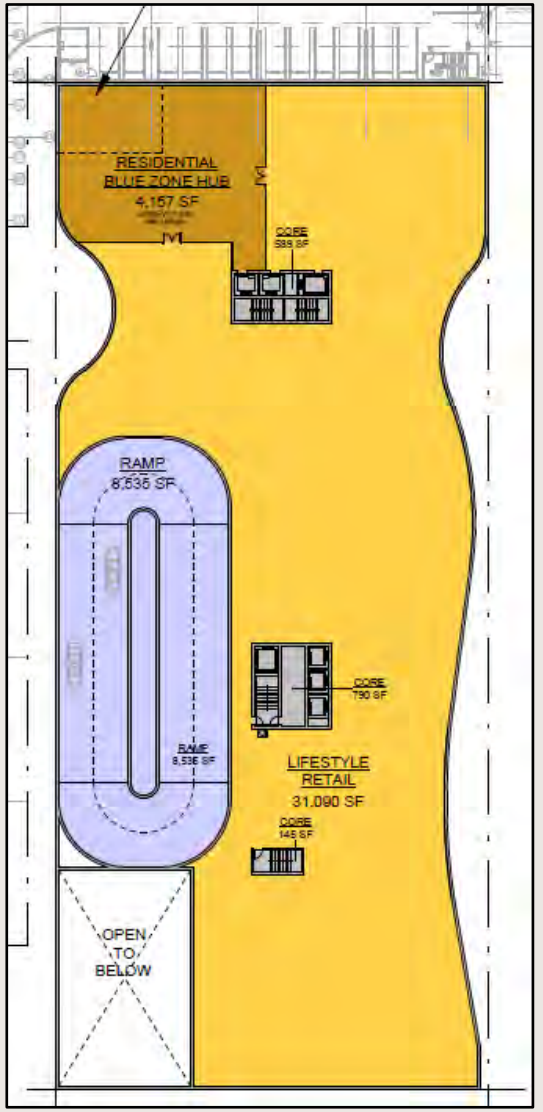
- **LRW:** *All portions of the project above the first level shall consist of non-transient residential uses.*
- **ACCO:** *Minimum of 50% of its gross floor area for non-transient residential uses.*



Typical Office & Residential Floor Plan



Proposed 2nd Floor Retail



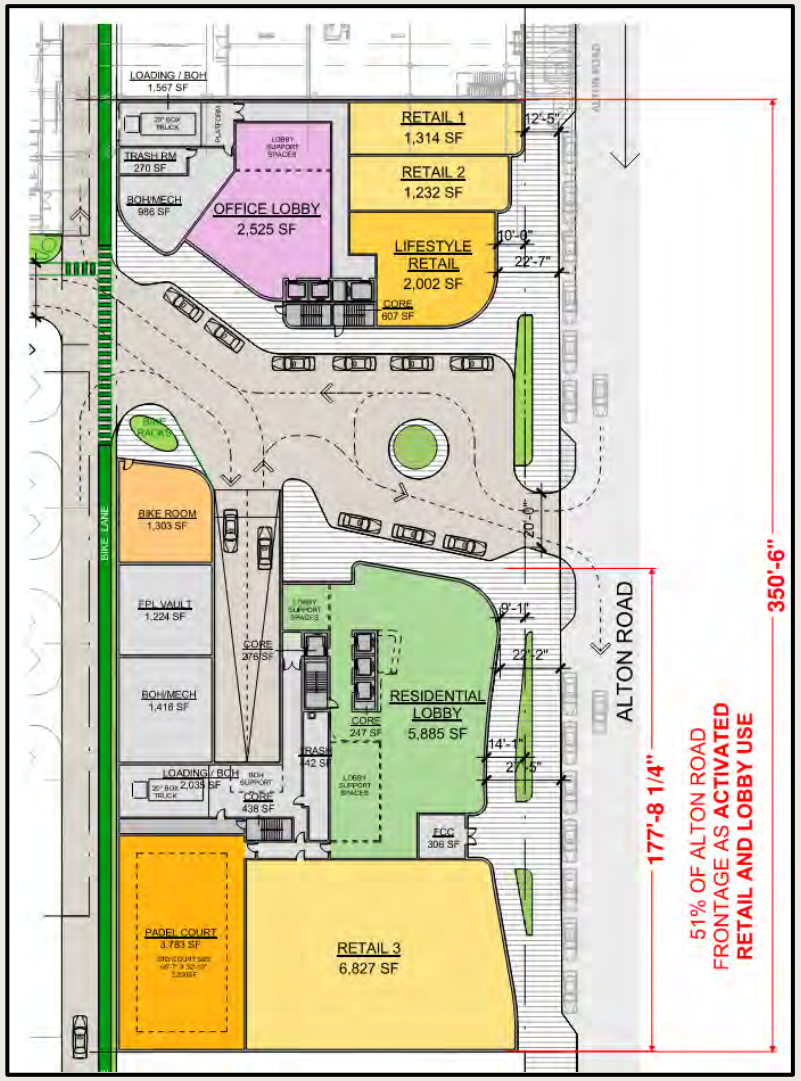
Key Differences between ACCO and Lincoln Road West Legislations:

LRW: *Micro-mobility station shall constitute not less than 40% of the ground floor area of the structure.*

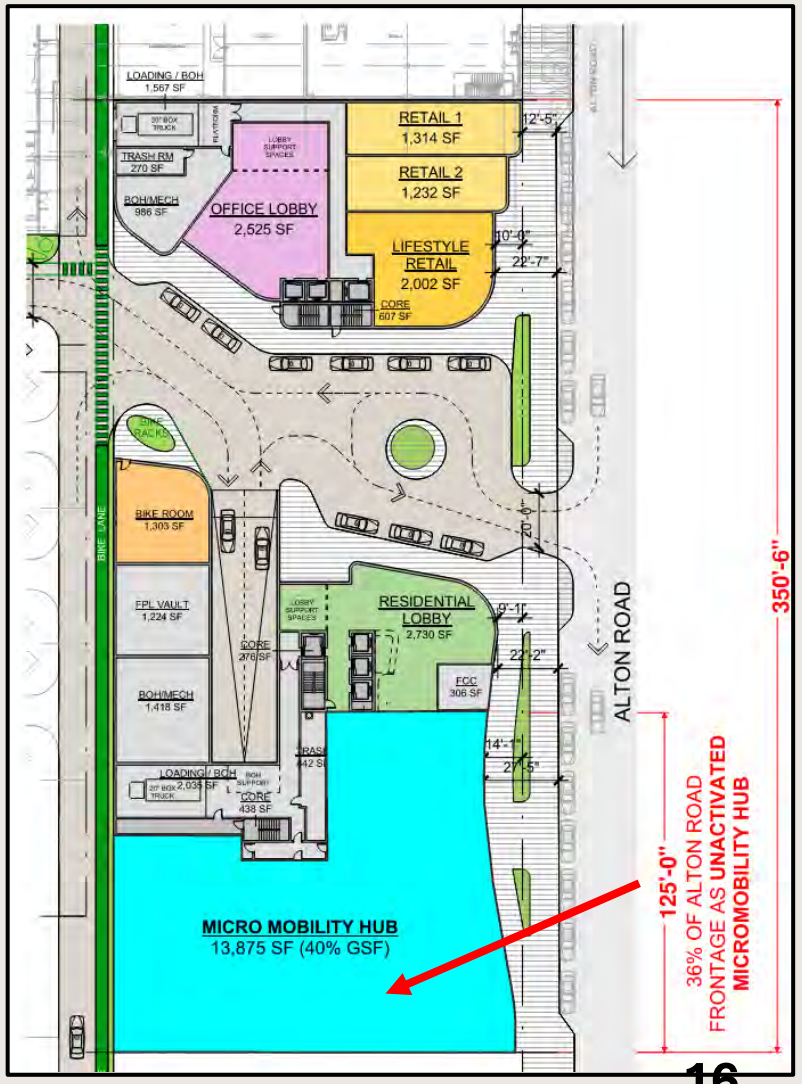
ACCO: *Micro-mobility station with no less than 40 micro-mobility devices to be provided within the confines of the property.*

	Proposed	Micro-Mobility	Delta
L1 Retail	11,375 SF	4,548 SF	(6,827 SF)
Resi Lobby	5,885 SF	2,730 SF	(3,155 SF)
Amenity	3,783 SF	0 SF	(3,783 SF)

Proposed Ground Floorplan:



Floorplan w/ 40% Micromobility Requirement:



Key Differences between Private ACCO and Lincoln Road West Legislations:

LRW: *Off-street parking spaces, if provided, shall not exceed 20% of the number of off-street parking spaces required under parking tier 1.*

ACCO: *No parking requirement, but parking may be provided as required by Tier 1 without FAR penalty.*

Program	Qty	Lincoln Road West: 20% of Tier 1 Req	ACCO: Tier 1 Parking Req
Residential	+/- 184 units	0.30 spaces per unit	1.52 spaces per unit
Retail	+/- 43K RSF	1 space per 1,244 SF	1 space per 250 SF
Office	+/- 61K GSF	1 space per 2,000 SF	1 space per 400 SF

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Thank you.

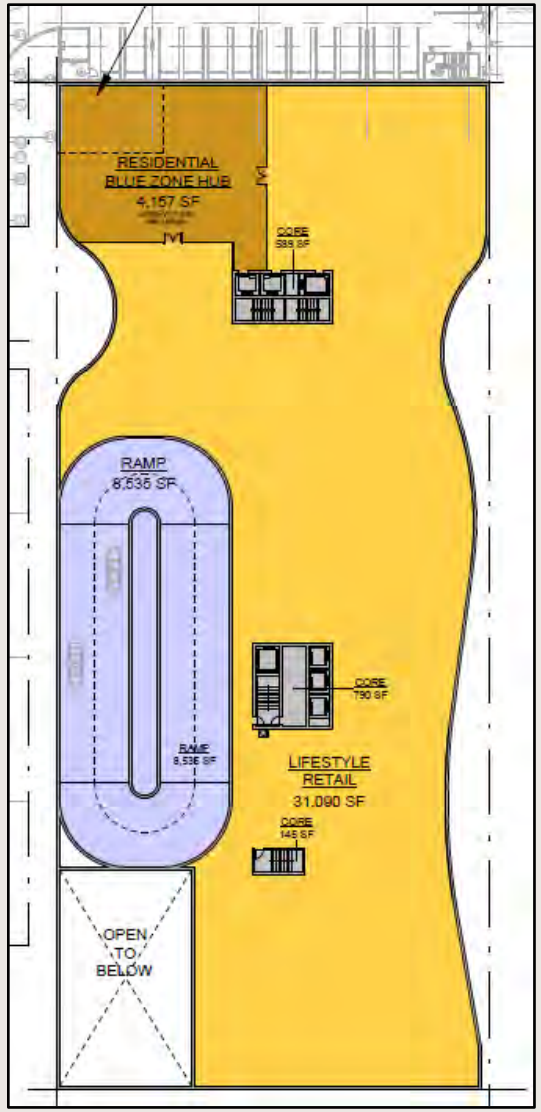
1% FOR THE PLANET – MEMBER –
43 WEST 24TH STREET, 10TH FLOOR NEW YORK, NY 10010
INFINITYCOLLECTIVE.COM | PHONE: 212-795-9595

Alton City Center Overlay – LDR Amendment Comparison Chart

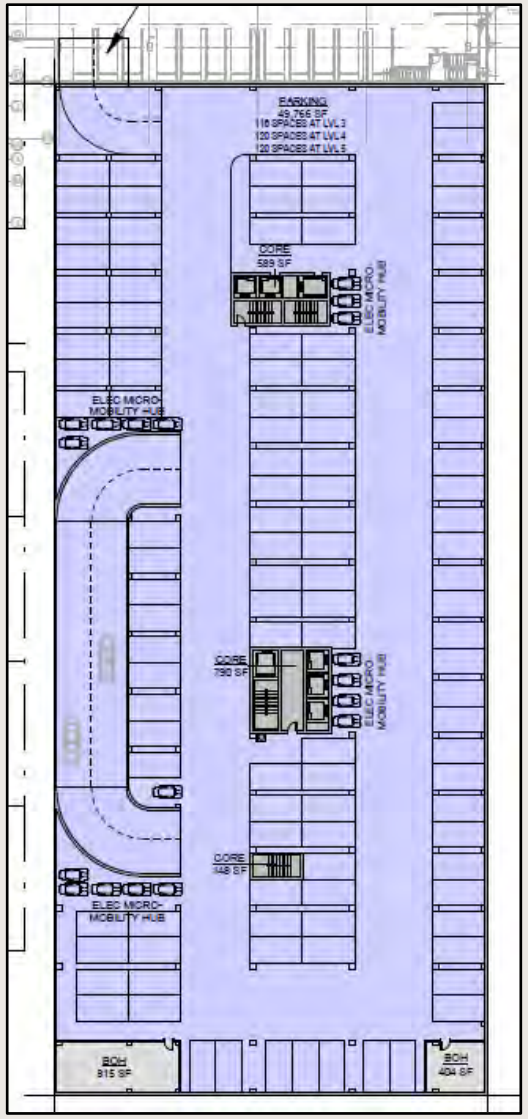
Standard	CD-2	Alton Rd. Office Development Overlay	Alton City Center Overlay
Applicability	All CD-2 Parcels	CD-2 parcels on west side of Alton Rd. from 8th-11th Street between 14th -17th Street	CD-2 parcels larger than 45,000 square feet between west side of Alton Rd., east side of West Ave, Lincoln Road and 17th Street
Density	100 du/ac	100 du/ac	150 du/ac
Intensity	1.5-2.0	2.0	3.5
Height	50-60 ft.	75 ft.	150 ft.

Alton Road – Floor Plans

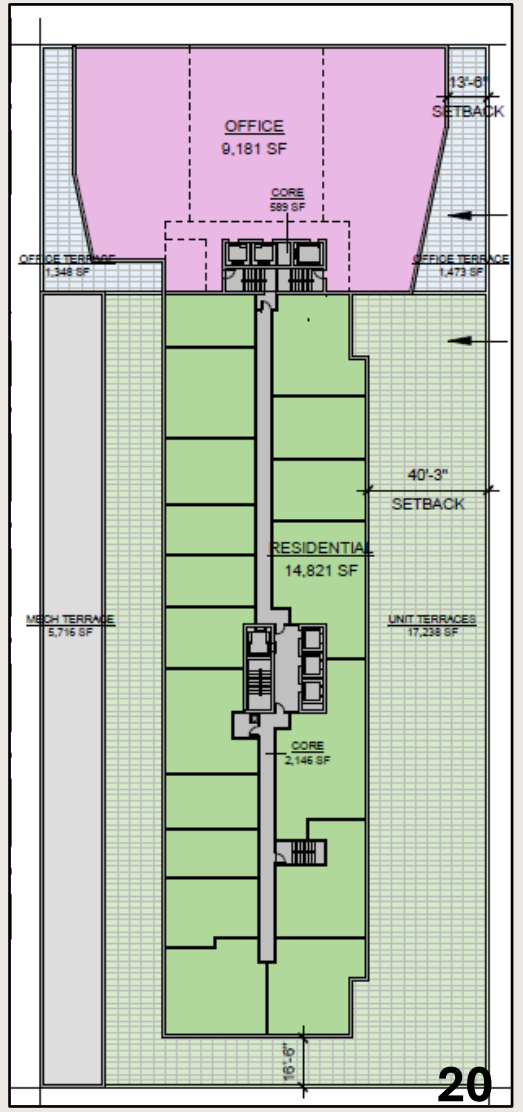
2nd Floor (Retail)



3rd – 5th Floor (Parking)

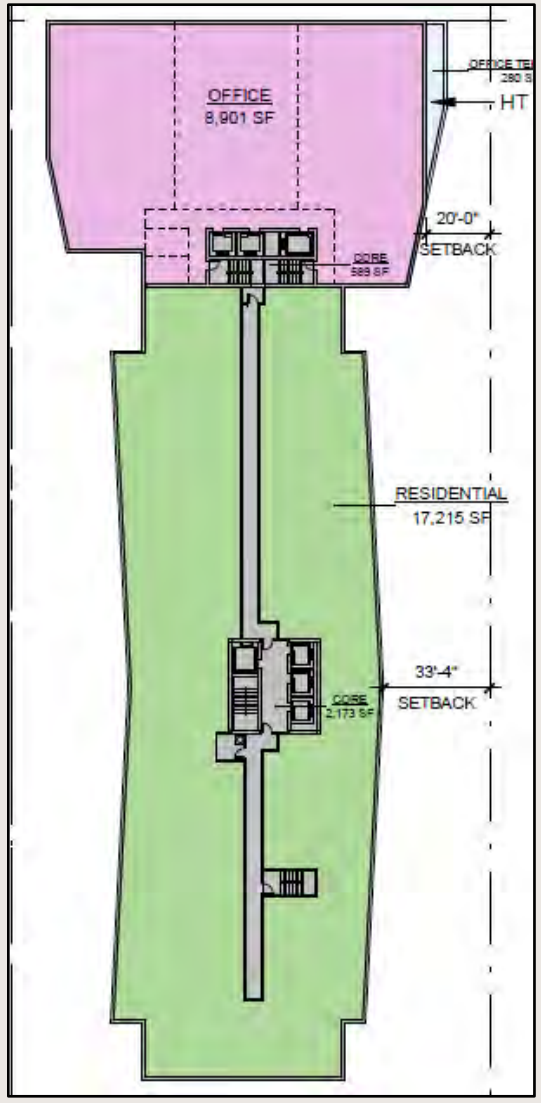


6th Floor (Resi & Office)

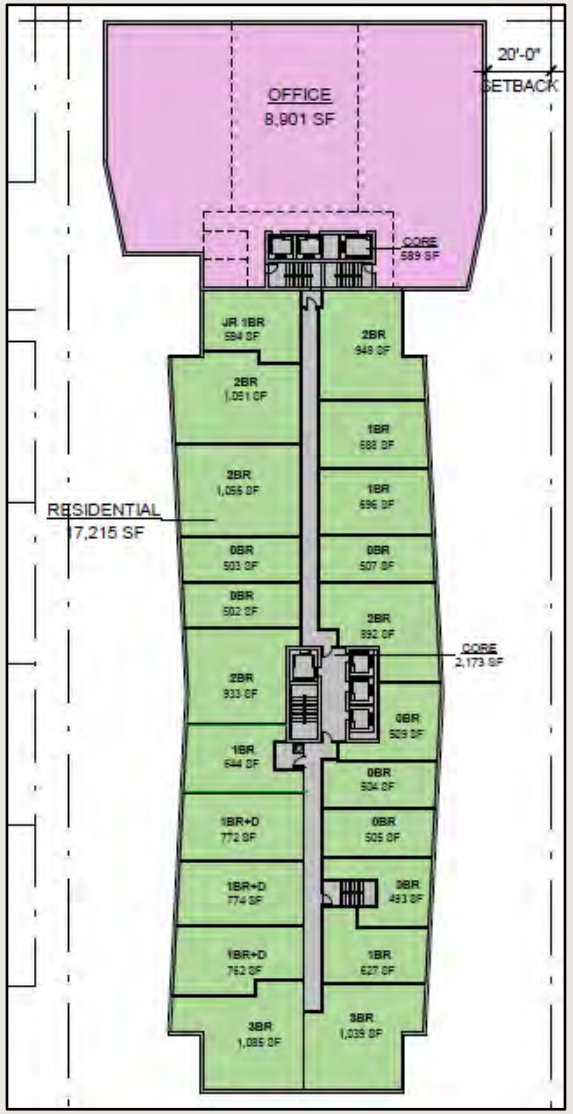


Alton Road – Floor Plans

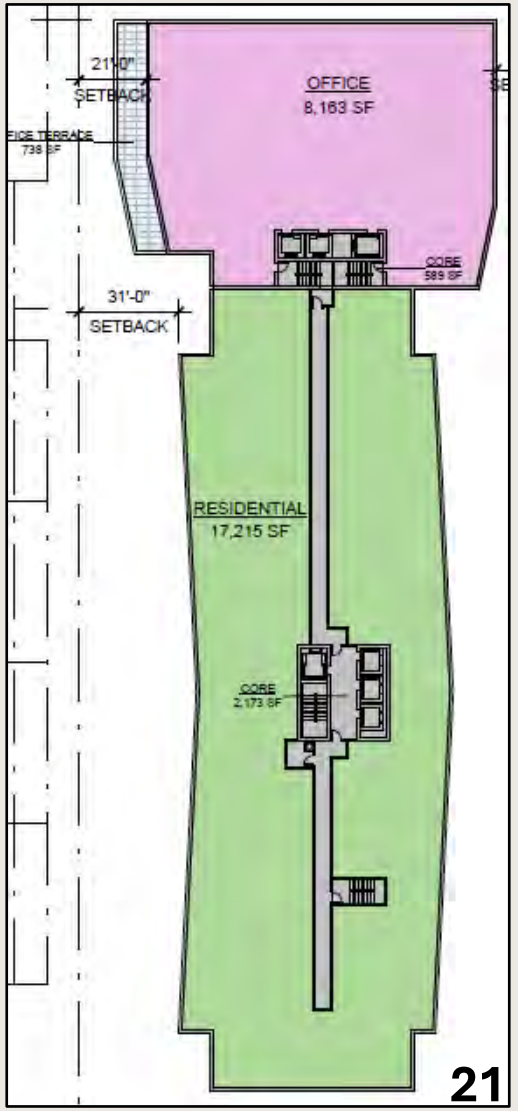
7th Floor (Resi & Office)



8th – 9th Floor (Resi & Office)

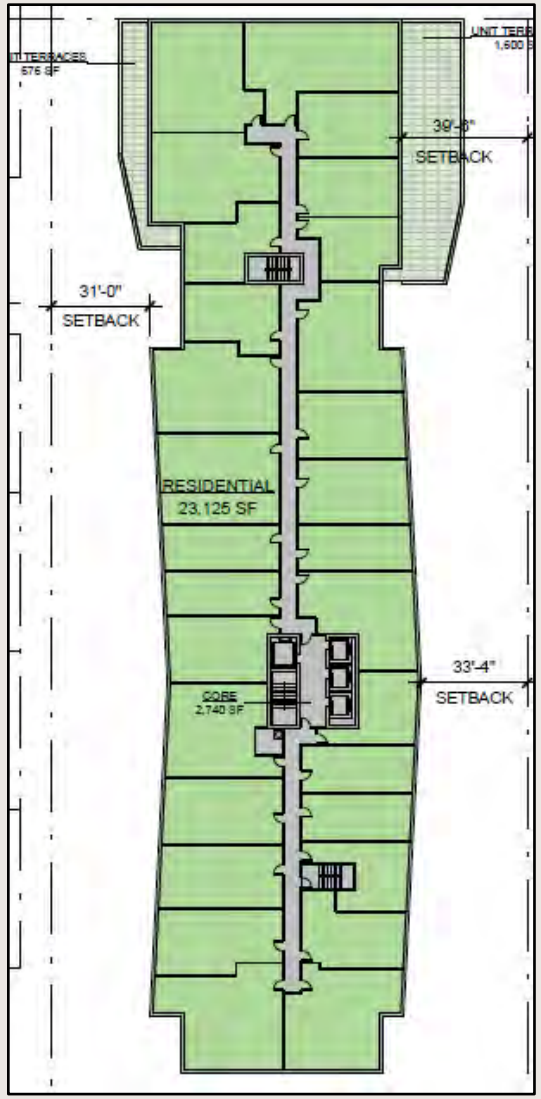
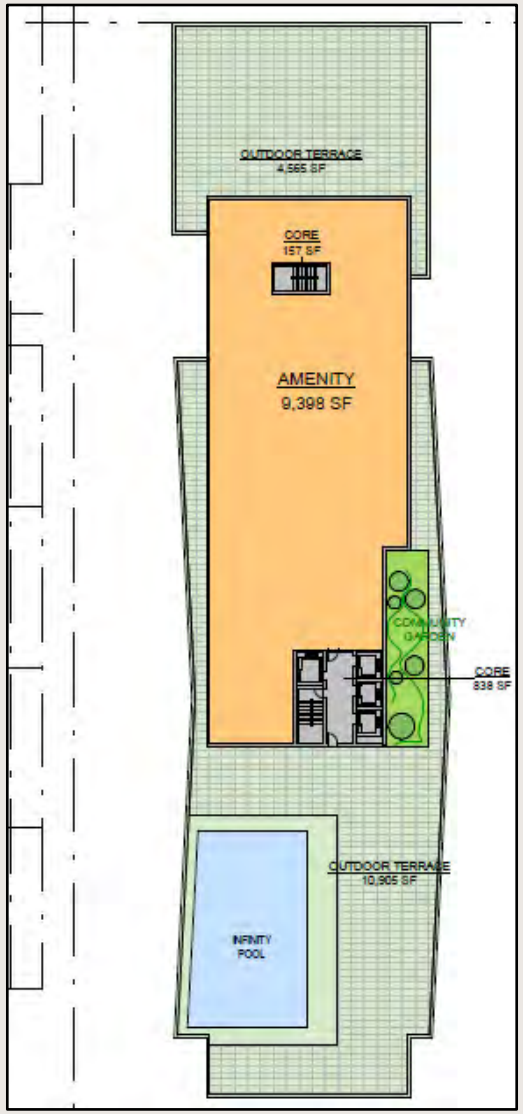


10th – 12th Floor (Resi & Office)



Alton Road – Floor Plans

13th Floor (Resi)



14th Floor (Resi Amenity)