

Alton City Center Overlay

PB25-0812 – Comprehensive Plan Amendment

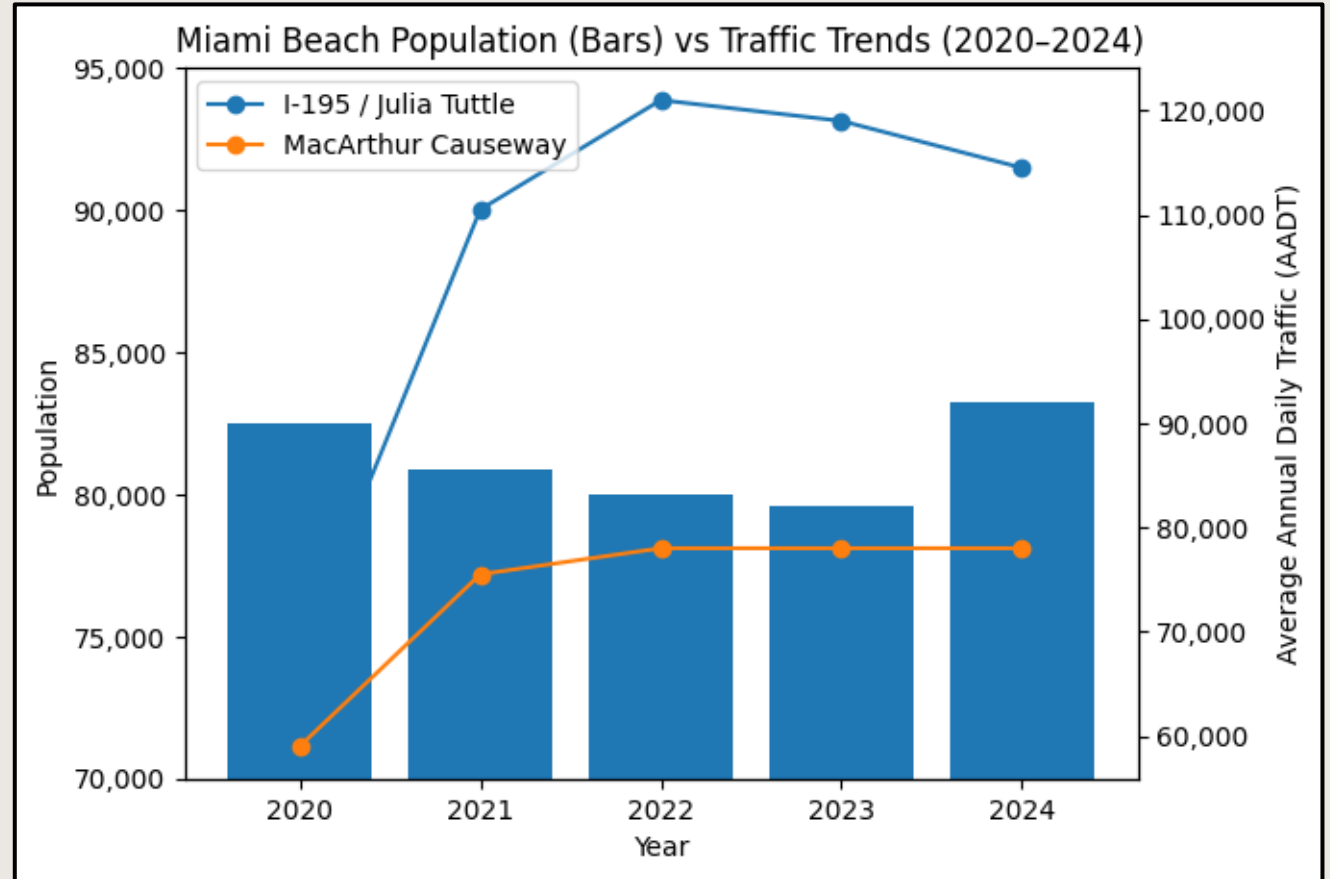
PB26-0813 – LDR Amendment

May 2026

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

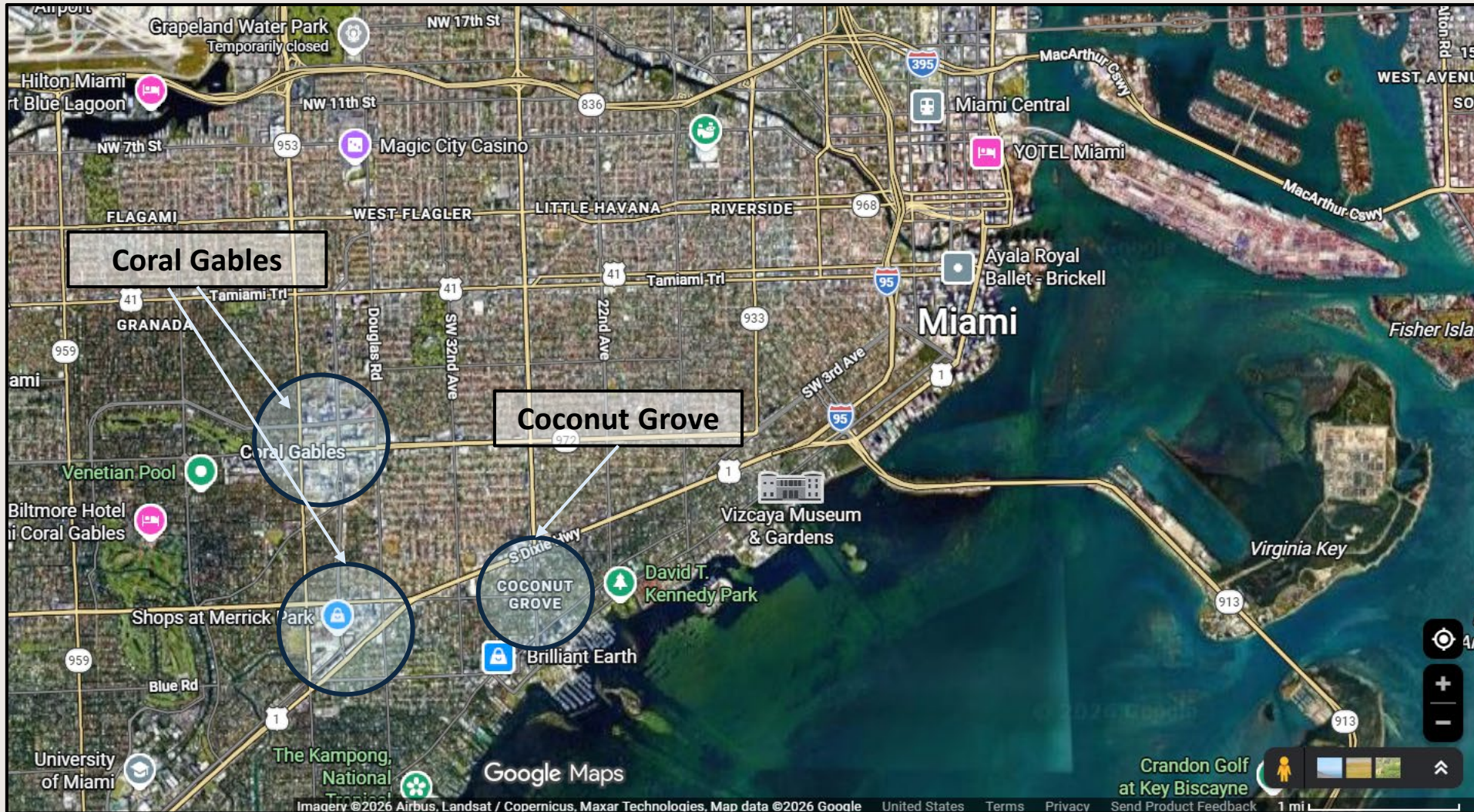


Sunset Harbour – A Proven Model for Revitalization

- 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.



Miami Beach Comprehensive Plan

POLICY RLU 1.5.1

To **encourage** the establishment and **continued development and enhancement of unique neighborhoods**, the Land Development Regulations may utilize tools including, but not limited to, the establishment of new zoning districts, **zoning overlay districts**, **special off-street parking requirement districts**, special landscape requirements, use restrictions, scale limitations, architectural standards, design guidelines, and others as may be appropriate.

POLICY RLU 2.1.1

Innovative land use development patterns, **including mixed uses shall continue to be permitted and encouraged** through the provision of LDR incentives such as **additional floor area when at least 25% of the total area of a building is residential or hotel as identified in specific future land use categories, and/or shared parking for mixed uses (commercial/office/residential)**.

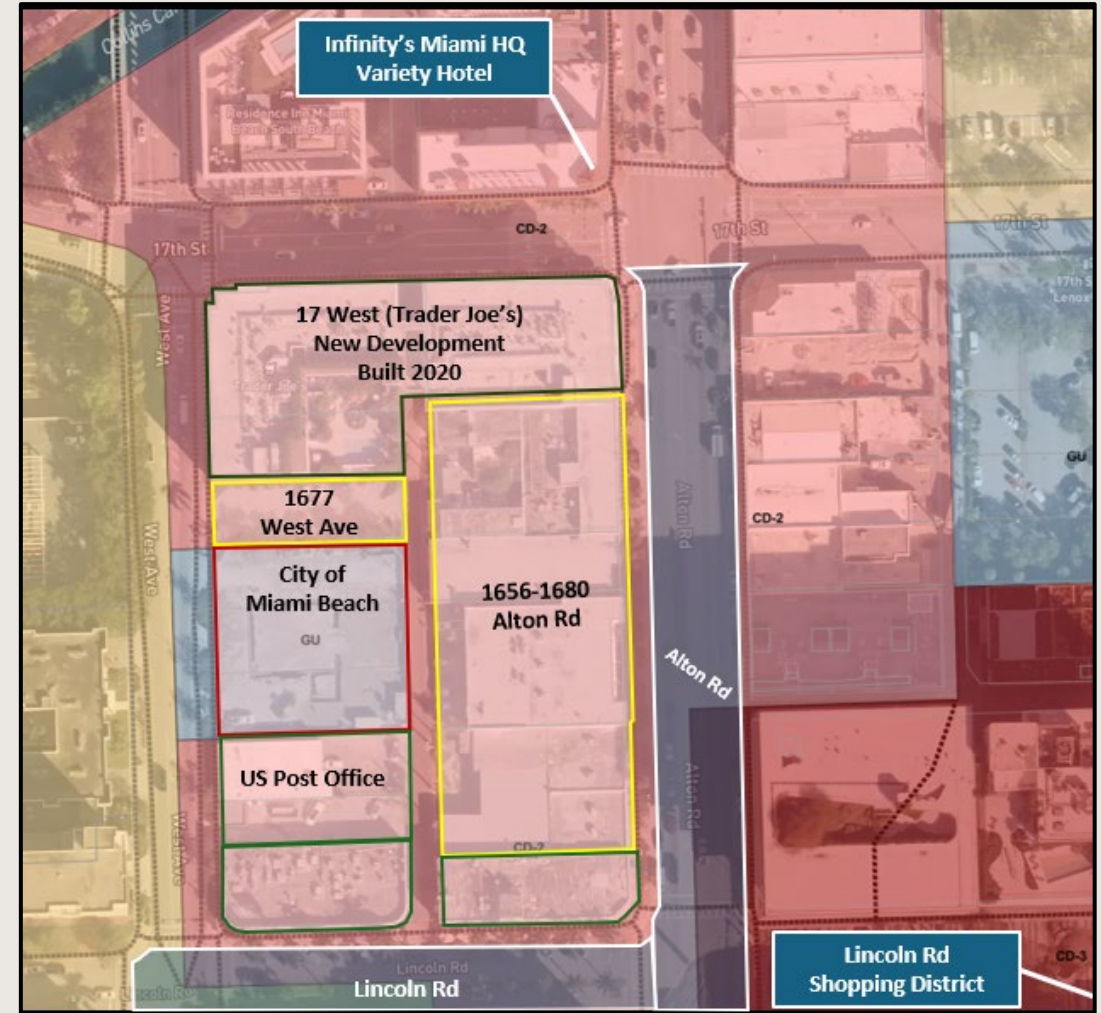
POLICY RLU 2.1.4

Mixed use developments will continue to be encouraged in all areas designated as commercial/residential and MXE by **creating districts in the land development regulations** which are consistent with s.163.3202, F.S. and which will permit combined hotel, residential and commercial developments in accordance with Objective 1 of this Future Land Use Element.



Alton Road – Overlay Benefits

- Adds substantial 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 – 19 Letters of Support

from Neighborhood Associations & Major Employers with 7,000+ Employees



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.



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.



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 of Miami Beach Land Development Regulations and Comprehensive Plan to create the “Alton City Center Overlay” within the CD-2 zoning district.

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.



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

February 9, 2026

City of Miami Beach
Office of Mayor Steven Meiner



BOARD OF DIRECTORS

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

Chairman
Jonathan Plutziak
The Betsy

Vice Chairman
Jamil Dib
V&E Restaurants

Secretary
Tom Glassie
Avalon Hotel

Treasurer

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



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 City of Miami Beach Land Development Regulations and Comprehensive Plan to create the “Alton City Center Overlay” within the CD-2 zoning district.



January 22nd, 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.,



March 12, 2026

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



March 13th, 2026

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



January 21, 2026

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



February 4th, 2026

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

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 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.



February 5, 2026



March 12, 2026

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



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.



Alton City Center Overlay – Response to Staff Recommendations

Alton City Center Overlay Request	Staff Recommendation	Rationale
Minimum 50% of new construction gross floor area be for non-transient residential uses.	Minimum 75% of all allowable floor area located above the ground floor shall consist of non-transient uses.	- Commercial should not be limited to the ground floor in a major vehicular corridor. - Commercial revenue subsidizes overall project economics, making development of rental residential feasible. - Supports a live-work-play urban model which is critical to the revitalization of the Alton Road corridor.
Maximum unit size shall not exceed 1,700 square feet* <i>*Cap not proposed in initial application.</i>	Maximum unit size shall not exceed 1,300 square feet.	- Allows for 2- and 3-bedroom units which cater to young professionals with small families. - Supports shared housing arrangements enabling rents to have roommates to share costs. - Family sized units support long-term residency.
Off-street parking is not required but can be provided under parking tier 1.	Off-street parking spaces, if provided, shall not exceed 50% of the number of off-street parking spaces required under parking tier 1.	- Responds to community feedback received regarding the desire for additional parking. - Parking for all program uses is necessary for project financing and success. - Shift from micromobility and transit will occur gradually. - Supports retail viability and residential leasing demand.



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Thank you.



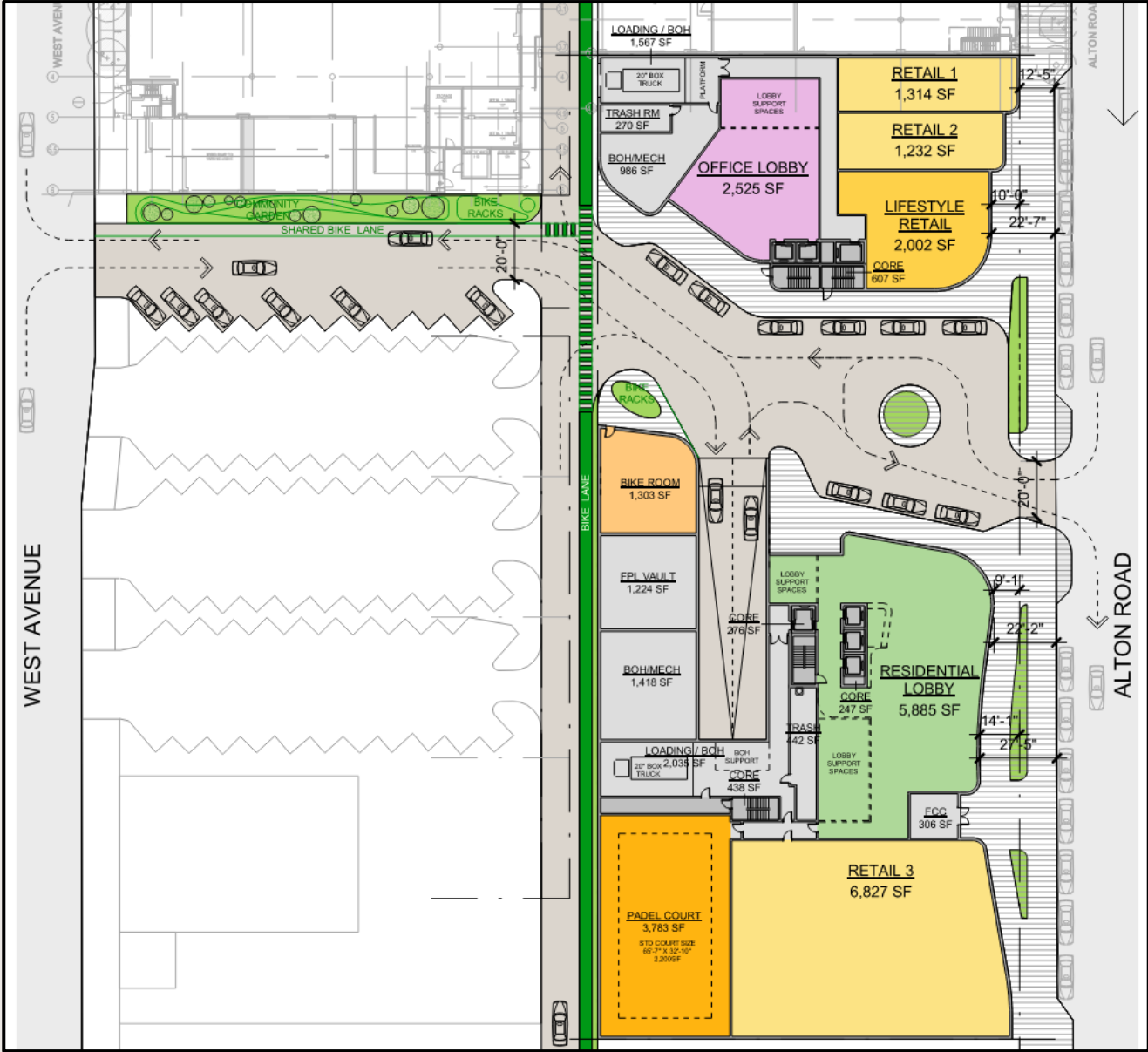
43 WEST 24TH STREET, 10TH FLOOR NEW YORK, NY 10010
INFINITYCOLLECTIVE.COM | PHONE: 212-795-9595



Height and Mass is Contextual with Neighboring Buildings

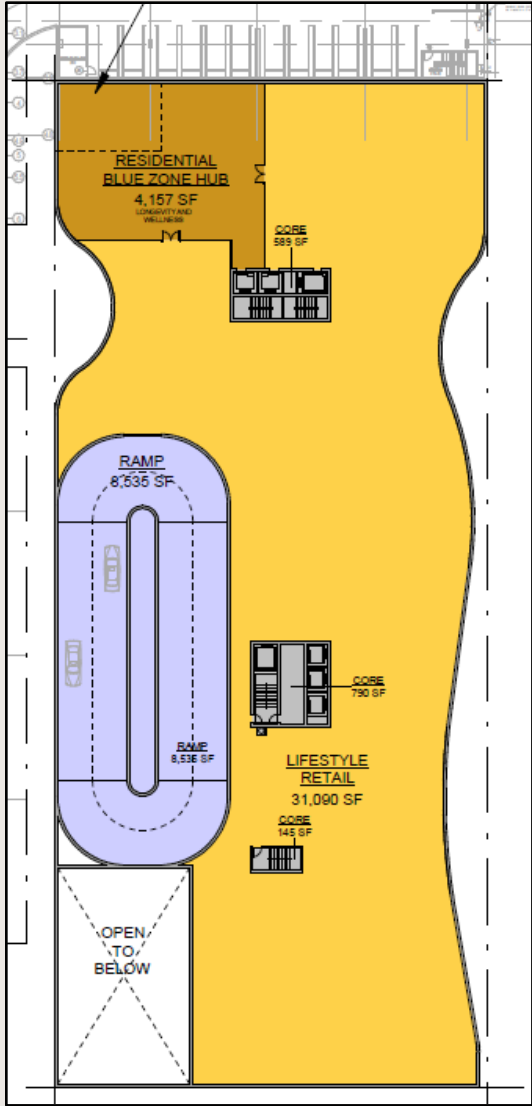


Alton Road – Ground Floor Plan

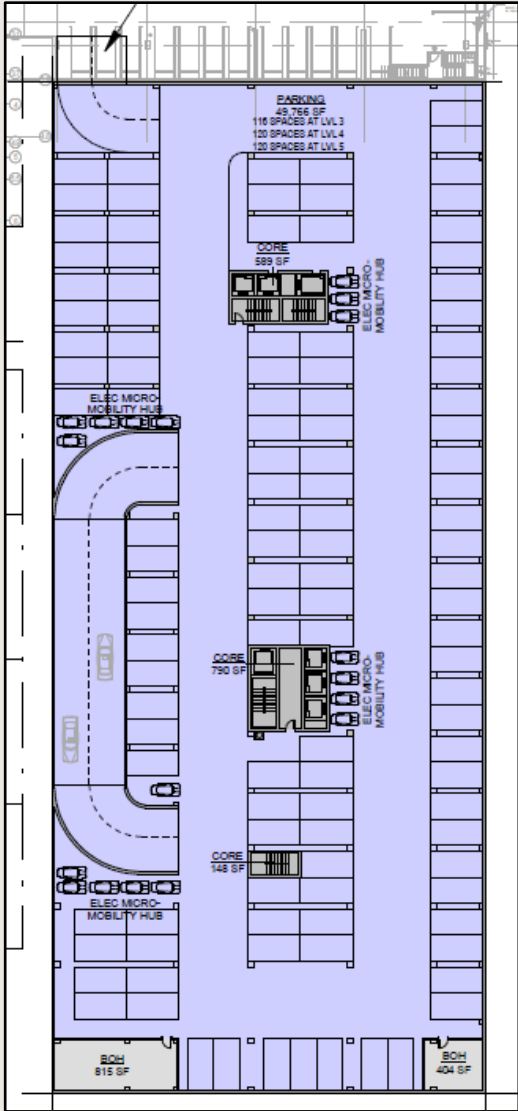


Alton Road – Floor Plans

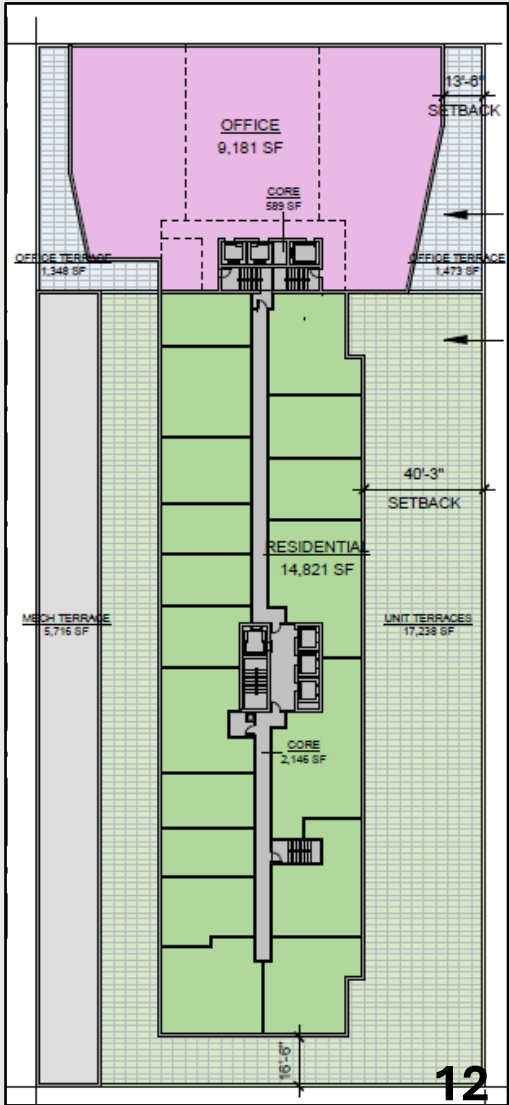
2nd Floor (Retail)



3rd – 5th Floor (Parking)

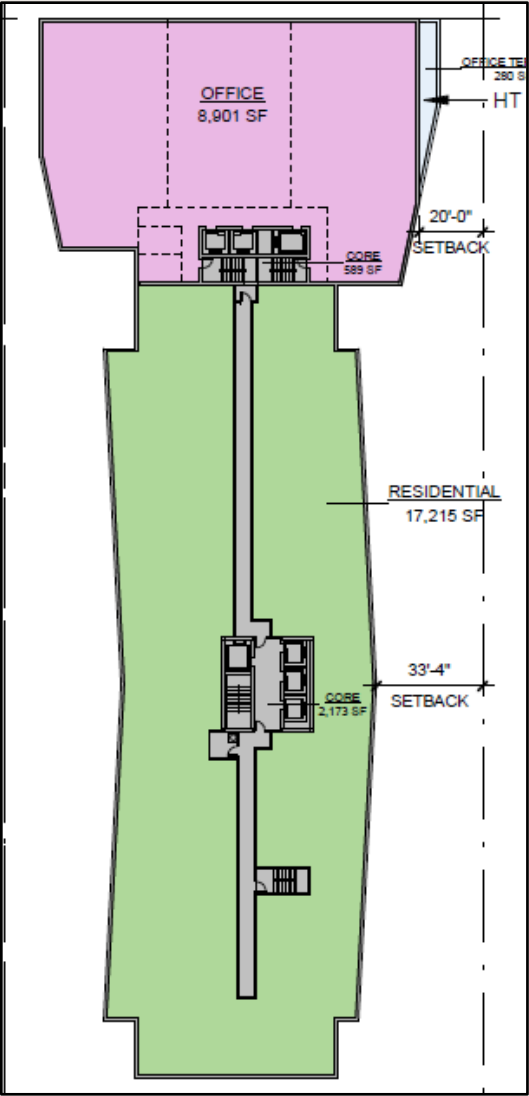


6th Floor (Resi & Office)

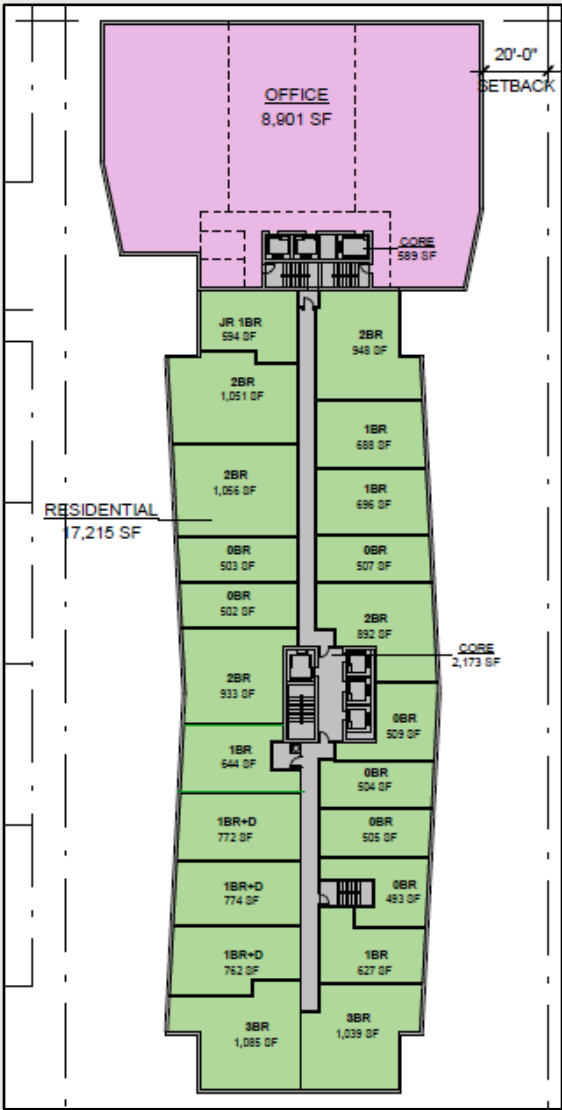


Alton Road – Floor Plans

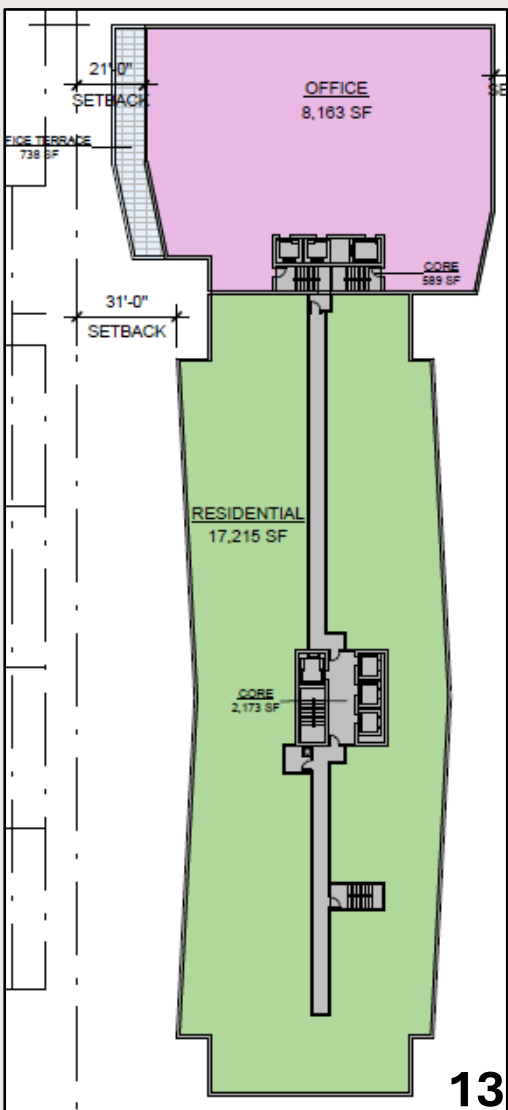
7th Floor (Resi & Office)



8th – 9th Floor (Resi & Office)

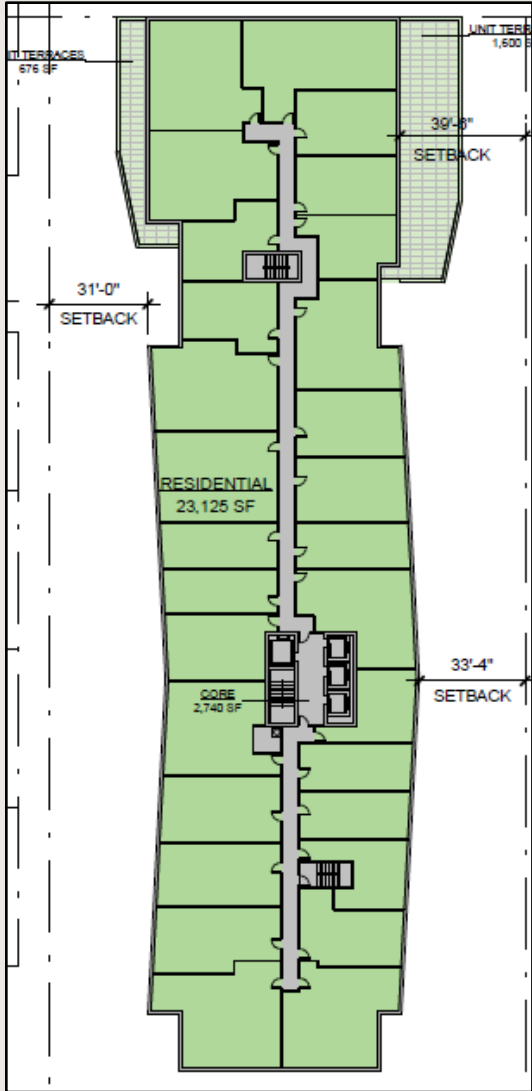


10th – 12th Floor (Resi & Office)

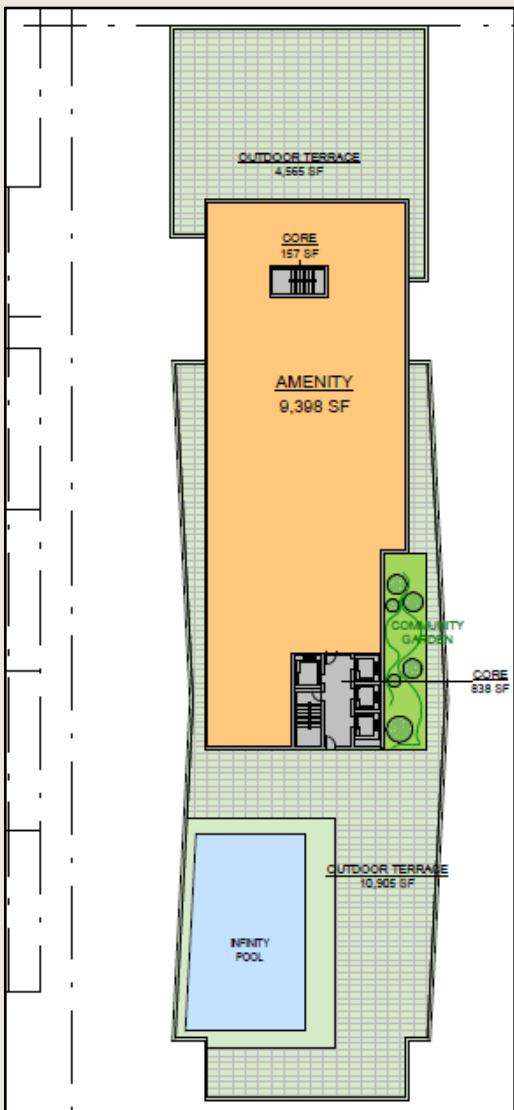


Alton Road – Floor Plans

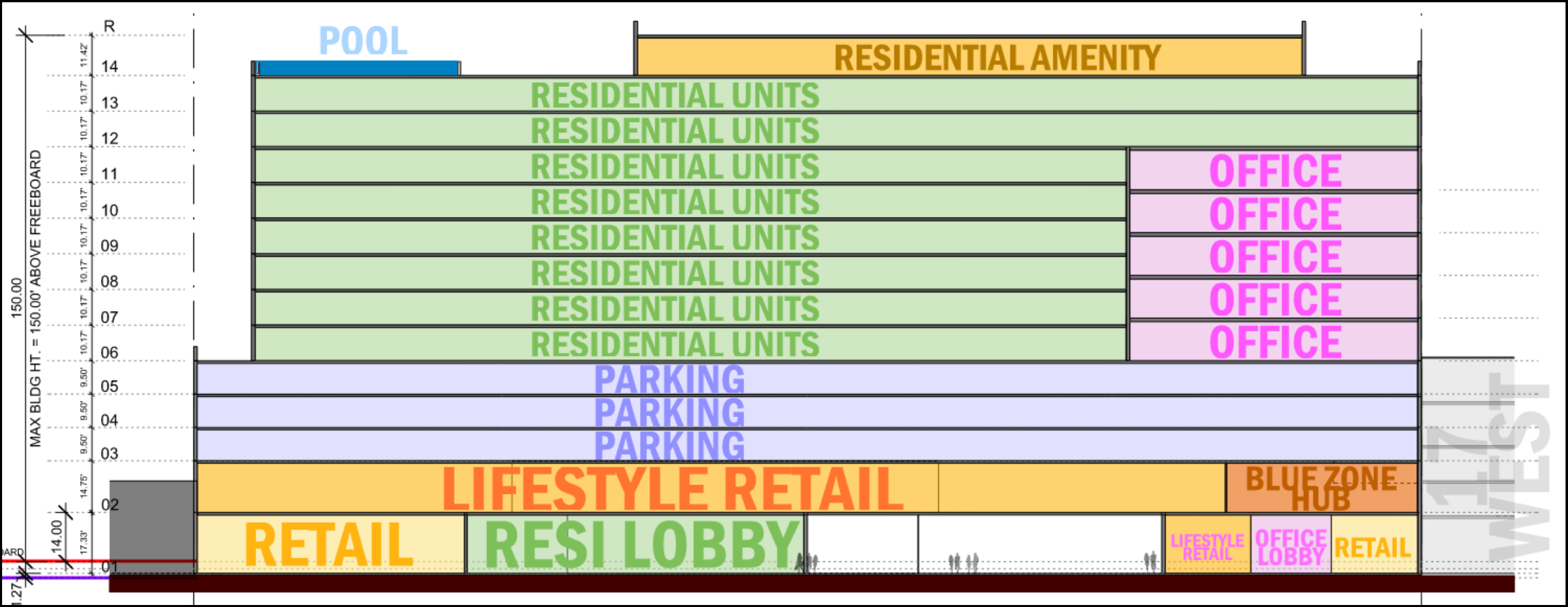
13th Floor (Resi)



14th Floor (Resi Amenity)



Alton Road – Stacking Plan



30+ Vacant Storefronts Within a 0.5-Mile Radius of Alton Road



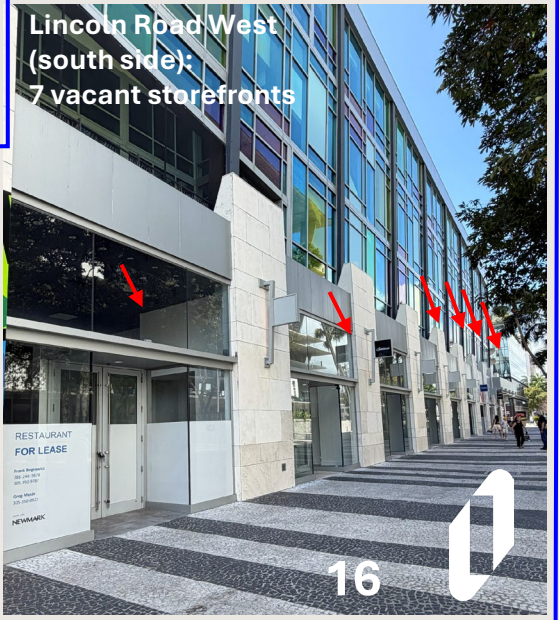
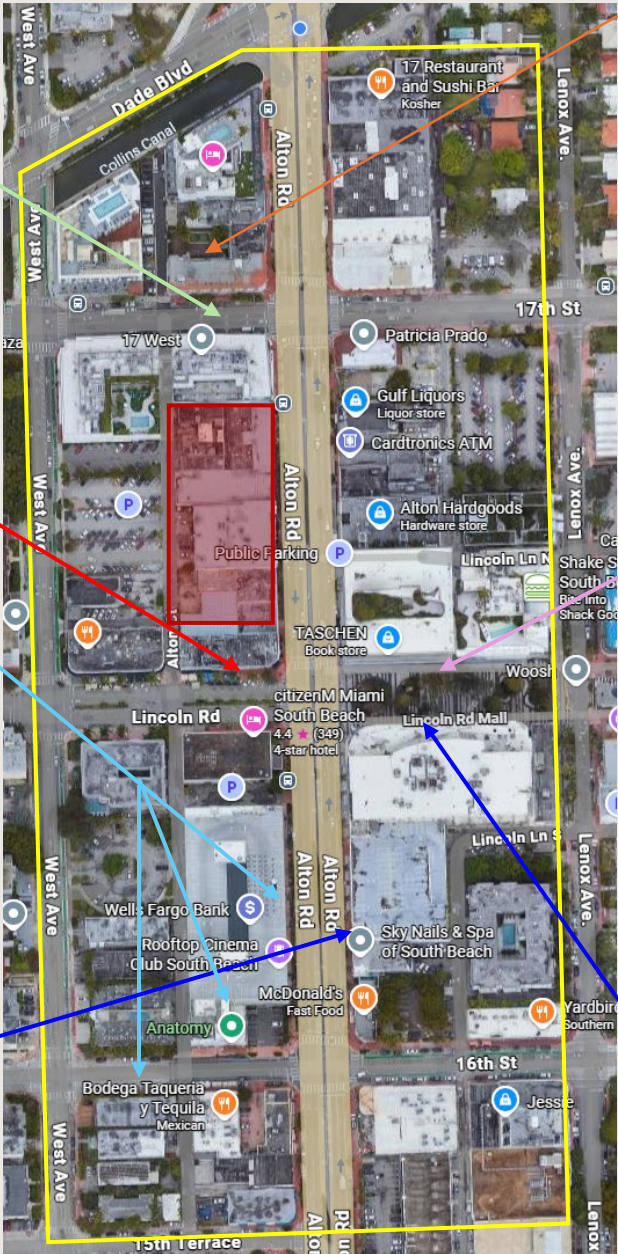
Long-term vacancy on Alton + 17th St



Lincoln Road West (north side):
5 vacant storefronts



Lincoln Road West (south side):
7 vacant storefronts



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.

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



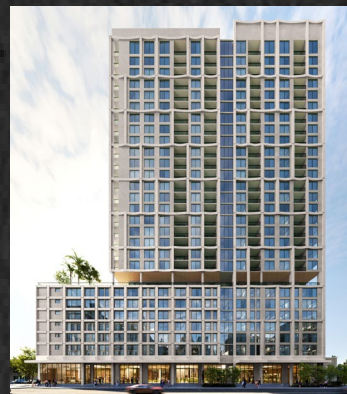
2500 BISCAYNE BLVD: \$47M DEVELOPMENT; 2017 COMPLETION



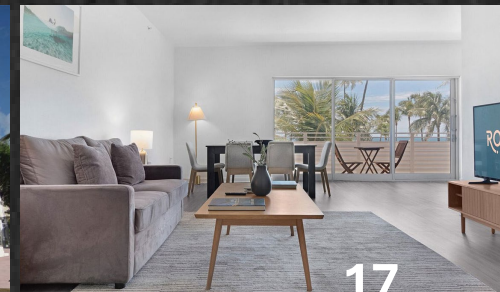
ESME HOTEL (ESPANOLA WAY): \$50M HISTORIC DEVELOPMENT COMPLETED IN 2021.



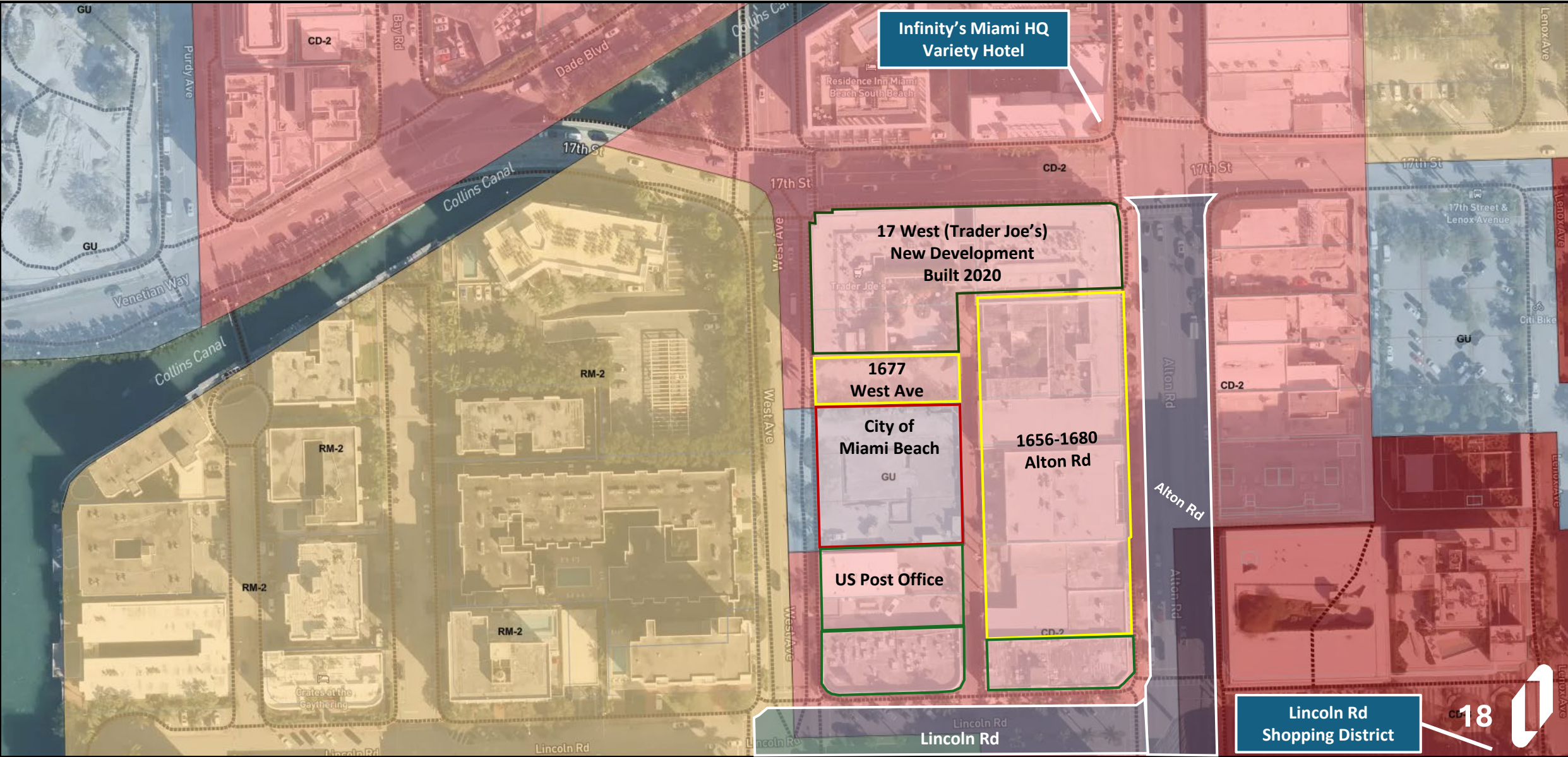
LITTLE RIVER: \$220M LIVE LOCAL DEVELOPMENT; EST 2028 DELIVERY.



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



Alton City Center Overlay Area



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 8 th -11 th Street between 14 th -17 th Street	CD-2 parcels larger than 45,000 square feet between west side of Alton Rd., east side of West Ave, Lincoln Road and 17 th 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.

