

# DRB23-0956 1901 Alton Road

April 2, 2024



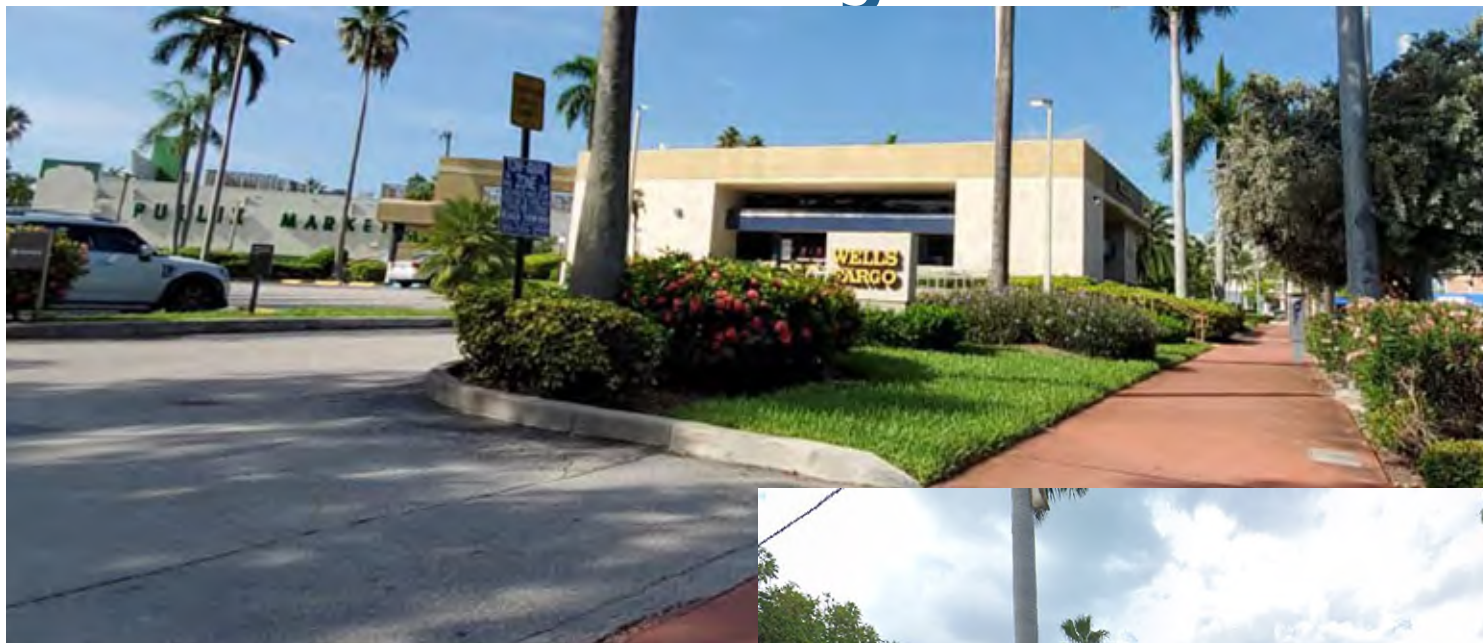


# Property Location





# Existing Condition



- 1.27 acres
- One-story bank, drive-thru, and surface parking spaces
- Vehicular access from Alton and 19<sup>th</sup> Street



# 2015 Approvals

## PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

**PROPERTY:** 1901 Alton Road

**FILE NO.** 2215

**IN RE:** The applicant, Wells Fargo Bank, requested Conditional Use approval to build a commercial development exceeding 50,000 square feet, pursuant to Section 118, Article IV, and Section 142, Article II.

**LEGAL DESCRIPTION:** Lot's 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami/Dade County, Florida

**MEETING DATE:** May 26, 2015

## CONDITIONAL USE PERMIT

## DESIGN REVIEW BOARD City of Miami Beach, Florida

**MEETING DATE:** June 02, 2015

**FILE NO:** 23119

**PROPERTY:** 1901 Alton Road

**APPLICANT:** Wells Fargo Bank

**LEGAL:** Lots 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami-Dade County, Florida.

**IN RE:** The Application for Design Review Approval for the construction of a new five-story commercial building with accessory parking, including a variance to exceed the maximum building height, to replace a two-story bank. This project is proposed to take place in two phases as a phased development project.

## ORDER

MIAMI-DADE COUNTY, FLORIDA

### CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.

CITY OF MIAMI BEACH

*[Signature]* 6/8/15  
(Signature of Planning Director or Designee) (Date)

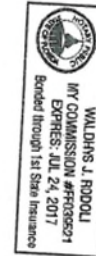
Personally known to the City Produced ID:

*Waldhys J. Rodoli*  
Notary Public, State of Florida at Large

Printed Name: *Waldhys J. Rodoli*

My Commission Expires: (Seal)

This document contains 3 pages.





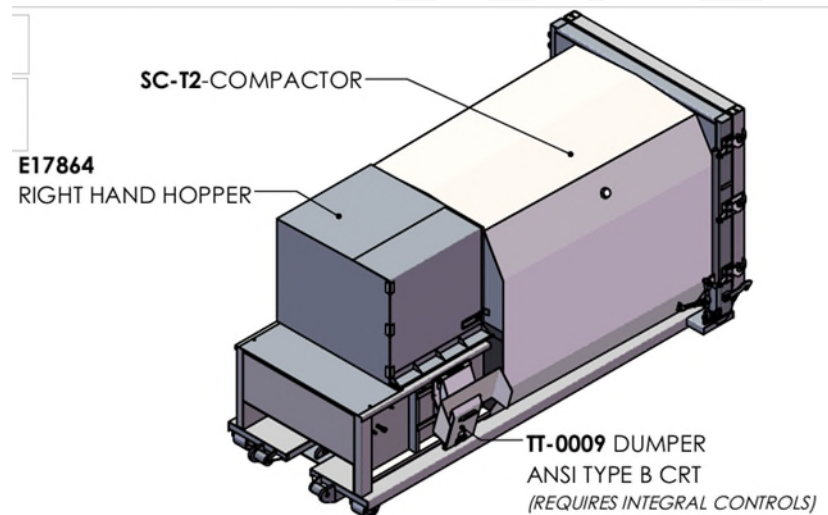
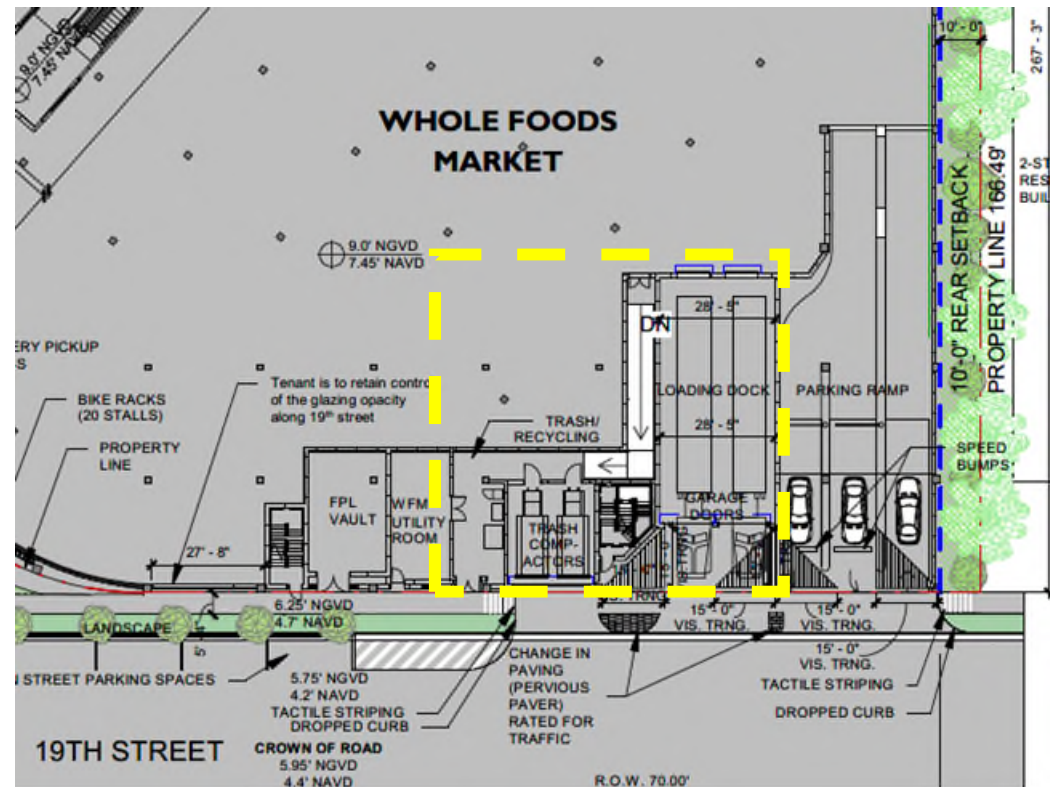
# Project Overview

- 2 tenants: Whole Foods and Wells Fargo
- 3 stories
- Vehicular access on 19<sup>th</sup> Street
- 200,774 SF gross and 53,391 FAR
- 165 required parking spaces and 271 provided



# Operations Overview

- **Loading Area:**  
accommodates full size trucks within the building
- **Refuse Area:**
  - Self-contained 30 cyd compactors
  - Chute
  - Separates trash and cardboard
- Both Loading and Refuse Areas enclosed with roll down doors when not in use
- Dock master present





# Architectural Plans









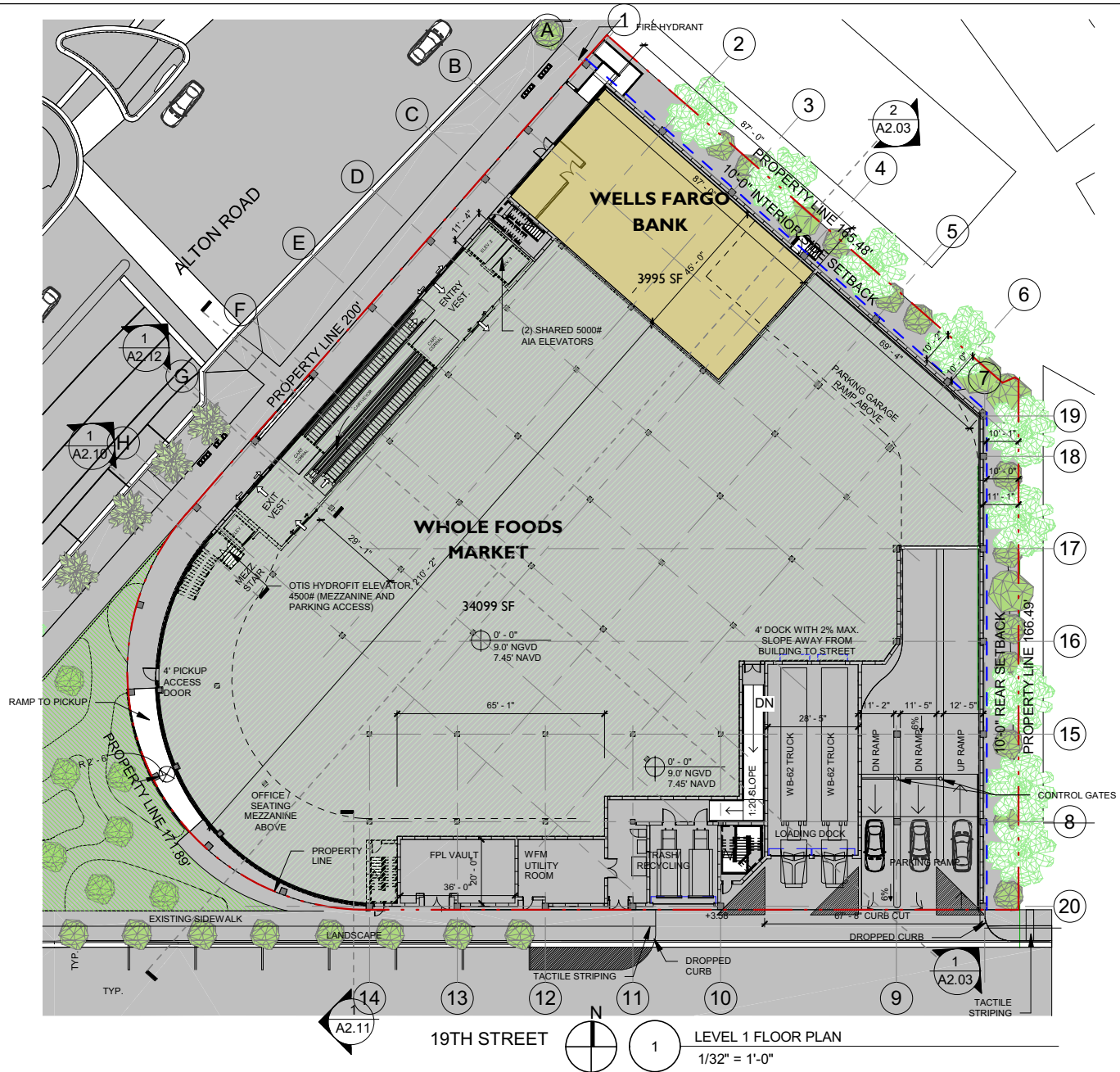
OPPENHEIM  
ARCHITECTURE







Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



**STUDIO**  
**McG**  
**ARCHITECTURE**

7500 NE 4th Court  
Suite 102  
Miami, FL 33138  
T: (305) 573-2728

PROJECT NUMBER  
2314

PROJECT NAME  
**WHOLE FOODS  
AND  
WELLS FARGO**  
1901 ALTON ROAD  
MIAMI BEACH, FL 33141

OWNER  
**CRESCENT HEIGHTS**

FACADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

**LEVEL I  
FLOOR PLAN**

(JENNIFER MCCONNEY FLORIDA LIC# 48834)  
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SCALE: 1/32" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

**A1.01**



**LEVEL 1.5  
FLOOR PLAN**

(BENEFIT MC CONNETY FLORIDA LCH 448384)

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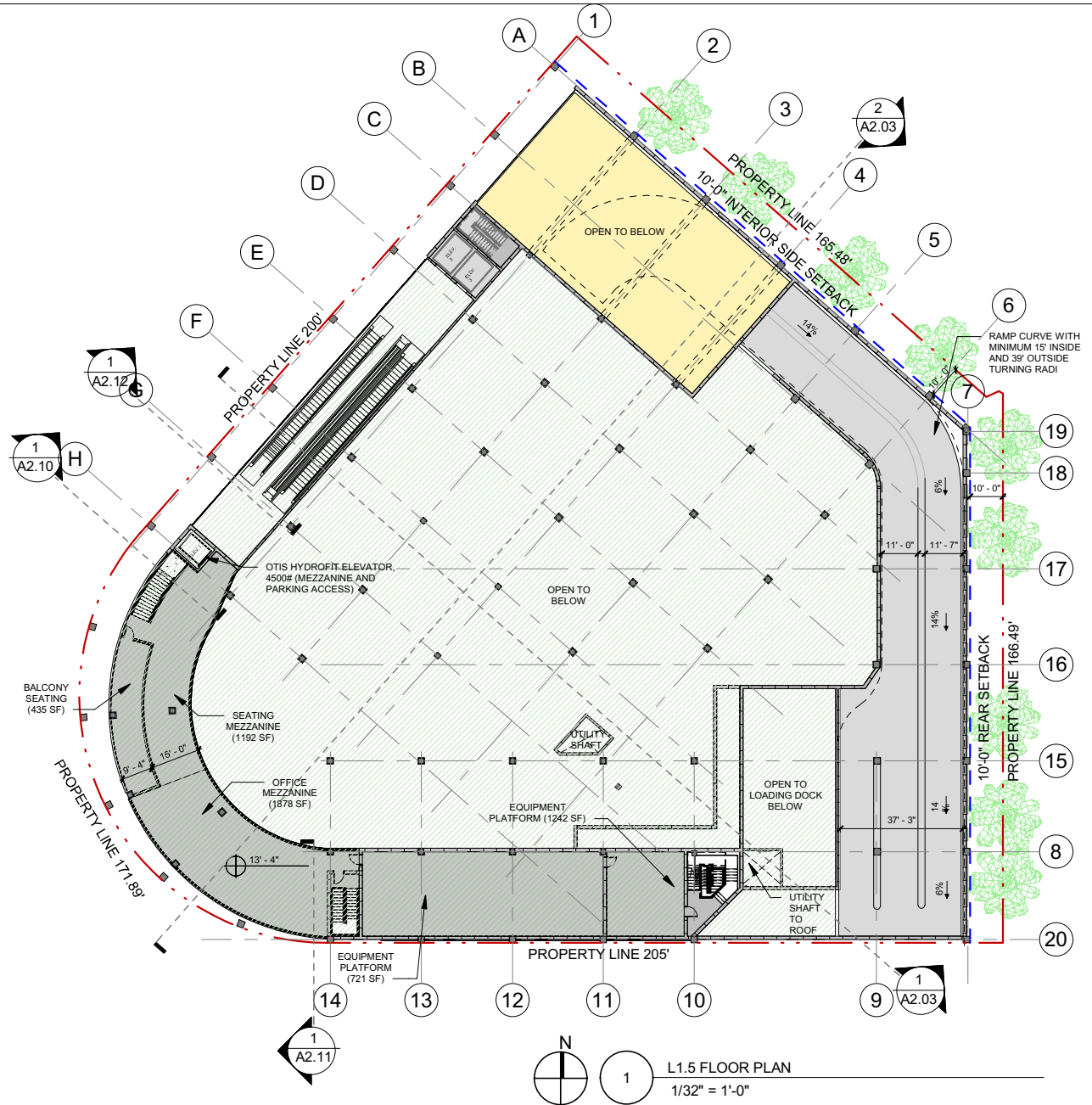
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CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

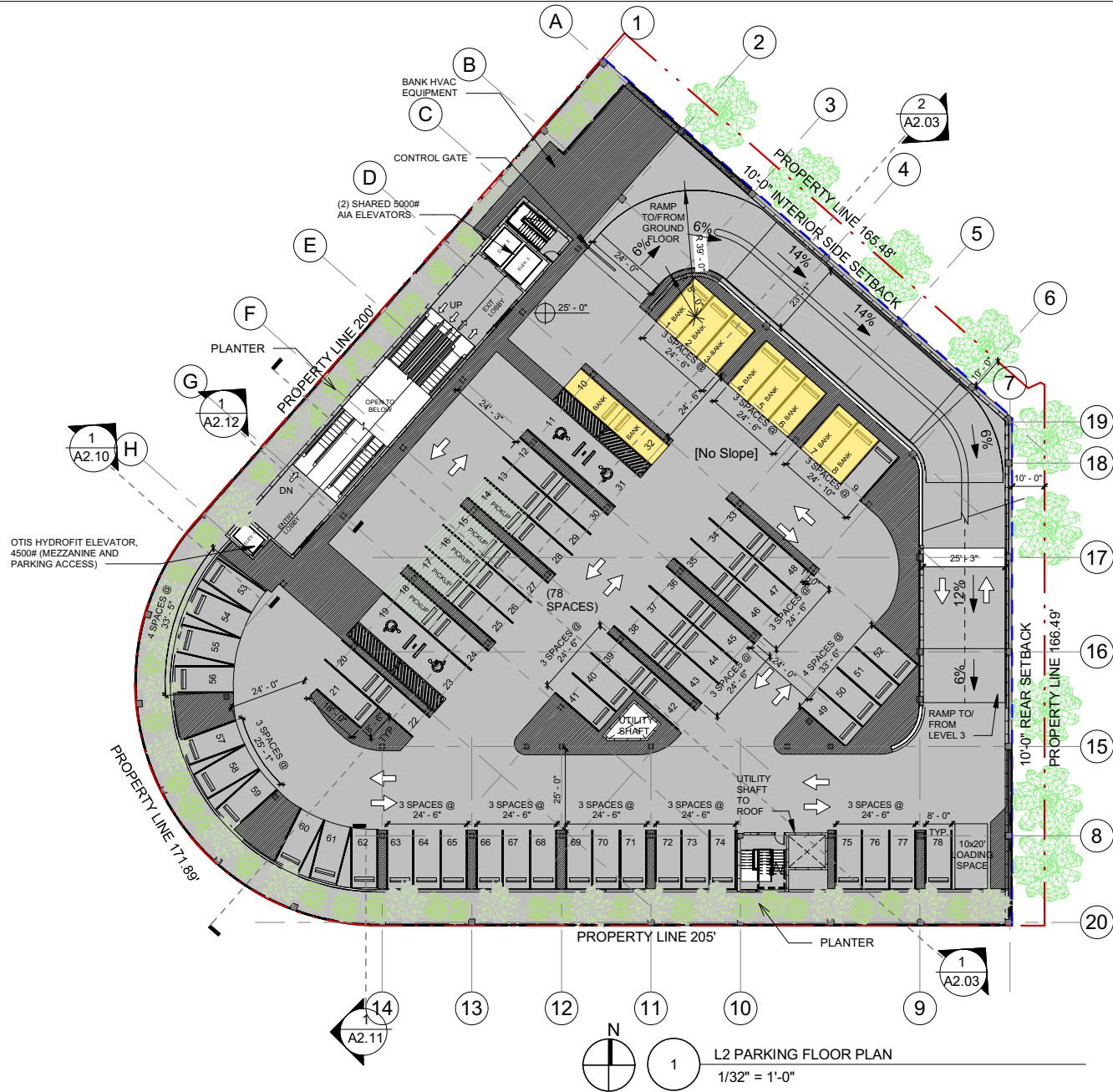
**A1.02**



**L1.5 FLOOR PLAN**  
1/32" = 1'-0"

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271



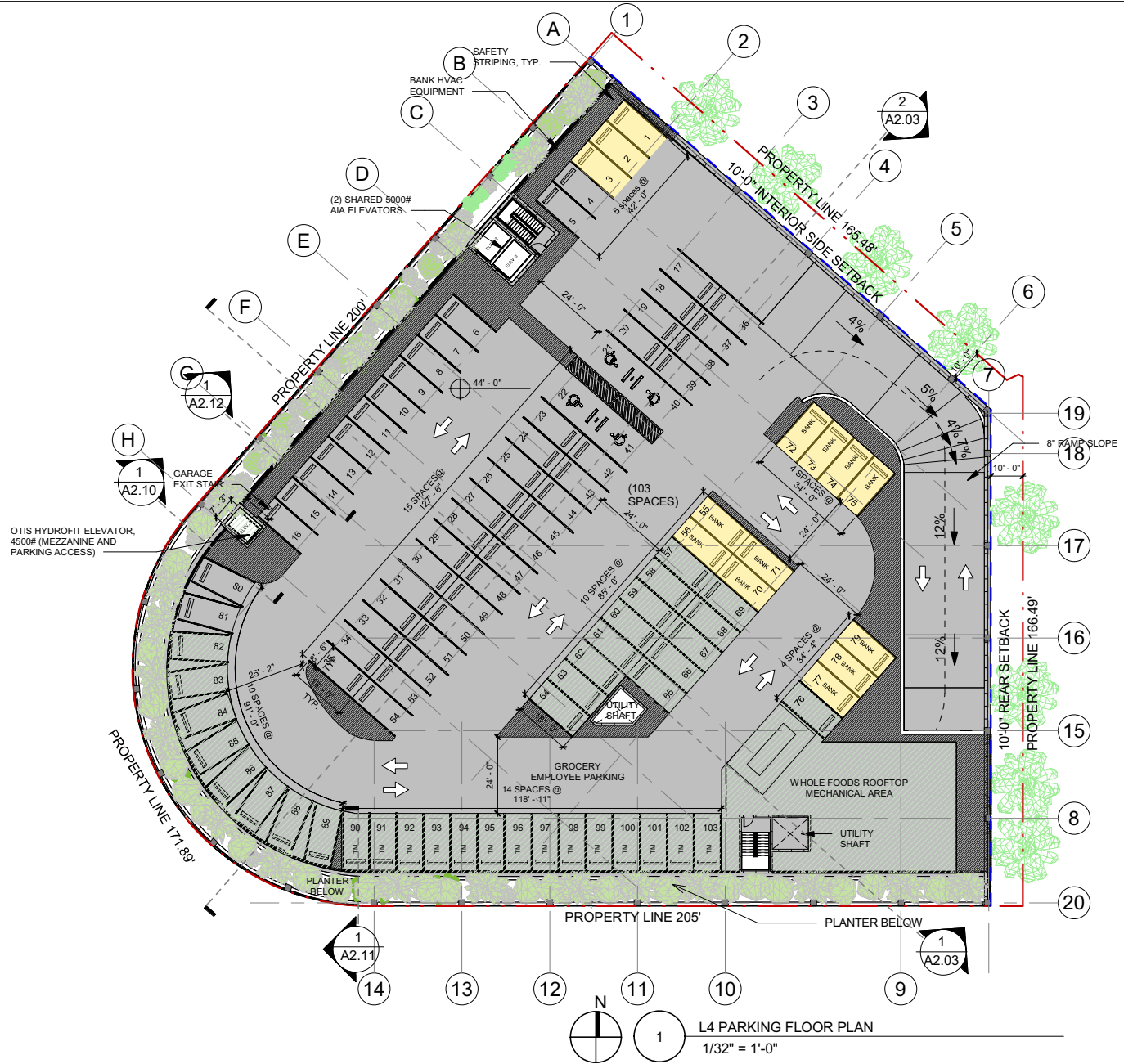
L2 PARKING FLOOR PLAN  
1/32" = 1'-0"





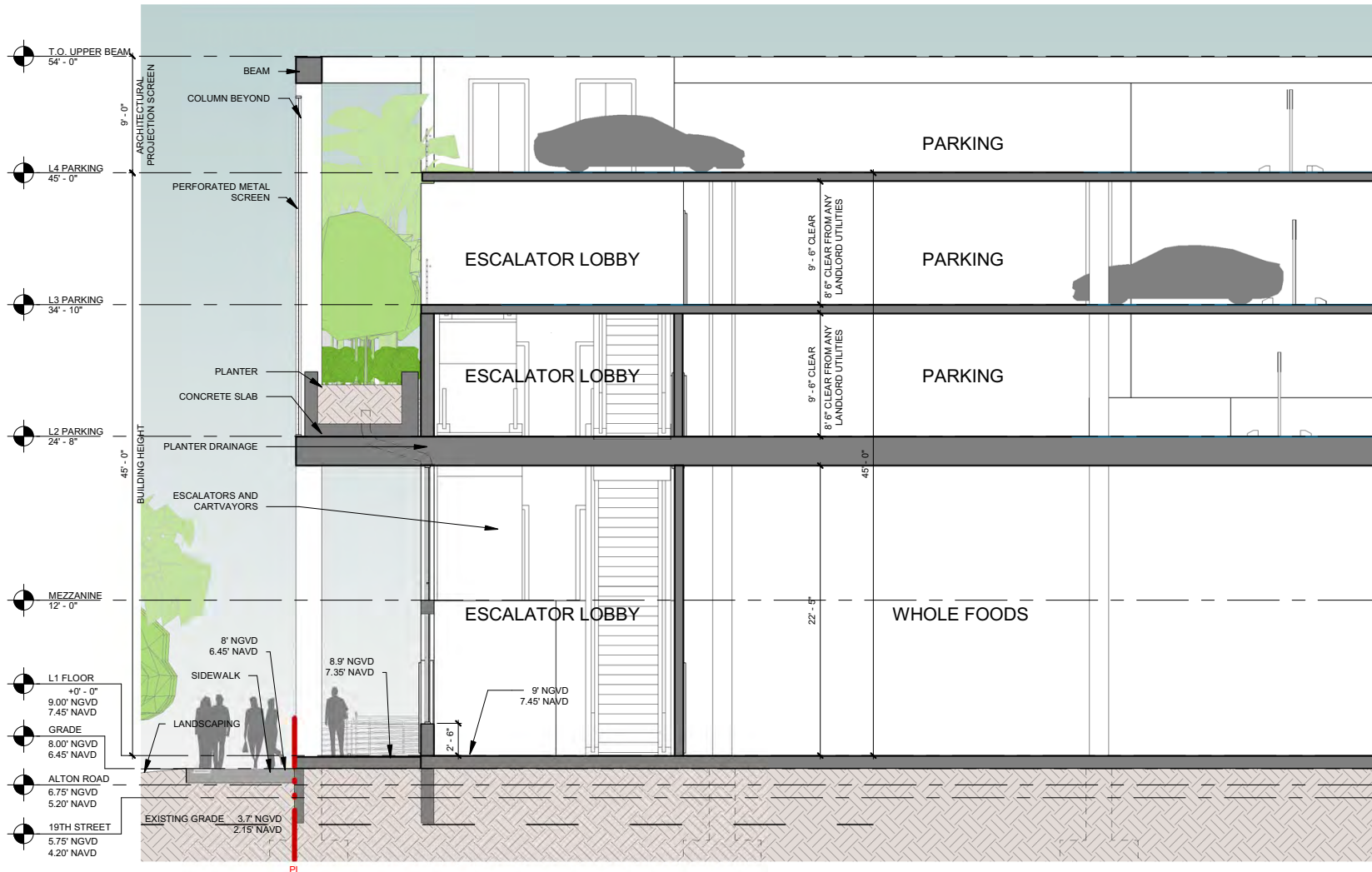
Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271



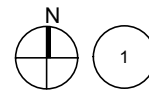
L4 PARKING FLOOR PLAN  
1/32" = 1'-0"





1 WALL SECTION - WEST FACADE  
1/8" = 1'-0"

## Added pervious pavers

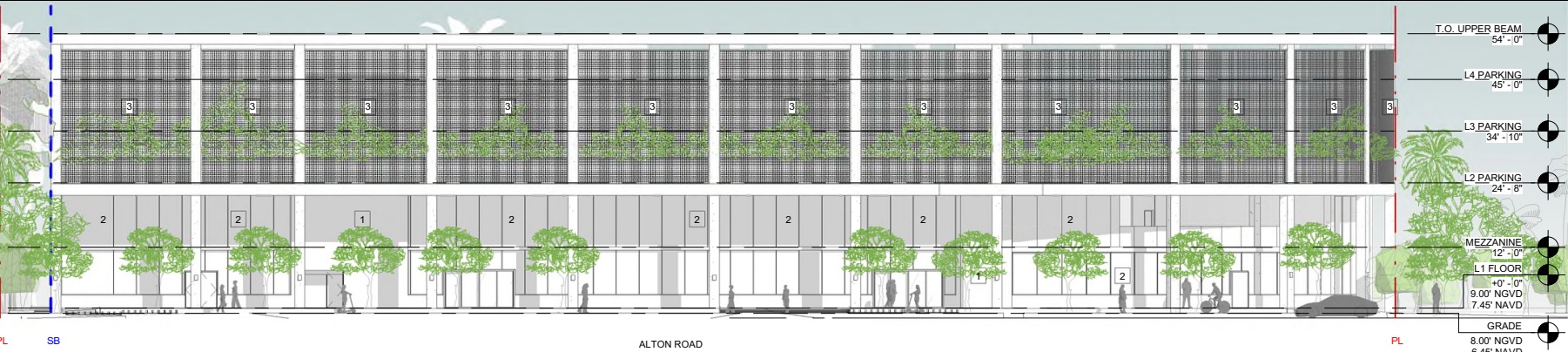


SITE PLAN  
1" = 40'-0"

A1.00



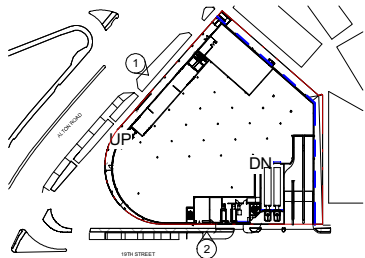
REVISED:  
Added roll-down doors for the loading area  
Added more louvers over the FPL/utility area and more glazing to the west of the FPL/utility area



1 NW ELEVATION  
3/64" = 1'-0"



2 SOUTH ELEVATION  
3/64" = 1'-0"



1 STUCCO FINISH (WHITE COLOR)



2 ALUMINUM-FRAMED  
STOREFRONT SYSTEM, W/  
IMPCT-RESISTANT GLASS



3 S.S. OR ALUMINUM SQUARE  
PENNING WIRE MESH PAINTED  
WHITE, OPENINGS 4"

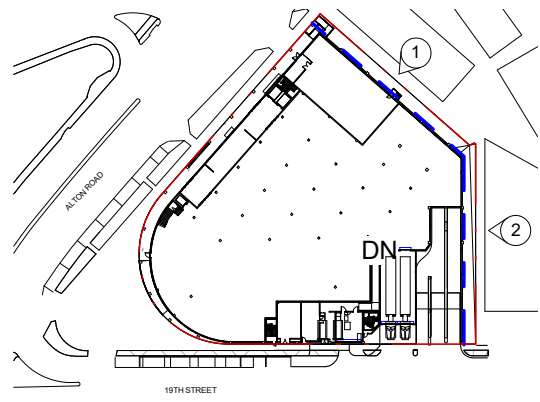
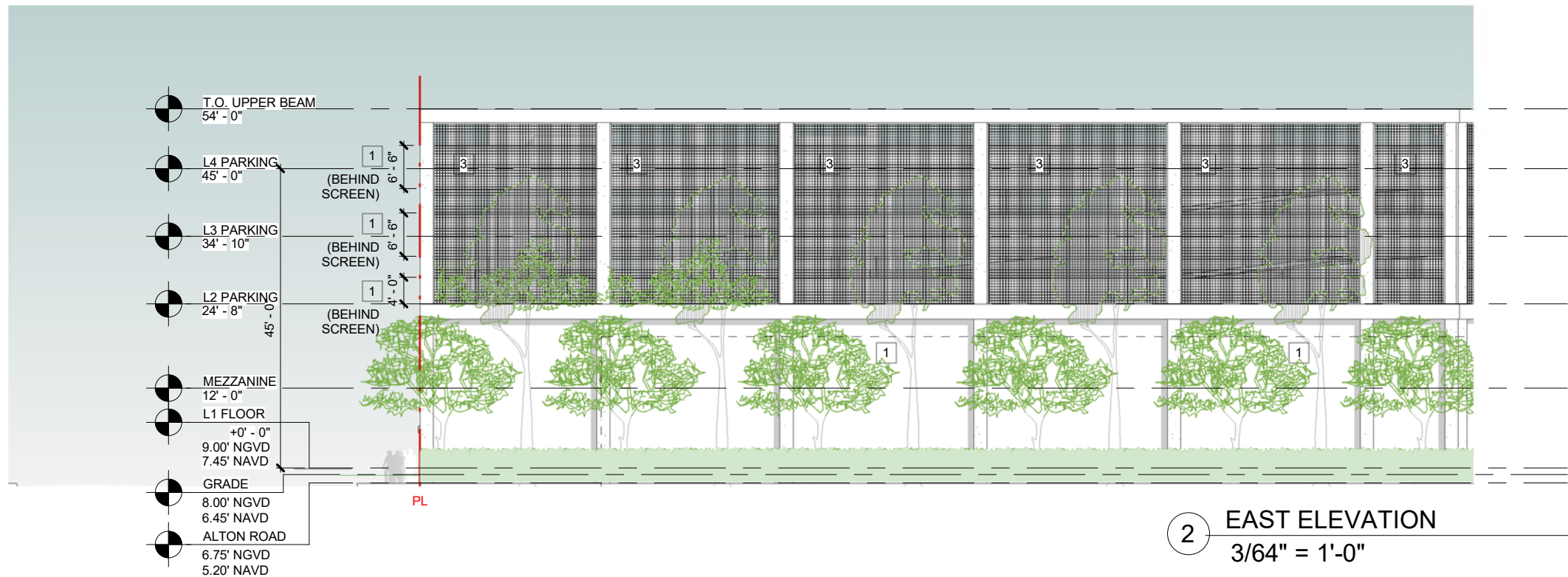
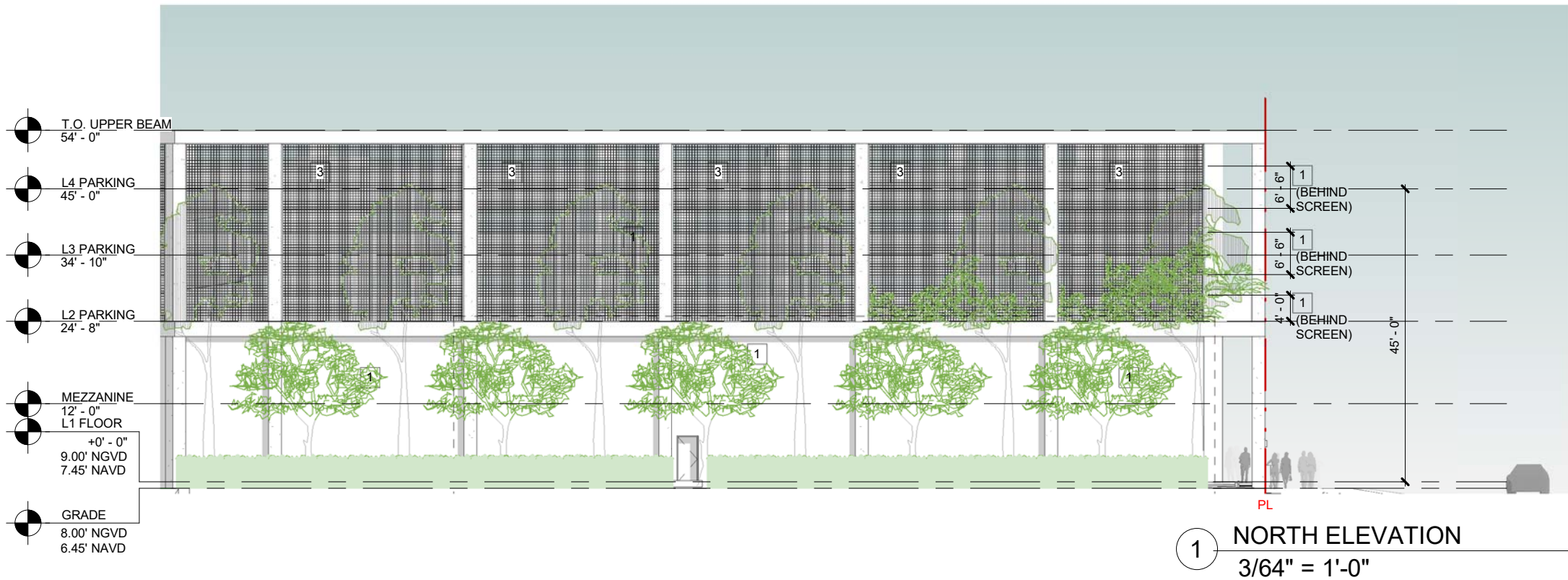


4 LOUIS POULSEN, ALBERTSLUND  
MAXI POST, STREET LIGHT

\* GRADES DEPICTED IN ELEVATIONS ARE BASED  
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD  
ELEVATIONS FOR FUTURE ROAD PROJECTS



REVISED:  
Pursuant to  
agreement with  
New World  
Symphony  
Increased Mesh  
on North and  
East Elevations



1 STUCCO FINISH (WHITE COLOR)



2 ALUMINUM-FRAMED  
STOREFRONT SYSTEM, W/  
IMPCT-RESISTANT GLASS



3 S.S. OR ALUMINUM SQUARE  
PENING WIRE MESH PAINTED  
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4 LOUIS POULSEN, ALBERTSLUND  
MAXI POST. STREET LIGHT

\* GRADES DEPICTED IN ELEVATIONS ARE BASED  
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD  
ELEVATIONS FOR FUTURE ROAD PROJECTS

# Landscape Plans









CYPRESS TREES



Bald Cypress | Taxodium distichum



GROUNDCOVERS









Muhly Grass | Muhlenbergia capillaris

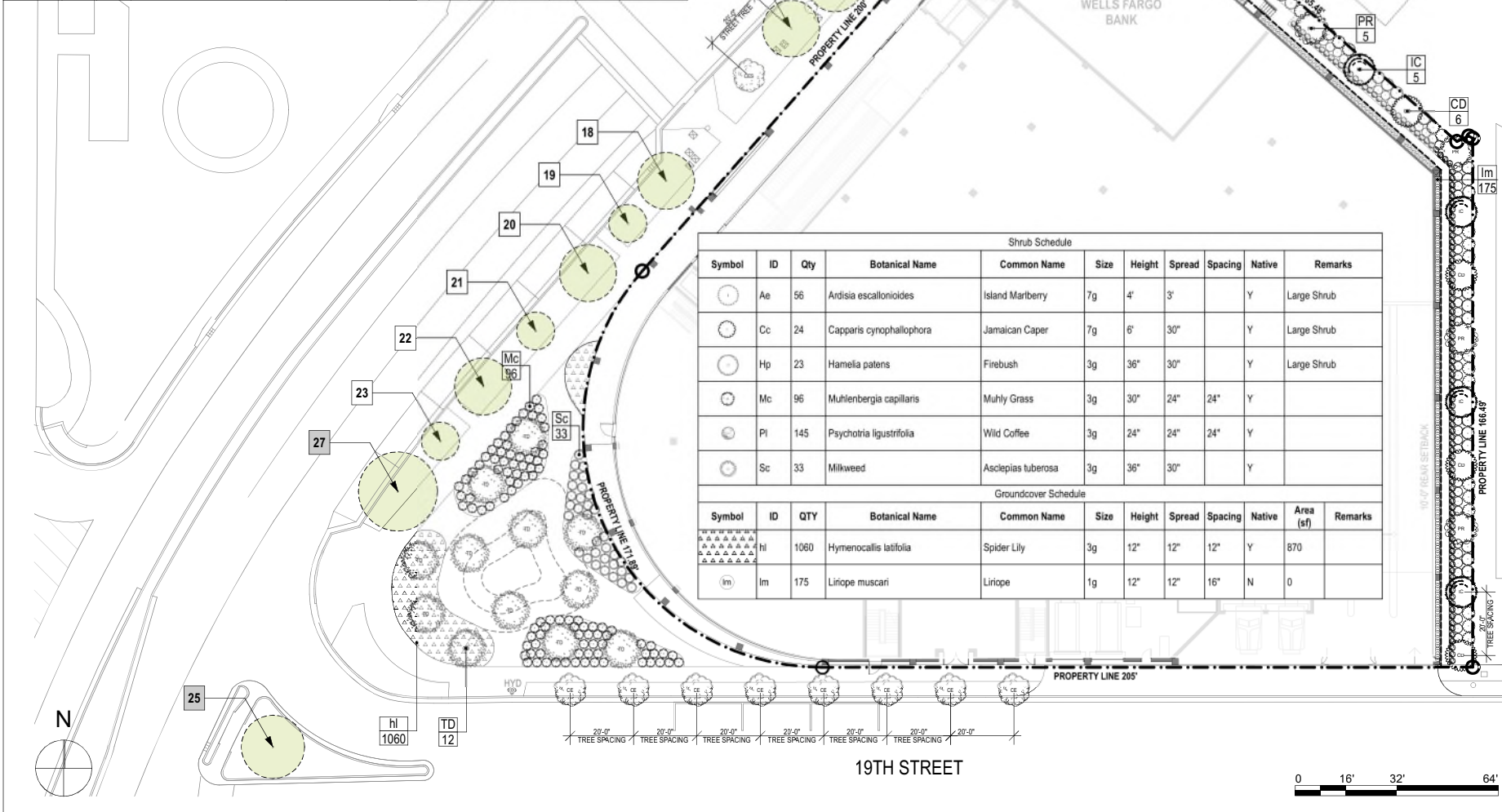










Spider Lily | Hymenocallis latifolia



Milkweed | Asclepias tuberosa

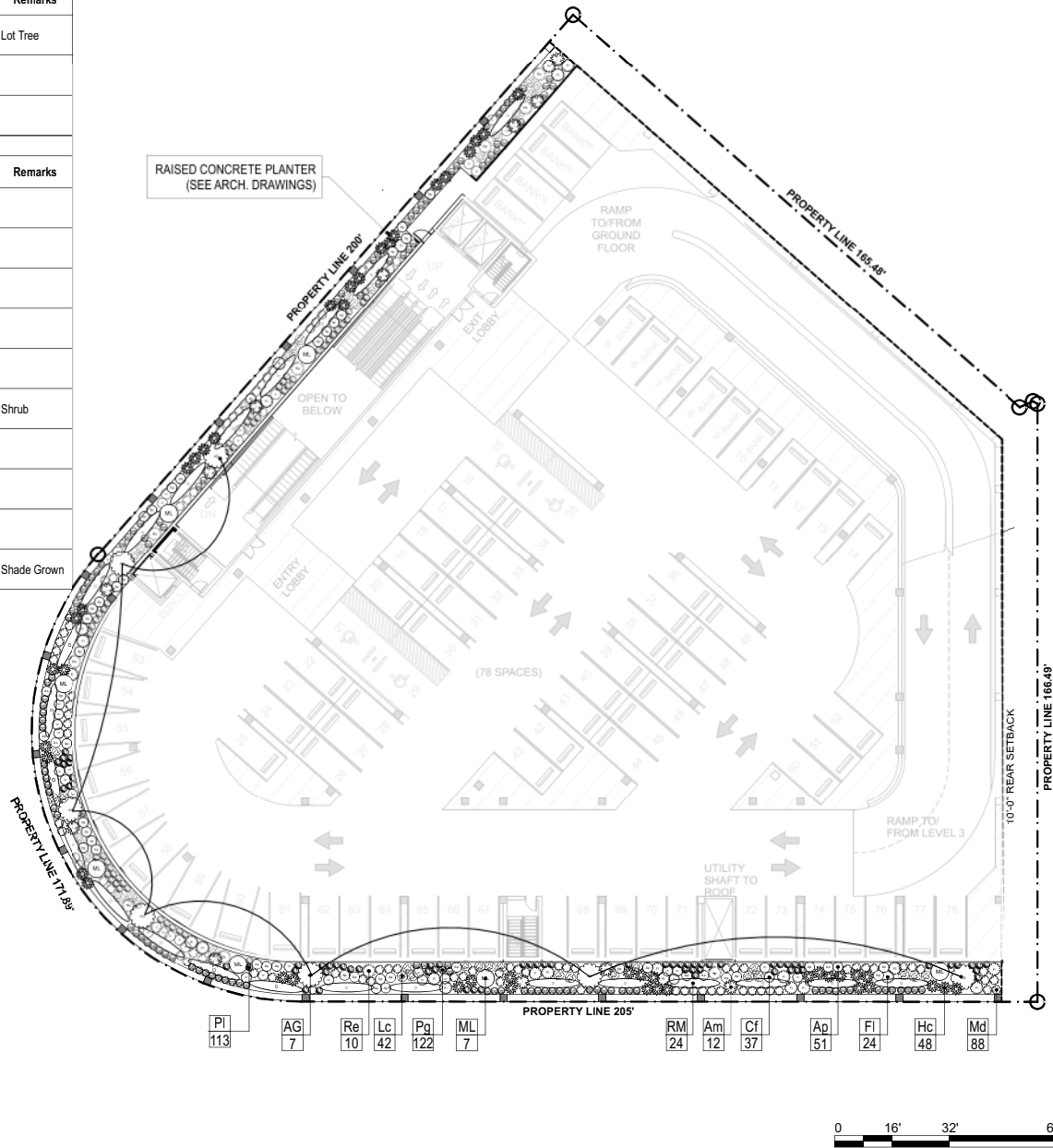
Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	CD	6	Coccoloba diversifolia	Pigeon Plum	4"	16' min	10'	Y	Standard Trunk
	CE	8	Conocarpus erectus	Green Buttonwood	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk
	CES	5	Conocarpus erectus 'serica'	Silver Buttonwood	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk
	IC	5	Ilex cassine	Dahoon Holly	4"	16' min	10'	Y	Standard Trunk
	PR	5	Pimenta racemosa	Bayrum Tree	4"	16' min	8'	Y	Standard Trunk
	TD	12	Taxodium distichum	Bald Cypress	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk



Shrub Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
	Ae	56	Ardisia escallonioides	Island Marberry	7g	4'	3'		Y	Large Shrub	
	Cc	24	Capparis cynophallophora	Jamaican Caper	7g	6'	30"		Y	Large Shrub	
	Hp	23	Hamelia patens	Firebush	3g	36"	30"		Y	Large Shrub	
	Mc	96	Muhlenbergia capillaris	Muhly Grass	3g	30"	24"	24"	Y		
	Pl	145	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	24"	Y		
	Sc	33	Milkweed	Asclepias tuberosa	3g	36"	30"		Y		
Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	hl	1060	Hymenocallis latifolia	Spider Lily	3g	12"	12"	12"	Y	870	
	lm	175	Liriope muscari	Liriope	1g	12"	12"	16"	N	0	



2nd Level Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	AG	7	Annona glabra	Pond Apple Tree	2.5"	12'	6'	Y	Lot Tree
	ML	7	Polyalthia longifolia 'Upright'	Mast Tree		10'	4'	N	
	RM	24	Ravenala madagascariensis	Traveller Tree		15'	12'	N	
2nd Level Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Am	12	Alocasia macrorrhiza	Black Stem Elephant Ear	7g			N	
	Ap	51	Alpinia purpurata 'Pink'	Pink Ginger	15g	5'		N	
	Cf	37	Cordyline fruticosa 'Pink Diamond'	Pink Diamond Cordyline	7g	30"	30"	N	
	Fl	24	Ficus lyrata	Fiddle Leaf Fig	7g			N	
	Hc	48	Heliconia caribaea x bihai 'Jacquini'	Heliconia caribaea x bihai 'Jacquini'		8'		N	
	Lc	42	Leea coccinea 'Rubra'	West Indian Holly	7g	36"	30"	N	Shrub
	Md	88	Monstera deliciosa	Swiss Cheese Vine	7g	4'	3'	N	
	Pg	122	Philodendron gloriosum	Philodendron gloriosum	3g	2'	2'	N	
	Pl	113	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	Y	
	Re	10	Rhapis excelsa	Lady Palm		6'		N	Shade Grown



STUDIO

MCG

ARCHITECTURE

7500 NE 4th Court  
Suite 102  
Miami, FL 33138  
T: (305) 573-2728

PROJECT NUMBER  
2314

PROJECT NAME  
WHOLE FOODS  
AND  
WELLS FARGO  
1901 ALTON ROAD  
MIAMI BEACH, FL 33141

OWNER  
CRESCENT HEIGHTS

FACADE ARCHITECT  
OPPEINHEIM ARCHITECTURE  
AND DESIGN

DRAWING  
2ND LEVEL PLANTING  
PLAN

REGISTERED FLORIDA LANDSCAPE ARCHITECT  
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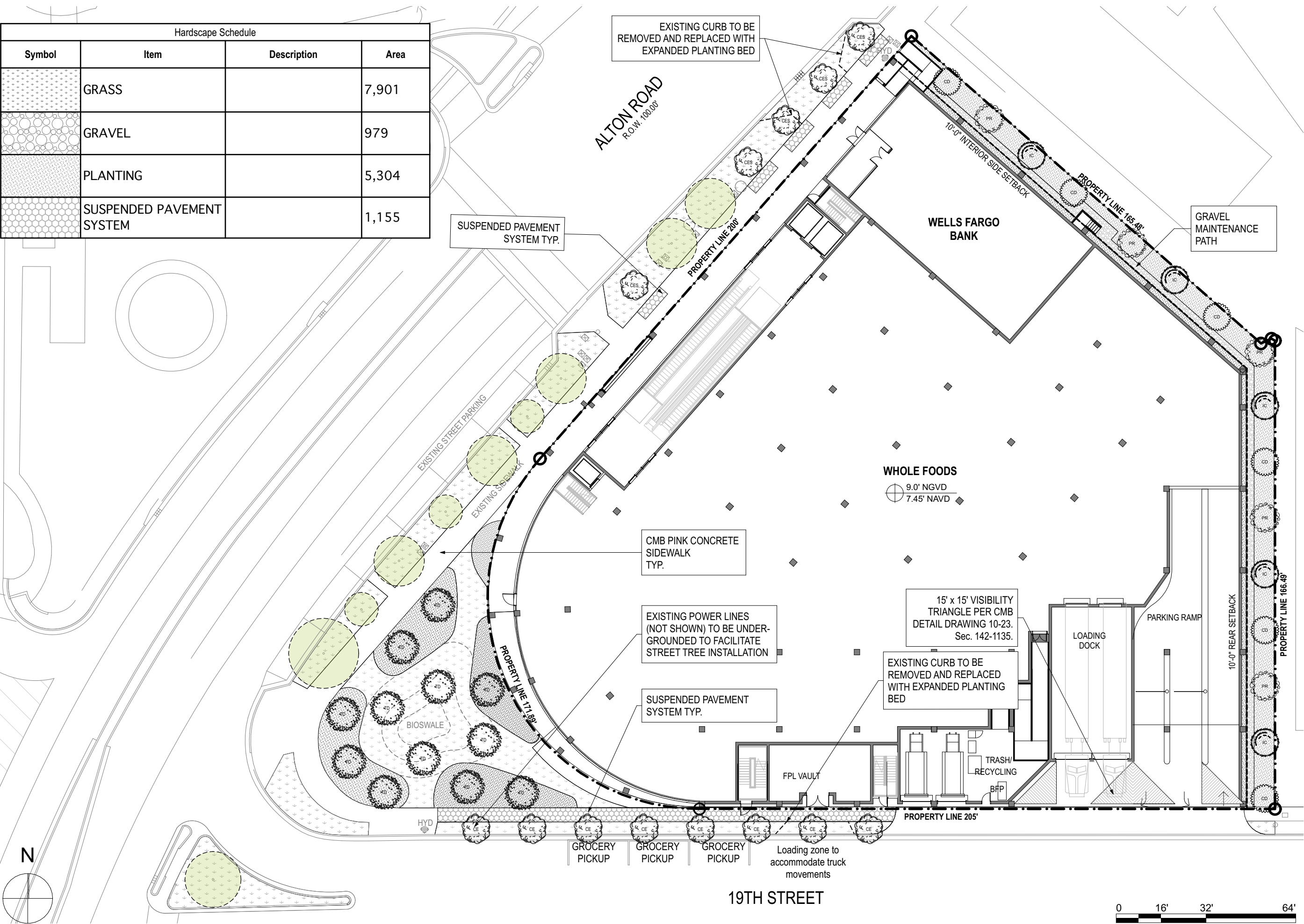
DRAWN: AJ

CHECK: JVD/S

DATE: 03/25/24

SHEET NUMBER  
L201

Hardscape Schedule			
Symbol	Item	Description	Area
	GRASS		7,901
	GRAVEL		979
	PLANTING		5,304
	SUSPENDED PAVEMENT SYSTEM		1,155





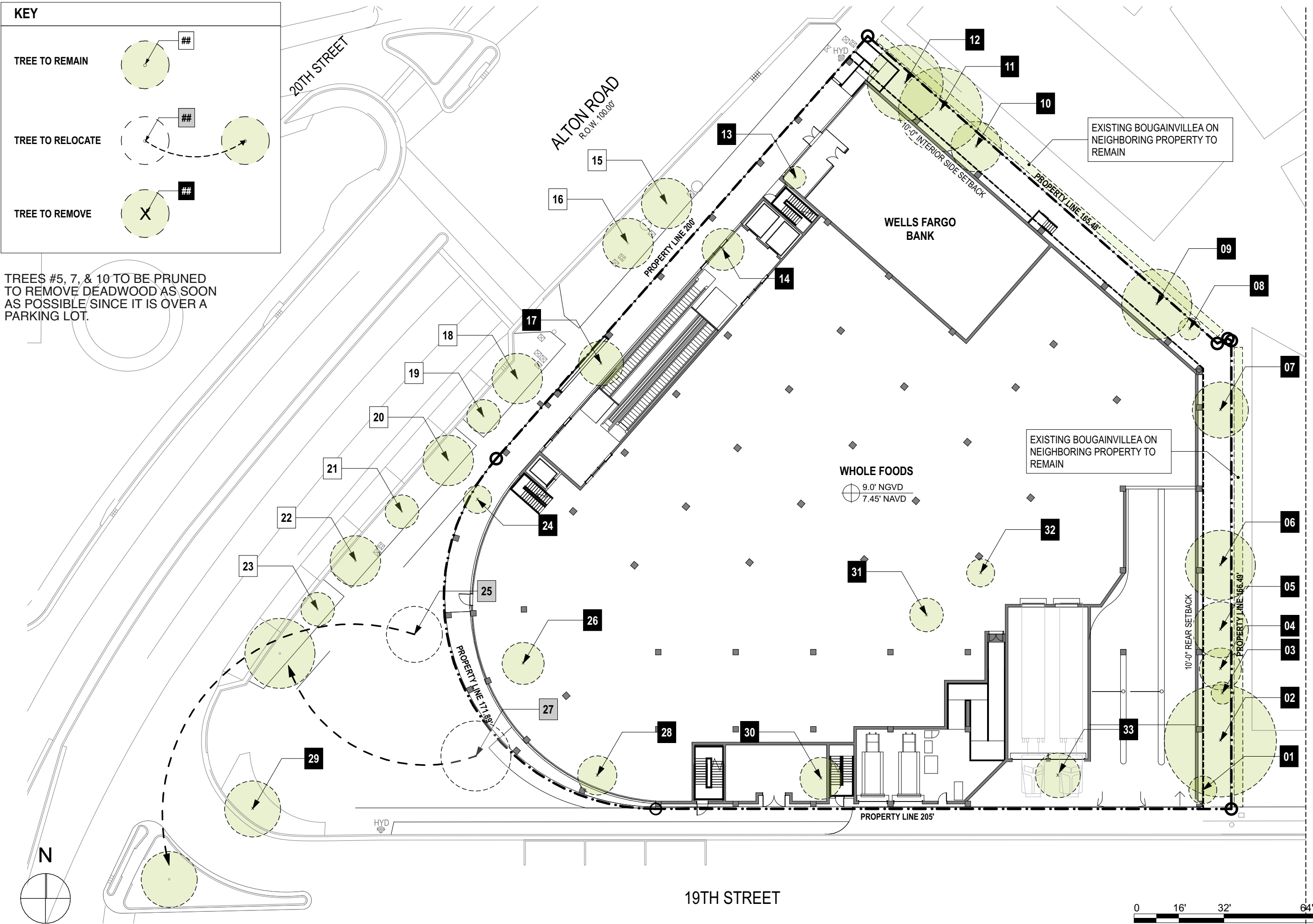
KEY

TREE TO REMAIN

TREE TO RELOCATE

TREE TO REMOVE

TREES #5, 7, & 10 TO BE PRUNED TO REMOVE DEADWOOD AS SOON AS POSSIBLE SINCE IT IS OVER A PARKING LOT.



S T U D I O

MCG

ARCHITECTURE

7500 NE 4th Court  
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Miami, FL 33138  
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FACADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

TREE  
DISPOSITION  
PLAN

JUSTINE VELEZ, FLORIDA LIC# LA6667391

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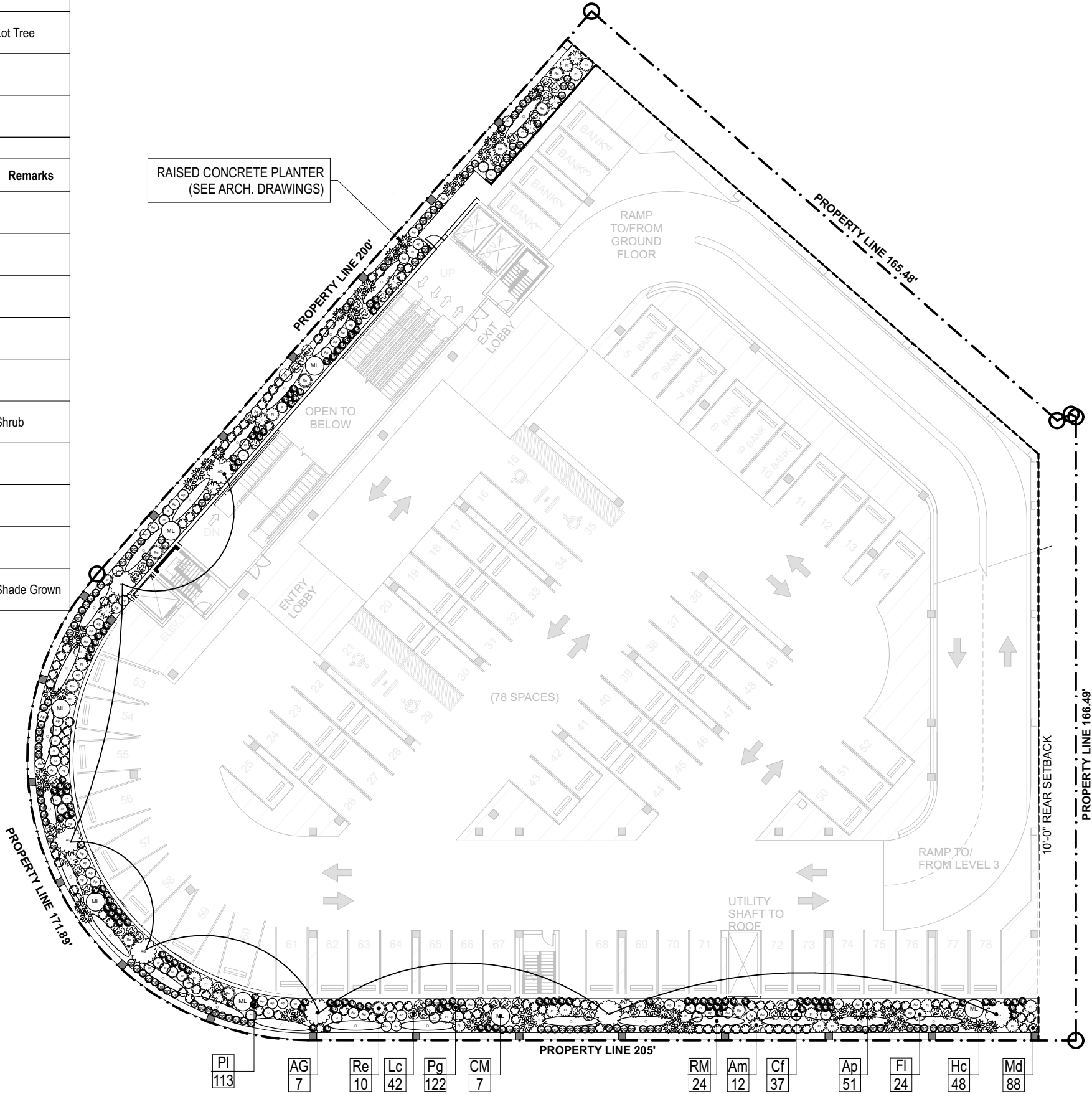
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SHEET NUMBER  
L002



2nd Level Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	AG	7	Annona glabra	Pond Apple Tree	2.5"	12'	6'	Y	Lot Tree
	CM	7	Caryota mitis	Fishtail Palm		24'	8'	N	
	RM	24	Ravenala madagascariensis	Traveller Tree		24'	12'	N	
2nd Level Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
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	Ap	51	Alpinia purpurata 'Pink'	Pink Ginger	15g	5'		N	
	Cf	37	Cordyline fruticosa 'Pink Diamond'	Pink Diamond Cordyline	7g	30"	30"	N	
	Fl	24	Ficus lyrata	Fiddle Leaf Fig	7g			N	
	Hc	48	Heliconia caribaea x bihai 'Jacquini'	Heliconia caribaea x bihai 'Jacquini'		8'		N	
	Lc	42	Leea coccinea 'Rubra'	West Indian Holly	7g	36"	30"	N	Shrub
	Md	88	Monstera deliciosa	Swiss Cheese Vine	7g	4'	3'	N	
	Pg	122	Philodendron gloriosum	Philodendron gloriosum	3g	2'	2'	N	
	Pl	113	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	Y	
	Re	10	Rhapis excelsa	Lady Palm		6'		N	Shade Grown



# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

**[www.brzoninglaw.com](http://www.brzoninglaw.com)**

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)

**SITE PLAN  
LONG  
FRONTAGE**

JENNIFER McCONNERY FLORIDA LIC# AR93044

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SCALE: As indicated

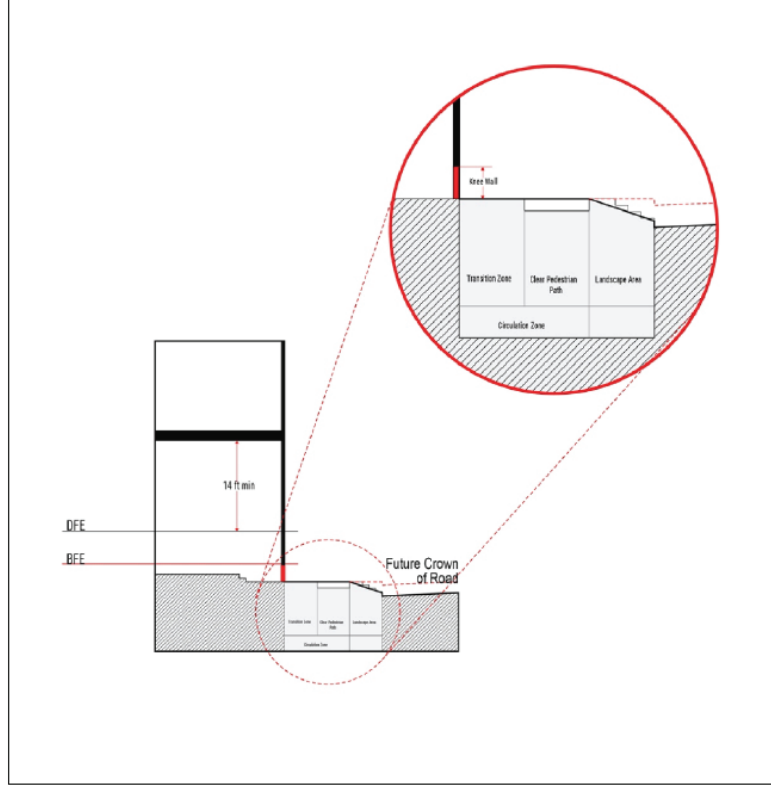
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DATE: 02/04/2024

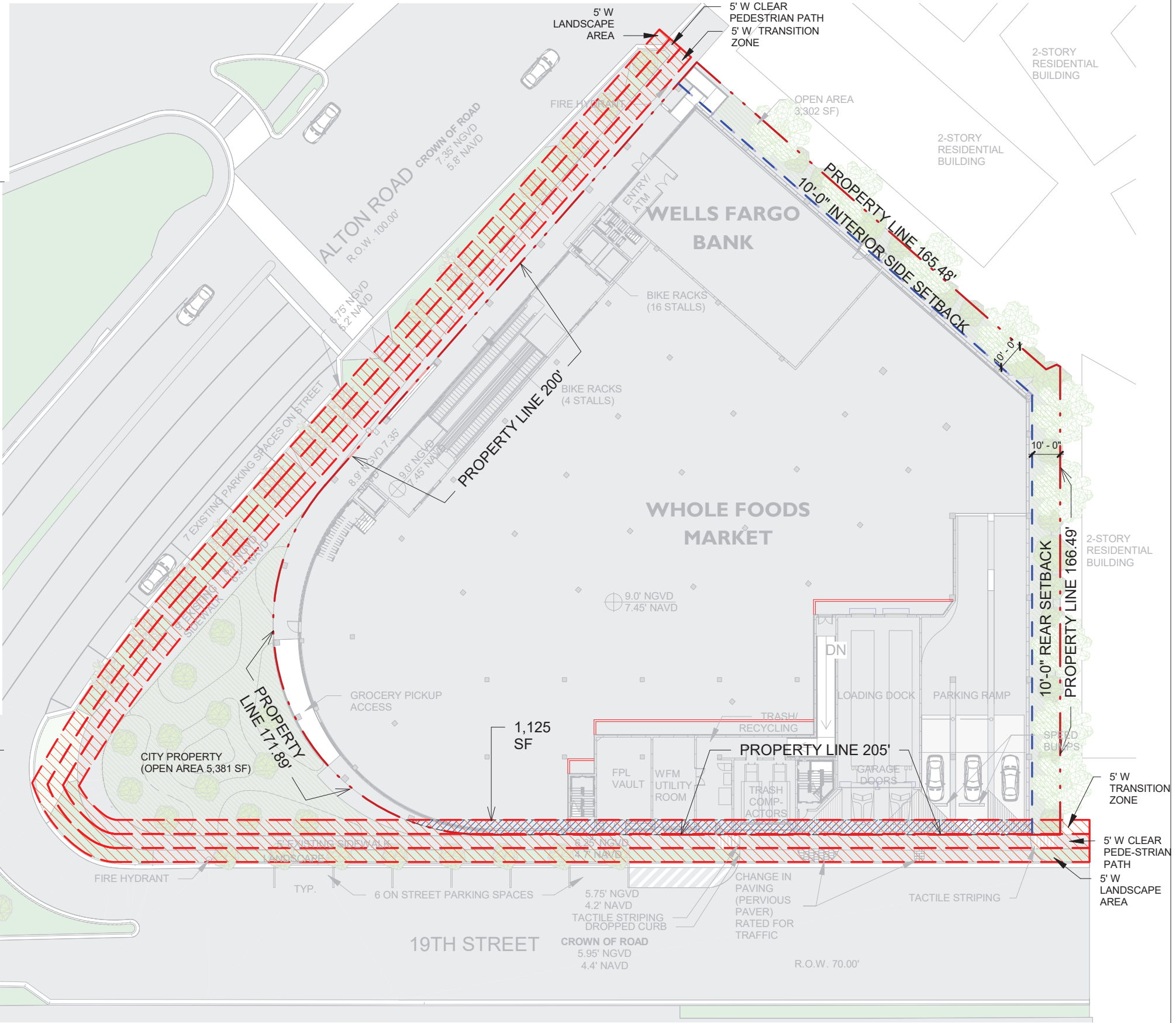
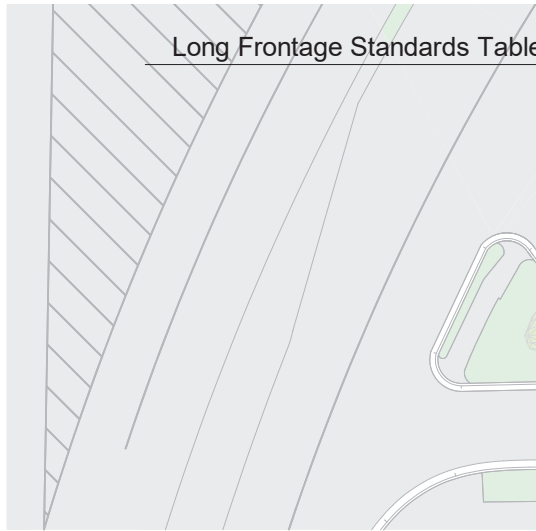
SHEET NUMBER  
**A1.00ALT**

Long Frontage Standards Table



**7.1.2.3 Resilience and Adaptation Standards for Exterior Building and Lot**

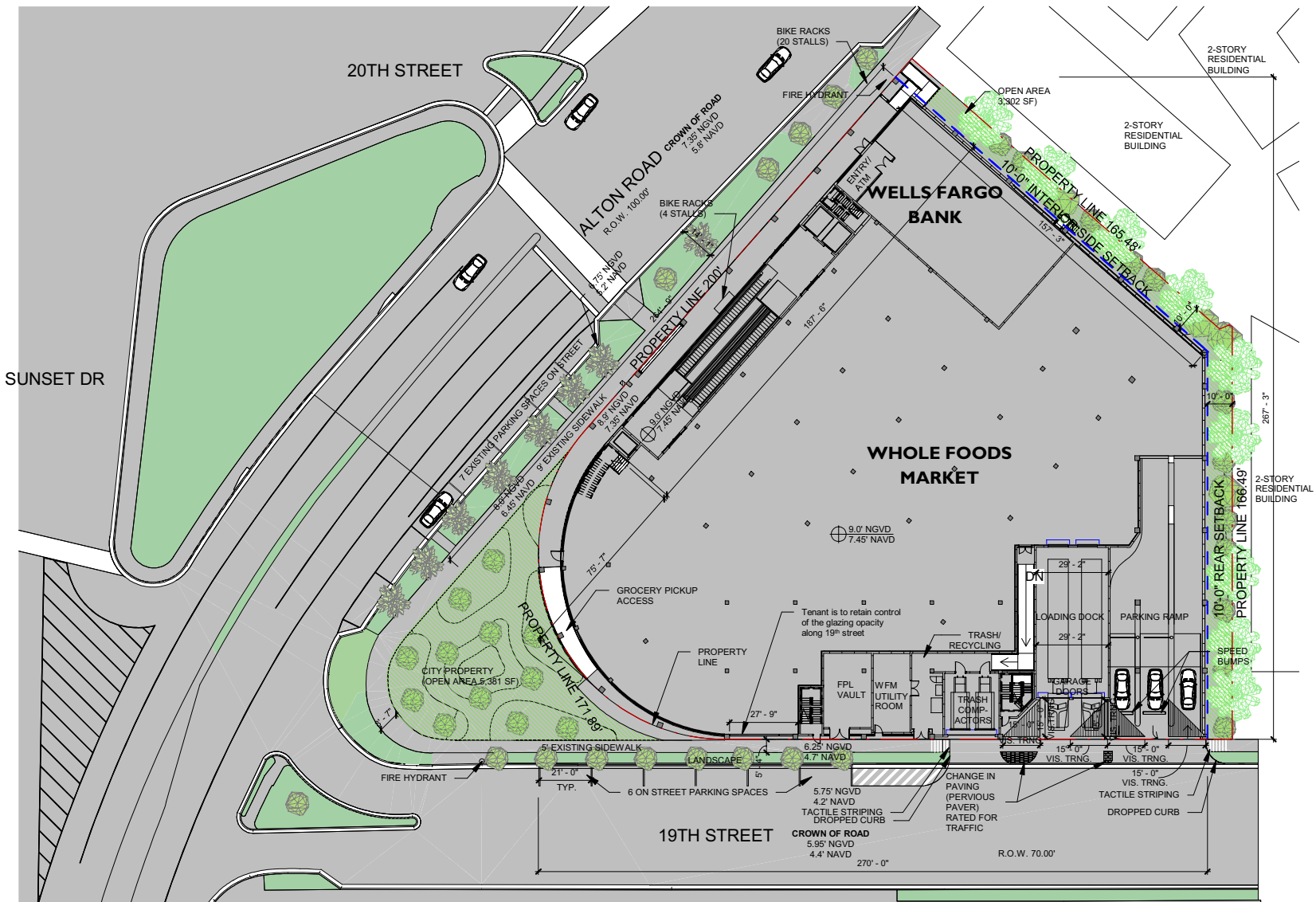
Long Frontage Standards Table



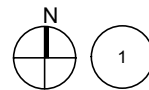
**SITE PLAN**  
1" = 40'-0"



## ALTERNATIVE Bicycle Parking - Ground Floor



WALGREENS



SITE PLAN  
1" = 40'-0"

STUDIO  
**McG**  
ARCHITECTURE

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OWNER  
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FACADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

## SITE PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

---

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CHECK: JMcG

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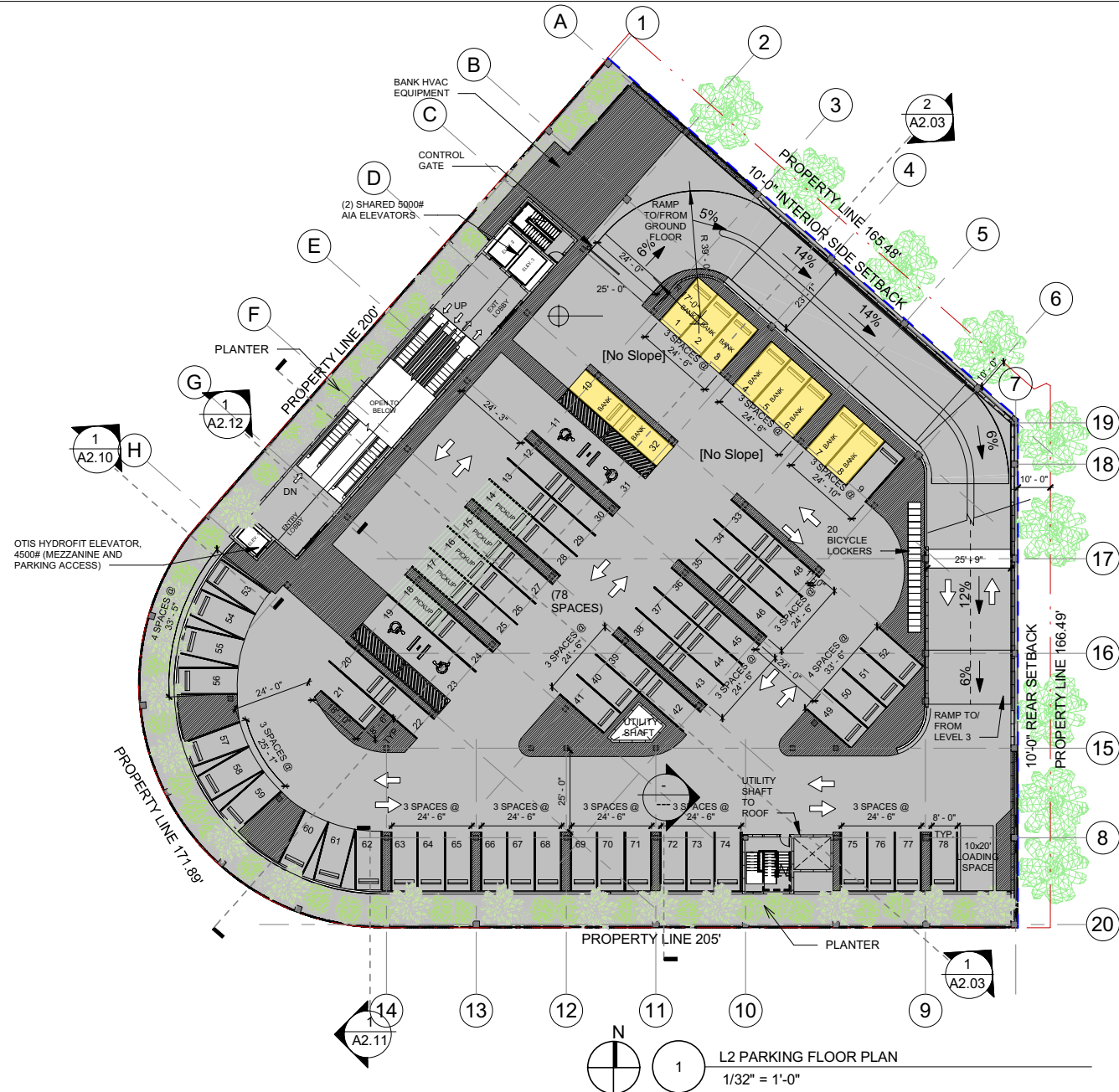
A1.00

# ALTERNATIVE Bicycle Parking - Level 2

Parking Schedule

Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271



L2 PARKING FLOOR PLAN  
1/32" = 1'-0"

STUDIO  
**McG**  
ARCHITECTURE

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OWNER  
**CRESCENT HEIGHTS**

FACADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

**LEVEL 2  
FLOOR PLAN**

(BENEFIT MCCONNEY FLORIDA LCA 000004)

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DRAWN: CV, JDB

CHECK: JMcG

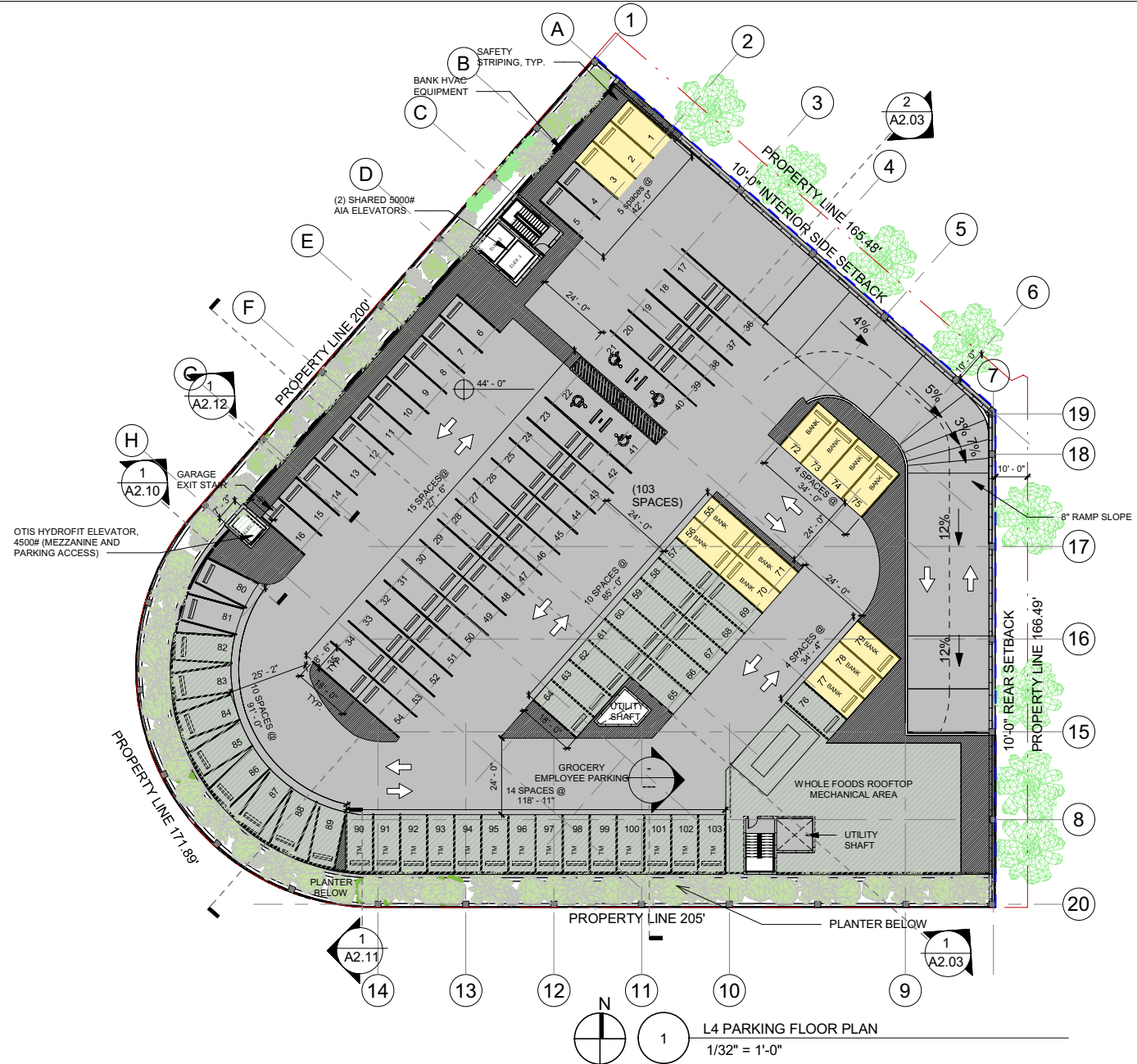
DATE: 02/04/2024

SHEET NUMBER

**A1.03**

# ALTERNATIVE Designated Employee Parking - Roof

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



STUDIO  
**McG**  
ARCHITECTURE

7500 NE 4th Court  
Suite 102  
Miami, FL 33138  
T: (305) 573-2728

PROJECT NUMBER  
2314

PROJECT NAME  
**WHOLE FOODS  
AND  
WELLS FARGO**  
1901 ALTON ROAD  
MIAMI BEACH, FL 33141

OWNER  
**CRESCENT HEIGHTS**

FACADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

**LEVEL 4  
FLOOR PLAN  
AND ROOF  
PLAN**

(JENNIFER MCCONNEY FLORIDA LCA #00584)

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SCALE: 1/32" = 1'-0"

DRAWN: CV, JDB

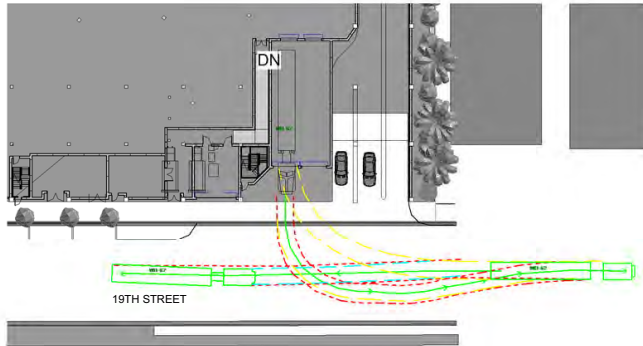
CHECK: JMcG

DATE: 02/04/2024

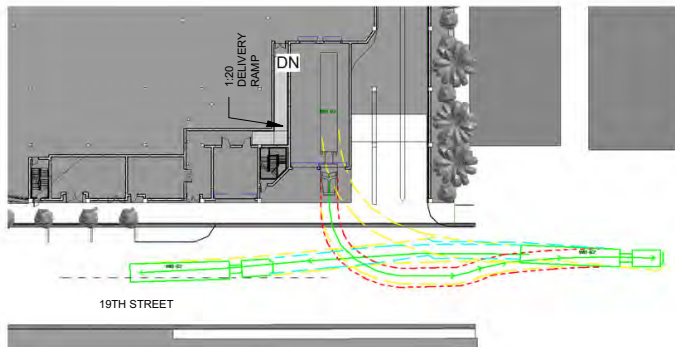
SHEET NUMBER

**A1.05**

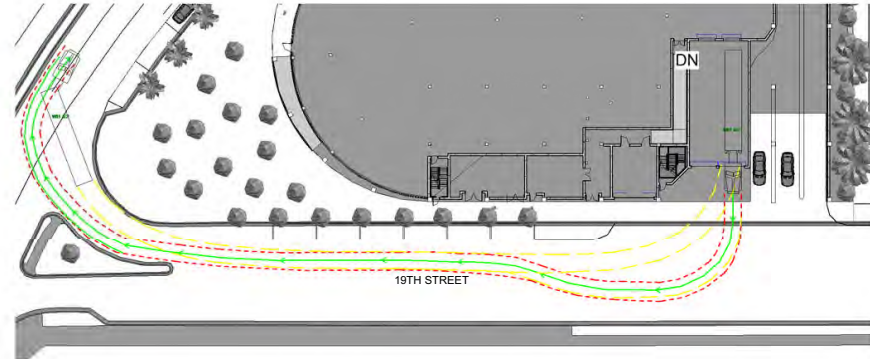




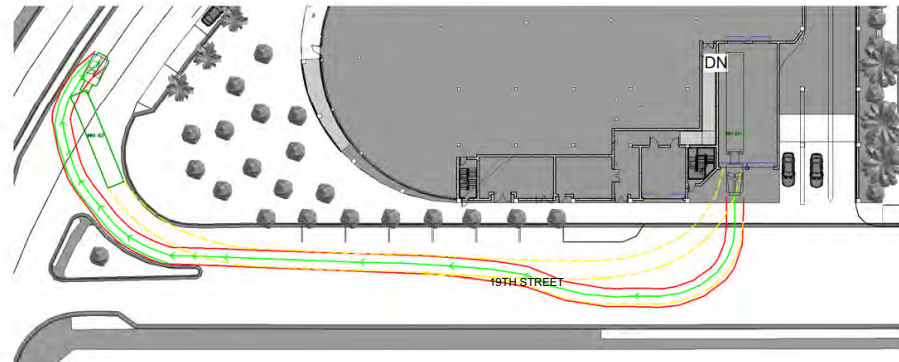
③ MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS  
1" = 60'-0"



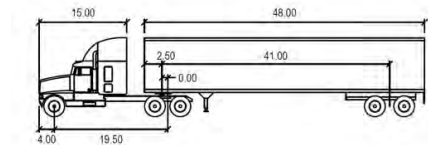
④ MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS  
1" = 60'-0"



② MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 EGRESS  
1" = 60'-0"



① MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS  
1" = 60'-0"

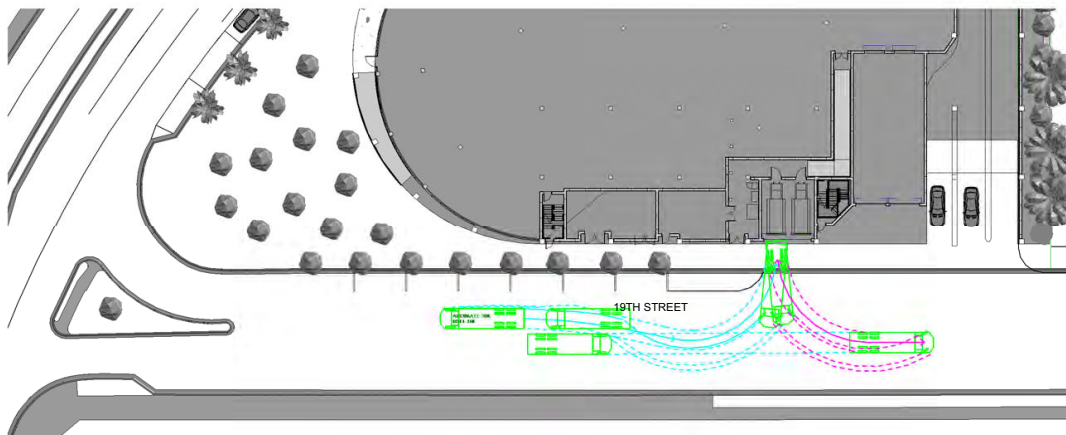


WB-62

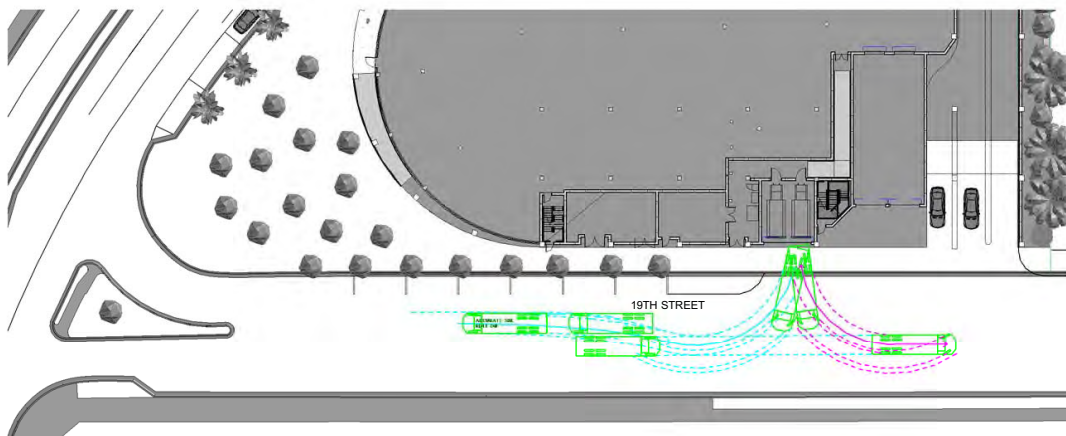
Tractor Width	15.00	Tractor Track	4.00
Trailer Width	48.00	Trailer Track	19.50
Tractor Track	4.00		
Trailer Track	19.50		

feet.

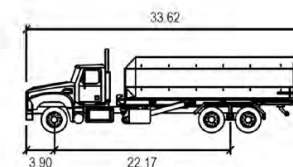
Lock to Lock Time	6.0
Steering Angle	28.4
Articulating Angle	70.0



② MANEUVERABILITY STUDY. TRASH TRUCK BAY 1  
1" = 50'-0"



① MANEUVERABILITY STUDY. TRASH TRUCK BAY 2  
1" = 50'-0"



Accurate 30k Roll-Off

	feet
Width	: 8.17
Track	: 8.02
Lock to Lock Time	: 6.0
Steering Angle	: 32.7



LOADING  
DOCK  
DIAGRAMS -  
PASSENGER  
CAR

(BENEFIT MCCONNEY FLORIDA LCA 448384)  
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SCALE: 1" = 50'-0"

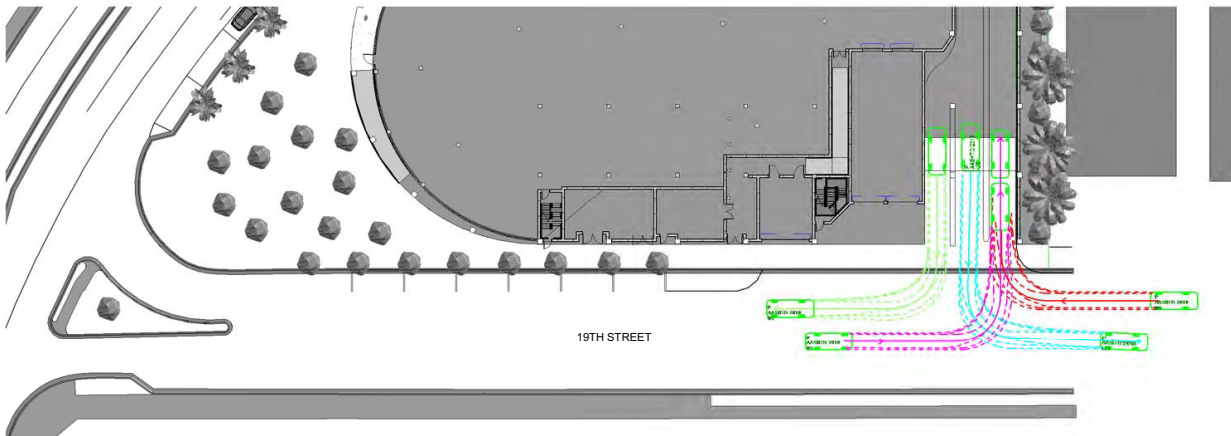
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

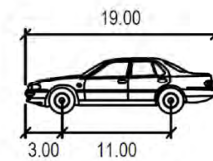
A1.08



19TH STREET

1 MANEUVERABILITY STUDY. PASSENGER CAR  
1" = 50'-0"

P



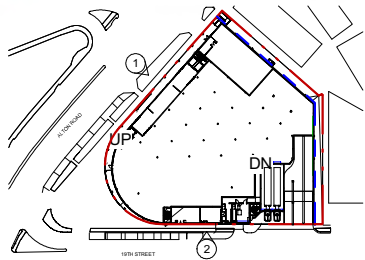
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



1 NW ELEVATION  
3/64" = 1'-0"



2 SOUTH ELEVATION  
3/64" = 1'-0"



1 STUCCO FINISH (WHITE COLOR)



2 ALUMINUM-FRAMED  
STOREFRONT SYSTEM, W/  
IMPACT-RESISTANT GLASS



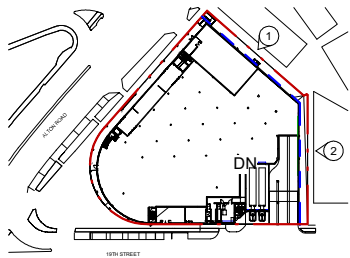
3 S.S. OR ALUMINUM SQUARE  
OPENING W/ WIRE MESH PAINTED  
WHITE. OPENINGS 4"



4 LOUIS POULSEN, ALBERTSLUND  
MAXI POST. STREET LIGHT

\* GRADES DEPICTED IN ELEVATIONS ARE BASED  
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD  
ELEVATIONS FOR FUTURE ROAD PROJECTS





1 STUCCO FINISH (WHITE COLOR)



2 ALUMINUM-FRAMED STOREFRONT SYSTEM, W/ IMPCT-RESISTANT GLASS



3 S.S. OR ALUMINUM SQUARE PENNING WIRE MESH PAINTED WHITE, OPENINGS 4"



4 LOUIS POULSEN, ALBERTSLUND MAXI POST, STREET LIGHT

\* GRADES DEPICTED IN ELEVATIONS ARE BASED ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD ELEVATIONS FOR FUTURE ROAD PROJECTS

## BUILDING SECTIONS

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SCALE: 3/64" = 1'-0"

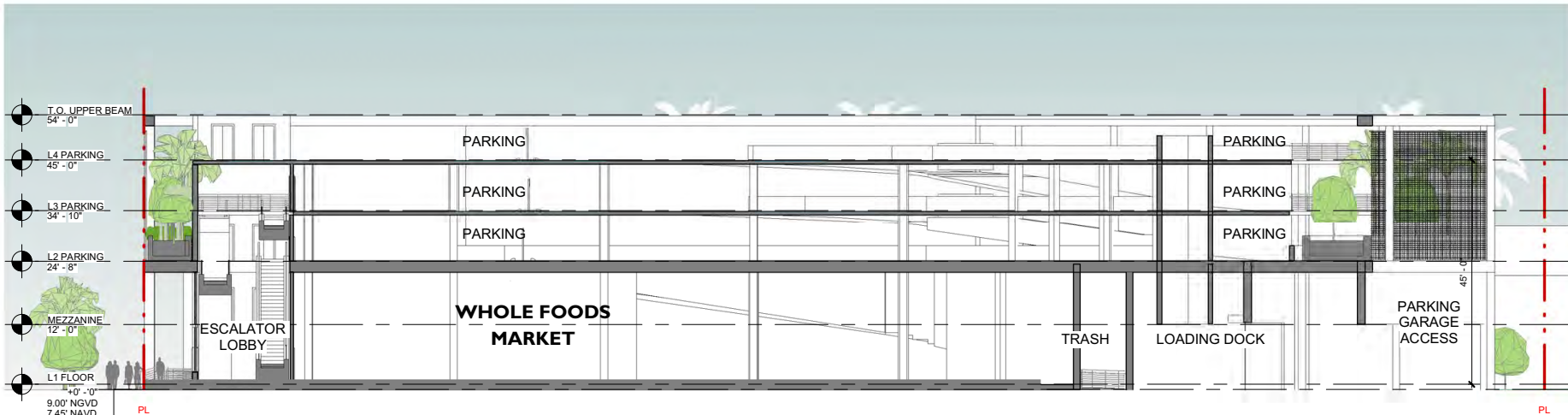
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

A2.03



① BUILDING SECTION A  
3/64" = 1'-0"



② BUILDING SECTION B  
3/64" = 1'-0"

\* GRADES DEPICTED IN SECTIONS ARE BASED ON  
CITY OF MIAMI BEACH 2025 MINIMUM ROAD  
ELEVATIONS FOR FUTURE ROAD PROJECTS

## WALL SECTION

(JENNIFER MCCONNEY, FLORIDA LIC# A00084)

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SCALE: 1/8" = 1'-0"

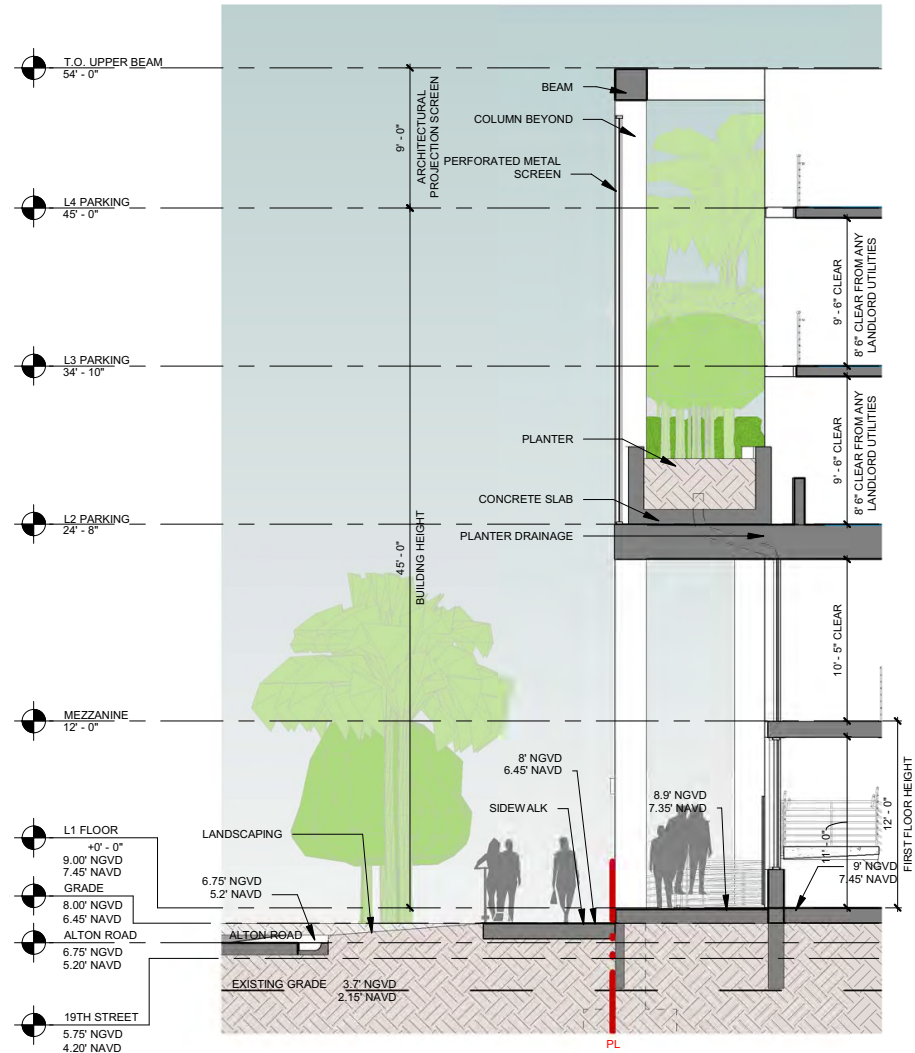
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

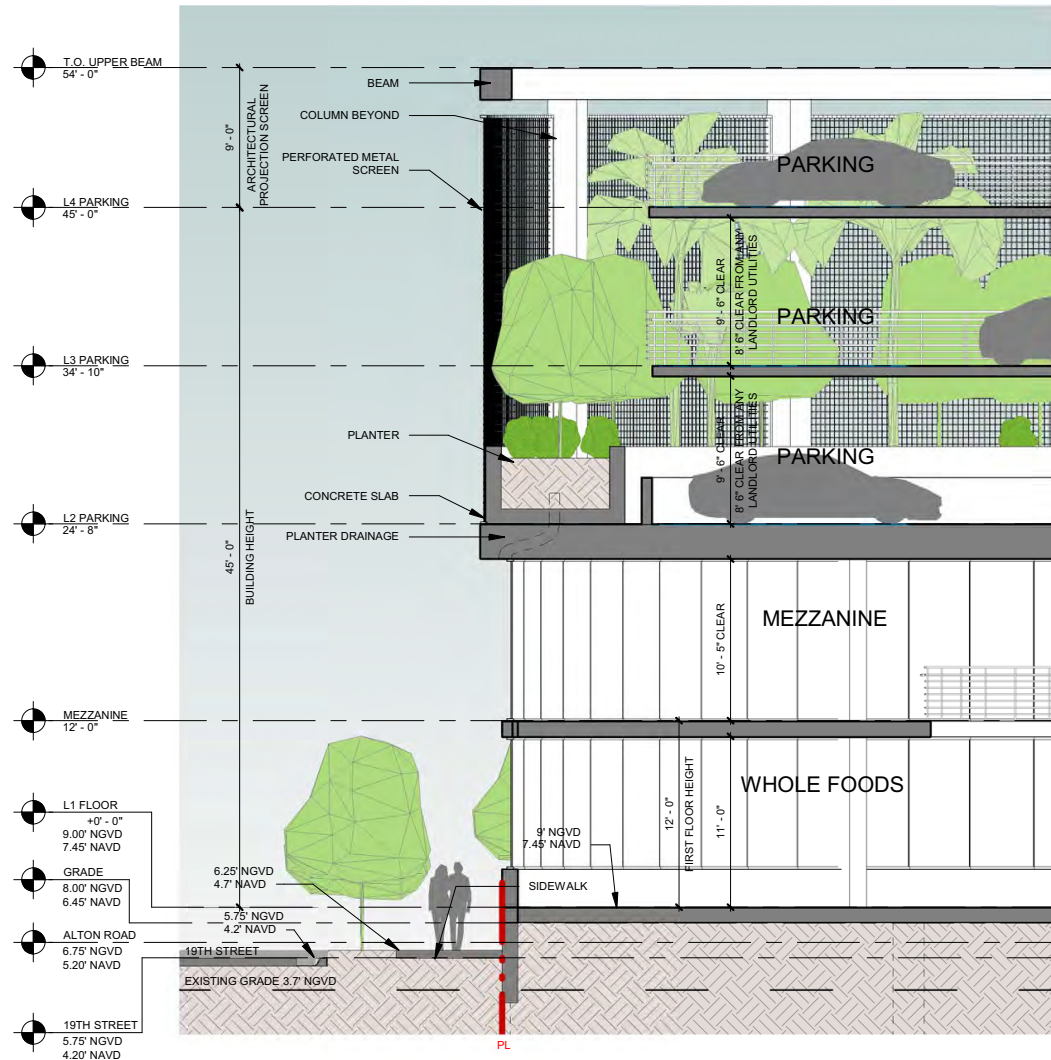
**A2.10**



\* GRADES DEPICTED IN SECTIONS ARE BASED ON  
CITY OF MIAMI BEACH 2025 MINIMUM ROAD  
ELEVATIONS FOR FUTURE ROAD PROJECTS

### 1 WALL SECTION 1/8" = 1'-0"





\* GRADES DEPICTED IN SECTIONS ARE BASED ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD ELEVATIONS FOR FUTURE ROAD PROJECTS

# 1 WALL SECTION - SOUTH FACADE 1/8" = 1'-0"

