



19<sup>th</sup> of October, 2020

DRB0416-0015 1212 Lincoln Road

### Design Review Boards

**Project: Rooftop Cinema**

**1212 Lincoln Road, Miami Beach FL 33139**

- I. **Planning Admin Review**
- II. **Transportation**
- III. **Planning Department Review**

### Comments issued on September 11<sup>th</sup>, 2020

1. The information submitted is insufficient. Please note that this may be continued to the next review cycle, if the deficiencies are not corrected  
**Response: The revisions have been made**
2. All information should coordinate with plans, LOI, operational plan and any other document submitted.  
**Response: All have been coordinated**
3. LOI: respond to 1 to 12 review criteria from Sea Level Rise review criteria Sec.133-50.  
**Response: Complete**
4. Seats and occupancy load:
  - 4.a. Provide a chart for this and label all chairs, seat spaces on couches etc. individually.  
**Response: See sheet A2.06. All seats are counted individually**
  - 4.b. The occupancy load is different from the number of seats, usually the occupancy load is higher depending on the layout of the space. Please revise this plan and provide the occupancy load for the cinema level. Without this the application cannot move forward. It should also comply with the pending code amendments.  
**Response: The occupancy load is shown on Sheet A2.07 per best estimate of Fire Marshall calculation**
  - 4.c The occupancy load and number of seats should coordinate with the LOI and operational plan (Maximum occload of 299).  
**Response: Our occupant load is more than 299 and we are applying for a NIE**
  - 4.d Please note that the final occupancy load will be determined by the Fire Marshall.  
**Response: understood**
5. For this application provide the building permit plans (architectural – floor plans, elevations, and zoning data), and FAR drawing for the site.  
**Response: Provided**
6. Provide previous approved plans for the bathrooms located at the rooftop.  
**Response: See attached previously approved bathroom plans in set provided**
7. The reference to parking requirements based on a phasing is not acceptable. Demonstrate compliance with the existing and proposed plans and a chart with all the parking required for the whole project and the parking provided with the removal of spaces. This should satisfy the parking requirements for the entire development when completed. (Phasing is irrelevant for this application).

**Response: Parking has been analyzed assuming the completion of the project – both phases.**

8. We are recommending the relocation of the proposed bar to the east side of stair B, we will provide recommended hours after final review in our staff report.

**Response: We studied the relocation of the bar to the east side of stair B and we were able to relocate it farther east as shown on the current drawings. The applicant has moved the structures as much as possible. Further adjustments would not be consistent with the expected flow of patrons**

9. Check list I Ic: missing provide CMB zoning information for the entire project and provide the parking calculations as requested above.

**Response: Provided please see sheet A0.01**

10. Check list I I f-g: Missing : provide FAR information as requested above.

**Response: Provided See sheet A5.01 showing shaded FAR plans.**

11. Check list I Io: Insufficient, on pages A3.06 provide all height measurements as previous building permits maximum height which is garage level 6. Provide height for the staircase bulkheads, restrooms roof and all the proposed cinema components (projector, screen, box office, bars, storage, awning).

**Response: Provided See sheet AA3.06 with heights of each structure based on 65' to the top of the roof.**

12. Check list I Ip. missing, provide 2 sections for the new cinema space rooftop only, showing all the existing and proposed structures heights (staircase bulkhead, mechanical equipment and all the propose cinema components (projector, screen, box office, bars, storage, awning).

**Response: Provided See sheet A4.01 for section with heights shown**

- 12.a Provide sections marks on proposed roof plan A2.06.

**Response: section marks are shown on sheet A2.06**

13. Operational plan : insufficient, provide a new operational plan incorporating the conditions provided and the conditions from the pending ordinance. Provide the information in the following order:

13.a. Deliveries and trash : (per previously approved CUP)

13.b. Hours of operation

13.c. number of employees:

13.d. Crowd control and security:

13.c. Noise attenuation plan:

13.d. Additional information:

**Response: Operational plan has been amended as required**

14. Neighborhood impact establishment Fee will be applied to this application.

**Response: understood – Applicant is awaiting invoice**

#### Comments issued on September 24<sup>th</sup>, 2020

- A. Survey: Lot area: 70,666 SF per zoning data submitted, the survey submitted on drawings is not providing this value for the whole parcel assemblage. Provide the total lot area on the survey.

**Response: Scope of survey and application is Phase I. Survey is correct. All zoning analyses, as required, are based on both Phase I and Phase II.**

- B. Check list Item 46(b) LOI: Respond to NIE, review guidelines.

**Response: Provided**

C. First Submittal Comment No. 5: Incomplete, floor plans, elevations and zoning data from approved permit plans are missing, drawings for phase 1 were provided but we requested the plans for phase 2 and the approved permit plans for phase 1 as a reference. Please provide this.

**Response: Provided**

D. Comment No. 7: Parking: Page A0.01 information is still insufficient and inaccurate, parking calculations does not coordinate with plans (phase 2), plans for the whole project should have been provided to demonstrate this calculation.

**Response: Parking calculations have been adjusted**

E. Phase 1 has a financial institution (new Wells Fargo location), the calculations should have included this space).

**Response: Plans always included financial institution parking, which is the same ratio as retail uses.**

F. The roof top Cinema has 179 cinema seating and 116 (31+85) dining and roof deck seats, these 116 seats should be counted for parking calculations.

**Response: It was determined by T. Mooney, the Director that the concession seats do not require a parking count**

G. With the information provided, It seems that the whole project will not meet the parking requirements.

**Response: The project is adequately parked.**

H. Comment No 8: relocation of bar (#8) and Kitchen – food service (#9) page A2.06 : The location of the bar is better, however, the food bar (#9) should be relocated to the south wall of stair B and elevator A, this way any noise coming from these bars will be better contained, the west side area should be limited to seating, we sent this request to Graham on 9/14.

**Response: The food service bar cannot be moved without negatively impacting the operation of the use. As located, the food service structure is not visible from the street.**

I. Comment No.9 Zoning Data: incomplete use CMB zoning Data for the whole project, , insufficient information for setbacks or variances if they have been requested and parking calculations.

**Response: See revised Zoning data sheet on sheet A0.01. Plans have been revised. No variances are requested as part of this application**

J. Comment No. 10: FAR: Incomplete, information provided for phase 1, approved permit drawings/plans for phase 1 and 2 are missing and the new FAR for the new structures that are proposed.

**Response: Provided. The portable structures have been designed in a manner that they are not considered floor area**

K. Comment No. 11: Check list 11o: Incomplete, information provided but not permit drawings submitted to compare. L. Comment No. 12: Incomplete information provided but not permit drawings submitted to compare.

**Response: Provided**

M. Staff is concerned of the maneuverability for the last parking spaces adjacent to the cinema, there is no space for these spaces to back up, please revise.  
to back up, please revise.

**Response: A parking backup area has been provided for the last parking spots adjacent to the theater**

N. Provide a narrative response.

**Response: Provided.**