



9th of November, 2020

DRB0416-0015 1212 Lincoln Road

## Design Review Boards

**Project: Rooftop Cinema**

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

- I. **DRB Zoning Review**
- II. **DRB Plan Review**

### DRB Zoning Review

Comments issued on September 30<sup>th</sup>, 2020

1. Indicate how the parking and loading requirements for the new outdoor theater is satisfied.  
**Response: See sheet A0.01 for parking and loading calculations. All parking and loading are satisfied**
2. Provide diagrams and calculations showing the surplus parking indicated can be removed.  
**Response: See sheet A0.01 for parking and loading calculations. See sheet A2.10 with parking diagrams**
3. All enclosed structures at the roof count in FAR. Diagrams and calculations shall be provided, including latest approved building permit plans.  
**Response: See sheet A5.01 for FAR diagrams and calculations. The portable structures have been designed in a manner that they are not considered floor area**
4. Revise page A1.06- new restrooms were not part of previous approval and were not counted in Far, as the entire area was proposed as mechanical room.  
**Response: See FAR diagrams sheet A01-02 of permit set for existing building showing previously approved restrooms as part of the FAR calculation.**
5. Previously approved plan and proposed plans shall be submitted.  
**Response: Provided**
6. Awnings, storage at the roof are not included in allowable height encroachment.  
**Response: The storage areas are a part of "Concession Area". Concession is an allowable height encroachment.**

### DRB Plan Review

Comments issued on September 30<sup>th</sup>, 2020

#### I. APPLICATION

## 2. GENERALLY

- a. 09-16-20 adoption modifications to zoning regulations of Outdoor Movie Theaters
- b. Pending Planning Board approval CUP PB20-0377 – 1600 Alton Road, scheduled for the 11-17-20 PB meeting. This must receive CUP approval prior to DRB approval

**Response: Understood**

- c. Building permit B1505070 showed required 352 spaces, and provided 372; as such there is not enough surplus parking to eliminate 35 spaces as proposed.

**Response: See sheet A0.01 for parking and loading calculations. The math for the parking calculations on our sheet A0.01 is more clear than the permit drawings. A0.01 shows clearly that we have enough parking spaces, including enough for future phase 2.**

- d. DRB18-0337 showed 0 FAR available (a: September 16, 2019) Proposed FAR: 2.0 – 141,332 SF Total Area as represented by the applicant | Permitted FAR: 2.0 – 141,332 SF

**Response: See sheet A5.01 for FAR diagrams and calculations. The new structures have been redesigned so they do not count in FAR.**

- e. PARKING and FAR must be clarified and confirmed.

**Response: See previous responses for FAR and Parking calcs.**

- f. Proposed 210 seat theatre, parking is 1 space per 4 seats = 53 spaces based on parking district 1 (Alton Road District 6 does not identify theatre for parking calculations purposes)

**Response: The Planning director has determined that there are 179 seats and our parking calculations are based on that number.**

- g. Did bar counter need to be added to height exceptions, as the project is at its max height.

**Response: The bar counter is a part of “Concession Areas” so it is an allowed height exception**

## 3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. MISSING letter of intent / old dated 08-31-20

**Response: LOI updated and submitted**

- b. A0.01 Use DRB approved city zoning legend. Provide permit zoning legend. FAR, parking, and existing rooftop conditions/approvals must be reviewed—yet have not been provided

**Response: Permit Zoning legend has been included on sheet A0.01. FAR chart and shaded diagrams have been included. Parking calculations have been provided.**

- c. A1.06 and A1.06B show non aligned parking spaces to be removed (#29 and #30) while proposed plan A2.06 shows perpendicular separation of spaces which indicates possible other spaces are removed than the 35

**Response: Space 29 removed for maneuverability, and to allow space between parking spaces and barricades. 35 spaces removed. See updated sheet A1.06 showing the lease line of the new cinemas space. We now have maneuverability for the two last parking spaces.**

- d. A1.06B removal of 35 parking spaces. Add parking zoning legend and color coordinated parking graphic for all parking garage levels demonstrating the allocation of the ‘required

parking' for the 1212 project. Graphically show spaces being proposed to be removed by installation of outdoor movie theatre and bar. Add garage slab elevation height NGVD

7. **Response: The spaces that are to be removed are shown on sheet A1.06. (35 spaces). See sheet A1.06 and A1.06B showing slab elevation and spaces being proposed to be removed. See sheet A2.10 with parking diagrams**

e. A2.03 Graphically show all NEW elements.

**Response: Sheet A2.06B describes in a color all of the new structures that are being proposed. Each structure is also named and called out on sheet A2.06A**

f. A2.06 how is new cinema space distinguished separated from “parking to remain”. Add garage slab elevation height NGVD

**Response: Sheet A2.06 and 2.06B show a space and a set of barricades between both spaces. Sheet A2.06 shows elevation of slab, unaffected by proposed cinema space**

g. A2.06 MISSING details of (5) proposed awnings. Fabric, color and method of installation.

**Response: Sheets A3.00 – A3.04 show drawings of proposed awning structures.**

h. A4.01 enlarge western edge of section. Showing existing parapet wall and proposed wind screen. Staff recommends installation of a higher screen and installation of 5'-0" wide landscape planter to further buffer seating area from western neighbors

**Response: See sheets 2, a2.06, A2.06B, A3.06, A4.01, A4.02 showing wind screen and a2.06, A2.06B showing landscape buffer. See sheet A4.02 with enlarged section**

i. Proposed location of seating may be incompatible with adjacent RMI uses west of alley. Install 5'-0" wide planter along exterior seating area (blue areas of sheet A2.07 along exterior seating) to the west.

**Response: See sheets A2.06, A2.06B showing landscape buffer**

j. MISSING FAR Diagrams

**Response: See sheet A5.01 for FAR diagrams and calculations**

k. Missing building permit plans (architectural – floor plans, elevations, and zoning data), and FAR drawing for the site.

**Response: See existing, previously approved permit set drawings for the main building**

l. Provide previous approved plans for the bathrooms located at the rooftop.

**Response: See existing, previously approved permit set drawings for the main building**

m. MISSING Roof plan, showing covered areas

**Response: See attached roof plan on Sheet A2.08**

n. MISSING lighting plan. E pages. Add photometric and lighting plans modify for relevance to this project.

**Response: See attached lighting plan with photometrics. See A2.09 for proposed lighting plan**

o. Rooftop storage containers count towards FAR of site

**Response: The storage areas have retractable roofs and therefore do not count in FAR. The storage areas are a part of Concession.**

p. Rooftop storage containers are allowable height exception pursuant to newly adopted ordinance (Display or screen structures, projection devices, lobby, concession space, and sound attenuation and screening devices, any of which serve an outdoor movie theater fronting on Alton Road as provided in section 142-310 of this chapter.)

**Response: Rooftop storage containers are a part of concession space.**

q. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

**Response: Understood**

r. Add narrative response sheet.

**Response: Included**

#### 4. ZONING COMMENTS

a. Improvements heights, possible height variance and others.

b. PARKING and FAR must be clarified and confirmed.

**Response: See sheet A0.01 for parking and loading calculation. See sheet A5.01 for FAR diagrams and calculations**

#### 5. DESIGN COMMENTS

a. Explore incorporation of green roof for other roof areas.

**Response: Planters have been added to the rooftop**

b. Explore incorporation of retractable canopy above select seating areas and theatre seats

**Response: If we provide retractable canopy over theatre space, guests will not be able to see the screen. if the canopy is too tall, it will not protect the guests under it.**