

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: January 5, 2021

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB20-0556
1614-1634 Alton Road "1212 Lincoln Road"- Outdoor Movie Theater and Accessory Bar

DRB20-0556, 1614-1634 Alton Road "1212 Lincoln Road." An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new rooftop outdoor movie theatre and bar addition and other exterior design modifications to an existing parking garage level of a previously approved five story building.

RECOMMENDATION:

Approval with conditions

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, and 7, of Block 45 of the "Commercial Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

HISTORY:

On May 24, 2016, the Planning Board approved a new Conditional Use Permit for the construction of a commercial development exceeding 50,000 SF, pursuant to PB File No. 2325. On July 5, 2016, the Design Review Board approved a new five-story commercial building with accessory parking and a hotel component to replace all existing structures on site, including variances to reduce the required pedestal and tower front, street side and rear setbacks for hotel use, and to reduce the required pedestal and tower rear setback for commercial use, pursuant to DRB0416-0015. This project was approved to take place in three (3) phases as a phased development project.

On December 14, 2020 the Planning Board approved a new Conditional Use Permit related to an outdoor movie theater with an accessory bar. This included approval for an Open-Air Entertainment Establishment, an Outdoor Entertainment Establishment and a Neighborhood Impact Establishment, pursuant to PB20-0377.

APPROVED PROJECT:

Zoning:	CD-2 MEDIUM INTENSITY COMMERCIAL DISTRICT
Future Land Use:	CD
Lot Size:	Phase 1: 52,542 SF Phase 1: 18, 124 SF Total: 70,666 SF / 1.62 acre
Proposed FAR:	2.0 – 141,332 SF (Phase 1 + Phase 2) *
Phase I:	84,976 SF*
Permitted FAR:	2.0 – 141,332 SF (Phase 1 + Phase 2) *
Phase 1:	84,976 SF*

***Total Area as represented by the applicant**

Proposed Height:	60'-0" 5 stories / 77'-0" to greatest architectural projection
Permitted Height:	60'-0" / 5 stories
Proposed Uses:	
Rooftop Cinema:	179 Seats
Café:	116 Seats
Existing Retail:	4,653 SF
Phase 1 Retail:	35,410 SF
Phase 1 Bank:	4,486 SF
Phase 2 Hotel:	100 Rooms
Phase 2 Retail:	16,087 SF
Parking Required:	313 Spaces
Parking Provided:	347 Spaces

LAND USES:

North: (across Lincoln Road) Commercial
South: (across 16th Street) Commercial
East: (across Alton Road) Commercial / Regal Cinemas
West: (across Alton Court) Public Parking/Multifamily Residential

THE PROJECT:

The applicant has resubmitted plans entitled "Rooftop Cinema Club", as prepared by **Studio Mc+G Architecture**, dated 11/09/2020.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code:

- FAR drawings and calculations shall be provided and verified at the time of the building permit.
- Parking for the proposed café seats shall be provided. Application is showing 116 seats for café use and Section Sec. 130-33(a)(3)c., 1 space per 7 seats is required, or **16.57 seats**.

COMPLIANCE WITH DESIGN REVIEW CRITERIA:

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria is found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Satisfied
2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Satisfied

3. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Satisfied
4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.
Satisfied
5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.
Satisfied
6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.
Satisfied
7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.
Satisfied
8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.
Satisfied
9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.
Satisfied
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.

Not Satisfied

11. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.
Not Satisfied; additional details are required to ensure that all rooftop lighting is adequately shielded from adjacent properties.
12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).
Satisfied
13. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.
Not Applicable
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied
15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Not Applicable
16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.
Not Applicable
17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Satisfied
18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the City Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.
Not Applicable
19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.

Not Applicable

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied
A recycling plan will be provided as part of the submittal for a demolition permit to the building department.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Not Satisfied
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
Not Applicable
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
Not Applicable
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Satisfied
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
Not Applicable
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Not Applicable
- (10) In all new projects, water retention systems shall be provided.
Not Satisfied

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Not Satisfied

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Not Satisfied

STAFF ANALYSIS:

Spanning the entire block on the west side of Alton between Lincoln Road and 16th Street, Phase 1 of the "1212 Lincoln" development is well under way and near completion. The applicant is requesting additional modifications to the previously approved design, specifically to the existing rooftop space of the Phase 1 garage/retail building. The five-story building is comprised of commercial uses on its first and second floors, with the remainder dedicated to parking. The applicant is proposing an outdoor cinema on its rooftop, eliminating 35 parking spaces for its construction.

As proposed, the cinema is sited within the southeast quadrant of the rooftop, along Alton Road. With 179 viewing seats, the screen is located along the south parapet wall facing north. Due west of the cinema, a café/bar is proposed with seating and enclosed restrooms. The design proposes a modular retractable roof to cover the movie seating area, and other modular rooftop follies that house pertinent spaces like a ticket booth, bar service and storage units.

These modular follies are composed of metal frames with free-standing retractable canvas roofs, and are internally designed with furniture and finishes, such as corten steel panels, chevron wood pattern countertops, warm globe pendant lamps, decorative concrete bricks, and associated signage. For the most part, the proposed architectural elements are not visible from the right of way, except for a portion of the screen and the proposed wind screens that flank it.

Staff recommends that the architect explore the incorporation a green roof for the other roof areas, as well as installing a 5'-0" wide landscape planter around the perimeter of the proposed cinema and café to further buffer the seating areas from neighbors and the right of way. Overall, staff finds the design elegantly whimsical and recommends approval as noted.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **approval** with conditions of the design subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria.