

PB22-0564 - 1045 5 Street CUP Clarification

February 28, 2023 Planning Board Meeting



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

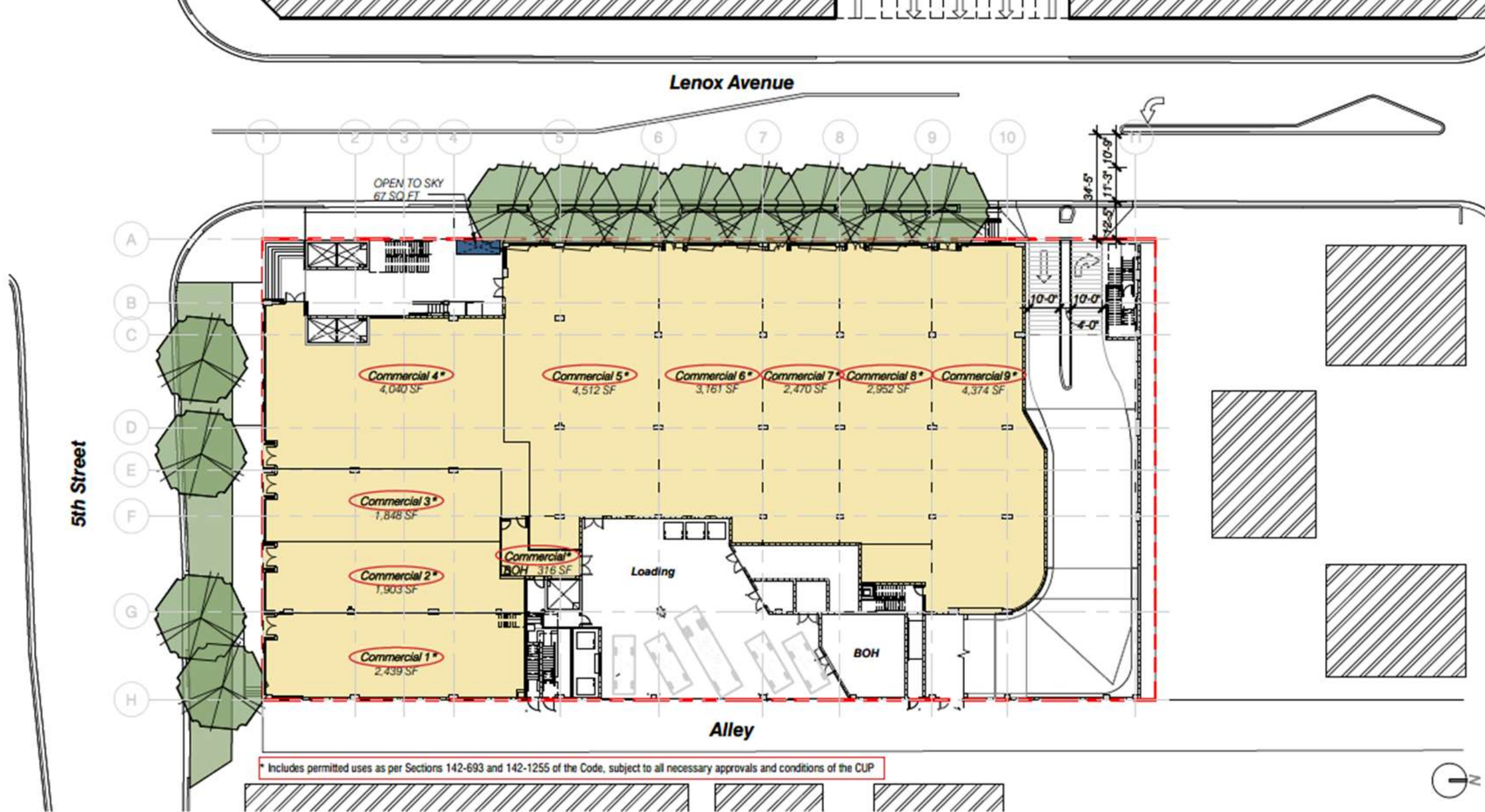
Previous Approval

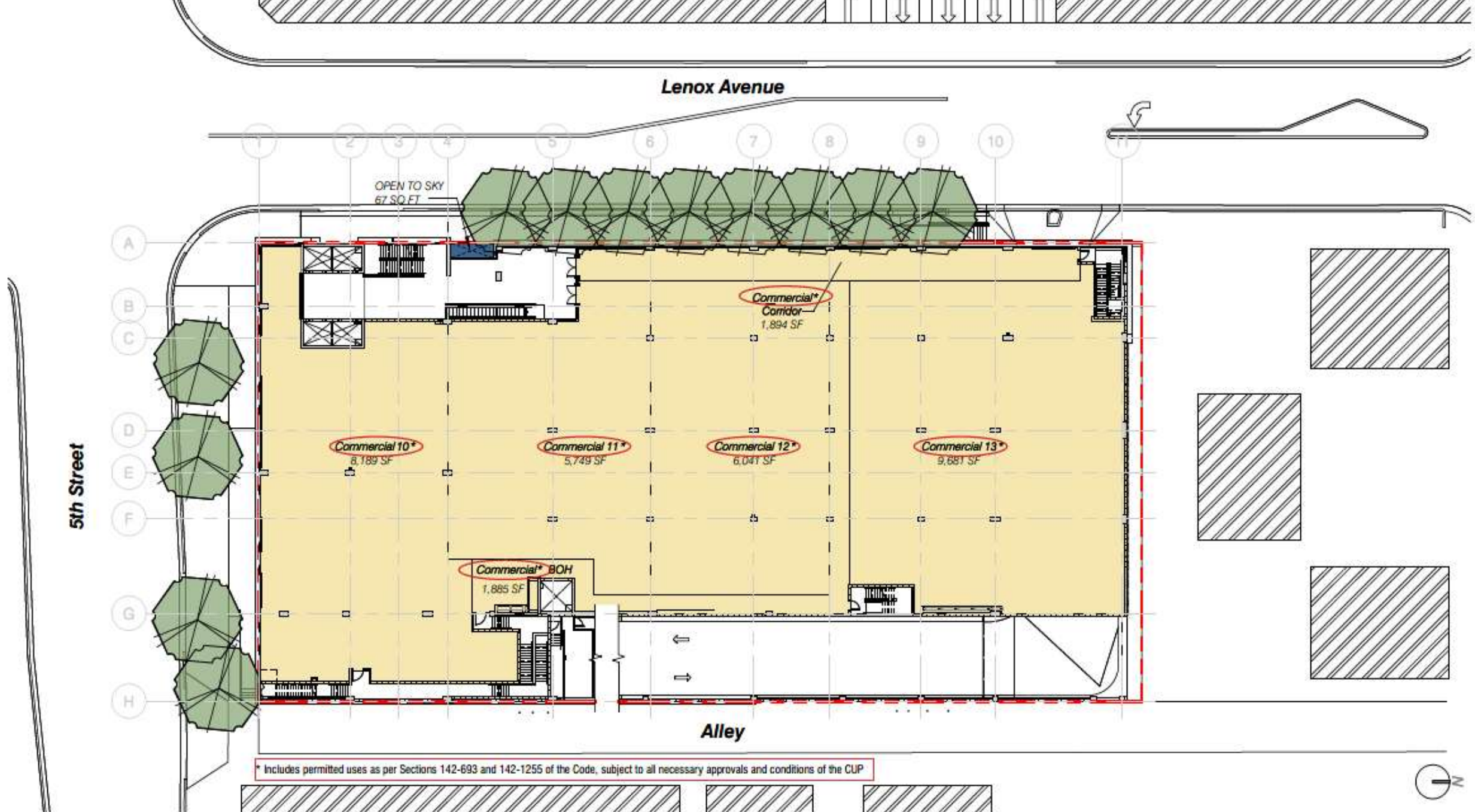
- Approved in 2016 as 4-story “commercial building”

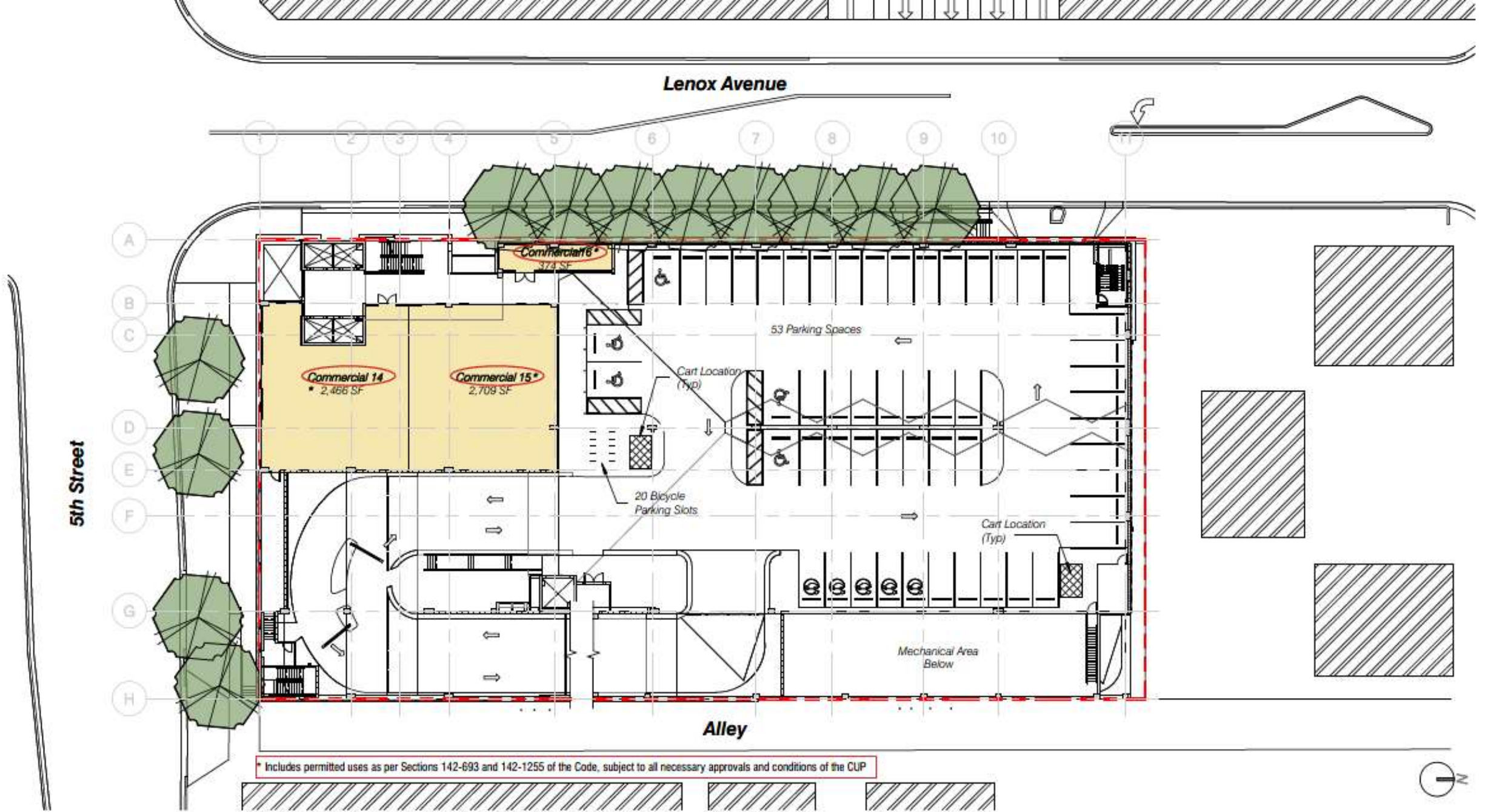


Completed in 2019









CUP Clarification Request

Clarify that project is permitted the full range uses permitted in CPS-2 zoning district, including “medical uses” permitted in CPS-2 district

Text of Proposed Clarifying Condition:

2. The full range of uses permitted in the CPS-2 zoning district such as, but not limited to, retail, restaurant, café, bar, office, personal service establishments, gym, dry cleaning, similar uses and medical uses pursuant to Section 142-693 of the Code and the medical use classifications specified for the CPS-2 zoning district in Section 142-1255 of the Code, are allowed at the Property, subject to any further requirements of the Code and/or conditions of this CUP and HPB Order HPB16-0059, as may be amended from time to time.

Staff Proposed Condition

2. The following uses shall be permitted within the building:
 - a. Residential.
 - b. Retail, office, personal service and similar commercial uses.
 - c. Restaurants, cafés and bars, with or without alcoholic beverages, and subject to all applicable requirements of the City Code.
 - d. Allowable medical uses pursuant to Section 142-693 of the City Code and the medical use classifications specified for the CPS-2 zoning district in Section 142-1255 of the Code.

The foregoing uses shall be subject to any applicable requirements of the City Code and/or conditions of this CUP, as may be amended from time to time, as well as any subsequent amendments to the City Code.

Support from FPNA

- Presented to Flamingo Park Neighborhood Association on February 6, 2023 and FPNA voted to issue a **Resolution of Support**

The Flamingo Park Neighborhood Association is inviting you to a scheduled Zoom meeting on Monday, February 6, 2023, at 6:00 PM
The agenda and meeting information is below.

Meeting Agenda

1. Discussion with the City on their efforts to mitigate excessive vehicle noise in the Flamingo Park neighborhood.
2. Presentation by 1045 5th Street (Target building) on additional permitted uses proposed for their property.
3. Discussion on items of concern for the FP neighborhood - 6th street overlay, proposed building at 10th & Washington, & TDR's (transfer of development rights).
4. Art Deco Weekend 2023 wrap up.
5. Other Business

Thank You

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CITY OF MIAMI BEACH ZONING INFORMATION	
ADDRESS	1045 5 ST., MIAMI BEACH, FL 33139-6504
BOARD AND FILE NUMBERS	
Folio Number(s)	02-4204-002-0040, 02-4204-002-0030, 02-4203-009-7840, and 02-4203-009-7850
Year Constructed	1990 / 02-4204-002-0040, 1937 / 02-4204-002-0030
Base Flood Elevation	ZONE AE-8
Zoning District	C-PS2
Adjusted Grade (Flood + Grade/2)	
Lot Width	150'-0"
Lot Depth	290'-0"
Lot Area	43,500 SF
Minimum Unit Size	N/A
Grade value in NGVD	4.62' NGVD

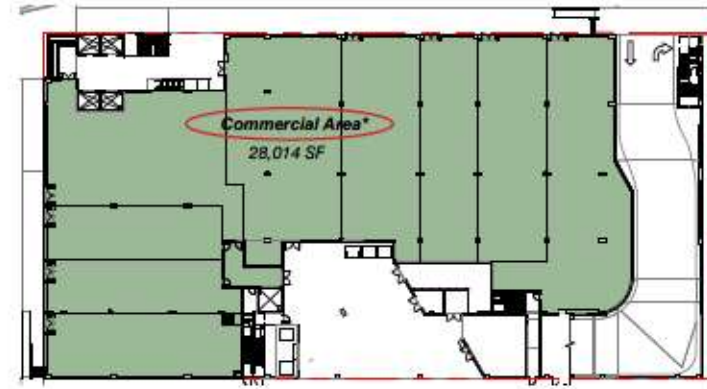
	MAXIMUM	EXISTING	PROPOSED	PREV. APPROVED
Existing Use		NIGHT CLUB	COMMERCIAL*	RETAIL
Height	BFE 8' NGVD + 50'-0" + freeboard 5'-0" + 2'-1" approved variance		BFE 8' NGVD + 50'-0" + freeboard 5'-0" + 2'-1" approved variance	BFE 8' NGVD + 50'-0" + freeboard 5'-0" + 2'-1" approved variance
Number of Stories	5		5 STORIES	5 STORIES
FAR	2.0 * 43,500 SF = 87,000 SF		83,641 SF	82,947 SF
Gross Square Footage		15,380 SF	195,541 SF	193,637 SF
Square Footage by Use		15,380 SF	67,003 (RETAIL)	65,522 (RETAIL)

* Includes permitted uses as per Sections 142-693 and 142-1255 of the Code, subject to all necessary approvals, required parking and conditions of the CUP.

	MAXIMUM	EXISTING	PROPOSED	PREV. APPROVED
SETBACK PEDESTAL				
Front Setback	0'-0"		0'-0"	0'-0"
Side Setback	0'-0"		N/A	N/A
Side Setback	0'-0"		0'-0"	0'-0"
Side Setback Facing Street	0'-0"		0'-0"	0'-0"
Rear Setback	5'-0"		5'-0"	5'-0"
PARKING				
PARKING AND LOADING SPACE REQUIRED	67,003 SF(RETAIL)/300 PARKING SPACES = 224		224	220
Parking Space Dimensions			8'-6" X 18'-0"	8'-6" X 18'-0"
Parking Space configuration (45,60,90,Parallel)			90 DEGREES	90 DEGREES
ADA Spaces	7		7	7
Tandem Spaces		0	0	0
LEV/FEV Parking Spaces	11		11	
Drive aisle width			22'-0" & 24'-0"	22'-0" & 24'-0"
Loading zones and Trash collection areas	67,003 SF(RETAIL) = 5 LOADING (10'X20')		5 LOADING 2 TRASH	5 LOADING
Racks			40	
Is this a contributing building?	NO		NO	NO
Located within a Local Historic District?			HISTORIC DISTRICT Ocean Beach HD	HISTORIC DISTRICT Ocean Beach HD

PARKING COUNT		
Level	Type	Count
Level 3	8'-6" x 18'-0"	40
Level 3	8'-6" x 18'-0" EV	5
Level 3	8'-6" x 18'-0" LEV/FEV	3
Level 3	ADA 12'-0" x 18'-0"	5
		53
Level 4	8'-6" x 18'-0"	62
Level 4	8'-6" x 18'-0" LEV/FEV	4
Level 4	ADA 12'-0" x 18'-0"	2
		68
Level 5	8'-6" x 18'-0"	100
Level 5	8'-6" x 18'-0" LEV/FEV	3
		103
GRAND TOTAL		224

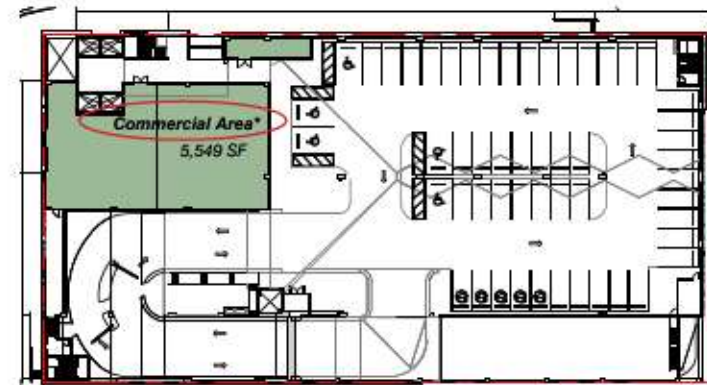
Commercial Area *	
Level	Area
Level 1	28,014 SF
Level 2	33,440 SF
Level 3	5,549 SF
	67,003 SF



Level 1
Scale: 1" = 60'-0"

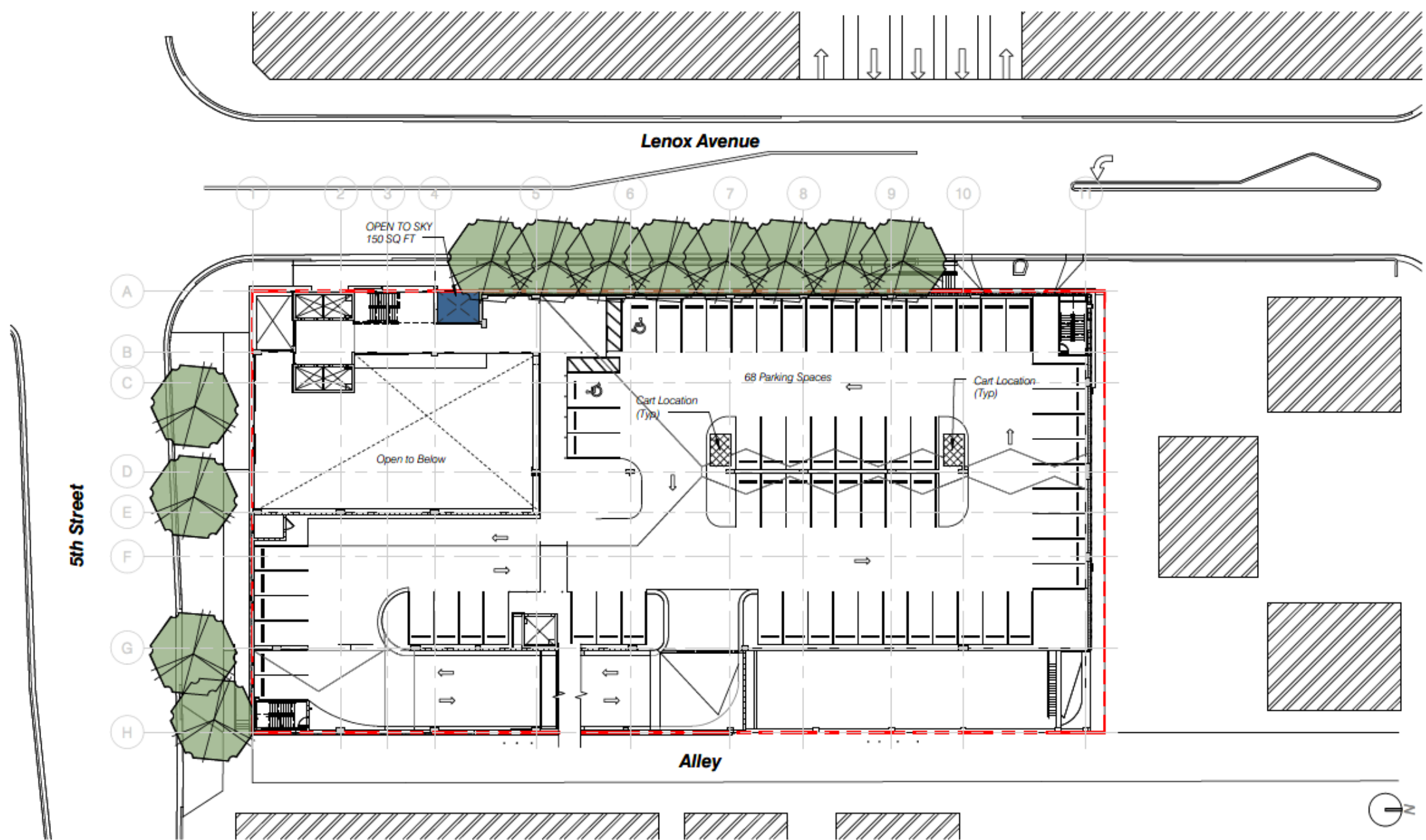


Level 2
Scale: 1" = 60'-0"



Level 3
Scale: 1" = 60'-0"

* Includes permitted uses as per Sections 142-693 and 142-1255 of the Code, subject to all necessary approvals and conditions of the CUP.



1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 4th Floor Plan

1" = 30'-0"

August 3, 2017

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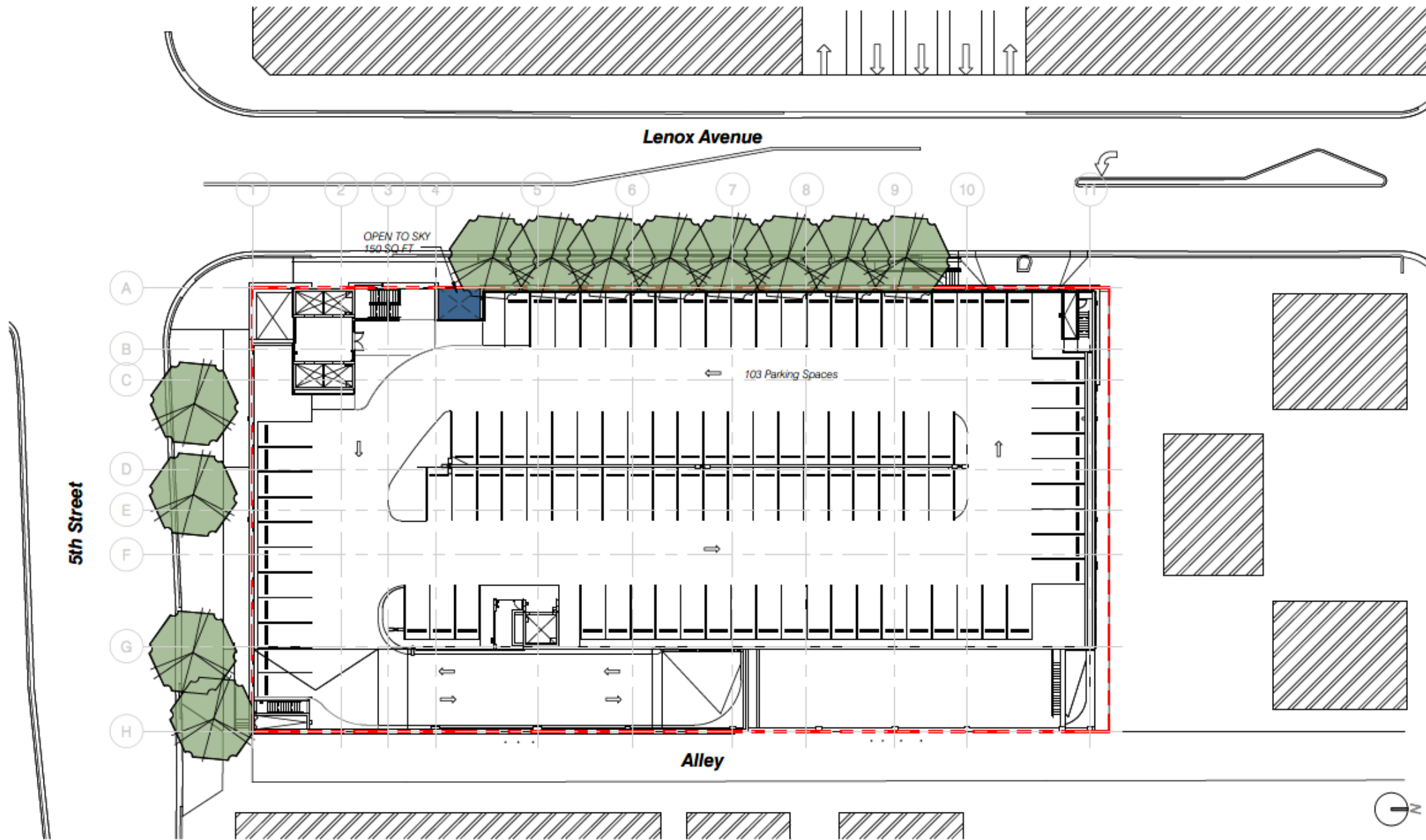
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1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 5th Floor Plan

1" = 30'-0"

August 3, 2017

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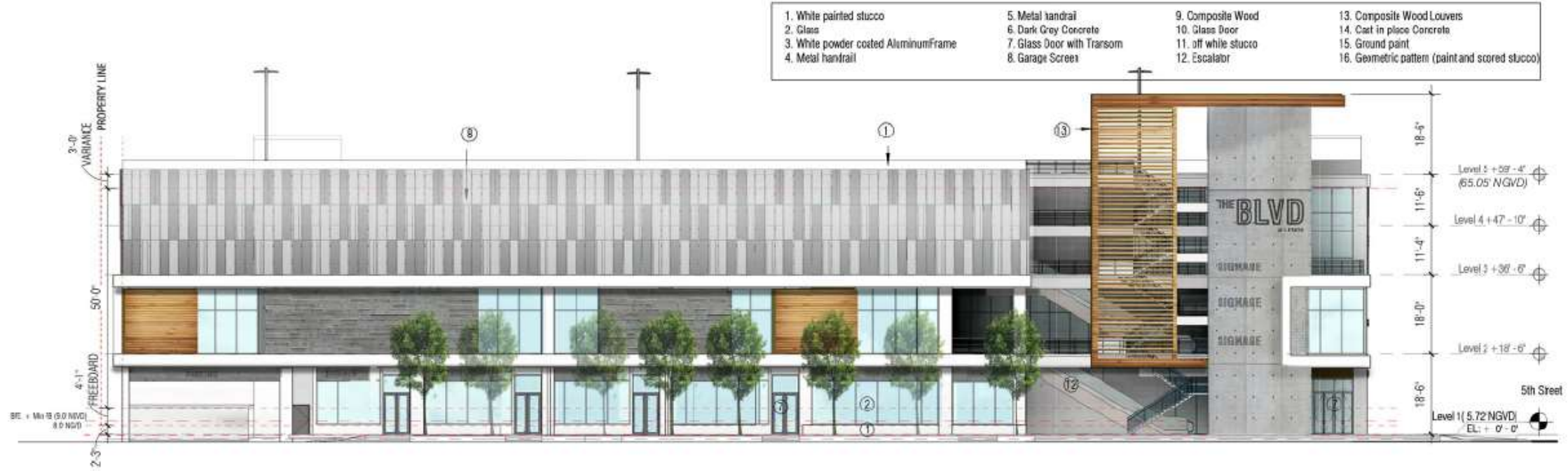
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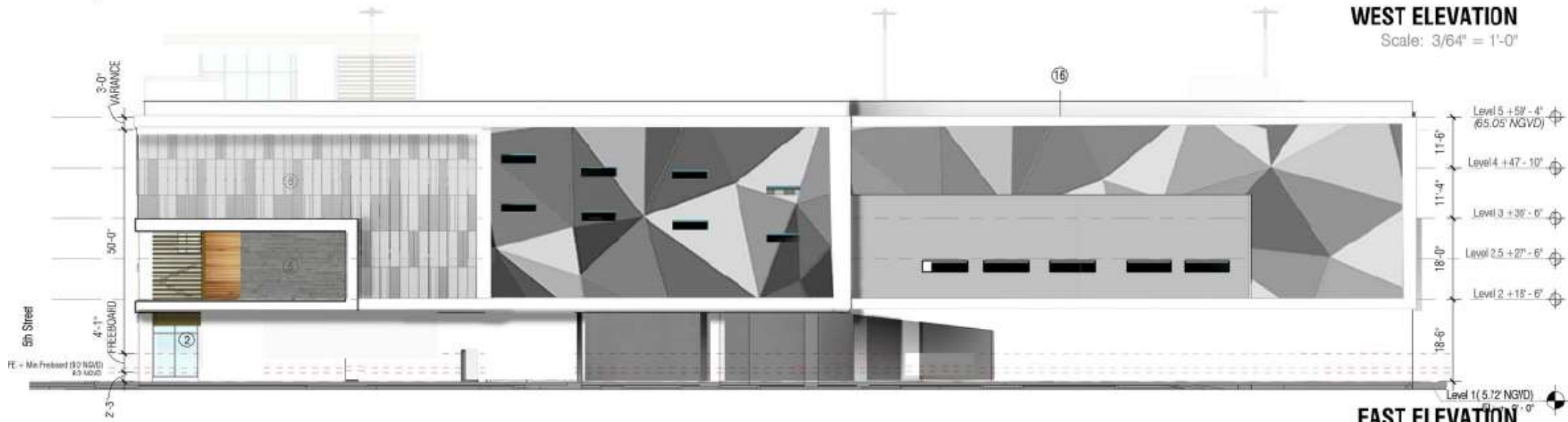
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WEST ELEVATION

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



EAST ELEVATION

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

1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously approved

Prev. Approved Elevations

August 3, 2017

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Architectural elevation drawing of the Lenox building. The drawing shows a modern structure with a green roof and a wooden-clad section. Key features and dimensions include:

- Level 5:** +9' - 4" (65.05' NGVD)
- Level 4:** +4' - 10"
- Level 3:** +3' - 6"
- Level 2:** +1' - 6"
- Level 1:** (5.72' NGVD) EL: + 0 - 0"
- Variance:** 3'-0"
- Alley:** 50'-0"
- Freeboard:** 4'-1"
- Overhang:** 2'-0"
- Property Line:** 18'-6"
- Labels:** LENOX, RENOX

Examples of Permitted “Medical Uses”

- 7 classes of Medical uses
- CPS-2 District Permits
 - **By right:** Class I, Class II, and Class IV medical uses
 - **With Separate CUP:** Class III, V, and VI medical uses
 - **Prohibited:** Class VII and Class VIII medical uses

Class I Medical Uses	Class II Medical Uses	Class IV Medical Uses
<ul style="list-style-type: none"> • Optician • Retail clinic • Adult day care • Electrology facility • Medical office up to 5,000 SF 	<ul style="list-style-type: none"> • Ambulatory Surgical Center • Laboratory • Outpatient Rehabilitation • End-stage renal disease center • Health Care Clinic • Prescribed pediatric extended care center • Urgent care • Women’s health clinic • Pathologist • Rehabilitation agency 	<ul style="list-style-type: none"> • Assisted living • Adult family care • Community residential home, • Hospice facility • Intermediate care for developmentally disabled <p><u>ONLY IF less than six (6) beds, otherwise it requires separate CUP or is prohibited</u></p>