

1100 5th Street  
PB23-0636 April 25, 2024

Souto Moura Arquitectos S.A. **ZYSCOVICH**



# Property Location



*Location Maps*



# Existing Condition

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*Burger King at 5<sup>th</sup> St. & Lenox Ave.*



*Former Pier One Retail at 5<sup>th</sup> St. & Alton Rd.*

# Project Overview

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- 5 Story Office Building
- Stepping Down to 2 Stories to South / 4<sup>th</sup> St.
- First Floor Restaurant (Pending Tenant)
- Vehicular access on Lenox Ave.
- 101,381 SF gross and 62,253 FAR
- Extensive Short and Long Term Bicycle Parking
- Open Patio at Entrance



# Eduardo Souto de Moura

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Eduardo Souto de Moura, born on July 25, 1952, in Oporto, Portugal, is a celebrated Portuguese architect and a Pritzker Laureate renowned for his elegant and meticulously crafted buildings. After graduating from the School of Fine Arts in Oporto in 1980 and his collaborations with the Portuguese Pritzker Laureate Álvaro Siza, he quickly established his own architectural firm, where he began to shape his distinctive design philosophy and is recognized across the world.

Throughout his illustrious career, Souto de Moura has garnered numerous accolades, including the prestigious Pritzker Prize in 2011, the Wolf Prize in Arts in 2013, the Piranesi Prize in 2017, and the Gold Medal from the Circulo de Bellas Artes de Madrid in 2023. His work is characterized by its harmonious balance of materials, form, and light, setting a standard of excellence in architectural design.

With a legacy of exceptional achievements and a profound impact on the architectural world, Eduardo Souto de Moura continues to inspire admiration and reverence globally.



# Eduardo Souto de Moura

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# Zyscovich

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Zyscovich is a 130+ person integrated urban planning, architecture and interior design firm with offices in New York, Miami, Orlando, Tampa, and Jacksonville that has garnered an international reputation for its creative solutions to significant architectural and urban design work.

For 44 years, the firm has strived to create projects with purpose, bringing new life and vibrancy to cityscapes through integrated planning and architecture.

The firm is nationally recognized for both innovation and a practical approach to design. Zyscovich has extensive experience designing new construction, building additions, renovations, historic preservation, and adaptive reuse, which ensures the most cost effective, efficient, and aesthetically pleasing designs for our commercial projects. To this day, Zyscovich has remained true to the original concept: design projects that have purpose and meaning.



# Urban Robot

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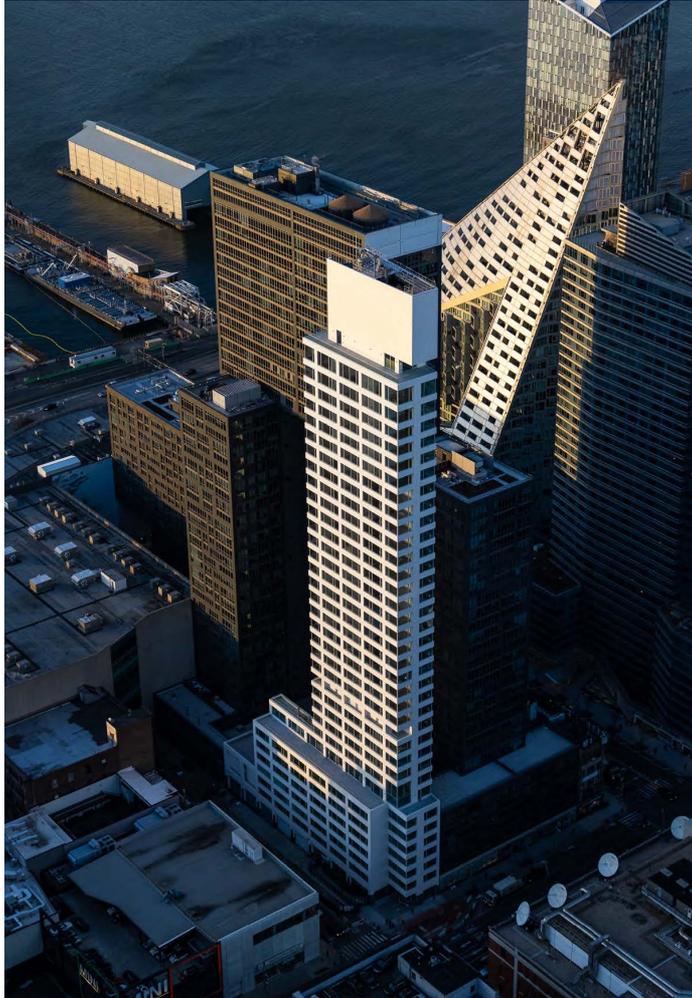


Urban Robot Associates tells stories by making places.

Urban Robot Associates (UR) is a design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban planning. UR's 20+ person team works collaboratively with a multidisciplinary design approach across all projects. The process of discovering each project's own unique vision and experience — meaningful, memorable, and functional — has contributed to multiple award-winning works, including awards from the American Institute of Architects and the American Society of Landscape Architects. Whether a luxury single-family residence, dynamic restaurant, historic hotel, precious natural resource, brand identity, cruise ship or city neighborhood — UR strives to elevate the human experience. The firm draws upon on its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project.

# Sumaida + Khurana

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Sumaida + Khurana, a New York-based development firm founded by Saif Sumaida and Amit Khurana, is establishing a new paradigm in global real estate development. The firm's core objective is developing seminal buildings through an uncompromising dedication to architecture and craft. With this purity of vision in mind, Sumaida + Khurana seeks to develop an elegant and timeless body of work by profoundly improving upon the built environment.

The firm and its affiliates are currently in development on upwards of 300,000 SF. of ground-up residential projects in Manhattan with a total projected sellout of approximately \$700 million. Additionally, the firm's construction management affiliate, Foundations Group, is presently building 15 new development projects in excess of \$550 million in construction value. Foundations Group is currently building 1.2 million SF. across its 11 ground-up construction projects and 4 residential conversions. Sumaida + Khurana and Foundations Group currently employ upwards of 100 professionals across project management, cost estimating, financial analysis, accounting, administration, and various construction personnel.



# The Gateway

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# The Gateway



# The Corner of Fifth Street and Alton Road



# Celebrating The Corner of Fifth Street and Alton Road

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# Fifth Street and Lenox Avenue Corner

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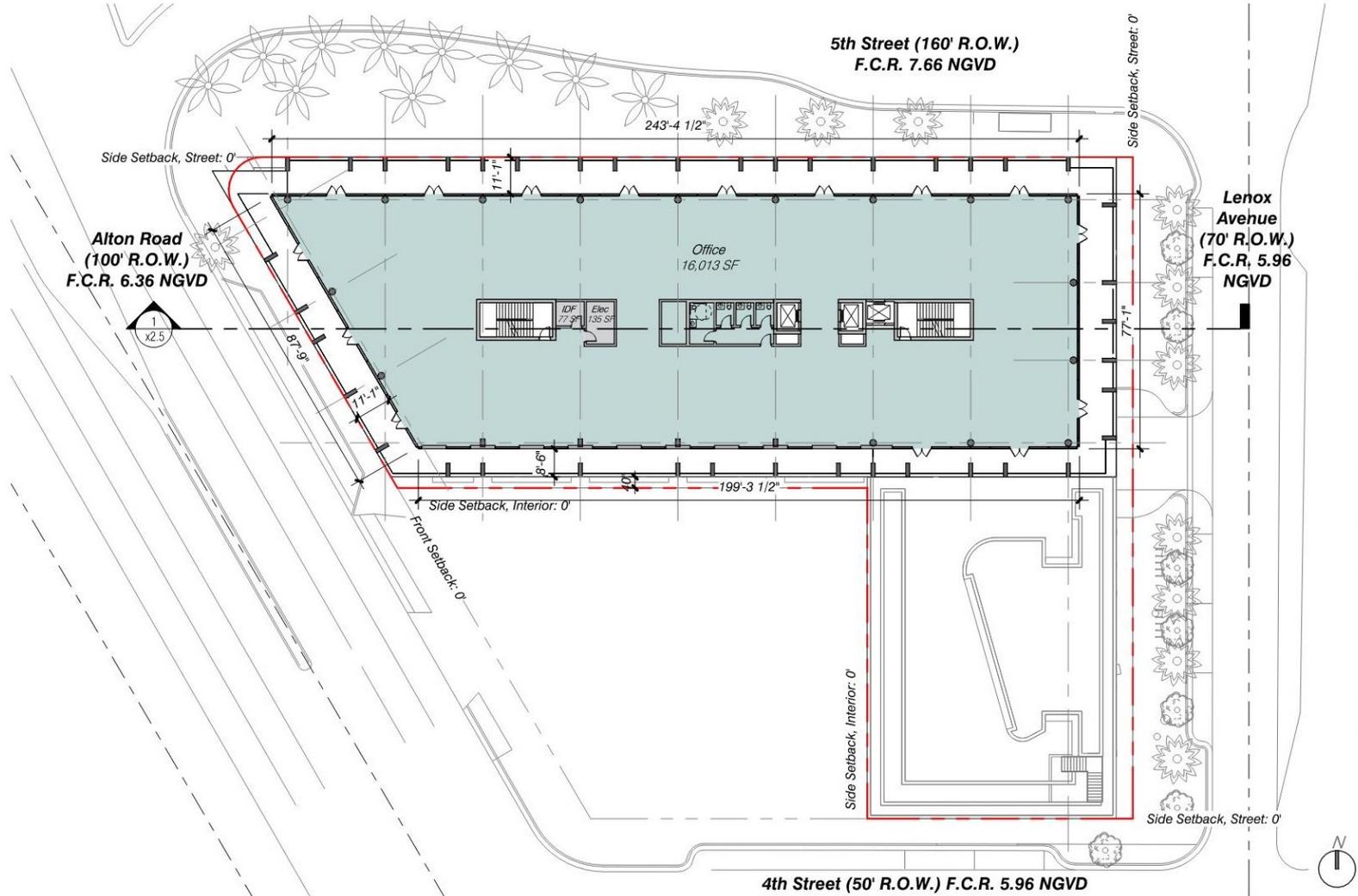
# Lenox Avenue Elevation

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# Typical Office Floor



# Fifth Street Frontage



# Favorable Staff Recommendation

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1. The Planning Board approve the Neighborhood Impact Structure (NIS) and the mechanical parking, subject to the conditions enumerated in the attached Draft Order.

2. The Planning Board continue the Neighborhood Impact Establishment (NIE) portion of the application until such time as the applicant identifies a restaurant operator.

--Staff Report at Page 13

## MIAMI BEACH PLANNING DEPARTMENT

### Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: April 25, 2024

FROM: Thomas R. Mooney, AICP  for TRM  
Planning Director

SUBJECT: **PB23-0636. 1100 Fifth Street. New Office Building.**

#### **STAFF RECOMMENDATION**

In view of the foregoing analysis, staff recommends the following:

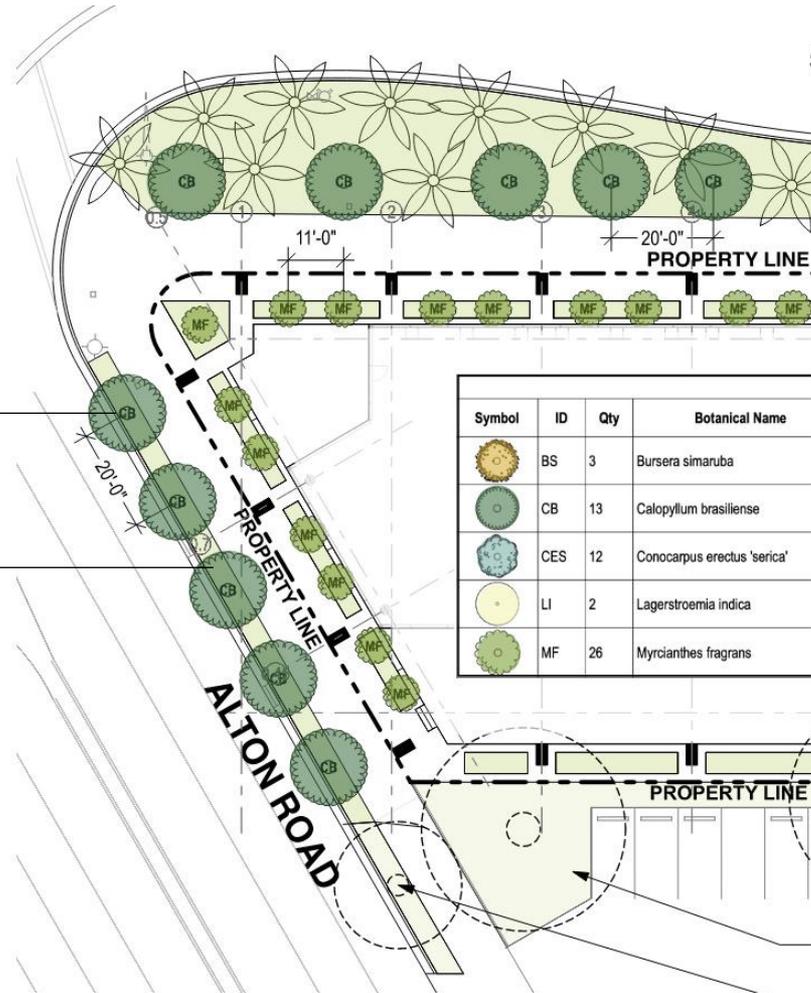
1. The Planning Board approve the Neighborhood Impact Structure (NIS) and the mechanical parking, subject to the conditions enumerated in the attached Draft Order.
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# Resolution of Support: Discontinue 3 Parking Spaces along Alton Road

Seldom Used Parking Spaces

Proposed New Swale for Additional Trees

*\*Requested by Neighbors*

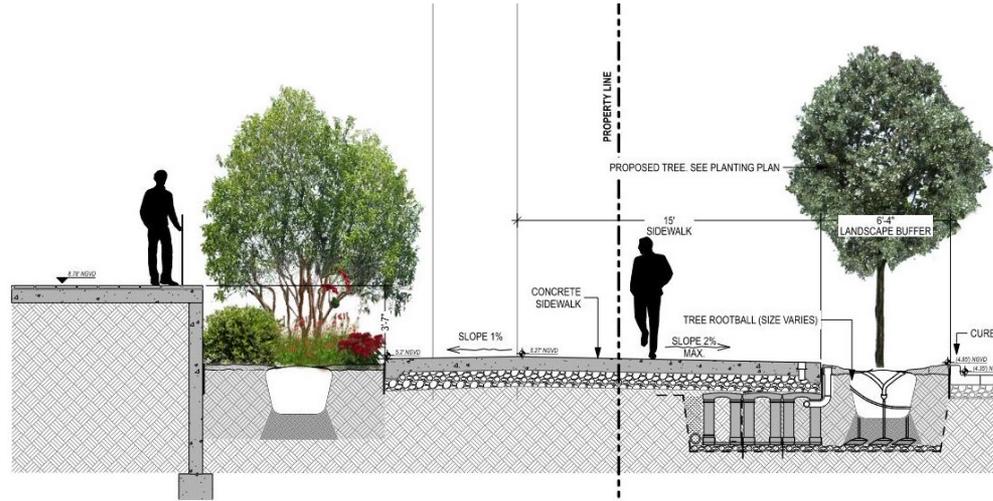




Thank you.



# Landscape - Sections



1 Section At Lenox



2 Section At Alton

3 Section At South

# Landscape – 5th Street Elevation



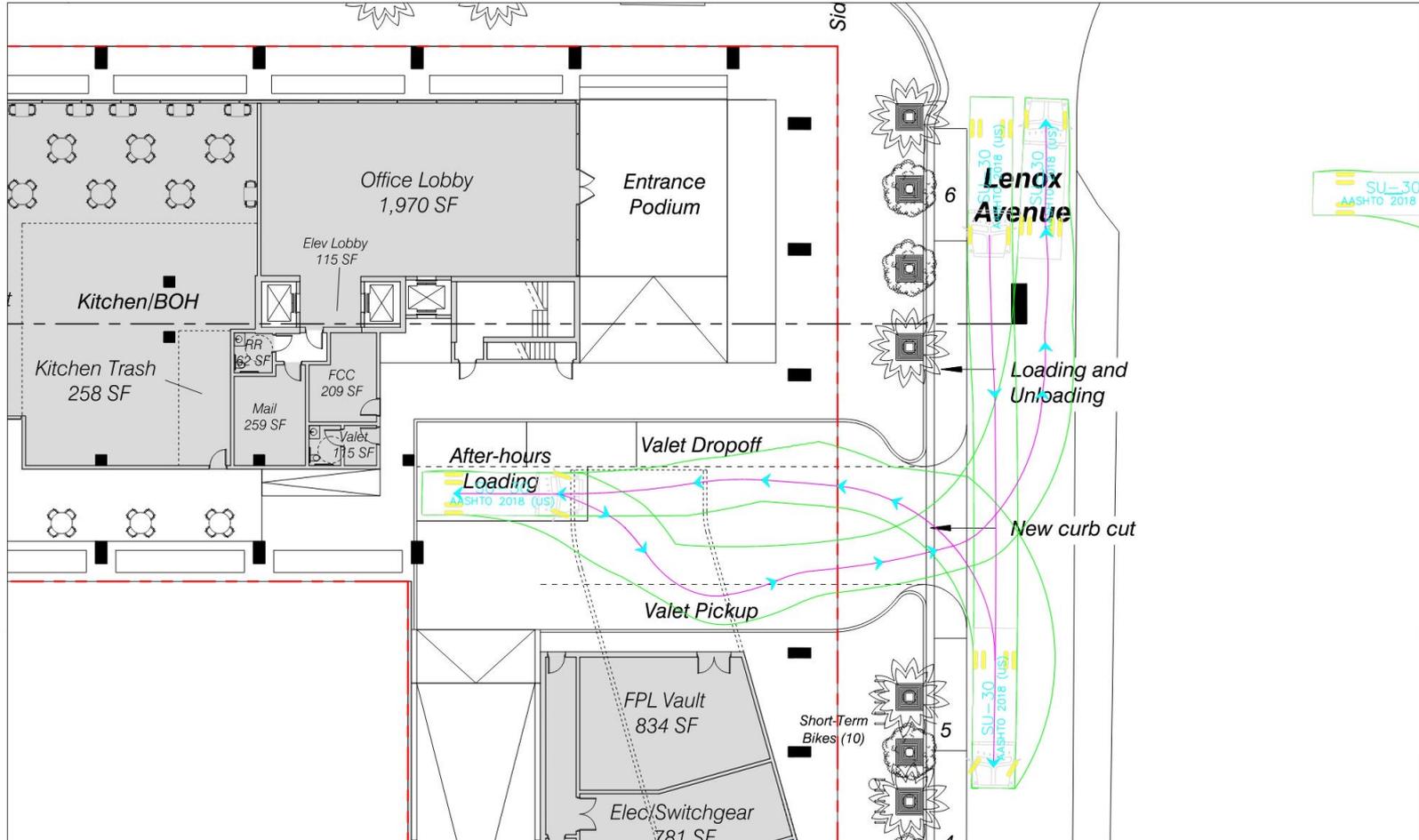
# Landscape – Lenox Avenue Elevation





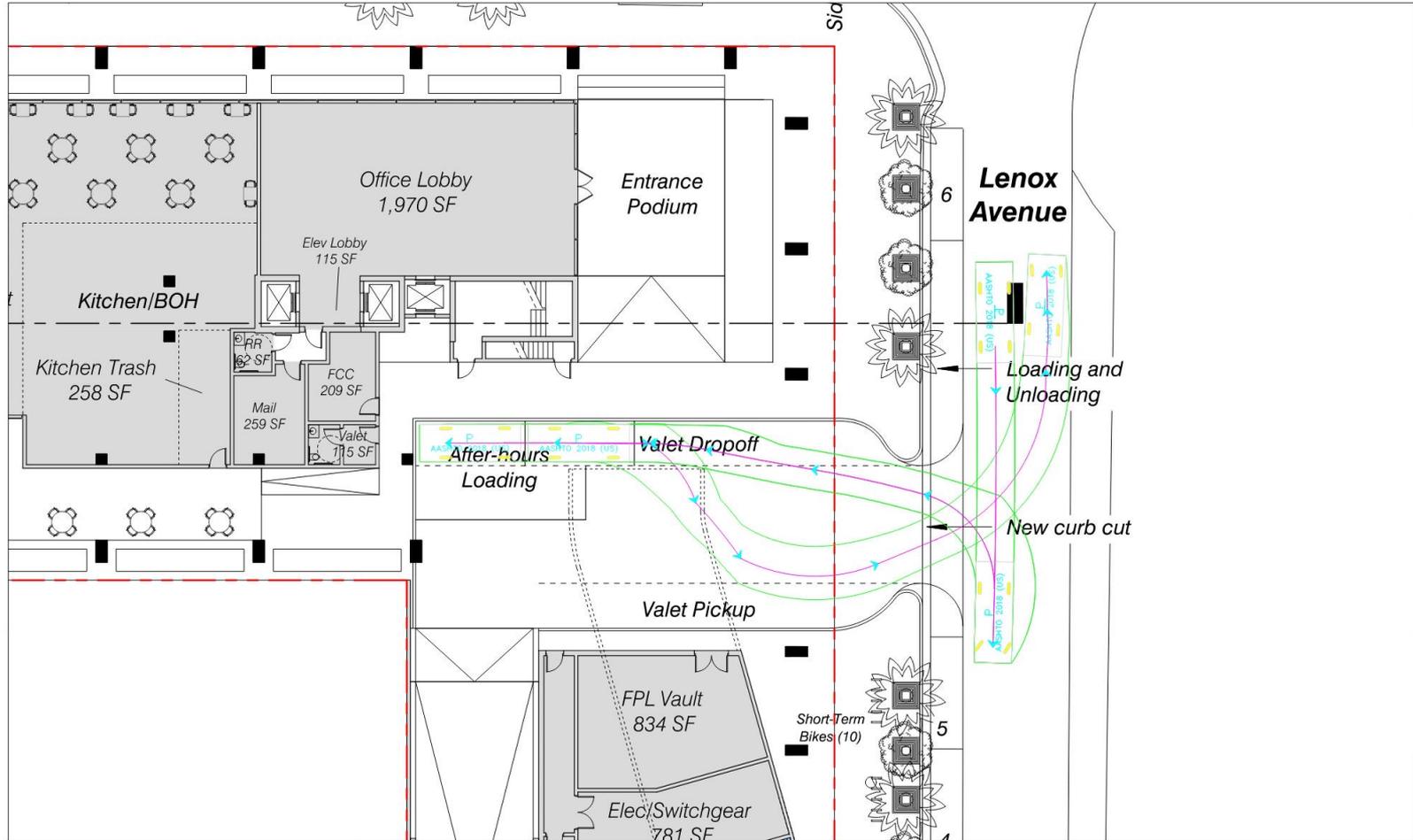
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## Maneuverability Analysis - Ground Floor - SU 30 Vehicle



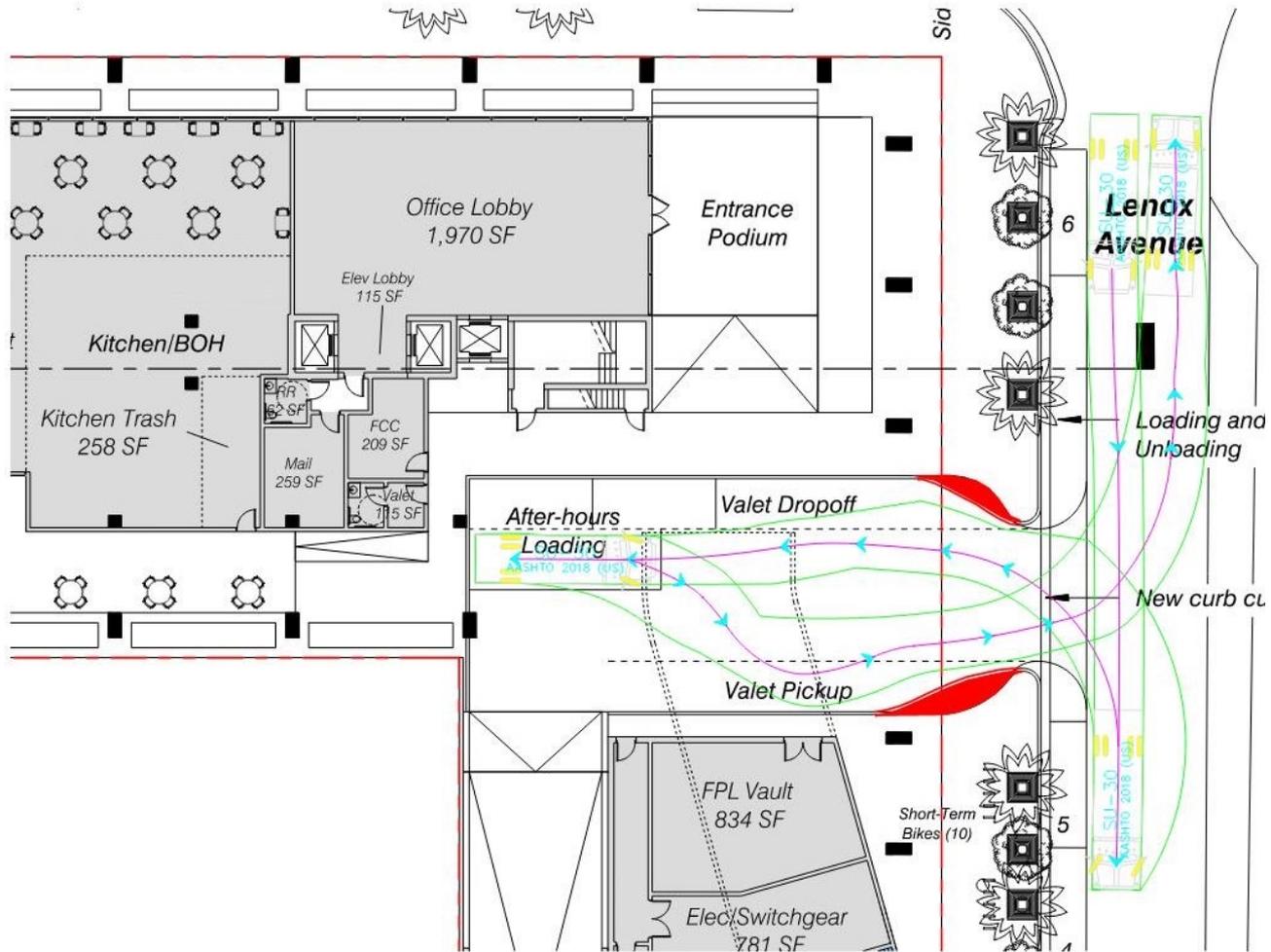
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## Maneuverability Analysis - Ground Floor - P Loading Vans



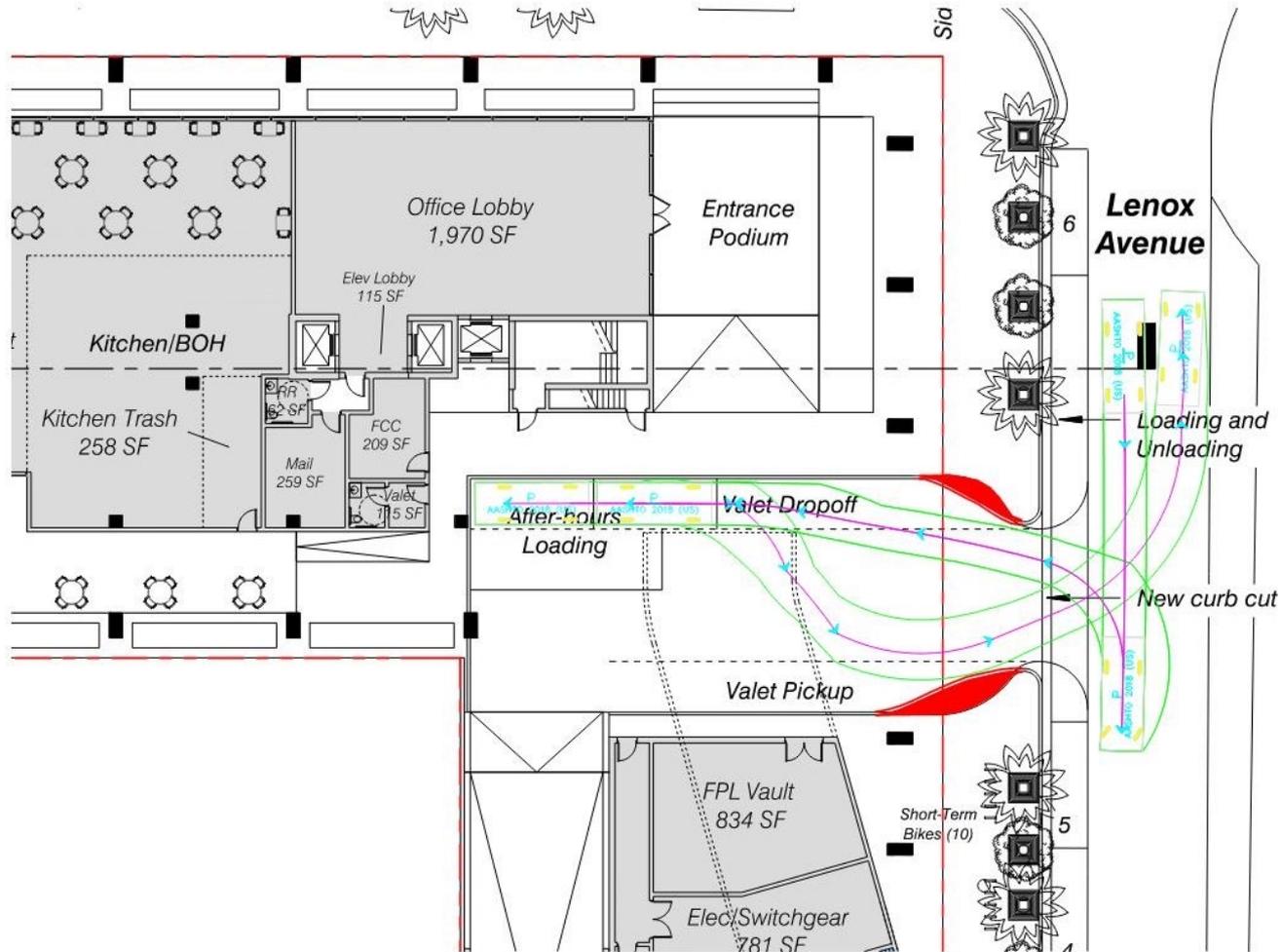
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## Ground Floor - SU 30 Vehicle (Back-In)

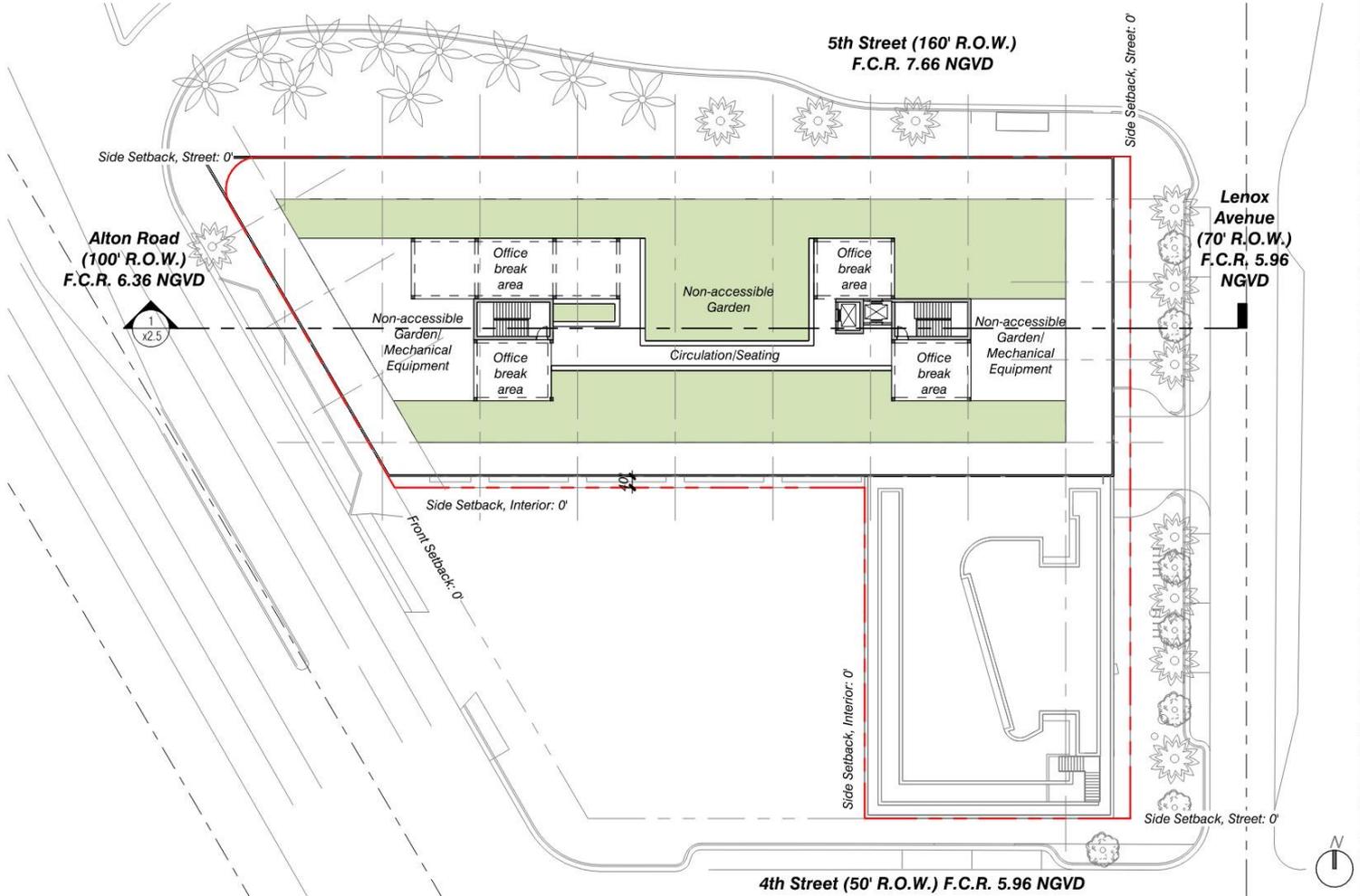


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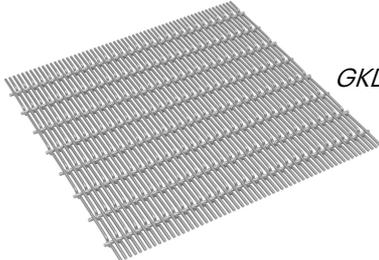
## Ground Floor - Passenger Loading Vehicle (Back-In)



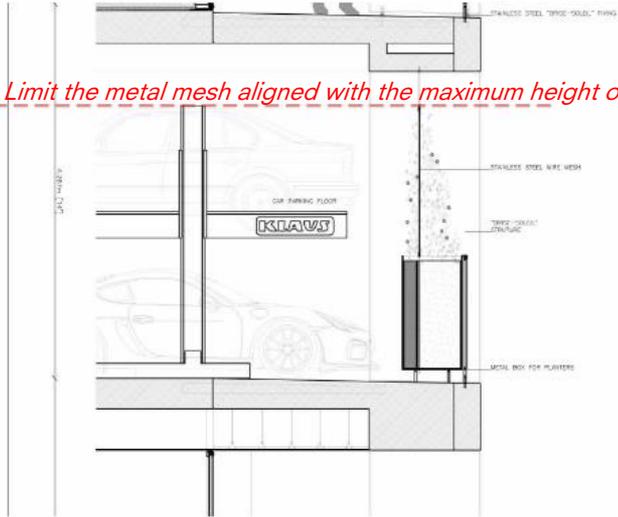
# Rooftop



# Garage Screening



GKD Omega 1510



*Limit the metal mesh aligned with the maximum height of the stackers*



# Brise Soleil Detail

