1100 Fifth Street

DRB23-0982 May 7, 2024

Souto Moura Arquitectos S.A. ZYSCOVICH



BERCOW RADELL FERNANDEZ LARKIN + TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

SUMAIDA + KHURANA

Property Location



Location Maps



Existing Condition



Burger King at 5th St. & Lenox Ave.



Former Pier One Retail at 5th St. & Alton Rd.

Project Overview

- 5 Story Office Building
- Stepping Down to 2 Stories to South / 4th 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



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

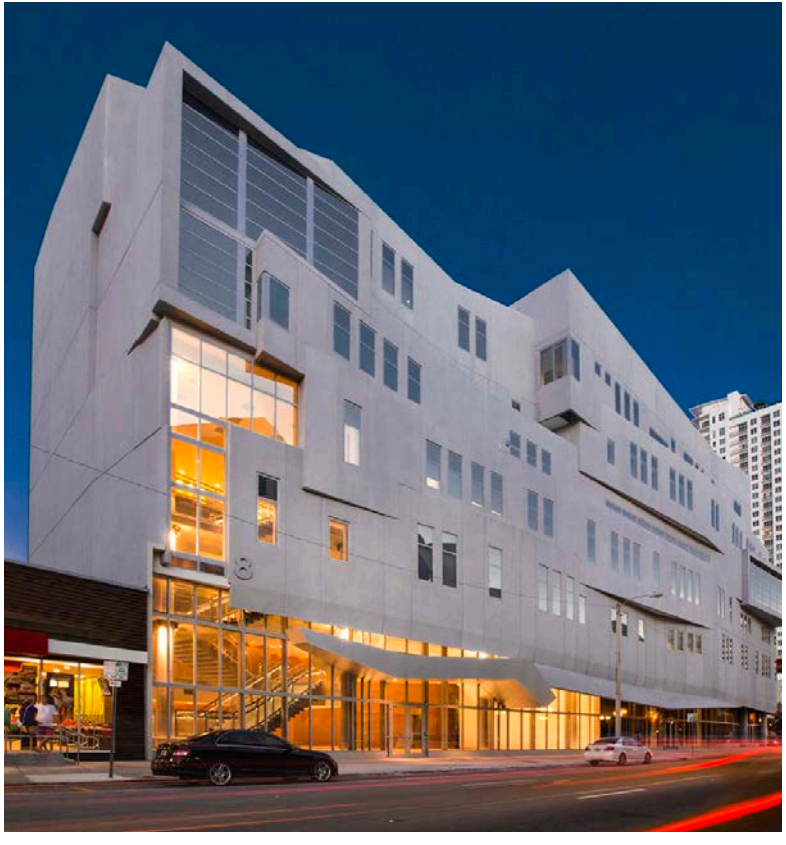








Zyscovich

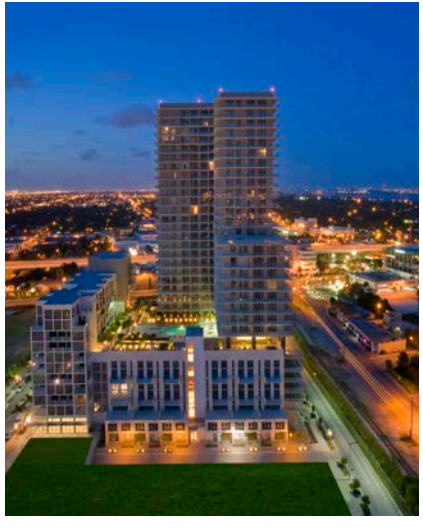


Zyscovich is a 130+ person integrated urban planning, architecture and interior design firm with offices in New York, Miami, Orlando, Tampa, and Jacksonville that has garnered an international reputation for its creative solutions to significant architectural and urban design work.

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



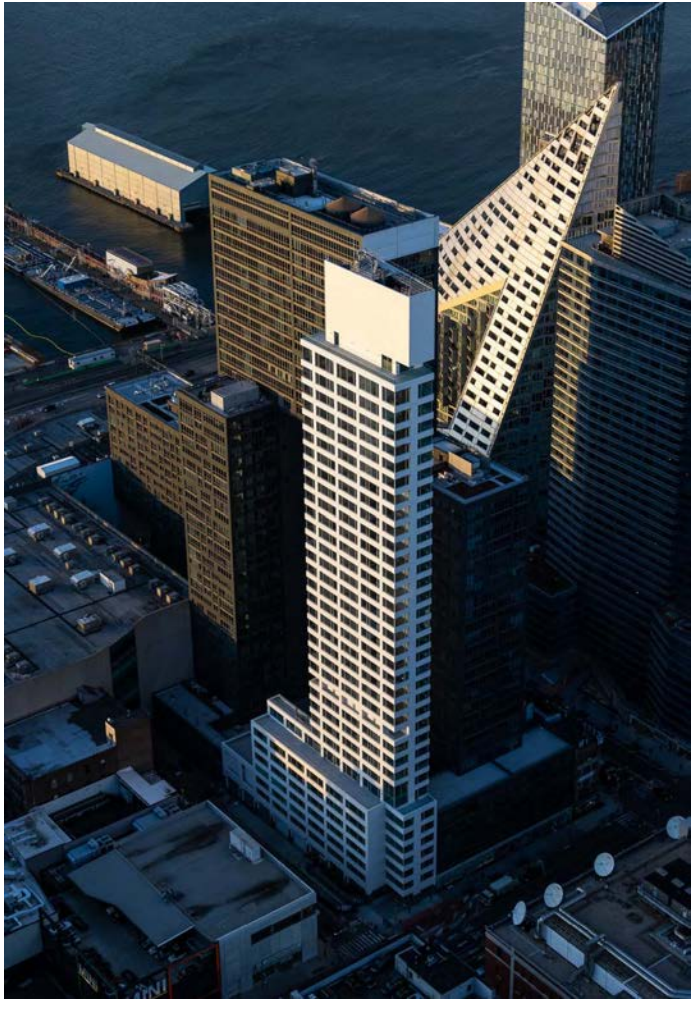




Urban Robot Associates tells stories by making places.

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



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




The Gateway


The Corner of Fifth Street and Alton Road

Celebrating The Corner of Fifth Street and Alton Road



Fifth Street and Lenox Avenue Corner



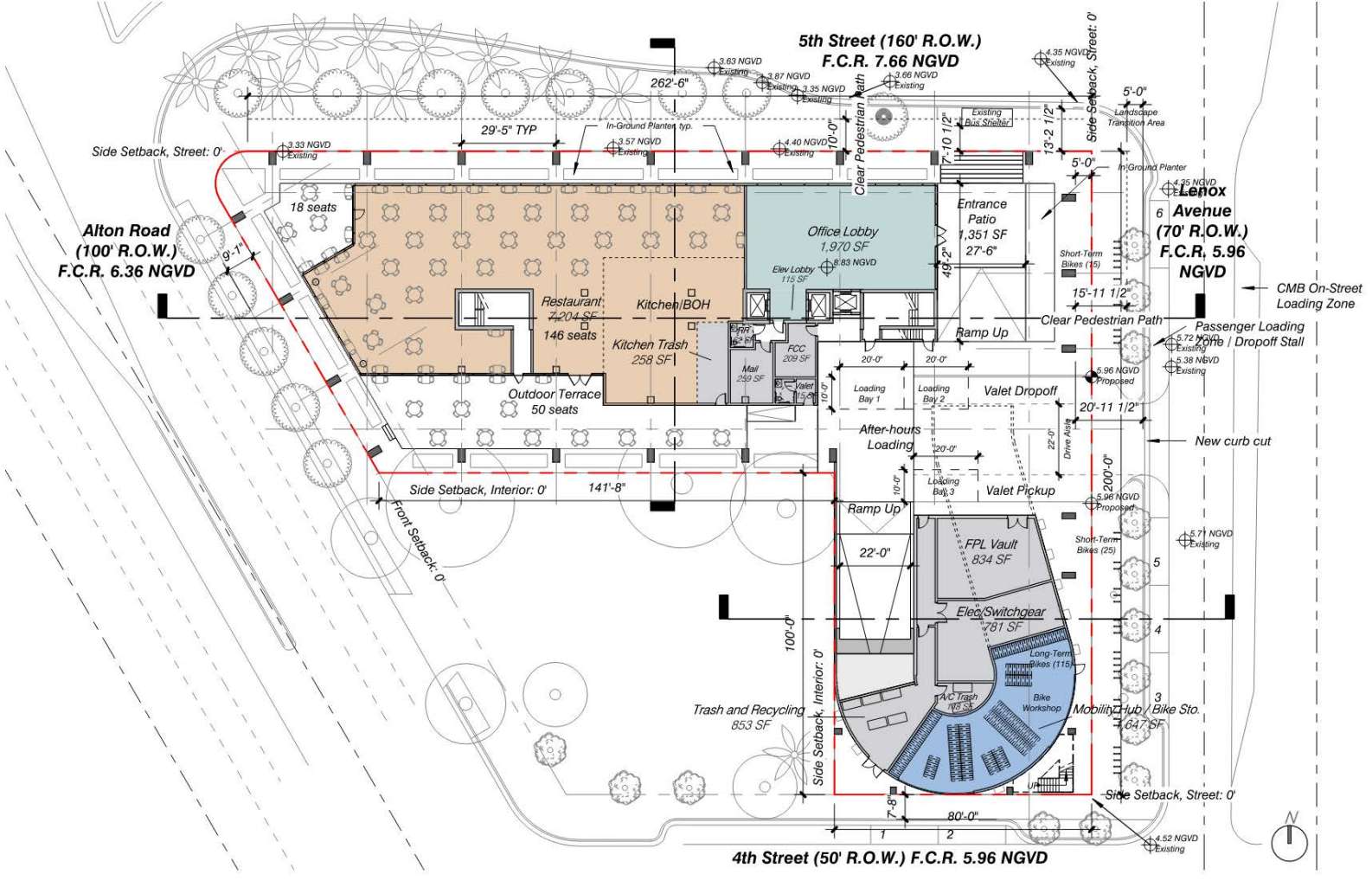
Lenox Avenue Elevation



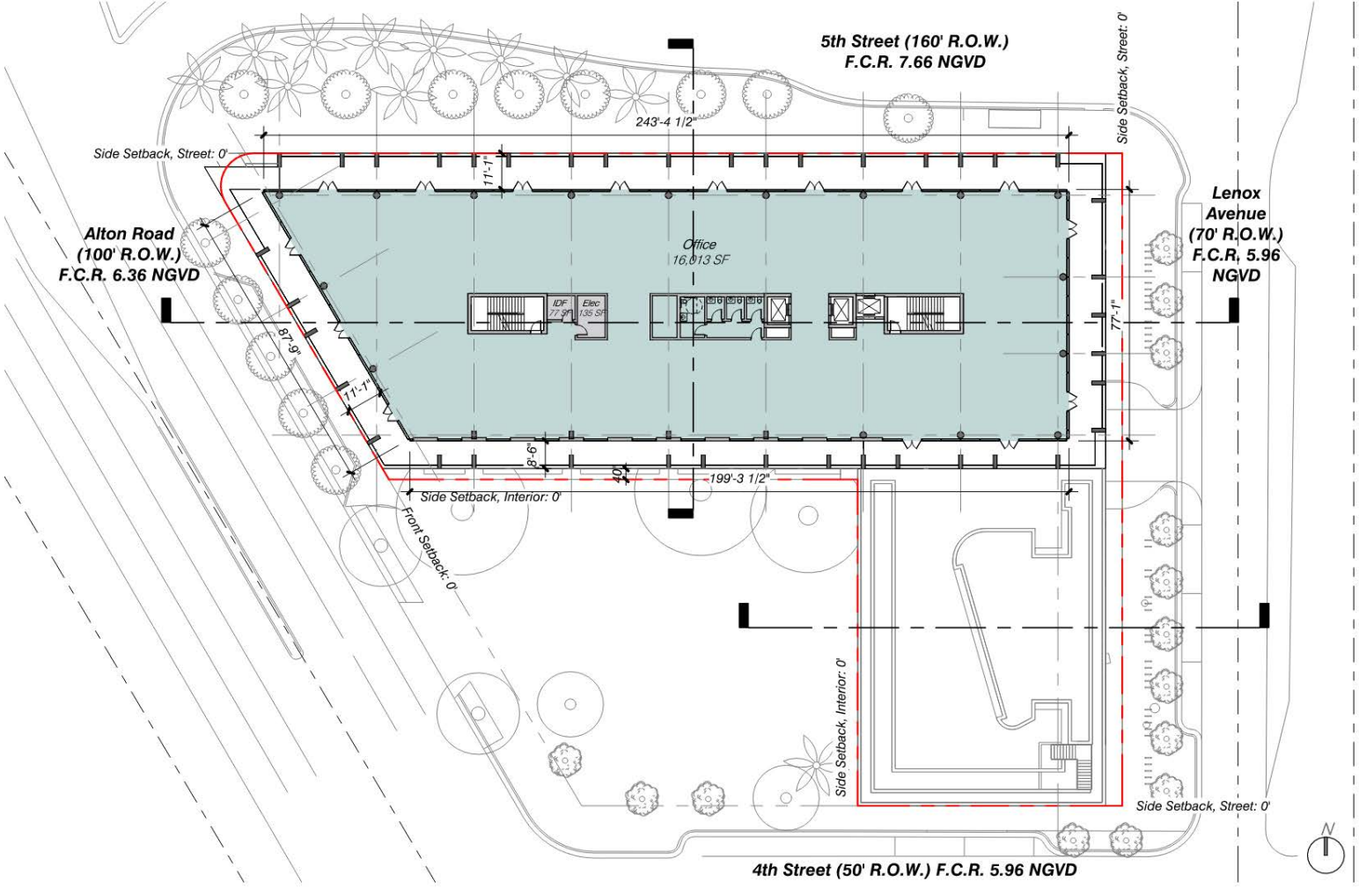
Fifth Street Frontage



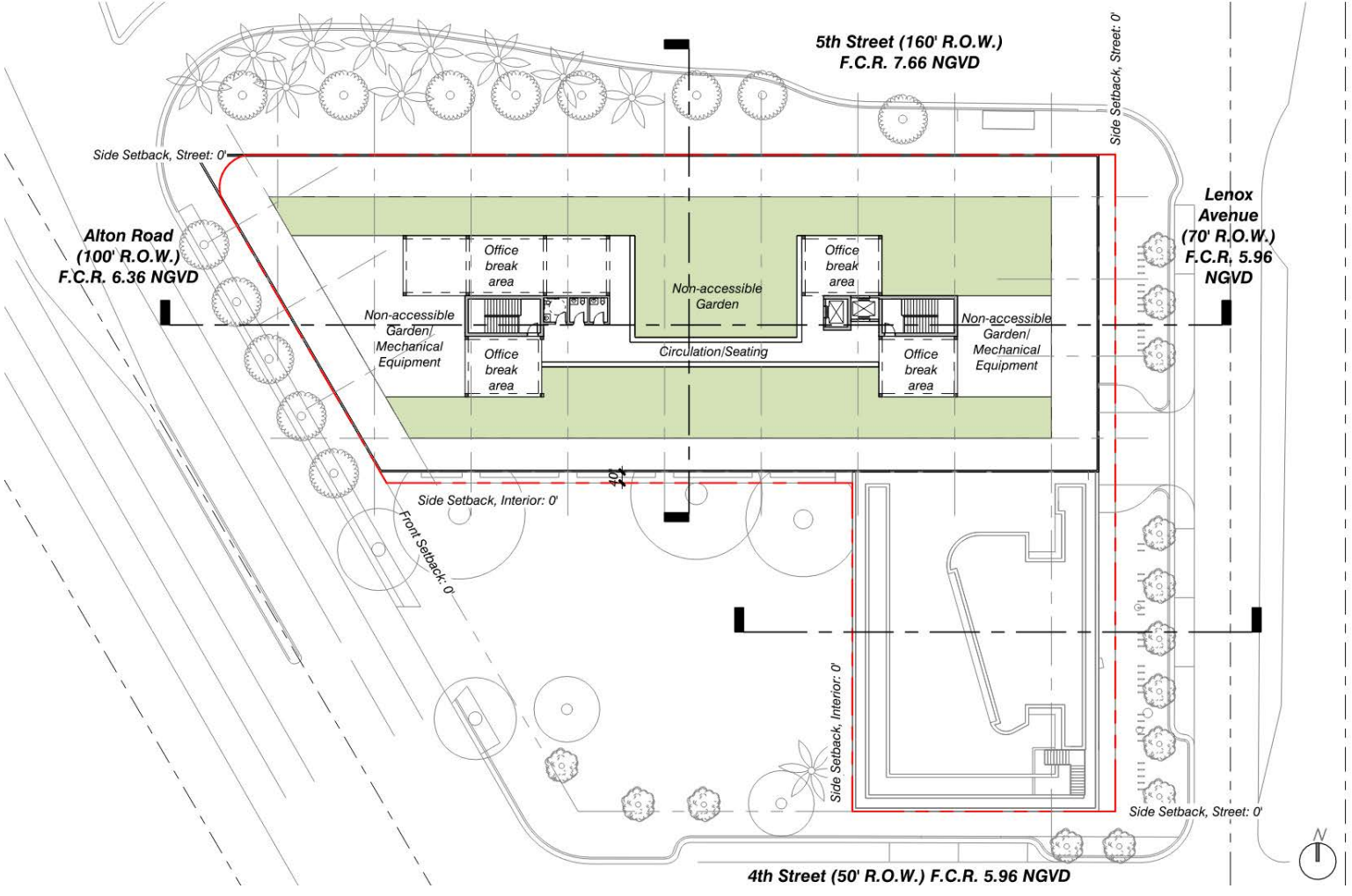
Site Plan


5th Street (160' R.O.W.)
F.C.R. 7.66 NGVD
Alton Road
(100' R.O.W.)
F.C.R. 6.36 NGVD
Lenox
Avenue
(70' R.O.W.)
F.C.R. 5.96
NGVD
4th Street (50' R.O.W.) F.C.R. 5.96 NGVD
Side Setback, Street: 0'
Side Setback, Interior: 0'
Front Setback: 0'
Clear Pedestrian Path
262'-6"
141'-8"
200'-0"
100'-0"
80'-0"
29'-5" TYP
In-Ground Planter, typ.
18 seats
Restaurant
7,204 SF
146 seats
Kitchen/BOH
Kitchen Trash
258 SF
Outdoor Terrace
50 seats
Office Lobby
1,970 SF
Elev Lobby
115 SF
Entrance
Patio
1,351 SF
27'-6"
Ramp Up
FCC
209 SF
Mail
259 SF
Valet
75 SF
Loading
Bay 1
Loading
Bay 2
Valet Dropoff
After-hours
Loading
Loading
Bay 3
Valet Pickup
Drive Aisle
22'-0"
FPL Vault
834 SF
Elec Switchgear
781 SF
Trash and Recycling
853 SF
A/C Trash
Long-Term
Bikes (115)
Bike
Workshop
Mobility Hub / Bike Sto.
1,647 SF
Short-Term
Bikes (15)
Short-Term
Bikes (25)
Landscape
Transition Area
In-Ground Planter
Existing
Bus Shelter
CMB On-Street
Loading Zone
Passenger Loading
Zone / Dropoff Stall
New curb cut
N

Typical Office Floor



Rooftop


5th Street (160' R.O.W.)
F.C.R. 7.66 NGVD
Side Setback, Street: 0'
Side Setback, Street: 0'
Alton Road
(100' R.O.W.)
F.C.R. 6.36 NGVD
Lenox
Avenue
(70' R.O.W.)
F.C.R. 5.96
NGVD
Office
break
area
Non-accessible
Garden
Office
break
area
Non-accessible
Garden/
Mechanical
Equipment
Circulation/Seating
Office
break
area
Office
break
area
Non-accessible
Garden/
Mechanical
Equipment
Side Setback, Interior: 0'
Front Setback: 0'
Side Setback, Interior: 0'
Side Setback, Street: 0'
4th Street (50' R.O.W.) F.C.R. 5.96 NGVD
N

Section / Elevation



Variance: Open Courtyard at Entrance



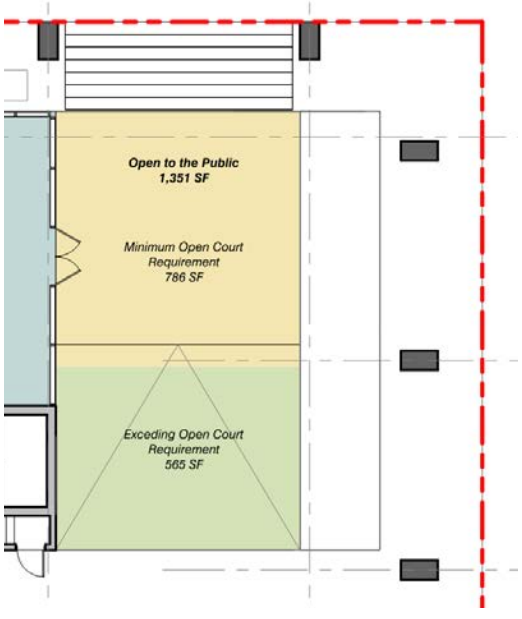
Favorable Staff Recommendation: "Furthermore, the facade is very open and well-articulated through the use of the brise-soleil, glass balcony elements, and recesses. The facade also contains other ground floor open spaces. These elements minimize the need to break up the facade with the open court."

Favorable Staff Recommendation: "The irregular shape of the parcel limits the location of the massing of the building and creates a practical difficulty for providing the open court. Given that the applicant is mitigating the need for the open court with a well-articulated facade and ground floor open spaces, staff has no objection to the requested variance."

Variance: Open Courtyard at Entrance



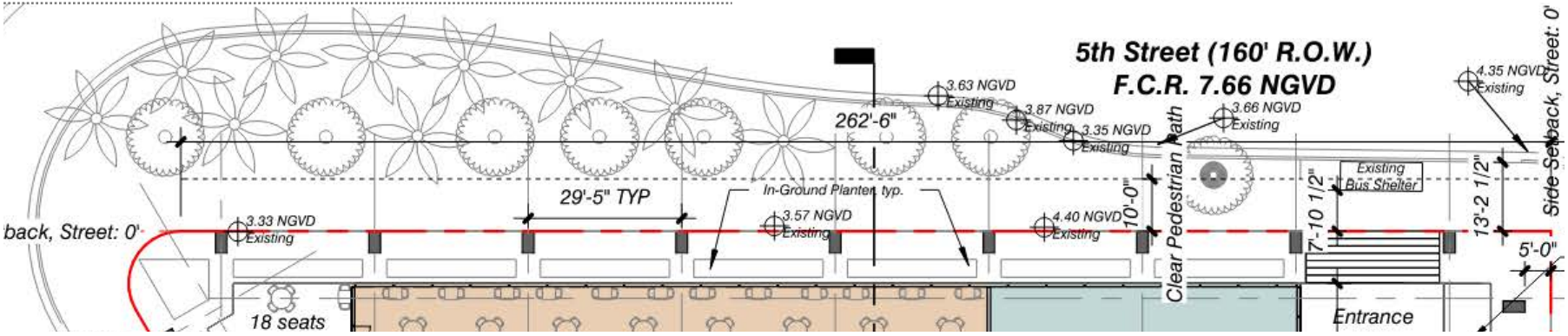




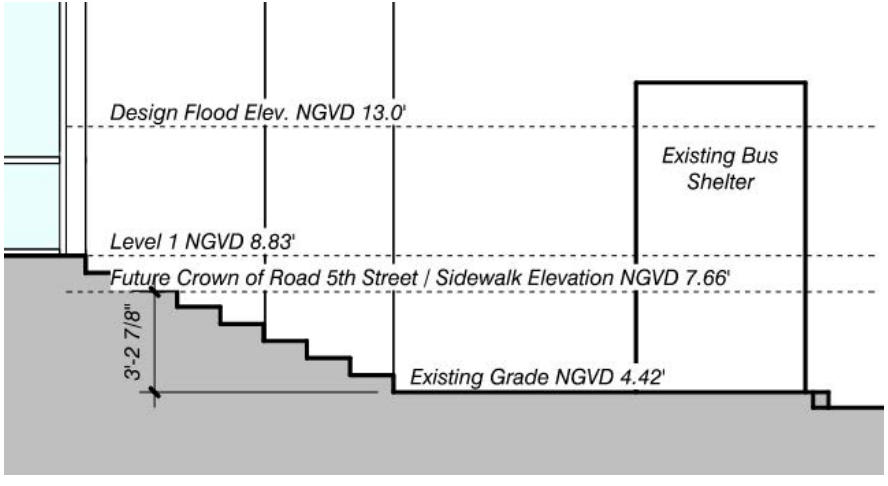
Favorable Staff Recommendation:

"In furtherance of the intent of the open court, the applicant is providing a ground floor open space on the eastern portion of the north elevation of 1,351 square feet. The ground-floor open space will contain stone tiles, planters, and landscaping."

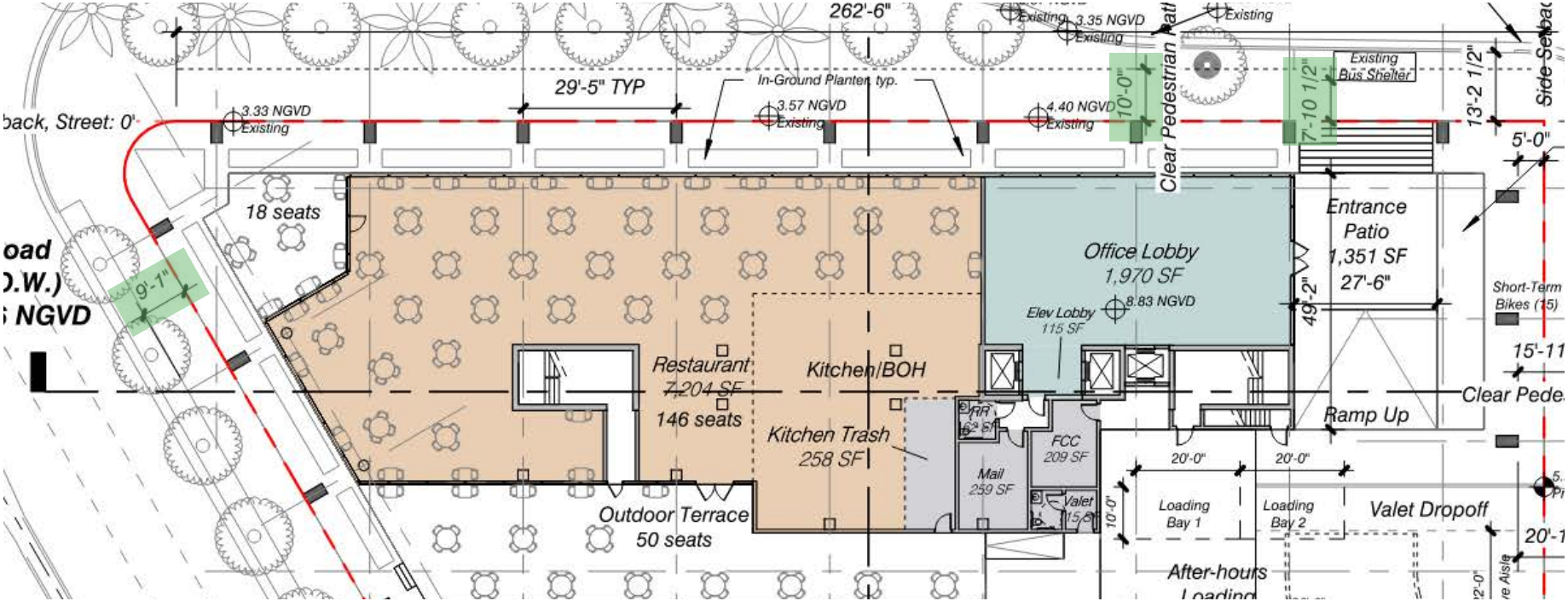
Elevation of Sidewalk Along Fifth Street



Favorable Staff Recommendation: "More than half of the 5th Street frontage is dedicated to a wide, landscape public swale which provides buffer for pedestrians from the travel lanes. Furthermore, as the sidewalk continues eastward to Lenox Avenue there is a bus lane, an existing bus shelter, and the intersection. Due to these noted site conditions, the applicant is requesting a waiver from the requirement to raise the 5th Street sidewalk. Compliance with the requirements would create an undesirable condition with several grade changes on one frontage. Given the aforementioned site constraints, staff is supportive of the proposed waiver."



Circulation Zone Design on Fifth Street and Alton Road



Favorable Staff Recommendation:

"The project does comply with the requirement that there be a clear pedestrian [path] of 5 feet. Additionally, the building has raised circulation areas within a ground floor setback that can ensure that clear pedestrian path areas are not encroached upon by other uses, such as sidewalk cafes."

Overall Favorable Staff Recommendation

1. **Approve/Grant Design Review Approval, including Waivers.**
2. Continue the Landscape Plan to the June 4, 2024 Meeting of the Board.
3. Approve the Variance (Open Courtyard at Entrance)



MIAMIBEACH
PLANNING DEPARTMENT
Staff Report & Recommendation — Design Review Board

TO: DRB Chairperson and Members — DATE: May 7, 2024

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **DRB23-0982**
1100 5th Street

RECOMMENDATION:
In view of the foregoing analysis, staff recommends the application, with the exception of the landscape plan, be **approved, including the requested variance,** subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review, Sea Level Rise criteria, and Practical Difficulty and Hardship criteria, as applicable. Additionally, staff recommends that the landscape plan be continued to the June 4, 2024 meeting.

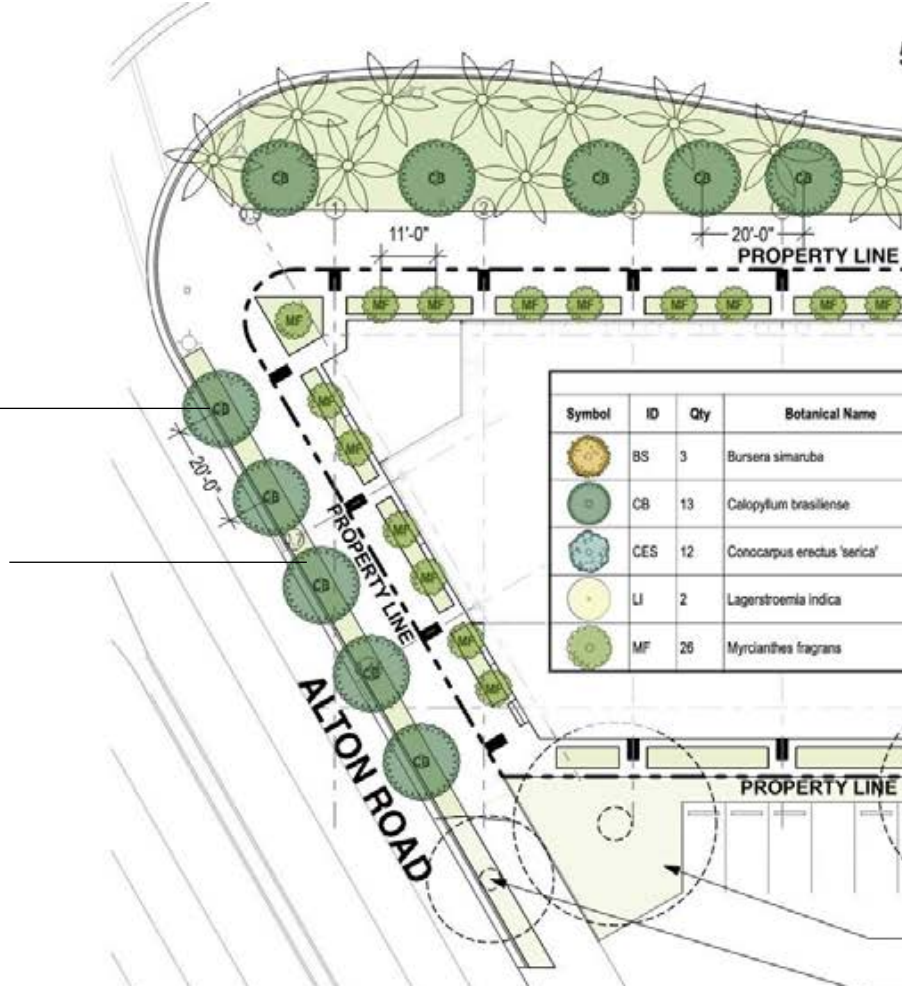
Overall staff is highly supportive of the new multi-use commercial building and commends the design that not only compliments the neighboring context, but that also stands on its own as a dynamic gateway into Miami Beach. Any modifications to the building design suggested herein can be easily addressed administratively, as indicated in the recommendation.

Resolution of Support: Discontinue 3 Parking Spaces along Alton Road

Seldom Used Parking Spaces

Proposed New Swale for Additional Trees

**Requested by Neighbors*

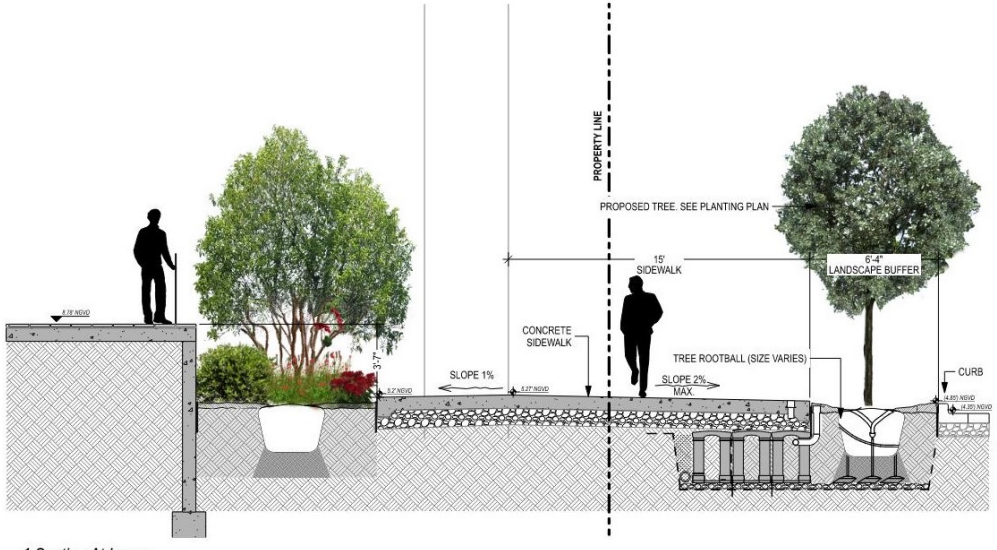



Thank You.

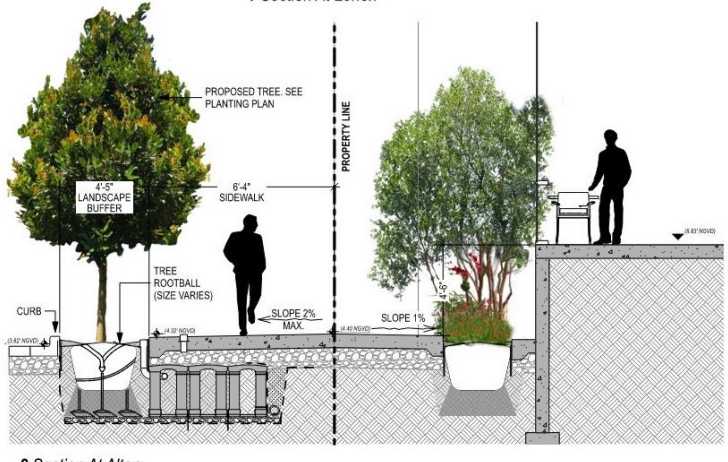
Landscape: Planting Plan



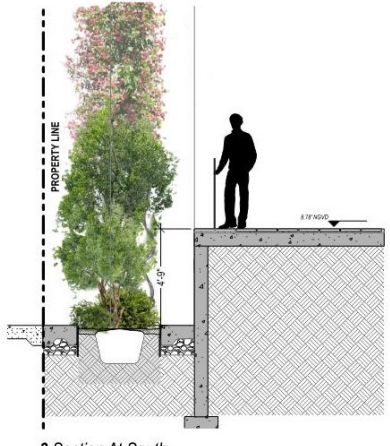
Landscape: Sections



1 Section At Lenox



2 Section At Alton



3 Section At South

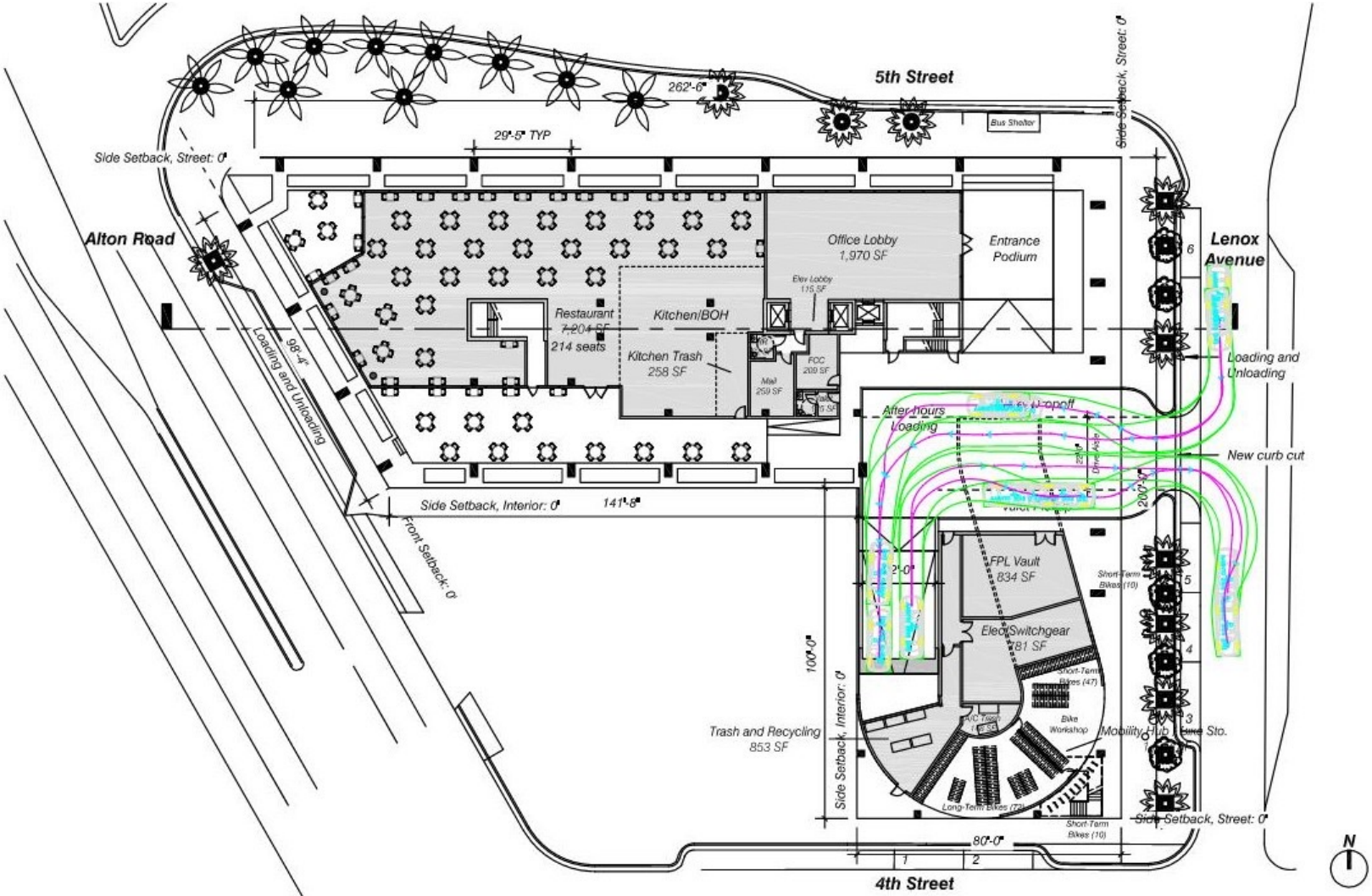
Landscape: Fifth Street Elevation



Landscape: Lenox Avenue Elevation

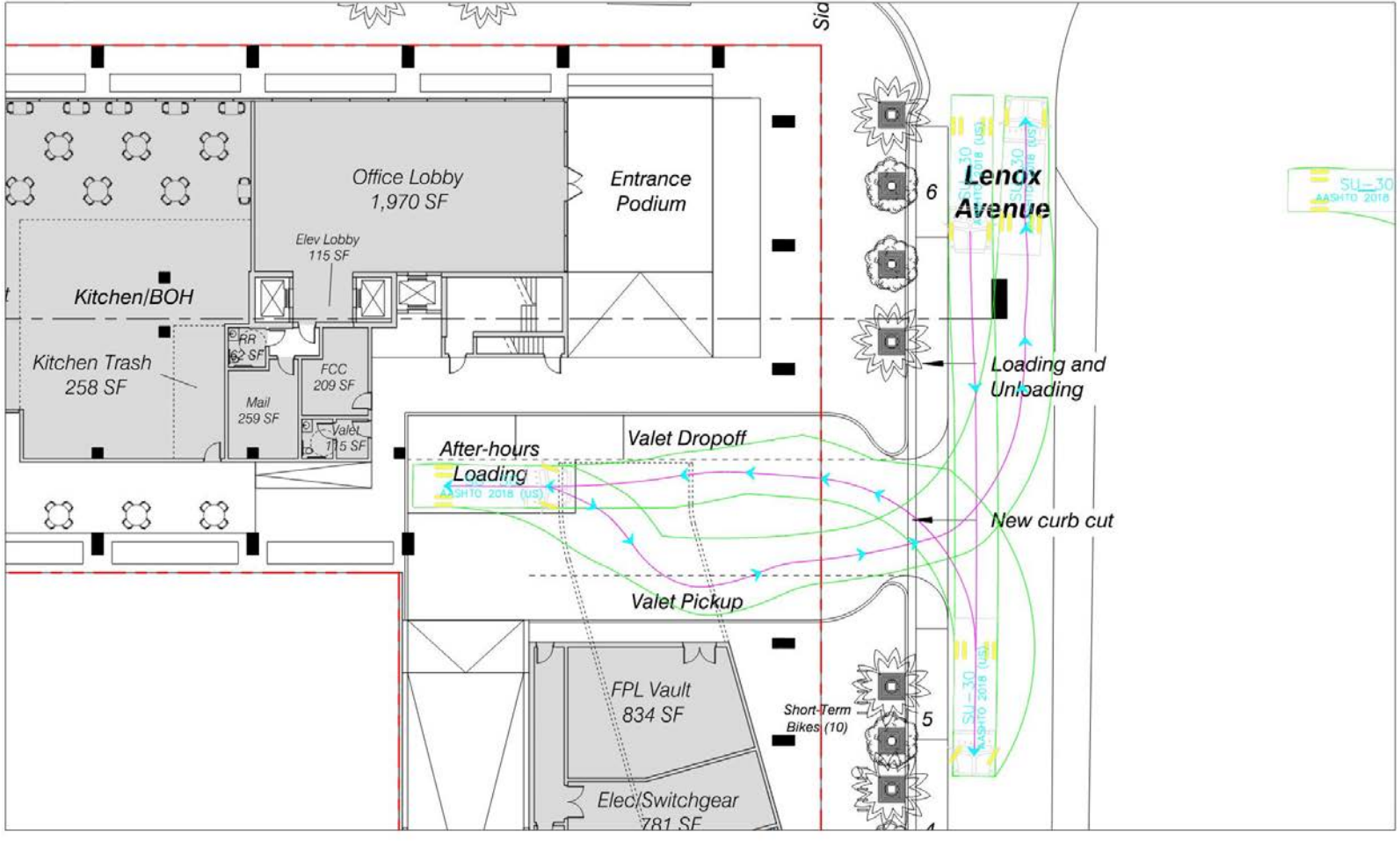


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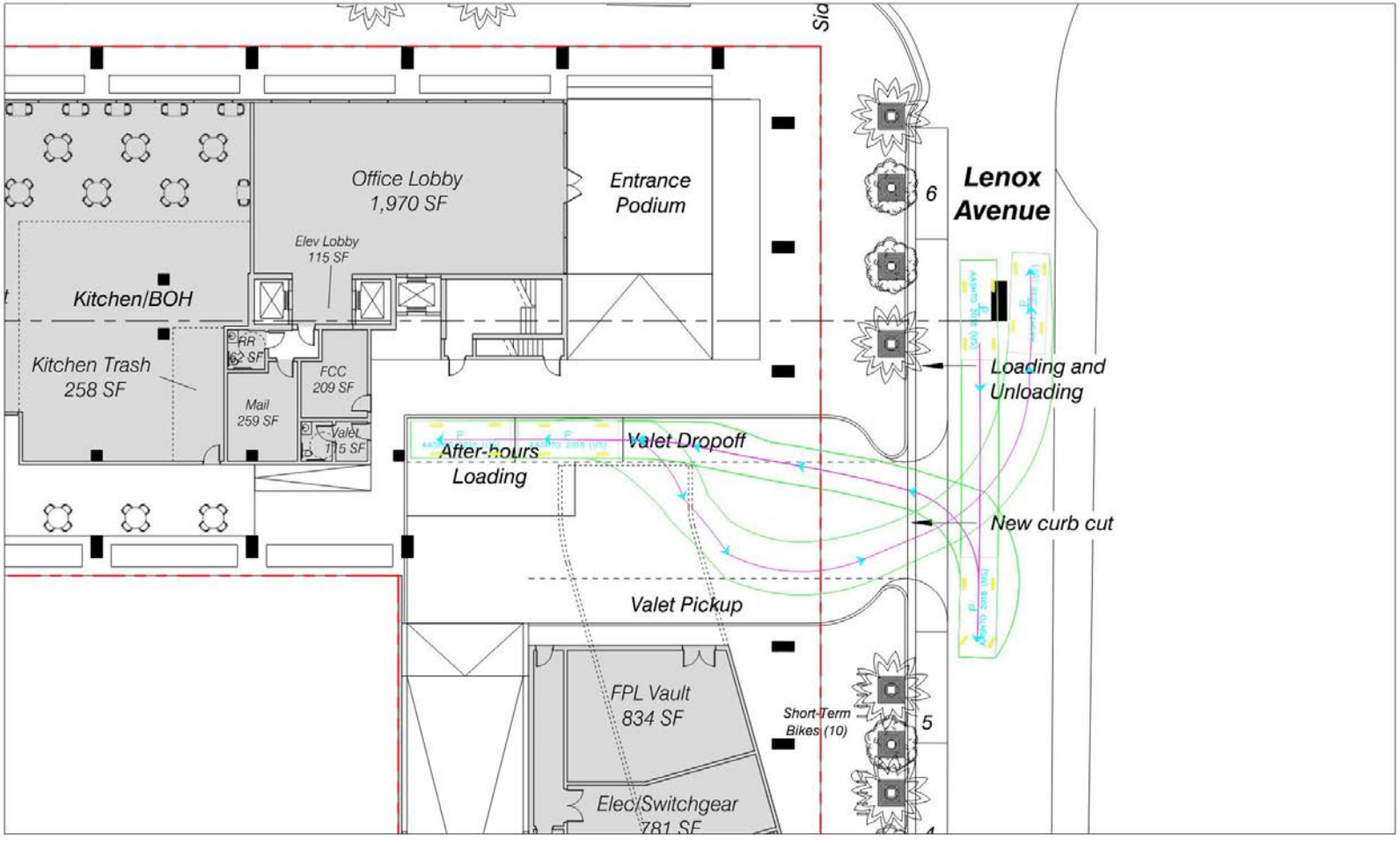
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Maneuverability Analysis - Ground Floor - SU 30 Vehicle

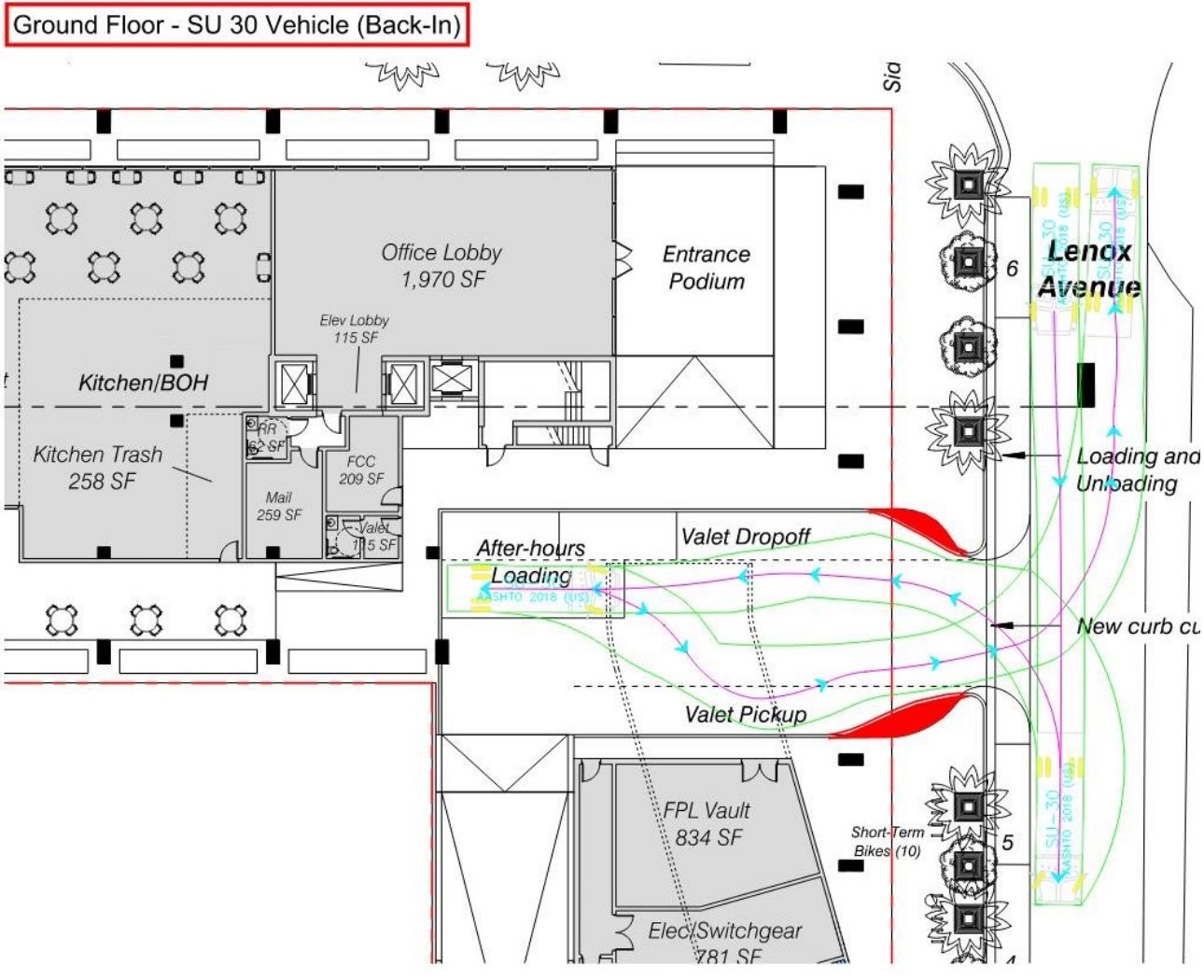


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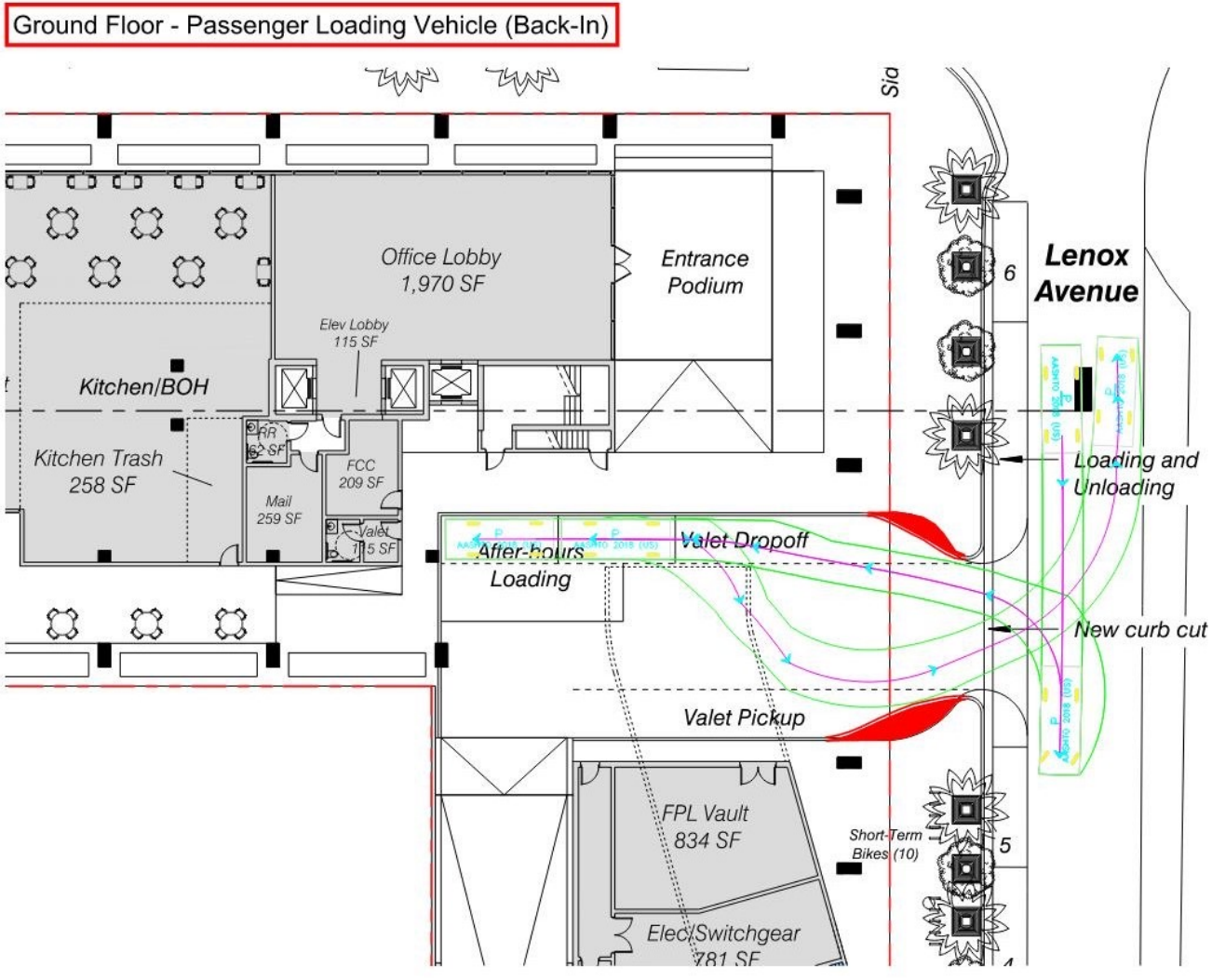
Maneuverability Analysis - Ground Floor - P Loading Vans



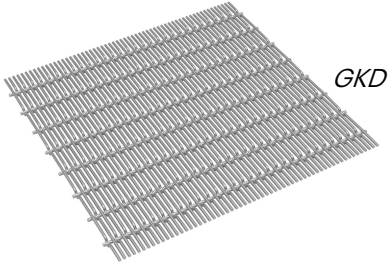
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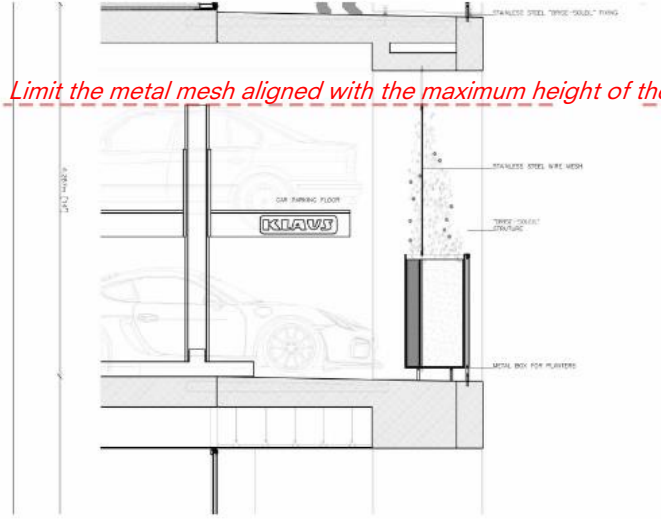
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Garage Screening



GKD Omega 1510



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



Brise Soleil Detail

