

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Planning Board

TO: Chairperson and Members  
Planning Board

DATE: September 27, 2016

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: **PB 16-0053. 1045 5th Street - The BLVD at Lenox CUP**

#### **REQUEST**

The applicants, MAC 1045 5th Street, LLC, and MAC 1031 5th Street, LLC, are requesting Conditional Use approval for the construction of a new 4-story commercial development exceeding 50,000 square feet, including a parking garage, pursuant to Chapter 142, Article II and Chapter 118, Article IV of the City Code.

#### **RECOMMENDATION**

Approval with conditions

#### **ZONING / SITE DATA**

**Future Land Use:** General Mixed Use Commercial "Performance Standard" Category (C-PS2)

**Zoning:** Commercial Performance Standards District, General Mixed-Use Commercial (C-PS2)

**Legal Description:** (Parcel 1) 1031 5<sup>TH</sup> Street

LOTS 9, BLOCK 98, MCGUIRE'S SUBDIVISION BEING A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10, AND 11, BLOCK 98 OF OCEAN BEACH ADDITION NUMBER 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

and

(Parcel 2) 1045 5<sup>th</sup> Street

LOTS 12, THROUGH 14, INCLUSIVE, BLOCK 98, OF OCEAN BEACH, FLORIDA ADDITION NUMBER 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOTS 10 AND 11, OF MCGUIRE'S RESUBDIVISION OF LOTS 6 THROUGH 11, BLOCK 98 OF OCEAN BEACH, FLORIDA ADDITION

NUMBER 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**Surrounding Uses:** See Zoning/Site Map at the end of this report.  
North: (6<sup>th</sup> Street) Multifamily Residential  
South: (5<sup>th</sup> Street) Retail/Office  
East: (Michigan Court Alley) Commercial  
West: (Lennox Avenue) Retail/Multifamily Residential

**Lot Size:** 43,500 SF / 0.998 AC

**Maximum FAR:** 2.0 – 87,000 SF

**Proposed FAR:** 1.98 – 86,221 SF Total Area as represented by the applicant

**Maximum Height:** 50'-0"

**Proposed Height:** 51'-7" (Variance of 1'-7" to be considered by HPB)

**Proposed Uses:**  
**Retail:** 64,930 SF  
**Parking:** 218 Spaces (217 Required)

### **BACKGROUND**

The project is scheduled to be considered for a Certificate of Appropriateness (COA) and Variances to exceed the maximum permitted building height and to eliminate the open court requirement by the Historic Preservation Board on October 11, 2016 (HPB File No. HPB16-0059).

### **COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:**

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Art. 4, Sec. 118-191 and Sec. 118-192:

1. **The Use is consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.**

**Consistent** – The use is consistent with the City's Comprehensive Plan, as the C-PS2 Category permits the following:

*Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels and commercial uses.*

2. **The intended Use or construction would not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.**

**Partially Consistent** – A concurrency analysis will be performed at the time of building permit application. Kimley-Horn & Associates was retained by the applicant to conduct a

traffic study. FTE, Inc. was selected by the City and paid by the applicant to conduct a peer review. See the Memorandum from the Transportation Department.

**3. Structures and uses associated with the request are consistent with this Ordinance.**

**Inconsistent** – The project requires Variances to exceed the maximum permitted building height and to eliminate the open court requirement. This and all zoning matters shall require final review and verification prior to the issuance of a Building Permit.

**4. Public health, safety, morals and general welfare would not be adversely affected.**

**Consistent** - The proposal is not expected to adversely affect the general welfare of nearby residents.

**5. Adequate off-street parking facilities would be provided.**

**Consistent** – The proposal would provide 218 parking spaces on site, which satisfies the minimum parking requirements of 217 spaces for the proposed retail uses pursuant to the regulations of Parking District 1. This provides for one (1) surplus parking space. See Parking and Access Analysis.

**6. Necessary safeguards would be provided for the protection of surrounding property, persons, and neighborhood values.**

**Consistent** - The proposed project is not expected to adversely affect surrounding values; however, staff is recommending conditions to provide further safeguards.

**7. The concentration of similar types of uses would not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

**Consistent** – The proposed use is a typically permitted use in the C-PS2 zoning district. The Conditional Use Permit is required because the scale of building exceeds 50,000 square feet. Therefore, the proposed project is not expected to create any negative impact on the surrounding neighborhood due to a concentration of uses.

**COMPLIANCE WITH REVIEW GUIDELINES CRITERIA FOR NEW STRUCTURES 50,000 SQUARE FEET AND OVER**

Pursuant to Section 118-192(b), in reviewing an application for conditional use for new structures 50,000 square feet and over, the planning board shall apply the following supplemental review guidelines criteria in addition to the standard review guidelines:

**1. Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.**

**Partially Consistent** – The applicant's letter of intent indicates that there will be three levels of retail within the building. It indicates that tenants have not yet been selected, however, it is expected the retail will operate throughout the day and evening. Staff is recommending additional conditions regarding the operations to minimize the impact to surrounding residents.

2. **Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan shall mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.**

**Partially Consistent** – The proposed project would require five (5) loading spaces pursuant to the City Code. The plans depict five (5) off-street loading berths internal to the building that are accessed through the Michigan Court alley. Trucks will go north on the alley and back into the loading berths. The letter of intent does not include hours of operation for delivery trucks. Staff is recommending conditions relative to the servicing of the proposed uses. See Delivery and Sanitation Analysis.

3. **Whether the scale of the proposed use is compatible with the urban character of the surrounding area and creates adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.**

**Consistent** – The scale of the proposed project is compatible with nearby buildings. There are several buildings within the vicinity that are of a similar scale. Nevertheless, staff is recommending conditions to minimize potential adverse impacts.

4. **Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.**

**Consistent** – The proposed 218 spaces would satisfy required parking. The parking is accessed from the northwestern portion of the property along Lenox Avenue. It is indicated that the parking will be for self-parking. In addition, the Traffic Study provides an analysis of parking operations.

5. **Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.**

**Consistent** – The plans indicate that a large proportion of the retail bays are located directly along the 5<sup>th</sup> Street and Lenox Avenue frontages. These retail bays will be directly accessible from the sidewalk. There will be direct elevator and escalator access to the upper level retail bays from a lobby on the southwest corner of the property. Additionally, there will be direct access to the retail areas from the parking garage. See Parking and Access Analysis.

6. **Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.**

**Partially Consistent** – The letter of intent indicates that there will be on-site security

personnel. The letter also indicates that there will be a comprehensive security system that includes video camera monitoring throughout the property. Staff is recommending additional conditions to ensure the security of patrons and surrounding areas.

7. **Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.**

Kimley-Horn & Associates was retained by the applicant to conduct a traffic study. FTE, Inc. was selected by the City and paid by the applicant to conduct a peer review. See the Memorandum from the Transportation Department.

8. **Whether a noise attenuation plan has been provided that addresses how noise shall be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

**Partially Consistent** – The letter of intent indicates that parking and loading spaces are located entirely within the structure, so the applicant does not anticipate any significant noise from these operations. Staff is recommending conditions to help reduce any potential impact from noise.

9. **Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.**

**Consistent** – The letter of intent indicates that the applicant would contract with a waste collection company. Trash pick-up would occur via the trash and loading area contained within the building as needed. Additionally, it is indicated that cleaning and maintenance staff will monitor the property and adjacent rights-of-way to maintain them clean and free from debris. Staff is recommending additional conditions to ensure that sanitation functions do not impact surrounding areas. See Delivery and Sanitation Analysis.

10. **Whether the proximity of the proposed structure to similar size structures and to residential uses create adverse impacts and how such impacts are mitigated.**

**Consistent** – The proposed structure is primarily surrounded by commercial uses to which minimal impacts are expected; however, it could create some negative impacts on the multi-family residential uses to the north and northeast. Staff is recommending conditions to minimize that potential.

11. **Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect shall be addressed.**

**Partially Consistent** – With the exception of the variances requested, the C-PS2 zoning district permits development such as that proposed. While there are other commercial uses in the surrounding vicinity, no negative impacts from a cumulative effect are expected.

## **ANALYSIS**

The applicant is requesting a Conditional Use Permit for the construction of a new four (4) story commercial development exceeding 50,000 square feet. The site currently contains two buildings. One building is a two (2) story night club and the other is a one (1) story car rental establishment. The site is located within the Ocean Beach Local Historic District. However, the two buildings are classified as non-contributing.

The subject building is proposed to be 4-stories with a rooftop parking deck. As presently designed, the structure will contain approximately 64,930 square feet of retail space, divided amongst three (3) floors. Parking for the building is to be located on the third, fourth, and rooftop levels.

### **Traffic and Circulation**

Kimley-Horn & Associates was retained by the applicant to conduct a traffic study. FTE, Inc. was selected by the City and paid by the applicant to conduct a peer review. The peer reviewer submitted comments to the applicant. See the Memorandum from the Transportation Department.

### **Parking and Access**

The proposed project is located within Parking District 1. The proposed garage contains 218 parking spaces, which satisfies the 217 space parking requirement. The parking would be located on the 3<sup>rd</sup>, 4<sup>th</sup>, and rooftop levels. Access to the garage will be from the northwest corner of the site along Lenox Avenue. This will front the access to the parking for the 5<sup>th</sup> and Alton Garage.

A large proportion of the retail bays are located directly along the 5<sup>th</sup> Street and Lenox Avenue frontages. These retail bays will be directly accessible from the sidewalk. There will be direct elevator and escalator access to the upper level retail bays from a lobby on the southwest corner of the property. Additionally, there will be direct access to the retail areas from the parking garage.

Additionally, 20 bicycle parking spaces will be located along the 5<sup>th</sup> Street frontage and an additional 20 will be located on the third floor of the parking garage.

### **Delivery and Sanitation**

The proposed project requires five (5) off-street loading spaces pursuant to the City Code. The proposal complies with this requirement. The letter of intent indicates that the applicant would contract with a waste collection company. Trash pick-up would occur via the trash and loading area contained within the building. It is indicated that trash pickup would occur as needed. Since this area is located within an alley that also services residential uses, staff is recommending conditions to limit the impact of trash facilities and trash pickup on surrounding properties.

### **Noise**

The plans indicate that parking and the loading spaces are located internal to the structure, so the applicant does not anticipate any significant noise from these operations. However, the location of the loading creates a potential for noise from trucks moving north along the alley, as well as while backing into the loading spaces. Staff is recommending conditions to help reduce any potential impact from noise.

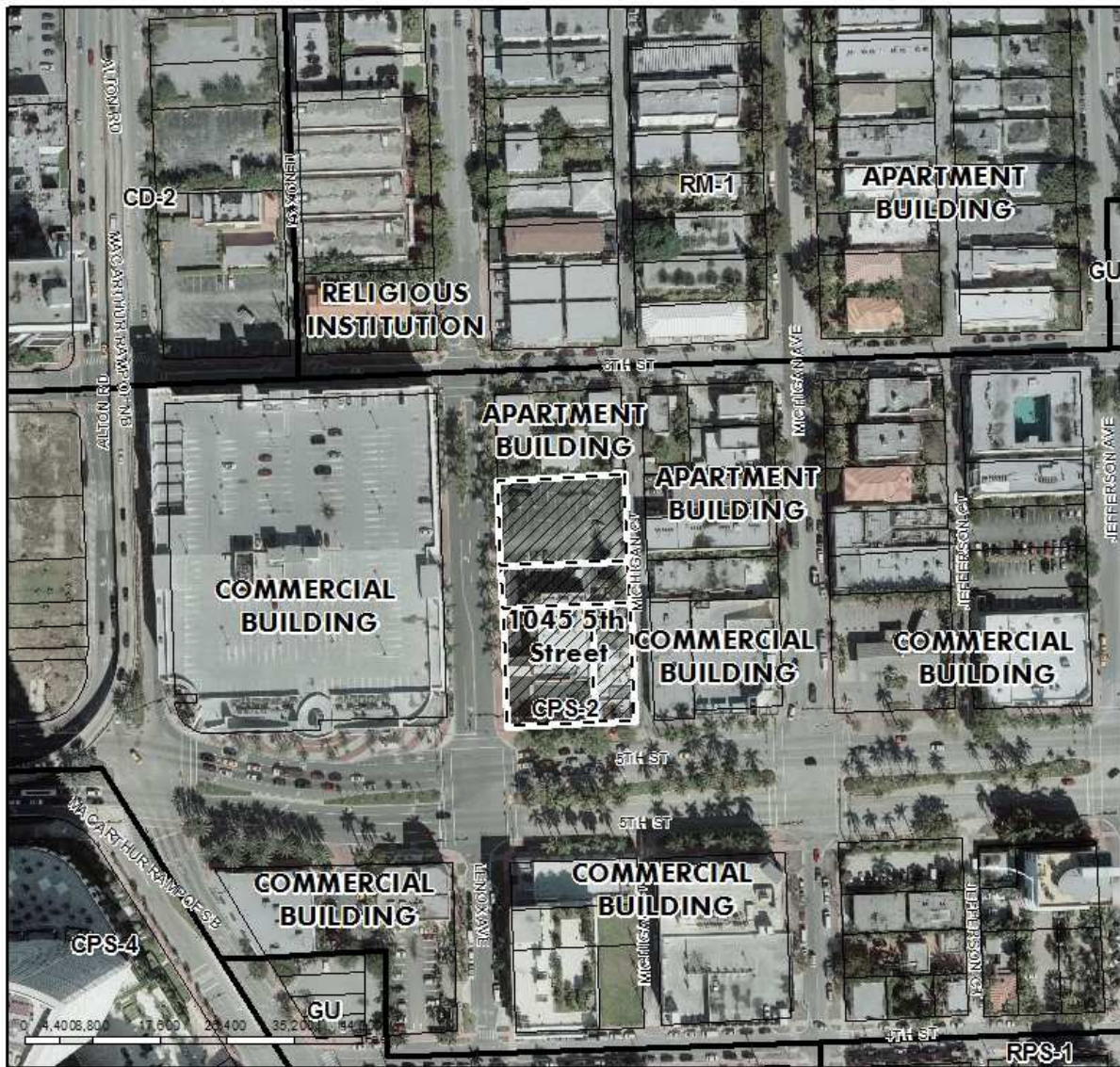
**STAFF RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the application for a Conditional Use Permit be granted, subject to the conditions enumerated in the attached draft Order.

TRM/MAB/RAM

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## ZONING/SITE MAP



City of Miami Beach Planning Board  
 PB 16-0053  
 1045 5th Street



The applicants, MAC 1045 5th Street, LLC, and MAC 1031 5th Street, LLC, requested Conditional Use approval for the construction of a new 4-story commercial development exceeding 50,000 square feet, including a parking garage, pursuant to Chapter 142, Article II and Chapter 118, Article IV of the City Code.

**MIAMI BEACH**  
 PLANNING DEPARTMENT

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