

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: October 07, 2014

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: Design Review File No. 23078
1614-1634 Alton Road "1212 Lincoln Road" – Commercial Development

The applicants, AARP Miami LLC and Wells Fargo Bank, are requesting Design Review Approval for the construction of a new five-story commercial building with accessory parking to replace four (4) one and two-story retail buildings and one (1) two-story bank, to be demolished. This project is proposed to take place in two (2) phases as a phased development project.

RECOMMENDATION:

Approval with conditions

LEGAL DESCRIPTION:

Lots 3 thru 9 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.

SITE DATA:

Zoning: CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT
Future Land Use: CD
Lot Size: 55,714 GSF
Proposed FAR: 1.5 – 83,484 SF as represented by the applicant
(203,711 GSF Total Area)
Permitted FAR: 1.5 (83,271 SF)
Proposed Height: 50'-0" 5 stories / 60'-0" to greatest architectural projection
Permitted Height: 50'-0" / 5 stories
Proposed Uses:
Retail/Service: 83,484 SF
Parking Spaces: 297 provided spaces (Required: 279 spaces)

EXISTING STRUCTURES:

1614 Alton Road (±11,625 SF)
Year Constructed: 1937
Architect: E.L. Robertson
Use: Taco Rico / Mattress Town / Verticals and More
Demolition Proposed- Total

1616 Alton Road (±3,500 SF)
Year Constructed: 1935
Architect: Schoeppel & Southwell
Use: Beauty Salon / Yoga Studio
Demolition Proposed- Total

1620 Alton Road (±4,745 SF)

Year Constructed: 1926

Architect: Harry Hice

Use: Electric Bicycle Store / Beauty Salon

Demolition Proposed- Total

1624 Alton Road (±4,027 SF)

Year Constructed: 1937

Architect: Igor Polevitsky

Use: Spiaggi / Gun Store

Demolition Proposed- Total

1630 Alton Road / 1200 Lincoln Road (±18,000 SF)

Year Constructed: 1940

Architect: Martin L. Hampton

Use: Wachovia Bank

Demolition Proposed- Total

LAND USES:

East: Seven-story Regal Cinemas

North: Two-story retail building

South: Two-story retail building

West: Five-story multi-family building and City surface parking lot

THE PROJECT:

The applicant has submitted plans entitled "1212 Lincoln Road", as prepared by **Perkins + Will**, dated August 18, 2014. It should be noted that the northernmost property that is part of this comprehensive project, the corner Wachovia Bank, has a mailing address of 1630 Alton Road / 1200 Lincoln Road.

The applicant is proposing to demolish multiple existing one- and two-story commercial buildings and construct a new five-story commercial building with accessory parking. The applicant is proposing to construct a new two-story, highly transparent commercial building with three floors of parking above on a prominent corner location that will span 350 linear feet of the western edge of Alton Road from Lincoln Road southward to one parcel north of 16 Street. The proposed five-story building has been designed with 83,484 SF of commercial space and 297 parking spaces. All commercial uses are proposed to front Alton Road and Lincoln Road on the first and second floors, and parking is proposed on the third through the fifth floors. Delivery, trash and service areas have been configured to be accessed from Alton Court in the same way manner as the existing conditions.

In accordance with section 142-303 of the City Code, new construction of structures 50,000 square feet and over in the CD-2 zoning district receive a Conditional Use approval from the Planning Board. On September 23, 2014 an application for Conditional Use approval was approved by the Planning Board.

CONSISTENCY WITH COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **commercial use** appears to be **consistent** with the Future Land Use Map of the 2025 Comprehensive Plan.

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:

1. Section 130-101: The off-street loading spaces have not been provided for the building. For each retail store, department store, restaurant, wholesale house, warehouse, repair, general service, manufacturing or industrial establishment, or similar use, which has an aggregate floor area in square feet of: Over 40,000 but not over 60,000: 4 spaces.
2. A Conditional Use Permit is required, pursuant to Article IV Section 118, and Article II Section 142 of the Miami Beach City Code, for the construction of a commercial building exceeding 50,000 square feet, including parking. (PB File No. 2207).

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

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.
Not satisfied; the location of bicycle racks along Alton Road have not been shown
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.
Not satisfied; a lighting plan has not been provided
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; a well decorated wall or other screening method should be introduced along the west side to ensure minimal light spillage onto the neighboring multifamily buildings.
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.

Satisfied

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not satisfied; a roof plan showing the location of mechanical equipment and details of the associated screening have not been provided

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 Satisfied;

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.

Satisfied

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; the location of all of the required loading spaces and delivery of goods have been arranged along the alley

ANALYSIS

Staff commends the applicant for proposing to construct a high quality, dynamic structure to replace low scale retail structures along Alton Road. Staff is pleased with the overall siting of the proposed structure, the fifty-foot volume has been setback 10'-0" from Alton Court, allowing the structure to achieve a distance of 30'-0" (including the alley) from its closest residential neighbors to the west. Additionally, the ground level storefront systems have been designed with varying depths and angled faceted cuts that help break up the approximately three hundred fifty (350) linear feet of frontage along Alton Road. This highly transparent and dynamic ground design will serve to activate this section of Alton Road, as well as the intersection of Lincoln Road.

Because of the desire to allow Wachovia Bank to operate during the construction of the project, the applicant is requesting the approval of a phased development project. As such, the first phase will include all work south of the existing bank and surface lot. The second phase will include the demolition of the existing bank branch and completion of the remainder of the new building.

Accordingly, the applicant proposes the following phasing schedule:

Phase I (lots 3 through 7 of Block 45) shall consist of all proposed development south of the surface lot of Wachovia Bank. A full building permit for the Phase I improvements shall be issued within eighteen (18) months of the Board's approval; and

Phase II (lots 8 and 9 of Block 45) shall consist of all proposed development north of lots 3 through 7 of Block 45. A full building permit for the Phase II improvements shall be issued within twelve (12) months of the issuance of the final certificate of occupancy for

the Phase I improvements.

Staff is very supportive of the modern design vocabulary proposed, which will establish an iconic gateway to Alton Road, one of the City's two major north-south corridors. It is important to note that the proposed project has been reviewed by the Planning Board with regard to important issues related to the operations of the project, including parking, traffic, deliveries, sanitation and security.

Like a similarly transparent building recently approved by the Design Review Board located along North Lincoln Lane, staff is confident that the proposed design will result in a unique and modern statement during both daytime and nighttime hours. However, staff is concerned that inappropriate lighting and merchandising could have serious adverse impacts on the new architecture and surrounding area. As such, staff would strongly recommend that all interior lighting be designed in a manner so as not to have an overwhelming impact upon the surrounding areas and consist of indirect lighting elements with a soft, neutral color. Additionally, staff would recommend that transparent displays be permitted within 10'-0" from the storefront windows at the first and second levels.

While the applicant has submitted exciting concept drawings, staff does have some minor concerns with the execution of this concept, as adequate details and non-rendered elevations have not been provided. The careful detailing of the double height angled glass curtain wall system will be critical to the successful execution of the proposed design. Additionally, a uniform sign plan should be designed to be consistent in materials, method of illumination and sign location.

The applicant has begun to address staff's concerns regarding the detailing of the expansive southern elevation by proposing painted geometric color fields that continue the faceted effect. However, staff would strongly recommend additional design development of the south elevation, including further articulation and physical movement that corresponds with the geometric color blocking design technique. In this regard, given the visibility and size of the south wall, it is strongly suggested that it be setback a minimum of 4 feet to allow for the physical break up of the solid masonry wall that projects over the neighboring one-story retail strip and to create stronger visual interest when traveling northbound on Alton Road.

Staff has additional minor concerns regarding the final details for the project, as well with the potential negative impact upon the neighboring residential property to the west. A well designed and opaque screening mechanism will need to be fully explored and installed along the ramp and parking areas of the western portion of the entrance ramp and parking levels to ensure minimal nuisance to the residential properties. The applicant will also need to address minimizing the potential spillage of headlights and tire screeching from the vehicles. Collectively, staff believes that all of these concerns can be addressed administratively, as indicated in the recommendation for approval below.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application be approved, subject to the following conditions, which address the inconsistencies with the aforementioned Design Review criteria:

1. The project may take place in two phases as a phased development project in accordance with the following revised phasing schedule:

- a. **Phase I** (lots 3 through 7 of Block 45) shall consist of all proposed development south of the surface lot of Wachovia Bank. A full building permit for the Phase I improvements shall be issued within eighteen (18) months of the Board's approval; and

Phase II (lots 8 and 9 of Block 45) shall consist of all proposed development north of lots 3 through 7 of Block 45. A full building permit for the Phase II improvements shall be issued within six (6) months of the issuance of the temporary certificate of occupancy for the Phase I improvements.

- b. The final certificate of occupancy for Phase I shall not be issued until the existing structure on lot 9 has been demolished and construction of Phase II has commenced.

2. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

- a. All rooftop lightpoles shall be limited to a maximum height of 10'-0". All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff.

- b. The south elevation shall not be permitted as proposed. The entire wall shall be setback a minimum of four (4') feet from the rear (south) property line in order to allow for substantial physical movement and changes in plane. Additional design development of the south elevation shall also be required. This shall include substantial physical articulation along the entire elevation that corresponds with the geometric color blocking technique proposed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- c. Pavers and concrete banding shall be utilized for the entire entry drive though area and the top level of the parking garage, including alternate colors of concrete banding in place of painted striping, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- d. The rooftop mechanical equipment proposed within the southeast corner of the roof shall be relocated away from the edges of the building that face a street. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall configured to be as close to the center of the roof as possible and screened from view on all sides, in a manner to be approved by staff.

- e. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- f. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be

reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- g. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from the east walls of the building on the first and second levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes only.
- h. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.
- i. All electrical conduits, interior lighting elements and sprinkler lines and sprinkler heads located within the proposed parking garage levels shall be contained within the concrete structure of the building and shall not be surface mounted wherever visible from the public right of way or wherever they may otherwise have an adverse aesthetic impact upon the design integrity the structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. The interior walls of the first level of the parking garage entrance and ramps shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- k. The details and design of the west elevation at the 2nd and 3rd levels shall be further developed and refined, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- l. The glass panels proposed on the upper levels of the west elevation shall incorporate a semi-opaque film or frit, in order to adequately screen the floors of the parking level, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- m. Section drawings shall be provided that clearly show the parapet heights for all sides of the level 5 roof plan. A minimum parapet height of six (6') feet from the slab, along the entire level, shall be required.
- n. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and

approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- o. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - p. All kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
 - q. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - r. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - s. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Pavers and concrete banding for a minimum width of 15'-0" shall be utilized for the north-south crosswalk across Lincoln Road and the two east-west crosswalks across Lincoln Road, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The applicant shall install 6 bicycle racks at the northwest corner of the property alongside the alley at Lincoln Road and an additional 6 bicycle racks shall be installed at the northwest corner of the property alongside the stairwell facing Lincoln Road, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The applicant shall install an additional 6 bicycle racks to be distributed along Alton Road subject to review and approval of FDOT and the Public Works and Planning Department, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations.

The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans.

- e. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
4. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
5. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board
6. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
7. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
8. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
9. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
10. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

TRM/JGM

c: Gary Held, First Assistant City Attorney

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ZONING/SITE MAP

