

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: April 2, 2024

FROM: Thomas R. Mooney, AICP
Planning Director

 for TRM

SUBJECT: DRB23-0956
1901 Alton Road – Whole Foods

An application has been filed requesting Design Review Approval for the construction of a new 3-story commercial building, including waivers from the Long Frontage Standards, and a variance from the maximum width for entrance and exit drives, to replace all existing structures on the site.

RECOMMENDATION:

Approval with conditions.

Approval of the variance.

LEGAL DESCRIPTION:

Lots 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami-Dade County, Florida.

BACKGROUND:

On May 26, 2015 the Planning Board approved a conditional use for a similar supermarket project at the site (PB file 2215). This project was also approved by the DRB on June 2, 2015 (DRB 23119). However a building permit was never issued and both the DRB and Planning Board applications expired.

A new application for a supermarket is currently scheduled to be reviewed by the Planning Board on March 26, 2024 (PB23-0624).

SITE DATA:

Zoning:	CD-1 Commercial, Low Intensity District
Future Land Use:	CD
Lot Size:	55,377 SF
Proposed FAR:	0.96 – 53,391 SF Total Area as represented by the applicant
Permitted FAR:	1.0 (55,377 SF)
Proposed Height:	45'-0" / 54'-0" to greatest architectural projection
Proposed Uses:	
Financial Institution:	3,908 SF
Retail:	34,953SF
Parking Required:	165 Spaces
Parking Provided:	271 Spaces

EXISTING STRUCTURE:

LAND USES: (See Zoning/Site map)

Structure:	Two story (6,159 SF)	North: Multifamily residential
Year Constructed:	1986	South: Commercial building (Publix)
Architect:	Frank Homolka	East: Multifamily residential
Use:	Bank	West: Commercial
Demolition Proposed:	Total	

THE PROJECT:

The applicant has submitted revised plans entitled "1901 Alton Road", as prepared by **Studio MCG Architecture**, dated February 4, 2024. The proposed four-story building contains over 50,000 square feet of commercial space and 271 parking spaces, and will replace an existing one-story 6,159 square foot Wells Fargo Bank branch and surface parking lot containing 63 spaces.

All commercial uses are proposed to front Alton Road and 19th Street on the first level and along portions of a mezzanine level on the second floor. All off-street parking is configured on the second through fourth levels.

The proposed uses are a retail supermarket and bank. Delivery, trash and service areas have been configured to be accessed from 19th Street. In accordance with section 7.2.10.2 of the City Code, new construction of structures 50,000 square feet and larger in the CD-1 zoning district are required to obtain a Conditional Use approval from the Planning Board for a neighborhood impact structure. The Planning Board reviewed and approved the project on March 26, 2024.

The applicant is requesting the following waiver(s):

1. A waiver from additional requirements for Long Frontage Standards for new construction with non-residential uses on the ground floor, per sec. 7.1.2.2.g.2. of the City Code.

The applicant is requesting the following variance(s):

1. A variance from the habitable space and maximum driveway width requirements:

- Variance requested from

Section 7.1.6.2 (b) (1) Habitable space, as applicable, at the first habitable level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required habitable space may accommodate entrance and exit drives. The total width of the entrance and exit drives shall not exceed 22 feet. For habitable space that screen parking and that are also located below DFE, these shall have floodproofing for all facades below DFE extending 36 inches above DFE.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that partially satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that partially indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.
- The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

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, in addition to the requested variance(s):

1. A Conditional Use Permit is required, pursuant to Chapter 7, Section 7.2.10 of the Miami Beach Resiliency Code, for the construction of a commercial development exceeding 50,000 square feet, including parking. (PB23-0624).
2. All required loading must be located within the enclosed building. An additional loading space will have to be designated within the parking garage to comply with this requirement.
3. The sidewalk shall contain a "circulation zone" with a minimum dimension of 10 feet wide as per sec. 7.1.2.2.g.2.
4. The parallel transition areas between the raised circulation zone and lower-level sidewalks, street crossings, intersections, and driveways shall be accommodated within the frontage adjacent to the new development as per sec. 7.1.2.2.g.2.

5. The landscape transition areas between the raised circulation zone and the adjacent automobile parking or vehicle travel lanes shall be required as per 7.1.2.2.g.2.

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.

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 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.
Not Satisfied; The service area along 19th Street, including the FPL Vault, Utility Room, trash compactors, loading dock and vehicular access ramp is excessive, and will have a negative impact on the pedestrian character of 19th Street if not reduced. See Staff Analysis
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.
Not Satisfied; See No. 3 above and Staff Analysis.

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.
Not Satisfied; See No. 3 above and Staff Analysis.
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.
Not Satisfied; See No. 3 above and Staff Analysis.
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; See No. 3 above and Staff Analysis.
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.
Satisfied
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.
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.
Satisfied
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.
Not Satisfied; See No. 3 above and Staff Analysis.

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied
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 Applicable
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.
Not Satisfied; See No. 3 above and Staff Analysis.
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.
Not Satisfied; See No. 3 above and Staff Analysis.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided.
To be satisfied at time of building permit.
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable
4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.
Satisfied
5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
Satisfied
6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.
Satisfied

7. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.
Satisfied
8. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.
Not Applicable
9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Satisfied
10. In all new projects, water retention systems shall be provided.
Not Satisfied
11. Cool pavement materials or porous pavement materials shall be utilized.
Not Satisfied
12. The project design shall minimize the potential for a project causing a heat island effect on site.
Satisfied

Staff Analysis**DESIGN REVIEW**

The applicant is proposing a new Whole Foods market and Wells Fargo Bank on the subject property to replace an existing one-story bank and surface parking lot. The proposed four-story commercial building includes approximately 34,100 square feet of ground floor supermarket space and approximately 4,000 square feet of bank space, with accessory parking configured above on the three upper levels. The sole vehicular entrance and exit, along with delivery, trash and service areas, are located at the southeast corner of the site along 19th Street.

All active uses are configured to front predominantly on Alton Road along the first level and along an internal mezzanine level in the supermarket portion of the project. Parking is configured on the second through the fourth levels.

19th Street is an important pedestrian route for residents in the apartment buildings to the east, including the New World Symphony dorms, as well as pedestrians heading from further east, to access the Sunset Harbour neighborhood. Furthermore, staff expects pedestrian activity to increase with the opening of the supermarket as well as other proposed projects in the neighborhood.

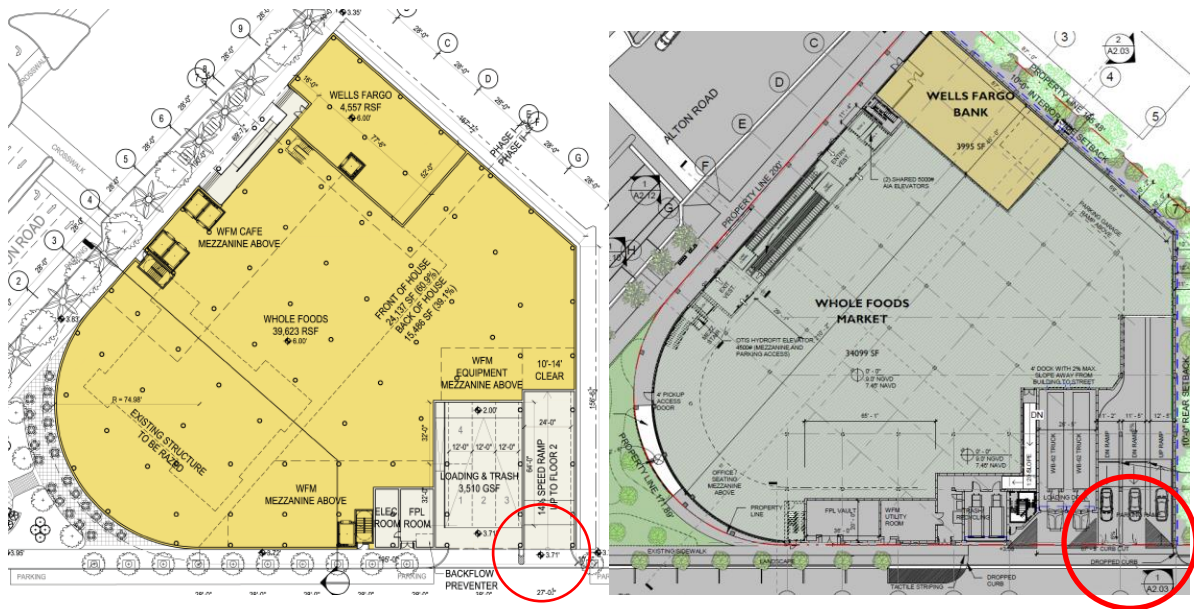
Staff compared the proposed site plan with the plan approved in 2015, and the following is noted:

2015 Approval:

Current proposal:

2 Car driveways
 3 Loading driveways

3 car driveways
 2 Loading driveways
 2 Trash compactors driveways



During the pre-application process, staff expressed serious reservations to the applicant regarding the driveway configuration proposed in comparison to the configuration approved in 2015 and recommended the removal of one of the car exit driveways, as well as reductions in the loading and trash compactor areas, to improve the pedestrian experience along 19th Street. Since the applicant has a surplus of parking on levels 3 to 4, double driveways could be accommodated on the second level to prevent queuing when exiting.

Since the final submittal, staff had a very productive discussion with the applicant regarding delivery, loading and refuse operations, traffic circulation within the building, as well as access from the driveways. The applicant believes that a 2-vehicle exit drive is critical for operations, given their expected traffic volume. In this regard, an important component of the proposed driveway and loading access points is pedestrian visibility for cars entering and exiting the drive and loading lanes. In this regard, the use of control gate arms in the proposed driveway exit lanes is paramount to providing safe pedestrian movement on the sidewalk, as they significantly slow exiting vehicles.

To accommodate control gate arms, the applicant believes a 2-lane exit option is needed in case there is a malfunction with one of the gate arms, or other delay. Although staff believes a one lane driveway exit is a better option, the 2-lane option proposed by the applicant, as part of other modifications to the 19th Street portion of the building, would be acceptable. The Conditional Use Permit from the Planning Board includes specific conditions regarding an automatic gate arm and other control mechanisms at the exit to slow vehicles as they exit the garage. Staff will provide a verbal update of the Planning Board's review of the application at the April 2, 2024 meeting. Lastly, the applicant has been able to minimize the frontage of the Utility room and FPL vault along 19th Street and will present these changes as part of their presentation to the Board.

In addition to the concerns noted regarding the extensive width of the curb cut along 19th Street, staff believes that additional design development is required for the service area of this elevation. In conjunction with well designed loading and trash doors, staff recommends that the successful design language of the western portion of 19th Street be carried eastward along 19th Street. While the clear storefront area cannot be expanded, the rhythm of the storefront can be carried eastward with a change of high-quality materials that continues in a similar rhythm, including for the louvers shown on the second level.

Regarding the internal layout of the store, staff would strongly recommend that all interior supermarket and bank lighting be designed in a manner so as not to have an overwhelming impact upon the streets and consist of indirect lighting elements with a soft, neutral color. Additionally, staff would recommend that displays and merchandising not be placed directly against the storefront windows and be arranged to provide clearance from the windows at the first and mezzanine levels. The design of the ground floor "colonnade" creates a desirable pedestrian experience that allows for clear views into the store; the interior layout and display should complement the design.

The applicant is also requesting a waiver for the long frontage standard that is required for new construction with nonresidential uses on the ground floor on frontages with a width greater than 150 feet. Pursuant to the long standard regulations, the applicant would require providing a circulation, parallel, and landscape zone. Specifically, the sidewalk shall contain a "circulation zone" with a minimum dimension of 10 feet wide. Along 19th Street, a five feet wide circulation zone and Alton Road has a minimum of nine feet. Within the circulation zone, a minimum five foot wide clear pedestrian path shall be free of obstruction, including but not limited to outdoor cafes, handrails, and outswing doors. While the circulation zone may contain existing streetlights or utilities, staff believes that the applicant is providing sufficient space along Alton Road and the minimum 5' clear path along 19th Street to accommodate pedestrians.

In addition to the circulation zone, a parallel transition is required between the raised circulation zone and lower-level sidewalks, street crossings, intersections, and driveways. Staff finds that the applicant has provided the necessary steps and ramps adjacent to the property line to transition the elevation between the existing street level of 6.75' N.G.V.D. and the proposed finished floor of 9'-0" N.G.V.D.

Additionally, the standards require a landscape zone between the raised circulation zone and the adjacent automobile parking or vehicle travel lanes. The purpose of this area is to provide a minimum of five feet of landscape transition with street trees, raised planters, or stabilized planting areas that at a minimum match the elevation of the circulation zone. However, the existing site conditions do not allow for the applicant to provide the landscape zone as the sidewalk and area between the circulation zone is limited.

Lastly, the previously approved project included a condition requiring the retention of the existing landscape buffer along the north side of the site. However, the arborist report submitted with the application, indicates that the trees along this border are invasive and of poor health. As such, staff has no objection to their removal. The proposed plans include a variety of canopy trees along the north and east elevations, each with a diameter of 4", 16' of clear trunk, and 10' of spread at time of planting.

In summary, staff is confident the project architect can successfully address the concerns raised herein and would recommend that the application be approved.

VARIANCE REVIEW

The applicant is requesting the following variance:

1. A variance from the habitable space and maximum driveway width requirements:

- Variance requested from

Section 7.1.6.2 (b) (1) Habitable space, as applicable, at the first habitable level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required habitable space may accommodate entrance and exit drives. The total width of the entrance and exit drives shall not exceed 22 feet. For habitable space that screen parking and that are also located below DFE, these shall have floodproofing for all facades below DFE extending 36 inches above DFE.

Due to the abutting low scale apartment buildings on this same block, separated only by a property line and not an alley, the site presents a challenge in providing a service area that has the least impact on these residents. Additionally, due to the high volume of traffic along Alton Road, vehicular access and service access from the west side is not feasible. To minimize roadway impacts as well as impacts on the neighboring residents, all vehicular access, loading, trash and service has been located along 19th Street. While staff believes the extent of this service area is excessive, and plans will be presented to the Board at the hearing which further minimize the frontage of the FPL vault and utility room, the noted site conditions and neighborhood context present a practical difficulty in providing service and vehicular access to the site within the constraints of the city code.

While the total length of the curb cut, including the trash area, loading area and vehicular access is over 100 feet, the majority of this consists of curb cut associated with the trash area and loading area. Staff is recommending that both the trash and loading dock be enclosed with a solid high-quality roll-down door, which will remain closed except when such areas are in active use. Staff would also recommend that each of the vehicular access drives be reduced to the minimum lane widths required of 11'-0", to further reduce the size of the needed curb cuts. With these changes, staff has no objection to the requested variance.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application 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.

DESIGN REVIEW BOARD

City of Miami Beach, Florida

MEETING DATE: April 2, 2024

PROPERTY/FOLIO: **1901 Alton Road** 02-3234-001-0030

FILE NO: DRB23-0956

IN RE: An application has been filed requesting Design Review Approval for the construction of a new 3-story commercial building, including waivers from the Long Frontage Standards, and a variance from the maximum width for entrance and exit drives, to replace all existing structures on the site.

LEGAL: Lots 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami-Dade County, Florida.

APPLICANT: 1901 Property LLC

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria b, h, i and s in Section 2.5.3.1 of the Land Development Regulations.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1 in Section 7.1.2.4(a)(i) of the Land Development Regulations.
- D. The project would be consistent with the criteria and requirements 2.5.3.1 and/ or Section 7.1.2.4(a)(i) if the following conditions are met:
 - 1. Revised elevation, site plan, and floor plan drawings for the proposed new 3-Story Commercial building at 1901 Alton Road shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The area for the FPL vault, utility room and refuse areas, as well as loading and driveways, shall be reduced in a manner to be approved by staff.

- b. The design language of the western portion of 19th Street shall be carried eastward along 19th Street, including the use of high-quality materials/finishes in a manner to be reviewed and approved by staff.
- c. The final design and details, including samples, of the proposed exterior screens shall be provided. The white metal screen shall be designed, arranged and installed in a manner as to maximize transparency and allow visibility to the plants and planters installed behind said screen, 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 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.
- e. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of 10'-0" from the walls of the building on the first and mezzanine 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.
- f. 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.
- g. 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.
- h. 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.
- i. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view on all sides, 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 rooftop light poles located along the perimeter of the building edge shall be eliminated or replaced with a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All rooftop light poles 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 consistent with the Design Review Criteria and/or the directions from the Board.

- k. Pavers and concrete banding shall be utilized for the vehicular entry drive, 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.
- l. The internal garage lighting shall be shielded to inhibit direct views of all internal light sources.
- m. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- n. A high quality finish for the loading area roll-down door, as well as for the trash compactor area, shall be required; the location of all housing, as well as the dimensions of the door shall be subject to the review and approval of staff.
- o. 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.
- p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, 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.
- q. The east and north elevations of the garage shall be fully enclosed in order to minimize impacts on the abutting residential buildings, subject to the review and approval of staff.
- r. 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.
- 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.
- t. URBAN HEAT ISLAND ORDINANCE Section 7.5.3.2(g)(iv) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in Section 1.2.1 of this Code, and (v) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in Section 1.2.1, shall be prohibited.
- u. 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.

2. A revised landscape plan shall be prepared by and bear the seal of a Landscape Architect licensed to practice in the State of Florida. The corresponding landscape plans shall be submitted to and approved by staff. At a minimum, landscape plans shall comply with Chapter 46 Tree Preservation and Protection Ordinance of the City Code and Chapter 2, Landscape Requirements of the Land Development Regulations and shall incorporate the following:
 - a. The applicant shall install city-wide standard bicycle racks at the southwest corner of the property within the city-owned land at the corner of Alton Road and 19 Street. Additional bicycle racks shall be installed at the northwest corner of the property as depicted in the submitted plans. All racks shall be 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.
 - b. Any existing canopy shade tree(s) on site with a caliper size of 4" of greater being impacted by the construction shall be carefully root pruned, protected and/or relocated. This shall not apply to prohibited tree species. A Tree Disposition Plan shall be provided for Planning staff review and approval prior to the issuance of a Building Permit.
 - c. The design of the exterior seating and landscaping area located on the corner of Alton Road and 19th Street shall be subject to the approval of the Public Works Department and shall be subject to a maintenance agreement with the City.
 - d. Prior to the issuance of a building permit, the applicant shall submit a tree survey and tree disposition plan that includes the approved tree protection fencing detail for existing mature trees and palms to remain. Such plans shall be subject to the review and approval of staff. A tree work permit shall be obtained prior to the removal of any existing trees and palms.
 - e. In new construction projects, street trees are required within the public right of way. Street trees are in addition to the required lot trees according to the Chapter 2 Landscape Ordinance. All proposed street tree plantings shall be reviewed and approved by the Public Works Department and a right of way permit shall be obtained prior to any plantings in the right of way.
 - f. Suspended paver systems such as Silva Cells or equal shall be installed where street trees are planted in right of way sidewalk and other hardscape areas in a manner to be reviewed and approved by staff. Suspended paver systems shall be clearly delineated in the landscape plans. Structural soils may be considered where proposed trees are located immediately adjacent to large open space areas.
 - g. Root guards or barriers shall be installed to protect utilities and structures within close proximity of proposed tree plantings. The root guards shall be clearly delineated in the landscape plans and shall be reviewed and approved by staff.
 - h. Irrigation systems shall be designed and installed corresponding to the water requirements of the proposed plantings and as required in the Chapter 2 Landscape Ordinance. The irrigation system shall be extended into the public right of way. A rain shut off device is required to be installed as part of the

irrigation system.

- a. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material 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.
- b. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- i. Prior to the issuance of a Certificate of Occupancy, the Project Landscape Architect shall verify in writing that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s), which were either approved by the Board or Denied:
 1. A variance from the habitable space and maximum driveway width requirements as specified in Section 7.1.6.2(b)(1).
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, as noted above allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

Additionally, the Board has concluded that the plans and documents submitted with the application comply with the following hardship criteria, as they relate to the requirements of Section 2.8.3 of the Land Development Regulations:

- i. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- ii. The special conditions and circumstances do not result from the action of the applicant;
- iii. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
- iv. Literal interpretation of the provisions of these land development regulations would

deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

- v. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- vi. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
- vii. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and
- viii. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

C. The Board hereby **Approves the variance request**, and imposes the following condition based on its authority in Section 2.8.4 of the Land Development Regulations:

- 1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant Section 7.1.3.2 of the Land Development Regulations. This fee is set as a percentage of the cost of construction.
- B. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- C. All allowable construction signage shall be in accordance with Section 6.3.2 of the Land Development Regulations.
- D. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.

- E. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- F. The contractor(s) shall ensure that the street and the alley directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and alley areas before leaving at the end of each day.
- G. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- H. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- I. 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.
- J. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- K. 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.
- L. 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.
- M. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- N. 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.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the revised plans, entitled "1901 Alton Road", as prepared by **Studio MCG Architecture**, dated February 4, 2024, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions

of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Section 2.2.4.6 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 2 of the Land Development Regulations, for revocation or modification of the application.

Dated _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, AICP
Planning & Design Officer
For the Chair

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

{NOTARIAL SEAL}

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
City Attorney's Office: _____ ()

Filed with the Clerk of the
Design Review Board on: _____ ()