

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: June 23, 2020

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 20-0343. 1234, 1260 Washington Avenue.**

An application has been filed requesting a conditional use permit for a new 7-story mixed-use development exceeding 50,000 gross square feet, pursuant to Chapter 118, Article IV and Chapter 142, Article II and Chapter 118, Article II, Division 5 of the City Code.

RECOMMENDATION

Approval with conditions

BACKGROUND

On *October 16, 2019*, the City Commission adopted Ordinance No. 19-4312, amending the Washington Avenue Zoning Incentives to allow for the development of co-living and microunit residential units and provide additional incentives for retail and office development.

On *January 28, 2020*, the Planning Board held a public hearing and discussed the proposed CUP. The item was continued to the February 25, 2020 meeting in order to address the concerns expressed by the Board.

On February 11, 2020, the Historic Preservation Board provided preliminary comments and feedback on the application for a Certificate of Appropriateness (HPB19-0364), which includes the total demolition of the building located at 1260 Washington Avenue and the construction of a new mixed-use development.

On February 25, 2020, the Planning Board approved a conditional use permit for an Open Air Entertainment Establishment, an Outdoor Entertainment Establishment and Neighborhood Impact Establishment with an aggregate occupant content in excess of 200 under a separate application (PB 19-0325) for the subject site.

This application was initially scheduled for the March 24, 2020 Planning Board meeting. Due to the COVID-19 pandemic, the meeting was cancelled and the application was automatically continued to the next available meeting date.

ZONING / SITE DATA

Legal Description:

LOTS 1, 2, 3, 4 AND THE NORTH ½ OF LOT 5, IN BLOCK 22 OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Zoning:

CD-2 Commercial, Medium Intensity District

Future Land Use Designation: Medium Intensity Commercial (CD-2)

Surrounding Uses: North: Miami Beach Post Office
West: Multifamily residential apartments
South: Commercial uses
East: Commercial uses
(See Zoning/Site map at the end of the report)

THE PROJECT

The applicant has submitted plans entitled "Urbis Retreat Miami Beach" as prepared by Touzet Studio Design & Architecture, dated February 4, 2020. The applicant is seeking a conditional use permit (CUP) for a proposed development exceeding 50,000 gross square feet. This request is supplemental to the previously approved Conditional Use for Open Air/Outdoor Entertainment and a Neighborhood Impact Establishment.

The proposed project including the existing structures have a total FAR of 66,922 SF.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Section 118, Article IV, Sec. 118-191 and Sec. 118-192 (a):

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 request is consistent with the Comprehensive Plan. The CD-2 future land use category allows for the proposed uses either as a main permitted use or a conditional use.

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

Consistent – The proposal should not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.

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

Consistent – Structures exceeding 50,000 square feet in the CD-2 district are a conditional use. These and all zoning matters shall require final review and verification by the Planning Department prior to the issuance of a Certificate of Use (CU).

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

Partially Consistent – The proposed project may adversely affect the general welfare of nearby residents and businesses if sound, delivery, waste removal, and other operations are not controlled. Staff is recommending conditions to mitigate the potential negative impacts. The facility will have to comply with all applicable laws and regulations prior to the issuance of a Certificate of Use (CU).

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

Consistent – Pursuant to the regulations of parking district no. 7, there is no off-street parking required on-site; however, the project is proposed to have 16 off-street parking spaces and valet service. See the attached memorandum from the Transportation and Mobility Department the Traffic Study prepared by TrafTech Engineering, Inc.

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

Partially Consistent – Staff is recommending conditions to mitigate any adverse impacts on the surrounding neighbors.

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

Consistent – While there are other conditional uses and large venues in the area, adverse impacts are not expected from the geographic concentration of such uses, if the impacts are properly controlled.

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.**

Consistent – The applicant's operations plan provides characteristics of the proposed project. The project is generally compatible with the surrounding neighborhood, which consist primarily of commercial and residential uses.

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.**

Consistent– The applicant indicates that deliveries and refuse will take place largely on site. Larger deliveries can be accommodated in loading zone on 13th Street. 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 and the CD-2 zoning district's allowable development. However, the scale, massing, architecture and compatibility issues will be further discussed at the Historic Preservation

Board meeting.

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 applicant is providing 16 off-street parking spaces and valet parking services. Ingress to the parking area is from 13th Street with egress onto Drexel Avenue. See the attached memorandum from the Transportation and Mobility Department the Traffic Study prepared by TrafTech Engineering, Inc.

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

Consistent – The primary pedestrian access will be on Washington Avenue. The building setbacks create a shaded plaza area in front of the building entrances that allow sufficient room to prevent any queuing on the sidewalks from taking place to enter the building. The ground floor plazas also have sufficient space for patrons of the ground floor bar. Employees of the establishments will be responsible for monitoring crowds and advising patrons when the establishments' capacities have been reached. The applicant has indicated that this area will be monitored 24/7. See 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.**

Consistent – The applicant has indicated that security cameras will be located at all building entrances and around the perimeter of the property. The building security staff will assist venue employees in enforcing patron age restrictions. The parking facility will be operated by valet parking only, with vehicles entering the property from 13th Street. See the analysis.

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.**

Consistent – The applicant has provided details on the expected impact of project traffic on the immediate neighborhood and how that impact is to be mitigated. See the attached memorandum from the Transportation and Mobility Department the Traffic Study prepared by TrafTech Engineering, Inc.

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.**

Consistent – The applicant submitted a sound study report. Per LOI, the applicant has agreed to implement a hedge and walls along the ground floor to mitigate any noise emanating from the parking area.

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 applicant proposes that trash pick-up would take place during daytime hours only, but not before 8:00 AM. The applicant indicates that cleaning and maintenance staff will monitor the property and adjoining rights-of-way to ensure that they are clean. Staff has additional recommendations regarding sanitation operations.

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.

Partially Consistent – The property is across the street from residential buildings on the west side and the project itself will contain residential uses. Staff is recommending conditions to mitigate any potential negative impacts from the operations of this venue on surrounding residential properties.

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- There are multiple NIE's and Outdoor Entertainment Establishments within blocks of this property. Staff is recommending conditions to mitigate any adverse impacts from noise and other issues on the surrounding neighbors.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development 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.

Partially Consistent- The applicant has indicated that a recycling and salvage plan will be provided for the demolition of the existing one-story building that will be provided at the time of permitting.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Consistent- The applicant has indicated that impact windows will be provided.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Consistent- The applicant has indicated that passive cooling systems will be provided where feasible and appropriate.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Consistent- Whether resilient landscaping will be provided.

- (5) **Whether 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, including a study of land elevation and elevation of surrounding properties were considered.**

Consistent- The applicant has indicated that sea level rise projections were utilized.

- (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.**

Consistent- The ground floor of the development will be adaptable to the raising of public rights-of-ways and adjacent land.

- (7) **Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Consistent- Electrical and mechanical systems will be located above base flood elevation.

- (8) **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

Partially Consistent- The existing office building on the 1234 parcel will be renovated and preserved; however, it is not feasible to raise the structure.

- (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.**

Consistent- When habitable space is located below base flood elevation, wet or dry flood proofing systems will be provided.

- (10) **Where feasible and appropriate, water retention systems shall be provided.**

Consistent- Water retention systems will be provided within the project.

- (11) **Cool pavement materials or porous pavement materials shall be utilized.**

Consistent- The applicant has indicated that such materials will be utilized.

- (12) **The design of each project shall minimize the potential for heat island effects on-site.**

Consistent- The applicant is proposing specific materials and landscaping to minimize the potential for heat island effects.

ANALYSIS

The Proposal

The applicant, Urbin Miami Beach Partners, LLC submitted an application for Conditional Use approval for a new 7-story mixed-use development exceeding 50,000 gross square feet.

On February 25, 2020, the Planning Board approved a conditional use permit for an open-air /outdoor entertainment establishment and neighborhood Impact establishment with an aggregate

occupant content in excess of 200 under a separate application (PB 19-0325) for the subject site. It is important to note that when that application was filed, there was an error in the applicant's calculation for the gross square footage of the project, resulting in an under-counting of the square footage. As such, the applicant was allowed to file this separate application for the proposed conditional use permit for a project in excess of 50,000 gross square feet. This application requires the Planning Board to review the project for consistency with the criteria listed in section 118-192(b) of the City Code, as outlined above.

The applicant has also submitted an application to the Historic Preservation Board (HPB) for a Certificate of Appropriateness (COA) for the demolition of a contributing structure and the construction of a new mixed-use building with variances. Additionally, the applicant is requesting contributing status for a non-contributing building in the Flamingo Park Historic District.

The project is located at 1234 to 1260 Washington Avenue. As represented by the applicant, the development proposal is to retain the existing 4-story building that contains 18,762 SF of office space. The building that is proposed to be demolished will be replaced with a 48,207 square foot 7-story mixed-use building that will contain 56 hotel rooms, 49 co-living units and suites, two (2) micro-retail bays, two (2) restaurants with indoor entertainment and outdoor seating, and one (1) bar counter accessible from the internal plaza, and the lobbies. The project will have one (1) internal loading space and access to three (3) on street loading spaces. It will also have 16 off-street parking spaces with valet service.

Valet Parking and Access

Residents, guests and retail patrons will access the site via 13th Street. Egress is to Drexel Avenue. The Project provides a total of 16 parking spaces arranged in 8 tandem spaces. The applicant's traffic engineer was requested to perform a valet queueing analysis based on the methodology outlined in ITE's Transportation and Land Development manual. Since the applicant is yet to determine a secondary parking storage location, for a conservative analysis, an eight (8) minute service time was assumed in the valet calculations. The results of this analysis demonstrate that, with 95% confidence and ten (10) valet attendants, the queue will not exceed one (1) vehicle. The porte-cochere area provides queueing for up to five (5) vehicles.

Staff is recommending a condition that a valet analysis be performed within 60 days of the project becoming operational. See the attached memorandum from the Transportation and Mobility Department.

Additionally, staff recommends that ten (10) short-term and ten (10) long-term bicycle parking spaces be provided to encourage the use of alternative modes of transportation.

Deliveries and Sanitation

The applicant has indicated that refuse collection and loading will take place during daytime hours only, but not before 8:00 AM. Staff would recommend that loading not occur prior to 9:00 AM on Saturday and Sunday due to noise concerns in the adjacent residential areas, and no later than 4:00 PM to limit impacts on the evening rush hour.

The loading of refuse will take place in one of the open-air loading spaces located on the west side of the property space is accessed from 13th Street with egress is to Drexel Avenue. The on-site loading would be limited to 30-foot trucks. Loading for larger trucks would be accommodated on the loading zone at 13th Street.

The applicant has indicated that cleaning and maintenance staff will maintain the property and

adjacent rights-of-way clean and free from debris.

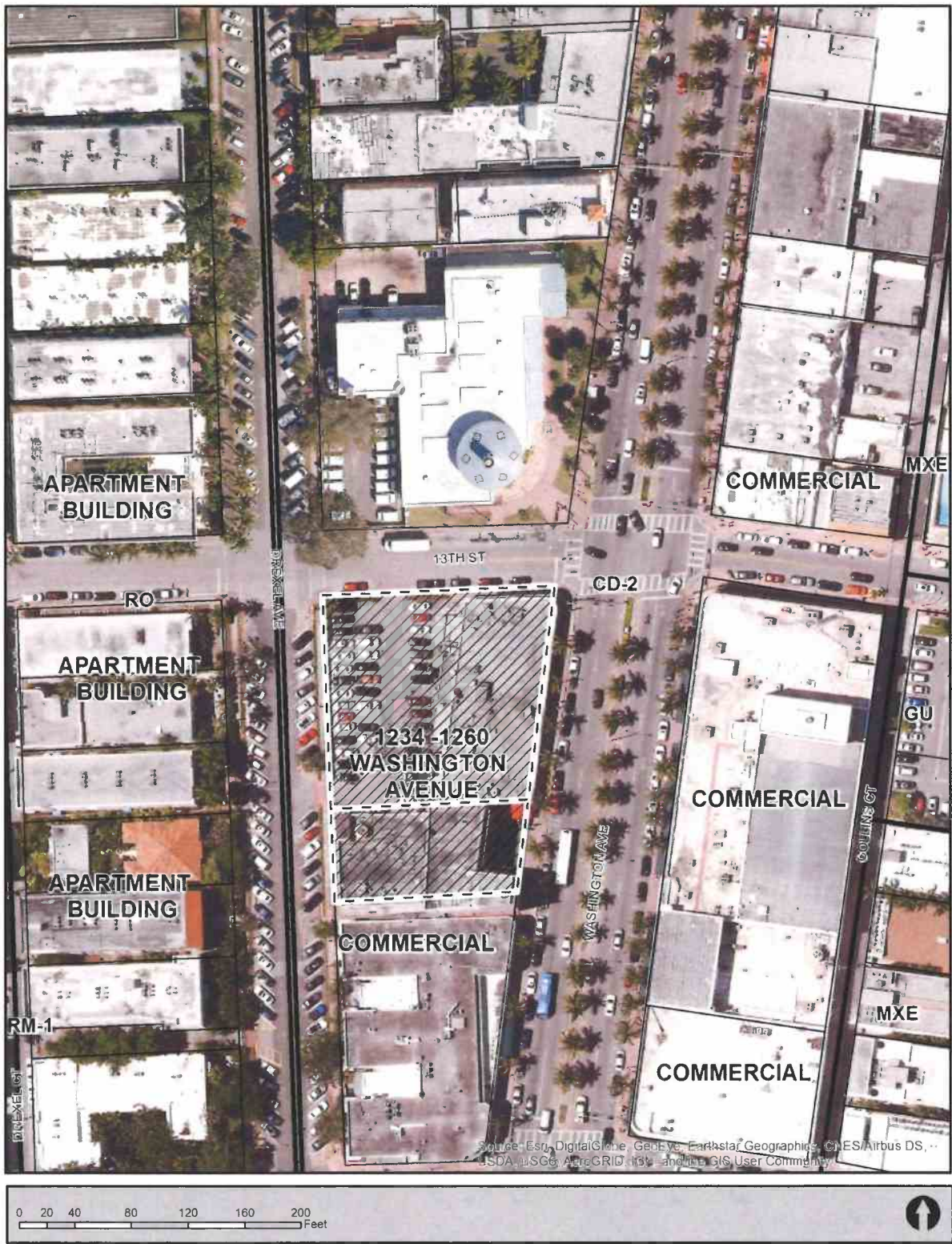
Code Compliance

There are no code cases related to noise at the time of the writing of this report.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the application for a Conditional Use Permit be approved, subject to the conditions enumerated in the attached draft order, which address the inconsistencies noted in the aforementioned Conditional Use review criteria.

ZONING/SITE PLAN



**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1234-1260 Washington Avenue

FILE NO. PB 19-0325, PB 20-0343.

IN RE: A conditional use permit for an open-air entertainment establishment and a neighborhood impact establishment, with an aggregate occupant content in excess of 200 persons, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code, and including a conditional use permit for a new 7-story mixed-use development exceeding 50,000 gross square feet, pursuant to Chapter 118, Article IV and Chapter 142, Article II and Chapter 118, Article II, Division 5 of the City Code.

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4 AND THE NORTH ½ OF LOT 5, IN BLOCK 22 OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MEETING DATE: February 25, 2020, June 23, 2020

CONSOLIDATED CONDITIONAL USE PERMIT

The applicant, Urbin Miami Beach Partners, LLC, filed an application with the Planning Director requesting a Conditional Use approval for an Open Air Entertainment Establishment, an Outdoor Entertainment Establishment and a Neighborhood Impact Establishment, with an aggregate occupant content in excess of 200 persons, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code, and including a conditional use permit for a new 7-story mixed-use development exceeding 50,000 gross square feet, pursuant to Chapter 118, Article IV and Chapter 142, Article II and Chapter 118, Article II, Division 5 of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

The applicant has submitted a hold-harmless letter, acknowledging the non-compliance with the Land Development Regulations and the need for amendments to the City Code, in order to construct the project as submitted;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE 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 is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, including modification to the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Urbin Miami Beach Partners, LLC, any changes in ownership or 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Business Tax Receipt.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. 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.
5. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
6. The Applicant agrees to the following operational conditions for the entire facility:
 - a. The Conditional Use Permit (CUP) shall have a maximum occupant content for the following venues: ground floor open-air entertainment establishment (ground floor bar), rooftop establishment (pool area), and rooftop bar of less than 453 persons or any lesser such occupant content as determined by the Fire Marshal.
 - b. The ground floor open-air entertainment establishment (which includes the ground floor bar) may remain open:

Monday through Sunday from 11:00 a.m. to 5:00 a.m.
(with the exception of the bar which shall close by 12am nightly).

After 11:00 pm, entertainment shall only be permitted at a volume that does not interfere with normal conversation.

- c. The rooftop establishment (pool area) may remain open:

Sunday through Wednesday from 7:00 a.m. to 9:00 p.m.
Thursday to Saturday from 7:00 a.m. to 11:00 p.m.

Entertainment shall not be permitted at any time.

- d. The outdoor rooftop bar may remain open:
Sunday to Wednesday 11 a.m. to 9 p.m.
Thursday to Saturday 11 a.m. to 11 p.m.

Entertainment shall not be permitted at any time.

- e. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times. Only venue management shall have access to raise the volume. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Within 60 days of this approval, the sound system in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review, to verify that it is operating as designed. A sound field test shall be performed with staff present to demonstrate that the sound system will comply with the requirements of this CUP.
- f. All amplified entertainment shall only utilize the house sound system.
- g. Audio from the subject property, including low-frequency vibrations, shall not be plainly audible or felt, within the interior of the apartment units (with the windows and doors closed) of the residential buildings to the west of the site, at any time.
- h. Any televisions, if allowed by the City Code, shall not be visible from any point along a right of way.
- i. Delivery trucks shall only be permitted to make deliveries from city authorized and designated commercial loading zones.
- j. Delivery trucks shall not be allowed to idle in the loading zone.
- k. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- l. Deliveries and waste collections may occur daily between 8:00 AM and 4:00 PM Monday to Friday and 9:00 AM and 4:00 PM Saturday and Sunday.

- m. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - n. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
 - o. An air-conditioned trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that no more than one garbage pickup of per day will be necessary.
 - p. Garbage dumpster covers shall be closed at all times except when in active use.
 - q. Restaurant, bar, and building security personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
 - r. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises of the subject property. Security staff shall monitor the crowds to ensure that they do not obstruct the sidewalk.
 - s. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day.
 - t. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - u. Special Events may occur in the interior of the building or the exterior of the ground floor of the premises only, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.

Special Events shall not be permitted on the roof-top at any time.
 - v. The host/hostess stand, podium and menu board shall be prohibited in the public right of way and shall be placed on private property.
 - w. The applicant shall not request sidewalk café permits from the Public Works Department.
7. The building's rooftop shall incorporate a parapet wall on the north and western exposures with a minimum height of seven (7) feet, and shall include sound attenuating materials to minimize the impact of sound on residents to the west, subject to the review and approval of staff, in consultation with the City's acoustic peer reviewer.

8. The ground floor open corridor that connects the front of the building with the rear of the building shall have a solid roll down door, including sound attenuating materials, in a manner to be reviewed and approved by staff, in consultation with the City's acoustic peer reviewer. The door shall be closed after 11 pm if there is entertainment taking place.
9. The applicant shall provide on-site bicycle parking facilities to accommodate ten (10) short-term and ten (10) long-term bicycle parking spaces, subject to the review and approval of staff.
10. The applicant shall pay all impact, mobility, and concurrency fees due prior to obtaining a Building Permit, Certificate of Occupancy, or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing.
11. A Traffic Demand Management (TDM) plan shall be submitted, reviewed and approved by the Transportation Department within 90 days, prior to the issuance of a BTR for the addition of entertainment and include the following:
 - a. The applicant shall identify locations, acceptable to the Transportation Department, for bicycle racks to be installed in the public right-of-way and within the proposed development. The applicant shall furnish and install the bicycle racks in accordance with the standards outlined in the City of Miami Beach Public Works Manual.
 - b. The applicant shall coordinate with the South Florida Commuter Services in participating in the transit subsidy program.
 - c. The applicant shall provide an analysis proposing for a drop-off and pick-up area shared with the valet drop-off and pick-up spaces.
 - d. The Developer shall conduct an updated valet utilization study incorporating the rideshare demand 60 days after opening of the proposed development. The updated analysis shall include weekday peak hour and weekend peak hour analysis. Prior to commencement of the post-opening valet/ride-share analysis, the Developers' Traffic Engineer shall coordinate with the Transportation Department.
12. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license with entertainment.
13. The applicant shall obtain a full building permit within 18 months from the February 25, 2020 meeting date, ~~date of the meeting~~, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
14. The Planning Board shall retain the right to call the owner or operator back before the Board and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
15. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed

a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.

16. This 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.
17. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
18. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
19. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.
20. 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.

Dated this _____ day of _____, 2020.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Michael Belush, Chief of Planning and Zoning 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:

Legal Department _____ ()

Filed with the Clerk of the Planning Board on _____ ()

Underline denotes new language