

MIAMI BEACH
PLANNING DEPARTMENT
Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: January 21, 2021

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB20-0411, a.k.a. PB16-0089 - 626-650 Ocean Drive - Park Central Hotel**

An application has been filed requesting modifications to a previously issued conditional use permit for a Neighborhood Impact Establishment and an Outdoor Entertainment Establishment. Specifically, the applicant is requesting modifications to the ownership, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

RECOMMENDATION

Approval with conditions

BACKGROUND/HISTORY

- February 11, 2014* The Historic Preservation Board (HPB) reviewed and approved a Certificate of Appropriateness (COA) for the partial demolition, renovation and restoration of three (3) existing buildings on Ocean Drive: the Heathcote Apartments, the Park Central Hotel and the Imperial Hotel. The project included the reconfiguration of the site, as part of a new hotel development (HPB File No. 7408).
- June 19, 2017* The Historic Preservation Board approved a Certificate of Appropriateness for the introduction of an outdoor bar counter within the ground level courtyard and the installation of retractable awning structures attached to the east façades of the Park Central and Imperial Hotels.
- September 17, 2017* The Planning Board approved a Conditional Use approval for a Neighborhood Impact Establishment and an Outdoor Entertainment Establishment.
- October 10, 2017* The Historic Preservation Board approved a Certificate of Appropriateness for A variance to exceed the allowable hours of operation for the outdoor bar counter.

STAFF ANALYSIS

The applicant is requesting a modification to the existing Conditional Use Permit (CUP) in order to change the name of the ownership and management. While the underlying owner and operator entities have not changed since the original approval of the CUP, the configuration of the entities and stock ownership has changed to add 620 Park Central Partners, LLC as owners and add 620 Ocean Drive LLC, and 650 Ocean Drive LLC, as operators.

Should this request be approved, Condition 2 would be amended as follows:

This Modified Conditional Use Permit is issued to Park Central Partners, LLC, and 620 Park Central Partners, LLC, as owner, and 620 Ocean Drive, LLC, 640 Ocean Drive, LLC, and 650 Ocean Drive LLC, ~~Ocean Drive Associates, LTD~~ as tenants/operators, of the Neighborhood Impact Establishment and Outdoor Entertainment Establishment consisting of a restaurant, lobby lounge, indoor bar, outdoor courtyard area, outdoor bar, pool deck and pool deck bar. Any change of operator or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

In order to be consistent with recent CUP approvals, staff is recommending the following additional conditions:

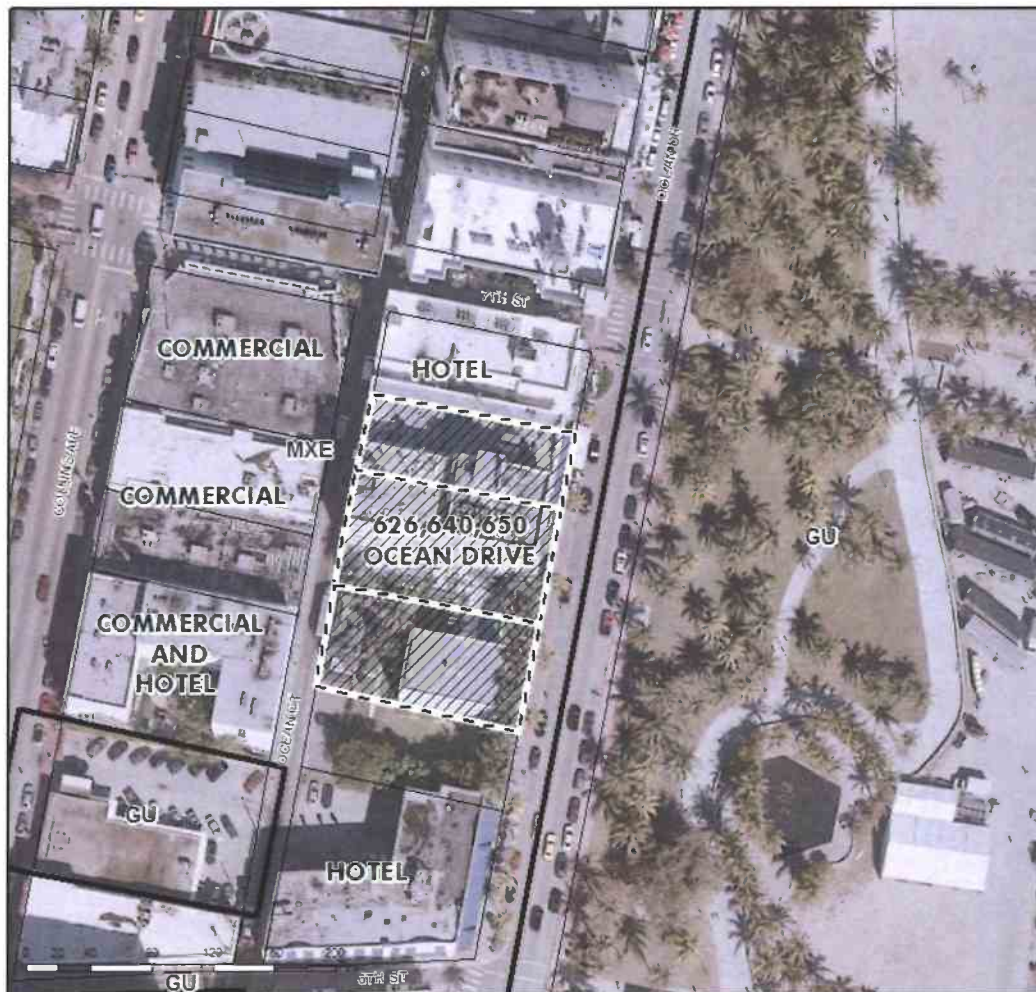
- A. That the requirement for change of ownership be modified to allow any future change of ownership to take place with the submittal of an affidavit to the Planning Department where the applicant acknowledges and accepts all of the conditions in the MCUP.
- B. That the applicant agrees and shall be 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.

The rest of the conditions in the MCUP (see attached) would remain the same.

STAFF RECOMMENDATION

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

ZONING/SITE MAP



City of Miami Beach Planning Board
PB 16-0089
626, 640 and 650 Ocean Drive



MIAMI BEACH
PLANNING DEPARTMENT

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

PROPERTY: 626-650 Ocean Drive

FILE NO. PB20-0411PB, a.k.a. PB 16-0089

IN RE: An application has been filed requesting modifications to a previously issued conditional use permit for a Neighborhood Impact Establishment and an Outdoor Entertainment Establishment. Specifically, the applicant is requesting modifications to the ownership, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

LEGAL DESCRIPTION: Lots 2, 3, 4 and 5, Block 11 of OCEAN BEACH ADDITION NO. 1, according to the plat thereof recorded in Plat Book 3, Page 11 of the public records of Miami Dade County, Florida.

MEETING DATE: September 26, 2017, January 26, 2021

MODIFIED CONDITIONAL USE PERMIT

The applicant, Park Central Partners, LLC, and 620 Park Central Partners, LLC, filed an application with the Planning Director requesting a Conditional Use approval for a Neighborhood Impact Establishment and an Outdoor Entertainment Establishment pursuant to Chapter 118, Article IV, and Chapter 142, Article V 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 MXE, Mixed-Use Entertainment 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;

That structures and uses associated with the request are consistent with the Land Development Regulations;

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, 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 Modified Conditional Use Permit is issued to Park Central Partners, LLC, and 620 Park Central Partners, LLC, as owner, and 620 Ocean Drive, LLC, 640 Ocean Drive, LLC, and 650 Ocean Drive LLC, Ocean Drive Associates, LTD as tenants/operators, of the Neighborhood Impact Establishment and Outdoor Entertainment Establishment consisting of a restaurant, lobby lounge, indoor bar, outdoor courtyard area, outdoor bar, pool deck and pool deck bar. Any change of operator or 50% (fifty percent) or more stock ownership 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 Certificate of Use/Business Tax Receipt. ~~review and approval by the Planning Board as a modification to this Conditional Use Permit.~~
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. Final design and details of the proposed courtyard area, outdoor bar, and awnings shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Historic Preservation Board.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
 - A. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed 260 seat project with the criteria listed below:

- i. The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 511 persons or any lesser such occupant content as determined by the Fire Marshal.
 - ii. The indoor portions of the project may operate until from 7:00 AM until 5:00 AM. The exterior areas, including the front porch, outdoor restaurant seating, pool deck, and courtyard seating may operate from 7:00 AM until 2:00 AM. The accessory outdoor bar counter shall not be operated or utilized between 8:00 PM and 8:00 AM, unless a variance for extended hours is granted by the Historic Preservation Board.
 - iii. Entertainment of any kind shall be prohibited in the outdoor porch and sidewalk café area in the front of the project's three buildings.
 - iv. A DJ may be located within the courtyard as specified on the Site Plan. Music played by a DJ shall be played at an ambient level as background music that will not interfere with normal conversation. The ambient level music played by a DJ may start at 9:00 AM and shall not operate past 2:00 AM, seven days per week.
 - v. As proposed by the applicant, the courtyard area, inclusive of the pool deck, outdoor restaurant seating, and seating areas may have a maximum of two wind or string instruments and a keyboard, whether amplified or non-amplified, which is played at a volume limited by the below condition (vi.)
 - vi. 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. 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. 60 day after opening, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review.
 - vii. Televisions shall not be located anywhere in the exterior areas of the property.
- B. The applicant shall comply with the requirements of the Ten Point Plan for Ocean Drive.
- C. Delivery trucks shall only be permitted to make deliveries from city authorized and designated commercial loading zones.
- D. Delivery trucks shall not be allowed to idle in the loading zone.
- E. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- F. Deliveries and waste collections may occur daily between 7:00 AM and 5:00 PM.

- G. 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.
 - H. 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.
 - I. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
 - J. Garbage dumpster covers shall be closed at all times except when in active use.
 - K. Restaurant and bar personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
 - L. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises of the subject property.
 - M. 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
 - N. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - O. Special Events may occur on the premises, 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.
 - P. Any future sidewalk café shall be subject to Public Works approval and the Ocean Drive Sidewalk Café Design Guidelines, if applicable. Such approvals shall be granted prior to the installation of any sidewalk café furniture, including but not limited to chairs, tables, and umbrellas.
 - Q. The hostess stand, podium and menu board shall be prohibited in the public right of way and should be placed in the front porch area in front of 640 and 650 Ocean Drive. There shall not be any queuing or a staffed podium in front of 626 Ocean Drive.
8. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the

Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.

9. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
10. A Traffic Demand Management (TDM) plan shall be submitted, reviewed and approved by the Transportation Department prior to the issuance of a Business Tax Receipt.
11. 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 to operate this entertainment establishment.
12. The applicant shall obtain a full building permit within 18 months from the 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.
13. The Planning Board shall retain the right to call the owner or operator back before them 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.
14. 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.
15. 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.
16. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
17. 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.
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

