



The Law Offices of Kent Harrison Robbins, P.A.

Planning Board File No. 20-0416

1501 Collins Avenue

Presentation by Law Offices of Kent Harrison Robbins, P.A.
on behalf of Albert Lepage, Owner of Unit No. 801, 902 and 909,
1500 Ocean Drive, Miami Beach, Florida

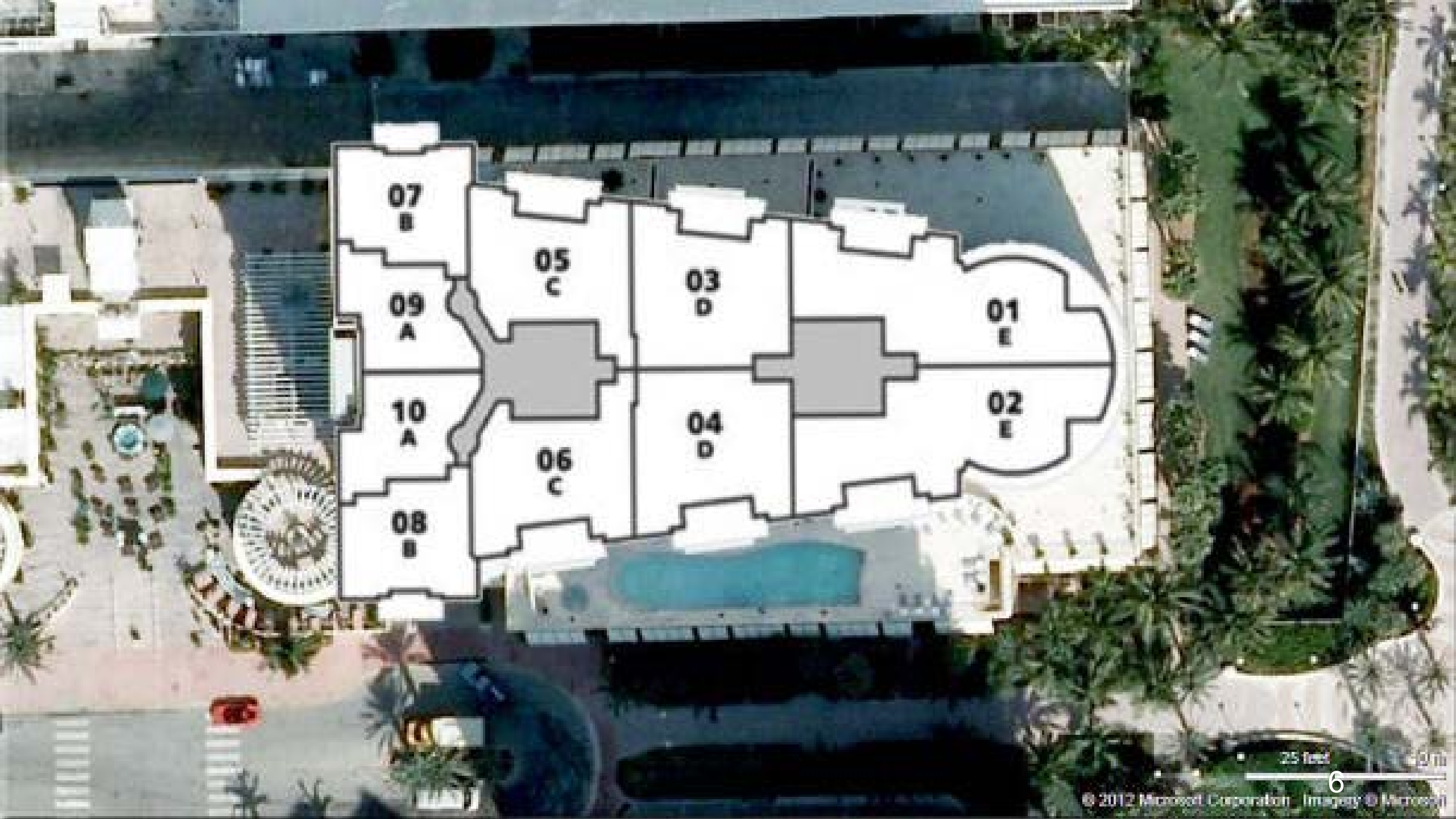
April 27, 2021







1500 OCEAN DRIVE FLOOR PLAN



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B

05
C

03
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02
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06
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08
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FOOD AND ALCOHOL SEATING AND OCCUPANCY

SEATING / OCCUPANT LOAD

FOUR PUBLIC RESTAURANTS

Venue	Total Occupant Load	Actual Indoor Seating	Actual Outdoor Seating
Venue 1 (Bancroft Lobby)	448	194	97
Venue 2 (Ocean Steps Central)	292	100	88
Sushi	145	54	32
Coffee	163	47	30

SEATING / OCCUPANT LOAD

THREE LIMITED ACCESS FOOD AND ALCOHOL BEVERAGE “AMENITIES” FOR OFFICES

Facility	Occupant Load
Second Floor Terrace	13
Interior Third Floor Lounge and Rooftop	488 (150 outdoor seats)
Fourth Floor Dining and Bar	80
Bancroft Roof	284

	<u>Occupancy</u>	<u>Indoor Seating</u>	<u>Outdoor Seating</u>	<u>Total Seats</u>
Four Public Restaurants:	1048	395	247	642
Three Limited Access Food and Alcohol Beverage “Amenities” for Offices:	<u>865</u>	<u>80</u>	<u>301</u>	<u>381</u>
TOTAL:	1913	475	548	1023

APPLICANT'S SUBMISSION DEFICIENCIES

- The applicants submitted a substandard traffic “report,” (not the required “traffic circulation analysis and plan”) and did not undergo the required peer review.
- There is no place to queue the cars waiting for valet except on 15th Street which is already overwhelmed with traffic. No queueing analysis was performed for the valet parking. Moreover, the valet service would have to circumnavigate 6 blocks every time it returned a car.
- The City required turning movement study of the trucks for the loading spaces was not provided, making it likely that such a study would show that the building does not have the six required parking spaces for the facility and that trucks could not properly load and unload, causing the loading areas to be overwhelmed affecting deliveries to the site to serve food and beverage establishments and amenities.
- The Planning Staff that was assigned to review the application did not consider the recorded covenants and agreements with the Bancroft Hotel and the 1500 Ocean Drive Condominium Association that allow the Royal Palm Hotel and restaurants to use the same area of 1500 Ocean Drive’s facility for loading and unloading for its restaurants and hotel units with a Conditional Use Permit occupant load of 774 occupants and 433 seats.
- No sound expert reviewed the speaker and control systems to assure that it could maintain the music at a conversation level and comply with the noise ordinance.
- There has been no queueing analysis for the crowds that would accumulate waiting for access to these facilities

DOCUMENTS IN APPLICATION FILES FAIL TO ADDRESS SUPPLEMENTAL GUIDELINES PURSUANT TO §142-1362, MIAMI BEACH CODE

Section 142-1362, Miami Beach Code, provides the supplemental review guidelines criteria the Planning Board shall apply when reviewing an application for a neighborhood impact establishment:

- (2) A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, selfpark, shared parking, after-hour metered spaces and the manner in which it is to be managed. **NOT PROVIDED**
- (3) An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled. **NOT PROVIDED**
- (4) A security plan for the establishment and any parking facility, including enforcement of patron age restrictions. **NOT PROVIDED**
- (5) A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated. **NOT PROVIDED**
- (6) A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment. **NOT PROVIDED**
- (7) A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance. **NOT PROVIDED FOR SPECIAL EVENTS.**
- (9) Cumulative effect of proposed establishment and adjacent pre-existing uses. **NOT PROVIDED**

DOCUMENTS IN APPLICATION FILES FAIL TO INCLUDE ITEMS REQUIRED PURSUANT TO THE APPLICATION CHECKLIST

The application checklist for the project lists the following required items that were either not provided or deficient:

- (38) Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). **DEFICIENT**
- (39) Maneuvering Plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width). **NOT PROVIDED**
- (40) Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) **NOT PROVIDED**
- (42)(a) Site Plan: Identify: setbacks, heights, drive aisle widths, streets and sidewalk widths. **NOT PROVIDED**
- (42)(d) Site Plan: Interior and loading area location & dimensions. **DEFICIENT**
- (42)(g) Site Plan: Auto-turn analysis for delivery and sanitation vehicles. **NOT PROVIDED**
- 42)(a) Site Plan: Preliminary on-street loading plan. **NOT PROVIDED**

APPLICANT'S LOADING CALCULATIONS

6 LOADING SPACES

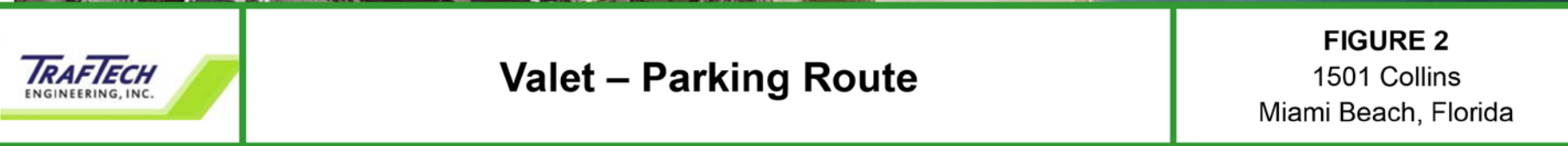
LOADING CALCULATIONS

Venue	Area	Requirement	Provided
Food & Beverage Venues		Over 20,000 but not over 40,000: 4 loading spaces	4 loading spaces
Venue 1	12,496 SF		
Venue 2	5,387 SF		
Coffee Bar	2,690 SF		
Sushi Bar	2,453 SF		
Rooftop Office Lounge	11,591 SF		
Office Venues		Over 10,000 but not over 100,000: 2 loading spaces	2 loading spaces
Bancroft Executive Office Suites			
	29,514 SF		
Office Tenant #1	1,736 SF		
Office Tenant #2	2,014 SF		
Office Tenant #3	1,758 SF		

VALET PARKING CIRCULATION RETURN ROUTE

6 SQUARE BLOCKS

**7 TRAFFIC CONTROLLED
INTERSECTIONS**



Valet – Parking Route