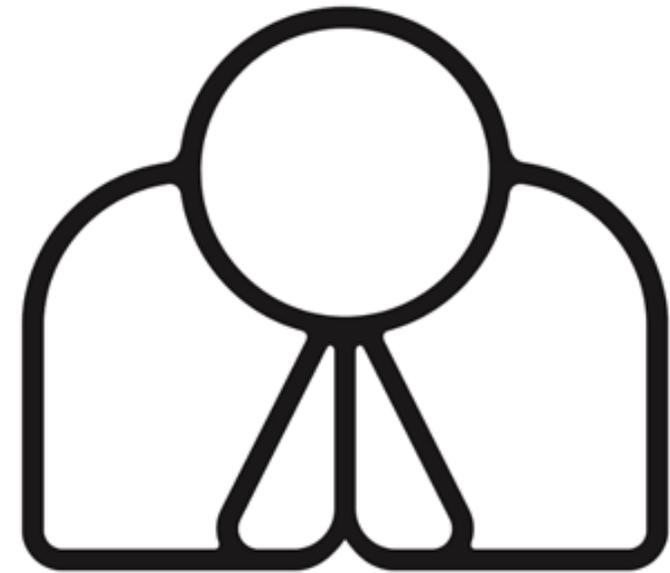


# Planning Board

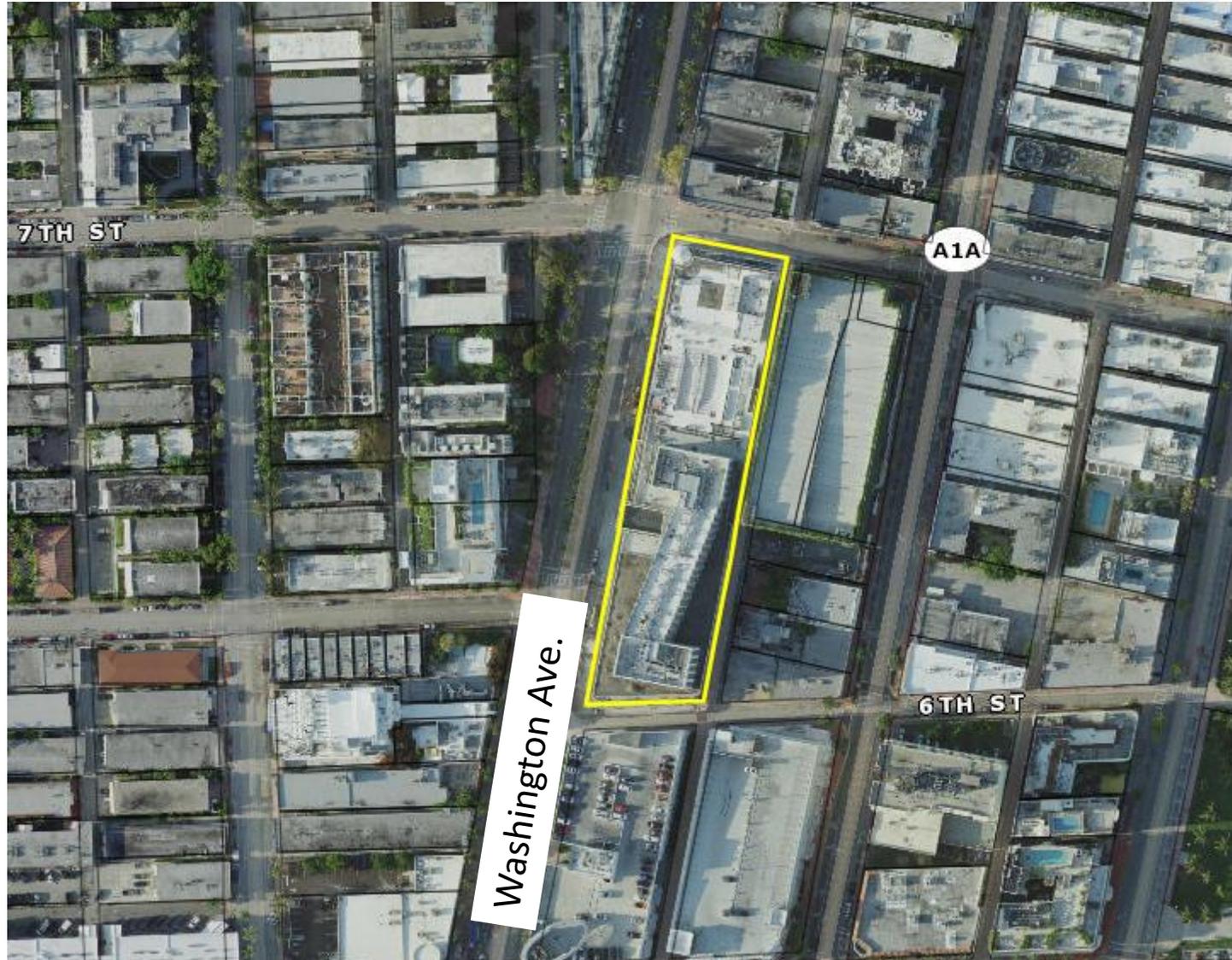
## Progress Report: PB06-0075

September 28, 2021

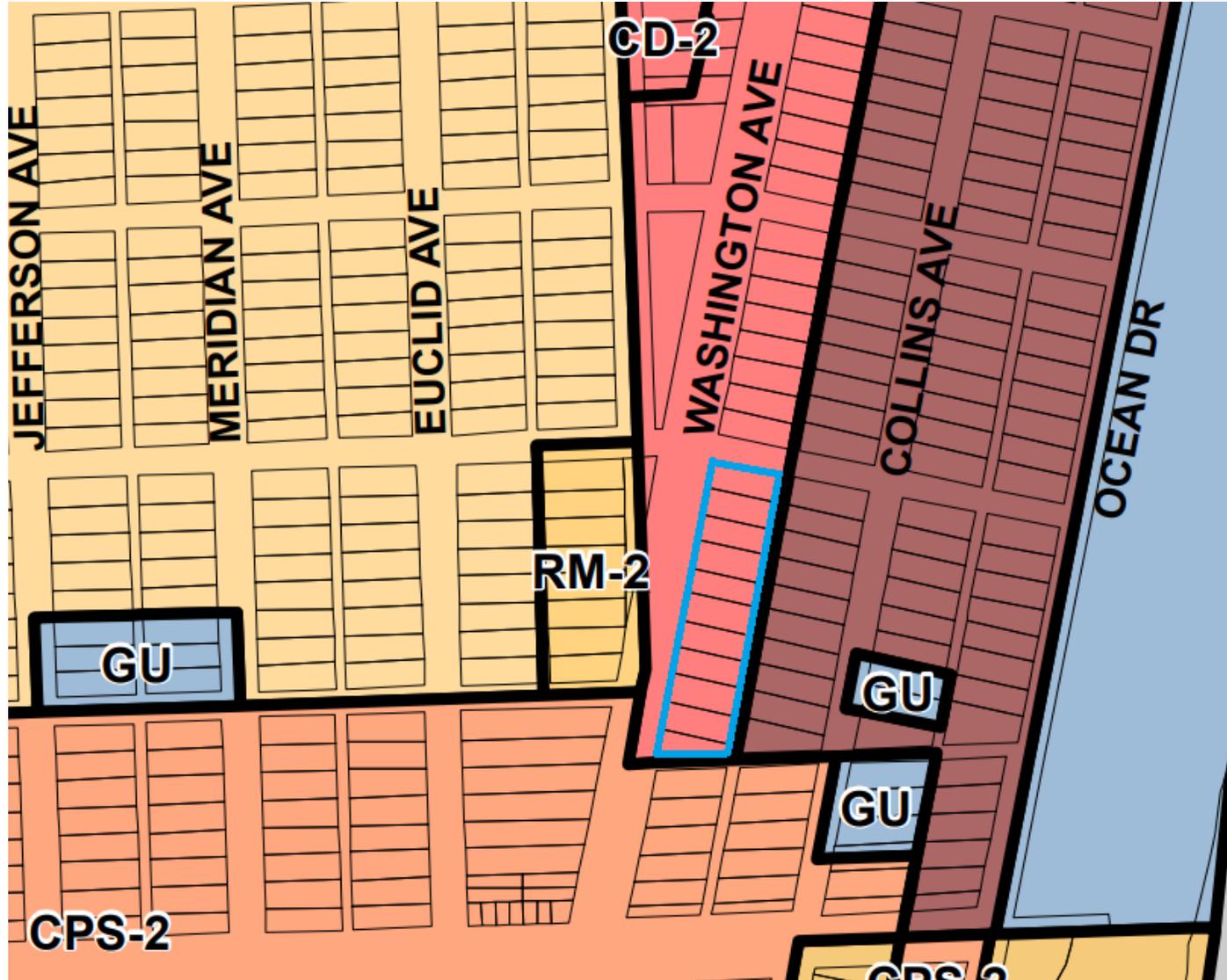


the goodtime hotel  
601 Washington Avenue

# Property Location

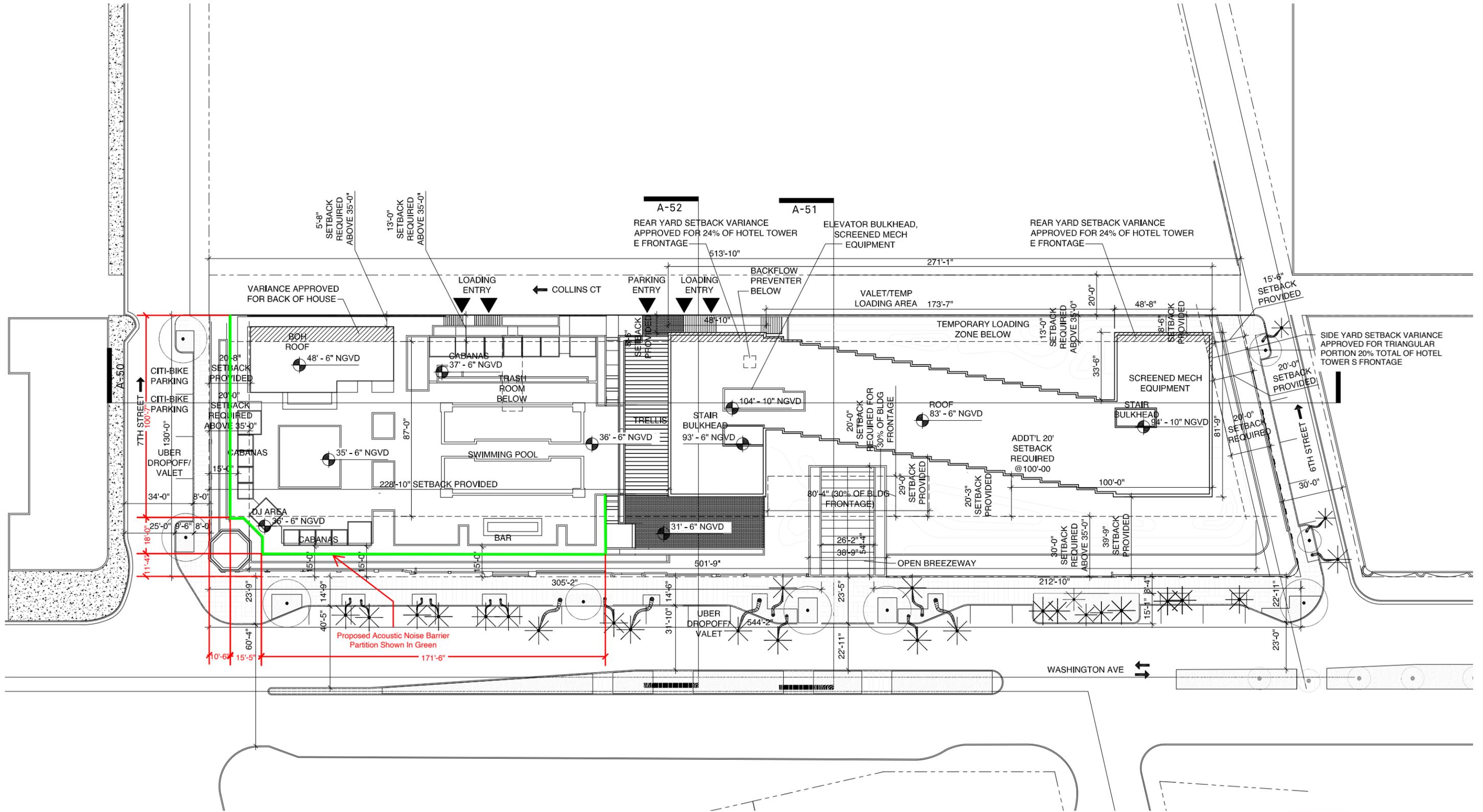


# Zoning



# Construction Completed





Morris Adjmi Architects  
www.ma.com  
O'Brien Lighting Inc

Washington Squared LLC  
Ken Fulk

Raymond Jungles Inc.  
Nichols Brosch  
Wurst Wolfe &  
Associates

601-685 Washington Ave.  
Miami Beach, FL

### Proposed Site Plan

Historic Preservation Board Modifications: First Submittal / 16 August 2021

**Proposed**









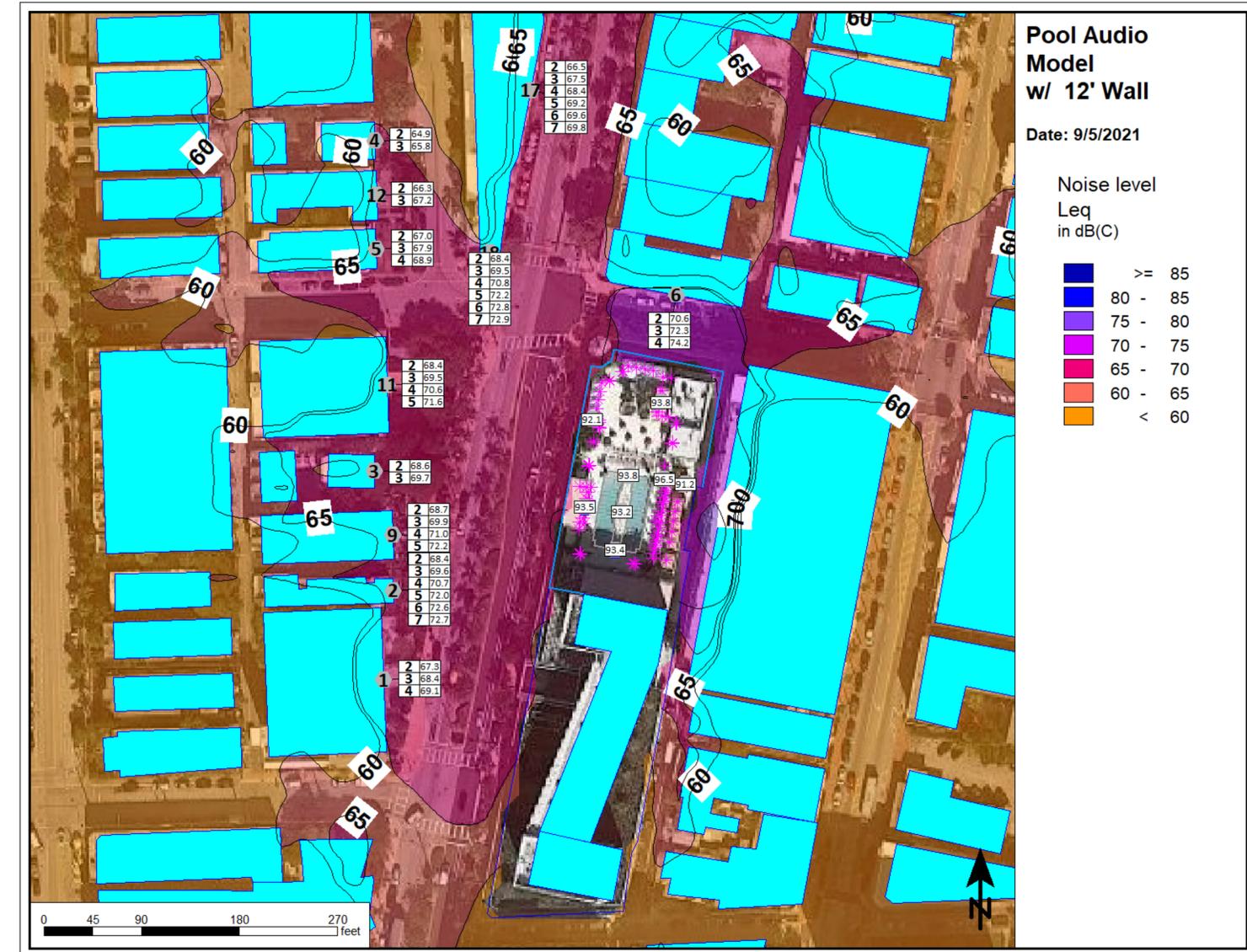
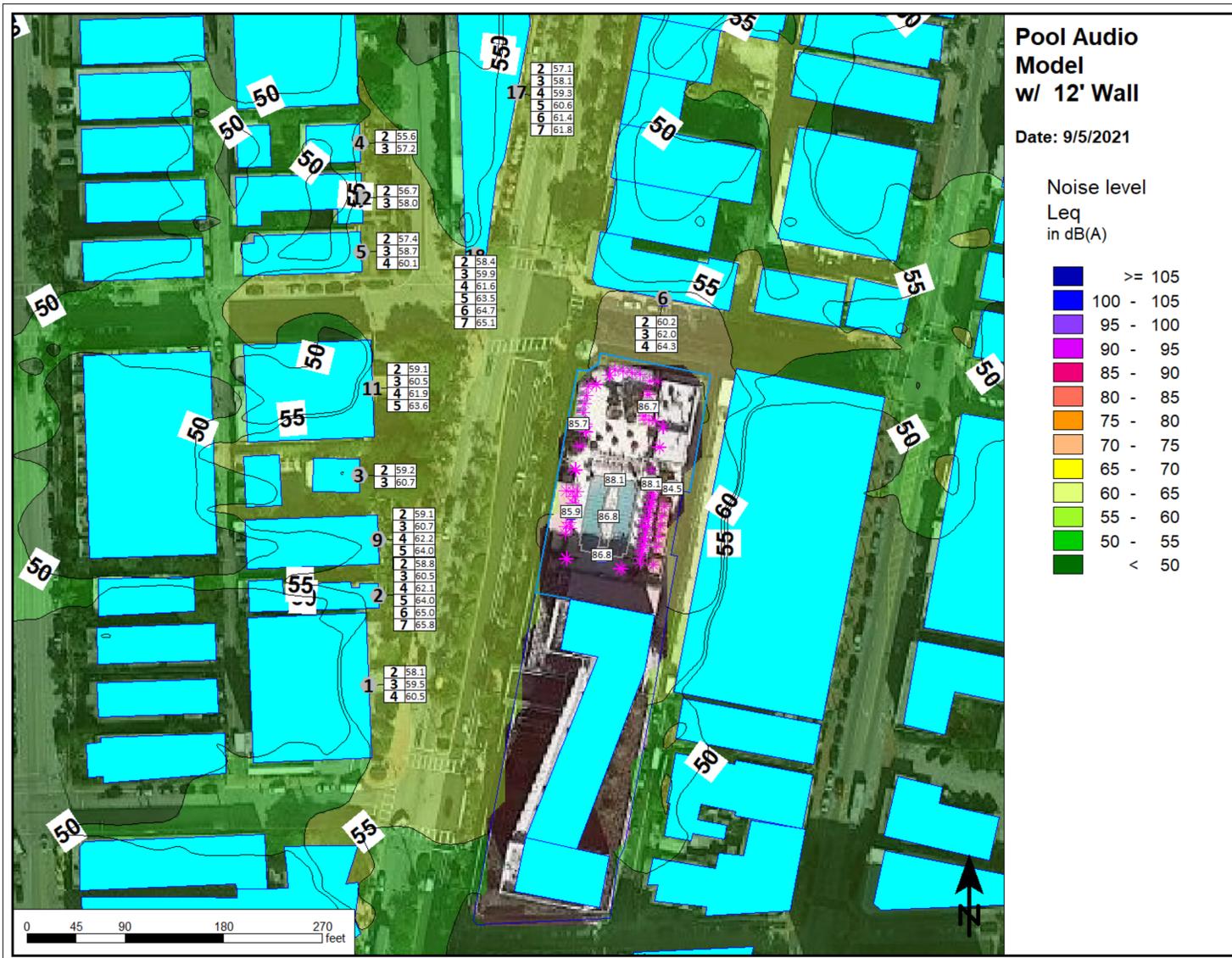
# 6. MODELED SOUND LEVELS – PLAN VIEW

## MODELED SOUND LEVELS IN dBA

- A-weighted decibels, abbreviated dBA, or dBa, or dB(a), are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced, compared with unweighted decibels, in which no correction is made for audio frequency. This correction is made because the human ear is less sensitive at low audio frequencies, especially below 1000 Hz, than at high audio frequencies.

## MODELED SOUND LEVELS IN dBC

- The C-weighted frequency looks more at the effect of low-frequency sounds on the human ear compared with the A-weighting and is essentially flat or linear between 31.5Hz and 8kHz. Essentially C weighting accounts for more "bass".



## SUMMARY OF MODELED DATA & FINDINGS

- The noise barrier, distributed sound system design and air attenuation provide a 20-25dBA and 20-25dBC reduction to the adjacent residential facades.
- If the pool deck operates at approximately 86-88dBA, the receive level at the adjacent facades is a maximum of 65dBA. To put this in perspective per the OSHA website, 60dBA is conversation at 3' away and 70dBA is classroom chatter. This comparative chart can be found at <https://www.osha.gov/noise>.

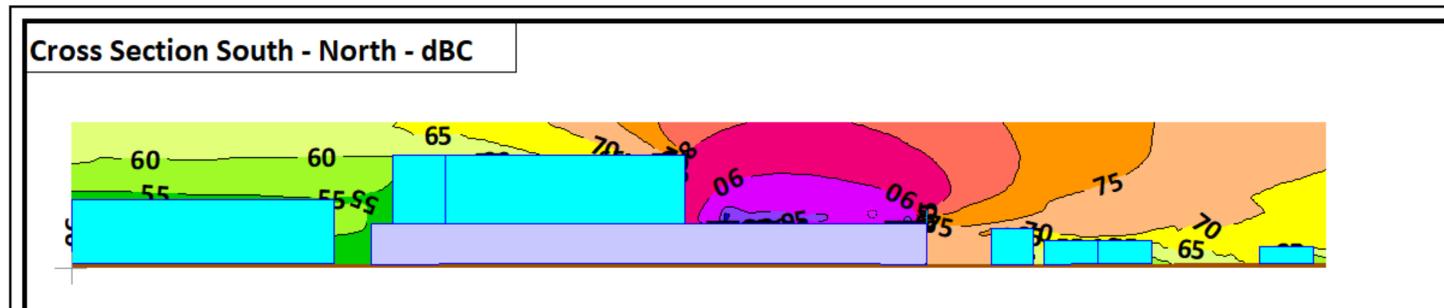
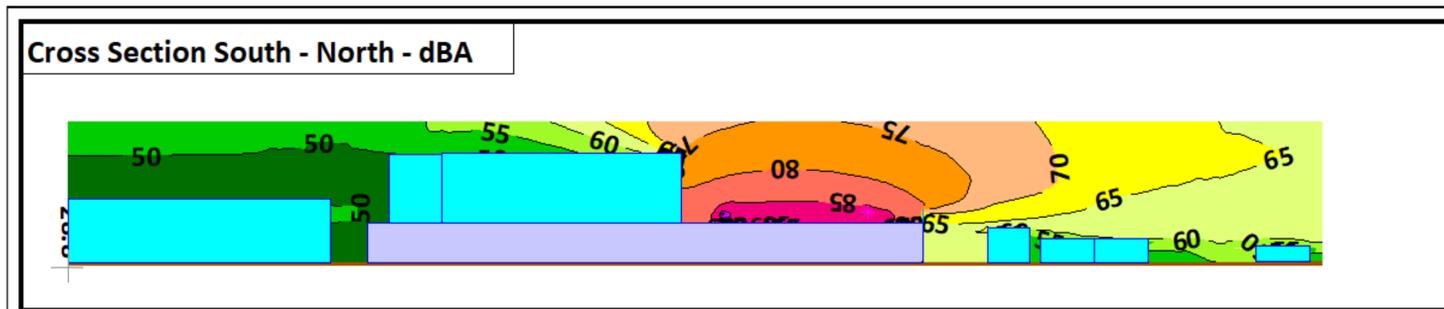
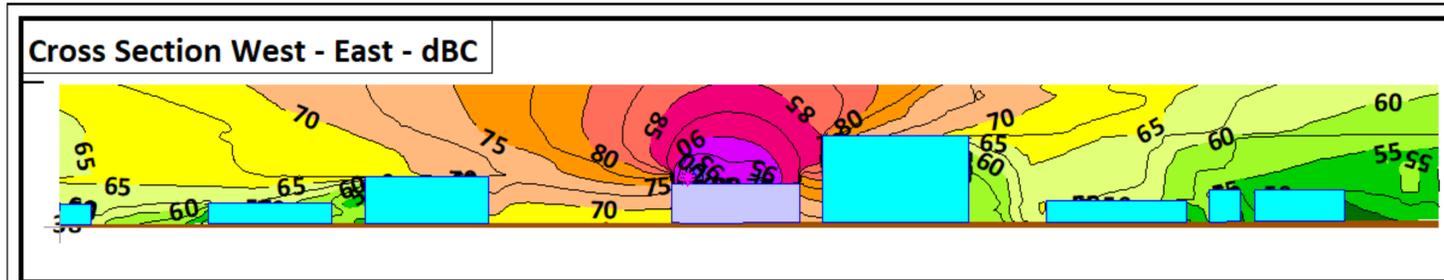
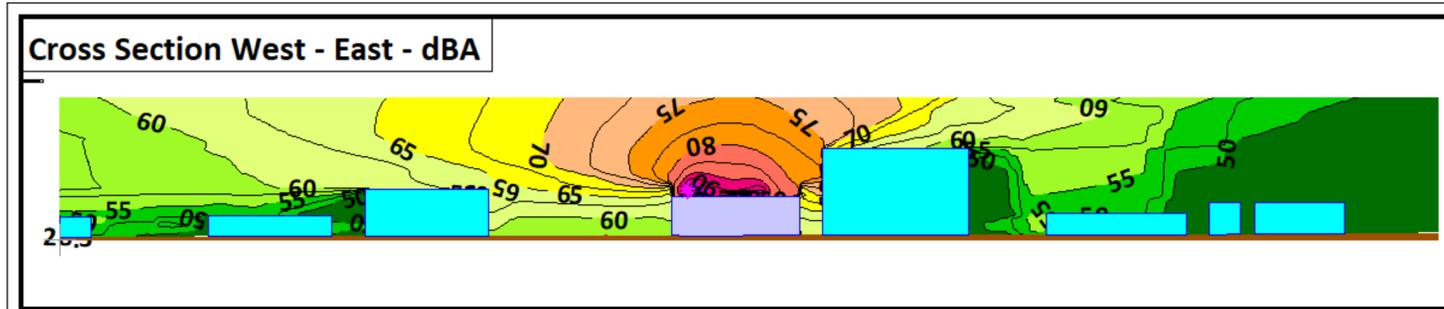
PROJECT NAME: <b>GOOD TIME HOTEL</b>		Criterion Acoustics ARCHITECTURAL ACOUSTIC & SYSTEMS DESIGN 705 CENTRAL AVE - UNIT 4 NEW PROVIDENCE, NJ 07954 908-464-1116 INFO@CRITERIONACOUSTICS.COM	SHEET SIZE: 11" X 17"
PROJECT ADDRESS: 601 WASHINGTON AVE MIAMI BEACH, FL 33139			
DATE: 9/20/2021	AUTHOR: DAVE KOTCH	VERSION: 1	PAGE: 7

# 7. MODELED SOUND LEVELS – SECTION VIEW

## SUMMARY OF MODELED DATA & FINDINGS

- The noise barrier, distributed sound system design and air attenuation provide a 20-25dBA and 20-25dBC reduction to the adjacent residential facades.
- If the pool deck operates at approximately 86-88dBA, the receive level at the adjacent facades is a maximum of 65dBA. To put this in perspective per the OSHA website, 60dBA is conversation at 3' away and 70dBA is classroom chatter. This comparative chart can be found at <https://www.osha.gov/noise>.

## SECTION VIEW OF MODELED SOUND LEVELS



### Pool Audio Model

Date: 9/5/2021

Noise level  
Leq  
in dB (See Chart)

Dark Blue	>= 105
Blue	100 - 105
Purple	95 - 100
Magenta	90 - 95
Red	85 - 90
Orange	80 - 85
Light Orange	75 - 80
Yellow	70 - 75
Light Green	65 - 70
Green	60 - 65
Dark Green	55 - 60
Very Dark Green	50 - 55
Black	< 50

PROJECT NAME:

GOOD TIME HOTEL

PROJECT ADDRESS:

601 WASHINGTON AVE  
MIAMI BEACH, FL 33139

DATE: 9/20/2021

AUTHOR: DAVE KOTCH

VERSION: 1

Criterion Acoustics

ARCHITECTURAL ACOUSTIC & SYSTEMS DESIGN

705 CENTRAL AVE - UNIT 4  
NEW PROVIDENCE, NJ 07074  
908-464-1116  
INFO@CRITERIONACOUSTICS.COM

SHEET SIZE: 11" X 17"

PAGE: 8

# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



Arcadia House Condo,  
west balconies

Outdoor Venue

Washington Ave.

# Efforts to Revitalize Washington Avenue

- 2014-2015 Mayor's Blue Ribbon Panel for Washington Avenue
- Applicant was an active participant and a key player in the revitalization, which resulted in the creation of the CD-2 Washington Avenue Regulations.
- the goodtime hotel is catalyst project, one of the first new developments on Washington Avenue

## WASHINGTON AVENUE VISION AND MASTER PLAN



WASHINGTON AVENUE BLUE RIBBON PANEL  
Zoning Incentives Summary Packet  
05.2015

ZYSCOVICH  
ARCHITECTS

The GOALS and OBJECTIVES of the Washington Avenue Master Plan is to:

1. Preserve the historical, architectural and cultural character of Washington Avenue as the City's "Main Street";
2. Provide for redevelopment, adaptive reuse and infill resulting in economic vitality for the betterment of the community and the City as a whole;
3. Create commercial development opportunities that provides quality goods and services to neighborhood residents and tourists alike;
4. Allow for a high level of mobility for pedestrians, cyclists, automobiles and public transit; and
5. Allow for quality public spaces and beach access to capitalize on the corridor's location and surrounding environs.

### WASHINGTON AVENUE ZONING INCENTIVES

ORDINANCE NO. 2015-3974

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR's) OF THE CITY CODE, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 5, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," TO ESTABLISH SECTION 13-309, "WASHINGTON AVENUE DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS," TO MODIFY THE DEVELOPMENT REGULATIONS FOR PROPERTIES FRONTING WASHINGTON AVENUE BETWEEN 6<sup>TH</sup> STREET AND LINCOLN ROAD; BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS," TO ESTABLISH PARKING DISTRICT 7 TO MODIFY THE PARKING REQUIREMENTS FOR THE PROPERTIES FRONTING WASHINGTON AVENUE BETWEEN 6<sup>TH</sup> STREET AND LINCOLN; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

# Historic Preservation Board Approval

CFN: 20170729859 BOOK 30810 PAGE 1114  
DATE: 12/29/2017 10:26:40 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

## HISTORIC PRESERVATION BOARD City of Miami Beach, Florida

MEETING DATE: December 18, 2017

FILE NO: HPB17-0159

PROPERTY: 601-685 Washington Avenue

APPLICANT: Washington Squared Owner, LLC, c/o Andrew Joblon

LEGAL: Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 20 and 21 of Block 34, Of Ocean Beach, Fla. Addition No 1, According to the Plat Thereof, as Recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for modifications to a previously issued Certificate of Appropriateness for the substantial demolition and restoration of five existing structures, the total demolition of three existing structures and the construction of a new 7-story ground level addition, including a variances for the triple stacking of vehicles, to reduce the minimum required rear setback, and to reduce the minimum number of required off-street loading spaces. Specifically, the applicant is requesting approval for facade modifications and a variance to reduce the required street setback for residential uses.

### SUPPLEMENTAL ORDER

The City of Miami Beach Historic Preservation 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. Certificate of Appropriateness

- A. The subject site is located within the Flamingo Park Local Historic District.
- 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:
  1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
  2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
  3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.





# Planning Board Approvals

- **July 26, 2016** - Original CUP approval

CFN: 20160584865 BOOK 30260 PAGE 2214  
 DATE:10/11/2016 02:57:03 PM  
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE C

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

**PROPERTY:** 601-685 Washington Avenue

**FILE NO.** PB 0616-0031, f.k.a., PB File No. 2320

**IN RE:** The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 142, Article V of the City Code.

**LEGAL DESCRIPTION:** Lots 11-21 of Block 34, of "Ocean Beach Fla Addition No. 1", according to the Plat thereof, as recorded in Plat Book 3, page 11 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** July 26, 2016

**CONDITIONAL USE PERMIT**

The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 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:

The property in question is located in the CD-2 – Commercial, Medium Intensity Zoning District.

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

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

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

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



- **January 24, 2017** - Modified CUP approval

CFN: 20170084925 BOOK 30420 PAGE 1975  
 DATE:02/13/2017 03:34:45 PM  
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE C

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

**PROPERTY:** 601-685 Washington Avenue

**FILE NO.** PB 06-0075, a.k.a. PB 0616-0031, f.k.a., PB File No. 2320

**IN RE:** The application for a modification to a previously issued Conditional Use Permit for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment. Specifically, the modification includes mechanical parking in the garage, pursuant to Section 118, Article IV and Section 130, Article II of the City Code.

**LEGAL DESCRIPTION:** Lots 11-21 of Block 34, of "Ocean Beach Fla Addition No. 1", according to the Plat thereof, as recorded in Plat Book 3, page 11 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** January 24, 2017

**CONDITIONAL USE PERMIT**

The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage, with mechanical parking in the garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 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:

The property in question is located in the CD-2 – Commercial, Medium Intensity Zoning District.

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

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

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

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

*MRB*

# Noise Related Conditions in CUP

- a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed lounge, café, restaurant, café cart, and two (2) outdoor courtyard areas located on the roof of the second floor (3<sup>rd</sup> level) 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 1200 persons or any lesser such occupant content as determined by the Fire Marshal.
  - ii. The indoor portions of the project may operate until 5:00 AM and shall be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), seven (7) days per week, from 11:00 AM to 5:00 AM.
  - iii. All outdoor areas of the venue(s) may operate ~~only from 7:00 AM to~~ until 1:00 AM and shall be permitted to have a DJ or entertainment music (~~defined as music~~, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music) (defined as a sound level that does not interfere with normal conversation), as follows seven (7) days per week:

<u>Times</u>	<u>Type of Permitted Music</u>	<u>DJ Permitted</u>
<u>9:00 AM to 11:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>11:00 AM to 8:00 PM</u>	<u>Ambient Or Entertainment</u>	<u>Yes, Ambient Or Entertainment</u>
<u>8:00 PM to 1:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>1:00 AM to 9:00 AM</u>	<u>None</u>	<u>No</u>

# Staff Report for CUP

SUMMARY OF ACCESORY USES								
VENUE NAME	FLOOR	INDOOR/ OUTDOOR	MAXIMUM OCCUPANTS	HOURS OF OPERATION	HOURS OF ENTERTAINMENT	ENTERTAINMENT	DANCE HALL	FOOD SERVICE AVAILABLE
Public Area								
LOUNGE	3	INDOOR	83	7AM-5AM	11AM-5AM	yes (LIVE MUSIC/DJ)	no	yes
CAFÉ	3	OUTDOOR	145	7AM-1AM	11AM-8PM	yes (LIVE MUSIC/DJ)	yes	yes
RESTAURANT	3	INDOOR	83	7AM-5AM	11AM-5AM	yes (LIVE MUSIC/DJ)	no	yes
CAFE CART	3	INDOOR	25	7AM-5AM	n/a	no	no	yes
POOL VENUE	3	OUTDOOR	572	7AM-1AM	11AM-8PM	yes (LIVE MUSIC/DJ)	yes	yes
MANGROVE	3	OUTDOOR	290	7AM-1AM	11AM-8PM	yes (LIVE MUSIC/DJ)	yes	no
		SUB TOTAL	1198					
Hotel Guests Only								
ROOFTOP POOL	ROOF	OUTDOOR	224	7AM-1AM	n/a	no	no	yes
		GRAND TOTAL	1422					

# Noise Related Conditions in CUP Arcadia House Reference

- iv. 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 in accordance with the design intent and recommendations of the sound system study submitted as part of this application. 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. Prior

to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application.

This shall include the requirement that noise from the sound system shall not be plainly audible at the western balconies of the Arcadia House Condominium located at the southwest corner of 7<sup>th</sup> Street and Washington Avenue. A final report issued by such acoustical consultant shall be submitted to staff prior to the issuance of a BTR.

# Noise Related Conditions in CUP

- v. Additionally, 60 days after the issuance of a BTR , 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 demonstrating that the system's performance still complies with the design intent and recommendations of the sound system study submitted as part of this application.

# Planning Board Hearing - April 19, 2016

## Condition - Work with Neighbors

p. 118

CHAIRMAN ELIAS: Okay. And I just want to add a condition that they will work with the Arcadia property.

MR. BELUSH: We'll draft that in the recommended conditions.

p. 119

CHAIRMAN ELIAS: No, my motion is to adopt their proposed modification 8, which is exactly as everyone discussed, with the caveat, and the request or the obligation to work with the Arcadia in the sound.

p. 123

CHAIRMAN ELIAS: No, louder than ambient, but not loud enough that they hear it at the Arcadia.

MR. BELUSH: On the property, on the subject property, of course you'll hear the entertainment. From the Arcadia House, entertainment will not be audible at anytime.

CHAIRMAN ELIAS: Correct.

# Planning Board Hearing - July 26, 2016

## Condition - Noise not plainly audible from balconies

p. 22

MR. BELUSH: I want to certify too that we do have a condition in which the building residents agreed to that music from this establishment cannot be plainly audible from their balconies.

p. 32

MR. BELUSH: But we still have the condition saying that, regardless of the time, that the music cannot be plainly audible --

CHAIRMAN ELIAS: Correct, to the neighbors.

MR. BELUSH: -- from the balconies of the neighboring building. That's why we're comfortable with this.



# Noise Conditions Summary

- **April 19, 2016:** First PB Hearing, Board agreed to add a condition that noise should not impact Arcadia House
- **July 26, 2016:** Second PB Hearing, Staff added in condition that “noise from the sound system shall not be plainly audible at the western balconies of the Arcadia House Condominium (...)”
- **September 2018 – February 2021:** Project built and sound system designed in accordance with the approved plans and CUP conditions
- Test sound system prior to opening
- Progress Report 60 days after opening
- Sound test 60 days after opening

# Opening and Initial Operations

- **March 26, 2021:** BTR issued for hotel with outdoor entertainment
- **April 2021:** Testing and refining of sound system before opening day
- **April - May 2021:** Enforcement issues due to City's erroneous interpretation of CUP conditions (outdoor entertainment not permitted/cannot be plainly audible anywhere off property)
- **May 2021:** CUP interpretation clarified and previous inappropriately issued violations rescinded.
- **May 17, 2021:** Without notice, Staff suspended outdoor entertainment component of BTR (missing prior sound test). Staff explains for first time that "western" balconies supposed to be "eastern" balconies. Immediately made further adjustments.
- **May 21, 2021:** Sound test successfully completed and outdoor entertainment reinstated
- **May 25, 2021:** Staff issues cure letter requiring 60-day progress report on June 22. Cure letter states "may be placed" on July 27 PB agenda for revocation/modification
- **May-June 2021:** Staff noticed potential revocation/modification hearing for July 27 without Board input

# Violation Summary

Date Issued	Violation Number	Violation Type	Appeal Date	Appeal Case Number
May 22, 2021	CUP2021-00031	Notice of Violation CUP	May 27, 2021	SMA2021-02654
May 29, 2021	NC2021-20407	Noise Violation	June 4, 2021	SMA2021-00118
May 29, 2021	CUP2021-00033	Notice of Violation CUP	June 4, 2021	SMA2021-02653
May 29, 2021	ZV2021-03408	Notice of Violation CUP	June 4, 2021	SMA2021-02648
June 4, 2021	NC2021-20477	Noise Violation	June 10, 2021	SMN2021-00121
June 4, 2021	ZV2021-03441	Notice of Violation CUP	June 10, 2021	SMA2021-02660
June 5, 2021	CUP2021-00034	Notice of Violation CUP	June 10, 2021	SMA2021-02661
June 5, 2021	NC2021-20507	Noise Violation	June 10, 2021	SMN2021-00120

# Improvements Already Implemented

- 8 speakers removed from northern portion of pool deck and replaced with smaller speakers with tighter sound dispersion
- 2 subwoofers have been either removed or relocated from western portion of pool deck to be further away from Arcadia House
- All mounted speakers have been lowered to 7 feet or lower to decrease sound dispersion
- Additional relocation of speakers to reduce westward transmission of sound

# Outreach to Arcadia House

- **May 28, 2021:** Letter to Joan Bennett, the registered agent for Arcadia House and Lorna Salas, President of the HOA offering to set up meeting to address any concerns
- **June 4, 2021:** GT Staff visited Arcadia and met with Lorna Salas. Provided contact information and offered to participate in a town-hall meeting with residents to discuss noise concerns and measures taken.
- **June 5, 2021 – Present:** GT Staff periodically walking over to Arcadia to check sound levels.
- **June 6, 2021:** Staff followed up with Ms. Salas regarding town-hall meeting. Ms. Salas suggested meeting with Board of Directors instead
- **June 12, 2021:** GT Staff followed up with Ms. Salas regarding conducting town-hall or Board of Directors meeting.
- **June 16, 2021:** GT Staff followed up regarding meetings. Ms. Salas has stated that the residents are preoccupied with other concerns and do not want to meet right now.

# Dreamscape



Eric Brinbaum, Founder & CEO



Connor Grealy, Director, Asset Management & Development

# Pharrell, David Grutman partner with developer to launch South Beach hotel

*266-room hotel will include retail component, 40K sf outdoor pool deck*



# Master Building Permit Issued on September 07, 2018

[Previous](#) | [Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)

**Permit Number** BC1704104

**Type** Commercial Buildings (Including Condo) - New Construction

**Project Name**

**Status** Finaled

**Main Parcel** 0242030040810

**Address** 601 WASHINGTON AVE MIAMI BEACH, FL -3313-9620

**Description** PH1700060---Provide Provider Review & inspections- Ortus Engineering, P.A. New construction of 7 story, 269 unit hotel

**Applied Date** 05/19/2017

**Issued Date** 09/07/2018

**Expiration Date** 08/09/2021

**Finalized Date** 02/08/2021



# Master Building Permit has \$40,250,000M Valuation

Permit Number: BC1704104

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

<b>Type:</b>	Commercial Buildings (Including Condo) - New Construction	<b>Status:</b>	Finald	<b>Project Name:</b>	
<b>Applied Date:</b>	05/19/2017	<b>Issue Date:</b>	09/07/2018		
<b>District:</b>	CD-2	<b>Expire Date:</b>	08/09/2021		
<b>Square Feet:</b>	6.70	<b>Valuation:</b>	\$40,250,000.00	<b>Finalized Date:</b>	02/08/2021
<b>Description:</b>	PH1700060---Provide Provider Review & inspections- Ortus Engineering, P.A. New construction of 7 story, 269 unit hotel				

# Master Building Permit almost \$1.5M Paid in Fees

Permit Number: BC1704104

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

<b>Type:</b>	Commercial Buildings (Including Condo) - New Construction	<b>Status:</b>	Finalized	<b>Project Name:</b>	
<b>Applied Date:</b>	05/19/2017	<b>Issue Date:</b>	09/07/2018		
<b>District:</b>	CD-2	<b>Expire Date:</b>	08/09/2021		
<b>Square Feet:</b>	6.70	<b>Valuation:</b>	\$40,250,000.00	<b>Finalized Date:</b>	02/08/2021
<b>Description:</b>	PH1700060---Provide Provider Review & inspections- Ortus Engineering, P.A. New construction of 7 story, 269 unit hotel				

- Summary
- Locations
- Fees**
- Reviews
- Inspections
- Attachments
- Contacts
- Sub-Records
- Holds
- More Info

[Fee Summary](#) | [Remaining Fees](#) | [Paid Fees](#) | [Next Tab](#) | [Permit Details](#) | [Main Menu](#)

## Fee Summary

<b>Total Fees:</b>	\$1,490,994.00	<b>Paid Fees:</b>	\$1,490,994.00	<b>Unpaid Fees:</b>	\$0.00
--------------------	----------------	-------------------	----------------	---------------------	--------



# Certificate of Occupancy Issued on February 9, 2021

Permit Number: CO21-1784

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

<b>Type:</b>	Certificate Process - Commercial	<b>Status:</b>	Issued	<b>Project Name:</b>	
<b>Applied Date:</b>	02/08/2021	<b>Issue Date:</b>	02/09/2021		
<b>District:</b>	CD-2	<b>Expire Date:</b>			
<b>Square Feet:</b>	6.70	<b>Valuation:</b>	\$40,250,000.00	<b>Finalized Date:</b>	
<b>Description:</b>	CO/BC1704104/ PH1700060---Provide Provider Review & inspections- Ortus Engineering, P.A. New construction of 7 story, 269 unit hotel				

- Summary
- Locations
- Fees**
- Inspections
- Attachments
- Contacts
- Sub-Records
- Hold
- More Info

[Fee Summary](#) | [Remaining Fees](#) | [Paid Fees](#) | [Next Tab](#) | [Permit Details](#) | [Main Menu](#)

## Fee Summary

**Total Fees:** \$44,236.22      **Paid Fees:** \$44,236.22      **Unpaid Fees:** \$0.00



# Economic Benefits of the goodtime hotel and Strawberry Moon

## Jobs

- 392 full-time jobs on-site and 122 off-site jobs earning a total of \$28.94 million annually.
- More persons will be employed on a part-time basis.

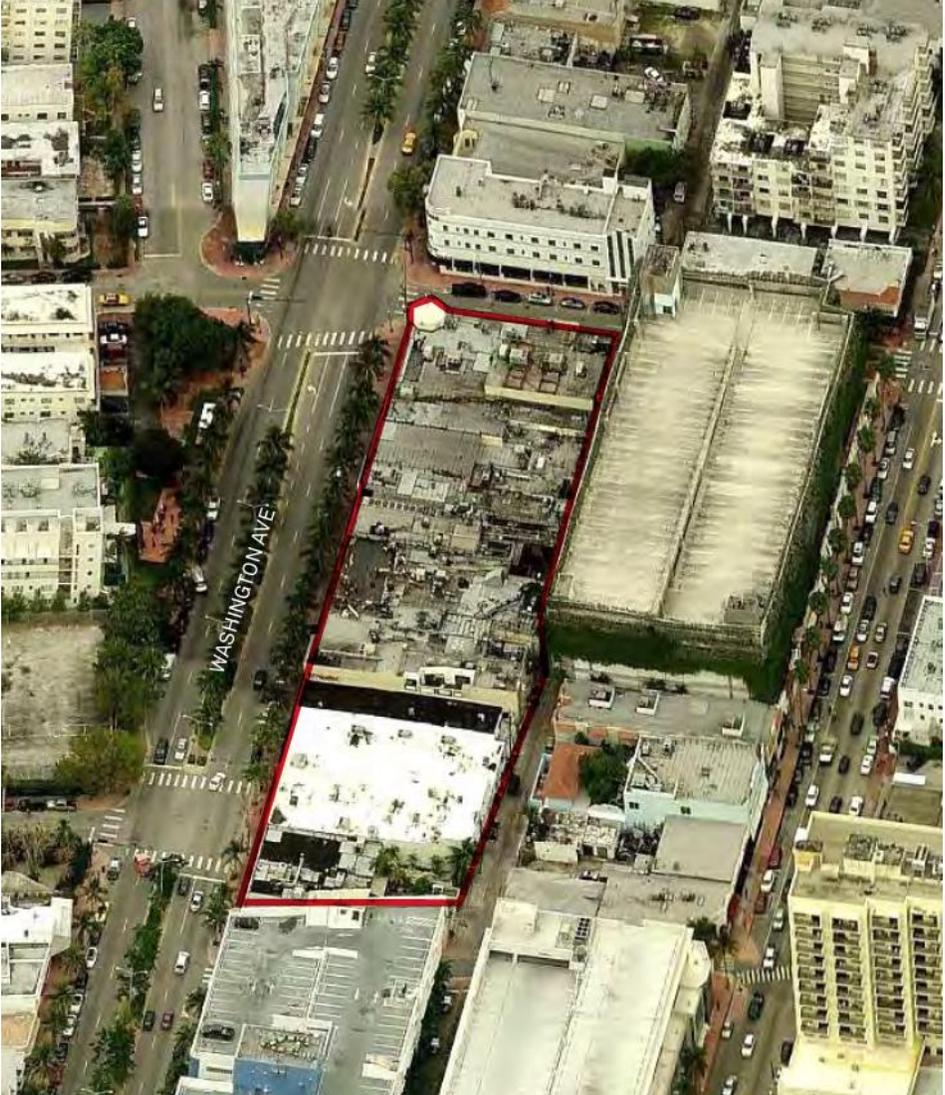
## Tax Revenue for Miami Beach

- \$413,619 annually in ad valorem taxes
- \$675,000 annually in hotel occupancy taxes
- \$520,000 annually in food and beverage taxes from Strawberry Moon sales
- Additional revenues from franchise fees and utility taxes, local business taxes and stormwater fees.

## Money Spent by Hotel Guests in Miami Beach

- Cannot be accurately quantified, but the goodtime hotel will increase visitors to Miami Beach who will spend money outside of the hotel

# Prior to Construction



# Construction Progress



**G.T. McDONALD ENTERPRISES, INC.**  
General Contractor

601-685 Washington Avenue

Print #180625110  
Date: 06/25/18  
Lat/Lon: 25.776352 -80.133516  
Order No. 65538  
Aerial Photography, Inc. 954-568-0484



**G.T. McDONALD ENTERPRISES, INC.**  
General Contractor

601-685 Washington Avenue

Print #180625111  
Date: 06/25/18  
Lat/Lon: 25.776352 -80.133516  
Order No. 65538  
Aerial Photography, Inc. 954-568-0484



# Construction Progress



**G.T. McDONALD ENTERPRISES, INC.**  
General Contractor

601-685 Washington Avenue

Print #190222482

Date: 02/22/19

Lat/Lon: 25.776352 -80.133516

Order No. 65538

Aerial Photography, Inc. 954-568-0484



BERCOW  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES  
ZONING, LAND USE AND  
ENVIRONMENTAL LAW



**G.T. McDONALD ENTERPRISES, INC.**  
General Contractor

601-685 Washington Avenue

Print #190222483

Date: 02/22/19

Lat/Lon: 25.776352 -80.133516

Order No. 65538

Aerial Photography, Inc. 954-568-0484

# Construction Completed



**G.T. McDONALD ENTERPRISES, INC.**  
General Contractor

601-685 Washington Avenue

Print #201222261  
Date: 12/22/20  
Lat/Lon: 25.776352 -80.133516  
Order No. 65538  
Aerial Photography, Inc. 954-568-0484



BERCOV  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES  
ZONING, LAND USE AND  
ENVIRONMENTAL LAW



**G.T. McDONALD ENTERPRISES, INC.**  
General Contractor

601-685 Washington Avenue

Print #201222262  
Date: 12/22/20  
Lat/Lon: 25.776352 -80.133516  
Order No. 65538  
Aerial Photography, Inc. 954-568-0484

# Street Frontage Comparison



1  
617-625 WASHINGTON AVE



2  
633-637 WASHINGTON AVE



3  
637-647 WASHINGTON AVE



4  
657-665 WASHINGTON AVE



After Construction

Before Construction

# Noise Related Conditions in CUP

4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit 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.

~~9. The following shall apply to the construction and operation of the proposed mechanical parking system:~~

a. The noise or vibration from the operation of the mechanical parking lifts shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage.