

# PB22-0554: 1717-1731 Collins Avenue

Miami Beach Planning Board  
December 20, 2022

KIMPTON  
*Surfcomber*™  
MIAMI | SOUTH BEACH  
.....

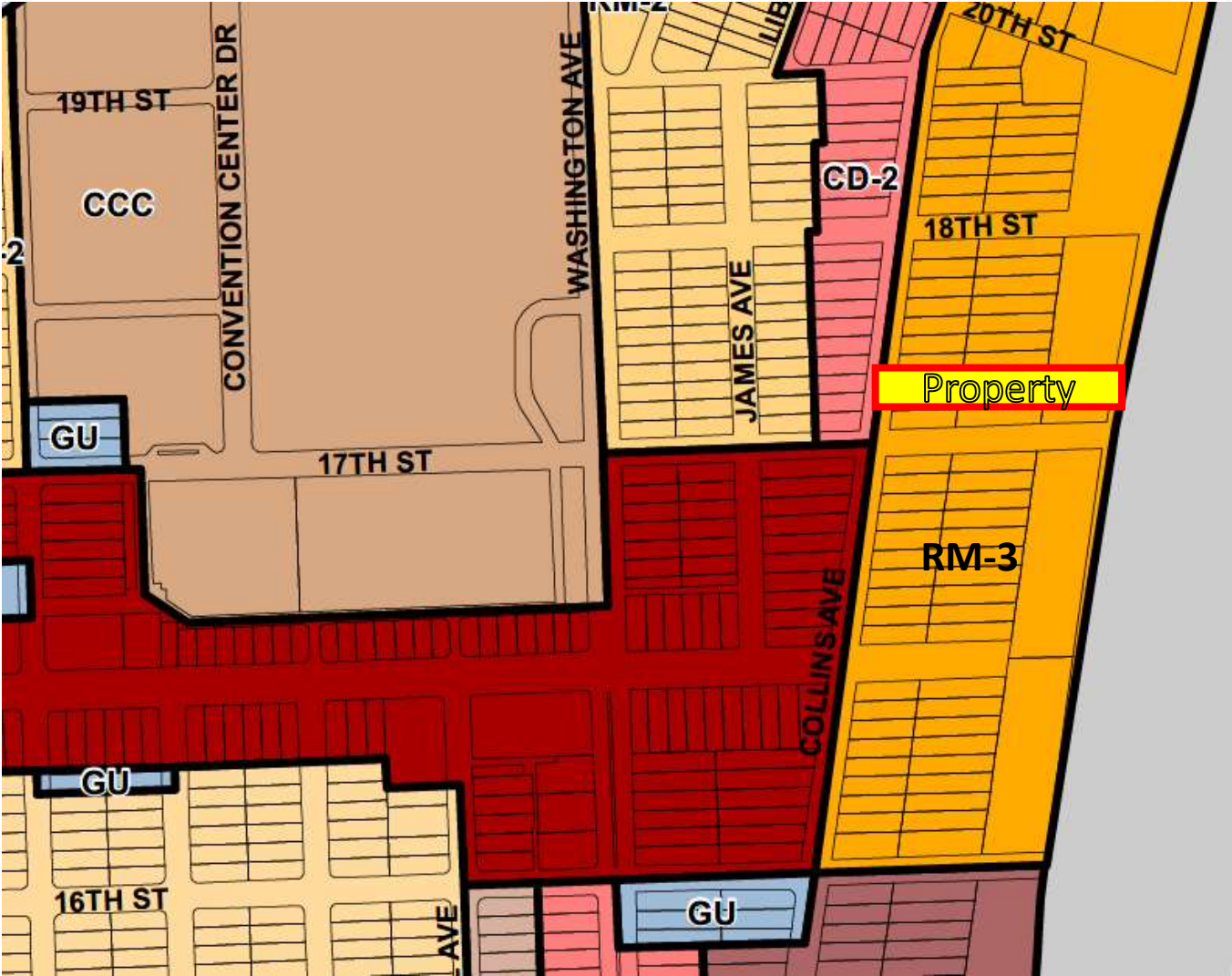


# Property

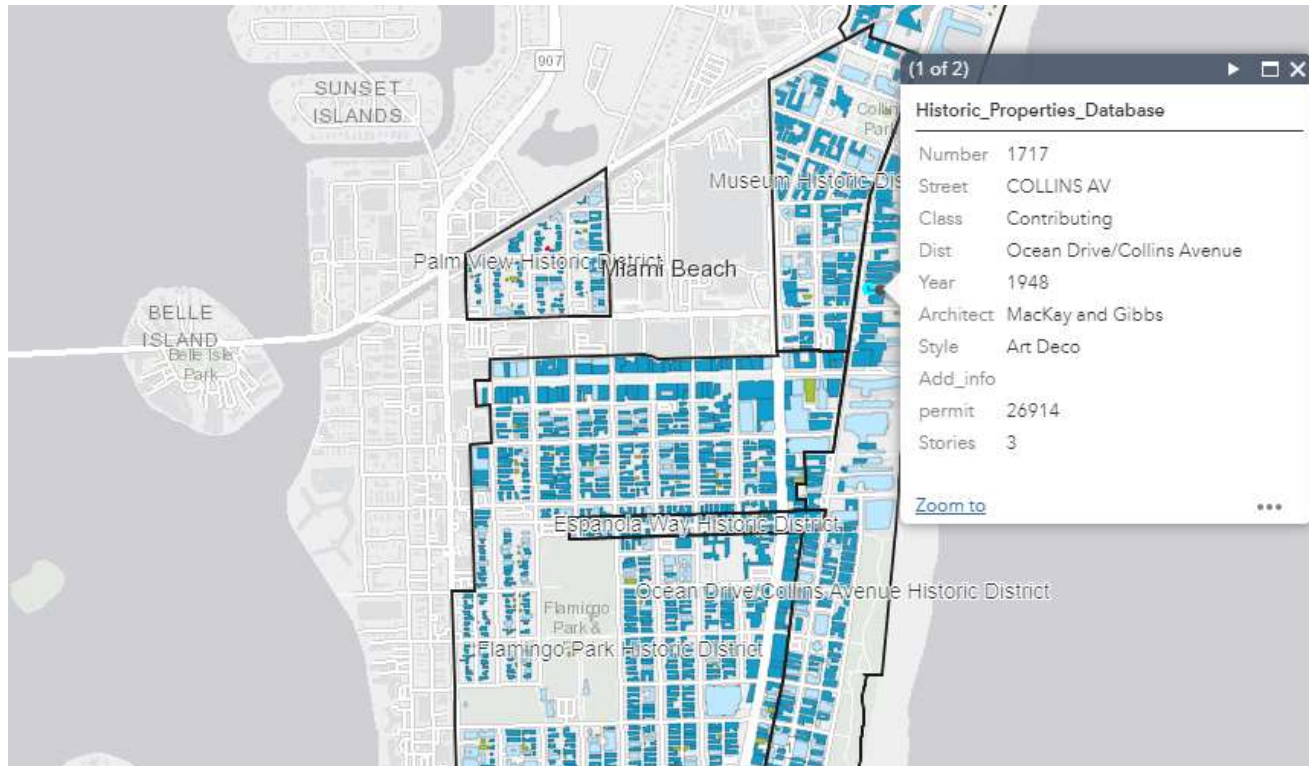




# Zoning Context



# Historic Context





# Conditional Use Permit Request

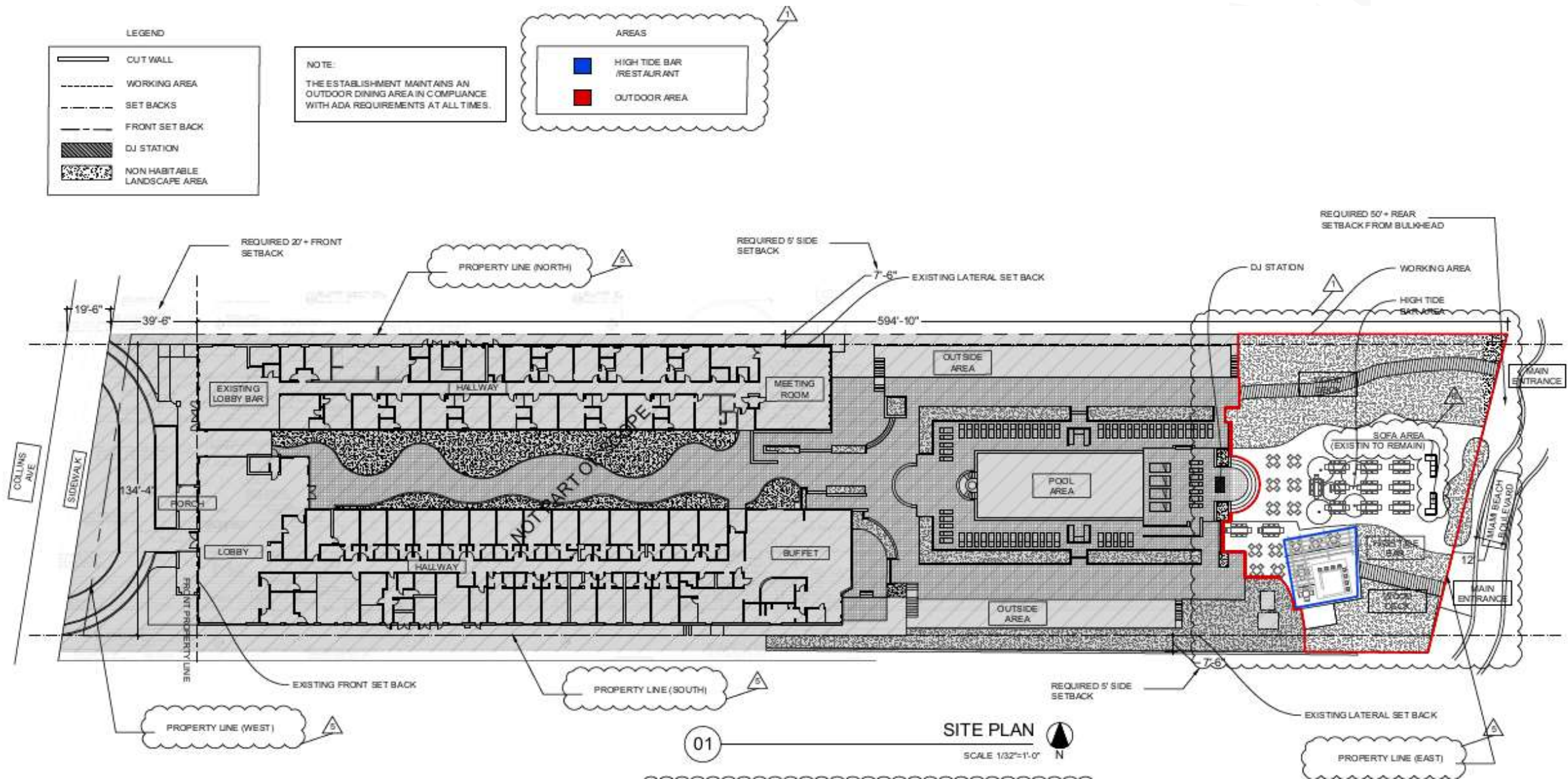
**Neighborhood Impact Establishment with Ambient Outdoor Entertainment** at existing Hi Tide Beach Bar and Grill



**H I G H  
T I D E**  
BEACH BAR AND GRILL



# Overall Site Plan





# Rear Yard Site Plan

- Seats: 170
- Hi-Tide Hours:
  - F&B:  
10:30 AM – 7:00 PM
  - Entertainment: Friday,  
Saturday, Sunday  
12PM – 4PM





The image shows an outdoor dining area for 'High Tide Beach Bar and Grill'. In the foreground, there are several white square tables with dark wicker chairs. A large, multi-colored umbrella (green, yellow, and orange) is partially visible on the left. In the background, there are palm trees, a green hedge, and a wooden pergola structure. The sky is blue with some clouds. The text 'HIGH TIDE' is overlaid in the center, with 'BEACH BAR AND GRILL' below it.

# HIGH TIDE

BEACH BAR AND GRILL















# Sound Study



Figure 2 - Key Plan of Venue Measurements



# Sound Study



Figure 4 – Venue Source Measurement



Figure 3 - Venue: R5 (Property Line – Beach North) and Source



# Sound Study Results

Measurement	Description	Date Time Period	Maximum Sustained Sound Level		Minimum Sustained Ambient Level L <sub>AS</sub> 95.0 (dB)	Receiver Level Over Ambient (dB)	Notes
			Source L <sub>AS</sub> 5.0 (dB)	Receiver L <sub>AS</sub> 5.0 (dB)			
Venue							
Source	Venue DJ Booth	7/23/2022 1:53 - 4:12 PM	90.4		81.2		The meter is 10' from the main speakers.
R5	Property Line - Beach N	7/23/2022 1:56 - 2:29 PM	89.3	75.8	70.9	4.9	
R6	Property Line - Beach S	7/23/2022 2:30 - 3:05 PM	90.2	76.8	72	4.8	
R7	Property Line N	7/23/2022 3:09 - 3:42 PM	91.1	77.0	73.0	4	
R8	Property Line S	7/23/2022 3:50 - 4:12 PM	89.8	78.5	73.5	5	Music from the SLS Pool Party clearly audible.

*Figure 8 - Measurement Results*



# Proffered Additional Condition of Approval

- 1) Relocate speakers located on top of the second level parapet wall of cabana structure
- 2) Remaining speakers located along the shared northern property line shall be removed.
- 3) Any future speakers located along the shared northern property line shall either be directional speakers or be located in a manner to reduce noise spillover to the adjacent property to the north.



Figure 6 - R7, Property Line North



# Modified Conditions of Approval

**2.(a)(vi)(a):** Only the Applicant's ~~approved speakers~~ house sound system, as approved by this Conditional Use Permit, shall be used. DJ's shall be required to connect to the Applicant's house sound system. The Applicant shall be required to inform all guest DJ's as to the requirements of this conditional use permit related to entertainment.

**2.(a)(vi)(c):** The house sound system shall be calibrated and set in such a manner as to limit the acoustical output ~~for ambient levels within the entire rear yard~~ in accordance with the design intent and recommendations of the revised sound study, as approved by the peer reviewer and staff.

**2.(a)(vi)(g):** Sound from the entertainment establishment shall not be ~~plainly audible~~ unreasonably loud at the Beach Walk and northern right of way of 17<sup>th</sup> Street.



# 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)