

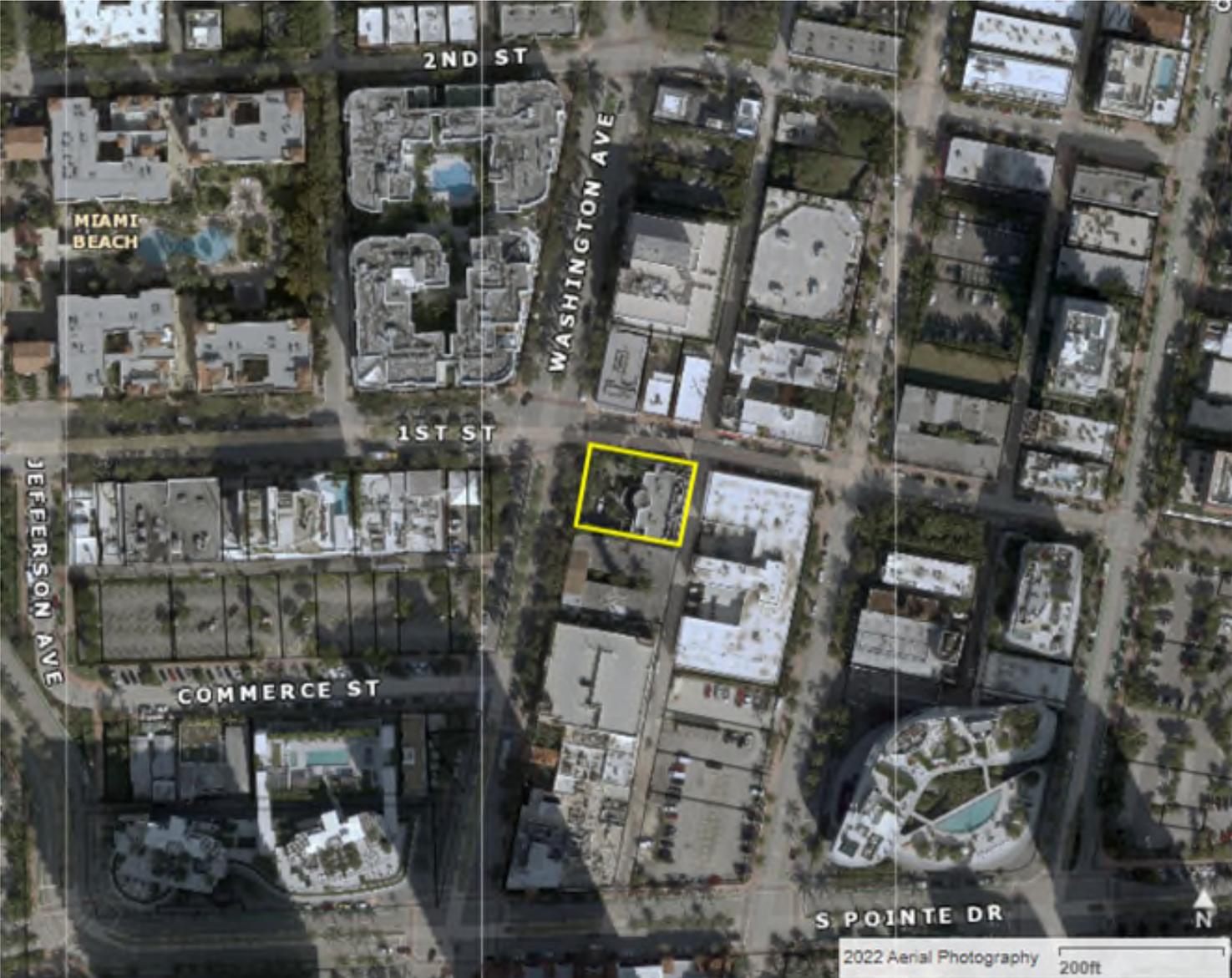
PB23-0577 - 81 Washington Avenue Proposed CUP for Le Jardin Boucherie

May 23, 2023 Planning Board Meeting – Item No. 8

THE GROUP
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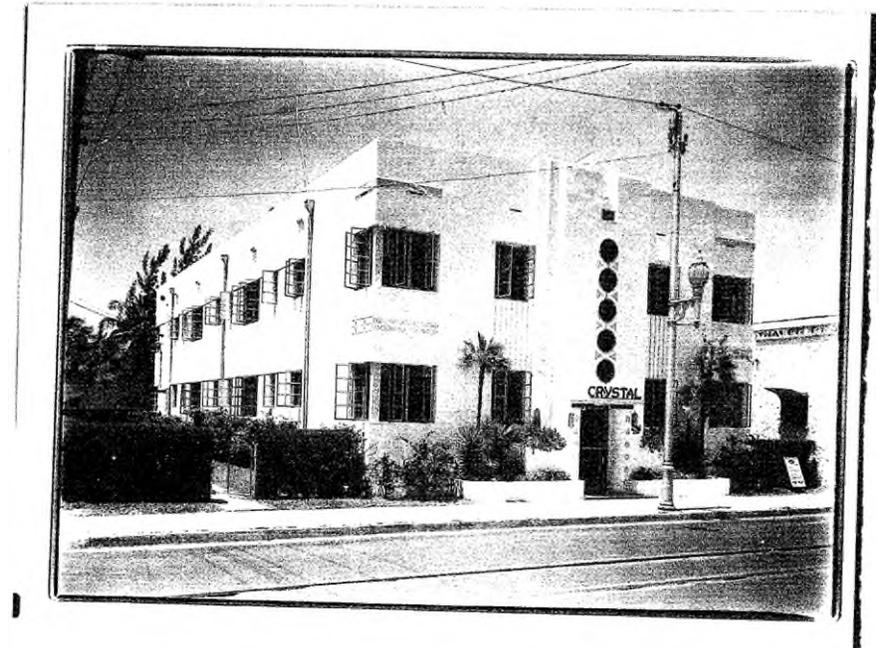


Context



Site History

- **1936:** Developed as “Crystal Apartments” by Henry Hohausner
- **1993:** Converted to modeling agency building
- **1997:** Converted to fitness center
- **2007 - 2015:** 1st and 2nd Floors operated as French Restaurants “Au Pied De Cochon” and La “Gloutennerie”
- **2017:** Plans approved for 246 seat restaurant
- **2020:** Purchased by The Group NYC



2017 Approved Plan



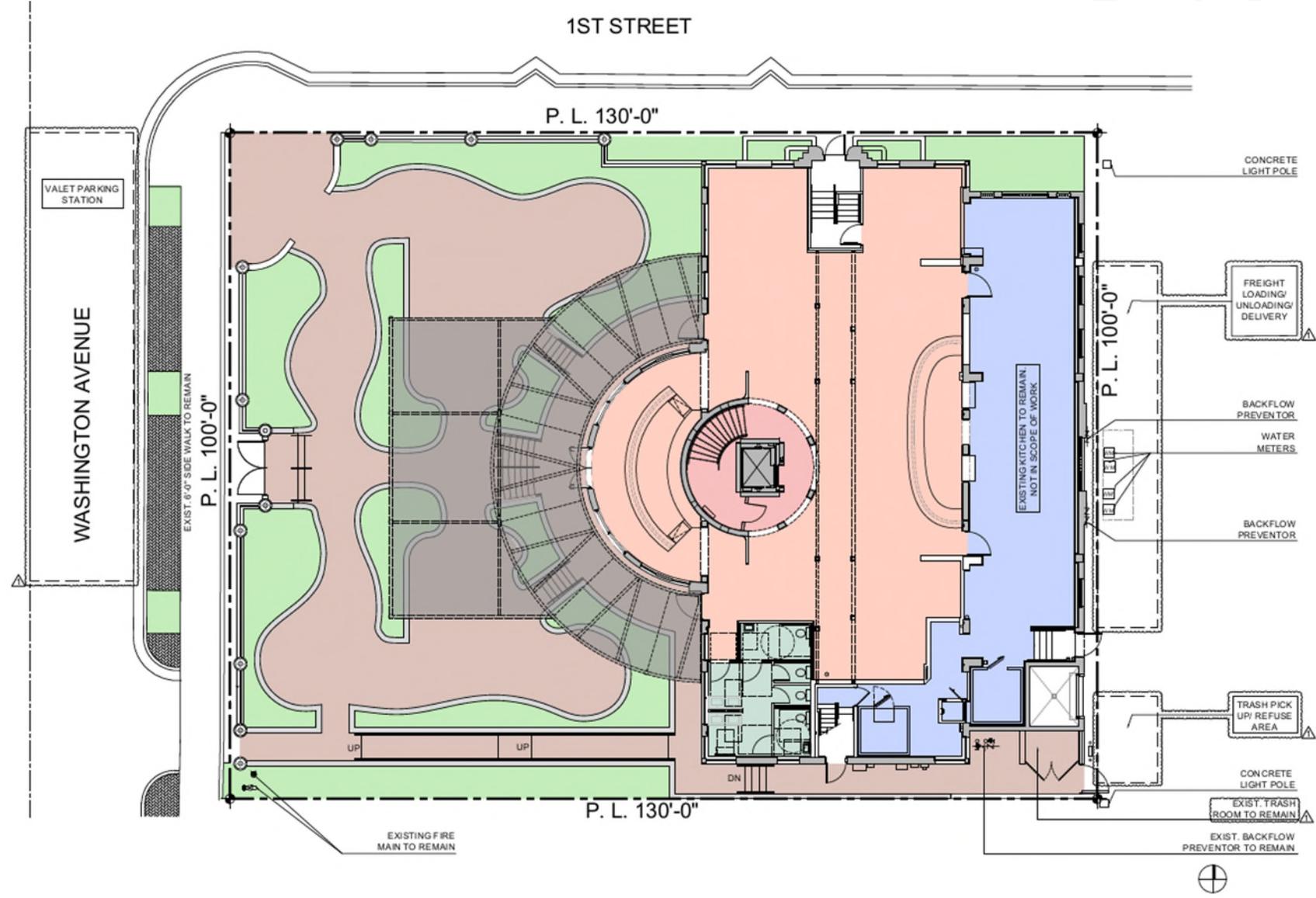
2017 Approved Plan



2017 HPB Order Conditions

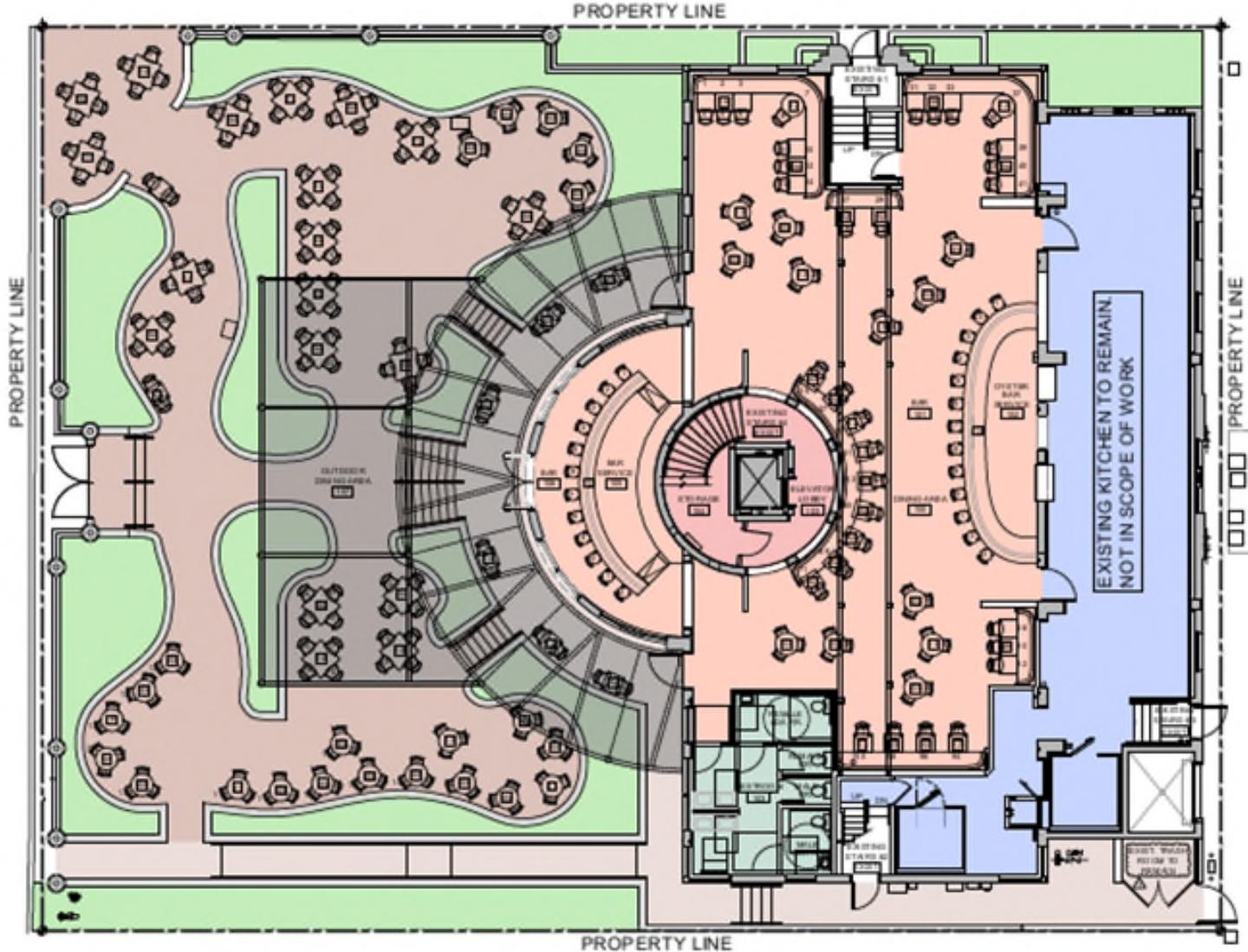
Outdoor Conditions	Noise Conditions	Operational Conditions
<ul style="list-style-type: none"> Applicant shall ensure that restrictions are enforced 	<ul style="list-style-type: none"> HPB/Planning Director retains right to call operator back to enforce or modify conditions 	<ul style="list-style-type: none"> Adequate trash room space with AC and noise baffling required
<ul style="list-style-type: none"> A distributed sound system may be permitted for ambient background music with an acoustic plan certified by an acoustic engineer 	<ul style="list-style-type: none"> An adjudicated violation is not necessary for the HPB or Planning Director to modify conditions 	<ul style="list-style-type: none"> Trash room to be accessible from Collins Court (alley)
<ul style="list-style-type: none"> Ambient background music only 	<ul style="list-style-type: none"> Violation of noise ordinance is deemed a violation of the HPB Order 	<ul style="list-style-type: none"> Venting system shall be used to minimize or dissipate smoke, fumes, and odors
<ul style="list-style-type: none"> Outdoor bar counters prohibited 		<ul style="list-style-type: none"> Equipment and supplies shall not be stored in areas visible from streets, alleys, or nearby buildings
<ul style="list-style-type: none"> No exterior television sets 		
<ul style="list-style-type: none"> Entertainment, including DJ and live music prohibited 		
<ul style="list-style-type: none"> Rooftop cannot be activated 		
<ul style="list-style-type: none"> Exterior food and beverage must close by 12AM, Interior must close by 2AM – 7 days a week 		

Proposed Plan – Le Jardin Boucherie



Proposed Plan – Le Jardin Boucherie – Ground Floor

Outdoor: 158 Seats
 Indoor: 125 Seats



CANOPY AREA

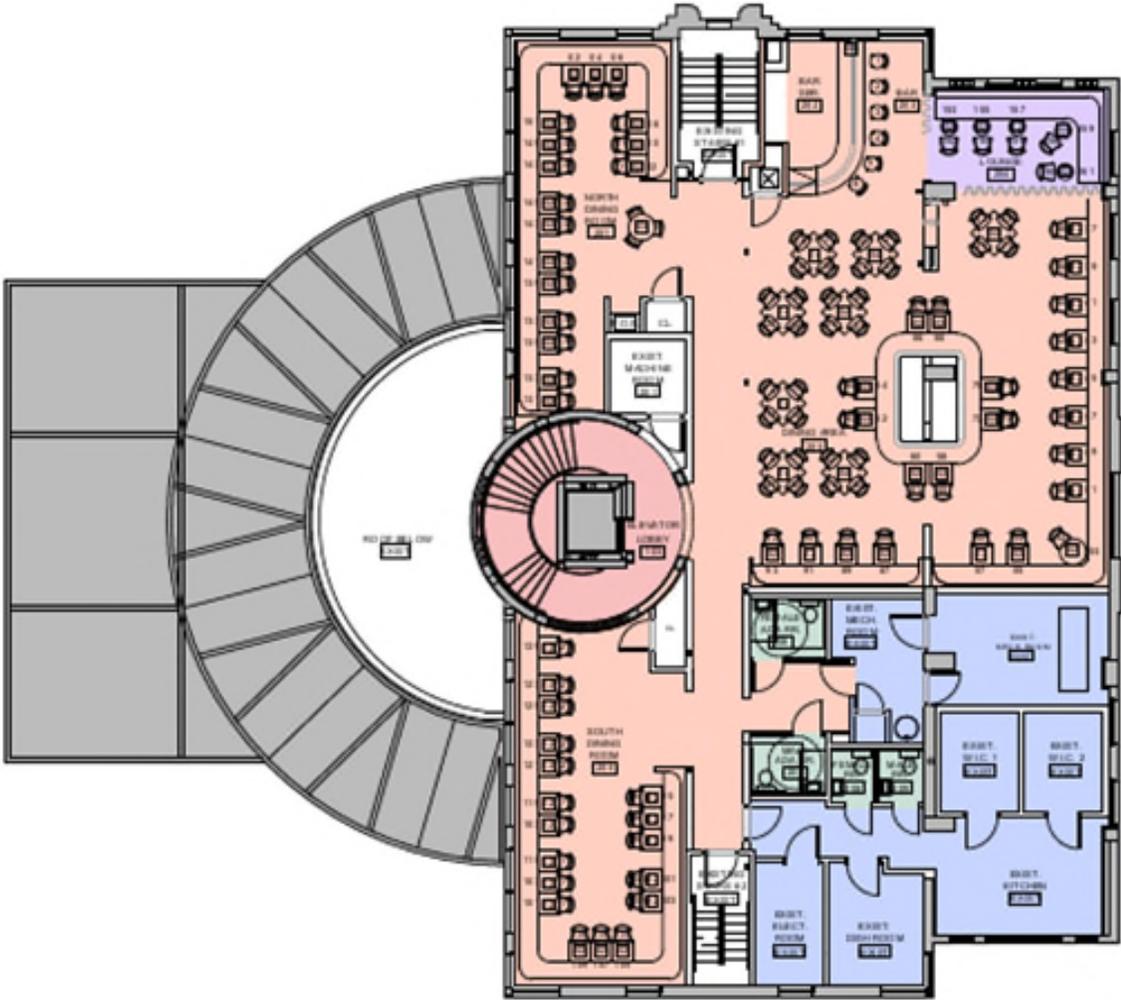
■ CANOPY AREA - 1000 SQ. FT.

SEATING CALCULATION

AREA	ROOM NAME	NUMBER OF SEATS
W.1	OUTDOOR AREA	158
W.2	BAR	12
W.3	BAR	12
W.4	OUTDOOR DINING AREA	158
TOTAL # OF SEATS		240



Proposed Plan – Le Jardin Boucherie – Second Floor



Second Floor: 167 Seats















Proposed CUP

Operating Hours:

- Indoors and Outdoors 11:00AM – 12:00 AM

Seating: 450 seats/623 Occupants

- Outdoor: 158 seats
- 1st level Indoor: 125 seats
- 2nd level indoor: 167 seats

Music:

- Ambient background level indoor and outdoor 11AM – 12AM with digital tamper resistant noise level limiter calibrated at 65 – 70 dB by acoustic engineer.

Parking: Valet only, 8 attendants during weekend peak hour

Updated Valet Plan



Figure 4 - Valet Operation Routes



Sound Study

• Recommendations:

- Install digital tamper-resistant sound level limiter calibrated at 65 – 70 dB
- Small distributed speakers
- No subwoofers
- No speakers near property lines
- Dense landscaping, shrubbery, and umbrellas

1. OVERVIEW AND SUMMARY OF MODEL

OVERVIEW

Criterion Acoustics (CA) was contracted to provide an acoustical analysis and study regarding the outdoor area of the proposed "Le Jardin Boucherie" restaurant location in Miami Beach. The site is on the corner lot, 81 Washington Avenue at 1st Street. The restaurant will have reduced or "ambient" level music playback in the garden (70dBA / 75 dBC).

SUMMARY

A preliminary sound system provided by Support305 was analyzed. Ownership and the designers will do the following to optimize the outdoor sound system:

- Loudspeakers for audio playback will use 6" bass drivers or smaller, downward facing, mounted as low as possible and distributed to keep individual sound levels low.
- Cardioid-pattern loudspeakers will be used if possible.
- The subwoofers will be removed from the design in the outdoor area.
- Speakers close in proximity to the residential 75 Washington Ave. location will be moved, removed from the design, or lowered in level significantly (10 dB or more).
- **A digital tamper-resistant sound level input limiter will be installed and configured after on-site sound level calibration to ensure the calibrated level is never exceeded. This limiter and output gain settings will only be accessible by corporate management and will have no local operational access.**

CONCLUSION

The modeling summary is as follows:

- **The outdoor restaurant sound will be low in level, approximately 70-75 dBA / 75-80 dBC in seating areas.**
- **The ambient, environmental background sound level on Washington Ave. is 65 dBA.**
- **The sound system design will be optimized to reduce sound egress toward the 75 Washington Ave. residences.**
- **Sound will be reduced by approximately 7dBA (compared to the model) to comply with the above. No sound will impact the 75 Washington Ave. residences if these conditions are met.**

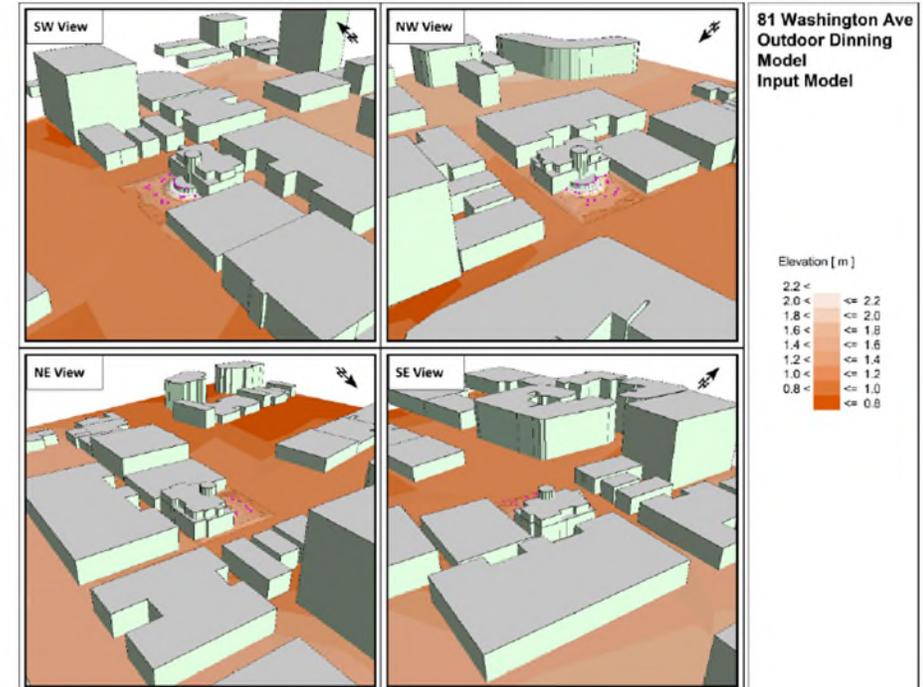
The following actions will be taken to limit audible sound at 75 Washington:

- Based on experience, this is attainable with sound system design optimization; no barrier wall will need to be built. The overall level will be reduced from what was modeled by 5-10 dB.
- During calibration on site, the speakers closest to the perimeter may need to be further reduced to achieve compliance in 75 Washington Ave.

SUMMARY OF MODEL

- The environmental acoustic model was created with the software package SoundPLAN (Version 8.2). SoundPLAN is widely accepted in the industry for environmental noise modeling.
- When conducting acoustical modeling there is often variation. Typically, +/- 3 to 5dB is not uncommon and this is a consideration with this type of predictive modeling.
- Reflections from the surrounding buildings and structures are accounted for in the model

GRAPHIC INPUT OF MODEL



PROJECT NAME: 81 WASHINGTON AVENUE – LE JARDIN BOUCHERIE		
PROJECT ADDRESS: 81 WASHINGTON AVENUE MIAMI BEACH, FL 33139		
DATE: 10/20/21	Criterion Acoustics	SHEET SIZE: 11" X 17"

Community Support

Date	Meeting
5/1	SOFNA Executive Board (Zoom)
5/11	Cosmopolitan Condo Association (In-person)
5/15	SOFNA General Membership (Zoom)

SOFNA Conditional Support

Subject: SOFNA Resolution with Conditional Support for PB23-0577 -- CUP for 81 Washington Ave

Dear Planning Board Members,

At a public meeting of the South of Fifth Neighborhood Association (SOFNA) held on May 15th, 2023 the owner and his legal representatives presented a business plan for the Le Jardine Boucherie restaurant to be located at 81 Washington Avenue. SOFNA was impressed with the overall quality of the proposed restaurant and the attention to detail in both design and operations (including an improved parking plan). The only open issue, which has been raised by the nearby Cosmopolitan Condominium Association, is whether or not to extend the hours of operation indoors from Midnight on Fridays and Saturdays to 1 AM. SOFNA's support for this CUP application is subject to the owner and the Cosmopolitan Condominium Association reaching an agreement on the question of extended hours indoors on weekends. All other aspects of the application are satisfactory.

Sincerely,

SOFNA Board of Directors

Keith Marks -- President
Alyson Herman -- Vice President
Jordan Levy -- Treasurer
Ronald Starkman -- Secretary
John Caprio -- Director
Mark Haskins -- Director
David Podein -- Director

THE GROUP N Y C

OUR VISION AND MISSION

The Group is known for acquiring iconic spaces and transforming them with breathtaking design elements and authentic menus. With expansion into Chicago, Miami, and Washington D.C., The Group's vision of welcoming guests into landmark locations around the United States is coming to fruition. The Group's founder Emil Stefkov hand-selects and co-designs the iconic venues to bring to life the hospitality group's vision. The Group restaurants are unifying the neighborhood character with authentic cuisine and lively local culture. The Group strives to build long-term relationships within the community creating a sense of intimacy amidst the pace of the city.



OUR CONCEPTS

BOUCHERIE

Boucherie concept was born five years ago with an idea to build a restaurant that will capture carefree spirit of Belle Époque, with menu that contains touches of decadence from foie gras to crème brûlée, prime cuts, vague selection or Butcher's block. The philosophy of this era inspired the foundation of Boucherie.

Boucherie is created to be the perfect blend of an indulgent steak house and a refined Parisian brasserie.



NEW LOCATIONS WASHINGTON DC

HISTORIC BANK BUILDING

Located at 699 14th Street on the coveted corner of 14th and G Street NW, The Bank Building is situated on the most high-profile street in Washington, D.C., just one block away from the White House. The building features 400 feet of wraparound frontage, a neoclassical exterior and newly renovated interiors, flanked by the impressive towering glass façade off the office portion of the property. The Bank Building's first three floors will be inhabited by The Group and feature three different restaurant concepts: La Grande Boucherie, Olio e Più, and Washoku Room. The Group founder Emil Stefkov is co-designing the restaurants with Julien Legeard of Legeard Studio, honoring and incorporating elements of the historic building.



NEW LOCATIONS WASHINGTON DC

LA GRANDE BOUCHERIE

La Grande Boucherie will be built in elegant and ornamental Art Nouveau style, evoking the sense of optimism from the turn of the 20th century. The brasserie's menu will feature both classic and modern French dishes, with focus on the meat program, raw bar and extravagant large format meats, ideal for sharing and celebrating. Mahogany wood and glass partitions will divide the gargantuan space to create intimate dining experiences. These pieces are adorned in gilded accents and uniquely curved arches inspired by the 20th-century art nouveau movement of Paris.

The main dining room will highlight a massive curved bar with a metal top imported from Paris, a signature piece of Boucherie. The floors will retain their original stone inlay details which are now bordered by a series of curved banquettes.

Adjacent to the main bar sits one of the bank building's original vaults. The original heavy steel door will now serve as a seafood display. All added fixtures will be carefully selected to accentuate the original detailing in the gilded ceiling and the massive center chandelier featured in the original building design.



NEW LOCATIONS CHICAGO

LA GRANDE BOUCHERIE

Operating from an American architectural gem, La Grande Boucherie sets the scene as one of the most renowned dining destinations in the US. Blending the ambience of an indulgent steakhouse but with the je ne sais quoi of a refined Parisian brasserie, La Grande Boucherie will fuse the traditional French cuisine with Chicago's River North culinary heritage.

Meticulous attention to design detail will create a one-of-a-kind experience for guests. To wit, even bar placement will be maximized so that guests can lean into the view and take in all Chicago has to offer.



BOUCHERIE CUISINE

At Boucherie, we aim to provide an unforgettable brasserie dining experience unlike any other restaurant in New York City, inspired by the most natural methods possible of sourcing and preparing food. Our menu features both classic and modern French brasserie dishes, with heavy focus on the meat program, including a signature prime rib au jus, wagyu cuts, and an in-house charcuterie program with a bar showcasing the cured meats, as well as dry-aging rooms and raw bar.

Chef Hector Diaz, brings deep-seated passion for French cuisine and culture, expertise in whole animal butchery and charcuterie, and years of experience at some of the US most notable, pioneering restaurants, to the Boucherie establishment.



Modified Conditions of Approval

- Condition 6.A.
 - ii. The indoor portions of the establishment may operate from 11:00 AM until 1:00 AM
 - iii. The outdoor portions of the establishment may operate from 11:00 AM until 11:00 PM on Sunday through Thursday, and until 12AM on Fridays and Saturdays.
 - vii. Outdoor music shall cease at 10:00 PM from Thursday to Sunday, and 11:00 PM on Fridays and Saturdays.

Thank You

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