

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: July 25, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 16-0069 fka File No. 1361 –1236 Ocean Drive–Il Giardino.
Progress Report**

BACKGROUND

October 20, 1998

Le Deux Fontaines restaurant received a Conditional Use Permit (CUP) in order to operate an outdoor entertainment establishment limited to a non-amplified jazz band at 1230-1238 Ocean Drive.

May 23, 2006

Hosteria Romana 2, LLC was issued a modification to the CUP to change the name owner/operator of an outdoor entertainment establishment and remove the limitation on amplification of a jazz band or similar ensemble.

July 27, 2010

Reta Ocean Drive, LLC applied for and was granted a Modified Conditional Use Permit (MCUP) to change the name of the owner/operator and remove the condition limiting entertainment to a jazz band and allow for entertainment level amplified music with volume controls conforming to the sound study provided.

February 22, 2011

As a result of a progress report due to numerous noise violations, the MCUP was further modified by the Planning Board to compel the applicant to conduct another sound study and install the speakers in accordance with the new plan.

November 15, 2011

The Planning Board modified the MCUP further to remove the ability for the applicant to have amplified music outdoors that is played at an entertainment levels as a result of continued violations and noise complaints.

April 24, 2012

The MCUP was suspended by the Planning Board for one month due to non-compliance with the modified Planning Board order.

May 22, 2012

The Planning Board modified the MCUP to change some conditions regarding the awning structure and sprinkler system.

December 20, 2016

The Planning Board issued a MCUP to Il Giardino, LLC for an outdoor entertainment establishment in order to change the name of the restaurant and the name of the owner/operator.

PROGRESS REPORT

The applicant was sent a Cure Letter on July 11, 2017 regarding open violations and complaints

about their operation at the direction of the Planning Board after a discussion at the June 27, 2017 meeting. Staff research of city records found that the following violations are showing in the city's records as of this writing:

Case Number	Main Address	Case Type	Description	Case Status	Open Date
CC2017-03254	1236 OCEAN DR	City Code Violation	Sidewalk Café violations	Notice of Violation	07/14/2017
CC2017-03255	1236 OCEAN DR	City Code Violation	Resort Tax payments	Notice of Violation	07/14/2017
SV2017-02747	1236 OCEAN DR	Sanitation Violation	Trash not in the container	Notice of Violation	06/19/2017
ZV2017-01122	1236 OCEAN DR	Zoning Violation	Selling cigars in unapproved area	Notice of Violation	05/26/2017
SMA2017-00488	1236 OCEAN DR	Special Master Appeal	Failing to itemize bill for tax and tip	Appealed	04/18/2017
SMA2017-00517	1236 OCEAN DR	Special Master Appeal	Alcoholic beverages in to-go cups	Appealed	05/17/2017

STAFF ANALYSIS

Below is a list of the conditions of the attached Modified CUP that are related to the violations and complains discussed at the last Planning Board meeting:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. 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).
6. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation should there be complaints about unreasonably loud, excessive, unnecessary, or unusual noise.
20. As proffered by the applicant, the applicant shall comply with the requirements of the Ten Point Plan for Ocean Drive.

In light of the inconsistencies with the above MCUP conditions, as well as the absence of any documentation from the applicant advising of corrective actions or measures to ensure compliance with the MCUP in the future, the Board should consider the issue of noncompliance and consider setting a modification/revocation hearing.

STAFF RECOMMENDATION

Staff recommends that the Planning Board continue the progress report to a date certain of September 26, 2017, and set a modification hearing for September 26, 2017, at which time modifications to the CUP related to operations should be considered.

TRM/MAB/TUI

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550 Fax: 305-673-7559

July 11, 2017

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

1236 Ocn Dr, LLC
1400 Broadway, 15th FL
New York, NY 10018

Il Giardino, LLC
1236 Ocean Drive
Miami Beach, FL 33139

Re: PB16-0069 fka Planning Board File No. 1361 –1236 Ocean Drive

Dear Sir/Madam:

A Conditional Use Permit (CUP) for modifications to a previously issued Conditional Use approval in order to change the owner/operator for an outdoor entertainment establishment was issued on December 20, 2016. It has come to the Planning Department's attention that complaints have been made regarding the operational conditions contained in the attached modified conditional use permit (MCUP.)

In light of the aforementioned complaints and the inconsistencies with the following conditions of approval contained in the Conditional Use Permit, **you are requested to appear at the July 25, 2017 Planning Board hearing** for a verbal progress report:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. 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).
6. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation should there be complaints about unreasonably loud, excessive, unnecessary, or unusual noise.
20. As proffered by the applicant, the applicant shall comply with the requirements of the Ten Point Plan for Ocean Drive.

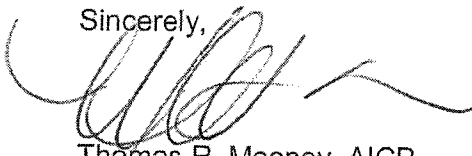
Please be advised that at the time of the progress report, in accordance with the provisions of City Code Section 118-194(3), the Planning Board may consider setting a public hearing for the purpose

of examining the noncompliance issues and initiate modification/revocation proceedings. Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings, this issue may be placed at the next available meeting of the Board.

If a modification/revocation hearing is set at that public hearing, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may revoke the approval, modify the conditions thereof, or impose additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Ms. Tui Munday at (305) 673-7000 ext. 6320.

Sincerely,



Thomas R. Mooney, AICP
Planning Director

TRM/TUI

F:\PLAN\PLB\GEN-CORR\CURE LETTERS\PB16-0069 fka 1361- 1236 Ocean Dr - CURE LTR July 2017.docx

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

PROPERTY: 1236 Ocean Drive
FILE NO. PB16-0069 f.k.a., PB 1361

IN RE: The applicant, II Giardino, LLC, requested a modification to a previously issued Conditional Use Approval for an outdoor entertainment establishment. Specifically the applicant is requesting to change the owner/operator, pursuant to Section 118, Article IV of the City Code.

LEGAL DESCRIPTION: Lots 4 and 5, Block 17, of Ocean Beach, FLA. Addition no. 2, according to the Plat thereof as recorded in Plat Book 2 at page 56 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: December 20, 2016

MODIFIED CONDITIONAL USE PERMIT

The applicant, II Giardino, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit for an outdoor entertainment establishment in order to change the owner/operator, pursuant to Section 118, Article IV 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 if the following conditions are met.

ms

PB16-0069 f.k.a., PB 1361 -1236 Ocean Drive
December 20, 2016

Page 2 of 5

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 recommendation, that a Conditional Use Permit as requested and set forth above be **GRANTED**, subject to the following conditions to which the applicant has agreed: Underlining denotes new language and strikethrough denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of the progress report, in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for further 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 ~~Reta Ocean Drive, LLC~~, Il Giardino, LLC, for the restaurant now known as Mia Bella Roma. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Any substantive change in the operation from a restaurant shall require review and approval by the Planning Board as an amendment to this Modified Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board within 90 days of the change in ownership or operator to affirm their understanding of the conditions listed, herein.
3. Music, whether live or recorded, amplified or non-amplified, shall not be played at a volume that is defined as entertainment, i.e. louder than ambient background music (defined as at a level that does not interfere with normal conversation). Special "teen night" promotions and "all-ages" events are prohibited. The sound system's maximum volume shall be limited to the volume which is permitted by the Noise Ordinance. No third party sound system shall be allowed; only the house sound system shall be used. Following installation and testing, the sound system shall be locked and password protected, so that its volume can never be changed by a person other than an owner or the restaurant Manager on Duty (MOD) or to a volume which would violate the City's Noise Ordinance. The house sound system, shall, in all respects, be installed, tested, and operated so that it complies with the specifications and requirements of the April 11, 2011 proposal by The Audio Bug, Inc. and with this Modified Conditional Use Permit, and a report on such installation, testing, and compliance, shall be submitted to staff for review and approval no later than 30 days prior to the July 26, 2011 Board hearing.
4. All components of the house sound system shall at all times have the locations and the orientations identified in the April 11, 2011 report by the Audio Bug, Inc.
5. In addition to the limitations set forth in condition number 3 above, the hours of live music shall be limited to 11:00 P.M. on weekdays, and midnight on Friday, Saturday and Sunday. Pre-recorded background music may be played the rest of the time.

MB

PB16-0069 f.k.a., PB 1361 -1236 Ocean Drive
December 20, 2016

Page 3 of 5

6. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation should there be complaints about unreasonably loud, excessive, unnecessary, or unusual noise.
7. The receipt of a written warning pursuant to section 46-158, Code of the City of Miami Beach, Florida, or a notice of violation of section 46-152, Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended and as these sections may in the future be renumbered, shall be deemed a violation of this Modified Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
8. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalks, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
9. The existing awnings at the first level of the east elevation have not been permitted and shall be removed. New awnings, composed of woven fabric, with a low profile and minimum pitch, may be permitted; the final details, dimensions, color, material, location and method of attachment of any awnings shall be subject to Certificate of Appropriateness approval.
10. Any sign that may be desired shall be submitted to staff for review and approval.
11. The applicant shall complete the installation of the awnings and sprinkler system and advise staff before the July 24, 2012 meeting. Staff shall in turn notify the Board informally.
12. ~~Within a reasonable time after receipt of this~~ This Modified Conditional Use Permit, as signed and issued by the Planning Director, ~~the applicant shall be recorded it in the Public Records of Miami-Dade County, at the expense of the applicant and return it to the Planning Department.~~
13. The establishment and operation of this Modified 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 set forth in Section 114-7 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

mb

PB16-0069 f.k.a., PB 1361 -1236 Ocean Drive
December 20, 2016

Page 4 of 5

14. The applicant shall satisfy code violations, outstanding liens, past due City bills, if any, to the satisfaction of the City prior to the issuance of this Modified Conditional Use permit before a Modified Certificate of Use/Business Tax Receipt is approved.
15. Street flyers and handouts shall not be permitted, including handbills from third-party promotions. Violation of this condition shall be deemed a violation of this Modified Conditional Use Permit and subject to the remedies as described in Sec. 118-194 of the City Code.
16. 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.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
18. 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.
19. 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 set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
20. As proffered by the applicant, the applicant shall comply with the requirements of the Ten Point Plan for Ocean Drive.

MB

PB16-0069 f.k.a., PB 1361 -1236 Ocean Drive
December 20, 2016

Page 5 of 5

Dated this 19th day of JANUARY, 2017.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY:

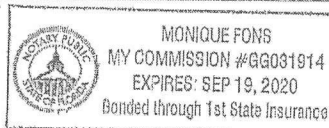
Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19th day of January, 2017, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Monique Fons

[NOTARIAL SEAL]



Notary:

Print Name: MONIQUE FONS

Notary Public, State of Florida

My Commission Expires: SEP 19, 2020

Commission Number:

Approved As To Form:
Legal Department

Michael Belush, 1/18/17

Filed with the clerk of the Planning Board on 11/19/2017

F:\PLAN\PLB\2016\12-20-16\PB16-0069 fka 1361 - 1236 Ocean Drive\PB16-0069 f.k.a. PB 1361 - 1236 Ocean Drive - CUP.docx

mb