

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: December 19, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **File No. 2217. 955 Alton Road –Coco Bambu- Progress Report**

RECOMMENDATION:

Discuss the item.

BACKGROUND

December 15, 2014 The applicant, CBMIA Restaurant, LLC obtained a Conditional Use approval for a Neighborhood Impact Establishment (NIE) with an occupant content of 300 or more persons, pursuant to Section 142, Article V.

August 31, 2017 A Business Tax Receipt (BTR) was issued for the establishment (BTR002182-03-2017.)

PROGRESS REPORT

The applicant is before the Board pursuant to Condition No. 9 of the CUP as follows:

9. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. 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).

As of the writing of this report, staff did not find any open violations specific to the operation of the subject establishment.

STAFF RECOMMENDATION

Staff recommends that the Board discuss the progress report and provided that there are no open violations related to the CUP at the time of the meeting, suspend further progress reports.

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 RECORDED 03/02/2015 10:09:05
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

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

PROPERTY: 955 Alton Road

FILE NO. 2217

IN RE: The applicant, CBMIA Restaurant, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, for a Neighborhood Impact Establishment (NIE) with a combined maximum occupant content in excess of 300 persons, pursuant to Section 142, Article V.

LEGAL DESCRIPTION: Lots 11 & 12, Block 123, of "Lenox Manor", according to the plat thereof, as recorded in Plat Book 7, at page 15, of the Public Records of Miami-Dade County, Florida (Special Warranty Deed, dated May 20th 1992, recorded in Official Records Book 15519, page 2864, Miami-Dade County Records)

MEETING DATE: December 15, 2014

CONDITIONAL USE PERMIT

The applicant, CBMIA Restaurant, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, for a Neighborhood Impact Establishment (NIE) with a combined maximum occupant content in excess of 300 persons, pursuant to Section 142, Article V. 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 CD-2, Commercial Medium Intensity District zoning district within the Flamingo Park local Historic District; and

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

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; and

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

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

That 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 for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. This Conditional Use Permit is issued to CBMIA Restaurant, LLC, as owner of the Coco Bambu for a Neighborhood Impact Establishment, consisting of a 450 seat restaurant. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
2. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
 - a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed 450 seat restaurant with the criteria listed below:
 - i. The indoor area may operate until 12 AM Sundays thru Wednesdays and 2 AM Thursdays thru Saturdays, as proposed.
 - ii. Up to 402 seats may be located in the indoor area, as proposed.
 - iii. Up to 48 seats may be located in the outdoor area fronting Alton Road, as proposed.
 - iv. All outdoor restaurant/service operations shall cease by 12 AM.
 - i. Music and/or Entertainment shall not be permitted in the outdoor areas.

After normal operating hours the establishment shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between closing and 7 am.

- b. Deliveries may only occur between 8:00 AM and 5:00 PM, Mondays thru Fridays.
- c. Delivery trucks shall only be permitted to park within the loading area on 10th Street or within the ground floor parking area.
- d. Delivery trucks shall not be allowed to idle in the loading zone area.
- e. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- f. Trash collections may occur daily between 8:00 AM and 5:00 PM.
- a. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- h. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
- i. Garbage dumpster covers shall be closed at all times except when in active use.
- j. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors shall be contained within the premises. Owner agrees to install an exhaust system, if required by code, for the kitchens of any commercial restaurants on the premise that will substantially reduce grease and smoke that would otherwise escape to the surrounding area. This may include the installation of a fan in connection with kitchen exhaust systems within the interior of the building in order to reduce noise levels at the exhaust outlet substantially in compliance with the plans as approved or in the alternative any such exhaust system shall be located along the west side of the property not directly adjacent to the southernmost or northernmost property lines.
- k. Restaurant personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
- l. No exterior loudspeakers shall be permitted except those necessary for fire and life safety purposes.
- m. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.

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- n. As proposed by the applicant, a minimum of two ushers, serving as security staff shall be posted at the patron entrance and exit point to the restaurant. Security staff shall monitor patron circulation and occupancy levels in order to adjust crowds according to occupant loads.
 - o. Patrons shall not be allowed to queue on any public rights-of-way or the exterior premises along 10th Street or Alton Road. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.
 - p. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalks, curb and gutter on Alton Road, 10th Street and around the perimeter of the property in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
3. As proposed by the applicant, a seven (7) foot keystone wall shall be constructed on the eastern boundary of the parcel.
 4. The applicant will provide the Transportation Department with a signal warrant study for the intersection of 9th Street and Alton Road within 90 days of the project obtaining a Business Tax Receipt (BTR).
 5. A contract with a valet operator shall be submitted to the Planning Department for review and approval prior to obtaining a final Certificate of Occupancy or Business Tax Receipt, whichever occurs first. A valet operating plan shall be provided concurrently, including for any future modification, so that it minimizes any routes on West Avenue or residential districts to the east, in a manner to be approved by the Planning and Transportation Departments.
 6. The Planning Board shall retain the right to call the owner or operator, both now and in the future, back before the Board and modify this Conditional Use Permit, including the hours of operation and/or the occupant load of the restaurant, as well as modifications to the parking operations, should there be valid complaints or violations (as determined by Code Compliance) about valet operations and loud, excessive, unnecessary, or unusual noise.
 7. The applicant shall address the following Concurrency and Parking requirements, as applicable:
 - a. A Method of Transportation (MOT) shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - b. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.

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- c. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any Building Permit.
 - d. Prior to the issuance of a Building Permit, calculations for required parking for the project shall be determined by the Planning Department. A final determination for the required parking shall be conducted prior to the issuance of a Certificate of Occupancy or Business Tax Receipt, whichever comes first. If required, a one-time fee in lieu of providing the required parking on site, as determined by staff, shall be paid prior to the issuance of the Certificate of Occupancy.
8. 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.
 9. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. 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).
 10. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
 11. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
 12. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
 13. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
 14. 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.
 15. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
 16. 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.

- 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. The number of valet attendants shall be sufficient to ensure that there will be no queuing of vehicles on any public rights-of-way.

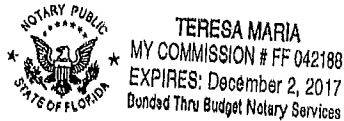
Dated this 13th day of February, 2015.

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 13th day of February 2015 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.



[NOTARIAL SEAL]

Teresa Maria
Notary:
Print Name: Teresa Maria
Notary Public, State of Florida
My Commission Expires: 12-2-17
Commission Number: FF042188

Approved As To Form: [Signature] 2/12/2017
Legal Department

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