

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: September 27, 2016

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: **File No. 1840 –2301-2399 Collins Ave and 102 24<sup>th</sup> Street – The 1  
Hotel–Progress Report**

#### **UPDATE**

An updated traffic study and acoustic study, along with associated peer reviews, have been submitted as part of the separate application for modifications to the existing CUP. All attachments referenced below were provided as part of the staff report presented on April 19, 2016.

#### **BACKGROUND**

- September 25, 2007* Sandy Lane Residential LLC, and related entities obtained approval for a Conditional Use Permit to operate two restaurants on site, a ground level VIP lounge, a ballroom and a rooftop pool and bar, which in the aggregate constituted a Neighborhood Impact Establishment. **[Final Order attached]**
- September 23, 2008* Several conditions of the Conditional Use Permit were modified by the Board to clarify terms and impose further restrictions intended to reduce negative impact on the residential neighbors. **[Final Order attached]**
- June 22, 2010* The applicants, Sandy Lane Residential, LLC, Sandy Lane Retail LLC, and Sandy Lane Beach Front, LLC were approved for a modification to a Conditional Use Permit (MCUP) to introduce the new operator and for the operator to affirm its understanding of the conditions of the Conditional Use Permit; and to modify the condition that refers to decibels in order to be consistent with the City's noise ordinance. **[Final Order attached]**
- December 14, 2010* Modifications were made to the final order due to a modification hearing resulting from a Progress Report. The modifications clarified terms and imposed further safeguards and restrictions intended to reduce negative impact on the residential neighbors. **[Final Order attached]**
- May 24, 2011* Progress report (**attached**) due to violations. Sound study submitted.
- June 28, 2011* Progress report (**attached**). Continuation of prior progress report.
- September 20, 2011* Progress report (**attached**) Continuation of prior progress report. Sound study referenced, and conditions of the Order related to loading, delivery, and traffic are referenced.

November 15, 2011 Progress report (**attached**). Continuation of progress report. Non-compliance of conditions of the order relating to sound reports, loading/delivery, and traffic circulation are referenced.

January 24, 2012 Progress report (**attached**). Loading/delivery and traffic circulation are referenced in the report.

April 24, 2012 The applicant, 2377 Collins Resort, L.P., was approved for a modification to the MCUP to introduce new property owners and operators of the property as required by Condition 3 of the Modified Conditional Use Permit. **[Final Order attached]**

Progress report (**attached**) also presented. Submission of loading/delivery and traffic circulation are referenced in the report.

August 28, 2012 Progress report (**attached**). Sound, loading/delivery and traffic circulation are referenced in the report.

From the after action report:

**File No. 1840. 2301 and 2377 Collins Avenue -The Perry (f.k.a. Gansevoort).** Update on the traffic circulation, delivery/loading plan and quarterly sound report.

Motion: Beloff/Veitia. Vote 4-3. Stolar, Lejeune and Veitia opposed. Bring back for a Progress Report at the October meeting and remove requirement that the sound report, delivery/loading plan and traffic circulation plan be sent to the Board unless deemed necessary by the Planning Director (as existing language in the CUP states). 2:27-2:43

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November 28, 2012 Progress report (**attached**). Sound, loading/delivery and traffic circulation are referenced in the report. (Note: The October 2012 meeting was cancelled).

April 30, 2013 Progress report (**attached**). Sound, loading/delivery and traffic circulation are referenced in the report. The progress report was continued to January 28, 2014.

October 29, 2013 The applicant, 2377 Collins Resort, L.P., was approved for a Conditional Use Permit (File No. 2138), for a mechanical parking system within the existing parking garage.

June 24, 2014 The applicant, 2377 Collins Resort, LP, was approved for a Modification to the MCUP, in order to relocate a portion of the hotel kitchen serving the rooftop level from the ground floor to just below the rooftop level. **[Final Order attached]**

- November 24, 2015* The applicant appeared before the Board for a Progress Report and the Board requested a further Progress Report be scheduled for the January 26, 2016 meeting.
- December 15, 2015* An application for the modification of the CUP to change the name of the owners was approved and the re-approval of mechanical lifts in the existing garage (PB File # 2301) was approved. The applicant proffered to hire a traffic control person who would be responsible for the direction of traffic on 24<sup>th</sup> Street. **[Final Order attached]**
- January 26, 2016* A Progress Report was heard by the Board and the applicant was directed by the Board to meet with the condominium association directly to the north of the property on the other side of 24<sup>th</sup> Street and continued to the February 23, 2016 meeting.
- February 23, 2016* A Progress Report was heard by the Board and discussed. The Board continued the item to March 22, 2016.
- March 22, 2016* A verbal update to the Progress Report was heard by the Board and discussed. The Board continued the item to April 19, 2016.
- April 19, 2016* A Progress Report was heard by the Board and continued to June 28, 2016.
- June 28, 2016* The progress report was continued to a date certain of July 26, 2016 as requested by the applicant.
- July 26, 2016* The progress report was continued to a date certain of September 27, 2016, to coincide with a requested application for modification of the CUP.

As a point of reference, this Progress Report encompasses the entire building with the addresses of 2301-2399 Collins Ave and 102 24<sup>th</sup> Street. This includes but is not limited to the Roney Plaza condominium (2301 Collins Ave) and the 1Hotel (2377 Collins Ave) and Residences (102 24<sup>th</sup> Street).

Additionally, in the interest of clarity, during the last decade, the hotel component has been known as “The Paradiso”, “The Gansevoort”, and “The Perry” (not necessarily in that order). And the restaurants, lounge and rooftop operations have been known as “STK”, “Phillipe Chow”, “The Gansevoort Lounge”, “Louis”, “Beachcraft”, and “Plunge”.

### **PROGRESS REPORT**

Staff research found that the following open violations are showing in the City’s records as of this writing (the current status is in parenthesis):

1. **CE15007779** 04/13/2015 STK MIAMI LLC at 2305 Collins Avenue (Special Master) “Failing to obtain a BTR/CU.” Fines have been assessed by the Special Master **JC15000396**.
2. **CE16003742** 03/30/2016 at 2377 Collins Avenue (Open) Beachcraft “Failing to obtain a BTR/CU.”

**STAFF ANALYSIS**

Since the last Progress Report on April 19, 2016, the applicant has filed an application for a modifications to the existing CUP, (PB File No. 0616-0035) , including for the development of a beach club to be located seaward of the existing structure on the ground level, in addition to other modifications. As part of these modifications, a new updated traffic study and amended operation plan was provided.

**STAFF RECOMMENDATION**

Staff recommends that the Board hear a verbal update from the applicant, and after reviewing the pending modification application, discuss the need and timing for future progress reports.

TRM/MAB

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