

HADDON HALL OWNER, LLC

1500 Collins Avenue, Miami Beach Florida

Planning Board: First Submittal January 19, 2016
Conditional Use Permit

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OVERVIEW - 1

Haddon Hall and the Campton Apartments (collectively, “Haddon Hall”) have been the subject of a large historic restoration. Over the last few years, several approvals have been obtained from the City’s Historic Preservation Board, which have permitted the vast restoration of each of the historic structures, with some modifications. The Historic Preservation Board also granted approval for the partial demolition and re-construction of the non-contributing, pool area, structure.

While the physical restorations to the structures were fairly straight forward, the Historic Preservation Board thought long and hard about the activation of the yard on the west side of the property, along Washington Avenue. Specifically, the Board did not want the area to serve as a backyard or a hotel-guest, only, accessory. Rather, the Historic Preservation Board required the activation of the area through a public use.

Therefore, the concept of an outdoor garden service establishment arose.

The Applicant is seeking a Conditional Use permit in order to activate the garden, along Washington Avenue, in a manner consistent with the Historic Preservation Board’s vision. Specifically, the Applicant will be providing outdoor seating and a small outdoor bar with ambient lighting and the retention of the existing tree, which is also a large focal feature of this restoration.

It is the Applicant’s desire to restore the vibrancy of the area, create a viable endeavor and provide an eating establishment where the local community can feel at home.

HOURS OF OPERATIONS | ACCESS - 2

Operating Hours for Public Accessory Uses

Sundays - Thursdays | 2:00 AM Closing

Fridays - Saturdays | 5:00 AM Closing

Access

Pedestrian access can be achieved through the entry gate, located directly on Washington Avenue (between the Cameo Theater on the south and the liquor store on the north). Hotel guests will also be able to use interior corridors, from the east.

STAFFING LEVELS - 3

This facility will be operated through the main hotel. Staffing levels will be determined on a day-to-day basis. While the area is not small, the anticipated seating area is, with under 60 seats. In light of the intended use, it is anticipated that approximately six (6) staff members will service the area during days of maximum capacity.

At all times, a manager will be present on-site to assist with guests services and ensure a positive experience, for the guests, as well as the neighborhood.

SECURITY -4

Security will be on-site, in addition to regular service staff. During times of high occupancy, it is expected that four to five (4-5) security personnel will be located throughout the space. Security will be posted at each entry point, as well as roaming throughout the space, to ensure the well-being of guests, and compliance with all regulations.

While the public will gain access to the facility through Washington Avenue, where security personnel will be located, the general public will only have access to the yard space. A security gate is located on the eastern boundary of the yard, along the building line, which will restrict access into the hotel areas only to hotel guests with keys. Security personnel will also monitor this area.

SOUND - 5

While this is an outdoor establishment, in light of the facility's location between two (2) commercial buildings and directly adjacent to Washington Avenue, it is not anticipated that sound will be a nuisance to the neighborhood. Nevertheless, refer to the sound study prepared by The Audio Bug, Inc. Notwithstanding of all measures taken by the Applicant, this facility is required to, and will, comply with the City's noise ordinance.

PARKING - 6

The property will provide valet parking. Valet drop-off will occur along Collins Avenue. Currently, valet services are provided by USA Parking System, Inc. Traf Tech Engineering was retained to analyze parking for this facility. Please refer to the traffic study for further details.

DELIVERIES - 7

Deliveries currently occur for the entire facility along the southern property line on Washington Avenue. City designated loading spaces exist directly in front of the property's southern corridor. Deliveries are consistent with overall designated times for the street. However, in no instance will deliveries take place before 7:00 AM or after 5:00 PM, seven (7) days per week. All deliveries are accessed through the southern service gate. This gate leads to a service corridor, which expands the length of the Property.

Currently, most, if not all, deliveries are made through commuter vehicles, box trucks or small vans. Vehicle deliveries are staggered in to ensure sufficiency of the area. Deliveries have not resulted in any impact to the surrounding neighborhood or traffic.

COLLECTIONS - 8

Waste is currently maintained within an air-conditioned area, along the western façade of Haddon Hall, proper. It is expected that the same area will service the yard facility.

All waste is currently transported west along the southern service corridor. Waste receptacles are located along Washington Avenue, where Waste Management makes daily retrievals. Once retrieval has been completed, hotel personnel returns the waste receptacles to their designated location within the air-conditioned garbage room.

Additional collections may be coordinated, should the need arise.