

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

## PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: January 7, 2025

FROM: Thomas R. Mooney, AICP  for TRM  
Planning Director

SUBJECT: **PB16-0075: 601- 685 Washington Avenue - Goodtime Hotel  
Revocation / Modification Hearing**

#### **HISTORY**

- May 10, 2016:* The Historic Preservation Board approved the project (HPB File No. 7632).
- July 26, 2016:* Th Planning Board approved a Conditional Use Permit (CUP) for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment.
- January 24, 2017:* The Planning Board approved a Modified CUP to include mechanical parking in the garage.
- May 25, 2021:* A cure letter was sent to "Washington Squared Owner, LLC," pursuant to the requirements of Section 118-194 of the City Code. The cure letter requested that the applicant appear before the Planning Board on June 22, 2021 for a progress report.
- June 22, 2021:* The Planning Board discussed a Progress Report and continued it to the September 28, 2021 meeting.
- June 30, 2021:* A cure letter was sent to "Washington Squared Owner, LLC," pursuant to the requirements of Section 118-194 of the City Code. The cure letter requested that the applicant appear before the Planning Board on July 27, 2021 for a progress report.
- July 27, 2021:* The Planning Board discussed the Progress Report and scheduled a revocation modification hearing for the September 28, 2021 meeting.
- September 28, 2021:* The Planning Board discussed the item and continued the revocation modification hearing to the November 30, 2021 meeting.
- November 30, 2021:* At the request of the applicant, the Planning Board continued the item to the January 25, 2022 meeting.
- January 11, 2022:* The Historic Preservation Board approved the applicant's request for a Certificate of Appropriateness for the introduction of a sound barrier wall

located at the north and west sides of the 3rd level rooftop pool deck (HPB File No. HPB21-0478).

*January 25, 2022:* At the request of the applicant, The Planning Board discussed the item and continued the revocation modification hearing to the May 24, 2022 meeting.

*May 24, 2022:* The Planning Board modified the CUP to clarify the standard of measurement and incorporate violations of the noise ordinance as a CUP violation and continued the revocation/modification hearing to the September 20, 2022 hearing.

*July 26, 2022:* The Planning Board discussed a progress report and provided feedback regarding a proposed modification to condition No. 1 in the CUP Order, pertaining to restaurant uses at the ground floor.

*September 20, 2022:* The Planning Board continued the item to the October 25, 2022 meeting at the request of the applicant.

*October 25, 2022:* The Planning Board modified the CUP order in order to strengthen conditions related to sound and clarify that restaurants and personal service establishments are an allowable use on the ground floor and continued the revocation/modification hearing to the November 22, 2022 hearing.

*November 22, 2022:* The Planning Board modified the CUP to remove a condition on audio in the interior of residential units and continued the revocation/modification hearing to the January 24, 2023 meeting.

*January 24, 2023:* The Planning Board discussed the progress report and continued the item to the February 28, 2023 meeting.

*February 28, 2023:* The Planning Board modified the CUP **to strike plainly audible from the conditions of approval**, concluded the revocation/modification hearing, and scheduled a progress report for the February 2024 meeting.

The following is the history of the current revocation/modification hearing:

*January 9, 2024:* A cure letter was sent to "Washington Squared Owner, LLC". The cure letter requested that the applicant appear before the Planning Board on January 30, 2024, for a progress report.

*January 31, 2024:* The Planning Board discussed the progress report, scheduled a revocation/modification hearing for the March 26, 2024 meeting and continued the item to the February 27, 2024 meeting.

*February 27, 2024:* The Planning Board discussed the progress report and continued the item to the March 26, 2024 meeting.

- March 26, 2024:* Due to an error in the noticing of the revocation/modification hearing, the Board discussed the item as a progress report, and the revocation/modification hearing was advertised for April 25, 2024.
- April 25, 2024:* The Board held a revocation/modification hearing and modified the CUP, including a reduction in hours for entertainment on the pool deck and limited the days for entertainment to no more than two (2) weekends per month. See modified CUP.
- The Board also continued the revocation/modification hearing to a date certain of May 28, 2024, and scheduled a progress report for July 30, 2024, in order to review the results of an updated sound study.
- May 28, 2024:* The Planning Board discussed the revocation/modification hearing and continued it to a date certain of July 30, 2024.
- July 30, 2024:* The Planning Board modified the CUP, in accordance with the recommendations of staff, which included the reinstatement of the **plainly audible** standard. The Board also continued the revocation/modification hearing to a date certain of December 19, 2024. The December 19, 2024 meeting was subsequently cancelled, and the item was automatically moved to the next available agenda, January 7, 2025.

#### **REVOCATION/MODIFICATION HEARING**

On January 9, 2024, the attached cure letter was sent to “Washington Square Owner, LLC,” the applicant for the CUP that was last modified by the Planning Board on February 28, 2023, for the Goodtime Hotel. The cure letter requested that the applicant appear before the Planning Board on January 30, 2024, for a progress report.

There have been several violations and warnings regarding noise issued to the property over the last year. The status of these violations have been updated as of the date of writing of this report:

- **11/25/2023 – CUP2023-00064 – CUP Condition Violation** – 142-153, 118-194, 114-8: Failure to operate your business in accordance with your conditional use permit. Reference: Failing to comply with Section 10 (a)(iv) of the conditional use permit by playing noise audible from the Western balconies of the Arcadia House located in the SW corner of 7th & Washington Avenue. Notice of Violation Observed. BWC USED. CCO A. Lacayo 754. CCO G. Frank 760.  
**Update: Case dismissed by Special Master on 2/1/2024.**
- **11/25/2023 – NC2023-27244 – Noise Complaint** – Reference: loud music (649 Euclid Avenue) Correct QTH: 601 Washington Ave Time of Arrival: 4:20 PM Time of Departure: 6:05 PM Notice of Violation Issued: 2nd Offense \$1,500 Fine CCO G Frank 760 BWC used.  
**Update: Case dismissed by Special Master on 2/1/2024.**
- **12/2/2023 – CUP2023-00065 – CUP Condition Violation** – Sections 142-153, 118-194, 114-8: Failure to operate your business in accordance with your conditional use permit.

Reference: Failing to comply with Section 10 (a)(iv) of the conditional use permit by playing noise unreasonably loud and excessive, Music can be heard from complainant's roof terrace and unit. Notice of Violation Observed. BWC USED. CCO A. Lacayo 754. CCO G. Frank 760.

**Update: Case dismissed by Special Master on 2/1/2024.**

- **12/2/2023 – NC2023-27273 – Noise Complaint** – REF: Loud Music Arrival Time: 3:15 PM Departure Time: 4:30 PM Section 46-152: Inspection of the above premises this date has revealed that you are in violation of Section 46-152 of the Code of the City of Miami Beach by making, continuing, or causing to be made or continued any unreasonably loud, excessive, unnecessary or unusual noise. YOU SHALL IMMEDIATELY CEASE THE VIOLATION. You shall be subject to additional penalties if the violation continues. Repeat violations of Section 46-152 will result in the imposition of larger fines and may also result in revocation, suspension, or the imposition of restrictions on an occupational license and /or certificate of use, or accessory use, and/or injunctive and/or other legal proceedings as provided by law. 3rd Offense, \$3,000 Fine. Notice of violation issued. L.Reyes, 741 A.Lacayo, 754 BWC Used.

**Update: Case dismissed by Special Master on 2/1/2024.**

- **12/9/2023 – CUP2023-00066 – CUP Condition Violation** – Sections 142-153, 118-194, 114-8: Failure to operate your business in accordance with your conditional use permit. Reference: Failing to comply with Section 10 (a)(iv) of the conditional use permit by playing noise unreasonably loud and excessive, Music can be heard from complainant's roof terrace, Unit & Courtyard. Notice of Violation Observed. BWC USED. CCO A. Lacayo 754. CCO L. Reyes 741.

**Update: Case dismissed by Special Master on 2/1/2024.**

- **12/9/2023 – NC2023-27337 – Noise Complaint** – REF: Loud Music Arrival Time: 3:18 PM Departure Time: 4:30 PM Section 46-152: Inspection of the above premises this date has revealed that you are in violation of Section 46-152 of the Code of the City of Miami Beach by making, continuing, or causing to be made or continued any unreasonably loud, excessive, unnecessary or unusual noise. YOU SHALL IMMEDIATELY CEASE THE VIOLATION. You shall be subject to additional penalties if the violation continues. Repeat violations of Section 46-152 will result in the imposition of larger fines and may also result in revocation, suspension, or the imposition of restrictions on an occupational license and /or certificate of use, or accessory use, and/or injunctive and/or other legal proceedings as provided by law. 4rd Offense, \$4,000 Fine. Notice of violation issued. L.Reyes, 741 A.Lacayo, 754 BWC Used

**Update: Case dismissed by Special Master on 2/1/2024.**

- **3/24/2024– CUP2024-00071 – CUP Condition Violation** - Kevaris Doughty • 7:10 pm. Sections 142-153, 118-194, 114-8: Failure to operate your business in accordance with your conditional use permit.  
REF: Music from the rooftop of 601 Washington Ave heard two blocks west of Washington Ave which violates the conditional use permit.  
First Offense  
K.Doughty/750.  
BWC used.

**Update: Note added on 6/19/2024 “While delivering the notice of violation, the music ceased. I forgot to update the case notes at the time.” K.Doughty/750. Case Closed**

In addition, there have been four noise complaints made against the establishment (prior to 3/26/2024); however, those complaints did not result in violations.

### **STAFF ANALYSIS**

As noted above, the Goodtime Hotel has received several violations for noise, as well as CUP violations. At the February 28, 2023, revocation/modification hearing, the Planning Board scheduled a progress report for the February 27, 2024, meeting. However, the aforementioned violations were of concern to staff and a progress report was scheduled for the January 30, 2024, meeting.

The following conditions of approval contained in the approved CUP are applicable regarding the above noted violations and warnings:

2. *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 business tax receipt (BTR) for any of the proposed outdoor entertainment venue.*

*When BTRs are issued for at least 75% of the building area, but no later than one (1) year from the issuance of the BTR for the proposed hotel use, the applicant shall appear before the Planning Board for a progress report specific to traffic, including providing a full revised traffic study outlining the actual transportation operations on-site and in the surrounding initial study area, and including valet operations and loading/servicing of the building.*

*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).*

4. *The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.*
10. *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 lounge, café, restaurant, café cart, and two (2) outdoor courtyard areas located on the roof of the second floor (3<sup>rd</sup> level) with the criteria listed below:
- i. The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 1200 persons or any lesser such occupant content as determined by the Fire Marshal.
  - ii. The indoor portions of the project may operate until 5:00 AM and shall be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), seven (7) days per week, from 11:00 AM to 5:00 AM.
  - iii. All outdoor areas of the venue(s) may operate until 1:00 AM and shall be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), as follows seven (7) days per week:

<u>Times</u>	<u>Type of Permitted Music</u>	<u>DJ Permitted</u>
<u>9:00 AM to 11:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>11:00 AM to 8:00 PM</u>	<u>Ambient Or Entertainment</u>	<u>Yes, Ambient Or Entertainment</u>
<u>8:00 PM to 1:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>1:00 AM to 9:00 AM</u>	<u>None</u>	<u>No</u>

- ~~iv.~~ The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. **This shall include the requirement that noise from the sound system shall not be unreasonably loud, excessive, unnecessary or unusual (as defined in Chapter 46, Article IV of the City Code) anywhere west of Washington Avenue.**

- v. *If a decibel-level pilot program for noise enforcement is established by the City, the applicant has voluntarily agreed to be a participant in the program.*
- vi. *At all times when any operations approved under this Conditional Use Permit are open, the Applicant shall continuously maintain a Manager on Duty or equivalent ("Manager on Duty"), on premises, to oversee the operations. Passwords for sound systems shall be provided only to the Manager on Duty. Only the Manager on Duty shall have access to house sound system maximum audio level controls. Only the Manager on Duty is authorized to allow access by verified installers, programmers, and repair personnel to the full complement of the Outdoor Speaker System's controls and adjustments, ensuring compliance with the sound and noise requirements, restrictions, and limitations in this Conditional Use Permit.*
- vii. *The Outdoor Speaker System shall require the deployment of multiple small, closely spaced speakers driven at low individual volumes. The system shall physically distribute sound uniformly within the listening area and prevent sound from being audible from nearby residential buildings.*
- viii. *All outdoor speakers shall be oriented in such a way as to minimize sound propagation towards nearby residential buildings.*
- ix. *Only the Applicant's approved outdoor speakers, as approved by this Conditional Use Permit, shall be used. All performers, including DJs, shall be required to connect to the Applicant's house sound system. The Applicant shall be required to inform all guest DJs as to the requirements of this conditional use permit related to outdoor sound.*
- x. *When sound exceeds ambient levels, the Applicant shall have staff continuously monitor the sound levels from the west side of Washington Avenue. Should the sound from the outdoor entertainment be unreasonably loud, excessive, unnecessary or unusual (as defined in Chapter 46, Article IV of the City Code) anywhere west of Washington Avenue, the monitoring staff shall immediately notify the manager on duty who shall immediately take corrective action and lower the audio levels so that sound is no longer heard from any area to the west of Washington Avenue. The monitoring shall continue until such time that the Planning Board, as part of a Progress Report, (i) determines that the Applicant is consistently complying with the requirements for Outdoor Entertainment in this conditional use permit and (ii) authorizes the Applicant to cease continuous monitoring. Should there be subsequent violations, the Planning Board may, as part of a Progress Report, reinstate the monitoring requirement set forth in this paragraph.*

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.*

The subject site has previously received several cure letters and has been through multiple revocation/modification hearings. Staff had numerous concerns with the impacts that the outdoor entertainment venue has had on the quality of life of nearby residents, despite the dismissal of the most recent violations from the Special Master.

On January 30, 2024, the Planning Board discussed the progress report and scheduled a revocation/modification hearing for the March 26, 2024, meeting. Due to a noticing error, the revocation/modification hearing was re-noticed for the April 25, 2024 Planning Board meeting.

The last violation issued to the premises (**CUP2024-00071**) was on 3/24/2024 for audible music heard at 7:10 pm two blocks west of Washington Avenue.

Staff noted that when the CUP was last modified on February 8, 2023, by changing the requirement that music “shall not be audible anywhere west of Washington Avenue”, to “unreasonably loud, excessive, unnecessary or unusual...”, that this introduced more subjectivity into the review of noise complaints. As part of the April 25, 2024 revocation hearing staff recommended that the CUP be modified to revert to the prior language. “Plainly audible” is also used as a test for when music is audible 100 feet from the structure between 11:00 PM and 7:00 AM and is an objective testing criteria. For reference, the following is the standard for unreasonably loud, excessive, or unusual, between the hours of 11:00 pm and 7:00 am:

*“Section 46-152. – Noises; unnecessary and excessive prohibited.*

*It shall be unlawful for any person to make, continue, or cause to be made or continued any unreasonably loud, excessive, unnecessary or unusual noise. The following acts, among others, are declared to be unreasonably loud, excessive, unnecessary or unusual noises in violation of this section, but this enumeration shall not be deemed to be exclusive, namely:*

\* \* \*

b. Radios, televisions, phonographs, etc. *The using, operating, or permitting to be played, used or operated any radio receiving set, television set, musical instrument, phonograph, or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants, or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which such machine or device is operated and who are voluntary listeners thereto. **The operation of any such set, instrument, phonograph, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such manner as to be plainly audible at a distance of one hundred (100) feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this section.*** “

Staff also recommended that a DJ only be allowed between the hours of 11:00 AM and 8:00 PM, which is the timeframe where the CUP currently only permits entertainment level music. This also helps to aid in the enforcement of the CUP, as a DJ may only be present on the exterior of the property during times of entertainment level music.

**July 30, 2024 update**

On April 25, 2024, the Board made the following modifications to the CUP. Underlining denotes new language and strikethrough denotes stricken language from the previous order:

\* \* \*

10. 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 lounge, café, restaurant, café cart, and two (2) outdoor courtyard areas located on the roof of the second floor (3<sup>rd</sup> level) with the criteria listed below:
    - i. The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 1200 persons or any lesser such occupant content as determined by the Fire Marshal.
    - ii. The indoor portions of the project may operate until 5:00 AM and shall be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), seven (7) days per week, from 11:00 AM to 5:00 AM.
    - iii. All outdoor areas of the venue(s) may operate until 1:00 AM and shall NOT be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), except as specified below: as follows seven (7) days per week:

**Monday-Friday:**

<u>Times</u>	<u>Type of Music Permitted</u>	<u>DJ Permitted</u>
<u>9:00 AM to 1:00 PM</u>	<u>Ambient background music only</u>	<u>No</u>
<u>1:00 PM to 6:00 PM</u>	<u>Ambient background music only</u>	<u>Yes</u> <u>(Ambient background music only)</u>
<u>6:00 PM to 1:00 AM</u>	<u>Ambient background music only</u>	<u>No</u>

Saturday & Sunday (two weekends per month only). Outside of the two weekends per month, the

requirements for Monday-Friday, as noted above shall apply:

<u>Times</u>	<u>Type of Music Permitted</u>	<u>DJ Permitted</u>
<u>9:00 AM to 1:00 PM</u>	<u>Ambient background music only</u>	<u>No</u>
<u>1:00 PM to 6:00 PM</u>	<u>Entertainment level music</u>	<u>Yes</u>
<u>6:00 PM to 1:00 AM</u>	<u>Ambient background music only</u>	<u>No</u>

<u>Times</u>	<u>Type of Music Permitted</u>	<u>DJ Permitted</u>
<u>9:00 AM to 11:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>11:00 AM to 8:00 PM</u>	<u>Ambient or Entertainment</u>	<u>Yes, Ambient or Entertainment</u>
<u>8:00 PM to 1:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>1:00 AM to 9:00 AM</u>	<u>None</u>	<u>No</u>

\* \* \*

- xii. Within 30 days of the April 25, 2024 Planning Board meeting, the outdoor sound system shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department and the City’s sound study peer reviewer for review by the Planning Board at the July 30, 2024 meeting. The applicant shall be responsible to cover the fees of the City’s peer reviewer.

**January 7, 2025 update**

On July 30, 2024, the Board made the modifications outlined below to the CUP. As recommended by staff, this included reinstating the requirement that noise from the outdoor sound system not be plainly audible at a distance of one hundred (100) feet, or more, from the subject property’s west property line. Underlining denotes new language and ~~striketrough~~ denotes stricken language from the previous order:

\* \* \*

10. 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 operation of the proposed lounge, café, restaurant, café cart, and two (2) outdoor courtyard areas located on the roof of the second floor (3<sup>rd</sup> level) subject to the conditions listed below:

\* \* \*

- iv. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. This shall include the requirement that noise from the sound system shall not be plainly audible at a distance of one hundred (100) feet, or more, from the subject property's west property line. ~~unreasonably loud, excessive, unnecessary or unusual (as defined in Chapter 46, Article IV of the City Code) anywhere west of Washington Avenue.~~

\* \* \*

- vii. The Outdoor Speaker System shall require the deployment of multiple small, closely spaced speakers driven at low individual volumes. The system shall physically distribute sound uniformly within the listening area, ~~and prevent sound from being audible from nearby residential buildings.~~

\* \* \*

- x. When sound exceeds ambient levels, the Applicant shall have staff continuously monitor the sound levels from the west side of Washington Avenue. Should the sound from the outdoor venue be plainly audible at a distance of one hundred (100) feet, or more, from the subject property's west property line, ~~unreasonably loud, excessive, unnecessary or unusual (as defined in Chapter 46, Article IV of the City Code) anywhere west of Washington Avenue,~~ the monitoring staff shall immediately notify the manager on duty who shall immediately take corrective action and lower the audio levels so that sound is no longer plainly audible at a distance of one hundred (100) feet, or more, from the subject property's west property line. ~~heard from any area to the west of Washington Avenue.~~ The monitoring shall continue

until such time that the Planning Board, as part of a Progress Report, (i) determines that the Applicant is consistently complying with the requirements for Outdoor Entertainment in this conditional use permit and (ii) authorizes the Applicant to cease continuous monitoring. Should there be subsequent violations, the Planning Board may, as part of a Progress Report, reinstate the monitoring requirement set forth in this paragraph.

\*

\*

\*

- xiii. Within 30 days of the completion of the barrier wall approved by Historic Preservation Board Order HPB21-0478 around the pool deck, the outdoor sound system shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department and the City's sound study peer reviewer for review and approval. Such report shall demonstrate ~~that sound from any outdoor areas is not audible anywhere west of Washington Avenue~~ and that the system's performance continues to comply with the design intent and recommendations of the sound system study submitted as part of this application. The applicant shall be responsible to cover the fees of the City's peer reviewer.

As of the writing of this report (December 29, 2024), no new complaints have been logged and no new code violations have been issued to the property since March 2024. As such, staff recommends that the renovation/modification hearing be concluded at this time.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Board discuss the item and conclude the revocation/modification hearing.

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

**PROPERTY:** 601-685 Washington Avenue

**FILE NO.** PB 16-0075, a.k.a. PB 0616-0031, f.k.a. PB File No. 2320

**IN RE:** The application for a Conditional Use Permit for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment, and mechanical parking in the garage, pursuant to Section 118, Article IV, Section 142, Article II, Section 142, Article V, and Section 130 Article II of the City Code.

On April 25, 2024, and July 30, 2024, the Planning Board held a public hearing to consider a revocation, modification, or imposition of additional or supplemental conditions to the previously issued conditional use permit, pursuant to Section 2.5.2.5 of the Resiliency Code.

**LEGAL DESCRIPTION:** Lots 11-21 of Block 34, of "Ocean Beach Fla Addition No. 1", according to the Plat thereof, as recorded in Plat Book 3, page 11 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** January 24, 2017; May 24, 2022; October 25, 2022; November 22, 2022; February 28, 2023; April 25, 2024; July 30, 2024

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage, with mechanical parking in the garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 142, Article V 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:

The property in question is located in the CD-2 – Commercial, Medium Intensity Zoning District.

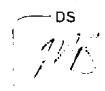
The use is consistent with the Comprehensive Plan for the area in which the property is located;

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;

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

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

Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

DS  


**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public revocation/modification hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be **MODIFIED** as set forth below. Underlining denotes new language and ~~strike through~~ denotes stricken language from the previous order (dated April 25, 2024) :

1. This Conditional Use Permit is issued to Washington Squared Owner, LLC, to construct a seven (7) story mixed use hotel project, with retail, personal service and restaurant space on the first floor, traditional parking and mechanical parking on the 2<sup>nd</sup> floor, food and beverage areas located on the roof and interior of the second floor (3<sup>rd</sup> level), and a pool and pool deck on the upper roof deck. Any proposed change to the uses approved in this Conditional Use shall require the review and approval of the Planning Board.
2. 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 business tax receipt (BTR) for any of the proposed outdoor entertainment venues.

When BTRs are issued for at least 75% of the building area, but no later than one (1) year from the issuance of the BTR for the proposed hotel use, the applicant shall appear before the Planning Board for a progress report specific to traffic, including providing a full revised traffic study outlining the actual transportation operations on-site and in the surrounding initial study area, and including valet operations and loading/servicing of the building.

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).

3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. 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.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.

DS  
[Signature]

PB16-0075, a.k.a. PB No. 2320 – 601-685 Washington Avenue- CUP  
July 30, 2024

Page 3 of 10

7. All existing overhead utilities abutting the subject site shall be placed underground at the sole expense of the applicant.
8. The following shall apply to the operation of the proposed parking garage:
  - a. There shall be security personnel of at least one person, on-site, monitoring the garage during all hours of operation.
  - b. Signs prohibiting tire-screeching and unnecessary horn-honking shall be posted at the garage entrance.
  - c. Signs to minimize vehicle conflict in the driveways in and out of the property shall be posted in appropriate locations.
  - d. The minimum parking required by the land development regulations shall be provided, or parking in lieu fee shall be paid for any spaces that cannot be provided in the parking level.
9. The following shall apply to the construction and operation of the proposed mechanical parking system:
  - a. The noise or vibration from the operation of the mechanical parking lifts shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage.
  - b. The parking lift platforms must be fully load bearing, and must be sealed and of a sufficient width and length to prevent dripping liquids or debris onto the vehicle below.
  - c. All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage.
  - d. All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift.
  - e. All mechanical parking lifts must be inspected and certified as safe and in good working order by a licensed mechanical engineer at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed mechanical engineer or firm. Such report shall be furnished to the Planning Director and the Building Official.
  - f. All parking lifts shall be maintained and kept in good working order.
  - g. Parking operation shall be by valet attendants only. A contract with a valet operator shall be submitted to staff for review and approval prior to a final Certificate of Occupancy or Business Tax Receipt, whichever occurs first.

DS  
[Signature]

PB16-0075, a.k.a. PB No. 2320 – 601-685 Washington Avenue- CUP  
July 30, 2024

Page 4 of 10

10. 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 operation of the proposed lounge, café, restaurant, café cart, and two (2) outdoor courtyard areas located on the roof of the second floor (3<sup>rd</sup> level) subject to the conditions listed below:
    - i. The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 1,200 persons or any lesser such occupant content as determined by the Fire Marshal.
    - ii. The indoor portions of the project may operate until 5:00 AM and shall be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), seven (7) days per week, from 11:00 AM to 5:00 AM.
    - iii. All outdoor areas of the venue(s) may operate until 1:00 AM and shall NOT be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), except as specified below:

Monday through Friday, and Saturday/Sunday on non-peak weekends:

Times	Type of Music Permitted	DJ Permitted
9:00 AM to 1:00 PM	Ambient-level background music only	No
1:00 PM to 6:00 PM	Ambient-level background music only	Yes (Ambient-level background music only)
6:00 PM to 1:00 AM	Ambient-level background music only	No

DS  
MK

Saturday and Sunday on peak weekends (no more than two weekends per month):

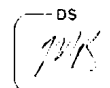
Times	Type of Music Permitted	DJ Permitted
9:00 AM to 1:00 PM	Ambient background music only	No
1:00 PM to 6:00 PM	Entertainment level music	Yes
6:00 PM to 1:00 AM	Ambient background music only	No

*Note: For the remaining weekends each month (i.e. non-peak weekends), the requirements for Monday through Friday shall apply.*

- iv. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. This shall include the requirement that noise from the sound system shall not be plainly audible at a distance of one hundred (100) feet, or more, from the subject property's west property line. ~~unreasonably loud, excessive, unnecessary or unusual (as defined in Chapter 46, Article IV of the City Code) anywhere west of Washington Avenue.~~
- v. If a decibel-level pilot program for noise enforcement is established by the City, the applicant has voluntarily agreed to be a participant in the program.
- vi. At all times when any operations approved under this Conditional Use Permit are open, the Applicant shall continuously maintain a Manager on Duty or equivalent ("Manager on Duty"), on premises, to oversee the operations. Passwords for sound systems shall be provided only to the Manager on Duty. Only the Manager on Duty shall have access to house sound system maximum audio level controls. Only the Manager on Duty is authorized to allow access by verified installers, programmers, and repair personnel to the full complement of the Outdoor Speaker System's controls and adjustments, ensuring compliance with the sound and noise requirements, restrictions, and limitations in this Conditional Use Permit.
- vii. The Outdoor Speaker System shall require the deployment of multiple small, closely spaced speakers driven at low individual volumes. The system shall physically distribute sound uniformly within the listening area, ~~and prevent sound from being audible from nearby residential buildings.~~

DS  
[Signature]

- viii. All outdoor speakers shall be oriented in such a way as to minimize sound propagation towards nearby residential buildings.
- ix. Only the Applicant's approved outdoor speakers, as approved by this Conditional Use Permit, shall be used. All performers, including DJs, shall be required to connect to the Applicant's house sound system. The Applicant shall be required to inform all guest DJs as to the requirements of this conditional use permit related to outdoor sound.
- x. When sound exceeds ambient levels, the Applicant shall have staff continuously monitor the sound levels from the west side of Washington Avenue. Should the sound from the outdoor venue be plainly audible at a distance of one hundred (100) feet, or more, from the subject property's west property line, unreasonably loud, excessive, unnecessary or unusual (as defined in Chapter 46, Article IV of the City Code) anywhere west of Washington Avenue, the monitoring staff shall immediately notify the manager on duty who shall immediately take corrective action and lower the audio levels so that sound is no longer plainly audible at a distance of one hundred (100) feet, or more, from the subject property's west property line, heard from any area to the west of Washington Avenue. The monitoring shall continue until such time that the Planning Board, as part of a Progress Report, (i) determines that the Applicant is consistently complying with the requirements for Outdoor Entertainment in this conditional use permit and (ii) authorizes the Applicant to cease continuous monitoring. Should there be subsequent violations, the Planning Board may, as part of a Progress Report, reinstate the monitoring requirement set forth in this paragraph.
- xi. Reserved.
- xii. Within 30 days of the April 25, 2024 Planning Board meeting, the outdoor sound system shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department and the City's sound study peer reviewer for review by the Planning Board at the July 30, 2024 meeting. The applicant shall be responsible to cover all fees charged by the City's peer reviewer.
- xiii. Within 30 days of the completion of the barrier wall approved by Historic Preservation Board Order HPB21-0478 around the pool deck, the outdoor sound system shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department and the City's sound study peer reviewer for review and approval. Such report shall demonstrate ~~that sound from any outdoor areas is not audible anywhere west of Washington Avenue~~ and that the system's performance continues to comply with the design intent and recommendations of the sound system study submitted as part of this application. The applicant shall be responsible to cover the fees of the City's peer reviewer.



- xiv. The Applicant shall train staff members who service outdoor areas on the sound-related conditions of this CUP in order to assist with enforcing sound limits.
- b. Delivery trucks shall only be permitted to make deliveries from the designated loading spaces contained within the property and from designated on-street loading zones for trucks not to exceed 20'-0" in length, as authorized by the Parking Department.
- c. Delivery trucks shall not be allowed to idle in the loading areas.
- d. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- e. Deliveries and waste collections may occur daily, but shall occur only between 6:00 AM and 5:00 PM.
- f. There shall be a loading dock master, on-site, monitoring the interaction between loading and refuse pick up with the operation of the valet and garage during all hours of deliveries and refuse pick up.
- g. 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.
- h. 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.
- i. 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.
- j. Garbage dumpster covers shall be closed at all times except when in active use.
- 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 patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises, except adjacent to Collins Court, on private property.
- m. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day.

DS  
[Signature]

- n. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
  - o. Special Events shall not be issued for the outdoor areas. Special Events may occur on the interior of the building, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
  - p. No outdoor bar counter shall be permitted on the roof deck located above the highest level of hotel units.
  - q. The rooftop deck located above the highest level of hotel units shall be for the exclusive use of hotel guests and their invitees.
11. The applicant shall address the following Concurrency and Traffic 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.
  - 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. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
  - e. Valet or loading activities shall not block the garage ramp at any time.
  - f. Valet pick-up may only occur in front of the two (2) northernmost loading spaces (the middle of the three (3) valet spaces) between 5:00 PM and 7:00 AM.
  - g. The required number of valet runners will be provided in order to prevent queued vehicles from blocking traffic on Collins Court.
  - h. A representative shall be identified who will be in charge of implementing the Transportation Demand Management (TDM) strategies identified and approved in the original traffic impact study memorandum dated May 24, 2016. Once a TDM plan is implemented, the City will contact the TDM representative to determine how well the plan is working and if any adjustment are needed with time.
  - i. Parking and valet operations shall not result in any adverse impacts within or on the public right of way, including, but not limited to, sidewalks, streets, on-street

OS  
2/8

PB16-0075, a.k.a. PB No. 2320 – 601-685 Washington Avenue- CUP  
July 30, 2024

Page 9 of 10

parking spaces and alleys. In the event parking and valet parking operations result in adverse impacts within or on the public right of way, as determined by the City, additional mitigation measures shall be required.

12. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
13. The applicant shall obtain a full building permit within 18 months from the date of the original approval, on July 26, 2016, of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
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 Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
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. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (the "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 of the City Code. Notwithstanding any other provision of this Order, including the approval to conduct entertainment pursuant to condition no. 10, the applicant/establishment shall at all times comply with the Noise Ordinance, and no provision of this Order may be construed to supersede any provision of the Noise Ordinance.

Dated 8/6/2024 | 12:01 PM EDT

DS  
22

PB16-0075, a.k.a. PB No. 2320 – 601-685 Washington Avenue- CUP  
July 30, 2024

Page 10 of 10

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:



BY:

DEC3ECF2EB68404

Michael A. Belush, AICP  
Planning & Design Officer  
for Chairman

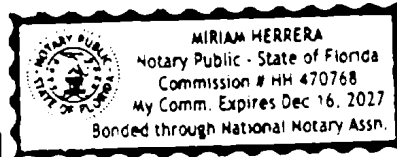
STATE  
)

OF

FLORIDA

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 8 day of August, 2024, by Michael A Belush, Planning & Design Officer for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Notary:

Print Name: Miriam Herrera

Notary Public, State of Florida

My Commission Expires: 12-16-27Commission Number: HH 470768

Approved As To Form:  
Legal Department

DocuSigned by:

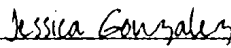


(8/6/2024 | 11:53 AM EDT)

9D8CB88CCAB8460

Filed with the Clerk of the  
Planning Board on

DocuSigned by:



( 8/6/2024 | 1:23 PM EDT)

1CFC3F3E3D644B

DS  
