

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

PROPERTY: 4041 Collins Avenue

FILE NO. PB24-0670 a.k.a. PB22-0519, a.k.a. PB0416-0008, f.k.a. File No. 2136.
4041 Collins Avenue - Hotel.

IN RE: An application for modifications to a previously issued conditional use permit for a Neighborhood Impact Establishment. Specifically, the applicant requested approval for the renovation and reconfiguration of the previously approved venues in the Hotel and the expansion and introduction of outdoor entertainment in some of the venues, pursuant to Chapter 2, Article V, Section 2.5.2. of the Miami Beach Resiliency Code.

**LEGAL
DESCRIPTION:** See "Exhibit A" attached.

MEETING DATE: June 28, 2016; July 26, 2022; October 29, 2024

MODIFIED CONDITIONAL USE PERMIT

The Applicant, Golden Palms, LLC, requested a modification to a previously issued Conditional Use Approval for a Neighborhood Impact Establishment. Specifically the applicant requested approval for the renovation and reconfiguration of the previously approved venues in the Hotel and the expansion and introduction of outdoor entertainment in some of the venues, pursuant to Chapter 2, Article V, Section 2.5.2. of the Miami Beach Resiliency 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 RM-3 – Multifamily Residential High Intensity 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;

DS
MB

PB24-0670 a.k.a PB 0416-0008, f.k.a., File No. 2136
4041 Collins Avenue

10-29-2024
Page 2 of 8

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 staff recommendations, as may have been modified by the Planning Board, 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 Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR, and again within 180 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 (e)~~. Resiliency Code Sec. 2.5.2.5.
2. This Modified Conditional Use Permit is issued to Golden Palms, LLC, as the owner and Hyatt Corporation as the operator of The ~~Confidante~~ Andaz Hotel for a Neighborhood Impact Establishment, consisting of restaurants, lounges, bars and pool deck. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled within 60 days followed by the submission and acceptance of the affidavit.
3. ~~Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.~~

A progress report shall be scheduled before the Planning Board within six (6) months after obtaining a Certificate of Use for the updated operations authorized as part of this Conditional Use Permit.
4. 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.
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.
7. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the following venues, with a maximum occupant content of 1,590 persons or any lesser such occupant content as determined by the Fire Marshal:

DS
1/18

PB24-0670 a.k.a PB 0416-0008, f.k.a., File No. 2136
4041 Collins Avenue

10-29-2024
Page 3 of 8

a. 3-Meal Restaurant / "Venue 1"

- i. ~~334~~ 150 Total Occupancy
- ii. Full-service restaurant with approximately ~~245~~ 168 seats (66 indoors and 102 outdoors), which shall be permitted to serve breakfast, lunch and dinner until 2 a.m.
- ~~iii. Interior and exterior seating facing another ground floor venue, "the Grove."~~
- ~~iv.~~ iii. Only permitted to play ambient background music, which may include live music, at a volume that does not interfere with normal conversation.

b. ~~La Esquina Taqueria Bazaar/~~ "Venue 2"

- i. ~~234~~ 280 Total Occupancy
- ii. Full-service restaurant ~~and café~~ with approximately ~~429~~ 212 seats which may serve lunch and dinner until 5 a.m.
- iii. Entertainment and dance may be permitted in the interior restaurant.
- iv. The ~~café outdoor~~ portion of Venue 2 shall be permitted to operate until 3 a.m. and includes ~~approximately 48 interior seats and approximately 36~~ 12 exterior seats.
- v. The ~~café outdoor~~ portion of Venue 2 shall only be permitted to play ambient background music at a volume that does not interfere with normal conversation.

c. 1930's House / "Venue 3"

- i. 334 Total Occupancy.
- ii. A bar lounge which contains approximately 50 seats located in the interior of the house. Entertainment and dancing shall be permitted until 5 a.m in the bar lounge portion of the venue.
- ~~iii. The "Outdoor Northside", includes approximately 19 seats and shall only be permitted to play ambient background music, and shall be permitted to stay open until 3:00 a.m.~~
- ~~iv. The "Outdoor Southside", which shall include approximately 39 seats.~~
- ~~v. iii. "The Grove", The outdoor portion~~ includes approximately ~~64~~ 122 seats, and shall only be permitted to play ambient background music, which may include live music, at a volume that does not interfere with normal conversation, and shall be permitted to stay open until 3:00 a.m.

DS


PB24-0670 a.k.a PB 0416-0008, f.k.a., File No. 2136
4041 Collins Avenue

10-29-2024
Page 4 of 8

iv. Food Service shall be permitted during operating hours.

d. Pool / "Venue 4"

- i. 382 400 Total Occupancy.
- ii. The venue, located in the rear of the property, contains approximately 224 251 outdoor seats.
- iii. Lunch and dinner service shall be permitted until 3:00 a.m., at which time the venue shall be closed.
- iv. The pool shall only be permitted to play ambient background music, which may include live music, at a volume that does not interfere with normal conversation.

e. Library/VIP Area & Banquet Andaz Lounge/ "Venue 5"

- i. 306 370 Total Occupancy.
- ii. The venue is a lounge located in on the interior second floor of the ~~Confidante~~ Hotel containing approximately 238 127 seats (39 interior and 88 exterior).
- iii. Entertainment, ~~including live music and dancing, shall be permitted~~ including entertainment at an ambient volume level (i.e. at a level that does not interfere with normal conversation) shall be prohibited on the exterior of the premises.
- iv. This venue shall be permitted to operate until 5:00 a.m. indoors and 3:00 am outdoors.
- v. Food Service shall be permitted during operating hours.

- 8. Special Events may occur on the premises, 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, ~~except that during the first ninety days following the issuance of a TCO, occupancy loads for Special Events shall not exceed aggregated permitted on paragraph 7.~~ The Board reserves the right to modify occupancy loads for Special Events at the time of progress reports. Live entertainment may be permitted, only within the areas authorized for such, as specified by this conditional use permit, and provided such entertainment does not exceed a level that would interfere with normal conversation. The number of Special Event Permits shall not exceed eight (8) per year, or such lesser number as may be permitted by a Special Events Permit.
- 9. The equipment and installation plan for each proposed new sound system, including the location of all speakers and sound system controls shall be submitted to staff for review and approval prior to obtaining a building permit for the renovations and modifications proposed as part of the 10/29/2024 modifications. Ninety days after opening, the sound

DS


PB24-0670 a.k.a PB 0416-0008, f.k.a., File No. 2136
4041 Collins Avenue

10-29-2024
Page 5 of 8

systems in all the venues shall be tested by a qualified acoustic professional, and a report shall be submitted to staff for review.

10. Hotel security personnel and other hotel staff shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
11. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
12. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
13. The applicant shall comply with the following Transportation Requirements:
 - a. Valet attendants shall be prohibited from using 43 Street in their route to store and retrieve vehicles.
 - b. Valet operator and hotel security personnel shall monitor pick-up and drop-off areas to ensure that queuing of vehicles will not interfere with traffic on Collins Avenue.
 - c. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan per the TDM strategies outlined in the most recent Traffic Impact Statement, prior to the issuance of a building permit.
 - d. The applicant shall commit to providing a minimum of eleven (11) and thirty-seven (37) valet attendants during the site's A.M. and P.M. peak periods, respectively. The number of attendants shall be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site. Likewise, if it is determined that valet processing times can be performed more efficiently and/or actual traffic volumes are lower than projected, a reduced number of valet attendants may be adequate to serve the site, provided that a sufficient number is provided to ensure that the valet queue is contained on site and does not obstruct the public right-of-way at any time.
 - e. Valet service shall be provided 24 hours a day, 7 days a week.
 - f. The applicant shall ensure that rideshare pick-up and drop-off occurs on private property, or in designated rideshare zones that are not located on Collins Avenue and that do not obstruct travel lanes.
14. As proposed by the applicant, security staff shall be posted at each entrance and exit point to the hotel. Security staff shall monitor patron circulation and occupancy levels in order to adjust crowds according to occupant loads. Additional security staff would be hired during special events, holidays, and high occupancy days, based on demand. Security cameras

DS


PB24-0670 a.k.a PB 0416-0008, f.k.a., File No. 2136
4041 Collins Avenue

10-29-2024
Page 6 of 8

- shall be installed around the perimeter of the property, as well as throughout the interior of the property, as needed.
15. During weekends and large events the Applicant shall maintain additional security staff to control crowds when the 41st Street entrance is in operation.
 16. Trash collection shall take place seven days a week and noise from trash dumpsters shall be mitigated with rubberized wheels and/or other noise reducing materials, subject to the review and approval of staff.
 17. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Building Permit.
 18. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
 19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project 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.
 20. 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,~~ Section 2.5.2.5 of the Land Development Regulations (LDRs) City Code of the City of Miami Beach, Florida, entitled "Compliance with conditions; revocation or modification".
 21. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.
 22. 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.
 23. 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.
 24. 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 44-7~~ 1.3.7 of the Code Land Development Regulations (LDR's), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure

DS


PB24-0670 a.k.a PB 0416-0008, f.k.a., File No. 2136
4041 Collins Avenue

10-29-2024
Page 7 of 8

by the owner, applicant or operators 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 permit.

25. 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.
26. 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 Planning Staff, 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.

Dated 2/4/2025 | 12:01 PM EST.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:

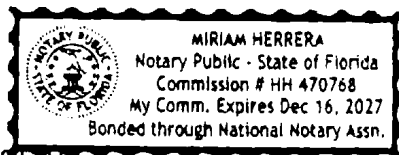


BY: DEC3ECF2EB68404...

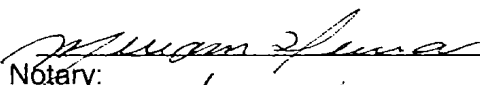
Michael Belush, AICP
Planning & Design Officer
For Chairman

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 4 day of February,
2025, by Michael Belush, Planning & Design Officer of 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: 12-16-27
Commission Number: HH 470768

Approved As To Form: _____
Legal Department: _____
DocuSigned by: Nick Kelley (2/4/2025 | 11:46 AM EST)
8D8CB88CCAB8460

Filed with the Clerk of the
Planning Board: _____
DocuSigned by: Jessica Gonzalez (2/4/2025 | 2:09 PM EST)
10FC3F3E9D854A5

DS


PB24-0670 a.k.a PB 0416-0008, f.k.a., File No. 2136
4041 Collins Avenue

10-29-2024
Page 8 of 8

EXHIBIT A

Legal Description of the Property

PARCEL A

Begin at the Southwest corner of Lot 8, Block 33, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, thence North 07° 25' 55" East for 200.00 Feet, thence South 82° 34' 49" East for 355.40 Feet to the intersection with erosion control line recorded in Plat Book 105, Page 62 Sheet 14, of Miami-Dade County, Florida, thence South 06° 58' 25" West along the erosion control line recorded in Plat Book 105, Page 62 Sheet 14 for 200.01 Feet, thence North 82° 34' 43" West for 357.00 Feet to the Point of Beginning

DS
MB