

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: September 9, 2025

FROM: Thomas R. Mooney, AICP
Planning Director

^{DS}
 For TRM

SUBJECT: **PB22-0553. 455 Lincoln Road– Andres Carne de Res.** Progress report as required by the Conditional Use Permit for a Neighborhood Impact Establishment with entertainment and an occupant content in excess of 200 persons.

RECOMMENDATION

Conclude the progress report.

BACKGROUND

January 28, 2020: The Planning Board approved the Conditional Use Permit for a Neighborhood Impact Establishment with Entertainment with an occupant content in excess of 200 persons (File No. PB19-0330).

November 22, 2022: The Planning Board approved the Conditional Use Permit for a Neighborhood Impact Establishment with Entertainment with an occupant content in excess of 200 persons (File No. PB22-0553).

October 28, 2024: BTR issued for the restaurant with entertainment.

March 4, 2025: The progress report was reviewed by the Board and due to the violations issued, the item was continued to a date certain of May 6, 2025.

May 6, 2025: The progress report was reviewed by the Board and continued to a date certain of July 1, 2025. The July 1, 2025 meeting was cancelled due to the lack of a quorum, and the progress report was automatically continued to September 9, 2025

STAFF ANALYSIS

On November 22, 2022, a Conditional Use Permit (CUP) was issued to Opereta Ciudad Del Sol, LLC, as owner/operator of Andres Carne De Res, for a Neighborhood Impact Establishment with entertainment (attached). On October 28, 2024, the BTR for the operation of the restaurant with entertainment was issued.

The CUP required that the applicant appear before the Board for a progress report within 90 days from the issuance of the BTR. As part of the progress report review on February 4, 2025, the Board was advised of the following citations and complaints regarding the operation of the venue:

- **10/31/2024 – PA2024-55692:** Monster Energy setting up a tent. No Violation Issued.

- **11/17/24 – PA2024-57459:** CUP Condition Violation. Immediate compliance by owner.

Notes indicate: While conducting a foot patrol in the area, an individual was observed playing instruments and a woman was observed performing by dancing. Restaurant manager was informed that permit is needed to conduct street performance activity and he understood. Restaurant came into immediate compliance by ceasing all activity.

- **12/5/2024 – SV2024-25455:** Sanitation violation regarding Illegally disposing of industrial or bulky waste. Pallet, wooden crate, and other miscellaneous item dumped at the rear of the establishment. Violation was closed on 12/10/24.
- **12/10/2024 – PA2024-59375:** Proactive investigation regarding benches and tables on the right of way. ROW PERMIT issued is for cow furniture. Not complying with the conditions of their ROW PERMIT by having benches and tables. Restaurant came into immediate compliance with the conditions of their ROW PERMIT by removing unapproved benches and chairs on 12/10/24.
- **12/11/24 – PA2024-59471:** CUP Condition Violation. Immediate compliance by owner.

Notes indicate: A proactive foot patrol in the area revealed a silk backdrop at the front of CARNE DE RES MIAMI (restaurant) located at 455 Lincoln RD. Performers in costumes were observed entering the establishment. Restaurant has a BTR that allows them to have entertainment, hall, dance and alcohol inside. Entertainment outside required a special event permit which they do not have. Silk backdrop was removed immediately.

- **1/31/2025 – PA2025-64017:** Patrol - check for a Planning permit for the signs including the ones that cover the whole windows (typically not approved). Signs were removed and violation was closed on 2/11/25.

UPDATE - May 6, 2025

Since the March 4, 2025 PB meeting, an additional complaint was investigated, and additional violations have been issued to the property, as of April 23, 2025, and noted hereto:

- **2/22/2025 – PA2025-66079:** Noise complaint. No violation was issued and closed on 2/22/2025.

Notes indicate: Conducted proactive inspection and advising of noise ordinance. No violation Observed. While I was at a noise complaint at 1604 Drexel, I overheard music coming from the north of the location which was 455 Lincoln Rd. Upon further inspection the noise that I was hearing was people at the location signing to the music that was playing. I spoke to the manger to advised him of the City Noise ordinance. I advised the manger John of the noise ordinance after 11 Pm and he understood. No violation observed.

- **3/27/2025 – CC2025-19953.** Section 12-5. Conducting a Special Event without a permit. Ref. Live music DJ event on the outdoor rooftop of ANDRES CARNE DE RES MIAMI Restaurant playing unreasonably loud music.

1st offense - \$1000 fine.

- **3/27/2025 – ZV2025-05830:** Resiliency Code Sections 2.5.2.5(a)& 1.3.8 Failure to operate your business in accordance with your conditional use permit.
Ref. Unreasonably loud music from a live DJ playing music on the outdoor rooftop of ANDRES CARNE DE RES MIAMI Restaurant.

Code Compliance received a complaint for loud music from dispatch. Upon arrival, the complainant was contacted but did not want to meet. I could hear loud dance music from half a block away, more than 100 feet from the ANDRES CARNE DE RES MIAMI Restaurant. I met with the manager, Alex, who brought me to the rooftop where I observed two DJ's playing loud music on the rooftop. I then met Phillippe who is the manager of the entertainment. I educated him on the ordinance, that he would be receiving a notice for the loud music, and he understood and stopped the DJ music. In addition, he would be receiving a notice for violating the terms of the CUP for having a DJ outside on the rooftop. Lastly, the establishment would be receiving a violation for having a special event without a permit in regard to the DJ playing loud music on the rooftop. Notices were signed by the manager, Alex.

Photo from code case file:



UPDATE: Appealed to Special Magistrate
8/7/2025: Adjudicated guilty of the 1st Offense.

- **3/27/2025 – NC2025-29871:** 10:39 PM Arrival 12:47 AM Departure 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. Ref. Loud music on the rooftop of ANDRES CARNE DE RES MIAMI.
Written warning issued.

The following conditions of approval contained in the Conditional Use Permit are applicable to the above noted violations and warnings:

1. This Conditional Use Permit is issued to Opereta Ciudad Del Sol, LLC, as owner/operator of Andres Carne De Res for a Neighborhood Impact Establishment, consisting of an over 200 seat food service establishment with entertainment. Any change of operator or fifty percent (50%) or more stock ownership shall require the new owners or operators to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owners and/or operators and acknowledging acceptance of all conditions established herein, prior to the issuance of a new Business Tax Receipt.
2. The Board hereby imposes and the Applicant agrees to the following operational conditions for all permitted and accessory uses, and the applicant 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 288 seat restaurant with the criteria listed below:
 - iv. **Background music played at a volume that does not interfere with normal conversation may be permitted in the outdoor areas including the ground level and the rooftop. Entertainment shall not be permitted in the outdoor areas.**
 - vii. **A DJ or live performance may play music in the indoor portions of the restaurant only.** The music may start at 10:00 AM and shall not operate past 11:00 PM, Sunday-Wednesday, and 10:00 AM to 2:00 AM, Thursday-Saturday.
 - xiv. **Sound from the interior of the venue, at any level, shall not be audible along the exterior perimeter of the premises.**
 - E. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.

- I. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
5. 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. 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.
8. 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).
9. 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.
10. 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.
11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
12. 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.
14. 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.

15. 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.
16. The applicant agrees and shall be required to provide access to areas subject to this Conditional Use Permit (not private residences or hotel rooms) for inspection by the City (i.e. Planning Department, Code Compliance Department, Building Department, and Fire Department staff), to ensure compliance with the terms and conditions of this Conditional Use Permit. Failure to provide access may result in revocation of the Conditional Use Permit.

At the time of the progress report, in accordance with the provisions of Section 2.5.2.5 of the Land Development Regulations of the City Code (LDR's), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings.

UPDATE – September 9, 2025

As there have been no new complaints or violations issued to the property since the May 6, 2025 meeting, staff recommends that the progress report be concluded at this time.

STAFF RECOMMENDATION

Staff recommends that the Board hear testimony from the applicant and the public and conclude the progress report.

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

PROPERTY: 455 Lincoln Road

FILE NO. PB22-0553

IN RE: An application has been filed requesting a conditional use permit for a Neighborhood Impact Establishment with Entertainment and an occupant content in excess of 200 persons, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

LEGAL DESCRIPTION: LOT 1, Block 3, of "Lincoln Road Subdivision", according to the Plat thereof as recorded in Plat book 34, at Page 66, of the Public Records of Miami-Dade County.

MEETING DATE: November 22, 2022

CONDITIONAL USE PERMIT

The applicant, Opereta Ciudad Del Sol, LLC, requested 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 200 persons with entertainment, 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-3, Commercial High Intensity District zoning 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
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 Opereta Ciudad Del Sol, LLC, as owner/operator of Andres Carne De Res for a Neighborhood Impact Establishment, consisting of an over 200 seat food service establishment with entertainment. Any change of operator or fifty percent (50%) or more stock ownership shall require the new owners or operators to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owners and/or operators and acknowledging acceptance of all conditions established herein, prior to the issuance of a new Business Tax Receipt.
2. The Board hereby imposes and the Applicant agrees to the following operational conditions for all permitted and accessory uses, and the applicant 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 288 seat restaurant with the criteria listed below:
 - i. The outdoor roof top may operate until 3:00 AM daily. The rooftop bar shall not be utilized or operated after 4:00 AM.
 - ii. Up to 223 seats may be located in the indoor areas, as proposed.
 - iii. Up to 65 seats may be located in the outdoor bar area on the roof top, as proposed.
 - iv. Background music played at a volume that does not interfere with normal conversation (i.e. at an "ambient" volume level) may be permitted in the outdoor areas including the ground level and the rooftop. Entertainment shall not be permitted in the outdoor areas.
 - v. The restaurant shall comply with the Lincoln Road Requirements, per section 142-336 of the City Code, which regulate the requirements for both indoor and outdoor speakers.
 - vi. A DJ or live performance may play music in the indoor portions of the

restaurant only. The music may start at 10:00 AM and shall cease by 4:00 AM.

- vii.** Full meals shall be available during all hours that entertainment is occurring.
 - viii.** Speakers shall not be installed within twenty (20) feet of the main entrance, within the interior.
 - ix.** 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. 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. Before entertainment is approved and added to the Business Tax Receipt (BTR), a field visit with the applicants and Planning staff shall be required to verify the sound system operations.
 - x.** All operable windows, as well as all doors, shall be fully closed at all times that entertainment is occurring.
 - xi.** Televisions, and projectors shall not be located anywhere in the exterior areas of the property.
 - xii.** 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 the establishment's closing time and 7:00 AM.
 - xiii.** These hours shall not supersede any future amendments to the City Code, pertaining to hours of operation (including hours for alcohol sales) for alcoholic beverage and/or entertainment establishments.
- b. Deliveries may only occur between 8:00 AM and 5:00 PM, daily.
 - c. Delivery trucks shall only be permitted to load and unload in the designated loading zones along Lincoln Lane.
 - d. Delivery trucks shall not be allowed to idle in loading zones.
 - 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.
 - 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.

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- 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 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. Exterior speakers for fire and life safety purposes, and ambient background music played at a volume that does not interfere with normal conversation may be permitted in compliance with requirements for outdoor speakers in the Land Development Regulations.
 - l. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - m. As proposed by the applicant, ushers/security staff shall be onsite between 5:00 PM and closing time. Security staff shall monitor patron circulation and occupancy levels in order to adjust crowds according to occupant loads.
 - n. Patrons shall not be allowed to queue on any public rights-of-way or the exterior premises. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.
 - o. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalks, curb and gutter 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. The Applicant shall coordinate with the Parking Department to submit a comprehensive Transportation Demand Management (TDM) Plan to the Transportation Department for review and approval prior to receiving a Temporary Certificate of Occupancy.
 4. The Applicant shall assign personnel to manage loading operations to reduce potential conflicts with pedestrians in crosswalks.
 5. 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.
6. 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.
 - 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.
 7. 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.
 8. 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).
 9. 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.
 10. 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.
 11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.

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12. 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.
 13. 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.
 14. 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.
 15. 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.
 16. The applicant agrees and shall be required to provide access to areas subject to this Conditional Use Permit (not private residences or hotel rooms) for inspection by the City (i.e. Planning Department, Code Compliance Department, Building Department, and Fire Department staff), to ensure compliance with the terms and conditions of this Conditional Use Permit. Failure to provide access may result in revocation of the Conditional Use Permit.

Dated _____ 1/20/2023 | 11:39 AM EST

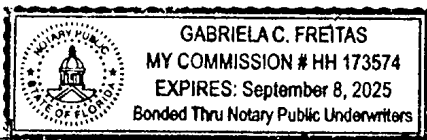
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
Rogelio Madan
BY: _____
Rogelio A. Madan, AICP
Chief of Planning and Sustainability
for Chairman

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 20th day of January, 2023, by Rogelio A. Madan, Chief of Community Planning and Sustainability for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Gabriela C. Freitas
Notary:
Print Name: Gabriela C. Freitas
Notary Public, State of Florida
My Commission Expires: Sept. 8, 2025
Commission Number: HH173574

Approved As To Form: _____
Legal Department _____ (1/20/2023 | 9:22) AM EST

DocuSigned by:
Jessica Gonzalez
Filed with the Clerk of the Planning Board on _____ (1/20/2023 | 12:28) PM EST