

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: October 16, 2025

TO: Chairperson and Members
Planning Board

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: PB24-0660, **1620 Drexel Avenue – Meduza Restaurant**.

An application has been filed requesting a conditional use permit for a Neighborhood Impact Establishment (NIE), including an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

RECOMMENDATION

Approval of the conditional use permit with conditions.

BACKGROUND

On May 13, 2014, the Historic Preservation Board approved a certificate of appropriateness for the construction of a new 2-story commercial building with an active roof deck (HPB 7424). A full building permit was issued on March 29, 2016 (B1502240).

On October 21, 2025, the Historic Preservation Board is scheduled to review modifications to the previously issued certificate of appropriateness and a variance request to exceed the hours of operation for an outdoor bar counter.

ZONING / SITE DATA

Folio:

Legal Description:

Parcel 1 (Subject site):

02-3234-003-0075

A portion of Lot 1, Block 52, DESC BEG 82.93FTE OF NW COR OF LOT 1 TH E62.08FT SELY AD 23.56FT S95.61FT W77.07FT N110.64FT TO POB, of the Alton Beach Realty Co 2 Commercial Subdivision, According to the Plat Thereof, as Recorded in Plat Book 6, Page 33, of the Public Records of Miami-Dade County, Florida.

Folio:

Parcel 2 (Miami Beach Community Church site):

02-3234-003-0070

Legal Description:	Lot 1, Block 52, LESS BEG 82.93FTE OF NW COR OF LOT 1 TH E62.08FT SELY AD 23.56FT S95.61FT W77.07FT N110.64FT TO POB, of the Alton Beach Realty Co 2 Commercial Subdivision, According to the Plat Thereof, as Recorded in Plat Book 6, Page 33, of the Public Records of Miami-Dade County, Florida.
Zoning:	CD-3, Commercial, high intensity
Future Land Use Designation:	CD-3, Commercial, high intensity
Existing Use:	Parcel 1: Vacant Site; Parcel 2: Religious Institution
Proposed Use:	Parcel 1: Restaurant; Parcel 2: no change
Surrounding Uses:	North: Commercial East: Commercial South: Multi-family residential West: Commercial

THE PROJECT

The applicant, Maizon Miami LLC, has submitted plans entitled “Meduza”, as prepared by STA Architectural Group, dated August 24, 2025.

The applicant is requesting a conditional use permit for the operation of a neighborhood impact establishment including indoor entertainment and an alcoholic beverage establishment / restaurant located on the top floor of a building. A CUP is required for a roof-top venue such as this, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, as it is located on a property that is within 200 feet of a property containing a residential unit.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES

Conditional Uses may be approved in accordance with the procedures and standards set forth in the Miami Beach Resiliency Code Chapter 2, Article V, 2.5.2.2:

1. The use shall be consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.
Consistent
A Neighborhood Impact Establishment (NIE) is a conditional use in the CD-3, commercial, high intensity zoning district.
2. The intended use or construction would not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.
Consistent
The proposal should not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.
3. Structures and uses associated with the request shall be consistent with these Land Development Regulations.
Consistent
NIEs are conditional uses in this zoning district, and subject to Planning Board approval, based upon compliance with the conditional use criteria set forth in the City Code.

4. The public health, safety, morals and general welfare shall not be adversely affected.
Partially Consistent
The indoor entertainment component, as proposed, may adversely affect the general welfare of nearby residents, particularly if noise and hours of operation are not controlled. Staff has included recommended conditions to ensure that general welfare is maintained.
5. Adequate off-street parking facilities would be provided.
Not Applicable
No parking is required for the proposed use as per parking Tier 3a. However, there are several public and private parking garages within a two-block radius, which can provide sufficient parking spaces for customers. The applicant also anticipates that many patrons will walk to the establishment after visiting area businesses or use ride share services.
6. Necessary safeguards would be provided for the protection of surrounding property, persons, and neighborhood values.
Consistent
Staff has included recommended conditions in the draft CUP to mitigate any adverse impacts from noise and other issues on the surrounding neighborhood.
7. The concentration of similar types of uses shall not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.
Consistent
There are two NIEs with entertainment in the area: 455 Lincoln Road (Andres Carne de Res) and 1601 Drexel Avenue (Former Time Out Market-Inactive). Staff does not anticipate a negative impact on the surrounding area but is recommending conditions to mitigate any potential adverse impacts.
8. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.
Consistent
See Compliance with Sea Level Rise and Resiliency Review Criteria section of this report.
9. Appropriate consideration is given to the safety of and friendliness to pedestrian traffic, passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.
Not Applicable

NEIGHBORHOOD IMPACT ESTABLISHMENT REVIEW GUIDELINES

In accordance with Chapter 7, Article 5 Sec. 7.5.5.4 of the Miami Beach Resiliency Code, in reviewing an application for an outdoor entertainment establishment, open air entertainment establishment or a neighborhood impact establishment, the Planning Board shall apply the following supplemental review guidelines criteria in addition to the standard review guidelines for conditional uses pursuant to Chapter 2, Article V:

1. An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.

Consistent

The operational plan provided includes all necessary information of hours of operation, number of employees, menu items, and goals of business.

2. A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, self-park, shared parking, after-hour metered spaces and the manner in which it is to be managed.

Not Applicable

The project does not require off-street parking; The applicant has submitted a Traffic Study where the Valet parking service and other traffic matters are analyzed. See Parking and Access Analysis.

3. An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises would be controlled.

Consistent

A detailed operations plan has been provided. The entry vestibule along Drexel Avenue, should ensure adequate control of a large number of people.

4. A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.

Consistent

The applicant has submitted an access and security plan as part of the operational plan.

5. A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.

Consistent

See attached Transportation Memo for details.

6. A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.

Consistent

Sanitation operation will occur from the designated trash and recycling area located interior to the site. Trash collection will take place during regularly scheduled times using the City-approved commercial waste haulers.

7. A noise attenuation plan which addresses how noise would be controlled to meet the requirements of the noise ordinance.

Consistent

The applicant is proposing indoor entertainment, which should be contained within the building. Further, the applicant has provided a double-door entry vestibule at the main entrance along Drexel Avenue. No entertainment is proposed for the rooftop; only background level music that does not interfere with normal conversation.

8. Proximity of proposed establishment to residential uses.

Partially Consistent

The subject property is surrounded by commercial uses along the north, east and west sides and multi-family residential is located to the south. Staff is recommending conditions to ensure that nearby residents are not negatively

affected.

9. Cumulative effect of proposed establishment and adjacent pre-existing uses.

Consistent

There are two NIEs with entertainment in the area: 455 Lincoln Road (Andres Carne de Res) and 1601 Drexel Avenue (Former Time Out Market-Inactive). Staff does not anticipate a negative impact on the surrounding area but is recommending conditions to mitigate any adverse impacts.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided.
Not Applicable
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable
4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 in Land Development Regulations.
Not Applicable
5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
Not Applicable
6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.
Not Applicable
7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood.
Not Applicable
8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation.
Not Applicable

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.

Not Applicable

10. As applicable to all new construction, stormwater retention systems shall be provided.

Not Applicable

11. Cool pavement materials or porous pavement materials shall be utilized.

Not Applicable

12. The design of each project shall minimize the potential for heat island effects on-site.

Not Applicable

ANALYSIS

The applicant is proposing to introduce a new restaurant within a yet to be constructed building located at the southwest corner of the intersection of Lincoln Road and Drexel Avenue. The new restaurant is part of a unified development site with the adjacent Miami Beach Community Church. The applicant is requesting approval for a Neighborhood Impact Establishment (NIE).

Pursuant to Section 1.2.2.4 of the Land Development Regulations of the City Code (LDRs), an NIE is defined as follows:

- a. *An alcoholic beverage establishment or restaurant, not also operating as an entertainment establishment or dance hall, with an occupant content of 300 or more persons as determined by the chief fire marshal; or*
- b. *An alcoholic beverage establishment or restaurant, which is also operating as an entertainment establishment or dance hall, with an occupant content of 200 or more persons as determined by the chief fire marshal; or*
- c. *An alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit.*

The project as proposed, exceeds the thresholds in b & c noted above; as such Conditional Use Permit (CUP) approval is required.

Operations

The restaurant includes a total of 460 seats inclusive of 254 seats indoors (first and second levels) and 206 seats at the roof level. The total occupant content, including back of house and performance areas is 727 persons and the proposed patron occupant content is 683 persons.

The following operating hours (inclusive of indoor entertainment) are proposed:

Monday – Friday: 4:00 p.m. – 2:00 a.m. (indoor and rooftop)
Saturday – Sunday: 11:00 a.m. – 2:00 a.m. (indoor and rooftop)

Entertainment

The applicant is proposing indoor entertainment inclusive of a DJ at the ground level. Additionally, live violinists and dancers will be featured during certain times throughout the evening. No

entertainment is proposed at the roof level, only ambient background level music that does not interfere with normal conversation.

Sound

A sound study was not required, as no outdoor entertainment is proposed and all entertainment will be limited to indoor areas. Given the intervening Miami Beach Community Church property located between the restaurant and the multi-family residential neighborhood to the south, adverse noise impacts are not expected. Additionally, staff has included a proposed condition in the draft CUP which would prohibit any sound from inside the venue from being audible anywhere along the exterior perimeter of the premises. Further, the applicant has provided a double-door entry vestibule at the main entrance along Drexel Avenue. As noted in the applicant's operational plan, all sound will be through the house sound system, accessible to restaurant management only.

Valet Operations

No parking is provided on-site and all valet operations will be provided by the City's exclusive Lincoln Road valet operator with a ramp located along Drexel Avenue. Further, the applicant anticipates significant usage of ride share services by patrons of the restaurant.

Security and Crowd Control

The main entrance is proposed to be located along Drexel Avenue and will feature a lobby with a double-door vestibule designed to help contain noise within the interior. Once inside, a host will escort the patrons to the interior dining or to the elevator accessing the roof level. A dedicated security team will oversee the safety and security of the premises and the property will be monitored by a full complement of security cameras.

Deliveries and Sanitation

All deliveries will take place between 9:00 a.m. and 4:00 p.m. utilizing City-designated commercial and freight loading zones. The applicant will partner with a City-approved waste collection service to manage daily trash pickup, scheduled between 9:00 a.m. and 4:00 p.m. Refuse will be transported from a climate-controlled, enclosed garbage room located along the south side of the building to the trash collection vehicle.

Staff would note that the City is currently in the process of pedestrianizing a portion of Drexel Avenue as part of the Lincoln Road Master Plan. Delivery and sanitation operations may need to be re-evaluated once the City project has been completed.

STAFF RECOMMENDATION

In view of the foregoing, staff recommends the application be approved, subject to the conditions in the attached draft order.

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

MEETING DATE: October 16, 2025

PROPERTY/FOLIO: 1620 Drexel Avenue / 02-3234-003-0075 & 02-3234-003-0070

FILE NO: PB24-0660

APPLICANT: Maizon Miami LLC

IN RE: An application has been filed requesting a conditional use permit for a Neighborhood Impact Establishment (NIE), including an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

LEGAL: Parcel 1:
A portion of Lot 1, Block 52, DESC BEG 82.93FTE OF NW COR OF LOT 1 TH E62.08FT SELY AD 23.56FT S95.61FT W77.07FT N110.64FT TO POB, of the Alton Beach Realty Co 2 Commercial Subdivision, According to the Plat Thereof, as Recorded in Plat Book 6, Page 33, of the Public Records of Miami-Dade County, Florida.

Parcel 2:
Lot 1, Block 52, LESS BEG 82.93FTE OF NW COR OF LOT 1 TH E62.08FT SELY AD 23.56FT S95.61FT W77.07FT N110.64FT TO POB, of the Alton Beach Realty Co 2 Commercial Subdivision, According to the Plat Thereof, as Recorded in Plat Book 6, Page 33, of the Public Records of Miami-Dade County, Florida.

CONDITIONAL USE PERMIT

The applicant is requesting a Conditional Use Permit for the operation of a Neighborhood Impact Establishment, including indoor entertainment, with an occupational content exceeding 199 persons. 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 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;

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.

1. This Conditional Use Permit is issued to Maizon Miami LLC, as the owner and operator of the restaurant venue. 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.
2. The applicant shall be required to provide a letter to the Planning Department subsequent to the initial progress report and on an annual basis thereafter attesting to the applicant's compliance with all conditions of the CUP. The Planning Director shall include a copy of all such letters on the next available meeting agenda of the Planning Board for informational purposes. Following receipt of an applicant's annual letter, the Planning Board may elect to schedule a progress report before the Board at its next available meeting. Failure to provide such letter on an annual basis shall constitute a violation of the CUP and a progress report shall be scheduled. In addition to all enforcement provisions herein, the Board reserves the right to schedule a modification / revocation hearing if determined necessary when reviewing any annual progress report.
3. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, 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. The project authorized by this Conditional Use Permit includes the creation and operation of a restaurant with indoor entertainment, with an occupant content exceeding 199 persons as determined by the Fire Marshal and portion of the restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit.
 - B. The establishment shall operate as a restaurant, preparing and serving food at all times. At no time shall the establishment become or operate as a standalone bar.

C. The hours of operations shall be limited as follows:

Monday – Friday: 4:00 p.m. – 2:00 a.m. (indoor and rooftop)
Saturday – Sunday: 11:00 a.m. – 2:00 a.m. (indoor and rooftop)

D. The hours of indoor entertainment and entertainment level music shall be limited as follows:

Monday – Friday: 4:00 p.m. – 2:00 a.m.
Saturday – Sunday: 11:00 a.m. – 2:00 a.m.

E. Outdoor entertainment is not permitted.

F. A 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. Prior to the issuance of a Certificate of Use (CU) and the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and Planning Department staff, to ensure that all aspects of the system's performance comply with the equipment and installation plan for the sound system. This shall include the requirement that noise and vibrations from the interior sound system shall not be plainly audible or felt on the exterior of the property boundaries, and the sound system maximum levels shall be set during testing to comply with this requirement.

G. Only ambient background music played at a volume that does not interfere with normal conversation may be permitted in the outdoor/rooftop/open air areas and shall be subject to the following conditions:

- i. The outdoor speaker system shall require the deployment of multiple small, closely spaced speakers, driven at low individual volumes. Subwoofers shall be prohibited anywhere on the exterior of the premises. The system design shall physically distribute sound uniformly within the listening area.
- ii. All outdoor speakers shall be oriented in such a way as to minimize sound propagation towards abutting properties.
- iii. Only the outdoor speakers approved as part of the house sound system shall be used.
- iv. Televisions shall not be located anywhere in the exterior areas of the property.

H. Queuing shall be prohibited in the right of way at all times.

I. Delivery trucks shall not be allowed to idle in the loading zone area.

J. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.

K. 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. Garbage dumpster covers shall be closed at all times except when in active use.

- L. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - M. 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 Analysis, prior to the issuance of a building permit.
 - N. The applicant shall coordinate with the City of Miami Beach Parking Department to relocate the valet station currently on the east side of Drexel Avenue just south of Lincoln Road to the west side just south of the proposed cul-de-sac.
 - O. The applicant shall require any delivery vehicles 30 feet or longer to utilize the on-street City loading zone located on the north side of 16 Street, between Washington Avenue and Drexel Avenue. This number shall be reduced to 25 feet if maneuverability issues present themselves after the cul-de-sac is constructed.
4. 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 Section 2.5.2.5 of the Resiliency Code.
 5. The applicant shall be required to provide a letter to the Planning Department subsequent to the initial progress report and on an annual basis thereafter attesting to the applicant's compliance with all conditions of the CUP. The Planning Director shall include a copy of all such letters on the next available meeting agenda of the Planning Board for informational purposes. Following receipt of an applicant's annual letter, the Planning Board may elect to schedule a progress report before the Board at its next available meeting. Failure to provide such letter on an annual basis shall constitute a violation of the CUP and a progress report shall be scheduled. In addition to all enforcement provisions herein, the Board reserves the right to schedule a modification / revocation hearing if determined necessary when reviewing any annual progress report.
 6. 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.
 7. 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.
 8. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
 9. 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.

10. 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.
11. 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.
12. 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 2.5.2.5 of the Land Development Regulations (LDRs) of the City of Miami Beach, Florida, entitled "Compliance with conditions; revocation or modification".
13. 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.
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 executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
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 1.3.7 of the Land Development Regulations (LDR's), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure 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.
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.

Dated this _____ day of _____, 20____.

PLANNING BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
HISTORIC PRESERVATION & ARCHITECTURE OFFICER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:
City Attorney's Office: _____ ())

Filed with the Clerk of the Planning Board on _____ ())

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov

TRANSPORTATION & MOBILITY DEPARTMENT

Tel: 305.673.7514

MEMORANDUM

TO: Thomas R. Mooney, AICP, Director, City of Miami Beach Planning Department

FROM: José R. González, P.E., Director, City of Miami Beach Transportation & Mobility Department

FOR:  ^{DS}

DATE: August 15, 2024

SUBJECT: 1620 Drexel Avenue – Traffic Impact Analysis – HPB24-0616/TRN24-0003

The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Analysis submitted by the applicant as part of the Historic Preservation Board application for the proposed development of a 444-seat restaurant at 1620 Drexel Avenue. The project is located at the southwest quadrant of Lincoln Road and Drexel Avenue in Miami Beach, Florida. The proposed development is not required to provide parking. Self-parking patrons are expected to utilize the nearby parking garages or on-street parking. The project will provide valet service that will be located south of Lincoln Road near the restaurant entrance.

Access to the valet area will be provided along Drexel Avenue north of 16 Street. The project will effectively be operated as valet-only, and valet vehicles will be parked at the 1661 Pennsylvania Avenue parking garage.

The project build-out year is anticipated by 2026. The Traffic Impact Analysis associated with this project was performed in accordance with the requirements of the City of Miami Beach and the approved methodology.

Please note that the City of Miami Beach is in the process of implementing a cul-de-sac on Drexel Avenue north of 16 Street, just south of Lincoln Road. Construction of the cul-de-sac is expected to begin in the summer of 2024 and is expected to be completed in 2025.

Trip Generation and Trip Distribution

The results of the Trip Generation Analysis indicate that the proposed development is expected to generate seven (7) net new weekday AM peak hour trips, 52 net new weekday PM peak hour trips, and 62 net new Saturday peak hour trips.

Multimodal Trips

The project is located within the Lincoln Road Business District. The Lincoln Road pedestrian mall currently extends from Alton Road to Washington Avenue with high pedestrian connectivity to the surrounding neighborhood, retail developments, Citi Bike stations, and bus stops. The project proposes a portion of employees and patrons will choose to walk, bike, or use public transit to and from the proposed development.

An existing Citi Bike station is located along Drexel Avenue near the project site. Additionally, the development will provide 15 short-term bike racks on private property near the south courtyard, and bicyclist lockers within the development.

Seven (7) Miami-Dade County Metrobus Routes (#14, #15, # 20, #36, #79, #100, #150) and Miami Beach Trolley South Beach Loops A and B operate in close proximity to the site. The nearest bus stop is located at the intersection of Lincoln Road and Washington Avenue, approximately 500 feet from the project site. The project is also providing transit information for both staff and patrons, including route schedules and maps.

Operational Analysis

The Intersection Capacity Analysis indicates that all study intersections are projected to operate at a Level of Service (LOS) B or better during the Saturday PM peak hour and within the City's adopted overall Level of Service (LOS) standards, LOS D. The 95th percentile Queuing Analysis indicates the project is not expected to impact the queues at the study intersections.

Circulation/Maneuverability Operations

The Maneuverability Analysis determined that loading and refuse vehicles will be able to ingress, egress, and travel through the proposed cul-de-sac. However, please note that a three-point turn movement will be needed for the loading and refuse vehicles to maneuver within the proposed cul-de-sac, and the analysis was prepared using a single-unit, 30-foot (SU-30) design vehicle to represent loading and refuse vehicles.

Loading and Trash Operations

The project site is proposing to have their trash room located on the ground floor at the back (south side) of the building. The refuse operations will consist of the dumpsters being wheeled out over the sidewalk and into the street on Drexel Avenue, south of Lincoln Road. Refuse vehicles will access the dumpsters at the cul-de-sac and perform a three-point turn to navigate the cul-de-sac based on the cul-de-sac design and the Maneuverability Analysis.

Loading will take place in designated on-street loading zones. A standard on-street loading zone will be provided by the City on Drexel Avenue. Larger semi-truck (WB-62/67) delivery vehicles will be required to utilize the extended City on-street loading zone along the north side of 16 Street, just west of Washington Avenue.

Valet Operations Analysis

The development will be served by one (1) valet drop-off-/pick up area located south of the proposed cul-de-sac on Drexel Avenue. The drop-off/pick up area consists of one (1) valet drop-off/pick-up area located within the on-street parking on Drexel Avenue with storage for approximately two (2) vehicles.

Valet vehicles will be parked in the proposed parking garage located on the northeast corner of Pennsylvania Avenue and Lincoln Lane N, with the entrance to the garage provided along Lincoln Lane N. The results of the Saturday PM peak hour Valet Operations Analysis demonstrate that a minimum of four (4) valet attendants would be required to ensure valet queues are accommodated within the storage provided, and do not extend into the public right-of-way.

Transportation Demand Management (TDM)

The development will provide transit routes and maps to staff and visitors on-site. The development will provide 15 short-term bike racks on private property near the south courtyard, and bicyclist lockers within the development.

Conditions of Approval

1. 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 Analysis, prior to the issuance of a building permit.
2. The applicant shall coordinate with the City of Miami Beach Parking Department to relocate the valet station currently on the east side of Drexel Avenue just south of Lincoln Road to the west side just south of the proposed cul-de-sac.
3. The applicant shall require any delivery vehicles 30 feet or longer to utilize the on-street City loading zone located on the north side of 16 Street, between Washington Avenue and Drexel Avenue. This number shall be reduced to 25 feet if maneuverability issues present themselves after the cul-de-sac is constructed.

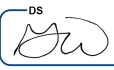
Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Analysis for the proposed 1620 Drexel Avenue development project.

Please feel free to contact the City of Miami Beach Transportation & Mobility Department if you have any questions on the above.

CC: Otniel Rodríguez, E.I., Assistant Director, City of Miami Beach Transportation & Mobility Department

Ghassan Choueiry, P.E., Senior Transportation Engineer, City of Miami Beach Transportation & Mobility Department 

Grant Webster, Transportation Planner, City of Miami Beach Transportation & Mobility Department 

Enc. HNTB Corporation (Peer Reviewer), Traffic Review Memo dated 08/15/2024.