

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

PROPERTY: 230 1st Street - 81 Washington Ave – Le Jardin Boucherie & Genzo-Omakase Room

FILE NO. PB24-0707, f.k.a. PB23-0577

IN RE: An application for modifications to a previously issued conditional use permit for a Neighborhood Impact Establishment (NIE), pursuant to Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code. Specifically, the application includes expansion of the NIE to include the third floor of the existing building for a new restaurant.

LEGAL DESCRIPTION: Lots 20 & 21, Block 10, Ocean Beach Florida Subdivision, according to the Plat Thereof, as Recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: May 23, 2023; January 7, 2025

MODIFIED CONDITIONAL USE PERMIT

The applicant, 81 Washington, LLC, filed an application with the Planning Director requesting a Conditional Use approval for a Neighborhood Impact Establishment pursuant to Chapter 118, Article IV, and Chapter 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:

That the property in question is located in the C-PS-1 Commercial Performance Standard limited mixed use.

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,

 A square box containing a handwritten signature in blue ink, with the initials 'JFB' and a small 'DS' above it.

January 7, 2025

PB24-0707 – 230 1st Street - 81 Washington Ave.

Page 2 of 7


and the staff report and analysis, which is adopted herein, including the staff recommendations, that the modified Conditional Use Permit be GRANTED, as provided below:

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.

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)~~ 1.3.7 of the Land Development Regulations (LDRs), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available.

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. This Conditional Use Permit is issued to 81 Washington, LLC, ~~as tenants and operators of the property owner,~~ and La Grande Boucherie Miami Beach, LLC, ~~as operator of the Neighborhood Impact Establishment consisting of a restaurants and accessory indoor bars.~~ 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 Certificate of Use/Business Tax Receipt. A progress report shall be scheduled within 60 days following the applicant's submission and staff's approval of the affidavit.
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. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters,

DS



January 7, 2025

PB24-0707 – 230 1st Street - 81 Washington Ave.

Page 3 of 7

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. The project authorized by this Conditional Use Permit includes the creation and operation of the proposed ~~450~~ 517 seat Neighborhood Impact Establishment, subject to the criteria listed below:
- i. The ~~restaurants~~ and accessory indoor bars subject to this CUP shall have a maximum occupant content of ~~623~~ 768 persons or any lesser such occupant content as determined by the Fire Marshal.
 - ii. The indoor portions of the establishment may operate from 11:00 AM until 12:00 AM.
 - iii. The outdoor seating areas of the establishment may operate from 11:00 AM until 11:00 PM on Sunday through Thursday, and until 12:00 AM on Fridays and Saturdays.
 - iv. These hours shall not supersede any future amendments to the City Code, pertaining to hours of operation for alcoholic beverage and/or entertainment establishments.
 - v. Entertainment, as defined in City Code Section ~~444-4~~ 1.2.2.4, shall be strictly prohibited in all indoor and outdoor areas.
 - vi. Recorded background music, played at a level that does not interfere with normal conversation is permitted, provided that a sound system with directional speakers and a digital tamper-resistant sound level limiter is used to minimize impacts to adjacent properties.
 - vii. Outdoor music shall cease at 10:00 PM from Sunday to Thursday and 11:00 PM on Fridays and Saturdays.
 - viii. Sound generated from the venue, including, but not limited to, recorded music and patron conversations, shall not be plainly audible from the adjacent residential building.
 - ix. Televisions and projectors shall not be located anywhere in the exterior areas of the property.
 - x. No dancehall shall be permitted on the site.
 - xi. Special event permits shall be prohibited.
 - 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 8:00 AM.

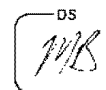
DS


January 7, 2025

PB24-0707 – 230 1st Street - 81 Washington Ave.

Page 4 of 7

- ~~B. Deliveries may only occur between 9:00 AM and 1:00 PM each day.~~
- C. Deliveries ~~must~~ shall be conducted via designated loading zones or loading areas at the rear of the property on the Collins Court alleyway. No deliveries shall be made from undesignated loading areas on Washington Avenue or First Street. Additionally, at no time shall delivery or service vehicles block any portion of the public right-of-way, or alleyway.
- D. Delivery trucks shall not be allowed to idle in ~~the~~ any loading zone, or alleyway.
- E. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- F. Deliveries and waste collections may occur daily between 9:00 AM and 1:00 PM 5:00 PM, or as specified by the City in approved loading zones in the vicinity.
- 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.
- J. Garbage dumpster covers shall be closed at all times except when in active use.
- K. Restaurant and bar 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 of the subject 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
- N. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
8. Provide a revised floor plan identifying the location of the main patron entrance and the host station. The host station shall be located a minimum of ten (10) feet away from the



January 7, 2025

PB24-0707 – 230 1st Street - 81 Washington Ave.

Page 5 of 7

- main patron entrance in order to ensure that there is no queuing on the public right of way, subject to the review and approval of the Planning Department.
9. The applicant shall address the following Transportation, Mobility, Concurrency and Parking requirements, as applicable:
- A. The applicant shall pay all impact, mobility, and concurrency fees due prior to obtaining a Building Permit, Certificate of Occupancy, or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing.
 - B. The applicant shall coordinate with the Transportation Department to develop an acceptable Transportation Demand Management (TDM) Plan, per the TDM strategies outlined in the most recent Traffic Impact Analysis, prior to the issuance of a building permit.
 - C. The applicant shall coordinate with the Parking Department to provide valet parking at the proposed valet parking ramps. The applicant ~~will~~ shall provide text-to-order valet parking services to limit crowding on the exterior of the venue.
 - D. All valet parking operations shall be conducted within the rented on-street parking space(s) for the valet ramp and shall not block, at any time, the right of way on Washington Avenue. There shall be sufficient valet parking runners available to ensure that the right of way is not blocked.
 - E. ~~Valet parking vehicle storage location(s) shall be located in its entirety at 119 Washington Avenue subject to the review and approval of the Transportation and Mobility Department. A progress report before the Planning Board shall be required prior to any change in the valet parking vehicle storage location.~~
 - F. The applicant shall assign an employee to monitor the valet areas during all operating hours.
 - G. A minimum of 29 valet attendants shall be required during peak hours in order to ensure valet queues do not exceed the storage provided. This number may be adjusted at the time of a progress report, provided detailed analysis of the actual valet utilization rate are provided for review and confirmation.
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. Prior to the issuance of an amended Certificate of Use for the operation of the third floor, the existing curb cut previously used to access the onsite parking on Washington Avenue shall be removed and replaced with a sidewalk and curb, subject to the review and approval of staff.
12. The applicant shall obtain a full building permit within 18 months from the date of the meeting, 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.



January 7, 2025

PB24-0707 -- 230 1st Street - 81 Washington Ave.

Page 6 of 7

13. The Planning Board shall retain the right to call the owner or operator before the Board and modify the hours of operation or the occupant load 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.
14. 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 ~~448-194, of the City Code.~~ 2.5.2.5 of the Land Development Regulations (LDRs).
15. 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.
16. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
17. 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 ~~444-7~~ 1.3.7 of the Code Land Development Regulations (LDRs), 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.
18. 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.
19. 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.
20. In accordance with Section 2.5.2.4.b.ii of the Land Development Regulations of the City Code, should the conditional use approved herein cease operation at any point and remain idle or unused in whole or in part for a continuous period of six months or for 18 months during any three-year period whether or not the equipment, fixtures, or structures remain, the applicant shall be required to seek re-approval of the conditional use from the board. Resumption of such use shall not be permitted unless and until the board approval has been granted.

Dated 4/23/2025 | 12:03 PM EDT


A square box containing the initials "DS" in a stylized, handwritten font.

January 7, 2025

Page 7 of 7

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:

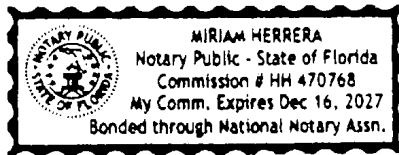


BY: DEC3ECF2EB68404...

Michael Belush, AICP
Planning & Design Officer
For Chairman

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of April, 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: HM470768

Approved As To Form: _____
Legal Department: Nickalleg (4/23/2025 | 11:22 AM EDT)
8D8CB88CCAB8460...

Filed with the Clerk of the _____
Planning Board: Jessica Fraking (4/23/2025 | 1:21 PM EDT)
10FC3F3E9D654A5

