

# Historic Preservation Board File No. 25-0676

## 2201 Collins Avenue



UPDATED Presentation by Law Offices of Kent Harrison Robbins, P.A.  
on behalf of the Roney Palace Condominium Association, Inc.

April 14, 2026

# **RONEY'S FOUR ISSUES OF CONCERN**

1. The noise impact of enlarging and increasing the seating of the outdoor area of the nightclub on the north side of the property facing the Roney;
2. The conflict between the existing valet circulation system and the proposed new valet drop-off on the north driveway adding private vehicles directed to the nightclub drop-off navigating the north driveway in both directions, the same driveway that also serves as the means of access for the valet parking garage and commercial deliveries. Note: the drop-off area dead-ends without circulation;
3. The increased congestion and conflicts arising from the parallel W Hotel and Roney driveways on Collins Avenue and 23rd Street; and
4. The near-failure of the 5-way traffic intersection at 23rd Street, the extensive queuing along both driveways and adjacent avenue and streets, and how those conditions will be exacerbated by the additional traffic on Collins Avenue and 23rd Street driveways generated by the proposed uses.

# OUTDOOR EXPANSION OF NIGHTCLUB





# OUTDOOR NIGHTCLUB EXPANSION — NOISE IMPACT ON RONEY

## CLUB OUTDOOR SEATING

	Seated	Fire Cap.	
<b>Existing CUP</b>	157	—	
<b>Proposed CUP</b>	124	163	<b>NEW DECK</b>

**Key issue:** Although the seat count appears similar, the proposed outdoor terrace is **entirely new construction (2,482 sq ft wood deck)** on the north side of the property, directly adjacent to the Roney driveway. The existing outdoor seating was in a different location and configuration. This is a new noise source, not a continuation of existing conditions.

### Why This Matters:

- New 2,482 sq ft wood deck — brand new outdoor venue
- Located on north property boundary — directly facing the Roney
- Nightclub use (not a restaurant) — late-night hours, amplified music
- Staff Report: sound mitigation measures deferred to Planning Board CUP review — none required now
- **No noise barrier proposed with this application**

# TRAFFIC CIRCULATION COA REVIEW CRITERION

Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

See Miami Beach Resiliency Code, § 2.13.7(d)(2)(B)(VI).

Staff Report, p. 7 (§2(f)): Traffic Circulation criterion — only **“Partially Satisfied”**. A finding of “Partially Satisfied” is a finding of **non-compliance**: it means the plans do not satisfy this mandatory review criterion. **No COA may properly issue where the required criteria have not been met.**

**This deficiency is unsurprising:** the City’s Traffic Department has not made a recommendation, and the applicant’s traffic study has not been submitted for independent peer review. Traffic issues were administratively deferred to the CUP process — meaning the very department responsible for evaluating compliance with the traffic criterion has yet to weigh in.

**Staff’s recommendation: no building permit until Planning Board CUP review of:**

modified valet operations (hours + queuing plan) • outdoor seating areas incl. nightclub terrace • hours of operation for all outdoor uses • sound mitigation measures

**BUT the proposed Order is incomplete — *critical items were omitted. See next slide.***

# THE PROPOSED ORDER IS INCOMPLETE

The proposed Order omitted to require the Planning Board to address two critical items:

## OMISSION 1

The proposed new valet stand on the North Driveway (23rd Street)

## OMISSION 2

Guest and ride-sharing vehicle access to the North Driveway for drop-offs

**THE RONEY REQUESTS THE HISTORIC PRESERVATION BOARD ADD TO CONDITION 2 OF THE ORDER:**

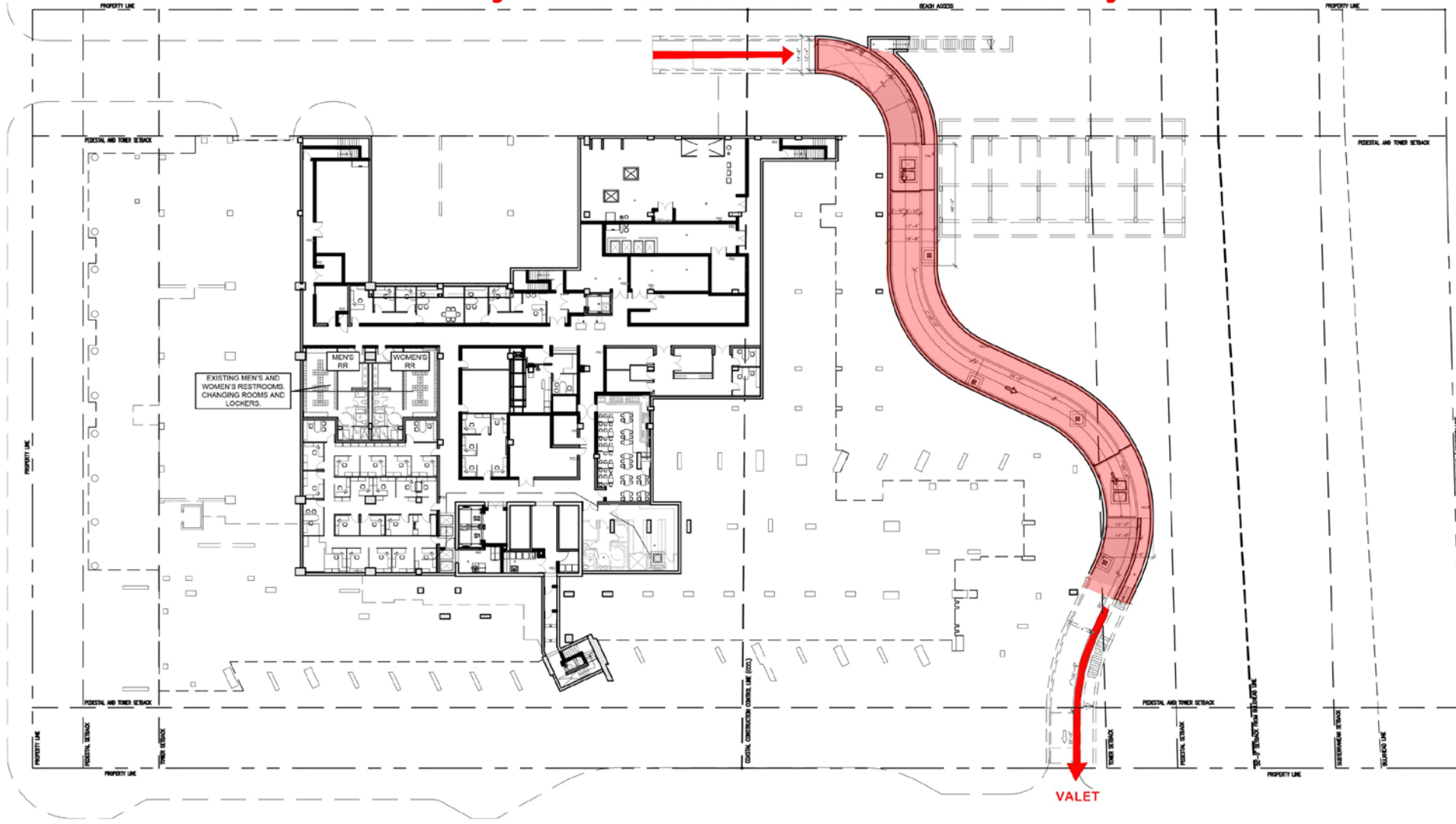
*“The Planning Board shall also consider and impose conditions governing: (a) the proposed new valet stand on the North Driveway; and (b) guest and ride-sharing vehicle access to the North Driveway for drop-offs.”*

# **TRAFFIC CIRCULATION**

## **New Valet Stand on 23<sup>rd</sup> Street Driveway**

# VALET TUNNEL

## Entry West End of 23rd Street Driveway

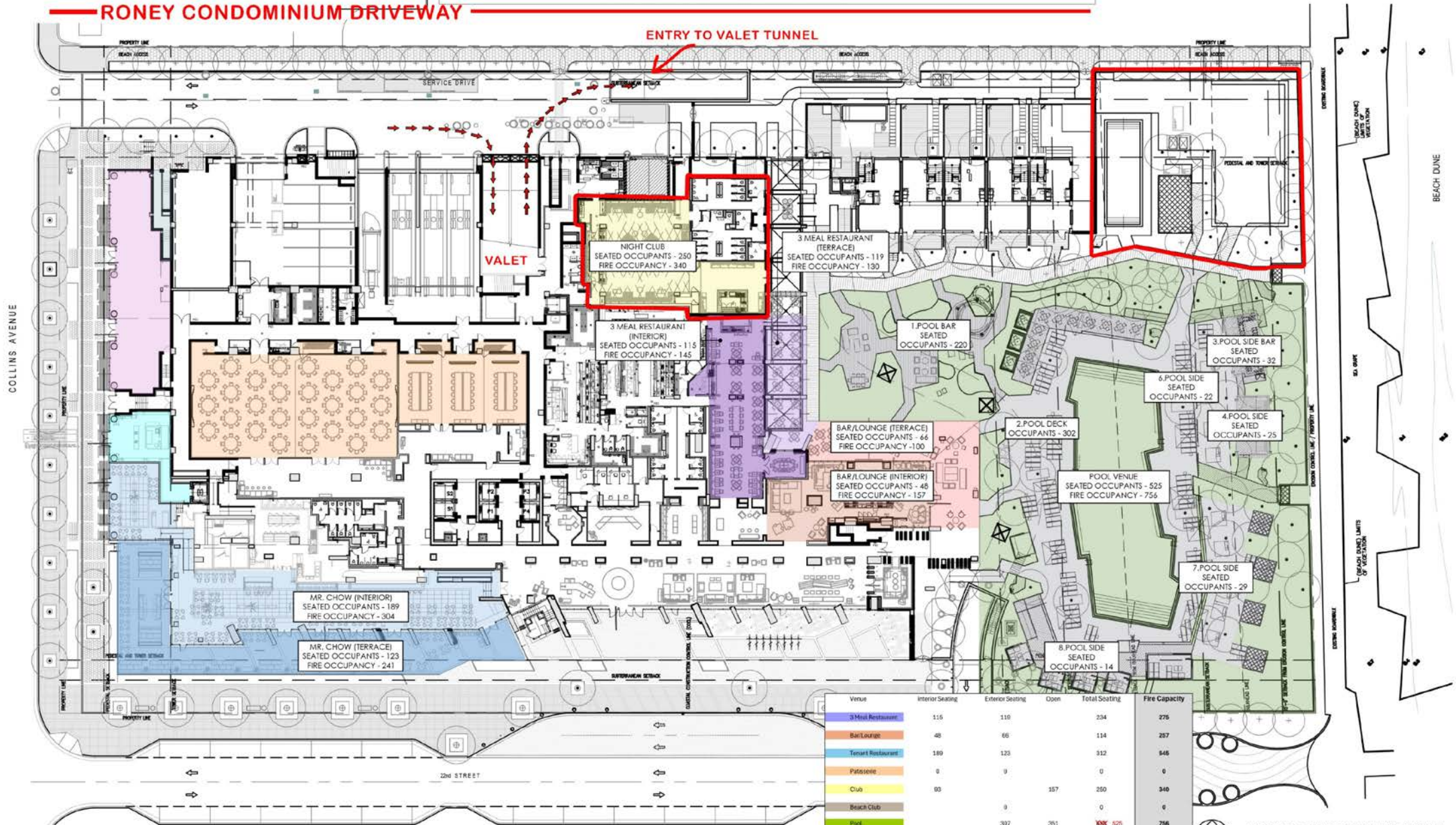


TUNNEL CONFIGURATION EXHIBIT  
SCALE: 1" = 40'-0"



# EXISTING CLUB

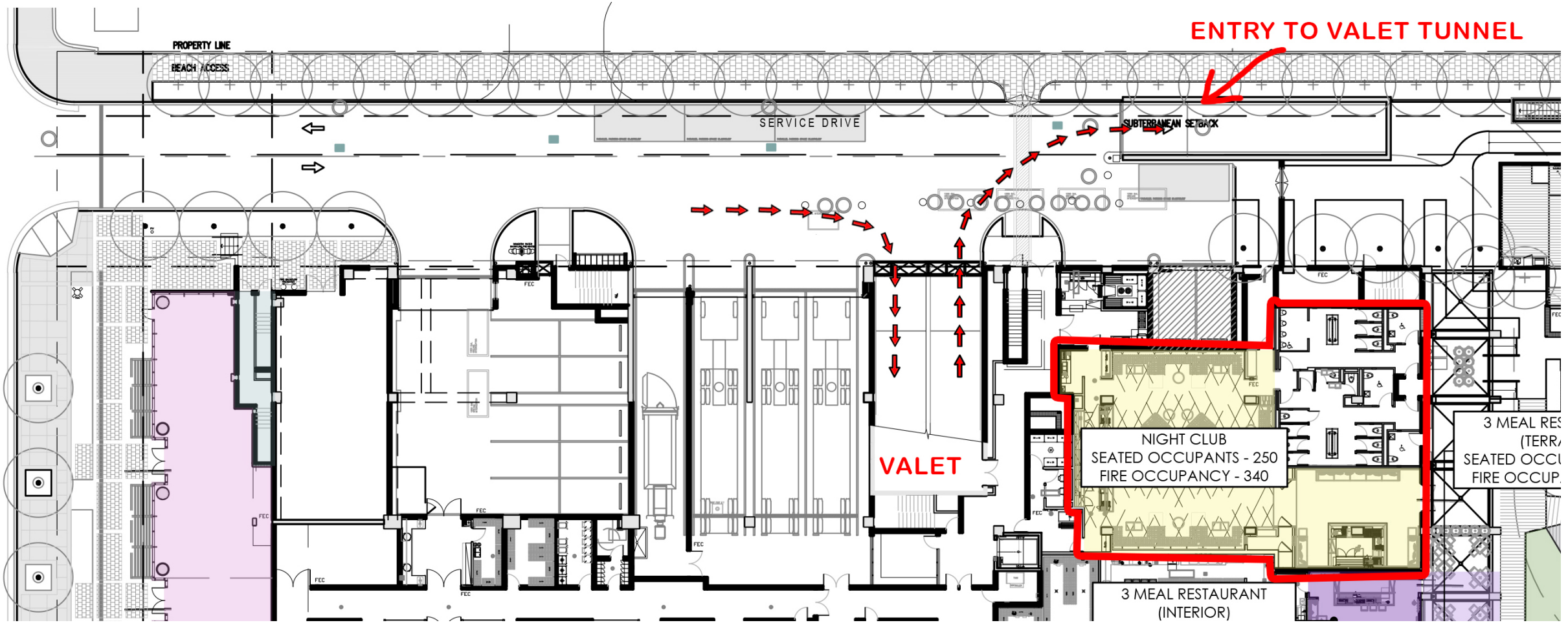
— RONEY CONDOMINIUM DRIVEWAY —



Venue	Interior Seating	Exterior Seating	Open	Total Seating	Fire Capacity
3 Meal Restaurants	115	110		234	276
Bar/Lounge	46	66		114	257
Tenant Restaurant	189	123		312	646
Patios/terrace	0	0		0	0
Club	0		357	357	340
Beach Club		0		0	0
Pink		397	351	748	766
<b>Total/Type</b>	<b>445</b>	<b>615</b>	<b>508</b>	<b>1435</b>	<b>2173</b>

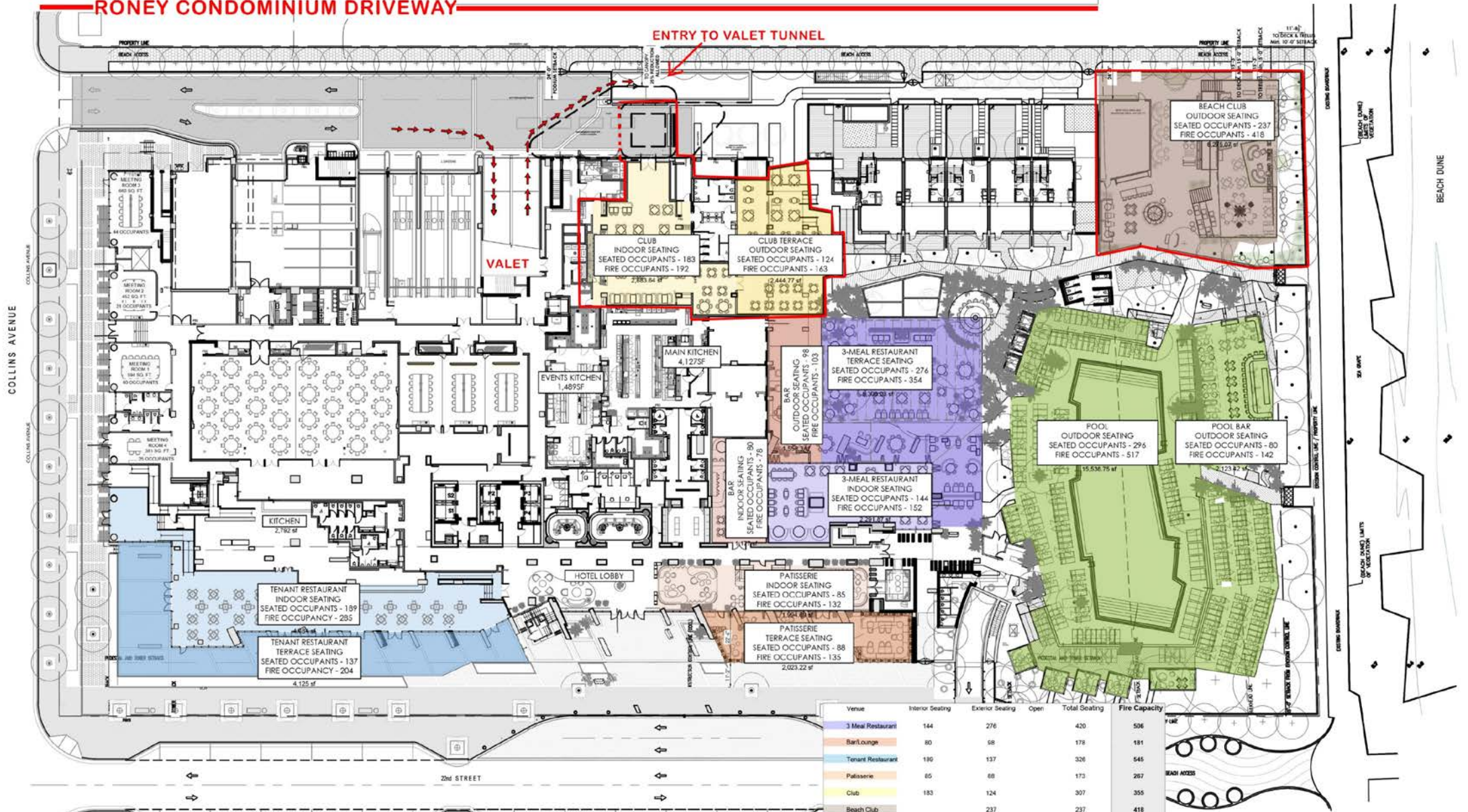
Conditional use permit originally approved and provided: 1435

EXISTING CONDITIONAL USE PERMIT  
SCALE: 1" = 40'-0"



# NEW TRAFFIC CIRCULATION FOR OUTDOOR EXPANSION OF NIGHTCLUB

**RONEY CONDOMINIUM DRIVEWAY**

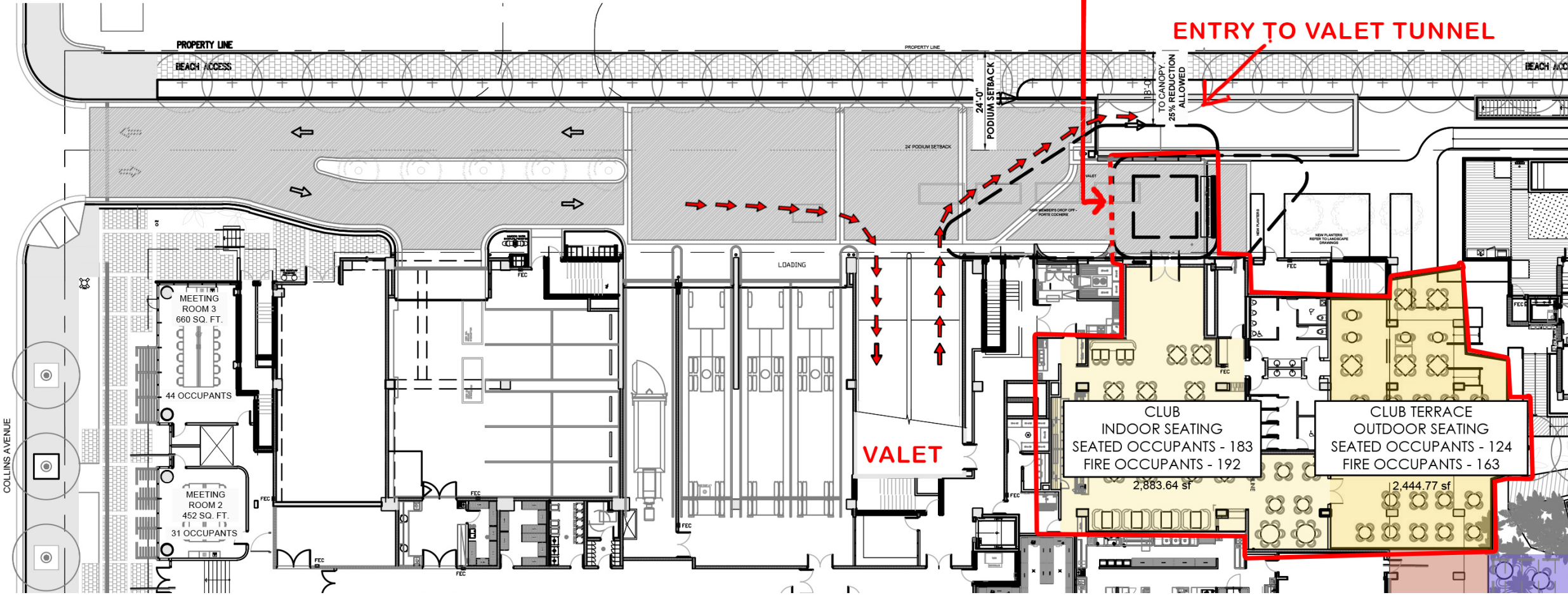


Venue	Interior Seating	Exterior Seating	Open	Total Seating	Fire Capacity
3 Meal Restaurant	144	276		420	506
Bar/Lounge	80	68		178	181
Tenant Restaurant	189	137		326	545
Patisserie	85	88		173	267
Club	183	124		307	355
Beach Club		237		237	418
Pool		376		376	659
<b>Total/Type</b>	<b>601</b>	<b>890</b>	<b>0</b>	<b>2017</b>	<b>2931</b>
				Conditional use permit originally approved and provided	1435
					<b>Grand Total</b>

PROPOSED CONDITIONAL USE PERMIT  
SCALE: 1" = 40'-0"

**NEW NIGHTCLUB  
DROPOFF / PORTE COCHERE**

**ENTRY TO VALET TUNNEL**



CLUB  
INDOOR SEATING  
SEATED OCCUPANTS - 183  
FIRE OCCUPANTS - 192  
2,883.64 sf

CLUB TERRACE  
OUTDOOR SEATING  
SEATED OCCUPANTS - 124  
FIRE OCCUPANTS - 163  
2,444.77 sf

**VALET**