

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: March 10, 2026

TO: Chairperson and Members
Planning Board

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: PB25-0810 a.k.a. PB23-0625, **1500 Collins Avenue and 1509 & 1515 Washington Avenue.**

An application has been filed requesting modifications to a previously issued Conditional Use Permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, including a new rooftop addition onto 1500 Collins Avenue, and a Neighborhood Impact Establishment (NIE) that includes an alcoholic beverage establishment or restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, and a Neighborhood Impact Establishment (NIE) with an occupancy of more than 300 persons. Specifically, the applicant is requesting approval for the reconfiguration of the previously approved venues, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

RECOMMENDATION

Approval of the modified Conditional Use Permit with conditions.

BACKGROUND

On January 7, 2025, the Planning Board approved a Conditional Use Permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, and a Neighborhood Impact Establishment (NIE) that includes 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 (PB23-0625).

On February 11, 2025, the Historic Preservation Board approved a Certificate of Appropriateness for the total demolition and partial reconstruction of two contributing buildings including the construction of a new addition, the partial demolition and renovation of two contributing buildings including the construction of a 1-story rooftop addition, the total demolition of a non-contributing building, one or more waivers and site improvements, as part of a new hotel development (HPB23-0591).

ZONING / SITE DATA

1500 Collins Avenue
Folio: 02-3234-019-1190
Legal Description: Lots 1 and 2 and the street lying north and adjacent & Lots 3, 4 and 5, Block 76 and the south half of Lot 19 and all of Lot 20 less the west 100 feet and the street lying and adjacent, Block 57, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

1509 Washington Avenue
Folio: 02-3234-019-1180
Legal Description: The west 100 feet of Lot 20 and the south half of Lot 19, Block 57, and the street between Block 57 and 76, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

1515 Washington Avenue
Folio: 02-3234-019-1170
Legal Description: Lot 18 and the north half of Lot 19, Block 57, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Zoning: MXE, mixed-use entertainment and CD-2, Commercial, medium intensity
Future Land Use Designation: MXE, mixed-use entertainment and CD-2, Commercial, medium intensity

Surrounding Uses: North: Commercial & hotel
East: Commercial & hotel
South: Commercial
West: Commercial & hotel

THE PROJECT

The applicant, 1515 Washington Acquisition, LLC, submitted plans entitled “An Iconic Hotel, Miami Beach”, as prepared by NR Architect, dated January 4, 2026.

The applicant is requesting modifications to the previously issued Conditional Use Permit for the operation of a neighborhood impact establishment inclusive of the reconfiguration of the previously approved venues.

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

The request is consistent with the conditional uses in the CD-2 & MXE categories as designated on the Future Land Use Map within the Comprehensive Plan.

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

The project received approval for a development in excess of 50,000 square feet and a neighborhood impact establishment as part of the original Conditional Use Permit approval. This and all zoning matters shall require final review and verification prior to the issuance of a Building Permit.

4. The public health, safety, morals and general welfare shall not be adversely affected.

Partially Consistent

The proposed project may adversely affect the general welfare of nearby residents, particularly if noise and hours of operation are not controlled. Staff has included recommended conditions in the draft CUP to ensure that general welfare is maintained.

5. Adequate off-street parking facilities would be provided.

Consistent

Parking is not required for the proposed Use per City Resiliency Code Section 5.2.4.2 Parking Tier 2c. A full zoning analysis will be performed as part of the building permit review.

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 several large developments in the area. Staff does not anticipate an adverse impact on the surrounding area but has included recommended conditions in the draft CUP to mitigate any potential 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.

Consistent

The project incorporates a number of pedestrian access points throughout the property.

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.

Consistent

The project does not require off-street parking; As part of the original CUP approval, the applicant submitted a Traffic Study where the Valet parking service and other traffic matters were analyzed. The modifications proposed do not impact the parking plan.

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.

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

Consistent

The applicant has submitted a 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

The traffic circulation analysis and plan was reviewed as part of the original CUP approval. The modifications proposed do not impact the approved analysis.

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

Consistent

The operational plan provided includes information regarding sanitation operations. The modifications proposed do not impact the approved sanitation plan.

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

Consistent

The operational plan provided outlines the sound operations of all the hotel accessory uses. No entertainment is proposed, only ambient background music that does not interfere with normal conversation.

8. Proximity of proposed establishment to residential uses.

Consistent

The project is located near residential uses. As part of the original approval, several conditions were included in the CUP to mitigate any adverse impacts from noise and other issues on the surrounding neighborhood.

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

Consistent

There are other NIEs within the vicinity of this project. As part of the original approval, several conditions were included in the CUP to mitigate any adverse impacts on the surrounding neighborhood.

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

As outlined in the background section of this report, on January 7, 2025, the Planning Board approved a Conditional Use Permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, and a Neighborhood Impact Establishment (NIE) inclusive of several venues/hotel amenities (PB23-0625). The project includes approximately 262 hotel units, venues with approximately 614 seats and a wellness spa. The applicant is currently proposing minor modifications to the configuration of the venues including the relocation of the pool bar from the west to the east side of the pool deck. Additionally, in consultation with the Fire Department, the applicant is proposing adjustments to the occupancy calculations to align with life safety code requirements. Outlined below are the previously approved and currently proposed occupancies for the project:

Venue	Approved Occupancy	Proposed Occupancy
Ground level restaurant (fronting Washington Avenue)	599 persons	487 persons
Rooftop restaurant	184 persons	324 persons
Pool Bar/pre-function ¹	82 persons	133 persons
Café (fronting Collins Avenue) ²	236 persons	125 persons
Ballroom/event space	373 persons	413 persons
TOTAL	1474 persons	1482 persons

¹ The pool bar was originally a stand-alone venue. The bar is now proposed to be relocated from west side of the pool deck to the east side and incorporated with the pre-function/lobby lounge.

² The lobby lounge and Dixon café were originally treated as one venue. The applicant is proposing to incorporate the lounge into the pool bar venue and the café will be treated as a stand-alone venue.

The previously approved operational plan remains largely unchanged. The applicant has submitted the operational plan, dated September 28, 2024 and with the exception of the modifications outlined herein, there are no changes to the CUP. In summary, the applicant is proposing modest modifications to the configurations of the venues and occupancy modifications to address life safety regulations. Staff has no concern with the requested modifications and recommends approval as noted below.

STAFF RECOMMENDATION

In view of the foregoing, staff recommends the application for modifications to the previously issued Conditional Use Permit be approved, subject to the conditions in the attached draft order.

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

MEETING DATE: March 10, 2026

PROPERTY/FOLIO: 1500 Collins Avenue / 02-3234-019-1190
1509 Washington Avenue / 02-3234-019-1180
1515 Washington Avenue / 02-3234-019-1170

FILE NO: PB25-0810 a.k.a. PB23-0625

APPLICANT: 1515 Washington Acquisition, LLC

IN RE: An application has been filed requesting modifications to a previously issued conditional use permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, including a new rooftop addition onto 1500 Collins Avenue, and a Neighborhood Impact Establishment (NIE) that includes an alcoholic beverage establishment or restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, and a Neighborhood Impact Establishment (NIE) with an occupancy of more than 300 persons. Specifically, the applicant is requesting approval for the reconfiguration of the previously approved venues, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

LEGAL: Parcel 1: 1500 Collins Avenue
Lots 1 and 2 and the street lying north and adjacent & Lots 3, 4 and 5, Block 76 and the south half of Lot 19 and all of Lot 20 less the west 100 feet and the street lying and adjacent, Block 57, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Parcel 2: 1509 Washington Avenue
The west 100 feet of Lot 20 and the south half of Lot 19, Block 57, and the street between Block 57 and 76, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Parcel 3: 1515 Washington Avenue
Lot 18 and the north half of Lot 19, Block 57, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

MODIFIED CONDITIONAL USE PERMIT

The applicant is requesting modifications to a previously granted Conditional Use Permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, including a new rooftop addition onto 1500 Collins Avenue, and a Neighborhood Impact Establishment (NIE) that includes an alcoholic beverage establishment or restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, and a Neighborhood Impact Establishment (NIE) with an occupancy of more than

300 persons. Specifically, the applicant is requesting approval for the reconfiguration of the previously approved venues. 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 MXE, Mixed-Use Entertainment zoning district and the CD-2, Commercial, medium 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 the staff recommendations, that the Modified Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. 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 Modified Conditional Use is also subject to modification or revocation under Resiliency Code Sec. 2.5.2.5.
2. This Modified Conditional Use Permit is issued to 1515 Washington Acquisition LLC, (the applicant) and Inverama USA Corp (owner of the property). Any changes in ownership or 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt.
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, 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:

4. The project authorized by this Modified Conditional Use Permit includes the creation and operation of the proposed Neighborhood Impact Establishment, subject to the criteria listed below:

A. The proposed number of seats ~~are:~~ shall not exceed the following for each venue:

Amenities open to Hotel guests and the public:

Ground Floor Restaurant: ~~254~~ 264 seats (~~170~~ 168 Indoor and ~~84~~ 96 Outdoor)

Rooftop Restaurant: ~~466~~ 154 seats (~~46~~ 40 Indoor and ~~450~~ 114 Outdoor)

~~Bar/Pool Deck~~ Pool Bar & Pre-function: ~~48~~ 41 seats (~~40~~ 19 Indoor and ~~8~~ 22 Outdoor)

~~Lobby lounge and amenities~~ Cafe: ~~419~~ seats (~~including outdoor lounge, and café bar~~) (40 Indoor and 22 Outdoor)

Amenities open only to Hotel guests and their invitees:

Haddon Hall Ballroom ~~449~~ 120 seats (~~128~~ Indoor and ~~21~~ Outdoor)

B. The maximum occupant content pursuant to this CUP shall ~~be~~ not exceed the following for each venue:

Amenities open to Hotel guests and the public:

Ground Floor Restaurant: ~~599~~ 487 persons (~~388~~ 287 Indoor and ~~211~~ 200 Outdoor)

Rooftop Restaurant: ~~484~~ 324 persons (~~94~~ 80 Indoor and ~~90~~ 244 Outdoor)

~~Bar/Pool Deck~~ Pool Bar & Pre-function: ~~82~~ 133 persons (78 Indoor and 55 Outdoor)

~~Lobby lounge and amenities~~ Cafe: ~~236~~ 125 persons (~~including outdoor lounge and café bar~~) (85 Indoor and 40 Outdoor)

Amenities open only to Hotel guests and their invitees:

Haddon Hall Ballroom Event Space ~~373~~ 413 persons (~~314~~ Indoor and ~~59~~ Outdoor)

Or any lesser such occupant content as determined by the City's Fire Marshal.

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

Hours of operation for Hotel guests and the public:

Ground Floor Restaurant (fronting Washington Ave):
7:00 AM until 2:00 AM (Indoors and Outdoors)

Ground Floor Café (fronting Collins Ave):
6:30 AM until 8:00 PM (Indoors and Outdoors)

Rooftop Restaurant:
Sunday - Wednesday 12:00 PM until 12:00 AM (Indoors and Outdoors)

Thursday – Saturday 12:00 PM until 2:00 AM (Indoors and Outdoors)

Pool Bar and Terrace:
12:00 PM until 2:00 AM (Indoors)
12:00 PM until 12:00 AM (Outdoors)

Hours of operation for Hotel guests and their invitees:

Rooftop Restaurant:
Sunday-Wednesday 7:00 AM until 12:00 AM (Indoor and Outdoor)
Thursday-Saturday 7:00 AM until 2:00 AM (Indoor and Outdoor)
Pool Deck: 8:00 AM until 8:00 PM
Lobby lounge and amenities: 7:00 AM until 2:00 AM (including outdoor lounge and café bar)
Haddon Hall Ballroom: 7:00 AM until 2:00 AM

These hours shall not supersede any future amendments to the City Code, pertaining to hours of sale/operation for alcoholic beverage and/or entertainment establishments.

- D. Entertainment, as defined in City Resiliency Code Section 1.2.2.9, shall be prohibited in all indoor and outdoor areas. Recorded background music, played at a level that does not interfere with normal conversation, may be permitted within the interior of the buildings.
 - E. Outdoor speakers shall be prohibited on the property, except those required for life safety purposes.
 - F. After normal operating hours, the establishments 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.
 - G. No activation of the Campton Apartments courtyard shall be permitted.
5. The following shall apply to the operation of the entire project:
- A. Deliveries and waste collections may occur between 9:00 AM and 5:00 PM each day. The hotel operator shall have a dockmaster present on-site to coordinate all loading and deliveries.
 - B. The trash room shall be large enough to accommodate sufficient trash capacity in order to minimize refuse pickups to a maximum of one pick up per day. All trash rooms shall be air conditioned and sound-proofed in a manner to be approved by staff. The doors to the trash rooms shall remain closed and secured when not in use and all trash dumpsters shall be closed at all times except when in use.
 - C. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - D. The property and adjacent rights-of-way be maintained clean and free from debris.
 - E. Televisions and projectors shall not be located anywhere in the exterior areas of the property.

- F. No patrons shall be allowed to queue on public rights-of-way.
 - G. Establishments with outdoor cafes or sidewalk café permits shall only serve alcoholic beverages at sidewalk cafes during hours when food is served in the restaurant.
 - H. Public access use of the rooftop Restaurant shall be limited to the following times:
 - Indoors and Outdoors:
 - Sunday-Wednesday 12:00 PM until 12:00 AM
 - Thursday- Saturday 12:00 PM until 2:00 AM
 - I. No dancehall shall be permitted on the site.
 - J. Special event permits shall be prohibited.
6. Landscaping shall be required within planters on the ground floor along Washington Avenue, as shown in the renderings submitted as part of the Planning Board application, in a manner to be reviewed and approved by staff.
7. The size of hotel rooms shall not be substantially reduced in size from those shown in the Planning Board application, subject to the review and approval of staff.
8. A progress report shall be scheduled before the Planning Board 90 days after obtaining a business tax receipt (BTR). 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.
9. The Planning Board shall retain the right to call the owner or operator back before the Board and make modifications to this Modified Conditional Use Permit should there be valid complaints, as determined by Code Compliance, 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 Modified Conditional Use Permit.
10. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
11. 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.
12. The applicant shall address the following Transportation, Mobility, Concurrency, Delivery, and Parking requirements:
- 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 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.
- C. Due to the increased number of trips to and from the site as the result of the updated proposal, the City of Miami Beach Transportation & Mobility Department shall require the applicant to incorporate additional TDM strategies as part of the 1509 Washington Avenue project to encourage alternative modes of transportation to and from the subject site, namely:
 - i. The applicant shall offer five (5) free transit passes to hotel and restaurant employees.
 - ii. The applicant shall offer five (5) free valet passes to carpool riders of the hotel/restaurant employees.
 - iii. The applicant shall explore space for additional short and long-term bicycle racks on the property. The goal would be a minimum of 100 bicycle racks, if space allows.
 - iv. The applicant shall identify and propose potential pedestrian access improvements.
 - v. The applicant shall establish designated carpool pick-up and drop-off zones with Uber and Lyft for each property, to minimize obstructions to travel lanes and simplify the use of rideshare at the project site.
 - vi. The applicant shall designate a TDM Coordinator who will communicate with the City of Miami Beach Transportation & Mobility Department regarding the implementation of the approved TDM strategies. The applicant shall provide a name, phone number, and email to the Transportation & Mobility Department.
 - vii. The applicant shall provide Miami-Dade County Transit and Miami Beach Trolley information within the site, including route schedules and maps (Trolley maps are available free-of-charge from the City of Miami Beach Transportation & Mobility Department).
 - viii. The applicant shall integrate Citi Bike bikeshare information and nearest station locations into communication materials for visitors and residents
- D. The applicant shall commit to finalizing all coordination efforts with the City to finalize the deliveries, loading, and solid waste operations plans prior to the issuance of the City's building permit. This item may require additional reviews by the City for the proposed maneuverability exhibits of the same.
- E. The applicant shall maintain queue length for at least three (3) vehicles within the circular driveway at 1500 Collins Avenue, and maintain a minimum number of valet runners, estimated at (9), during peak times to ensure queueing does not extend into the public

right-of-way. All valet operations for the project site are to remain on private property, and additional valet runners may be needed during special events to ensure operations remain on private property.

- F. The applicant shall coordinate with the Florida Department of Transportation (FDOT), Miami Dade County, and the City of Miami Beach to propose signal timing optimization as-needed at Washington Avenue and 16 Street, and Collins Avenue and 16 Street, prior to the issuance of the building permit. This can be accomplished by engaging a Florida-registered Traffic Engineer to prepare optimized signal timing plans for all affected intersections.
 - G. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Valet Operational Plan, including the location of the valet garage per Section 18-342(b)(2) of the City Code, prior to the issuance of a building permit.
13. The development shall comply with the "Green Building" requirements in section 7.1.3.2 of the Resiliency Code.
 14. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
 15. The applicant, operator and/or owner, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Order.
 16. The applicant shall resolve all outstanding violations and fines on the property, if any, prior to the issuance of a building permit for the project.
 17. 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 Modified Conditional Use Permit and subject to the remedies as described in section 2.5.2.5, Code of the City of Miami Beach, Florida.
 18. The applicant shall obtain a full building permit within 18 months from the date of approval of this Modified Conditional Use Permit, 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.
 19. 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.
 20. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 21. The establishment and operation of this Modified 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 Chapter 1, Article III, Section 1.3.8 of said Miami Beach Resiliency Code and such

