

1509-1515 Washington Avenue & 1500 Collins Avenue

PB25-0810

**Modification to Existing Conditional Use
Permit**



BERCOW RADELL FERNANDEZ LARKIN + TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW



ROTTET STUDIO
ARCHITECTURE AND DESIGN



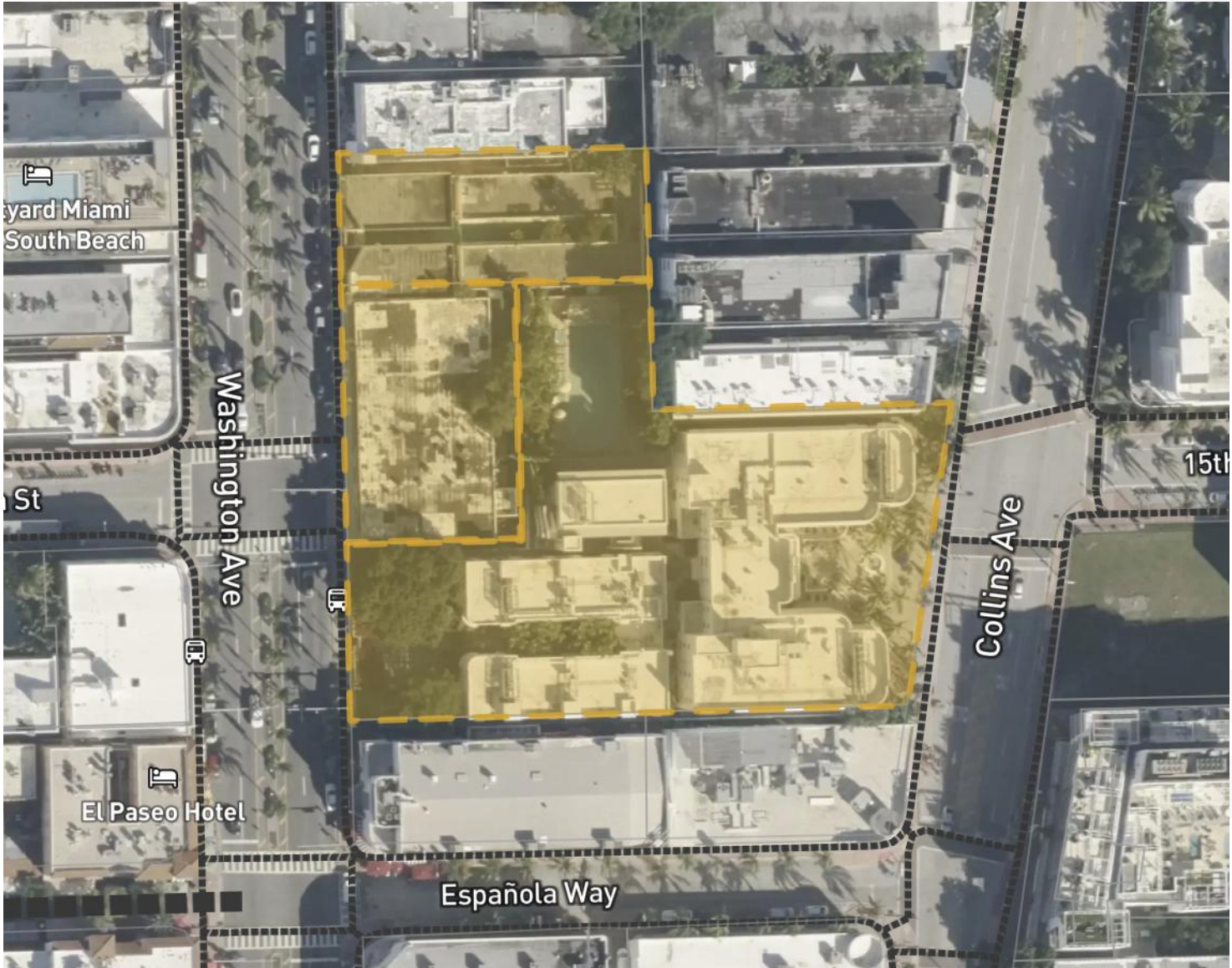
KEYAH
REAL ESTATE GROUP

NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING



Aerial

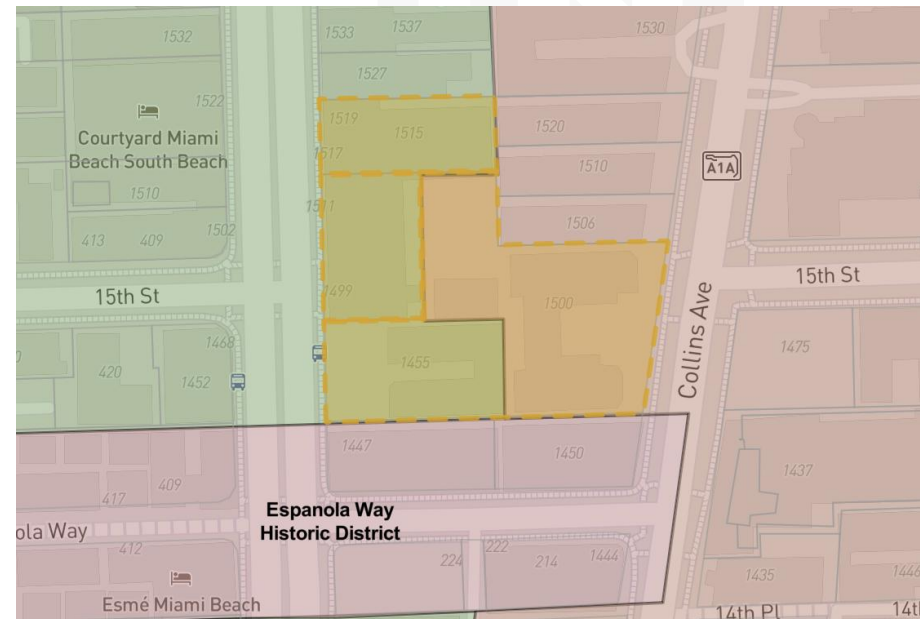


Zoning & Historic Designation



CD-2 and MXE

Flamingo Park and Ocean Drive/Collins Avenue Historic Districts



Haddon Hall – 1500 Collins Avenue (c. 1955)



Haddon Hall – 1500 Collins Avenue (2023)



Rendering – East Façade – Haddon Hall



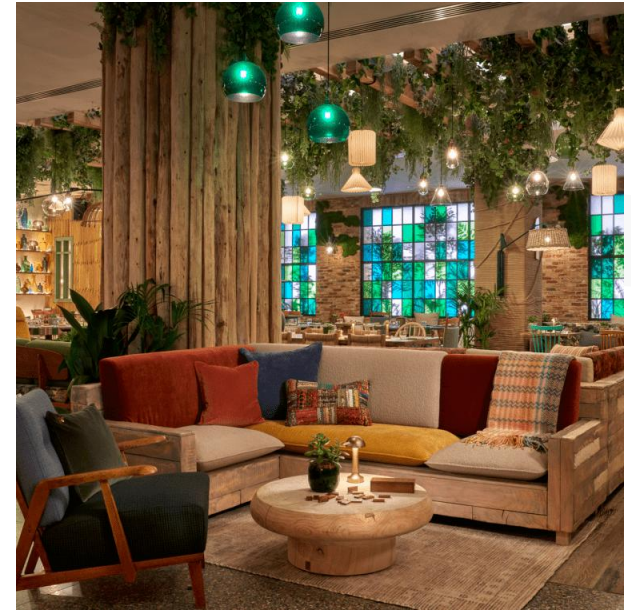
Rendering – West Façade – Washington Avenue



Treehouse Hotels



Silicon Valley



Manchester, UK



London

Requests

1. Modification to existing CUP conditions 4.A and 4.B related to approved seat counts and occupancy loads.
2. Relocate approved pool bar venue from southeast corner of Washington Avenue building to west side of Haddon Hall

Staff Recommendation - Approval

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

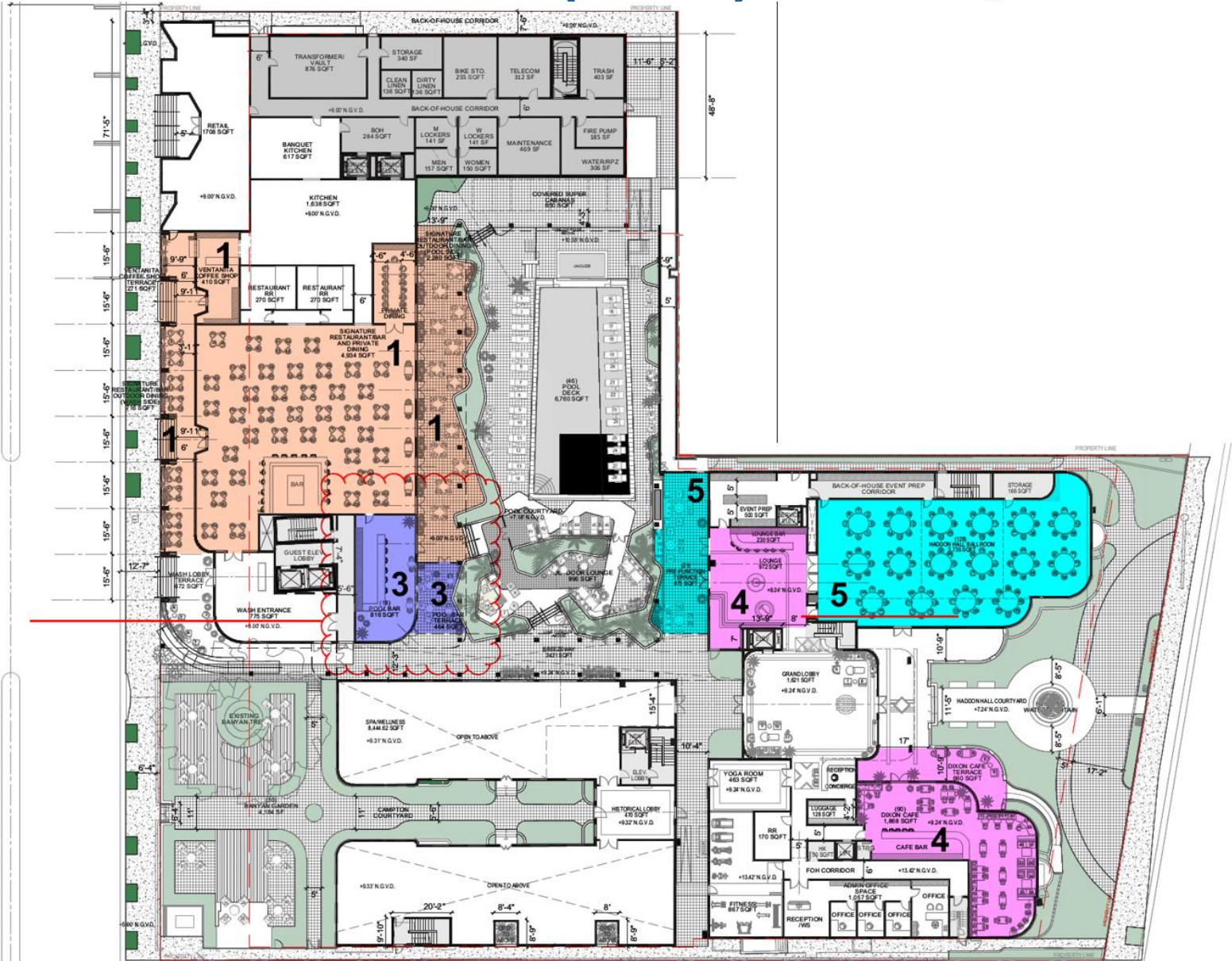
In view of the foregoing, staff recommends the application for modifications to the previously issued Conditional Use Permit be approved, subject to the conditions in the attached draft order.

Request #1 - Summary of Proposed Changes to Seat Counts and Occupancy Loads

	Approved Occ. Load	Proposed Occ. Load	Approved Seat Count	Proposed Seat Count
TOTAL	1474 persons	1482 persons	706 seats	641 seats

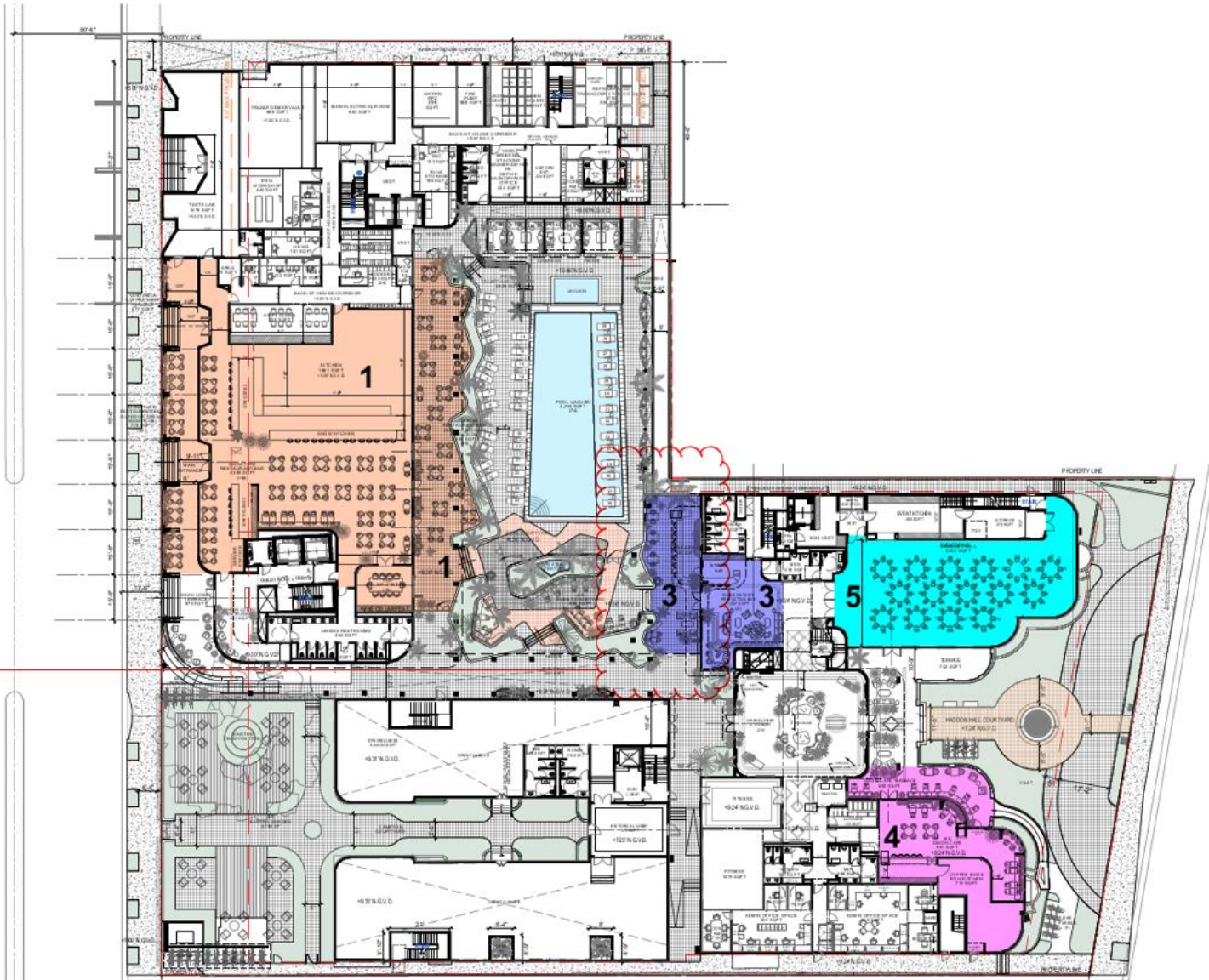
Request # 2 - Approved Location of Bar Counter – Ground Floor (no. 3)

RELOCATED TO HADDON HALL



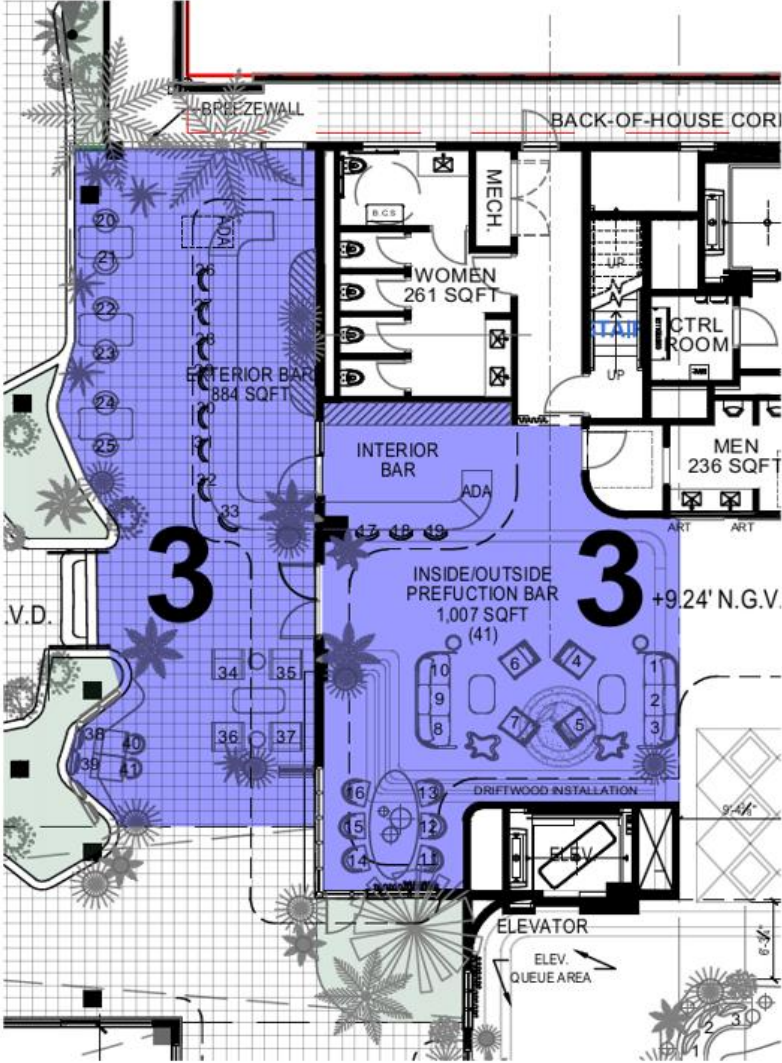
Request #2 – Proposed Location of Bar Counter – Ground Floor (no. 3)

RELOCATED FROM
WASHINGTON
BUILDING



Proposed Relocated Pool Bar + Prefunction Bar

LEVEL 1 - POOL BAR + PREFUNCTION BAR



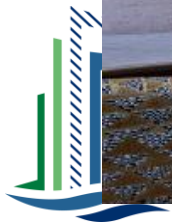
Proposed Pool Bar + Prefunction Bar - Renderings



Proposed Pool Bar + Prefunction Bar - Renderings



Proposed Pool Bar + Prefunction Bar - Renderings



Proposed Pool Bar + Prefunction Bar - Renderings



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

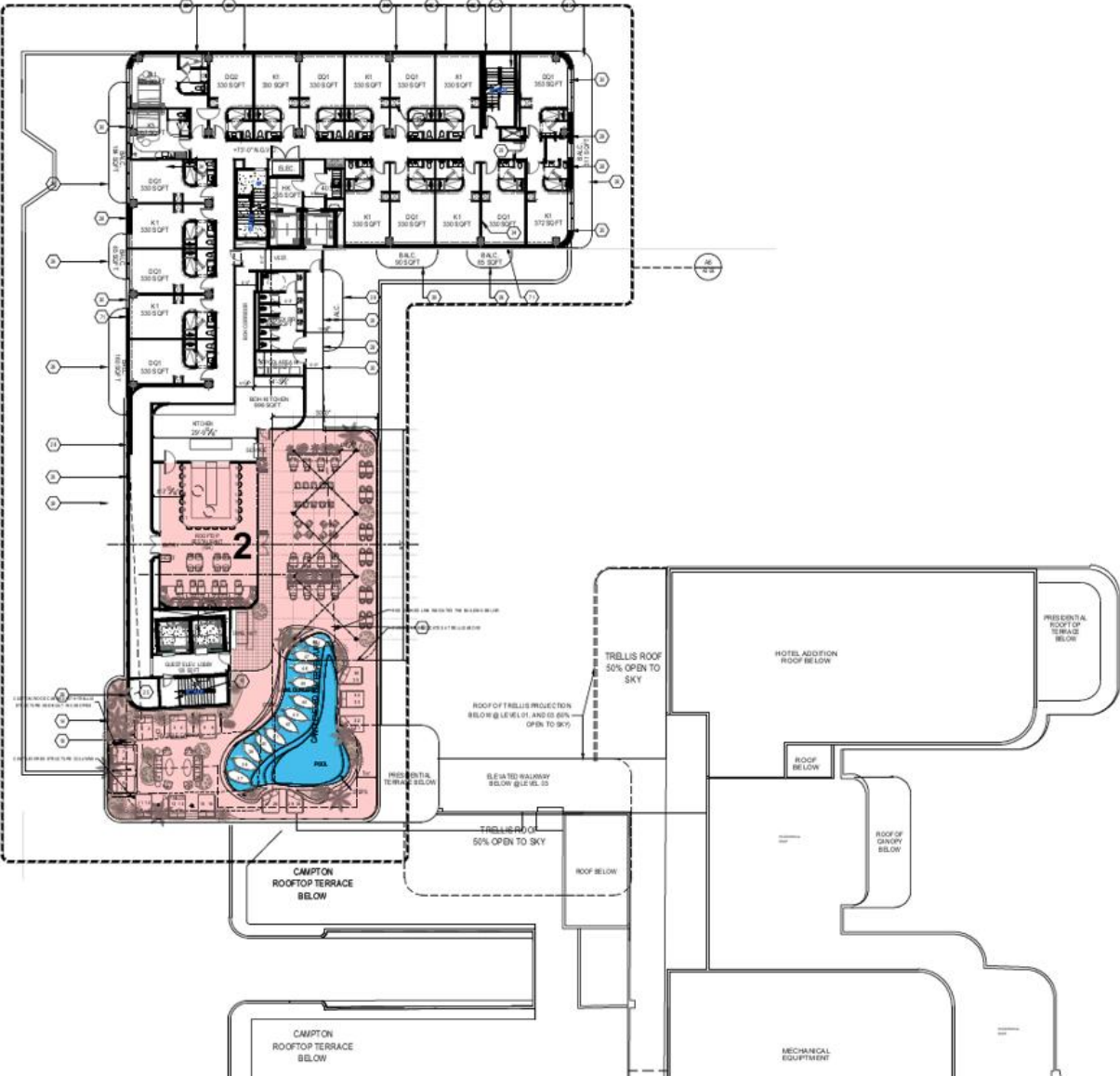
www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Breakdown of Proposed Changes to Seat Counts and Occupancy Loads

Venue	Approved Occ. Load	Proposed Occ. Load	Approved Seat Count	Proposed Seat Count
Ground-Floor Restaurant	599 persons (388 indoor, 211 outdoor)	487 persons (287 indoor, 200 outdoor)	254 seats (170 indoor, 84 outdoor)	264 seats (168 indoor, 96 outdoor)
Rooftop Restaurant	184 persons (94 indoor, 90 outdoor)	324 persons (80 indoor, 244 outdoor)	166 seats (16 indoor, 150 outdoor)	154 seats (40 indoor, 114 outdoor)
Pool Bar/Pre-function	82 persons	133 persons (78 indoor, 55 outdoor)	18 seats (10 indoor, 8 outdoor)	41 seats (19 indoor, 22 outdoor)
Dixon's Café	236 persons	125 persons (85 indoor, 40 outdoor)	119 seats	62 seats (40 indoor, 22 outdoor)
Haddon Hall Event Space	373 persons (314 indoor, 59 outdoor)	413 persons	149 seats (128 indoor and 21 outdoor)	120 seats
TOTAL	1474 persons	1482 persons	706 seats	641 seats

Proposed Rooftop Floor Plan

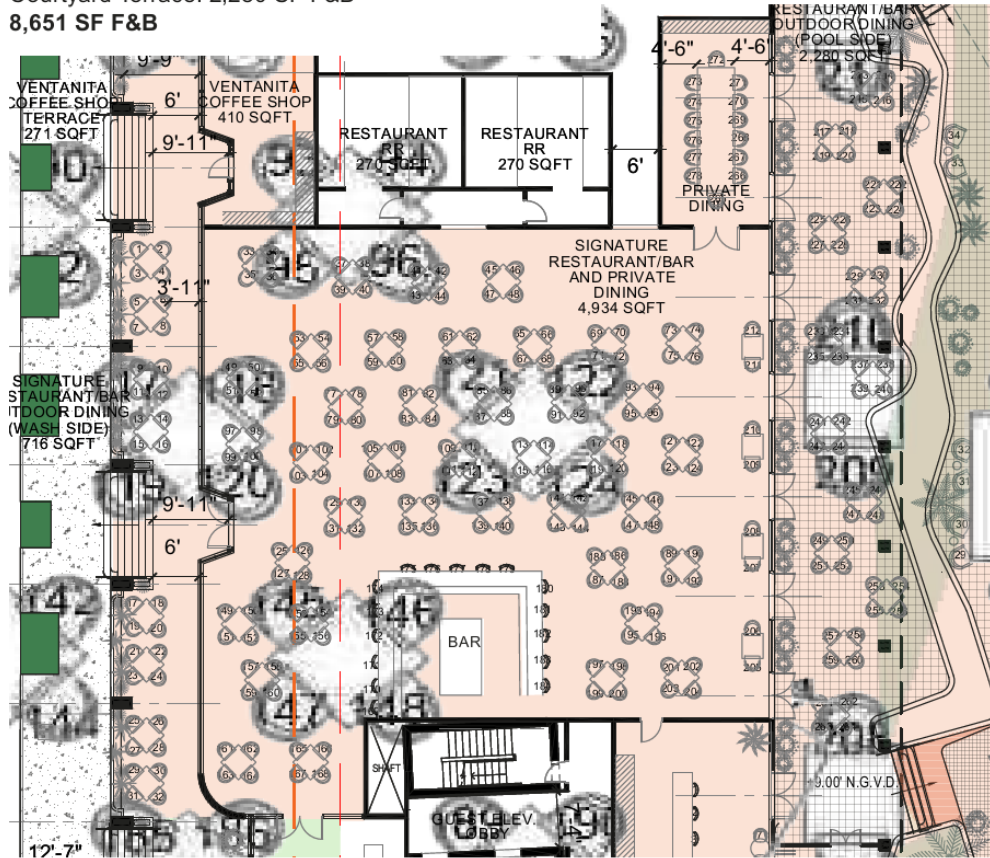


Ground Floor Restaurant - Approved

ORIGINAL

LEVEL 01

Restaurant/Bar/Private Dining: 5,655 SF F&B
 Washington Terrace: 716 SF F&B
 Courtyard Terrace: 2,280 SF F&B
8,651 SF F&B



SIGNATURE RESTAURANT

Signature all-day-dining restaurant, featuring a high profile chef. Public access from Washington Avenue. Guest access from pool courtyard or Washington Avenue lobby.

Operator: Hotel Operated

Concept: All-Day Dining

Employees: 52

Occupancy:

Indoor: 388

Outdoor: 211

Total: 599 *Based on code occupancy per sf

Seats: Indoor: 170

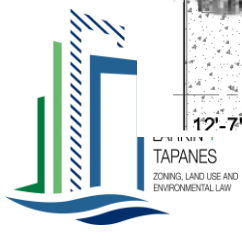
Outdoor: 84

Total: 254

Hours of Operation: 7AM - 2 AM

Hours of Entertainment:

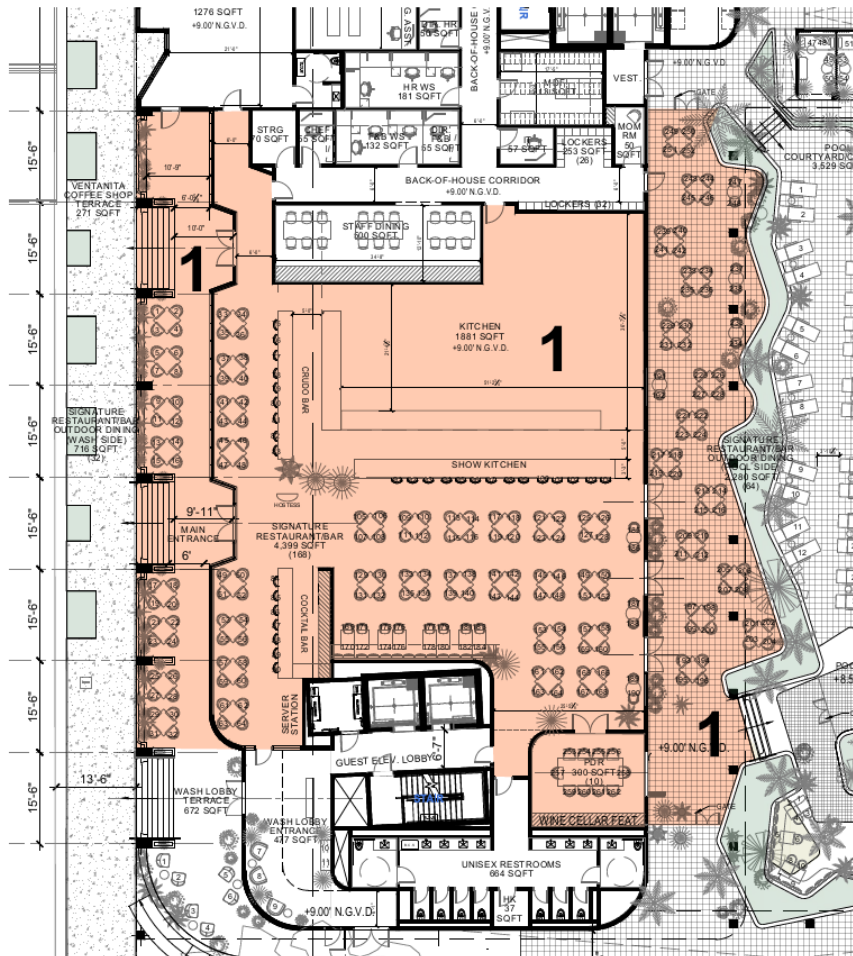
No live entertainment, Ambient background music



Ground Floor Restaurant – Proposed

PROPOSED

LEVEL 1 - SIGNATURE RESTAURANT



INDOOR SQFT: 5,497
OUTDOOR DINING (WASH SIDE) SQFT: 1,153
OUTDOOR DINING (POOL SIDE) SQFT: 1,832
TOTAL SQFT: 8,482

INTERIOR OCCUPANCY: 287
OUTDOOR OCCUPANCY: 200
TOTAL OCCUPANCY: 487

APPROXIMATE # OF INTERIOR SEATS: 168
APPROXIMATE # OF EXTERIOR SEATS: 96
APPROXIMATE # OF SEATS: 264

Signature all-day-dining restaurant, featuring a high profile chef. Public access from Washington Avenue. Guest access from pool courtyard or Washington Avenue lobby.

Operator: Hotel Operated

Concept: All-Day Dining

Employees: 52

Hours of Operation: 7AM - 2 AM

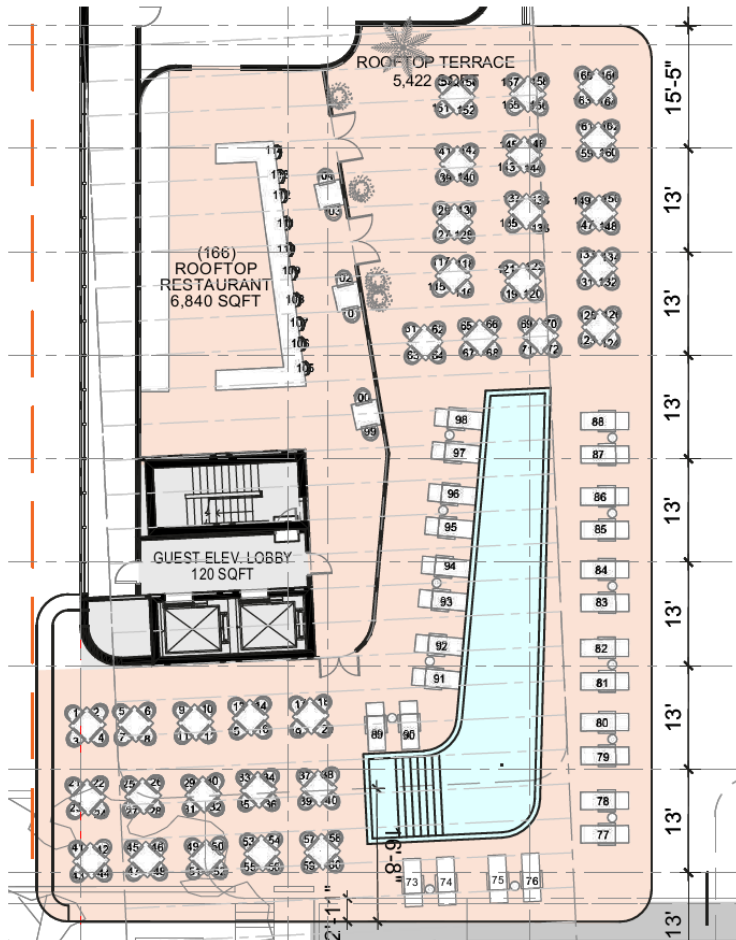
**Hours of Entertainment:
No live entertainment, Ambient background music**

Rooftop Restaurant - Approved

ORIGINAL

LEVEL 07

1,400 SF Indoor F&B
 5,422 SF Outdoor F&B
6,822 SF Total F&B



ROOFTOP RESTAURANT LOUNGE

Indoor/Outdoor lounge and rooftop pool deck. Public and hotel guest access via Washington Lobby elevator.

Operator: Hotel Operated

Employees: 10

Concept: Sunset Lounge

Occupancy:

Indoor: 94

Outdoor: 90

Total: 184 *Based on code occupancy per sf

Seats: Indoor: 16

Outdoor: 150

Total: 166

Hours of Operation: 7 AM - 2 AM

Hours of Entertainment:

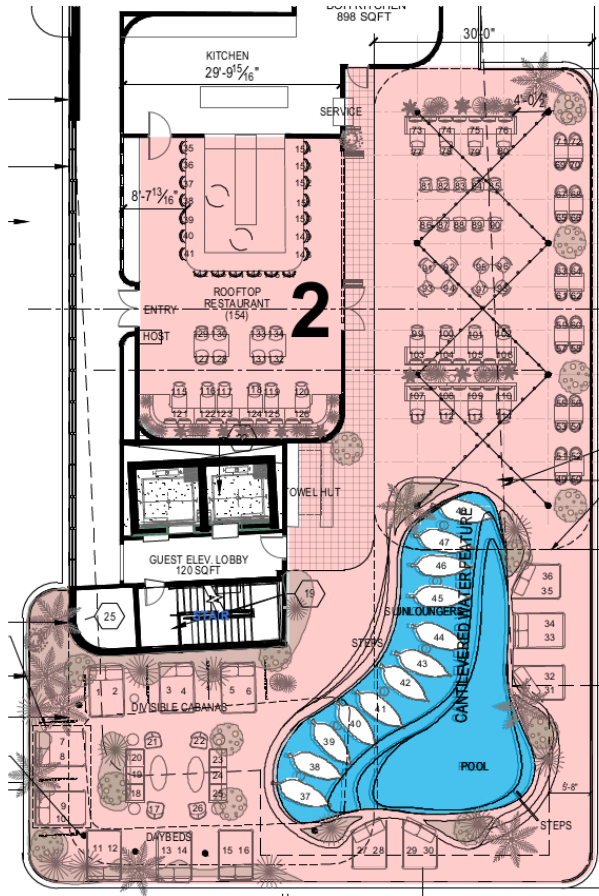
Ambient background music only



Rooftop Restaurant – Proposed

PROPOSED

LEVEL 7 - ROOFTOP RESTAURANT/LOUNGE



INDOOR F&B SQFT: 1,183
 OUTDOOR F&B/POOL DECK SQFT: 3,650
TOTAL SQFT: 4,833

INTERIOR OCCUPANCY: 80
 OUTDOOR OCCUPANCY: 244
TOTAL OCCUPANCY: 324

APPROXIMATE # OF INTERIOR SEATS: 40
 APPROXIMATE # OF EXTERIOR SEATS: 114
APPROXIMATE # OF SEATS : 154

Indoor/Outdoor lounge and rooftop pool deck. Public and hotel guest access via Washington Lobby elevator.

Operator: Hotel Operated

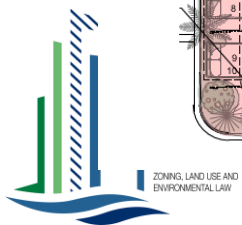
Employees: 10

Concept: Sunset Lounge

Hours of Operation: 7 AM - 2 AM

Hours of Entertainment:
 Ambient background music only

NOTE: initial occupancy was only including interior/ exterior dining portion of deck. Now the entire outdoor pool deck is being included in the occupancy calculation.

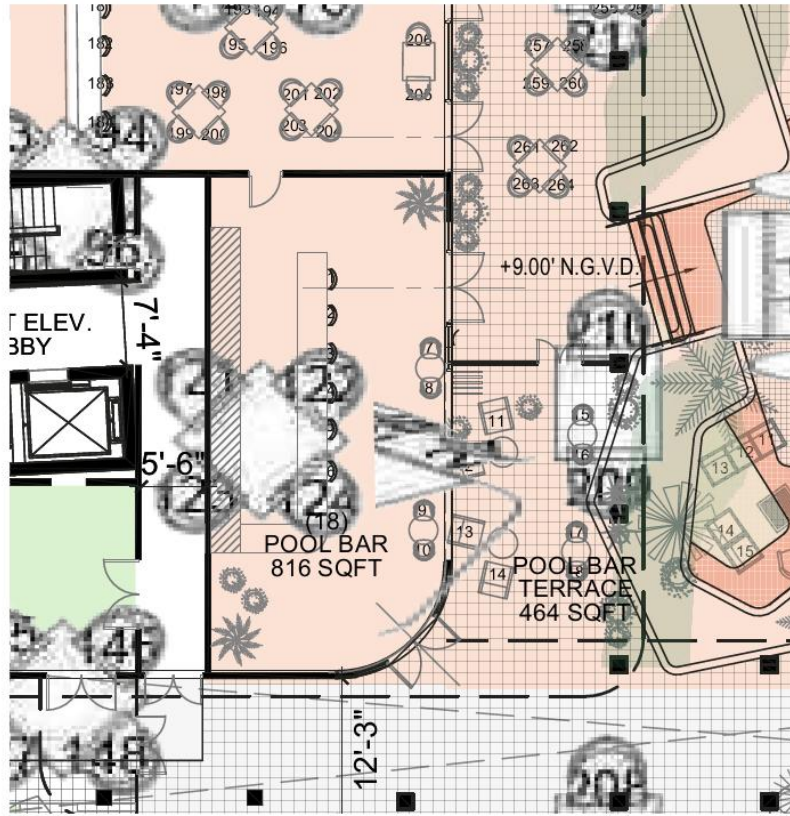


Pool Bar - Approved

ORIGINAL

LEVEL 01

Pool Bar: 816 SF F&B
Terrace: 464 SF F&B
1280 SF F&B



POOL BAR

Indoor/Outdoor pool deck and bar lounge. Public and Accessible to hotel guests and the public from the Grand Lobby and Washington Ave. Lobby.

Operator: Hotel Operated

Employees: 9

Occupancy:

Indoor: 55

Outdoor: 27

Total: 82 *Based on code occupancy per sf

Seats: Indoor: 10

Outdoor: 8

Total: 18

Hours of Operation: 12 PM - 2 AM

Hours of Entertainment:

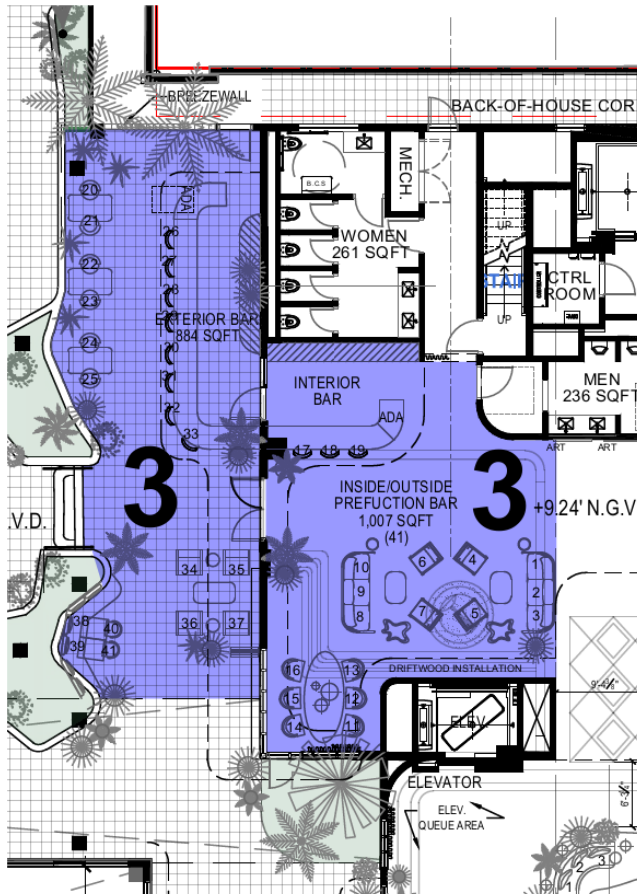
Ambient background music only



Pool Bar - Proposed

LEVEL 1 - POOL BAR + PREFUNCTION BAR

PROPOSED



INDOOR LOUNGE/BAR SQFT: 1,158
 OUTDOOR LOUNGE/BAR SQFT: 1,004
TOTAL SQFT: 2,162

INTERIOR OCCUPANCY: 78
 OUTDOOR OCCUPANCY: 55
TOTAL OCCUPANCY: 133

APPROXIMATE # OF INTERIOR SEATS: 19
 APPROXIMATE # OF EXTERIOR SEATS: 22
APPROXIMATE # OF SEATS : 41

Indoor/Outdoor pool deck and bar lounge. Public and Accessible to hotel guests and the public from the Grand Lobby and Washington Ave. Lobby.

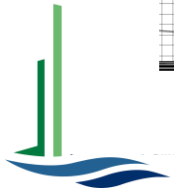
Operator: Hotel Operated

Employees: 9

Hours of Operation: 12 PM - 2 AM

Hours of Entertainment:
 Ambient background music only

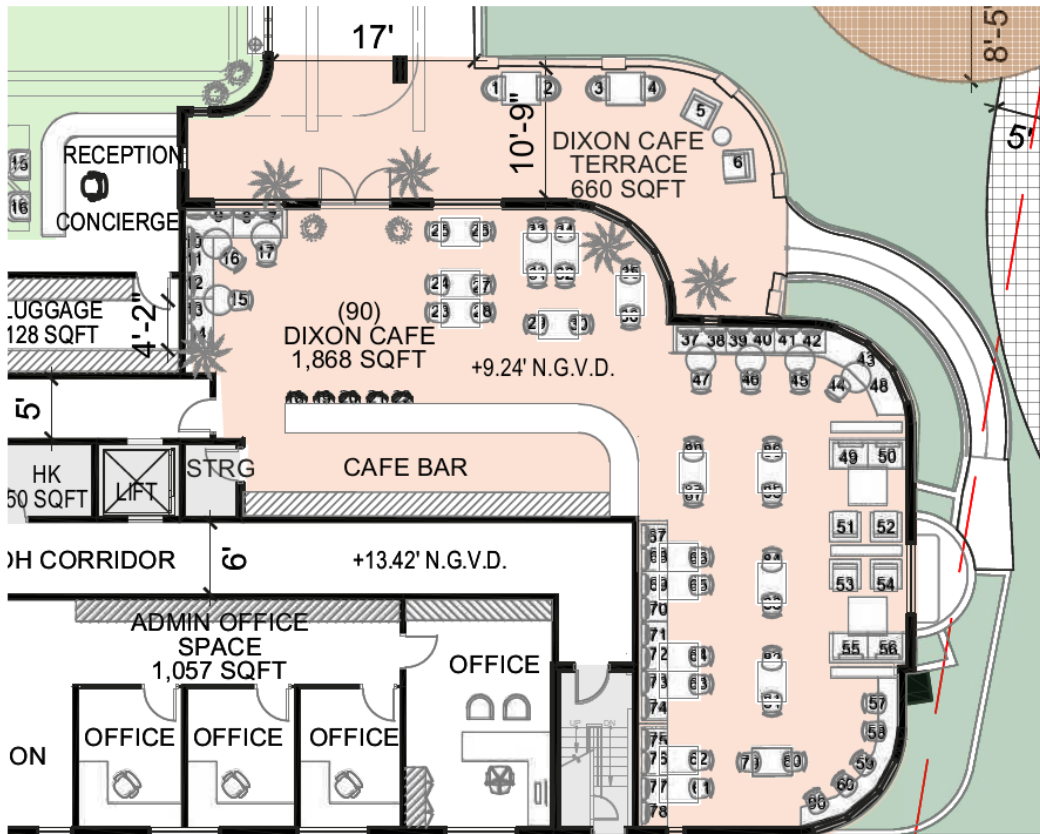
NOTE: pool bar has been relocated from Washington Building to Haddon Hall. Prefunction Bar was initially being calculated with the Dixon Cafe, and is now calculated with Pool Bar



Dixon's Café - Approved

ORIGINAL

LEVEL 01
2,528 SF F&B



DIXON'S CAFE

Health and wellness Cafe named after Murray Dixon, the original architect of Haddon Hall. The cafe will be accessible to the public from Collins Avenue and through the hotel lobby.

Operator: Hotel Operated

Concept: Health & Wellness Cafe, themed after one of Miami Beach's signature architects, Lawrence Murray Dixon.

Employees: 16

Occupancy:

Cafe Indoor: 125

Terrace: 44

Total: 169 *Based on code occupancy per sf

Seats: Cafe Indoor: 84

Terrace: 6

Total: 90

Hours of Operation: 6:30 AM - 2 PM

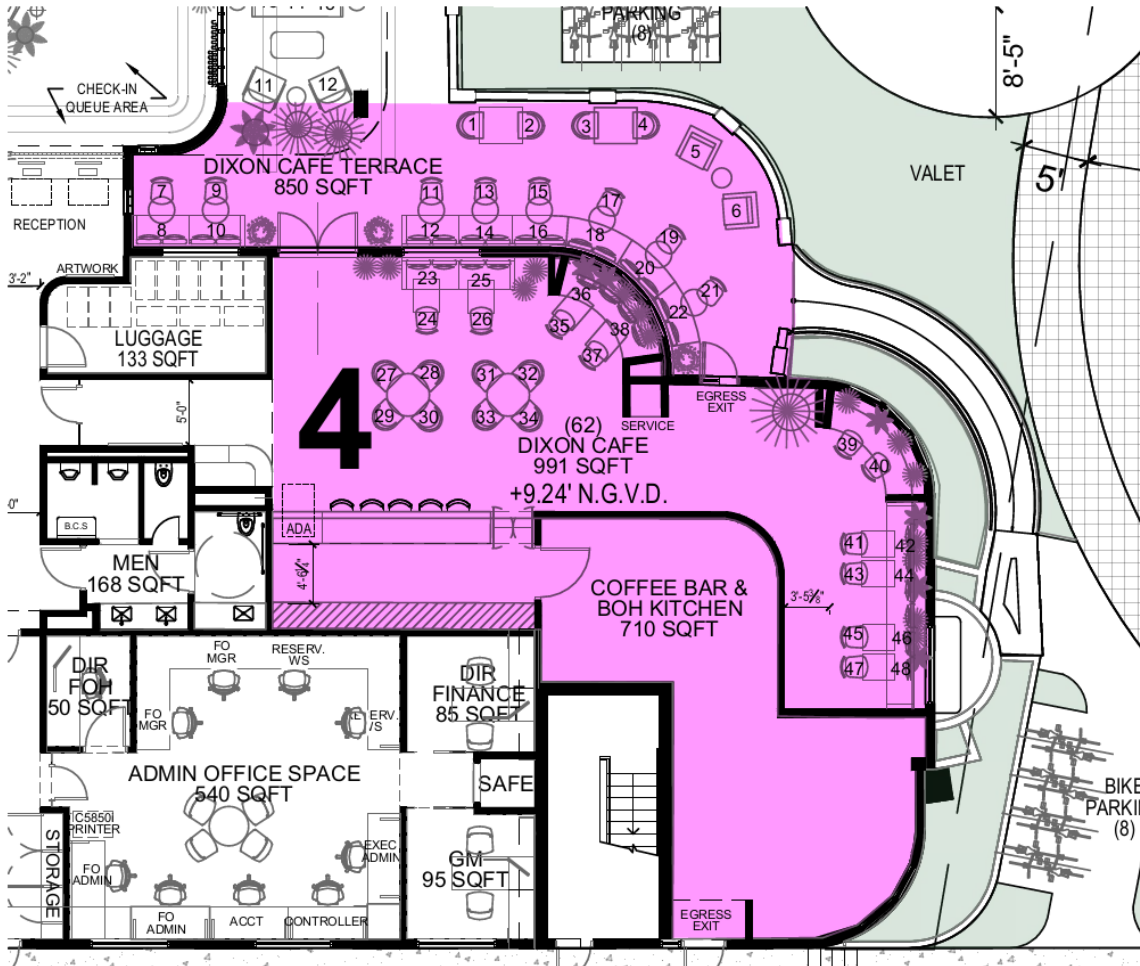
Hours of Entertainment:

No live entertainment, Ambient background music only

Dixon's Café - Proposed

LEVEL 1 - DIXON CAFE

PROPOSED



INDOOR CAFE SQFT: 1,754
 OUTDOOR TERRACE SQFT: 597
TOTAL SQFT: 2,351

INTERIOR OCCUPANCY: 72
 OUTDOOR OCCUPANCY: 40
TOTAL OCCUPANCY: 112

APPROXIMATE # OF INTERIOR SEATS: 40
 APPROXIMATE # OF EXTERIOR SEATS: 22
APPROXIMATE # OF SEATS : 62

Health and wellness Cafe named after Murray Dixon, the original architect of Haddon Hall. The cafe will be accessible to the public from Collins Avenue and through the hotel lobby.

Operator: Hotel Operated

Concept: Health & Wellness Cafe, themed after one of Miami Beach's signature architects, Lawrence Murray Dixon.

Employees: 16

Hours of Operation: 6:30 AM - 2 PM

Hours of Entertainment:
 No live entertainment, Ambient background music only

NOTE: initial occupancy was including Prefunction Bar (which is now being calculated with Pool Bar).

Haddon Hall Event Space - Approved

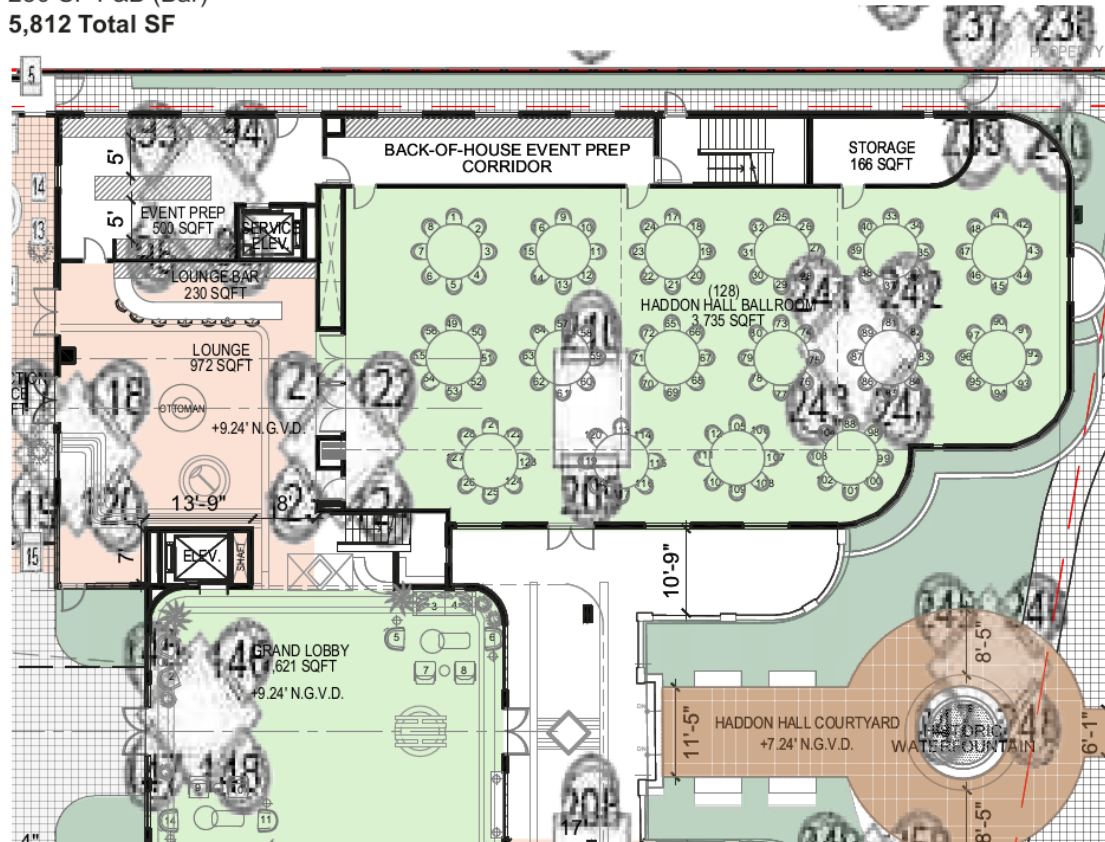
ORIGINAL

LEVEL 01

5,582 SF Non F&B (Ballroom, Pre-Function, Pre-Function Terrace)

230 SF F&B (Bar)

5,812 Total SF



MEETINGS & EVENTS FACILITIES

Accessible via the hotel Grand Lobby, for event guests. Pre-Function Bar open for hotel guests when not part of an event. Serviced by event prep kitchen and Signature Restaurant. Entertainment will vary depending on specific event function. Open to non hotel guests for private events only.

Operator: Hotel Operated

Employees: 12 (plus on call staff when necessary)

Occupancy:

Pre-Function Terrace: 59

Ballroom: 314

Total: 373 *Based on code occupancy per sf

Seats: Pre-Function Terrace: 21

Ballroom: 128

Total: 149

Hours of Operation: 7 AM - 10 PM

Hours of Entertainment:

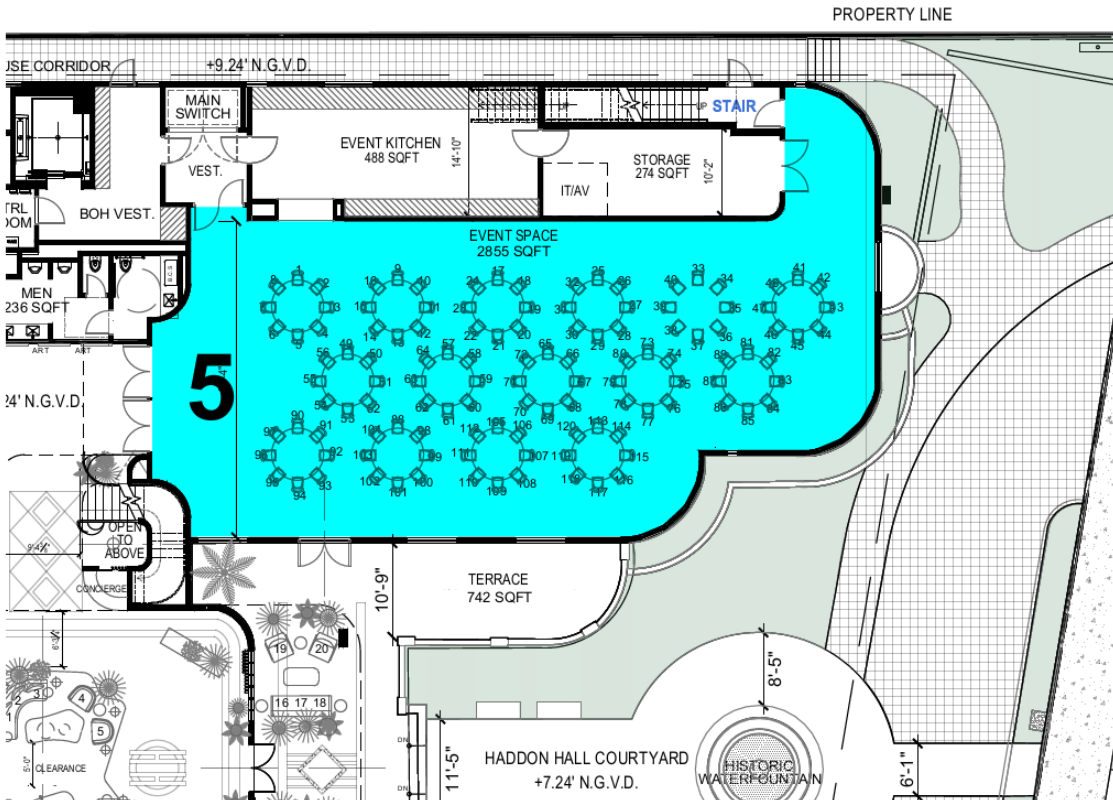
No live entertainment, Ambient background music only



Haddon Hall Event Space - Proposed

PROPOSED

LEVEL 1 - HADDON HALL BOUTIQUE EVENT SPACE



INDOOR SQFT: 2,885

TOTAL OCCUPANCY: 413

APPROXIMATE # OF SEATS: 120

Accessible via the hotel Grand Lobby, for event guests. Pre-Function Bar open for hotel guests when not part of an event. Serviced by event prep kitchen and Signature Restaurant. Entertainment will vary depending on specific event function. Open to non hotel guests for private events only.

Operator: Hotel Operated

Employees: 12 (plus on call staff when necessary)

Hours of Operation: 7 AM - 10 PM

Hours of Entertainment:
No live entertainment, Ambient background music only

NOTE: initial occupancy was only including Event Space and Prefunction terrace (now the Pool Bar). Current occupancy is only calculating the Event Space.