

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: January 26, 2016

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **File No. 2219 – 1501 Collins Avenue Progress Report – Quality Meats**

BACKGROUND

January 28, 2015

The applicant, Meats on the Beach, LLC, obtained approval for a Conditional Use Permit (see attached) for a Neighborhood Impact Establishment (NIE) with an occupant content in excess of 300 persons, pursuant to Section 142, Article V.

April 28, 2015

The applicant appeared before the Board for the mandatory 60 day Progress report. The Board requested a subsequent progress report be scheduled for November 2015 and January 2016.

November 24, 2015

The applicant requested a continuance for the mandatory 60 day Progress report to be scheduled for January 26, 2016.

PROGRESS REPORT

The venue approved in the CUP was subsequently approved under BCU1500391 on February 2, 2015. The applicant came before the Board pursuant to Condition #1 of the CUP as follows:

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 60 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 (c).*

One of the primary concerns when the Conditional Use application was approved was the number of valet attendants that would be required to service the establishment without creating back up at the valet stand on 15th Street. Pursuant to Condition 6.k. of the CUP:

- 6.k. *The number of valet runners shall be sufficient to ensure that there is not any double parking of vehicles or any other queuing of vehicles in the right of way on 15th Street, and this operation will be further evaluated at the time of the 60 day progress report. Quality Meats shall secure 50 parking spaces within the parking garage at 1501 Collins Avenue for the exclusive use of their patrons and at least 30 spaces in the Il Villaggio commercial parking garage for valet parking.*

Since the November meeting, the applicant has provided a detailed valet summary of the operation (attached) indicating that the intensity of the valet operation has been much less than expected. In order to help ensure that the valet parking continues to operate as required, staff will advise Park Enforcement to periodically monitor the operation, to verify that it is not adversely affecting 15th Street traffic.

As of the writing of this report, staff found no open violations specific to the subject restaurant.

STAFF RECOMMENDATION

Staff recommends no further Progress Reports at this time.

TRM/MB/TUI/AG

F:\PLAN\PLB\2016\1-26-16\2119 - 1501 Collins Avenue\2219 1501 Collins Ave-prog rpt.docx