



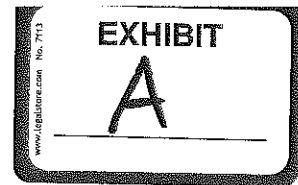
ECHO



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Conditions of Approval
For Rooftops and Outdoor Areas
(17th Street Hotel – 1231-51 17th Street)



1. The Applicant agrees that if an ordinance rendering the project compliant with the City's land development regulations for parking is not adopted, this approval is null and void.
2. The Applicant agrees to the following operational conditions for any and all permitted hotel 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.
 - a. RESTAURANT CONDITIONS
 - i. The ground floor restaurant use shall be limited to hotel guests and invitees only, and it shall not be open to the general public.
 - ii. The ground floor restaurant shall be open for breakfast only.
 - iii. No Special Events will be permitted in the restaurant.
 - iv. The restaurant shall have a maximum seat count of 60. Any increase will require a modification at public hearing.
 - v. Owner agrees not to seek an entertainment or dancehall license for the restaurant space.
 - b. ROOFTOP CONDITIONS
 - i. The pool located on the rooftop shall be closed from 11PM to 8AM every day.
 - ii. No Special Events will be permitted on the rooftop.
 - iii. Owner agrees not to seek an entertainment or dancehall license for the rooftop.
 - iv. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any applicable contract or assignment.
 - v. Rooftop facilities, inclusive of any pool or spa and pool or spa deck, shall be for the exclusive use of hotel guests and their invitees.
 - vi. No bar counter shall be placed on the roof or on any terraces, private decks or balconies at any time.

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- vii. Small speakers may be permitted on the ground of the rooftop, but only for ambient, background music, which does not interfere with normal conversation and shall not be used after 11PM.
- viii. All food prepared in the hotel shall be prepared in the hotel kitchens.
- ix. All roof-top fixtures, air-conditioning units and mechanical devices shall be screened from view. In addition, Owner agrees to install an exhaust system for the kitchen that will substantially reduce all grease and smoke that would otherwise escape to the surrounding area. Finally, Owner agrees to install the fan in connection with the kitchen exhaust system within the interior of the building in order to reduce noise levels at the exhaust outlet.
- x. All stair towers, elevators, and mechanical equipment shall be appropriately designed, screened and detailed in a manner consistent with the building's design, subject to the review and approval of staff.

c. NOISE CONDITIONS

- i. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.
- ii. No outdoor bar counters shall be permitted on the premises.
- iii. Except as may be required for fire or building code/Life Safety Code purposes, no loudspeakers shall be affixed to or otherwise located on the exterior of the premises. Small speakers, within the landscape areas or at floor level, may be permitted on the ground floor terraces facing canal and rooftops, but only for ambient, background music, which does not interfere with normal conversation.
- iv. The installation plan for the sound system, including the location of all the speakers and sound system controls shall be submitted to staff for review and approval prior to obtaining a building permit.
- v. In addition to rooftop facilities, use of any pool or spa and pool or spa deck, courtyards and open air portions of the public areas of the hotel premises, as well as all terraces, private decks, and balconies associated with hotel units, shall be for the exclusive use of hotel guests and their invitees. No bar counter shall be placed on any of these areas at any time.

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- vi. The hotel rules and practices shall prohibit registered guests, visitors, invitees and others using the hotel facilities or otherwise on the premises, from operating audio amplification equipment, inclusive of loudspeakers, radio receivers, television sets, musical instruments, or other machines or devices for the producing or reproducing of sound, that produces noise that is plainly audible at any apartment unit in the adjacent and nearby properties.
 - vii. Notwithstanding the occupancy and seat counts shown on the plans submitted, calculations for required parking and concurrency for the project shall be determined by the Planning Department prior to approval of a building permit. Such parking and traffic calculations shall be based upon both the number of hotel rooms, and, additionally, the intensity of the proposed accessory uses.
 - viii. No outdoor seating shall be permitted on the right of way.
 - ix. The Owner shall not seek licenses for Dancehall or Entertainment on the Property for uses within the Property, including, but not limited to, the accessory and restaurant uses.
 - x. The Owner shall not seek to obtain a Conditional Use Permit for a Neighborhood Impact Establishment (NIE) on the Property.
- d. RETAIL ACCESSORY USE
- i. Owner shall not seek a change of use for the retail accessory space without first obtaining a modification to this Conditional Use Permit.
 - ii. The Owner shall not seek licenses for Dancehall or Entertainment on the Property for uses within the Property, including, but not limited to, the accessory and restaurant uses.
 - iii. The Owner shall not seek to obtain a Conditional Use Permit for a Neighborhood Impact Establishment (NIE) on the Property.
 - iv. No outdoor seating shall be permitted on the right of way.
 - v. Owner shall not seek Special Events permits for the retail space.
 - vi. The sale of alcohol shall not be permitted in the retail space.
- e. OPERATIONAL CONDITIONS

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- i. 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.
- ii. 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. Doors shall remain closed and secured when not in active use.
- iii. Garbage dumpster covers shall be closed at all times except when in active use and garbage pickups and service deliveries shall not take place between 7PM and 8AM.
- iv. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors will be contained within the premises. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
- v. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- vi. Delivery trucks shall not be allowed to idle in the loading zone area adjacent to the hotel.
- vii. Delivery trucks to service the hotel shall be limited to hotel products, food, coffee and typical mail/package delivery.
- viii. Delivery trucks shall only be permitted to park within the loading area within the ground floor parking area or the designated loading zone for the Property.

f. TRANSPORTATION CONDITIONS

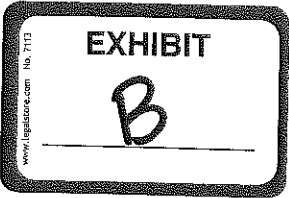
- i. As contemplated by Policy 5.6 of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan, the owner shall provide a bicycle parking area on the property to serve guests and employees.
- ii. The owner shall offer a program to hotel employees to either obtain monthly passes from Miami-Dade Transit to allow employees to travel to and from the Property without the need for automobiles, or provide an option for monthly City of Miami Beach parking garage passes (at each employee's option).
- iii. The owner shall offer hotel employees who have been employed for at least ninety (90) days financial assistance of up to \$100 to cover the cost of purchasing a bicycle to travel to and from work.

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- iv. The owner shall appoint one employee of the hotel to serve as the TDM (Transportation Demand Management) Program Administrator, whose duties will include encouraging and facilitating employees use of mass transit or bicycles for travel to work.
- v. The owner shall have a courtesy vehicle available for the use of its guests.

g. GARAGE ENTRANCE CONDITIONS

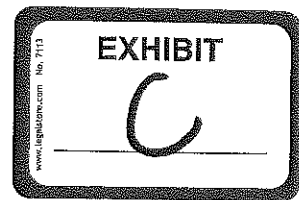
- i. Full and complete details of the proposed garage entrance on 17th Street shall be required; this shall include, but not be limited to, interior walls, flooring, screening for all mechanical fixtures and features, and a detailed lighting plan. The final details of the interior walls, flooring, screening for all mechanical fixtures and features, and detailed lighting plan shall be at the discretion of staff and shall be fully resolved prior to the issuance of a Building Permit for the project.
- ii. If the Owner should desire to install a security gate; such gate shall be substantially open and well detailed.
- iii. Wires, pipes and fire sprinklers shall be concealed as much as possible from 17th Street, without affecting any life safety concerns or requirements.



MARRIOTT RESIDENCE INN – 17th Street
PROPOSED DELIVERY SCHEDULE

The list below are delivery companies and estimated times of deliveries to service the hotel.
**please note: we have our own laundry facility on site. Which means no laundry trucks are delivered to hotel.

<u>Company</u>	<u>Type of Delivery</u>	<u>Day of Week</u>	<u>Time of Day</u>
American Hotel	Hotel products	Monday	7am-8am
US Foods	Food products	Tuesday <u>or</u> Friday	6:30-7:30am
Royal Cup	Coffee Products	Every two weeks (Wednesday)	7-8am
WSI	Waste/Trash pickup	7 days a week	6:30a- 8am
Ecolab	Chemicals	1 time per month	Morning
Different Companies	Beverage	2-3 per month	Morning



Marriott Residence Inn
Number of Employees Per Shift

AM shift (7AM through 3PM) - Total of 10-12 associates

5-7 housekeeping
1 manager
1 breakfast manager
2 front desk associates
1 engineer

PM Shift (3PM – 11PM) - Total of 5-7 Associates

1-2 housekeeping
1-2 front desk associates
1 engineer
1 manager
1 operations coordinator

Overnight shift (11PM – 7AM) - Total of 2 Associates

1 houseman/security
1 front desk associate