

April 5, 2021

**VIA EMAIL DELIVERY**

The Chairperson and Members of the  
Miami Beach Planning Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: Application for Minor Modification to reflect New Operator for Conditional Use Permit, File No. PB0616-037 (“Application”)  
1669 Collins Avenue, aka 1 Lincoln Road Miami Beach (the “Property”)**

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Dear Chairperson and Members of the Planning Board:

Our firm represents Bagatelle Miami, LLC (the “Applicant”) and Di Lido Beach Resort LLC (the “Owner”), in connection with land development and zoning matters relating to the Property. Please accept this Application on behalf of the Applicant, for a minor modification to transfer the existing Modified Conditional Use Permit (“CUP”) for the Property to the Applicant. A copy of the CUP is enclosed for ease of reference. Specifically, the Applicant is requesting a modification to Condition 2 to reflect the removal of Tatel Miami, LLC and insertion of the Applicant as the new operator of the Property, as discussed more fully below.

**I. The Property**

The Property is located in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. The Property is zoned Residential Multifamily, High Intensity (RM-3) on the City of Miami Beach Official Zoning Map and designated Residential Multifamily, High Intensity (RM-3) on the City’s Future Land Use Map.

The Property contains one of the most recognized hotels in South Beach, The Ritz-Carlton South Beach. The Ritz-Carlton South Beach Hotel consists of 376 hotel units located throughout the Property, and the subject of the CUP is the completely indoor restaurant/bar located in the ground floor in the area of the historic Di Lido Lobby facing Collins avenue. The previous applicant was operating

the restaurant/bar until the entire Property was closed down as a result of Hurricane Irma damage. The hotel has been renovated and repaired opening back up to the public at the end of 2020.

The Applicant will be operating in the restaurant/bar within the existing space that permits a maximum of 258 occupants and 200 seats with only cosmetic modifications. The sound system in currently approved will continue to be used under the parameters of the CUP.

## **II. Request for Minor CUP Modification**

In accordance with Condition 2 of the CUP, “[a]ny change of operator shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.” The Applicant, as owner and operator of the Property, is required to appear before the Planning Board to affirm their understanding of the conditions and requirements of the CUP and to transfer the CUP from Tatel Miami LLC. to the Applicant. The Applicant is not requesting any other changes to the CUP. In accordance with the foregoing, we submit the enclosed Application to transfer the CUP to the Applicant and to affirm our client’s understanding of all the terms and conditions of the CUP.

## **III. Conclusion**

The Applicant is requesting a minor modification to transfer name on the CUP to the Applicant. Applicant is not requesting any additional modifications as part of this Application. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez