PB22-0540
Planning Board
Final Submittal – July 31, 2023

Prior Land Use Boards Approvals

The Property has been subject to the following Historic Preservation Board ("HPB") and Board of Adjustment ("BOA") approvals, outlined in Table 1, below.

Year	File No.	Application
2000	HPB File No. 1179	C.O.A. to construct a six (6) level parking garage with accessory detail.
2001	BOA File No. 2775	Approval to stack valet parking three vehicles deep in parking garage.
2002	HPB File No. 1331	Extension of parking deck and construction of residential and retail units along street fronts.
2003	BOA File No. 2932	A variance from height and setback requirements.
2003	HPB File No. 1336	C.O.A. to partially demolish, alter, and modify six existing structures.
2020	BOA File No. 3554	Modification to variance for change of ownership

Table 1

The Property has been subject to numerous Planning Board ("PB") approvals, including:

February 2001 – Just Around the Corner, LLC was granted a CUP (PB File No. 1493), allowing a multi-level parking garage with retail on the ground floor.

April 2003 – Just Around the Corner, LLC and POP Development, LLC requested a substantial amendment to the existing CUP (PB File No. 1493) with a new PB File No. 1609 which was approved by the Planning Board (PB File No. 1609 superseded the previous order). This substantial amendment consisted of an extension of the valet parking garage located at 237 20th Street and introducing a residential component above ground level commercial spaces facing Collins Avenue and 21st Street.

July 2004 – Just Around the Corner, LLC and POP Development, LLC applied for a Modified CUP (MCUP) File No. 1609, which was approved. The modification included the following language: Condition No. 3 states "[d]ance halls, bars or any kind of

neighborhood impact establishment shall only be permitted along Collins Avenue. Any entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant."

July 2007 – A new applicant, Park Place Development, LLC request a modification to the MCUP (File No. 1609) that was approved by the PB allowing the conversion of two of the originally approved areas: The Gym and Spa into restaurant space; and four (4) of the residential units into a second floor restaurant space connecting to the already approved restaurant on the ground floor.,

February 2012 – Park Place Development, LLC requested a modification to the MCUP to add a lounge use on 20th Street. The MCUP retained the previous conditions of the original MCUP, and moved Condition No. 3 to Condition No. 11.

February 2012 – Ocean First Group, LLC received a separate CUP for a neighborhood impact establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons (File No. 2042). There was a long discussion that included the intensity of the restaurants (number of seats), traffic, parking and the location of the various venues. Condition Number 5 of the CUP states that hours of operations shall be 10:00 pm to 5:00 am Sunday through Saturday and a maximum patron occupancy load of 707 people (PB19-0271).

August 2012 - Park Place Development, LLC was granted a modification to the MCUP (File No. 1609) to add a restaurant and reconfigure the previously approved restaurant spaces. In order to streamline the process, and allow for future reconfigurations without returning to the Planning Board every time there is a change of floor plan.

July 2015 – Zilkatur, LLC requested a modification to the MCUP (File No. 1609). Specifically, the applicant requested to change the name of the owner of the neighborhood impact establishment.

November 2015 - Park Place Development, LLC and Just Around the Corner, LLC are requested modifications to a previously issued Conditional Use Permit. Specifically the applicant requested to modify a condition of the MCUP (File No. 1609) in order to allow entertainment establishments on Liberty Avenue and on 21st Street.

December 2015 - Bagatelle Miami, LLC., requested Conditional Use approval for an entertainment establishment (File No. 2277), pursuant to the requirements of the MCUP (File. No. 1609)

November 2016 – DOA Miami Beach, LLC, applied for PB File 16-0060, requesting a modification to a previously issued Conditional Use approval (File No. 2074) for a Neighborhood Impact Establishment. Specifically the applicant requested to change the ownership/operator and an expansion of the floor plan. This CUP is no longer valid

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