

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: June 28, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **PB 0416-0008, f.k.a., File No. 2136. 4041 Collins Avenue – Thompson Hotel, Modification to Conditional Use Permit Neighborhood Impact Establishment.**

The Applicant, HT Miami Beach LLC, is requesting a modification to a previously issued Conditional Use Approval for a Neighborhood Impact Establishment. Specifically the applicant is requesting to change the ownership/operator, pursuant to Section 118, Article IV of the City Code.

RECOMMENDATION

Approval with Conditions.

ZONING / SITE DATA

Legal Description: See Attachment “A” attached in the application

Zoning: RM-3, Residential Multifamily high intensity zoning district

Land Uses: 41st Street and Best Western Hotel to the north
Continental Hotel to the west, as well as Collins Avenue
Beach and Ocean to the east
40th Street Cadillac –Courtyard Marriott Hotel to the south

BACKGROUND

June 24, 2014 The Crown Miami Hotel Owner LLC, was granted a Conditional Use permit for a neighborhood impact establishment with a maximum occupant content of 1,284 persons.

August 26, 2014 The Crown Miami Hotel Owner LLC, was granted a Modified Conditional Use Permit (MCUP) for a neighborhood impact establishment with a maximum occupant content of 1,590 persons.

March 24, 2015 The Crown Miami Hotel Owner LLC came before the Board for the required 90 day Progress report.

- November 24, 2015 The Crown Miami Hotel Owner LLC appeared before the Board for a Progress Report due to a noise violation and the matter was continued to the January 26, 2016 meeting pending an update on measures taken to mitigate sound spillage from the pool area.
- January 26, 2016 The Crown Miami Hotel Owner LLC appeared before the Board for a Progress Report and the matter was discussed, with no further progress reports scheduled.

STAFF ANALYSIS

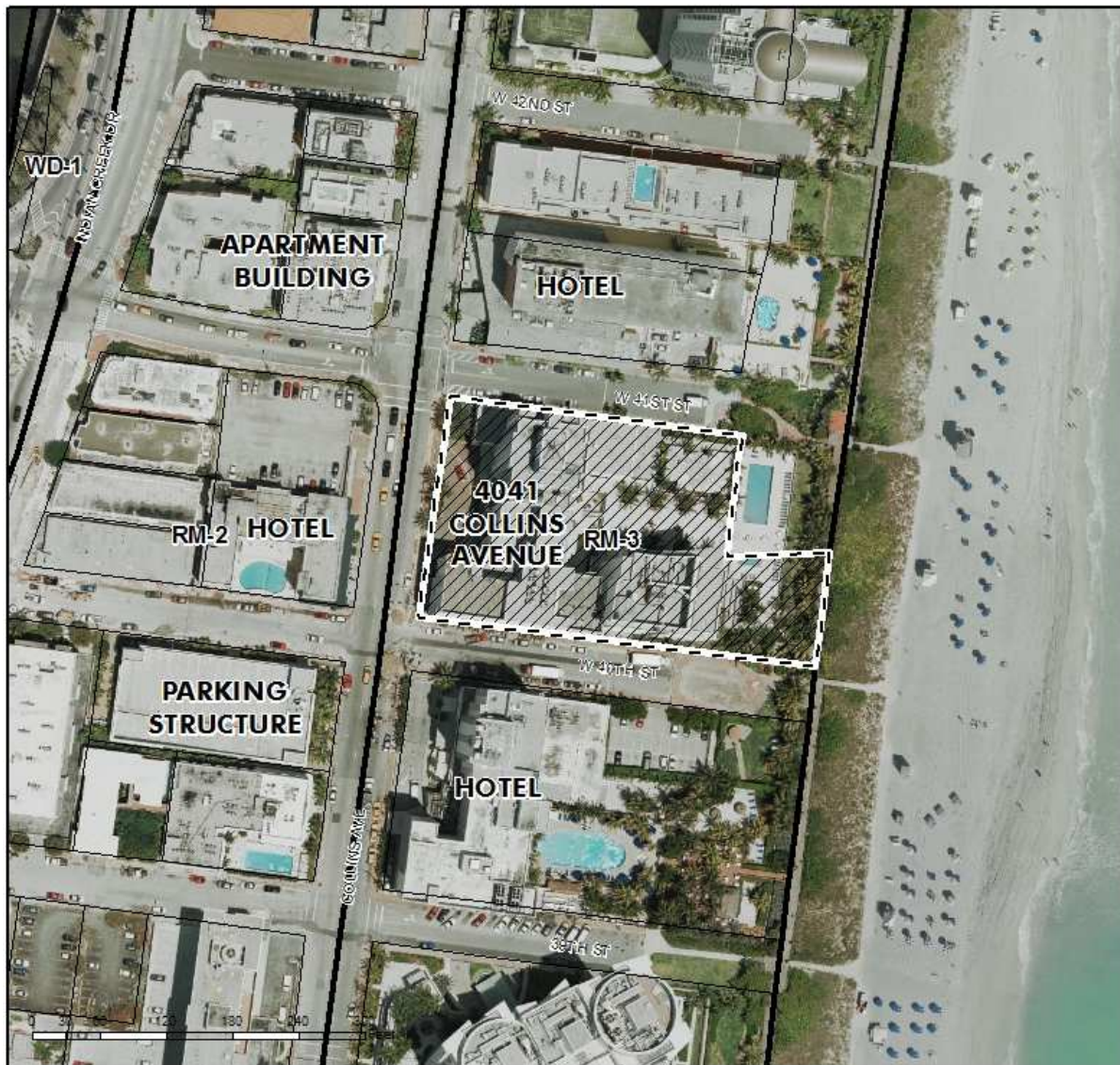
The current applicant, HT Miami Beach LLC, is requesting a modification to a previously issued Conditional Use Approval for a Neighborhood Impact Establishment. Specifically, the applicant is requesting to change the ownership/operator from Crown Miami Hotel Owner LLC., to HT Miami Beach LLC.

No other changes are proposed to the conditions of approval, as previously approved by the Board.

STAFF RECOMMENDATIONS

In view of the foregoing analysis, staff recommends that the application be approved, subject to the conditions enumerated in the attached draft Order.

ZONING / SITE MAP



City of Miami Beach Planning Board
PB 0416-0008, f.k.a., File No. 2136
4041 COLLINS AVENUE



The Applicant, HT Miami Beach LLC, is requesting a modification to a previously issued Conditional Use Approval for a Neighborhood Impact Establishment, specifically the applicant is requesting to change the ownership/operator, pursuant to Section 118, Article IV of the City Code.

MIAMI BEACH
PLANNING DEPARTMENT

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