

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: August 23, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **PB0616-0034, f.k.a., File No. 1898. 1100 West Avenue –
The Mondrian, Modification to Conditional Use Permit**

The applicant, 1100 West Investments, LLC, is requesting a modification to a previously issued Conditional Use Permit. Specifically the applicant is requesting to change the ownership/operator, pursuant to Section 118, Article IV of the City Code.

RECOMMENDATION

Approval with Conditions.

BACKGROUND

- October 28, 2008* The Board approved a Conditional Use Permit for a Neighborhood Impact Establishment for 1100 West Properties, LLC consisting of a restaurant and bar/lounge located throughout the garden, lobby and pool deck areas.
- August 25, 2009* The Board approved a Modification to the Conditional Use Permit (MCUP) to extend the hours of operation of the interior portion of Sunset Lounge from 2:00 AM to 5:00 AM.
- October 29, 2013* The Board approved a modification to the MCUP, modifying certain conditions pertaining to hours and entertainment for interior and exterior portions of the project.
- February 25, 2014* The Board approved additional modifications to the MCUP pertaining to hours and entertainment for interior and exterior portions of the project.
- November 24, 2015* The applicant appeared before the Board for a Progress Report. The Board approved a minor modification to the MCUP, and a clarification of the condition related to the maximum occupancy on the pool deck. The Board also required a Progress Report be scheduled for January 26, 2016.

STAFF ANALYSIS

The current applicant, 1100 West Investments, 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 1100 West Properties LLC., to 1100 West Investments, LLC.

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

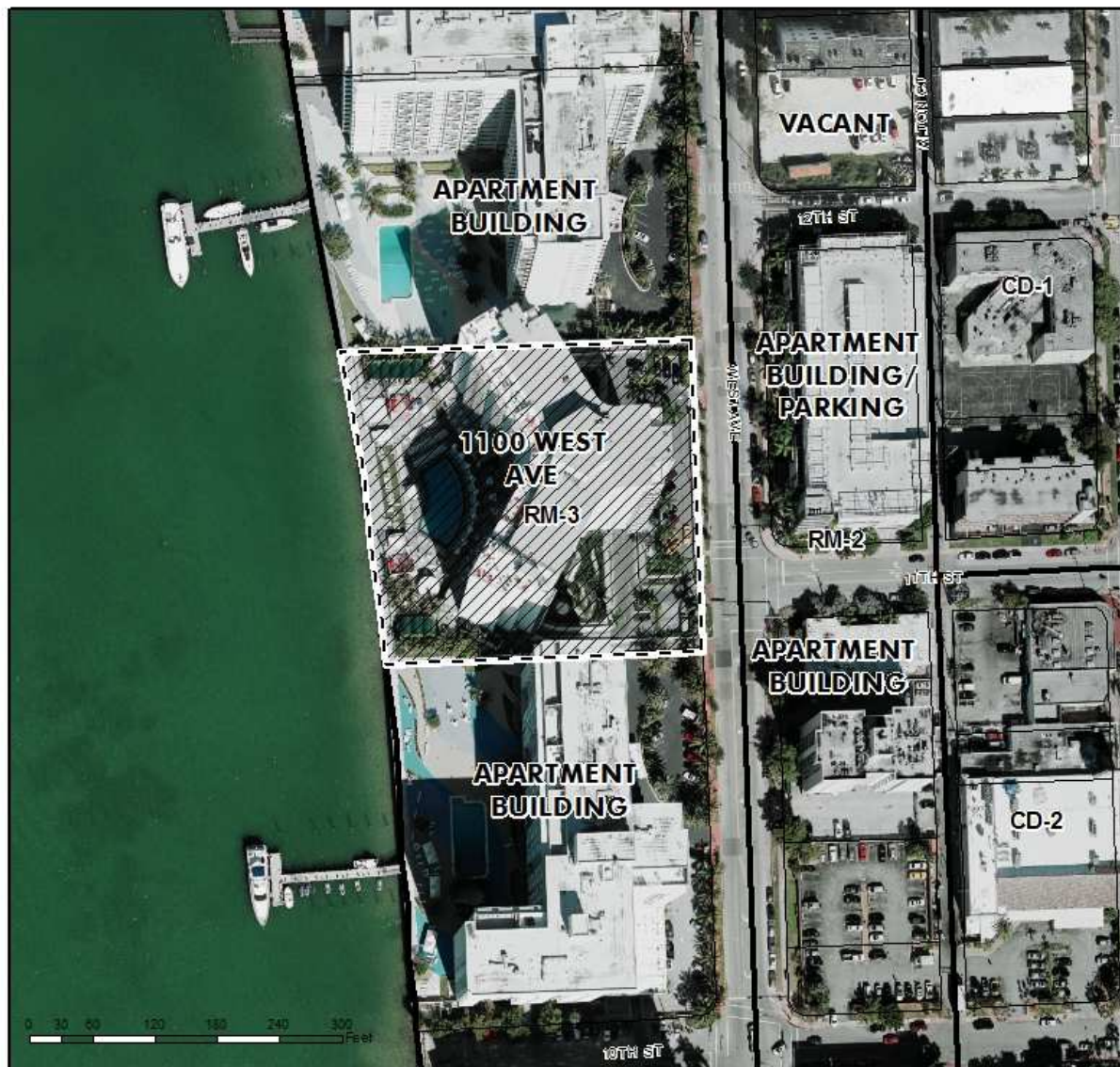
STAFF RECOMMENDATION

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

TRM/MAB/AG

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ZONING/SITE PLAN



City of Miami Beach Planning Board
PB 0616-0034 FKA PB1898
1100 West Ave



The applicant, 1100 West Investments, LLC, is requesting a modification to a previously issued Conditional Use Permit, specifically the applicant is requesting to change the ownership/operator, pursuant to Section 118, Article IV of the City Code.

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PLANNING DEPARTMENT

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