

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: June 27, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 0616-0036 f.k.a PB File 2139. 404 Washington Avenue – Lobster Bar Sea Grille - Progress Report**

RECOMMENDATION:

Staff recommends that the Board discuss the progress report and provided that there are no open violations related to the CUP at the time of the meeting, suspend further progress reports.

BACKGROUND

- September 27, 2016 The applicant, 404 SB, LLC, obtained a Conditional Use approval for a Neighborhood Impact Establishment. Specifically the applicant requested to change the ownership/operator, pursuant to Section 118, Article IV of the City Code.
- October 19, 2016 A building permit was issued for the Interior remodel for the new restaurant (B1603418).
- March 20, 2017 A Temporary Certificate of Occupancy (TCO) was issued for the Interior remodel of the new restaurant (TCO1700129).

PROGRESS REPORT

The applicant is before the Board pursuant to Condition No. 4 of the CUP as follows:

4. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. Within ninety (90) days of the issuance of the TCO or CO for the project, or the date of commencement of operation of the establishment, whichever is later, the operator shall make a progress report to the Planning Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

As of the writing of this report, staff did not find any open violations specific to the subject application.

STAFF RECOMMENDATION

Staff recommends that the Board discuss the progress report and provided that there are no open violations related to the CUP at the time of the meeting, suspend further progress reports.

TRM/MAB/AG

CE15005000	404 WASHINGTON AV	Noise Complaint		Written Warning Not	02/09/2015		404
FI15001464	404 WASHINGTON AV	Fire Violation		Special Master	01/08/2015		404
FI15004258	404 WASHINGTON AV	Fire Violation		Closed	08/03/2015		404
NC2016-01179	404 WASHINGTON AVE	Noise Complaint	Ozuna,Johana	Unfounded	10/07/2016		404
NC2017-02876	404 WASHINGTON AVE	Noise Complaint	Gonzalez,David	Written Warning Not	03/04/2017		404
NC2017-02879	404 WASHINGTON AVE	Noise Complaint	Yanes,Andrew	Unfounded	03/04/2017		404
SV2017-01633	404 WASHINGTON AVE	Sanitation Violation	Hemmings,Laurel	Closed	01/12/2017		404
SV2017-02196	404 WASHINGTON AVE	Sanitation Violation	Gonzalez,David	Closed	03/25/2017		404
SV2017-02205	404 WASHINGTON AVE	Sanitation Violation	Hemmings,Laurel	Closed	03/27/2017		404

Submit Search B1603418 Code Case Search NC2017-02876

2876

Read Only Record

Case Details

Noise Complaint

Written Warning Notice

Construction noise-Valid, Written warning issued.

Project

District CPS-2

Assigned To Gonzalez, David

Addresses Zones Violator/Contacts Notes Activities Fees Holds Ins

WASHINGTON ... Address (Main) Remove

Address Type Location Address

Street Number 404

Street Name WASHINGTON AVE

Unit Or Suite

City MIAMI BEACH

Postal Code 33139-6617

☒ Main