

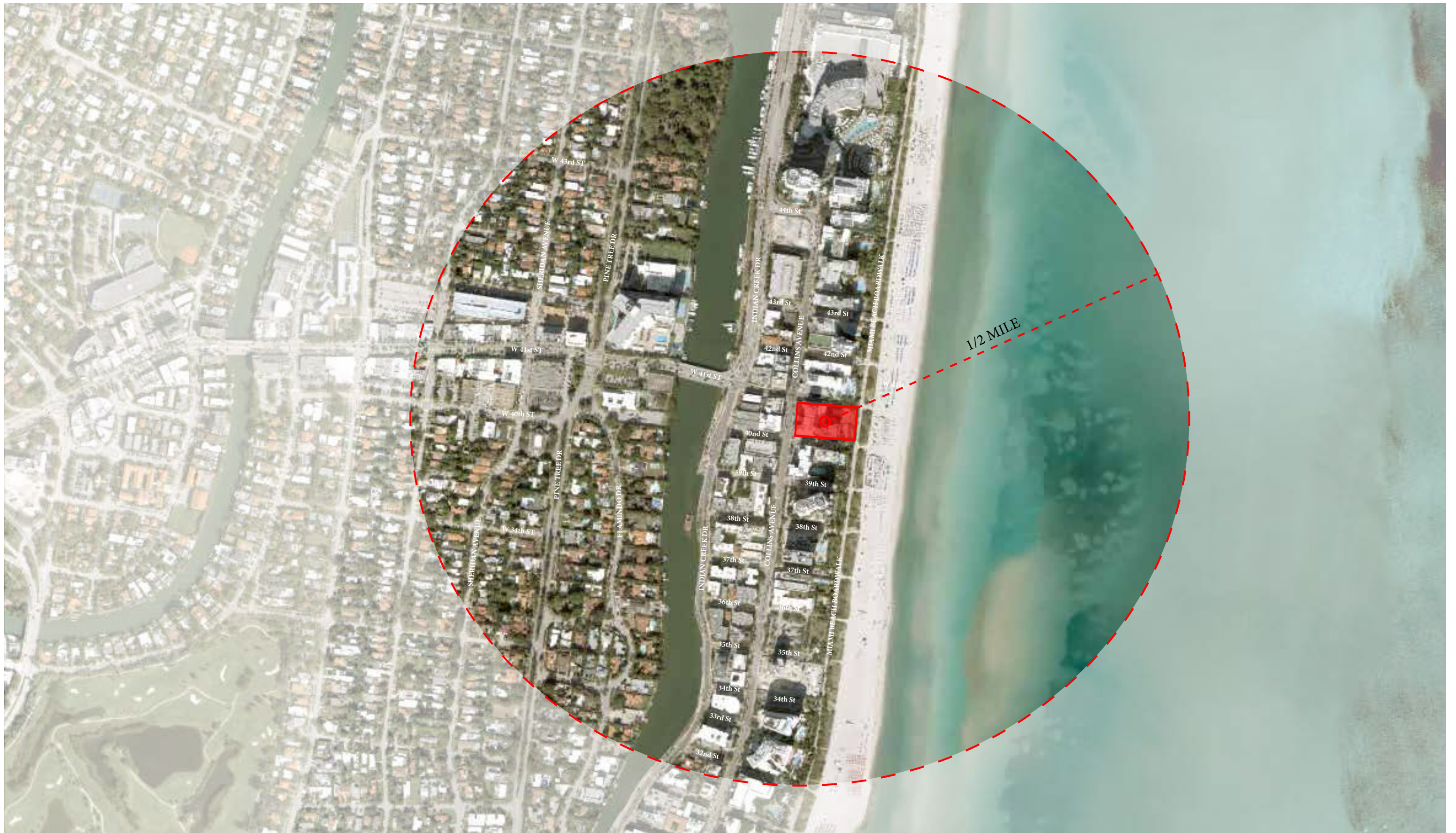


ANDAZ  
MIAMI BEACH

4041 COLLINS AVE., MIAMI BEACH, FL 33140

CONDITIONAL USE PERMIT  
PRESENTATION

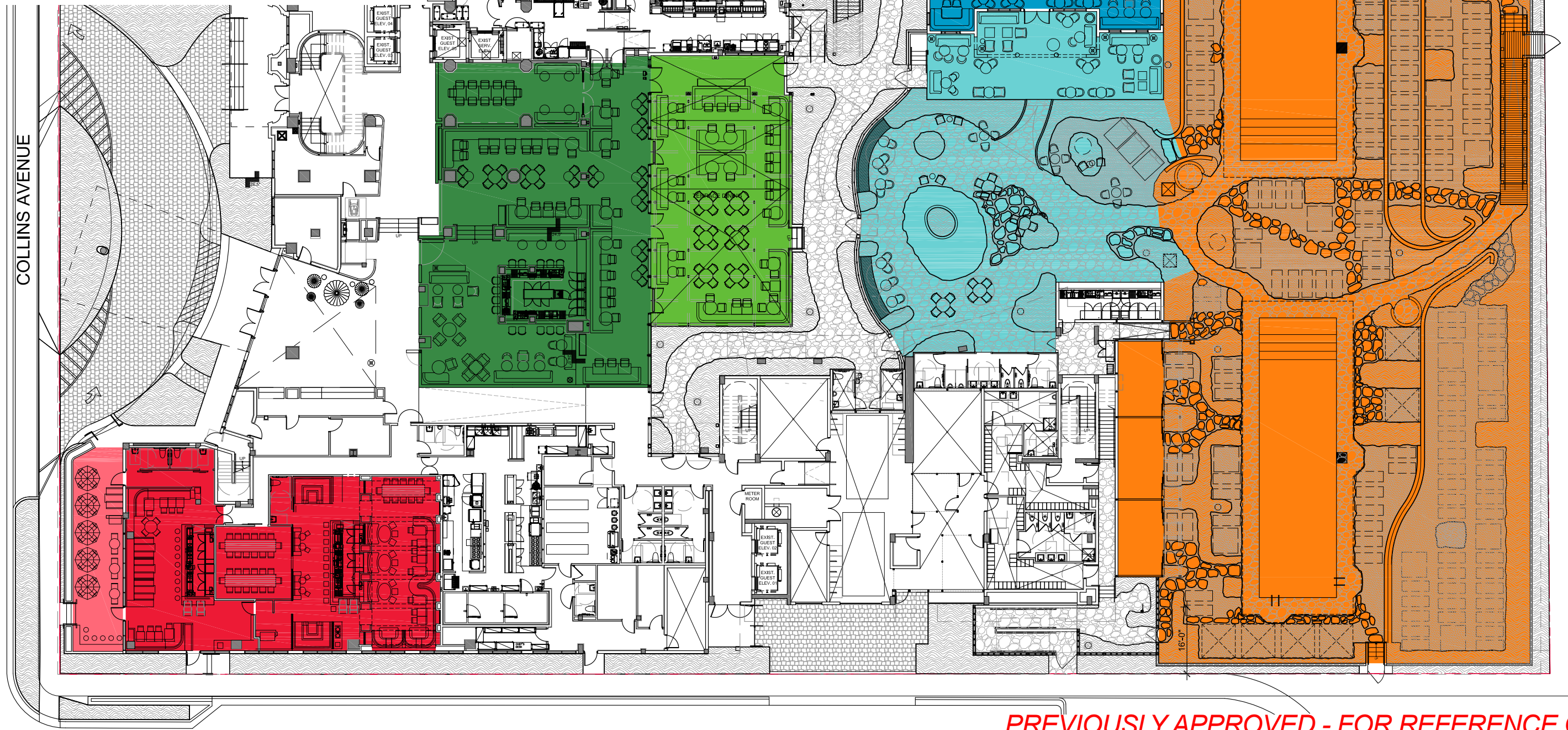
OCT 29TH 2024



1/2 MILE RADIUS  
LOCATION MAP

Venue Name	Floor	Indoor/Outdoor	Max Occupant Load	Seat Count	Hours of Operation	Ambient/Background Music only	Entertainment	Dance Hall License	Food Service Available
3-Alex Restaurant	1	Outdoor	224	133	6:30 am - 2:00 am	Yes	Yes (live music)	No	Yes
La Sagrada Familia	1	Outdoor Restaurant	110	92	6:30 am - 2:00 AM	Yes	Yes (live music)	No	Yes
	1	Indoor Restaurant	130	129	11:30 am - 5:00 am	Yes	Yes	Yes	Yes
	1	Outdoor Cafe	68	48	24 hrs.	Yes	No	No	Yes
1930a House	1	Outdoor Cafe	36	36	24 hrs.	Yes	No	No	Yes
	1	Indoor	84	50	10:00 am - 5:00 am	Yes	Yes	Yes	Yes
	1	Outdoor North Side	44	19	10:00 am - 2:00 am	Yes	No	No	Yes
	1	Outdoor South Side	68	39	10:00 am - 3:00 am	Yes	Yes (live music)	No	Yes
Pool Venue	1	Outdoor Grove/Bar	138	64	10:00 am - 3:00 am	Yes	Yes (live music)	No	Yes
	1	Outdoor	382	224	11:00 am - 3:00 am	Yes	Yes (live music)	No	Yes

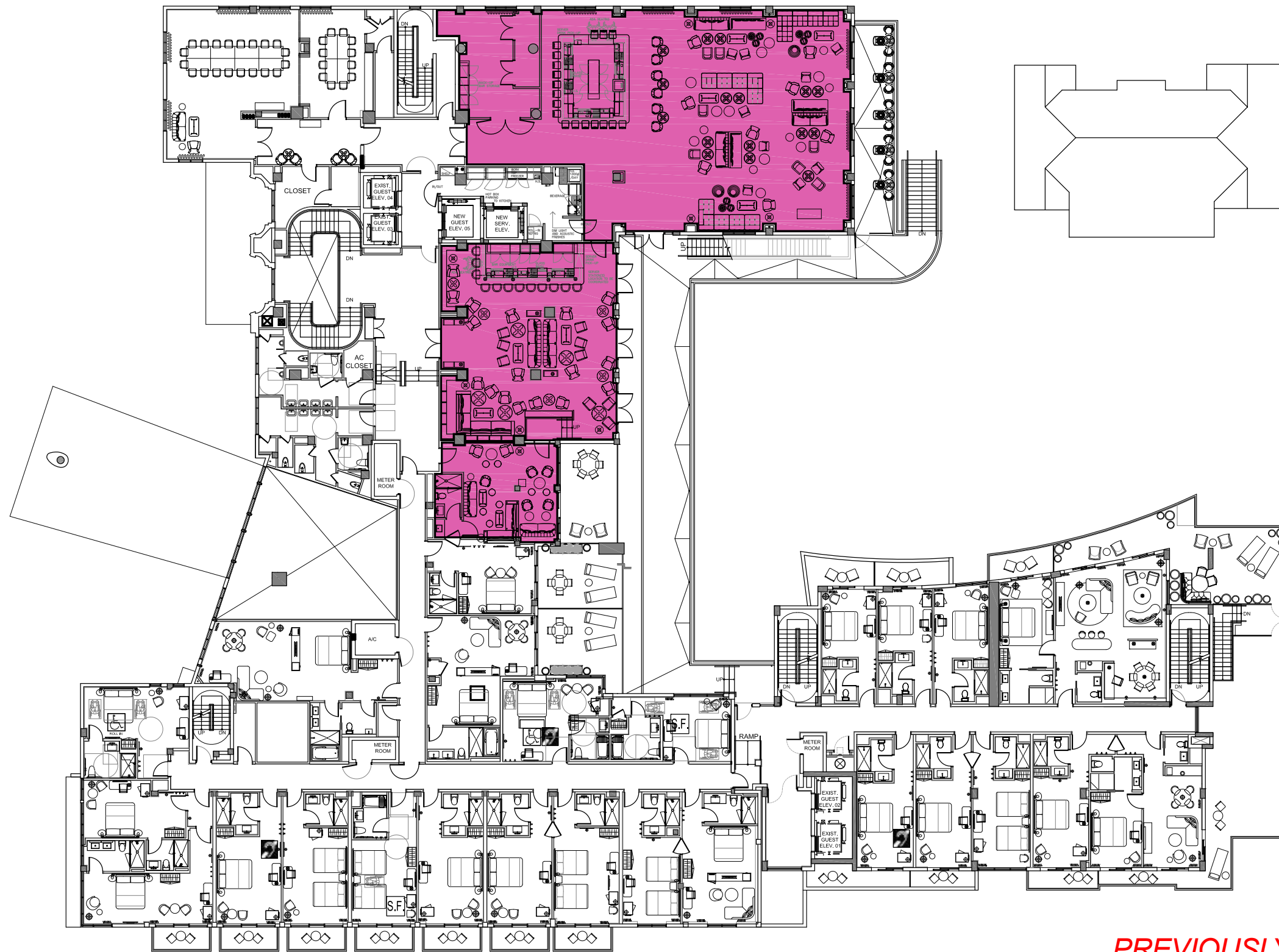
50'-0" OCEANFRONT OVERLAY ZONE  
30'-3" DUNE OVERLAY ZONE



**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**

GROUND FLOOR  
CUP 2022

	Venue Name	Floor	Indoor/Outdoor	Max Occupant Load	Seat Count	Hours of Operation	Ambient/Background Music only	Entertainment	Dance Hall License	Food Service Available
5.	Library	2	Indoor	78	52	11:00 am - 3:00 am	Yes	Yes	Yes	Yes
	VIP Area	2	Indoor	27	24					
	Banquet	2	Indoor	201	162					

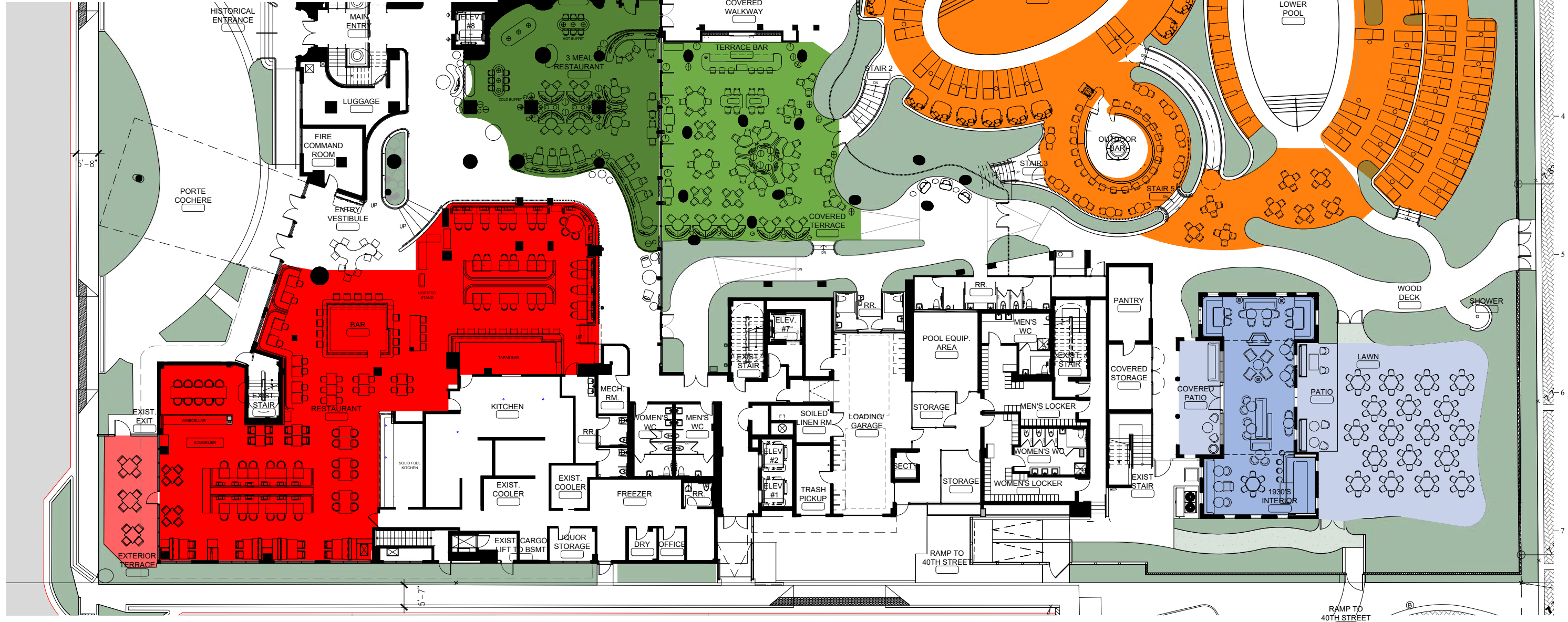


**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**

SECOND FLOOR  
CUP 2022

**PROPOSED CUP MODIFICATIONS 2024**

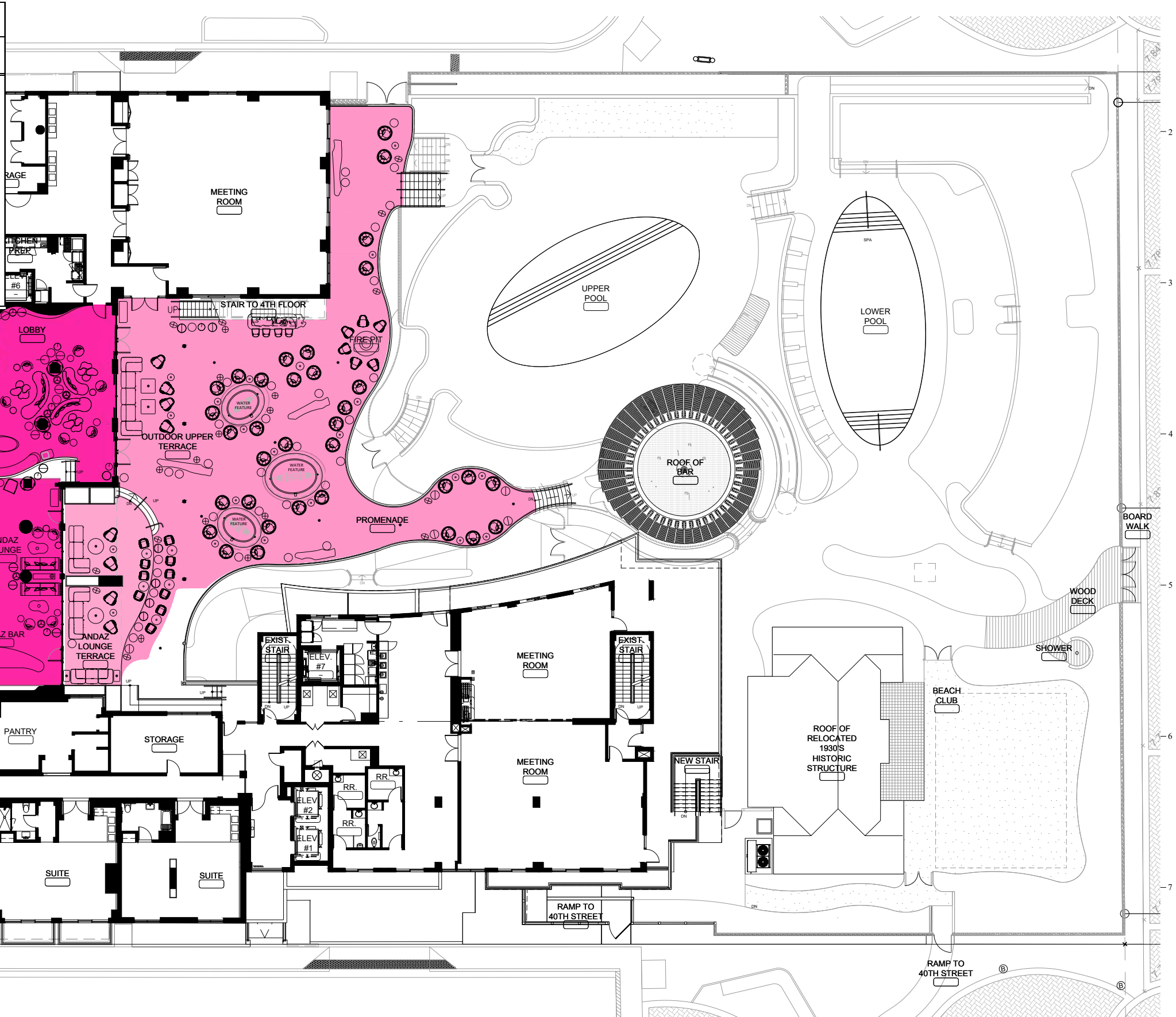
Venue Number	Venue Name	Floor	Indoor / Outdoor	Max Occupant Load	Seat Count	Hours of Operation	Ambient / Background Music Only	Entertainment	Dance Hall License	Food Service Available
				2043	930					
1	3-Meal Restaurant	1	Indoor	58	66	6:00 am - 2:00 am	yes	yes	no	yes
		1	Outdoor	91	102	6:00 am - 2:00 am	yes	yes	no	yes
2	Bazaar	1	Indoor Restaurant	267	200	11:30 am - 5:00 am	no	yes	yes	yes
		1	Outdoor	12	12	11:30 am - 3:00 am	yes	no	no	yes
3	1930's House	1	Indoor	84	50	10:00 am - 5:00 am	no	yes	yes	yes
		1	Outdoor	250	122	10:00 am - 3:00 am	yes	yes	no	yes
4	Pool	1		912	251	10:00 am - 3:00 am	yes	yes	yes	yes
5	Andaz Lounge	2	Indoor	107	39	11:00 am - 5:00 am	no	yes	yes	yes
		2	Outdoor	262	88	11:00 am - 3:00 am	yes	yes	yes	yes



PROPOSED GROUND FLOOR CUP

**PROPOSED CUP MODIFICATIONS 2024**

Venue Number	Venue Name	Floor	Indoor / Outdoor	Max Occupant Load	Seat Count	Hours of Operation	Ambient / Background Music Only	Entertainment	Dance Hall License	Food Service Available
				2043	930					
1	3-Meal Restaurant	1	Indoor	58	66	6:00 am - 2:00 am	yes	yes	no	yes
		1	Outdoor	91	102	6:00 am - 2:00 am	yes	yes	no	yes
2	Bazaar	1	Indoor Restaurant	267	200	11:30 am - 5:00 am	no	yes	yes	yes
		1	Outdoor	12	12	11:30 am - 3:00 am	yes	no	no	yes
3	1930's House	1	Indoor	84	50	10:00 am - 5:00 am	no	yes	yes	yes
		1	Outdoor	250	122	10:00 am - 3:00 am	yes	yes	no	yes
4	Pool	1		912	251	10:00 am - 3:00 am	yes	yes	yes	yes
5	Andaz Lounge	2	Indoor	107	39	11:00 am - 5:00 am	no	yes	yes	yes
		2	Outdoor	262	88	11:00 am - 3:00 am	yes	yes	yes	yes



PROPOSED SECOND FLOOR CUP

a. 3-Meal Restaurant/ "Venue 1"

- i. ~~334~~ 150 Total Occupancy
- ii. Full-service restaurant with approximately ~~245~~ 168 seats (66 indoors and 102 outdoors), which shall be permitted to serve breakfast, lunch and dinner until 2 a.m.
- iii. ~~Interior and exterior seating facing another ground floor venue, "the Grove."~~
- iv. ~~iii.~~ Only permitted to play ambient background music, which may include live music, at a volume that does not interfere with normal conversation.

b. ~~La Esquina Taqueria Bazaar~~ / "Venue 2"

- i. ~~234~~ 280 Total Occupancy
- ii. Full-service restaurant ~~and cafe~~ with approximately ~~429~~ 212 seats which may serve lunch and dinner until 5 a.m.
- iii. Entertainment and dance may be permitted in the interior restaurant.
- iv. The ~~cafe~~ outdoor portion of Venue 2 shall be permitted to operate until 3 a.m. and includes ~~approximately 48 interior seats and approximately 36~~ 12 exterior seats.
- v. The ~~cafe~~ outdoor portion of Venue 2 shall only be permitted to play ambient background music at a volume that does not interfere with normal conversation.

c. 1930's House / "Venue 3"

- i. 334 Total Occupancy.
- ii. A bar lounge which contains approximately 50 seats located in the interior of the house. Entertainment and dancing shall be permitted until 5 a.m. in the bar lounge portion of the venue.
- iii. ~~The "Outdoor Northside", includes approximately 19 seats and shall only be permitted to play ambient background music, and shall be permitted to stay open until 3:00 a.m.~~
- iv. ~~The "Outdoor Southside", which shall include approximately 39 seats.~~
- v. ~~iii.~~ "The Grove", The outdoor portion includes approximately ~~64~~ 122 seats, and shall only be permitted to play ambient background music, which

may include live music, at a volume that does not interfere with normal conversation, and shall be permitted to stay open until 3:00 a.m.

- iv. Food service shall be permitted during operating hours.

d. Pool/ "Venue 4"

- i. ~~382~~ 400 Total Occupancy.
- ii. The venue, located in the rear of the property, contains approximately ~~224~~ 251 outdoor seats.
- iii. Lunch and dinner service shall be permitted until 3:00 a.m., at which time the venue shall be closed.
- iv. The pool shall only be permitted to play ambient background music, which may include live music, at a volume that does not interfere with normal conversation.

e. ~~Library/VIP Area & Banquet~~ Andaz Lounge/ "Venue 5"

- i. ~~306~~ 370 Total Occupancy.
- ii. The venue is a lounge located ~~in~~ on the ~~interior~~ second floor of the ~~Confidante~~ Hotel containing approximately ~~238~~ 127 seats, 39 interior seats and 88 exterior seats.
- iii. Entertainment, including live music and dancing, shall only be permitted within the interior of the venue. Entertainment, including entertainments at an ambient level, shall be prohibited on the exterior.
- iv. This venue shall be permitted to operate until 5:00 a.m. indoors and 3:00 a.m. outdoors.
- v. Food service shall be permitted during operating hours.

# NARRATIVE

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MIAMI BEACH - A MANGROVE RIDGE AND GLORIFIED  
SANDBAR IN DAYS PAST.

A ONCE NATURALLY OCCURRING GEOGRAPHICAL  
FEATURE, BECAME A CITY BUILT WITH FILL AND TOPPED  
WITH FORMS OF FASHION.

AS THE OCEAN LAPS DEEPER INTO ITS SHORELINE, WE  
PAUSE, WE EVOLVE, AND FULLY EMBRACE OUR  
SYMBIOTIC RELATIONSHIP WITH AN AQUEOUS WORLD.



# SANDBAR

THE PAST



# FABRICATED LAND

THE PRESENT



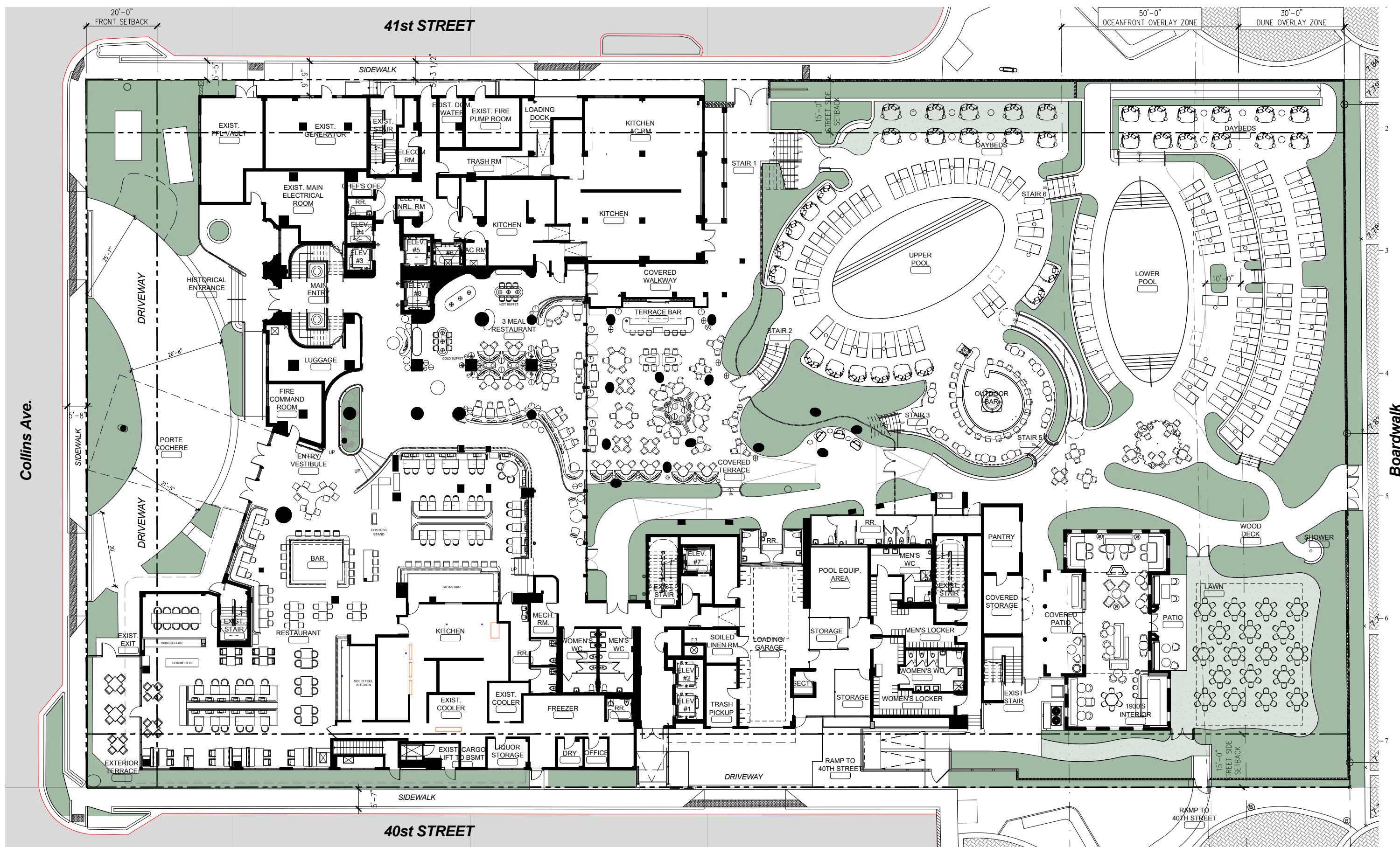
# OCEAN EMBRACE

THE FUTURE



# AQUEOUS WORLD

EVOLVE & EMBRACE

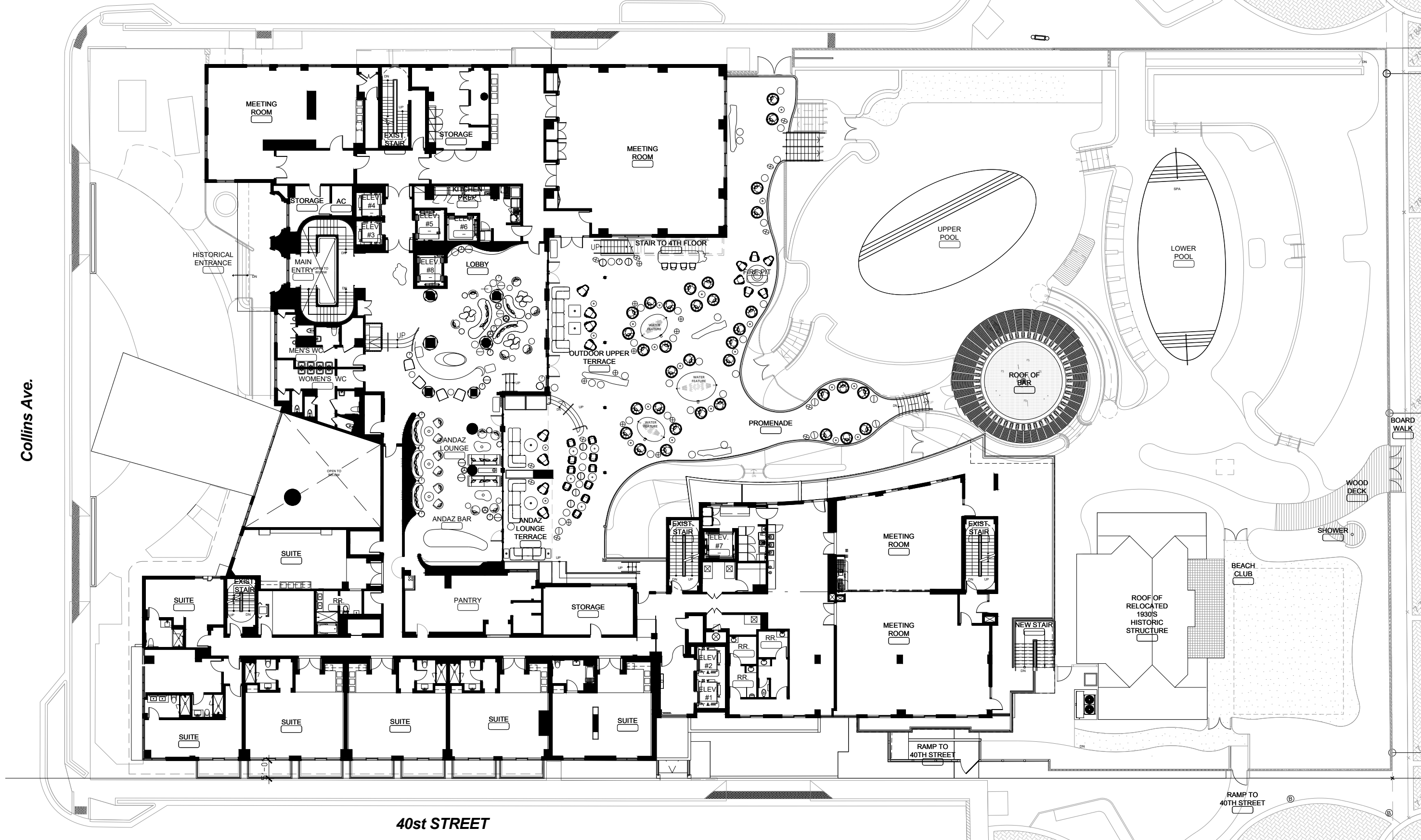


GROUND FLOOR  
PROPOSED SITE PLAN

41st STREET

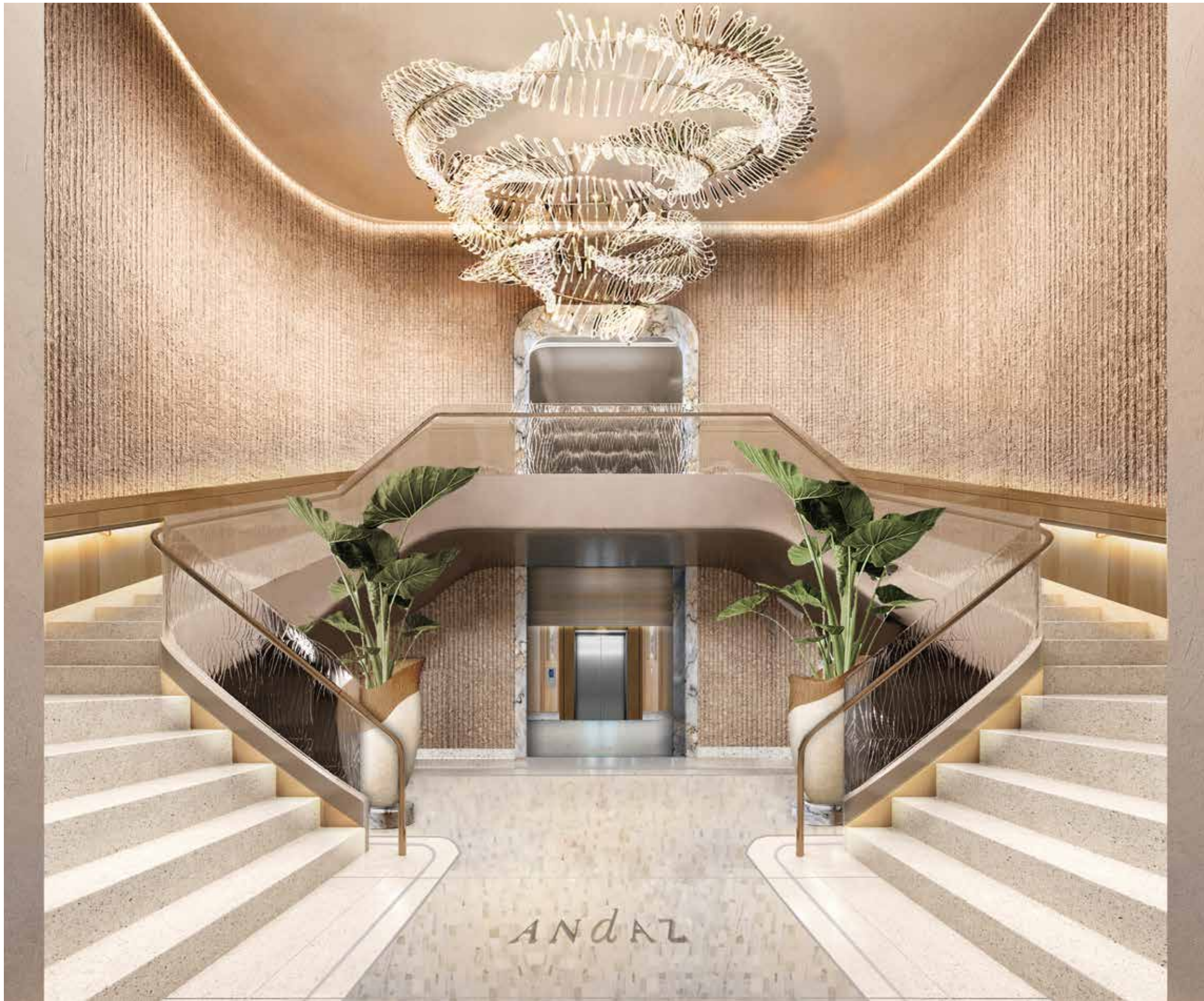
Collins Ave.

Boardwalk



40st STREET

SECOND FLOOR  
OVERALL PLAN



PROPOSED DESIGN  
HISTORIC ENTRANCE



PROPOSED DESIGN  
ANDAZ LOBBY



PROPOSED DESIGN  
ANDAZ LOUNGE BAR



PROPOSED DESIGN  
UPPER TERRACE LOUNGE



PROPOSED DESIGN  
UPPER TERRACE



PROPOSED DESIGN  
UPPER POOL DECK



PROPOSED DESIGN  
POOL BAR



PROPOSED DESIGN  
LOWER POOL DECK



VIEW FROM BOARD WALK

PROPOSED DESIGN  
1930'S HOUSE



ANDAZ  
MIAMI BEACH

THANK YOU