



16881

LENOX AVENUE



ENTERTAINMENT

STUDIO
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work





The applicant: Danny Soberano and Charles Kabouth, Ultra Supper Club Miami LP

- experienced restaurant operators
- over 50 years dedicated to the service and hospitality industries
- a vast array of restaurants throughout North America

1681 Lenox Avenue, Miami Beach FL
Planning Board Presentation
File #25-0740

06/10/2025

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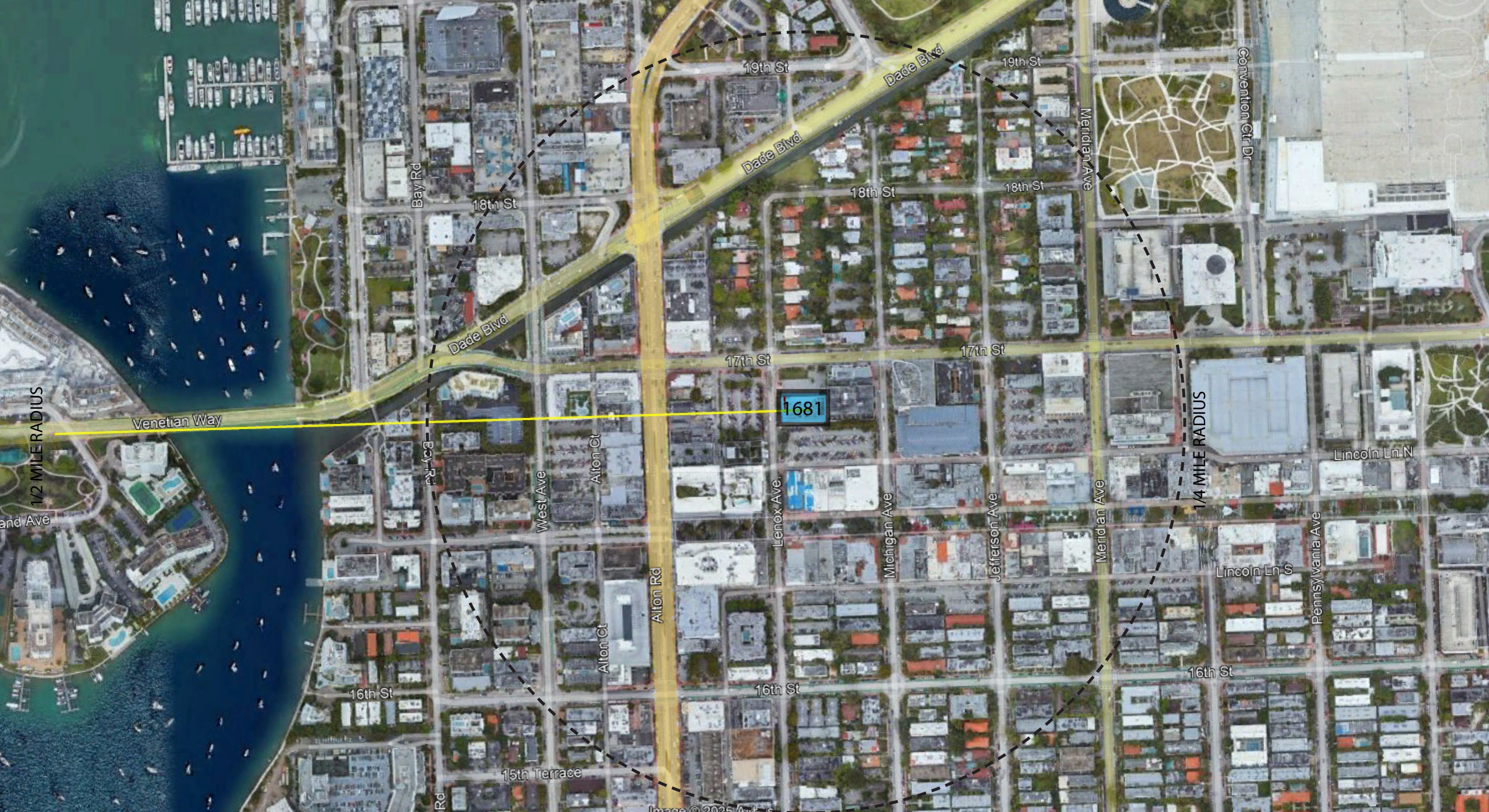
Byblos, Miami Beach



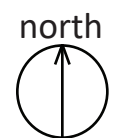
Amal and Level 6, Coconut Grove



Sofia, Miami Design District



Location Plan



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Existing view from Lenox Ave

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Existing north and south facades

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Lenox Avenue by day

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Lenox Avenue by night

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Lenox Avenue by night

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entrance by night

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The concept: upscale modern supper club where exquisite food, performance and ambiance come together

Upscale, intimate, cultural experience with an emphasis on mystique and the arts.
 The design seeks to create a veil of intrigue and mystique, with private niche areas,
 Live artistic performances of 5-8 minutes throughout the evening with 9-12 performers.
 The menu will be curated with careful consideration to creat a tantalizing experience for your palate; a sensory destination with enticing flavors.

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Artistic concept

Live artistic performances will be incorporated into the experience, as will amplified and live music. There are approximately five to eight performances throughout the evening, spanning approximately five to 10 minutes at a time.

These performances include nine to twelve entertainers.

The intent is to create a high-end, old school supper club, where food, performance and ambiance come together to excite the senses.

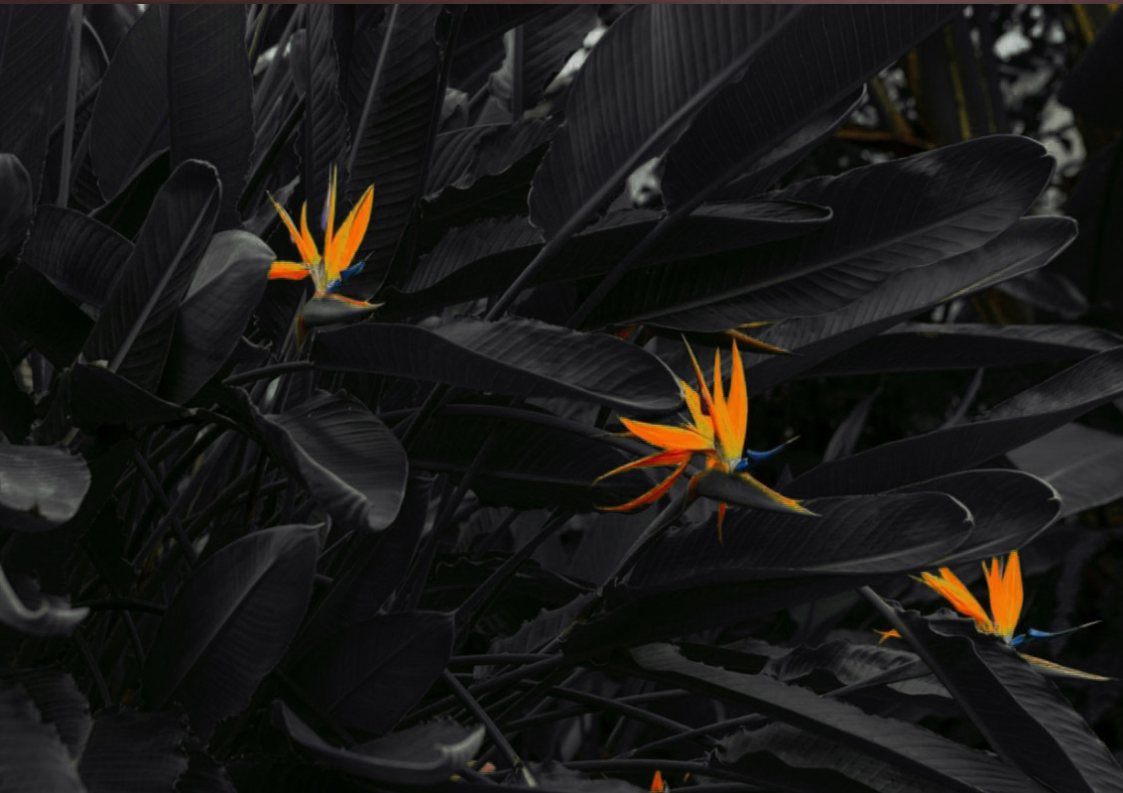
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Landscape



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BLACK MAMBA BEGONIA
begonia 'black mamba'



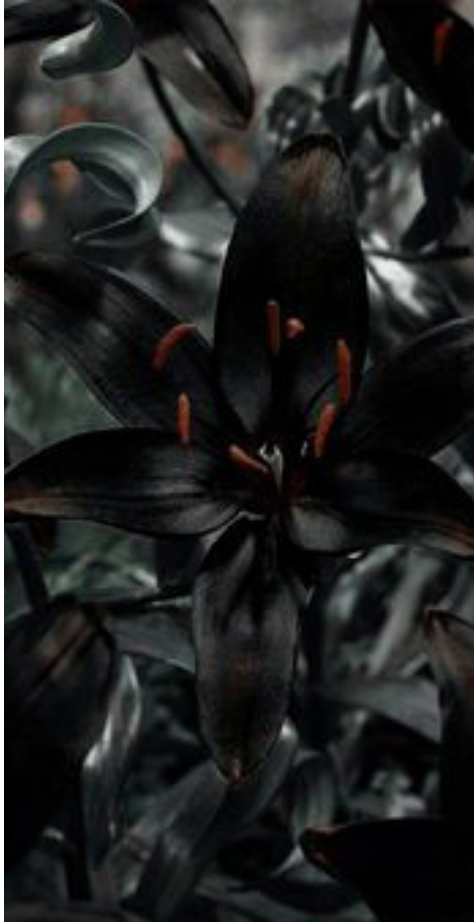
ALOCASIA BLACK MAGIC
alocasia esculent 'black magic'



BIRD OF PARADISE
strelitzia reginae



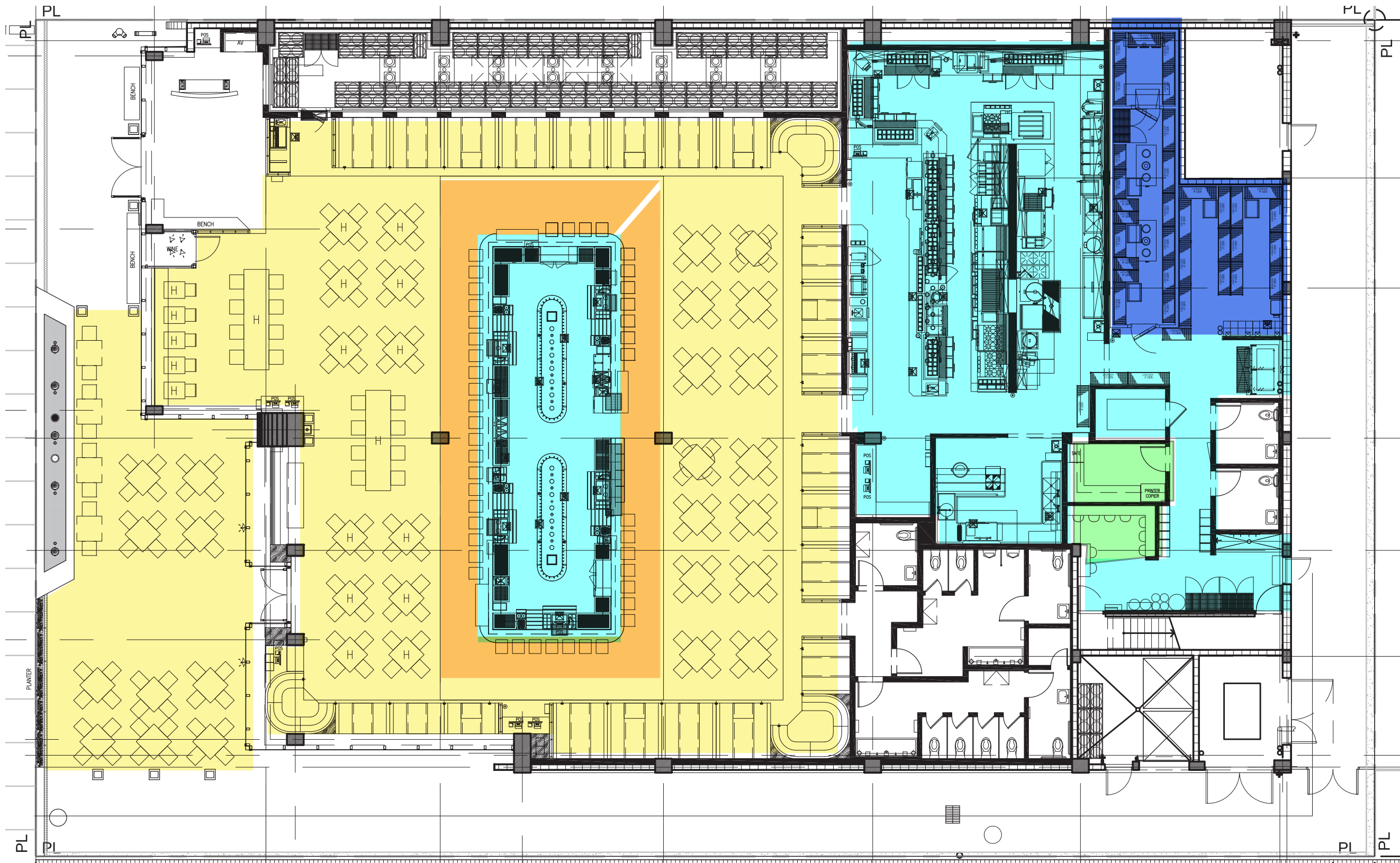
LUCKY ORANGE ORCHID
phalaenopsis lucky orange



LILY 'NIGHT RIDER'
Lilium asiatic



BLACK RAVEN ZZ PLANT
zamioculcas zamiifolia



Previously approved Ground Floor Plan



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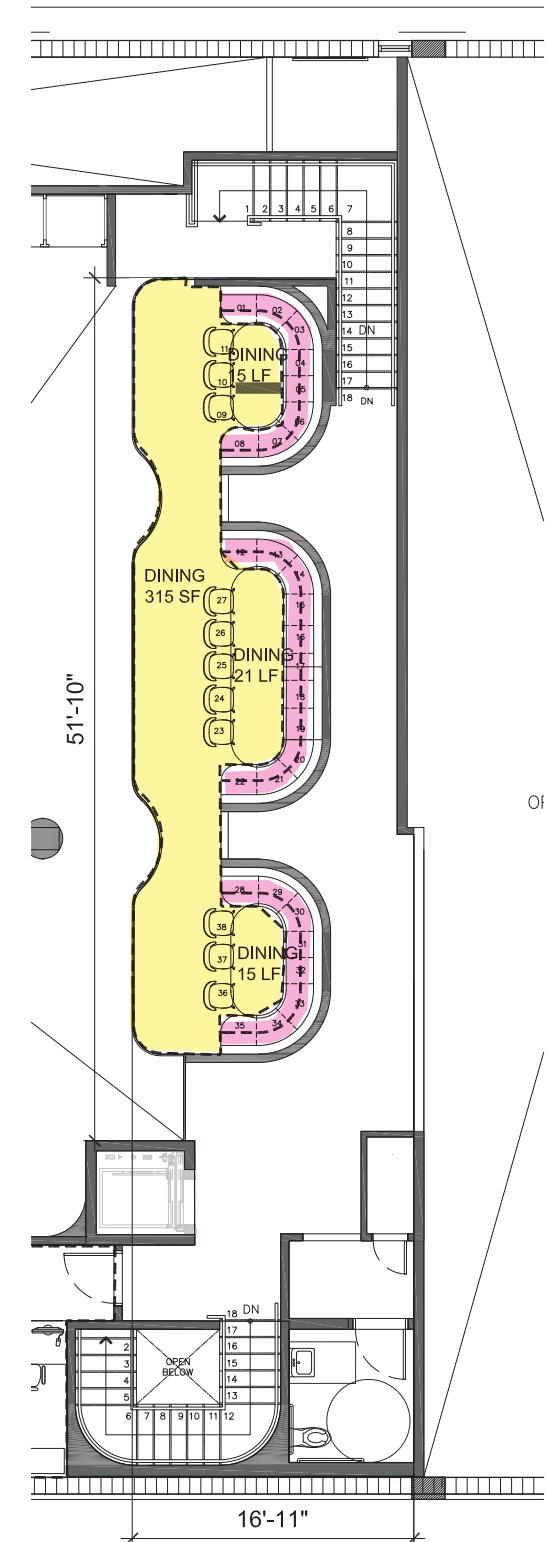
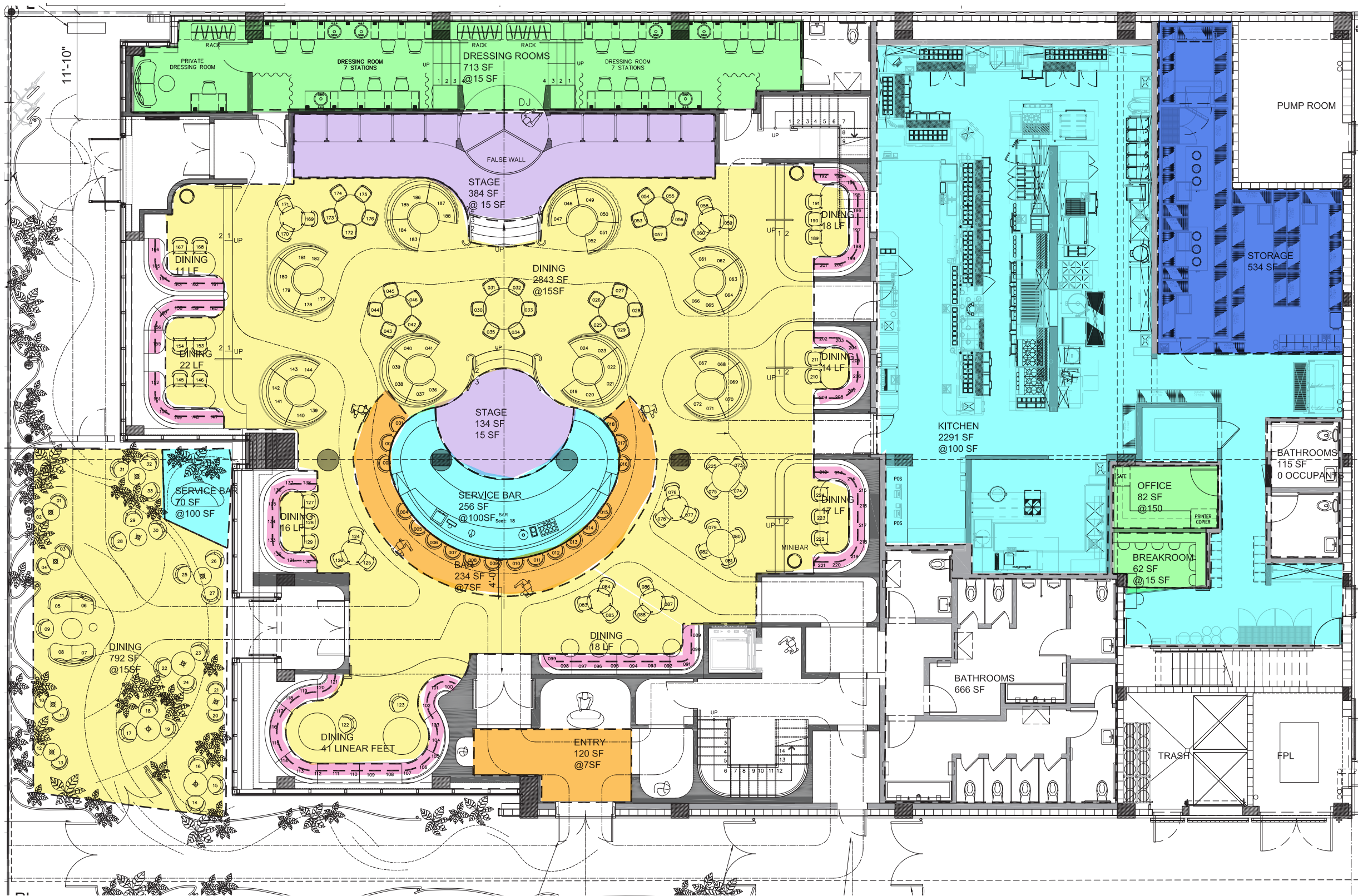
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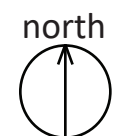
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Proposed Ground Floor and Mezzanine



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This architectural floor plan illustrates a restaurant layout. The central feature is a large, light blue rectangular area, likely a bar or service counter, which is flanked by two long, curved, light blue tables. The surrounding space is filled with yellow tables and chairs. The layout includes a central bar area, two long curved tables, and numerous rectangular and square tables arranged for seating. The plan also shows a kitchen area at the top, a service counter, and various seating zones. The overall design is functional and modern, with a clear division between the service area and the dining space.

[illegible]



Proposed Ground Floor Plan

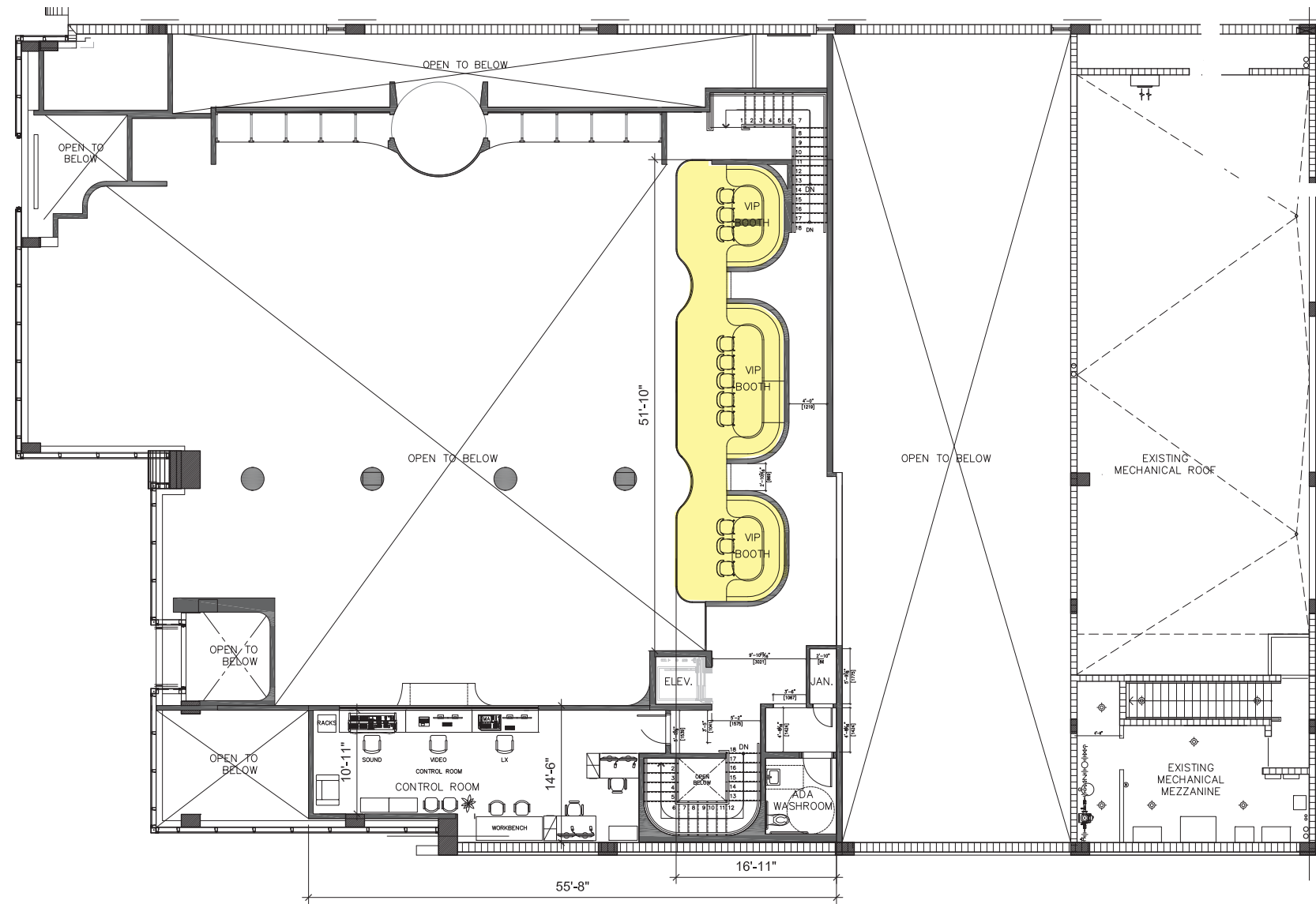
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Proposed Mezzanine Plan

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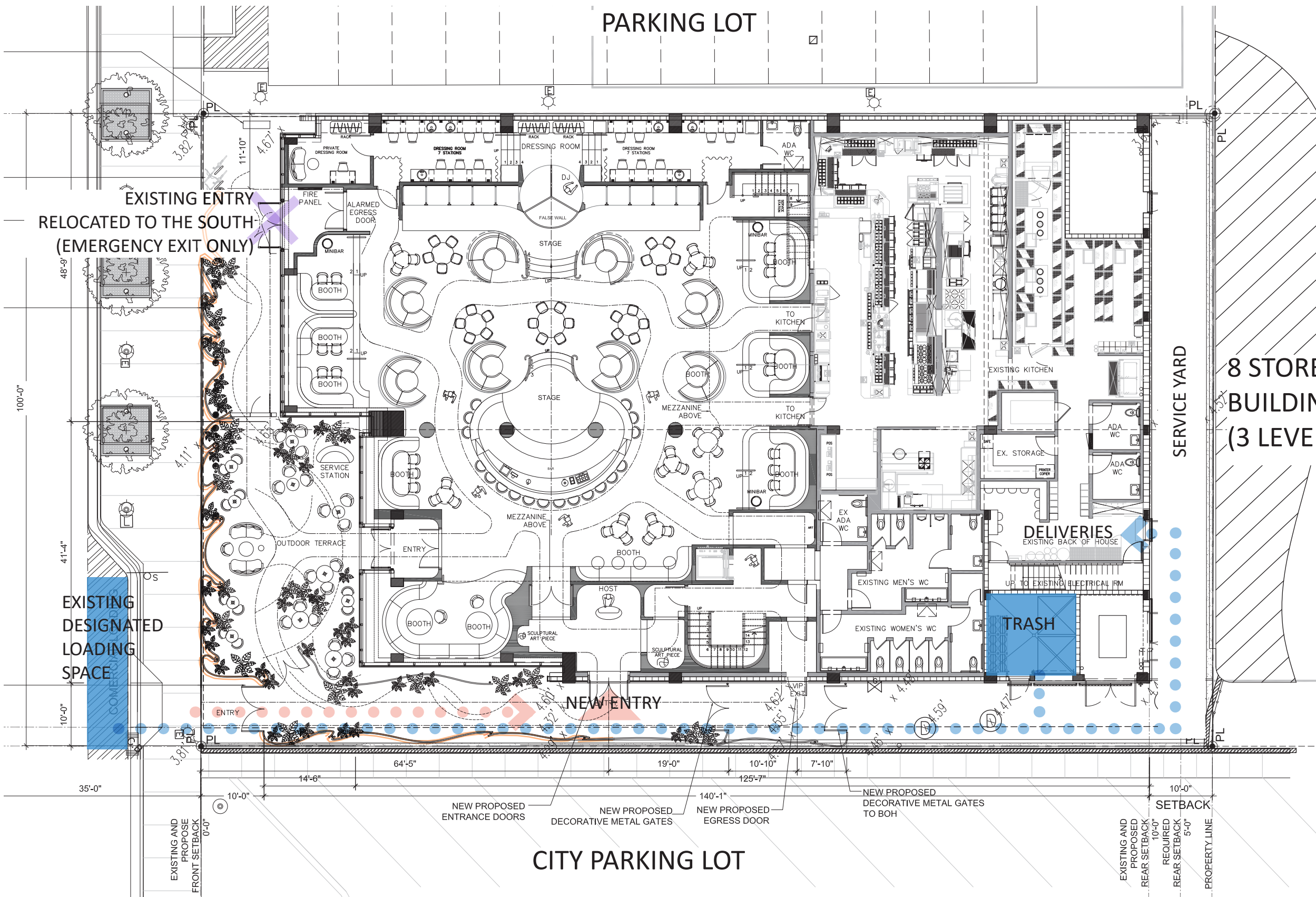
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LENOX AVENUE



8 STOREY OFFICE
BUILDING
(3 LEVELS PARKING)

Proposed Ground Floor Plan: entrance relocated, deliveries and trash

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OCCUPANCY

PREVIOUSLY APPROVED YARDHOUSE

July 24, 2012, Planning Board Order File No.: 2069

Previously approved seat count: 403 seats (355 indoor, 48 outdoor)

Previously approved occupancy, determined by Florida Fire Prevention Code: above 299

The application by Yard House USA, Inc. requesting Conditional Use approval pursuant to Sections 118-192 and 142-1362 of the City Code, to operate a restaurant selling alcohol with an approximate total of 403 seats - 355 indoors, and 48 outdoors - and an occupant content above 299 persons. There would be no dancing, or entertainment, and music would be played at background level only.

PROPOSED SEAT COUNT AND OCCUPANCY

Proposed seat count: 296 seats (263 indoor, 33 outdoor)

Proposed occupancy determined by Florida Fire Prevention Code: above 299 (approximately 566)

OCCUPANCY LOAD FACTOR CALCULATION TABLE
PER NFPA 101 2018 table 7.3.1.2

OCCUPANCY	USE	AREA	SF PER OCCUPANT	OCCUPANT LOAD	SEATS
INDOOR					
ENTRY	CONCENTRATED	120 S.F.	7	17	
INDOOR DINING	UNCONCENTRATED	2843 S.F.	15	189	207 (FBC BOOTHS, $\frac{1}{24}$ ")
INDOOR DINING	FIXED SEATS	157 L.F.	PER 18"	104	
BAR	CONCENTRATED	234 S.F.	7 NET	33	18
SERVICE BAR	KITCHEN	256 SF	100	2	
RESTROOMS		666 SF	0	0	
DRESSING ROOMS	(NO RELEVANT CATEGORY)	713 S.F.	15	47	
OFFICE	BUSINESS	82 S.F.	150	1	
STAGES	STAGE	518 S.F.	15	34	
LOCKERS/BREAK	(NO RELEVANT CATEGORY)	62 S.F.	15	4	
KITCHEN STORAGE	OTHER THAN MERCANTILE	534 S.F.	500	1	
KITCHEN	KITCHEN	2291 S.F.	100 GROSS	22	
2ND FLOOR DINING	UNCONCENTRATED	315 S.F.	15	21	38 (FBC BOOTHS, $\frac{1}{24}$ ")
2ND FLOOR DINING	FIXED SEATS	51 L.F.	PER 18"	34	
2ND FLOOR CONTROL RM	(NO RELEVANT CATEGORY)	444 SF	100	4	
			SUBTOTAL	513	263
OUTDOOR					
OUTDOOR DINING	ASSEMBLY UNCONCENTRATED	792 S.F.	15	52	33
SERVICE BAR	KITCHEN	70 S.F.	100	1	0
			SUBTOTAL	53	33
			TOTAL	566 OCCUPANTS	296 SEATS

HOURS OF OPERATION

PREVIOUSLY APPROVED YARDHOUSE HOURS OF OPERATION

July 24, 2012, Planning Board Order File No.: 2069

Indoor and Outdoor restaurant operating hours

Sunday - Thursday | 11:00am - 12:00am

Friday -Saturday | 11:00am - 2:00am

5. The hours of operations shall be as proposed by applicant, 11:00 AM through midnight, Sunday through Thursday; and 11:00 AM through 2:00 AM, Friday and Saturday.

PROPOSED HOURS OF OPERATION

Indoor restaurant operating hours

Sunday - Saturday | 11:00am - 2:00am

Outdoor hours

Sunday - Thursday | 11:00am - 12:00am

Friday -Saturday | 11:00am - 2:00am

QUEUEING

PREVIOUSLY APPROVED YARDHOUSE

July 24, 2012, Planning Board Order File No.: 2069

6. Any queueing of patrons shall occur within the property only, as proposed by the applicant.
7. In the event there is queueing of people to gain entrance to the establishment, restaurant or security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.

PROPOSED QUEUEING

No queueing is anticipated. The performances at the restaurant are continuous throughout the evening, as such, table seating will also be continuous. The constant flow of table seating will prevent unnecessary queueing outside of the space. Nevertheless, if at any time outdoor queueing results, then same would occur within the property, along the south property line, surrounded by screening and landscape elements.