

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 1681 Lenox Ave – Ultra Supper Club

**FILE NO.** PB25-0740

**IN RE:** An application for a conditional use permit for the operation of a neighborhood impact establishment, including indoor entertainment, with an occupational content exceeding 199 persons, pursuant to Chapter 2, Article V, Section 2.5.2, and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

**LEGAL DESCRIPTION:** Lots 16 & 17, Block 38, Palm View Subdivision, according to the Plat Thereof, as Recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** June 10, 2025

**CONDITIONAL USE PERMIT**

The applicant, Ultra Supper Club Miami LP, is requesting a Conditional Use Permit for the operation of a Neighborhood Impact Establishment, including indoor entertainment, with an occupational content exceeding 199 persons. Notice of the request was given, as required by law, and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-3, Commercial, High Intensity zoning district;


That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

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**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record

for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as may have been modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be **GRANTED** subject to the following conditions to which the applicant has agreed.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, 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 Resiliency Code Sec. 2.5.2.5.
2. The applicant shall be required to provide a letter to the Planning Department subsequent to the initial progress report and on an annual basis thereafter attesting to the applicant's compliance with all conditions of the CUP. The Planning Director shall include a copy of all such letters on the next available meeting agenda of the Planning Board for informational purposes. Following receipt of an applicant's annual letter, the Planning Board may elect to schedule a progress report before the Board at its next available meeting. Failure to provide such letter on an annual basis shall constitute a violation of the CUP and a progress report shall be scheduled. In addition to all enforcement provisions herein, the Board reserves the right to schedule a modification / revocation hearing if determined necessary when reviewing any annual progress report.
3. This Conditional Use Permit is issued to 1107 19B LLC c/o The Witkoff Group, as the owner and Ultra Supper Club Miami LP, as the operator of the restaurant venue. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled within 60 days followed by the submission and acceptance of the affidavit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these

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restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:

A. The project authorized by this Conditional Use Permit includes the creation and operation of a restaurant with limited indoor entertainment, with an occupant content exceeding 199 persons as determined by the Fire Marshal.

B. The establishment shall operate as a restaurant, preparing and serving food at all times. At no time shall the establishment become or operate as a standalone bar.

C. The hours of operations shall be limited as follows:

Sundays – Thursdays: Interior – 11:00 A.M to 2:00 A.M.  
Exterior – 11:00 A.M. to 11:00 P.M.

Fridays – Saturdays: Interior - 11:00 A.M to 2:00 A.M.  
Exterior - 11:00 A.M. to 1:00 A.M.

D. The sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and Planning Department staff, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. This shall include the requirement that noise and vibrations from the interior sound system shall not be plainly audible or felt on the exterior of the property boundaries, and the sound system maximum levels shall be set during testing to comply with this requirement.

E. Entertainment and entertainment level music shall be limited to the indoor areas within the following days/times:

Daily: 11:00 A.M.-2:00 A.M.

F. Except as provided below, only ambient background music played at a volume that does not interfere with normal conversation may be permitted in the outdoor/open air areas, and only within the southern 50% of the property, and shall be limited to the following days/times:

Sundays-Thursdays: 11:00 A.M.-11:00 P.M.

Fridays-Saturdays: 11:00 A.M.-1:00 A.M.

a. In all outdoor areas, sound from the sound system shall not be plainly audible at a distance of 100 feet or more from the subject property.

b. The outdoor speaker system shall require the deployment of multiple small, closely spaced speakers at the ground level only, driven at low individual

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- volumes. Subwoofers shall be prohibited anywhere on the exterior of the premises. The system design shall physically distribute sound uniformly within the listening area.
- c. Except for life safety purposes, no outdoor speakers shall be placed anywhere on the northern 50% of the property. Speakers may only be placed in the southern 50% of the property where outdoor seating is shown on the plans, subject to the review and approval of staff.
  - d. All outdoor speakers shall be oriented in such a way as to minimize sound propagation towards abutting properties.
  - e. Only the outdoor speakers approved pursuant to this Conditional Use Permit shall be used.
  - f. Televisions shall not be located anywhere in the exterior areas of the property.
- G. Queuing shall be prohibited in the right of way at all times.
- H. Delivery trucks shall not be allowed to idle in the loading zone area.
- I. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- J. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- K. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
- L. Garbage dumpster covers shall be closed at all times except when in active use.
- M. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
- N. Any valet operation shall require the review and approval of the Planning Board, as a modification to this Conditional Use Permit.
8. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and

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- concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
9. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
  10. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
  11. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in Section 2.5.2.5 of the Land Development Regulations (LDRs) of the City of Miami Beach, Florida, entitled "Compliance with conditions; revocation or modification".
  12. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.
  13. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
  14. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
  15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 1.3.7 of the Land Development Regulations (LDR's), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
  16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated 7/1/2025 | 1:43 PM EDT

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DocuSigned by:

*Michael A. Belush*

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BY:

Michael Belush, AICP  
Planning & Design Officer  
For Chairman

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of July, 2025, by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

*Miriam Herrera*

Notary:

Print Name Miriam Herrera  
Notary Public, State of Florida  
My Commission Expires: 12-16-27  
Commission Number: HH 470768

DocuSigned by:

*Nick Kalleg*

Approved As To Form:  
Legal Department:

( 6/27/2025 | 6:42 PM EDT )

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Filed with the Clerk of the  
Planning Board:

DocuSigned by:

*Jessica Frking*

( 7/1/2025 | 3:54 PM EDT )

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