

NEW APPLICATIONS 3

# MIAMIBEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: October 16, 2025  
TITLE: PB25-0773. 1784 WEST AVE

**PROPERTY**

1784 West Ave

**FILE NO.**

PB25-0773

**APPLICANT**

1916 Bay Road Operations, LLC.

**IN RE:**

An application has been filed requesting Conditional Use approval for a restaurant with more than 100 seats and an occupancy content in excess of 125, pursuant to Sections 2.5.2, and 7.2.23 of the Miami Beach Resiliency Code [**Continued from the September 9, 2025, meeting**]

**PRIOR ORDER NUMBER:**

**Applicable Area**

Middle Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No

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