

MODIFICATIONS OF PREVIOUSLY APPROVED PROJECTS 4

# MIAMI BEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: November 4, 2025  
TITLE: PB25-0779 A.K.A. PB17-0108 A.K.A. PB 2032, 1545 COLLINS AVENUE.

#### **PROPERTY**

1545 Collins Avenue.

#### **FILE NO.**

PB25-0779

#### **APPLICANT**

RP Hotels Holdings, LLC

#### **IN RE:**

An application has been filed requesting modifications to a previously issued conditional use permit, to operate an aggregate of uses, as a Neighborhood Impact Establishment (NIE). Specifically, the applicant is requesting approval for the reconfiguration of the previously approved venues, the introduction of ambient level outdoor entertainment and a second floor rooftop alcoholic beverage establishment within 200 feet of a property containing a residential unit, pursuant to Chapter 1, Article II; Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code. **[Applicant requested to be continued to the December 9<sup>th</sup> meeting]**

#### **PRIOR ORDER NUMBER:**

#### **Applicable Area**

South Beach

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

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

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Yes

No