

NEW APPLICATIONS 2

MIAMI BEACH

Land Use Boards

Design Review Board

TO: Design Review Board
FROM: Thomas Mooney, Director
DATE: January 8, 2026
TITLE: DRB25-1146, 1 OCEAN DRIVE.

PROPERTY

1 Ocean Drive

FILE NO.

DRB25-1146

APPLICANT

Boucher Brothers Pier Park, LLC

IN RE:

An application has been filed requesting Design Review Approval for the construction of new two-story building including restaurants, café, children's center, health and wellness center, retail areas, swimming pool and beach club concession facility and adjacent public restrooms and requesting variances to exceed the minimum and maximum pedestal setback for the required front and side facing the street backs, including one or more waivers, to replace the existing restaurant and concession facility.

PRIOR ORDER NUMBER:

Applicable Area

South 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