

NEW APPLICATIONS 6

MIAMI BEACH

Land Use Boards

Planning Board

TO: Planning Board
FROM: Thomas Mooney, Director
DATE: February 3, 2026
TITLE: PB25-0789, 323 23RD STREET.

PROPERTY

323 23rd Street.

FILE NO.

PB25-0789

APPLICANT

323 Sobe LLC – Michael Freundlich

IN RE:

An application has been filed requesting a Conditional Use Permit for a Neighborhood Impact Establishment, including indoor entertainment with an occupant content exceeding 199 persons, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code. **Requires renote.**

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

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