

# MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

Tel: (305) 673-7550

February 5, 2026

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Mynt Soluna LLC  
C/O Daniel F. Benavides.  
1250 South Miami Avenue, Suite 3501  
Miami, FL 33130

Re: **PB24-0684 – 1921 Collins Avenue**

Dear Sir/Madam:

An application for modifications to a previously approved Conditional Use Permit for a Neighborhood Impact Establishment, was approved by the Planning Board on July 30, 2024. It has come to the Planning Department's attention that violations have been issued by the Code Compliance Department. The following violations were issued to the operator on January 24, 2026:

1. Case No. **CC2026-21864** 1/24/2026

Ref: Blocking the right-of-way with a crowd.

Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

1st offense

2. Case No. **ZV2026-06266** 1/24/2026

Ref: Failing to operate in accordance with conditional use permit.

Resiliency Code Sections 2.5.2.5(a) & 1.3.8 Failure to operate your business in accordance with your conditional use permit.

1st offense

The following conditions of approval contained in the Modified CUP dated July 30, 2024 are applicable to the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the 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 City Code Sec. 118-194 (c).
4. All special events promotions, if any, shall be the strict responsibility of the operator, Mynt Lounge. Any deviation from this condition shall be deemed a modification of the final order and requires Planning Board approval. The volume of music shall be controlled by management only; DJs shall be prohibited from manipulating volume controls. Non-compliance with this condition shall be deemed a violation of the Permit and subject to the remedies as described in Sec. 118-194 of the City Code.

12. Stanchions shall be required along the entrances for the queuing of patrons. In the event that there is queuing of people on the sidewalk impeding the free-flow of pedestrians on the sidewalk, the operator shall be required to have staff take action to remove such crowds from the sidewalk.
  
18. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of this 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 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant 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


In accordance with Condition No. 1 of the MCUP, **you are requested to appear at the March 10, 2026 Planning Board hearing** for a verbal progress report.

Please be advised that at the time of the progress report, in accordance with the provisions of Section 2.5.2.5 of the Land Development Regulations of the City Code (LDR's), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings.

Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues noted herein, and initiate modification/revocation proceedings, this matter may be placed on the May 5, 2026 agenda of the Board as a modification/revocation hearing. If a future public hearing is set, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may consider revoking the approval, modifying the conditions thereof, or imposing additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Deborah Tackett at (786) 394-4257 or via email at [DeborahTackett@miamibeachfl.gov](mailto:DeborahTackett@miamibeachfl.gov).

Sincerely,



Deborah Tackett  
Historic Preservation & Architecture Officer