

MODIFICATIONS OF PREVIOUSLY APPROVED PROJECTS 3

MIAMI BEACH

Land Use Boards

Planning Board

TO: Planning Board
FROM: Thomas Mooney, Director
DATE: March 10, 2026
TITLE: PB25-0810 A.K.A. PB23-0625, 1500 COLLINS AVENUE AND 1509 & 1515 WASHINGTON AVENUE

PROPERTY

1500 Collins Avenue and 1509 & 1515 Washington Avenue

FILE NO.

PB25-0810

APPLICANT

1515 Washington Acquisition, LLC

IN RE:

An application has been filed requesting modifications to a previously issued conditional use permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, including a new rooftop addition onto 1500 Collins Avenue, and a Neighborhood Impact Establishment (NIE) that includes an alcoholic beverage establishment or restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, and a Neighborhood Impact Establishment (NIE) with an occupancy of more than 300 persons. Specifically, the applicant is requesting approval for the reconfiguration of the previously approved venues, 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.

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