

Planning Board
File No. 25-0811

1685 Collins Avenue

Presentation by Law Offices of Kent Harrison Robbins, P.A.
on behalf of the Ritz-Carlton South Beach.

April 7, 2026





Ritz-Carlton



DELANO
HOTEL



4th Floor MIMI
Outdoor Dining
and Pool venue



MIAMI BEACH CODE

Miami Beach Code, §7.5.5.4
ENTERTAINMENT ESTABLISHMENTS

(a.)(3.) RM-3 Districts:

A. Outdoor and open-air entertainment, ... shall require conditional use approval,**outdoor and open-air entertainment shall only be permitted as part of a restaurant supper club.**

Miami Beach Code, §1.2.2.4 Commercial Definitions

Restaurant Supper Club means a commercial establishment where food and drinks may be purchased by the public and whose principal business is the preparation, serving, and selling of food to the customer for consumption on the premises.

Miami Beach Code, §2.5.2.2 Conditional Use Standard

A conditional use may be approved if planning board finds that it meets the following general and supplemental standards for approval:

a. General standards. The following general standards shall be met by all conditional uses.

7. The concentration of similar types of uses shall not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

Miami Beach Code, §7.5.5.4
Special Guidelines for Entertainment Establishments

(b.) In reviewing an application for outdoor entertainment establishment...shall apply the following supplemental review guideline criteria [in addition to standard review guidelines] :

C. An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.

G. A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.

H. Proximity of proposed establishment to residential uses.

CONDITIONAL USE PERMIT MATRIX

GIGI SUPPER CLUB

Live Entertainment

Total Outdoor Seats: 368

Total Outdoor Occupancy: 500

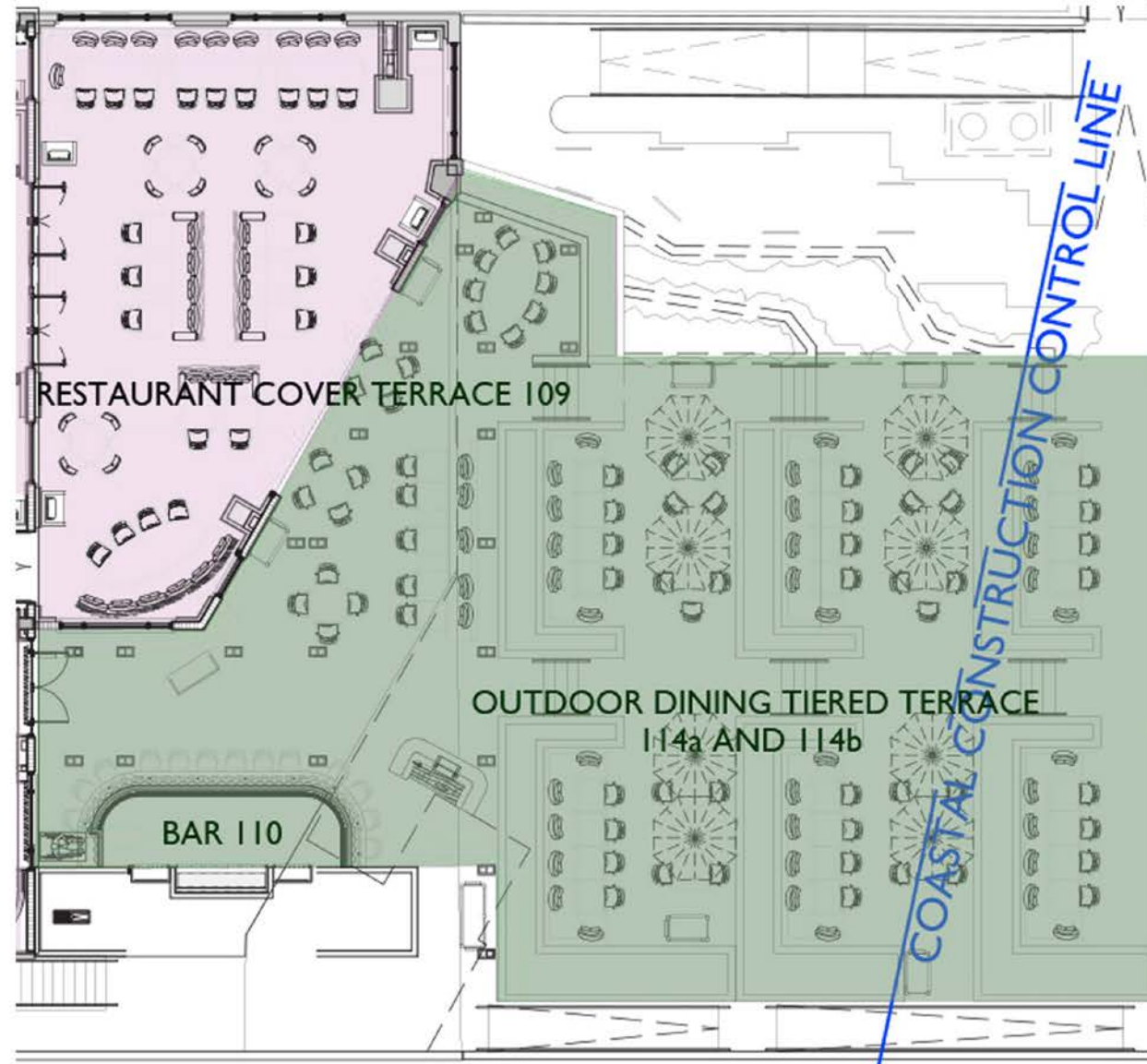
GIGI OUTDOOR DINING AND TIERED TERRACE

Live Entertainment

Total Outdoor Seats: 126

Total Outdoor Occupancy: 134

Venue	Location	Concept	Occupancy	Seating	Hours of Operation for Entertainment	Music and Entertainment
GIGI Outdoor Dining and Tiered Terrace	Ground Floor	Gigi Rigolatto is located on the ground floor of the hotel and serves as the primary all-day dining venue.	134	126	<u>Standard:</u> Sunday–Thursday, 7:00 AM – 11:00 PM; Friday and Saturday, 7:00 AM – 12:00 AM <u>Potential extended hours:</u> 12:00 AM – 2:00AM (Outdoor bar counter to close at 12:00am)	Live entertainment such as acoustic performances, Mediterranean jazz and curated DJ programming, but only ambient music after 12:00 AM.



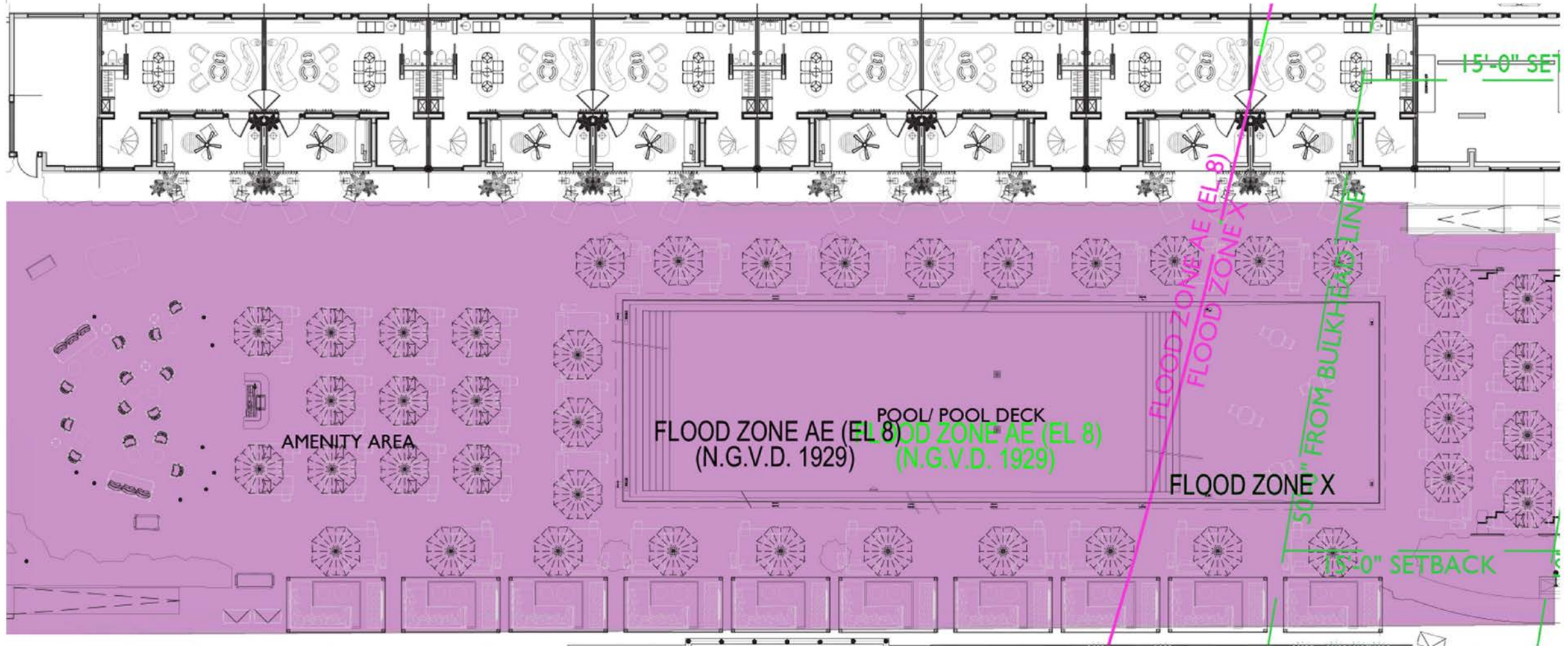
GIGI POOL SERVICE

Live Entertainment

Total Outdoor Seats: 187

Total Outdoor Occupancy: 258

Venue	Location	Concept	Occupancy	Seating	Hours of Operation for Entertainment	Music and Entertainment
GIGI	Ground Floor	Gigi also oversees food and beverage service to the hotel's pool.	258	187	10:00 AM – Sunset	Background music, live entertainment, acoustic or recorded, and curated DJ programming.



GIGI BELLINI

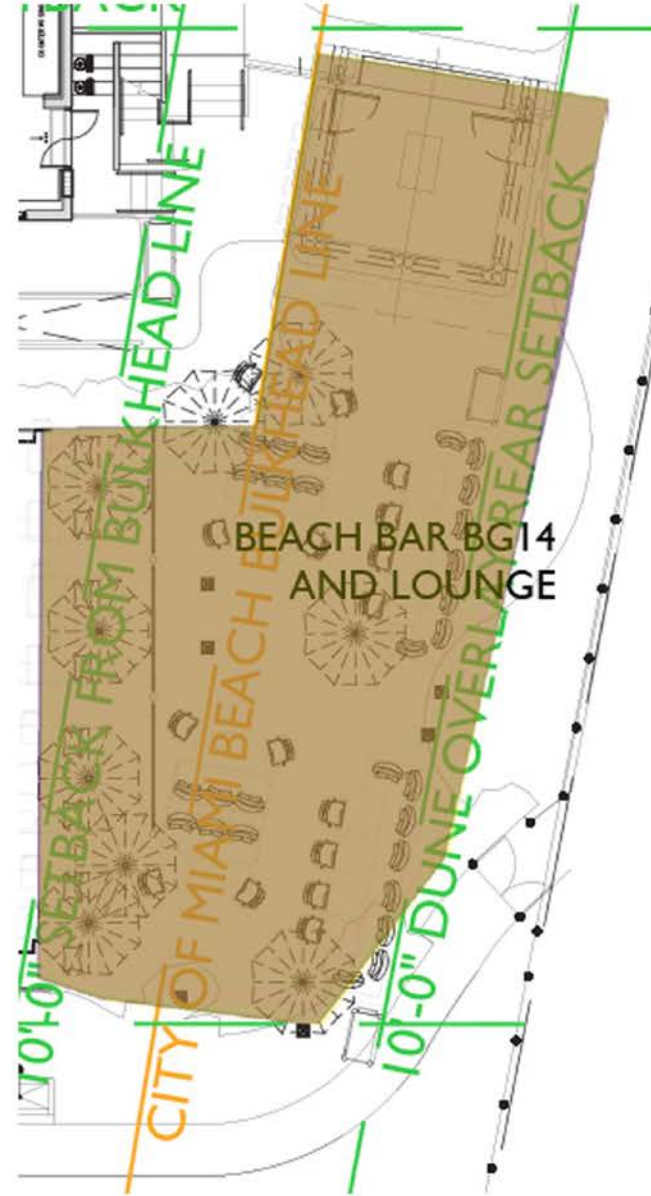
(Encroaches on Dune Overlay)

Live Entertainment

Total Outdoor Seats: 55

Total Outdoor Occupancy: 108

Venue	Location	Concept	Occupancy	Seating	Hours of Operation for Entertainment	Music and Entertainment
GIGI Gigi Bellini	Ground Floor	A dedicated Bellini Bar offering Bellinis, spritzes and Italian fare.	108	55	Standard: 7:00 AM – 12:00 AM Potential extended hours: 12:00 AM – 2:00AM (Outdoor bar counter to close at 12:00am)	Background music, live entertainment, acoustic or recorded, and curated DJ programming, but only ambient music after 12:00AM.



ENCROACHES ON DUNE OVERLAY

4th FLOOR MIMI SUPPER CLUB

Live Entertainment

Total Outdoor Seats: 104

Total Outdoor Occupancy: 113

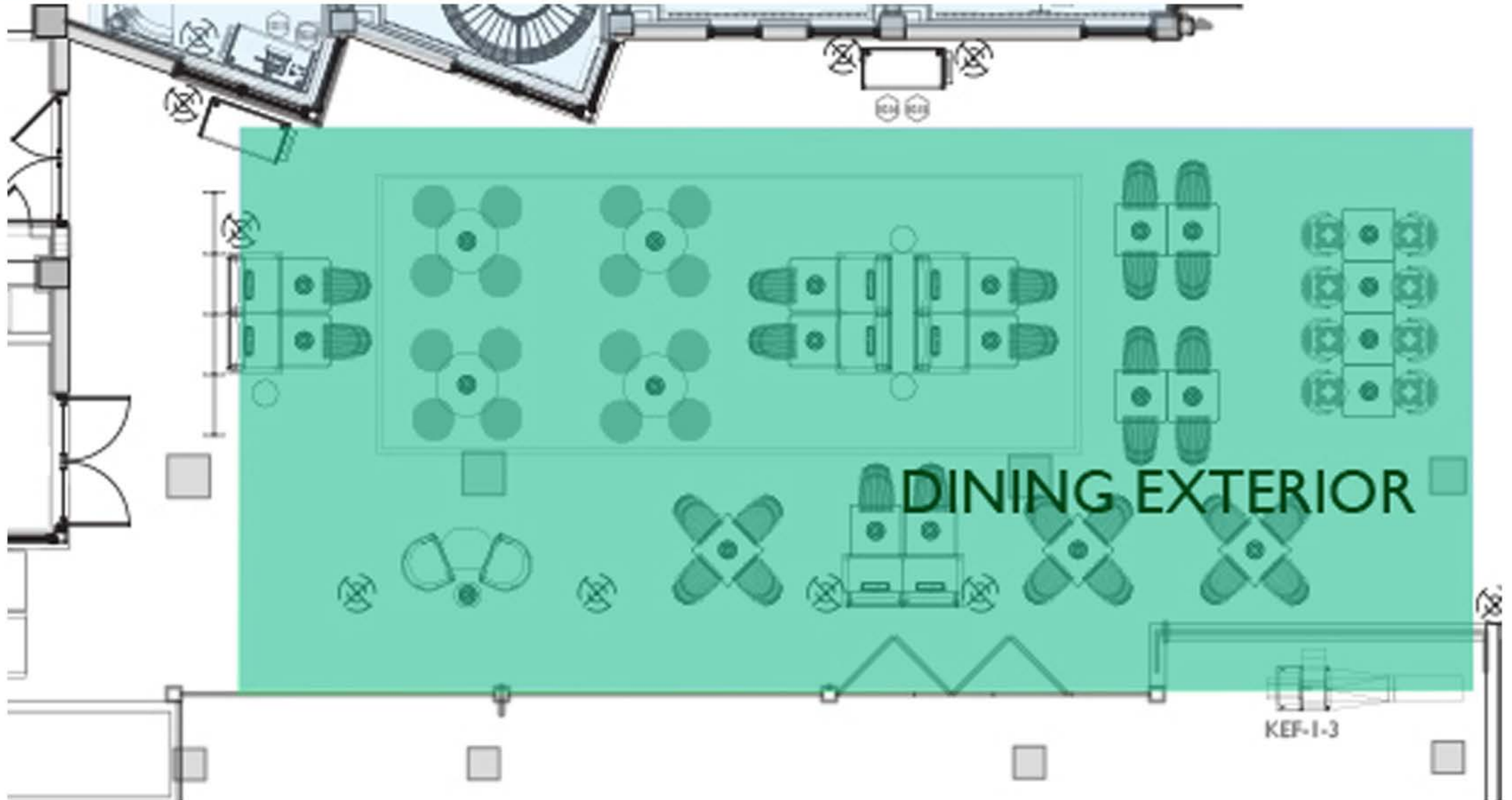
4th FLOOR
MIMI OUTDOOR DINING

Live Entertainment

Total Outdoor Seats: 62

Total Outdoor Occupancy: 81

Venue	Location	Concept	Occupancy	Seating	Hours of Operation for Entertainment	Music and Entertainment
MIMI Outdoor Dining	Fourth Floor	Mimi Kakushi is located on the fourth floor of the hotel and offers a refined dining experience inspired by early 20th-century Osaka.	81	62	Standard: Sunday–Thursday, 11:00 AM – 11:00 PM; Friday and Saturday, 11:00 AM – 12:00 AM Potential extended hours: 12:00 AM – 2:00AM	Live entertainment such as jazz ensembles, playlists, and curated DJ programming, but only ambient music after 12:00 AM.



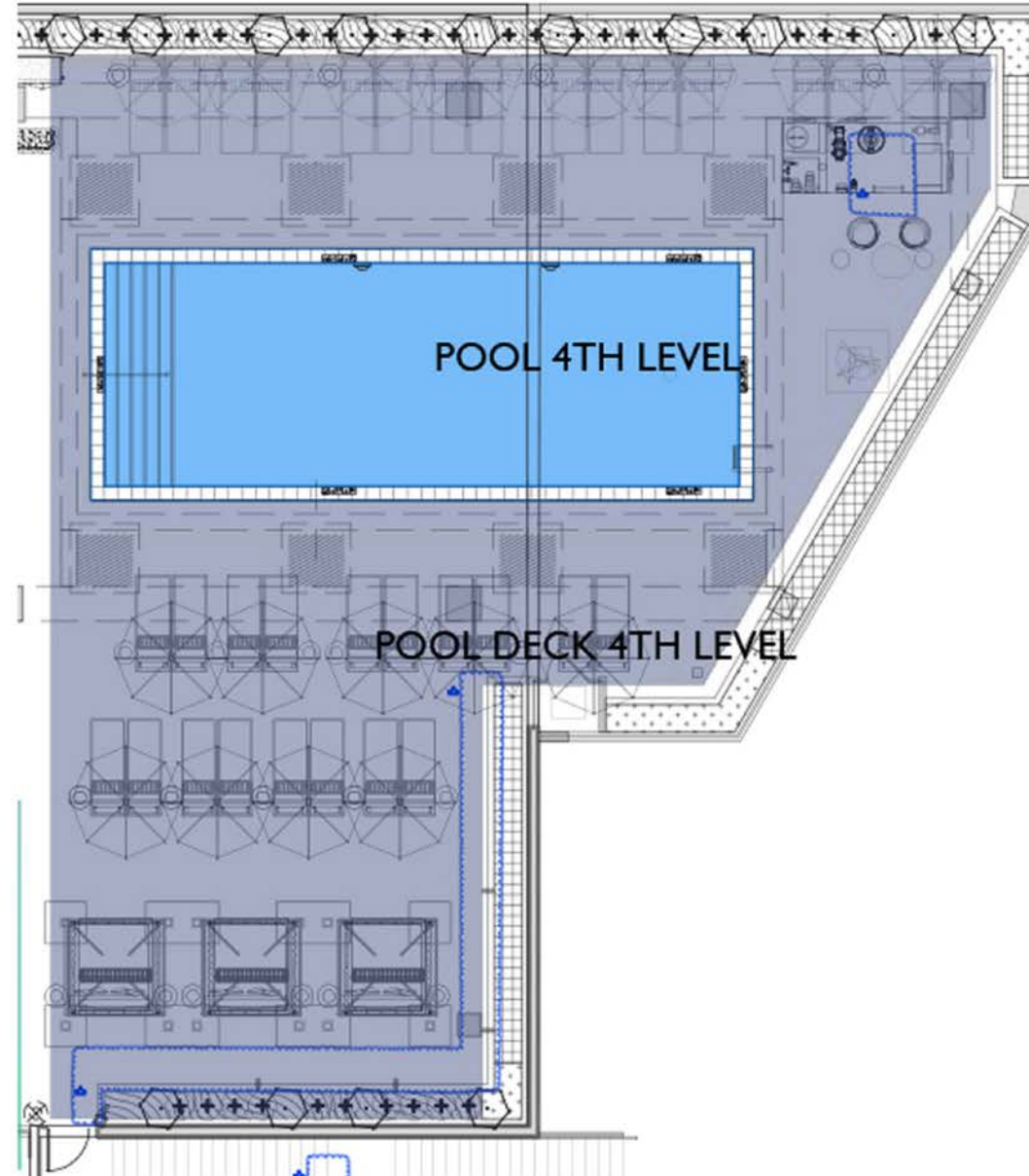
**4th FLOOR
MIMI POOL SERVICE**

Live Entertainment

Total Outdoor Seats: 42

Total Outdoor Occupancy: 71

Venue	Location	Concept	Occupancy	Seating	Hours of Operation for Entertainment	Music and Entertainment
MIMI Pool Service	Fourth Floor	Mimi also oversees food and beverage service to the hotel's fourth floor pool.	71	42	10:00 AM – Sunset	Live entertainment such as jazz ensembles, playlists, and curated DJ programming during operating hours



Six Outdoor Venues for Live Entertainment

Total Outdoor Seats: 472

Total Outdoor Occupancy: 613

**OUTDOOR ENTERTAINMENT
IN PAGE 3 OF DRAFT ORDER**

GIGI SUPPER CLUB

D. Gigi Rigolatto (signature restaurant):

- i. Total occupancy: approximately 273 persons
- ii. Total seats: 125
- iii. Hours of operation: Sunday – Thursday: 7:00 a.m. to 11:00 p.m.; Friday & Saturday: 7:00 a.m. to 12:00 a.m. (midnight); extended hours until 2:00 a.m. per condition 4.J
- iv. Indoor and **outdoor entertainment: permitted until 12:00 a.m. (midnight)**

E. Gigi Rigolatto (outdoor dining terrace):

- i. Total occupancy: approximately 134 persons
- ii. Total seats: 126
- iii. Hours of operation: Sunday – Thursday: 7:00 a.m. to 11:00 p.m.; Friday & Saturday: 7:00 a.m. to 12:00 a.m. (midnight); extended hours until 2:00 a.m. per condition 4.J
- iv. **Outdoor entertainment: permitted until 12:00 a.m. (midnight)**

F. Gigi Rigolatto (pool deck):

- i. Total occupancy: approximately 258 persons
- ii. Total seats: 187
- iii. Hours of operation: 10:00 a.m. to sunset
- iv. **Outdoor entertainment: permitted until 12:00 a.m. (midnight)**

G. Gigi Rigolatto (outdoor bar – Gigi Bellini):

- i. Total occupancy: approximately 108 persons
- ii. Total seats: 55
- iii. Hours of operation: 7:00 a.m. to 12:00 a.m. (midnight); extended hours until 2:00 a.m. per condition 4.J
- iv. **Outdoor entertainment: permitted until 12:00 a.m. (midnight)**

4TH FLOOR MIMI SUPPER CLUB

H. Mimi Kakushi (indoor and outdoor):

- i. Total occupancy: approximately 187 persons
- ii. Total seats: 162
- iii. Hours of operation: Sunday – Thursday: 7:00 a.m. to 11:00 p.m.; Friday & Saturday: 7:00 a.m. to 12:00 a.m. (midnight); extended hours until 2:00 a.m. – per condition 4.J
- iv. Indoor and **outdoor entertainment: permitted until 12:00 a.m. (midnight)**

I. Mimi Kakushi (pool deck):

- i. Total occupancy: approximately 71 persons
- ii. Total seats: 42
- iii. Hours of operation: 10:00 a.m. to sunset
- iv. **Outdoor entertainment: permitted until 12:00 a.m. (midnight)**