

Applicant's Responses To Planning Department Staff Comments for PZ20-0345

Applicant's narrative responses stated below in **BOLD CAPS**.

1. Planning Staff First Submittal Review Comments:

1. Application: include PB file number. **ADDED.**
2. Sound: Subject to further review and analysis from the peer reviewer for the sound study, staff will complete the sound analysis. Staff may have concerns with the potential impact on the residential units above. **REVISED/UPDATED SOUND STUDY WHICH ADDRESSES ALL PEER REVIEW COMMENTS AND POTENTIAL IMPACT CONCERNS WILL BE PROVIDED.**
3. As per section 142-546 of the City Code, "Commercial establishments fronting on Ocean Drive, except retail establishments, may only place or install outdoor speakers within 20 feet of the property boundary facing Ocean Drive or a side street, if such speakers are played at ambient levels". Staff will not support any entertainment at the front covered terrace such as dancers, musicians, DJ's, or other performers, as this will impede the flow of pedestrians on the limited sidewalk. Please clarify this on the LOI under description of use that no entertainment is proposed, and music is limited to ambient background music for all speakers located within 20 feet of the property line when located on the exterior of the premises. **20' BOUNDARY AREA NOTED ON THE PLANS. ADDED CLARIFICATION TO THE LOI THAT NO ENTERTAINMENT IS PROPOSED, AND MUSIC IS LIMITED TO AMBIENT BACKGROUND MUSIC FOR ALL SPEAKERS LOCATED WITHIN 20 FEET OF THE PROPERTY LINE WHEN LOCATED ON THE EXTERIOR OF THE PREMISES.**
4. Add a note to the sidewalk café area that states: "Sidewalk café area is not part of this application". **NOTE HAS BEEN ADDED TO PLAN.**
5. Site plan/ground floor plan: provide occupancy load of all areas, indoor areas, covered terrace and total. Do not include sidewalk café area. **OCCUPANCY LOAD OF ALL AREAS NOTED ON PLAN, INCLUDING FOR FOR INTERIOR AND PATIO DINING AREAS. SQUARE FOOTAGE REVISED TO CORRECT PATIO SQUARE FOOTAGE. CHANGE HAS ALSO BEEN NOTED ON TITLE SHEET SQUARE FOOTAGE SUMMARY. OCCUPANCY LOAD FOR SIDEWALK CAFÉ AREA HAS BEEN REMOVED FROM THE PLANS.**
6. Site plan/ground floor plan: provide total number of seats, interior seats and the ones located on the covered terrace; label and number each seat individually. **PLANS HAVE BEEN REVISED SO THAT EACH SEAT IS NUMBERED INDIVIDUALLY ON EXTERIOR AND INTERIOR DINING AREAS.**

7. Site plan/ground floor plan: show the location of the enclosed trash rooms. **THE LOCATION FO THE ENCLOSED TRASH ROOMS IS NOTED ON THE PLAN AT REAR OF BUILDING.**

8. Site plan: provide the location of the loading zone on 12 street, if necessary provide this on a separate plan at smaller scale. **PLANS HAVE BEEN REVISED TO INCLUDE THE LOCATION OF THE LOADING ZONE ON 12TH STREET.**

9. Plan: provide a proposed location and type of speakers on the covered terrace. **PLANS HAVE BEEN REVISED TO REFLECT THE PROPOSED LOCATION AND TYPE OF SPEAKERS TO BE INSTALLED ON THE COVERED TERRACE.**

10. Zoning Data: Please use City of Miami beach Zoning Data Check list item 11c. **ADDED TO THE PLAN SET.**

11. Plans must be set up on 11"X 17" format not 42"X30"" (Check list item 12), and make sure all text, dimensions are legible. **FORMAT CHANGED TO 11" X 17" AND CONFIRMED LEGIBLE.**

12. Electronic files should not exceed 15 MB. **NOTED.**

13. Please provide a narrative response to these comments. **COMPLETED.**

2. Planning Admin Review - FINAL SUBMITTAL: PB20-0345

1. Applicant affidavit must be signed and notarized. **COMPLETED.**

2. City Attorney's Office must approve the disclosure of interest. **APPLICANT DISCLOSED THE FORM OF DISCLOSURE OF INTEREST TO THE CITY ATTORNEY ON 2-24-20. CITY ATTORNEY KALLERGIS ACKNOWLEDGED ON 2-26-20.**

All other administrative review comments regarding final submittal requirements have been noted and complied with.