

**Plan Address:** 6985 Abbott Avenue, Miami Beach, FL 33141  
**Applicant:** Aria Mehrabi  
**Company:** North Beach Town Center Development, LLC  
**Company Address:** 20533 Biscayne Blvd, #372, Miami, FL 333180

**Architect:** CUBE 3, LLC  
**Architect Address:** 111 SW 3<sup>rd</sup> St., Floor 4, Miami, FL 33130

**Date:** 20 November 2020

### **Plan Corrections Report – Response**

**Reviewer:** Alejandro Garavito  
**Email:** agaravito@miamibeachfl.gov  
**Comments:** Comments based on the First Submittal that was submitted to the PB on November 10, 2020.  
**SUBJECT:** PB 20-0410 (Modification to Previously Submitted CUP PB 19-0303)

### **6988 Abbott Ave – West Lot – PB 20-0410**

1. Application: provide correct file number: PB20-0410
  - a. **RESPONSE:** APPLICATION HAS BEEN CORRECTED
2. Application: include also that this is a modification to the previously approved CUP (PB19-0303)
  - a. **RESPONSE:** APPLICATION HAS BEEN CORRECTED
3. Provide the letter of intent describing your request.
  - a. **RESPONSE:** LETTER OF INTENT HAS BEEN PROVIDED
4. Provide the previously approved operational plan
  - a. **RESPONSE:** PREVIOUSLY APPROVED OPERATION PLAN HAS BEEN PROVIDED
5. Provide the previously approved site plan and ground floorplan, label them as reference only.
  - A. **RESPONSE:** PREVIOUSLY APPROVED SITE PLAN AND GROUND FLOOR PLAN WAS PROVIDED AND LABELED AS FOR REFERENCE ONLY.
6. Operational Plan: Further details on the size of daily vendors deliveries are required.
  - A. **RESPONSE:** DAILY VENDOR DELIVERIES WILL BE SCHEDULED THROUGHOUT THE DAY WITH DIFFERENT TIME SLOTS SO THEY DO NOT CONFLICT AND THERE WILL BE NO ADDITIONAL TRAFFIC ON THE STREET.
7. Operational Plan: Provide further details on how they will manage the operation, so they don't have multiple deliveries at the same time on the loading zone provided. It is not acceptable just stating that there will be no congestion.
  - a. **RESPONSE:** THEY WILL GIVE VENDORS TIME SLOTS FOR DELIVERY SO THAT THEY ARE NOT IN CONFLICT. THEY WILL HAVE A WINDOW TO DELIVER.
8. Note that no trucks will be allowed to wait on the streets, provide details on how this is going to be addressed to ensure that this will not happen.
  - A. **RESPONSE:** THERE IS NO INTENT FOR TRUCKS TO WAIT ON STREET. SEE ABOVE.
9. After review this with Transportation Department, we will provide recommendations as part of our staff report.
  - a. **RESPONSE:** WE WILL CONTACT TRANSPORT DEPT.
10. Provide a narrative response to each of these comments.
  - a. **RESPONSE:** THIS NARRATIVE WAS CREATED TO ADDRESS THE COMMENTS ABOVE.