

Narrative for Planning Board File No. PB21-0452 f/k/a Planning Board File No. 1903

- (1) Neighborhood Impact Establishment fee will be added.

Response: This fee will be paid by the September 09, 2021 deadline.

- (2) Critical Issue: Required Parking. The previously approved CUP is for a main use parking garage with an accessory use restaurant. The previous approval has 52 spaces designated for the restaurant required parking. These spaces have not been available for a while. Please explain the parking requirements on the LOI, Operational Plan (Parking Plan). When is the parking garage going to be operational and the restaurant's parking spaces available? This application cannot move forward until the required parking is satisfied (a parking fee in lieu may be required).

Response: Both the Applicant's restaurant space and the parking garage each have valid Certificate(s) of Occupancy for their use, and therefore meet the requirements under the zoning code.

The restaurant space is fully licensed and permitted as a 200 seat restaurant and has been CO'ed as a restaurant space since 2014 under the existing Conditional Use Permit for the property. Enclosed please find a copy of the CO for the restaurant space that was issued in 2014.

As the Applicant is a Tenant of the restaurant space, they have no control over the CO'ed parking garage. Enclosed please also find a copy of the CO for the parking garage, which has been issued since 2012. Given the location of the restaurant, the Applicant anticipates that many of its patrons will either walk instead of driving or take an Uber or Lyft to the restaurant space. Even considering the minimal need for the use of parking for the Applicant's patrons, the Applicant provides parking to its patrons in the form of valet, which has proved to be sufficient to accommodate the operations.

- (3) LOI: Criteria No. 5 Adequate off street parking – revise response.

Response: Please see revised LOI and please see response herein above in Comment No. 2.

- (4) Plans: Should be setup to 11x17 as required on the checklist, please print, and review the line weights, text size, scales. Note that we are requesting printed sets for final submittal and they should be legible. The text right now is too small when printed on 11x17.

Response: Please see final submission packages.

- (5) Plans: A-5, A-6, A-7: Seat count: Label each seat individually. Provide subtotals per levels and a separate chart with subtotals and total number of seats an occupancy load. This chart shall coordinate with the zoning data on A-1. Note that the seat count/occupancy load cannot exceed what was previously approved, otherwise a traffic study will be required.

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Response: Please see separate chart on Page A-1 of the architectural plans and please see updates on Pages A-5, A-6, and A-7.

- (6) Plans: The proposed entertainment (DJ and Live Entertainment) shall be reflected on the plans, provide proposed plans, and note the location of the DJ and entertainment proposed.

Response: Please see page A-6 of the architectural plans.

- (7) Ground floor plan: Highlight where the trash room is and loading area for deliveries.

Response: Please see page A-4 of the architectural plans.

- (8) Operational Plan: Hours of operations, clarify which days the restaurant is open and the days that the entertainment is going to be proposed.

Response: The proposed hours of operation for both the restaurant service and entertainment are from 5:00 p.m. to 5:00 a.m. Monday through Saturday and Sundays from 11:00 a.m. to 5:00 a.m.

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370
Office: (305) 673-7610

B1302613 BCO14120 CO

Certificate of Occupancy

Certificate Number: BCO14120

Status: APPROVED

Issued By: BUILD00B

Site Address: 1826 COLLINS AV MBCH
Parcel #: 32340190050

Applied: 02/06/2014
Issued: 02/06/2014
Extended:
To Expire:

Tenant: CHI SEAFOOD,
1826 COLLINS AV
MIAMI BEACH FL

Property Owner: IC LLC
SEA AIR TOWERS
3725 S OCEAN DR 33019

Class Code: A2

Issued For: CO/New restaurant in existing space

Temporary Expiration Date:


Current Use: Restaurant
Previous Use:

OCCUPANCY INFORMATION

Building Permit #: B1302613	Zoning Use District: CD-2
Occupancy Group: A2	Construction Type:
Maximum Occupant Content	Minimum Number of Exits:
Zoning Ordinance Number: 89-2665	SS # or Taxpayer ID#:

This is to certify that the above tenant, whose address is noted above, has filed for premission to use the property located at the address noted above, and said proposed use or uses being in conformity with the provisions of the zoning ordinance 89-2665 and the Building Code of the City of Miami Beach, a Certificate of Occupancy is hereby granted to use said building for the purpose described below, subject to any special condition(s) detailed in this document.

NOTE: Any unauthorized additions, alterations or change in use of this property will void this Certificate of Occupancy.



02/06/14

Building Official Signature and Date
RICHARD MCCONACHIE

This Certificate of Occupancy is valid only if there is an APPROVED Status and a Building Official Signature.

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370
Office: (305) 673-7610

B1000116 BCO12161 CO

Certificate of Occupancy

Certificate Number: BCO12161

Status: APPROVED
BUILRAMH

Issued By:

Site Address: **1826 COLLINS AV MBCH**
Parcel #: 32340190050

Applied: 04/26/2012
Issued: 05/03/2012
Extended:
To Expire:

Tenant: IC LLC
1826 COLLINS AVE
MIAMI BEACH, FL 33139

Property Owner: IC LLC
SEA AIR TOWERS
3725 S OCEAN DR 33019

Class Code: SP

Issued For: CO for new 4 story Robotic parking garage with

Temporary Expiration Date:

Current Use: Storage/ Parking Garage/Mercantile
Previous Use: New

OCCUPANCY INFORMATION

Building Permit #: B1000116	Zoning Use District: CD-2
Occupancy Group: SP/M	Construction Type:
Maximum Occupant Content	Minimum Number of Exits:
Zoning Ordinance Number: 89-2665	SS # or Taxpayer ID#:

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CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 CONVENTION CENTER DR
2ND FLOOR - CITY HALL
MIAMI BEACH, FLORIDA 33139
(305) 673-7610

COMPLETE DESCRIPTION

DATE: 05-03-2012

PERMIT NUMBER: **BCO12161**

STATUS: APPROVED

JOBSITE ADDRESS: **1826 COLLINS AV MBCH**
CONTRACTOR: STELLAR CONSTRUCTION MANAGEMENT LLC.
OWNER: IC LLC

DESCRIPTION

CO for new 4 story Robotic parking garage with 5,055 SF retail space shell from the 2nd floor to 4th floor.

Note: each tenant will obtain a separate CO for interior bld out