



RESPONSE TO COMMENTS FROM CITY OF MIAMI BEACH, FL

Project Address : 1671 Collins Avenue, Florida 33139 - Sagamore Hotel
Application # : PB21-0457 - 1671 Collins Avenue - CUP

PLANNING & ZONING DEPARTMENT REVIEW:

1. LOI: Address Conditional Use review guidelines in the Letter of Intent (LOI), per section 118-192 of the LDRs.

Response: See attached

2. LOI: Address Outdoor Entertainment and Neighborhood Impact Establishment Review Guidelines in the LOI, per section 142-1362 of the LDRs.

Response: See attached

3. Plans and Operating Plan: Please provide a single table with a complete breakdown of the occupant content and seats by area for all areas covered by the CUP. Include the total occupant content and number of seats on the table. There are inconsistencies between documents. The Operations Plan indicates that there is a capacity of 600 people; while page A-1 indicates that restaurant, bar, & lounge venues have an occupant load of 371 persons and 231 seats; and page A-5 indicates that the pool area has an occupant load of 582 persons and 136 seats. Coordinate with zoning data on page A-1 Ensure that there is consistency between plans and provided documents.

Response: Refer to sheet A-2 with the revised seat count and occupancy load. Refer to sheets A-7 and A-8 with corrected seat counts

4. Plans: seat count - label each seat individually provide subtotals and a separate chart with subtotals and total number of seats and occupancy load. this chart shall coordinate with the zoning data on A-1.

Response: Refer to sheet A-7 and A-8 indicating seat count per area and total occupancy load

5. Plans: provide an outdoor speaker plan.

Response: Refer to sheet A-7 indicating location of speakers in patio-pool deck

6. Plans: ground floor plan - highlight where the trash room and loading areas for deliveries are located.

Response: Refer to sheet A-1 indicating location of existing areas for trash and loading - delivery

7. Plans: should be setup to 11X17 as required on the check list, 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.

Response: Notes. Text in plans has been enlarged for easy reading

8. Please provide a narrative response to these comments.

These comments have been provided as a preliminary review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project.

Please provide the above information for Final submittal by August 30, 2021 before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

Response: Noted

Prepared by:

Victor H Rodriguez, R.A.
R+N Architecture
420 E Palmetto Park Road
Boca Raton, FL 33432