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## Response Narrative

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PROJECT: 1801 Collins Avenue, Miami Beach, FL.

DATE: April 25, 2022 – Final Submittal

RE: PB22-0495 – Modified CUP for Shelborne Hotel

PB Plan Review

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Plannign Deaprtment Review:

- 1) At the preapplication meeting, it was not discussed that there were new areas proposing entertainment and it was stated that the sound system was remaining.**

**Per LOI, the lobby bar is proposing entertainment, for this reason, a revised sound study shall be submitted to ensure that the new sound system and existing will be set up properly to contain any potential noise coming out from this area that is close to the hotel entrance. There is a residential building across from the street and staff will not support the introduction of entertainment and change of hours unless a sound study is submitted. A revised sound stud shall be submitted. Without this, the application cannot move forward.**

**Response:** The sound sytem for all outdoor areas shall remain as previously approved. The only new area where entertainment is propsoed is the interior Lobby Lounge and Bar. A sound study has been submitted that models the potential impacts, or lack thereof, for the proposed entertainment in the lobby bar.

- 2) LOI: although this was not requested on the checklist, please respond to the review criteria for NIE and outdoor entertainment establishment (item 46b), the LOI should provide background information on this approval.**

**Response:** Noted. See revised LOI.

- 3) LOI: please clarify what will happen with the existing Ballroom. Per plans, this area is becoming restaurant expansion.**

**Response:** Existing Ballroom space to become:

- Gym
- Lounge
- Restrooms
- Partial Indoor Restaurant Expansion

- 4) LOI: provide the proposed occupant load for the nightclub, pool deck, and mezzanine, staff or the board may place limits that could be under what is proposed or determined by the fire marshal. staff will review and provide a recommendation on this.**

**Response:** See Exhibit B to the LOI for all proposed occupant loads. Noted.

- 5) Item 11C: provide the CMB zoning data sheet, remove images from this page. After this page, provide the occupancy load chart with the existing and proposed number of seats and occupancy load per venue with subtotals and totals.**

**Response:** See revised Paged 4-6 of the submitted plans.

- 6) Plans: provide a page number on each page.**

**Response:** Pages numbers provided.

- 7) LOI, Plans, occupancy chart: The occupant content of the Basement Nightclub is limited to 150 per CUP condition 11, not 161 as stated on these documents, please revise.**

**Response:** Noted.

- 8) Plans: when referring to the existing conditions plans provide, add, or change the names of the spaces as they are called on the CUP, (The Café, Vaspers, Outdoor café, Taqueria, Basement Nightclub pool deck, mezzanine terrace, lobby bar etc.). please clarify where are the spaces called on the fire department OC (The Rambler and The Continental).**

**Response:** Revised existing floor plans with names from current CUP provided. Proposed names provided on proposed floor plans consistent with LOI and Operations Plan. The Rambler and Continental are meeting rooms, not open to the public, in the mezzanine level. .

- 9) Existing and proposed plans: provide the seat layout, number them individually per venue provide subtotals.**

**Response:** Seat layouts and totals provided.

- 10) Proposed plans: please use the proposed names of the spaces as stated on the LOI.**

**Response:** Noted.

- 11) Plans, Documents, charts, LOI: as mentioned before, for consistency, please revise and use the existing space names per CUP and the proposed names per LOI, there are name changes on different documents that makes the review confusing.**

**Response:** Noted and revised.

- 12) Enlarged ground floor plans (A,B and C): Plans are not legible when printed, please remove the hatch patterns on all the venues, adjust line weights and text size..**

**Response:** Hatches have been removed and text size increased overall.

**13) Site plan: provide adjacent right of way widths**

**Response:** Refer to Page 2 for right of way widths.

**14) Checklist Items 11i , 11j: missing please provide.**

**Response:** Checklist items 11i and 11j provided.

Transportation – LUB Review

**Comments: Traffic Study - Following approval of the revised methodology on March 8, 2022, the revised traffic study was submitted on April 1, 2022. This does not provide sufficient time for review and comment resolution prior to the deadline. Staff recommends continuance until the revised Traffic Impact Study is reviewed and approved.**

**Response:** The Applicant delayed resubmission to the April 25, 2022 final submittal date (June 2022 PB Cycle). Accordingly, there has been adequate time for review and comment on the proposed traffic study. The Applicant's traffic consultant team remains available and responsive to comments. Notably, the proposed occupancy is less than the previously approved CUP, resulting in less weekday and weekend peak hour trips attributable to the venues at the Shelborne Hotel.