

Narrative Response to Staff Comments
PB22-0518 for Submittal on 07-25-2022

Comment	Response
Planning Department Review	
1 – Provide a Narrative response when addressing the following comments with page locations if applicable	Provided
2 – NIE Fee has been invoiced for this application, see CMB Appendix A	Fee has been paid.
3 - LOI: Respond to the NIE review criteria on this letter, provide an overall response and then refer to OP or other documents for more details if necessary.	LOI has been revised to respond to all NIE criteria.
4 - Clarify whether the application will be requesting variances/waivers from HPB. This should also be noted on the zoning data and plans.	Application is not requesting any variances or waivers from the HPB at this time.
5 - Plans and exhibits shall be set up on 11"x17" format, as we require printed sets for final submittal, print and revise all text size and drawing line weights, in overall, the text and drawings are not legible when the plans are printed on this format. Right now, the plans are set up to 11"x8.5" with large margins.	Plans have been revised to 11x17 format.
6 - A0.03 Zoning Data: increase text size, the ZD is incomplete and illegible, provide information per items 51 to 62 from our CMB ZD sheet.	Zoning Data table has been revised.
7 - Provide a chart showing all the venues with occupant content and a breakdown for calculation. Subtotal and total.	Provided on Sheet __ and LOI and Operations Plan.
8 - Provide a chart with number of seats per venues or areas subtotals and totals.	Provided on Sheet __ and LOI and Operations Plan.
9 - Occupant load and seat chart shall coordinate with plans. this information shall be included on the LOI and OP.	Provided on Sheet __ and LOI and Operations Plan.
10 - Plans, separate and enlarge existing condition plans from propose plans. Provide one plan per page.	Revised
11- Plans: seat count: Label each seat individually.	Provided on Sheets__
12 - Second floor Outdoor bar? label this area accordingly on plan, provide proposed hours of operations per CMB code on LOI and operational plan.	Label as outdoor bar in plans. Consistent with Code outdoor bar will stop serving alcohol at 12:00am. Terraces will be closed at 2:00am. Revised in LOI and Operational Plan.

13 - A2.01 Proposed North elevations is not coordinating with proposed 2nd and 3rd floor plans; plans are showing three sets of French doors. Please revise elevations and if there are going to be changes provide notes accordingly.	Revised on Sheet ____
14 - A1.03: provide a label where the proposed DJ booth is located.	Provided on Sheet ____
15 - Provide the speaker location plan for all floors, show compliance with Section 142-336. The areas proposed for entertainment should be highlighted with different colors on the plans.	Provided as Sheet ____
16 - If the applicant is proposing a sidewalk café, please include this information on the LOI and OP. As a reference, provide the anticipated number of seats. This will be subject to the review and approval from Public Works Department.	LOI and Operations Plan updated to reflect applicant may seek approval of an approximately 40-seat sidewalk café

2. Transportation – LUB Review	
Please update the inbound and outbound PM peak hour trips for LUC 931 in Table 2. The inbound trips should be 110 and the outbound trips should be 55.	
Please update the inbound and outbound PM peak hour trips for LUC 822 in Table 1. The inbound trips should be 35 and the outbound trips should be 36.	
Please update the traffic statement and include a roadway description of the directly accessed road segment. In this case that would be Meridian Avenue between South Pointe Drive and Dade Boulevard. This should include the maintaining authority (City of Miami Beach), number of lanes, speed limit, roadway type (Collector), Divided/Undivided, etc. Please reference that this portion of Washington Avenue is segment number 40 of the most recent Miami Beach Transportation Master Plan.	
Please provide details regarding the proposed loading spaces and ride share pick-up/drop off locations. Please provide an Auto TURN vehicle maneuverability exhibit for the proposed design vehicle to ensure acceptable internal circulation.	
3. Planning Admin. Review	
Please confirm whether every individual holding a 5% or greater interest in the applicant/owner entities have been disclosed in the attached application.	