

THE WEBER STUDIO
ARCHITECTURE

January 10, 2023

RE: Revision Narrative No. 1
DRB 22-0904

PROJECT: La Casita
1439 Alton Rd
Miami Beach, Florida 33139

DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. On the site plan, provide the total number of seats indoors and outdoors, as well as total estimated occupancy load indoor and outdoors. Also provide the square footage of the total interior area and also the exterior area for patron usage
 - **Please see in the Proposed Site Plan Sheet A2.2 the number of seats for interior and exterior area. Refer to sheet A1.1 for the occupant load calculations and patrons' usage area.**
- b. Clarify the limits of the proposed establishment on the site plan.
 - **Please see revised Site Plan A2.2 with the proposed scope of work.**
- c. Confirm that the project complies with requirements for Parking District No. 6. A parking impact fee may be required.
 - **As per as per chapter 130(c)(3) the proposed eating/drinking area is less than 1,500 sf. We are using 1,479 s.f. for drinking use. No food will be served at La Casita.**
- d. Provide existing BTR's for the other licensed establishments so that the number of seats can be noted for the existing restaurant.
 - **Please see revised Site Plan A2.2. showing the BTR's numbers and the number of seats for the Restaurant.**
- e. Note the exterior surface finish for the rear of the site. Are pavers proposed?
 - **We are proposing pervious pavers for the new outdoor area, please refer to note in the revised Site Plan A2.2.**
- f. For the parking spaces, it will be recommended to provide 2 feet of pervious vehicular overhang in lieu of the wheel-stops.
 - **Please see revised Site Plan A2.2 showing the 2'-0" vehicular overhang.**
- g. In letter of intent please explain loading operations and impact that modifying the parking layout may have on loading.
 - **Please refer to the revised Letter of Intent.**
- h. In the letter of intent on the operation, note the frequency of trash pick-ups.

THE WEBER STUDIO
ARCHITECTURE

- **Please refer to the revised Letter of Intent.**

i. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

- **Please see revised Front Cover Sheet with the requested information.**

j. Final submittal drawings need to be DATED, SIGNED AND SEALED.

- **Understood. Please refer to submitted final set.**

2. RECOMMENDATIONS

a. We will recommend that that trash enclosure be enlarged and air conditioned. All dumpsters must fit within the enclosure and must be placed inside, except for actual loading and unloading.

- **We are keeping the existing dumpster enclosure and proposing a 2yrd dumpster with every day pick up frequency. The Owner will provide a new door and new a/c to the existing dumpster area.**

b. We will recommend reduced hours of operations for the patio, and closing entirely at 2am, due to the adjacent residential uses. It is suggested to operate with reduced hours to start, which could later be extended with a future application or progress report, provided there are no complaints from nearby residents..

- **Please see revised operational plan. The Owner is proposing the following hours of operation:**

- **Interior**

- **Sunday – Wednesday from 1 pm to 2 am.**
- **Friday & Saturday from 1 pm to 5am.**
- **The music will be kept at ambient level. All the patrons will be using the Alton road entrance.**

- **Outdoor**

- **Sunday – Wednesday from 1 pm to 10 pm.**
- **Friday & Saturday from 1 pm to 11 pm.**
- **No amplified music.**

- **The Owner has been operating The Abbey for 27 years with a clean record and based on his experience a large percentage of the business revenue comes from the service industry, and the medical industry, between the hours of 2 AM and 5 AM. Approximately 35% of the revenue, currently at the Abbey, occurs between these hours, from hotel workers, restaurant workers, emergency room doctors, and nurses.**

Should you have any questions, please do not hesitate to contact our office. Thank you in advance for your time.

Thomas Weber, Architect
The Weber Studio, LLC