

March 27, 2023

Re: Response to Staff First Submittal Review Comments, **CUP Application # PB23-0577**
230 1st Street, Miami Beach, FL 33139

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RESPONSE TO STAFF FIRST SUBMITTAL REVIEW COMMENTS

PLANNING DEPARTMENT REVIEW	
03/17/2023 Review by Alejandro Garavito	
Comment	Response
1. Please see Administrative Comments for Final submittal requirements (CSS and Paper), If you have any question on this please contact. Gabriela Freitas.	Acknowledged
2. Provide a narrative response when addressing the following comments with page(s) location if applicable.	Provided
3. Survey: Missing, comply Check list item 10 and 11b.	Provided.
4. Clarify what is the existing plans? Is there a current restaurant in operation? Per letter of intent the building is being empty since 2017. Place in bold large letters "for reference only".	Note added. See EXIST-101 and EXIST-102 Build out under Permit No. BC2220143 to occur prior to CUP for expanded operation.
5. You have been invoiced for the NIE fee.	Paid.
6. Provide the sound study as proffered by the applicant.	Provided.
7. Check list item #11: Plans must be set up in 11X17 format, print a set and revise line weight, text legibility and plans scales. When these plans are printed most of the text, title blocks are illegible.	Acknowledged The scale of the texts has been adjusted in the plans.
8. Enlarge zoning data and provide this on a separate page along with the seating and occ load chart,	Refer to sheet A-005
9. Check list item 11d: Context plan: insufficient, comply with all requirements.	Refer to sheet A-005
10. Check list item 11e: missing.	Refer to sheet A-001 (Legal Description located under "Project Information".)
11. Check list item 11K: provide corner to corner photographs, across the street and surrounding property with a key directional plan, maximum of 6 images per page, use an additional page if necessary.	Refer to sheet A-002, A-003
12. Site plan: provide valet parking station, location as described on operational plan, provide Parking Department approval.	Refer to sheet SP-101
13. Site plan: provide loading/refuse area as describe on operational plan.	Refer to sheet SP-101
14. Site plan/ground floor plan: provide the trash room location, this space should be enclosed with A/C.	Refer to sheets EXIST-101, SP-101 & A-101
15. Provide a large plan showing the subject property and the closest CMB on-street loading area.	Refer to sheet A-006
16. Operational plans: describe how is going to be handled the patron-age restrictions enforcement.	Updated Operational Plan provided.