



ARCHITECTURE INTERIOR DESIGN PLANNING

Date: 05-30-2023

To: City of Miami Beach Building Department
1700 Convention Center Drive
3rd Floor
Miami Beach, FL

RE: PB23-0598

Transportation – LUB Review • Not Reviewed • Otniel Rodriguez • Completed : 05/19/2023

Planning Department Review • Fail • Alejandro Garavito • Completed : 05/19/2023

1. Provide a narrative response when addressing the following comments with page(s) location if applicable.
KKAID: Provided.
2. Provide a Hold Harmless Letter related to the code amendment.
KKAID: Provided in submittal.
3. LOI: page 2, building permit BC1704337 “was not issued per CMB records, it is in “Void” status, remove this reference since it is not relevant.
KKAID: Noted. See revised LOI.
4. LOI property History provide Land Use Board approvals file numbers for the building and descriptions.
KKAID: Noted. See revised LOI.
5. Check list item 8: missing.
KKAID: Prior Orders provided.
6. Checklist item 11e, missing provide complete legal description.
KKAID: Legal description was added into Sheet A2.01 Data Sheet.
7. Plans/site plan: identify where is the loading, refuse areas. Identified where is the valet station and parking spaces, the locations of these spaces shall be described also on the operational plan.
8. KKAID: Valet circulation spaces have been provided in front of South Pointe Drive. Loading for trash and delivery has been provided through the landlord main building location on Ocean Court. Also, existing commercial loading is located on Ocean Drive, 4 spaces 7AM – 11AM. See Sheet A2.00.
9. Traffic study: Missing - The revised traffic study addressing all Transportation Department comments shall be submitted without this the application cannot move forward.
KKAID: Revised traffic study is included with submittal as well as narrative responses to peer review comments.



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10. Clarify Valet parking spaces and location in LOI, OP and plans. Information shall coordinate.
KKAID: Valet spaces to be located at 125 Collins Avenue pursuant to agreement with valet operator, Caribbean Parking Systems, Inc.
11. Zoning Data Far: provide values in SF with FAR value (2.0, 1.98 etc.).
KKAID: SF values for the FAR Values have been provided. See Sheet A2.01 line 12.
12. A2.10 and LOI; clarify how is counted the proposed FAR and the related LDR amendment, it is difficult to understand the FAR diagrams and final FAR calculations.
KKAID: See revised LOI. The final FAR calculations apply the related LDR amendment, which allows the areas below grade, with a ceiling slab above grade, to be counted at 50% of actual floor area. In addition, the FAR calculations exempt previously unexempt areas such as FPL room and life-safety related equipment rooms. Enclosure of the covered terrace is using 1,987 SF of the available approximately 2,007 SF of floor area and taking 633 SF of existing floor area from the main dining area to use as part of the kitchen/BOH. FAR diagrams provide a chronology to demonstrate FAR as originally developed, FAR under currently applicable definition, and FAR under FAR definition as revised by proposed LDR amendment.
13. Clarify what is on Retail unit 3.
KKAID: Unknown. Neither the Applicant nor the Landlord own or operate CU-3.
14. A3.00: Floor plan: Insufficient, provide space labels like bathrooms, bar, reception, clarify what are the two rooms located on the north side of the restaurant, remove floor hatching, revise line weights.
KKAID: Floor hatching has been removed as per comment. Space labels have been provided for:
15. A3.00: enlarge floor plan, (rotate if necessary), separate the floor plan general notes, seats, occupancy load and diagram on a separate page.
KKAID: Floor plan general notes, seats, occupancy load and diagram were moved to Sheet A3.00A. See enlarged plans A3.00B-A3.00C.
16. A3.00: number and label each seat individually, provide separate seat counts for exterior and interior areas.
KKAID: Labels have been added to each seat individually, as well as separate seat counts for exterior and interior areas. See Sheet A3.00.
17. A3.00: bathrooms: the location of the circular bathrooms close to the storefront is no allowed, the applicant shall explore the possibility of removing the planters shown against the storefront, provide a wider corridor (5 FT Min) to access the bathrooms from this side.
KKAID: Bathrooms have been relocated to provide a 5ft min corridor by the storefront.



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18. A3.00 Sidewalk and outdoor seat: staff is concern about the outdoor seats that faces south point drive in front of the street parking, at this point the sidewalk is only 5 FT. to ensure pedestrian clearance, please setback the seats on this side 5FT or remove them. Revise.

KKAID: Outdoor seat located in front of the street parking of South Point Drive has been removed and relocated to comply with the 5 ft requirement. See Sheet A3.00.

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 May 30, 2023, before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'. Coordinate with Miriam Herrera.

Planning Admin Review • Fail • Miriam Herrera • Completed : 05/19/2023

1. Page (7) Incomplete Disclosure of Interest Trustee. Please confirm, in writing, whether every individual holding a 5% or greater interest in the applicant/owner entities has been disclosed.

KKAID: Revised disclosure provided.

Thank you,

Kobi Karp

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