

## Torres-Toledo, Cecilia (Assoc-Mia)

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**From:** Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>  
**Sent:** Wednesday, May 3, 2023 12:54 PM  
**To:** Torres-Toledo, Cecilia (Assoc-Mia)  
**Cc:** Bacheikov, Ian (Ptnr-Mia); Gutierrez, Samira; Madan, Rogelio; Gonzalez, Jose R.  
**Subject:** RE: CUP Application - 1766 Bay Road

**[External to Akerman]**

Good afternoon Cecilia,

Per our meeting, a Traffic Study will not be required as long as the total number of proposed seats, number of occupants, use, and area remains the same as the previous business. If there any proposed changes, the Transportation Department will have to review, and determine if a traffic study will be needed.

If you have any questions, please let me know.

Sincerely,

# MIAMIBEACH

**Otniel Rodriguez, E.I.,** *Assistant Director*  
TRANSPORTATION & MOBILITY DEPARTMENT  
1700 Convention Center Drive, Miami Beach, FL 33139  
Tel: 305-673-7514 [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

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**From:** cecilia.torres-toledo@akerman.com <cecilia.torres-toledo@akerman.com>  
**Sent:** Tuesday, April 25, 2023 3:16 PM  
**To:** Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>  
**Cc:** ian.bacheikov@akerman.com; Gutierrez, Samira <SamiraGutierrez@miamibeachfl.gov>  
**Subject:** RE: CUP Application - 1766 Bay Road

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Hi Otniel,

Checking in for the determination. Thank you.

**Cecilia Torres-Toledo**

(She/Her/Hers)

Associate

Akerman LLP | 98 Southeast Seventh Street, Suite 1100 | Miami, FL 33131

D: 305 982 5547 | T: 305 374 5600 | C: 305 494 2624

[cecilia.torres-toledo@akerman.com](mailto:cecilia.torres-toledo@akerman.com)

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**From:** Torres-Toledo, Cecilia (Assoc-Mia)  
**Sent:** Monday, April 24, 2023 12:52 PM  
**To:** 'Rodriguez, Otniel' <[OtnielRodriguez@miamibeachfl.gov](mailto:OtnielRodriguez@miamibeachfl.gov)>  
**Cc:** Bacheikov, Ian (Ptrn-Mia) <[ian.bacheikov@akerman.com](mailto:ian.bacheikov@akerman.com)>; 'Gutierrez, Samira' <[SamiraGutierrez@miamibeachfl.gov](mailto:SamiraGutierrez@miamibeachfl.gov)>  
**Subject:** RE: CUP Application - 1766 Bay Road

Hi Otniel,

Hope you had a good weekend. Were you able to confirm no traffic review will be required for this application? Thank you.

**Cecilia Torres-Toledo**

(She/Her/Hers)  
Associate  
Akerman LLP | 98 Southeast Seventh Street, Suite 1100 | Miami, FL 33131  
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**From:** Torres-Toledo, Cecilia (Assoc-Mia)  
**Sent:** Monday, April 17, 2023 12:21 PM  
**To:** 'Gutierrez, Samira' <[SamiraGutierrez@miamibeachfl.gov](mailto:SamiraGutierrez@miamibeachfl.gov)>; Rodriguez, Otniel <[OtnielRodriguez@miamibeachfl.gov](mailto:OtnielRodriguez@miamibeachfl.gov)>  
**Cc:** Bacheikov, Ian (Ptrn-Mia) <[ian.bacheikov@akerman.com](mailto:ian.bacheikov@akerman.com)>  
**Subject:** RE: CUP Application - 1766 Bay Road

Hi Samira,

Thanks so much and likewise. 4/20 at 1 works for us. Kindly circulate an invite.

**Cecilia Torres-Toledo**

(She/Her/Hers)  
Associate  
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**From:** Gutierrez, Samira <[SamiraGutierrez@miamibeachfl.gov](mailto:SamiraGutierrez@miamibeachfl.gov)>  
**Sent:** Monday, April 17, 2023 11:57 AM  
**To:** Rodriguez, Otniel <[OtnielRodriguez@miamibeachfl.gov](mailto:OtnielRodriguez@miamibeachfl.gov)>; Torres-Toledo, Cecilia (Assoc-Mia) <[cecilia.torres-toledo@akerman.com](mailto:cecilia.torres-toledo@akerman.com)>  
**Cc:** Bacheikov, Ian (Ptrn-Mia) <[ian.bacheikov@akerman.com](mailto:ian.bacheikov@akerman.com)>  
**Subject:** RE: CUP Application - 1766 Bay Road

**[External to Akerman]**

Good morning Cecilia,

Hope your Monday is going well so far.

Please find Otniel's availability below:

**4/18** – 2-2:30pm  
**4/20** – 1-1:30pm  
**4/24** – 9-9:30am

Let me know if additional dates are needed.

Thanks!

## MIAMIBEACH

**Samira Gutierrez**

Office Associate V

Transportation & Mobility Department

1700 Convention Center Drive, 3<sup>rd</sup> Floor

Miami Beach, FL 33139

Main: 305.673.7514

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**From:** Rodriguez, Otniel <[OtnielRodriguez@miamibeachfl.gov](mailto:OtnielRodriguez@miamibeachfl.gov)>

**Sent:** Monday, April 17, 2023 10:52 AM

**To:** 'cecilia.torres-toledo@akerman.com' <[cecilia.torres-toledo@akerman.com](mailto:cecilia.torres-toledo@akerman.com)>

**Cc:** [ian.bacheikov@akerman.com](mailto:ian.bacheikov@akerman.com); Gutierrez, Samira <[SamiraGutierrez@miamibeachfl.gov](mailto:SamiraGutierrez@miamibeachfl.gov)>

**Subject:** RE: CUP Application - 1766 Bay Road

Samira,

Can you please assist in scheduling this meeting to discuss?

Sincerely,

## MIAMIBEACH

**Otniel Rodriguez, E.I.,** *Assistant Director*

TRANSPORTATION & MOBILITY DEPARTMENT

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**From:** [cecilia.torres-toledo@akerman.com](mailto:cecilia.torres-toledo@akerman.com) <[cecilia.torres-toledo@akerman.com](mailto:cecilia.torres-toledo@akerman.com)>

**Sent:** Monday, April 17, 2023 10:11 AM

**To:** Rodriguez, Otniel <[OtnielRodriguez@miamibeachfl.gov](mailto:OtnielRodriguez@miamibeachfl.gov)>

**Cc:** [ian.bacheikov@akerman.com](mailto:ian.bacheikov@akerman.com)

**Subject:** CUP Application - 1766 Bay Road

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Good morning Otniel,

Hope you are well. Rogelio advised that you are now in charge of the City's transit review for land use board approvals (congrats!).

We have a new CUP application in the pipeline for the property at 1766 Bay Road. This Property's most recent substantive approval is for a restaurant with a maximum occupancy of 199 patrons. Note, there is a scrivener's error in the In Re section at the top noting 125 occupants and 100 seats but condition 5.c. and the analysis section clarify that the approval is actually for 120 seats and 199 occupants. This approval died so we need to submit for a new CUP. We are proposing a restaurant with the exact same maximum occupancy of 199 patrons.

Given that the building footprint, use and the maximum occupancy do not change, would this application require transit review and, if so, what will be need to provide? Thank you.

**Cecilia Torres-Toledo**

(She/Her/Hers)

Associate

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**Profile**



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