



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mlarkin@brzoninglaw.com

VIA ELECTRONIC & HARD COPY SUBMITTAL

August 28, 2023

Planning Department, Second Floor
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB23-0621 - Narrative Response to First Submittal Comments**

1. Checklist item 41 – a sound study was proffered by the applicant; the sound study needs to be peer reviewed. Submit a complete sound study for final submittal, otherwise the application cannot move forward.

Response: A sound study has been included in the final submittal materials for peer review.

2. Surveys: Provide a recent signed and sealed survey. The survey shall be submitted as original and separate electronic file (checklist item 10) and included within the plan set (Checklist item 11b)

Response: A recent signed and sealed survey has been included in the final submittal materials and the plan set.

3. Plans provide a roof top plan, it is not clear what is enclosed or not at the roof level.

Response: Please see A103.

4. LOI: if the project is requesting waivers or variances from HPB, please note this on the LOI and plans.

Response: Applicant is requesting a waiver to permit on-street loading. No variances are necessary for the project.

5. Zoning Data: Provide parking calculations for the restaurant seats located on the third level. (This is in addition to the existing building).

Response: Please see A002 for parking calculation.

6. Plans shall be set up in 11"x17" format per check list item 11, check for text and dimensions legibility, without this the application cannot move forward.

Response: Plans formatted to be 11x17.

7. NIE fee was added to the file.

Response: Noted.

8. Checklist item 38 – Operations Plan: Please provide the exact days and times for the deliveries and trash, as well as street loading area specifics.

Response: Additional details added to the operations plan.

9. Zoning data shall be incorporated as a page within the architectural set of drawings (Check list item 11c)

Response: Please see A002.

10. Context Location map – A005: Insufficient, provide a location map per checklist item 11d requirements.

Response: Location Map has been enlarged. Please see A003.

11. Provide a narrative response when addressing the following comments with page(s) location if applicable.

Response: Please allow this to serve as the narrative responses.

12. Plans should be organized in the same sequence per checklist item 11a to q.

Response: Plans have been organized accordingly.

13. LOI: Clarify if the project is going to HPB, provide brief description and file number.

Response: HPB information added to LOI.

14. FAR Diagrams: enlarge diagrams, provide this on a separate page within the architectural set of drawings.

Response: Please see A004.