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October 23, 2023

VIA ELECTRONIC DELIVERY

Mr. Rogelio Madan, AICP
Development & Resiliency Officer, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: 18 Sunset Trustee, LLC - 1759 Purdy Avenue
File No. PB23-0606 - Final Submittal Response Narrative

Dear Mr. Belush:

Please accept this letter on behalf of 18 Sunset Trustee, LLC (the "Applicant"), as the narrative in response to Staff's First Submittal Review Comments dated October 13, 2023 in connection with Application PB23-0606 for the property located at 1759 Purdy Avenue in Miami Beach, Florida (the "Property"). The Applicant's responses are as follows:

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

Response: Acknowledged, narrative responses to follow.

2. LOI: Respond to Conditional Use Criteria- Section 2.5.2.2 (a)(i)-(ix).

Response: The Letter of Intent has been amended to include Conditional Use criteria.

3. Plans: text on plan are not legible, labels on Zoning Data and proposed floor plan A-2.0 P are blur and fonts are too small, revise, print a set on 11x17 and check for this.

Response: All sheets have been revised to be legible and easy to read.

4. Plans A-2.0 P: provide overall dimension for each space, provide a name/label for each restaurant in big letters (A,B), provide area for the main spaces.

Response: A-3.0_P has been revised to provide overall dimensions and a label has been provided for each space.

5. Provide a separate page for each restaurant, enlarge floorplan, label all rooms, provide independent seat count for the interior and exterior areas, number/label each seat individually,

provide interior, exterior occupancy load and number of seats chart with subtotals and total for each restaurant, this information shall be also displayed on the proposed zoning data for both restaurants.

Response: A separate sheet has been provided for each restaurant's floor plan with required information. The zoning data sheet has also been revised to incorporate each restaurant's seating chart.

6. Plans A-2.0 P: remove hatch area on the north west side of the project and per previously approved plans, provide the required loading spaces (number of spaces and dimensions), provide parking access ramp with dimensions.

Response: A3.0_P has been revised to remove the hatched area. It should be noted that the property has been issued building permits and construction is nearing completion. The existing loading spaces and access ramp have been provided with dimensions.

7. Provide Trash room location/s they shall comply with PB Board order 8 g & h.

Response: Trash/Recycling rooms will comply with Planning Board order 8G and 8H.

8. Provide previously approved ground floor FAR diagram and proposed FAR Diagram with area calculations.

Response: Please refer to Sheet A2.0_A and A2.0_p.

9. Provide Café floor plan, as previously approved, provide the number of seats proposed, this shall be also on the zoning Data and restaurant chart.

Response: Cafe floor plan as previously approved has been provided. Please refer to Sheet A3.0_p. Cafe use less than 3,500 square feet with less than 100 seats or 125 occupants is not subject to Planning Board review. For reference, no changes are proposed to the number of seats in the approved cafe space.

10. South Restaurant: Further develop the floor plan to show the kitchen, BOH and toilets; Clarify what is the patron area, Calculate and provide the actual, occupancy load. A label stating that: "maximum occupancy less than 199" is not sufficient, occupancy load should comply with proposed code amendment.

Response: Occupancy load is provided on Sheet A3.4_p. Fire and Plumbing plans will be submitted for review as part of the building permit process for the respective restaurant spaces.

11. North Restaurant: provide labels for each room/space, the proposed furniture, booths, bar, is not allowed for transparency at the storefront, it should have clear space of minimum 10FT, as proposed it will require DRB approval.

Response: A concurrent Design Review Board application - DRB23-0967 - has been filed for approval of the storefront as proposed.

12. Parking calculations A-3.0_p: revise calculation to incorporate the parking requirements for retail area 1 facing Bay Road and café(number of seats). include all areas on the ground floor on the parking calculation chart.

Response: Sheet 4.0_p has been revised to incorporate all areas on the ground floor.

13. Operational Plan: provide a proposed operational plan before of the approved one. showing the new information for each restaurant (area, number of seats, occupancy load). Update/Edit the criteria as applicable.

Response: The operational plan has been updated to reflect the increase of seating.

14. 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.

Response: Acknowledged.

15. Please provide the above information for Final submittal by October 23, 2023, before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

Response: Acknowledged. The electronic files will be labeled as such and submittal will be sent before noon on October 23, 2023.

Based on the foregoing, we ask for your favorable review of this Application. Should you have any questions or require additional information, please feel free to contact me directly via phone or email.

Respectfully submitted,

LSN Law, P.A.



Tracy R. Slavens, Esq.