Narrative Responses for Planning Board File No. PB23-0642

1. The proposed number of seats and occupancy load shall be noted in the LOI.

   Response: Please see the updated Letter of Intent.

2. Checklist Item 11N and 42: Floor Plan/Site Plan: Provide a plan/plans identifying where the trash room is and where are the loading bays.

   Response: Please see updated architectural plans (Sheets A-1 through A-3).

3. Application – The Scope of Request should also include Conditional Use Permit as a Neighborhood Impact Establishment (NIE).

   Response: Please see updated application.

4. Checklist Item 11I, J, and K: Insufficient. Photographs shall be part of the plan set. You can have up to 6 images per page on the 11x17 format. Read checklist instructions for each. Provide key directional plan.

   Response: Please see updated architectural plans (Exhibit Photos).

5. Please provide the above information for the next available Final Submittal Date (December 31, 2023) via email the files to Miriam Herrera at miriamherrera@miamibeachfl.gov. Please don't upload the files to CSS.

   Response: The final submission materials will be provided to Miriam Herrera via email.

6. Checklist Item 11L: Floor Plan: A-2: Count/label each seat individually. Count all seats shown on plan (bar, couches, etc.) There are more than 48 seats per previous BTR.

   Response: Please see updated architectural plans (Sheet A-2).

7. Checklist Item 10 and 11B: Survey (Missing) as an independent document and as part of the plan set.

   Response: Please see updated architectural plans, which includes a survey.

8. Checklist Item 11C: Missing. Provide zoning data sheet and add the number of seats and occupancy load information.

   Response: Please see updated architectural plans (Sheet A-1).

9. Operational Plan: Deliveries/sanitation: Describe where the loading spaces are. Explain how the trash is taken out from the restaurant to the trash truck, where the trash room is, and where the trash pick up takes place.

Response: Please see updated Operational Plan.

10. LOI: Respond to Conditional Use Criteria – Section 2.5.2.2 a. 1-9, b. 1-11, Section 7.1.2.4 a.1 A-L and Section 7.5.5.4(a)(i)(1) to (9). Provide questions and answers to all review criteria. Provide a space line in between questions and answers.

    Response: Please see updated Letter of Intent.

11. Checklist Item – 46b NIE: Respond to the NIE criteria.

    Response: Please see updated letter of Intent.

12. Checklist Item 11A: Label "PB Final Submittal" and submittal deadline.

    Response: Please see updated architectural plans (Sheet A-1).

13. Checklist Item 11O: Elevations: Missing, provide elevations and identify the location of the restaurant/pool area. As mentioned to the applicant, a copy from a permit record can be used for this.

    Response: The building was constructed in 2003 and there are no changes being proposed to the restaurant/pool deck area that are the subject of this application. The restaurant space was previously licensed and permitted as evidenced by the prior Certificate of Use/Business Tax Receipt submitted with this application.

14. Checklist Item 11D: Missing.

    Response: Please see updated architectural plans (Sheet A-1).

15. Checklist Item 11: Plan Set – Insufficient, all the required items 11a to q shall be presented in a 11" x 17" set, not as independent pages and electronic files. They shall follow the same checklist order. Plans submitted are 36x24 format. Revise.

    Response: Please see updated architectural plans.

16. Checklist Item 11h – A-1: Enlarge site plan, separate from cover page.

    Response: Please see updated architectural plans. (Sheet A-3).

17. Checklist Item 8 – Previous Recorded Orders (if applicable).

    Response: Not applicable.