



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

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6229 office

305.377.6222 fax

[gpenn@brzoninglaw.com](mailto:gpenn@brzoninglaw.com)

## **VIA ELECTRONIC & HARD COPY SUBMITTAL**

February 23, 2024

Rogelio A. Madan, AICP  
Chief of Community Planning & Sustainability  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: **PB23-0643** – Comment Responses.

Dear Mr. Madan:

This firm represents ARRP 1600 Alton, LLC and 1212 Lincoln, LLC (collectively the "Applicant") the owners of Phase I of the "1212 Lincoln" development located on the west side of Alton Road between 16 Street and Lincoln Road. Please consider this letter the Applicant's comment responses in support of our final submittal. The following will include the comments issued February 15, 2024, with our responses.

Please provide the above information for the Final Submittal date 02-25-2024. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

### **Provided in revised submittal.**

Application – Summary please add that this is a modification to a previously approved conditional use permit (provide file number).

### **Provided in revised submittal.**

Checklist – Item 11c – Zoning data (missing)

### **Provided in revised submittal.**

Provide the dimension to the top of the fence.

**Provided in revised submittal.**

Please clarify where will the location of the anatomy fitness in the building.

**Provided in revised submittal (Anatomy Fitness is located on the second floor).**

Checklist – Item 10 & 11b - Survey (missing)

**Provided in revised submittal – Proposed Project 1.**

Submitted plans please correct title on all plans should state PB Submittal not DRB Submittal.

**Provided in revised submittal.**

Please rename electronic files Proposed plan 1 and Proposed plan 2.

**Provided in revised submittal.**

Checklist – Item 38 – Operational Plan please provide the previously approved operational plan as a reference. Provide full details to the number of employees, clarify who will operate the courts.

**Provided in revised submittal, inclusive of previous Operational Plans (2019 for building and 2020 for Rooftop Cinema Club) and details on employees (no new employees will be required for the padel use).**

Please include the scope of work.

**Provided in revised submittal.**

LOI: The file number PB23-0991 is not the same file number as the application or on the CSS which is PB23-0643.

**Provided in revised submittal.**

Previous Recorded Orders– (missing)

**Provided in revised submittal.**

Checklist not signed. Provide signed checklist. Revise.

**Provided in revised submittal.**

10. Provide previously approved Planning Board and DRB plans and label them "REFERENCE ONLY" .

**Provided in revised submittal.**

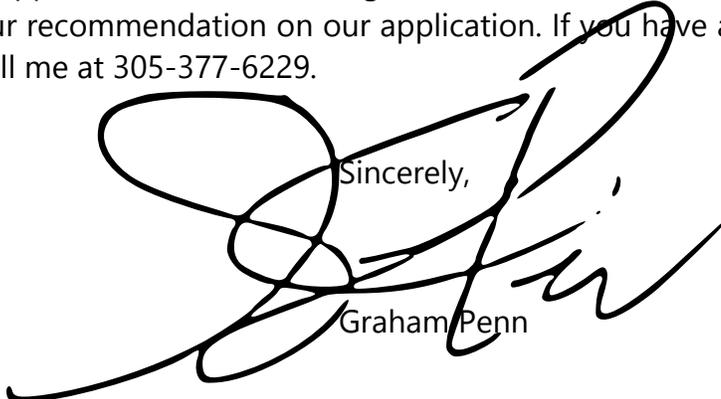
Copy of BTR's (missing)

**Provided in revised submittal.**

Copy of previous building permit, provide only the approved architecture plans (missing)

**Provided in revised submittal.**

Conclusion. The Applicant is excited to bring this new use to the Lincoln Road area. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,  
  
Graham Penn