

Responses to Plan Corrections Report – PB22-0553

455 Lincoln Road, Miami Beach

Comments Issued: September 16th, 2022 | AG



1. Please see Administrative comments for Final submittal requirements (CSS and Paper), If you have any question on this please contact Gabriela Freitas.

Response: Noted.

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

Response: Noted and provided.

3. Application: revise summary of request: this should be for a Neighborhood Impact Establishment with Entertainment.

Response: Application updated accordingly.

4. NIE Fee has been invoiced for this application, see CMB Appendix A.

Response: Noted and fee paid.

5. LOI: Since the previous approved CUP expired, this is technically a new CUP, for this reason, it should not be expressed as a modification to the previous CUP on the LOI. You can note any differences to the expired CUP instead, please revise.

Response: Letter of intent revised accordingly.

6. Zoning data and A-105: number of seats located outside on private property is: 0, the 54 outdoor seats are for the sidewalk café and is not part of this application, sidewalk café seating is for reference only and is subject to the review and approval from the Public Works Department. Item 55 and 57 should be 288. Separate the exterior seating count as "reference only".

Response: See Attached Response from Form Group Architecture.

7. Check list (11d) Context Location Plan: Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. Provide this on a separate page.

Response: See Attached Response from Form Group Architecture.

8. Plans: title block dates should be updated.

Response: See Attached Response from Form Group Architecture.

9. A-108: Start the seat count from 1, there is a label stating "115 seats", per page A-105 there are 119 seats on this level, revise, all the number of seats shall coordinate on plans and all other documents.

Response: See Attached Response from Form Group Architecture.

10. A-109: Start the seat count from 1.

Response: See Attached Response from Form Group Architecture.

11. The venue shall show compliance with Section 142-336, provide the speaker location plan for all floors.

Response: See Attached Response from Form Group Architecture.

City of Miami Beach Building Department

RE: **Planning Comments 9-19-22 Response**

BC2115862

Please see below responses to current permit comments marked in **BOLD**.

1. Zoning Date and A-105 – revise seating numbers to exclude the 54 outdoor seats (since the outdoor sidewalk café seating is not part of this application and is subject to review by the Public Works Department) and indicate that exterior seating count is “reference only”

Response: Comments have been addressed in attached revised package. Refer to sheets A-105 for revisions to outdoor seating as requested.

2. Please include a separate sheet for a Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)

Response: See attached separate sheet for location plan.

3. Update title block dates on the plans

Response: See attached for revised title blocks as requested

4. A-108 and A-109: revise seating labels to start from a count of 1 and ensure all seating numbers are consistent per staff comment

Response: See attached revised drawings for revised count.

5. Please include a speaker location plan for all floors

Response: Speaker locations shown on roof level for reference. Speaker locations at interior will be shown on electrical permit drawings.

6. Please provide a narrative response addressing staff's comments

Please feel free to contact me with any questions you may have.

Sincerely,



Omar A. Morales, AIA AR#: 0014853

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