



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

www.brzoninglaw.com

305.377.6231 office
305.377.6222 fax
mlarkin@brzoninglaw.com

VIA ELECTRONIC SUBMISSION

July 13, 2025

Michael Belush, Planning & Design Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Narrative Responses to First Submittal Comments, PB25-0767, 515 Jefferson Avenue

Please provide a narrative response to the comments listed below.

- Please allow this to serve as narrative responses to Planning Department's comments.

1. APPLICATION COMPLETENESS

a. Provide a copy of the Business Tax Receipt issued from the City of Miami Beach for all existing tenant spaces as well as the prior BTR for the vacant spaces. Please note that this is required for purposes of calculating parking.

- Please find Business Tax Receipt list associated with Folio No. 02-4203-009-5000 included in the application materials.

b. The survey shall be signed by the licensed surveyor.

- Please find digitally signed and sealed survey included in the application materials.

c. The applicant shall respond to the assembly use criteria of sec. 2.5.2.2.c. in the letter of intent.

- Please find the Assembly Use Criteria added to the Letter of Intent included in the application materials.

2. ARCHITECTURAL REPRESENTATION

a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

- Title and file number added. Please see

architectural plans.

b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

- Plans are dated, and digitally signed and sealed.

3. ZONING COMMENTS

a. Provide the dimensions of the existing parking spaces for further review.

- Typical dimensions of the existing parking spaces have been added to the site plan.

b. Provide the location of the existing loading space for the building.

- Loading will occur with the existing three (3) on-street loading spaces located on the east side of Jefferson Avenue. This is consistent with the Parking Department's freight and commercial loading zones map. Please see location added to the site plan and on the operations plan.

c. Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic. Please dimension the drive aisles in the site plan.

- Dimensions of the existing internal drives, which are existing to remain, have been added to the site plan.

d. The operation plan indicates that a maximum of 24 students will be enrolled, however, 15 seats will be provided in the main assembly room. Please clarify why the maximum number of seats are not provided to accommodate the maximum number of students that may be enrolled?

- The "assembly room" is not intended to accommodate the entire school capacity. It is a makerspace for one or two classes at a time.

e. Please indicate the material that will be used for the play area and court (landscape, paved surface, etc.).

- The outdoor play area will be divided between a makerspace with a painted paved surface and the other half will be a play court with a PowerGame+, outdoor sports surface. Please see notes added to the site plan.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

- Noted.