

May 4, 2025

VIA ELECTRONIC DELIVERY

City of Miami Beach Planning Board
c/o Mr. Thomas Mooney
City of Miami Beach, Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33131

Re: PB25-0742 Final Submittal / Narrative Responses for Planning Board Application / Property located at 3925 Collins Avenue, Miami Beach, Florida (the "Property")

Dear Planning Board Members:

Please accept this as our narrative responses to the Plan Corrections Report for Planning Board Application File No. PB25-0742.

Comment 1a: Architectural Plans and Exhibits (must be 11"x 17") (Previously approved floor plans and elevations for reference) shall be submitted.

Response: *Previously approved plans have been requested from the City and are in process of being produced. Applicant will supplement the application once the records are received.*

Comment 1b: Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images) need to be submitted at the final submittal.

Response: *Current color photographs have been produced and included in the final submittal package.*

Comment 1c: Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). (Previously approved operational plan).

Response: *Previously approved plans have been requested from the City and are in process of being produced. Applicant will supplement the application once the records are received.*

Comment 2a: Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: *The requested text has been added to the subject line of the Letter of Intent and will be added to the prior approved plans once received.*

Comment 2b: Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: *Acknowledged.*

If you have any questions or comments, please give me a call at (305) 579-0784.

Sincerely,



Ethan B. Wasserman, Esq.

Enclosures:

David J. Butter, Esq.