PLAN CORRECTIONS REPORT (PB25-0775)

PLAN ADDRESS: S 801 S Pointe Dr , Cu-2
Miami Beach, FL 33139-7311

PARCEL: 0242033680320

APPLICATION DATE: 06/20/2025

SQUARE FEET: 0

DESCRIPTION: Modification of condition of CUP.

EXPIRATION DATE:

VALUATION: $0.00

CONTACTS	Name	Company	Address
Applicant	nicholas rodriguez	Bercow Radell Fernandez Lrkin	200 S Biscayne Bouleavard 200 S Biscayne Bouleavard, Suite 850 850 Miami, FL 33131
Contact	Peter Shoemaker	Bercow Radell Fernandez Larki	200 S. Biscayne Boulevard Suite 300 Miami, FL 33131
	Natalie Villadiego	Bercow Radell Fernandez Larki	200 S. Biscayne Boulevard Ste. 300 Miami, FL 33131
Owner	AMERICO DAGOSTINI	AMERICO DAGOSTINI	2129 S Miami Avenue Miami, FL 33129

Plan Review **Version: 1** **Date Received: 06/30/2025** **Date Completed:**

1. PB - Planning Department Review - Not Reviewed — Giselle Deschamps Ph: email: gisselledeschamps@miamibeachfl.gov

2. PB - Planning Department Review - Fail — Michael Belush Ph: email: MichaelBelush@miamibeachfl.gov

Comments:

See Correction Comments

Comments: PLANNING DEPARTMENT
Staff First Submittal Review Comments Planning Board

SUBJECT: PB25-0775. 801 South Pointe Drive

Staff First Submittal Review Comments:
Comments Issued: 7-2-2024 | MB
Tentative PB Meeting Date: September 9, 2025
Draft Notice:

PB25-0775. 801 South Pointe Drive, Unit CU-2. An application has been filed requesting modifications to a previously approved Conditional Use Permit for a neighborhood impact establishment. Specifically, the applicant is requesting to modifying the conditions of approval related to required sound mitigation measures, pursuant to Sections 2.5.2 and 7.2.15 of the Miami Beach Resiliency Code.

Comments:

1. Please see Administrative comments for Final submittal requirements (CSS and Paper), If you have any question on this please contact. Miriam Herrera. **No comments.**
2. Provide a narrative response when addressing the following comments with page(s) location if applicable. **See below.**
3. Peer review invoice is pending confirmation from sound consultant. **Paid.**
4. Although no change is proposed, provide operational plan for background information. **Operation plan provided. No updates.**
5. Provide the PB Recorded Order from May 22,2012 PB file 2067. **Prior orders provided.**
6. Provide current photos of the interior and exterior of the space. **Provided.**
7. Provide architectural plans / sections of the space. **Provided.**
8. All plans must be formatted for printing on 11x17 format, with text legible. **Provided. Some permit plans 36 x 24.**
9. Provide interior drawings and section details that show what was previously proposed and what is currently proposed. These need to be provided in construction detail sections. **See proposed section detail.**
10. Provide sections through the building showing the construction details between the ground floor and second floor uses above. **Provided.**

These comments have been provided as a preliminary review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project.
Please provide the above information for Final submittal no later than July 13th. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

3. PB - Planning Admin Review - Pass — Miriam Herrera Ph: email: miriamherrera@miamibeachfl.gov

Comments:

miriamherrera@miamibeachfl.gov