

**PLAN CORRECTIONS REPORT (PB24-0660): RESPONSES TO COMMENTS**

<b>PLAN ADDRESS:</b>	1620 Drexel Ave	<b>PARCEL:</b>	02-3234-003-0070
Submittal Intake	Version: 2		
Date Received:	August 4, 2025		
Final Submittal:	August 24, 2025		
Notice to Proceed Issued:	September 4, 2025		
Paper Final Submittal:	September 8, 2025		
HPB Hearing:	October 16, 2025		

<b>DESCRIPTION:</b>	Conditional Use Permit for new restaurant with occupancy greater than 200 persons, NIE -Neighborhood Impact Establishment
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	<b>Submittal Intake Comments:</b>	<b>Responses to Comments:</b>
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9.	These comments have been provided as a first review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during the permit review. These comments do not constitute final zoning comments or final zoning approval of the project.	Acknowledged.
10.	For Planning Board, please upload to CSS the above information for the next available Final Submittal date (May 01, 2024). Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.	Acknowledged.
4.	LOI/Plans – To ensure indoor entertainment sound is contained inside the establishment, please provide a double door/ vestibule for the doors facing Lincoln Road or remove these doors and provide regular storefront. (A3.2) These doors are part of the lobby/ host area shown on the plan.	Please note that the Double door / vestibule has been added to door facing Lincoln Road. Please refer to updated sheets A-3.2, A-4.1 and A-5.1.
7.	Operational Plan – Please provide the proposed hours of operations for deliveries and sanitation.	Please note updated information in Operations Plan page 9.

3.	Please provide the square footage (gross area) of the restaurant for each level. (Subtotal and Total)	Please note that the gross square footage of restaurant has been added to set. Please refer to updated sheets A-1.7.
6.	Operational Plan – Please clarify how staff will ensure that patrons under 21 will not have access to alcohol beverages.	Please refer to the updated Operational Plan at page 8 with this information.
1.	Please note that the Miami Beach Resiliency Code is now available online.	Noted.
8.	Operational Plan – Please provide plan showing the site and location of the city loading zone mentioned on the operation plan.	Please refer to the updated Operational Plan pages 9-11 with updated descriptive labelling and aerial Figures depicting the City loading zones in greater detail.
5.	Operational Plan- Please clarify item X. Entertainment that there is no entertainment on the rooftop.	There will be no entertainment on rooftop. Please refer to the updated Letter of Intent and please refer to the updated Operations Plan page 16. The entertainment will be on the ground floor, only.  The location of entertainment has been added to floor plans, please refer to updated sheets A-3.2, A-3.5, and A-3.7
2.	Provide a narrative response when addressing comments. Provide name and page of documents, i.e. A-101 South Elevation.	Acknowledged and provided.
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2.d.	Dimension the height of the covered structure from the roof deck to the top of the retractable pergola.	Please note that the total height from finish floor to top of pergola and finish floor to fixed thatch roof has been added. Please refer to sheets A-3.14 and A-3.15.
3.a.	<u>ZONING</u> : Please clarify why the additional F.A.R. at the rooftop level include open areas that are not enclosed or covered by the proposed trellis structure? These areas shall be excluded from the calculation and diagram.	Please note that the FAR diagrams have been updated. The new diagrams now count the area where fixed thatch roof has been added and eliminating areas for retractable fabric pergola. Please refer to updated sheets A-1.5 and A-1.6.
4.a	<u>RECOMMENDATIONS</u> : Accessory outdoor bar counters, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.	Please note that the existing Church sanctuary fronting Lincoln Road and the Church administrative support offices fronting Drexel wrap as an "L" around the subject Property providing a significant separation and barrier and the proposed bar counter is not adjacent to any apartment. Further, the Applicant has included a variance request in the companion HPB application to permit an accessory outdoor bar counter until 2 a.m. on the Property.

1.a.	<b>APPLICATION COMPLETENESS:</b> Provide a copy of the Business Tax Receipt issued from the City of Miami Beach for all current and previous businesses.	Please note the provided Business Tax Receipts, with a list on the front page followed by copies of the actual Business Tax Receipts.
2.a. & b.	<b>ARCHITECTURAL REPRESENTATION</b> a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity. b. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Acknowledged and Provided.
2.e.	Please numerate each seat at every floor level so that is consistent with the total seat count.	Please refer to updated sheets A-5.1, A-5.2 and A-5.3 showing total seat count and seat numeration per floor.
2.f.	Provide the size of loading zones, number of loading spaces, and type of loading vehicles in the freight zone. The map that is shown in the operational plan shall include an aerial image and/or a site plan with accurate dimensions.	Please refer to the updated Operational Plan at pages 9-11 with updated aerial Figures and updated information as to the exact locations of the City loading zones.
4.b.	<b>RECOMMENDATIONS:</b> Please note that Staff will not recommend favorably to operating the restaurant and the rooftop level at 2:00 a.m. It is recommended that the hours of operation may be reduced.	Please note that the proposed times of operations is commensurate with other similar establishments fronting Lincoln Road. The Applicant has included a variance request in the companion HPB application to permit an accessory outdoor bar counter until 2 a.m. on the Property.
b.	The existing F.A.R. is not consistent with the approved F.A.R. shown in the master permit, B1502240. Please revise calculation to match the latest approved building permit.	Please note that the layout proposed in this submission to the Planning Board does differ from previously approved layout, therefore the FAR is slightly bigger (sf) see sheets A-1.5 and A-1.6. Following Planning Board approval, the architect will update the master permit to show the updated layout included in this application for approval by the building department prior to construction.
g.	The approved building permit shows that the maximum occupant load is 500. Please reduce the overall occupant load content to be consistent with the approved master permit. As an alternative, the applicant can introduce planters and other forms of landscaping at the rear yard to reduce the occupant load.	Please note that the layout proposed in this submission to the Planning Board does differ from previously approved layout, therefore the occupant count is bigger. The original building was submitted using retail factors for calculating occupants, while this submission is switching to an assembly use. We have added to this submission egress capacities showing the building can manage the additional occupants, please see updated sheets A-4.1, A-4.2, A-4.3 and A-4.4. Following Planning Board approval, the architect will update the master permit to show the updated layout including new occupant count for approval by the building and fire department prior to construction.
c.	Please specify in the floor plan where the entertainment will be taken place. The DJ and/or live entertainment shall be labeled in the floor plans.	Please note that the location of the proposed entertainment has been added to floor plans, please refer to the updated sheets A-3.2, A-3.5, and A-3.7