

**PLAN CORRECTIONS REPORT (DRB25-1146)**

**APPLICANT RESPONSES TO COMMENTS**

**PLAN ADDRESS:** 1 Ocean Dr  
Miami Beach, FL 33139-7321

**PARCEL:** 02-4203-012-0011

**Submittal Intake Version 1**

**Date Received:** October 31, 2025

**Final Submittal:** November 9, 2025

**Notice to Proceed Issued:** November 20, 2025

**Paper Final Submittal:** November 24, 2025

**DRB Hearing:** January 8, 2026

**Description:** Pre-Application Meeting Request  
for 1 Ocean Drive Project

<b>Submittal Intake Comments:</b>	<b>Responses to Comments:</b>
DRB Planning Review	
<b>1.</b> f. Please flatten PDF layers, It has been difficult to open and review these electronic files.	Acknowledged.
g. Provide on separate pages enlarged plans for each of the venues showing the number of seats, seats must be numbered individually, provide this for Beach pool club (area 2), Beach pool club (area 3), cabanas, Sadelles café (area 04), restaurant 01, Outdoor Café, and each of the venues listed on level 01.	Please see Sheets <b>A3.03 to A3.06</b> , now provided, with individually numbered seats.
e. Required and provided setbacks shall be Clearly shown on all plans.	Please see updated Sheets <b>A2.00, A2.01</b> , and specifically <b>A2.02</b> with Setbacks depicted.
j. The 72 public spaces are a separate request per concession agreement. Please clarify.	Please note the 72 City / public required parking spaces are now clearly numbered on Sheet <b>A3.00</b> and on Parking Legend.
i. Please print one set on 11X17 and revise the text, dimensions, and scales (or graphic scales) for better legibility. (Text, dimensions are difficult to read).	Acknowledged.
j. Organize plan set per checklist sequence items 11a to q	Acknowledged & Reordered.

<p>k. Parking reductions per section 5.2.14 are available; list on the additional chart if you are providing any of this; provide calculations. Subtotals and total.</p>	<p>Please see Sheet <b>A0.02</b>, with Transportation Policy parking reductions and calculations now enumerated.</p>
<p>g. Increase Dimensional text font size on plans, remove or soften landscape hatches and color, remove or soften roof hatch.</p>	<p>Noted, the labelling is now increased in size.</p>
<p>d. A0.02, remove the map shown on this page and provide additional parking</p>	<p>Please see updated Sheets <b>A0.02</b> and <b>A0.03</b> depicting parking allocation and detailed calculation. Further, individual onsite parking spaces are now labelled and numbered on Sheet <b>A3.00</b>.</p>
<p>Staff First Submittal Comments Design Review Board Final Submittal &amp; Formal Submittal (CSS): 11/09 Notice to proceed issued: 11/20 Agenda finalized, paper submittal due &amp; all fees paid by: 11/24 Tentative DRB meeting agenda date: 01/08/2026</p> <p>Draft Notice: DRB25-1146,_1 Ocean Drive: An application has been filed requesting Design Review Approval for the construction of a new restaurant, café, children's center, health and wellness center, retail areas, swimming pool and beach club concession facility and adjacent public restrooms, with one or more waivers, to replace the existing restaurant and concession facility. Please provide a narrative response to the comments listed below. Provide page location if applicable.</p>	<p>Acknowledge submittal requirements.</p>
<p>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.</p> <p>Final Submittal File Naming All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is</p>	<p>Acknowledge submittal requirements.</p>

<p>October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded. Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.</p> <table border="0"><tr><td>Document Name</td><td>Description</td></tr><tr><td>Application</td><td>Completed Land Use Board Application form including Exhibit A</td></tr><tr><td>LOI</td><td>Letter of Intent</td></tr><tr><td>Checklist</td><td>Pre-application Checklist</td></tr><tr><td>Labels</td><td>Mailing Labels, List of Property Owners, Certified Letter and Map</td></tr><tr><td>BTR</td><td>Copies of Previous Business Tax Receipts</td></tr><tr><td>Survey</td><td>Recent Signed and Sealed Survey Plans</td></tr><tr><td>Architectural Plans</td><td>Architectural Plans and Exhibits</td></tr><tr><td>Landscape</td><td>Landscaping Plans and Exhibits</td></tr><tr><td>HRR</td><td>Historic Resources Report</td></tr><tr><td>Microfilm</td><td>Building Card and Microfilm</td></tr><tr><td>Traffic</td><td>Study</td></tr><tr><td>Sound</td><td>Study</td></tr></table> <p>All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.</p>	Document Name	Description	Application	Completed Land Use Board Application form including Exhibit A	LOI	Letter of Intent	Checklist	Pre-application Checklist	Labels	Mailing Labels, List of Property Owners, Certified Letter and Map	BTR	Copies of Previous Business Tax Receipts	Survey	Recent Signed and Sealed Survey Plans	Architectural Plans	Architectural Plans and Exhibits	Landscape	Landscaping Plans and Exhibits	HRR	Historic Resources Report	Microfilm	Building Card and Microfilm	Traffic	Study	Sound	Study	
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<p>f. Materials: A4.00 – A4.03 on the images provided, note the material name, color and finish if applicable, provide Glass specification (clear, tinted, color?), wall material, paint color, roof material and color; There a many elements on the facades and renderings that doesn't have material specification like the vertical slats shown on renderings and elevations, vertical slats and square pattern walls at Sadelles caffe.</p>	<p>Please updated Sheets <b>A4.02</b> to <b>A4.04</b> with these material labels and details.</p>																										
<p>2. ARCHITECTURAL REPRESENTATION a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.</p>	<p>Final Submittal is now reflected on the Cover Sheet <b>A0.00.</b></p>																										

<p>h. Zoning Data: the zoning data has been altered creating some inconsistencies. Remove lines for items 18 to 23 this information is already listed in the additional chart provided by the applicant. Check the item numbers in the first column to avoid duplicate numbers. The setback section should have a subtitle called Required, existing and proposed. Provide required and proposed setbacks (see zoning comments below). The parking information and additional parking chart information is not clear.</p>	<p>Please see revised Sheet <b>A0.02</b>.</p>
<p>c. Per mitigation agreement: All exterior parking and driveways shall consist of pavers set in sand or other semi-pervious material. Provide the pervious paver finish of the driveway in the site plan.</p>	<p>Please note Landscape Plans and Landscape Architect Response to Landscape Review Comments, provided under letterhead.</p>
<p>e. Checklist item 10 &amp; 11b: Survey: Provide lot/site area. This shall coordinate with zoning data sheet.</p>	<p>Please see updated Survey included indicating lot/site area.</p>
<p>l. Pursuant to section 5.4.1, the fee in lieu of parking program is only available for the creation of an outdoor café. Separate the outdoor café seats from interior seats in parking calculations for the purposes of determining which areas are eligible for participation in the fee in lieu of parking program. Per plans submitted this will only apply for areas 3 &amp; 4, revise A0.02 chart.</p>	<p>Please note asterisks in updated Parking Legend indicating Outdoor Café parking areas, and parking totals used for Payment in Lieu of Parking on the parking calculation table on Sheet <b>A0.02</b>.</p>
<p>i. Parking calculations: revise chart subtotals, per numbers provided, the required spaces for the understory should be 101 not 6, the subtotal for level 1 should be 131. The total parking required is 232 not 109 as stated on the zoning data chart item 29. Revise/clarify.</p>	<p>Please see updated Parking Legend with new subtotals and totals indicated on the parking calculation table on Sheet <b>A0.02</b>.</p>
<p>d. If the project is requesting a variance the applicant shall respond to Section 2.8.3 of the City Resiliency Code for each Variance.</p>	<p>Please see updated Letter of Intent with Variance analysis.</p>
<p>b. Letter of Intent: Include the project cost of estimate.</p>	<p>Please see updated Letter of Intent with \$26 Million project cost per Concession Agreement.</p>

	<p>1. APPLICATION COMPLETENESS a. Application: if applicable, include on the summary that the project is requesting waivers and or variances.(see comments related to variances below).</p>	<p>Please see updated Letter of Intent with Variance analysis.</p>
	<p>b. Both the CPS-1 and R-PS4 districts require that "For lots greater than 100 feet in width the front setback shall be extended to include at least one open court with a minimum area of 3 square feet for every linear foot of lot frontage." Demonstrate compliance with this requirement. If compliance is not possible, the applicant must seek a variance.</p>	<p>The Open Court is now depicted on Sheet <b>A2.02</b> and the updated Letter of Intent now features a Variance in the alternative if necessary.</p>
	<p>c. LOI: clarify if the project is requesting variances or waivers.</p>	<p>Please see updated Letter of Intent with Variance analysis.</p>
	<p>b. Final submittal drawings need to be DATED, SIGNED AND SEALED.</p>	<p>Provided.</p>
	<p>c. Enhance bulkhead control line and erosion control line on all plans, provide bigger labels</p>	<p>Please note larger labels for bulkhead control line.</p>
	<p>4. ZONING COMMENTS a. The project must comply with the required front and side-facing a street setbacks. Since the property is in the GU district, the setbacks are the average of adjacent zoning districts, C-PS1 and R-PS4. Both districts indicate that "All required setbacks shall be considered as minimum requirements except for the pedestal front yard setback and the pedestal side yard facing a street setback, which shall be considered as both a minimum and maximum requirements." The setbacks for the front and sides facing a street are 2.5'. If compliance is not possible, the applicant must seek a variance.</p>	<p>Please see the updated Open Court now depicted on setback Sheet <b>A2.02</b> and the updated Letter of Intent now features Variance analysis.</p>

	h. Increase Required and proposed setback dimension text and position this where it can be read.	Please see updated Sheet <b>A2.02</b> with larger labels for setbacks.
<b>2.</b>	Comments: Submit checklist. Must include name, signatures, and date.	Acknowledged and provided.
	All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.	Submission requirements Acknowledged.
	Page 4 of Application: Owner Affidavit or Alternative Owner Affidavit must be signed and notarized.	Please note Application form now includes signatures from the Office of the City Manager and freestanding Affidavit required for Applications with City-owned property.
	Page 8 of Application: Submit signed and notarized Applicant Affidavit.	Acknowledged and Provided.
	Email owners mail labels in Excel.	The Excel mail out list is being provided via email separate cover.
	Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner — Submit signed and notarized affidavit per speaker.	Please note Application form now includes signatures from the Office of the City Manager and freestanding Affidavit required for Applications with City owned property, in addition to private Applicant forms.
<b>3.</b>	DRB - Planning Review - Not Required	

<p>4.</p>	<p>LUB - Planning Landscape Review – Fail The total existing trees to remain as per the Landscape Legend is (83). Only (29) canopy trees are accounted for between the private property and the adjacent Right-of-Way. Palms do not count towards fulfilling these requirements. Please clarify and revise the landscape legend as required.</p>	<p>Please note Landscape Plans and Landscape Architect Response under Landscape Architect letterhead.</p>
	<p>Provide an increase of canopy trees as applicable along the southern property line.</p>	<p>Please note updated Landscape Plans and Landscape Architect Response under Landscape Architect letterhead.</p>
	<p>The proposed parking lot pavement material is inconsistent with the architectural set. The architectural set calls out pervious paving systems whereas the landscape plans refer to cobble stone vehicular pavers and asphalt. Parking stalls shall be installed with pervious pavement materials, while the drive aisles may be installed with impervious pavement materials. Additionally, Structural soil shall be required under the adjacent parking stalls to meet the minimum required soil volumes per section 4.2.3.</p>	<p>Please note updated Landscape Plans and Landscape Architect Response under Landscape Architect letterhead.</p>
	<p>Large shrubs/small trees shall be a minimum crown spread of four feet at time of planting, and ten feet high at mature growth. Large shrubs or small trees may be planted as understory to large trees and with the required smaller shrub and groundcover plantings, in order to achieve a layering of plants.</p>	<p>Please note updated Landscape Plans and Landscape Architect Response under Landscape Architect letterhead.</p>