

PLAN CORRECTIONS REPORT (PB25-0792)

APPLICANT RESPONSES TO COMMENTS

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

PARCEL: 02-4203-012-0011

Submittal Intake Version 1

Description: Pre-Application for Planning Board review of Private Use in GU (Nikki Beach Site)

Date Received: October 31, 2025

Final Submittal: November 9, 2025

Notice to Proceed Issued: November 20, 2025

Paper Final Submittal: November 24, 2025

PB Hearing: January 6, 2026

Submittal Intake Comments:	Responses to Comments:
Planning Department Review	
<p>1. The following must be submitted for Final Submittal to the attention of Miriam Herrera – Planning Department.</p> <ul style="list-style-type: none">• One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).• One (1) original Letter of Intent.• One (1) original set of architectural plans signed, sealed, and dated. (11x17)• One (1) original signed, sealed, and dated Survey. (11x17)• Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.• Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).• A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the	<p>Acknowledged; please find:</p> <ul style="list-style-type: none">--Application with Notarization and Disclosures, and special freestanding Affidavit required for Applications on City-owned property;--Letter of Intent.--Updated Architectural Plans, Signed and Sealed.--Updated Survey, Signed and Sealed.--Mailing Labels.--Traffic Study. <p>Other hardcopy materials will be provided at the time of Final Hardcopy Submittal.</p>

	<p>proper format specified by the Planning Department (Each document must be less than 25MB). CDs will be checked at time of drop off - anything larger than 25MB will not be accepted.</p> <ul style="list-style-type: none">• Each file document must be labeled by day of submittal and document name.• 14 collated copies <p>NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off. (Attn: Planning Department – Miriam Herrera)</p> <p>Please email Excel file of label owner list.</p> <p>Should you have any further questions, please contact: MiriamHerrera@miamibeachfl.gov</p>	
	<p>Checklist – Must have name, signature, and date.</p>	<p>Please find enclosed Checklist, Signed.</p>
	<p>Page (5) Power of Attorney - mentions a different board (e.g., Historic Preservation Board or Design Revie Board) It needs to be corrected to reflect the Planning Board to ensure consistency and avoid any procedural issues.</p>	<p>Please Note Updated / Corrected Power of Attorney paper indicating Planning Board.</p>
<p>2.</p>	<p>Please indicate in the operational plan if any entertainment is proposed on the property. Recommendation(s) First Submittal: October 29, 2025 Comments Issued: October 31, 2025 Final Submittal: November 9, 2025 Notice to Proceed Issued: November 20, 2025 Paper Final Submittal: November 24, 2025 PB Hearing: January 6, 2026 SUBJECT: PB25-0792, 1 Ocean Drive. Please provide a narrative response to the comments listed below.</p>	<p>Please note that no entertainment (beyond ambient music) is planned for the property.</p>

3.	Planning Landscape is not required for this scope. Refer to landscape comments issued under DRB25-1146	Noted. Landscape Now Removed and Addressed to DRB File No. DRB25-1146.
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