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November 25, 2025

TO: Miami Beach Planning Department
 c/o Thomas Mooney, P.E., Planning Director
 1700 Convention Center Drive
 Miami Beach, Florida 33139

RE: **PB25-0789**
 323 23 St
 Miami Beach, Florida 33139

REMARKS: Urgent For your review Reply ASAP Please Comment

	COMMENTS	RESPONSE
Planning Admin Review – Miriam Herrera – 11/18		
4	Checklist is missing – Must have name, signature, and date.	<i>See provided signed checklist.</i>
Planning Department Review – James Seiberling – 11/18		
1f	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). UPDATE 10/21/2025: an operational plan has not been submitted and is critical to the review of the CUP. In addition to the elements listed previously, please indicate how the rear yard area is proposed to be used as there is no proposed seating but a large outdoor bar counter. Please be aware that dancing outside would be considered outdoor entertainment and no outdoor entertainment is currently requested. The operational plan should indicate that only ambient level background music played at a volume that does not interfere with normal conversation is proposed for the outside areas. The operational plan should indicated where entertainment is proposed (indoor, outdoor) and a general description of the type of entertainment. The operational plan should provide a brief summary of the proposed venue operations. The operational plan should indicate the overall hours of operation, the hours of proposed indoor entertainment and the hours of operation for the outdoor portion.	<i>See provided operational plan, updated as discussed on 11/20 zoom correspondence.</i>
3a	ZONING COMMENT: Please numerate each seat on the floor level so that is consistent with the total seat count. The floor plan provided is not legible and the seat numbers cannot be distinguished. UPDATE 10/21/2025: provide larger scale floor plan on sheet A-000. The seat numbers are illegible.	<i>See updated sheet A-000 for increased legibility of seat counts.</i>

3b	<p>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.</p>	<p><i>Please refer to updated site plan for exterior lounge seating and planters to match renderings.</i></p> <p><i>The request before the PB is to accommodate the increase of persons as computed per the FFPC due to the net area increase as a result of removing seats.</i></p>
4	<p>double door vestibules shall be provided at the front and rear doors to contain sound within the building.</p>	<p><i>The request before the PB is to waive the requirement.</i></p>

Thank you for the review. If we can be of further help, please contact us at (305) 770-6100.