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## **VIA ELECTRONIC SUBMITTAL**

February 25, 2024

Rogelio A. Madan, AICP  
Chief of Community Planning & Sustainability  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: **PB23-0609** – Narrative Responses to Comments  
Issued on 2/15/2023

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### **1. Transportation – LUB Review**

- The Transportation Department is working with the applicant to resolve pending comments on the current Traffic Review for this project.
  - **RESPONSE:** Confirmed.

### **2. Planning Department Review**

- 5. Plans Cover page: provide the correct file number (PB23-0609)
  - **RESPONSE:** Revised.
- 1. Provide a narrative response when addressing the following comments with page(s) location if applicable.
  - **RESPONSE:** Please allow this document to serve as narrative responses to staff comments.
- 4. 2/12/24: Label the electronic plan set as: XX-XX-XXXX Plans – Modification to CUP.
  - **RESPONSE:** Revised.
- 8. Please provide the above information for Final submittal by February 25th, 2024. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.
  - **RESPONSE:** Please allow this to serve as final submittal and this document to serve as narrative responses to the provided comments. Files are labeled in accordance with the City's naming requirement.
- 2. As previously requested, Provide a new roof plan showing the occupancy load, show the areas that are

accessible to the public, (provide a light color back ground for this). Provide number of seats, label each seat individually, the previously approved Planning Board plan is different from what was approved in the building permit, there is a bar now next to the elevators, there are new seats located on the southeast side of the roof terrace (see images). Since the proposal is to open this to the public, an updated plan is required to verify this information, provide this roof plan before the reference plans (pages 19 to 21 of the plans set). The plans provided (A-024, A-106) have a lot of information, lines, labels, text that makes the plan hard to understand.

- RESPONSE: Please see page 19 of the “Plans – Modification to CUP”. This diagram sheet provides the occupancy load, as provided in the approved building permit set. All areas of the rooftop are proposed to be accessible to the public. Seats are labeled individually.
- 3. Provide the occupancy load for the restaurant located on the first floor and number of seats. as they have common access from the lobby and the combination of both may constitute an NIE.
  - RESPONSE: Please see page 17 of the “Plans – Modification to CUP”. Ground floor restaurant has an occupant content of 205 persons and the rooftop has an occupant content of 260 persons, which exceeds the 300 or more for an alcoholic beverage establishment or restaurant, not also operating as an entertainment establishment or dance hall. NIE criteria has been added to the LOI.
- 6. Provide previously approved PB operational plan, identify loading, deliveries and trash pickup and operations.
  - RESPONSE: The previously approved PB operational plan and traffic study have been provided.
- 7. 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.
  - RESPONSE: Noted.

### **3. Planning Admin Review**

- Page (6) Clarify Disclosure of Interest for SOBE ALTON, LLC
  - RESPONSE: Please see page 6 of the Application form. SOBE Alton LLC is entirely owned by SOBE Alton Manager LLC, which has two managing members. The non-managing members are listed on Exhibit B.