

May 4, 2025

**VIA ELECTRONIC DELIVERY**

**City of Miami Beach Planning Board**  
c/o Mr. Thomas Mooney  
City of Miami Beach, Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33131

**Re: PB25-0742 Final Submittal / Narrative Responses for Planning Board  
Application / Property located at 3925 Collins Avenue, Miami Beach, Florida  
(the "Property")**

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Dear Planning Board Members:

Please accept this as our narrative responses to the Plan Corrections Report for Planning Board Application File No. PB25-0742.

**Comment 1a:** Architectural Plans and Exhibits (must be 11"x 17") (Previously approved floor plans and elevations for reference) shall be submitted.

**Response:** *Previously approved plans have been requested from the City and are in process of being produced. Applicant will supplement the application once the records are received.*

**Comment 1b:** Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images) need to be submitted at the final submittal.

**Response:** *Current color photographs have been produced and included in the final submittal package.*

**Comment 1c:** Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). (Previously approved operational plan).

**Response:** *Previously approved plans have been requested from the City and are in process of being produced. Applicant will supplement the application once the records are received.*

**Comment 2a:** Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

**Response:** *The requested text has been added to the subject line of the Letter of Intent and will be added to the prior approved plans once received.*

**Comment 2b:** Final submittal drawings need to be DATED, SIGNED AND SEALED.

**Response:** *Acknowledged.*

If you have any questions or comments, please give me a call at (305) 579-0784.

Sincerely,



Ethan B. Wasserman, Esq.

Enclosures:

David J. Butter, Esq.