

# PLAN CORRECTIONS REPORT (ZBA24-0162)

**PLAN ADDRESS:** 1691 Michigan Ave  
Miami Beach, FL 33139-2506

**PARCEL:** 0232340040690

**APPLICATION DATE:** 06/11/2024

**SQUARE FEET:** 0

**DESCRIPTION:** Variance of section 6-4 of the City Code of Ordinances for distance separation

**EXPIRATION DATE:**

**VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	nicholas rodriguez	Bercow Radell Fernandez Lrkin	200 S Biscayne Boulevard 200 S Biscayne Boulevard, Suite 850 850 Miami, FL 33131
	MAIDOLY TELLERIA	Bercow Radell Fernandez Larki	200 S. Biscayne Boulevard Suite 300 Suite 300 Miami, FL 33131

## Submittal Intake

**Version: 1**

**Date Received: 07/15/2024**

**Date Completed:**

1. Planning Department Review - Not Required Alejandro Garavito Ph: email: AlejandroGaravito@miamibeachfl.gov

2. Planning Department Review - Fail Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov

Comments:

See corrections.

Comments: Include the cost of estimate under a separate cover or in the letter of intent. - See revised LOI.

### 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 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.

### 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 and Exhibits

Landscape Landscaping Plans and Exhibits

HRR Historic Resources Report

Microfilm Building Card and Microfilm

Traffic Traffic Study

Sound Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. - Noted.

The survey provided shall be sealed by the licensed surveyor. - Signed and Sealed survey provided.

Add "FINAL SUBMITTAL" to plans. - See final submittal plans.

Final submittal drawings need to be DATED, SIGNED AND SEALED. - Noted and complied.

### Miami Beach

Planning Department

Staff First Submittal Comments

Design Review Board

Final Submittal & Formal Submittal (CSS): 08/04

Notice to proceed issued: 08/14

Agenda finalized & all fees paid by: 08/16

Tentative DRB meeting agenda date: 10/01

### Draft Notice:

ZBA24-0162 1691 Michigan Ave. An application has been filed requesting a variance to permit an alcoholic beverage establishment that is closer than 300 feet from an educational facility and closer than 300 feet from a place of worship.

Please provide a narrative response to the comments listed below.

3. Planning Department Review - Not Required Giselle Deschamps Ph: email: giselledeschamps@miamibeachfl.gov

4. Planning Admin Review - Fail Miriam Herrera Ph: email: miriamherrera@miamibeachfl.gov

Comments:

miriamherrera@miamibeachfl.gov

Comments: COMMENTS ISSUED 07/18/24

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 08/14/24

1. Mail Label Fee (\$5.16 p/ mailing label)
2. Advertisement - \$1,876
3. Board Order Recording (1) - \$ 128
4. Courier (7) - \$ 133
5. Posting (1) - \$128
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.33 cents p/ Sq. Ft

Total Outstanding Balance = \$      ALL FEES MUST BE PAID BY XX/XX/24

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 08/04/24, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted for Final Submittal to the attention of Miriam Herrera – Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- 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 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.
- Each file document must be labeled by day of submittal and document name.
- 14 collated copies

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)

Please email Excel file of label owner list.

Should you have any further questions, please contact:

MiriamHerrera@miamibeachfl.gov

Checklist is missing name, signature, and date. - Checklist revised.

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