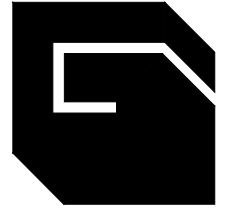


# Giller & Giller, Inc.

The Giller Building  
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Tel(305) 538-6324 www.gillerandgiller.com  
Reg. #AA C001364



**PB24-0656**  
**1235 WASHINGTON AVE.**

## **NARRATIVE RESPONSE TO PLAN CORRECTION REPORT**

4-24-24

Responses are in [blue](#)

Plan Review                      Version: 2                      Date Received: 05/13/2024                      Date Completed:  
**1. Planning Department Review - Fail**                      **Alejandro Garavito** Ph: email:  
AlejandroGaravito@miamibeachfl.gov

Comments:

24. 5/23/24 – Insufficient : Provide a queuing/operations floor plan with dimensions, showing the area of the lobby, main entrance, sidewalk, valet and parking spaces, the location of the proposed queuing on the sidewalk, (right now is only one red line in front of one tickets storefront) storefronts affected (missing), provide sidewalk with on this plan, provide location outside the venue of security personnel, stanchions on main entrance as proposed (missing on plans), number of support crew to provide assistance with sidewalk clearance (missing). Provide security cameras location (missing). [See revised Sht. A-7 Entry Details](#)

26. 5/23/24: Insufficient - Operational plan: Describe What type of operations/entertainment is happening between 1:30 am to 5:00 am after the live entertainment shows are over. It is still not clear what happens after 1:30 am, is the establishment is going to operate as a Dance club after this time? [See revised Operational Plan Para. 10](#)

11. 5/23/24: Insufficient: Print one set and check for legibility, texts are still illegible. we cannot accept these plans as presented. (see other comments related to this). [Corrected resolution](#)

30. 5/23/24: - Plans are still insufficient, Provide a floor plan or floor plans with the different configurations (with seats and no seats) as stated on the LOI and plans. Provide a floor plan with seats and one with no seats with the proposed occupancy load. the seats shown on plans shall be label and numbered individually, you need to provide a chart with subtotals, the number of seats at the ground floor, second level and mezzanine, and a total count. It is clear that there are no alterations, additions to this space, but the increase of occupancy load, and the proposed operations requires the

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Planning Board review and approval, for this reason, complete and legible plans are required. Without this the application cannot move forward. The application is for a maximum occupancy load without seating. It is governed by the square footage, not number of seats, as per NFPA 101 Life Safety Code. The calculations are included in Sht. A-6, Life Safety Plan. The club can operate with seating and tables resulting in a lower allowable occupant load. Multiple configuration plans with no seating, partial seating, auditorium seating are filed during occupancy with the Fire Marshal. However, for the purposes of establishing the maximum occupant load for a Neighborhood Impact Establishment, the configuration without seating is used. The multiple seating plans and charts are not provided because they are not applicable to the CUP.

14. 5/23/24: insufficient, provide a chart with existing and proposed occupancy load and number of seats. (number of seats is missing). See response immediately above.

20. 5/23/24 – Insufficient: Checklist item 11l and 11n: floor plans: Enlarge ground floor plan, mezzanine and 2nd floor plans and provide them in separate pages; What is submitted is not legible; labels all room/spaces, enlarge text, provide general dimensions. Plans have been enlarged slightly but cannot get much bigger on the 11x17 format. This is a big plan. General dimensions plans added A- 4: we printed this page and is illegible, labels are blur and is missing information. Sht. A-4 has been redone. Separate on a different page the ground floor plan from the section drawing provided. Section has been relocated to a new Sht. A-8. Provide number of seats if this is the option with seats (see comment # 30 regarding this). Seat numbers are irrelevant to establishing the maximum occupant load and will vary depending on the configuration. All existing seats and tables are moveable. There are no fixed seats.

23. 5/23/24 - Insufficient. Plans. provide the location of the secure bicycle parking mentioned on the Operational Plan. Shown on Sht A-4 in the Back of House (upper right).

25. Please note that staff will not support any queuing on the sidewalk, placement of stanchions or operations that affect the flow of pedestrians. Queuing on the sidewalk for this facility has existed since the assembly occupancy building was constructed in 1930's and exists as of right.

29. 5/23/24. For Planning Board, please upload to CSS the above information for Final Submittal date (June 02, 2024). Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'. Done

8. 5/23/24: insufficient: LOI: provide questions and answers to the review criteria 2.5.2.2. the questions; are missing, this make the review difficult for the board members and the public who are not familiar with the review criteria questions. Again, provide questions and answers. Questions are shown and answers are in *italics*.

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15. 5/23/24 insufficient: Checklist item 11d, Context Location Plan: showing name of streets. Provide Washington Avenue label and ½ mile radius. [Added](#)

31. 5/23/24: Please note that there are open violations for this site, please close these items. [Operator is actively seeking closure.](#)

4. 5/23/24: Provide a narrative response when addressing the following comments with page(s) location if applicable. [Done](#)

## 2. Planning Admin Review - Fail

Comments: COMMENTS ISSUED BY 05/15/24

Miriam Herrera Ph: email: [miriamherrera@miamibeachfl.gov](mailto:miriamherrera@miamibeachfl.gov)

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 06/12/24

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 06/14/24

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 06/14/24, before 12 p.m. (Tardiness may affect being placed on the agenda):

May 23, 2024

Page 1 of 4

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.

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- 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

Incomplete Disclosure: Please confirm, in writing, whether every individual holding a 5% or greater interest in the applicant/owner entities has been disclosed. 1235 REDUX LLC (tenant). [Ownership disclosed in attachment.](#)

Plan Review  
03/22/2024

Version: 1

Date Received: 03/11/2024

Date Completed:



Ira D. Giller, A.I.A.  
President