

# PLAN CORRECTIONS REPORT (PB25-0740)

**PLAN ADDRESS:** 1681 Lenox Ave  
Miami Beach, FL 33139-2429

**PARCEL:** 0232340040800

**APPLICATION DATE:** 01/10/2025

**SQUARE FEET:** 0

**DESCRIPTION:** Conditional Use Permit for a Supper Club/Entertainment Establishment.

**EXPIRATION DATE:**

**VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	Monika Entin	MHE Law PA	7950 Nw 53Rd Street Suite 337 Miami, FL 33166
Owner		LENOX AVE I LLC C/O MERCH	708 Third Ave New York, NY 10017

Plan Review	Version: 1	Date Received: 03/17/2025	Date Completed:
1. PB - Planning Department Review - Not Reviewed		Michael Belush Ph: email: MichaelBelush@miamibeachfl.gov	
2. PB - Planning Department Review - Fail		Giselle Deschamps Ph: email: giselledeschamps@miamibeachfl.gov	
Comments:			
Please see corrections.			
Comments: PLANNING DEPARTMENT			
Planning Board			
Staff First Submittal Comments			
Final Submittal & Formal Submittal (CSS): 04/06			
Notice to proceed issued: 04/17			
Agenda finalized & all fees paid by: 04/21			
Tentative PB meeting agenda date: 06/10			
Draft Notice:			
PB25-0740 1681 Lenox Ave: An application for a conditional use permit of a neighborhood impact establishment, including indoor entertainment with an occupational content exceeding 199 persons, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.			
Please provide a narrative response to the comments listed below.			
1. APPLICATION COMPLETENESS			
a. Please specify if the alternate owner is a corporation, partnership, or a limited liability company in the land use board application (circle one). <b>There is no alternate owner. The owner is a limited liability company, as reflected in the application</b>			
b. Provide copies of all current or previously active Business Tax Receipts if applicable. <b>Attached as part of the final submission.</b>			
c. Submit a Maneuvering Plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width). <b>Refer to A-004 of the plans and Section 8 of the Operations Plan.</b>			
d. Projects seeking a Conditional Use Permit (CUP) for Neighborhood Impact Establishments (NIE), requires a transportation study analysis and mitigation plan prepared by a professional traffic engineer, licensed and registered in the State of Florida. <b>TDM provided.</b>			
e. Provide the seat count and total occupancy content for the existing business establishment for further review. <b>Refer to A16-18.</b>			
f. The zoning data sheet should include the PB file no., PB25-0740. <b>Refer to A-003.</b>			
2. ARCHITECTURAL REPRESENTATION			
a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity. <b>Noted.</b>			
b. Final submittal drawings need to be DATED, SIGNED AND SEALED. <b>Noted.</b>			
3. Recommendation:			
a. As stated in the study, sound that is plainly audible 100 ft from the building is considered a violation between 11:00 p.m. and 7:00 a.m. as per sec. 42-152(b). However, staff may recommend that background music shall be played at a volume that does not interfere with normal conversation (ambient level) in all outdoor areas and limiting the hour of operation for the outdoor area. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review. <b>Noted.</b>			

## 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.

3. PB - Planning Admin Review - Pass

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

Comments:

[miriamherrera@miamibeachfl.gov](mailto:miriamherrera@miamibeachfl.gov)