
Response Narrative

PROJECT: 1651 Washington Avenue, Miami Beach, FL.

DATE: May 11, 2020

RE: HPB20-0391

HPB Plan Review

1. Indicate on the Washington Avenue elevation drawing the location of the tenant and provide the frontage, length, in order to calculate the maximum permitted size.

Response: Page 01 of the signage plans have been updated to include the location of the tenant on the second floor of the building. The frontage length of the area occupied by the tenant and excluding the bell tower has been calculated and labeled accordingly. Finally, the calculation of the maximum permitted signage area based on the length of the tenant frontage was added. The length of the tenant frontage is 132 feet. Pursuant to Section 138-16 of the Code, the tenant is permitted 0.75 square feet per every foot of linear frontage. Thus, the maximum permitted tenant sign area is 99 square feet, and the tenant sign complies with the Code at 67.56 square feet.

2. The LOI indicates that the sign is reverse channel, the plans show a channel letter sign. Please coordinate.

Response: The design professional indicated that the sign is a channel letter sign and the LOI has been revised accordingly.