



November 2, 2020

Re: Response to Design Review Board Comments, **Plan # DRB20-0602**
6348 Collins Ave, Miami Beach, FL 33141

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RESPONSE TO DRB COMMENTS

GENERALLY	
10/29/2020 Review by Murphy, James	
Comment	Response
Section 118-0395(b)(2) (7) Gasoline service stations.	
a. Notwithstanding the foregoing provisions, a nonconforming gasoline service station that provides a generator or other suitable equipment that will keep the station operational, and which has been damaged, repaired or rehabilitated by more than 50 percent of the value of the building as determined by the building official pursuant to the standards set forth in the Florida Building Code may be repaired or rehabilitated, if the following conditions are met:	Acknowledged
1. The entire building and any new addition shall meet all requirements of the city property maintenance standards, the applicable Florida Building Code and the Life Safety Code.	Acknowledged
2. The entire building and any new addition shall comply with the current development regulations in the zoning district in which the property is located, including, but not limited to all landscape requirements. New monument-style signs shall be required. Pole signs shall be prohibited.	Acknowledged
3. No new floor area may be added if the floor area ratio is presently at maximum or exceeded.	Acknowledged
b. Necessary repairs to add an emergency electrical generator and related facilities to a nonconforming gasoline service station shall be permitted.	Acknowledged
c. A nonconforming gasoline service station that provides a generator or other suitable equipment that will keep the station operational, may add new floor area (other than floor area strictly necessary to house an emergency electrical generator and related facilities), or convert existing floor area or land, to add new accessory uses, such as a convenience sales area or a car wash, subject to conditional use approval, notwithstanding the nonconforming status of the gasoline service station.	Acknowledged

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RESPONSE TO DRB COMMENTS

GENERALLY (Continued) 10/29/2020 Review by Murphy, James	
Comment	Response
Porte-cochere. A porte-cochere shall be permitted to extend from an entrance door to the street line of any building except that porte-cocheres shall not be permitted in a townhome district. Where a sidewalk or curb exist, the porte-cochere may extend to within 18 inches of the sidewalk. The porte-cochere shall not exceed 30 percent of building core frontage in width or 16 feet in height or be screened or enclosed in any manner. It shall provide an unobstructed, clear space of not less than nine feet between the grade and the underside of the roof of the porte-cochere.	

ARCHITECTURAL REPRESENTATION 10/29/2020 Review by Murphy, James	
	Response
a. A-001 Survey LOT AREA= 20,698 SF Adjust Zoning legend	Acknowledged
b. A-101, A-1 02 orient site plan to always include all property lines. (same scale as A-100). Need to see property lines and setback lines.	A-101 and A-102 were re-scaled. Property lines and setback lines are shown.
c. A-200 add elevation marks. What is large tower element at center of façade.	Elevation marks were added. The tower element is a pylon volume that served as the original sign support and visual focus in the area.
d. A-201 Add elevation lengths, add red dashed setback lines, add property lines.	Acknowledged
e. A-202 Add elevation lengths, add red dashed setback lines, add property lines.	Acknowledged
f. A-301 Add elevation lengths, add red dashed setback lines, add property lines.	Acknowledged
g. Mechanical (generator) equipment on roof must be screened.	The mechanical equipment (generator) on roof is screened by the new parapet around the existing roof. Refer to A-102A and Section 2 sheet A-301
h. Driveways should be reduced to the greatest extent possible.	Acknowledged
i. Missing signage plan NOTE: New monument-style signs shall be required. Pole signs shall be prohibited	Signage plan note was added to A-100
j. Add slab elevation height	Slab elevation height added. Refer to A-101A, A-102A and Section 2 sheet A-301
k. Add "FIRST SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated.	Acknowledged
l. Add narrative response	Acknowledged

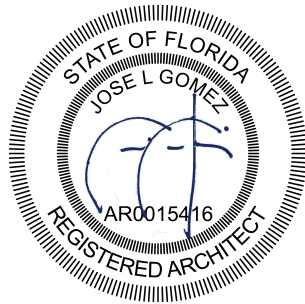
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ZONING 10/29/2020 Review by Murphy, James	
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a. Variance #1 and #2 to reduce the required side setback for at grade parking (north and south).	Acknowledged
b. Variance #3 to reduce the required front setback for at grade parking (east).	Acknowledged
c. Section 130-68 (10) (10) Open- air parking facilities, open to the sky, shall be constructed with a high albedo surface in order to minimize the urban heat island effect. The provisions of this paragraph shall apply to all parking areas, and all drive lanes and ramps.	Parking areas, drive lanes and ramps will be re-constructed with white Portland concrete. Albedo: 0.70-0.80 Refer to A-100 and A-401
d. Planning Board CUP approval required	Acknowledged



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by Jose L
Gomez
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