

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	6348 COLLINS AVENUE. MIAMI BEACH, FL. 33141		
2	Board and file numbers:			
3	Folio number(s):	02-3211-007-1510		
4	Year constructed:	1968	Zoning District:	RM-2
5	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	6.96'
6	Adjusted grade (Flood+Grade/2):	7.48'	Lot Area (SF):	20,698.00
7	Lot width (FT):	175'-0"	Lot Depth (FT):	122'-6"
8	Minimum Unit Size(SF):	N/A	Average Unit Size:	N/A
9	Existing use:	Service Station	Proposed use:	Service Station

		Maximum	Existing	Proposed	Deficiencies
10	Height:	60'-0"	29'-6"	29'-6"	
11	Number of Stories:		1.00	1.00	
12	FAR:	2.00	0.07	0.12	
13	Gross square footage:	41,396.00	3,058.00	1,920.00 SF TOTAL 4,978.00 SF	
14	Square Footage by use:	N/A			
15	Number of units Residential:	N/A	N/A	N/A	-
16	Number of units Hotel:	N/A	N/A	N/A	
17	Number of seats:	N/A	N/A	N/A	
18	Occupancy load:	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>At Grade Parking:</b>				
24	Front Setback:	20'-0"	20'-0" and 10'-10"	20'-0" and 15'-0"	5'-0"
25	North Side Setback:	14'-0"	4'-6"	5'-0"	9'-0"
27	South Side Setback:	14'-0"	5'-7"	1'-1"	6'-11"
28	Rear Setback:	12'-3"	25'-7"	36'-1"	
	<b>Pedestal:</b>				
29	Front Setback:	20'-0"	67'-0"	48'-11"	
30	North Side / Interior Setback:	14'-0"	44'-6"	14'-6"	
32	South Side / Interior Setback:	14'-0"	27'-8"	14'-0"	
33	Rear Setback:	12'-3"	12'-3"	12'-3"	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District: No. 1				
40	Total # of parking spaces:	17	13	13	4
41	# of parking hotel rooms	N/A			
	# of parking bar at lobby	N/A			
	# of parking bar at rooftop	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions:		8'-6" x 18'-0"	8'-6" x 18'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)		90 degree	90 degree	
45	ADA Spaces		1	1	
46	Tandem Spaces		0	0	
47	Drive aisle width		21'-0"	21'-0"	
48	Valet drop off and pick up		N/A	N/A	
49	Loading zones and Trash collection areas			1 10'-0" x 20'-0"	
50	Racks				

56	Is this a contributing building?	Yes or no
57	Located within a Local Historic District?	Yes or <b>No</b>

PROJECT TEAM

OWNER:	IVELISE DAILY TRS   SARAH D BRITO REV LIV TR 594 SUNRISE POINTE DRIVE LAKE PLACID, FL 33852
	JIM DAILY JIM.305@HOTMAIL.COM
DESIGN/PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250 FAX. (305) 551.1740
LANDSCAPE ARCHITECT:	GARDNER + SEMLER DESIGN LANDSCAPE ARCHITECTURE CORP. ID # 0000266 17670 NW 75TH AVE., SUITE 214 MIAMI, FL 33015 TEL. (305) 392.1016

DRAWING INDEX

ARCHITECTURAL	
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A-000	AERIAL VIEW
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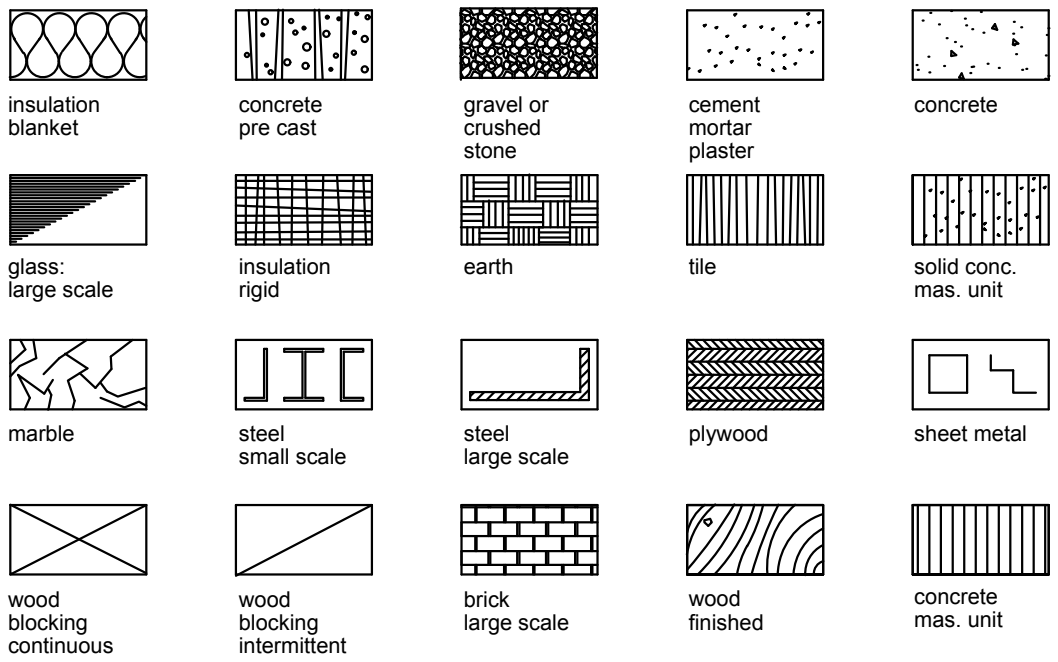
APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2017
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2017
STRUCTURAL:	FLORIDA BUILDING CODE 2017
PLUMBING:	FLORIDA BUILDING CODE 2017 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2017 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2017 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2017 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2017 EDITION

LANDSCAPE

L1.01	EXISTING TREE DISPOSITION PLAN
L1.02	EXISTING TREE DISPOSITION LIST, TRANSP. SPECS. AND DETAILS
L1.01	PLANTING PLAN
L1.04	LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS

MATERIAL LEGEND



PROJECT INFORMATION

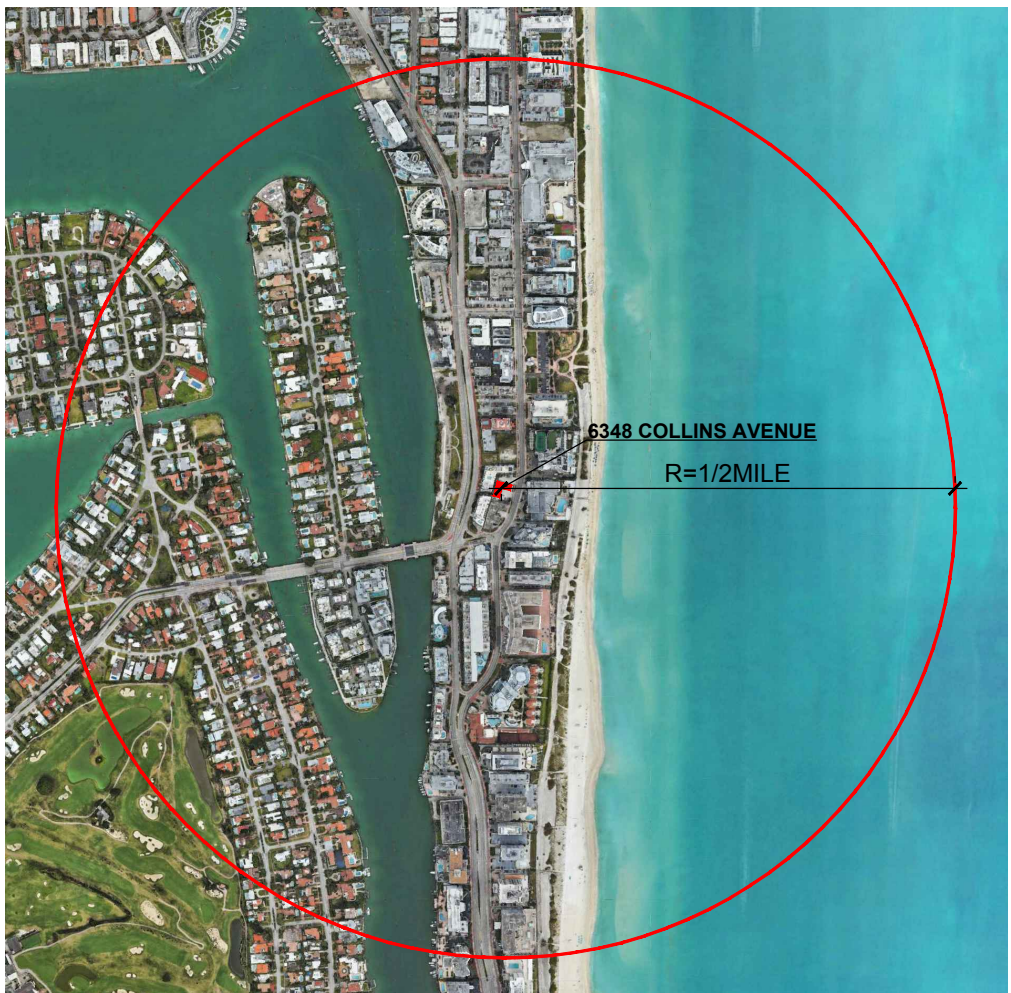
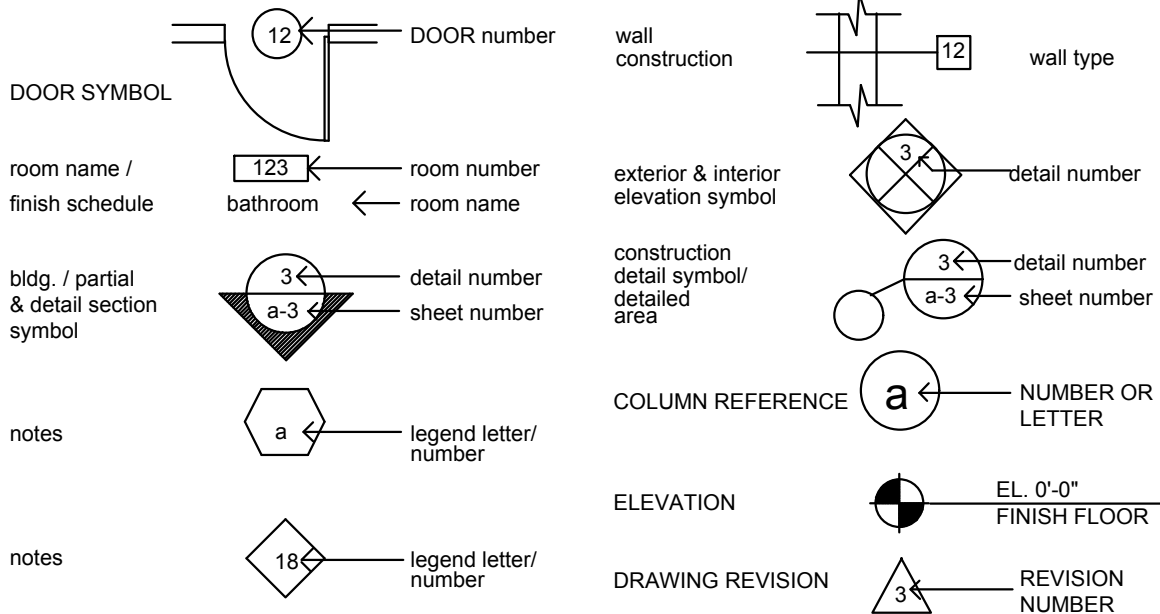
SCOPE OF WORK

DESIGN REVIEW APPROVAL FOR A RENOVATION OF AN EXISTING SERVICE STATION.

LEGAL DESCRIPTION

2ND OCEAN FRONT SUB PB 28-28  
N50FT OF LOT 1 & LOTS 2 & 3  
BLK 7  
LOT SIZE 20740 SQ FT  
OR 11713-506 0183 1

SYMBOL LEGEND



LOCATION MAP

ARMANDO'S SERVICE STATION  
6348 COLLINS AVENUE  
MIAMI BEACH, FL. 33141


DATE REVISION

DWG. TITLE

GENERAL NOTES,  
INDEX AND ZONING  
INFORMATION

SCALE

N.T.S.

PROJECT NO.

2020-15

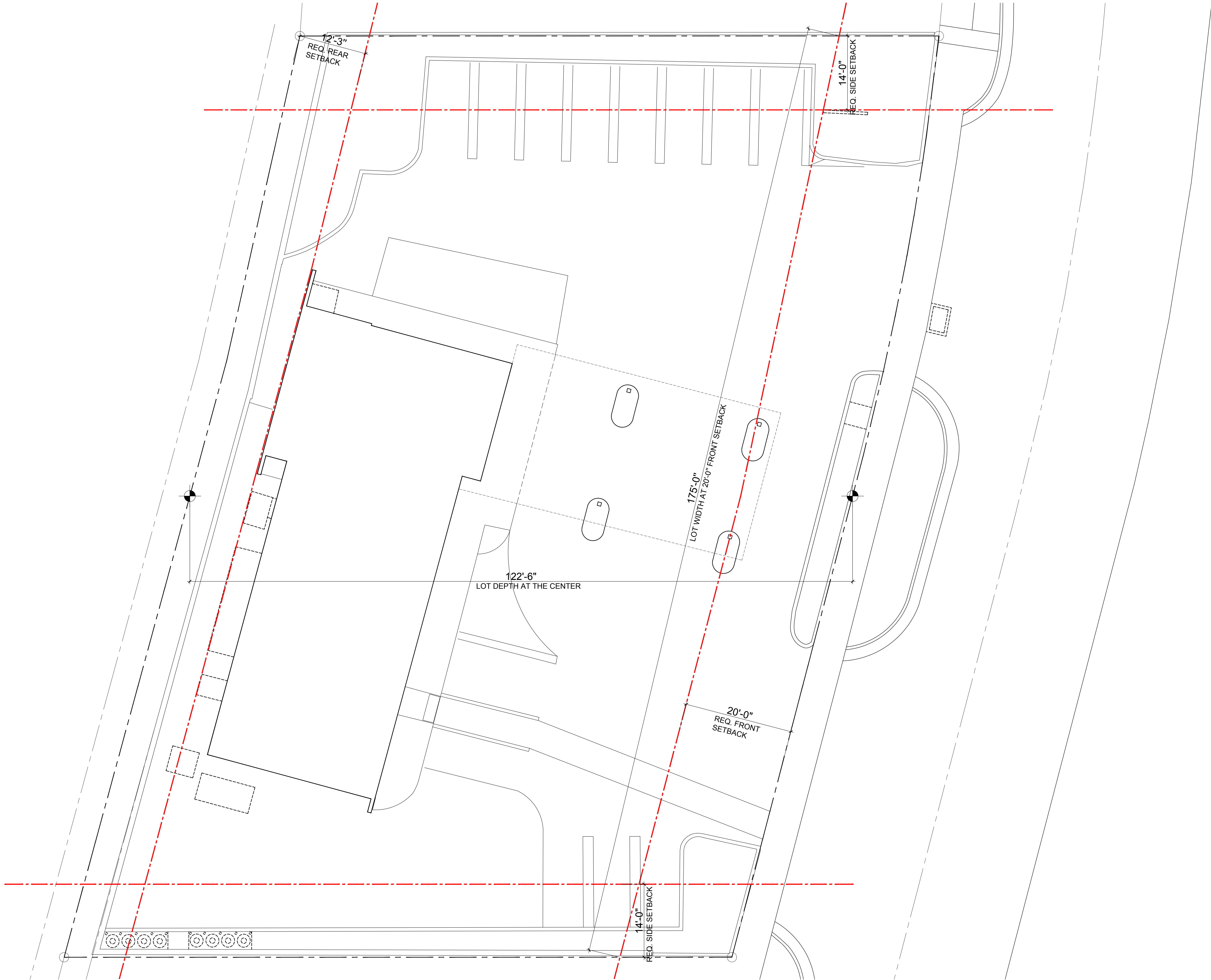
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SHEET NUMBER

A-001





ARMANDO'S SERVICE STATION  
6346 COLLINS AVENUE  
MIAMI BEACH, FL 33141


△ DATE REVISION

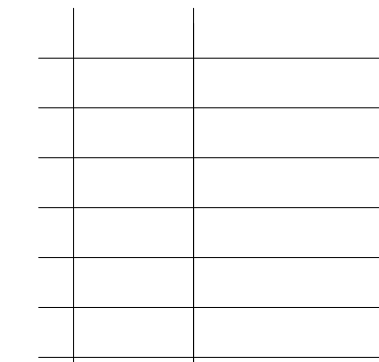
DWG. TITLE  
REQUIRED SETBACKS  
DIAGRAM

SCALE  
1/8"=1'-0"

PROJECT NO.  
2020-15

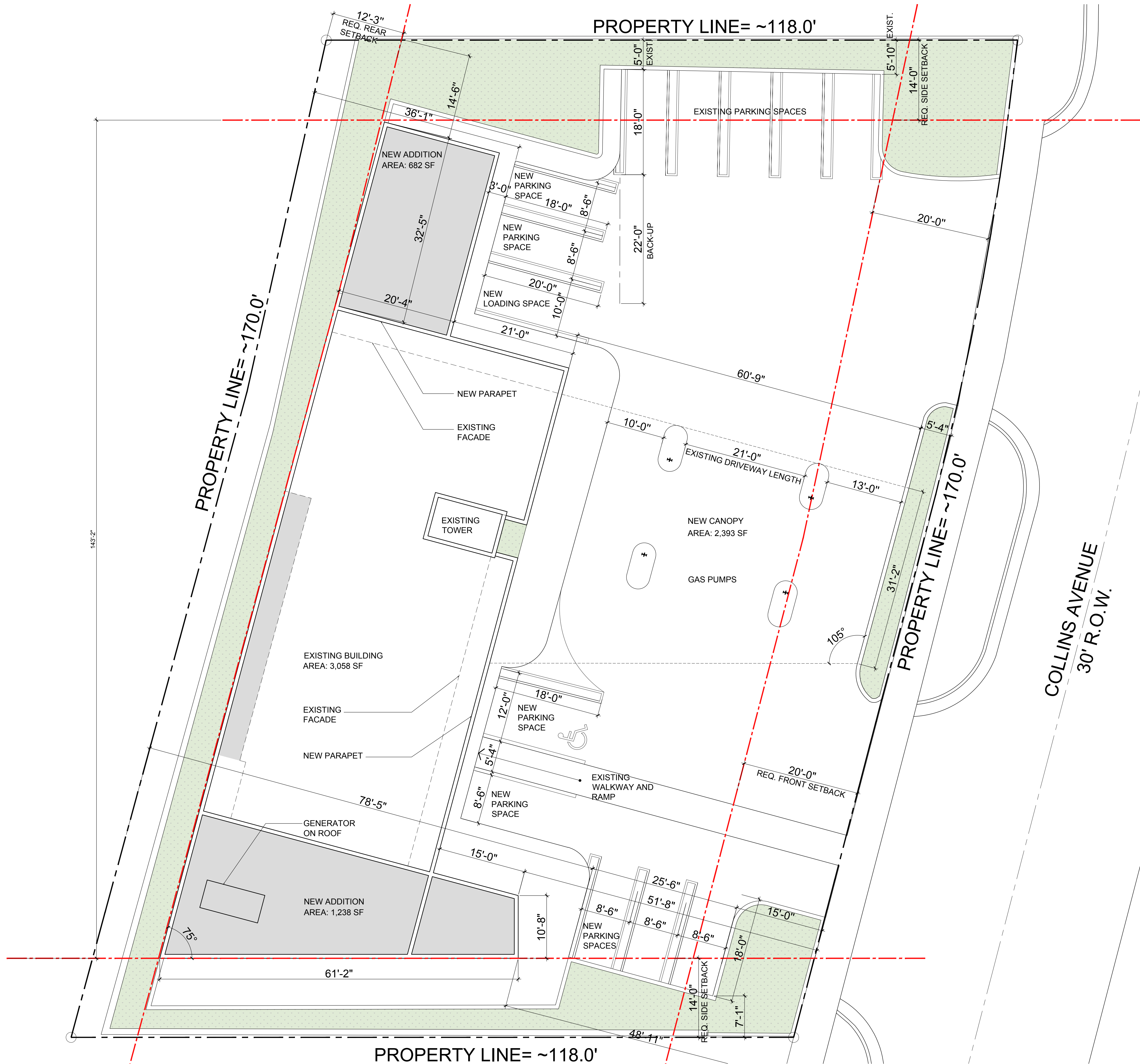
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11-09-20

SHEET NUMBER  
A-007



**SHEET NUMBER**  
**A-008**





- NOTES:
1. NEW MONUMENT-STYLE SIGNS SHALL BE REQUIRED. POLE SIGNS SHALL BE PROHIBITED.
  2. PARKING AREAS, DRIVE LANES AND DRIVES TO BE FINISHED WITH WHITE PORTLAND CONCRETE. ALBEDO: 0.70-0.80

— SETBACK LINES  
— ADDITIONAL FLOOR AREA  
— LANDSCAPE

LOT AREA: 20,698 SF  
FAR: 2.0  
MAX. FLOOR AREA: 41,396 SF

EXISTING BUILDING: 3,058 SF  
NEW ADDITION: 1,920 SF  
TOTAL FLOOR AREA: 4,978 SF

PARKING CALCULATIONS:  
REQUIRED RETAIL: 1 SPACE X 300 SF  
REQUIRED: 4,978 SF / 300= 17 SPACES  
PROVIDED: 13 SPACES

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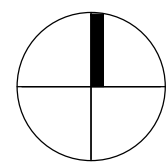
DATE	REVISION

DWG. TITLE	PROPOSED SITE PLAN
SCALE	1/8"=1'-0"
PROJECT NO.	2020-15
DATE	11-09-20
SHEET NUMBER	A-100









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ARMANDO'S SERVICE STATION

6348 COLLINS AVENUE  
MIAMI BEACH, FL 33141

LEGEND

- SETBACK LINES
- LANDSCAPE
- EXISTING COLUMN TO REMAIN
- EXISTING CMU WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- NEW CMU WALL
- NEW INTERIOR PARTITION
- EXISTING WINDOW / STOREFRONT TO REMAIN
- EXISTING DOOR TO REMAIN

DATE REVISION

DWG. TITLE

PROPOSED ROOF  
PLAN

SCALE

1/8"=1'-0"

PROJECT NO.

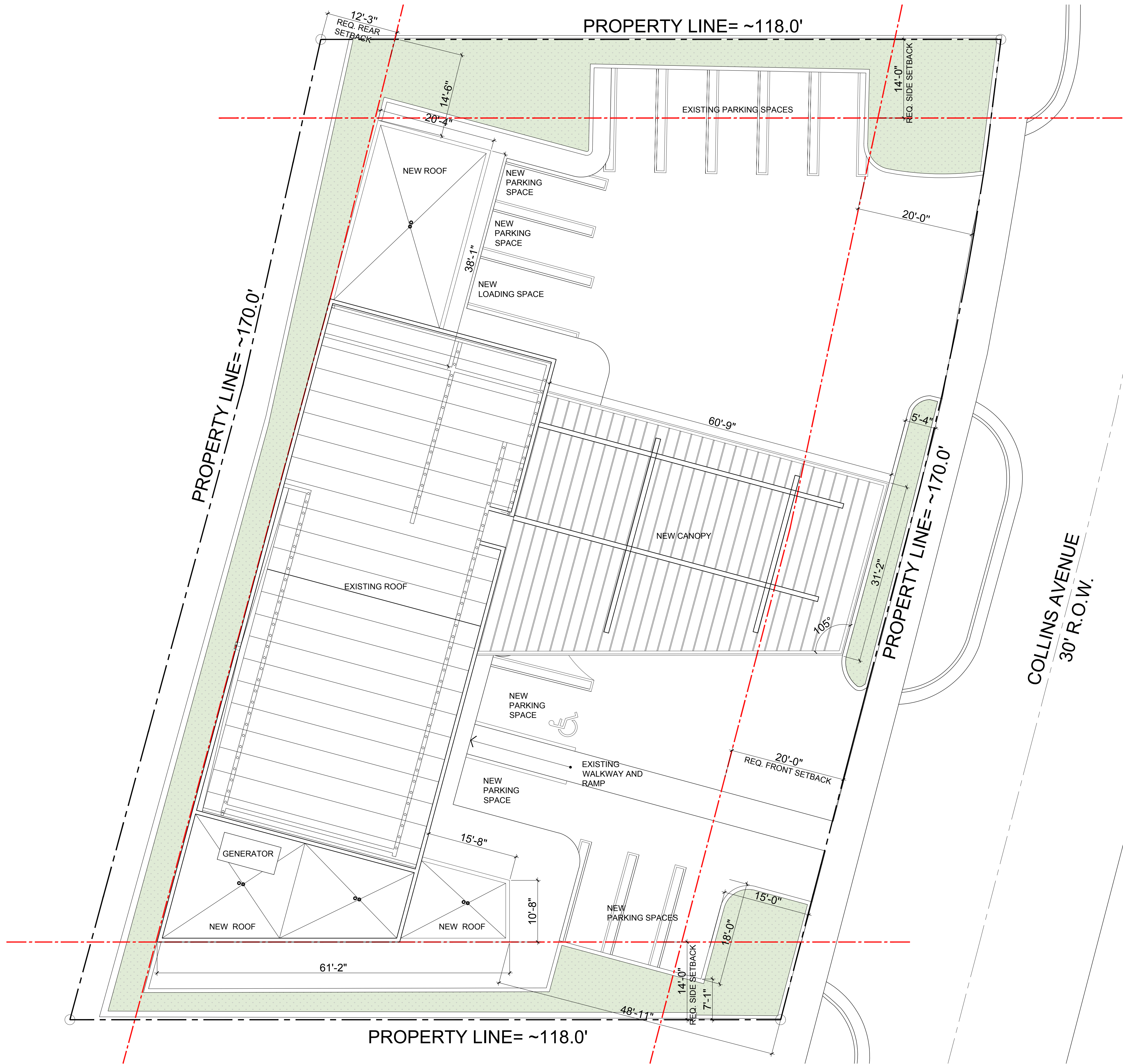
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DATE

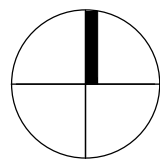
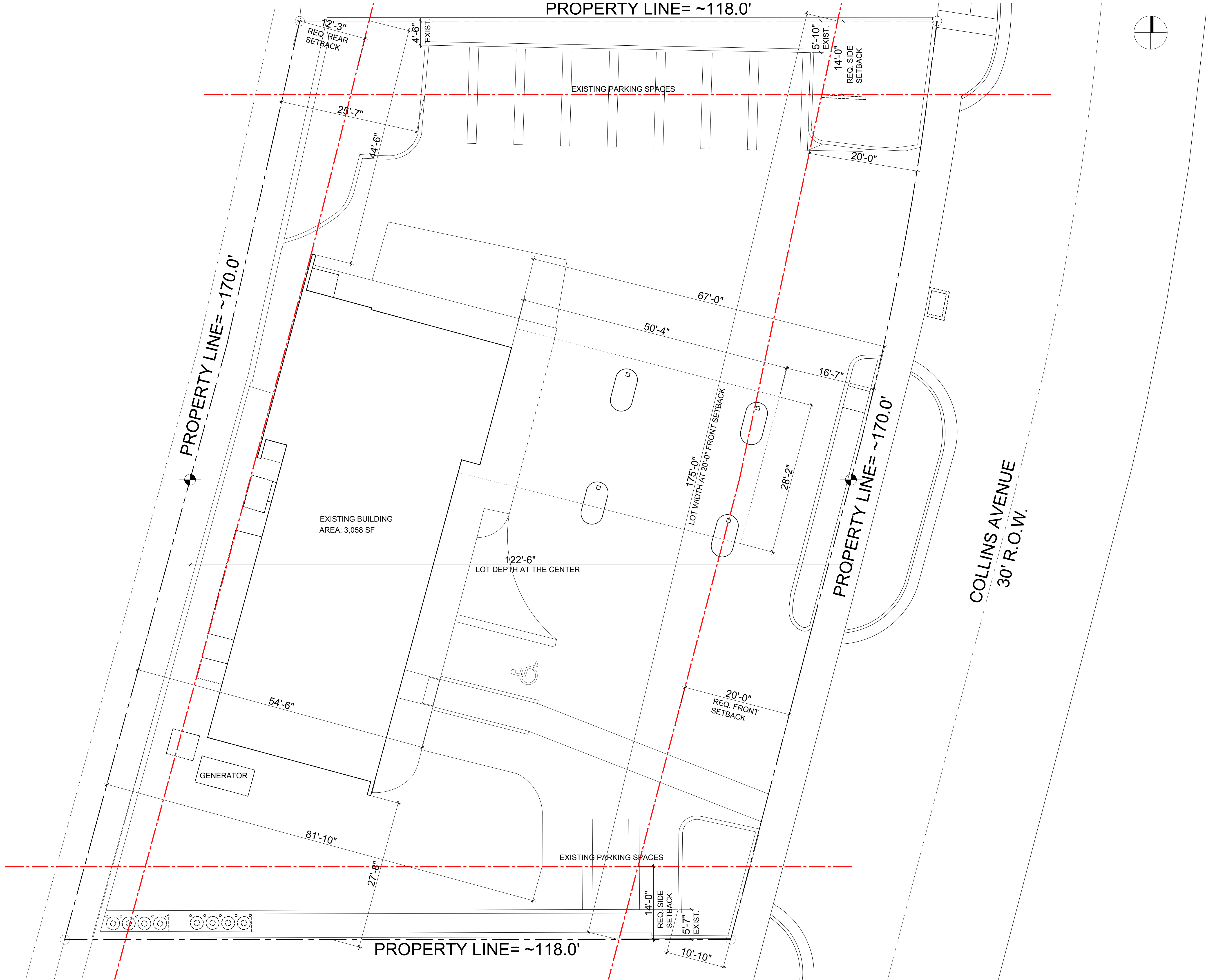
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△	DATE	REVISION
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DWG. TITLE  
EXISTING SITE PLAN

SCALE  
1/8"=1'-0"

PROJECT NO.  
2020-15

DATE  
11-09-20

SHEET NUMBER  
EXIST-100