

July 13th, 2025
Planning Department
City of Miami Beach
1700 Convention Center Drive,
2nd Floor
Miami Beach, Florida 33139



DRB25-1117, 8101 Collins Avenue: An application has been filed requesting Design Review Approval for the construction of a new single-story community information center/Miami Beach Log Cabin building with exterior patio, including one or more waivers, to be located in a vacant area within North Beach Oceanside Park.

MIAMI BEACH PLANNING DEPARTMENT

Staff First Submittal Comments

Date of comments: 07/03/2025

See below BEA responses (Refer to revised DRB set of drawings attached.)

1. APPLICATION COMPLETENESS

- a. LOI: Address the Design Review Criteria from section 2.5.3.1 of the Land Development Regulations. For criteria that are not applicable, state "N/A". See link: <https://codehub.gridics.com/us/fl/miami-beach#/9e0e1745-d120-4fe6-8933-4a21c038e54d/9c33c6d2-1f1d-456a-aa1b-15765cfaf1bf/23938364-eab9-4a9d-909f-cb64bf2c3988/ef447a97-dc1a-4631-b6dc-0a1aaf552e39>

Response: Acknowledged. Please, refer to attached revised Letter of Intent.

- b. LOI: Address the Sea Level rise and Resiliency Review Criteria from section 7.1.2.4 of the Land Development Regulations. For criteria that are not applicable, state "N/A". See link: <https://codehub.gridics.com/us/fl/miami-beach#/9e0e1745-d120-4fe6-8933-4a21c038e54d/e8db3ecb-8f93-4817-a9de-dfb118d3a4a7/90cf4231-3dfe-44a7-aea7-f6d0c6df519c>

Response: Acknowledged. Please, refer to attached revised Letter of Intent.

- c. Attach a legal description as an exhibit to the application form.

Response: Acknowledged. Please, refer to attached new page to the Application Form, titled: "Exhibit A".

2. ARCHITECTURAL REPRESENTATION

- a. Add "FINAL SUBMITTAL" and DRB File No. DRB25-1117 to front cover title for heightened clarity.

Response: Acknowledged. Please, refer to revised sheet G-001.

- b. Provide a completed standard "Commercial Planning Zoning Data Sheet". See link to download the document: <https://www.miamibeachfl.gov/city-hall/planning/planning-document-checklist/>

Response: Acknowledged. Please, refer to attached file "Commercial Planning Zoning Data Sheet"

- c. Identify required and proposed setbacks on a site plan.

Response: Acknowledged. Please, refer to revised sheet A-100.

- d. Materials: provide a materials page highlighting the materials used on the exterior elevations.

Response: Acknowledged. Please, refer to revised sheets A-201, A-202, A-203, A-204, and new sheet A-210 highlighting the materials used on the exterior elevations.

- e. Mechanical Equipment: identify the location of any mechanical equipment, including air conditioners and proposed screening.

Response: Acknowledged. Please, refer to revised sheets A-100, A-101, A-102, A-201, A-202, and A-311.

3. ZONING COMMENTS

- a. Provide required parking calculations pursuant to parking tier 1. The proposed use seems most akin to "Auditorium, ballroom, convention hall, gymnasium, meeting rooms or other similar places of assembly". If parking cannot within proximity to the park, the City Commission can waive requirements. See link: <https://codehub.gridics.com/us/fl/miami-beach#/213acba4-f833-44f6-89e6-ed50d7ad75f9/6bf8d7a0-6b2a-4778-9028-3337cb696753/ff858953-6ec3-45bd-aa44-4ab5e56f91b6/213acba4-f833-44f6-89e6-ed50d7ad75f9--6bf8d7a0-6b2a-4778-9028-3337cb696753--ff858953-6ec3-45bd-aa44-4ab5e56f91b6--14dd0260-7b9b-4edd-b228-8e2f73b2eb73>

Response: Acknowledged. We respectfully ask the City Commission to waive the parking tier 1 requirements since parking cannot be added within proximity to the park.

Architectural Drawings Narrative:

G-001: Revised Cover per DRB requirements. Updated Title Block. Updated Drawing Index Sheet.

G-005: Updated Title Block

G-006: Updated Title Block

G-007: New sheet addressing Zoning Ordinance Requirements.

G-008: New sheet addressing Zoning Ordinance Requirements.

LS-101: Revised notes and annotations.

A-100: Added Property Line and Building Setback Line per City of Miami Beach, FL Zoning Code Ordinance Latest Edition. Revised outdoor patio area and building's means of egress (entrances) material to permeable pavers. Tree Disposition changed from removal to relocation. Legend updated to show trees to be relocated and proposed relocation site. Building's roof slopes revised. Building's roof material revised to Standing Seam Metal Roof Panel. Added new bike racks to match existing one. Added location for the mechanical condensing unit and proposed screening. Revised proposed site's grading and building's design flood elevations.

A-101: Revised outdoor patio area and building's means of egress (entrances) material to permeable pavers. Tree Disposition changed from removal to relocation. Legend updated to show trees to be relocated and proposed relocation site. Building's roof slopes revised. Building's roof material revised to Standing Seam Metal Roof Panel. Added new bike racks to match existing one. Added location for the mechanical condensing unit and proposed screening. Revised proposed site's grading and building's design flood elevations.

A-102: Revised outdoor patio area and building's means of egress (entrances) material to permeable pavers. Tree Disposition changed from removal to relocation. Legend updated to show trees to be relocated and proposed relocation site. Added new bike racks to match existing one. Added location for the mechanical condensing unit and proposed screening. Revised notes, finished legend, and annotations. Revised proposed site's grading and building's design flood elevations.

A-201: Revised outdoor patio area and building's means of egress (entrances) material to permeable pavers. Tree Disposition changed from removal to relocation. Building's roof slopes revised. Building's roof material revised to Standing Seam Metal Roof Panel. Added new bike racks to match existing one. Added location for the mechanical condensing unit and proposed screening. Revised notes, finished legend, and annotations. Revised aluminum railing extension. Revised proposed site's grading and building's design flood elevations.



A-202: Revised outdoor patio area to permeable pavers. Building's roof slopes revised. Building's roof material revised to Standing Seam Metal Roof Panel. Added location for the mechanical condensing unit and proposed screening. Revised notes, finished legend, and annotations. Revised aluminum railing extension. Revised proposed site's grading and building's design flood elevations.

A-203: Building's roof slopes revised. Building's roof material revised to Standing Seam Metal Roof Panel. Added new bike racks to match existing one. Revised notes, finished legend, and annotations. Revised proposed site's grading and building's design flood elevations.

A-204: Revised outdoor patio area to permeable pavers. Building's roof slopes revised. Building's roof material revised to Standing Seam Metal Roof Panel. Revised notes, finished legend, and annotations. Revised aluminum railing extension. Revised proposed site's grading and building's design flood elevations.

A-210: Added new sheet for Materials Board, highlighting the materials used on the exterior elevations.

A-301: Revised outdoor patio area and building's means of egress (entrances) material to permeable pavers. Building's roof slopes revised. Building's roof material revised to Standing Seam Metal Roof Panel. Revised notes, finished legend, and annotations. Revised aluminum railing extension. Revised proposed site's grading and building's design flood elevations.

A-310: Updated render per architectural changes reflected on the site plans, floor plans, elevations, and sections.

A-311: Updated render per architectural changes reflected on the site plans, floor plans, elevations, and sections.

A-312: Updated render per architectural changes reflected on the site plans, floor plans, elevations, and sections.

A-313: Updated render per architectural changes reflected on the site plans, floor plans, elevations, and sections.



Landscape Drawings Narrative:

TDP-1: Disposition changed from removal to relocation. Relocation receptor sites shown in plan. Legend updated to show trees to be relocated and proposed relocation site.

TDP-2: Impacted trees with disposition of remove were changed to relocate. Tree protection and pruning notes added to chart for impacted trees.

TDP-3: Mitigation chart reduced and moved from TDP-4 to TDP-3

TDP-4: Landscape general notes and details added to sheet.

Arborist Report – Provided with this update.