

# **Rooftop Additions in the Museum Historic District and CD-3 Zoning District**

## **Code Amendment**

2000 Collins Avenue, Miami Beach, FL 33139



# Summary

- **Currently:** Existing structures within the Museum Local Historic District are permitted to have a single-story, habitable rooftop addition.
- **Proposed:** Creation of a multi-story rooftop addition, not to exceed a maximum building height of 80'.
- **Only applicable to:**
  - Non-contributing properties; with
  - Lot line on Collins Avenue; and
  - Located in the CD-2 District, and the Museum Local Historic District.

# Revised Code Amendment

## Rooftop Additions In The Museum Historic District

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS," DIVISION 5, "HEIGHT REGULATIONS," SECTION 142-1161, "HEIGHT REGULATION EXCEPTIONS," TO CREATE ADDITIONAL REGULATIONS REGARDING ROOFTOP ADDITIONS FOR PROPERTIES LOCATED IN THE MUSEUM HISTORIC DISTRICT WITH A LOT LINE ON COLLINS AVENUE; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

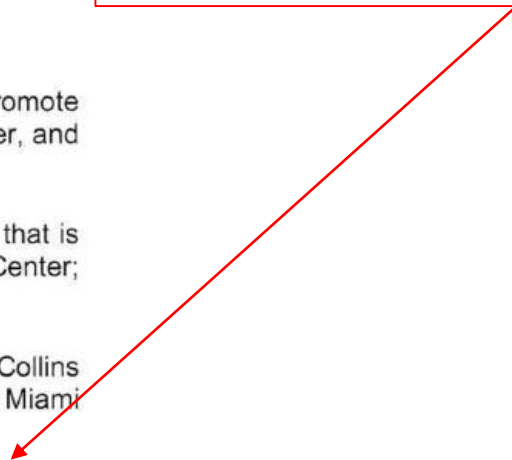
**WHEREAS**, the City of Miami Beach's ("City") Land Development Regulations promote the protection, enhancement, and retention of the established architectural scale, character, and context of the City's commercial zoning districts; and

**WHEREAS**, the Museum Historic District is a thriving and evolving neighborhood that is suited for numerous hotel uses due to its close proximity to the Miami Beach Convention Center; and

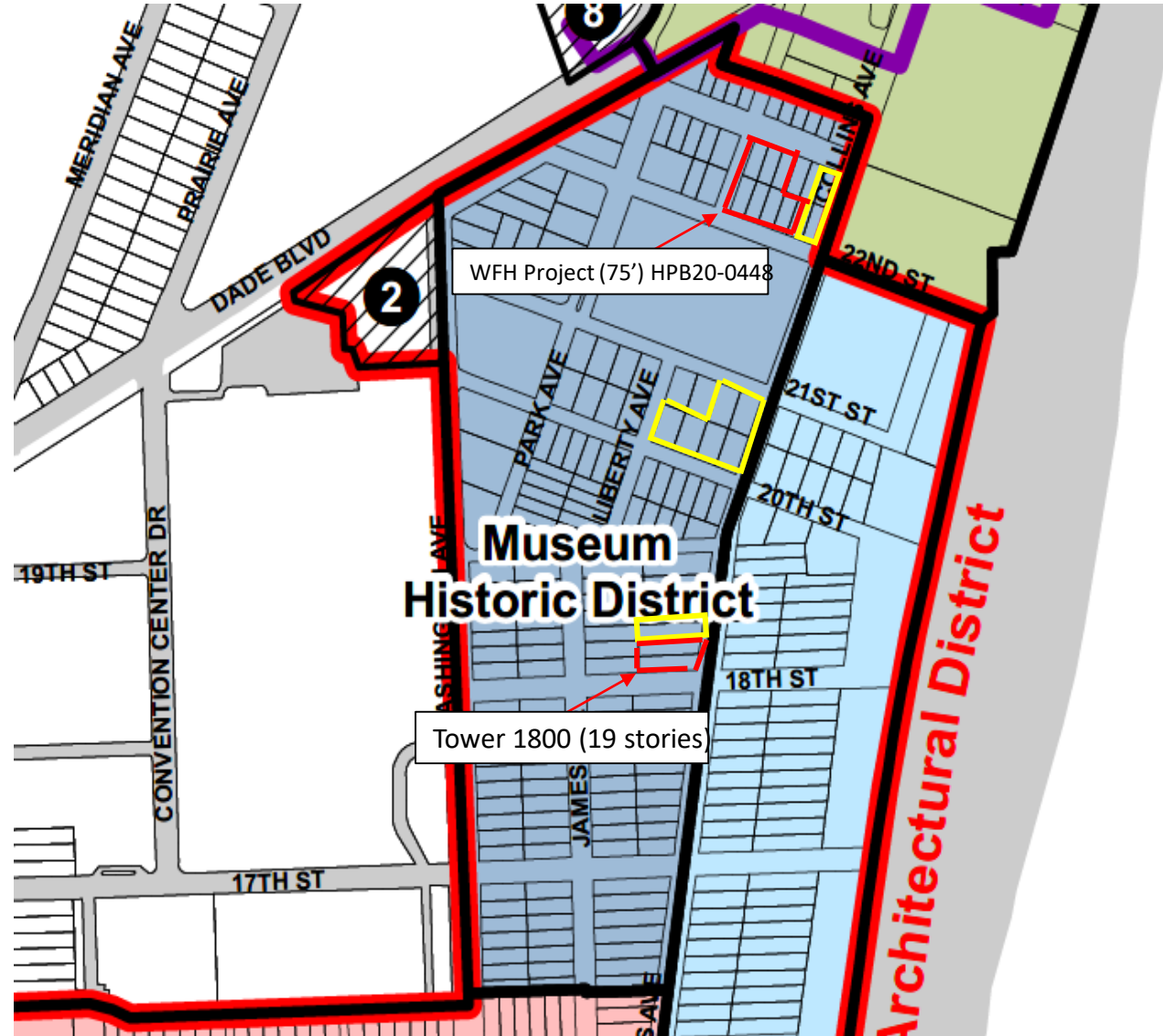
**WHEREAS**, well designed additions to non-contributing buildings with lot lines on Collins Avenue in this area will help encourage commercial success of the neighborhood and the Miami Beach Convention Center.

(7) Museum Historic District. Notwithstanding the foregoing provisions of subsection 142-1161(d)(2), existing non-contributing buildings located within the Museum Historic District, with a lot line on Collins Avenue, may be permitted to have a multi-story rooftop addition, not to exceed a maximum building height of 80 feet.

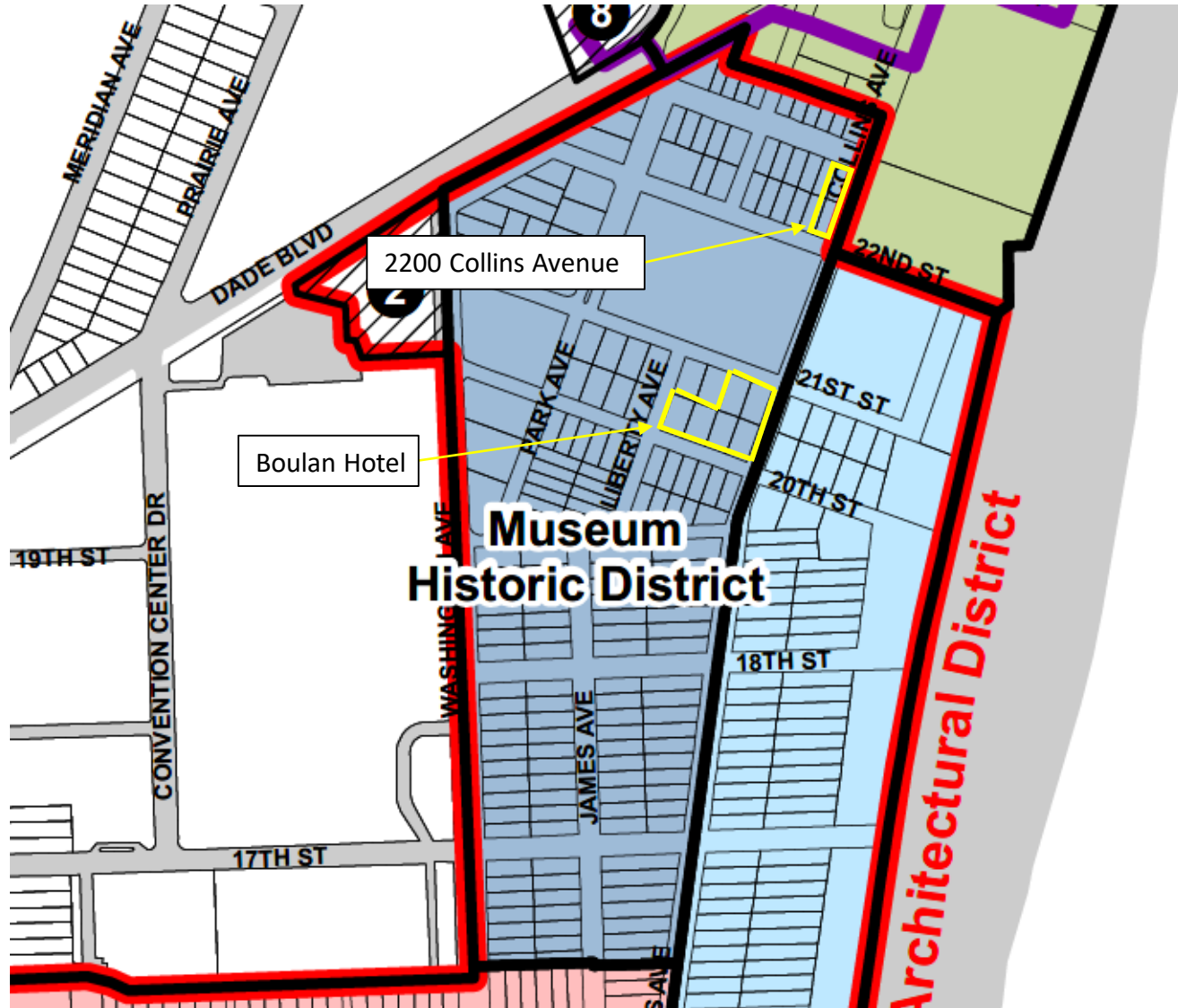
This language revised to include properties located (1) within the Museum Historic District and (2) the CD-3 Zoning District



# Original Ordinance Included Museum Historic District

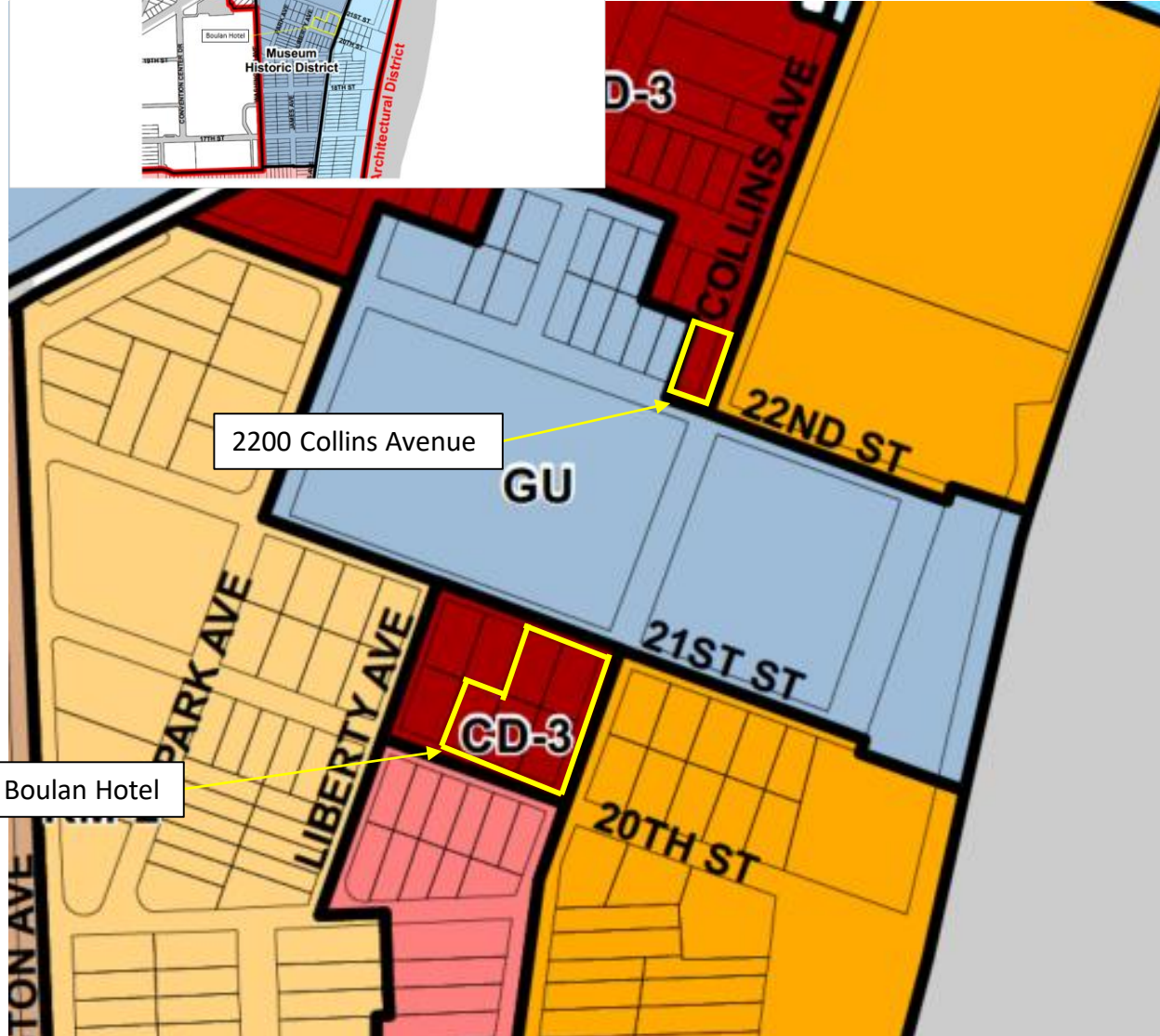


# Revised Ordinance (Showing Museum Historic District)



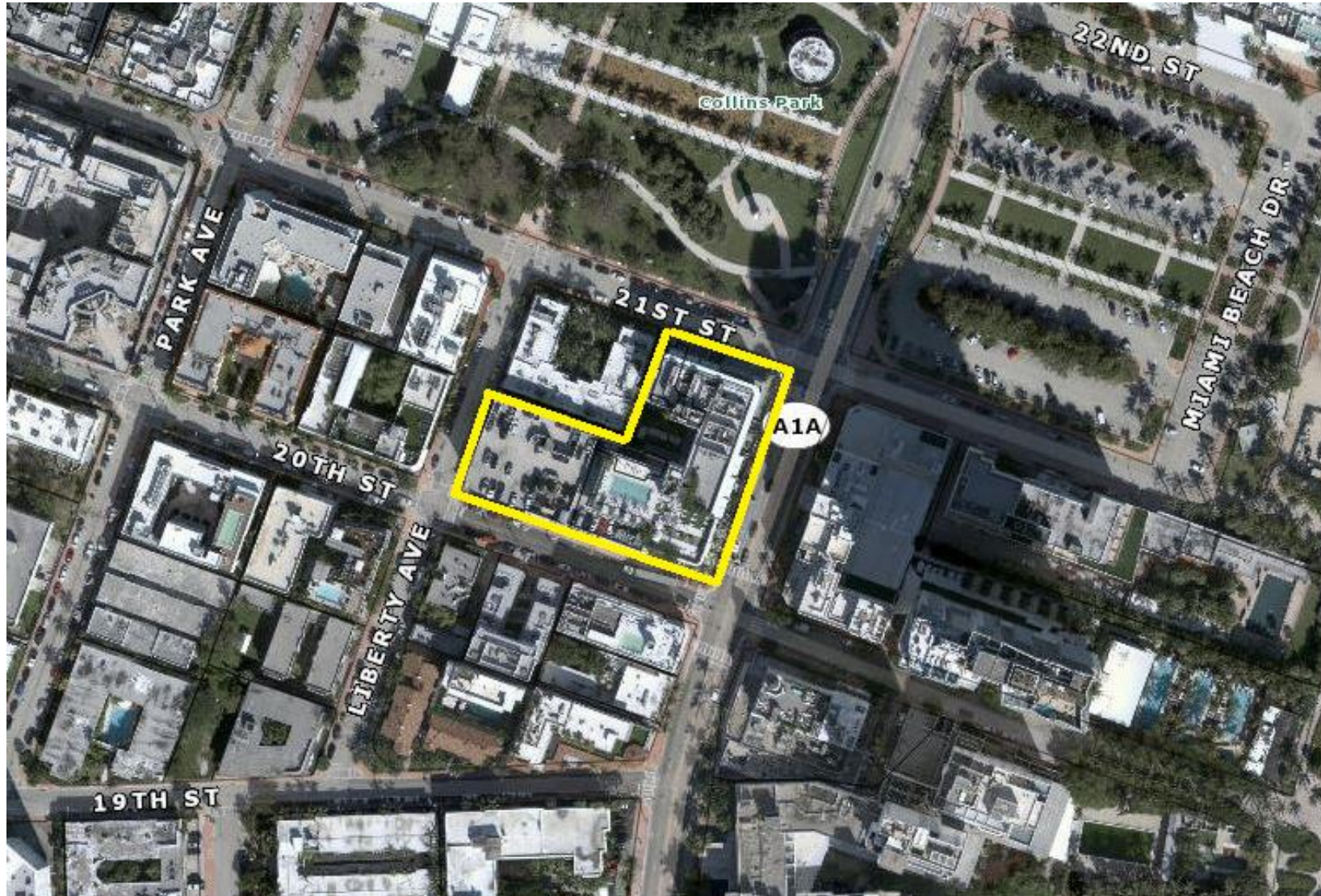


**Revised Ordinance  
(Showing Museum Historic District)**





# Site Location





# The Boulan





# Existing Conditions





# Existing Conditions





# Existing Conditions





# Proposed Addition





# Proposed Addition



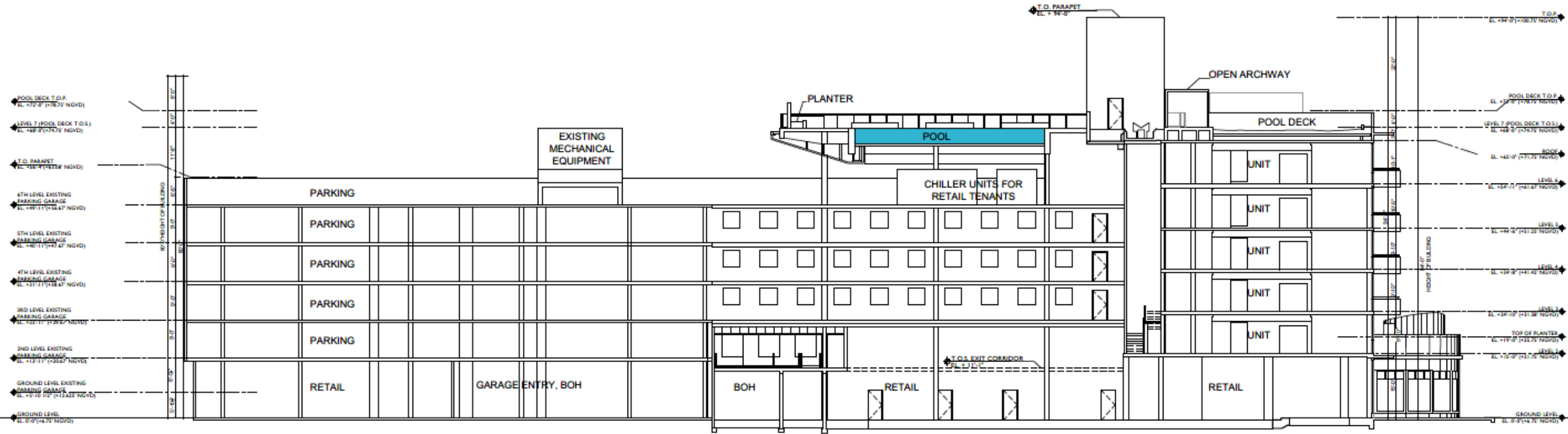


# Proposed Addition

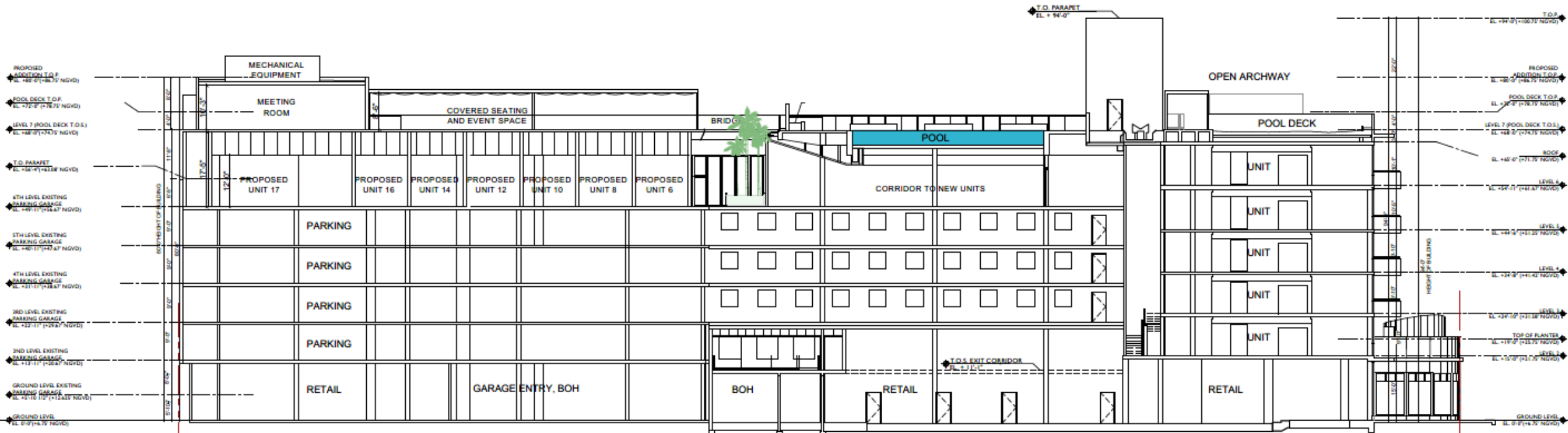




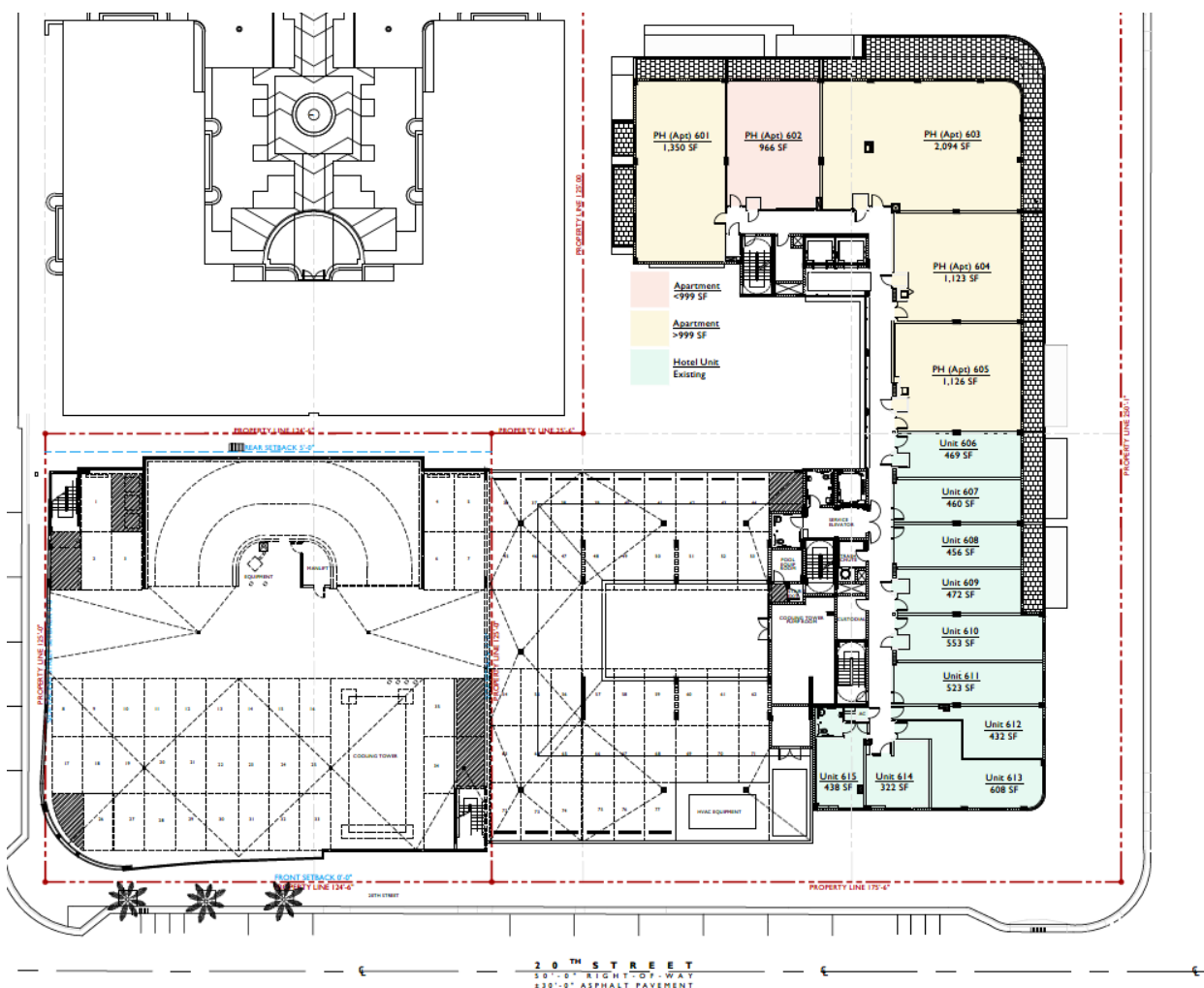
# Existing Elevation



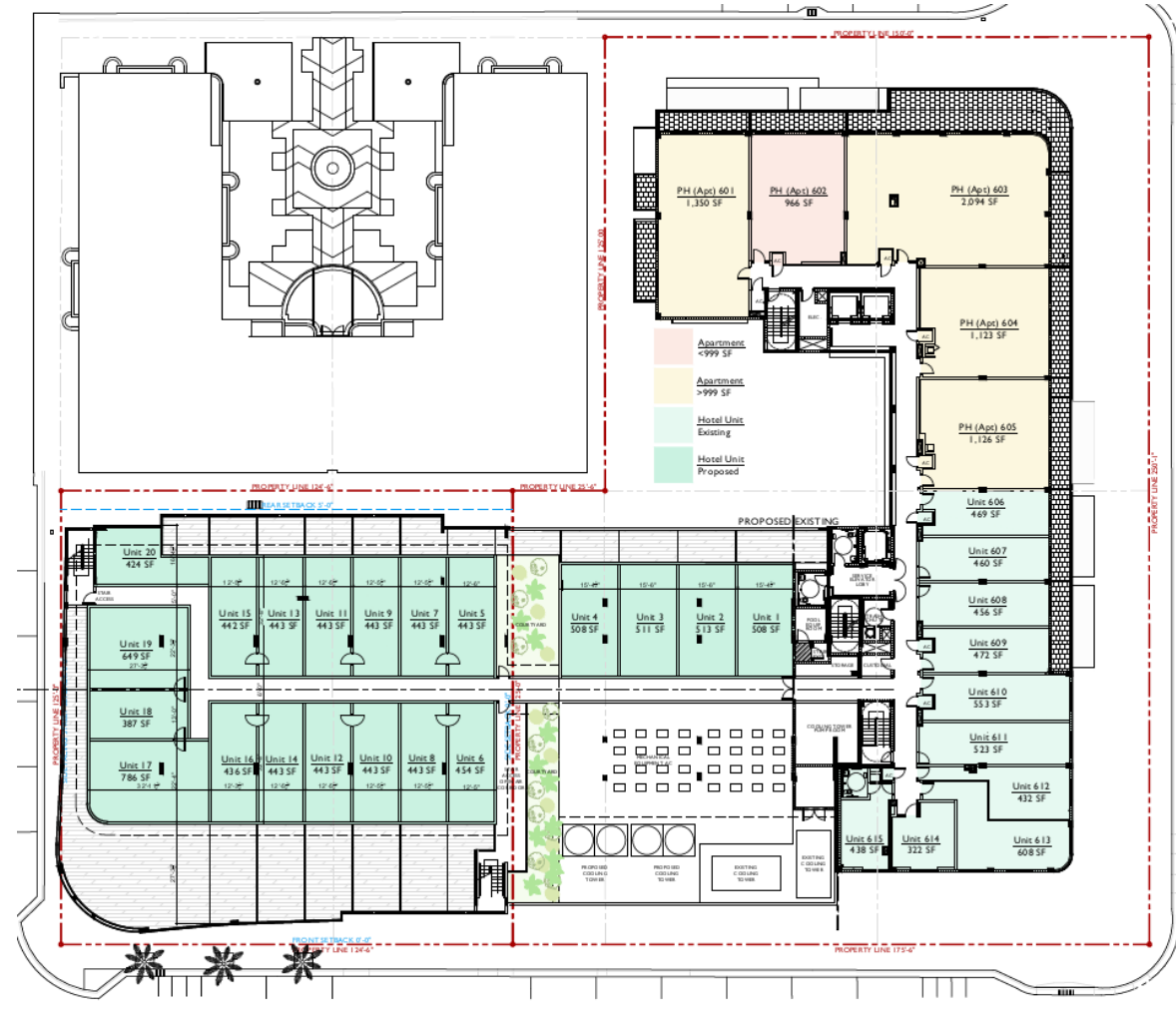
# Proposed Elevation



# Proposed Addition – Floor 6 (Parking Deck)



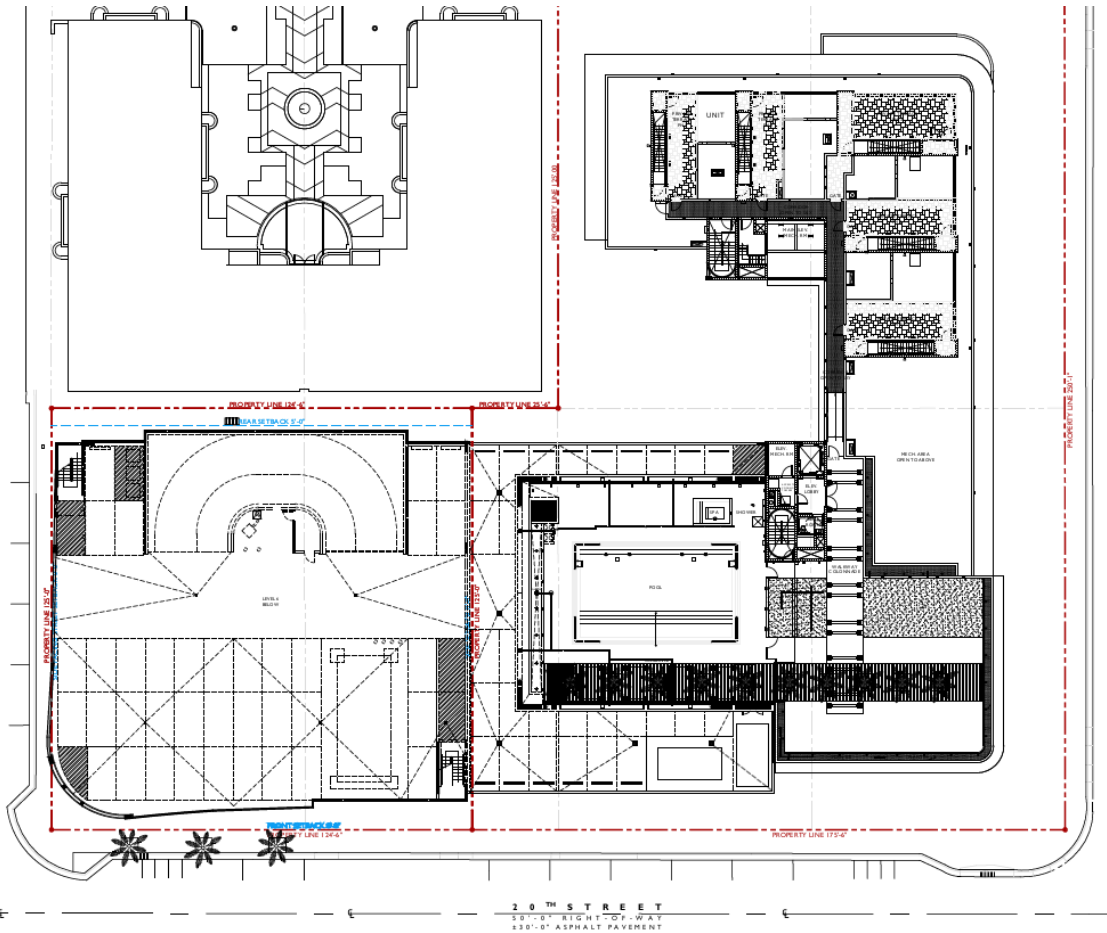
Existing



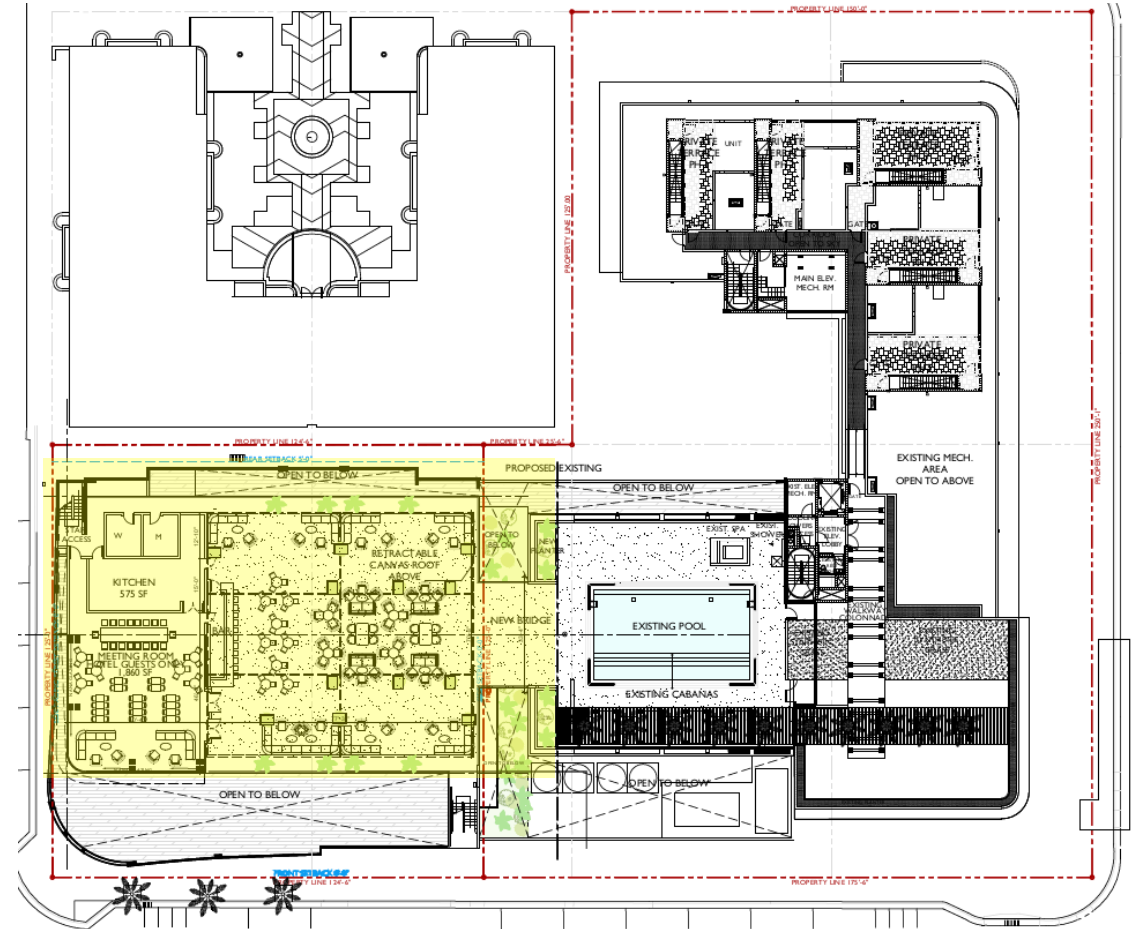
Proposed



# Proposed Addition – Floor 7 (Roof Deck)



Existing



Proposed

# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

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# Parking Analysis

| Parking Calculations                                  |           |           |                    |                 |
|---|-----------|-----------|--------------------|-----------------|
| ROOM  | AREA      | EXISTING  |                    | REQUIRED        |
|   |           | STRUCTURE | RATIO              |                 |
| EXISTING HOTEL UNITS                                  | 40 units  | YES       | 1 p.s. per unit    | 40 P.S.         |
| EXISTING RESIDENTIAL UNITS <999sf                     | 11 units  | YES       | 1 p.s. per unit    | 11 P.S.         |
| EXISTING RESIDENTIAL UNITS >999sf                     | 23 units  | YES       | 1.5 p.s. per unit  | 35 P.S.         |
| HOTEL UNITS NEW CONSTRUCTION                          | 24 units  | NO        | 1 p.s. per unit    | 24 P.S.         |
| ICECREAM  | 10 seats  | YES       | 1 p.s. per 4 seats | 3 P.S.          |
| RASPOUTINE RESTAURANT                                 | 153 seats | YES       | 1 p.s. per 4 seats | 38 P.S.         |
| JOE AND THE JUICE                                     | 38 seats  | YES       | 1 p.s. per 4 seats | 10 P.S.         |
| HENNAH SALON  | 1,520 SF  | YES       | 1 p.s. per 300 sf  | 5 P.S.          |
| SAUVAGE SWIMWEAR STORE                                | 1,460 SF  | YES       | 1 p.s. per 300 sf  | 5 P.S.          |
| ORANGE BLOSSOM  | 69 seats  | YES       | 1 p.s. per 4 seats | 17 P.S.         |
| CVS   | 10,186 SF | YES       | 1 p.s. per 300 sf  | 34 P.S.         |
| TENANT M  | 544 SF    | YES       | 1 p.s. per 300 sf  | 2 P.S.          |
| TENANT K Private Dining                               | 52 seats  | YES       | 1 p.s. per 4 seats | 13 P.S.         |
| REGAL 2000 seating                                    | 60 seats  | YES       | 1 p.s. per 4 seats | 15 P.S.         |
| REGAL 2000  | 600 SF    | YES       | 1 p.s. per 60 sf   | 10 P.S.         |
| SWEET LIBERTY RESTAURANT                              | 62 seats  | YES       | 1 p.s. per 4 seats | 16 P.S.         |
| GALLERY   | 2,223 SF  | YES       | 1 p.s. per 300 sf  | 7 P.S.          |
| ROOFTOP RESTAURANT                                    | 100 seats | NO        | 1 p.s. per 4 seats | 25 P.S.         |
| <b>SUBTOTAL REQUIRED</b>                              |           |           |                    | <b>309 P.S.</b> |
| <b>PARKING PROVIDED IN EXISTING PARKING STRUCTURE</b> |           |           |                    | <b>386 P.S.</b> |
| <b>PARKING PROVIDED IN PROPOSED PARKING STRUCTURE</b> |           |           |                    | <b>309 P.S.</b> |