

FINAL SUBMITTAL

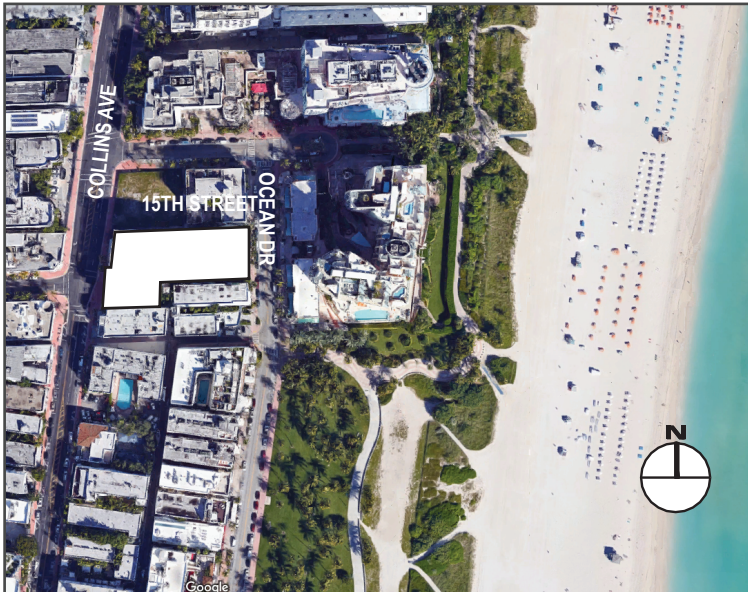
JUNE 27, 2016

Z OCEAN HOTEL ENTRY. 1437 COLLINS AVE . MIAMI BEACH, FL. 33139
WITHIN CROWNE PLAZA SOUTH BEACH - Z OCEAN HOTEL

SCOPE OF WORK

30' x 11' LED Supergraphic Entry Ceiling

This HPB request for a certificate of appropriateness is for one item only. This is for an 11' x 30' LED screen mounted on the hotel's entry ceiling approximately 14' feet from the edge of the ceiling at entry.



KEY PLAN

ZONING DATA

LOCAL CODE:
CITY OF MIAMI BEACH, ZONING ORDINANCE

ZONING:
MXE Mixed Use Entertainment District

FOLIO No: 02-3234-012-0050

SUB-DIVISION: DE SOLEIL SOUTH BEACH RESIDENTIAL CONDO

EXISTING AREA: 37,491 SQ.FT.

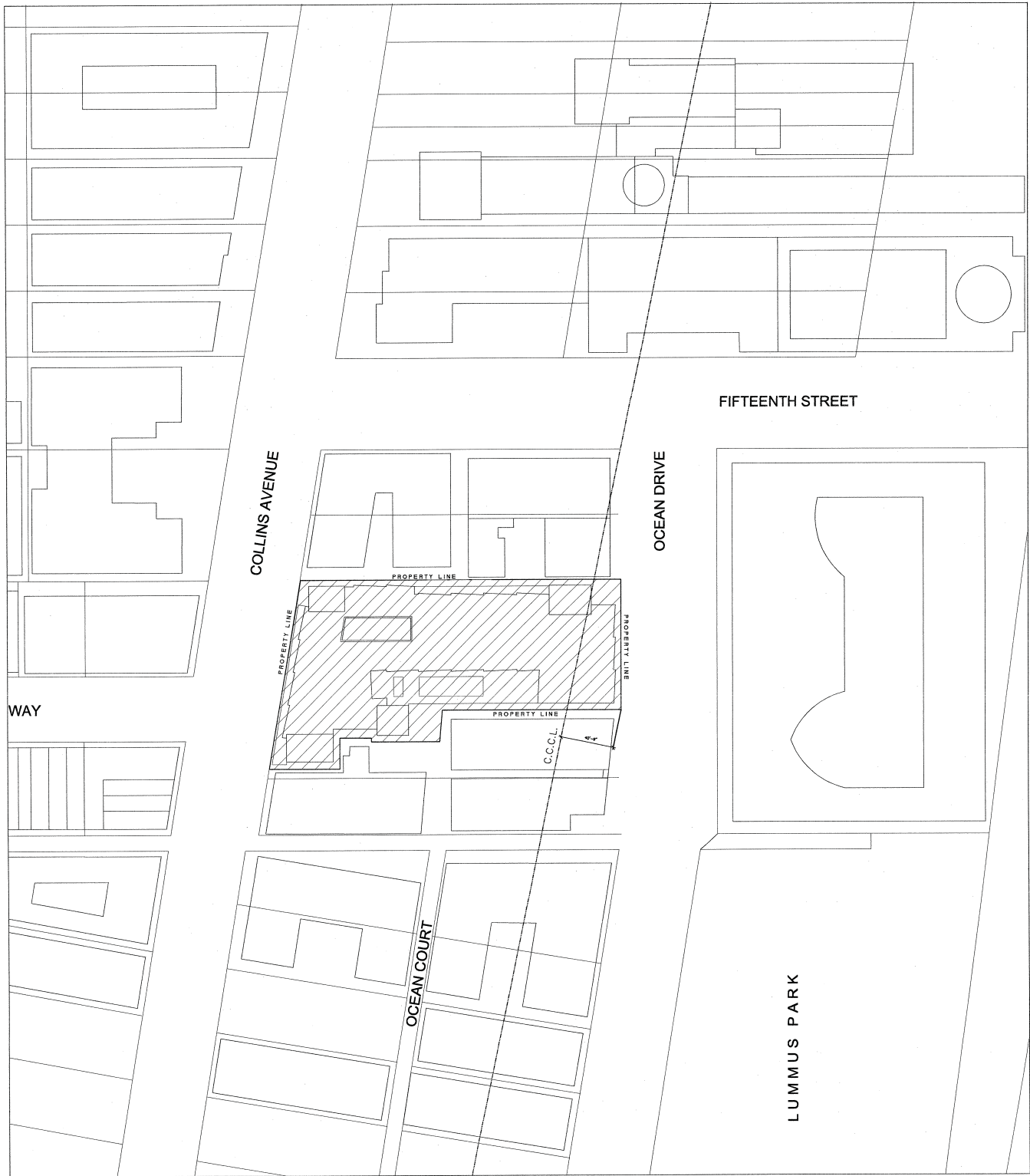
AREA OF WORK: 987 SQ.FT.

PROPOSED AREA: NO NEW AREA TO BE PROPOSED



1111 KANE CONCOURSE . SUITE 301 . BAY HARBOUR ISLANDS . FLORIDA . 33154
PHONE: 305.866.1014 EMAIL: TOM@TELESCOASSOCIATES.COM

ZONING DATA



ZONING PLAN AND LEGAL DESCRIPTION

LEGAL:
SEE SURVEY

ZONING STATISTICS

PROPERTY ADDRESS:
1458 OCEAN DRIVE MIAMI BEACH, FLORIDA

ZONING DISTRICT: MXE

LOTS AREA: 29,898 S.F.
BASE F.A.R.: 2.0
MAXIMUM F.A.R.: 2.0
MAXIMUM ACCOUNTABLE AREA: 59,796 S.F.

GROSS F.A.R. BREAKDOWN

PARKING FLOOR	460 S.F.
GROUND FLOOR	13,018 S.F.
SECOND FLOOR	15,267 S.F.
THIRD FLOOR	15,301 S.F.
FOURTH FLOOR	15,301 S.F.
FIFTH FLOOR (ROOF TERRACES)	433 S.F.
SIXTH FLOOR (ROOF)	NONE
TOTAL	59,780 S.F.

PARKING:
HOTEL (80 UNITS): 1 SPACE/UNIT 80 SPACES
RETAIL: 1 SPACE/400 SF LESS 7.5 SF/UNIT: 10 SPACES
REST: 1SP/4SEATS LESS 1 SEAT/2 UNITS 18 SPACES
TOTAL REQUIRED 111 SPACES
TOTAL PROVIDED ON SITE 90 SPACES
(PARKING VARIANCE OBTAINED,
THE CITY OF MIAMI BEACH, FL , BOARD OF ADJUSTMENTS,
FINAL ORDER DATED 02.06.01, FILE NO. 2871
RECORDED 02.13.01, REF. 19498, pg. 49)

PERFORMANCE STANDARDS:
MAXIMUM HEIGHT: ALLOWED: 50 FT.
PROPOSED: 50 FT.
REQUIRED SETBACKS: SEE SITE PLAN
PROPOSED SETBACKS: SEE SITE PLAN
(THE CITY OF MIAMI BEACH, FL , BOARD OF ADJUSTMENTS,
FINAL ORDER DATED 02.06.01, FILE NO. 2871
RECORDED 02.13.01, REF. 19498, pg. 49)

DIVISION 13. - MXE **MIXED USE ENTERTAINMENT** DISTRICT¹⁷

Footnotes:

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Cross reference— Businesses, ch. 18.

Sec. 142-540. - Purpose.

The MXE **mixed use entertainment** district is designed to encourage the substantial restoration of existing structures and allow for new construction.

(Ord. No. 89-2665, § 6-16(A)(1), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-541. - Main permitted uses.

The main permitted uses in the MXE **mixed use entertainment** district are apartments; apartment-hotels; hotels; commercial development as specified in section 142-546, and religious institutions with an occupancy of 199 persons or less.

(Ord. No. 89-2665, § 6-16(A)(2), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-542. - Conditional uses.

The conditional uses in the MXE **mixed use entertainment** district are major cultural dormitory facilities as specified in section 142-1332; public and private cultural institutions open to the public; religious institutions with an occupancy greater than 199 persons banquet facilities; new construction of structures 50,000 square feet and over (even when divided by a district boundary line), which review shall be the first step in the process before the review by any of the other land development boards; outdoor entertainment establishment; neighborhood impact establishment; and open air entertainment establishment. For purposes of this section, banquet facilities shall be defined as an establishment that provides catering and entertainment to private parties on the premises and are not otherwise accessory to another main use.

(Ord. No. 89-2665, § 6-16(A)(3), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2004-3447, § 1, 5-26-04; Ord. No. 2007-3546, 1-17-07; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-543. - Accessory uses.

The accessory uses in the MXE **mixed use entertainment** district are as follows:

- (1) Those uses permitted in Article IV, Division 2 of this chapter.
- (2) Uses that serve alcoholic beverages are also subject to the regulations set forth in Chapter 6.

- (3) Accessory outdoor bar counters, pursuant to the regulations set forth in Chapter 6, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.
- (4) Oceanfront hotels with at least 100 hotel units may operate and utilize an accessory outdoor bar counter, notwithstanding the restriction on the hours of operation, set forth in subsection (1) of this section, provided the accessory outdoor bar counter is located in the rear yard and set back 20 percent of the lot width (50 feet minimum) from any property line adjacent to a property with an apartment unit thereon.

(Ord. No. 89-2665, § 6-16(A)(4), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2016-4005, § 1, 3-9-16)

Sec. 142-544. - Prohibited uses.

The prohibited uses in the MXE **mixed use entertainment** district are accessory outdoor bar counters, except as provided in this chapter.

(Ord. No. 89-2665, § 6-16(A)(5), eff. 10-1-89)

Sec. 142-545. - Development regulations.

The development regulations in the MXE **mixed use entertainment** district are as follows:

Maximum Floor Area Ratio	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Apartment Unit Size (Square Feet)	Average Apartment Unit Size (Square Feet)	Maximum Building Height (Feet)	Maximum Number of Stories
All uses—2.0 Except convention hotel development (as set forth in section 142-841)—3.5	N/A	N/A	Existing structures: Apartment units—400 Hotel units— in a local historic district/site—200 Otherwise: 15%: 300—335 85%: 335+ New construction: Apartment	Existing structures: Apartment units—550 Hotel units—N/A New construction: Apartment units—800 Hotel units—N/A	Architectural district: Oceanfront—150 Non-oceanfront—50 (except as provided in section 142-1161) All other areas—75 (except as provided in section 142-	Architectural district: Oceanfront—16 Non-oceanfront—5 (except as provided in section 142-1161) All other areas—8 (except as provided in section 142-

			units—550 Hotel units: 15%: 300— 335 85%: 335+		1161)	1161)
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(Ord. No. 89-2665, § 6-16(B), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 92-2830, eff. 1-16-93; Ord. No. 94-2949, eff. 10-15-94; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 97-3097, § 2, 10-8-97; Ord. No. 98-3107, § 1, 1-21-98; Ord. No. 98-3150, § 1, 11-4-98)

Sec. 142-546. - Additional restrictions for lots fronting on Ocean Drive, Ocean Terrace and Collins Avenue.

In the MXE **mixed use entertainment** district permitted uses in existing buildings at the time of adoption of this section with two stories or less fronting on Ocean Drive or Ocean Terrace and any building fronting on Collins Avenue from Sixth Street to 16th Street shall comply with the following:

- (1) The entire building shall be substantially renovated and comply with the South Florida Building Code, fire prevention safety code and the property maintenance standards. If the building is a historic structure, the plans shall substantially comply with the Secretary of the Interior Standards and Guidelines for Rehabilitating Historic Structures, U.S. Department of the Interior (revised 1983), as amended.
- (2) The buildings may contain offices, retail, food service establishments, alcoholic beverage establishments, and residential uses or any combination thereof. Medical and dental offices shall be prohibited uses in the MXE districts. Commercial uses located above the ground floor shall only have access from the interior of the building; no exterior access shall be permitted, unless a variance from this requirement is granted.
- (3) Required parking may be satisfied through participation in the parking impact fee program as set forth in chapter 130, article V, where applicable under the regulations contained therein.
- (4) No existing building shall be internally reconstructed to change the number of stories except that 20 percent of each floor plate may be removed to create an open area or atrium.
- (5) For existing buildings with two stories or less fronting on Ocean Drive or Ocean Terrace, the addition of a story shall require that commercial uses comply with all provisions of section 142-904 for accessory uses, unless a variance from the provisions of section 142-904 is granted. For purposes of example only, in buildings described in the foregoing sentence, the existence of commercial uses on the ground floor which exceed 25 percent of the floor area shall not, upon the addition of one story, be deemed grandfathered in, and the percentage of commercial uses on the ground floor, upon the addition of one story, must comply with the requirements of section 142-904, except if a variance is granted.
- (6) No variances shall be granted from the requirements of this section 142-546, except as specified in subsections 142-546(2) and 142-546(5).

(Ord. No. 89-2665, § 6-16(C), eff. 10-1-89; Ord. No. 92-2830, eff. 1-16-93; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2016-4005, § 1, 3-9-16)

Sec. 142-547. - Setback requirements.

(a) The setback requirements for the MXE **mixed use entertainment** district are as follows:

(1) *Front.*

- a. Oceanfront: Pedestal and tower, 50 feet; however, sculptures, fountains or architectural features when approved by the design review board are permitted in the required front yard.
- b. Non-oceanfront:
 1. Pedestal, ten feet.
 2. Lots 100 feet in width or greater, 20 feet; for buildings with a ten-foot-deep covered front porch running substantially the full width of the building front, the front setback shall be five feet. Furthermore, for lots 100 feet in width or greater, the front setback shall be extended to include at least one courtyard, open to the sky, with a minimum width of ten feet and a minimum area of three square feet for every linear foot of lot frontage.
 3. Tower, 50 feet.

(2) *Side, interior.*

- a. Oceanfront: Pedestal and tower, 15 percent of the lot width.
- b. Nonoceanfront:
 1. Architectural district, five feet.
 2. All other areas:
 - i. Pedestal, five feet.
 - ii. Tower, 7.5 feet.

(3) *Side, facing a street.*

- a. Oceanfront: Pedestal and tower, 15 percent of the lot width, plus five feet.
- b. Nonoceanfront: Ten percent of the lot width plus five feet, not to exceed 25 feet. However, lots less than 100 feet in width shall have a setback of five feet.
 1. Nonoceanfront structures may comply with these requirements or have the option of the following:
 - i. Pedestal, five feet.
 - ii. Tower, 7.5 feet.
 2. Provided that nonoceanfront lots 100 feet or greater in width shall incorporate the following:
 - i. A ten-foot-deep porch running substantially the full side length of the building, with a minimum floor-to-ceiling height of 12 feet; and
 - ii. One courtyard, open to the sky, with a minimum of 1,000 square feet and a minimum average depth of 20 feet. The long edge of the courtyard shall be along the side property line. The area of the courtyard shall be increased by an additional 50 square feet for every one foot of building height above 30 feet as measured from grade.

(4) *Rear.*

- a. Oceanfront: 25 percent of the lot depth or 75 feet minimum from the bulkhead line, whichever is greater.

b. Nonooceanfront:

1. Architectural district, zero feet if abutting an alley, otherwise ten feet.
2. All other areas, ten feet.

- (b) Existing structures which are being substantially renovated are permitted to retain the existing setback areas; however, the setback area shall not be reduced. When additional floors are constructed, they shall be permitted to retain the same setbacks as the existing floors. The provisions of section 118-398 relating to bulk shall not be applicable to the foregoing setback requirements.

(Ord. No. 89-2665, § 6-16(D), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-548. - Reserved.

Editor's note— Ord. No. 98-3150, § 1, adopted Nov. 4, 1998, repealed § 142-548, which pertained to additional maximum height regulations, and derived from Ord. No. 89-2665, § 6-16(e), eff. 10-1-89; Ord. No. 92-2830, eff. 1-16-93; and Ord. No. 96-3052, § 1, adopted 9-11-96.

Sec. 142-549. - Noise overlay district.

Section 46-151 et seq. establishes noise exceptions for a specific area as described in those sections.

(Ord. No. 89-2665, § 12C, eff. 10-1-89)

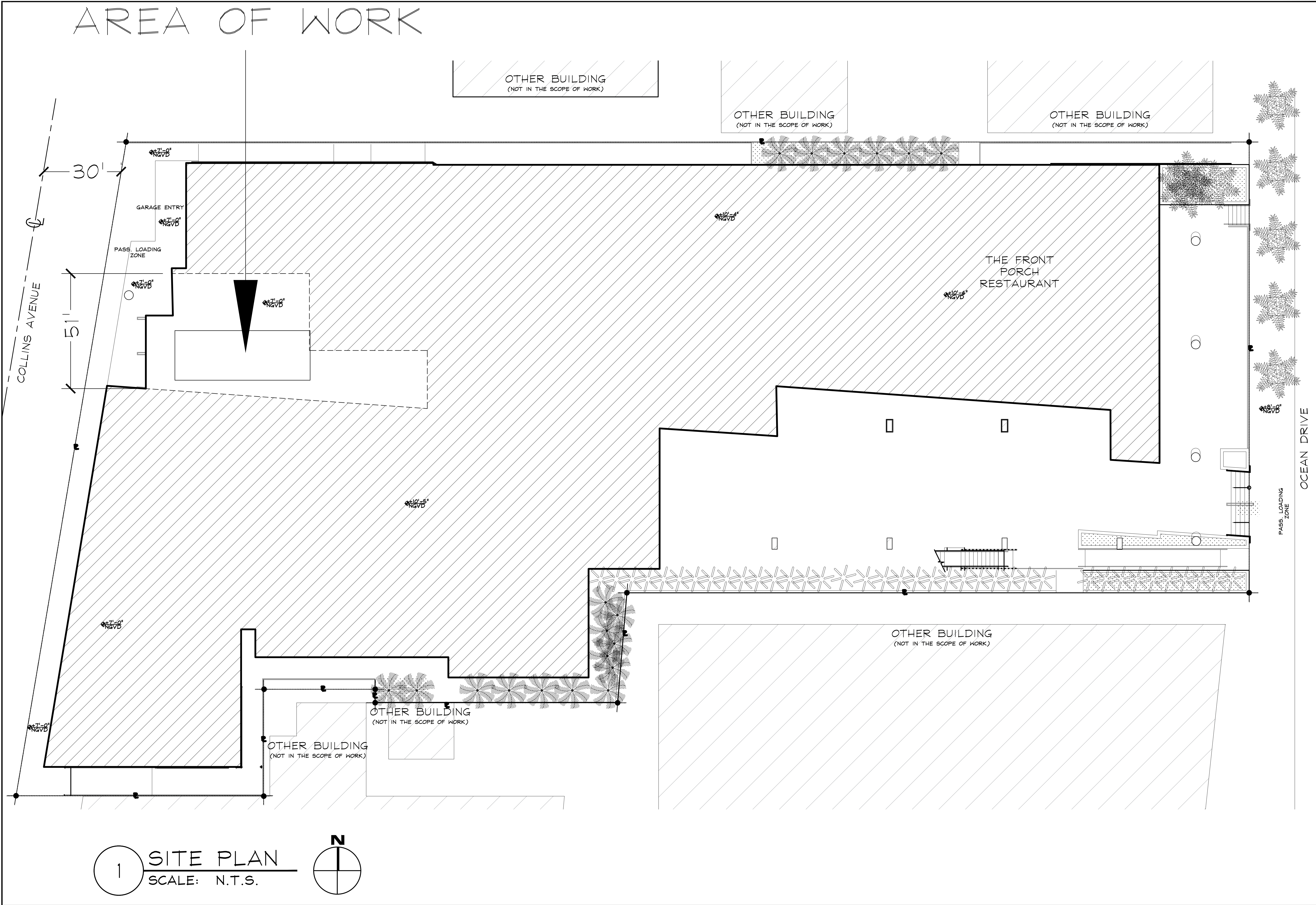
Sec. 142-550. - Additional regulations for new construction.

In the MXE district, all floors of a building containing parking spaces shall incorporate the following:


- (1) Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
- (2) Residential or commercial uses above the first level along every facade facing a waterway.
- (3) For properties less than 60 feet in width, the total amount of residential or commercial space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential or commercial uses; the total amount of residential or commercial space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.

(Ord. No. 2006-3510, § 8, 3-8-06)

Secs. 142-551—142-570. - Reserved.



HOSPITALITY ARCHITECTURE
&
INTERIOR DESIGN



TELESCO
ASSOCIATES

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BAY HARBOR ISLANDS, FL 33154

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www.nightclub-design.com
LICENSE # AA-0002894

Z OCEAN HOTEL
1437 COLLINS AVE
MIAMI BEACH, FL, 33139

PROJECT No. :

DRAWN BY: R.M.

DATE: 06-06-2016

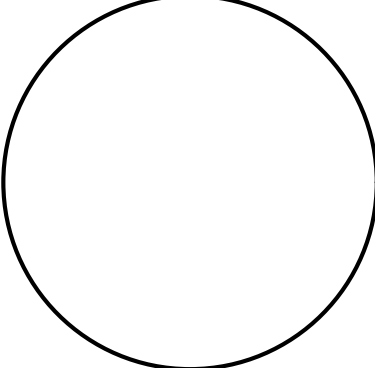
REVISIONS:

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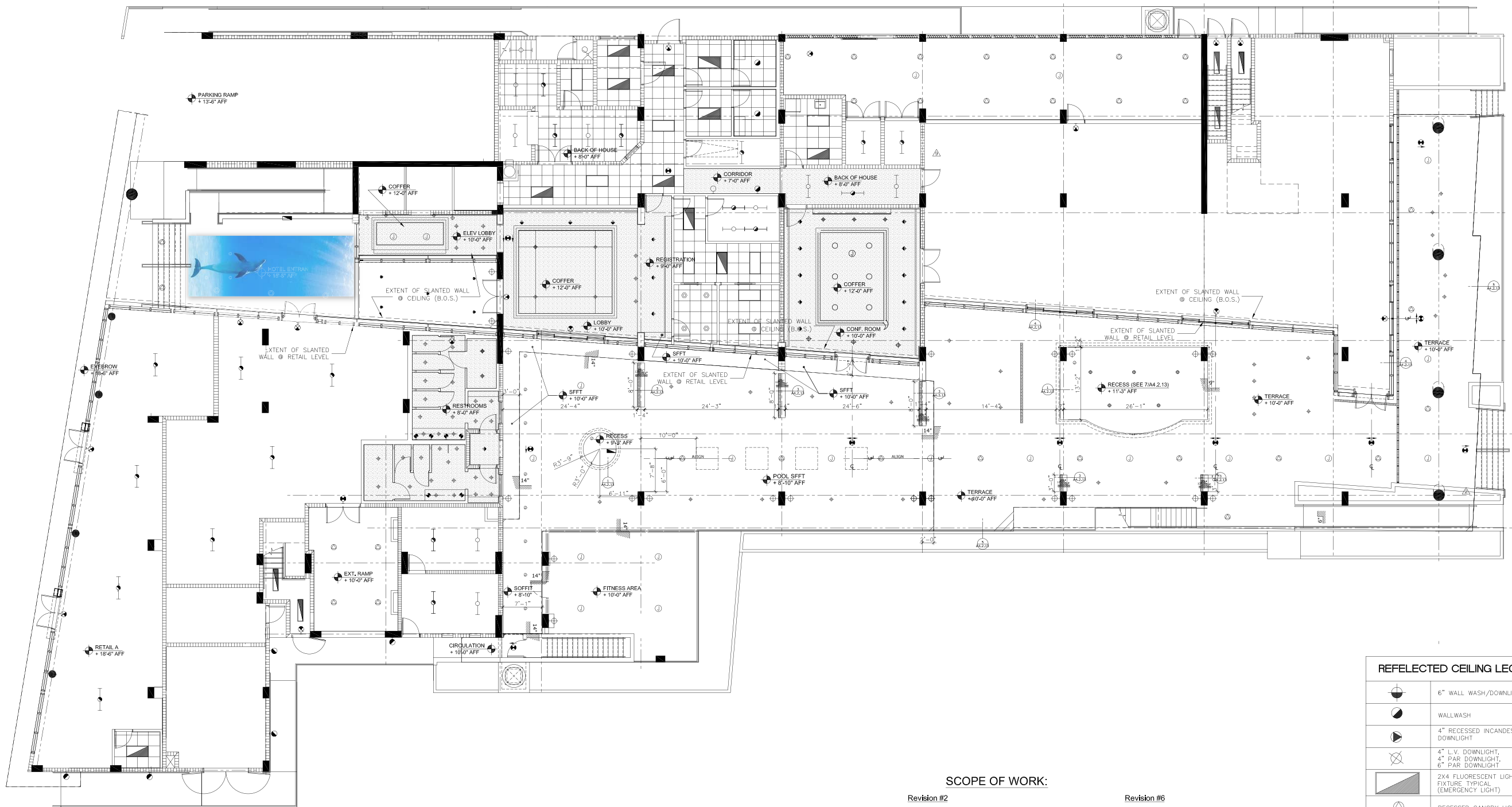
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NORMAN PAUL R.A.

AR 92781

SITE PLAN

SP-1

DRAWING No. 1 OF OF#



PROPOSED REFLECTED CEILING PLAN

SCALE: NTS

SCOPE OF WORK:

- Revision #2**

 - 06/20/03 Contract Bid Set
 - Drawing Submitted to Contractor for Bidding Purposes
 - Added Floor Drains

Revision #3

 - 05/21/04 Permit Revision
 - General revision to back of house and new public restroom
 - New mezzanine floor

Revision #4

 - 02/25/05 Permit Revision
 - General revisions to RCPs including addition of coffer, lighting and ceiling types
 - New ceiling legends incl. ceiling elevations

Revision #5

 - 08/30/05 Permit Revision
 - Main area of exterior ceiling reduced from +10'-6 AFF to +10'-0 AFF
- Revision #6**

 - 08/02/05 Permit Revision (Owner Changes)
 - REMOVEABLE OF CEILING COFFERS

Revision #7

 - 10/20/05 Permit Revision
 - Revision of terrace lighting fixtures
 - Revision to circular terrace ceiling coffer
 - Removal of terrace ceiling coffer features

Revision #8

 - 01/05/06 Permit Revision
 - Addition of exterior exit signage
 - Revision office area lighting
 - Revision to drop ceiling height in exterior ramp area

Revision #8

 - 08/29/06 Permit Revision
 - Ceiling revised to gypsum board finish.

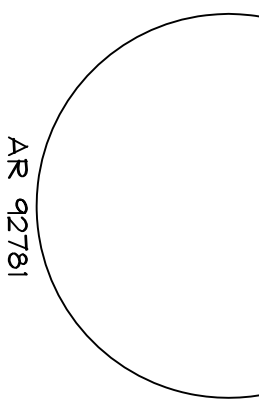
MATERIAL LEGEND		CEILING ELEV.
	GYPSUM BOARD PAINTED FINISH	LOBBY / RESTROOMS +10'-0 A.F.F.
	SUSPENDED 2' x 2' ACOUSTICAL TILE	BACK OF HOUSE +8'-0 A.F.F.
	SMOOTH STUCCO FINISH ON FRAME	EXPOSED SPACES VARIES: SEE DWG
	UNFINISHED SLAB SOFFIT	EXPOSED SPACES VARIES: SEE DWG

REFLECTED CEILING LEGEND	
	6\"/>
	WALLWASH
	4\"/>
	4\" L.V. DOWNLIGHT, 4\" PAR DOWNLIGHT, 6\" PAR DOWNLIGHT
	2X4 FLUORESCENT LIGHT FIXTURE TYPICAL (EMERGENCY LIGHT)
	RECESSED CANOPY LIGHT
	JUNCTION BOX FOR FUTURE USE
	EXIT SIGN
	TRACK LIGHT FIXTURE
	DOWNLIGHT
	WALL MOUNTED LIGHT FIXTURE
	MOUNTED LIGHT FIXTURE
	2X4 FLUORESCENT LIGHT FIXTURE TYPICAL
	FLUORESCENT LIGHT
	RETURN AIR GRILLE
	WALL MOUNTED A/C DIFFUSER
	CEILING MOUNTED A/C DIFFUSER

NOTE:
SEE LEGEND FOR CEILING
HEIGHTS UNLESS OTHERWISE
NOTED ON DRAWING

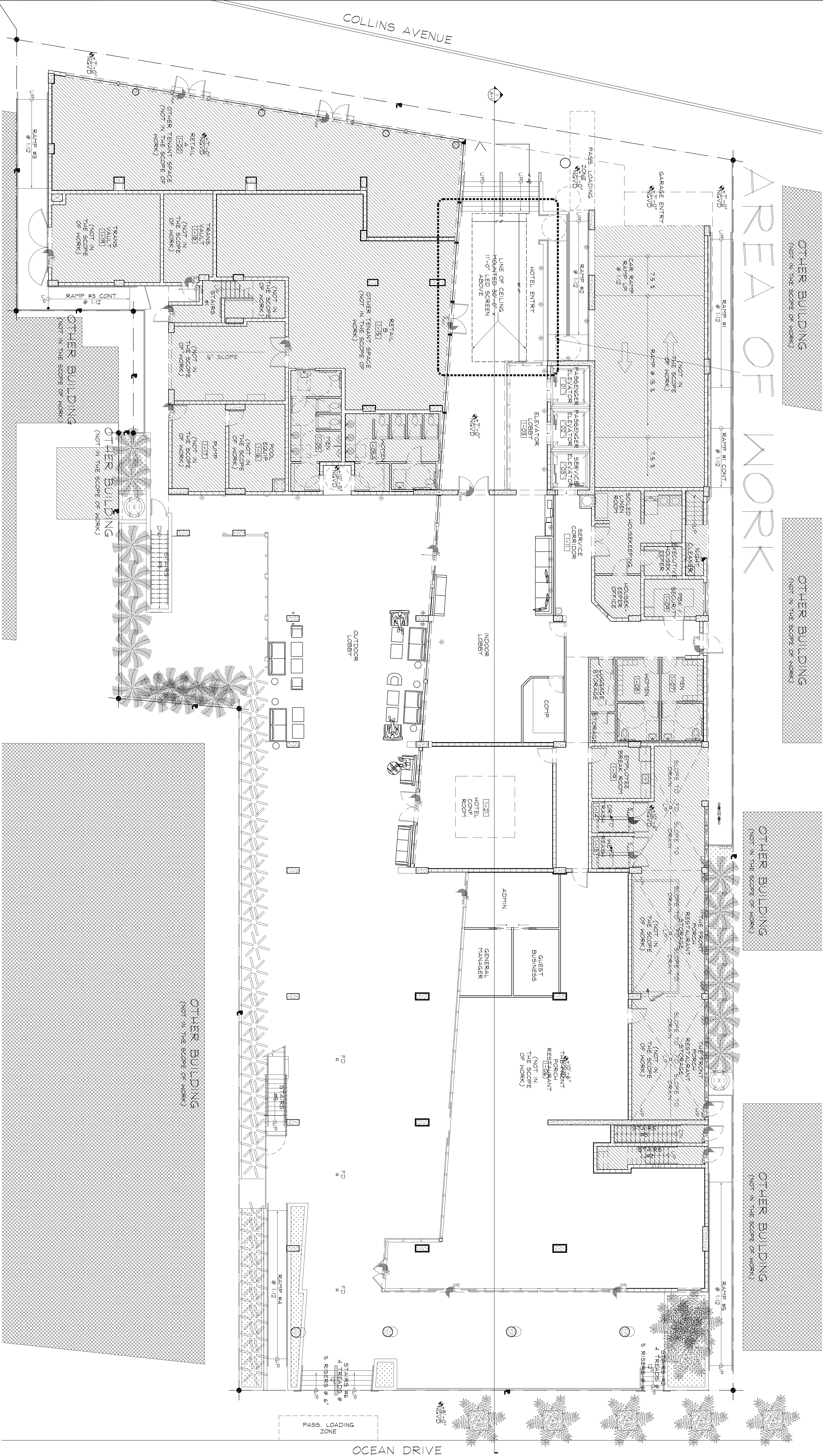
Z OCEAN
30' x 11' LED SUPERGRAPHIC ENTRY CEILING
1437 COLLINS AVE
MIAMI BEACH, FL 33139

PROJECT No. :	
DRAWN BY/INITIALS	
DATE/DATE	
REVISIONS:	
Δ	
Δ	
Δ	
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NORTMAN PAUL, P.A.	

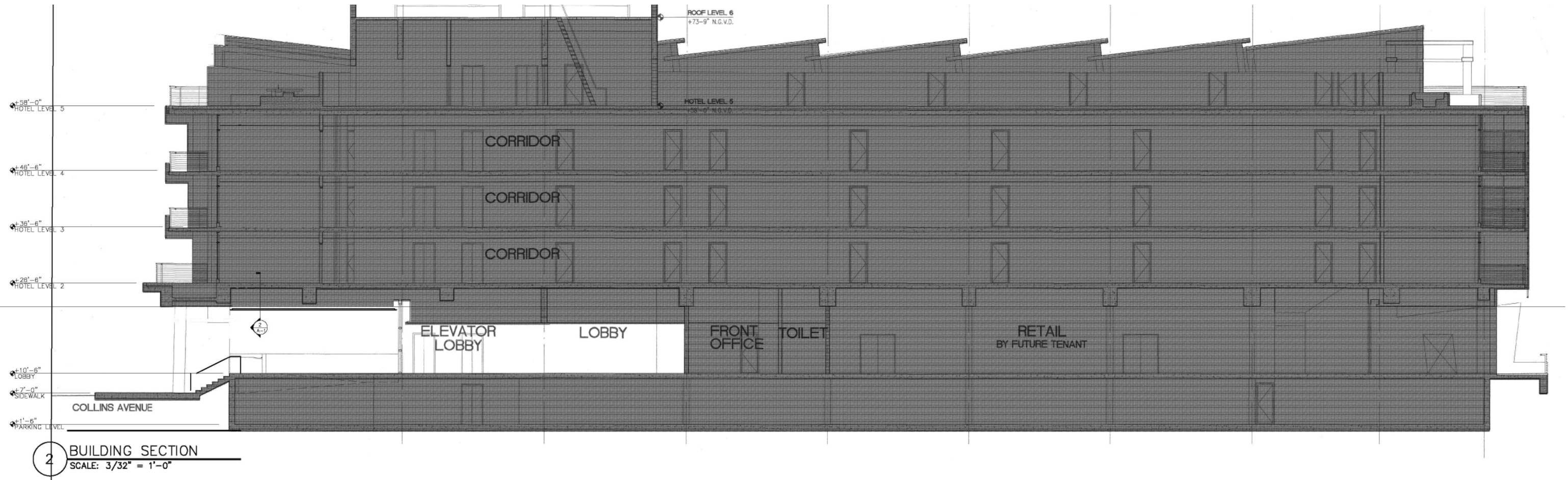


PROPOSED
FIRST
FLOOR
PLAN

A-1



THIS HPB REQUEST FOR A CERTIFICATE OF APPROPRIATENESS IS FOR ONE ITEM ONLY. THAT IS FOR AN 11' X 30' LED SCREEN MOUNTED ON THE HOTEL'S ENTRY CEILING APPROXIMATELY 14' FT FROM THE EDGE OF THE CEILING AT ENTRY.





RENDERING 1

1437 Collins Ave, Miami Beach, FL 33139
Z Ocean Hotel, Crowne Plaza South Beach





RENDERING 2

1437 Collins Ave, Miami Beach, FL 33139
Z Ocean Hotel, Crowne Plaza South Beach

