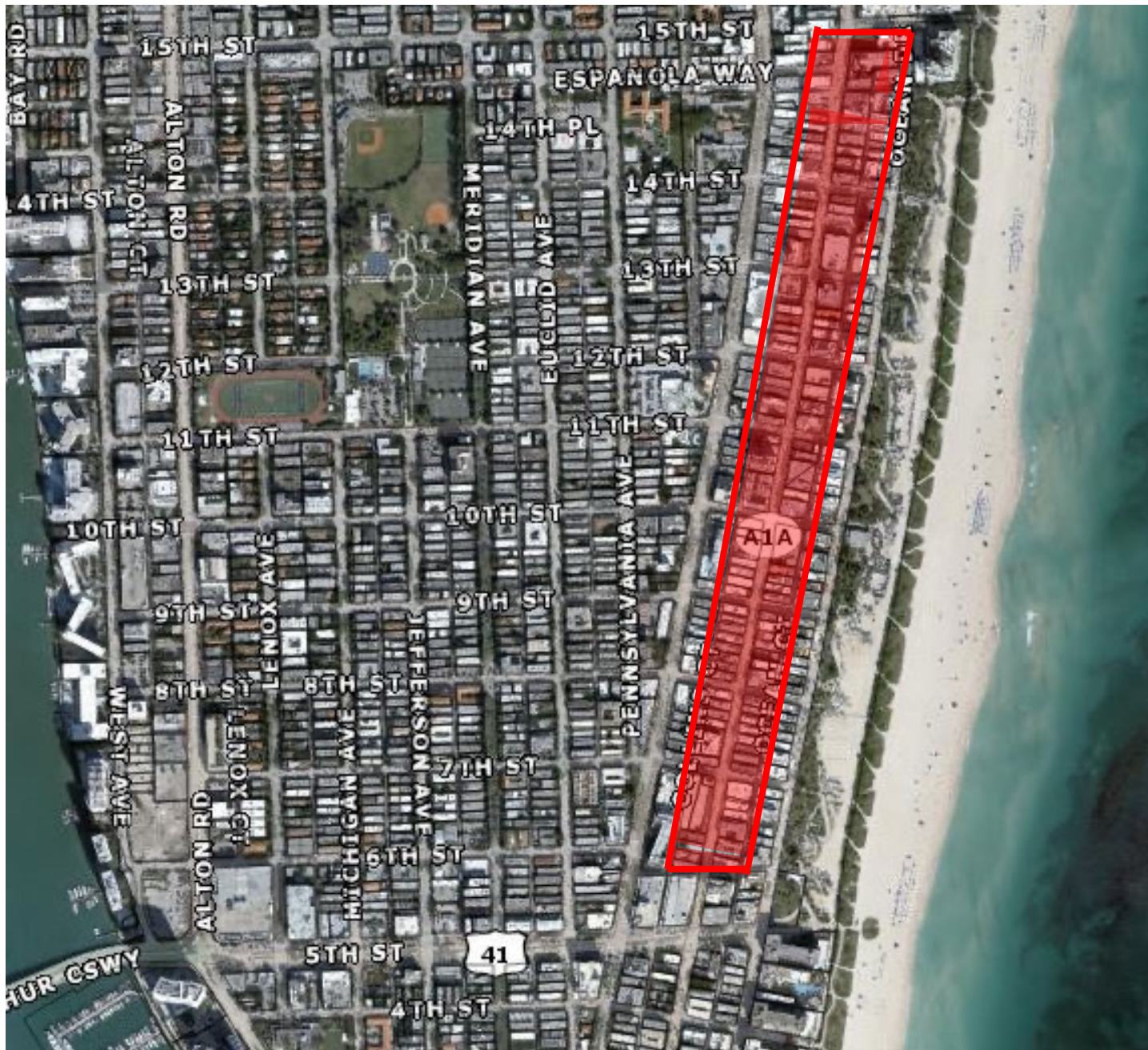


Collins Avenue MXE Height Amendments



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ZONING, LAND USE AND
ENVIRONMENTAL LAW

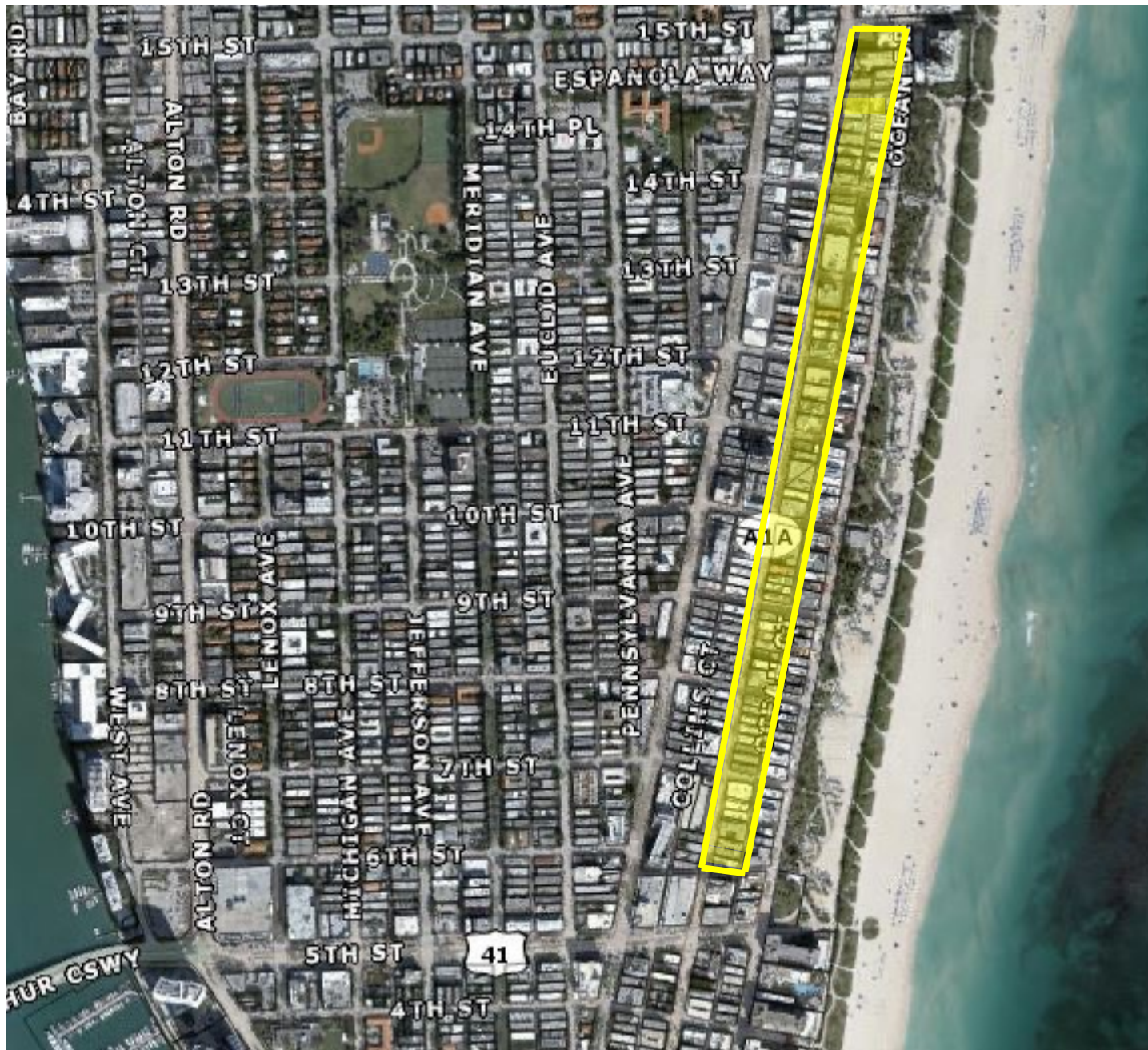


Total Number of
Properties on
Collins Ave and
located in MXE

105

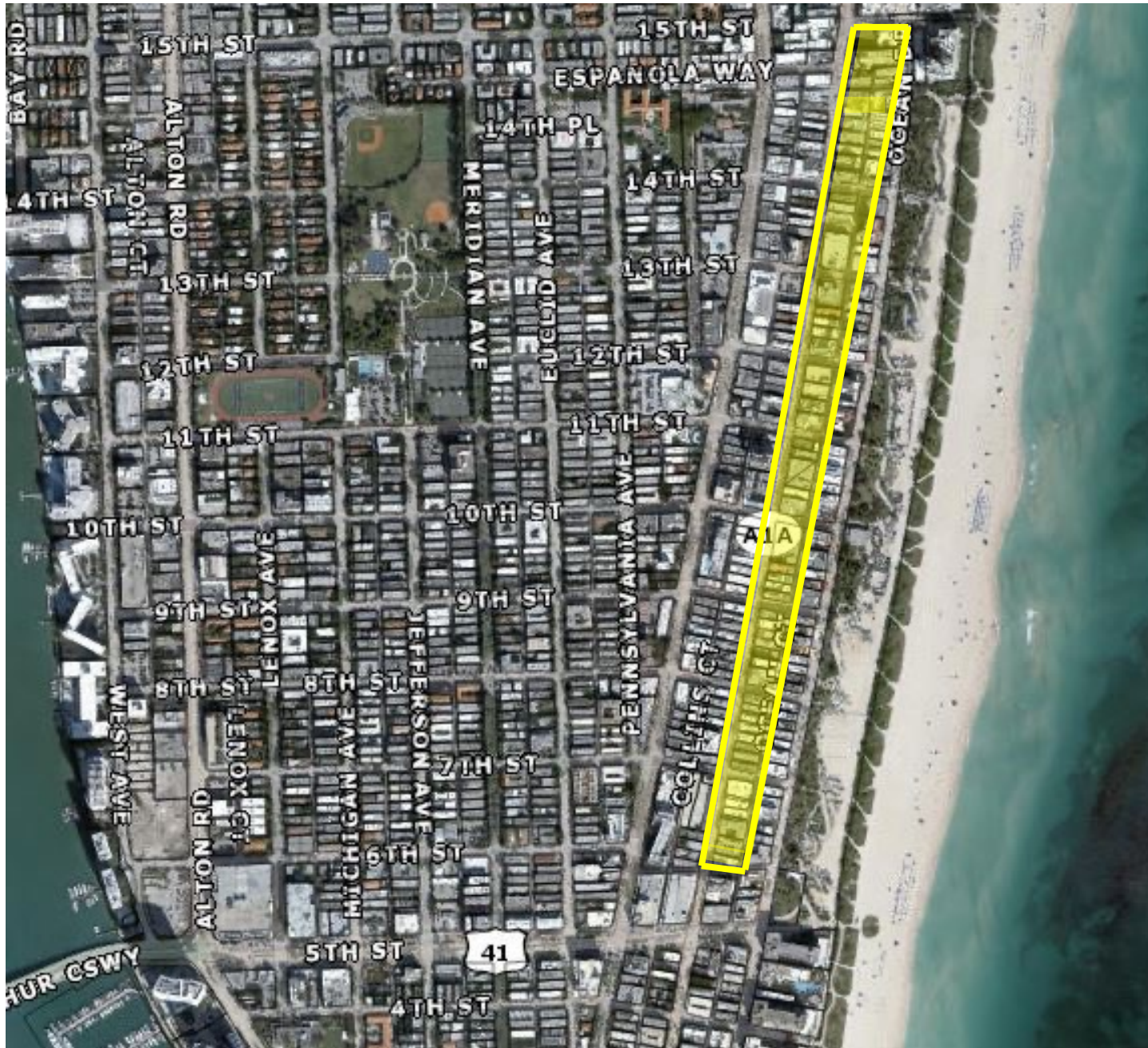


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Total Number of Properties on the east side of Collins Avenue	51
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Total Number of Lots with at least one Contributing Building on East Side of Collins Avenue	37
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900 Ocean Drive



1020 Ocean Drive



1052 Ocean Drive



1116 Ocean Drive



1144 Ocean Drive



1200 Ocean Drive



1412 Ocean Drive



727 Collins Ave



745 Collins Ave



Unduly Limited

As Drafted, Ordinance
Potentially Allows for Just 28
Sites to be Redeveloped Out of
the 105 MXE Lots on Collins
Avenue

Ambiguous

What is the “East Side” of Ocean Drive?

- 6) Any portion of a proposed building constructed at a height in excess of 50 feet shall not be visible when viewed from the east side of Ocean Drive.

Duplicative

Section 118-564(a)(3)(j) Already Allows HPB to Consider Impacts on View Corridors:

“Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).”

Proposed Recommendation

Extend Ordinance to Both Sides of Collins Avenue.

Remove Proposed Section Related to Visibility from East Side of Ocean Drive.

Thank You

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