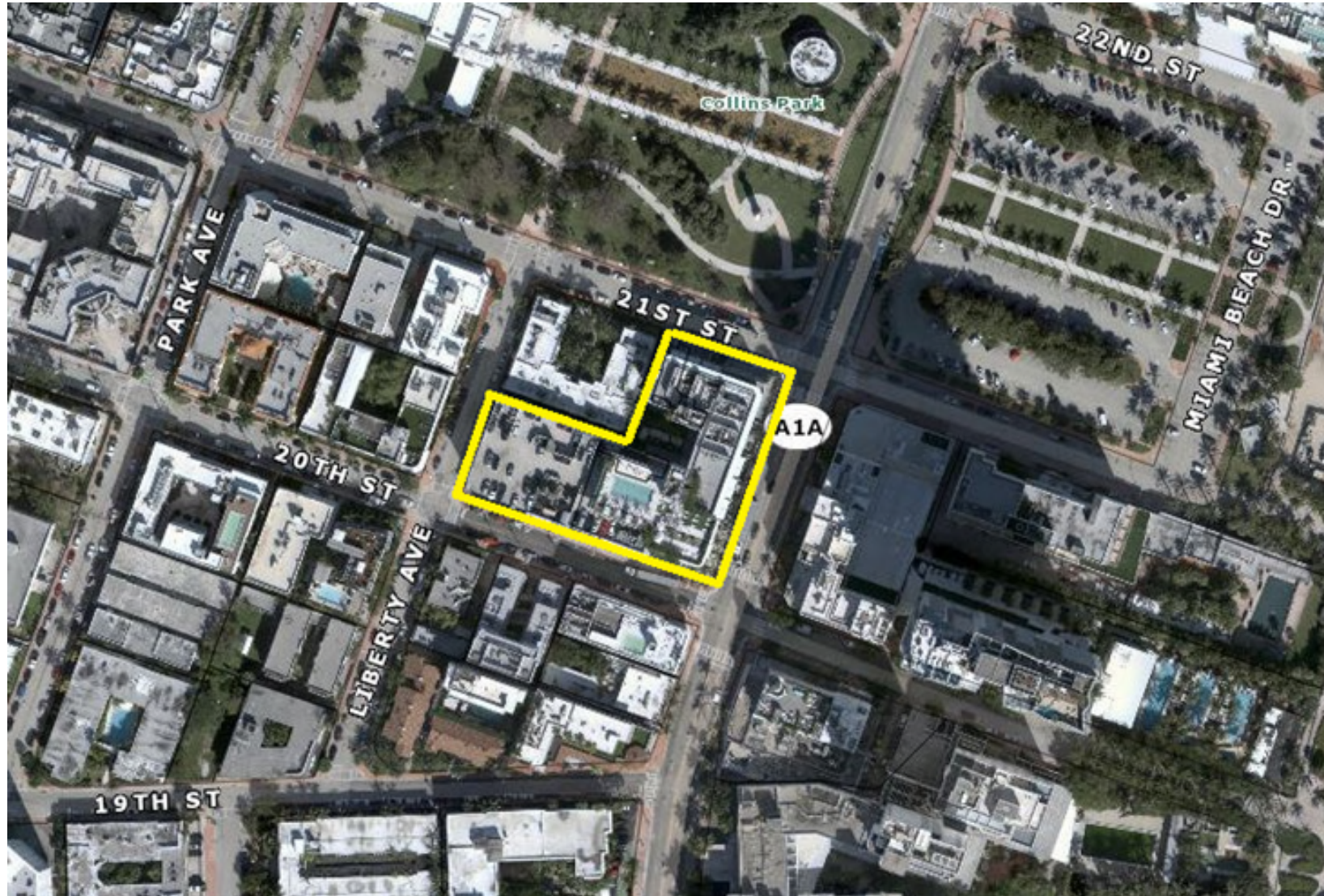


Rooftop Additions in the Museum Historic District

Historic Preservation Board
July 12, 2022 Meeting



Site Location



The Boulan



Existing Conditions



Existing Conditions



Existing Conditions



Proposed Addition



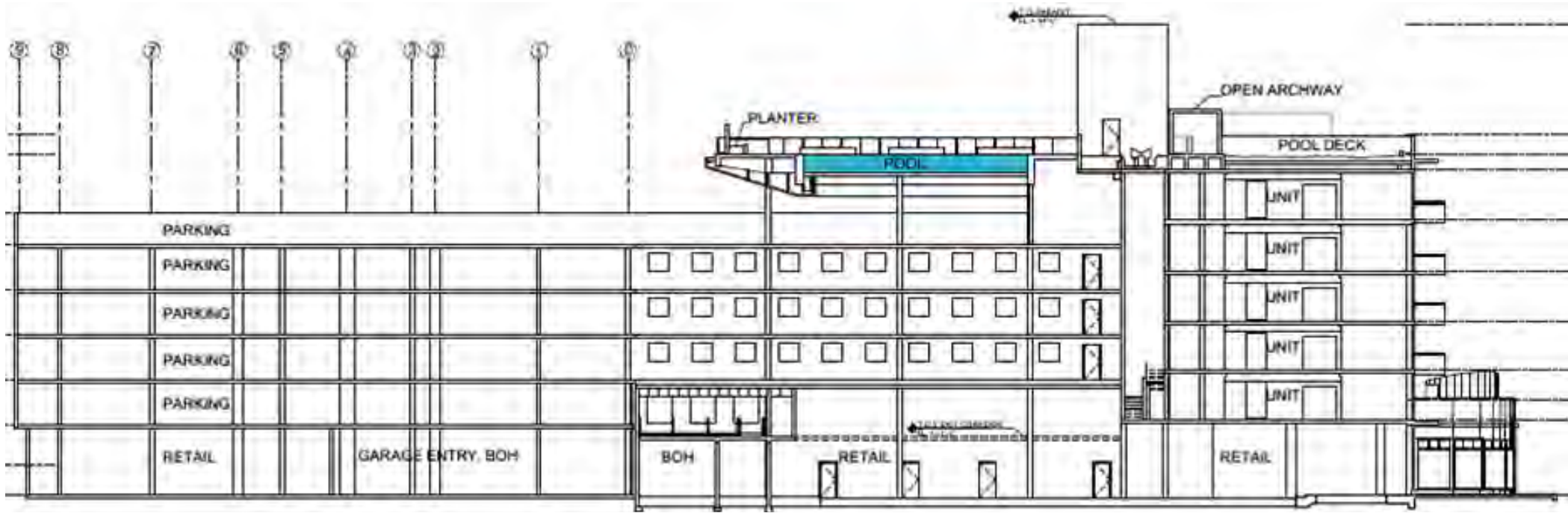
Proposed Addition



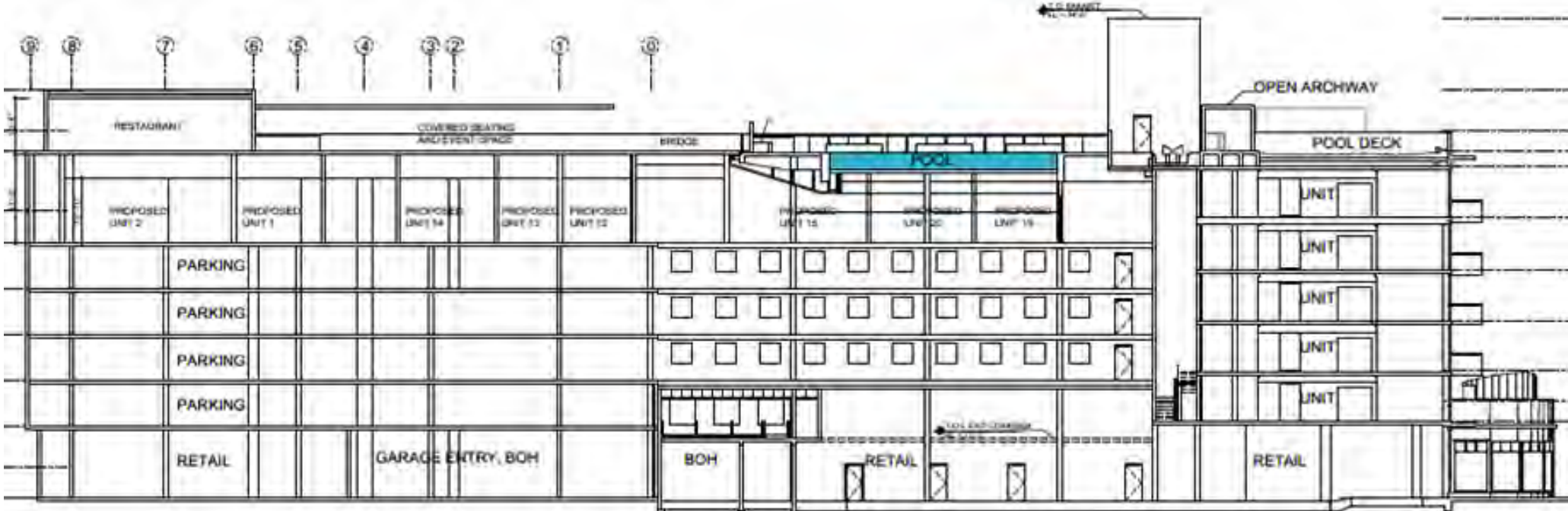
Proposed Addition



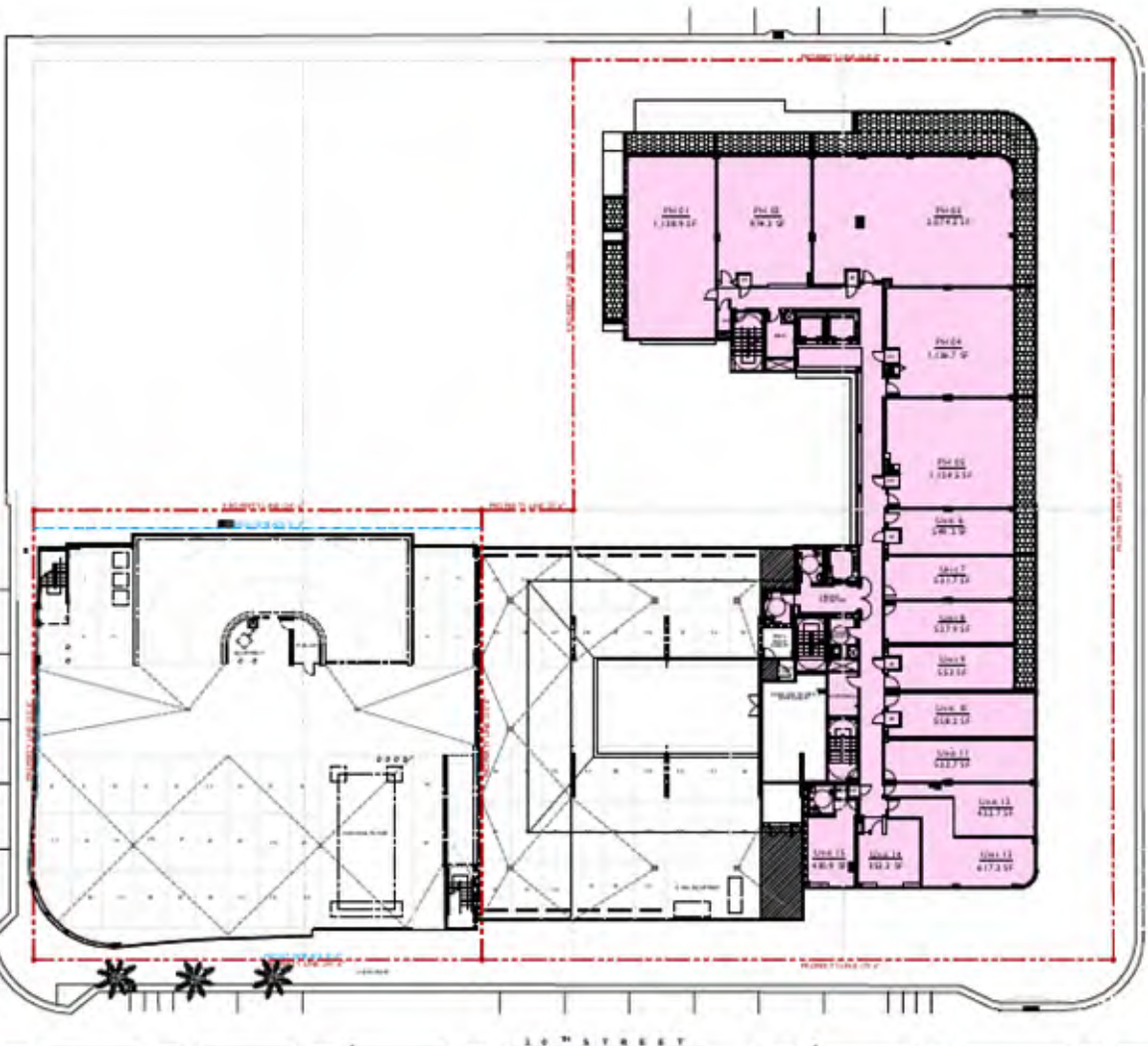
Existing Elevation



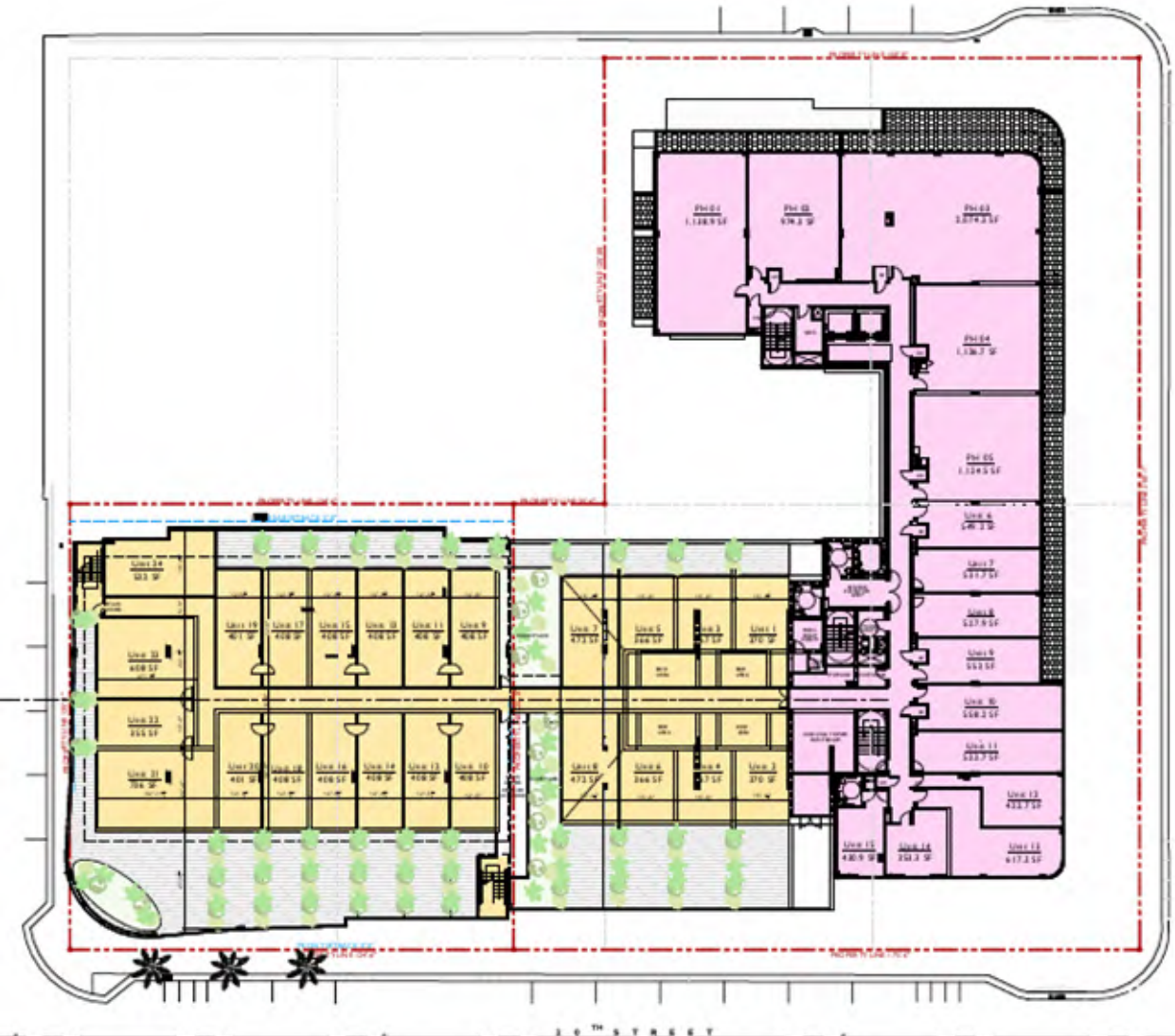
Proposed Elevation



Proposed Addition – Floor 6 (Parking Deck)

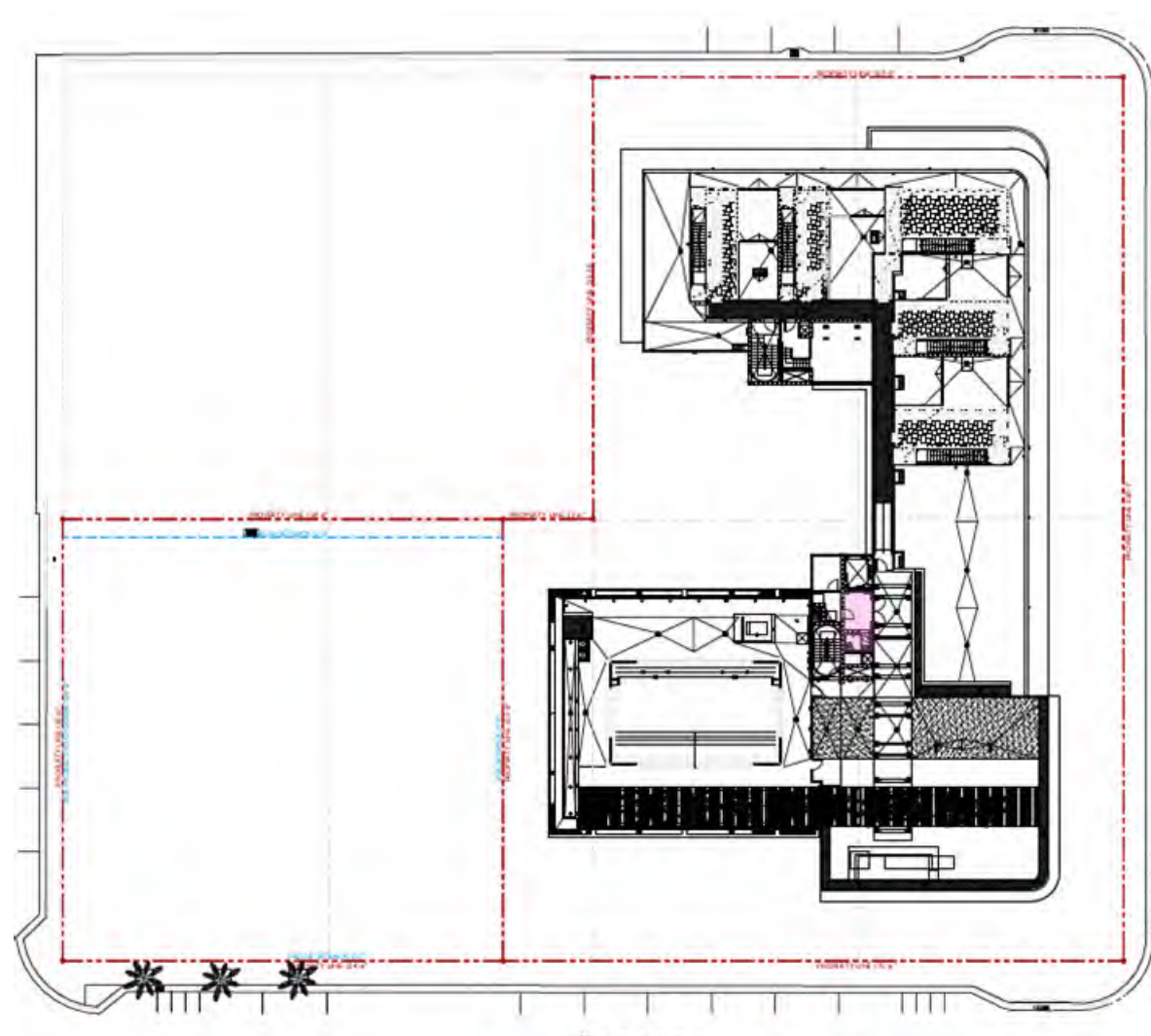


Existing

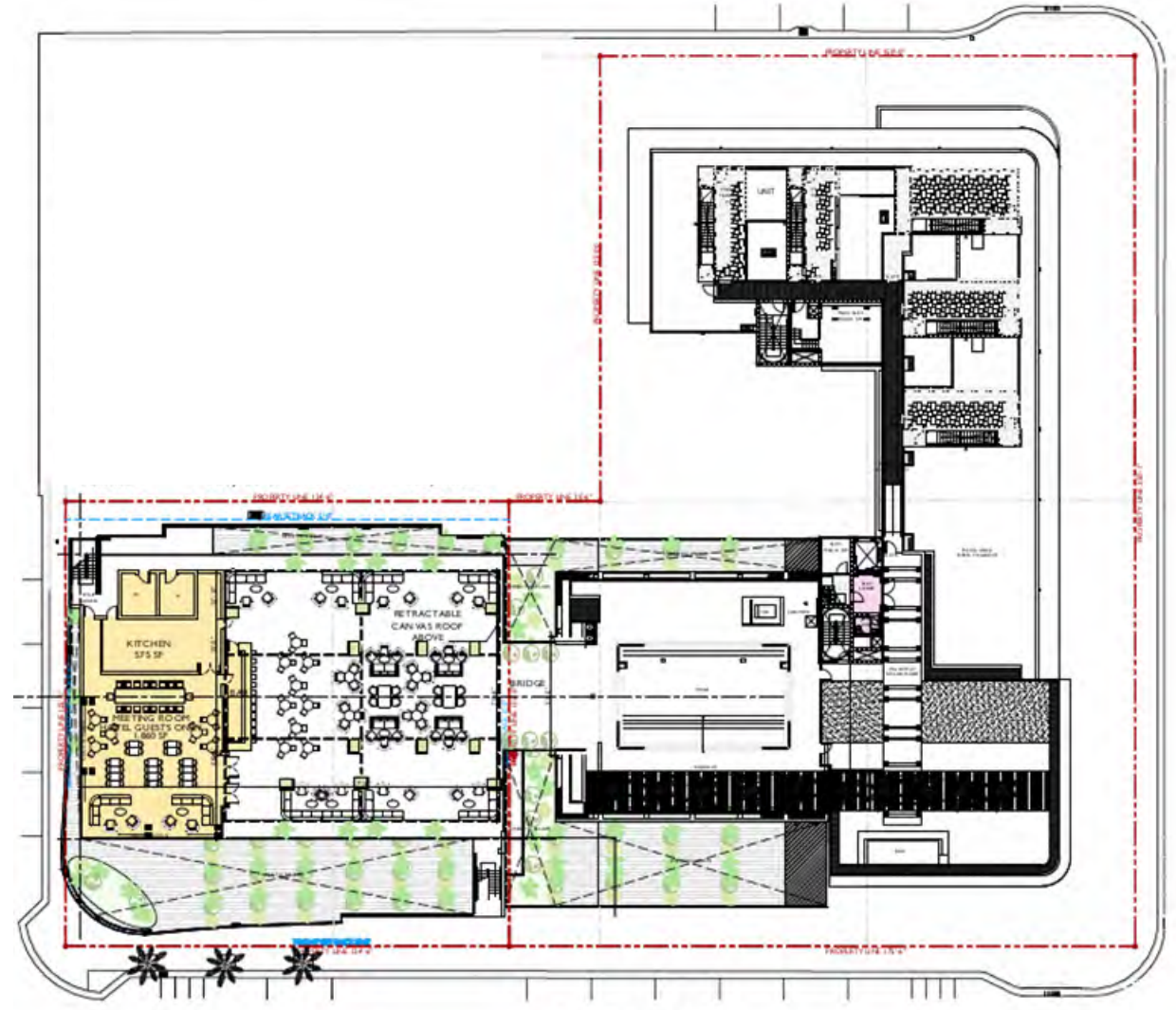


Proposed

Proposed Addition – Floor 7 (Roof Deck)



Existing



Proposed

Code Amendment

CD-3 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 AND 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 multifamily zoning districts; and

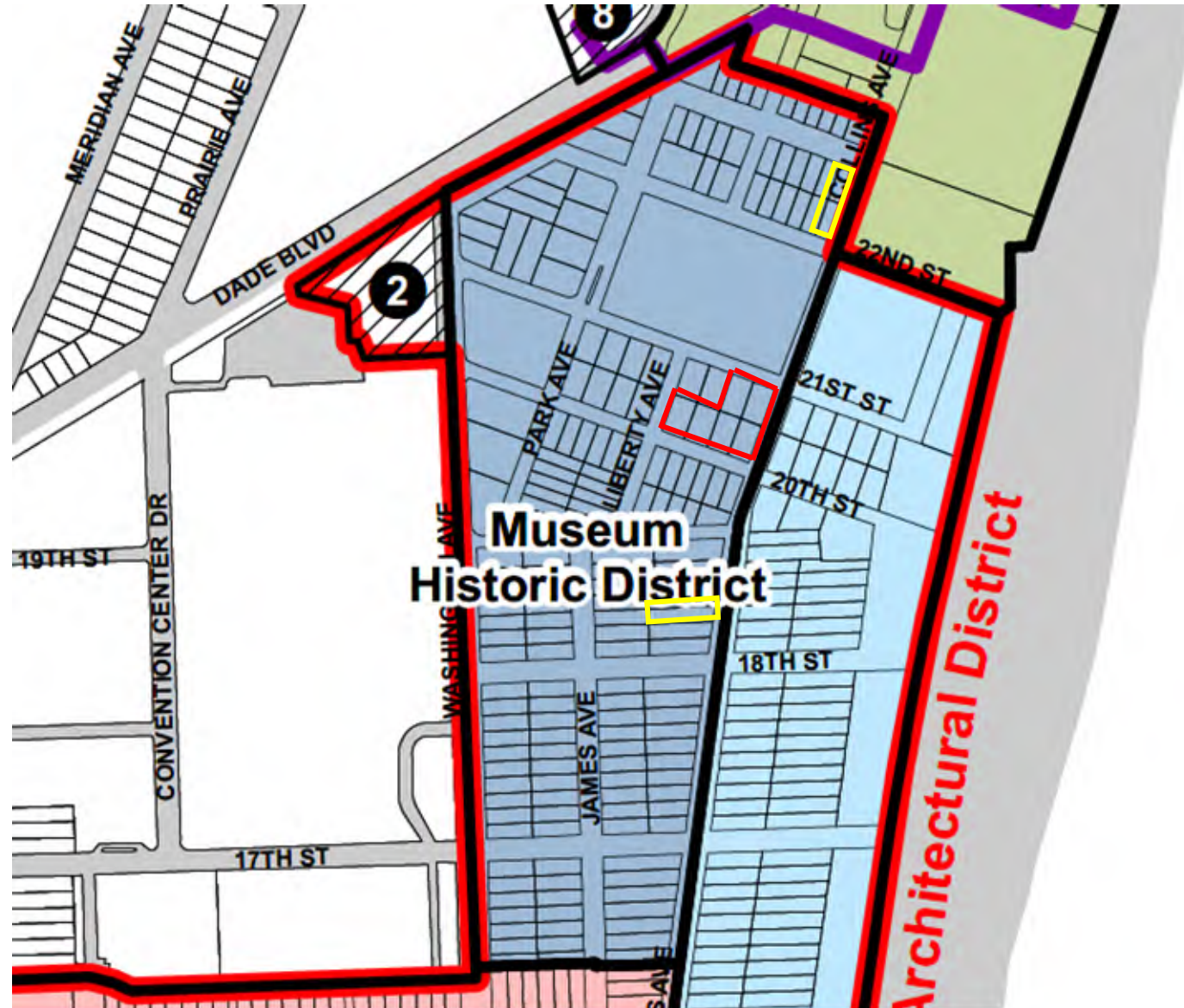
WHEREAS, the Museum Historic District is a thriving and evolving neighborhood and is suited for numerous hotel uses due to its close proximity to the Miami Beach Convention Center; and

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 structures located within the Museum Historic District may be permitted to have habitable rooftop additions (whether attached or detached) according to the following requirements:

a. For non-contributing buildings with a lot line on Collins Avenue, a multi-story rooftop addition up to a maximum building height of 80 feet.

Museum Historic District



Thank You

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