

Rooftop Additions in the Museum Historic District – Code Amendment

2000 Collins Avenue, Miami Beach, FL 33139



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

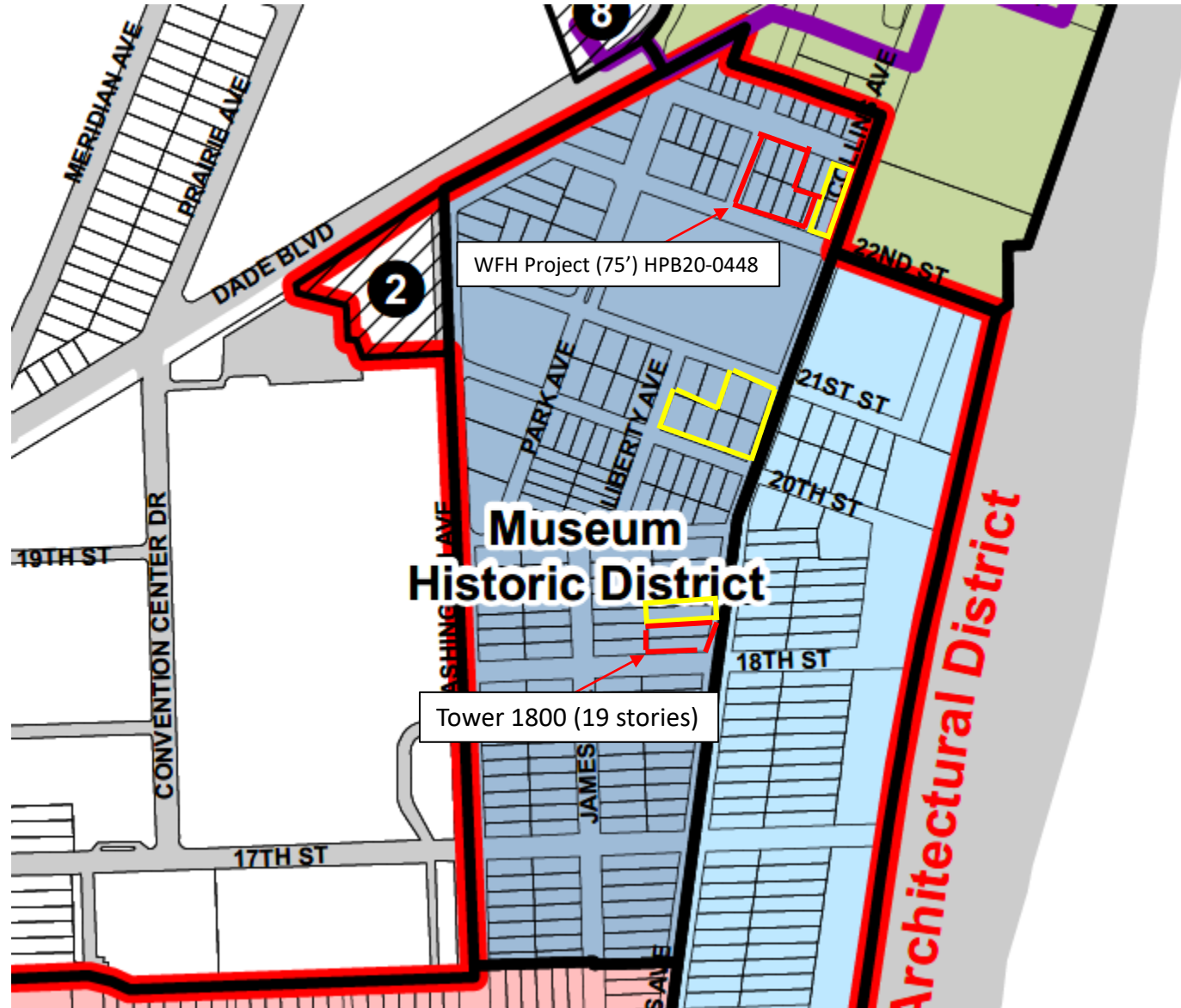
WHEREAS, well designed additions to non-contributing buildings with lot lines on Collins Avenue in this area will help encourage commercial success of the neighborhood and the Miami Beach Convention Center.

(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.

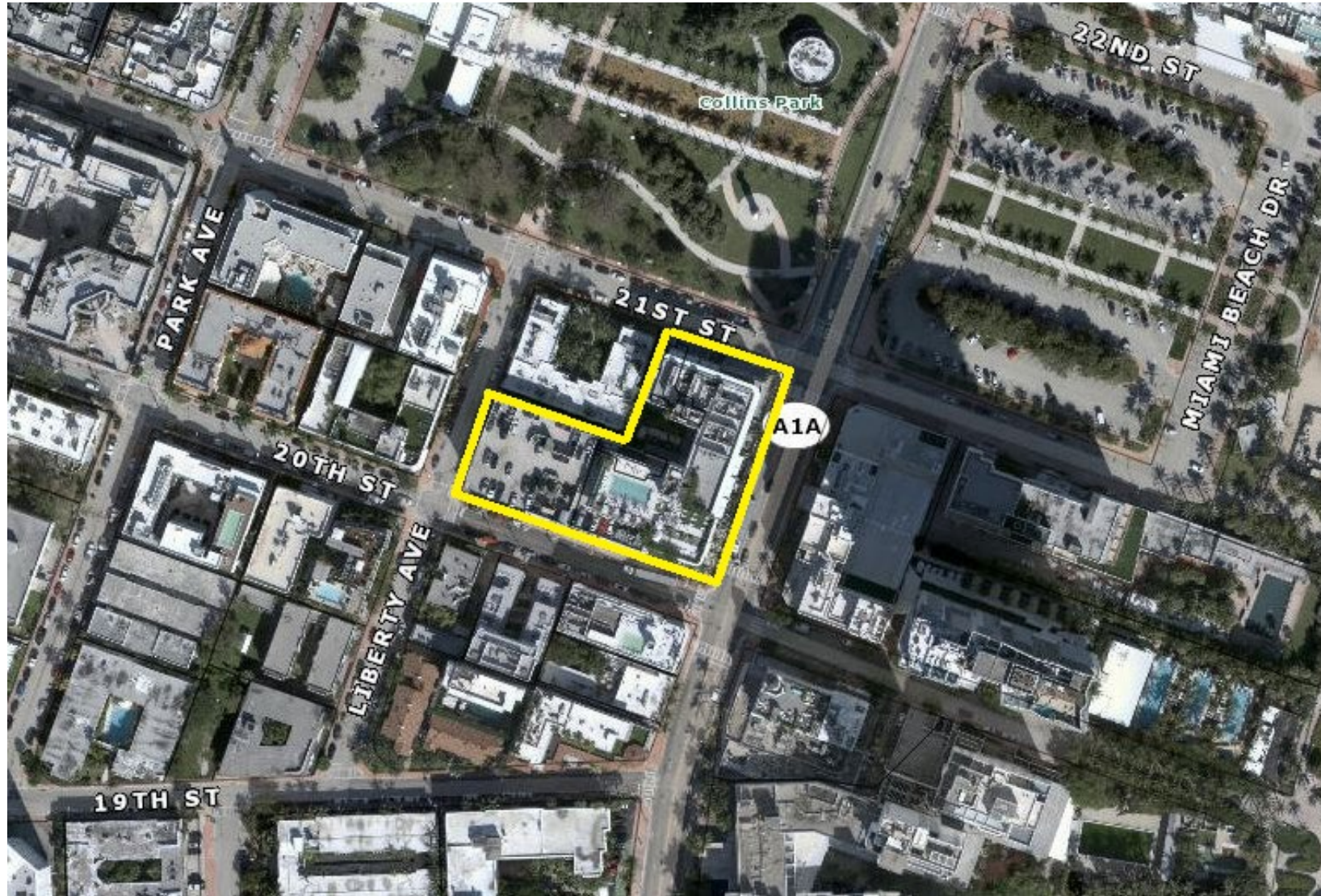
Summary

- **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 Museum Local Historic District.

Museum Historic District



Site Location



The Boulan



Existing Conditions



Existing Conditions



Existing Conditions



Proposed Addition



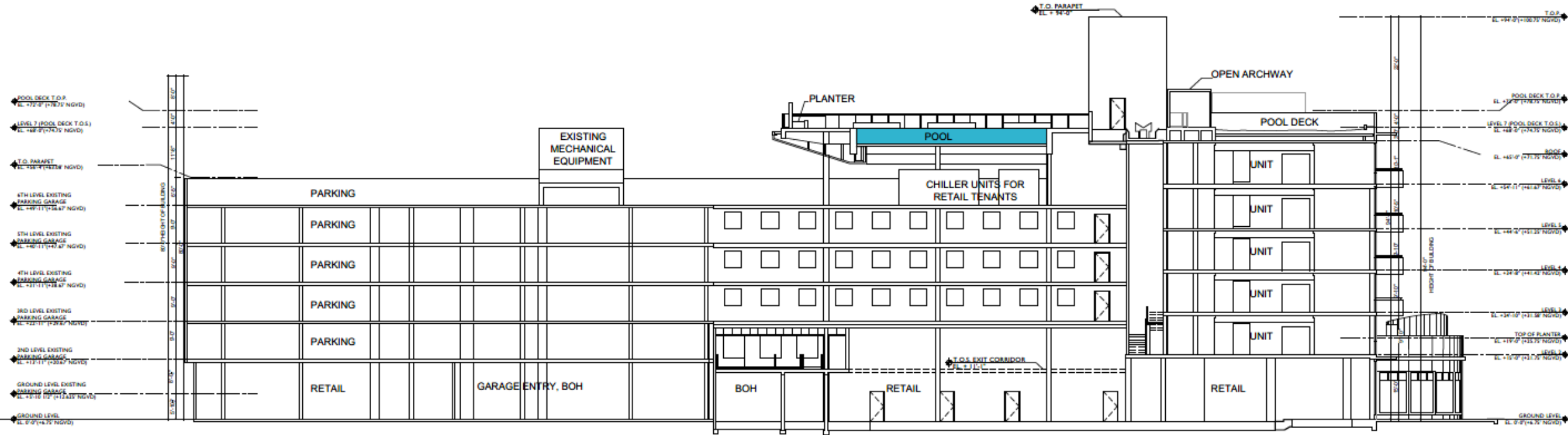
Proposed Addition



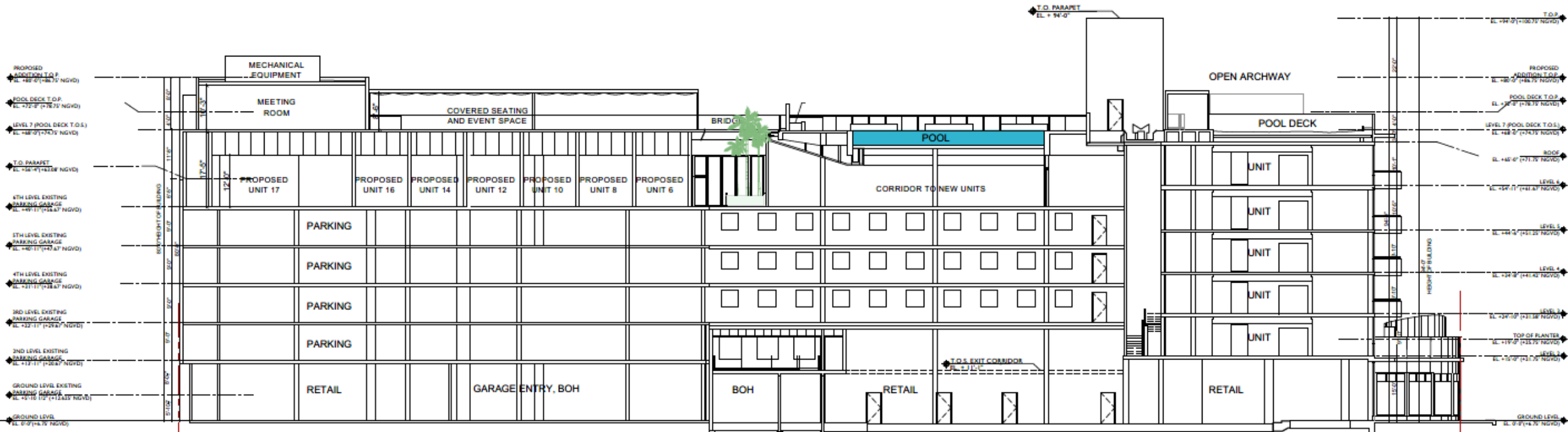
Proposed Addition



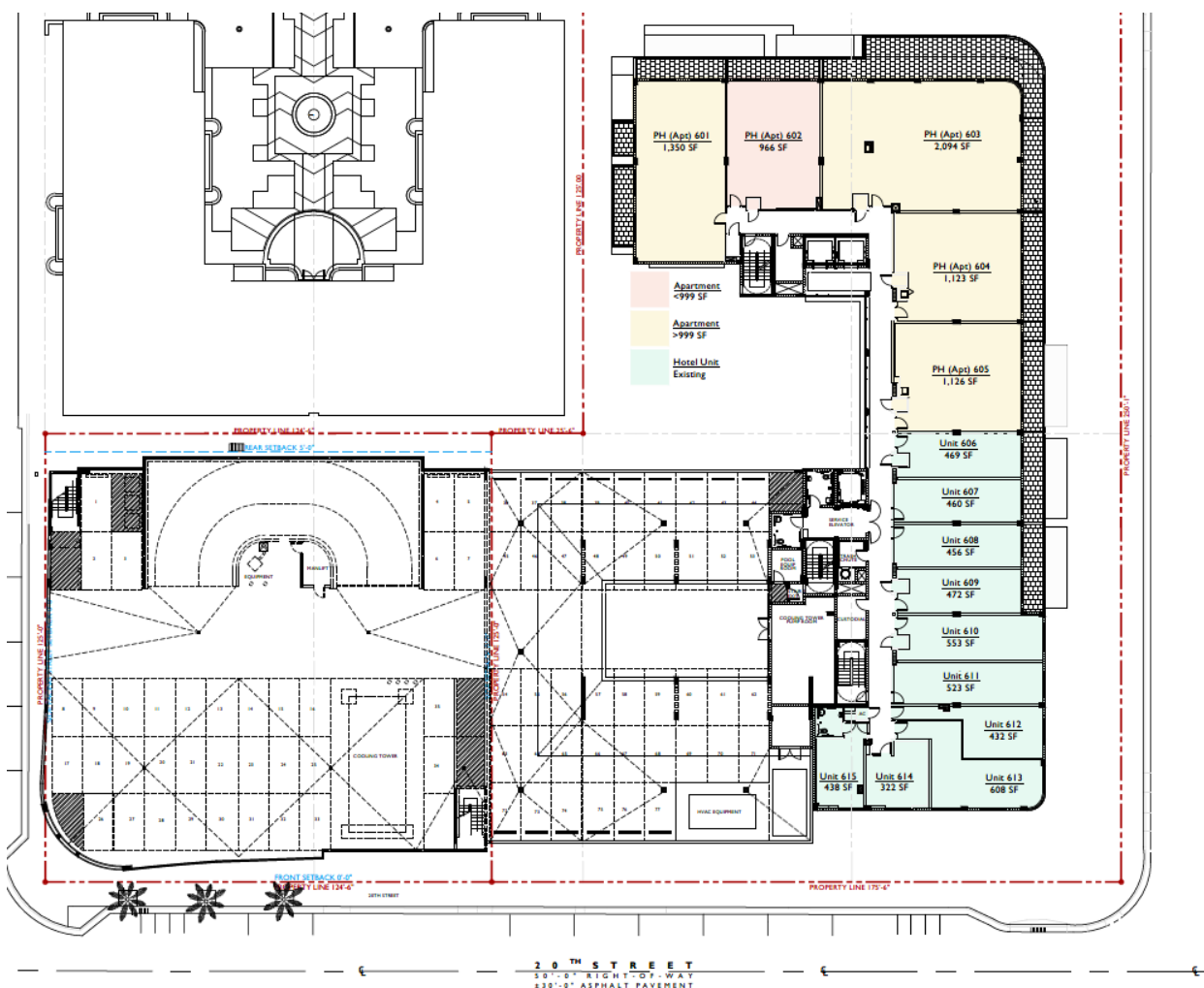
Existing Elevation



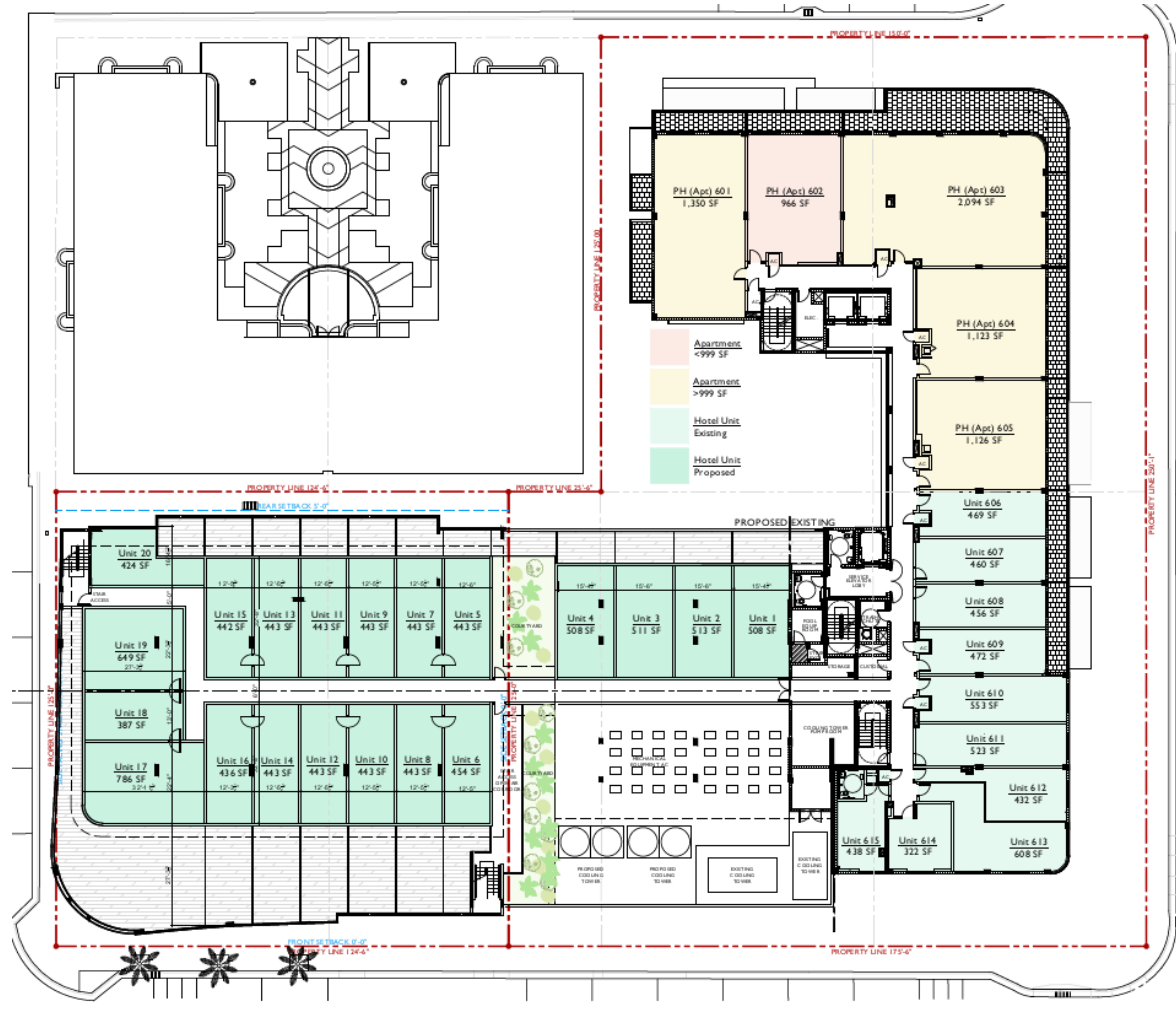
Proposed Elevation



Proposed Addition – Floor 6 (Parking Deck)

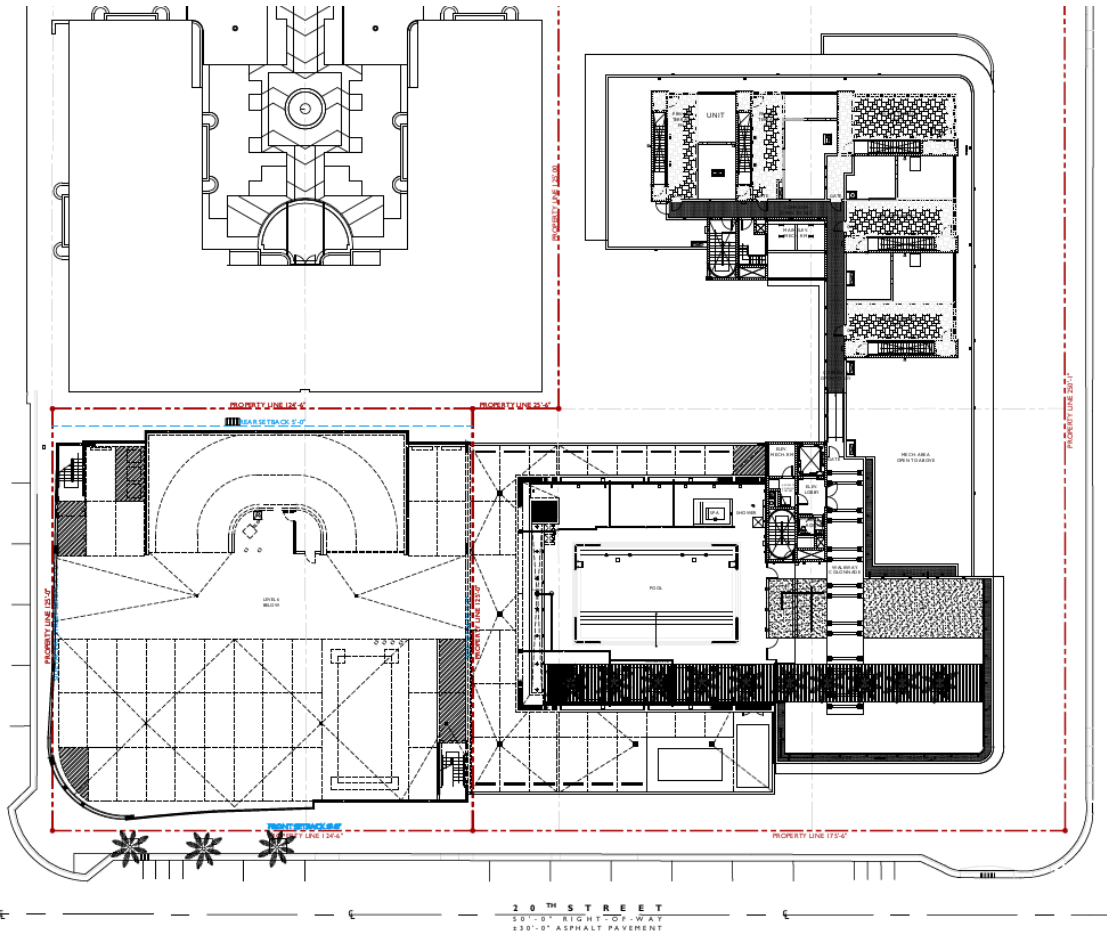


Existing

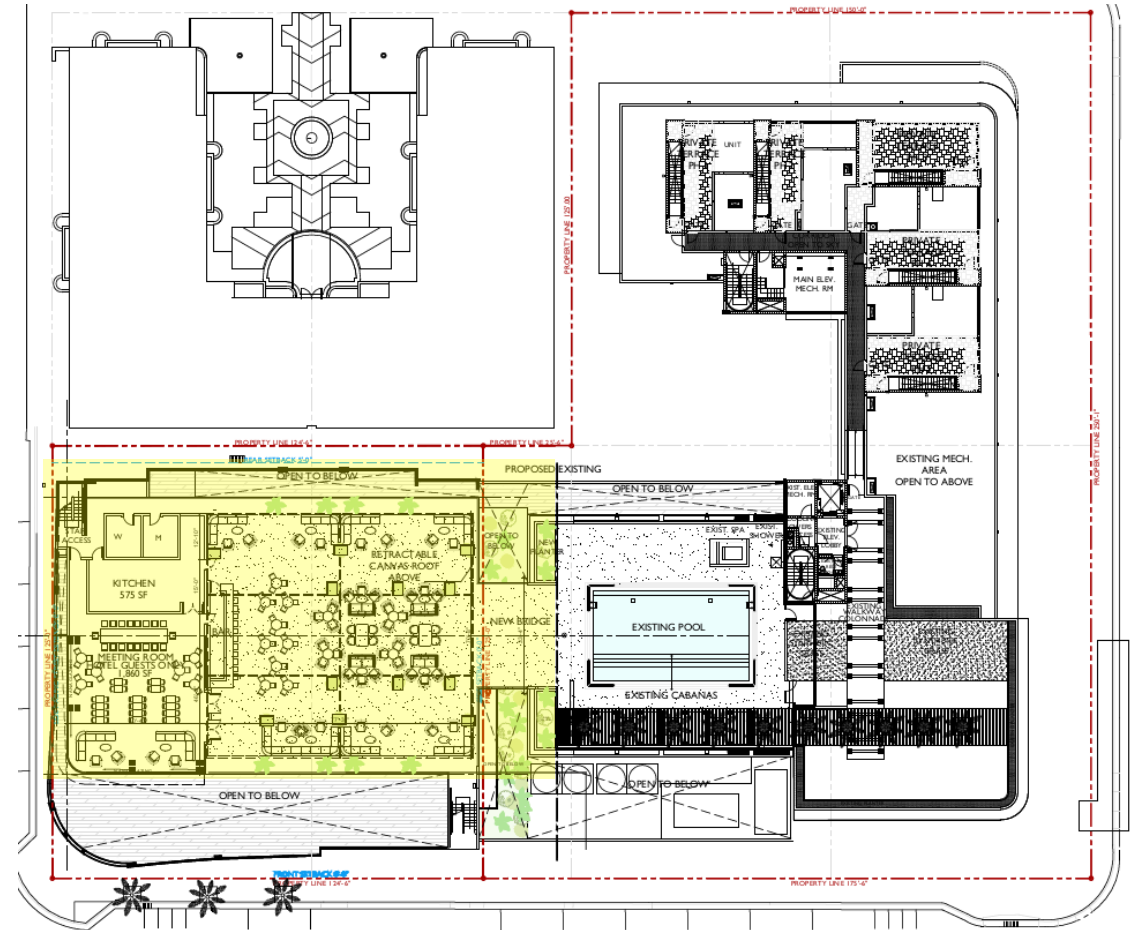


Proposed

Proposed Addition – Floor 7 (Roof Deck)



Existing



Proposed

Thank You

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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.
SUBTOTAL REQUIRED				309 P.S.
PARKING PROVIDED IN EXISTING PARKING STRUCTURE				386 P.S.
PARKING PROVIDED IN PROPOSED PARKING STRUCTURE				309 P.S.