- b. Nonoceanfront:
  - 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 No. 98-3150, § 1, adopted Nov. 4, 1998, repealed § 142-548, which pertained to additional maximum height regulations, and derived from Ord.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:

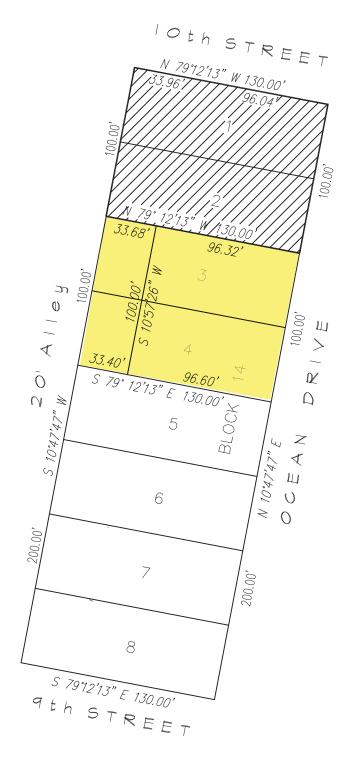
- (1) Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
- (2) Residential or commercial uses above the first 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)

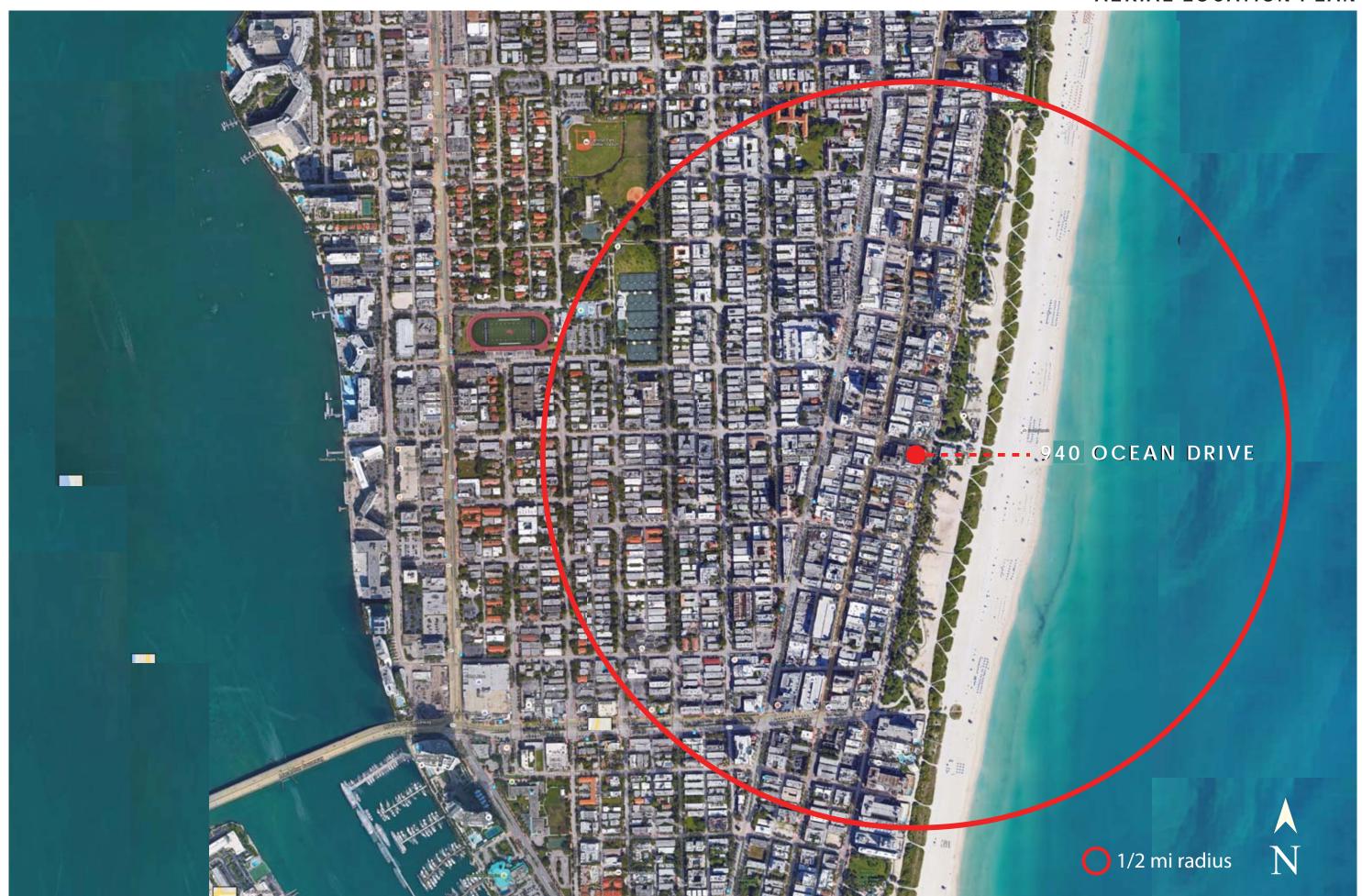
Secs. 142-551—142-570. - Reserved.

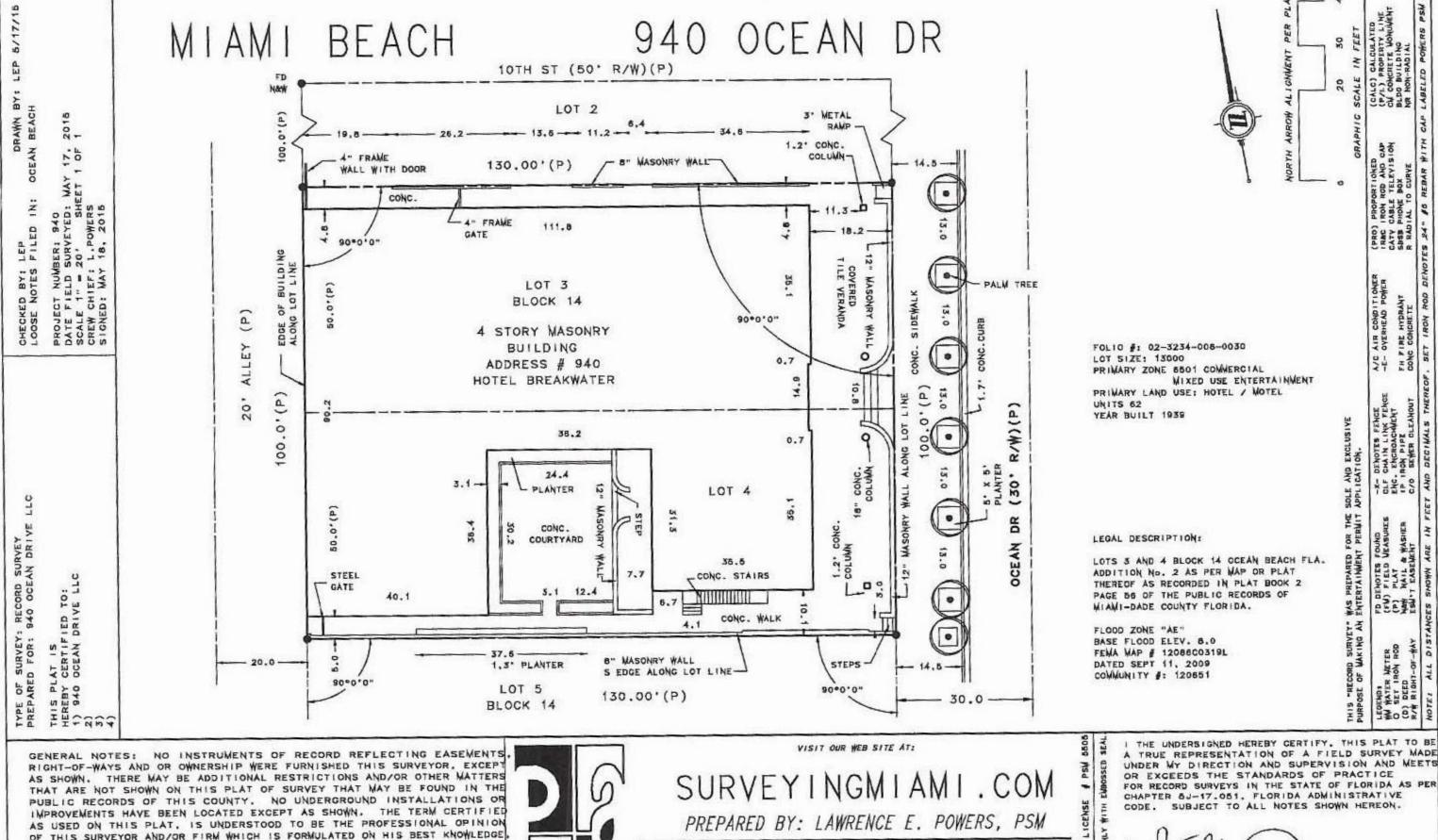
Page 5

## **ZONING DATA**









RIGHT-OF-WAYS AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND/OR FIRM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION . AND AS SUCH. IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



## SURVEYINGMIAMI.COM

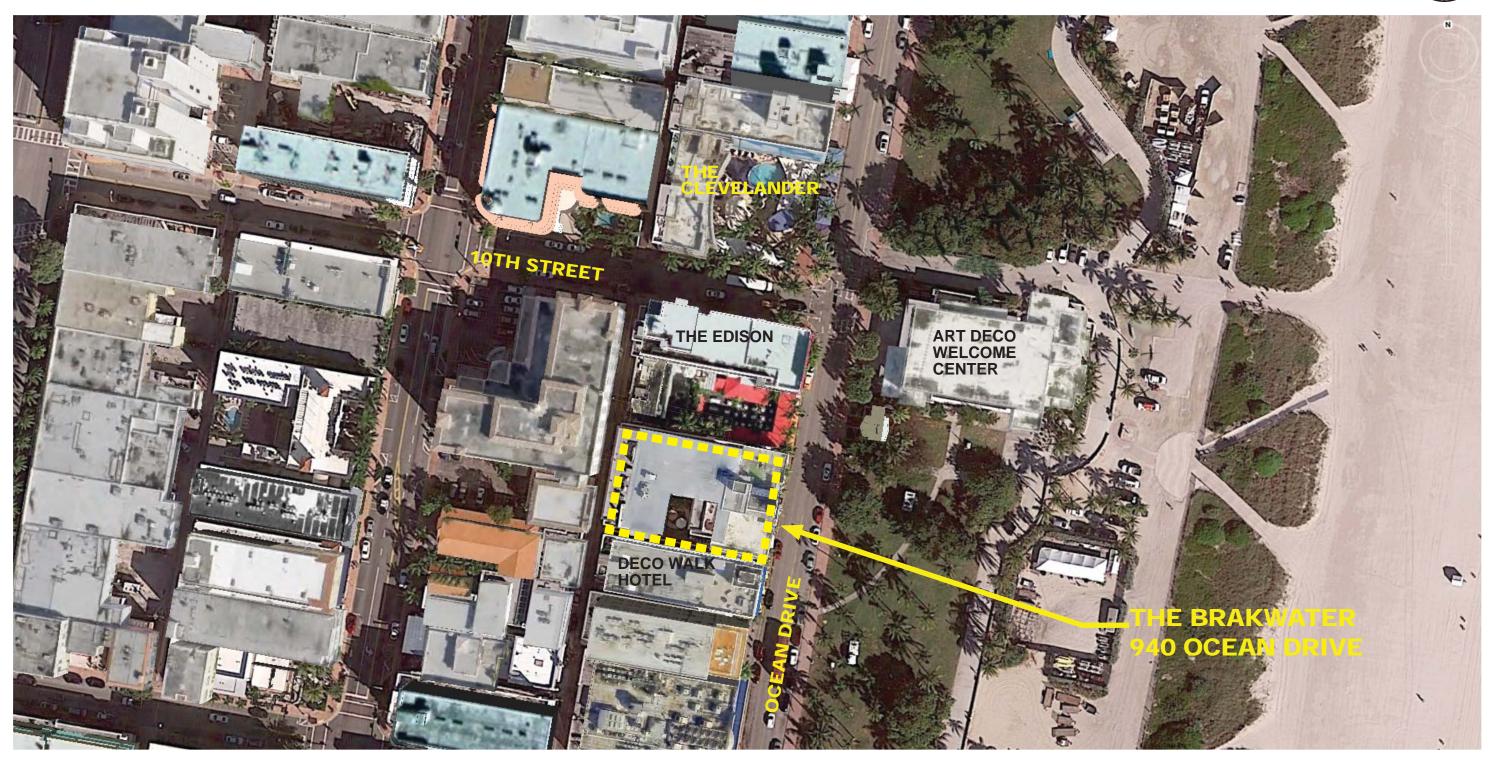
PREPARED BY: LAWRENCE E. POWERS, PSM

P.O. BOX 48026, ST PETERSBURG, FL 33743 727-537-9895 E: SURYEYINGNIANIOGWAIL.COM

UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR RECORD SURVEYS IN THE STATE OF FLORIDA AS PER CHAPTER 6J-17.051. FLORIDA ADMINISTRATIVE SUBJECT TO ALL NOTES SHOWN HEREON.

LAWRENCE E. POWERS P.S.M. # 5505





## ADJACENT SITE - SOUTH SIDE: THE DECO WALK HOTEL

Date of Photo: March 2017

928 Ocean Dr, Miami Beach, FL 33139



## ADJACENT SITE - NORTH SIDE: THE EDISON HOTEL

Date of Photo: March 2017

960 Ocean Dr, Miami Beach, FL 33139



Date of Photo: March 2017 (Top) View across from the Breakwater (Bottom-Left) View from SouthEast (Bottom-Right) View from NorthEast









THE BREAKWATER

EAST ELEVATION PHOTO

Date of Photo: March 2017

NOTE: The existing awning shown here is not fully extended to it's max capable of 13'-6".



THE BREAKWATER
PHOTO TAKEN FROM NORTH SIDE
Date of Photo: March 2017





THE BREAKWATER
PHOTOS TAKEN FROM SOUTH SIDE/CORNER
Date of Photo: March 2017

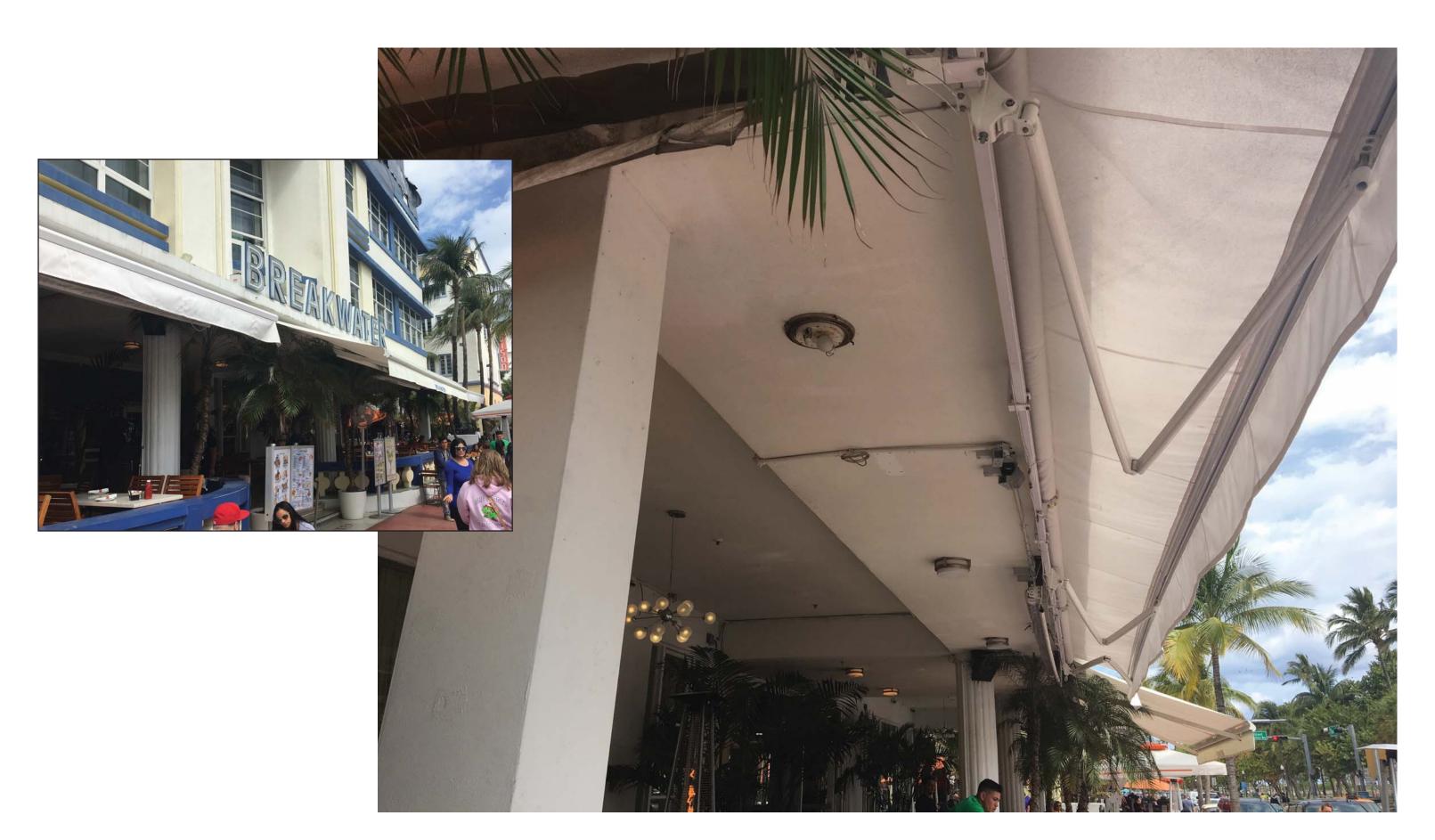
NOTE: The existing awning shown here is not fully extended to it's max capable of 13'-6".

Date of Photo: March 2017

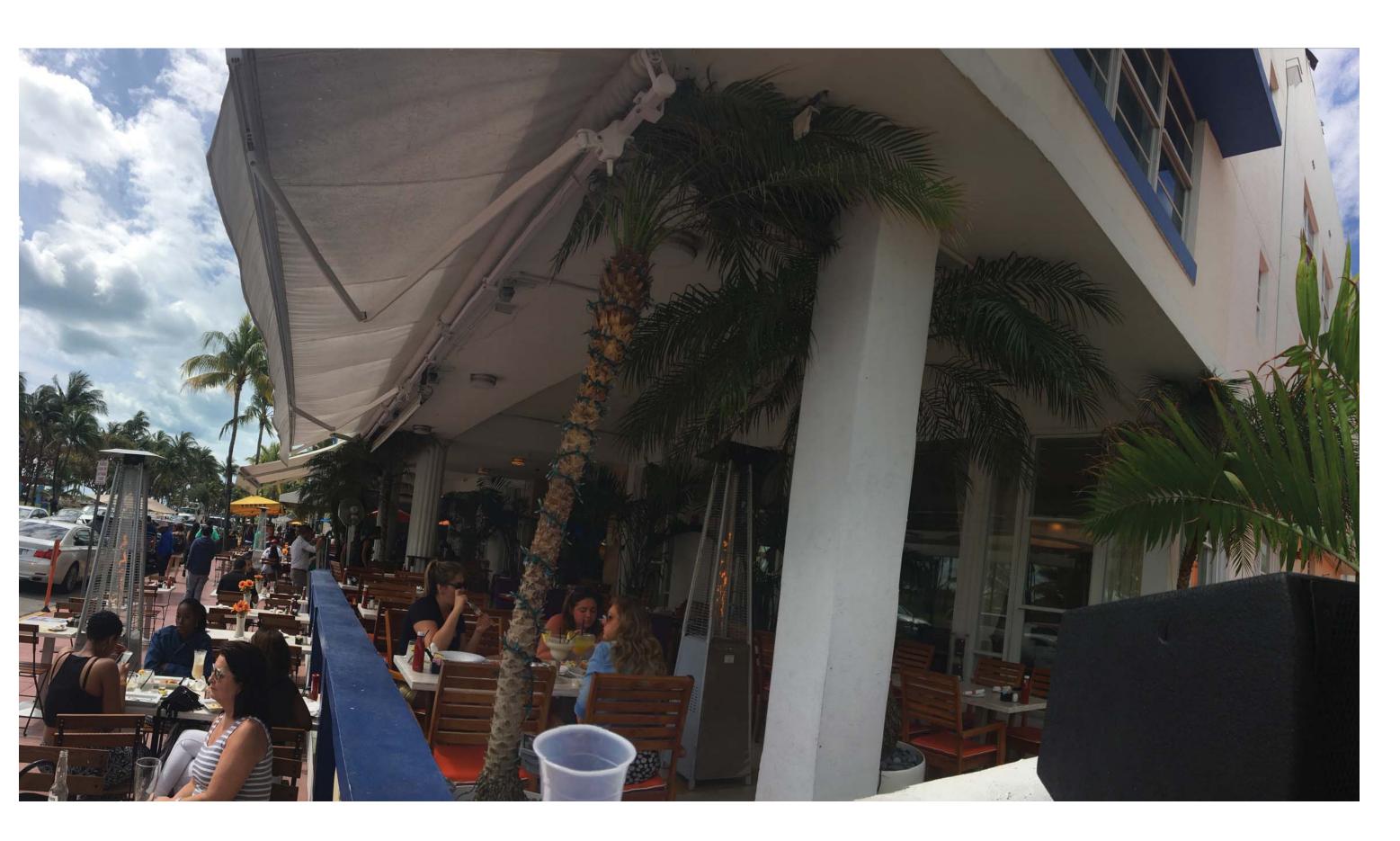


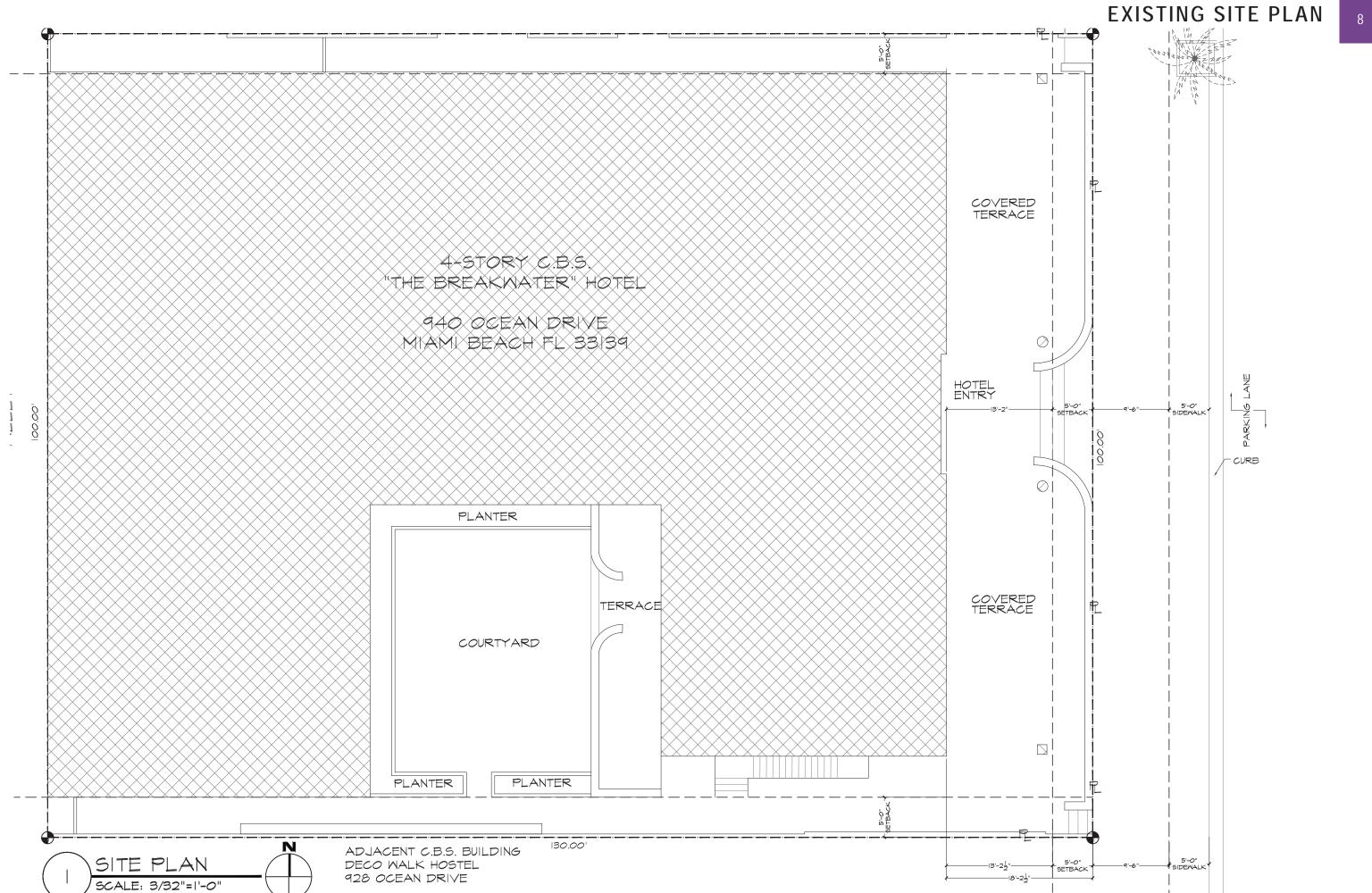


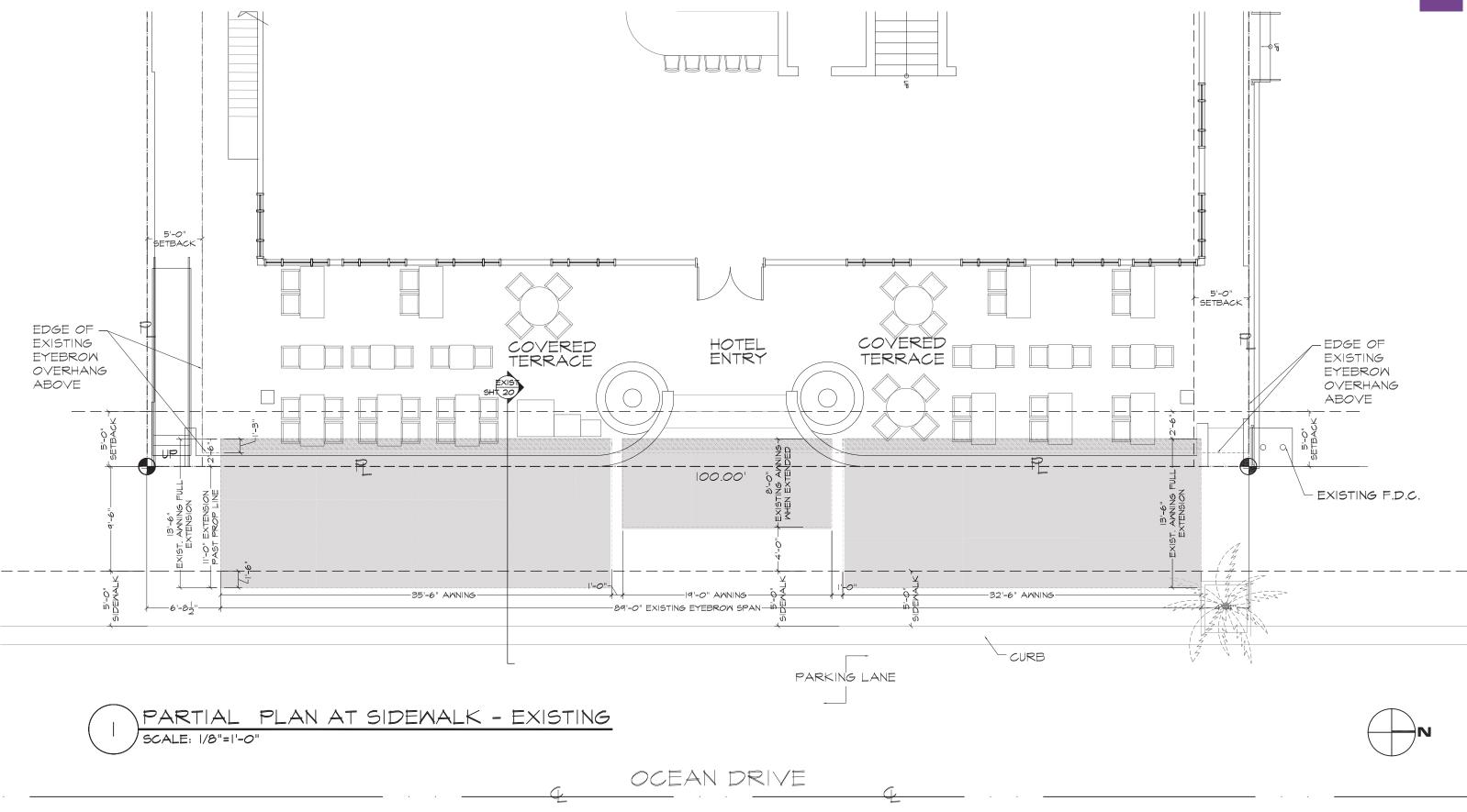
Date of Photo: March 2017



Date of Photo: March 2017







\*NOTE: FOR EXISTING PARTIAL FLOOR PLAN IN THE RETRACTED AWNING POSITION, REFER TO PAGE 21 THIS PACKAGE.

THE EXISTING AND PROPOSED RETRACTED CONDITIONS ARE THE SAME.

