

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 No. 98-3150, § 1, adopted Nov. 4, 1998, repealed § 142-548, which pertained to additional maximum height regulations, and derived from Ord.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

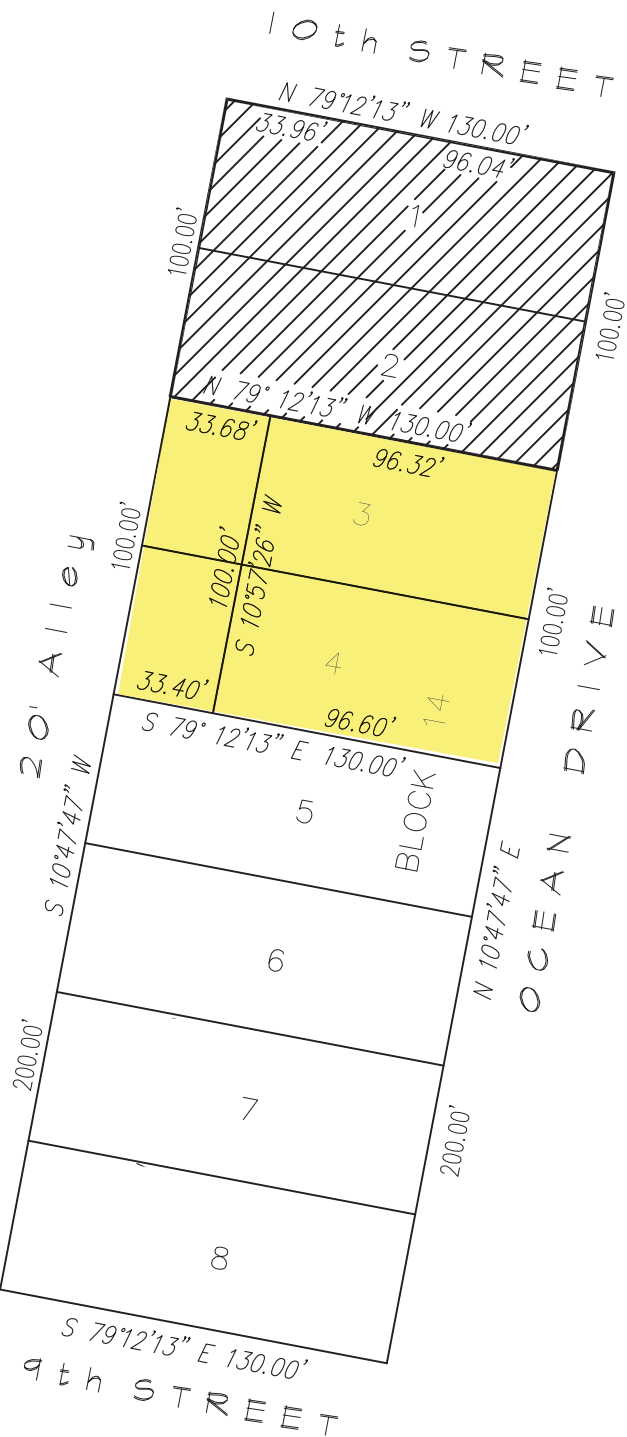
Sec. 142-550. - Additional regulations for new construction.

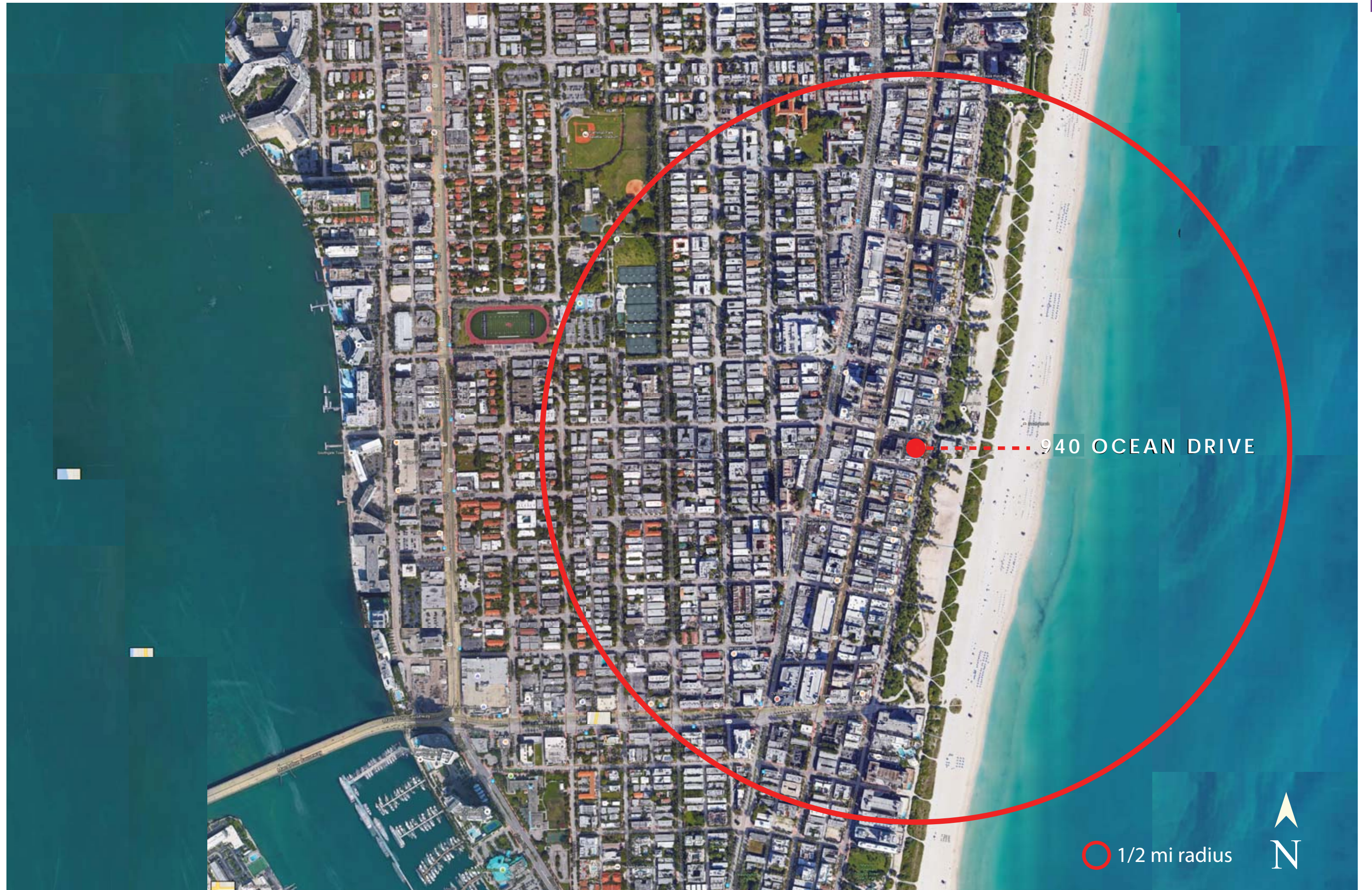
In the MXE district, all floors of a building containing parking spaces shall incorporate the following:

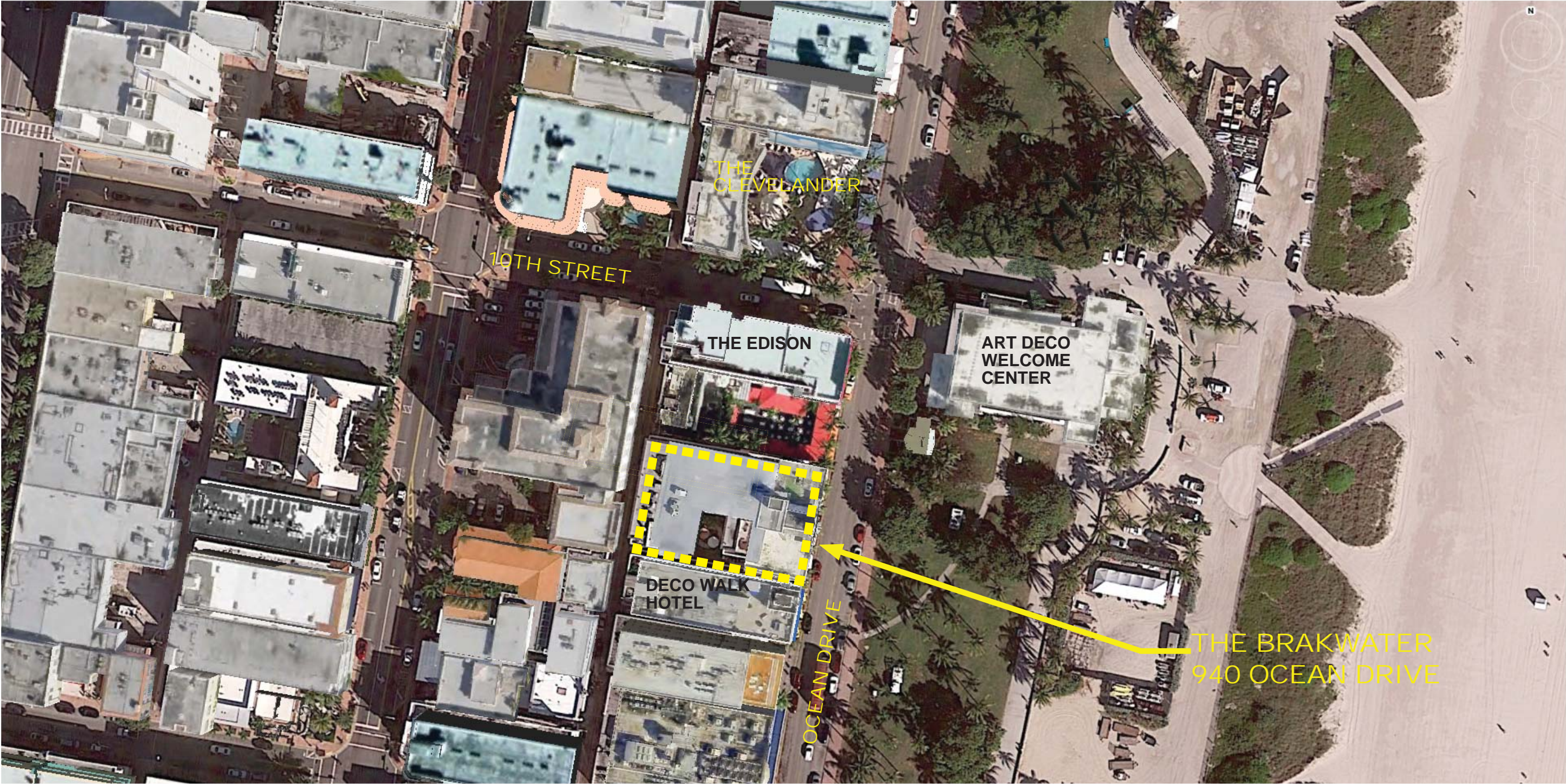
- (1) Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
- (2) Residential or commercial uses above the first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







ADJACENT SITE - SOUTH SIDE:
THE DECO WALK HOTEL

Date of Photo: March 2017
928 Ocean Dr, Miami Beach, FL 33139

ADJACENT AREA PHOTOGRAPHS

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ADJACENT SITE - NORTH SIDE:
THE EDISON HOTEL

ADJACENT AREA PHOTOGRAPHS

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Date of Photo: March 2017
960 Ocean Dr, Miami Beach, FL 33139



STREET TO LUMMUS PARK PHOTOS

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".



EXISTING BREAKWATER AWNING CONDITION
Date of Photo: March 2017



EXISTING DETAIL AWNING PHOTOGRAPHS



EXISTING BREAKWATER AWNING CONDITION

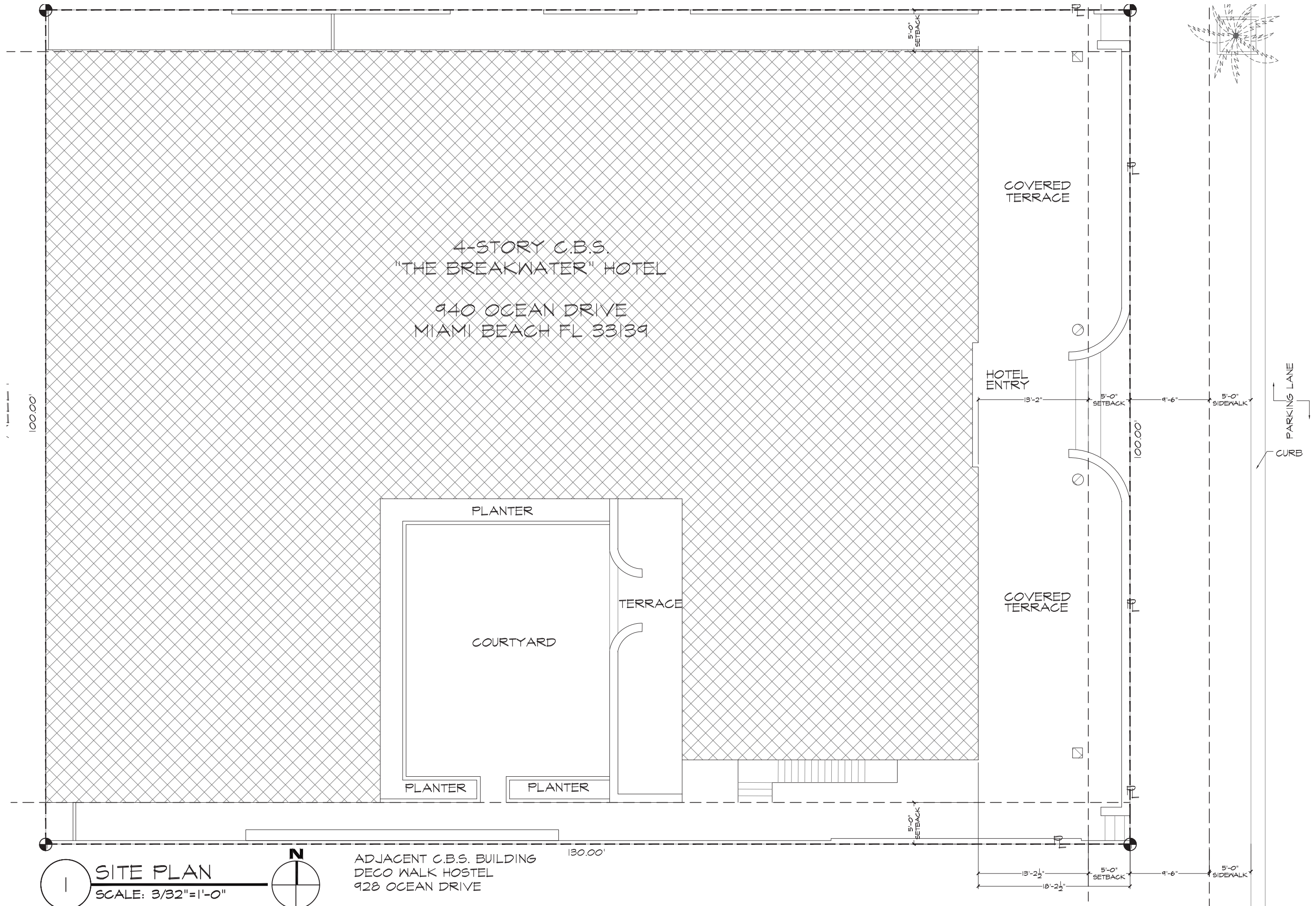
Date of Photo: March 2017

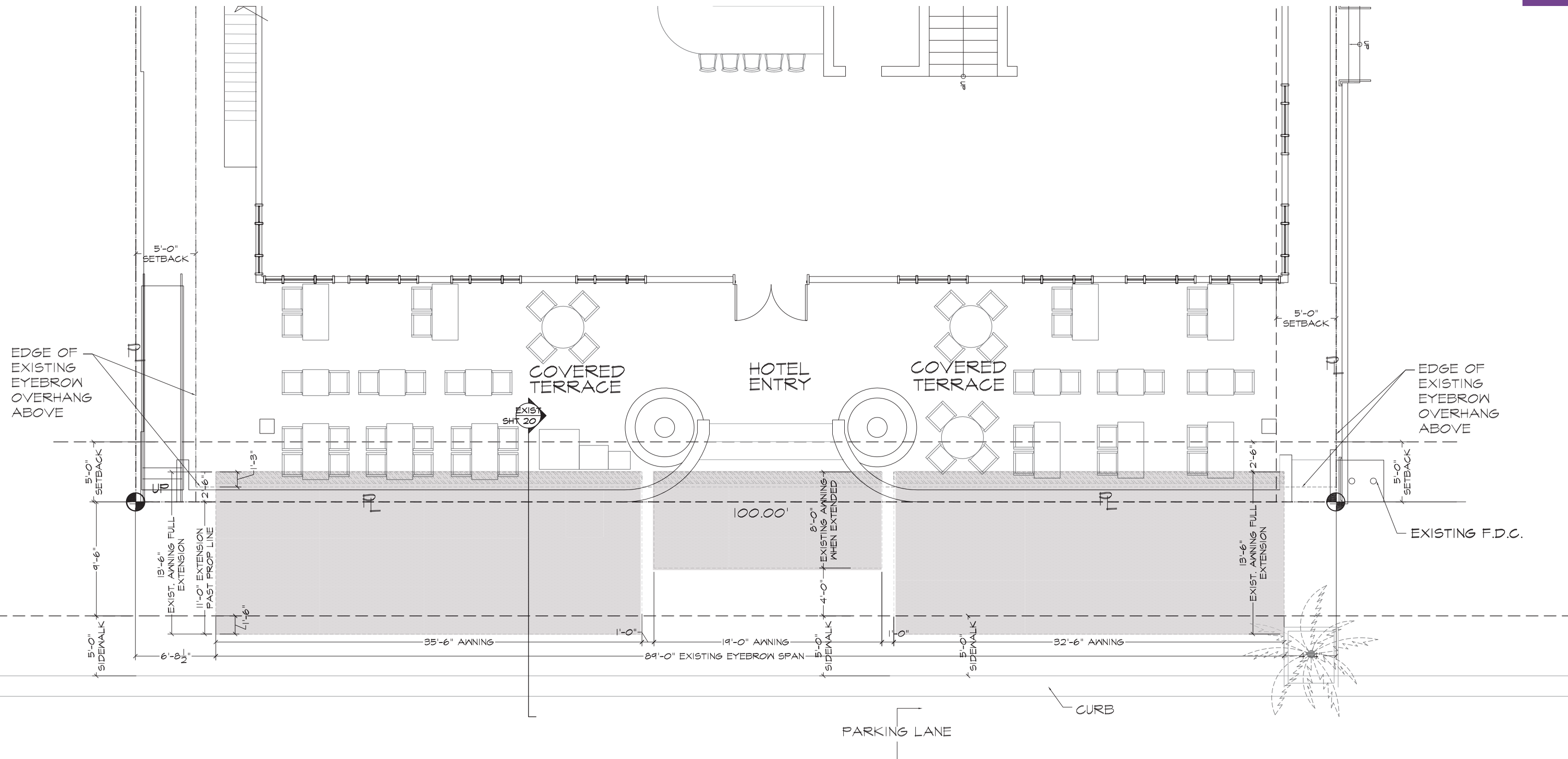
EXISTING DETAIL AWNING PHOTOGRAPHS

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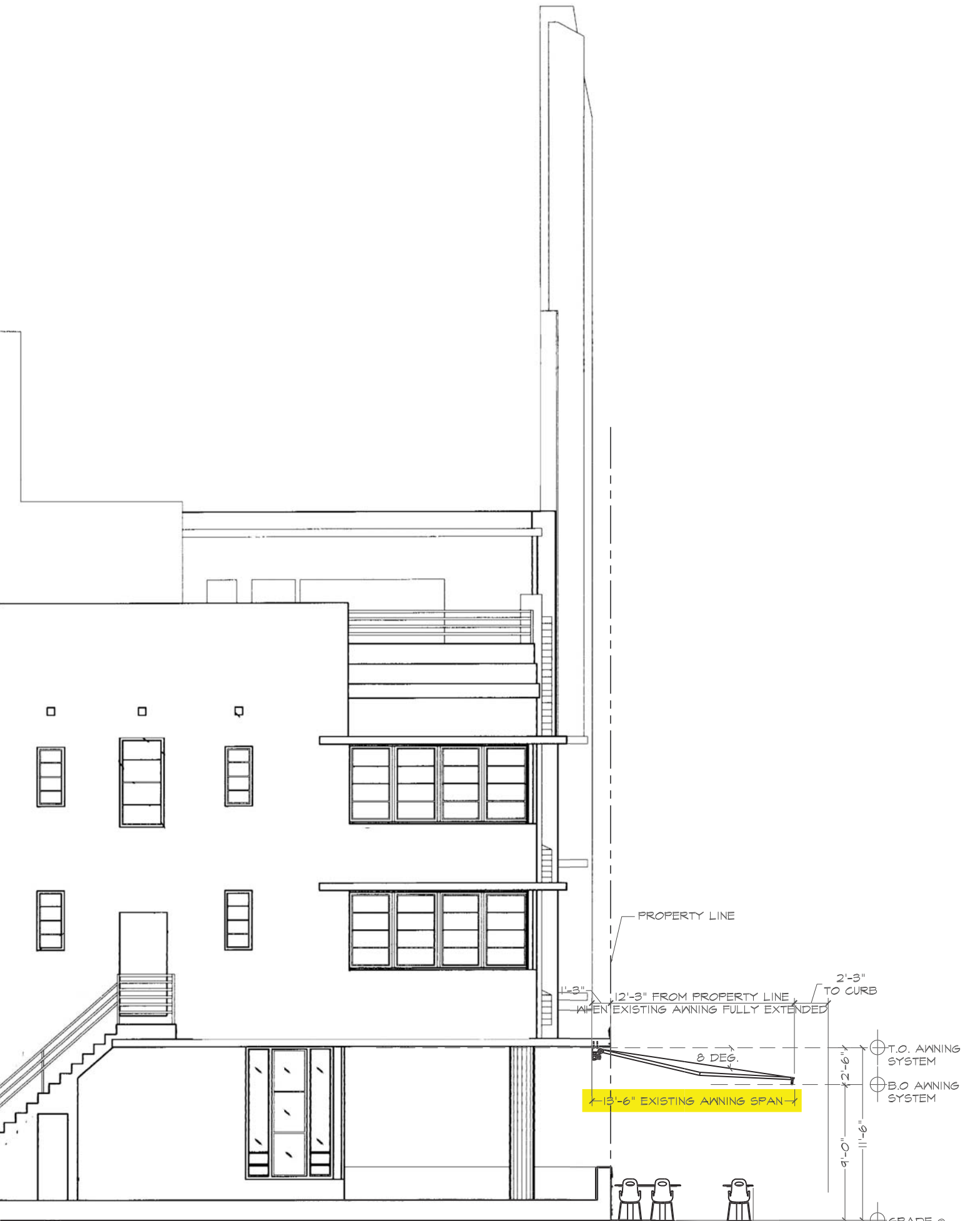


1 PARTIAL PLAN AT SIDEWALK - EXISTING
SCALE: 1/8"=1'-0"



OCEAN DRIVE

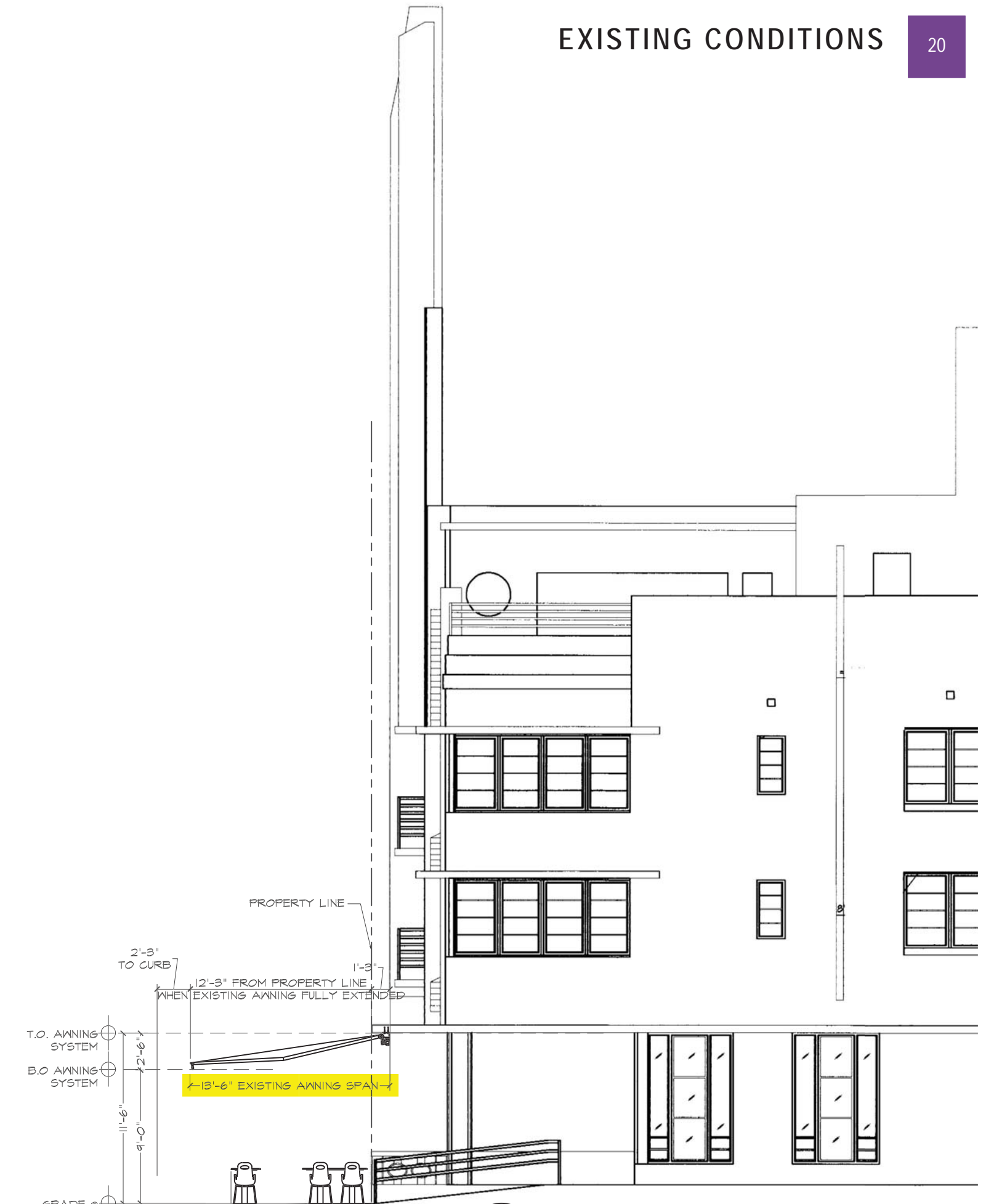
*NOTE: FOR EXISTING PARTIAL FLOOR PLAN IN THE RETRACTED AWNING POSITION, REFER TO PAGE 21 THIS PACKAGE.
THE EXISTING AND PROPOSED RETRACTED CONDITIONS ARE THE SAME.



1

PARTIAL SOUTH ELEVATION

SCALE: 1/8"=1'-0"



2

PARTIAL NORTH ELEVATION

SCALE: 1/8"=1'-0"