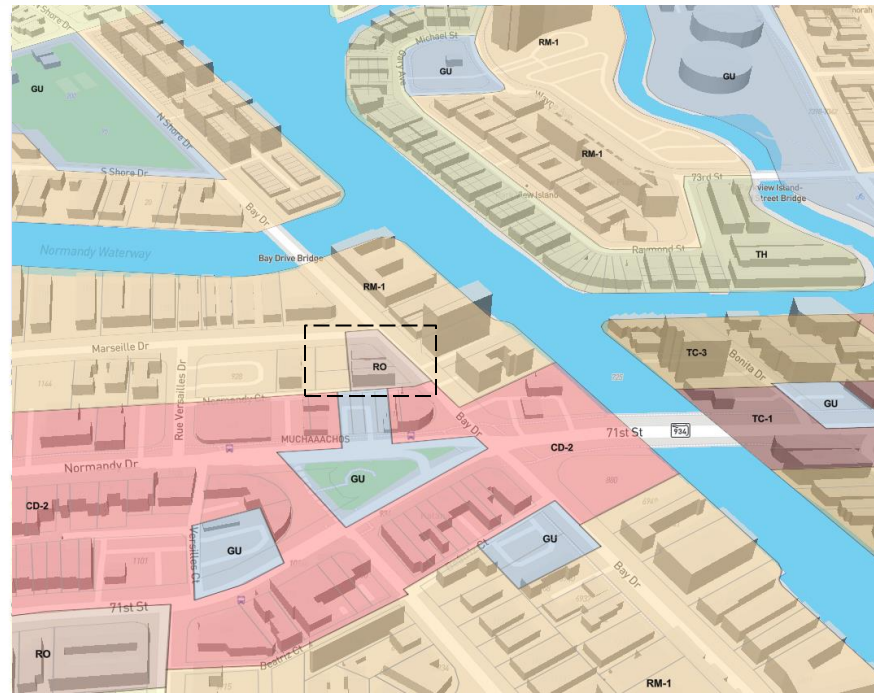




ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
- I-1 Urban light industrial
- MXE Mixed use entertainment
- HD Hospital district
- MR Marine recreational
- GU Civic and government use
- CCC Convention center district
- RM-PRD Multifamily, planned residential development district
- WD-1 Waterway district
- WD-2 Waterway district
- RO Residential office
- GC Golf course
- RPS-1 Residential performance standard, medium-low density
- RPS-2 Residential performance standard, medium density
- RPS-3 Residential performance standard, medium-high density
- RPS-4 Residential performance standard, high density
- CPS-1 Commercial performance standard, limited mixed use
- CPS-2 Commercial performance standard, general mixed use
- CPS-3 Commercial performance standard, intensive mixed use
- CPS-4 Commercial performance standard, intensive phased bayside
- RMPS-1 Residential mixed use performance standard
- SPE Special public facilities educational district
- TC-1 North Beach Town Center core
- TC-2 North Beach Town Center mixed use
- TC-3 North Beach Town Center residential/office
- TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial

FOR AN OFFICIAL ZONING DETERMINATION
PLEASE CONTACT THE PLANNING DEPARTMENT.



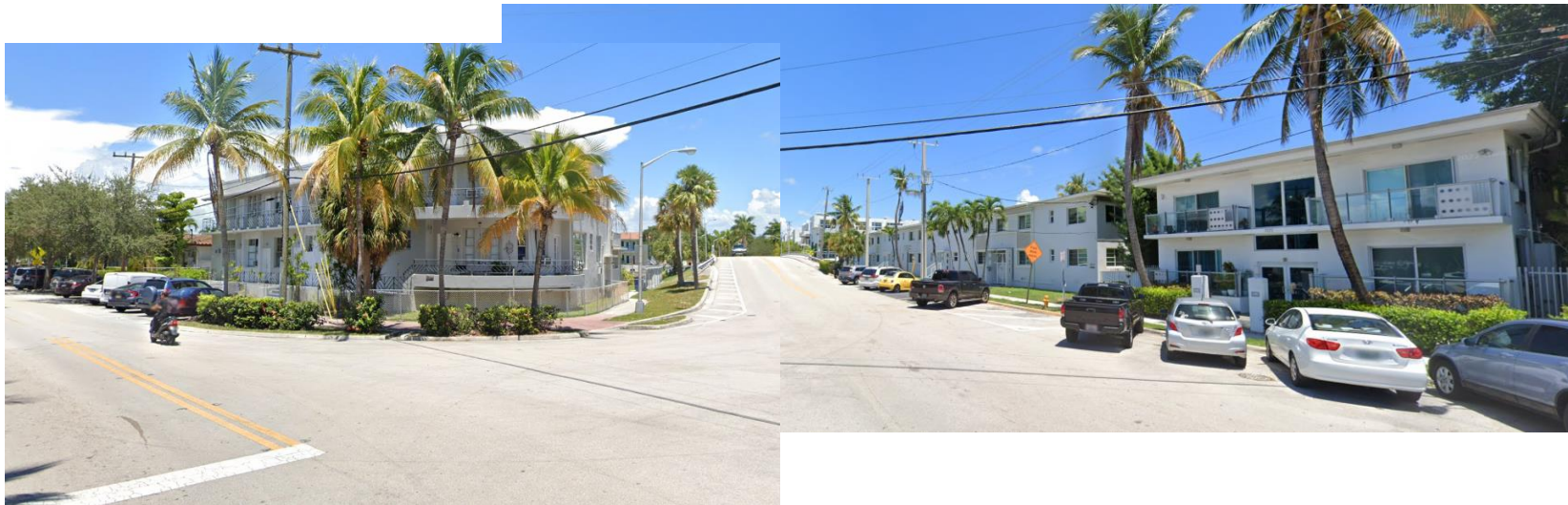


PRESERVING THE HISTORIC PROPERTY ON BAY ROAD



CURRENT VACANT LOT

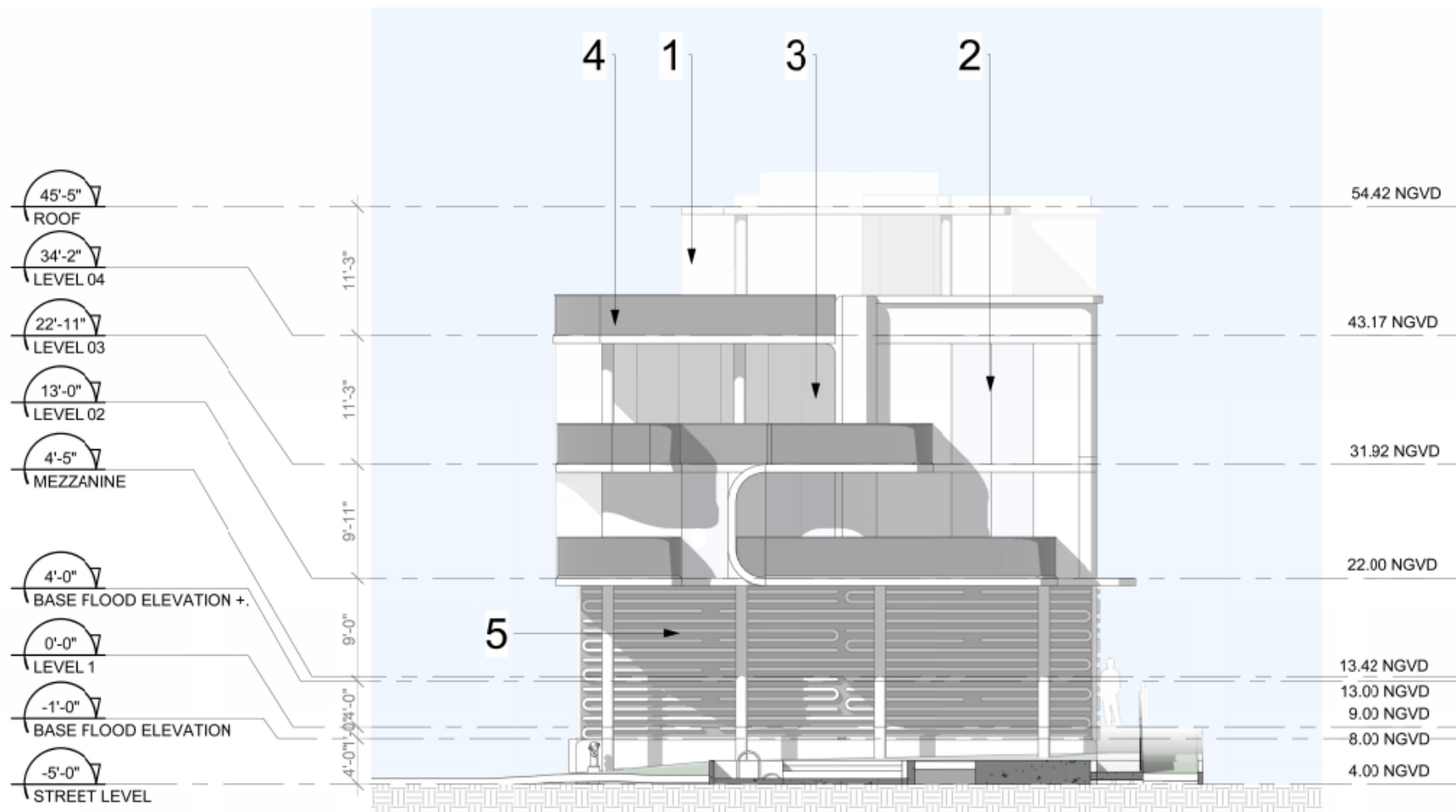








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1 | SMOOTH STUCCO FINISH
AF-685 THUNDER
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 | ALUMINUM FRAME
WHITE OPULENCE OC-69
BENJAMIN MOORE /
OR EQUIVALENT APPROVED
BY ARCHITECT

3 | TINTED GLASS FOR
STOREFRONT /
WINDOWS / DOORS
VIRACON OPTIGRAY

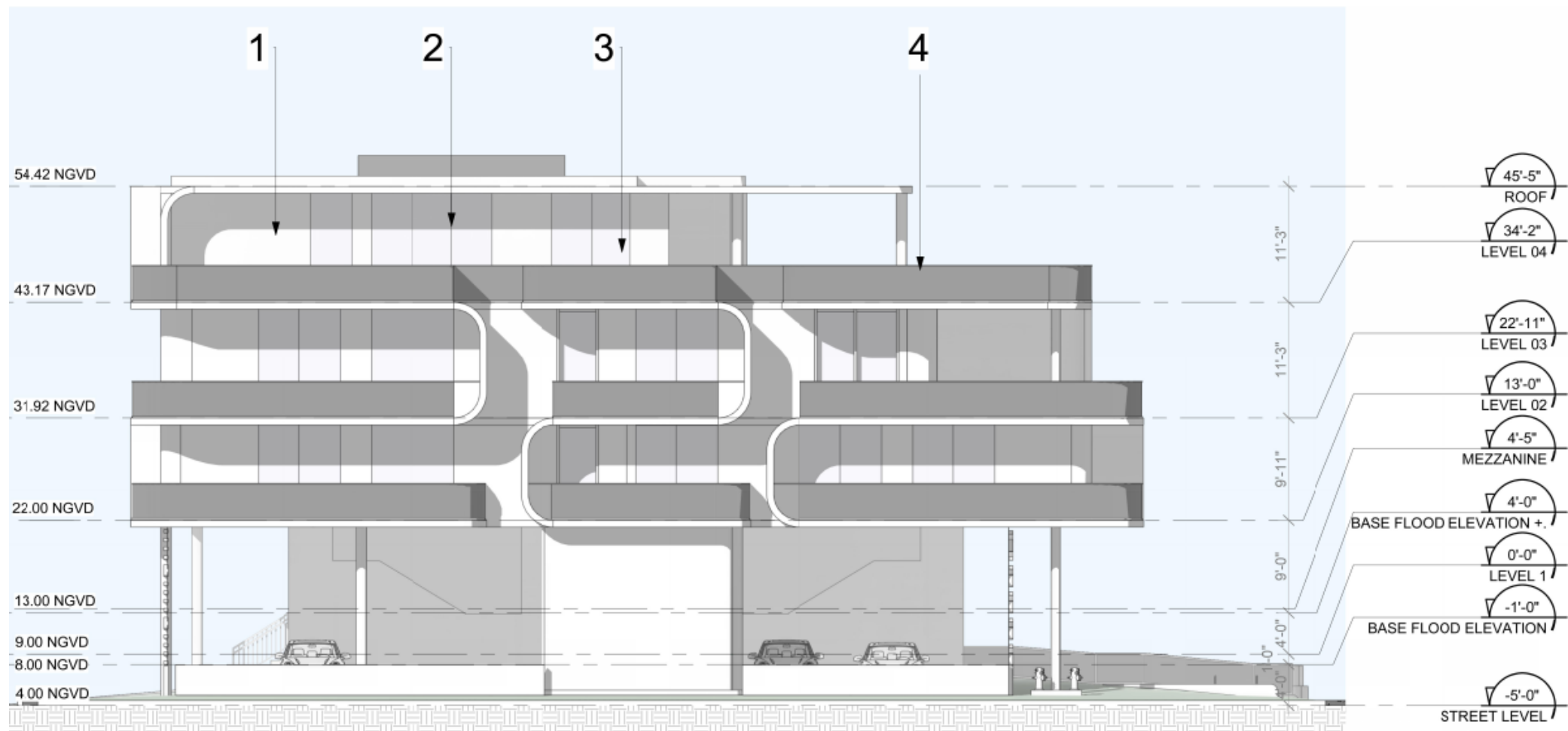
4 | RAILING METAL INFILL

5 | WOOD SLATS WALL

NORTH ELEVATION

MARSEILLE DRIVE RESIDENTIAL BUILDING
914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

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2 | ALUMINUM FRAME
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BY ARCHITECT



3 | TINTED GLASS FOR
STOREFRONT /
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VIRACON OPTIGRAY



4 | RAILING METAL INFILL

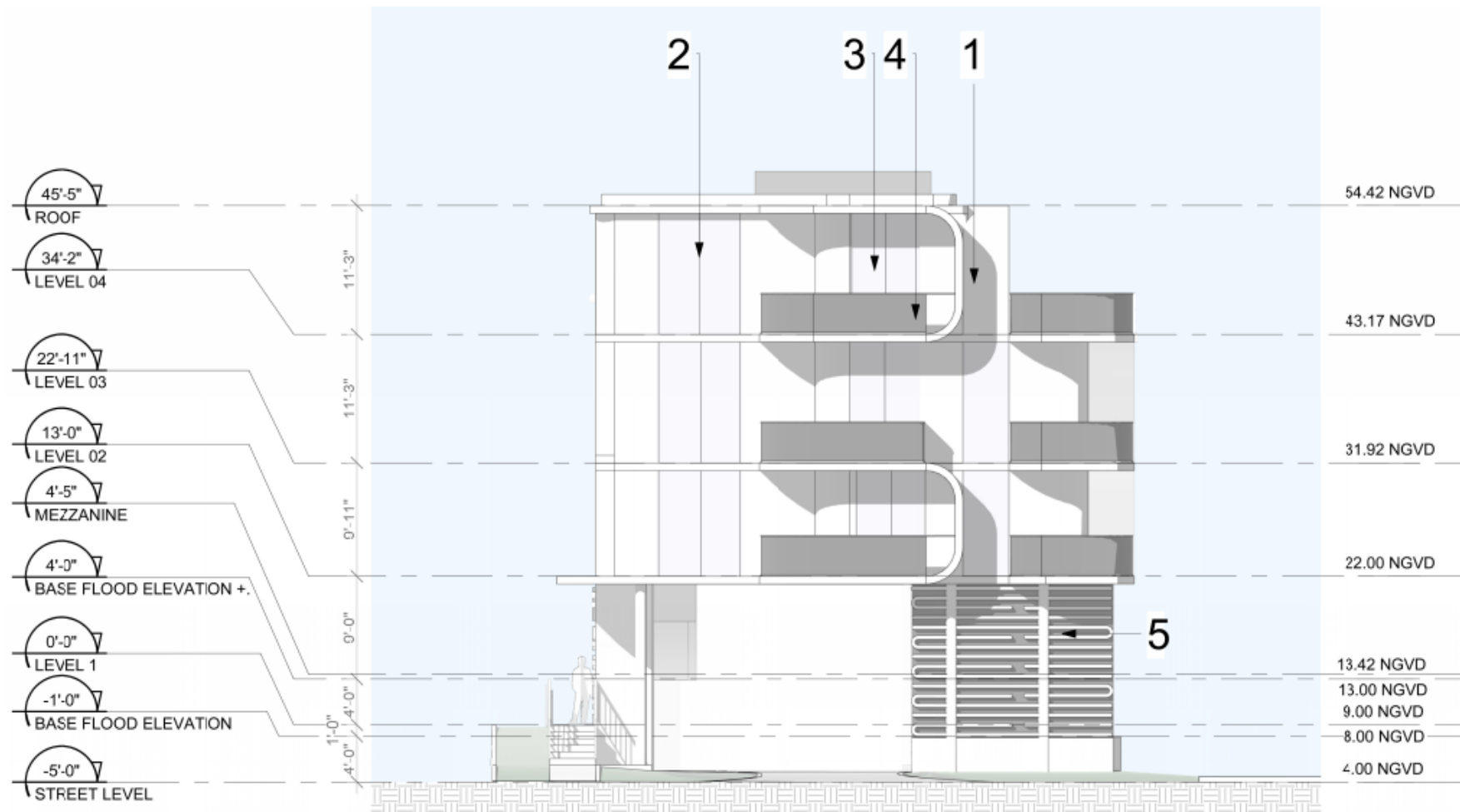


5 | WOOD SLATS WALL

EAST ELEVATION

MARSEILLE DRIVE RESIDENTIAL BUILDING
914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

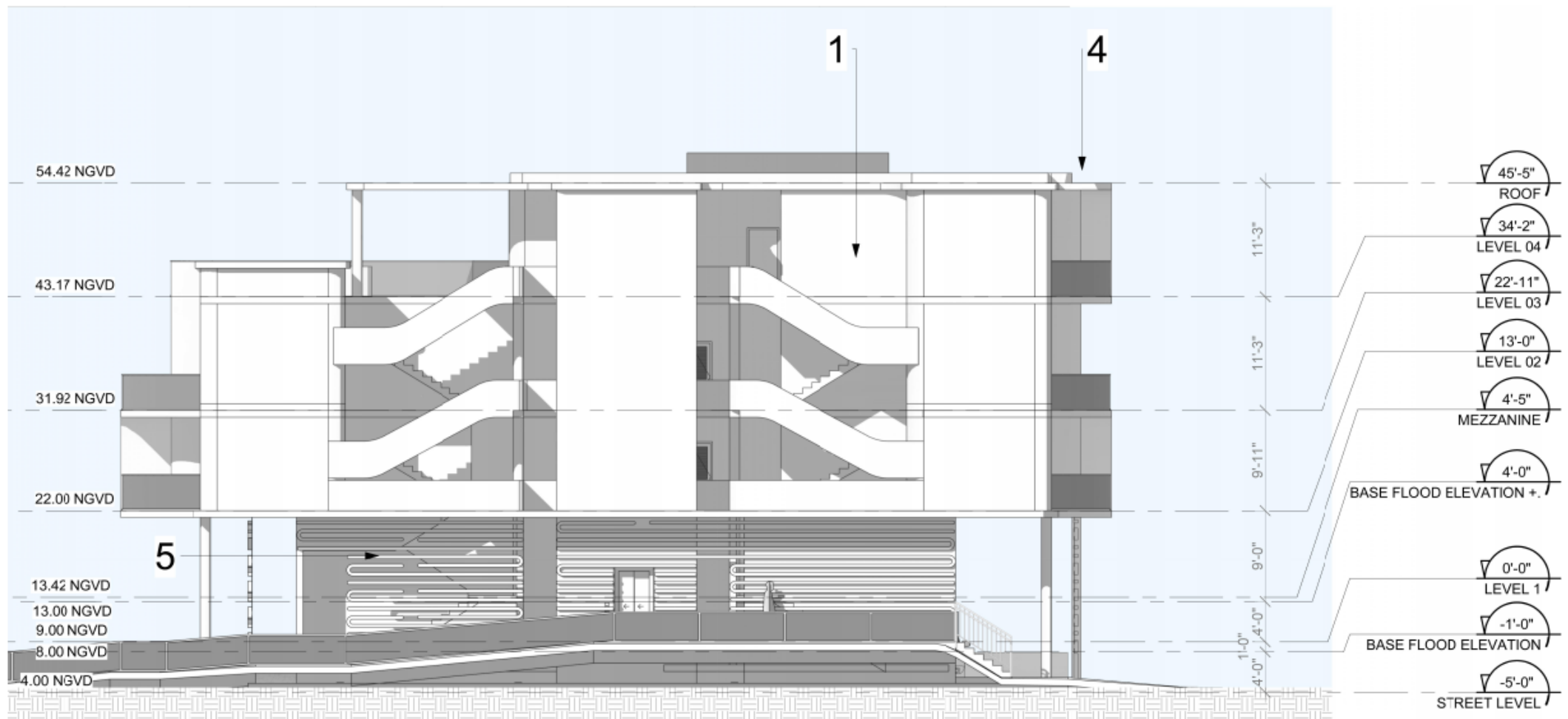
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APPROVED BY ARCHITECT
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BY ARCHITECT
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STOREFRONT /
WINDOWS / DOORS
VIRACON OPTIGRAY
- 4 | RAILING METAL INFILL
- 5 | WOOD SLATS WALL

SOUTH ELEVATION

MARSEILLE DRIVE RESIDENTIAL BUILDING
914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

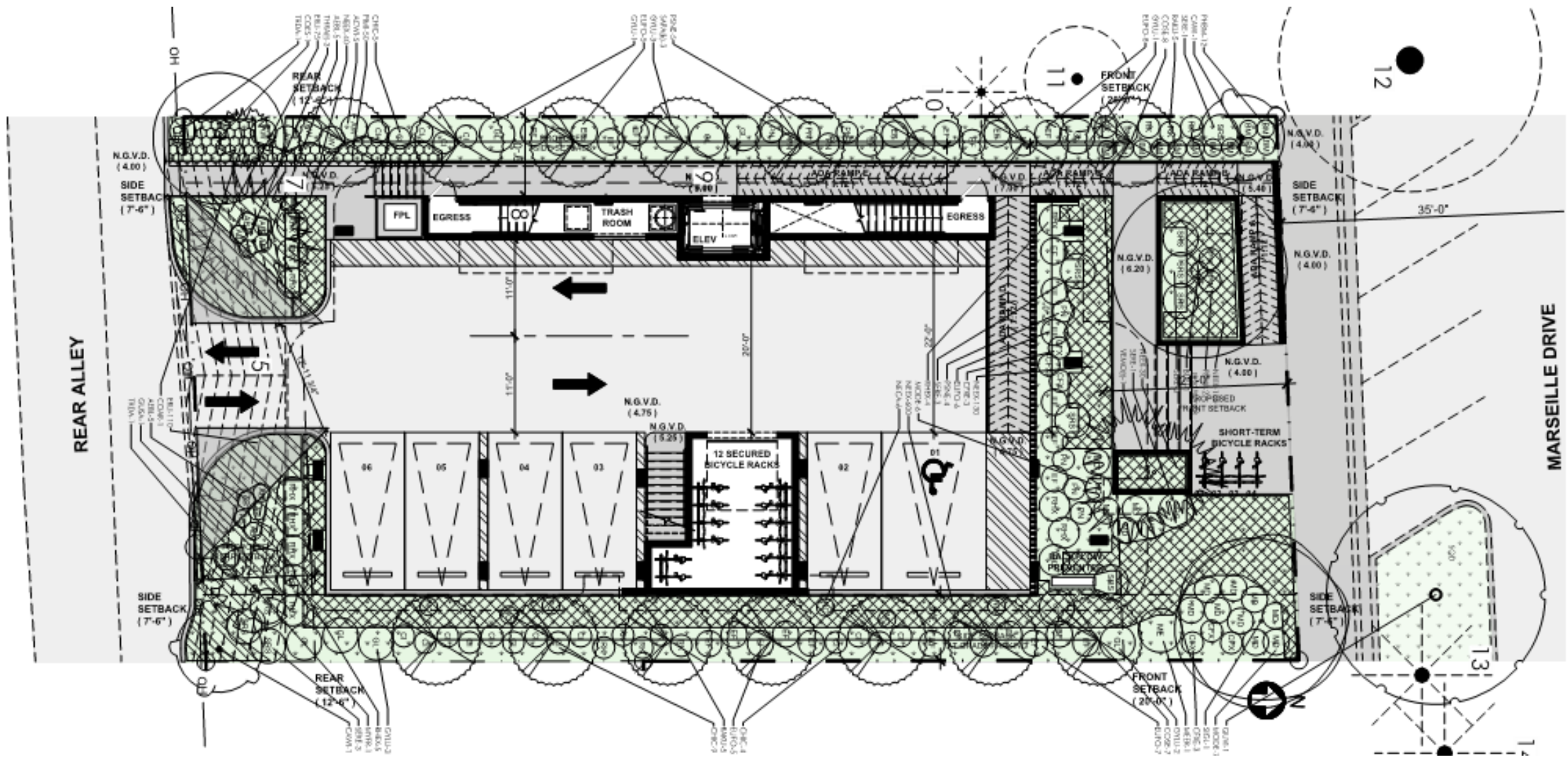


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WEST ELEVATION

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914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141





MARSEILLE DRIVE RESIDENTIAL BUILDING
914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141











THANK YOU FOR
YOUR TIME



CONTEXT VIEWS – LOCATION MAP



1

7149 BAY DRIVE CONDO

7149 Bay Dr, Miami Beach, FL 33141



2

KNIGHTSBRIDGE CONDO

7133 Bay Dr, Miami Beach, FL 33141



3

BAY PLAZA CONDO

7125 Bay Dr, Miami Beach, FL 33141



4

OCEAN 18 LOFTS

924 Marseille Dr, Miami Beach, FL 33141



5

7200 BAY DRIVE

7200 Bay Dr, Miami Beach, FL 33141



6

IRIS ON THE BAY

25-125 North Shore Dr, Miami Beach, FL 33141