



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
- RM-PRD-2 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

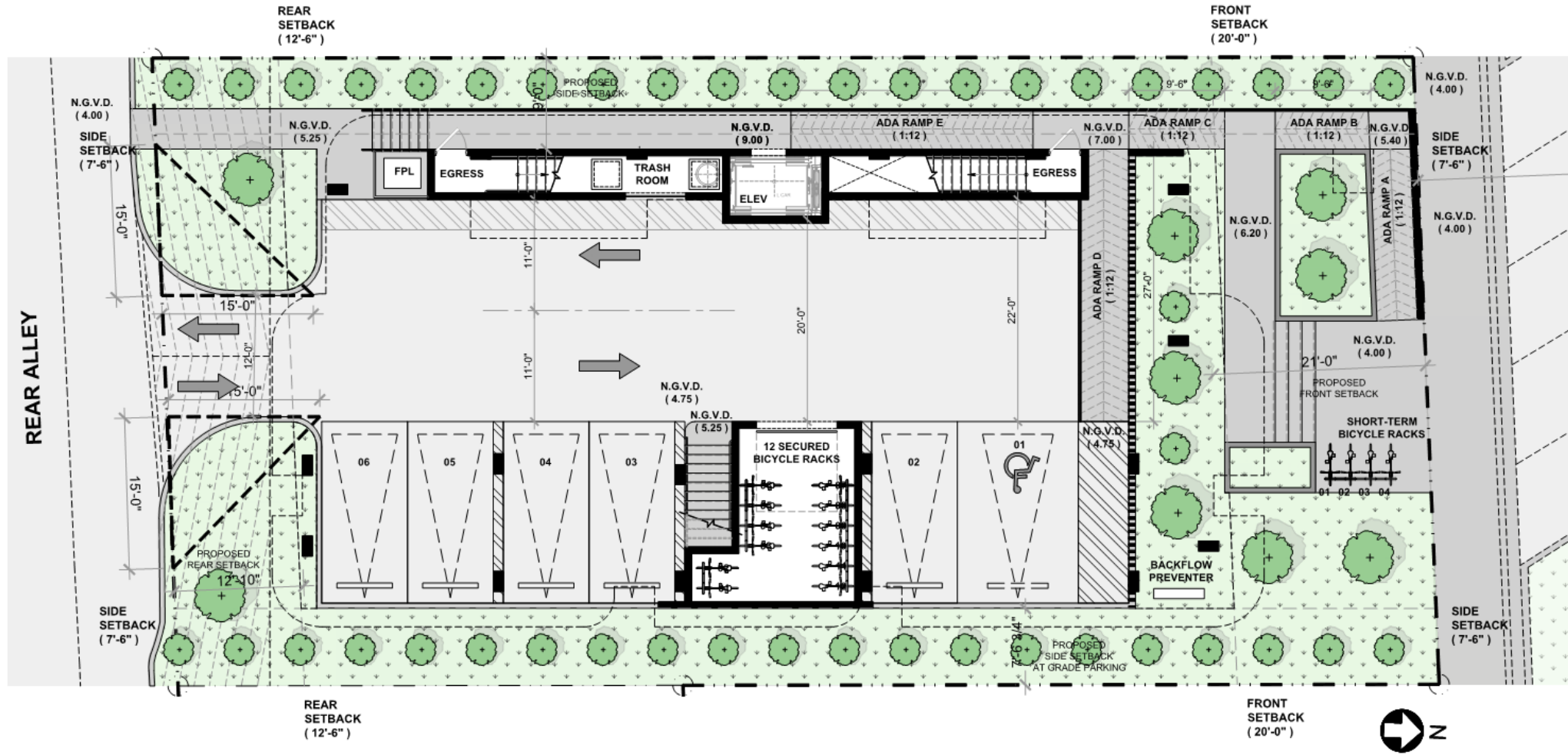


CURRENT VACANT LOT



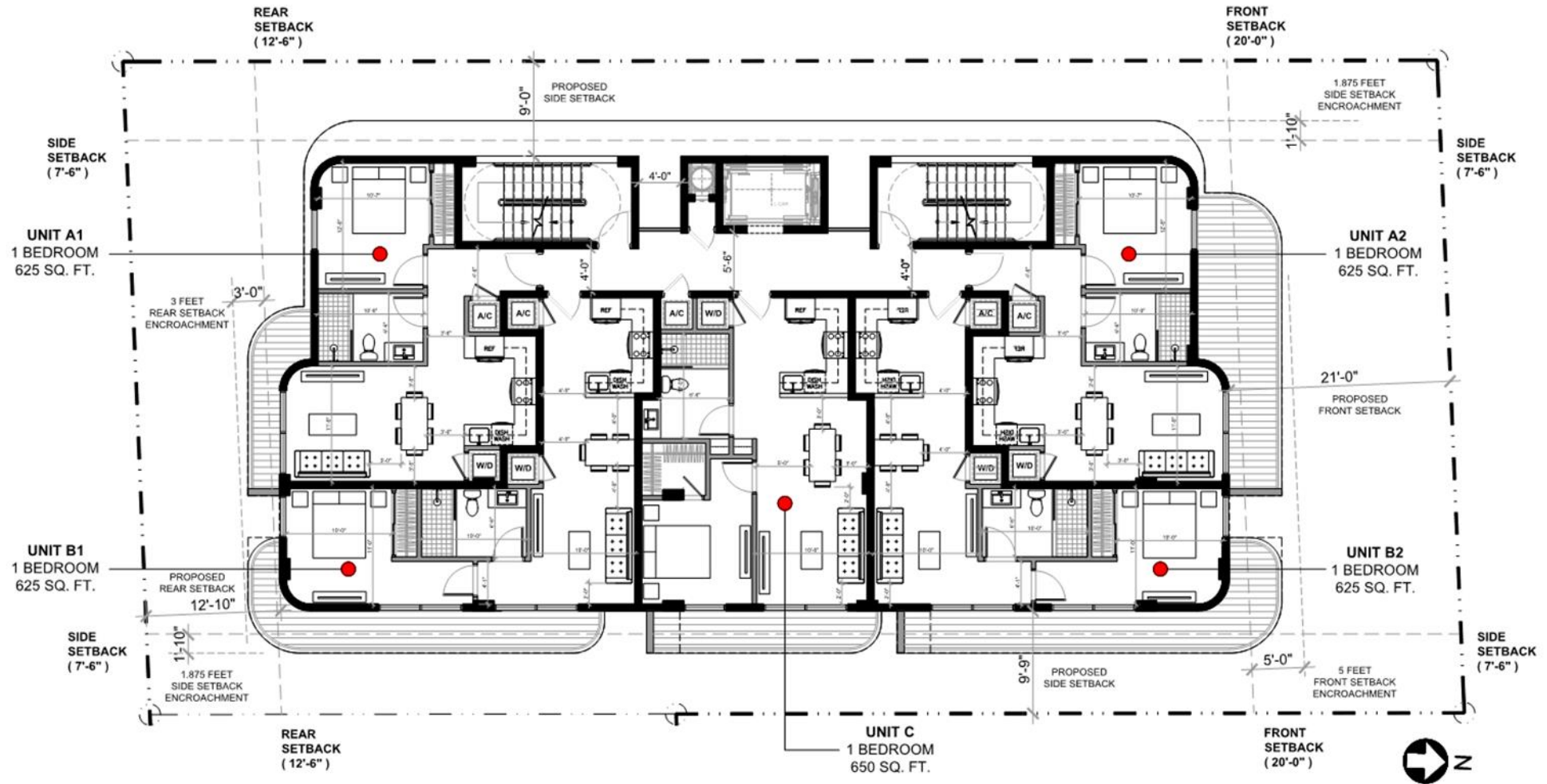






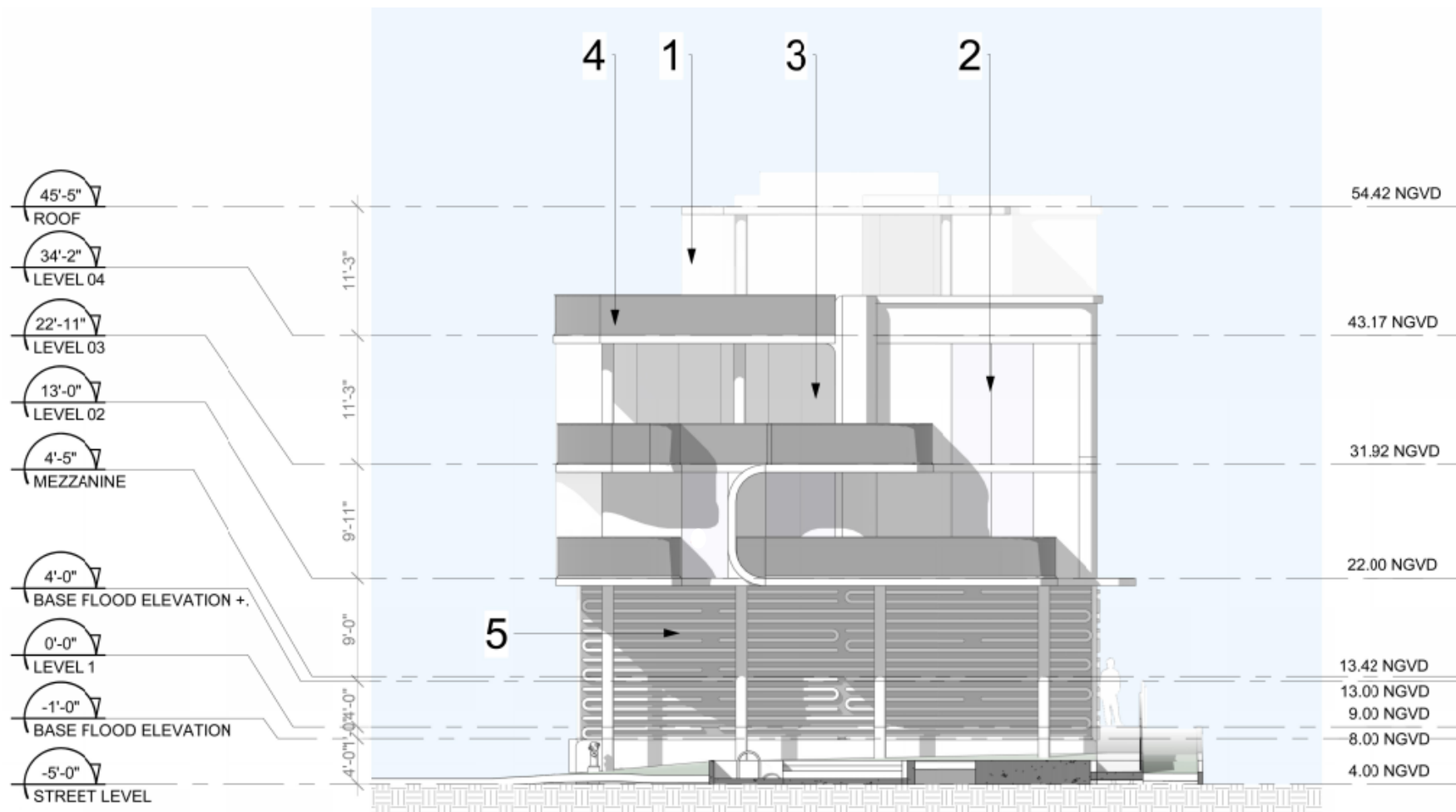
SITE PLAN

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



2ND FLOOR PLAN

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



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

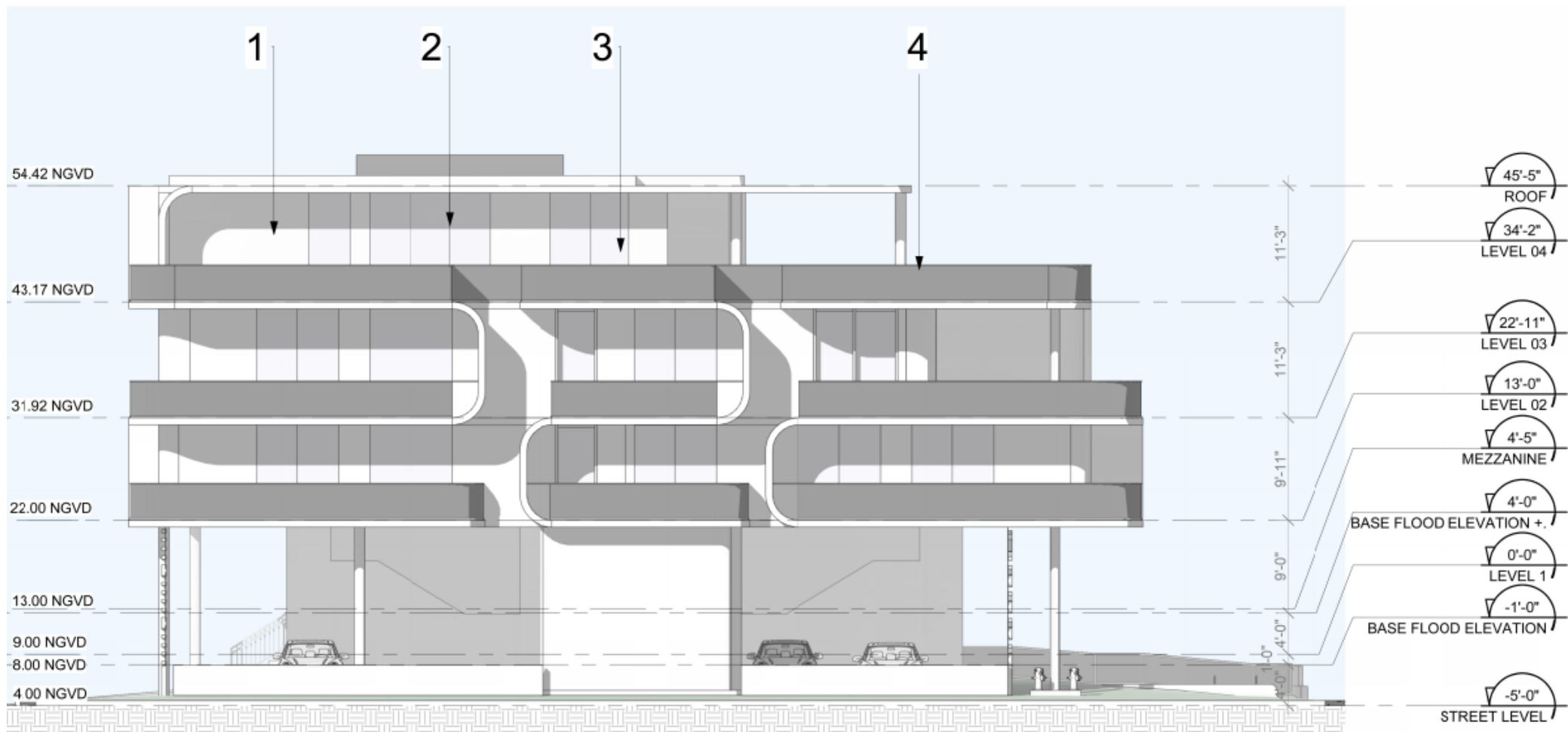
4 | RAILING METAL INFILL

5 | WOOD SLATS WALL

NORTH ELEVATION

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

idea
Architect



EAST ELEVATION

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

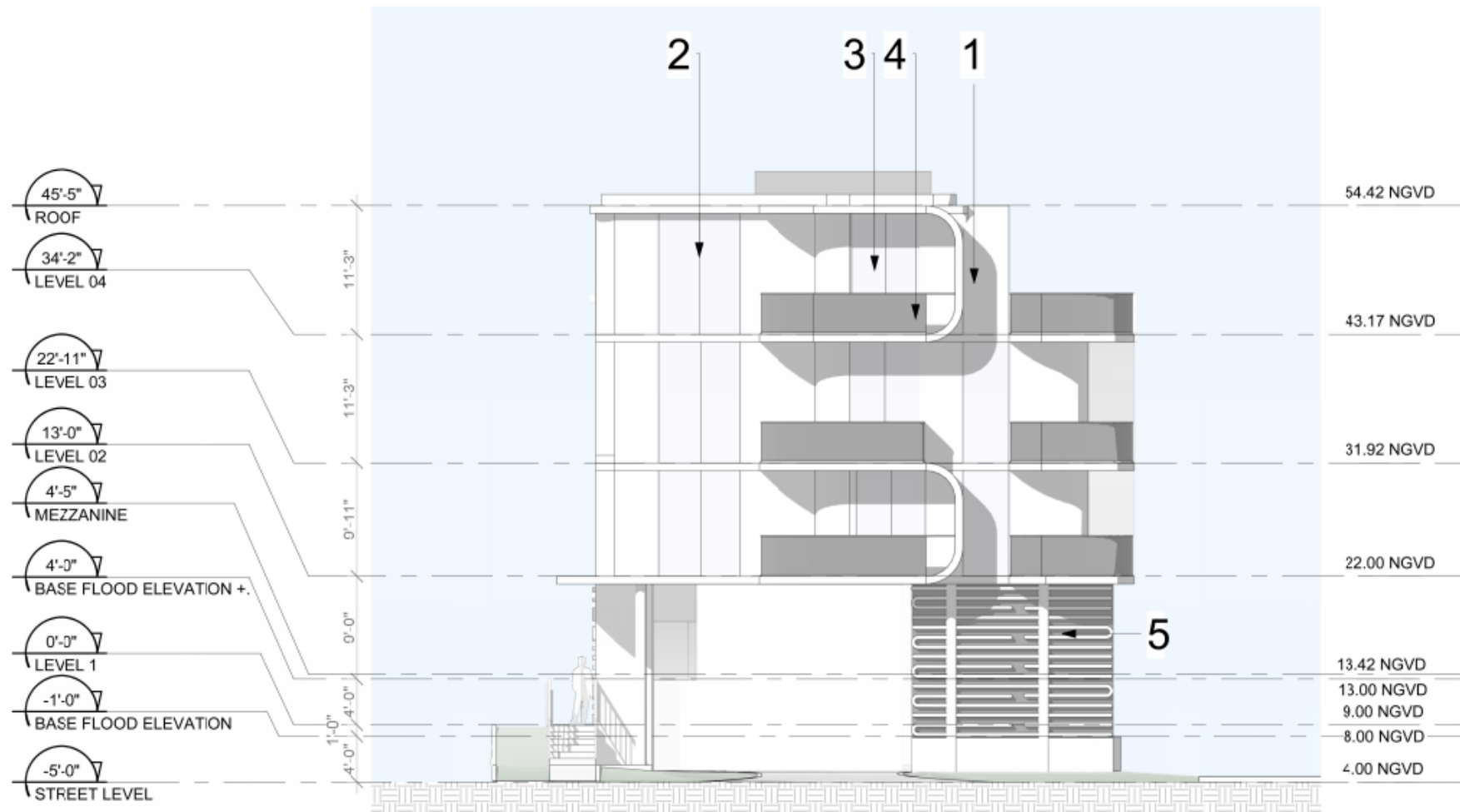
3 | TINTED GLASS FOR
STOREFRONT /
WINDOWS / DOORS
VIRACON OPTIGRAY

4 | RAILING METAL INFILL

5 | WOOD SLATS WALL

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

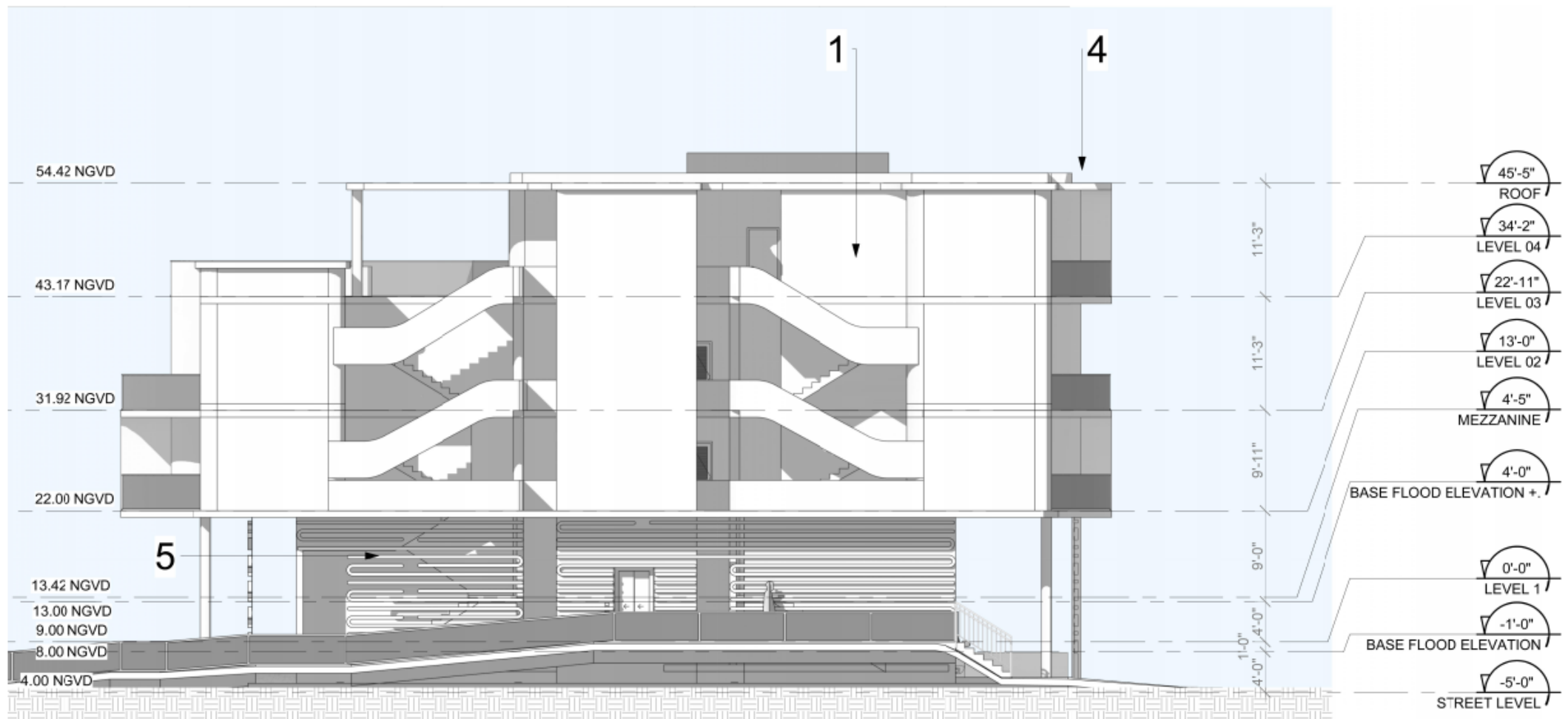
idea
Architect



- 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

SOUTH ELEVATION

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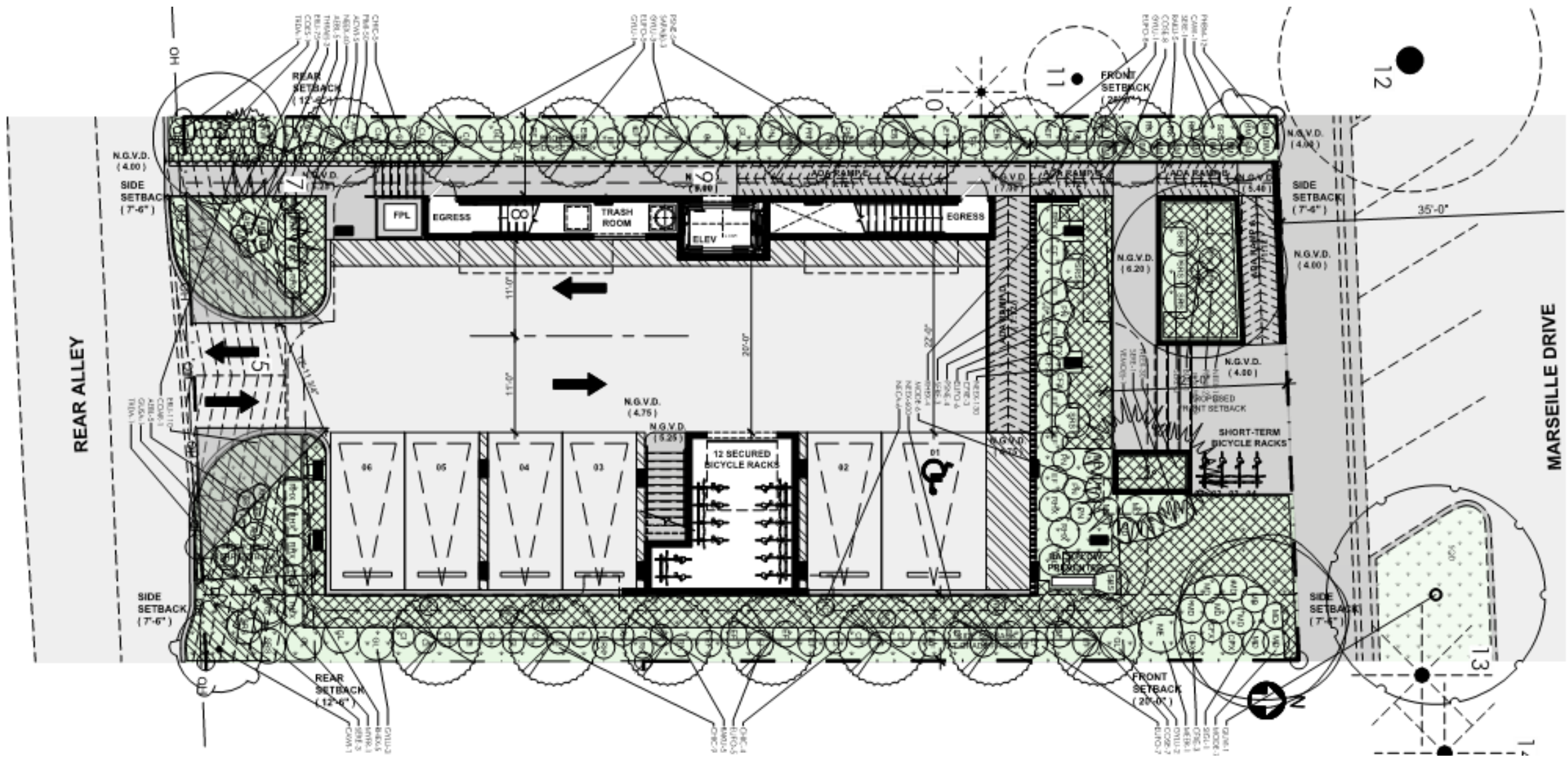


- 1 | SMOOTH STUCCO FINISH
AF-685 THUNDER
BENJAMIN MOORE /
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WEST ELEVATION

MARSEILLE DRIVE RESIDENTIAL BUILDING
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