



# MIAMI DESIGN DISTRICT

## RETAIL STREET SPECIAL AREA PLAN AMENDMENT

CITY OF MIAMI  
HEARING BOARDS  
PLAZA REVIEW

Hearing Board: 12-17-15  
Date: 12/17/15  
By: [Signature]  
Date: 12-17-15

# Miami Design District Retail Street Special Area Plan

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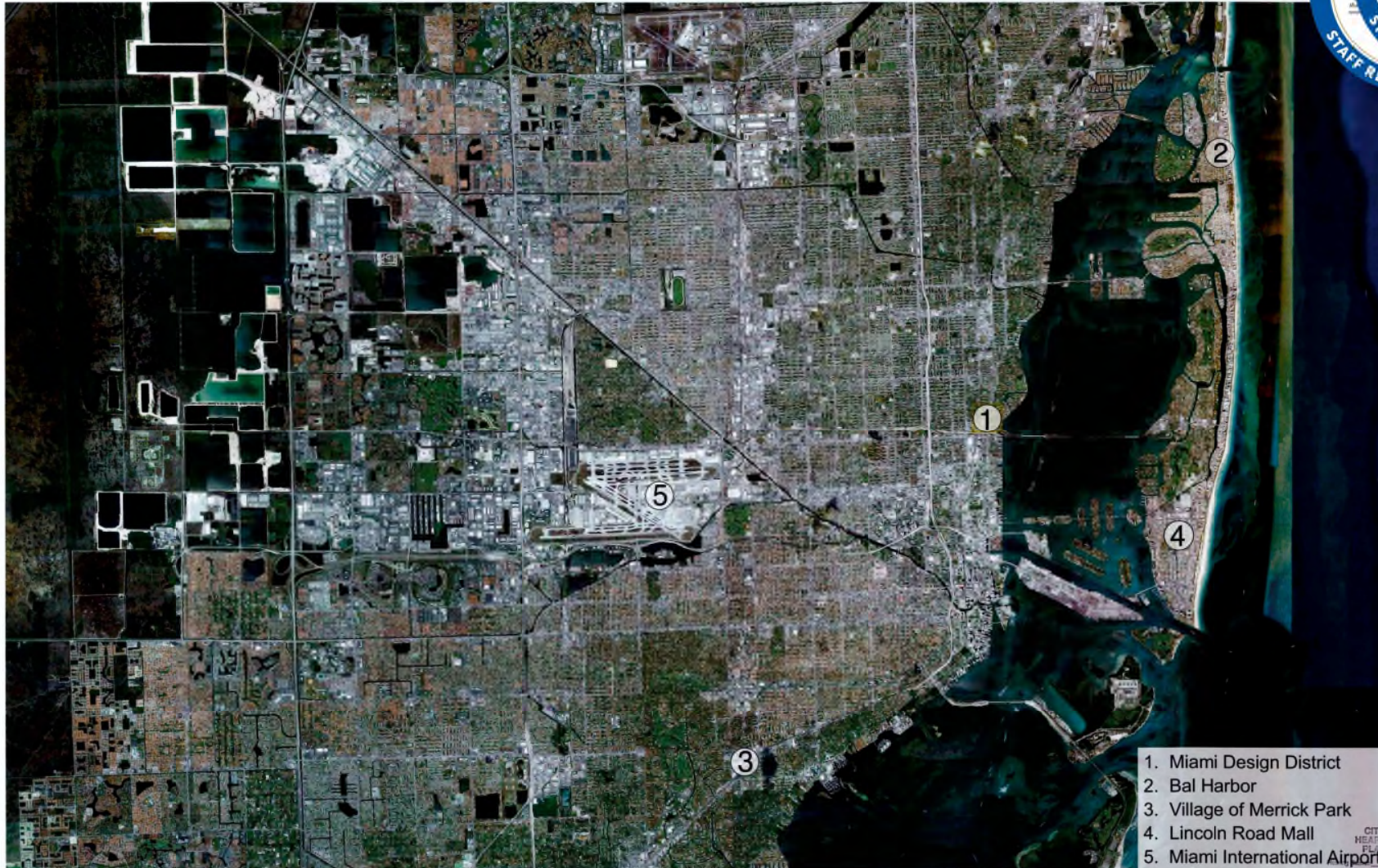
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Note: All sheets are conceptual in nature and for illustrative purposes only.



Miami Design District Retail Street Special Area Plan

Location in the



1. Miami Design District
2. Bal Harbor
3. Village of Merrick Park
4. Lincoln Road Mall
5. Miami International Airport

CITY OF MIAMI  
 HEARING BOARDS  
 PLANS REVIEW

Public meeting Date: 11/21/14  
 By: [Signature]  
 Date: 11-24-14  
 Planning Director: [Signature]  
 Date: 11/24/14  
 By: [Signature]

Signature above does not imply approval

# Miami Design District Retail Street Special Area Plan

# Surrounding Neighborhoods



- 1. Miami Design District
- 2. Biscayne Bay
- 3. U.S. I-95
- 4. U.S. I-195
- 5. Midtown
- 6. To Wynwood Art District
- 7. Wynwood Norte
- 8. Buena Vista

Based on the 2011 design by Duany Plater - Zyberk & Company  
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*Elizabeth Plater-Zyberk*



Any building has structural components. This form has been designed, signed and sealed by Elizabeth Plater-Zyberk, AIA, as the principal architect. This document is not intended to be used for any other purpose and its use for any other purpose is prohibited.

**AMENDMENT 10.04.13**  
**FIFTH AMENDMENT 05.09.2023**

**A1.2**

# Miami Design District Retail Street Special Area Plan

Site



# Miami Design District Retail Street Special Area Plan

# Special Area Plan



Map #	Building Name	Address	Lot Area
1	Laverne	90 NE 39th Street	13,438
2		100 NE 39th Street	28,006
		105 NE 38th Street 3801	
		3801 NE 1st Avenue	
		3821 NE 1st Avenue	
3	Palm Court	108 NE 39th Street	4,651
4		140 NE 39th Street	45,722
5		3821 NE 1st Court & 3821 NE 1st Court	23,335
6		100 NE 40th Street	
7		180 NE 39th Street	45,906
8	Buick	3841 NE 2nd Avenue	26,928
9	Tuttle (South)	3750 Biscayne Blvd	76,831
10	Tuttle (North)	299 NE 38th Street	25,008
11	Sweetbird South	92 NE 40th Street	7,364
12		99 NE 39th Street	9,208
13	JBL	101 NE 39th Street	17,910
13		100 NE 40th Street	
13		108 NE 40th Street	
14		119 NE 39th Street	
15	OP120	139 NE 39th Street	28,621
16	OP110	163 NE 39th Street	
17	Oak Plaza - KVA	150 NE 40th Street	
18	Oak Plaza - Twery	160 NE 40th Street	
19	Thomas Maier	170 NE 40th Street	4,989
20	Melin	3930 NE 2nd Avenue	29,879
21	Newton	201 NE 39th Street	9,060
22	Sweetbird North	81 NE 40th Street	7,520
23		96 NE 40th Street	9,893
24	Bridge South	151 NE 40th Street	5,005
25	Mosaic/ Chatham	155 NE 40th Street	12,512
26		175 NE 40th Street	40,100
27	Moore/ Garden	4040 NE 2nd Ave	
28	Museum Garage	34 NE 41st Street	see next page
29		42 NE 41st Street	
30		56 NE 41st Street	

Map #	Building Name	Address	Lot Area
31		60 NE 41st Street	41,971
32	Museum Garage*	80 NE 41st Street	
33		84 NE 41st Street	
34		90 NE 41st Street	
35	Moore 140	140 NE 41st Street	5,261
36	Mosaic (Lot)	144 NE 41st Street	5,251
37	Rosen (Lot)	150 NE 41st Street	5,261
38	Palmer Building	158 NE 41st Street	7,279
39	REMOVED FROM SAP	53 NE 41st Street	
40	REMOVED FROM SAP	61 NE 41st Street	
41	Moore 77	77 NE 41st Street	7,857
42	Moore 115	115 NE 41st Street	11,904
43	Scarlet Begonia	135 NE 41st Street	6,276
44	Church (FCAA)	150 NE 42nd Street	66,520
45	4100/ Lee	4100 NE 2nd Avenue	20,754
46	4141	4141 NE 2nd Avenue	95,175
47	4200	4200 NE 2nd Avenue	5,040
48	Flagler	4218 NE 2nd Avenue	15,701
49	4240	4240 NE 2nd Avenue	5,038
50	City Garage	3800 NE 1st Avenue	31,291
51	Sebastian	35 NE 38th Street	9,524
52	Spear	3815 NE Miami Court	5,061
53	Always Flowers	SO NE 39th Street	6,121
54		30 NE 39th Street	25,074
55	Lidia	3840 NE Miami Court	
56			
57		3852 N Miami Avenue	
58	Marcy	20 NW 39th Street	21,281
59		28 NW 39th Street	
60		3900 N Miami Avenue	16,266
61	Madonna	21 NW 39th Street	
62	Uptown Girl	4100 NE 1st Avenue	5,739
63	Tiny Dancer	4039 NE 1st Avenue	5,133
64	Helm	220 NE 43rd Street	80,976

Map #	Building Name	Address	Lot Area
65			37,083
66	35 NE 40th Street	35 NE 40th Street	
67	3995 N Miami Avenue	3995 N Miami Avenue	37,083
68			
69			
70			
71			
72			
73			
74			
75			
76			
77	21 NE 39th Street	21 NE 39th Street	46,413
78			
79			
80			
81	27 NW 39th Street	27 NW 39th Street	4,998
82	BH3	3819 N Miami Avenue	12,069
83		3801 N Miami Avenue	

- Approved from Original and First Amendment 901,606 or 20.698 acres
  - New Lots under Second Amendment 80,976 or 1.859 acres
  - Removed Lot Area under Third Amendment 13,086 or 0.300 acres
  - New Lots under Firth Amendment 127,805 or 2.934 acres
- Total SAP Lot Area 1,110,387 or 25.491 acres**

Note: The lot areas will be confirmed at site plan approval.

\* Museum Garage area pulled from Architectural plans. No survey in file.

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**FOURTH AMENDMENT 05.27.2021**  
**FIFTH AMENDMENT 05.09.2023**

A1.4

# Miami Design District Retail Street Special Area Plan

# Special Area Plan Project



- Original and First Amendment
- New Lot - Second Amendment
- X Parcels 39 and 40 removed pursuant to Third Amendment of SAP
- Parcels 65 to 83 added pursuant to Fifth Amendment of SAP

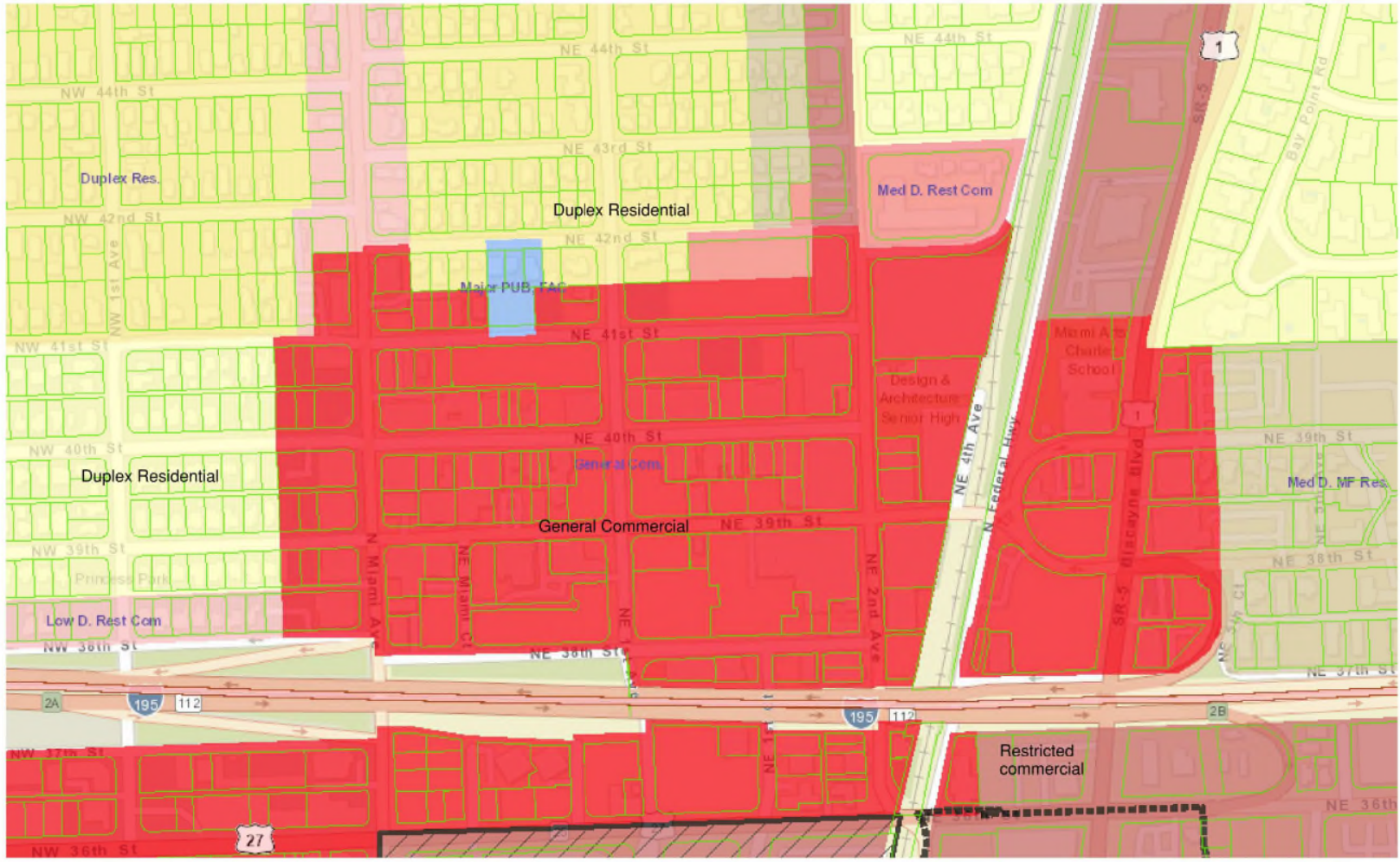


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AMENDMENT 10.04.13  
 SECOND AMENDMENT 07.21.14  
 THIRD AMENDMENT 04.28.2016  
 FIFTH AMENDMENT 05.09.2023



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Any amendments to this plan must be approved by the Board of City Commissioners. This plan has been adopted, signed and sealed by the Board of City Commissioners on the date below. I am the Mayor of the City of Miami.  
 I hereby certify that this amendment was not considered, signed and sealed, and the signature must be certified as a condition of any amendments.  
 2023.07.11 10:26:04 EDT

AMENDMENT 10.04.13  
 SECOND AMENDMENT 07.21.14  
 THIRD AMENDMENT 04.28.2016  
 FIFTH AMENDMENT 05.09.2023





MIAMI DESIGN DISTRICT SAP AGGREGATE SPREADSHEET

Property Information		Area Calculations	
SAP Property Number(s)	Property Name	Open Space*	Civic Space
<b>MDDA SAP DEVELOPMENT RIGHTS / REQUIREMENTS</b>		<b>52,882</b>	<b>44,645</b>
2,3,4,5,6,7	Palm Court	162	21,057
13,14	JBL	1,871	-
16	OP-110	3,486	-
15	OP120	1,416	-
50,51	City View Garage	1,864	-
42,43,44,44	Paradise Plaza	6,190	15,723
28,29,30,31,32,33,34	Museum Garage	3,315	-
35,36,24,37**	Bridge Buildings	933	3,525
38,37**	Jade Building	1,723	1,675
25	Mosaic	411	1,355
52,53	Penny Lane	1,035	-
19	Maier	328	-
63	Stardust East	271	-
62,41	Stardust West	2,188	-
11,12	Sweet Bird South	1,187	-
<b>TOTAL Developed</b>		<b>26,380</b>	<b>43,335</b>

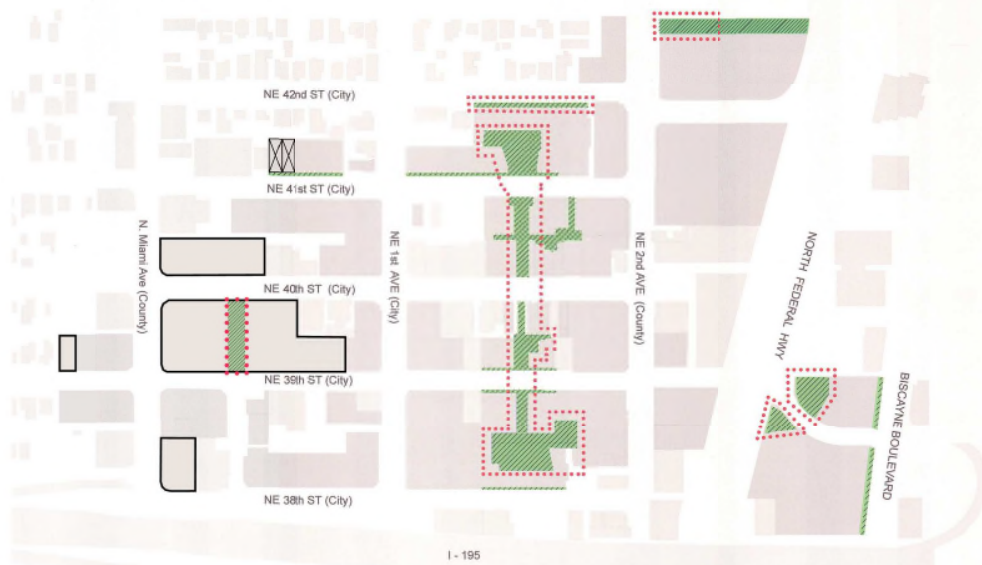
REMAINING REQUIREMENTS

<b>MDDA</b>		<b>26,502</b>	<b>1,310</b>
<b>Helm SAP Property 64</b>	<b>Helm</b>	<b>8,098</b>	<b>4,049</b>
<b>RFD SAP Properties 65 to 80***</b>	<b>West End</b>	<b>11,074</b>	<b>5,537</b>
<b>Flagler SAP Properties 47 to 49</b>	<b>Flagler</b>	<b>2,578</b>	<b>1,289</b>

\* Excess civic space can be counted towards the open space requirement, pursuant to sheet A1.9 of the concept book.  
 \*\* Property number 37 is shared between the Bridge and Jade Buildings.  
 \*\*\* The above chart represents estimates on Open Space and Civic Space provided to date based on new construction built under the DD SAP, followed by estimates on remaining Open Space and Civic Space requirements. The figures are approximations to be finalized at permit and may be satisfied according to each of the respective Development Agreements (relating to the parcels identified in the chart). Final layout, size, and location of Open Space and Civic Space to be provided at permit.

- MDDA
- HELM
- FLAGLER
- RFD MDD JV





- ⋯ Civic Space (In Red)
- ▨ Open Space or Civic Space
- ▨ Parcels 39 and 40 removed pursuant to Third Amendment of SAP
- ▭ Parcels 65 to 63 added pursuant to Fifth Amendment of SAP

**Note:**  
The diagram above depicts a general location for Open space and Civic space areas. The final layout, size and location will be provided at Permit.

Per Sec. 3.9.1 of the Miami Design District Retail Street SAP Regulating Plan, Civic Space shall be not less than 5% of total new Building Lot Area. It may be concentrated at Plazas, as indicated, or included in the Pedestrian Passage, Courtyard or other areas within the SAP, as defined by the Code and designed into the master plan.

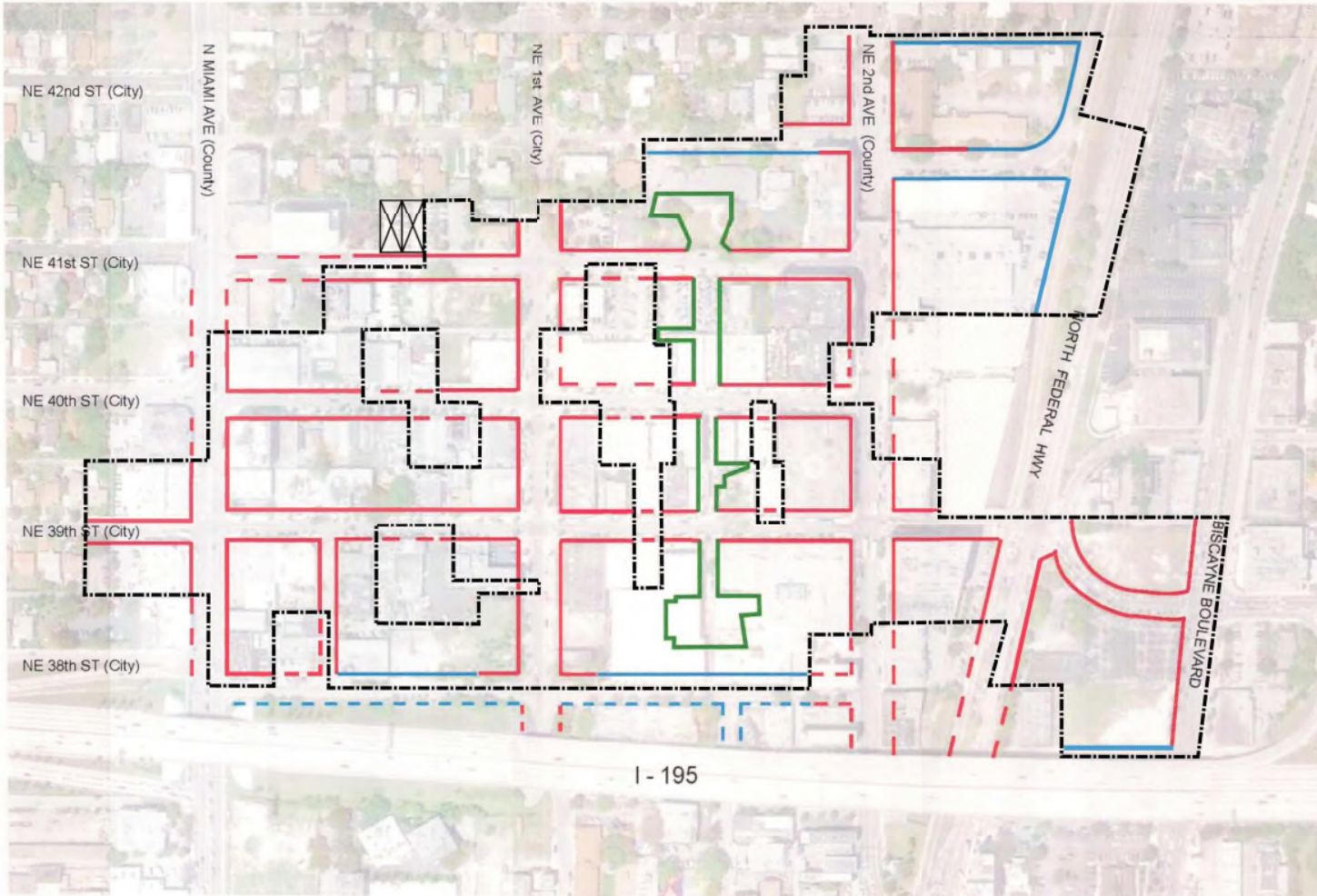
Civic Space in excess of the minimum requirements may be utilized to satisfy the minimum Open Space requirements outlined in Secs. 5.4.6, 5.5.6, and 5.6.6 of the Miami District Retail Street SAP Regulating Plan. With the exception of Block 5 East, Open and Civic Space shall be calculated in aggregate. A companion spreadsheet is provided to help track aggregate quantities of Open and Civic Space as the project is realized.



Any alteration to the original design shall be signed and sealed by the Engineer. All work shall be done in accordance with the Florida Board of Professional Engineers and Surveyors. 2023.07.17 10:24:26 AM

# Miami Design District Retail Street Special Area Plan

Proposed From



Miami Design District Retail Street SAP boundary

Dashed suggests Frontages for non-owned parcels, where the pattern may not already be clear.  
 Parcels 39 and 40 removed pursuant to Third Amendment of SAP

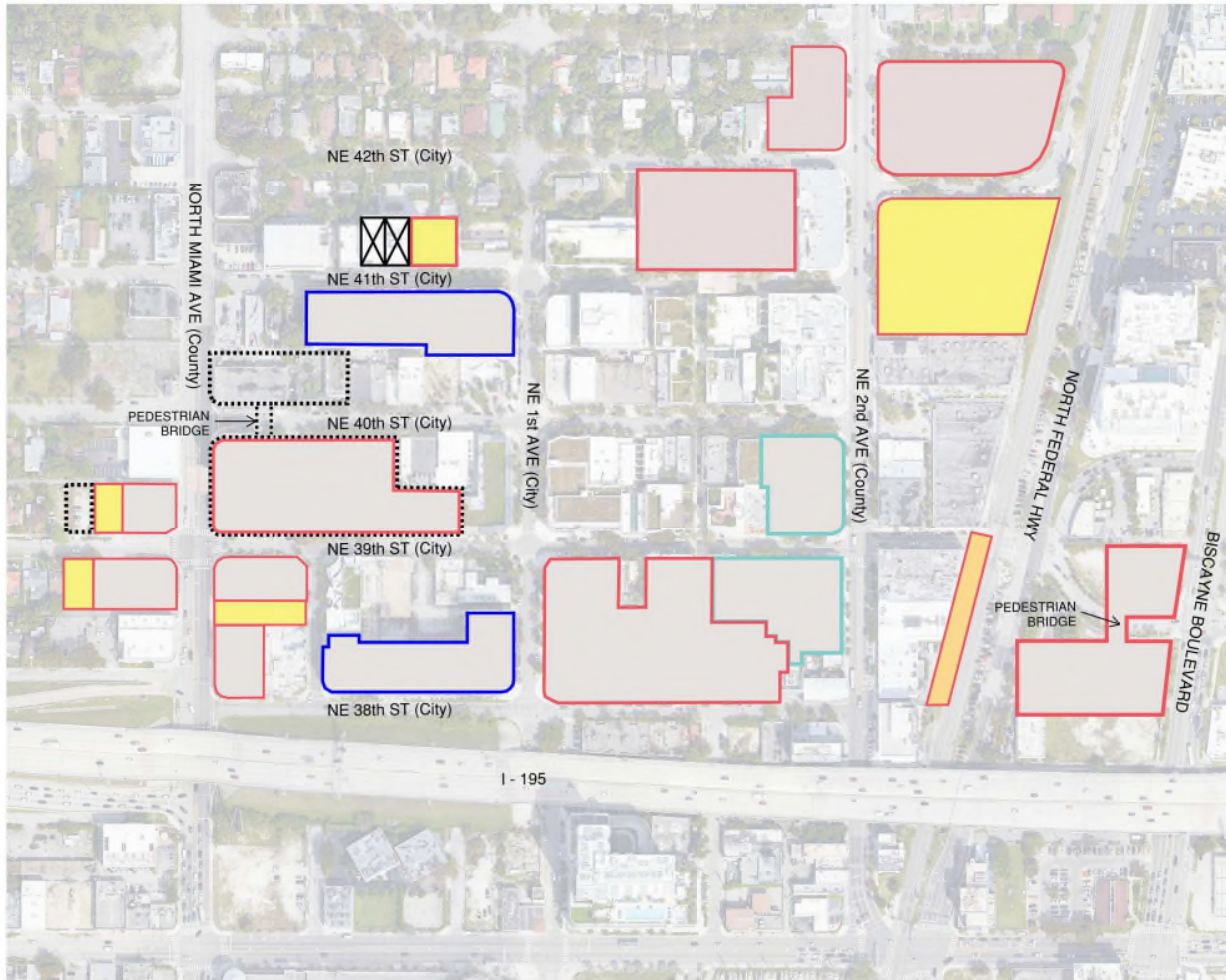
CITY OF MIAMI HEARING BOARDS PLANS REVIEW			
Hearing Board	<input checked="" type="checkbox"/>	Date	12-16-15
PLS/RS	<input checked="" type="checkbox"/>	Date	12-17-15
By		Date	12-17-15
By		Date	12-17-15
By		Date	12-17-15

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 SECOND AMENDMENT 07.21.14  
 THIRD AMENDMENT 04.28.2016  
 FIFTH AMENDMENT 05.09.2023

A2.1



Parking for Existing Buildings\*

- Existing Under-ground Dacra-owned spaces
- Existing other Dacra-owned spaces
- Existing structured parking

Proposed Parking\*

- New Structured Parking

- Parcels 39 and 40 removed pursuant to Third Amendment of SAP
- Parcels 65 to 83 added pursuant to Fifth Amendment of SAP

\*This sheet for informational purposes only. Look to Development Program Spreadsheet for specific parking requirements. Parking locations identified herein above are subject to future change and shall not be construed to preclude the future development/redevelopment of a site.





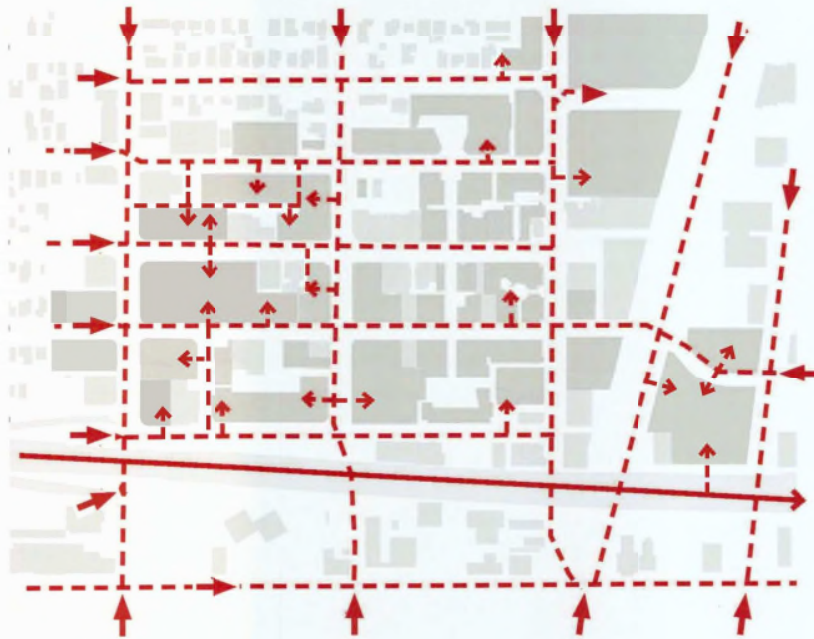
# Miami Design District Retail Street Special Area Plan

# Vehicular Circulation Diagram



Entering Traffic

Exiting Traffic



- Entering Traffic (buildings)
- Entering Traffic (surface)
- Entering Traffic (Highway)

- Exiting Traffic (from buildings)
- Exiting Traffic (Surface)
- Exiting Traffic (Highway)

Actual entries and exits may be adjusted as plans develop.  
The above drawings are for illustrative purposes only and subject to change.



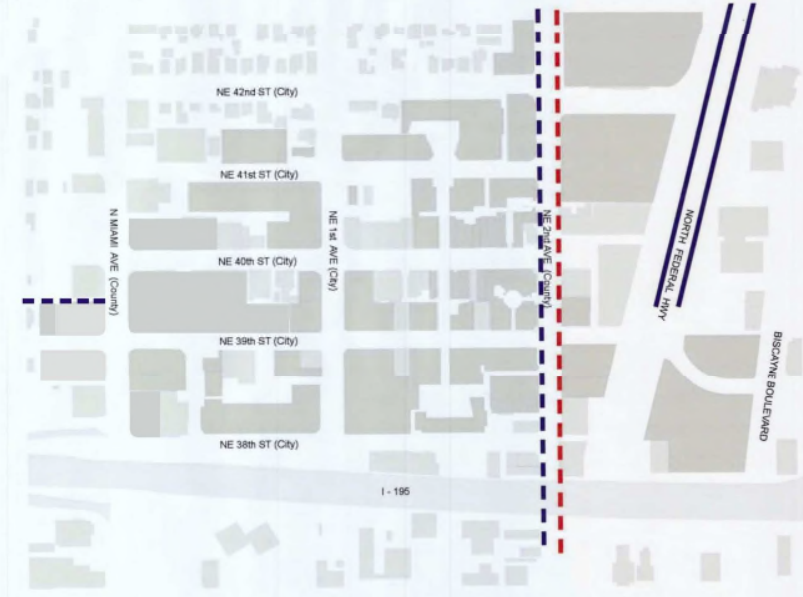
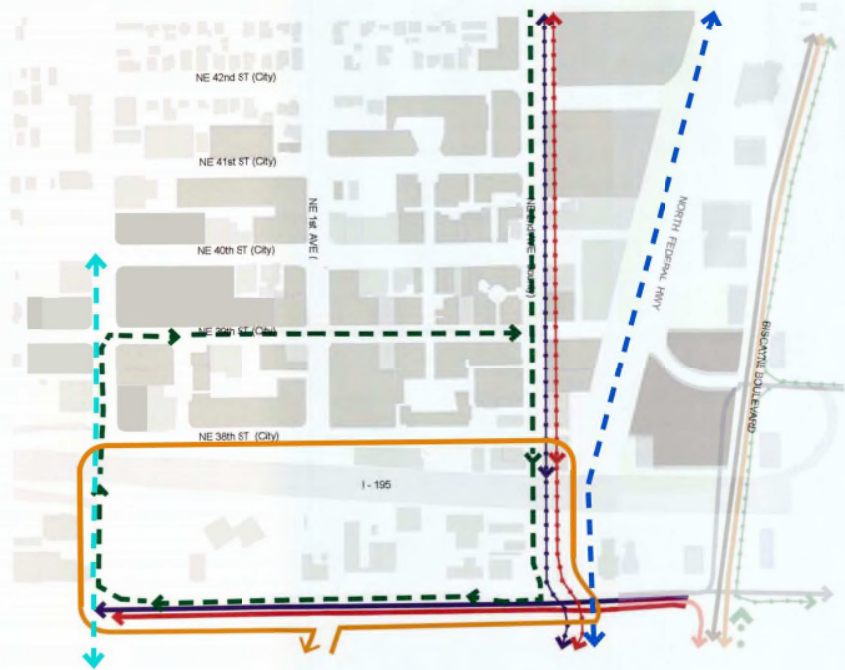
# Miami Design District Retail Street Special Area Plan

# Vehicular Circulation Diagram



## Bus Routes

## Bicycle Lanes



- |    |       |                               |                       |
|----|-------|-------------------------------|-----------------------|
| 16 | J     | 202                           | Existing Bicycle Lane |
| 9  | 36    | City Trolley / Biscayne Route | Future Bicycle Lane   |
| 10 | I-195 | Northeast Corridor            | Existing Sharrows     |
| 62 | 93    | Beach Corridor                |                       |

\*The bus routes, trolley routes and bicycle lanes identified hereinabove indicate the locations of such facilities as of the date of the adoption and may be modified by the City and County. Any future modifications to such transit facilities that may reduce the service levels within and around the Design District shall not preclude any future development project within the Miami Design District Retail Street SAP area from availing itself of the Transit Corridor parking reductions provided for in Art. 4, Table 4 of the Miami Design District Retail Street SAP Regulating Plan.

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 2023.07.17 10:20:19 EDT

**AMENDMENT 10.04.13**  
**SECOND AMENDMENT 07.21.14**  
**FIFTH AMENDMENT 05.09.2023**

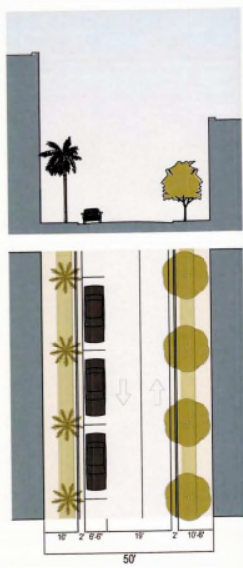
**A2.5**

# Miami Design District Retail Street Special Area Plan

Thoroughfare



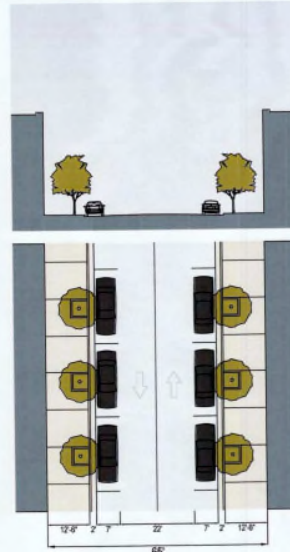
All thoroughfares drawn looking east.



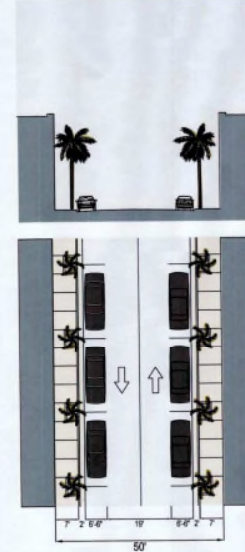
N.E. 38TH ST.



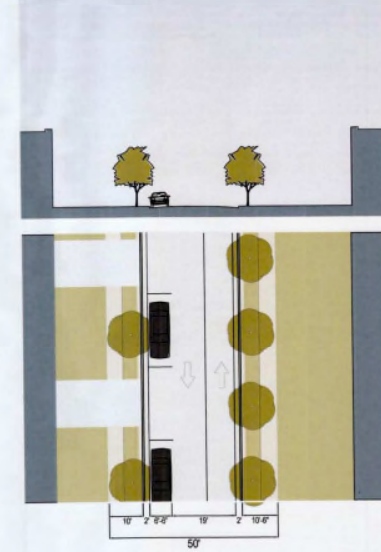
N.E. 39TH ST.



N.E. 40TH ST.



N.E. 41ST ST.



N.E. 43RD ST.

Note: The above thoroughfare cross-sections are for illustrative purpose only and subject to change based on actual conditions and other requirements.

+ Public Works Condition note: Street sections shall conform to City of Miami Public Works Engineering Standards or as approved, in writing, by the Director of Public Works - ~~Yannick Helmen~~

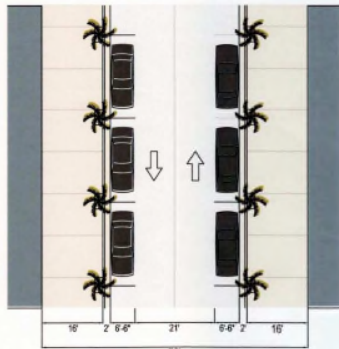
CITY OF MIAMI  
HEARING BOARDS  
PLANS REVIEW

Hearing Board: CAF Date: 11/29/14  
 Public Works: 11/24/14  
 City: Fernando J. ...  
 Zoning: 11-11-14  
 Planning: 11/24/14  
 By: DS  
Signatures above lines are not entry approved.

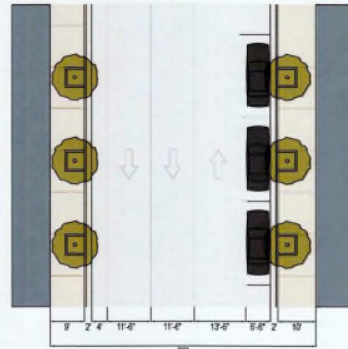
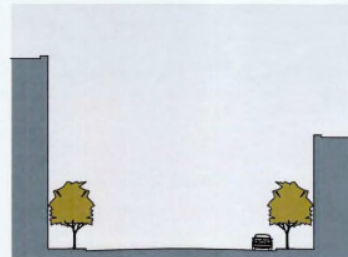


Miami Design District Retail Street Special Area Plan

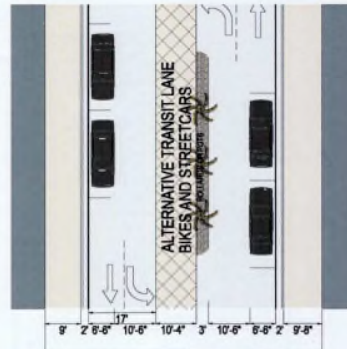
Thoroughfare



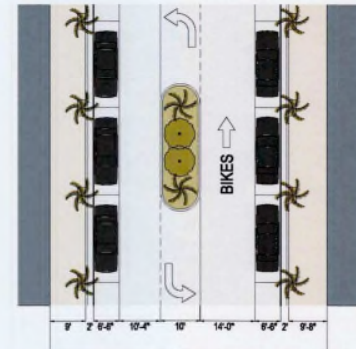
N.E. 1ST AVE



N.E. 2ND AVE - EXISTING  
(typ. between NE 38th and 43rd Streets)



N.E. 2ND AVE - OPTION 1  
ALT TRANSIT LANE



N.E. 2ND AVE - OPTION 2 SHAR-  
ROW

\* Please note that all changes to NE 2nd Ave, including the possibility of introducing a central shared transit lane will need to be discussed with the County.

CITY OF MIAMI  
HEARING BOARD  
PLANS REVIEW  
Hearing Board: *CH* Date: *11/24/14*  
Public Works: *Jane*  
By: *[Signature]*  
Zoning: *[Signature]*  
By: *[Signature]*  
Date: *11/24/14*  
Signature above does not imply approval

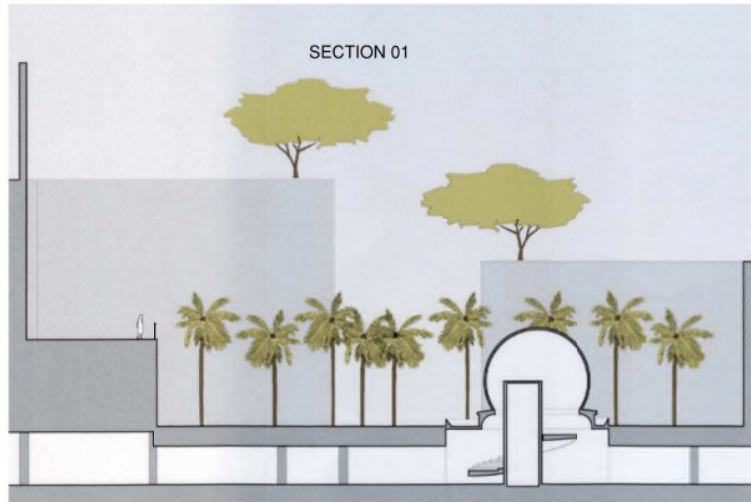
Note: The above thoroughfare cross-sections are for illustrative purpose only and subject to change based on actual conditions and other requirements.

+ Public Works Condition note: Proposed cross section for NE 2nd Avenue subject to approval by the Miami-Dade County Public Works Department - ~~11/24/14~~

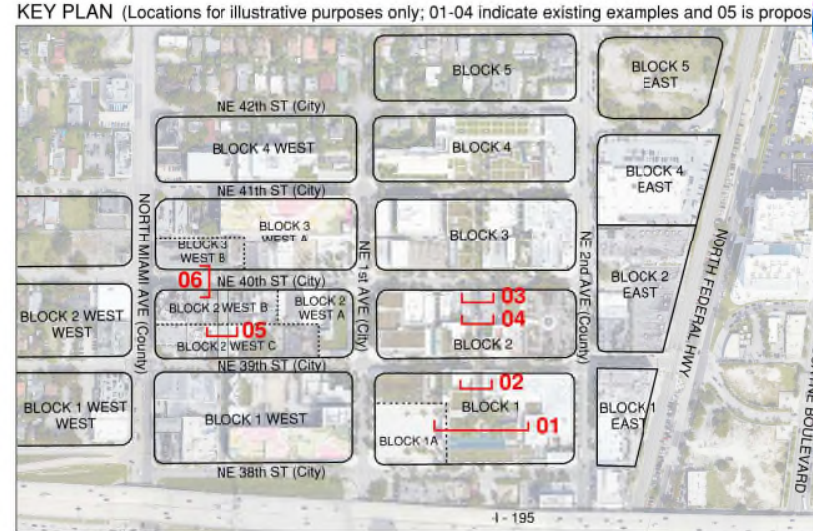


# Miami Design District Retail Street Special Area Plan

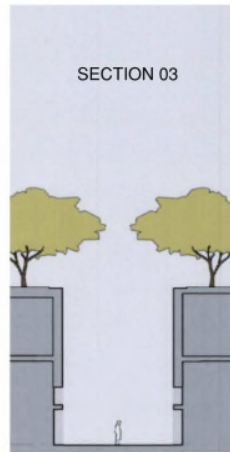
# Sequence of Pedestrian Passages



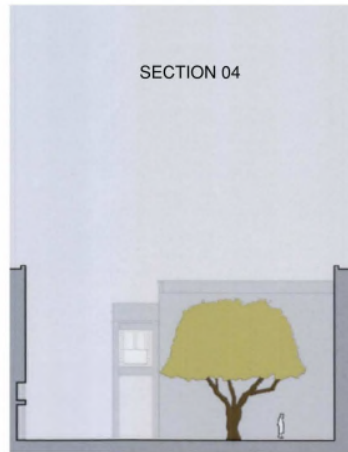
Southern Plaza



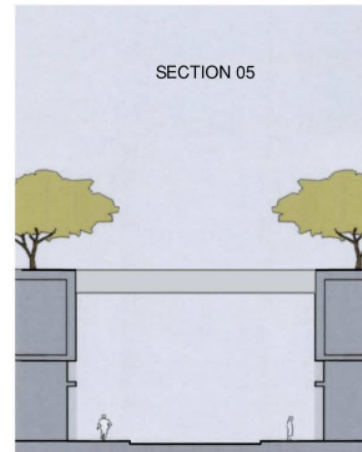
Pedestrian Passage, south of 39th Street



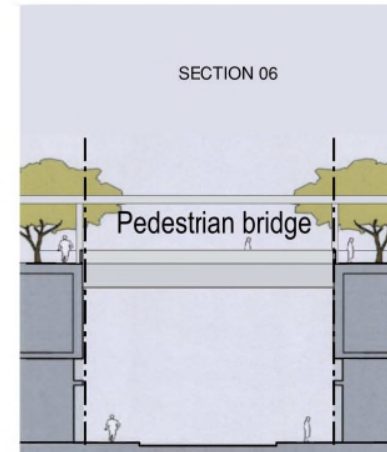
Pedestrian Passage, North of 39th Street



Pedestrian Passage, mid-block between 39th and 40th



Cross-block passage Block 2 West B & C



Pedestrian Bridge over NE 40th ST

All sections taken facing north.  
The above conceptual drawings are for illustrative purposes only and subject to change.

Based on the 2011 design by Duany Plater - Zyberk & Company  
**DUANY PLATER-ZYBERK & COMPANY**  
ARCHITECTS AND TOWN PLANNERS



**AMENDMENT 10.04.2013**  
**FIFTH AMENDMENT 05.09.2023**

**A2.8**

# Miami Design District Retail Street Special Area Plan

# Sequence of Pedestrian P



Pedestrian Passage  
@ Oak Plaza Arcades

Pedestrian Passage  
@ Christian Louboutin

Pedestrian Passage  
between 40th and 41st

Pedestrian Passage  
@ Entry to northern Plaza

Block 5 East  
@ NE 4th Avenue

Block 5 East  
@ NE 42nd Street

The above conceptual drawings are for illustrative purposes only and subject to change.

CITY OF MIAMI  
HEARING BOARDS  
PLANS REVIEW

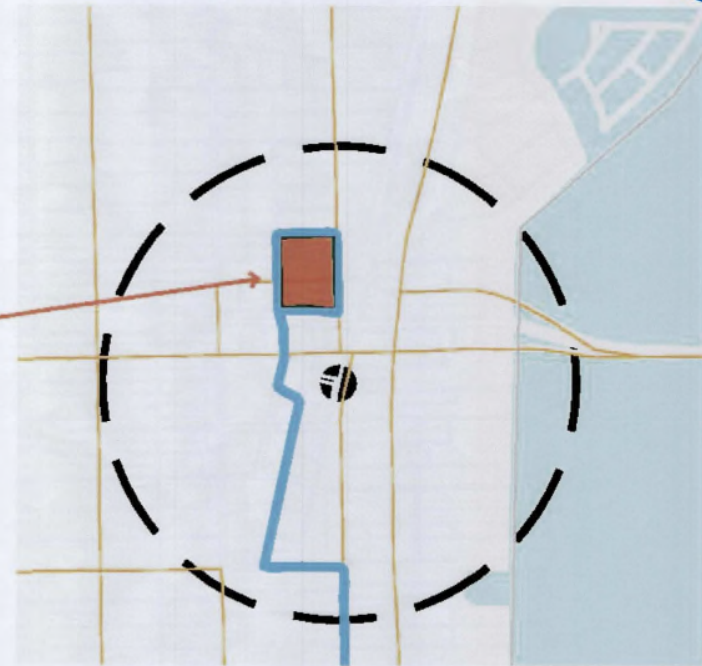
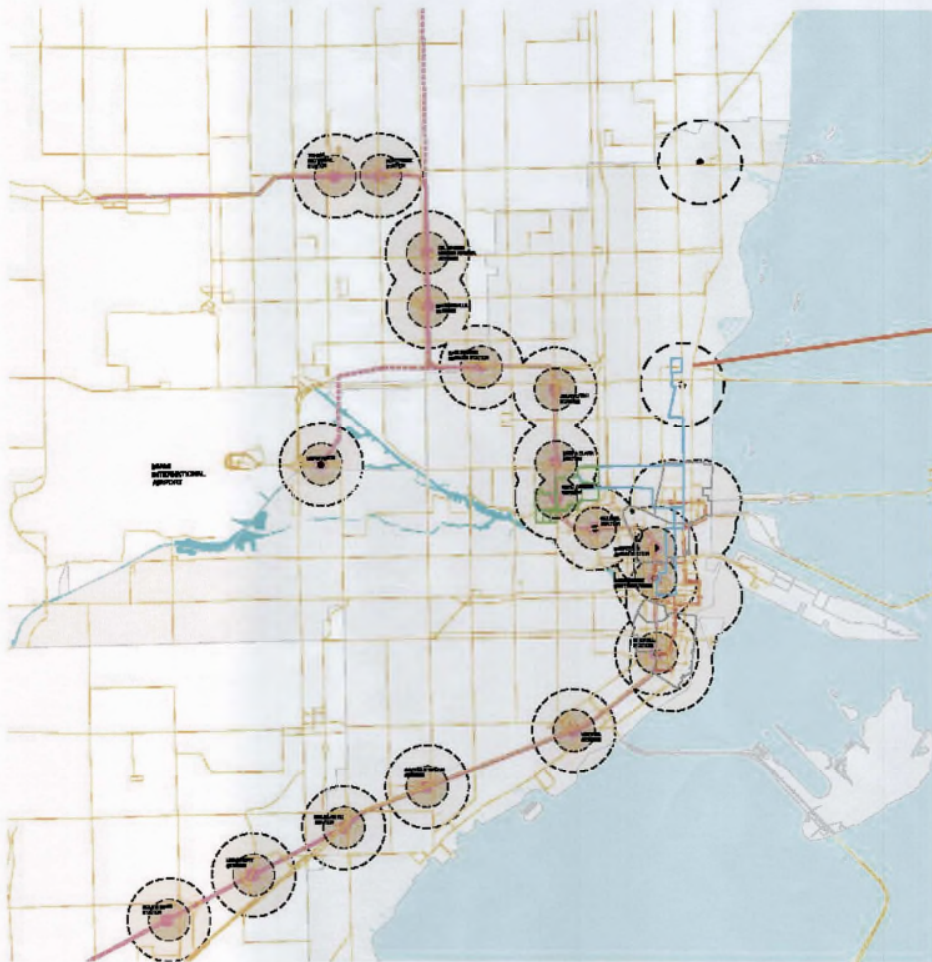
Hearing Board: 04 Date: 11/24/14  
 Public works: 01/24/14  
 By: [Signature]  
 Zoning: 11-24-14  
 By: [Signature]  
 Planning: 11/24/14  
 By: [Signature]

Signature above this line requires approval



Miami Design District Retail Street Special Area Plan

TOD and Proposed Streetcar



CITY OF MIAMI  
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 PLANS REVIEW

Hearing Board	CH	Date	11/24/14
Public works		Date	11/2/14
By			
Zoning		Date	11/24/14
By			
Planning		Date	11/24/14
By	DS		

Signatures above lines not imply approval

TOD Areas and the proposed Streetcar route are subject to future modification by the City. Any future modifications shall not preclude any future project within the SAP area from utilizing the TOD parking reduction provided for in Art. 4, Table 4 of the Miami Design District Retail Street SAP Regulating Plan.

# Miami Design District Retail Street Special Area Plan

# Conceptual Landscape Master Plan



## PROMENADE

### PLAN LEGEND

- MAHOGANY
- GUMBO LIMBO
- STRANGLER FIG
- SOUTHERN LIVE OAK
- VERAWOOD
- FLORIDA THATCH PALM
- CYCAD/LOW BUSHES
- NEW CONSTRUCTION
- RENOVATIONS
- EXISTING
- OCCUPIABLE ROOF GARDEN
- UNOCCUPIABLE ROOF GARDEN
- GREEN WALL
- WATER FEATURE
- EXISTING TREES
- EXISTING PALM
- ART/FURNITURE

### GUIDELINES

- Corners of promenade and e-w corridors to get specimen trees and/or clusters.
- Blank walls facing promenade to be treated as monochromatic "green walls".
- Entrance to garage level to get clad was green surfaces.
- Southern plaza to be planted with field of Florida thatch palms in clusters of 3 to 4.
- Water Features shall have no water sprouts. All water features to use salt-chlorine generators. Water feature water surfaces shall be french gray or similar.



PROMENADE PLAN

The above conceptual drawings are for illustrative purposes only and subject to change based on actual conditions and other requirements.

CITY OF MIAMI  
HEARING BOARD  
PLANNING REVIEW  
Hearing Board: *CH* - Date: *11/21/14*  
Public Works: *CH* - Date: *11/24/14*  
By: *CH*  
Zoning: *CH*  
By: *CH*  
Planning: *CH* - Date: *11/24/14*  
By: *DS*  
Signature: *DS* (Name not fully legible)

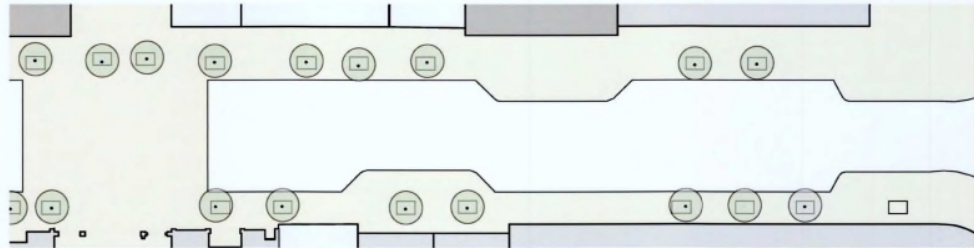
ISLAND PLANNING CORPORATION **IPC**  
248 WASHINGTON AVE # D MIAMI BEACH, FLORIDA 33139

Miami Design District Retail Street Special Area Plan

Case Study: NE 40th Street - Facing



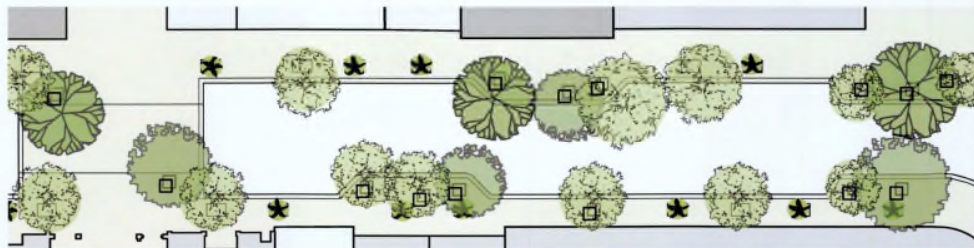
NE 40TH STREET - EXISTING NORTH ELEVATION



NE 40TH STREET - EXISTING PLAN



NE 40TH STREET - PROPOSED NORTH ELEVATION



NE 40TH STREET - PROPOSED PLAN

The above conceptual drawings are for illustrative purposes only and subject to change based on actual conditions and other requirements.



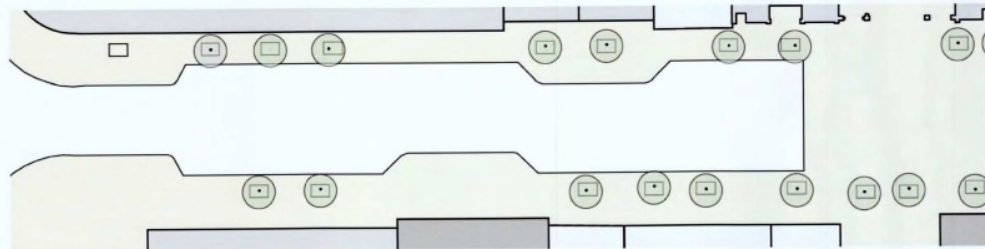
CITY OF MIAMI  
HEARING BOARDS  
PLANS REVIEW  
Hearing Board: *CH* - *11/21/14*  
Public Works: *CH* - *11/24/14*  
By: *CH*  
Zoning: *CH* - *11-24-14*  
By: *CH*  
Planning: *CH* - *11/24/14*  
By: *CH*  
Signature lines does not imply approval

Miami Design District Retail Street Special Area Plan

Case Study: NE 40th Street - Facing



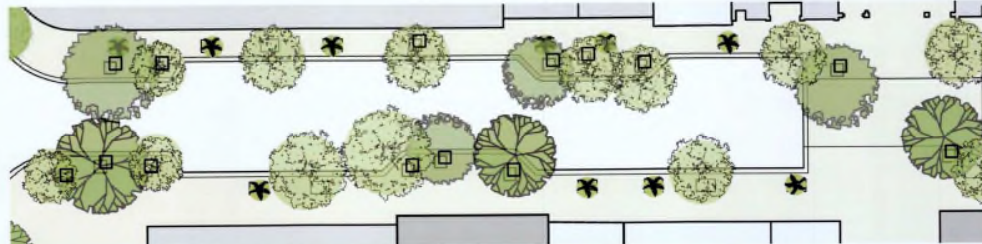
NE 40TH STREET- EXISTING SOUTH ELEVATION



NE 40TH STREET- PROPOSED PLAN



NE 40TH STREET- SOUTH ELEVATION



NE 40TH STREET- PLAN

The above conceptual drawings are for illustrative purposes only and subject to change based on actual conditions and other requirements.

CITY OF MIAMI  
HEARING BOARDS  
PLANNING REVIEW

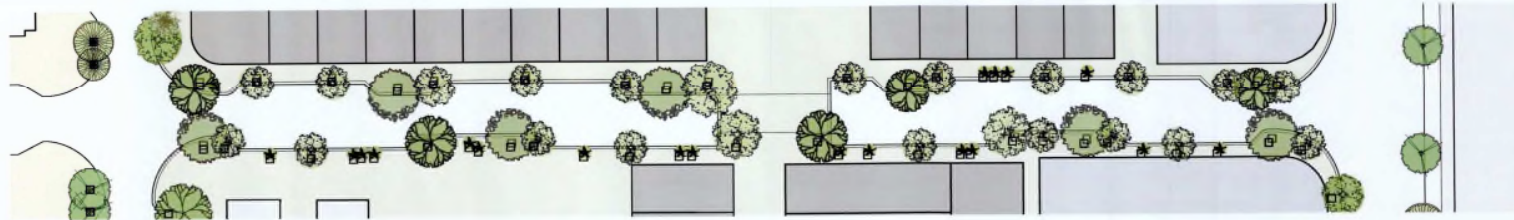
Hearing Board: CH Date: 11/24/14  
 Public Works: SP  
 City: 11-24-14  
 Planning: P Date: 11/24/14  
 By: DS

Signatures indicate review and approval

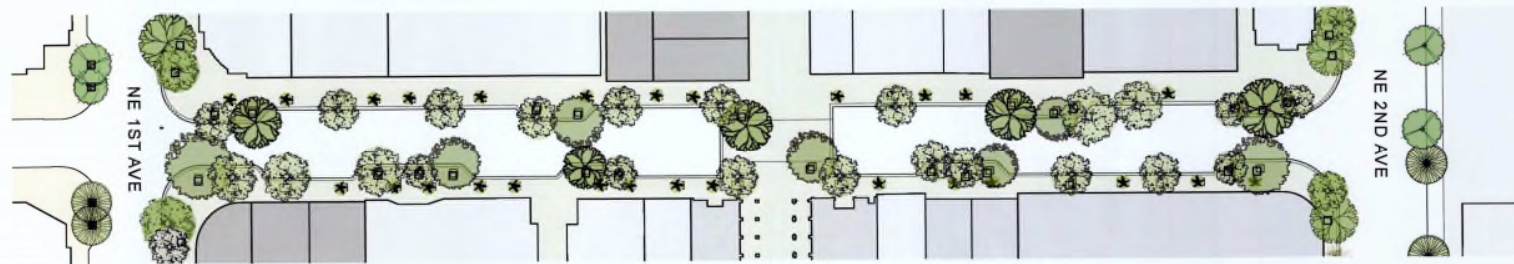
ISLAND PLANNING CORPORATION **IPC**  
248 WASHINGTON AVE # D MIAMI BEACH, FLORIDA 33139

Miami Design District Retail Street Special Area Plan

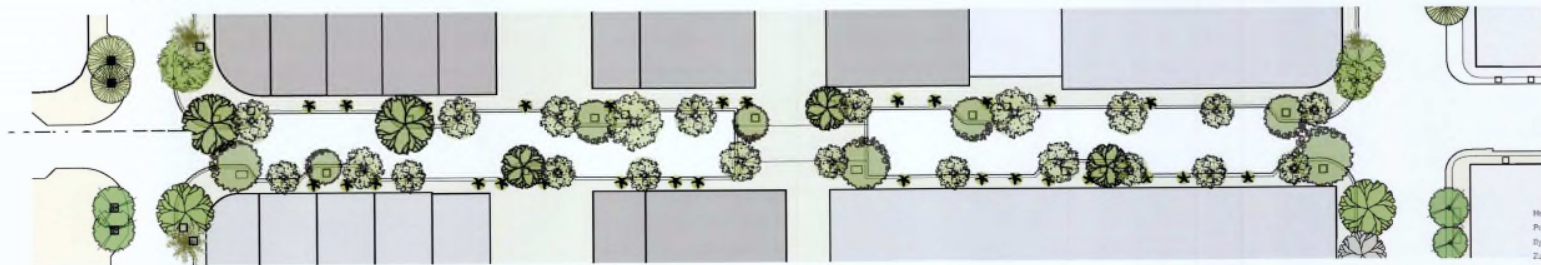
Conceptual Studies for Central S



NE 41ST STREET



NE 40TH STREET



NE 39TH STREET

The above conceptual drawings are for illustrative purposes only and subject to change based on actual conditions and other requirements.

CITY OF MIAMI  
HEARING BOARDS  
PLANNING REVIEW

Hearing Board:	CAH	Date:	11/24/14
Public Works:		Date:	11/24/14
By:	[Signature]	Date:	11/24/14
Zoning:		Date:	11/24/14
By:	[Signature]	Date:	11/24/14
Planning:		Date:	11/24/14
By:	[Signature]	Date:	11/24/14

Signature above does not imply approval

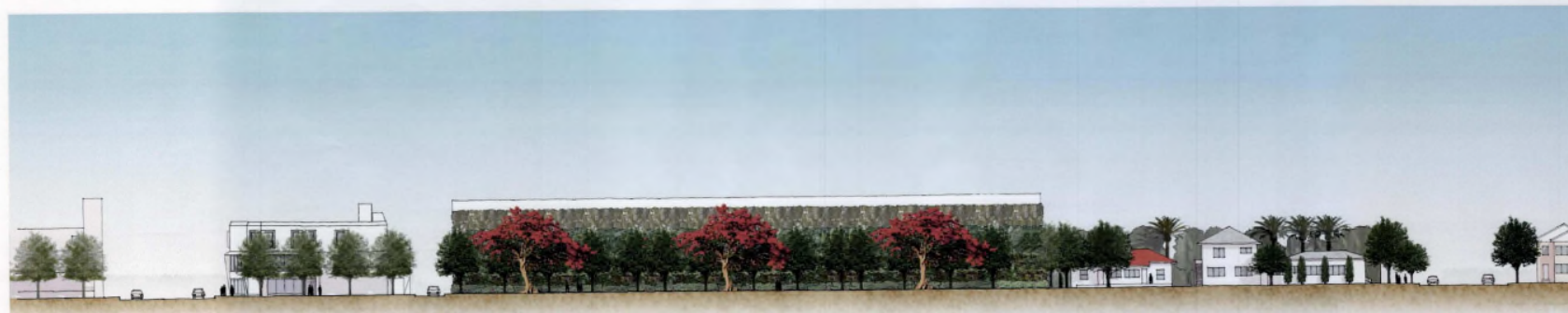
ISLAND PLANNING CORPORATION **IPC**  
248 WASHINGTON AVE # D MIAMI BEACH, FLORIDA 33139

Miami Design District Retail Street Special Area Plan

NE 38th and NE 42nd Street Elevation Study



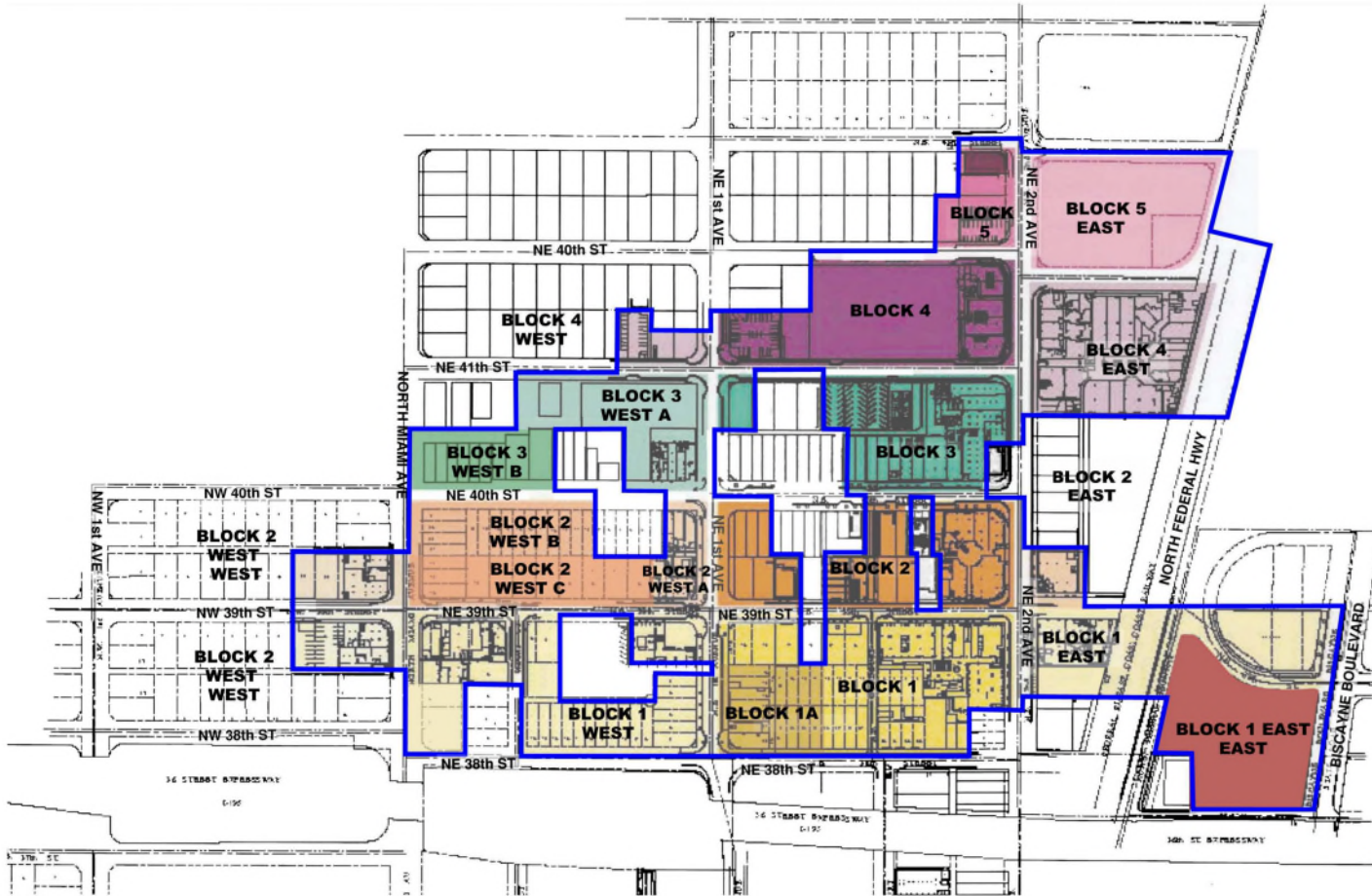
NE 38th Street Elevation Study



NE 42nd Street Elevation Study

Note: The above drawings are for illustrative purposes only and subject to change.

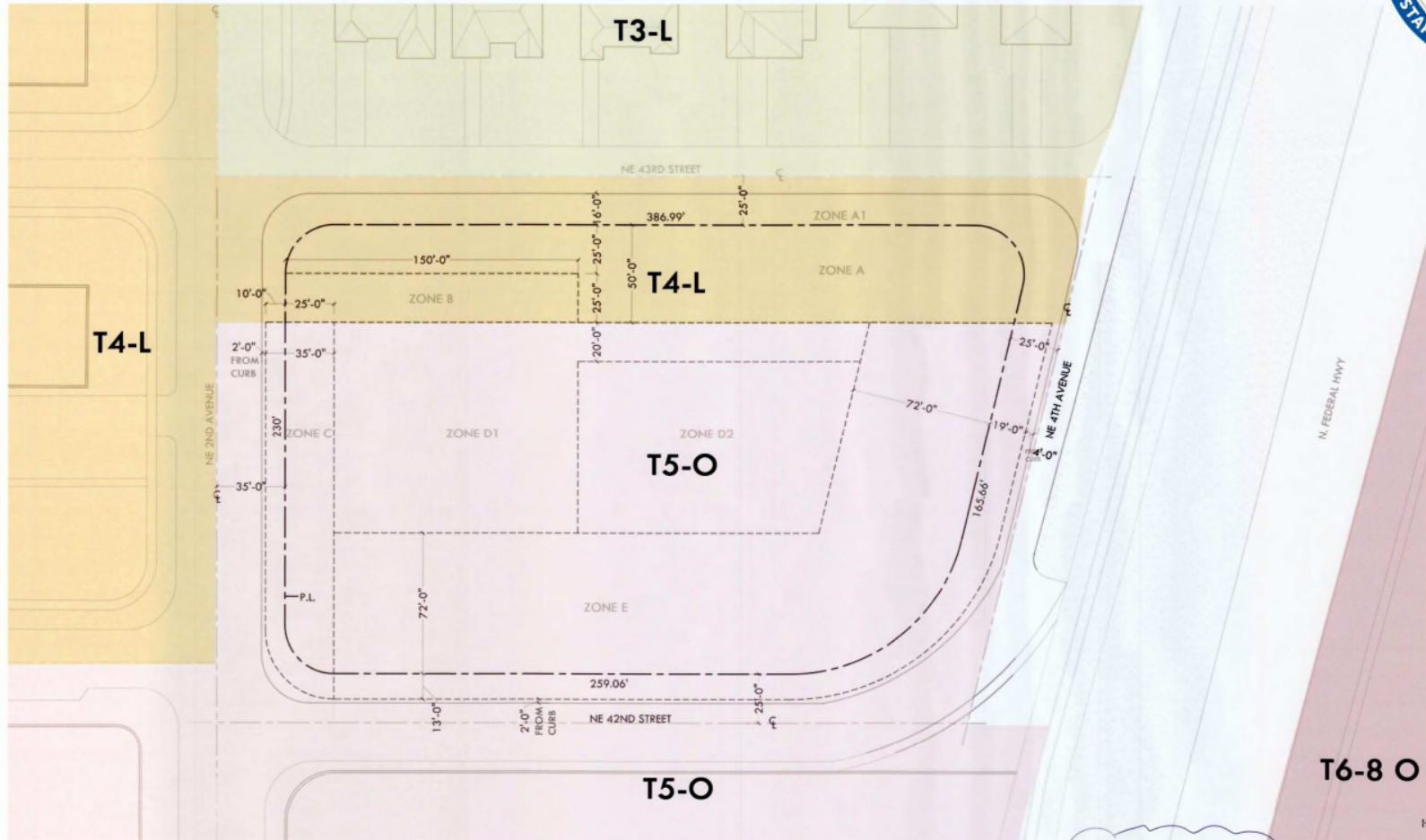
CITY OF MIAMI  
HEARING BOARDS  
PLANNING REVIEW  
Hearing Board - CH - Date 11/24/14  
Public Works - Dist. 11/24/14  
By: [Signature]  
Zoning - Date 11/24/14  
By: [Signature]  
Planning - Date 11/24/14  
By: [Signature]



Note: This Block Key Plan is included in the SAP only to aid where any references in the Code or the Development Agreement refer to a specifically named block.  
 Please refer to page A1.A - A1.5 of the Concept Book to identify parcels within the Miami Design District Retail Street SAP.



Architectural International Corporation. This form has been digitally signed and sealed by Scott G. Galloway. Ask on the date below. List the name of the signatory. If the document is not considered signed and sealed and the signature must be verified on any electronic copy.  
 2025.07.17 10:28:28-0410



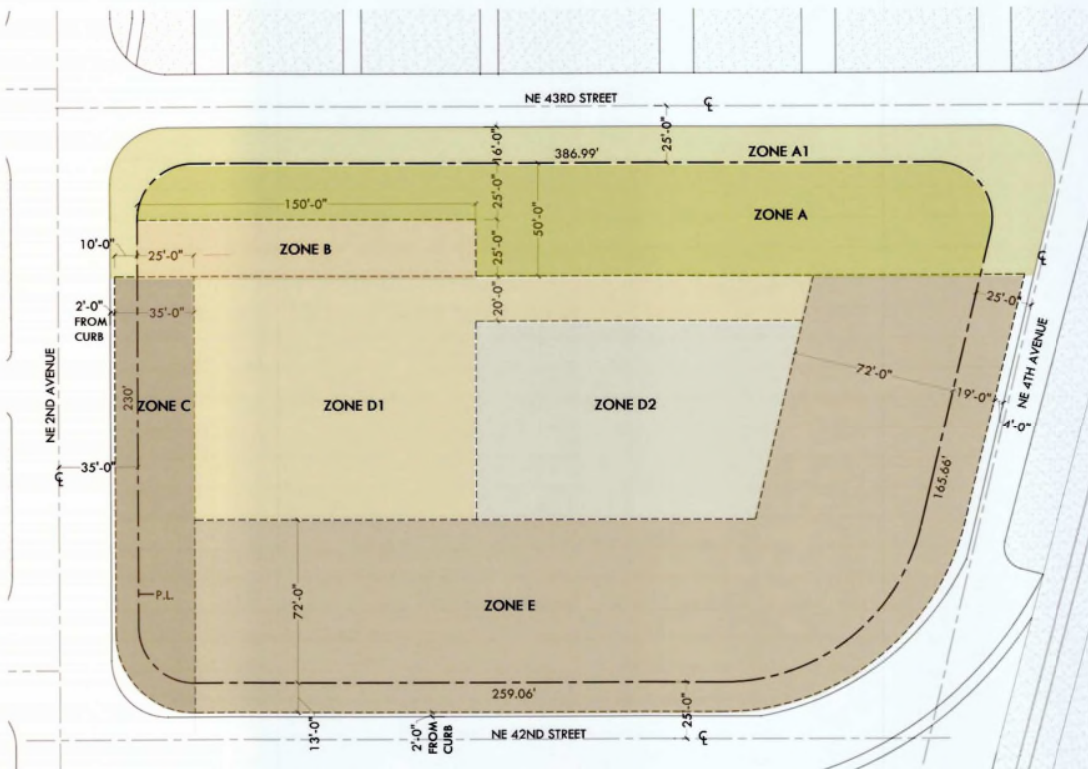
PROVIDE WORKS CONDITION  
 PRICED LOT (FROM PRICED) MUST BE  
 ISOLATED TO CORNER TO PROPOSED  
 BLOCK DISTRICT BOUNDARY LINE

CITY OF MIAMI  
 HEARING BOARDS  
 PLANNING REVIEW  
 Hearing Board: CH Date: 11/21/14  
 Public Input: 11/21/14  
 By: [Signature]  
 Zoning: 11-24-14  
 Planning: [Signature]  
 Date: 11/21/14



# Miami Design District Retail Street Special Area Plan

# Block 5 East Zone Specific



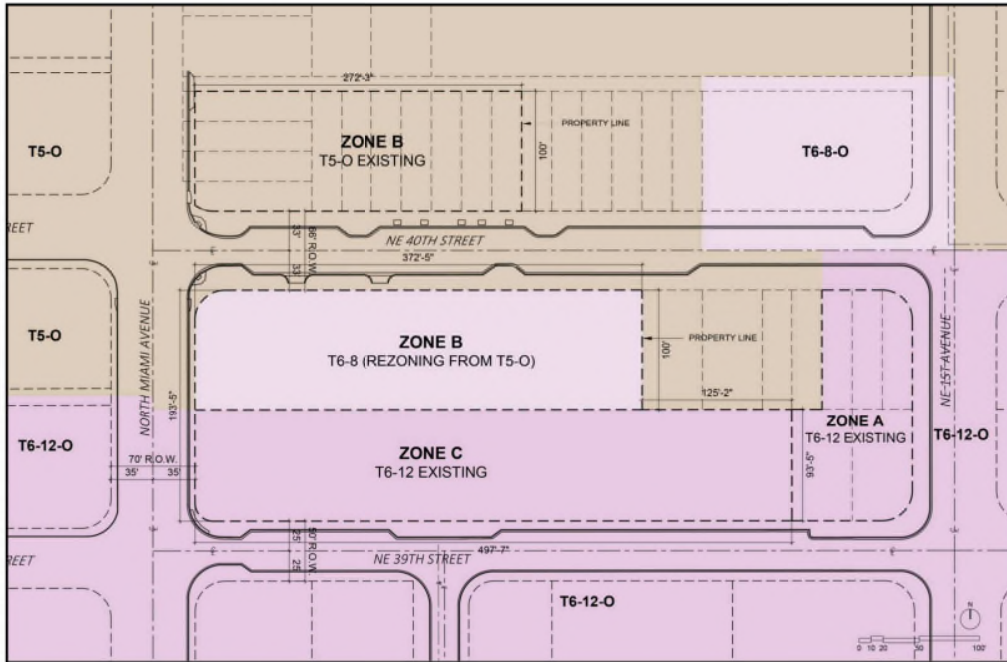
- T4**
- ZONE A**
    - 5% MINIMUM CIVIC SPACE
    - 6.5% MINIMUM GREEN OPEN SPACE
    - NO CURB CUTS ON 43<sup>RD</sup> STREET
  - ZONE A1**
    - LANDSCAPE AND STREETScape EXPANDS TO INCORPORATE SIDEWALK AREA
  - ZONE B**
    - 1 STORY MAXIMUM HEIGHT
- T5**
- ZONE C**
    - ARCADE / CANTILEVER - HABITABLE SPACE ABOVE THE SIDEWALK / WITHIN THE RIGHT-OF-WAY TO WITHIN 2' OF THE CURB ON 2<sup>ND</sup> AVE .
    - 2 STORIES MAXIMUM HEIGHT
  - ZONE D1**
    - 4 STORIES MAXIMUM HEIGHT
  - ZONE D2**
    - 5 STORIES MAXIMUM HEIGHT
  - ZONE E**
    - ARCADE / CANTILEVER - HABITABLE SPACE ABOVE THE SIDEWALK / WITHIN THE RIGHT-OF-WAY TO WITHIN 2' OF THE CURB.
    - 5 STORIES.

CITY OF MIAMI  
HEARING BOARDS  
PLANS REVIEW

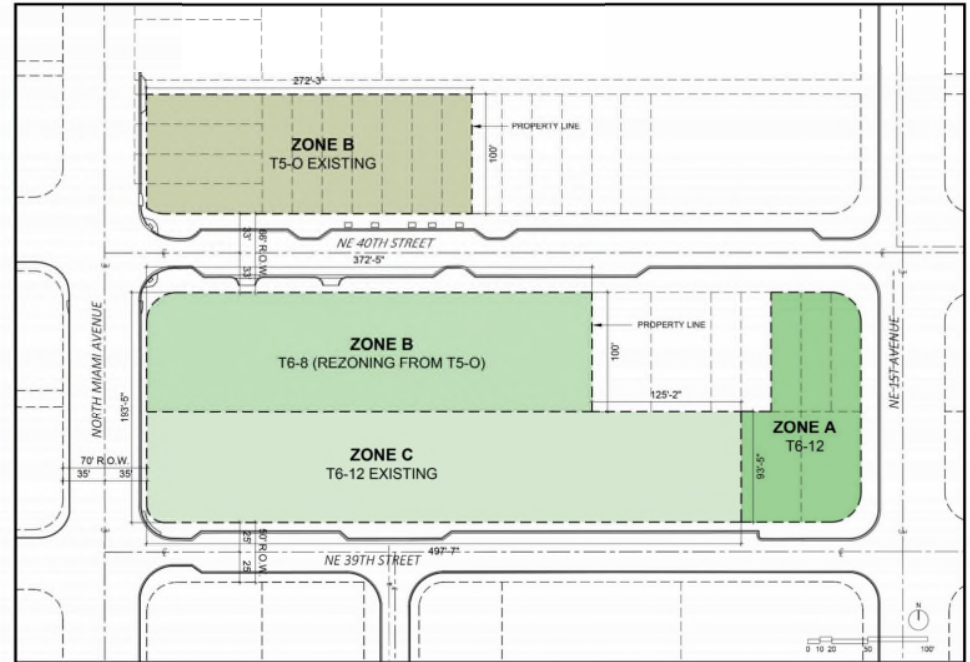
Hearing Board: *CH* Date: *11/24/14*  
 Public Rep: *[Signature]*  
 By: *[Signature]*  
 Title: *[Signature]*  
 Planning: *[Signature]* Date: *11/24/14*  
 By: *[Signature]*

This diagram was created specifically for Block 5 East for the MDD SAP Second Amendment and does not apply to any other block.





Proposed Zoning Map



Proposed zones

