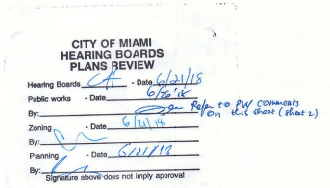
MAGIC CITY

INNOVATION DISTRICT

SPECIAL AREA PLAN CONCEPT BOOK





CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By: Refer to PW comments on this sheet (sheet 2)
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

ARQUITECTONICA

MCD MIAMI, LLC

akerman

ARQUITECTONICAGEO

LANGAN

Kimley»Horn

STATE OF FLORIDA
SHEERN K. GUTIERREZ
REGISTERED ARCHITECT

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

TABLE OF CONTENTS

1. COVER
2. TABLE OF CONTENTS
3. CONTEXT (MACRC) AND TOPOGRAPHY RESILIENCY
4. CONTEXT (MACRC)
5. CONTEXT (MEDIUM)
6. CONTEXT (MICRO)
7. HISTORICAL CONTEXT - LEMON CITY TRAIN STATICN
8. HISTORICAL CONTEXT - DUPUIS BUILDING
9. COMMUNITY CONTEXT - LITTLE HAITI
10. GENERAL EXISTING SITE PHOTOGRAPHS
11. ADOPTED FUTURE LAND USE MAP (MACRO)
12. ADOPTED FUTURE LAND USE MAP (MICRO)
13. PROPOSED FUTURE LAND USE MAP (MACRO)
14. PROPOSED FUTURE LAND USE MAP (MICRO)
15. CURRENT ZONING (MACRO)
16. CURRENT ZONING (MICRO)
17. PROPOSED ZONING (MACRO)
18. PROPOSED ZONING (MICRO)
19. EXISTING CONDITIONS
20. MASTER PLAN
21. PERIMETER LENGTH FOR NEWLY CREATED BLOCKS
22. CAMPUS ZONES
23. CULTURAL, ARCHITECTURAL AND URBAN DESIGN MOOD
24. TECHNOLOGY & INNOVATION
25. HEALTH & WELLNESS
26. SUSTAINABILITY
27. ART, CULTURE & ENTERTAINMENT
28. INNOVATIVE DISTRICTS
29. STREETSCAPE MOOD
30. NON-ACTIVE FACADE TREATMENT
31. SITE FURNISHING MOOD
32. LOT COVERAGE BY CAMPUS ZONE
33. LAND SWAP
34. PARKING CLUSTER
35. THOROUGHFARES + FRONTAGES
36. VEHICULAR CIRCLLATION
37. EXISTING AND PROPOSED TRANSIT
38. BICYCLE CIRCULATION
39. PEDESTRIAN CIRCULATION
40. TERMINATED VISTA
41. CIVIC AND OPEN SPACE
42. REQUIRED VS PROVIDED OPEN SFACE
43. PARCELIZATION PLAN
44. SOUTHEAST VIEW MASSING - CURRENT AREA BUILDOUTS
45. SOUTHEAST VIEW MASSING - MAXAREA BUILDOUTS
46. DEVELOPMENT PROGRAM CALCULATIONS
47. CONCEPTUAL PHASING PLAN
48. TREE DISPOSITION SCHEDULE (1)
49. TREE DISPOSITION SCHEDULE (2)
50. TREE DISPOSITION PLAN
51. TREE MITIGATION PLAN
52. TREE MITIGATION CALCULATIONS
53. SITE VEGETATION PALETTE
54. STREETSCAPE VEGETATION PALETTE
55. STREET SECTIONS - NE 2ND AVE & NE 3RD AVE
56. STREET SECTIONS - NE 3RD AVE PROMENADE & NE 4TH AVE PROMENADE
57. STREET SECTIONS - NE 4TH AVE & NE 62ND ST
58. STREET SECTIONS - NE 61ST ST & NE 60TH STREET
59. PROMENADE DU GRAND BOIS SECTIONS - LE MARCHÉ DUPUIS & LES BUREAUX
60. PROMENADE DU GRAND BOIS SECTIONS - LES RÉSIDENCES & LES ATELIERS
61. RENDERING - NE 2ND AVE PERSPECTIVE
62. RENDERING - NE 3RD AVE PERSPECTIVE
63. RENDERING - NE 2ND AVE PERSPECTIVE - NIGHT VIEW

June 26, 2018

Magic City Innovation District – Special Area Plan (SAP); 63 pages
DEPARTMENT OF RESILIENCE AND PUBLIC WORKSCOMMENTS
SUBMITTED BY: Paul Rodas, P.E., Professional Engineer II/Abraham Bachtler, P.E., Professional Engineer III

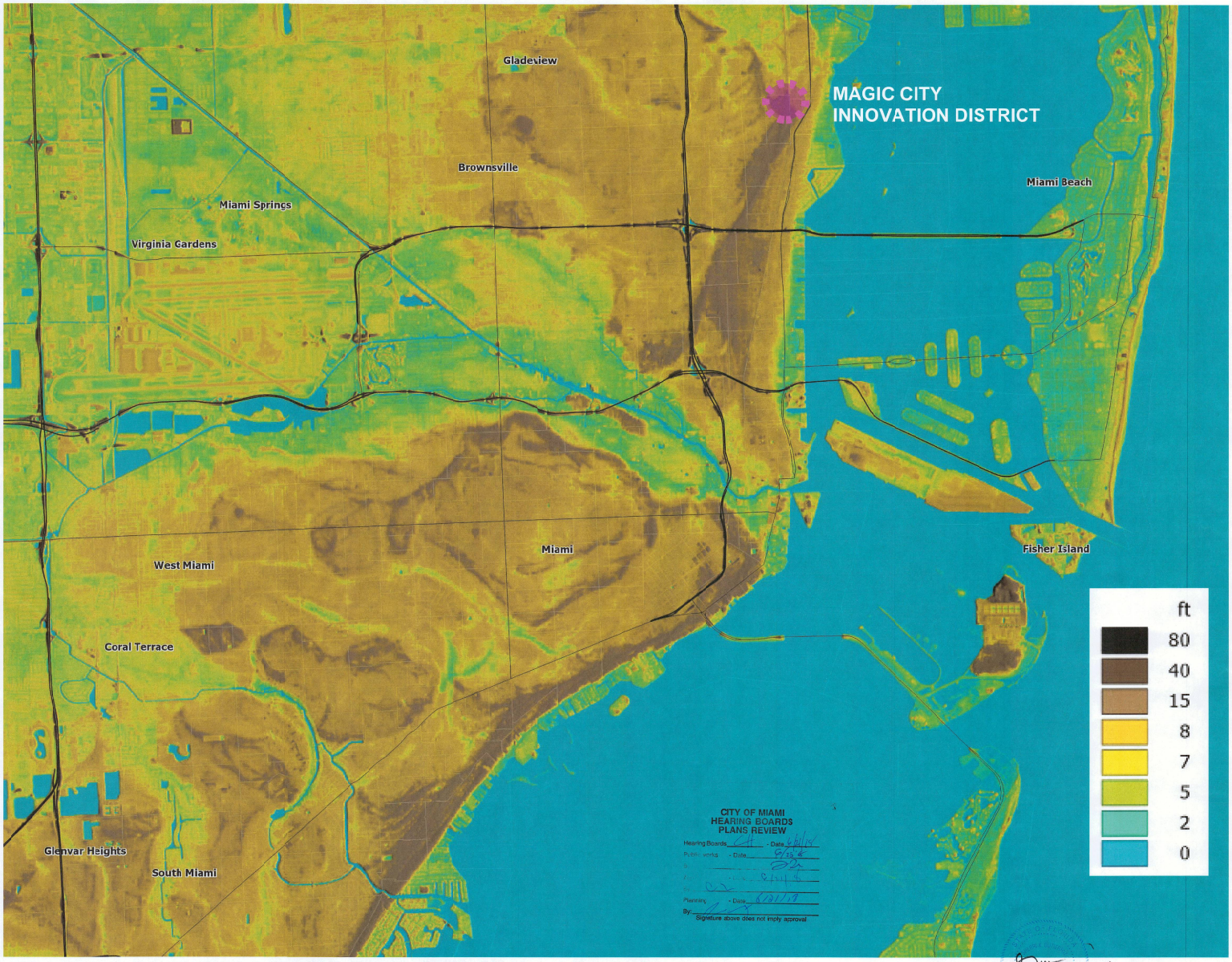
- Creation of lots and streets within SAP area requires re-platting process. Subdivision regulations under the provisions of City of Miami Code Chapter 54 and 55 are applicable.
- This Special Area Plan proposes to realign NE 4 Avenue between NE 61 Street and NE 60 Street and to create a new section of NE 3 Avenue between NE 59 Terrace and NE61 Stree.
  - Re-alignment of NE 4Avenue
    - New/proposed alignment of NE 4 Avenue shall meet all access requirements for emergency vehicles.
    - Plat or instrument tc dedicate the re-aligned street area or public ingress/egress and street purposes is required.
  - New section of NE 3 avenue
    - Proposed new section of NE 3 Avenue crosses over a Cityowned property.
    - Plat or instrument to dedicate the street area for public ingress/egress and street purposes is required.
- The proposed conversion of th traffic movement lanes along NE 61 Street immediately east of NE 2 Avenue
  - Approval from Miami-Dade County Department of Transportation and Public Works - Highway Division required.
  - Approval from Miami-Dade County Department of Transportation and Public Works - Traffic Engineering Division required.
- Proposed mid-block pedestrian crosswalks across the new section of NE 3 Avenue anc the re-alignment of NE 4 Avenue wil require the approv from Miami-Dade County Department of Transportation and Public Works Traffic Engineering Division.
- Any right of way street cross section modifications along NE 62 Street and NI 61 Street, including but not limited to the proposed street type entrance, require review and approval from Miami-Dade County Departmen of Transportation and Public Worksapproval.
- Proposed pedestrian crossing across the railroad Right of Way will require approval from Florida East Coast (FEC) Railroad.
- The proposed pedestrian within Eaton Park will require coordination and approval from City of Miami Parks and Recreation Department.
- Provide signed/sealed boundary survey. Provide width of the right of way; dimensions from base building line tomonument line and center lin of street, un-dedicated right of way width.
- Site plan must show locations of Monument Line and Street Centerline along with their dimensions to the Base Building Line. Provide existing property boundary information in accordance with survey.
- Any required right of way dedication must be executed.
- All right of way/public street cross sections shall be according to City of Miami Public Works Engineering Standards.
- All driveway approaches shall ie according to City of Miami Public Works Engineering Standards.
- A maintenance agreement between the City and the property owner is required for any non-standard improvements located within the public right of way.
- Any right of way modificationsto traffic signs and pavement markings require review and approval from Miami-Dade County Department of Transportation and Public Works – Traffic Engineering Division.
- The maximum slope for a driveway ramp sloping downward toward the street is 1:10 for the last 20 feet to the property line. The maximum slc for a driveway ramp sloping upward toward the street is 1:20 for the last 20feet to the property line.
- Allencroachments into right of way shall conform to the provisions of Chapter 32 of Florida Building Code.
- No run-off is allowedinto righ of way area. All stormwater must be retained on site including the driveways anc plazas on private property adjacent to public streets. Plaas and diveways must be graded or trench drains provided to prevent "sheet flow" from entering the right of w. If deep drainage wells are selected for stormwater disposal, they must be located on-site in an open area to accommodate future maintenance access.
- All transitions from the established street profile grade to the proposed building floor elevation must be accomplished onprivate property. Sta ramps, retaining walls, etc., will not be permitted in the right of way and the record profile street grade cannot be changed to accommodate the proposed building ground floor elevation.
- Right of way conditions must comply with American Disability Act (ADA) Guidelines.
- Since this project is more than one acre in totall construction area, the methods of co nstruction must comply with the City of Miam Municipal Separate Storm Sewer SystemPermit (MS4). This project will require a Florida Department of Environmental Protection (DEP) Stormwater, Erosion and Sediment Controlpermit. For information on a DEP permit application, please contact the Public Works Department at (305) 416-1200 or www.dep.state.fl.us/water/stormwater/npdes
- Roadway restoration for all utility exclavations, existing damaged pavement and pavement damaged during construction shall comply with City c Miami standards anc requirements. The streets and avenues adjacent to th project site must be clear of dust and construction debris at all tin
- Public Works requires that nocloseures of vehicular travel lanes wil be permitted during the course of construction unless a temporary replacement lane, approved by the Public Works Department, is constructed and ma ntained by the contractor throughout the duration of the lane closure. A maintenance of traffic (MOT) plan is required for any temporary right of way closure request.
- All landscaping requires permit application and approval from Planning Department – Environmental Resources section.
- Additional comments may apply on future submittals pending full submittalof proposed construction.

AB/ab/gr

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/25/18
By: to PW (Comments for corrections (Block 2))
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
JOSEPH K. GUTIERREZ
REGISTERED ARCHITECT

MAGIC | CITY
INNOVATION DISTRICT



CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/14/18
Zoning - Date 6/11/18
Planning - Date 6/21/18
Signature above does not imply approval

MAGIC CITY
INNOVATION DISTRICT



MAGIC CITY INNOVATION DISTRICT SAP - CONTEXT (MACRO)

June 20, 2018

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date
Public works - Date
Zoning - Date
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval



MAGIC CITY INNOVATION DISTRICT SAP - CONTEXT (MEDIUM)

June 20, 2018

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

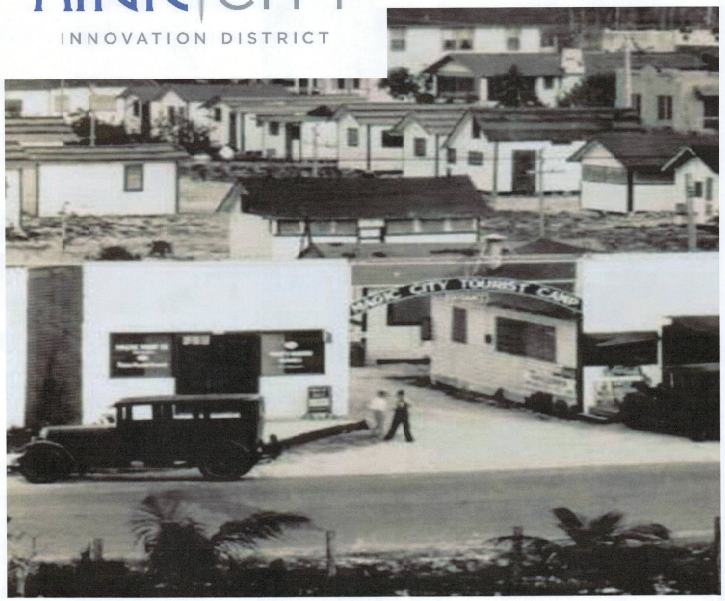
MAGIC CITY
INNOVATION



MAGIC CITY INNOVATION DISTRICT SAP - CONTEXT (MICRO)

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT





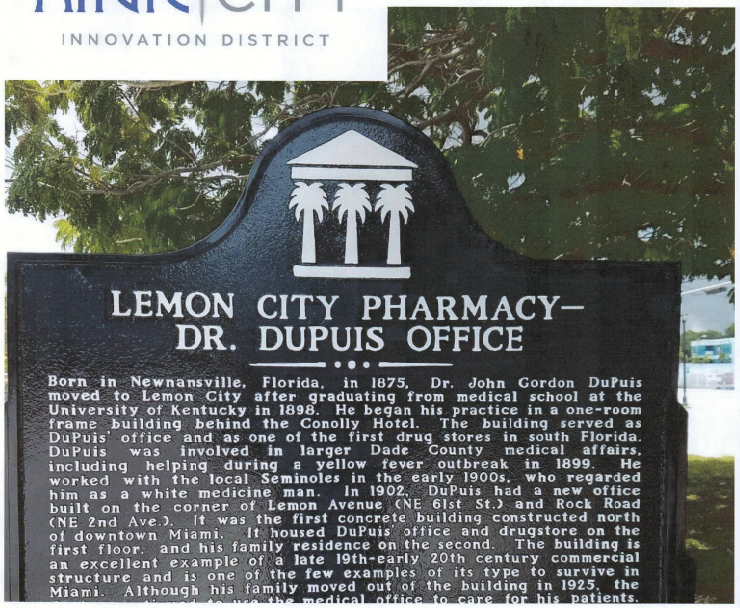




CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Board's - Date 6/21/18
Public Works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
JOSEPH K. GUTIERREZ
AR92955
REGISTERED ARCHITECT

MAGIC | CITY
INNOVATION DISTRICT









CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards CH - Date 6/21/18
Public works - Date 6/16/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

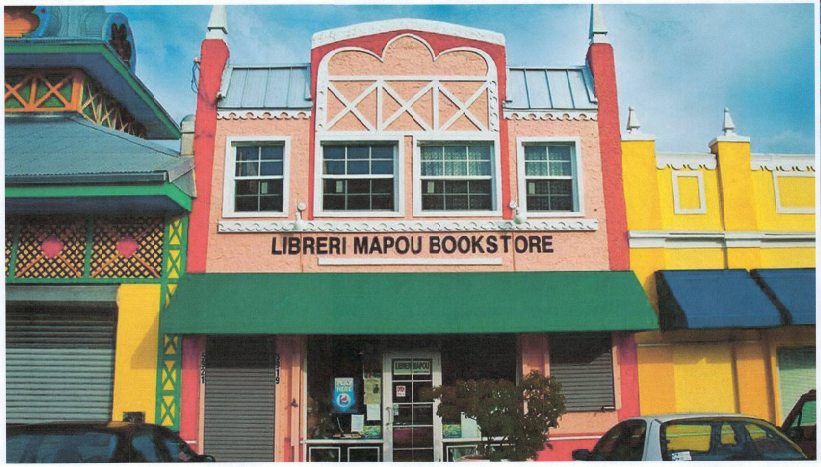
STATE OF FLORIDA
AR92855
REGISTERED ARCHITECT

MAGIC | CITY
INNOVATION DISTRICT











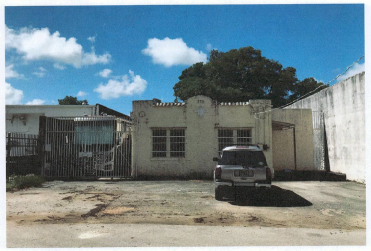
MAGIC | CITY
INNOVATION DISTRICT



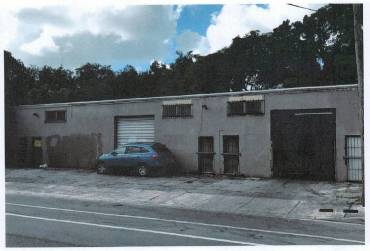
















CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards CA - Date 6/21/18
Public works - Date 6/18/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
DEREK K. GITOMER
REGISTERED ARCHITECT

MAGIC | CITY
INNOVATION DISTRICT

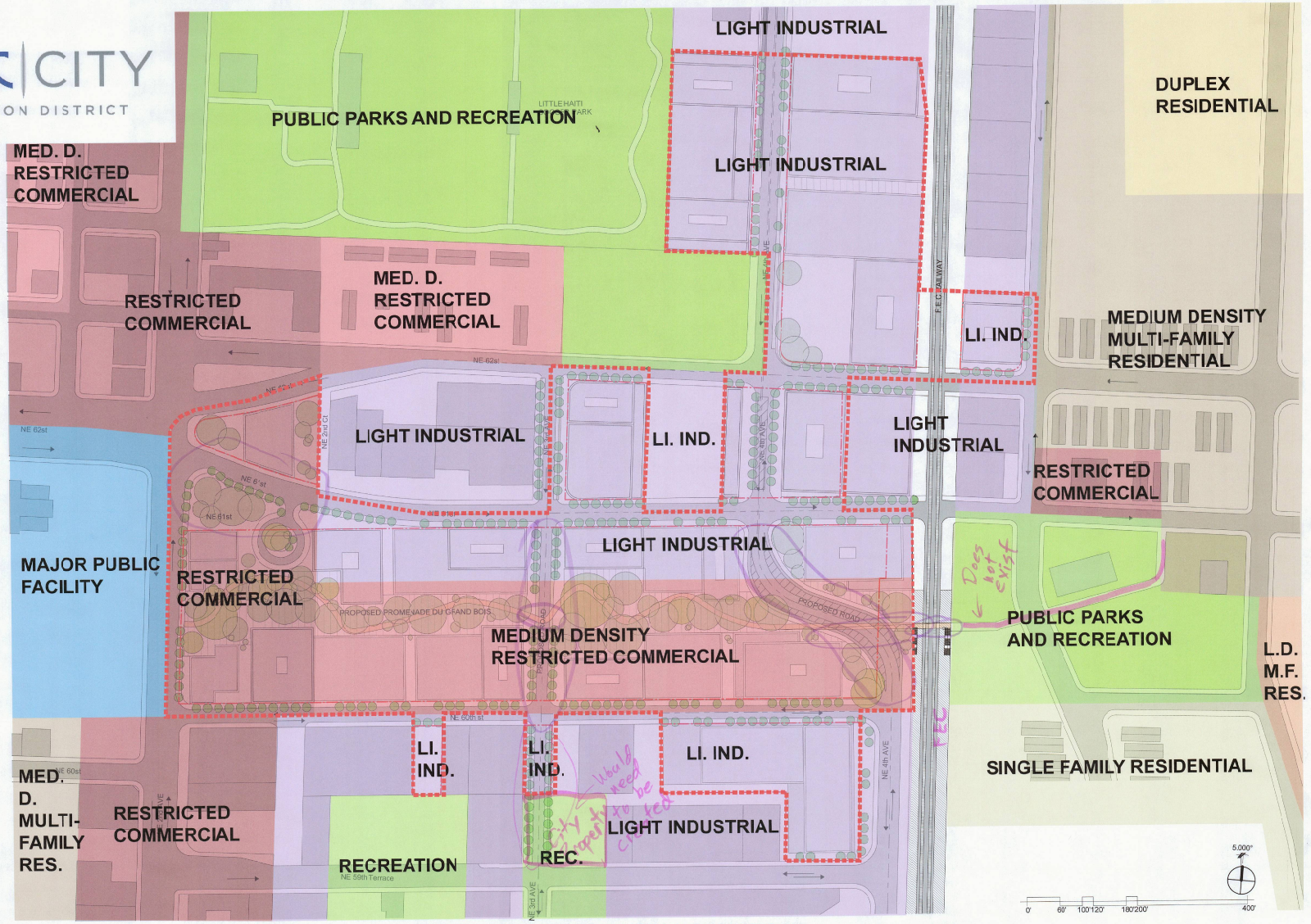
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Board: CH Date: 6/21/18
Public works - Date: 6/26/18
By:
Zoning - Date: 6/21/18
By:
Planning - Date: 6/21/18
By:
Signature above does not imply approval



MAGIC CITY INNOVATION DISTRICT SAP - ADOPTED FUTURE LAND USE MAP (MACRO)

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



MAGIC CITY INNOVATION DISTRICT SAP - ADOPTED FUTURE LAND USE MAP (MICRO)

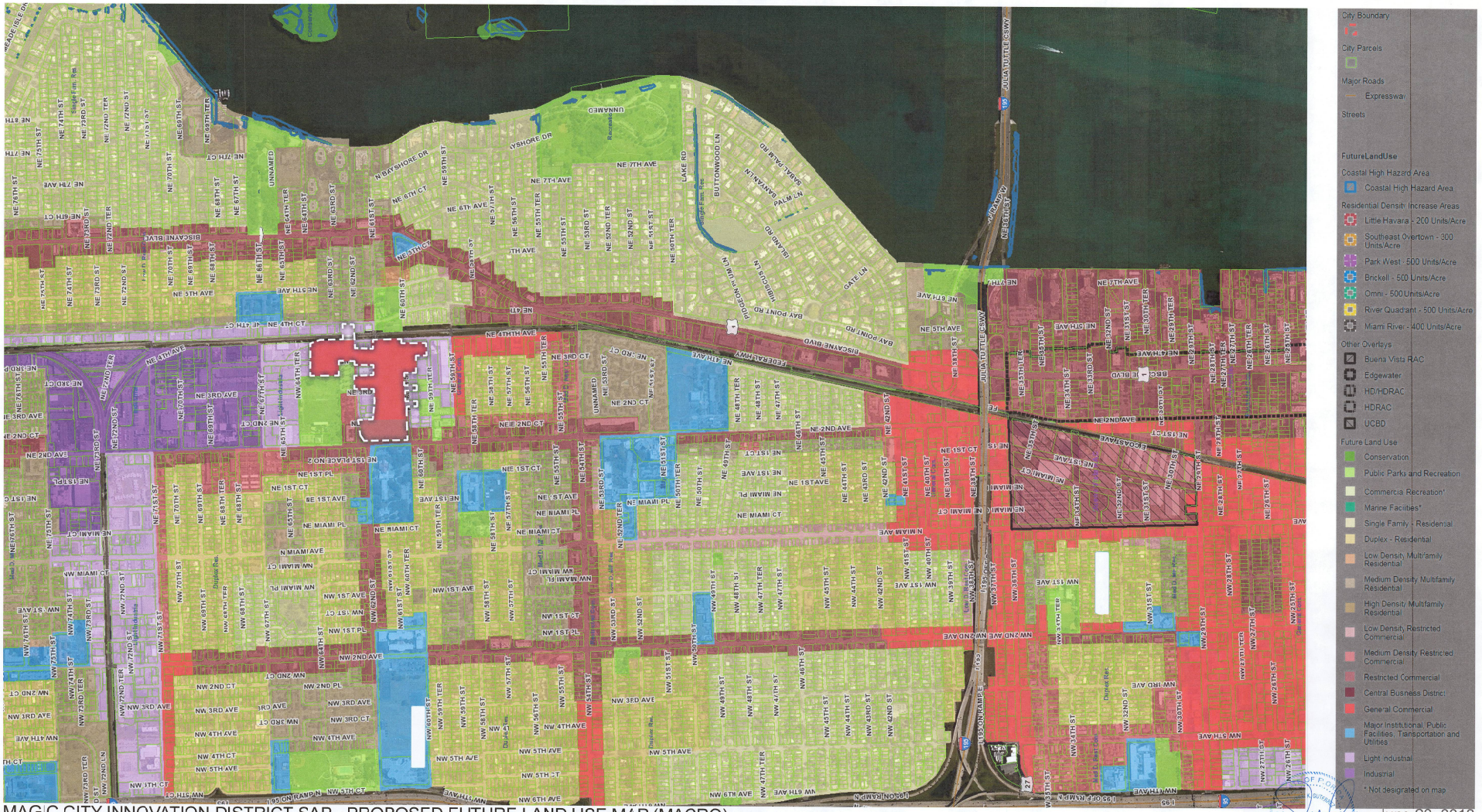
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 9/18/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
REGISTERED ARCHITECT

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

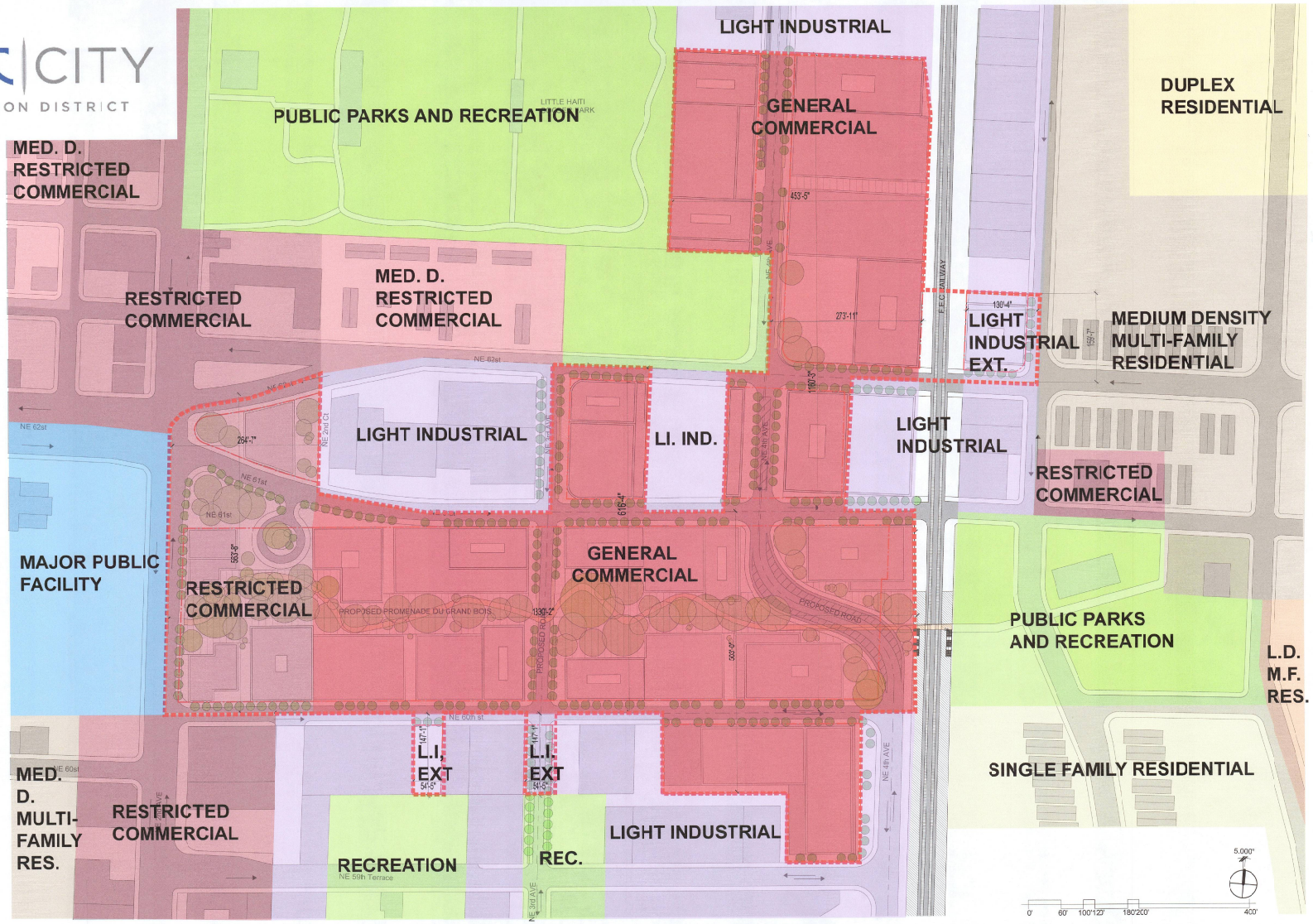
CIT
HEAR ... DS
PLA ... N
Hearing Boards MA 8/8/18
Public works - Da 8/14/18
By:
Zoning - Date 8-8-18
By:
Planning - Date 8/8/18
By:
Signature above does not imply approval



MAGIC CITY INNOVATION DISTRICT SAP - PROPOSED FUTURE LAND USE MAP (MACRO)

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 5/31/18
Public works - Date 8/14/18
By:
Zoning - Date 8-8-18
By:
Planning - Date 8/6/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - PROPOSED FUTURE LAND USE MAP (MICRO)

MAGIC | CITY
INNOVATION DISTRICT

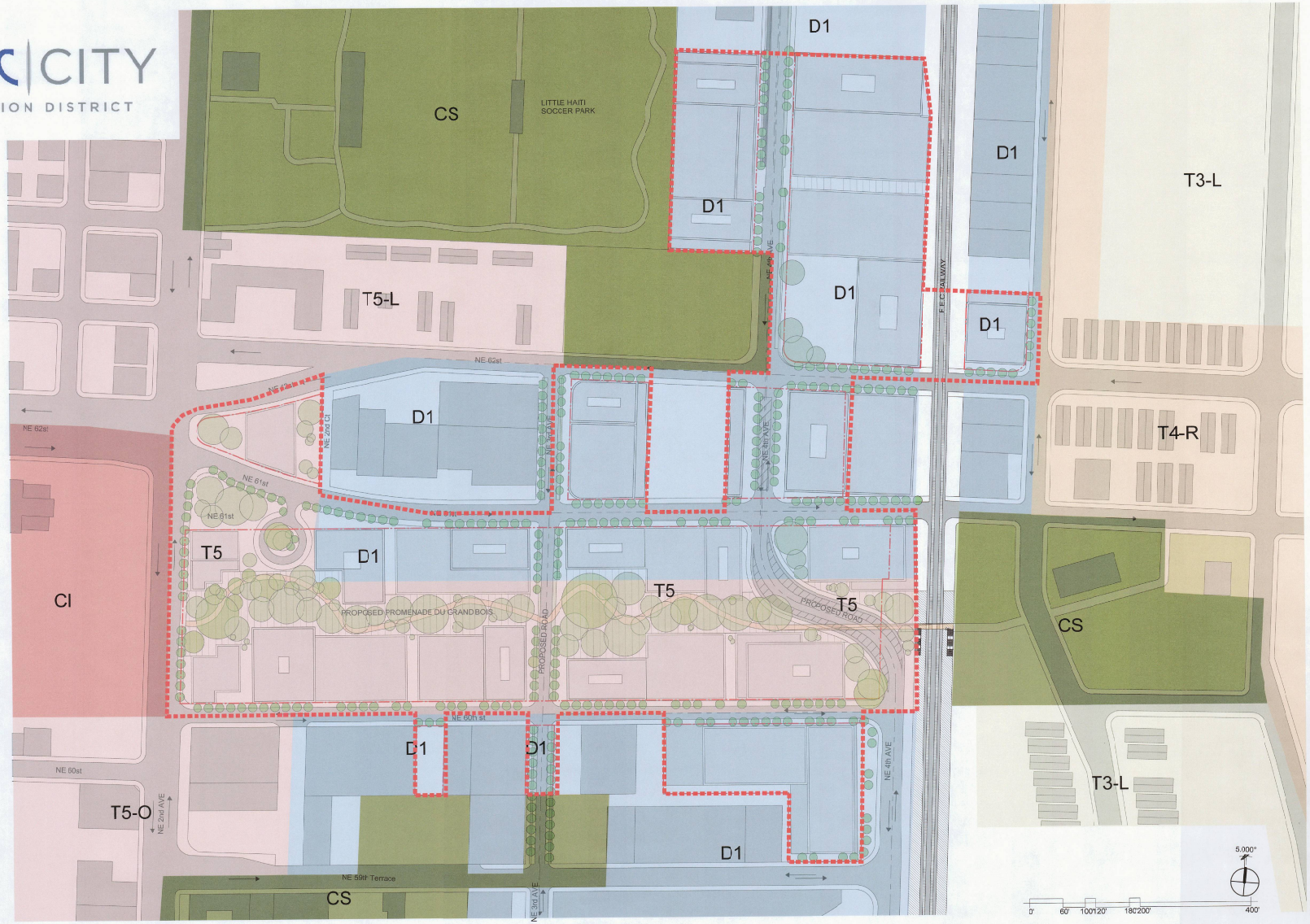
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/19/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval



MAGIC CITY INNOVATION DISTRICT SAP - CURRENT ZONING (MACRO)

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



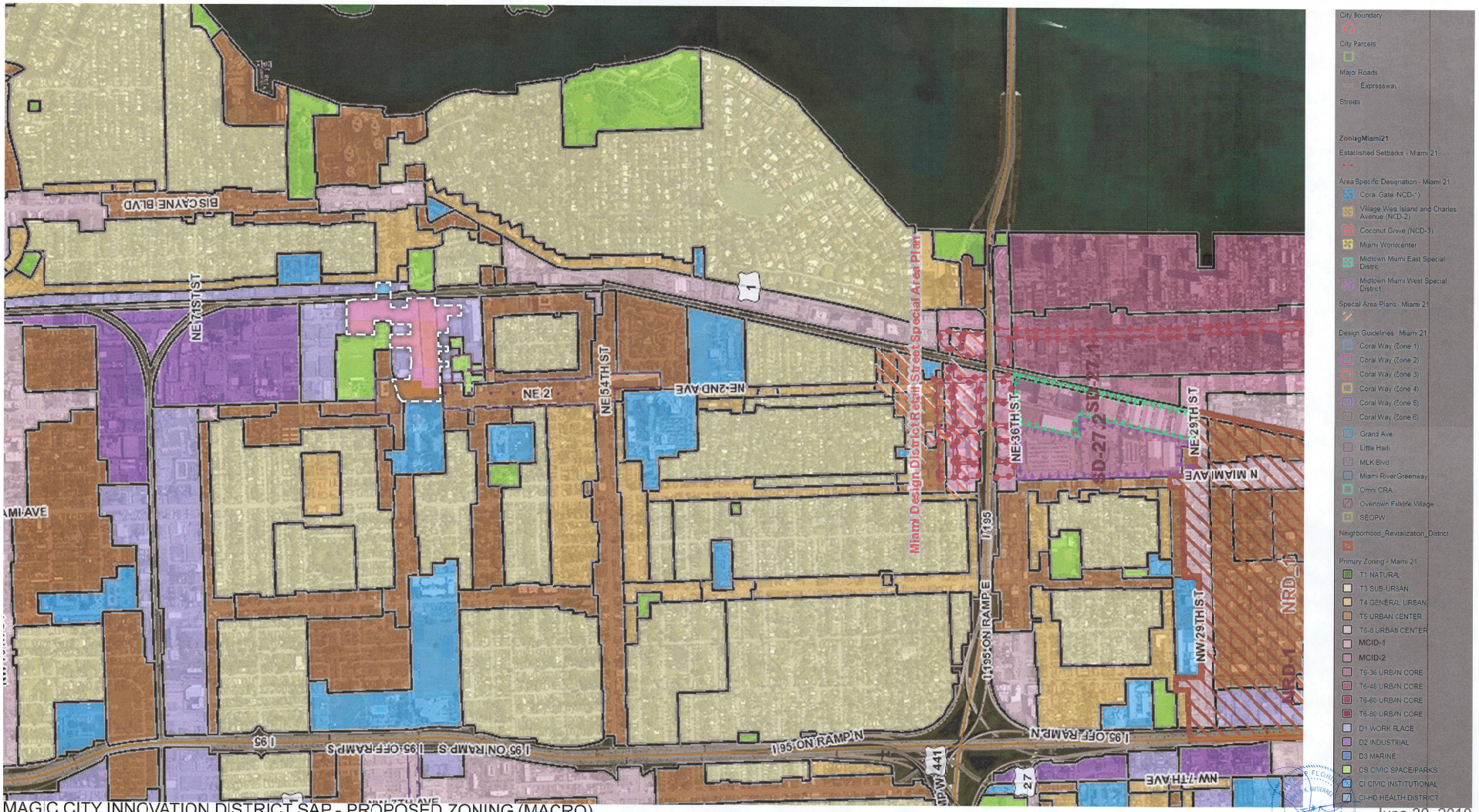
MAGIC CITY INNOVATION DISTRICT SAP - CURRENT ZONING (MICRO)

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/18/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

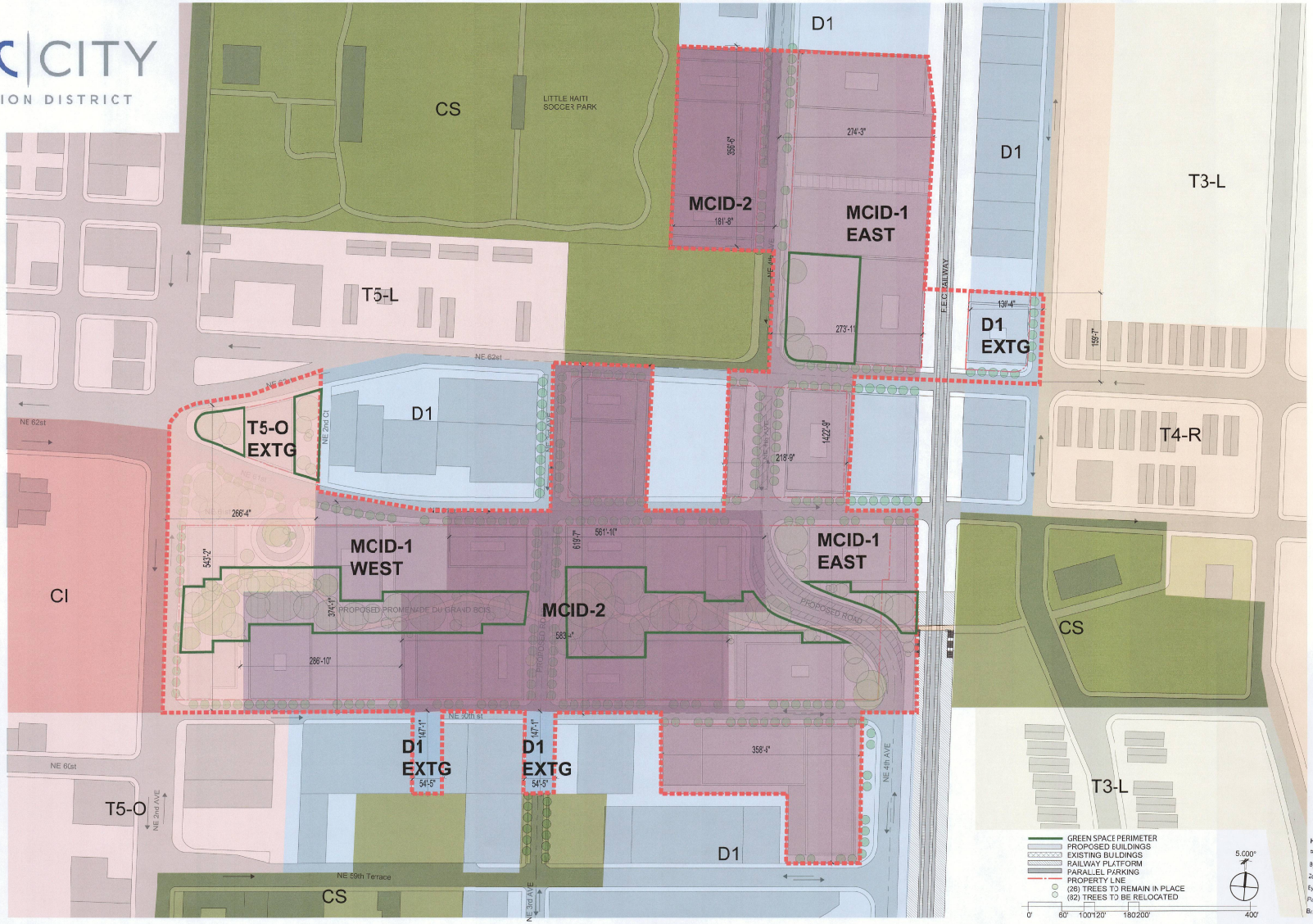
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards PA - Date 6/8/16
Public works - Date 8/4/16
By:
Zoning - Date 6-8-16
By:
Planning - Date 6/8/16
By:
Signature above only approval



MAGIC CITY INNOVATION DISTRICT SAP - PROPOSED ZONING (MACRO)

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

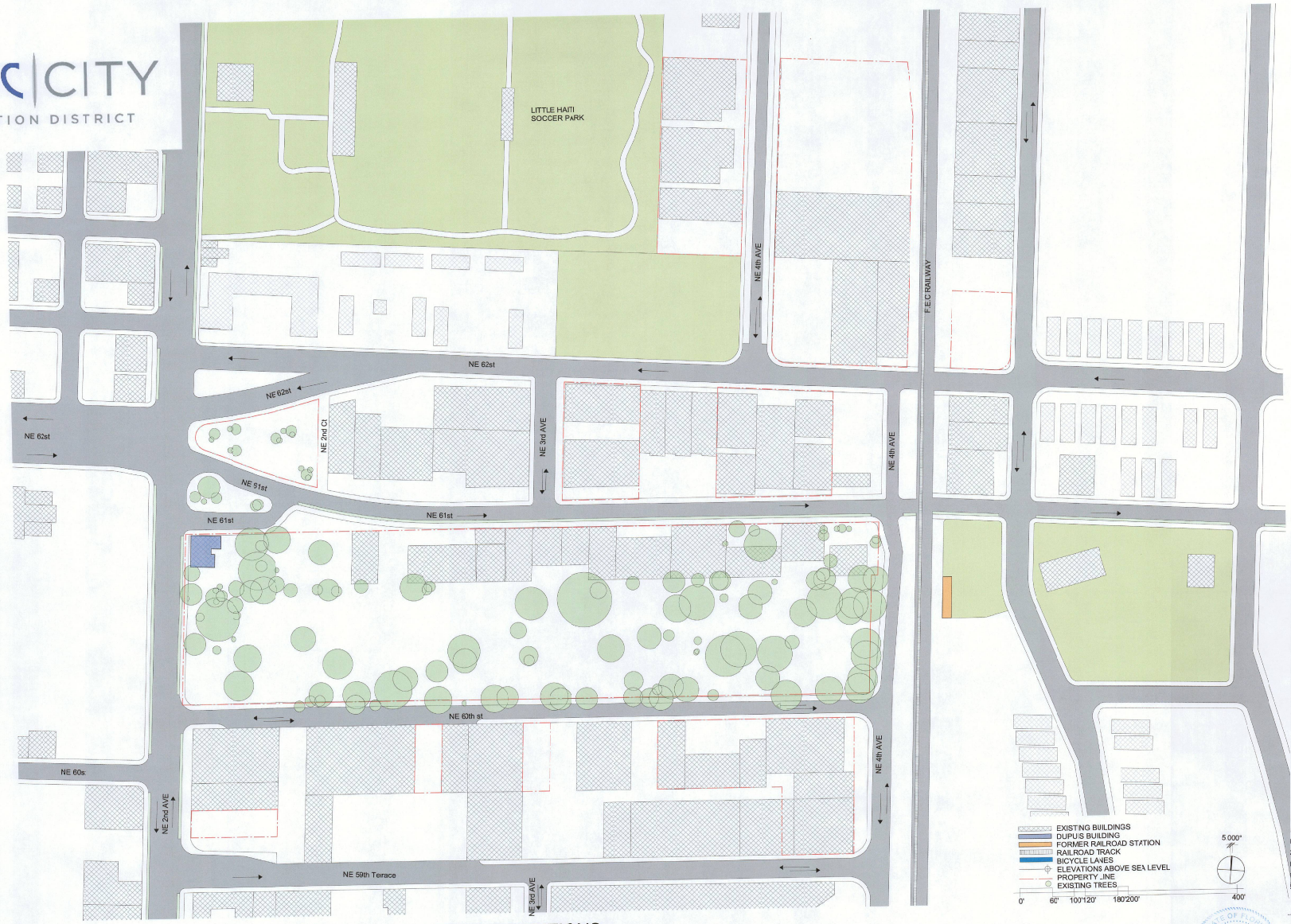


CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/20/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - PROPOSED ZONING (MICRO)

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Board: CH - Date 6/21/18
Public works - Date 8/28/18
By:
Zoning - Date 5/21/19
By:
Planning - Date 6/21/18
By:
Signature of this does not imply approval

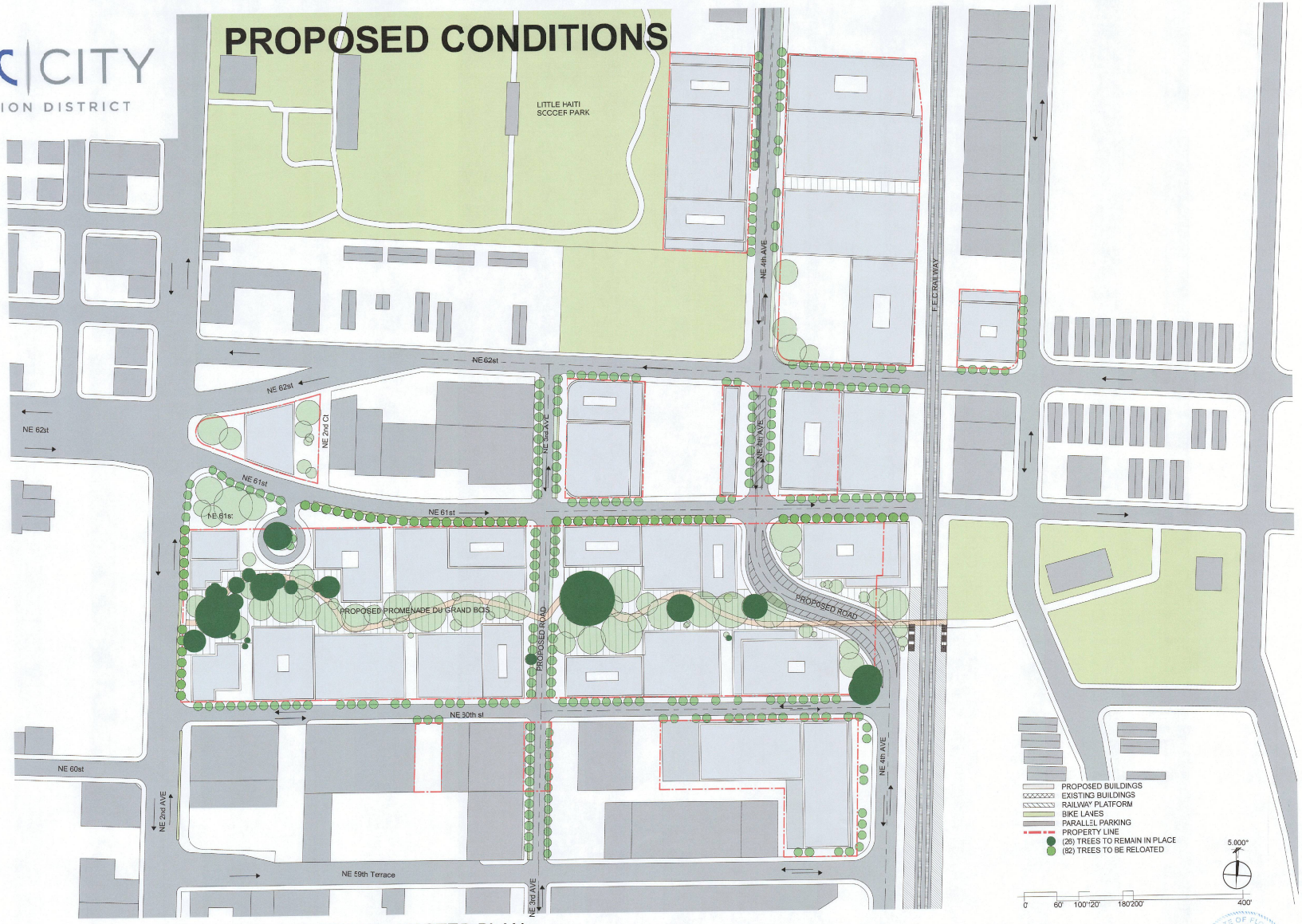
STATE OF FLORIDA
SHERRY K. GUTIERREZ
REGISTERED ARCHITECT

MAGIC CITY INNOVATION DISTRICT SAP - EXISTING CONDITIONS

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

PROPOSED CONDITIONS



CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW

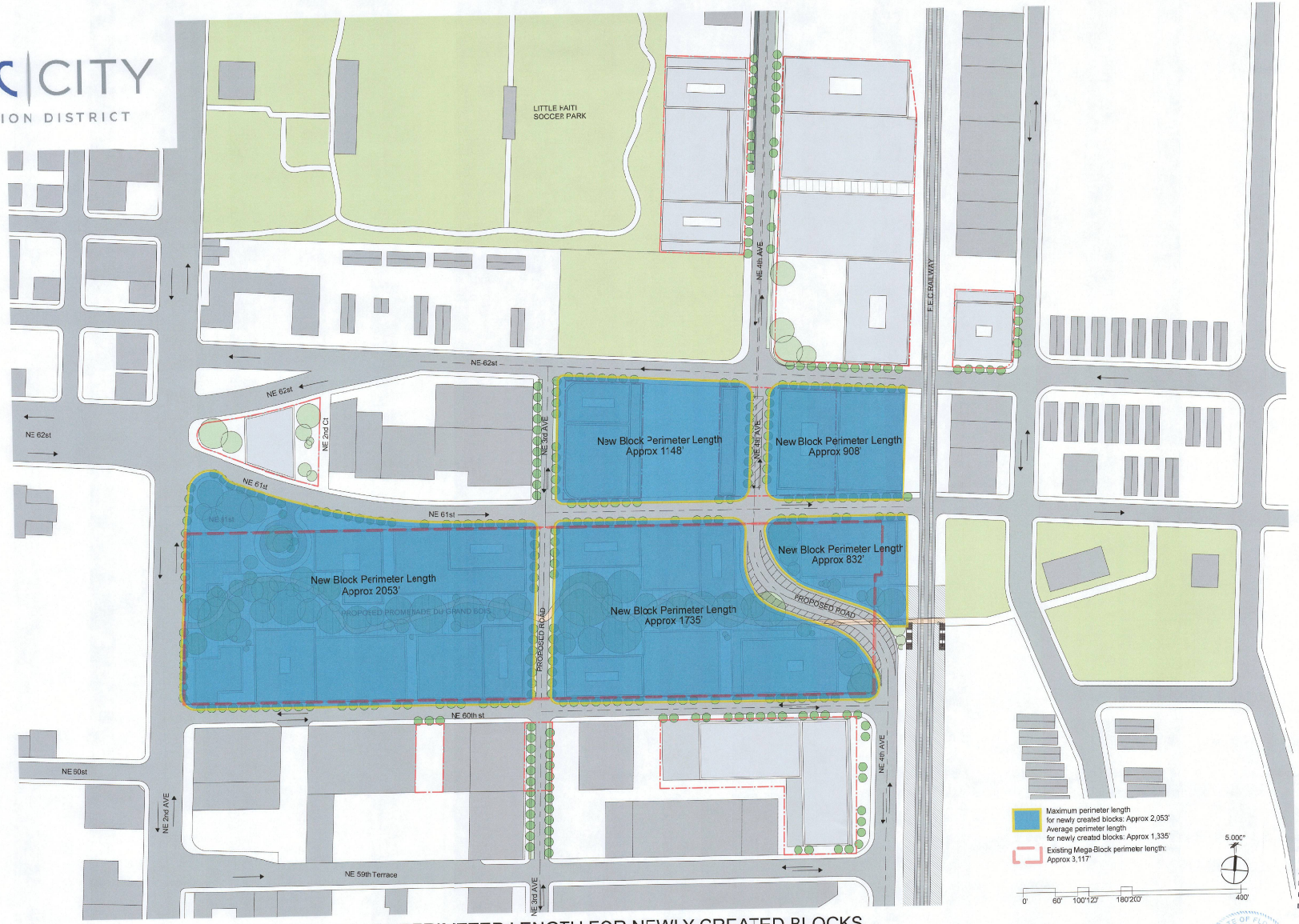
Hearing Boards	- Date	6/21/18
Public works	- Date	8/20/18
By:		
Zoning	- Date	6/21/18
By:		
Planning	- Date	6/21/18
By:		

Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - MASTER PLAN

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



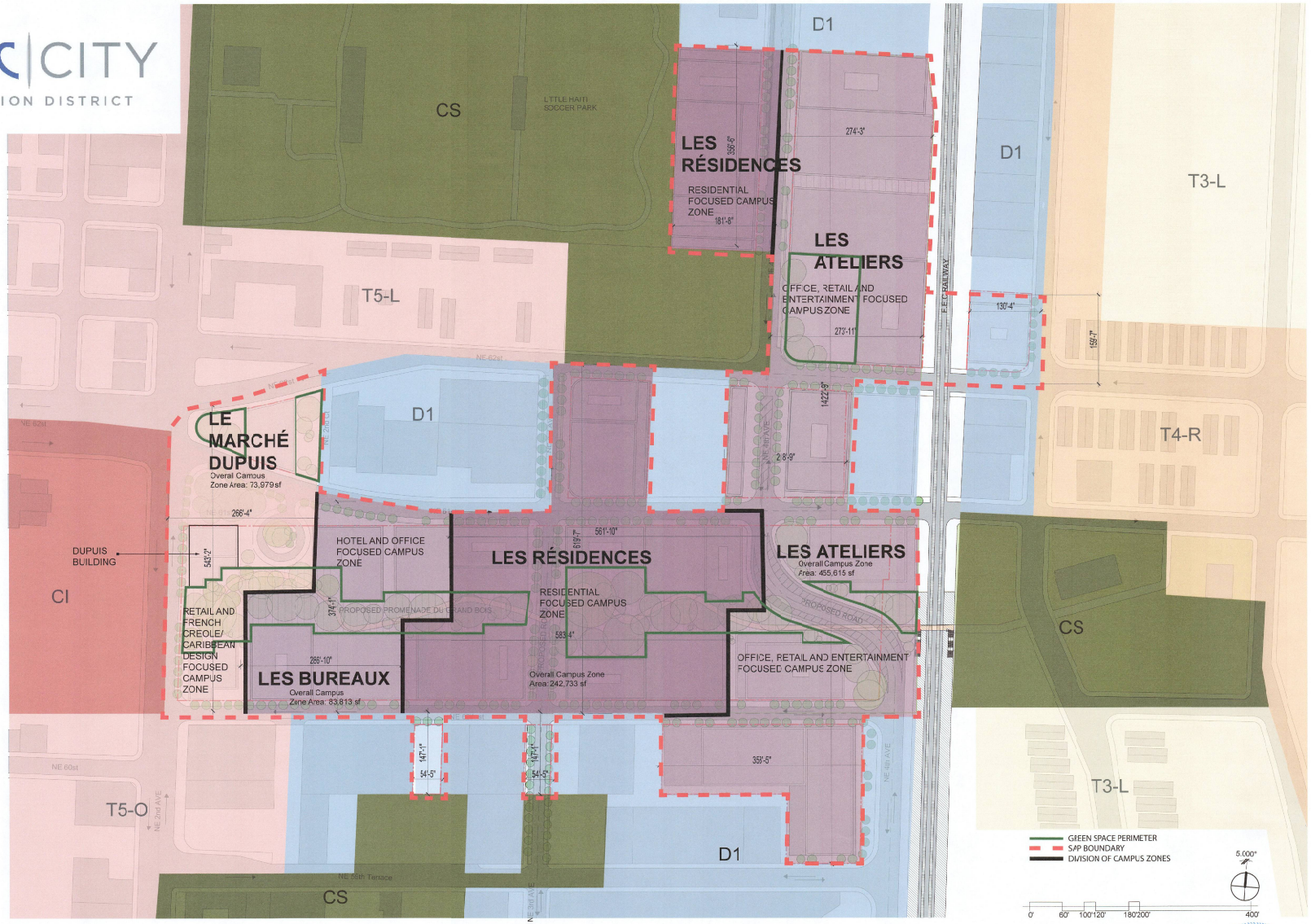
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
SHERRY K. GUTIERREZ
AR92885
REGISTERED ARCHITECT

MAGIC CITY INNOVATION DISTRICT SAP - PERIMETER LENGTH FOR NEWLY CREATED BLOCKS

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



MAGIC CITY INNOVATION DISTRICT SAP - CAMPUS ZONES

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By
Zoning - Date 6/21/18
By
Planning - Date 6/21/18
By
Signature above does not imply approval

June 20, 2018

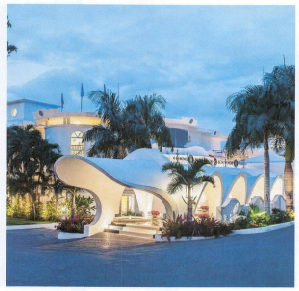
MAGIC | CITY
INNOVATION DISTRICT

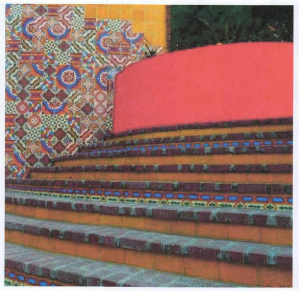
CULTURAL, ARCHITECTURAL AND URBAN DESIGN MOOD

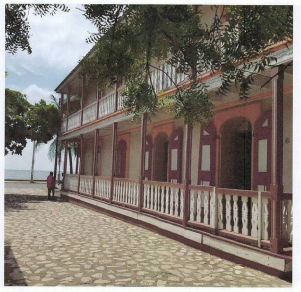
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW

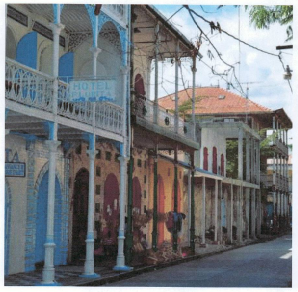
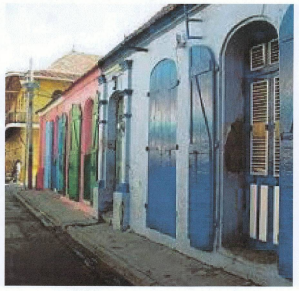
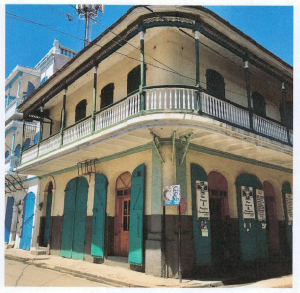
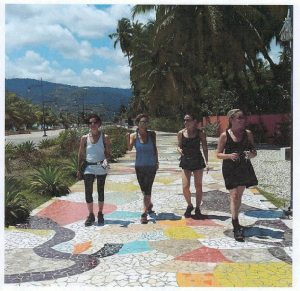
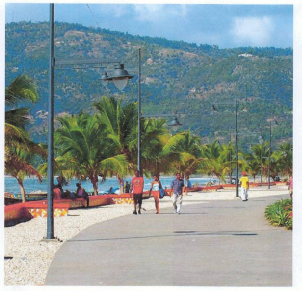
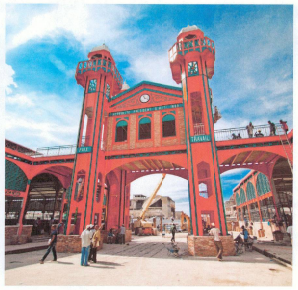
Hearing Boards - Date 1/21/18
Public works - Date 2/26/18
By:
Zoning - Date 6/4/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

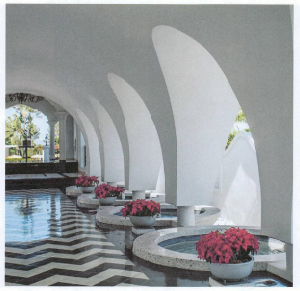


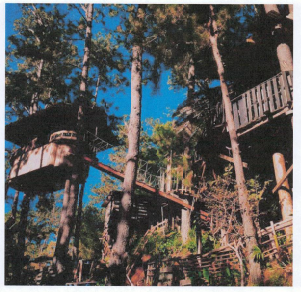
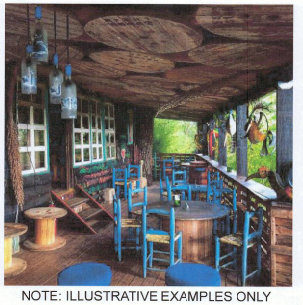
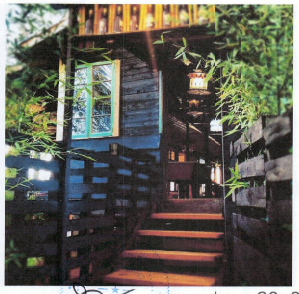






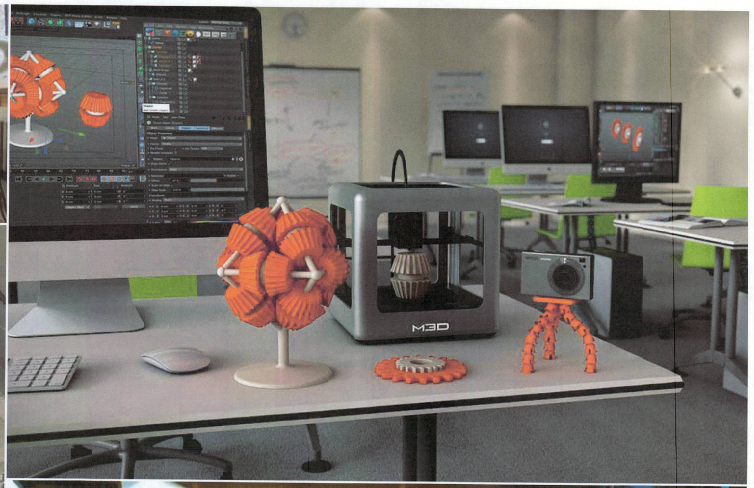
NOTE: ILLUSTRATIVE EXAMPLES ONLY

MAGIC | CITY
INNOVATION DISTRICT

TECHNOLOGY & INNOVATION

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval



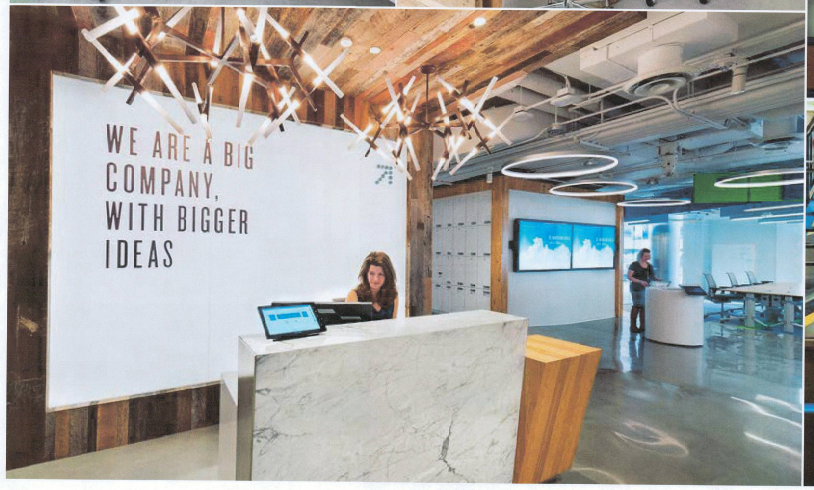








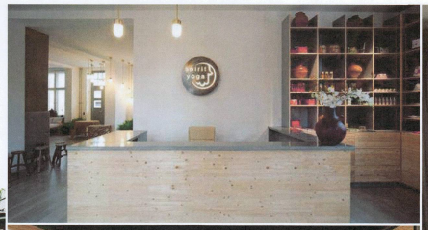




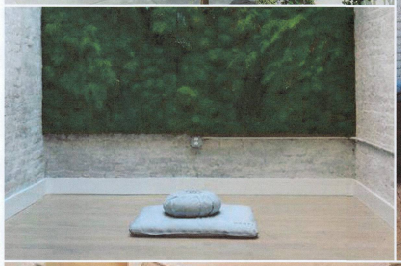
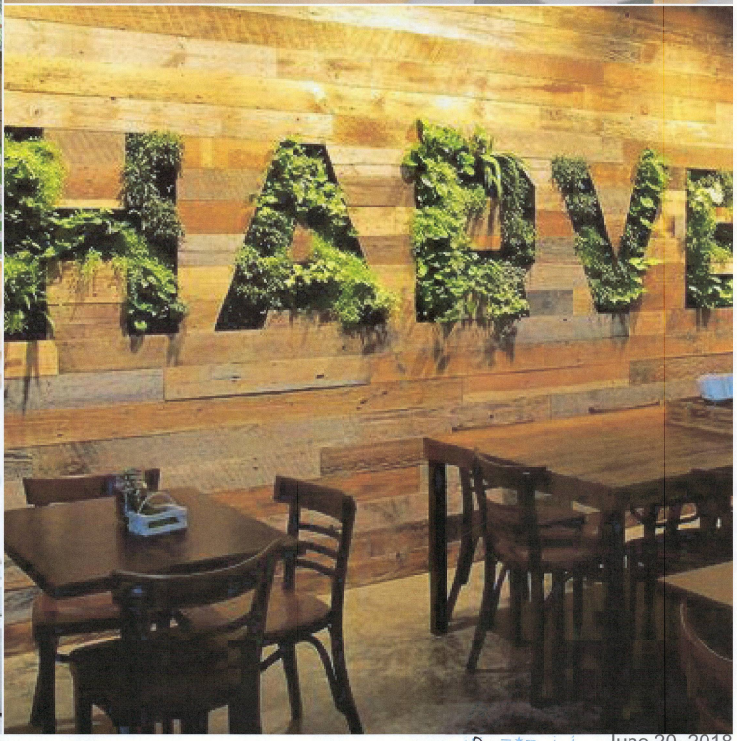
MAGIC | CITY
INNOVATION DISTRICT

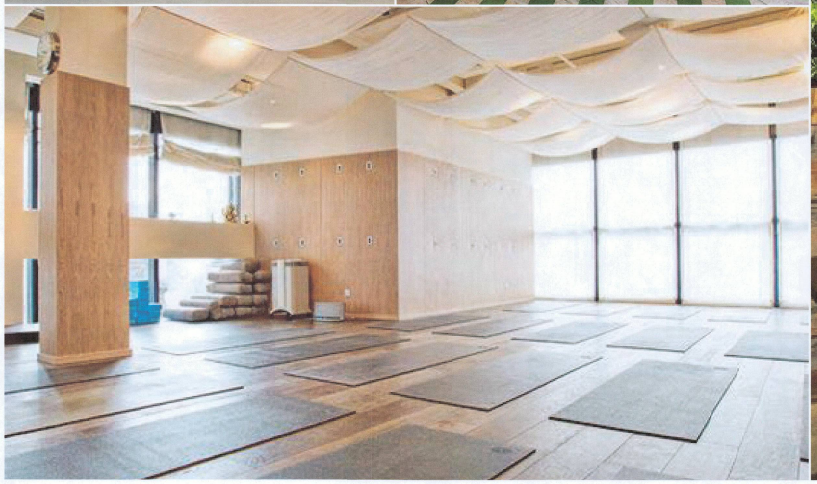
HEALTH & WELLNESS

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/19/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval





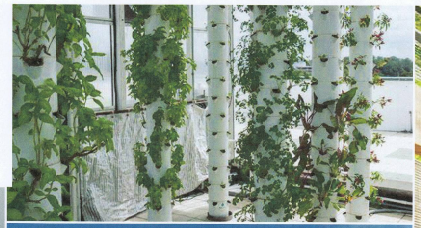




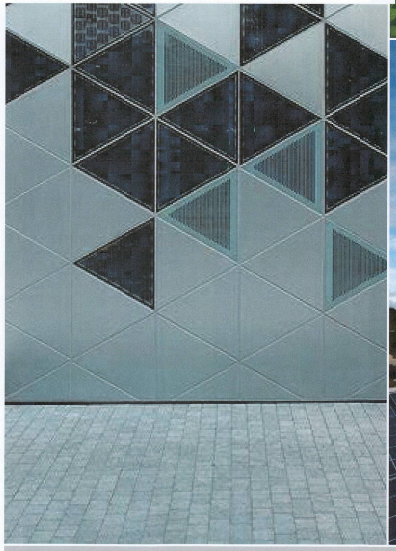


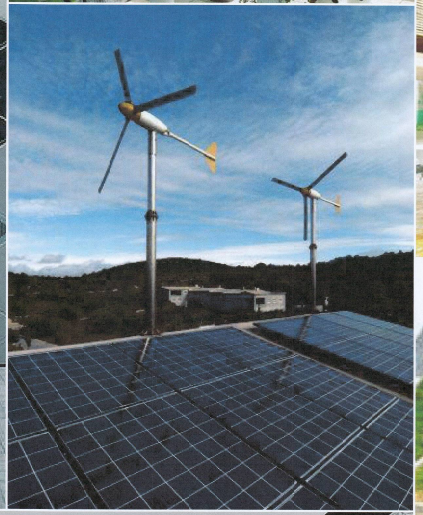
MAGIC | CITY
INNOVATION DISTRICT

SUSTAINABILITY

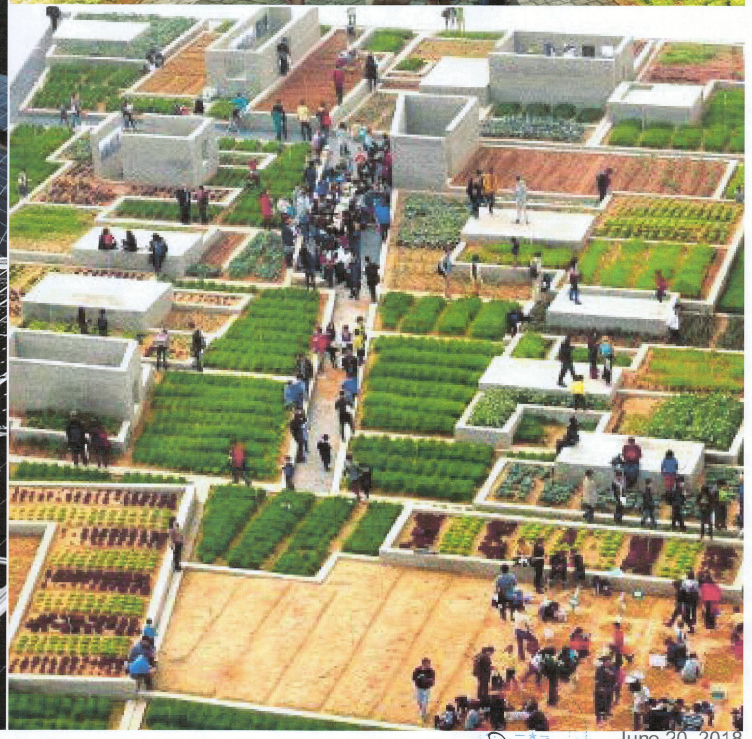
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards CH - Date 6/21/18
Public works - Date 06/6/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

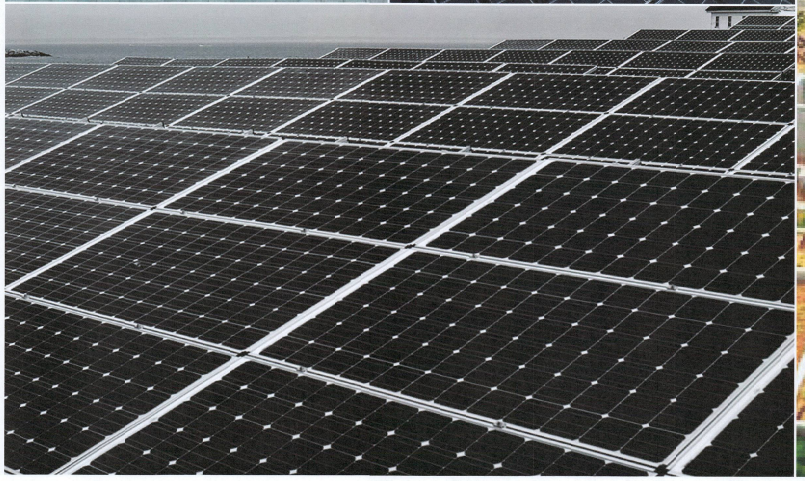












MAGIC | CITY
INNOVATION DISTRICT

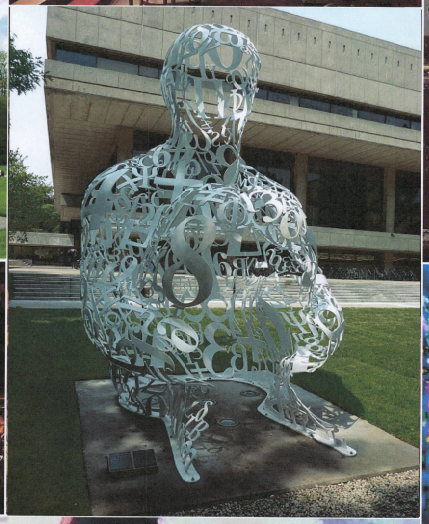
ART, CULTURE & ENTERTAINMENT

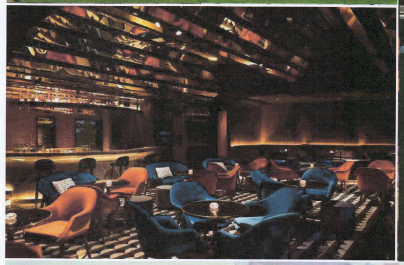
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

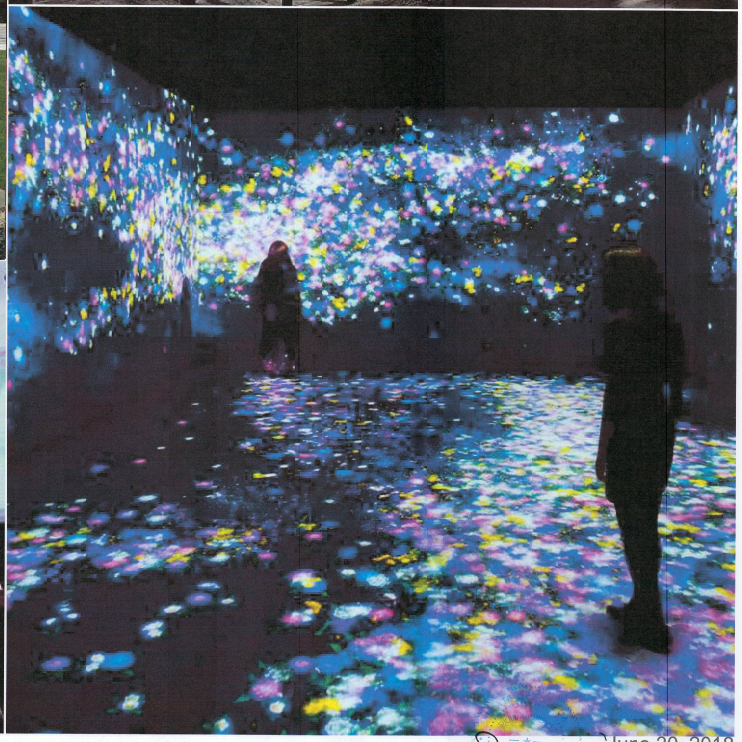














June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

INNOVATIVE DISTRICTS

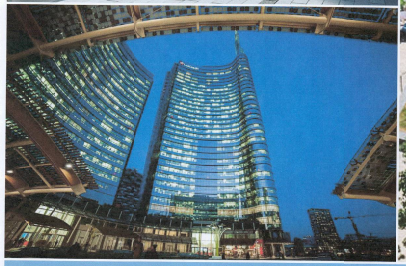
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/22/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval















MAGIC | CITY
INNOVATION DISTRICT

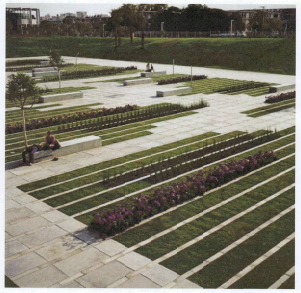
STREETSCAPE MOOD

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Board CH - Date 6/21/18
Public works - Date 6/19/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

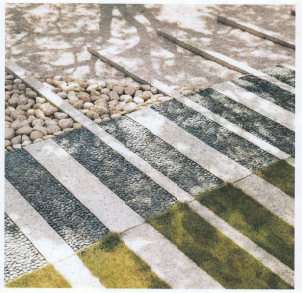
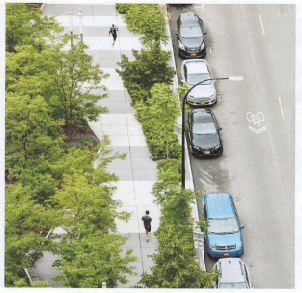






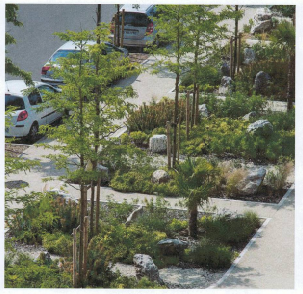
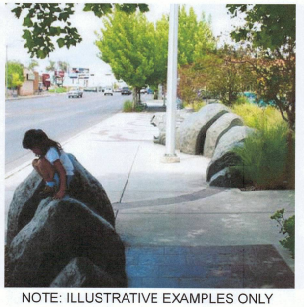








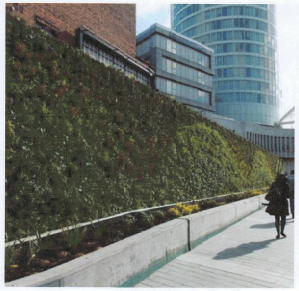



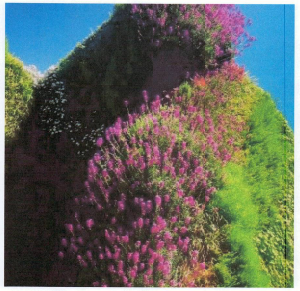

NOTE: ILLUSTRATIVE EXAMPLES ONLY

MAGIC | CITY
INNOVATION DISTRICT

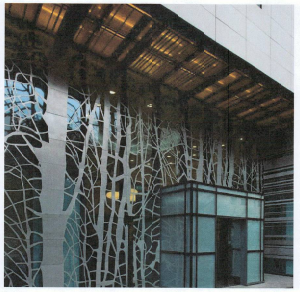
NON-ACTIVE FACADE TREATMENT

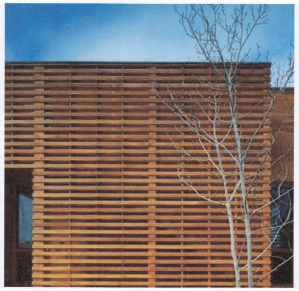
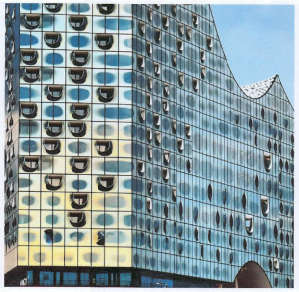
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/18/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/22/18
By:
Signature above does not imply approval

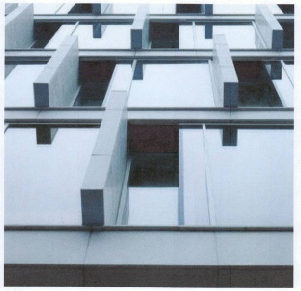
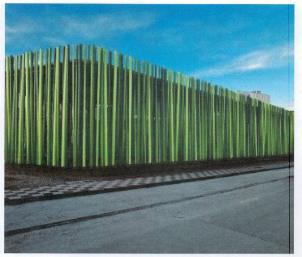
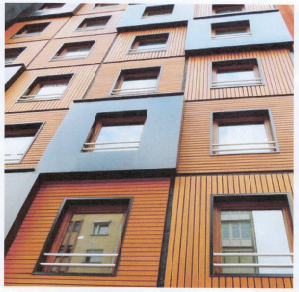
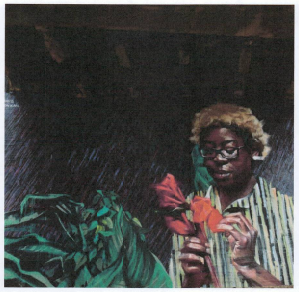


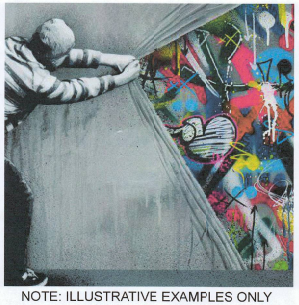
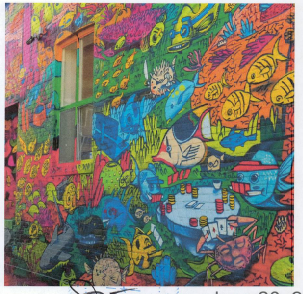




NOTE: ILLUSTRATIVE EXAMPLES ONLY

MAGIC | CITY
INNOVATION DISTRICT

SITE FURNISHING MOOD

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public Works - Date 6/20/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval







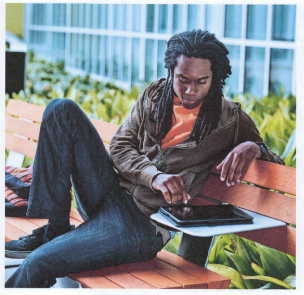










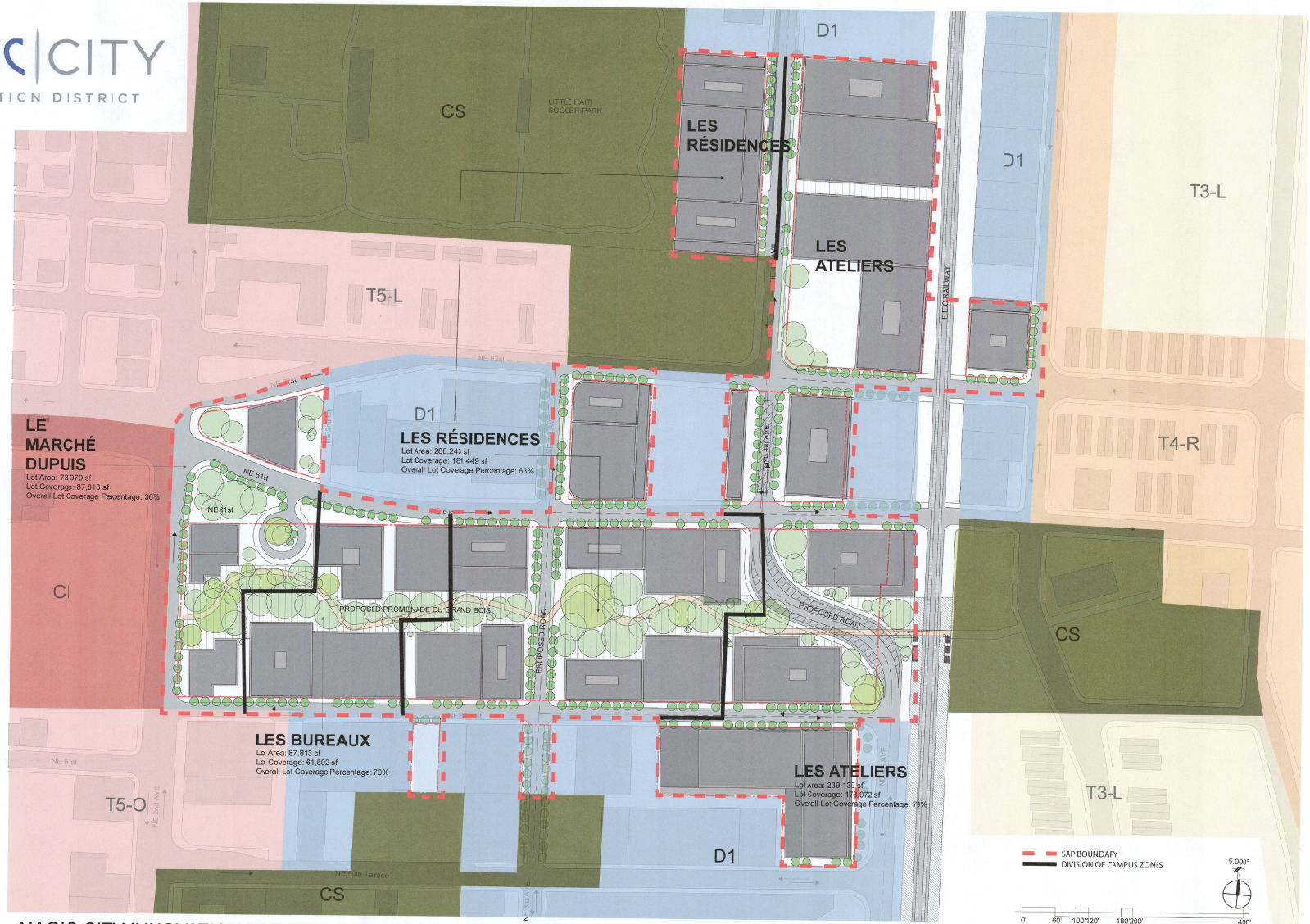






NOTE: ILLUSTRATIVE EXAMPLES ONLY

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



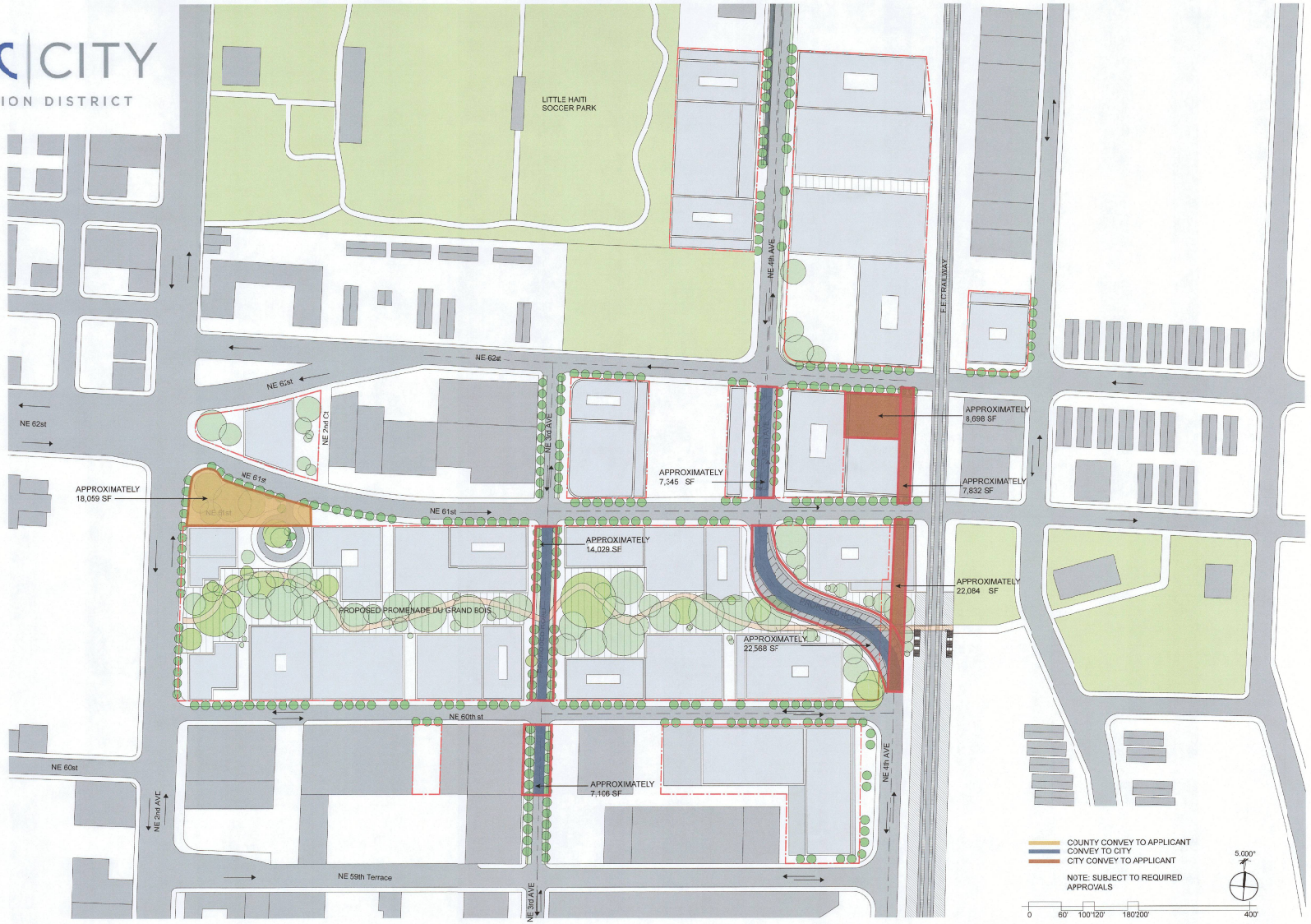
MAGIC CITY INNOVATION DISTRICT SAP - LOT COVERAGE BY CAMPUS ZONE

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/28/18
By:
Zoning - Date 6/21/18
By: C.L.
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
JAMAIN K. GUTIERREZ
REGISTERED ARCHITECT

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

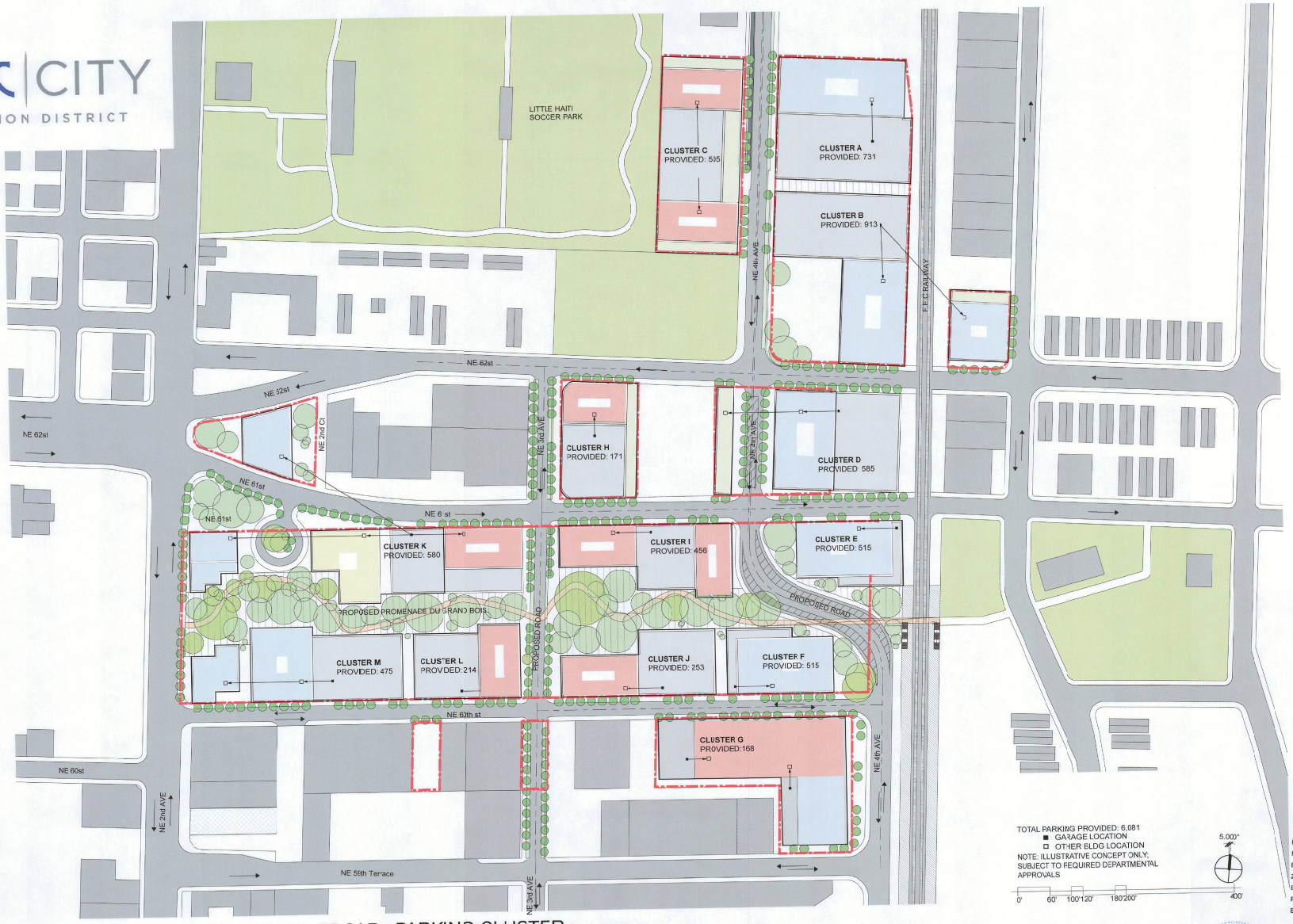


MAGIC CITY INNOVATION DISTRICT SAP - LAND SWAP

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards — Date 6/21/18
Public Works — Date 6/20/18
By:
Zoning — Date 6/21/18
By:
Planning — Date 6/21/18
By:
Signature above does not imply approval

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



TOTAL PARKING PROVIDED: 6,081
■ GARAGE LOCATION
□ OTHER BLDG LOCATION
NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

0' 60' 100'120' 180'200' 400'

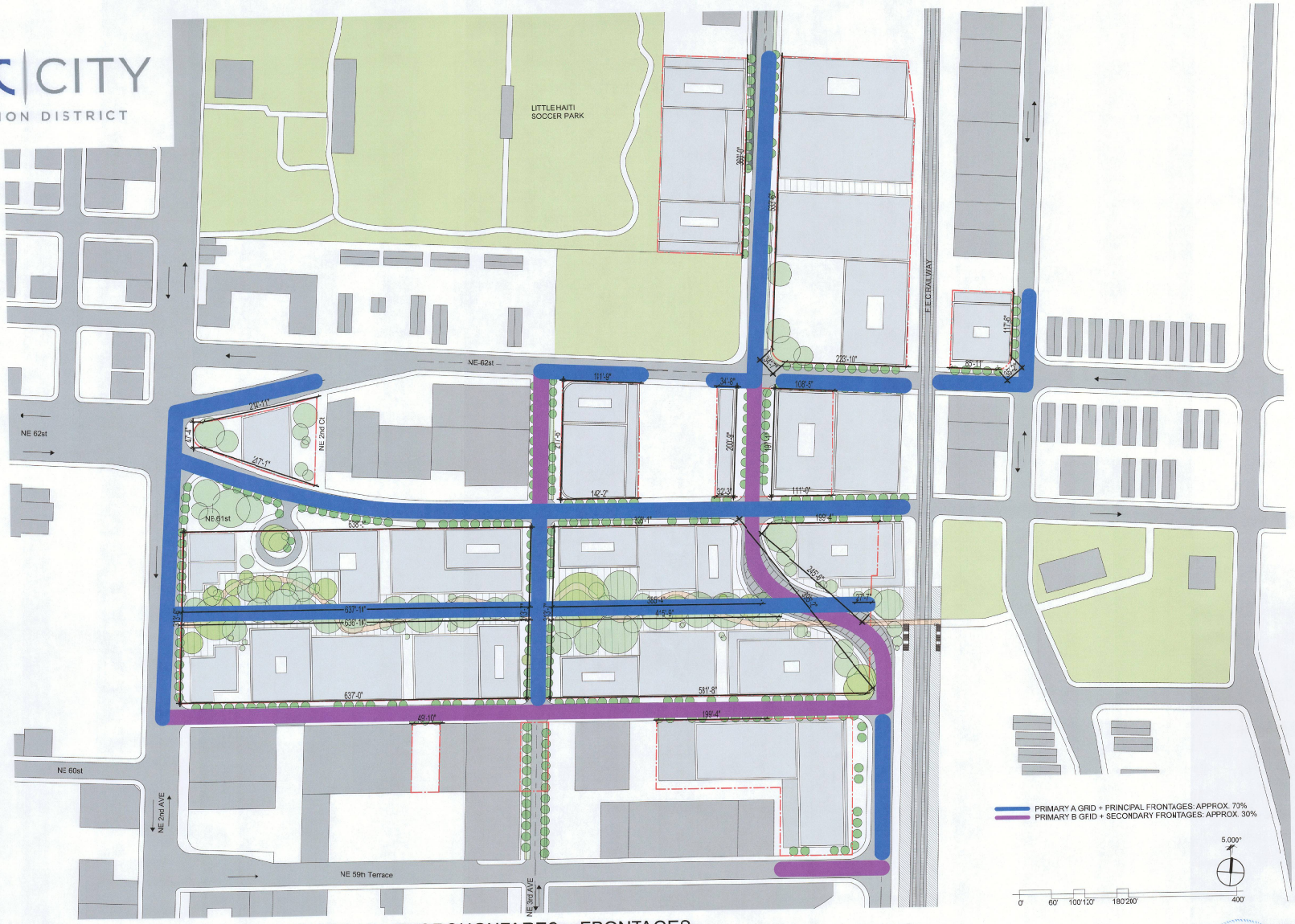
5.000'

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards · Date 6/21/18
Public works · Date 6/15/18
By:
Zoning · Date 6/21/18
By:
Planning · Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - PARKING CLUSTER

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

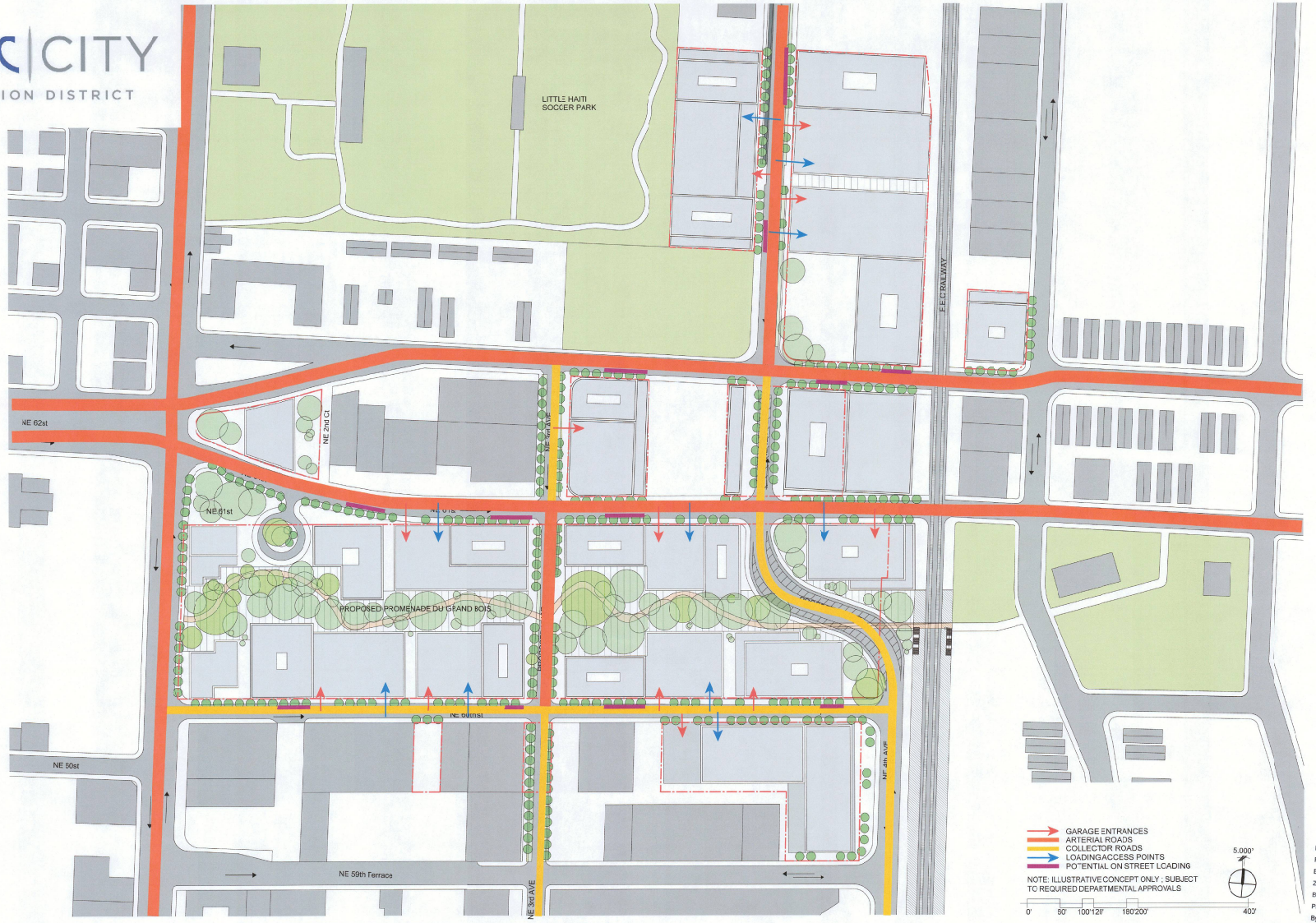


CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public Works - Date 6/16/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - THOROUGHFARES + FRONTAGES

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

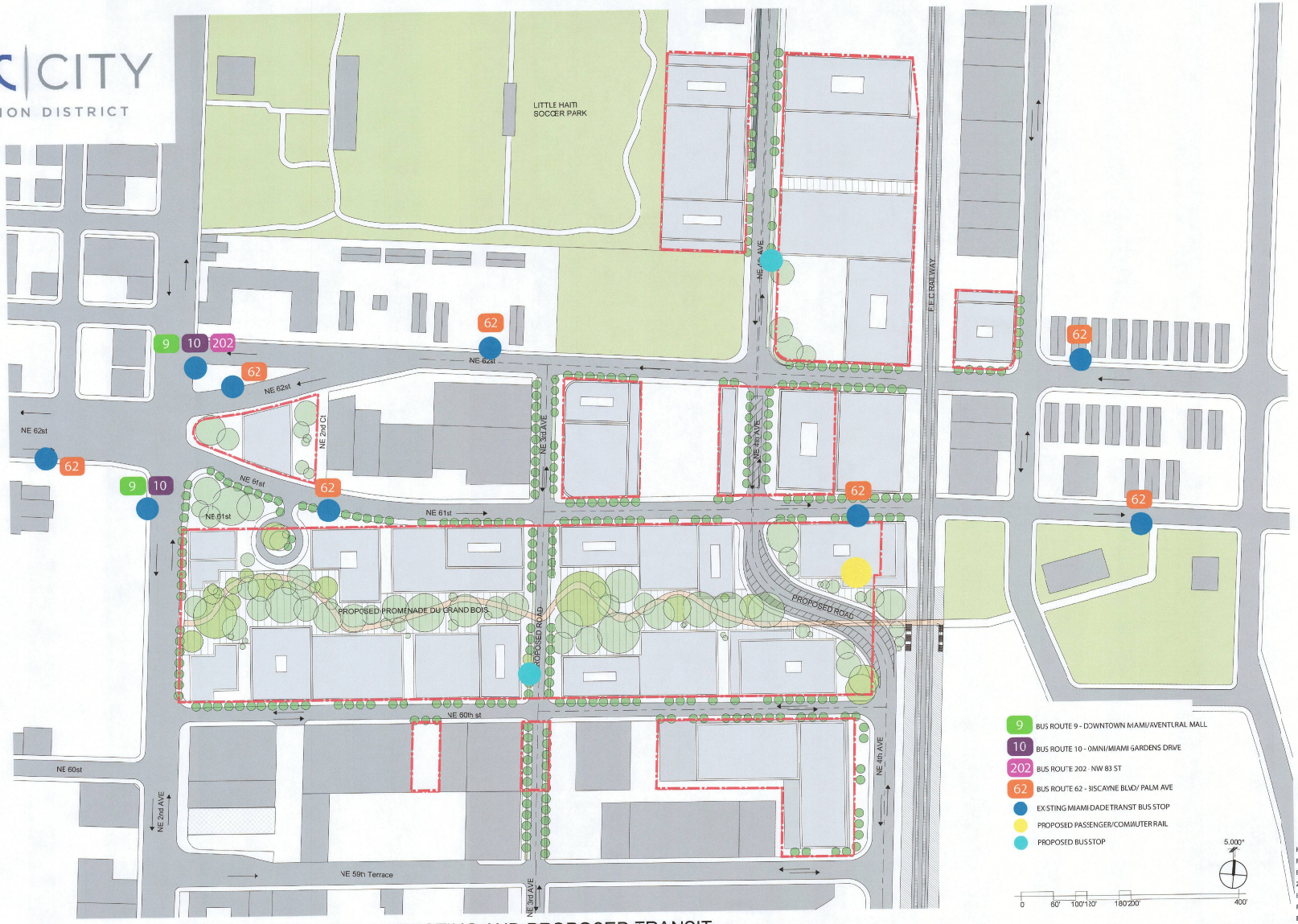


CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/18/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - VEHICULAR CIRCULATION

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

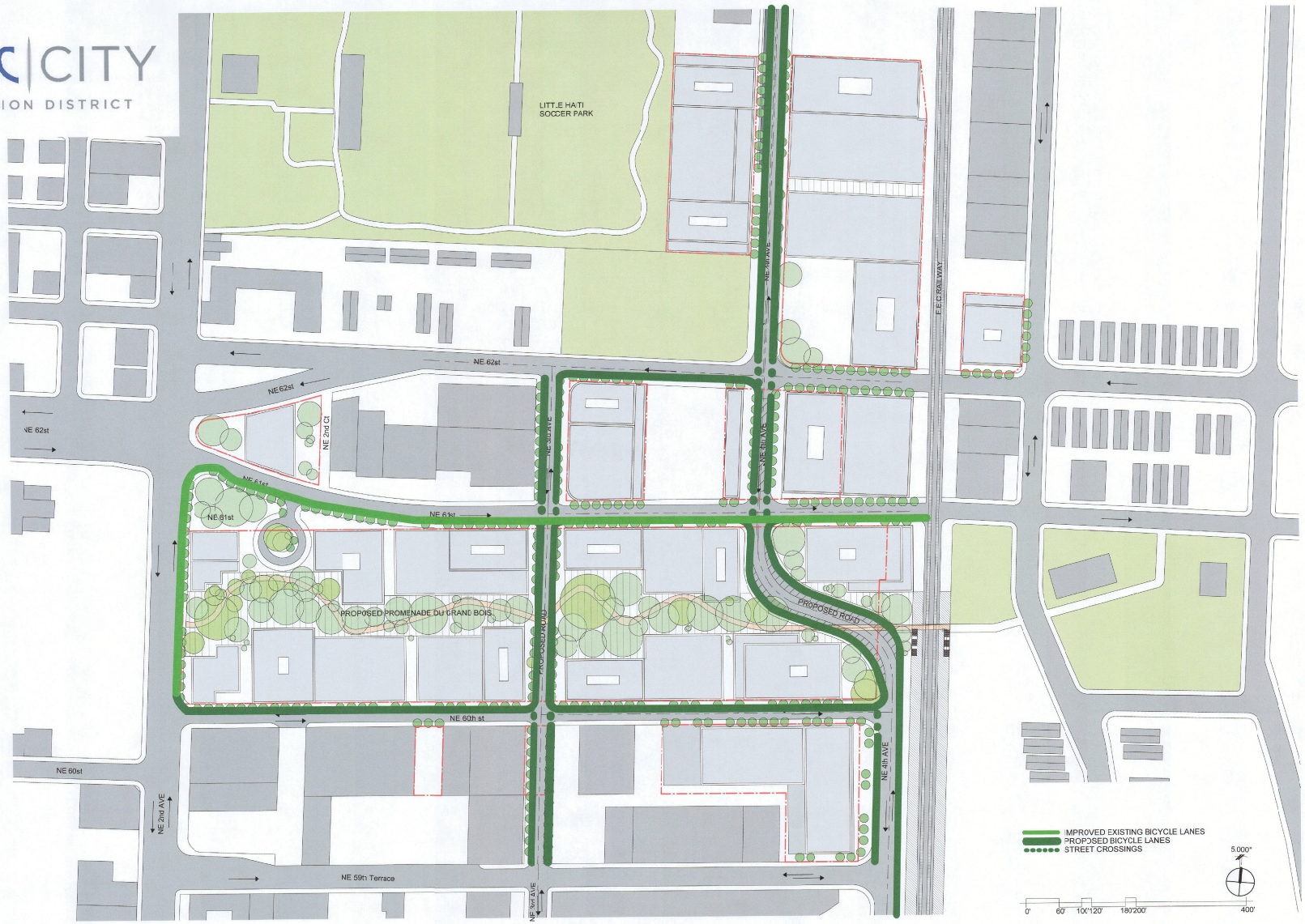


MAGIC CITY INNOVATION DISTRICT SAP - EXISTING AND PROPOSED TRANSIT

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



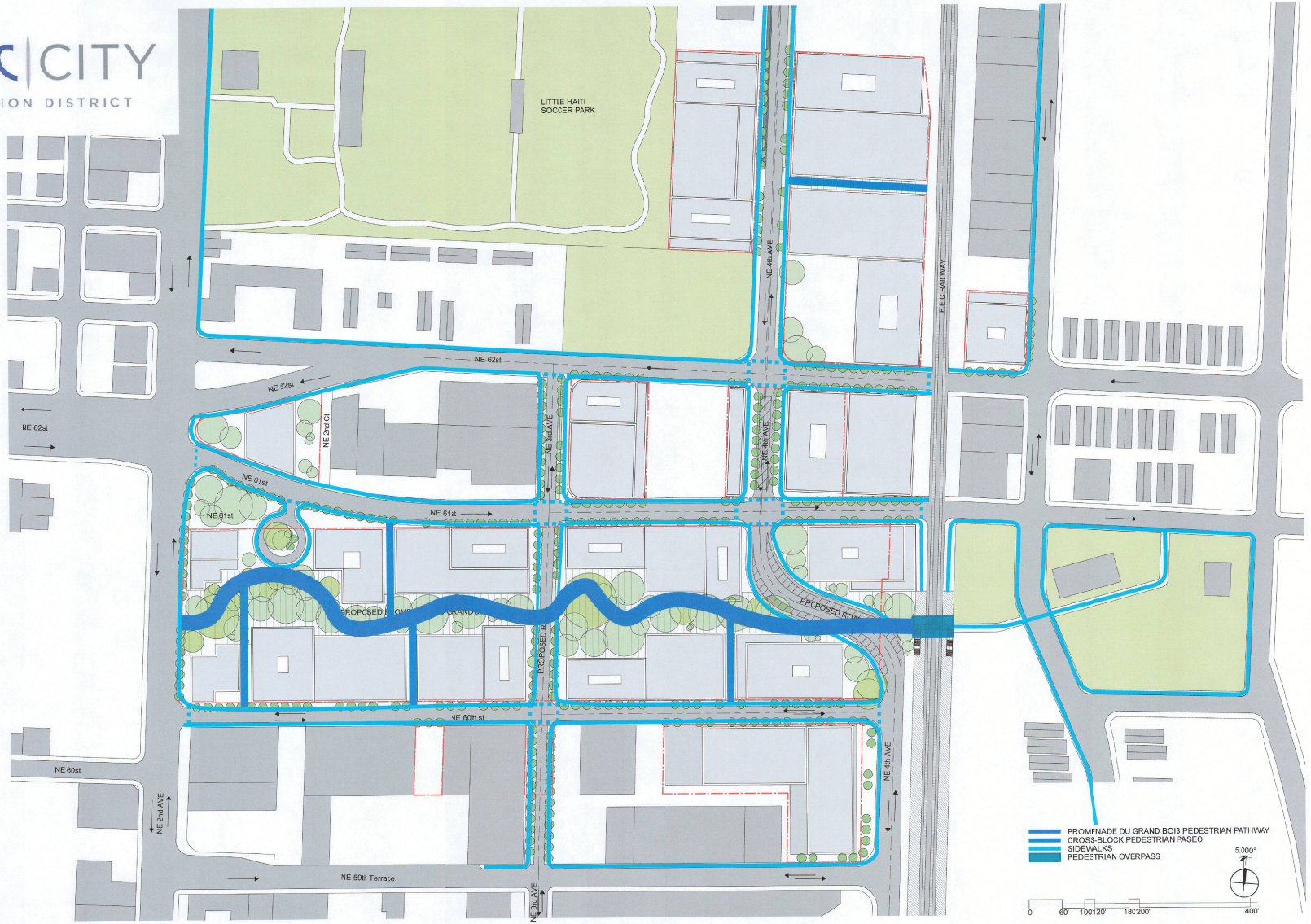
MAGIC CITY INNOVATION DISTRICT SAP - BICYCLE CIRCULATION

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/25/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
PUBLIC SURVEYOR
REGISTERED ARCHITECT

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

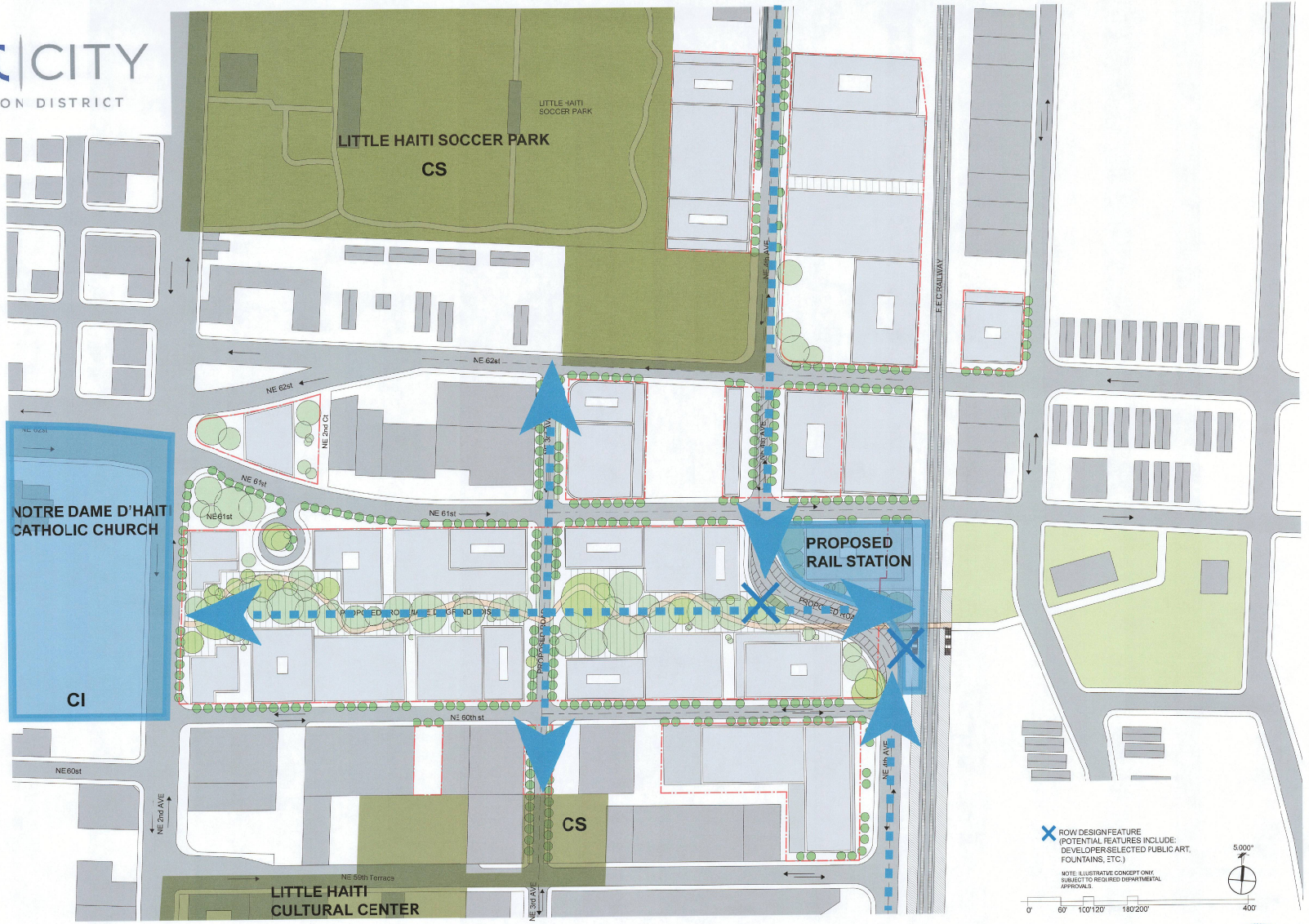


MAGIC CITY INNOVATION DISTRICT SAP - PEDESTRIAN CIRCULATION

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public Works - Date 6/21/18
By
Zoning - Date 6/21/18
By
Planning - Date 6/21/18
By
Signature above does not imply approval

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards · Date 6/21/18
Public works · Date 6/26/18
By:
Zoning · Date 6/21/18
By:
Planning · Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - TERMINATED VISTA

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



CIVIC SPACE = 3.8 ACRES MINIMUM
NOTE: ILLUSTRATIVE CONCEPT ONLY;
SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

5.000'

0' 60' 100'/120' 180'/200' 400'

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/14/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - CIVIC AND OPEN SPACE

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



CITY REQUIRED: 10% LOT AREA AS OPEN SPACE
77,333 SF - 1.8 ACRES
HIGHLIGHTED ABOVE



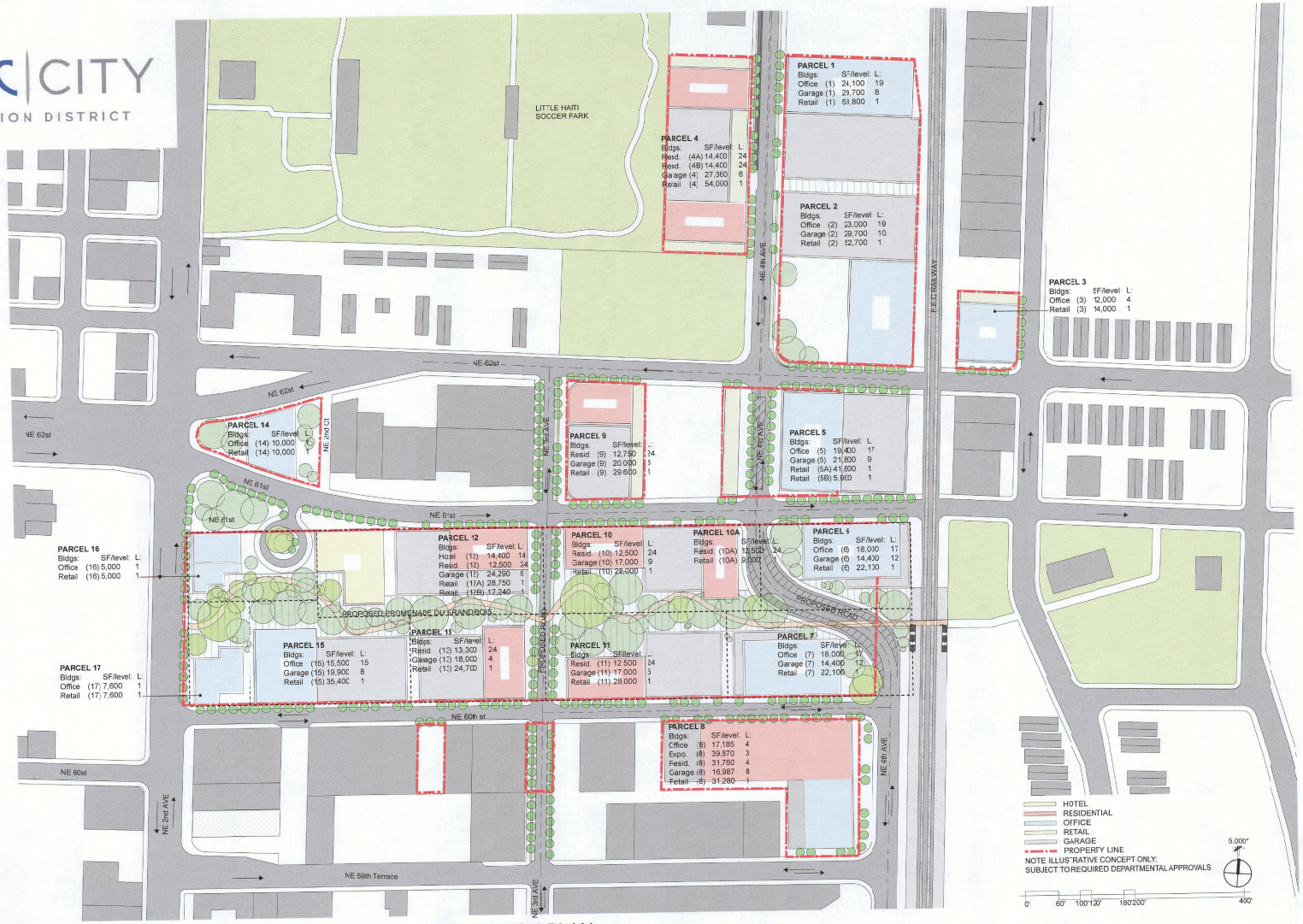
SAP PROVIDED: 21% LOT AREA AS PUBLIC OPEN SPACE
165,528 SF - 3.8 ACRES MINIMUM
HIGHLIGHTED ABOVE

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 7/5/18
Public works - Date 7/5/18
By:
Zoning - Date 7-5-18
By:
Planning - Date 7/5/18
By:
Signature above does not imply approval

STATE OF FLORIDA
HENRI K. GUTIERREZ
AR92855
REGISTERED ARCHITECT
JUN 20 2018

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



MAGIC CITY INNOVATION DISTRICT SAP - PARCELIZATION PLAN

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/5/18
Public works - Date 6/5/18
By:
Zoning - Date 7-5-18
By:
Planning - Date 7/5/18
By:
Signature above does not imply approval

STATE OF FLORIDA
REGISTERED ARCHITECT
JUN 20 2018

MAGIC | CITY
INNOVATION DISTRICT

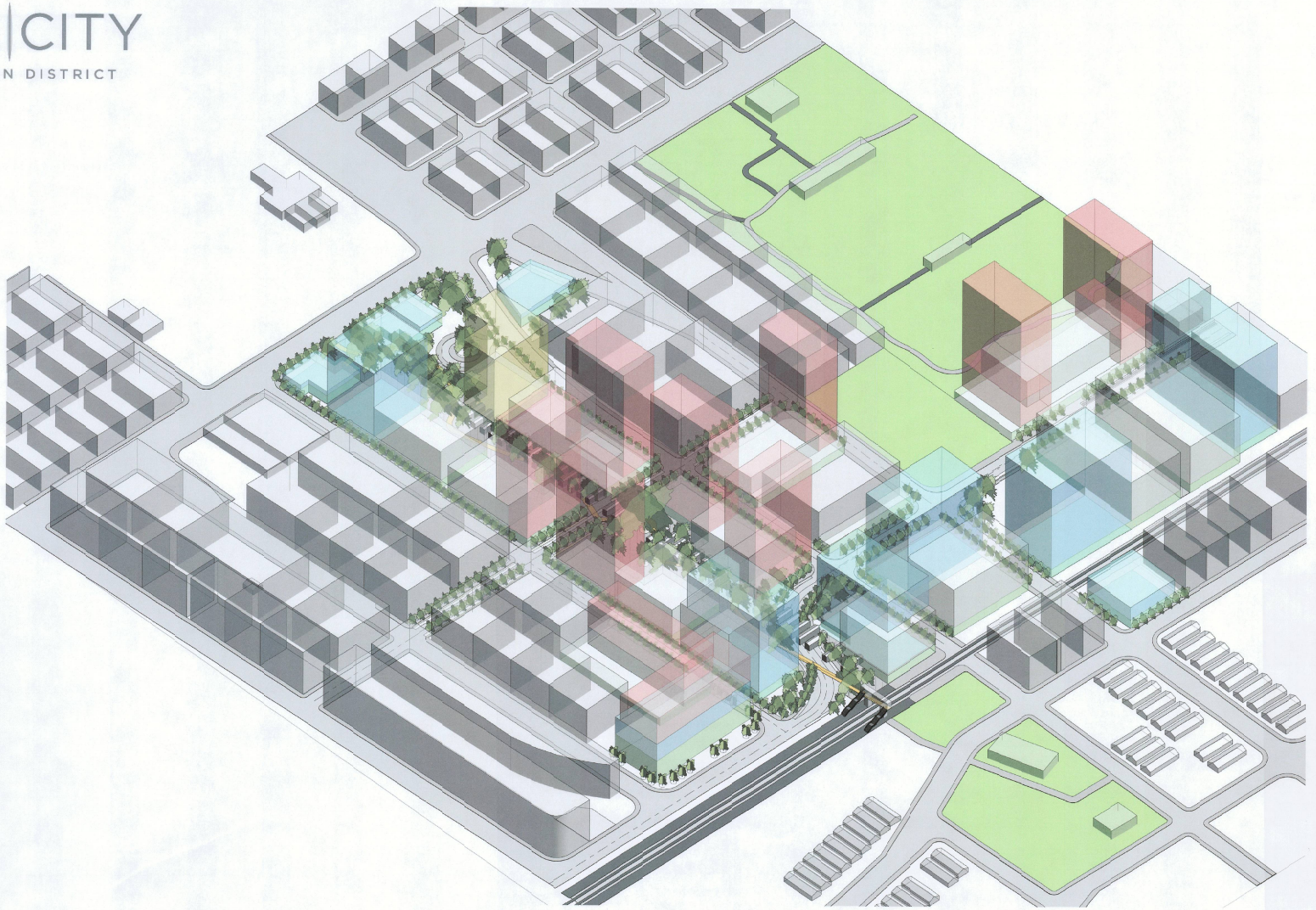


CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/20/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - SOUTH EAST MASSING - PROPOSED SAP MASSING V. CURRENT AREA BUILDOUTS

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/18/18
By:
Zoning - Date 6/14/18
By:
Planning - Date 6/20/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - SOUTH EAST MASSING - PROPOSED SAP MASSING V. MAX. POTENTIAL AREA BUILDOUTS

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

Magic City * SAP * Program Calculations

Parcel	Building	Use	Units	Units / Level	# Levels	SF / Level	Gross SF	(-)%	Net SF	Parking Calc. Net	Program Notes	Parking Ratio	Required	Provided
1	1	Office			19	24,100	457,900	10%	412,110	370,899		2 / 1,000	742	
1	1	Retail			1	53,800	53,800	35%	34,970			2 / 1,000	70	
1	1	Garage		91	3	29,700	137,600	100%	0		325 sqft / space avg.			731
2	2	Office			19	23,000	437,000	10%	393,300	353,970		2 / 1,000	708	
2	2	Retail			1	52,700	52,700	35%	34,255			2 / 1,000	69	
2	2	Garage		91	10	29,700	297,000	100%	0		325 sqft / space avg.			913
3	3	Office			4	12,000	48,000	10%	43,200	38,880		2 / 1,000	78	
3	3	Retail			1	14,000	14,000	25%	10,500			2 / 1,000	21	
4	4A	Residential	342	15	24	14,400	345,600	15%	293,760		358 net sqft / unit	0.6 / Unit	205	
4	4B	Residential	342	15	24	14,400	345,600	15%	293,760		358 net sqft / unit	0.6 / Unit	205	
4	4	Retail			1	54,000	54,000	35%	35,100			2 / 1,000	70	
4	4	Garage		84	6	27,360	164,160	100%	0		325 sqft / space avg.			505
5	5	Office			17	19,400	329,800	10%	296,820	267,138		2 / 1,000	534	
5	5A	Retail			1	41,800	41,800	45%	22,990			2 / 1,000	46	
5	5B	Retail			1	5,900	5,900	20%	4,720			2 / 1,000	9	
5	5	Garage		65	9	21,800	196,200	100%	0		335 sqft / space avg.			585
6	6	Retail			1	22,100	22,100	45%	12,155			2 / 1,000	24	
6	6	Office			17	18,000	306,000	10%	275,400	247,860		2 / 1,000	496	
6	6	Garage		43	12	14,400	172,800	100%	0		335 sqft / space avg.			515
7	7	Office			17	18,000	306,000	10%	275,400	247,860		2 / 1,000	496	
7	7	Retail			1	22,100	22,100	45%	12,155			2 / 1,000	24	
7	7	Garage		43	12	14,400	172,800	100%	0		335 sqft / space avg.			515
8	8	Retail			1	31,280	31,280	15%	26,588		per plan			
8	8	Residential	60	13	4	31,760	127,040	15%	107,984		per plan			
8	8	Office			4	17,185	68,740	10%	61,866	55,679	per plan			
8	8	Expo			3	39,870	119,610	15%	101,669	86,418	per plan			
8	8	Garage		21	8	16,987	135,899	100%	0		per plan		260	168
9	9	Residential	287	12	24	12,750	306,000	15%	260,100		906 net sqft / unit	0.6 / Unit	172	
9	9	Retail			1	25,600	29,600	35%	19,240			2 / 1,000	38	
9	9	Garage		57	3	20,000	60,000	100%	0		350 sqft / space avg.			171
10	10	Retail			1	28,000	28,000	35%	18,200			2 / 1,000	36	
10A	10a	Retail			1	9,000	9,000	35%	5,850			2 / 1,000	12	
10	10	Residential	309	14	24	12,500	300,000	15%	255,000		825 net sqft / unit	0.6 / Unit	185	
10A	10a	Residential	309	14	24	12,500	300,000	15%	255,000		825 net sqft / unit	0.6 / Unit	185	
10	10	Garage		51	9	17,000	153,000	100%	0		335 sqft / space avg.			456
11	11	Retail			1	28,000	28,000	35%	18,200			2 / 1,000	36	
11	11	Residential	321	14	24	12,500	300,000	15%	255,000		794 net sqft / unit	0.6 / Unit	193	
11	11	Garage		51	5	17,000	85,000	100%	0		335 sqft / space avg.			253
12	12	Residential	336	15	24	12,500	300,000	15%	255,000		758 net sqft / unit	0.6 / Unit	202	
12	12	Hotel	432	31	14	14,400	201,600	15%	171,360		396 net sqft / key	0.5 / Key	216	
12	12A	Retail			1	28,750	28,750	35%	18,688			2 / 1,000	37	
12	12B	Retail			1	17,240	17,240	20%	13,792			2 / 1,000	28	
12	12	Garage		73	8	24,290	194,320	100%	0		335 sqft / space avg.			580
13	13	Retail			1	24,700	24,700	35%	16,055			2 / 1,000	32	
13	13	Residential	324	14	24	13,300	319,200	15%	271,320		837 net sqft / unit	0.6 / Unit	194	
13	13	Garage		54	4	18,000	72,000	100%	0		336 sqft / space avg.			214
14	14	Office			1	10,000	10,000	10%	9,000	8,100		2 / 1,000	16	
14	14	Retail			1	10,000	10,000	20%	8,000			2 / 1,000	16	
15	15	Office			15	15,500	232,500	10%	209,250	188,325		2 / 1,000	377	
15	15	Retail			1	35,400	35,400	35%	23,010			2 / 1,000	46	
15	15	Garage		59	8	19,900	159,200	100%	0		335 sqft / space avg.			475
16	16	Office			1	5,000	5,000	10%	4,500	4,050	DuPus Building	2 / 1,000	8	
16	16	Retail			1	5,000	5,000	20%	4,000		DuPus Building	2 / 1,000	8	
17	17	Retail			1	7,600	7,600	20%	6,080			2 / 1,000	12	
17	17	Office			1	7,600	7,600	10%	6,840	6,156		2 / 1,000	12	
													6,120	

SAP Summary

Use	Total Units	Avg. Units / Level	Avg. Levels	Avg. SF / Level	Total Gross SF	(-)%	Net SF	Parking Calc. Net	Program Notes	Parking Ratio	Required	Provided
Residential	2,630	14	22	15,179	2,643,440	15%	2,246,924		854 net sqft / unit	0.6 / Unit	1,578	
Office			11	15,435	2,208,540	10%	1,987,686	1,788,917		2 / 1,000	3,578	
Expo			3	39,870	119,610	15%	101,669					
Hotel	432	31	14	14,400	201,600	15%	171,360		396 net sqft / unit	0.5 / Unit	216	
Retail			1	26,049	520,570	31%	344,548			2 / 1,000	685	
										total:	6,061	
Garage		60	7	20,811	2,099,979	100%	0		345 sqft / space avg.			6,081
				SAP Totals:	7,794,139	62%	4,852,186				6,061	6,081
				As-of-Right:	5,193,088	50%	2,596,544				5453	
				Delta:	2,601,051		2,255,642				608	

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards DRA - Date 7/5/18
Public Works - Date 7/5/18
By:
Zoning - Date 7-5-18
By:
Planning - Date 7/5/18
By: DS
Signature above does not imply approval

STATE OF FLORIDA
JORGE K. GUTIERREZ
AR92855
REGISTERED ARCHITECT

JUN 20 2018

MAGIC CITY INNOVATION DISTRICT SAP - DEVELOPMENT PROGRAM CALCULATIONS

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO ADJUSTMENT BY APPLICANT

June 20, 2018

MAGIC CITY
INNOVATION DISTRICT

Magic City Innovation District
Conceptual Phasing Plan

Parcel	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1			Begin Construction	Construction In Progress	Constuction Completion											
2					Begin Construction	Construction In Progress	Constuction Completion									
3																Begin Construction
4							Begin Construction	Construction In Progress	Construction Completion							
5									Begin Construcion	Construction Completon						
6										Begin Constructior	Construction Completion					
7											Begin Construcion	Construction Completion				
8	Begin Construction	End Construction														
9												Begin Constructior	Construction In Progress	Construction Completion		
10													Begin Construction	Construction In Progress	Construction Completion	
11													Begin Construction	Construction In Progress	Construction Completion	
12														Begin Consruction	Construction Completion	
13														Begin Construction	Construction In Progress	Construction Completion
14															Begin Construction	Construction Completion
15																Begin Construction
16						Begin Construction	Construction Completion									
17																Begin Construction

Begin Construction
Construction In Progress
Construction Completion

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards CHP - Date 6/21/18
Public works - Date 6/21/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
HARRY K. SUTHERLAND
REGISTERED ARCHITECT

MAGIC | CITY
INNOVATION DISTRICT

DISPOSITION SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	CONDITION	MITIGATION
	001	Quercus virginiana	Live Oak	18"	30'	40'	Poor	Remove
	004	Pouteria sapota	Sapote	24"	50'	56'	Fair	Remain
	005	Quercus virginiana	Live Oak	18"	35'	36'	Fair	Remain
	006	Quercus virginiana	Live Oak	30"	40'	56'	Fair	Remove
	008	Quercus virginiana	Live Oak	36"	45'	56'	Fair	Remove
	009	Quercus virginiana	Live Oak	46"	45'	66'	Poor	Remove
	011	Albizia lebbeck	Mother in law tongue	12"	30'	36'		Remove
	013	Quercus virginiana	Live Oak	30"	35'	56'	good	relocate
	014	Quercus virginiana	Live Oak	28"	35'	56'	good	relocate
	015	Quercus virginiana	Live Oak	28"	35'	56'	good	Remain
	016	Quercus virginiana	Live Oak	22"	25'	46'	Fair	Remain
	017	Bursera simaruba	Gumbo Limbo	18"	30'	46'	good	relocate
	017A	Leucaena leucocephala	Lead tree	–				Remove
	017B	Sabal palmetto	Cabbage Palmetto	10"	7'	5'	good	Remove
	018	Leucaena leucocephala	Lead tree	E				Remove
	019	Quercus virginiana	Live Oak	4"	15'	15'	Fair	relocate
	020	Quercus virginiana	Live Oak	4"	15'	28'	Fair	Remove
	021	Quercus virginiana	Live Oak	2"	15'	15'	Fair	Remove
	022	Leucaena leucocephala	lead Tree	E				Remove
	023	Leucaena leucocephala	Lead Tree	E				Remove
	024	Quercus virginiana	Live Oak	2"	15'	10'	Fair	Remove
	025	Quercus virginiana	Live Oak	2"	15'	10'	Fair	Remove
	026	Quercus virginiana	Live Oak	7"	25'	15'	Fair	Remove
	027	Quercus virginiana	Live Oak	2"	10'	5'	Fair	Remove
	028	Quercus virginiana	Live Oak	6"	10'	10'	Fair	Remove
	030	Schinus terebinthifolius	Brazilian Pepper	E				Remove
	031	Quercus virginiana	Live Oak	4"	20'	15'	Fair	Remove
	037	Delonix regia	Royal Poinciana	18"	25'	25'	Fair	Remove
	038	Quercus virginiana	Live Oak	12"	25'	23'	Fair	Remove
	040	Delonix regia	Royal Poinciana	13"	30'	48'	Fair	Remove
	041	Bursera simaruba	Gumbo Limbo	20"	30'	35'	good	relocate
	042	Quercus virginiana	Live Oak	41"	45'	65'	Fair	Remove
	043	Ficus altissima	Lofty Fig	60"	35'	65'		Remove
	045	Ficus altissima	Lofty Fig	4"	20'	20'		Remove
	046	Mangifera indica	Mango	9"	20'	10'	Fair	Remove
	047	Adonidia merrillii	Christmas Palm	6"	20'	10'	good	Remove
	048	Quercus virginiana	Live Oak	36"	35'	45'	Fair	Remain
	049	Quercus virginiana	Live Oak	29"	35'	45'	good	Remain
	052	Quercus virginiana	Live Oak	43"	35'	70'	good	relocate
	053	Quercus virginiana	Live Oak	36"	35'	65'	good	relocate
	059	Quercus virginiana	Live Oak	2"	15'	10'	Poor	Remove
	060	Terminalia catappa	Tropical Almond	12"	30'	25'	Fair	Remove
	061	Quercus virginiana	Live Oak	2"	15'	10'	Poor	Remain
	062	Quercus virginiana	Live Oak	2"	15'	10'	Poor	Remain
	063	Quercus virginiana	Live Oak	2"	15'	10'	Poor	Remain
	064	Quercus virginiana	Live Oak	6"	15'	10'	Poor	Remain
	065	Quercus virginiana	Live Oak	2"	15'	10'	Poor	Remain
	067	Pouteria sapota	Marney Sapote	30"	40'	60'	good	relocate
	068	Ficus religiosa	Sacred Fig	60"	45'	20'	Fair	Remove
	070	Ficus religiosa	Sacred Fig	18"	35'	30'	Fair	Remove
	071	Adonidia merrillii	Christmas Palm	6"	25'	10'	Fair	Remove
	071A	Adonidia merrillii	Christmas Palm	6"	25'	10'	Fair	Remove
	072	Adonidia merrillii	Christmas Palm	6"	15'	10'	Fair	Remove
	073	Adonidia merrillii	Christmas Palm	6"	15'	10'	Fair	Remove
	075	Adonidia merrillii	Christmas Palm	6"	15'	10'	Fair	Remove
	076	Quercus virginiana	Live Oak	26"	25'	35'	Fair	Remove
	077	Quercus virginiana	Live Oak	24"	30'	35'	Fair	Remain
	080	Leucaena leucocephala	Lead tree	E				Remove
	081	Leucaena leucocephala	Lead tree	E				Remove
	082	Leucaena leucocephala	Lead tree	E				Remove
	083	Persea americana	Avocado	18"	25'	30'	Poor	Remove
	084	Ficus benghalensis	Banyan tree	55"	40'	65'	good	Remain
	085	Adonidia merrillii	Christmas Palm	6"	20'	15'	good	Remove
	089	Ptychosperma elegans	Solitaire Palm	3"	20'	10'	good	Remove
	090	Ptychosperma elegans	Solitaire Palm	3"	20'	10'	good	Remove
	095	Heterospathe elata	Sagisi Palm	6"	20'	15'	good	Remove
	096	Quercus virginiana	Live Oak	35"	35'	65'	good	Remain
	097	Ptychosperma elegans	Solitaire Palm	3"	18'	10'	good	Remove
	098	Delonix regia	Royal Poinciana	14"	25'	25'	Fair	Remove
	099	Quercus virginiana	Live Oak	41"	40'	50'	good	Remain
	1	n/a	Tree	7.2"	20'	10'		Remain
	100	Ficus citrifolia	Shortleaf fig	70"	45'	40'	Fair	Remove
	101	Persea americana	Avocado	8"	20'	20'	Fair	Remove
	104	Cocos nucifera	Coconut Palm	0"	12'	2'		Remove
	106	Syzygium cumini	Java Plum	40"	40'	45'	Fair	Remove
	108	Quercus virginiana	Live Oak	0"	30'	15'	Fair	Remain
	109	Sheffflera arboricola	Umbrella tree	E				Remove
	1'0	Swietenia mahagoni	Mahogany	1'7"	30'	15'	Poor	Remove
	1'5	Persea americana	Avocado	1'7"	30'	40'	Fair	Remain
	1'6	Syzygium cumini	Java Plum	40"	40'	40'	Fair	Remain
	1'7	Ficus benghalensis	Live Oak and Banyan	98"	45'	100'	good	Remain
	1'7A	Pinus elliottii	Slash Pine	19"	45'	40'	good	Remain
	127	Leucaena leucocephala	Lead tree	E				Remove
	128	Leucaena leucocephala	Lead tree	E				Remove
	129	Ficus citrifolia	Shortleaf fig	54"	45'	40'	good	relocate
	130	Pinus elliottii	Slash Pine	16"	30'	15'	good	relocate
	131	Pinus elliottii	Slash Pine	12"	30'	10'	good	relocate
	132	Ficus aurea	Strangler Fig	37"	40'	40'	Fair	Remove
	135	Quercus virginiana	Live Oak	32"	45'	45'	Fair	Remove
	136	Quercus virginiana	Live Oak	27"	40'	40'	Fair	Remove
	142	Swietenia mahagoni	Mahogany	23"	35'	40'	Fair	relocate
	143	Quercus virginiana	Live Oak	29"	35'	40'	good	relocate
	144B	Quercus virginiana	Live Oak	3"	10'	0'	good	Remove
	144C	Syzygium cumini	Java Plum	42"	45'	40'	Fair	Remove
	147	Persea americana	Avocado	14"	20'	40'	Fair	Remove
	151	Adonidia merrillii	Christmas Palm	6"	20'	0'	Fair	Remove
	153	Persea americana	Avocado	13"	23'	10'	Fair	Remove
	154	Delonix regia	Royal Poinciana	12"	30'	15'	Fair	Remove
	155	Quercus virginiana	Live Oak	30"	40'	40'	good	relocate
	158	Persea americana	Avocado	23"	30'	15'	Poor	Remove
	159	Quercus virginiana	Live Oak	23"	30'	40'	good	relocate
	165	Quercus virginiana	Live Oak	29"	30'	40'	good	relocate
	168	Quercus virginiana	Live Oak	37"	40'	48'	good	relocate
	169	Quercus virginiana	Live Oak	23"	40'	40'	Fair	Remove
	169A	Quercus virginiana	Live Oak	20"	30'	40'	Fair	Remove
	169B	Quercus virginiana	Live Oak	13"	30'	40'	Fair	Remove
	171	Quercus virginiana	Live Oak	13"	30'	40'	Fair	Remove
	172	Quercus virginiana	Live Oak	7"	20'	30'	Fair	Remove
	173	Quercus virginiana	Live Oak	7"	20'	30'	Fair	Remove
	174	Quercus virginiana	Live Oak	7"	20'	30'	Fair	Remove

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/15/18
By:
Zoning - Date 6/20/18
By:
Planning - Date 6/20/18
By:
Signature above does not imply approval

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

STATE OF FLORIDA
JORGE L. GUTIERREZ
REGISTERED ARCHITECT

MAGIC | CITY
INNOVATION DISTRICT

	175	Quercus virginiana	Live Oak	5"	25'	20'	Fair	Remove
	176	Quercus virginiana	Live Oak	10"	25'	20'	good	relocate
	177	Leucaena leucocephala	Lead tree	E				Remove
	177A	Sabal palmetto	Cabbage Palmetto	8"	30'	20'	Fair	Remove
	178	Melaleuca quinquenervia	Melaleuca	E				Remove
	18	n/a	Tree	8.4"	3'	9'		Remain
	182	Melaleuca quinquenervia	Melaleuca	E				Remove
	183	Quercus virginiana	Live Oak	24"	30'	35'	good	relocate
	184	Melaleuca quinquenervia	MelaleucA	E				Remove
	19	n/a	Tree	8.4"	3'	8'		Remain
	191	Quercus virginiana	Live Oak	24"	30'	45'	good	relocate
	194	Ficus microcarpa	Cuban Laurel Fig	91"	45'	45'	Fair	Remove
	195	Terminalia catappa	Tropical Almond	18"	15'	15'	Fair	Remove
	196	Terminalia catappa	Tropical Almond	28"	30'	40'	Fair	Remove
	20	n/a	Tree	12"	3'	8'		Remain
	202	Quercus virginiana	Live Oak	34"	40'	45'	Fair	Remain
	205	Quercus virginiana	Live Oak	21"	30'	25'	Fair	Remain
	206	Quercus virginiana	Live Oak	18"	45'	50'	Fair	Remain
	207	Terminalia catappa	Tropical Almond	17"	30'	45'	Fair	Remain
	208	Delonix regia	Royal Poinciana	18"	40'	40'	Fair	Remain
	208A	Delonix regia	Royal Poinciana	4"	24"	25'	Fair	Remain
	209	Terminalia catappa	Tropical Almond	15"	30'	30'	Fair	relocate
	210	Acrocida merrilli	Christmas Palm	6"	25'	15'	good	Remove
	21'	Terminalia catappa	Tropical Almond	36"	40'	60'		Remain
	212	Prochosperma elegans	Solitaire Palm	3"	25'	12'	good	Remove
	214	Terminalia catappa	Tropical Almond	14"	30'	40'	Fair	Remain
	217	Quercus virginiana	Live Oak	18"	15'	10'	Fair	Remove
	218	Quercus virginiana	Live Oak	14"	30'	20'	Fair	Remove
	219	Quercus virginiana	Live Oak	20"	30'	35'	Fair	Remain
	219A	Quercus virginiana	Live Oak	14"	30'	15'	Fair	Remain
	223	Quercus virginiana	Live Oak	9"	30'	20'	Fair	Remove
	224	Quercus virginiana	Live Oak	33"	30'	55'	good	relocate
	225	Melaleuca quinquenervia	Melaleuca	E				Remove
	230	Quercus virginiana	Live Oak	33"	30'	55'	good	relocate
	231	Araucaria heterophylla	Norfolk Island Pine	22"	40	15'	good	Remove
	232	Quercus virginiana	Live Oak	20"	30'	40'	good	Remain
	233	Acrocida merrilli	Christmas Palm	E	25	10'	good	Remove

	234	Terminalia catappa	Tropical Almond	15'	25'	30'	good	relocate
	240	Terminalia catappa	Tropical Almond	30	30'	30'	good	Remain
	242	Psychosperma elegans	Solitaire Palm	4"	15'	12'	good	Remove
	244	Psychosperma elegans	Solitaire Palm	3"	15'	12'	good	Remove
	251	Quercus virginiana	Live Oak	28'	35'	60'	good	relocate
	252	Cassia fistula	Golden Shower tree	12'	30'	20'	Poor	Remove
	254	Quercus virginiana	Live Oak	22'	35'	45'	good	relocate
	257	Quercus virginiana	Live Oak	25'	35'	50'	good	relocate
	258	Quercus virginiana	Live Oak	27'	45'	60'	Fair	Remain
	259	Delonix regia	Royal Poinciana	8"	40'	20'	Fair	Remove
	26	n/a	Tree	4.1"	15'	10'		Remain
	261	Ptychosperma elegans	Solitaire Palm	3"	15'	10'	good	Remove
	262	Terminalia catappa	Tropica Almond	13'	30'	20'	Fair	Remain
	263	Delonix regia	Royal Poinciana	10'	30'	20'	Fair	Remain
	264	Delonix regia	Royal Poinciana	8"	30'	20'	Fair	Remain
	265	Delonix regia	Royal Poinciana	6"	35'	25'	Fair	Remain
	266A	Unknown Palm		3"	25'	8'		Remove
	269	Leucaena leucocephala	Lead tree	E				Remove
	27	n/a	Tree	7.7"	20'	8'		Remain
	270	Quercus virginiana	Live Oak	26"	35'	55'	good	Remain
	271	Terminalia catappa	Tropical Almond	26"	35'	55'	good	relocate
	272	Ficus aurea	Strangler Fig	30"	25'	45'	Poor	Remove
	273	Quercus virginiana	Live Oak	26"	35'	55'	good	Remain
	274	Mangifera indica	Mango	22"	40'	50'	Poor	Remove
	275	Persea americana	Avocado	9"	15'	0'	Poor	Remove
	276	Delonix regia	Royal Poinciana	2'"	35'	55'	good	relocate
	277	Quercus virginiana	Live Oak	37"	35'	65'	good	relocate
	278	Quercus virginiana	Live Oak	3'"	40'	45'	Fair	Remove
	279	Terminalia catappa	Tropical Almond	12'	35'	55'	Fair	Remove
	28	n/a	Tree	2.9"	15'	6'		Remain
	283	Quercus virginiana	Live Oak	32"	35'	45'	Fair	Remove
	285	Sabal palmetto	Cabbage Palmetto	20"	18'	20'	good	Remove
	286	Quercus virginiana	Live Oak	30"	35'	45'	Fair	Remove
	288	Ficus citrifolia	Shortleaf fig	30"	35'	45'	Fair	Remove
	289	Quercus virginiana	Live Oak	5'	25	30'	Fair	Remain
	29	n/a	Tree	6'	30	15'		Remain
	290	Terminalia catappa	Tropical Almond	5'	25	30'	Fair	Remove

	291	Quercus virginiana	Live Oak	19"	30'	35'	Fair	Remove
	292	Quercus virginiana	Live Oak	3"	15'	5'	Poor	Remove
	293	Quercus virginiana	Live Oak	14"	30'	35'	Fair	Remove
	294	Ficus benjamina	Weeping Fig	E				Remove
	295	Quercus virginiana	Live Oak	19"	30'	35'	Fair	Remove
	296	Quercus virginiana	Live Oak	31"	40'	55'	Poor	Remove
	297	Quercus virginiana	Live Oak	20"	35'	40'	Fair	Remove
	299	Terminalia catappa	Tropical Almond	8"	25'	20'	Poor	Remove
	299A	Sabal palmetto	Cabbage Palmetto	14"	18'	10'	Fair	Remove
	30	n/a	Tree	3.6"	25'	10'		Remain
	300	Acacia auriculiformis	Earleaf Acacia	E				Remove
	301	Terminalia catappa	False Kamani	19"	30'	40'	Fair	Remove
	302	Quercus virginiana	Live Oak	15"	35'	40'	Fair	Remove
	302A	Acacia auriculiformis	Earleaf Acacia	E				Remove
	303	Ficus aurea	Strangler Fig	15"	45'	50'	good	relocate
	304	Grevillea obusta	Silk Oak	30"	35'	40'	Fair	Remove
	305	Quercus virginiana	Live Oak	27"	40'	50'	Fair	Remove
	32	n/a	Tree	2.5'	30'	30'		Remain
	33	n/a	Tree	1.5'	30'	30'		Remain
	34	n/a	Tree	2'	35'	30'		Remain
	3	n/a	Tree	6"	15'	10'		Remain
	7	n/a	Tree	7.2"	15'	10'		Remain
	8	n/a	Tree	7.2"	15'	10'		Remain
	9	n/a	Tree	7.2"	15'	10'		Remain
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	CONDITION	MITIGATION
	10	n/a	Palm	12"	10'	8'		Remain
	11	n/a	Palm	12"	20'	8'		Remain
	12	n/a	Palm	12"	20'	8'		Remain
	13	n/a	Palm	9.6"	20'	8'		Remain
	14	n/a	Palm	9.6"	25'	8'		Remain
	15	n/a	Palm	12"	20'	8'		Remain
	17	n/a	Palm	6"	8'	8'		Remain
	21	n/a	Palm	12"	20'	8'		Remain
	22	n/a	Palm	8.4"	20'	8'		Remain
	23	n/a	Palm	12"	20'	8'		Remain
	24	n/a	Palm	8.4"	20'	8'		Remain
	25	n/a	Palm	12"	25'	8'		Remain
	31	n/a	Palm	9.6"	23'	8'		Remain

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/6/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/20/18
By:
Signature above does not imply approval

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

MAGIC | CITY
INNOVATION DISTRICT



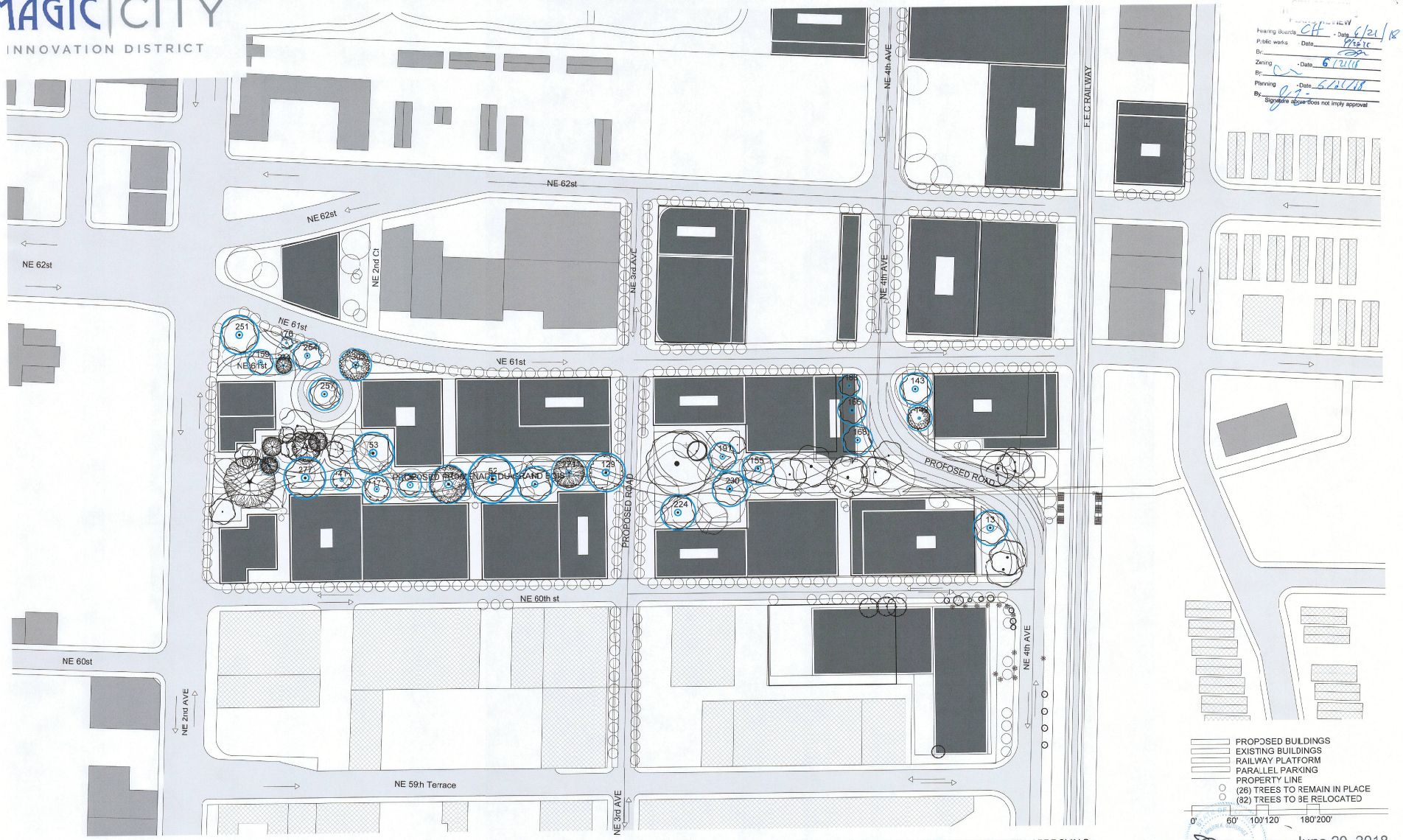
PLANS REVIEW
Hearing Boards CH - Date 6/21/18
Public works - Date 6/6/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - TREE DISPOSITION PLAN

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT



Hearing Boards CH - Date 6/21/18
Public works - Date 6/21/18
Br:
Zoning - Date 6/21/18
Br:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - TREE MITIGATION PLAN

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

June 20, 2018

MAGIC CITY
INNOVATION DISTRICT

MITIGATION

CHAPTER 17.6.1.1 TREE REPLACEMENT CHART

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (2" DBH minimum each: 12' minimum height)	OR	Total number of replacement trees required (4" DBH minimum each: 16' minimum height)
2"-3"	1	or	0
4"-6"	2	or	1
7"-12"	4	or	2
13"-18"	6	or	3
19"-24"	8	or	4
25"-30"	10	or	5
31"-36"	12	or	6
37"-42"	14	or	7
43"-48"	16	or	8
49"-60"	20	or	10

TREE REPLACEMENT CALCULATIONS

	Total DBH of Removed Trees: 1500"	Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (2" DBH minimum each: 12' minimum height)	OR	Total number of replacement trees required (4" DBH minimum each: 16' minimum height)
1500" / 60" =	25	49"-60"; 25 TIMES	25 x 20	or	25 x 10
			TOTAL = 500 2" DBH TREES		TOTAL = 250 4" DBH TREES

CHAPTER 17.6.2.1 TREE SPECIES DIVERSITY CHART

REQUIRED NUMBER OF TREES	REQUIRED MINIMUM NUMBER OF SPECIES
11-20	2
21-50	4
51 or greater	6

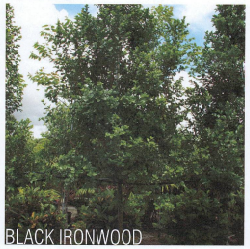
TREE MITIGATION:
500 2" DBH TREES OR 250 4" DBH TREES OR 125 8" DBH TREES OR
$500,000.00 TREE TRUST FUND CONTRIBUTION

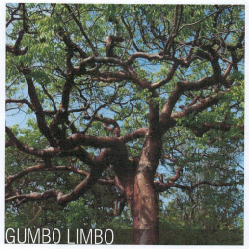
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards — Date 6/21/18
Public works — Date 6/15/18
By:
Zoning — Date 6/21/18
By:
Planning — Date 6/21/18
By:
Signature above does not imply approval

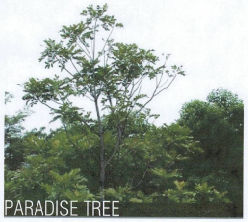
NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

MAGIC | CITY
INNOVATION DISTRICT

TREES


BLACK IRONWOOD


GUMBO LIMBO


PARADISE TREE

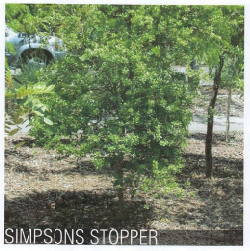

PIGEON PLUM

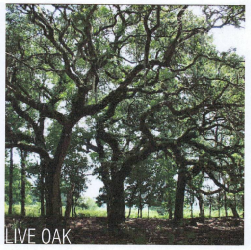

SATINLEAF

TREES/PALM

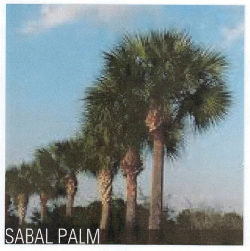



STRANGLER FIG

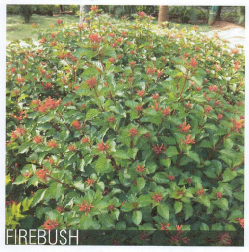

SIMPSONS STOPPER


LIVE OAK

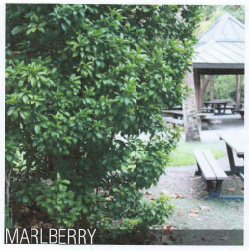

MASTIC


SABAL PALM

SHRUBS

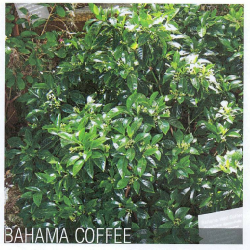

FIREBUSH


FLORIDA PRIVET


MARLBERRY


SAW PALMETTO

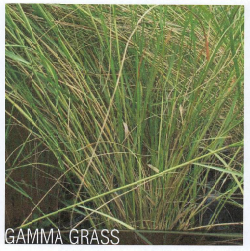

WILD COFFEE


BAHAMA COFFEE

GROUNDCOVERS

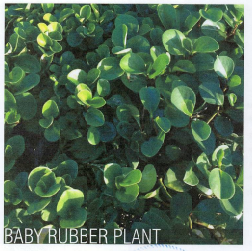



FAKAHATCHEE GRASS


GAMMA GRASS


SWORD FERN


BOSTON FERN


BABY RUBBER PLANT

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/25/18
By:
Zoning - Date 6.21.18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - SITE VEGETATION PALETTE

NOTE: ILLUSTRATIVE EXAMPLES ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards CH · Date 6/21/18
Public works · Date 6/19/18
By:
Zoning · Date 6/21/18
By:
Planning · Date 6/21/18
By:
Signature above does not imply approval

TREES/PALMS


GUMBO LIMBO


LIVE OAK


MAHOGANY


ROYAL PALM


SABAL PALM

SHRUB/GROUNDCOVERS


BAHAMA COFFEE


COONTIE


GAMMA GRASS


BOSTON FERN


BABY RUBBER PLANT

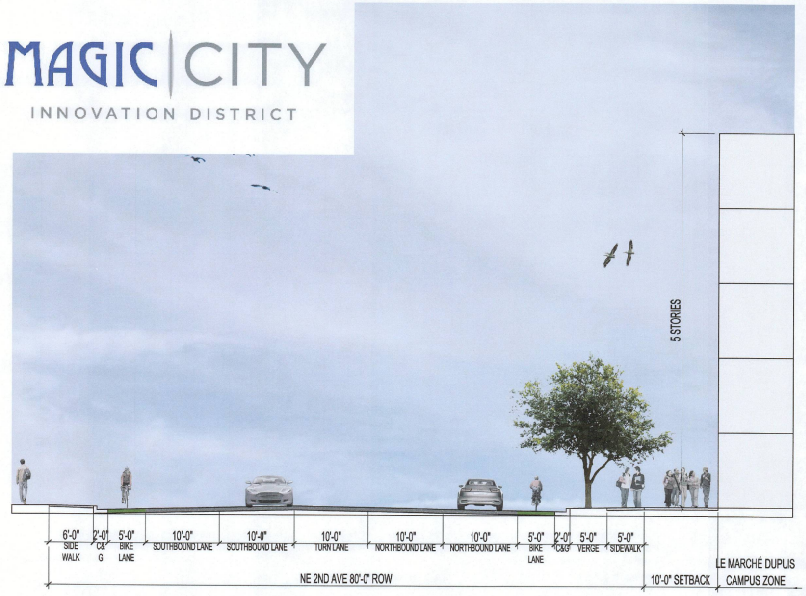
MAGIC CITY INNOVATION DISTRICT SAP - STREETSCAPE VEGETATION PALETTE

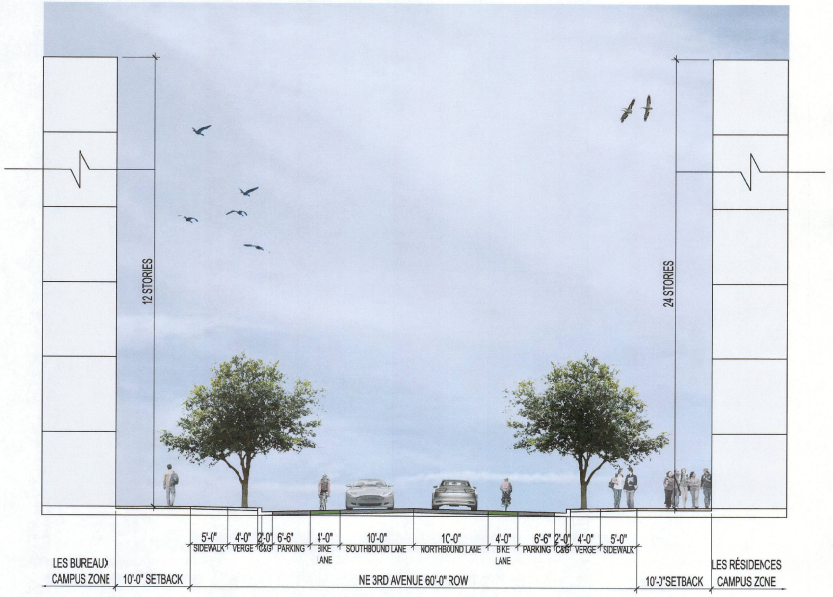
NOTE: ILLUSTRATIVE EXAMPLES ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

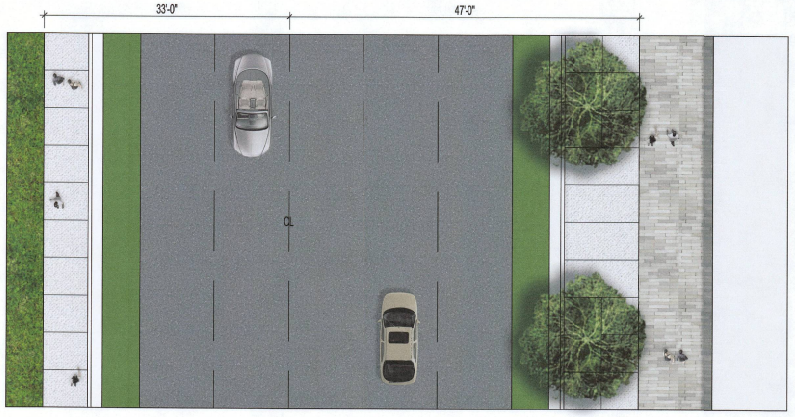
STATE OF FLORIDA · SHAWN K. GUSTAFSON · LICENSED LANDSCAPE ARCHITECT

June 20, 2018

MAGIC | CITY
INNOVATION DISTRICT

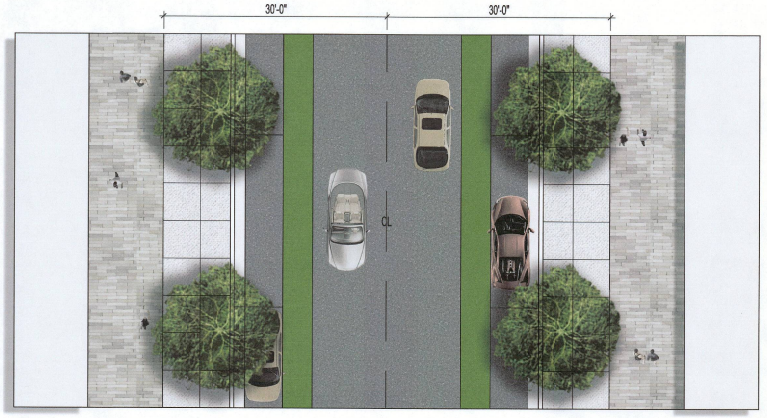






NE 2ND AVE 1/16" = 1'-0"

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

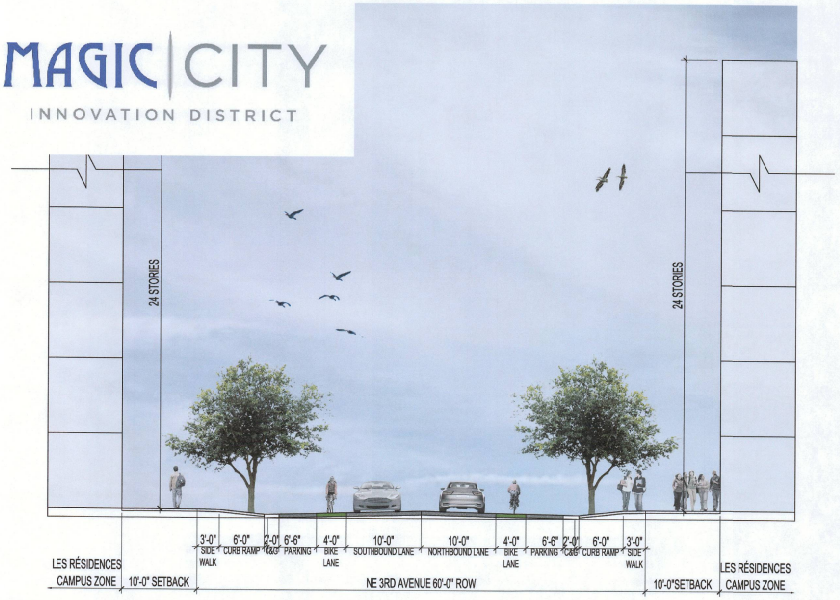


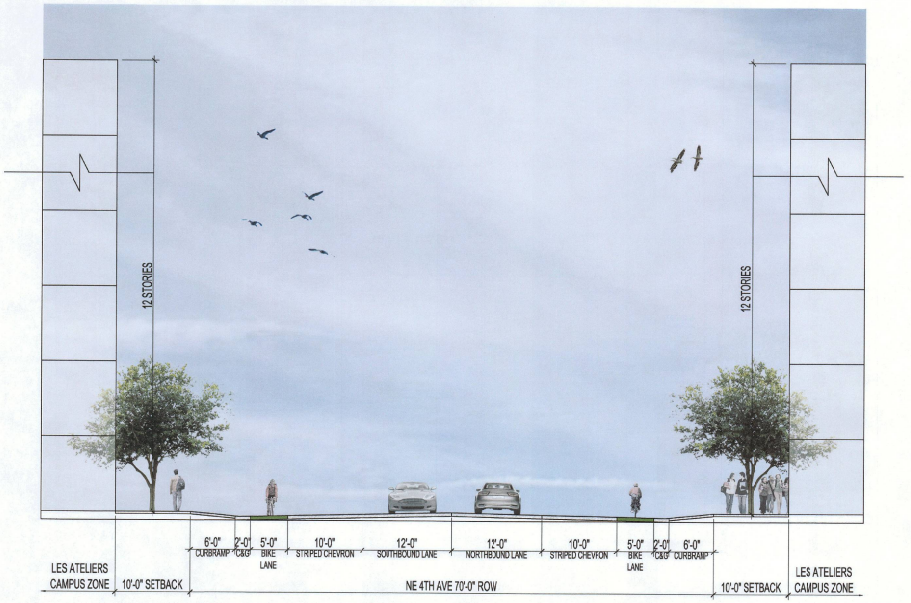
NE 3RD AVE 1/16" = 1'-0"

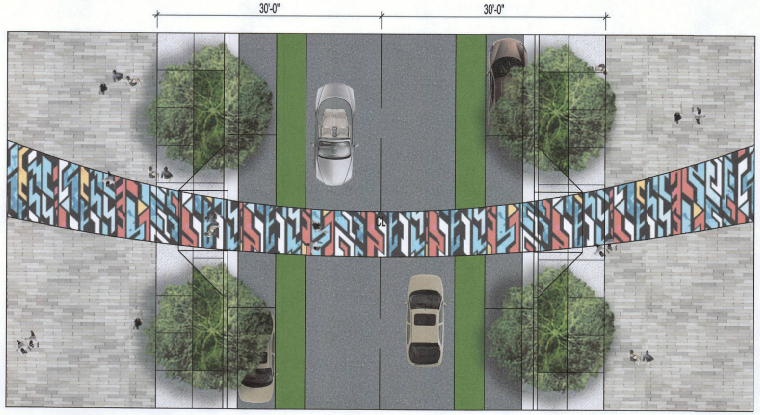
MAGIC CITY INNOVATION DISTRICT SAP - STREET SECTION

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

MAGIC | CITY
INNOVATION DISTRICT

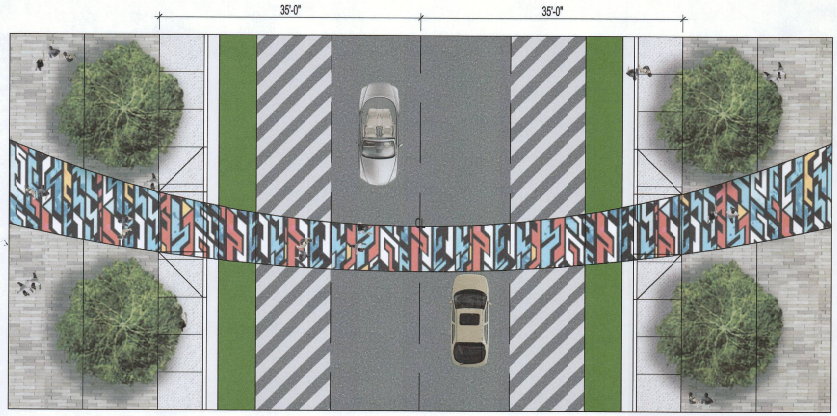






NE 3RD AVE PROMENADE 1/16" = 1'-0"

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/21/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

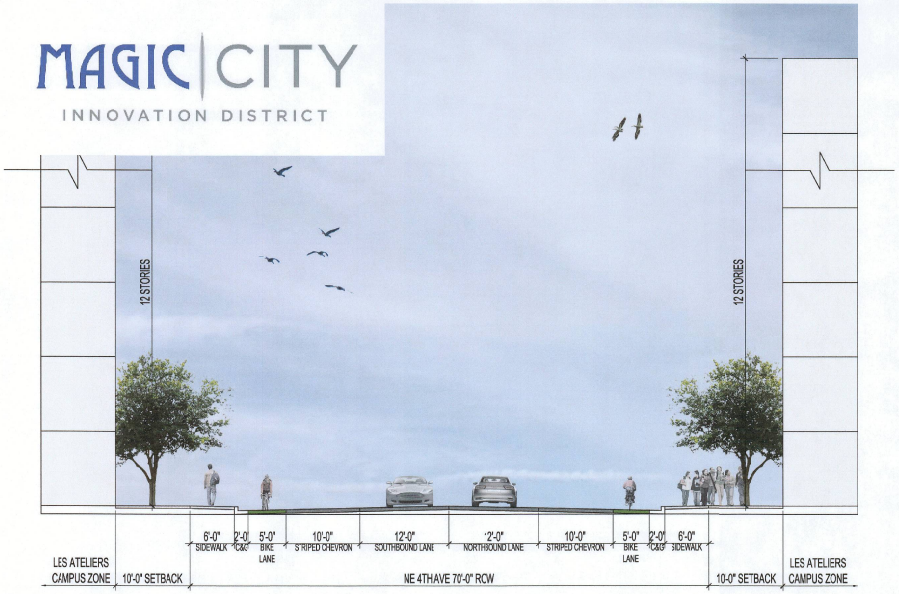


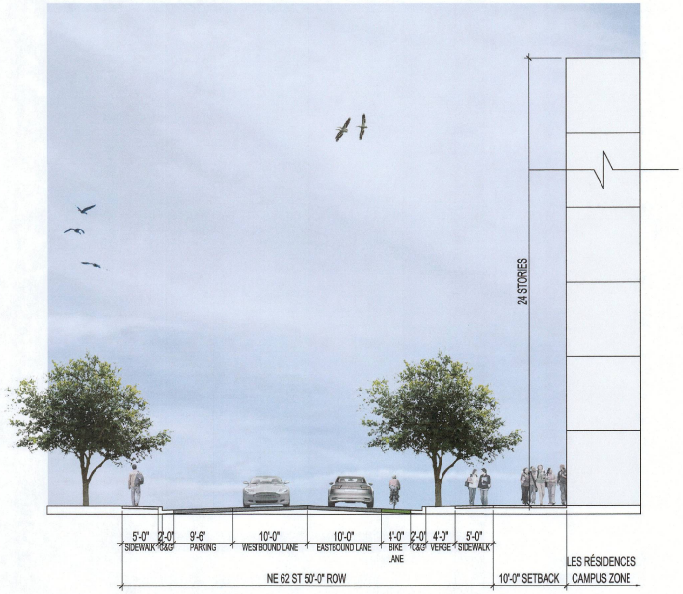
NE 4TH AVE PROMENADE 1/16" = 1'-0"

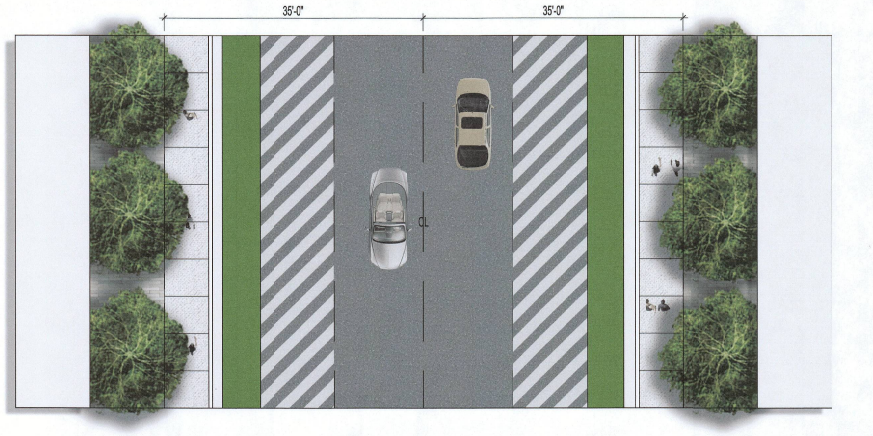
MAGIC CITY INNOVATION DISTRICT SAP - STREET SECTION

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

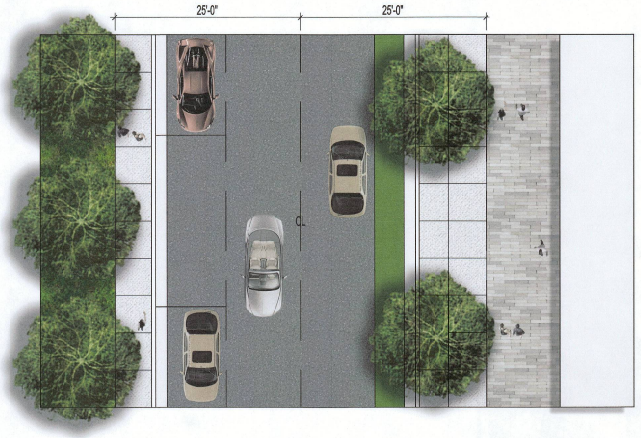
MAGIC | CITY
INNOVATION DISTRICT







NE 4TH AVE 1/16" = 1'-0"



NE 62ND ST 1/16" = 1'-0"

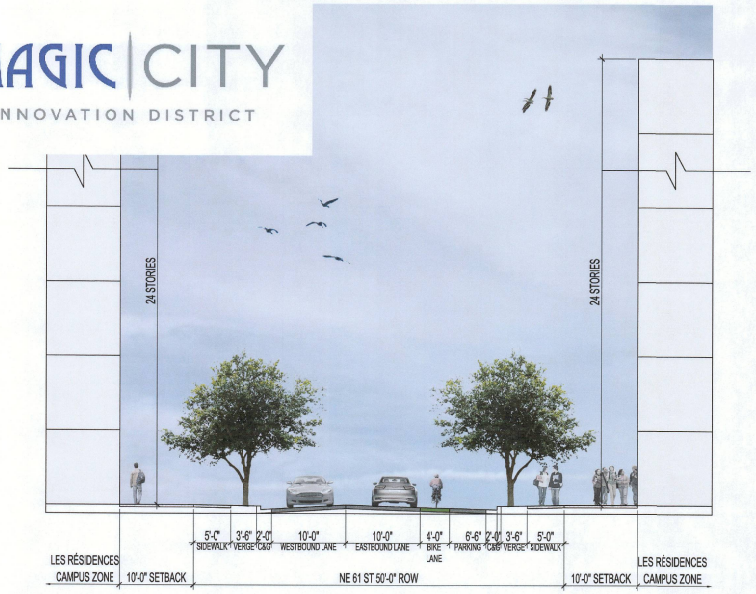
CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards CH - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

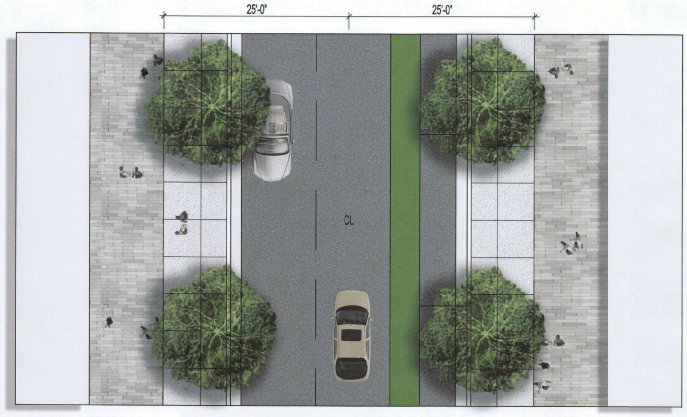
MAGIC CITY INNOVATION DISTRICT SAP - STREET SECTION

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

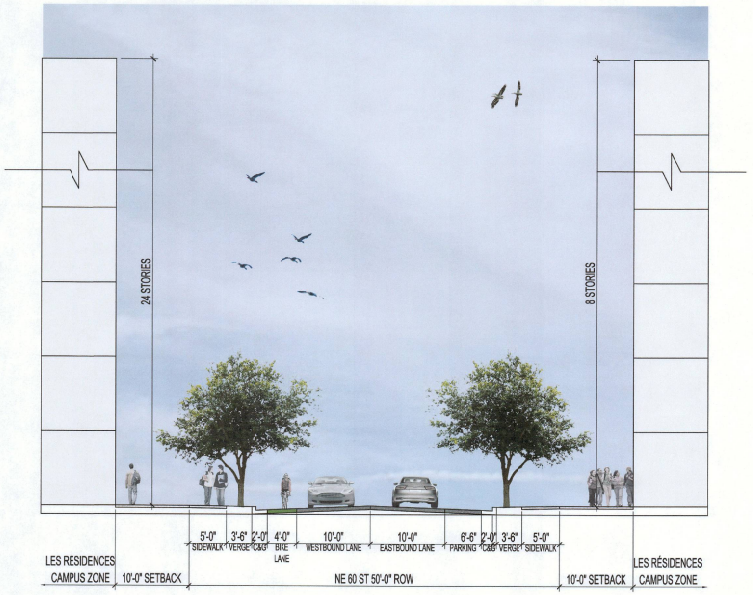
Draft dated March 26, 2018

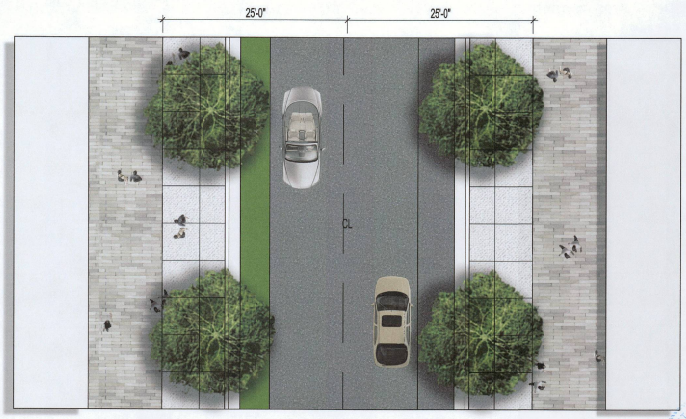
MAGIC | CITY
INNOVATION DISTRICT





NE 61ST ST 1/16" = 1'-0"





NE 60TH ST 1/16" = 1'-0"

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

STATE OF FLORIDA
FRANK K. GUTIERREZ
REGISTERED ARCHITECT

MAGIC CITY INNOVATION DISTRICT SAP - STREET SECTION

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

MAGIC | CITY
INNOVATION DISTRICT



LE MARCHÉ DUPUIS 1/16" = 1'-0"

LES BUREAUX 1/16" = 1'-0"

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards CH - Date 6/21/18
Public works - Date 6/18/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT SAP - PROMENADE DU GRAND BOIS SECTION

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

MAGIC | CITY
INNOVATION DISTRICT



LES RÉSIDENCES 1/16" = 1'-0"

LES ATELIERS 1/16" = 1'-0"

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public works - Date 6/26/18
By:
Zoning - Date 6/19/18
By:
Planning - Date 6/20/18
By:
Signature above does not imply approval

STATE OF FLORIDA
REGISTERED ARCHITECT

MAGIC CITY INNOVATION DISTRICT SAP - PROMENADE DU GRAND BOIS SECTION

NOTE: ILLUSTRATIVE CONCEPT ONLY; SUBJECT TO REQUIRED DEPARTMENTAL APPROVALS

PLAN REVIEW
Hearing Boards DRB - Date 6/21/18
Public works - Date 6/6/18
By:
Zoning - Date 6/21/18
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY INNOVATION DISTRICT



RENDERING - NE 2ND AVE PERSPECTIVE

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW
Hearing Boards - Date 6/21/18
Public Works - Date 6/18/18
By:
Zoning - Date 6/21/18
By:
Planning - Date 6/21/18
By:
Signature above does not imply approval

MAGIC CITY
INNOVATION DISTRICT



RENDERING - NE 3RD AVE PERSPECTIVE

June 20, 2018

CITY OF MIAMI
HEARING BOARDS
PLANS REVIEW

MAGIC CITY
INNOVATION DISTRICT



RENDERING - NE 2ND AVE PERSPECTIVE - NIGHT VIEW