

MIAMI FREEDOM PARK

SPECIAL AREA PLAN

REGULATING PLAN

1.1 DEFINITIONS OF BUILDING FUNCTION: USES (Article 4, Table 3)

a. LODGING/RESIDENTIAL

This category is intended to encompass land use functions of Apartment Hotel/Condo Hotel.

Apartment Hotel/Condo Hotel: Means a room or group of rooms, each containing a separate bathroom, and full kitchen facilities, with ingress and egress through a common lobby, intended for rental to transients on a day-to-day basis, week to week or month to month basis, not intended for use as a permanent dwelling unit.

e. CIVIC

This category is intended to encompass land Use functions predominantly of community-oriented purposes or objectives including those of not-for-profit or for-profit organizations dedicated to arts and culture, sports, education, recreation, religion, retail, dining, commercial, government, and the like.

Regional Activity Complex: A large facility, such as a Stadium, encompassing at least one Principal Building with possible Accessory Structures designed and outfitted as a venue for large assemblies, performance or events intended to serve as a regional destination. Regional Activity Complexes shall be located in parcels larger than (4) acres; shall be equipped to provide permanent seating for more than 4,000 patrons or provide more than 100,000 square feet of exhibition space and shall provide Off-Street Parking for more than 1,000 vehicles.

f. CIVIL SUPPORT

This category is intended to encompass land uses predominantly supportive of other urban Uses and functions.

Infrastructure and Utilities: An above grade facility or Structure related to the provision of roads, water and sewer lines, electrical, telephone and cable transmission, and all other utilities and communication systems necessary to the functioning of a community, subject to review via SAP Permit. See Article 6. Below grade infrastructure or improvements related to the remediation of the MFP SAP Area are permitted by Right in all Transect Zones.

1.2 DEFINITIONS OF TERMS

Architectural Treatment: An architectural treatment along the facade of a building intended to conceal all internal building elements such as ramping, plumbing pipes, fans, ducts, ceilings, slab edges, and lighting.

Average Grade Frontage: The average of the record profile grade elevation of each Frontage of a development, as determined by the City of Miami Public Works Department.

Centralized Parking Structure: a Parking Structure designed to accommodate the parking needs of the various uses in the MFP SAP Area, in order to alleviate the need of each Building's onsite required parking.

Elevated Dining Terraces: Open air areas with tables, chairs, and other furnishings for the purpose of selling, offering for sale, and serving food and beverages by the adjoining restaurant and located above the first Story as identified on Sheet A-45 of the Concept Book.

Elevated Sports Fields: An athletic or Recreational Facility featuring publicly accessible sports fields which can also be used for temporary parking facilities during peak parking hours.

Flex Space: Neighborhood amenity space and retail sales establishment operated substantially in the open air and providing multi-use open areas with temporary structures and active uses, including, but not limited to, public gatherings, food trucks, vending areas, outdoor markets, outdoor dining, open-air retail, Civic Space Types, special event and sporting event parking, and other similar uses. Uses not included are car sales, equipment sales, boat sales, and home and garden supplies and equipment.

Floorplate: The total indoor ~~and outdoor~~ Floor Area of any given Story of a Building, measured to the exterior of the wall ~~or balcony~~.

Frontage: The area between a Building Facade and the ~~vehicular lanes~~ sidewalk of a Thoroughfare, ~~Mean High waterline of a Waterfront,~~ Street Corridor or Pedestrian Promenade.

Frontage Line: ~~Property Line or Base Building Line~~ Lot line Abutting a public space, such as a Pedestrian Promenade, Plaza or Thoroughfare, Street Corridor, whether at the front, rear, or side of a Lot. Facades parallel to Frontage Lines define the public realm and are therefore more regulated than the Elevations that coincide with other Lot Lines.

Frontage, Principal: That Street Corridor Frontage facing the public space such as a Pedestrian Promenade or plaza ~~such as or a Thoroughfare of higher pedestrian importance (i.e., traffic volume, number of lanes, etc.)~~ along Miami Freedom Park Drive as depicted in the Concept Book.

Frontage, Secondary: That Street Corridor Frontage facing the public space ~~such as a Thoroughfare that is of lesser pedestrian importance (i.e., traffic volume,~~

number of lanes, etc.)-along Stadium Road and Perimeter Road as depicted in the Concept Book.

Liner: A Building or part of a Building with Habitable Space specifically designed to enfront a public space, masking a function without capacity to monitor public space, such as a parking lot, Parking Garage or storage facility, with a minimum depth of seven (7) feet.

Loading Space: An area in which goods and products are moved on and off a vehicle; including specifically the stall or berth and the apron or maneuvering room incidental thereto.

MFP SAP or SAP: The Miami Freedom Park Special Area Plan specifically described in this Regulating Plan, Concept Book, and Development Agreement.

MFP SAP Area: The area encompassing the Miami Freedom Park Special Area Plan as specifically described in this Regulating Plan and Concept Book. The MFP SAP Area may be developed as a Phased Project, if applicable.

New Public Park: The approximate fifty-eight (58) acre, publicly accessible park with the MFP SAP Area and surrounding areas.

Outdoor Dining Areas: Dining areas located on the ground floor exterior to a Building or on a rooftop within the Open Space where food and beverage service is provided to patrons.

Pedestrian Promenade: A consolidated, publicly accessible Open Space and Civic Space Type located within the MFP SAP Area. The Pedestrian Promenade shall be considered a Principal Frontage for Commercial Uses Abutting the Pedestrian Promenade.

Pervious: Pervious areas shall be designed to allow water and other liquids to collect, pass through, and drain in accordance with County DERM standards. Pervious areas may include but are not limited to open spaces, plazas, surface parking lots, sport fields, and other similar open space type areas.

Regulating Plan: Modifications to the underlying Miami 21 Transect Zone regulations for the Lots and properties included in the MFP SAP Area.

Stadium: A facility for sporting and entertainment events.

Street Corridor: A pedestrian and vehicular roadway incorporating sidewalks, bicycle paths, parking lanes, vehicular travel lanes and designated loading areas which is part of an interconnected network for vehicular, pedestrian, and bicycle mobility. See Concept Book Sheets L-05 through L-14.

Parking, Tandem: The placement of vehicles ~~one~~ behind or above the others as opposed to side by side.

13 **DEFINITIONS OF SIGNS**

Animated Sign: ~~A Sign which has any visible moving parts, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means that moves, changes, flashes, oscillates or visibly alters in appearance.~~ An Animated Sign shall mean a Class B (point of sale) sign which is illuminated with digital technology.

Class B (point of sale Sign): ~~Any sign advertising, identifying or designating the use, occupant of the premises, merchandise, or entertainment event and products sold on the premises, shall be deemed to be a point of sale sign (Class B) and shall be located on the same premises whereon such is situated or the products sold.~~ Any sign which is used to advertise, promote or display the use, activities, or occupants of the MFP SAP Area premises including but not limited to the products, merchandise or services offered on the premises; or a Stadium and its logo or sponsors, shall be deemed to be a point of sale sign.

Digital Kiosks: A digital display or small structure located in high pedestrian traffic areas to provide information or offer self-service options, often incorporating an interactive display screen(s).

Dynamic Signs: A digital sign affixed to a structure, usually consisting of liquid crystal display, light emanating diode or a similar display system.

Entrance Feature: Any combination of decorative structures, signage, and landscape elements located at the principal entrance(s) of a Regional Activity Complex, or the MFP SAP Area which identifies and draws vehicular and pedestrian attention to the ingress and egress for the Regional Activity Complex.

Parking Facility Signage: A sign affixed to a Parking Structure. Signs may display signage, video, and all other forms of animated illuminated visual message media.

Pylon Signs: A sign mounted on a free-standing pole(s) independent of any business or structure.

Roof Signs, Painted: A static Sign affixed to, or painted on, the roof surface of a Building.

Sign Area: Signs shall be comprised of individual letters, figures, or elements on a wall or similar surface of a Building or Structure. The area and dimensions of the Sign shall encompass a regular geometric shape, or a combination of regular geometric shapes, which form, or approximate, the perimeter of all elements in the Display Surface., ~~and the frame, and any applied background that is not part of the architecture of the building.~~ When separate elements are organized to form a single Sign, and are separated by open space, the Sign Area and dimensions shall be calculated by determining the geometric form, or combination of forms, which comprises all of the Sign Area, ~~including~~ excluding the space between different elements.

Sign Permit: A permit issued consistent with Section 7.1.2.9 of this Regulating Plan in connection with a building permit for the installation of a sign.

Stadium Sign: Sign(s) identifying the Stadium, sports team, or any sponsor which are either affixed or connected to the Stadium Structure. Stadium Signs may display identification static or illuminated signage and/or all other forms of dynamic visual message media.

2.1.2 Intent

The MFP SAP is intended to create a world class sports and commercial destination in the center of the City. The MFP SAP Area is entirely owned by the City of Miami, however approximately 72 acres are subject to a lease with Miami Freedom Park, LLC. As may be referenced below, from time to time, the Miami Freedom Park LLC leased portion of the MFP Sap Area is referred to herein as the “MFP Leased” and the remaining land is referred to herein as “City Managed”.

a. MFP Leased

In November 2018, the electorate of the City of Miami approved the referendum for the negotiation of a ground lease and development agreement for the development of approximately seventy-three (73) acres as a soccer stadium, entertainment center including food and beverage venues, offices, retail, hotel and conference center, and other ancillary commercial development. On April 28, 2022, the City of Miami Commission approved the lease agreements with Miami Freedom Park, LLC. The intent of the Miami Freedom Park Special Area Plan (the “MFP SAP”) is to effectuate the will of the electorate.

The MFP SAP will fulfill the desires of the City of Miami to become the home of a Major League Soccer Club. Miami has long been a soccer loving City and the MFP SAP is the appropriate process to construct the Stadium and ancillary development to ensure the success of the soccer franchise.

The MFP SAP has been designed to ensure compatibility and interaction with the abutting New Public Park, as well as protect the surrounding neighborhoods. Further, the MFP SAP has taken soccer traditions from around the world and incorporated them into the MFP SAP Area in order to create a world class soccer experience, including the soccer village and Pedestrian Promenade.

b. City Managed

The City Managed portion of the MFP SAP Area shall include a new public park and a 2.131 acre portion of the MFP Sap Area intended for a future City of Miami administrative building with ancillary commercial. The MFP SAP Area owned and operated by the City of Miami will be environmentally remediated by Miami Freedom Park, LLC in accordance with the lease.

2.2 Applicability

The MFP SAP Regulating Plan establishes standards, requirements and restrictions applicable to guide appropriate use and development within the MFP SAP Area, as more specifically set forth in Section 2.2.3 herein. The MFP SAP Concept Book is intended to provide contextual and illustrative concepts and examples of permitted, encouraged, and compatible development types and opportunities in the MFP SAP Area, subject to the standards, requirements, and restrictions applicable through the MFP SAP Regulating Plan.

2.2.3 Conflicts

(a) Conflicts with Miami 21

The MFP SAP and regulations herein are based on Zoning Ordinance 13114 (“Miami 21”), as amended through the date of adoption of this MFP SAP and shall serve to supersede and supplant Miami 21 as stated herein. Where standards set forth in the SAP Regulating Plan, Concept Book and/or Development Agreement conflict with standards set forth in Miami 21, the standards in the SAP Regulating Plan, Concept Book and/or Development Agreement shall govern. Where the standards in the SAP Regulating Plan, Concept Book and/or Development Agreement are silent, the underlying Miami 21 standards and requirements shall apply.

3.1 TRANSECT ZONES

- 3.1.1 The Miami 21 Code Transect Zones are described in Article 4, Table 1 and include the standards summarized in Article 4, Table 2 and further described in Article 5. They range in Function and Density from low-Density, primarily residential areas to high Density Mixed- Use areas, across the Transect, with zones identified as T1, T2, T3, T4, T5, T6, CS, and CI, CI-HD, D1, D2 and D3 and all R, L, O and T6 subcategories. within the MFP SAP area.

3.3 LOTS AND FRONTAGES

- 3.3.1 ~~Lots assembled into one (1) ownership within one (1) Transect Zone may be developed as a single Lot. Lots assembled into one (1) ownership that encompass more than one (1) Transect Zone shall be developed according to the corresponding Transect regulation for each Lot, except as described in Section 3.6.1(e). In such cases, there shall be no transfer of Density or Intensity of Development Capacity between Transect Zones, except if the Lots are assigned equal Densities, Density may be transferred across the Transect boundary. Lots under the same or different ownership that are participating in the Historic Preservation Transfer of Development Density program established in Chapter 23 of the City Code may transfer Density from historically designated properties or certain non-contributing resources to TOD areas, subject to compliance with all applicable regulations. Where Lots are assembled into one (1) ownership, the side or rear Setbacks sharing the Property Line may be eliminated. Lot assembly shall~~ may require a Unity-of-Title acceptable to the City Attorney. Where contiguous Lots are assembled through a Unity of Title or Covenant in lieu of Unity of Title, parking requirements may be satisfied on any of the assembled Lots regardless of Transect Zone. Contiguous Lots in one (1) ownership, as of the effective date of this Code, may be developed as one (1) Lot in excess of the maximum Lot size.
- 3.3.2 In Transect Zones T5, T6, CI, and CS, D1, D2, and D3, building sites shall may enfront a vehicular thoroughfare or a Pedestrian Passage Promenade, ~~with at least one Principal Frontage. Frontage designations shall be as depicted in the Concept Book regardless of whether an individual site enfronts one or more vehicular Thoroughfares.~~
- 3.3.3 Lots facing Thoroughfares, Street Corridors, or a Pedestrian Promenade ~~on more than one (1) side~~ shall may have designated Principal Frontage(s) and may have Secondary Frontage(s) as generally depicted in the Concept Book. ~~Unless otherwise designated by a Special Area Plan, a Principal Frontage shall be that facing the Thoroughfare of higher pedestrian importance or intensity (i.e., traffic volume, number of lanes, etc.), as determined by the Planning Department upon request by the Zoning Administrator.~~
- a. ~~If two Thoroughfares are of equal importance each Frontage shall~~

be considered a Principal Frontage. Lots with two or more Frontages may consider other non-fronting Property Lines as sides.

b. ~~Lots shall have at least one (1) Principal Frontage, except waterfront Lots shall have at least two (2) Principal Frontages, one of which shall be the waterfront and shall conform to Waterfront Setback Standards. For Waterfront Setbacks, see Section 3.11.~~

e. ~~Where an existing lot of record is located adjacent to a Thoroughfare in a manner that creates an irregular Frontage such that the side or rear yards cannot be determined as with a regular lot, the Zoning Administrator shall determine, by Waiver, the yard and setbacks for the lot as fits the circumstances of the case. In addition to general Waiver requirements, the Zoning Administrator shall consider the minimum dimensions and methods of measurement as generally required for either a side or rear yard in the transect, determining which shall apply by the relation of the portion of the lot on which the yard is to be located to the adjoining lot, with due regard to the orientation of structures and buildable areas on each lot.~~

3.5 MEASUREMENT OF HEIGHT

3.5.1 Unless otherwise specified herein, the Height of Buildings within the MFP SAP Area shall be measured in Stories. The height of Fences and walls shall be measured in feet. The Height of Buildings, Fences and walls shall be measured from the Average Grade Frontage, Average Sidewalk Elevation or, where no sidewalk exists, the average of the record profile grade elevation of the street Abutting the Principal Frontage of the Building, as determined by the Public Works Department. In the event that the Base Flood Elevation, as established by FEMA, plus Freeboard, is higher than the sidewalk or grade elevations, the total Height of the Building but not the height of Fences and walls shall be measured from the Base Flood Elevation plus Freeboard.

3.5.2 A Story is a Habitable level within a Building of a maximum ~~fourteen (14)~~ twenty (20) feet in Height from finished floor to finished floor. Basements are not considered Stories for the purposes of determining Building Height. A ground level retail Story may exceed this limit up to a total height of thirty ~~twenty-five (25)~~ thirty-five (35) feet. A single floor level exceeding ~~fourteen (14)~~ twenty (20) feet, or ~~twenty~~ thirty-five (35) feet at ground level retail, shall be counted as two (2) Stories; except for CI T6-36, T6-48, T6-60, T6-80, and D1, where a single floor level exceeding ~~fourteen (14)~~ twenty (20) feet may count as one (1) story if the building height does not exceed the maximum height in linear feet, including all applicable bonuses, allowed by the transect at ~~fourteen (14)~~ twenty (20) feet per floor. ~~Where the first two stories are retail, their total combined Height shall not exceed thirty nine (39) feet and the first floor shall be a minimum of fourteen (14) feet in Height.~~ Mezzanines may not exceed

thirty-three percent (33%) of the Habitable Space Floor Area per Story, except for CI D1, where mezza- nines may not exceed fifty percent (50%) of the Habitable Space Floor Area. Mezzanines extending beyond thirty-three percent (33%) of the Floor Area, or fifty percent (50%) of the Floor Area in D1,CI shall be counted as an additional floor. The Height of a Parking Structure concealed by a Liner may be equal to the Height of the Liner; this may result in a Liner Story concealing more than one level of Parking-

3.6 OFF-STREET PARKING AND LOADING STANDARDS

3.6.1 Off-street Parking Standards

d. Parking reductions ~~shall~~ may not be cumulative within the MFP SAP area~~except in, T6-36, T6-48, T6-60 and T6-80. Due to the site's proximity to the Miami Intermodal Center, Parking reductions of up to shall not exceed fifty percent (50%) of the total Off-street Parking required may be sought by SAP Permit after completion of enhanced pedestrian connectivity to the Miami Intermodal Center, except for Residential components of projects within one thousand (1,000) feet of Metrorail or Metromover stations.~~

f. Required parking for uses within the MFP SAP Area, regardless of Transect Zone, may be cumulatively satisfied through parking provided anywhere within the MFP SAP Area and on-street along Abutting Thoroughfares.

3.6.3 Additional Off-street Parking Regulations

General performance standards for Off-street Parking facilities:

k. Within the MFP SAP Area P-parking facilities on adjoining Lots may share access points, driveways and parking facilities By Right subject to a recorded covenant running with the property on which the facilities are located, by process of Waiver.

3.6.4 Calculation of Off-street Parking requirements related to number of seats.

Stadium parking requirements shall be based on the number of permanent seats and shall not include Floor Area for other accessory uses located within the Stadium. Where parking requirements relate to number of seats and seating is in the form of undivided pews, benches, or the like, twenty (20) lineal inches shall be construed to be equal to one (1) seat. Where Parking requirements relate to movable seating in auditoriums and other assembly rooms, ten (10) square feet of Floor Area shall be construed to be equal to one (1) seat except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles and shall not include accessory unoccupied areas or the

~~thickness of walls.~~

3.6.5 Valet Parking

Off-street Parking facilities maintained with valet parking shall be allowed generally throughout the MFP SAP Area, provided that the minimum Off-street Parking requirements of this ~~Code~~ Regulating Plan are satisfied and that an attendant shall remain on duty during business hours ~~or as long as the Principal Building is occupied.~~ Valet maintained parking spaces shall be counted towards the Off-street Parking requirements and may include Tandem or mechanical lift parking.

3.6.9 Off-street Loading Requirements

- a. Off-street vehicular loading ~~shall be required~~ is permitted for all ~~T5, T6, CS, and CI, CI-HD, and D~~ zones, as shown in Article 4, Table 5 of the Regulating Plan and ~~shall require no more than three (3) turning movements.~~ Loading access points inclusive of entries and exits, are generally depicted in the Concept Book. On-street loading for all Transect Zones within MFP SAP may be allowed in areas designated by signage and for limited intervals during specified hours. At the time of SAP Permit submittal, a loading management plan shall be required which includes an operational plan with specified hours of operation.

3.6.10 Off-street Bicycle Parking Requirements

- a. Off-street bicycle parking shall be provided for all ~~T4, T5, T6, CS, and CI, CI-HD, and D~~ zones, as shown in Article 4, Table 4 of the Regulating Plan and as generally depicted on Sheet A-24 in the Concept Book. Required bicycle parking for uses within the MFP SAP Area may be satisfied through bicycle parking provided anywhere within the MFP SAP Area. and shall be calculated prior to any vehicular parking reductions
- b. ~~Within TOD areas, Required bicycle parking shall~~ may be provided as both Short-Term Bicycle Parking and Long-Term Bicycle Parking as described ~~within the Miami Bicycle Master Plan on Sheet A-24 of the Concept Book.~~
- ~~1. Short-Term Bicycle Parking may be located within the public ROW or a required Setback, within 200 feet of the building's entrance.~~
 - ~~2. Long-Term Bicycle Parking shall be located within a built structure subject to the standards outlined below.~~
- c. Required bicycle parking shall meet the following standards:
1. Required bicycle parking shall be provided in a safe, accessible and convenient location.
 2. Bicycle parking facilities shared by more than one use are encouraged.
 3. Required bicycle parking facilities may be located within the project site or in a shared bicycle parking facility ~~subject to all the~~

conditions for shared bicycle parking facilities below:

- a. ~~Required bicycle parking spaces for two (2) or more adjacent sites may be satisfied by the same bicycle parking facility used jointly provided that such right of joint use and maintenance is evidenced by covenant running with the land or equivalent legal document establishing the joint use.~~
 - b. ~~Required shared bicycle parking facilities are to be located within 300 feet of any building's main entrance.~~
 - c. ~~The minimum number of required bicycle parking is satisfied by all sites using the shared facility.~~
 - d. ~~For the purposes of this section, shared bicycle parking facilities are areas, locations, or structures designed to accommodate, house, store, maintain or hold several bicycle parking spaces.~~
4. When required off-street vehicular parking is covered, the required Long Term bicycle parking shall may also be covered.
 5. When required bicycle parking is provided in racks, one (1) standard U-rack will accommodate two (2) bikes and each rack must meet the following standards:
 - a. The bicycle frame and one (1) wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;
 - b. A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and
 - c. The rack must be securely anchored.
 6. When required bicycle parking is provided in lockers, the lockers must be securely anchored.
 7. Parking and maneuvering areas.
 - a. Each required bicycle parking space must be accessible without moving another bicycle;
 - b. There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering;
 - c. The area devoted to bicycle parking must be hard surfaced.
 8. A one (1) square foot directional sign shall be required if the bicycle parking area is not visible from the ~~street~~ Street Corridor or main building entrance. Said sign must be posted at the main building entrance indicating the location of the bicycle parking.

3.14 MFP SAP PUBLIC BENEFITS PROGRAM

The intent of the MFP SAP Public Benefits Program established in this section is to allow bonus Building Height and ~~FLR in~~ for the T6 and CI Zones and ~~bonus Building Height in D1 Zones~~ in exchange for the developer's contribution to the MFP SAP Area for the redevelopment of the New Public Park.

3.14.1

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The bonus Height and FLR shall be permitted if the proposed Development contributes toward the specified public benefits, above that which is otherwise required by this Code, in the amount and in the manner as set forth herein.

The bonus shall not be available to properties in a T6 Zone if the property abuts a T3 Zone or in a T6-8 Zone if the property shares a property line with a CS Zone.

1. ~~T6-8: eight Story maximum, bonus to twelve eighteen (128) Stories, FLR 5; bonus of twenty five percent (25%)~~
2. ~~T6-12: twelve (12) Story maximum, bonus to twenty (20) Stories, FLR 8, bonus of thirty percent (30%)~~
3. ~~T6-24a: twenty four (24) Story maximum, bonus to forty eight (48) Stories, FLR 7, bonus of thirty percent (30%)~~
4. ~~T6-24b: twenty four (24) Story maximum, bonus to forty eight (48) Stories, FLR 16, bonus of forty percent (40%)~~
5. ~~T6-36a: thirty six (36) Story maximum, bonus to sixty (60) Stories, FLR 12, bonus of forty percent (40%)~~
6. ~~T6-36b: thirty six (36) Story maximum, bonus up to sixty (60) Stories, FLR 22, bonus of forty percent (40%)~~
7. ~~T6-48a: forty eight (48) Story maximum, bonus up to eighty (80) Stories, FLR 11, bonus of fifty percent (50%)~~
8. ~~T6-48b: forty eight (48) Story maximum, bonus up to eighty (80) Stories, FLR 18, bonus of fifty percent (50%)~~
9. ~~T6-60a: sixty (60) Story maximum, bonus up to unlimited Stories, FLR 11, bonus of fifty percent (50%)~~
10. ~~T6-60b: sixty (60) Story maximum, bonus up to unlimited Stories, FLR 18, bonus of fifty percent (50%)~~
11. ~~T6-80: eighty (80) Story maximum, bonus to unlimited Stories, FLR 24; bonus of fifty percent (50%).~~
 - ~~Transect Zone Heights are fully described in Article 5.~~
 - ~~In addition, certain other bonuses may be provided as follows:-~~
12. ~~An additional Story in a T5 zone that Abuts a D1 zone, for an equivalent square footage of Affordable/ Workforce Housing as described in Section 3.14.4. This shall not be applicable to properties Abutting T3 zones.~~
13. ~~In T6 zones, additional Height and FLR for LEED certified Silver, Gold or Platinum Buildings as described in Section 3.14.4.~~
14. ~~An additional Story in any zone for development of a Brownfield as described in Section 3.14.4.~~

15. In T6 zones additional Height and FLR for development that donates a Civic Space Type or Civil Support Use area to the City of Miami as described in Section 3.14.4.
16. In T6-24b zones, bonus Height and FLR shall be fully satisfied through the following requirements:
- i. — For rental Residential Development, a minimum of fourteen percent (14%) of the units shall be provided as Workforce Housing or a minimum of seven percent (7%) of the units shall be provided as Affordable Housing.
 - ii. — For ownership Residential Development, a minimum of ten percent (10%) of the units shall be provided as Workforce Housing or a minimum of five percent (5%) of the units shall be provided as Affordable Housing.
 - iii. — For all other development excluding ground floor Commercial and Office Uses, fourteen percent (14%) of the non-residential FLR shall be provided as a Trust Fund contribution as described in Section 3.14.4.a.(3).
17. In T6-8-O zones located in TOD areas, a proposed Development may obtain an additional two (2) Bonus FLR in addition to two (2) by Right FLR that is available only after fully utilizing all other Bonus FLR. There will be no limitations on the number of stories but a maximum Building Height of 179 feet (or 235 feet for developments which are 500 feet or more from T3) if the proposed Development meets one of the following criteria, as further described in Section 3.14.4:
- For Office Development: Contributions to the Public Benefit Trust Fund for the purposes of developing Affordable/Workforce Housing at or below one hundred percent (100%) AMI.
 - For Residential Development: All bonus height and FLR is satisfied through the provision of on-site Affordable/Workforce Housing at or below one hundred percent (100%) of AMI.

3.14.2

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Upon providing a binding commitment for the specified public benefits as provided in Section 3.14.3 below, the proposed development project shall be allowed to build within the restrictions of the specific Transect Zone, up to the bonus Height and FLR as established in this Section. The only square footage allowed above the maximum Height is that achieved through the bonus program.

3.14.3

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The proposed bonus Height and FLR shall be permitted in exchange for contribution to the City for the following public benefits: Affordable/Workforce Housing, Public Parks and Open Space, Green Buildings, Brownfields, and Civic Space or Civil Support space. The City shall establish a Miami 21 Public Benefits Trust Fund for the cash contributions for Affordable/Workforce Housing, Public Parks and Open Space, and Green Building certification shortfall penalty made under this section. The City Commission, upon the manager's recommendation, shall annually

~~decide the allocation of funds from the Trust Fund collected under this section. All cash contributions thus allocated by the Commission to support Affordable/Workforce Housing shall be deposited in the Affordable Housing Trust Fund for expenditures pursuant to the guidelines adopted by the City Commission. All cash contributions thus allocated by the Commission to support Parks and Open Space shall be deposited in the Parks and Open Space Trust Fund, set forth in Chapter 62 of the City Code, to be expended in accordance with the guidelines outlined therein.~~

~~a. Definitions~~

- ~~1. Affordable/Workforce Housing shall mean: housing available to families which meet the qualifications as established by the City Housing and Community Development Department and as specifically defined in Article 1 and shall not exceed 100% AMI.~~
- ~~2. Public Parks and Open Space shall mean: Open Space meeting the standards of Article 4, Table 7 of this Code.~~
3. Green Building shall mean a Building certified by the United States Green Building Council (USGBC) as Silver, Gold or Platinum rated.
4. Brownfield shall mean: a site within the City that is subject to a Brownfield Site Rehabilitation Agreement (BSRA) executed between the property owner and the City Department of Economic Development.

3.14.4

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For the purposes of the public benefits program, the following criteria shall apply:

- ~~a. Affordable/Workforce Housing. The development project in a T6 zone may provide any of the following or combination thereof:~~
 - ~~1. Affordable/Workforce Housing on site of the development. For each square foot of Affordable/Workforce Housing priced at or below eighty percent (80%) area median income (including pertaining shared space such as parking and circulation) provided on site, the development shall be allowed three (3) square feet of additional area up to the bonus Height and FLR as described in Section 3.14.1. For each square foot of Affordable/Workforce Housing priced above eighty percent (80%) area median income (including pertaining shared space such as parking and circulation) provided on site, the development shall be allowed an equivalent amount of development Floor Area up to the bonus Height and FLR as described in Section 3.14.1.~~
 - ~~2. Affordable/Workforce Housing off site. For each square foot of Affordable/Workforce Housing (including pertaining shared space such as parking and circulation) provided off site, in a location within the City approved by the City Manager, the development shall be allowed an equivalent square footage of additional area up to the bonus Height and~~

- ~~FLR as described in Section 3.14.1. No additional allowance is given for the purchase of the site.~~
- ~~3. Trust Fund contributions. For a cash contribution to the Miami 21 Public Benefit Trust Fund, the development shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1. The cash contribution shall be determined based on a percentage of the market value of the per square foot price being charged for units at projects within the market area where the proposed project seeking the bonus is located. The calculation assumes a land value per saleable or rentable square foot within market area to equate to between 10 (ten) to 15 (fifteen) percent of market area's weighted average sales price per square foot. The cash contributions shall be adjusted on an annual basis to reflect market conditions effective October 1st of every year.~~
- ~~b. Public Parks, Open Space, or Park Improvements. The development project in a T6 zone may provide any of the following or combination thereof:~~
- ~~1. Public Park, or Open Space, provided through purchase and in an area of need identified by the City Parks and Open Space Master Plan and the City's Parks Department. In addition park improvements provided through donation for Public Parks with amenity levels that are Moderate or that Need Improvement as defined by the Parks Department Facilities² Assesment Report.
 - ~~i. For each square foot of dedicated public Park or Open Space provided, the development shall be allowed two times the development Floor Area of provided land up to the bonus Height and FLR as described in Section 3.14.1. The Open Space may be a Park, Green or Square, as more fully described in Article 4, Table 7 of this Code.~~
 - ~~ii. Park improvements shall be valuated and for said value the development project shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1 and shall for all applicable purposes be treated as a Trust Fund contribution pursuant to Section 3.14.4.b.(3).~~
 - ~~iii. Park improvements for Public Parks in areas below 50% median income threshold shall be allowed two times the valuation credit.~~
 - ~~iv. Donations must meet all City requirements for design, equipment specifications, construction, warranties, etc. Park improvements are subject to review and approval by the City Manager or designee in accordance with Miami 21.~~~~
 - ~~2. Public Open Space provided on-site in a location and of a design to be approved by the Planning Director. For each square foot of dedicated public Park or Open Space provided, the development shall be allowed an equivalent amount of development Floor Area up to the bonus Height and~~

~~FLR as described in Section 3.14.1. The project shall maintain the Frontage requirements of the Transect Zone. The Open Space may be a Courtyard, Plaza, or Thoroughfare or Pedestrian Passage through the site connecting two (2) Thoroughfares, such as a segment of the Baywalk or FEC Greenway. See Article 4, Table 7.~~

- ~~3. Trust Fund contribution. For a cash contribution to the Miami 21 Public Benefits Trust Fund, the development project shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1. The cash contribution shall be determined based on a percentage of the market value of the per square foot price being charged for units at projects within the market area where the proposed project seeking the bonus is located. The calculation assumes a land value per saleable or rentable square foot within market area to equate to between 10 (ten) to 15 (fifteen) percent of market area's weighted average sales price per square foot. The cash contributions shall be adjusted on an annual basis to reflect market conditions effective October 1st of every year.~~
- ~~e. Historic Preservation. The second half of a Development's requested Bonus Floor Area to the maximum bonus Height and FLR as described in Section 3.14.1 shall be allowed for additional square footage qualified under the city Transfer of Development Rights program established in Chapter 23, City Code.~~
- ~~d. Green Building. In a T6 zone, additional Height and FLR shall be allowed for Buildings certified by the U.S. Green Building Council as follows:

 - ~~1. Silver: For Buildings under 50,000 sf, 2.0% of the floor lot ratio (FLR)~~
 - ~~2. Gold: 4.0% of the Floor Lot Ratio (FLR)~~
 - ~~3. Platinum: 13.0% of the Floor Lot Ratio (FLR)~~~~

~~Note: Standards equivalent to the USGBC, as adopted by the City, may alternatively apply.~~

~~If at the time the first Certificate of Occupancy is issued for the Building that received a public benefits bonus for a Green Building, the anticipated LEED certification has not been achieved, then the owner shall post a performance bond in a form acceptable to the City of Miami. The performance bond shall be determined based on the value of land per square foot of Building in the area of the City in which the proposed project is located, which may be adjusted from time to time based on market conditions. The methodology for determining the value of land per square foot of Building shall be maintained in the Planning Department. The City will draw down on the bond funds if LEED certification has not been achieved and accepted by the City within one year of the City issuance of the Certificate of Occupancy for the Building. Funds that become available to the City from the forfeiture of the performance bond shall be placed in the Miami 21 Public Benefits Trust Fund established by this Code.~~

- e. ~~Brownfields. One additional Story of Height shall be permitted for redevelopment on a Brownfield Site as defined herein.~~
- f. ~~Civic Space Types and Civil Support Uses. For a development project in a T6 zone that donates a Civic Space Types or Civil Support Uses on site to the City of Miami, an additional two square feet of area for each square foot of donated space or use, up to the bonus Height and FLR, shall be allowed.~~

3.14.5

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~~No Building permit shall be issued for bonus Height and FLR until the Zoning Administrator has certified compliance with the provisions of this section, upon referral and assurance of compliance from applicable departments. Certification shall be made only after a certified check has been deposited and cleared to the Miami 21 Public Benefits Trust Fund or, for non-cash contributions, a binding commitment has been approved by the City Manager. The cash contribution shall be nonrefundable.~~

TRANSECT ZONE	<u>CS</u>	<u>CI</u>	<u>T6-8</u>
DENSITY (UNITS PER ACRE)	N/A	N/A	150
<u>LODGING/RESIDENTIAL</u>			
<u>APARTMENT HOTEL/CONDO HOTEL</u>			<u>R*</u>
BED & BREAKFAST			R
INN			R
HOTEL			R
OFFICE			
OFFICE	<u>R</u>	<u>E R</u>	<u>R</u>
COMMERCIAL			
AUTO-RELATED COMMERCIAL ESTAB.			
ENTERTAINMENT ESTABLISHMENT	<u>R</u>	<u>R</u>	R
ENTERTAINMENT ESTAB. – ADULT			
FOOD SERVICE ESTABLISHMENT	<u>W R</u>	<u>E R</u>	R
ALCOHOL BEVERAGE SERVICE ESTAB.	<u>R</u>	<u>R</u>	<u>E W</u>
GENERAL COMMERCIAL	<u>E S</u>	<u>E R</u>	R
MARINE RELATED COMMERCIAL ESTAB.	<u>E</u>		
OPEN AIR RETAIL	<u>W R</u>	<u>E R</u>	<u>W R</u>
PLACE OF ASSEMBLY	<u>R</u>	<u>E R</u>	R
RECREATIONAL ESTABLISHMENT	<u>R</u>	<u>E R</u>	R
CIVIC			
COMMUNITY FACILITY			
RECREATIONAL FACILITY	<u>R</u>	<u>R</u>	<u>R</u>
RELIGIOUS FACILITY			
REGIONAL ACTIVITY COMPLEX	<u>R</u>	<u>E R</u>	<u>E R</u>
CIVIL SUPPORT			
COMMUNITY SUPPORT FACILITY	<u>R</u>	<u>E R</u>	<u>W R</u>
INFRASTRUCTURE AND UTILITIES	<u>W R or S</u>	<u>E R or S</u>	<u>W R or S</u>
MAJOR FACILITY	<u>R</u>	<u>W R</u>	<u>W R</u>
MARINA			
PUBLIC PARKING	<u>R</u>	<u>E R</u>	<u>W R</u>
RESCUE MISSION			
TRANSIT FACILITIES		<u>E S</u>	<u>W S</u>
EDUCATIONAL			
SPECIAL TRAINING / VOCATIONAL			<u>W R</u>

R = Allowed by Right

W = Allowed by Warrant

E = Allowed by Exception

S = Allowed by SAP Permit

* = Apartment Hotel/Condo Hotel Units shall be considered as equivalent to one (1) Dwelling Unit.

Density (UPA)	CS	CI	T6-8 150 Units Per Acre
Residential		<p>Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Density and all intensity, parking and loading regulations to match that of the most restrictive Abutting zone. 	<p>Residential Uses are permissible as listed in Table 3 of this Regulating Plan, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1.5 parking spaces per Dwelling Unit. • Maximum of 1 parking space per Micro Dwelling Unit, with a maximum of 1 additional visitor parking space for every 10 Micro Dwelling Units. • Minimum of 1 additional visitor parking space for every 10 Dwelling Units. • Live-work Work component shall provide parking as required by the non residential use in addition to parking required for the Dwelling Unit. • Adult Family Care Homes- Minimum 1 space per staff member and 1 space per 4 residents. • Community Residence- Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s). • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required or within a TOD area, one (1) bicycle rack space required per Dwelling Unit. • Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of SAP Permit Waiver and payment into a transit enhancement Trust Fund, as established by

	CS	CI	T6-8
			<p>Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</p> <ul style="list-style-type: none"> • In T6-60 & T6-80, parking for residential Uses located within 1,000 feet of a Metrorail or Metromover station shall not be required. • Parking may be provided by ownership or lease offsite but within the <u>MFP SAP Area</u> within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading — See Article 4, Table 5 •
<p><u>Lodging/Residential</u></p>			<p>Lodging/Residential Uses are permissible as listed in Table 3 of this <u>Regulating Plan</u></p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 2 lodging units. • Minimum of 1 additional visitor parking space for every 15 lodging units. • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5 of this <u>Regulating Plan</u>. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required or within a TOD area, one (1) bicycle rack space required per Dwelling Unit. • Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by

	CS	CI	T6-8
			<p>SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</p> <ul style="list-style-type: none"> • Parking may be provided by ownership or lease offsite but within the MPF SAP Area within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan • Minimum of 1 parking space for every 2 Apartment Hotel/Condo Hotel units. • Minimum of 1 additional visitor parking space for every 15 Apartment Hotel/Condo Hotel units. • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5 of this Regulating Plan.
<p>Office</p>	<p><u>Office Uses are permissible as listed in Table 3 of this Regulating Plan.</u></p> <ul style="list-style-type: none"> <u>• Minimum of 3 parking spaces for every 1,000 square feet of Office Use.</u> <u>• Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</u> <u>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5 of this Regulating Plan</u> 	<p>Office Uses are permissible as listed in Table 3 of this Regulating Plan</p> <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of Office Use. • Minimum of one Bike space for every 20 vehicular spaces required (before any reductions). • Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to 	<p>Office Uses are permissible as listed in Table 3 of this Regulating Plan.</p> <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of office use. • In T6-24, T6-36 and T6-48, a minimum of 1 parking space for every 800 square feet of office use shall be provided • In T6-60 and T6-80, a minimum of 1 parking space for every 1,000 square feet of office use shall be provided • Parking requirement may be reduced according to

CS	CI	T6-8
	<p>fifty percent (50%) by <u>SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</u></p> <ul style="list-style-type: none"> • Parking ratio may be reduced according to the shared parking standard of <u>this Regulating Plan.</u> • <u>Parking may be provided offsite in CI, D, T5 or T6 within 500 feet through a parking management plan/zone.</u> • <u>Parking may be provided offsite but within the MPF SAP Area</u> 	<p>the shared parking standard, Article 4, Table 5 of <u>this Regulating Plan</u></p> <ul style="list-style-type: none"> • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required or within a TOD area, one (1) bicycle rack space required per Dwelling Unit. • Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by <u>process of Waiver</u>; by up to fifty percent (50%) by <u>SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</u> • Parking may be provided by ownership or lease offsite <u>but within the MPF SAP Area</u> within 1,000 feet by <u>process of Waiver</u>, except when site is within 500 feet of T3. • Loading – See Article 4, Table 5 <u>of this Regulating Plan</u>

CS	CI	T6-8
<p>Commercial</p> <p>Commercial Uses are permissible as listed in Table 3 of this Regulating Plan</p> <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 sf of commercial space. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required (before any reductions). • Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less. • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5 of this Regulating Plan • Loading - See Article 4, Table 5 of this Regulating Plan • Loading needs, including maneuvering, shall be accommodated on-site. 	<p>Commercial Uses are permissible as listed in Table 3 of this Regulating Plan limited by compliance with:</p> <ul style="list-style-type: none"> • Building area allowed for Commercial Use on each lot shall be less than 25% Building floor area total. • Minimum of 3 parking spaces for every 1,000 sf of commercial space • Minimum of 1 parking space for every 7 seats in a Major Sports Facility or Regional Activity Complex. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required (before any reductions). • Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less • Parking ratio may be reduced according to the shared parking standard. • Parking ratio may be reduced for Major Sports Facility, Stadium within 1 mile of a Metrorail, Metromover Station, or mass transit facility by up to 40 50% in connection with the development of a enhanced pedestrian connection to the Miami Intermodal Center by SAP Permit. 	<p>Commercial Uses are permissible as listed in Table 3 of this Regulating Plan, limited by compliance with:</p> <ul style="list-style-type: none"> • A maximum area of 55,000 square feet per establishment, except for Public Storage Facilities. • Minimum of 3 parking spaces for every 1,000 square feet of commercial use, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces. • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5 of this Regulating Plan, except for Public Storage Facilities. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required or within a TOD area, one (1) bicycle rack space required per Dwelling Unit. • Auto-related - Drive-Thru or Drive-In Facilities - See Article 6. • Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.

	CS	CI	T6-8
		<ul style="list-style-type: none"> • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5 of this <u>Regulating Plan</u> • Loading - See Article 4, Table 5 of this <u>Regulating Plan</u> • Loading needs, including maneuvering, shall be accommodated on site. 	<ul style="list-style-type: none"> • Parking may be provided by ownership or lease offsite but within the MPF SAP Area within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this <u>Regulating Plan</u>
<p>CIVIC</p>	<p>Civic Uses are permissible as listed in Table 3 of this <u>Regulating Plan</u> limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 5 7 seats of assembly and Regional Activity Complex uses. • Minimum of 1 parking space for every staff member for recreational uses. • Minimum of 1 parking space for every 500 sf of Building area for recreational uses. • Minimum of 1 parking space for every 5,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required. 	<p>Civic Uses are permissible as listed in Table 3 of this <u>Regulating Plan</u> limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 5 7 seats of assembly for Regional Activity Complex or Major Sports Facility uses. • Minimum of 1 parking space for every staff member for recreational uses. • Minimum of 1 parking space for every 500 sf of Building area for recreational uses. • Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required. • Parking requirement may be reduced according to 	<p>Civic Uses are permissible as listed in Table 3 of this <u>Regulating Plan</u> limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 5 7 seats of assembly uses. • Minimum of 1 parking space for every 5,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required. • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5 of this <u>Regulating Plan</u>. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required or within a TOD area, one (1) bicycle rack space required per Dwelling Unit.

CS	CI	T6-8
	<ul style="list-style-type: none"> · Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5 of this <u>Regulating Plan</u>. · Minimum of 1 Bicycle Rack Space for every 10,000 square feet of exhibition or recreation area. · Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less. · Loading – See Article 4 Table 5 of this <u>Regulating Plan</u>. · Parking may be provided offsite in CI but within the MPF SAP Area, D, T5 or T6 within 500 feet through a parking management plan/ zone. <u>as proposed in the Concept Book.</u> 	<ul style="list-style-type: none"> · Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by SAP Permit process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less. · Parking may be provided by ownership or lease offsite <u>but within the MPF SAP Area within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</u> · Loading - See Article 4, Table 5 of this <u>Regulating Plan</u> Parking may be provided offsite in CS <u>but within the MPF SAP Area, D, T5 or T6 within 500 feet CI through as proposed in the Concept Book.</u>

	CS	CI	T6-8
<p>Civil Support</p>	<p>Civil Support Uses are permissible as listed in Table 3 of this Regulating Plan limited by compliance with:</p> <ul style="list-style-type: none"> For Civil Support, a minimum of 1 parking space for every 1,000 sf. For Marine Uses, a minimum of 1 parking space for every 5 slips. Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less. <p><u>Parking may be provided offsite but within the MPF SAP Area</u></p>	<p>Civil Support Uses are permissible as listed in Table 3 of this Regulating Plan limited by compliance with:</p> <ul style="list-style-type: none"> For Civil Support, a minimum of 1 parking space for every 1,000 sf. Minimum of 1 parking space for every 5 <u>7</u> seats of assembly uses <u>and Regional Activity Complex.</u> For Marine Uses, a minimum of 1 parking space for every 5 slips. Adult Daycare Minimum of 1 space per staff member and 1 space for owner. Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less. <p><u>Parking may be provided offsite but within the MPF SAP Area</u></p>	<p>Civil Support Uses are permissible as listed in Table 3 of this Regulating Plan limited by compliance with:</p> <ul style="list-style-type: none"> Minimum of 1 parking space for every 1000 square feet of Civil Support Use. Minimum of 1 parking space for every 5 <u>7</u> seats of assembly use. Minimum of 1 parking space for every 5 slips of marine use. Adult Daycare Minimum of 1 space per staff member. Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5. Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required <u>or within a TOD area, one (1) bicycle rack space required per Dwelling Unit.</u> Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by <u>SAP Permit</u> process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less. Parking may be provided by ownership or lease offsite but within the MPF SAP Area within 1,000 feet by process of

MFP SAP ARTICLE 4. TABLE 5: BUILDING FUNCTION: PARKING AND LOADING

	CS	CI	T6-8
			<p>Waiver, except when site is within 500 feet of T3.</p> <p>.Loading – See Article 4 Table 5 of this Regulating Plan.</p>

Miami 21	Lodging / Residential	Office	Commercial	Stadium
Lodging / Residential	1	1.7	1.3	2
Office	1.7	1	1.2	2
Commercial	1.3	1.2	1	2
Stadium	2	2	—2	1

SHARED PARKING STANDARDS

SHARING FACTOR	<p>The shared Parking Standards Table provides the method for calculating shared parking for buildings with more than one Use type. It refers to the parking requirements that appear in Table 4.</p> <p>The parking required for any two Functions on a Lot is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement.</p> <p>For instance: for a building with a Residential Use requiring 100 spaces and a Commercial Use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces. For uses not indicated in this chart on a mixed use lot a sharing factor of 1.1 shall be allowed. Additional sharing is allowed by SAP Permit 2.0 2.0</p>
<p><u>See Revised Shared Parking Table Above</u></p>	

OFF-STREET PARKING STANDARDS

ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY TRAFFIC SINGLE LOADED	ONE WAY TRAFFIC DOUBLE LOADED	TWO WAY TRAFFIC DOUBLE LOADED
90	23 ft - 21 ft	23 ft - 21 ft	23 ft - 21 ft
60	12.8 ft	11.8 ft	19.3 ft
45	10.8 ft	9.5 ft	18.5 ft
Parallel	10 ft	10 ft	20 ft

Standard stall: 8.5 ft x 18 ft minimum

- Driveways shall have a minimum of 10 feet of paved width of a one-way drive and 20 feet for a two-way drive for parking area providing 10 or more stalls.
- Pedestrian entrances shall be at least 3 feet from stall, driveway or access aisle.
- Allowable slopes, paving, and drainage as per Florida Building Code.
- Off-street Parking facilities shall have a minimum vertical clearance of 7 feet. Where such a facility is to be used by trucks or loading Uses, the minimum clearance shall be ~~12 feet Residential and 15 feet Commercial and Industrial.~~ 13.5 ft
- Ingress vehicular control devices shall be located so as to provide a minimum driveway of 20 feet in length between the Base Building Line and dispenser.
- For requirements of parking lots, refer to Article 9 and the City of Miami Off-street Parking Guides and Standards.

MFP SAP ARTICLE 4. TABLE 5: BUILDING FUNCTION: PARKING AND LOADING

LOADING BERTH STANDARDS	T5, T6, CS, CI, HD & CI	DISTRICT	NOTES
RESIDENTIAL- STADIUM	From 25,000 sf to 500,000 sf	BERTH SIZE LOADING BERTHS	<p>Berth Types</p> <p>Residential*: 200 sf = 10 ft x 20 ft x 12 ft</p> <p>Commercial**: 420 sf = 12 ft x 35 ft x 15 ft 13.5 ft</p> <p>Industrial***: 660 sf= 12 ft x 55 ft x 15 ft 13.5 ft</p> <p>* Residential loading berths shall be set back a distance equal to their length.</p> <p>** 1 Commercial berth may be substituted by 2 Residential berths</p> <p>*** 1 Industrial berth may be substituted by 2 Commercial berths.</p> <p>A required Industrial or Commercial loading berth may be substituted by a Commercial or Residential loading berth, by Waiver, if the size, character, and operation of the Use is found to not require the dimensions specified and the required loading berth dimension could not otherwise be provided according to the regulations of this Code.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><u>Required loading spaces may be reduced by process of SAP Permit upon submittal of a shared parking management plan.</u></p> </div>
	Berth Size Loading Berths	420 sf 1 per every 10,000 seats	
420 sf 1 per first 100 units			
200 sf 1 per each additional 100 units or fraction of 100			
Greater than 500,000 sf			
Berth Size Loading Berths			
660 sf 1 per first 100 units			
200 sf 1 per each additional 100 units or fraction of 100			
LODGING	From 25,000 sf to 500,000 sf	From 25,000 sf to 500,000 sf	
	Berth Size Loading Berths	Berth Size Loading Berths	
	420 sf 1 per 300 rooms first 400 rooms	420 sf 1 per 300 rooms	
	200 sf 1 per 100 rooms each additional 200 rooms	200 sf 1 per 100 rooms	
Greater than 500,000 sf	Greater than 500,000 sf		
Berth Size Loading Berths	Berth Size Loading Berths		
660 sf 1 per 300 rooms	660 sf 1 per 300 rooms		
200 sf 1 per 100 rooms	200 sf 1 per 100 rooms		
OFFICE COMMERCIAL** INDUSTRIAL***	From 25,000 sf to 500,000 sf	From 25,000 sf to 500,000 sf	
	Berth Size Loading Berths Area	Berth Size Loading Area Berths	
	420 sf 1st 25K sf - 50K sf	420 sf 1st 25K sf - 50K sf	
	420 sf 2nd 50K sf - 100K sf	420 sf 2nd 50K sf - 100K sf	
	420 sf 3rd 1st 100K sf - 250K sf	420 sf 3rd 100K sf - 250K sf	
	420 sf 4th 2nd 250K sf - 500K sf	420 sf 4th 250K sf - 500K sf	
Greater than 500,000 sf	Greater than 500,000 sf		
Berth Size Loading Berths Area	Berth Size Loading Berths Area		
660 sf 1 / 500K sf	660 sf 1 / 500K sf		

d. Douglas Road Forecourt:
 a Frontage space between a Thoroughfare and a building site wherein a portion is close to the Frontage Line. The forecourt with a large tree offers visual and environmental variety to the urban Civic Space Streetscape. The Forecourt may accommodate a vehicular drop off and entry with Planning Director approval.

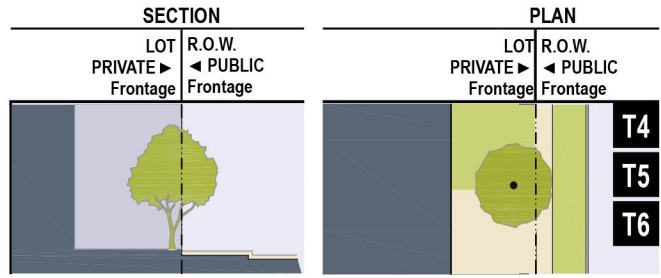


TABLE 7 CIVIC SPACE TYPES

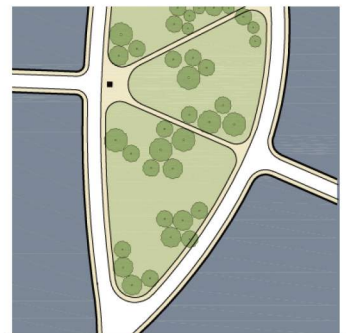
This table describes the standards for areas zoned as Civic Space (CS) and for Public Parks and Open Space provided by the Public Benefits Program.

Civic Space Types should be at the ground level, landscaped and/or paved, open to the sky and shall be open to the public. Civic Space Types may be publicly or privately owned. Open Space requirements for each zone are described in [Article 5](#).

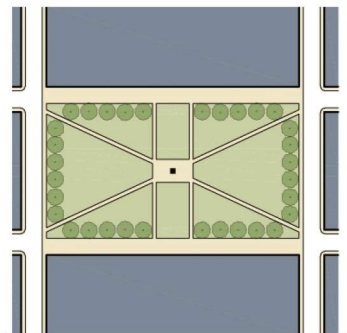
a. Park: A natural preserve available for unstructured and structured recreation programs. A Park may be independent of surrounding Building Frontages. Its landscape may be naturalistic and consist of paths and trails, meadows, woodland, sports fields, open shelters, and elevated open space. Parks may be Conservation Areas, preserving natural conditions and their size may vary.



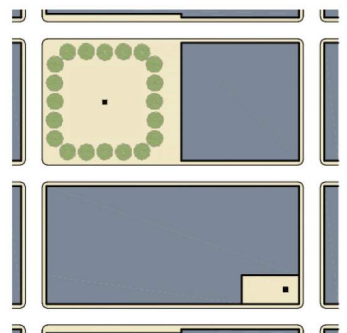
b. Green: An Open Space, available for unstructured recreation programs. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. ~~The minimum size shall be one acre and the maximum shall be 4 acres.~~



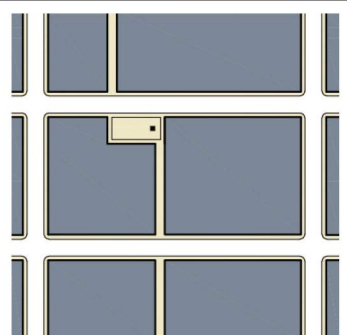
c. Square: An Open Space available for unstructured recreation programs and civic purposes. A square is spatially defined by Building Frontages or Landscape Features with streets on at least one Frontage. Its landscape shall consist of pavement, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. ~~The minimum size shall be 1/3 acre and the maximum shall be 2 acres.~~



d. Plaza: An Open Space available for civic purposes and programmed activities. A Plaza shall be spatially defined by Building Frontages or a Pedestrian Promenade and may include street Frontages. Its landscape shall consist primarily of pavement and trees. Plazas shall be located at the intersection of important Thoroughfares. ~~The minimum size shall be 1/8 acre and the maximum shall be 2 acres.~~



e. Pedestrian Passage: An Open Space connecting other public spaces, that is restricted to pedestrian use and limited vehicular access, of a minimum width of 20 feet. Building walls enfronting a Pedestrian Passage shall have frequent doors and windows. ~~In T6-36, T6-48, T6-60 AND T6-80,~~ a Pedestrian Passage may be roofed.



DESIGN REVIEW CRITERIA
BUILDING DISPOSITION
<ul style="list-style-type: none"> Respond to the physical context taking into consideration natural features, <u>the New Public Park</u>, existing urban form, <u>the MFP SAP's intent</u> and <u>SAP Transect Zone intentions</u>. 06/21/22
<ul style="list-style-type: none"> For Buildings on Corner Lots, design Façades to acknowledge all Frontages <u>including Pedestrian Promenade</u>.
<ul style="list-style-type: none"> For modifications of nonconforming Structures. See also Article 7, Section 7.2 for specific regulations.
<ul style="list-style-type: none"> Create transitions in Height and mass <u>within the MFP SAP Area</u> and <u>with Abutting properties</u> and Transect Zones.
BUILDING CONFIGURATION
<ul style="list-style-type: none"> Articulate the Building Façade vertically and horizontally in intervals appropriate to the existing Neighborhood, <u>the MFP SAP Area</u> and <u>the SAP Transect Zone</u>.
<ul style="list-style-type: none"> Articulate the Building Façade at street level <u>and/or at Pedestrian Promenade level</u> to recognize pedestrian continuity and interest, and at upper levels to recognize long views of Buildings.
<ul style="list-style-type: none"> Use architectural styles and details (such as roof lines and fenestration), colors and materials derivative from surrounding area.
<ul style="list-style-type: none"> Design Façades that respond primarily to human scale.
<ul style="list-style-type: none"> Promote pedestrian interaction.
<ul style="list-style-type: none"> <u>Where walls enfront the pedestrian realm, Design all walls as active Façades, with doors and windows; when not possible, embellish walls with architectural design treatment</u> Architectural Treatment.
<ul style="list-style-type: none"> Provide usable Open Space <u>and Civic Space Types, including the New Public Park and Pedestrian Promenade</u>, that allows for visible and convenient pedestrian access from the public sidewalk <u>and pedestrian connections</u>.
<ul style="list-style-type: none"> Building sites should locate service elements, such as trash dumpsters, utility meters, loading docks, backflow preventers, siamese connections and electrical, plumbing, mechanical and communications equipment away from a street front. All service elements shall be situated and screened from view to the street and adjacent properties.
BUILDING FUNCTION & DENSITY
<ul style="list-style-type: none"> Respond to the Neighborhood context, <u>MFP SAP Area</u> and <u>SAP Transect Zone</u>. <u>Enhance and attract the public with Uses and functions that support sporting and entertainment such as outdoor dining areas, recreational / athletic facilities, and flex spaces for outdoor markets and special events.</u>
PARKING STANDARDS
<ul style="list-style-type: none"> Minimize the impact of automobile parking and driveways on the pedestrian environment and adjacent properties, especially T3 areas. <u>Improve off-street parking efficiency through transit incentivized parking reductions and centralized parking.</u>
<ul style="list-style-type: none"> For pedestrian and vehicular safety minimize conflict points such as the number and width of

driveways and curb cuts.
<ul style="list-style-type: none"> Minimize off-street parking adjacent to a thoroughfare front and where possible locate parking behind the Building. <u>Off-street parking adjacent to a thoroughfare front should be located in accordance with the MFP SAP Regulating Plan and Concept Book.</u>
<ul style="list-style-type: none"> Design landscaping or surface parking areas as buffers between dissimilar Uses, <u>as detailed in the Regulating Plan and Concept Book.</u>
<ul style="list-style-type: none"> Screen parking garage structures with Habitable Space <u>or Architectural Treatments.</u> Where Habitable Space is not provided, Architectural Treatments and landscaping shall screen the garage structure.
LANDSCAPE STANDARDS
<ul style="list-style-type: none"> Preserve existing vegetation and/or geological features whenever possible.
<ul style="list-style-type: none"> Reinforce Transect Zone intention by integrating landscape and hardscape elements, <u>in accordance with the Regulating Plan and Concept Book.</u>
<ul style="list-style-type: none"> Use landscaping <u>and hardscaping</u> to enhance Building design and continuity of Streetscape <u>and pedestrian areas.</u>
<ul style="list-style-type: none"> Use landscape material, such as plantings, trellises, <u>pervious pavers</u>, screen walls, planters and similar features, to enhance building design and continuity of streetscape.
<ul style="list-style-type: none"> Provide landscaping that screens undesirable elements, such as surface parking lots, and that enhances open space and architecture.
SIGN STANDARDS
<ul style="list-style-type: none"> Provide signage appropriate for the scale, <u>Uses</u> and character of the <u>MFP SAP Area</u>, establishment and immediate Neighborhood.
<ul style="list-style-type: none"> Signage <u>is intended to be along Building Primary Frontage</u> shall be within calculated aggregate area appropriate for Transect Zone. <u>as permitted in accordance with Article 10 of the Regulating Plan.</u>
<ul style="list-style-type: none"> Signage shall be located below fifty (50) foot height limit along the Building Primary Frontage.
<ul style="list-style-type: none"> Number of Signs for an establishment shall not exceed the allowable amount per linear Frontage <u>as specified in Article 10 of the Regulating Plan.</u>
<ul style="list-style-type: none"> Monument Signs shall be located within the appropriate Setback and not to disrupt pedestrian activity.
<ul style="list-style-type: none"> Illumination and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard.
AMBIENT STANDARDS
<ul style="list-style-type: none"> Provide lighting appropriate to the Building and landscape design in a manner that coordinates with signage and street lighting.
<ul style="list-style-type: none"> Orient outdoor lighting to minimize glare to the public realm and adjacent properties.
<ul style="list-style-type: none"> Protect residential areas from excessive noise, fumes, odors, commercial vehicle intrusion, traffic conflicts and the spillover effect of light.

ARTICLE 5. SPECIFIC TO ZONES**5.6 T6-8 TRANSECT ZONES (T6-8)****5.6.1 Building Disposition (T6-8)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.11 of this Regulating Plan.
- b. Lot coverage by any Building shall not exceed ~~that shown in Illustration 5.6:~~ ninety percent (90%).
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.11 of this Regulating Plan.
- d. Buildings shall have their principal pedestrian entrances ~~on~~ facing a Street Corridor, Frontage Line, or Pedestrian Promenade, or from a courtyard at the Second Layer.
- e. ~~For the minimum Height, Facades shall be built parallel to a Thoroughfare the Principal Street Corridor Frontage Line or a Pedestrian Promenade along a minimum of seventy percent (70%) fifty percent (50%) of its length on within fifteen (15) of the Street Corridor or Thoroughfare Setback Line as shown in Illustration 5.6, unless modified by SAP Permit. In the absence of Building along the remainder of the Frontage Line, Open Space, a Civic Space Type, or Streetscreen shall be built co-planar with the Façade to shield parking and service areas, if applicable. In the case of two (2) or three (3) Principal Frontages meeting at Thoroughfare intersections, the Building corner may recede from the designated Setback up to twenty percent (20%) of the Lot length. The Building Façade requirements may be modified with Planning Director approval.~~
- f. At the first Story, Facades along a Frontage Line shall have frequent doors and windows; pedestrian entrances shall occur at a maximum spacing of seventy-five (75) feet and vehicular entries shall occur at a minimum spacing of sixty (60) feet unless approved by ~~Waiver~~ SAP Permit.
- g. Setbacks for Buildings shall be as shown in Illustration 5.11 of the Regulating Plan and Sheets L-05 through L-14 of the Concept Book. ~~Where the property to be developed abuts a Structure other than a Sign, a Waiver may be granted so the proposed Structure matches the ground level dominant setback of the block and its context. Frontage Setbacks above the eighth tenth floor for Lots having one (1) dimension measuring one hundred (100) feet or less may be a minimum of zero (0) feet by Waiver For T6-24, T6-36, T6-48, T6-60 and T6-80, t~~ The Frontage Setbacks above the eighth floor shall not be required for a Frontage facing a Civic Space

or a Right-of-Way seventy (70) feet or greater in width. At property lines Abutting a lower Transect Zone the Setbacks shall reflect the transition as shown in Illustration 5.6.

- h. Above the ~~eight~~ tenth floor, minimum building spacing is sixty (60) feet ~~unless approved by SAP Permit.~~ except that where the Building abuts T5, the sixty (60) feet required spacing shall be above the fifth floor. For T6-24, T6-36, T6-48, T6-60 and T6-80 Lots having one dimension one hundred (100) feet or less, side and rear Setbacks above the eighth floor may be reduced to a minimum of twenty (20) feet by Waiver For ~~T6-8, T6-36, T6-48, T6-60 and T6-80~~ above the eighth tenth floor in the Second Layer, at a setback of ten (10) feet, an additional two stories of habitable space may extend a maximum sixty percent (60%) of the length of the street Frontages. For ~~T6-8 T6-24, T6-36, T6-48, T6-60 and T6-80~~ above the eighth floor an additional six feet of non-habitable space may be allowed without additional setback to accommodate depth of swimming pools, landscaping, ~~transfer beams, and other structural and mechanical systems.~~
- i. For sites with three hundred and forty (340) feet Frontage length or more, a cross-Block passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross-Block Pedestrian Passage. Modifications to the cross Block passage may be approved by SAP Permit. ~~If the Frontage Line of a site is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross-Block passage shall be provided.~~ Such a cross-Block Passage may be covered above the first floor by a maximum of twenty-five percent (25%) of its length with Structures connecting Buildings, such as a terrace, pedestrian bridge or vehicular bridge, with Habitable Spaces and increases in additional percentage of coverage may be permitted by SAP Permit . ~~In T6-36, T6-48, T6-60 and T6-80 a Pedestrian Passage may be roofed and shall be lined with frequent doors and windows.~~
- j. ~~Maximum Lot size as shown in Illustration 5.6 may be increased by Exception for Uses that serve the Neighborhood.~~

5.6.2 Building Configuration (T6-8)

- a. ~~Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.~~
- b. Above the ~~eight~~ tenth ~~Story~~ floor, the Building Floorplate dimensions shall be limited as follows:
 - 1. ~~15,000 square feet maximum for Residential Uses in T6-8, T6-12 and~~

~~T6-24~~

2. 18,000 square feet maximum for Residential Lodging Uses and Apartment Hotel/Condo Hotel in ~~T6-36, T6-48, T6-60 and T6-80~~
 3. 30,000 square feet maximum for Commercial and Office Uses and for parking
 4. ~~180 feet maximum length for Residential Uses~~
 5. ~~215~~ 240 feet maximum length for Commercial, Lodging, Apartment Hotel/Condo Hotel and Office Uses
 6. Pedestrian access bridges that do not contain Habitable Space shall be permitted between Towers above the 10th Story and are excluded from Floorplate length and square footage limitations.
- c. Encroachments shall be as follows: ~~At the First Layer,~~ cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the ~~Setback-Street Corridor,~~ except as may be further allowed by Chapter 54 of the City Code. Above the first Story, cantilevered balconies, bay windows, roofs, or Facade components promoting energy efficiency, such as shading and Screening devices, that are non-accessible may encroach up to ~~three (3)~~ five (5) feet ~~of the depth of the Setback into the Street Corridor.~~ Other cantilevered portions of the Building shall maintain the required Setback, unless approved by SAP Permit. ~~Above the eighth Story when additional setbacks are required as detailed in Illustration 5.6,~~ Facade components promoting energy efficiency such as shading and Screening devices, that are non-accessible or balconies may encroach a maximum of ~~three (3)~~ five (5) feet into the Street Corridor.
- d. ~~Galleries and Arcades shall be minimum fifteen (15) feet deep, shall encroach one hundred percent (100%) of the depth of the Setback and shall overlap the whole width of the Sidewalk to within two (2) feet of the curb.~~
- e. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be ~~located within the Second or Third Layer and~~ concealed from view from any Frontage or Sidewalk by Liner Buildings, walls, Streetscreens, or opaque gates. ~~These shall not be allowed as Encroachments.~~
- f. Loading Spaces and service entries shall be internal to the Building within the Third Layer and shall be accessed from Alleys when available, and otherwise from the Secondary Frontage unless approved in Section 3.6.9 of this Regulating Plan. Loading spaces and service areas shall be internal to the building, where possible. Where Lots have only Principal Frontages, vehicular access and entries, Loading Space access ~~Docks and service areas~~ shall be permitted on Principal Frontages by Waiver. Loading Space maneuverability is permitted to be accommodated external or internal to the Building.

- g. Building Heights shall be measured in Stories and shall ~~conform to Article 4, Table 2 and~~ be allocated as required in Illustration 5.11 of the Regulating Plan. ~~First floor elevation shall be at average Sidewalk grade.~~ A first floor ~~Residential or Lodging Function should~~ may be raised a minimum of two (2) feet and a maximum of three and a half (3.5) feet above average Sidewalk grade for privacy reasons, or Base Flood Elevation with a minimum of one (1) foot to a maximum of five (5) feet of Freeboard, whichever is higher. Existing one Story Structures shall be considered conforming and may be enlarged.
- h. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, ~~and a maximum Height of ten (10) feet.~~ ~~Other enclosures for housing stairs, elevators or mechanical equipment or for ornamental Building features may extend up to ten (10) feet above maximum height for T6-8, unless approved by Waiver.~~ There shall be no limitation for ornamental element, stair, elevator or mechanical equipment extensions above maximum Height in T6-8 for T6-12, T6-24, T6-36, T6-48, T6-60 and T6-80. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to fourteen (14) feet.
- i. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Façade or behind the Streetscreen. On the roof a screen wall shall conceal all equipment except antennas from ~~lateral~~ street level view. Exhaust air fans and louvers may be allowed on the Façade only on the Secondary Frontages above the first floor.
- j. Streetscreens consisting of fences or fences shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Façade or of masonry, wrought iron or aluminum. The Streetscreen may be replaced by a hedge. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. Streetscreens shall be located coplanar with the Building Façade Line. Streetscreens over three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.
- k. ~~Within the Second and Third Layers,~~ Fences and walls shall may not exceed a Height of ~~eight (8)~~ twelve (12) feet, unless approved by SAP Permit.
- l. The ground floor along ~~all~~ Principal Frontages shall contain Habitable Space, along with limited building functional elements.

5.6.3 Building Function & Density (T6-8)

- a. Buildings in T6-8 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.11.6 of this Regulating Plan. ~~Certain Functions as shown in Article 4, Table 3 shall require approval by Warrant or Exception. Consult Article 6 for any supplemental regulations.~~

5.6.4 Parking Standards (T6-8)

- a. Vehicular parking and loading shall be required as shown in Article 4, Tables 4 and 5 of this Regulating Plan and as generally depicted in the Concept Book.
- b. On-street parking available along the Frontage Lines that correspond to each Lot either side of any Abutting street shall be counted toward the parking requirement of the MFP SAP Area of the Building on the Lot.
- c. ~~Parking should be accessed by an Alley. Parking shall~~ may be accessed from the Secondary any Frontage. ~~when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.~~
- d. Primary Frontage. ~~Valet, vehicular drop-off drives and porte-cocheres are permitted by SAP Permit. All parking, including drop-off drives and porte-cocheres, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located within the Third Layer and shall be masked from the Frontage by a Liner Building, Architectural Treatment or Streetscreen, where possible, as illustrated on Sheet A-46 of the Concept Book. Article 4, Table 8. Parking may extend into the Second Layer above the first (1) Story, by Waiver if an art or glass treatment, of a design to be approved by the Planning Director, with the recommendation of the Urban Development Review Board, is provided for one hundred (100%) percent of that portion of the Pedestal Façade. Surface parking may be located extend into the Second Layer as proposed in the Illustration 5.11 of this Regulating Plan. a maximum of twenty five percent (25%) of the length of the Primary Frontage up to a maximum of fifty (50) feet.~~
- e. Secondary Frontage. ~~Valet, vehicular drop-off drives and porte-cocheres are permitted by SAP Permit. All Parking, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located in the Third Layer and shall be masked, where possible, from the Frontage by a Liner Building, Architectural Treatment or Streetscreen as illustrated on Sheet A-75-77 in the Concept Book. for a minimum of fifty percent (50%) of the length of the frontage or height of the pedestal. Above ground Parking may extend into the Second Layer beyond fifty percent (50%) of~~

~~the length of the frontage or height of the Pedestal, by Waiver if an art or glass treatment of a design to be approved by the Planning Director is provided for that portion of the pedestal facade.~~

- ~~f. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first floor elevation of the First and Second Layers above that of the sidewalk. Ramps to underground parking shall be within the Second or Third Layers.~~
- g. The vehicular entrance of a parking Lot or garage on a Frontage ~~shall~~ may be no wider than thirty (30) feet and the minimum distance between vehicular entrances shall be sixty (60) feet, unless approved by ~~Waiver~~ SAP Permit.
- h. Pedestrian entrances to all parking Lots and Parking Structures ~~shall~~ may be directly from a Frontage Line. ~~Underground parking structures should be entered by pedestrians directly from a Principal Building.~~
- i. Buildings mixing uses shall provide parking for each Use. Shared Parking shall be calculated according to Article 4, Table 5 of this Regulating Plan.
- j. Parking requirements for all Buildings and Uses located within the MFP SAP Area may be calculated and provided for in the aggregate.

5.6.5 Architectural Standards (T6-8)

- ~~a. Only permanent structures shall be allowed. Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as per City Code and this code.~~
- b. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the sidewalk-level ~~Story. Security screens shall be seventy percent (70%) open.~~
- d. The Façade of a parking garage that is not concealed behind a Habitable Liner and all Elevations ~~shall~~ be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited. The exposed top level of Parking Structures ~~shall~~ may be covered a minimum of sixty percent (60%) with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

5.6.6 Landscape Standards (T6-8)

- ~~a. The First Layer as shown in Article 4, Table 8 shall be paved and~~

~~landscaped to match the Public Frontage as shown in Article 8. Street Corridors shall be designed and landscaped in accordance with Sheets L-05 through L-14 of the Concept Book.~~

- b. ~~Open Space shall be a minimum ten percent (10%) of the total Lot area. Ten percent (10%) of the Open Space provided in Second or Third Layer shall be landscaped.~~

5.6.7 Ambient Standards (T6-8)

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage ~~shall~~ may not exceed 20 fc (foot-candles).
- c. Lighting of building and contingent Open Spaces ~~shall~~ may be compatible with street lighting of Abutting public spaces as illustrated in Article 8. Interior garage lighting fixtures shall not be visible from streets.
- d. The lighting fixtures of exposed rooftop parking ~~shall~~ may be concealed by a parapet wall and shall not be seen from surrounding streets.

MFP SAP

T6-8

ARTICLE 5. SPECIFIC TO ZONES

ILLUSTRATION 5.11 URBAN CORE TRANSECT ZONES (T6-8)

BUILDING DISPOSITION

LOT OCCUPATION	
a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft. min.
c. Lot Coverage	
- 1-10 Stories	80 90 % max.
- Above 10 th Story	15,000 18,000 sq. ft. max. Floorplate for Residential & Lodging + Apartment Hotel 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	5 / 25% additional Public Benefit <u>N/A</u>
e. Frontage at front Setback	70% min. <u>N/A</u>
f. Open Space	40 0 % Lot Area min.
g. Density	150 du/ac max.*

BUILDING SETBACK	
a. Principal Front	10 ft. min.; 20 ft. min. above 8 th Story <u>0 ft.</u>
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 th Story <u>0 ft.</u>
c. Side	0 ft. min.; 30 ft. min. above 8 th Story <u>0 ft.</u>
d. Rear	0 ft. min.; 30 ft. min. above 8 th Story <u>0 ft.</u>
e. Abutting Side or Rear T5	0 ft. min. 1 st through 5 th Story 10 ft. min. 6 th through 8 th Story 30 ft. min. above 8 th Story
Abutting Side or Rear T4	6 ft. min. 1 st through 5 th Story 26 ft. min. above 5 th Story
Abutting Side or Rear T3	10% of Lot depth** min. 1 st through 2 nd Story 26 ft. min. 3 rd through 5 th Story 46 ft. min. above 5 th Story

BUILDING CONFIGURATION

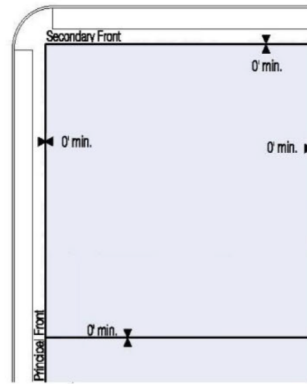
FRONTAGE	
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-8 L and T6-8 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

BUILDING HEIGHT	
a. Min. Height	2 <u>1</u> Stories
b. Max. Height	8 Stories <u>18</u> Stories
c. Max. Benefit Height	4 Stories Abutting all Transects Zones except T3

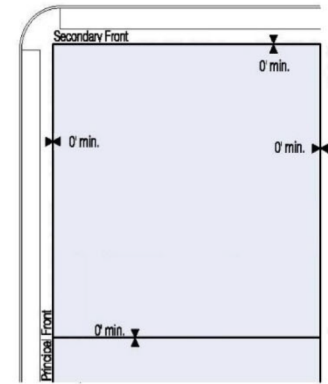
* Or as modified in Diagram 9

** As regulated by the FAA

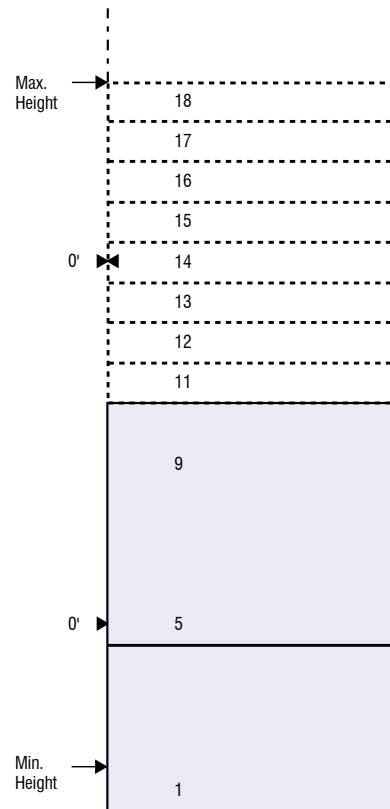
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



5.7 CIVIC SPACE ZONES (CS) AND CIVIC INSTITUTION ZONES (CI)

5.7.1 Civic Space Zones (CS)

5.7.1.1 Development in a Civic Space Transect Zone (CS Zone) should have a minimum of fifty percent (50%) of its perimeter enfronting a Thoroughfare Street Corridor or Pedestrian Promenade. Civic Space sites pedestrian access shall be entered directly from a Thoroughfare Street Corridor or Pedestrian Promenade.

5.7.1.2 Development in Civic Space Zones shall be consistent with the standards in Article 4, Tables 3, 4, and Table 7 of this Regulating Plan.

5.7.1.3 One or more Buildings may be built in each the Civic Space up to four (4) Stories. Building floor area-footprint (i.e. Lot Coverage) shall not exceed twenty-five percent (25%) of the lot area of the Civic Space and shall support the principal uses of within the Civic Space and/or provide for accessory uses of the abutting Civic Institutional uses.

5.7.1.4 In Civic Spaces, Buildings, Fences and walls shall conform to regulations of the most restrictive Abutting Transect Zone, except as shown by City of Miami's Parks and Public Spaces Master Plan or other master plans adopted by the City Commission. Other adjustments to the regulations shall be approved by process of Exception. this Regulating Plan and as generally depicted in the Concept Book.

5.7.1.5 CS Zone Buildings shall be reviewed by SAP Permit and conform to the following regulations, as applicable:

- a. Development in the CS Zone shall conform to the maximum Height of four (4) Stories.
- b. Any Building located within the CS Zone may be developed according to the Floor Area regulations of the most restrictive Abutting Transect Zone within the MFP SAP Area.
- c. Development in the CS Zone shall be permitted a zero (0) foot setback on all Frontages as measured from the Street Corridors as detailed on Sheets L-05 through L-14 of the Concept Book, sides and rears upon demonstration that the public realm and design elements of Article 4 Table 12 of this Regulating Plan are satisfied. In the event that the Building is setback from the Street Corridor, the Frontage shall be designed in accordance with a Civic Space Types in Article 4 of this Regulating Plan.
- d. Development in the CS Zone shall be designed to encourage connectivity to the Pedestrian Promenade from the New Public Park and provide for pedestrian paths with a minimum width of thirty (30) feet, as detailed on Sheet A-46 of the Concept Book.

- e. Building Facades enfronting a Street Corridor and Pedestrian Promenade, shall be designed with a minimum of fifty percent (50%) Habitable Spaces towards each Frontage.
- f. Flex Spaces are permitted by right.
- g. Parking requirements for all Buildings and Uses located within the MFP SAP Area may be calculated and provided for in the aggregate.
- h. Pedestrian and vehicular access for developments in the CS Zone may be provided as shown in the Concept Book.
- i. Loading Spaces may be located internally or within the designated Loading Spaces within the Street Corridor. Hours of operation for conducting Street Corridor Loading operations for each Building will be required at the time of SAP Permit submittal to be reviewed and approved by the Planning Director.
- j. For sites with three hundred-forty (340) feet or more of Frontage length along a Primary or Secondary Street Corridor, a Circulation Passage shall be provided in order to provide pedestrian access from the Primary or Secondary Street Corridor to the Pedestrian Promenade; however, the Centralized Parking Structure, as further discussed below shall be exempt from the Circulation Passage requirement. Circulation Passages shall maintain a minimum width of thirty (30) feet and may be roofed where a minimum clear Height of ten (10) feet is provided, as detailed on Sheet A-46 of the Concept Book.
- k. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Facade or behind the Streetscreen. On the roof a screen wall shall conceal all equipment except antennas from lateral street level view. Exhaust air fans and louvers may be allowed on the Façade only on the Secondary Frontages above the first floor.
- l. Fences and walls may not exceed a Height of twelve (12) feet, unless approved by SAP Permit.

5.7.1.6 In the CS Zone a Centralized Parking Structure shall be permitted in order to accommodate the parking needs of the various uses in the MFP SAP Area, in order to alleviate the need of each Building's onsite required parking, as may be applicable and encourage more active uses along the pedestrian realm of the proposed Buildings. The Centralized Parking Structure shall conform to the following regulations, as applicable:

- a. Within the first Story, the Centralized Parking Structure may be open air with no exterior outside walls, in which case, it shall provide a Streetscreen, landscaping

buffer or such other Architectural Treatment as approved by the Planning Director in order to screen the ground floor parking areas along all Frontages and shall not be required to provide any ground floor Habitable Spaces.

- b. Above the first Story, the Centralized Parking Structure may be open air with no exterior outside walls, in which case, it shall provide a Streetscreen, art or glass treatment, or such other Architectural Treatment as approved by the Planning Director in order to screen the parking areas along all Frontages.
- c. The roof of the Centralized Parking Structure shall be designed with Elevated Sports Fields to accommodate sports fields, including but not limited to, soccer pitches, basketball courts, tennis courts, football fields, and/or other sports on an annual basis. The roof of the Centralized Parking Structure shall also permit and accommodate temporary parking during peak parking hours.

5.7.2 Civic Institution Zones (CI)

5.7.2.1 Development in a Civic Institution Zone ~~shall~~ may have a minimum of one (1) Frontage fronting a ~~Thoroughfare Street Corridor or Pedestrian Promenade~~ and ~~should~~ may have its primary entrance from a ~~Thoroughfare Street Corridor or Pedestrian Promenade~~.

5.7.2.2 Development in Civic Institution Zones shall be consistent with the standards in Article 4, Tables 3 and 4 of this Regulating Plan.

5.7.2.3 A Civic Institution Lot may have one (1) or more Buildings, as generally provided in the Concept Book.

5.7.2.4 Civic Institution development shall be permitted by ~~process of Exception Right~~ and shall conform to the following regulations:

- a. Any property located within a CI Zone may be developed ~~according to the regulations of the most restrictive Abutting Transect Zone with all Frontage Setbacks considered a minimum~~ at a maximum Lot Coverage of 100% and zero-foot (0') Setbacks on all Frontages and side/rear.
- b. Development in a CI Zone shall follow the ~~regulations of the Abutting Transect Zone, except that Height restrictions shall be~~ as follows:
 1. ~~A CI Zone entirely Abutting T3 shall be developed to no more than the maximum Height allowed by T4. Building floor area shall not exceed five (5) times the lot area of the Civic Institution transect.~~
 2. ~~A CI Zone predominantly Abutting T3 or T4, shall be developed to no more than the maximum Height allowed by T5.~~
 3. ~~A CI Zone predominantly Abutting T5, T6-8, D1, D2 or D3, shall be developed to no more than the maximum Height of T6-8.~~

4. A CI Zone ~~entirely~~ Abutting T6-8 ~~or higher~~, may conform to the maximum Height of the T6-8 any higher Abutting Transect Zone.
- c. ~~A CI Zone may seek higher than Abutting successional Transect Zoning through the process of Special Area Plan.~~
- d. ~~Adjustments to Building Disposition Requirements, with the exception of Setbacks, shall be allowed by process of Waiver.~~

5.7.2.5 ~~The expansion of any existing Civic Institution Use by less than twenty y percent (20%) may be permitted By Right. Parking requirements for all Buildings and Uses located within the MFP SAP Area may be calculated and provided for in the aggregate.~~

5.7.2.6 In the event that a Civic Institution Zone ceases to be used for Civic Institution Uses, it shall be developed either in accordance with the regulations of the ~~most restrictive~~ Abutting Transect Zone or by process of rezoning, subject to the limitations of the Comprehensive Plan.

5.7.2.7 Pedestrian and vehicular access for developments in the CI Zone may be provided as shown in the Concept Book including parking and service vehicle access.

Loading Spaces may be located internally or externally within a Lot when the loading area is properly screened from a Secondary Frontage along a Street Corridor.

6.3.2 ~~Vending Carts in Open Air Retail~~ Outdoor Dining and Open-Air Retail

Within ~~open space, or partially open space,~~ the MFP SAP Area the following uses may be permitted pursuant to the ~~Warrant process~~:

1. By Right, Outdoor dining areas, Elevated Dining Terraces, rooftop terraces are permitted in accordance with Concept Book Sheet A-45, and Open Air Retail associated with game day events; Ground Floor Outdoor Dining areas shall be designed to not impede pedestrian circulation within the Pedestrian Promenade and other open spaces.
2. By SAP Permit, non-game day Open-Air Retail, outdoor markets, food trucks, are permitted. Display and sale of the following items from vending carts during Special Events:
 - (a) Flowers, plants and shrubs; vegetables, produce, citrus or other unpackaged foods, not requiring refrigeration or further preparation, subject to applicable state health regulations; and
 - (b) Food, beverages, snacks and other similar products; and
 - (c) Arts and Crafts; and
 - (d) Sports related memorabilia, including but not limited to shirts, hats; balls and other products; and
 - (e) Other products and merchandise as is typical with Special Events.

~~Within open space, or partially open space, display and sale of other any merchandise or food products allowed to be sold generally within the district, and subject to the restrictions set forth herein, may be permitted by Exception.~~

~~However, no Warrant or Exception shall be granted allowing existing uses to expand their retail activity or to display their merchandise into existing open or partially open space.~~

All exhibits, displays, and sales of items from vending carts shall be subject to the following limitations:

1. All such carts shall be located completely within private property, or, on undedicated right-of-way with an approved agreement specifying terms of removal upon required dedication;
2. Prior to the approval of any vending cart, a master site plan shall be submitted to the Planning Department for review and approval; said master plan shall specify the locations and approximate footprints of all future carts;
3. The merchandise and method of display shall reflect and complement the existing mix of uses within the MFP SAP Area ~~district~~ and shall be consistent with the unique physical layout, cultural traditions, and historic character of the neighborhood.

4. There shall be no more than 1 (one) cart per each ~~thirty-five (35)~~ fifteen (15) linear feet of street frontage or length of Pedestrian Promenade except that, within courtyards, there may be more upon compliance with the distance separation requirements specified below;
5. All such carts shall conform with the following distance limitations unless an alternate proposal is justified due to existing established pedestrian patterns or other special site conditions:
 - (a) All carts, whether located within completely enclosed plazas or courtyards, or within linear building frontage setbacks, shall be separated from each other by a minimum of ten (10) feet and from any adjacent permanent structures by a minimum of five (5) feet; (i.e. there shall be a minimum five (5) foot clear radius surrounding all such carts);
 - (b) All carts located within linear building frontage setbacks shall be setback from any adjacent public right-of-way by a minimum of ~~fifteen (15)~~ ten (10) feet.
6. Total signage per vending cart shall be limited to eight (8) square feet in area, however no individual sign may exceed four (4) square feet in area and there shall be no more than 2 signs per cart;
7. Lighting shall be limited to task lighting as necessary for the conduct of business;
8. All vending carts shall be limited to a maximum size of forty (40) square feet in area and shall not exceed a maximum height of ten (10) feet;
9. All vending carts shall be securely anchored during business hours; however, they must have wheels in order to enable them to be removed within 24 hours in case of an emergency.

Deviations from these standards may be approved by ~~the Planning, Zoning, and Appeals Board pursuant to an Exception~~ SAP Permit upon finding that the requested modifications are justified due to one or more of the following special conditions:

1. Established pedestrian flow patterns,
2. Existing landscape features, and/or
3. Governmental action which creates a peculiar configuration on the subject property.

	CS	CI	T6-8
Open Air Retail	<p>Subject to the following additional requirements: Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any open air retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</p> <p><u>Game day Open Air Retail shall be permitted by Right consistent with the regulations in Section 6.3.2 of this Regulating Plan.</u></p>	<p>Subject to the following additional requirements: Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</p> <p><u>Game day Open Air Retail shall be permitted by Right consistent with the regulations in Section 6.3.2 of this Regulating Plan.</u></p>	<p>Subject to the following additional requirements: Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of onsite restroom facilities.</p> <p><u>Game day Open Air Retail shall be permitted by Right consistent with the regulations in Section 6.3.2 of this Regulating Plan.</u></p>
Major Sports Facility		<p>Modifications in Setbacks up to a maximum of fifty percent (50%) of the required Setbacks may be approved by Waiver when Liner Uses are provided along parking Structures.</p>	

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			Commercial Uses may exceed twenty-five percent (25%) of the Building area by Warrant.	
Regional Activity Complex	<p>Regional Activity Complex: Allowed by Exception Right with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition and Building Configuration shall be considered referential guidelines for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria:</p> <p>1. exemptions shall be justified by functional requirements connected to the uses proposed; and</p> <p>2. exemptions shall be reduced to the minimum required to achieve the required functionality; and</p>	<p>Regional Activity Complex: Allowed by Exception Right with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition and Building Configuration shall be considered referential guidelines for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria:</p> <p>1. exemptions shall be justified by functional requirements connected to the uses proposed; and</p> <p>2. exemptions shall be reduced to the minimum required to achieve the required functionality; and</p>	<p>Regional Activity Complex: Allowed by Exception Right with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition and Building Configuration shall be considered referential guidelines for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria:</p> <p>1. exemptions shall be justified by functional requirements connected to the uses proposed; and</p> <p>2. exemptions shall be reduced to the minimum required to achieve the required functionality; and</p>	

	<p>3. exemptions in the aggregate shall be evaluated for compliance with the Transect's intent regarding intensity and scale; and</p> <p>4. exemptions shall be evaluated for compliance with criteria set forth in Article 4, Table 12, as applicable; and</p> <p>5. specific findings shall be made by the Planning Director regarding the nature and extent of each proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.</p>	<p>3. exemptions in the aggregate shall be evaluated for compliance with the Transect's intent regarding intensity and scale; and</p> <p>4. exemptions shall be evaluated for compliance with criteria set forth in Article 4, Table 12, as applicable; and</p> <p>5. specific findings shall be made by the Planning Director regarding the nature and extent of each proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.</p>	<p>3. exemptions in the aggregate shall be evaluated for compliance with the Transect's intent regarding intensity and scale; and</p> <p>4. exemptions shall be evaluated for compliance with criteria set forth in Article 4, Table 12, as applicable; and</p> <p>5. specific findings shall be made by the Planning Director regarding the nature and extent of each proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.</p>
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ARTICLE 7. PROCEDURES AND NONCONFORMITIES**7.1 PROCEDURES****7.1.2.9 Sign Permits**

a. Application. Except for classes of signs exempted from permit requirements as specified in Article 10 of Miami 21 and of this Regulating Plan_all signs shall require permits. Applications for such permits shall be made, on forms provided by the city, and in addition shall provide at a minimum the following information:

c. Approval of sign permit. A sign permit may be approved by the Zoning Administrator if the requirements and criteria set forth in this ~~Code~~ Regulating Plan have been met; all other necessary approvals, if any, have been obtained; and all required fees have been paid.

7.1.2.10 Permits and Approvals

A building permit for those permitted Uses as set forth in Article 4, Table 3 of this Regulating Plan shall be approved By Right when the Use meets all of the applicable standards of this Regulating Plan, and the other specific requirements that may be enumerated elsewhere in the MFP SAP or City Code. Any building permits for landscaping, infrastructure, utilities, drainage, lighting, temporary structures, roadway improvements, and temporary parking shall be permitted By Right. In addition, certain approvals may be necessary to confirm that uses are permitted uses under this Regulating Plan, which are zoning approval (By Right) by issuance of a zoning verification letter, certificate of use, planning determination, or zoning interpretation pursuant to Section 7.1.2.1 of Miami 21.

7.1.2.11 MFP SAP Permit**a. SAP Permit**

Unless as specifically provided in the MFP SAP, New Development of Building Structures 5,000 SF or more of Habitable Area within the MFP SAP Area shall require approval by SAP Permit when necessary to develop property as described in the various articles of the MFP SAP. All other development consistent with the regulations of this Appendix shall be permitted by Right as provided in Section 7.1.2.10 of this Regulating Plan and Section 7.1.2.1 of Miami 21.

In addition, all Warrant and Waiver permits necessary to develop property within the MFP SAP Area, shall be approved by SAP Permit and subject to the equivalent fee to those established in the Miami 21 Code and Chapter 62 of the City of Miami's Code of Ordinances. The process and criteria for

review and approval of a SAP Permit application is set forth below.

Design conditions or Uses requiring approval by SAP Permit are described in the various articles of the MFP SAP and are referenced here only for convenience. The specific parameters of each SAP Permit are further described in the articles in which each SAP Permit appears in this Regulating Plan.

1. As appropriate to the nature of the SAP Permit involved and the particular circumstances of the case, SAP Permits for a deviation of up to ten percent (10%) of any particular applicable standard of Miami 21 and/or this Regulating Plan except Density, Intensity and Height, may be granted when doing so promotes the intent of the MFP SAP or particular Transect Zone where the proposal is located; is consistent with the guiding principles of the MFP SAP and/or Miami 21; and there is practical difficulty in otherwise meeting the standards of the MFP SAP, or when doing so promotes energy conservation, enhancement of public and open spaces, and/or Building sustainability. The inability to achieve maximum Density, Height, or floor plate for the Transect shall not be considered grounds for the granting of a SAP Permit. This SAP Permit cannot be combined with any other specified SAP Permit of the same standard.

b. SAP Permit review and approval process

1. The Zoning Administrator shall review each submitted application for a SAP Permit for completeness within seven (7) days of receipt. Upon verification by the Zoning Administrator, the application shall be referred to the Planning Director. The Planning Director shall review each application for an SAP Permit for consistency with the Regulating Plan, Concept Book, Development Agreement, Miami 21 and the Miami Comprehensive Neighborhood Plan.

If the SAP Permit application involves a project in excess of two hundred thousand (200,000) square feet of Habitable Rooms or Habitable Space, it shall be referred to the Coordinated Review Committee (CRC), and it may be referred to the Urban Development Review Board (UDRB). If the SAP Permit application involves a project equal to or less than two hundred thousand (200,000) square feet of Habitable Space Floor Area, it shall be reviewed by the Planning Director and the Zoning Administrator without need for review by the Coordinated Review Committee, unless the Planning Director determines that such review is necessary. If the application is referred, the committee or board shall review the application and provide its comments and recommendations to the Planning Director.

Where there is no referral to the Coordinated Review Committee, the Planning Director shall issue an intended decision within ninety (90) calendar days of a determination that the application is complete. Where there is referral to the Coordinated Review Committee, the Planning Director shall issue an intended decision within thirty (30) calendar days of the meeting of the Coordinated Review Committee. The applicant shall have seven (7) calendar days from receipt of the notice of the intended decision to request a conference with the Planning Director to discuss revisions or additional information regarding the application. Within ten (10) calendar days of the conference, or within twenty (20) days of receipt of the notice if no conference is requested, the Planning Director shall issue written findings and determinations regarding the applicable criteria set forth in this section and any other applicable regulations. The applicant and the Planning Director may mutually consent to an extension of the time for issuance of the final decision. The findings and determinations shall be used to approve, approve with conditions or deny the SAP Permit application.

2. The Planning Director shall approve, approve with conditions or deny the SAP Permit application. Approvals shall be granted when the application is consistent with the MFP SAP, inclusive of its Regulating Plan, Concept Book, approved Development Agreement, the Miami 21 Code and the Miami Comprehensive Neighborhood Plan, as applicable. Conditional approvals shall be issued when the application requires conditions in order to be found consistent with the MFP SAP, inclusive of its Regulating Plan, Concept Book, approved Development Agreement, the Miami 21 Code and the Miami Comprehensive Neighborhood Plan, as applicable. Denials of applications shall be issued if, after conditions and safeguards have been considered, the application still is inconsistent with the MFP SAP, inclusive of its Regulating Plan, Concept Book, approved Development Agreement, the Miami 21 Code and the Miami Comprehensive Neighborhood Plan, as applicable. The decision of the Director shall include an explanation of the Code and/or SAP requirements for an appeal of the decision. The Director shall include a detailed basis for denial of a SAP Permit.

3. SAP Permits shall be valid for a period of two (2) years during which a building permit or Certificate of Use must be obtained. This excludes a demolition or landscape permit. A one (1) time extension for a period not to exceed one (1) additional year, may be obtained if approved by the Planning Director upon written request by the applicant and subject to the equivalent fee to those established in the Miami 21 Code and Chapter 62 of the City Code.

c. SAP Permit Review Criteria

As appropriate to the nature of the SAP Permit involved and the particular circumstances of the case, the following criteria shall apply to a SAP Permit application. The application shall be reviewed for consistency with the Regulating Plan, Concept Book, Development Agreement, Miami 21 and the Miami Comprehensive Neighborhood Plan. The review shall consider the intent of the MFP SAP, the guiding principles of the Miami 21 Code, and the manner in which the proposed Use will operate given its specific location and proximity to less intense Uses. The review shall also apply Article 4, Table 12, Design Review Criteria of the Regulating Plan, as applicable.

d. Appeal of SAP Permit to the Planning, Zoning, and Appeals Board

Applicant may file an appeal of the determination of the Planning Director which shall be *de novo* and taken to the Planning, Zoning and Appeals Board (PZAB) and must state with specificity the reasons for the basis of the appeal which will be presented to PZAB together with payment of any required fee. An appeal shall be filed with the Hearing Boards Office within fifteen (15) calendar days of the posting of decision by the Planning Director on the City's website. The appeal may be filed only by the applicant or any person who is aggrieved by the action of the PZAB. The PZAB shall determine whether the Planning Director's decision is upheld or rescinded.

The ruling of the PZAB may be further appealed to the City Commission, *de novo* and must be filed with the Office of Hearing Boards within fifteen (15) calendar days of the Board's issuance of its ruling. The filing of the appeal shall state the specific reasons for such appeal, together with payment of any required fees.

e. Modifications to a previously approved Building(s) and/or SAP Permit(s)

An applicant may modify a previously approved Building and/or SAP Permit approved under this Appendix, as a minor modification through substantial in compliance review approved by the Planning Director. Minor Modifications include, but are not limited to:

- i. Changes that conform with the Regulating Plan and Concept Book; or
- ii. Changes in the project phasing.

In the event that the modification is determined to be "not minor" a new SAP Permit shall be required.

7.1.3.5 Modifications to Approved Applications

c. Modifications to a plan approved under these ~~this Miami 21 Code and~~ MFP SAP Regulations. Minor modifications may be made to a plan approved by Special Area

Plan, Warrant, Variance, or Exception, or SAP Permit under the Miami 21 Code these MFP SAP Regulations upon the applicant's submission of either a building permit set of plans depicting the minor modifications and/or a letter explaining the need for modifications, corrections, payment of the fee established by the adopted fee schedule, and written approval of the Planning Director. Minor modifications include, but are not limited to:

1. Those changes that meet Transect regulations and do not change the majority of the manner of operation of the approved Building or use; or
2. Those changes ~~that can be approved by Waiver SAP Permit or which the Planning Director deems are substantially in compliance with the original SAP Permit;~~ or
3. Those changes which are internal to a Building;
~~Changes in the project phasing. At the time of its approval, the entire project shall be owned by a single entity or its subsidiaries, and shall occupy contiguous lands, separated only by streets or alleys;~~ or
4. An increase in height not exceeding five (5) feet or 5% of the approved height, whichever is greater; ~~or~~ or
5. Those changes to the façade of a Building which the Planning Director deems consistent with the Transect Zone.
~~5. Movement of the footprint of the building not more than ten (10) feet in any horizontal direction.~~

10.1 SIGN REGULATIONS

The following general requirements and limitations shall apply with regard to Signs in the MFP SAP Area, ~~in addition to provisions appearing elsewhere in this Code. No Variance or Waiver from these provisions are permitted unless otherwise stated within Article 10:~~

- a. Any Sign allowed herein may contain, in lieu of any other message or copy, any lawful ~~non~~-commercial message, so long as said Sign complies with the size, Height, Area, location and other requirements of these regulations ~~is Code and the City Code.~~
- b. False and misleading Signs shall be unlawful to post.
- c. Illuminated Sign Requirements:
 1. Illuminated Signs containing functions of Animated Signs are ~~permitted as indicated in this section. prohibited.~~ Illuminated Signs within the MFP SAP Area shall be reviewed pursuant to Section 10.2 and 10.3 of this Regulating Plan, as applicable a T1, T3, T4, T5-R, T6-R or CS Transect Zone shall be reviewed by process of Warrant as per Table 15. Illuminated Signs in all other Transect Zones shall be allowed by Right subject to the regulations specified within Table 15.
 2. Signs may be Internally Illuminated or Indirectly Illuminated from any external source. Illuminated Sign fixtures or luminaries shall not shine directly on adjacent properties, motorists or pedestrians. Illumination will provide visibility to the Sign and eliminate glare and intensity which might pose safety hazards to drivers and pedestrians.
 3. Signs that are Internally Illuminated may not exceed a maximum brightness level of 0.3 foot candles above ambient light as measured at a preset distance depending on Sign size. Measuring distance shall be calculated by taking the square root of the product of the Sign Area multiplied by one-hundred (Example using a 12 square foot Illuminated Sign: $\sqrt{[12 \times 100]} = 34.6$ feet measuring distance). All applicants shall provide a written certification from the Sign manufacturer that the light intensity has been factory preset not to exceed the levels specified.
 4. No Illuminated Sign shall be permitted within one ~~hundred thousand~~ (1000) feet from any portion of a ~~T1, T3, T4-R, T5-R or T6-R~~ property, as measured along the street Frontage on the same side of the street, ~~or as measured in a straight line to a property across the street, unless Signs are specifically authorized by Warrant as per Table 15.~~
- d. Structural members of all Signs, including supports, electrical conduit and

receptacle boxes, or any other operational devices shall be covered, painted, or designed in such a manner as to be visually unnoticeable.

- e. Devices used to attract attention such as blinking or flashing lights, streamer lights, pennants, banners, balloons, streamers, and all fluttering and spinning devices shall be prohibited.
- f. Portable Signs shall be prohibited, including those that are tied down with metal straps, chaining, or otherwise temporarily anchored to an existing Structure or other similar method of anchoring.
- g. Roof Signs shall be prohibited in all Transects. No Sign shall extend above the roof line or parapet wall.
- h. ~~Any Sign issued a Certificate of Appropriateness that meets the criteria of Section 23-6.4 of the City Code may be exempted from these Sign limitations through a Warrant process.~~
- i. All Class A ~~and Class C~~ Signs shall comply with the requirements of these regulations. All Class C Signs shall comply with the requirements of Chapter 62 of the City Code.
- j. ~~All Signs shall comply with the vision clearance standards within this Code.~~
- k. ~~Master Sign packages or vertical shopping center Signs approved under zoning ordinance 11000 or Special Area Plan Sign packages adopted under the provisions of Article 3, Section 3.9.1 of this Code shall be governed by approved conditions and may be modified through the provisions of Section 10.3.7 of this Article.~~

10.1.1 PURPOSE

The purpose of this section is to provide a comprehensive system of regulations for Signs visible from the dedicated public right-of-way and to provide a set of standards designed to optimize communication and design quality of Signs. Signs internal to the MFP SAP Area which are not visible from Miami Freedom Park Drive and/or the dedicated public right-of-way, such as in the Pedestrian Promenade and Plaza are exempt from the regulations hereof. Through these regulations, the City of Miami will uphold the United States Constitution and State of Florida Constitution, conserve and protect scenic beauty, regulate signage for the purpose of visual clutter, and preserve the aesthetic character of the City. ~~In addition, special permits which may have been approved under previous Ordinance 11000 or under previous sections of this ordinance may also contain conditions that regulate Signs on certain properties.~~ No Signs or advertising devices of any kind or nature shall be erected or maintained on any premises or affixed to the inside or outside of any Structure to be visible from the dedicated public right-of-way except as specifically provided for by these regulations.

10.1.3 SIGNS EXEMPTED FROM PERMIT REQUIREMENTS

The following types of Signs, and Changeable Copy Signs, are exempted from permit requirements because such Signs are needed in order to convey messages to protect lives, give direction, identify public access ways, and protect civil rights.

Such Signs shall comply with size and location requirements as set forth in these regulations for the specific Transect Zone in which they are to be located.

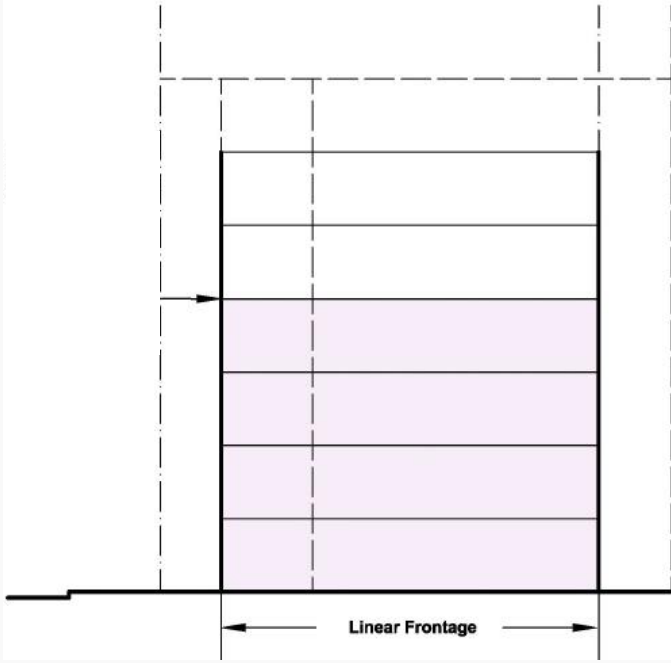
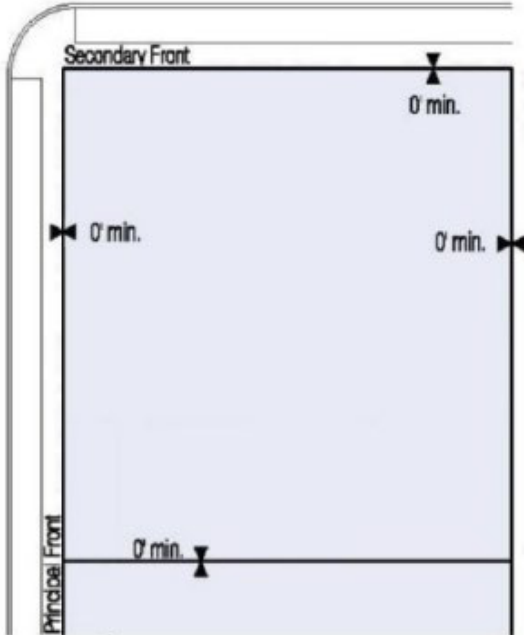
- h. Sign Permit consistent with and within the permitted thresholds of Article 10 of this Regulating Plan.

10.2 SIGN DESIGN STANDARDS

Table 15 Function:

The following tables illustrate Sign design standards for specific Sign types allowed within ~~Restricted(R), Limited(L) and Open(O) categories of specified Transect Zones~~ the MFP SAP Area. ~~Calculated Aggregate Area maximum shall not be exceeded for any establishment or Sign type. Sign Area calculation shall be determined by the establishment length fronting a street multiplied by the Aggregate Area Ratio specific to each Transect.~~ In review and approval of Sign Permits and SAP Permits related to signs, the City shall ensure compliance with all applicable sections of the Florida Building Code and ensure that the Signs comply with this Code including:

1. Size and area
2. Location standards
3. Sign placement
4. ~~Illumination Sign regulations of this Regulating Plan~~

Sign Placement	SIGN HEIGHT PLACEMENT
<p>a. All Signs, excluding Monument Signs placed between Average Sidewalk Elevation Grade Frontage and fifty (50) feet height above sidewalk shall be subject to Table 15 Sign Design Standards.</p> <p>b. Signs above fifty (50) feet shall be permitted by Right comply with Section 10.3.6 of this Code.</p> <p>c. All Monument Signs shall be placed along the Principal Frontage within the Base Building Line of the establishment site. No establishment shall bear more than two (2) Monument Signs on a single Frontage. Signs that are located in the First Layer shall not disrupt pedestrian activity and shall respect a clearance of ten (10) feet from back-of-curb. Additional Vision Clearance regulations shall be applied as per Section 3.8.4.</p> <p>d. Signs shall not exceed a tenant's occupied establishment.</p> <p>e. Monument Signs shall not be located within the public right-of-way unless permitted by Public Works.</p>	 <p style="text-align: center;">Linear Frontage</p> <p style="text-align: center;">SIGN SETBACK PLACEMENT</p> 

Sign Area	SIGN AREA
<p>a. Aggregate Area Calculation</p> <p>Walls fronting a street between Average Sidewalk Elevation and fifty (50) feet height above sidewalk:</p> <p>Aggregate Area = (total linear frontage) x (aggregate area ratio). See Table 15 for specific signage calculation details.</p> <p>b. Sign Area: See Article 1, Section 1.3 Definitions of Signs</p> <p>c. Monument Sign Area</p> <p>Monument Signs which may include up to two (2) Display Surfaces. The area of the Sign shall be the area of the largest Display Surface that is visible from any single direction. Total Sign Area shall not exceed forty (40) square feet for T3 and T4 Transect Zones and one hundred (100) square feet for T5, T6, D and C Transect Zones excluding embellishments.</p> <p>d. Monument Base</p> <p>The base of the Sign Structure shall not be calculated into the Display Surface calculation. Sign base width shall not vary by more than 20% of the total Sign Display Surface width.</p>	<div data-bbox="618 394 1349 604" style="text-align: center;"> <p>The diagram shows a rectangular sign with a black border. On the left is a circular logo containing the copyright symbol (©). To the right of the logo is the word "BUSINESS" in large, bold, sans-serif capital letters. Above the letters, a horizontal line with arrows at both ends is labeled "Letter Space Between Elements". Below the letters, another horizontal line with arrows is labeled "LETTERS WITHOUT FRAME". A larger horizontal line with arrows at the bottom is labeled "DISPLAY BACKGROUND FRAME". A vertical line with arrows on the right side indicates the height of the sign.</p> </div> <div data-bbox="618 913 987 951" style="text-align: center;"> <p>MONUMENT SIGN AREA</p> </div> <div data-bbox="618 1056 1523 1577" style="text-align: center;"> <p>The diagram shows a 3D perspective of a monument sign. It consists of a wide, low base and a taller, narrower display surface on top. The base is wider than the display surface. The word "BUSINESS NAME" is centered on the display surface. Dimension lines indicate: "Sign Height" for the total height from the base to the top of the display surface; "B" for the width of the display surface; "H Display Surface" for the height of the display surface itself; and "Base Height" for the height of the base.</p> </div>

Table 15 MFP SAP Area Specific Sign Standards

MFP SAP AREA SIGN DESIGN STANDARDS	WALL	WINDOW	PROJECTING	HANGING	AWNING	MONUMENT	MENU BOARD	DIRECTIONAL
T6 and CS								
BUILDING IDENTIFICATION								
Aggregate Area Ratio	2.5 sq.ft. per linear	2.5 sq.ft. per linear Frontage	2.5 sq.ft. per linear			40 sq. ft. max per Display		5 sq. ft. max per Display Surface
Aggregate Area	(total linear building Frontage) x (aggregate area ratio); 2,500 sq.ft. max per Frontage							
Width	50% of linear Frontage	50% of linear Frontage			80% of valance area	10 ft. max		
Height (Measured from Average Grade Frontage)			8 ft. min (bottom of sign)	8 ft. min (bottom of sign)	Letters, emblems, logos or symbols on valance 12 in. max	10 ft. max		8 ft. max
Depth/Projection	12 in. max		3 ft. max			18 in. max		12 in. max
Aggregate Area Per Sign Type	Not Included in total Aggregate Area	20% of total glass area; Not Included in total Aggregate Area	15 sq.ft. max; Included in total Aggregate Area	16 sq.ft. max; Included in total Aggregate Area	Limited to skirt or bottom edge of Awning; Included in total Aggregate Area		N/A	
Principal Frontage Quantity	1 sign per 50 ft linear Frontage	1 Sign per window pane	1 sign per 50 ft linear Frontage	1 sign per 50 ft linear Frontage	1 sign per window pane or door opening located on the	1 sign per 50 ft. of Frontage		up to 3 signs per entrance, exit or parking area
Secondary Frontage Quantity	1 sign per 250 ft linear Frontage	1 Sign per window pane	1 sign per 50 ft linear Frontage	1 sign per 50 ft linear Frontage				up to 3 sign per entrance, exit or parking area
BUILDING WITH MORE THAN ONE ESTABLISHMENT OPENING TO THE OUTDOORS								
Aggregate Area Ratio	4.5 sq.ft. per linear ft.	See Wall Sign Aggregate Area	See Wall Sign Aggregate Area	See Wall Sign Aggregate Area	See Wall Sign Aggregate Area			
Aggregate Area (Building Identification)	max 20 sq.ft. per Frontage					15 sq. ft. max per Display Surface	24 sq.ft. Display Surface	
Width								
ILLUMINATION PERMIT	By Right	By Right	By Right	By Right	By Right	By Right	By Right	
ADDRESS SIGN	max 5 sq.ft. area/max 1 sign	max 5 sq.ft. area/max 1 sign	N/A	N/A	max 5 sq.ft. area/max 1 sign	max 5 sq.ft. area/max 1 sign		max 5 sq.ft. area/max 1 sign
SUPPLEMENTAL STANDARDS	Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs. Any painted Wall Sign which does not contain any commercial text shall be permitted by Right. Any painted Wall Signs shall be permitted by Sign Permit.	Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs. Signage may be displayed on any level windows	Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs. Projection angle shall be parallel or perpendicular to wall.	Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs.	Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs.	Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs. An increase up to forty (40) square feet for such a Sign shall be permitted if the Sign is located on a right-of-way greater than fifty (50) feet	Limited to establishment name, logo, menu selection/ pricing for food service, hours of operation.	Limited to Wall, Hanging, or Monument Signs.

10.3 SUPPLEMENTAL SIGN REGULATIONS FOR THE MFP SAP AREA

10.3.1 Class A Signs (Temporary)

For the purposes of this Article, Class A Signs shall be removed from the event or location to which they are related in a timeframe described below, unless otherwise specified.

- a. Class A (construction, development and special events signs). No Sign permit shall be required on any construction, development and game day special events signs shall comply with the requirements of Chapter 62 of the City Code, displayed within or along the MFP SAP Area or affixed to any construction fencing.
- b. Class A (real estate Signs). No Sign permit shall be required for real estate Signs displayed within or along on private the property MFP SAP Area or affixed to any construction fencing. Such real estate Signs shall be removed within thirty (30) days of the complete sale or rental occupancy of the property. All such real estate Signs shall be subject to the following regulations:

1. ~~In T5-L, O, T6-L, O, CI, and CS, CI-HD, D1, D2 and D3-Transect Zones, Signs shall not exceed fifteen fifty(15150) square feet in Sign surface Area; or~~
 2. ~~In T3, T4 R, T5 R or T6 R Transect Zones, Signs shall not exceed one (1) for each Dwelling Unit and not exceed four (4) square feet in Sign surface Area.~~
- e. ~~Class A (political election Signs). No Sign permit shall be required for political election Signs displayed on private property. Such political election Signs shall be permitted no earlier than three (3) months prior to the date of the election and removed within fifteen (15) days after the election. All such political election Signs shall be subject to the following regulations:~~

10.3.4 ~~Home Office Signs~~ Stadium Signage

~~All Home Office Signs shall be limited to one (1) sign and not to exceed one (1) square foot in Area located on the front facade.~~

Stadium Signs within the CI portion of the SAP Area which are visible from the exterior of the Stadium Structure shall be permitted by Right and shall only be subject to the following standards:

- a. All Stadium Signs which seek a deviation from the standards in this Section 10.3.4 shall be reviewed and approved by SAP Permit in accordance with the requirements in this Section.
- b. Stadium Signs may consist of any the following and/or combination thereof: wall, window, projecting, hanging, awning, monument, menu board, Dynamic, Painted Roof Sign, and/or stadium directional signs.
- c. Stadium Signs located below 25 feet in height from Average Grade Elevation shall be permitted by Right in accordance with the standards in Section 10.2 of the Regulating Plan.
- d. Sports league identification, name, and sports logos shall be exempt from the Signage regulations provided herein and permitted by Right.
- e. Any and all signage located within, and interior to, the Stadium Structure shall be exempt from the signage regulations provided herein and permitted by Right.
- f. Stadium Signs which identify the name of one or more team sponsors or Stadium sponsorship shall be exempt from the signage regulations provided herein and permitted by Right.
- g. Stadium Signs may be affixed to the structure and may contain visual

dynamic displays as provided below:

1. Dynamic Signs shall be placed at a minimum height of twenty-five (25) feet above sidewalk level.
2. There shall be a maximum of two (2) Dynamic Signs permitted on the Stadium, which may not exceed 10,000 square foot area each and shall be prohibited on the East facade unless visually blocked by a Structure in the future. By process of SAP Permit, one (1) of the two (2) Dynamic Signs may be located on the Centralized Parking Structure.
3. There shall be no limit on the maximum number of static Stadium Signs permitted on the Stadium Structure.

10.3.5 MFP SAP Area Entrance Feature Signage

- a. Entrance Feature Signs may include ornamental walls, fences, identifying letters, logos, works of art, and other decorative structures, earthworks, water features, fountains, and other landscaping elements, as well as guard houses, either individually or in any combination thereof.
- b. Entrance Feature Signs are limited tenant identification signs and shall not exceed an area of 200 sq. ft. unless modified by SAP Permit.

10.3.6 Pylon Signs

~~Except as otherwise provided in a specific Transect Zone, all Pylon Signs higher than fifty (50) feet above Average Grade Frontage shall be permitted by SAP Permit along NW 14th Street and NW 42nd Avenue and shall be reviewed based on the following guidelines:~~

- ~~i. Signs shall be limited to the Building Business Identification or the names of one (1) major one or more sport, Commercial, Office or Lodging tenants of the Building occupying more than five percent (5%) of the gross leasable floor area within the MFP Leased Area. No more than two (2) Pylon Signs permitted within the MFP Leased Area at a minimum distance of 1,000 ft apart and along the Northern, Western and Southern boundaries of the MFP Leased Area. Building on two (2) separate Building Facades shall be permitted.~~
- ~~ii. Signs shall consist only principally of individual letters or a graphic logotype. No graphic embellishments such as borders or backgrounds shall be permitted.~~
- ~~iii. Pylon Signs may not exceed thirty (30) feet in Height from Average Grade Elevation. Height may exceed thirty (30) feet by process of SAP Permit. The maximum Pylon Sign Area shall be as indicated in the table below.~~

	AREA
Pylon signs shall be permitted , but less than two hundred (200) feet above grade	2,000 SF 200-s. f.

	AREA
any portion of a Sign at two hundred (200) feet or greater, but less than three hundred (300) feet above grade	300 s. f.
any portion of a Sign at three hundred (300) feet or greater, but less than four hundred (400) feet above grade	400 s. f.
any portion of a Sign over four hundred (400) feet above grade	500 s. f.

iv. Pylon signs, excluding the Business Identification Areas, shall be designed in an architectural way to blend with surrounding elements.

v. ~~When text and a graphic logotype are combined in an integrated fashion to form a seal or emblem representative of an institution or corporation, and when this emblem is to serve as the principal means of Building identification, the following regulations shall apply:~~

	AREA
any portion of a Sign over fifty (50) feet or greater, but less than two hundred (200) feet above grade	140 s. f.
any portion of a Sign at two hundred (200) feet or greater, but less than three hundred (300) feet above grade	210 s. f.
any portion of a Sign at three hundred (300) feet or greater, but less than four hundred (400) feet above grade	280 s. f.
any portion of a Sign over four hundred (400) feet above grade	350 s. f.

vi. ~~The maximum length of the Sign shall not exceed eighty percent (80%) of the width of the Building wall upon which it is placed, as measured at the height of the Sign. The Sign shall consist of not more than one (1) horizontal line or one (1) vertical line of letters or symbols, unless it is determined by the Planning Director that two (2) lines of lettering would be more compatible with the Building design. The total length of the two (2) lines of lettering, end to end, if permitted, shall not exceed eighty percent (80%) of the width of the Building wall.~~

vii. ~~No Waiver from maximum logotype, length of Sign or Number Of Signs shall be granted.~~

viii. ~~The following design guidelines shall be applied to all Signs higher than fifty (50) feet above Average Sidewalk Elevation:~~

1. ~~Signs should respect the Architectural Features of the Facade and be sized and placed subordinate to those features. Overlapping of functional windows, extensions beyond parapet edges obscuring architectural ornamentation or disruption of dominant Facade lines shall not be allowed.~~
2. ~~The Sign's color and value (shades of light and dark) should be harmonious with Building materials. Strong contrasts in color or value between the Sign and Building that draw undue visual attention to the Sign at the expense of the~~

~~overall architectural composition shall be prohibited.~~

- ~~3. In the case of an Illuminated Sign, a reverse channel letter that silhouettes the Sign against an Illuminated Building face is desirable. Illumination of a Sign should be accompanied by accent lighting of the Building's distinctive Architectural Features and especially the Facade area surrounding the Sign. Illuminated Signs on unlit Buildings shall not be allowed.~~
- ~~4. Feature lighting of the Building, including exposed light elements that enhance Building lines, light sculpture or kinetic displays that meet the criteria of the Miami Dade County art in public places ordinance, shall not be construed as Signage subject to these regulations.~~

10.3.7 Special Sign Package -

The purpose of a Special Sign Package is to allow buildings exceeding 200,000 square feet of commercial or office ~~gross leasable Building~~ Habitable Floor Area, ~~mixed-use developments over four (4) stories (excluding residential uses), entertainment establishments and Civil Support Uses exceeding 200,000 square feet of Building Floor Area~~ to allow greater flexibility in Sign regulations to result in a higher or specialized quality design. It is important that Sign designs preserve the characteristics of the surrounding community and create a Sign package that will contribute to the character of the area. Specific Sign standards may be exceeded for various Sign types ~~with the exception that the total Aggregate Area is not exceeded.~~ Comprehensive signage proposals for Special Sign Package may exceed the Aggregate Areas only be permitted by Warrant. ~~Aggregate Areas that exceed Table 15 Sign Design Standards may be permitted only by Exception.~~

10.3.8 Dynamic Directional and Wayfinding Signage

- a. Directional Signs within the Public Right of Way or Street Corridor are subject to the following conditions:
 - (i) Directional Signs may be located within the Street Corridor or Public Right of Way so as to not disrupt pedestrian activity;
 - (ii) Directional Signs shall respect the vision clearance standards set forth in Section 3.8.4 of Miami 21; and (iii) the placement of a Directional Sign within the Public Right of Way or Street Corridors shall require the approval of the Public Works Director. Specific sign standards may be exceeded for various sign types.

Internally-oriented directional and internally-oriented wayfinding signs may be permitted without limitation as to the number, size, location, setback or height of such signs provided however that any such signs shall be consistent with the customary height and size of the typical directional signs approved. In addition, all such signs shall comply with applicable City of Miami Department of Resilience and Public Works regulations and the Americans with Disabilities Act. Logos, names and advertising may be permitted on such signs.

- b. Dynamic, Directional, Wayfinding Signage and Digital Kiosks:

Dynamic Directional Wayfinding Signage and Digital Kiosks shall be permitted within the MFP SAP Area by SAP Permit. Dynamic Directional, Wayfinding and/or Digital Kiosks may be located within or along the Street Corridors, Plaza or Pedestrian Promenade and consistent with the following standards:

1. Dynamic, Directional, Wayfinding Signs, or Digital Kiosks shall not exceed a height of ten (10) feet;
2. Dynamic, Directional, Wayfinding Signs, or Digital Kiosks shall not exceed a 50 square feet of area;
3. Dynamic, Directional, Wayfinding Signs, or Digital Kiosks shall be located no closer than 30 feet apart;
4. Dynamic, Directional, Wayfinding Signs, or Digital Kiosks shall not be placed in areas that are less than 10 ft wide and impede pedestrian access;
5. Dynamic, Directional, Wayfinding Signs, or Digital Kiosks may include onsite advertisement for business, entertainment and/or sports events proposed within the MFP SAP Area;
6. Dynamic, Directional, Wayfinding Signs, or Digital Kiosks may include public messaging as may be requested from time to time by the City;

10.3.9 Regional Activity Complex-Sign Package

Comprehensive signage proposals for Regional Activity Complexes may only be permitted by SAP Permit Exception. ~~Proposed Aggregate Area shall not exceed three (3) square feet for each linear foot of wall fronting on a street.~~ In determining whether an ~~Exception~~ a SAP Permit should be granted, the ~~PZAB~~ Planning Director shall consider the following guidelines ~~as well as Article 4, Table 12:~~

- a. Certain deviations from the Sign standards and areas otherwise applicable may be considered within comprehensive signage proposals for the MFP SAP Area Regional Activity Complexes. Specific Sign criteria may be waived to achieve specific objectives commensurate with the facility's regional purpose, size, bulk and scale.
- b. Signs should respect the Architectural ~~Features~~ Treatment of the Structure and be sized and placed subordinate to those features. Overlapping of functional windows, extensions beyond parapet edges obscuring architectural ornamentation or disruption of dominant Facade lines are examples of Sign design problems considered unacceptable.
- c. The Sign's color and value (shades of light and dark) should be harmonious with Building materials. Strong contrasts in color or value between the Sign and Building that draw undue visual attention to the Sign at the expense of the overall architectural composition shall be avoided.
- d. In the case a Sign is Illuminated, a reverse channel letter that silhouettes the Sign against a lighted Building face is desirable. Illumination of a Sign should be accompanied by accent lighting of the Building's distinctive Architectural Treatment ~~Features~~ and especially the Facade area

surrounding the Sign. ~~Illuminated Signs on unlit Buildings are unacceptable.~~ The objective is a visual lighting emphasis on the Building with the lighted Sign as subordinate. Digital Point of Sale Signs acceptable under the Miami-Dade County Code Section 33-96.1 may be reviewed for compliance under this Section.

Feature lighting of the Building, including exposed light elements that enhance Building lines, light sculpture or kinetic displays that meet the criteria of the Miami Dade County art-in-public places under Miami-Dade County Code Section 2-11.15, shall not be construed as Signage subject to