

BUILDING DISPOSITION

LOT OCCUPATION¹

a. Lot Area	5,000 s.f. min.
b. Lot Width	50 ft. min.
c. Lot Coverage	
1-8 Stories	93.5% SAP max. agg., except Block 2 West C ²
Above 8 th Story	Res. & Lodging: 15,000 s.f. Floorplate max., except for Signature Towers. Off & Comm: n/a
d. Floor Lot Ratio (FLR)	8 / 11 via RAF ³ or for Block 2 West C additional Public Benefit via Sec. 3.14 of Miami21, except 10.4 max. for Gateway Sites.
e. Frontage at front setback	60% min. or as permitted in 5.6.1.(d)
f. Open Space	6.5% min. SAP agg., except Block 2 West C ⁴
g. Density	150 du/ac ⁵ or 300 du/ac via RAD ³

BUILDING SETBACK (see Art 4 Table 8, no First Layer)

a. Principal Front	Est. Setback 0' or 10' via SAP Permit 0' above 8 th story pursuant to ESA
b. Secondary Frt.	Same as Principal Front
c. Side	0' min, 15' min above 8 th Story
d. Rear	0' min, 30' min above 8 th Story ⁶
e. Abutting Side or Rear T5	0' min 1 st through 5 th Story 10' min 6 th through 8 th Story 30 ft. min. above 8 th Story except, 10' min. Block 1 West, Block 2 West A & C
f. Abutting Side or Rear T4	6' min. 1 st through 5 th Story 26' min. 6 th through 8 th Story 30 ft. min. above 8 th Story
g. Abutting Side or Rear T3	10% Lot Depth min., 1 st through 2 nd Story 26' min. 3 rd through 5 th Story 46' min. above 5 th Story

BUILDING CONFIGURATION

FRONTAGE

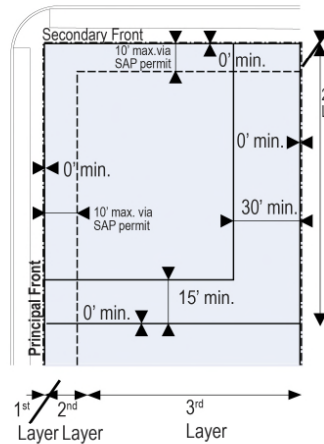
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or Light Court	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-12 L&O only)
g. Gallery	permitted*
h. Arcade	permitted*
i. Cantilever	permitted*
j. Porte-Cochère	permitted*

* Habitable space above permitted via SAP Permit

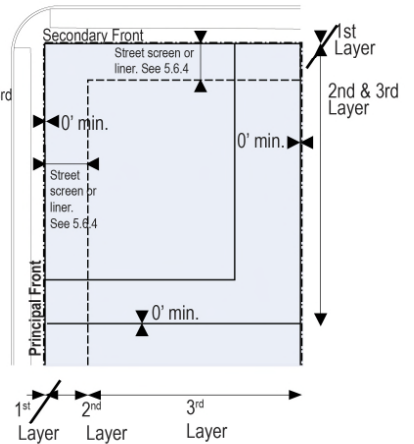
BUILDING HEIGHT

a. Min Height	2 stories
b. Max Height	12 stories
c. Max Building Height ⁷	20 stories via RAF 291 ft. Block 1A, Block 2 West C 36 Stories Block 1 East East via Bonus Height

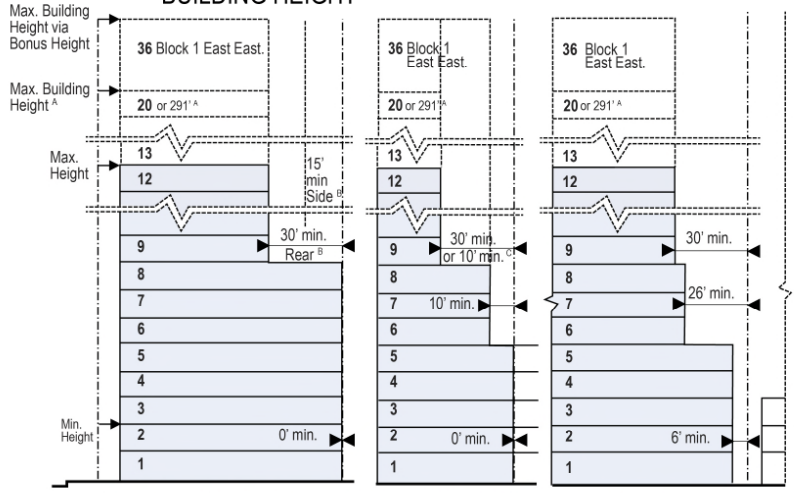
BUILDING PLACEMENT



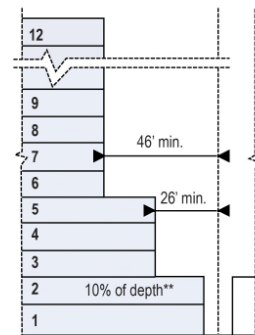
PARKING PLACEMENT



BUILDING HEIGHT



^A For Blk 1A and Blk 2 West C, Height shall be limited to 291' and not by Stories; all others by Stories via RAF.
^B Above the 8th Story: Side Setback 15', Rear Setback 30', typ. Except Blk 2 West C, Rear and Side Setbacks shall be 15' min.
^C For Blk 1 West and Blk 2 West A & C, Side and Rear Setbacks shall be 10' min. all Stories.



ABUTTING SIDE & REAR T3
10% of Lot depth for Lots more than 120' deep and 6' min for Lots less than 120' feet deep

¹ A Cross-Block Pedestrian Passage shall not be required for Block 1 West or Block 1 East East.
² Lot Coverage calculations for Block 2 West C shall be calculated independent of the aggregate calculation for new Buildings within the SAP Area, except may be calculated in aggregate with Block 2 West B and Block 3 West B. See 5.6.1.(a).
³ "RAF" Remaining Aggregate FLR. "RAD" Remaining Aggregate Density. See Article 1, Definitions.
⁴ For further information regarding Open Space, please see Section (15)(b) of the MDDA Development Agreement and for Block 2 West C see Section (13) of the RFD Development Agreement.
⁵ Gateway Sites shall have a maximum Density of 150 du/ac.
⁶ For Block 2 West C, Rear and Side Setbacks shall be 15' min. above the 8th Story.
⁷ For Block 2 West A, 12 Stories max. north of midblock and 14 Stories max. south of midblock.