

BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	5,000 s.f. min.
b. Lot Width	50 ft. min.
c. Lot Coverage	
1-8 Stories	93.5% max. SAP aggregate, except Block 2 West B ¹ . See 5.6.1.(a)
Above 8 th Story	Residential & Lodging: 15,000 s.f. floorplate max. Office & Commercial: n/a
d. Floor Lot Ratio (FLR) ⁶	5 / 7 via RAF ² or for Block 2 West B additional Public Benefit via 3.14 of Miami21
e. Frontage at front setback	60% min. or as permitted in 5.6.1.(d)
f. Open Space	6.5% min. SAP aggregate, except Block 2 West B. ³
g. Density ⁶	150 du / acre or 300 du/ca via RAD. ⁴

BUILDING SETBACK⁵

a. Principal Front	Est. Setback 0' or 10' via SAP Permit. 0' above 8 th story pursuant to ESA
b. Secondary Front	Same as Principal Front
c. Side	0' min. 15' above 8 th Story
d. Rear	0' min. 15' above 8 th Story
Abutting Side or Rear T5	0' min. 1 st through 5 th Story 10' min. 6 th through 8 th Story 30' min. above 8 th Story
Abutting Side or Rear T4	6' min. 1 st through 5 th Story 26' min. above 5 th Story
Abutting Side or Rear T3	10% Lot depth min. 1 st and 2 nd Story 26 ft. min. 3 rd through 5 th Story 46 ft. min. above 5 th Story

BUILDING CONFIGURATION

FRONTAGE

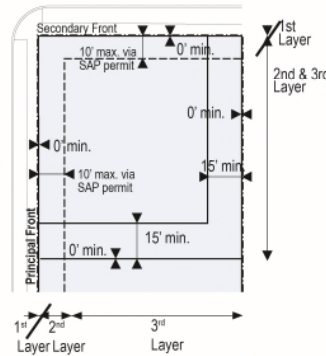
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or Light Court	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-8 L & O)
g. Gallery	permitted*
h. Arcade	permitted*
i. Cantilever	permitted*
j. Porte-Cochère	permitted*

* habitable space above via SAP Permit

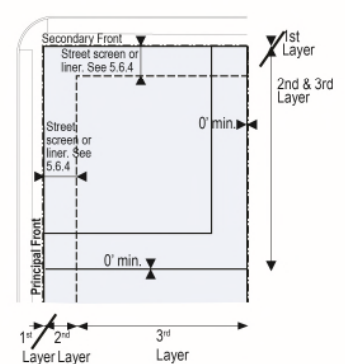
BUILDING HEIGHT

a. Min Height	2 Stories
b. Max. Height	8 Stories
c. Max. Building Height	10 Stories via RAF, except 12 Stories Block 2 West B

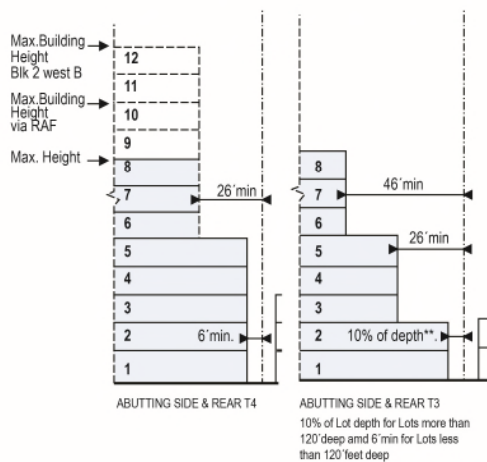
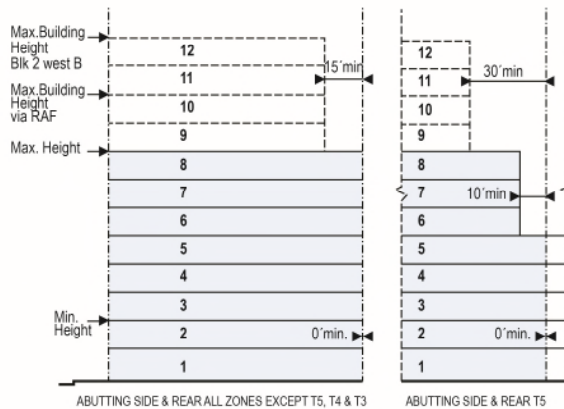
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



¹ Lot Coverage calculations for Block 2 West B 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 C and Block 3 West B.

² "RAF" Remaining Aggregate FLR. See Article 1, Definitions.

³ For further information regarding Open Space, please see Section (15)(b) of the MDDA Development Agreement and for Block 2 West B see Section (13) of the RFD Development Agreement.

⁴ "RAD" Remaining Aggregate Density. See Article 1, Definitions.

⁵ Please see Article 4 Table 8 regarding no First Layer in the SAP Area.

⁶ Block 2 West B is designated T6-8 Transect Zone; however, the permissible Floor Area shall be limited as if it was a T5 Transect Zone and Density shall be calculated as 65 DU/ac. The permissible Floor Area shall be calculated in accordance with the T5 standards in Illustration 5.5 of Miami 21.