

EXHIBIT C
CONCEPT BOOK

Index

ECORESILIENCY SAP		REVISION 1	
SHEET INDEX		06.26.25	
ISSUE DATES			
LANDSCAPE	JUNGLE ISLAND SAP APPROVED 2/25/2021		
L-001-REV.1	INDEX - CS	○	○
L-001.1	CS LIMIT OF WORK AND PROJECT AREAS	●	
L-001.2	CS EXISTING CONDITIONS: SITE PHOTOS	●	
L-001.3	CS MASTERPLAN EXCERPTS	●	
L-001.4	CS PARK THEMES	●	
L-001.5	CS PARK THEMES	●	
L-002.1-REV.1	CS LANDSCAPE PLAN	○	●
L-002.2	SITE PLAN - LEVEL 01	○	
L-002.3	SITE PLAN - LEVEL 01	○	
L-002.4	SITE PLAN - LEVEL 01	○	
L-003	SITE PLAN - LEVEL 02 - LEVEL 04	○	
L-004	SITE PLAN - LEVEL 05	○	
L-004	SITE PLAN - LEVEL 05 AMENITIES CONCEPT	○	
L-005	PROPOSED LANDSCAPE PLAN - CONNECTION TO JAPANESE GARDEN	○	
L-006	PROPOSED PLANT PALLETTE - CONNECTION TO JAPANESE GARDEN	○	
L-007	PROPOSED HARDSCAPE PLAN - CONNECTION TO JAPANESE GARDEN	○	
L-008	PROPOSED RENDERED LANDSCAPE PLAN	○	
L-009	LANDSCAPE DETAILS	○	
L-010	CS 3D OVERVIEW	●	
L-010.1	CS FRAMEWORK	●	
L-010.2	CS EDGE CONDITIONS	●	
L-010.3	CS INTERFACE ZONES	●	
L-011	CS PRELIMINARY TREES & INVENTORY	●	
L-012	CS PRELIMINARY PRESERVATION & DEMO DIAGRAM	●	
L-013	CS PATHWAY STRUCTURE	●	
L-013.1	CS MATERIAL PALETTE	●	
L-014	CS LANDSCAPE CHARACTERS	●	
L-014.1	CS PLANTING INVENTORY	●	
L-015	CS PROGRAMMING & AMENITIES	●	
L-015.1	PARK DESTINATIONS	●	

ECORESILIENCY SAP		REVISION 1	
SHEET INDEX		09.12.25	
ISSUE DATES			
ARCHITECTURAL	JUNGLE ISLAND SAP APPROVED 2/25/2021		
G-001-REV.1	COVER SHEET	○	○
A-000-REV.1	INDEX	○	○
V-001	BOUNDARY SURVEY OF SAP PROPERTY	○	
V-002	BOUNDARY SURVEY OF REZONING AND FLUM. AMENDMENT PROPERTY	○	
D-001	EXISTING SITE PLAN & DEMOLITION	○	
A-001	PROPOSED HOTEL SITE PLAN	○	
A-001.A-REV.1	OVERALL SITE PLAN	○	●
A-001.1	JUNGLE ISLAND SAP MASTER PLAN	○	○
A-001.1-REV.1	JUNGLE ISLAND SAP MASTER PLAN		●
A-001.2	OVERALL EXISTING OPEN SPACE PLAN DIAGRAM	○	
A-001.3-REV.1	OVERALL PROPOSED OPEN SPACE PLAN DIAGRAM	○	●
A-001.4-REV.1	OVERALL PROPOSED CIVIC SPACE PLAN DIAGRAM	○	●
A-002-REV.1	MASSING DIAGRAMS	○	●
A-003-REV.1	ZONING DATA AND CHARTS (CS)	○	○
A-004	MEP & UTILITIES NARRATIVE	○	
A-005	GROUND FLOOR CIRCULATION	○	
A-005.1	GROUND FLOOR CIRCULATION - TRUCK CIRCULATION DIAGRAMS	○	
A-005.2	GROUND FLOOR CIRCULATION - TRUCK CIRCULATION DIAGRAMS	○	
A-005.3	GROUND FLOOR CIRCULATION - TRUCK CIRCULATION DIAGRAMS	○	
A-005.4	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.5	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.6	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.7	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.8	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.9	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.10	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.11	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.12	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.13	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-005.14	FIRE TRUCK AND AMBULANCE CIRCULATION DIAGRAMS	○	
A-006	LEVEL 1 - LOBBY & PARKING	○	
A-007	LEVEL 2 - PARKING	○	
A-008	LEVEL 3 - PARKING & GUESTROOMS	○	
A-009	LEVEL 4 - PARKING & GUESTROOMS	○	
A-010	LEVEL 5 - MAIN LOBBY	○	
A-011	LEVEL 6 - GUESTROOMS	○	
A-012	LEVEL 7 - GUESTROOMS	○	
A-013	LEVEL 8 & 9 - GUESTROOMS	○	
A-014	LEVEL 10 - GUESTROOMS & RESTAURANT	○	

ECORESILIENCY SAP		REVISION 1	
SHEET INDEX		09.12.25	
ISSUE DATES			
ARCHITECTURAL	JUNGLE ISLAND SAP APPROVED 2/25/2021		
A-015	LEVEL 11 - GUESTROOMS & ROOF	○	
A-016	ROOF PLAN	○	
A-017	EXTERIOR BUILDING ELEVATIONS	○	
A-018	BUILDING SECTIONS	○	
A-019	BUILDING SECTIONS	○	
A-020	UNIT TYPES	○	
A-021	3D DRAWINGS	○	
A-022	3D DRAWINGS (STREET VIEW)	○	
A-023	3D DRAWINGS	○	
A-024	3D DRAWINGS	○	
A-025	3D DRAWINGS	○	
A-026	JAPANESE GARDEN CONNECTION DIAGRAMS	○	
A-027	JAPANESE GARDEN - EXISTING SITE PICTURES	○	
A-028	JAPANESE GARDEN - EXISTING SITE PICTURES	○	
A-029-REV.1	JAPANESE GARDEN INTERFACE CONCEPT	○	●
A-030	JAPANESE GARDEN CONNECTION - RENDERED SITE PLAN	○	
A-031	EXTERIOR BUILDING ELEVATIONS	○	
A-032	ENLARGED CONNECTING STAIRCASE ELEVATION	○	
A-033	CONCEPTUAL GREEN WALL DETAILS	○	
A-034	3D DRAWINGS	○	
A-035	3D DRAWINGS (ENLARGED)	○	
A-036	3D DRAWINGS	○	
A-037	3D DRAWINGS (ENLARGED)	○	
A-038	3D DRAWINGS	○	
A-039	3D DRAWINGS (ENLARGED)	○	
A-040	3D DRAWINGS	○	
A-041	3D DRAWINGS (ENLARGED)	○	
A-042	3D DRAWINGS (STREET VIEW)	○	
A-043	3D DRAWINGS (STREET VIEW)	○	
A-044	FRONTAGES (CS)	○	
A-045	SETBACKS (CS)	○	
A-046	LOT COVERAGE (CS)	○	
A-047	ACCESS - EXISTING (CS- T6-36-A-O)	○	
A-048	ACCESS - PROPOSED (CS- T6-36-A-O)	○	
A-049	ZONING & DATA CHARTS (T6-36-A-O)	○	
A-050	FRONTAGES (T6-36-A-O)	○	
A-051	SETBACKS (T6-36-A-O)	○	
A-053	BUILDING DISPOSITION (T6-36-A-O)	○	
A-054	FRONTAGE SECTIONS (T6-36-A-O)	○	
A-055	ART IN PUBLIC SPACES	○	



OWNER: [Redacted]
 ARCHITECT: [Redacted]
 LANDSCAPE ARCHITECT: [Redacted]
 LEGAL: [Redacted]



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PROJECT: 1111 MACARTHUR CAUSEWAY

NO.	DATE	REVISION TITLE
1		REVISION 1
2		REVISION 2
3		REVISION 3
4		REVISION 4
5		REVISION 5
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**JUNGLE ISLAND H
DREAM REVIEW**
1111 PARROT JUNGLE TRAIL, MIAMI, FL

State of Florida Architect of Record
Malcolm Berg, AIA
License No. AR94424
1929 Ponce de Leon Blvd
Coral Gables, Florida 33134
305-444-0990

Digitally signed
by Malcolm
Berg
Date:
2020.11.11
12:16:15-05'00'



EoA, Inc.
1929 Ponce de Leon Blvd
Coral Gables, Florida 33134
305-444-0990
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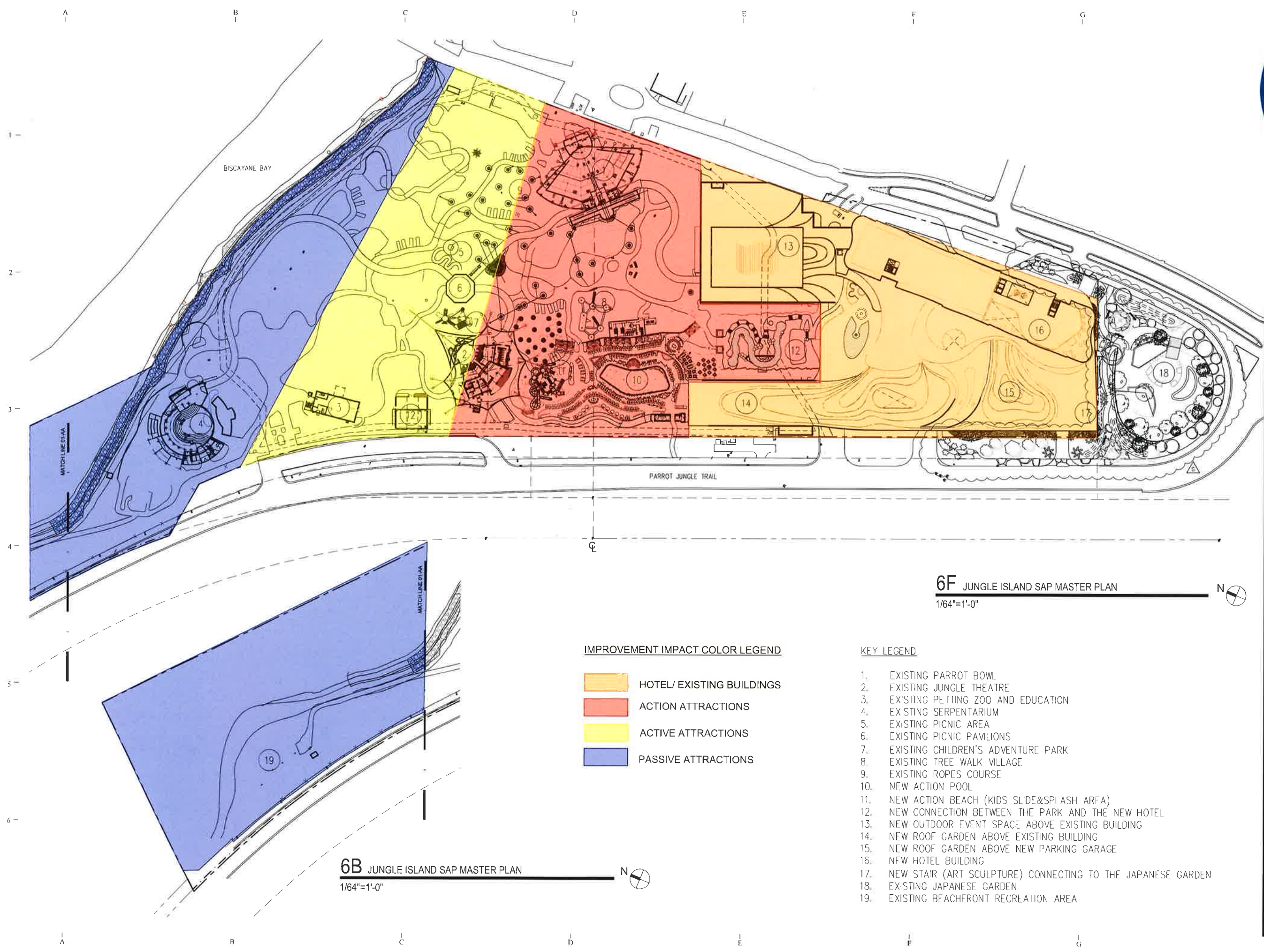
No.	Issue	Date
1	DREAM REVIEW SET	10.26.18
2	PROGRESS TO CLIENT	04.01.20
3	ADDENDUM C	04.20.20
4	ADDENDUM G	11.11.20
5		
6		
7		
8		
9		
10		

Drawn by: JMG, GC, RP, BL
Reviewed by: GC, BL

**JUNGLE ISLAND SAP
MASTER PLAN**

A-001.1

Project No.



IMPROVEMENT IMPACT COLOR LEGEND

- HOTEL/ EXISTING BUILDINGS
- ACTION ATTRACTIONS
- ACTIVE ATTRACTIONS
- PASSIVE ATTRACTIONS

KEY LEGEND

1. EXISTING PARROT BOWL
2. EXISTING JUNGLE THEATRE
3. EXISTING PETTING ZOO AND EDUCATION
4. EXISTING SERPENTARIUM
5. EXISTING PICNIC AREA
6. EXISTING PICNIC PAVILIONS
7. EXISTING CHILDREN'S ADVENTURE PARK
8. EXISTING TREE WALK VILLAGE
9. EXISTING ROPES COURSE
10. NEW ACTION POOL
11. NEW ACTION BEACH (KIDS SLIDE&SPLASH AREA)
12. NEW CONNECTION BETWEEN THE PARK AND THE NEW HOTEL
13. NEW OUTDOOR EVENT SPACE ABOVE EXISTING BUILDING
14. NEW ROOF GARDEN ABOVE EXISTING BUILDING
15. NEW ROOF GARDEN ABOVE NEW PARKING GARAGE
16. NEW HOTEL BUILDING
17. NEW STAIR (ART SCULPTURE) CONNECTING TO THE JAPANESE GARDEN
18. EXISTING JAPANESE GARDEN
19. EXISTING BEACHFRONT RECREATION AREA

6B JUNGLE ISLAND SAP MASTER PLAN
1/64"=1'-0"

6F JUNGLE ISLAND SAP MASTER PLAN
1/64"=1'-0"

Location and Context - Watson Island, Miami

FOR AN/US ONLY

NOTICE

PZ-25-18934
18/02/25

DATE: 02/03/25
BY: [Signature]
TITLE: [Title]

DATE: 02/03/25
BY: [Signature]
TITLE: [Title]

DATE: 02/03/25
BY: [Signature]
TITLE: [Title]

DATE: 02/03/25
BY: [Signature]
TITLE: [Title]



MIAMI, FLORIDA

PROPERTY DETAILS	
ADDRESS	1111 MACARTHUR CAUSEWAY
CITY	MIAMI, FLORIDA
ZIP	33132
COUNTY	MIAMI-DADE COUNTY
PARCEL ID	0132310000014
TOTAL LOT AREA (CS + T6-36-A-O)	810,795 SQ FT
LEGAL DESCRIPTION	31 32 53 42 18.613 AC M/L PORT OF CAUSEWAY FILL & CAUSEWAY DOCK LYG ELY OF MCARTHUR CAUSEWAY R/W PER LEASE AGREEMENT BETWEEN CITY OF MIAMI & PARROT JUNGLE A/K/A PARROT JUNGLE BLDG N/A/U 01-3231-000-0016
OWNER NAME	CITY OF MIAMI

CS OWNER NAME: City of Miami.
T6-36-A-O OWNER NAME: Ecoresiliency LLC.
COMMISSION DISTRICT: District 2 - Damian Pardo
NEIGHBORHOOD: Watson Island

EXISTING BUILDING USE: Entertainment, Amusement, Restaurant
FUTURE LAND USE: Restricted Commercial, Parks, Recreation

FEMA FLOOD ZONE: AE, AE
BASE FLOOD ELEVATION: 10, 9



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PROJECT: 1111 MACARTHUR CAUSEWAY

REVISIONS:

NO.	DATE	REVISION TITLE
1		INITIALS
2		COMPLETENESS

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CS - Lot Area & Setbacks

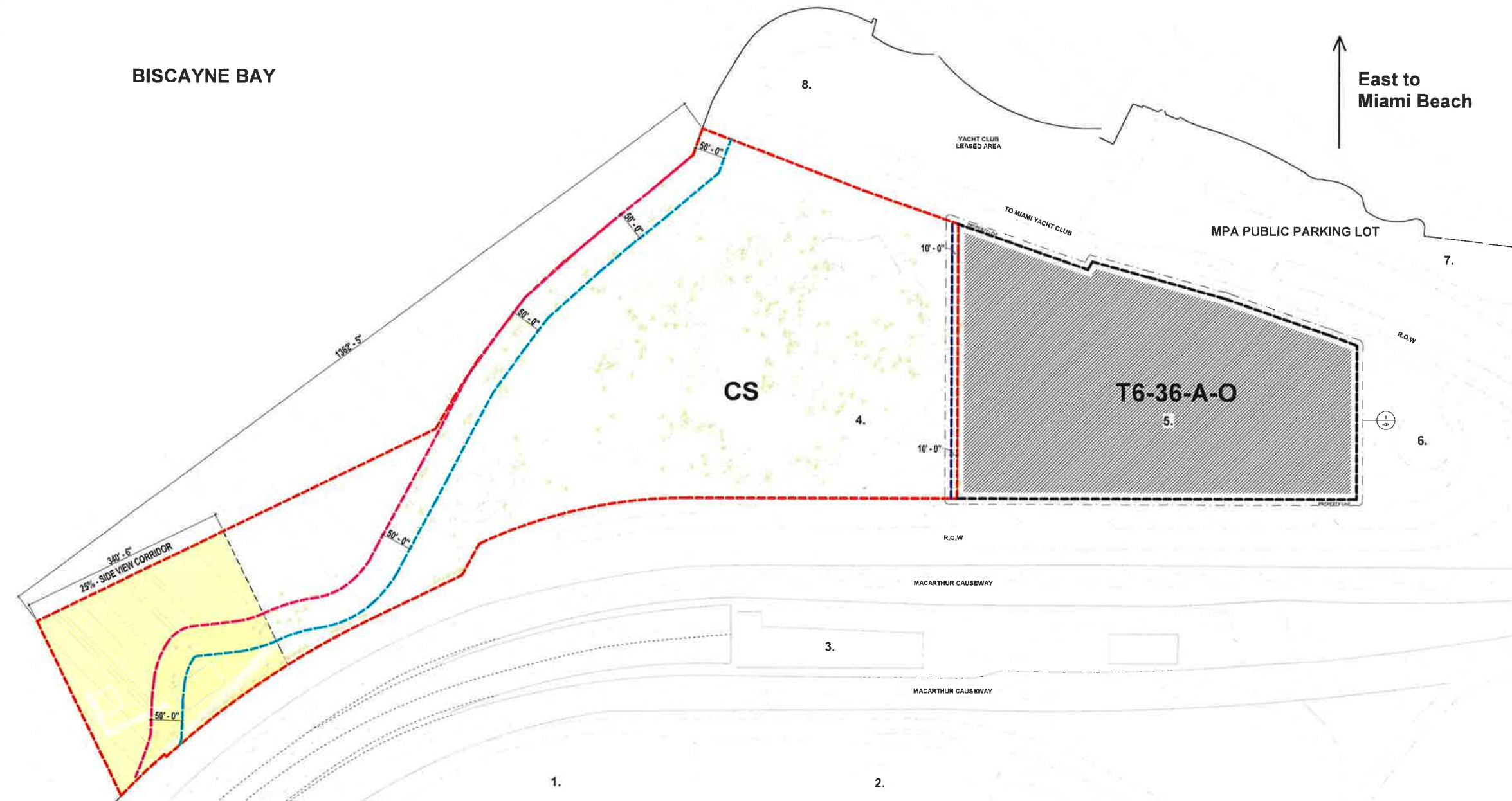
CS SETBACKS	
	GROUND
PRIMARY FRONT - WATER FRONT	50' MIN
PRIMARY FRONT	10' MIN
SECONDARY FRONT	00' MIN
SIDE	00' MIN
REAR	00' MIN

SETBACKS	
PROPERTY LINE	
PRIMARY	
WATERFRONT	
MHWL (MEAN HIGH WATER LINE)	

LOT AREA	
GROSS LOT AREA	579,344 SQ FT



PROJECT NO.	
DATE	
CLIENT	
ARCHITECT	
LANDSCAPE ARCHITECT	
LEGAL	

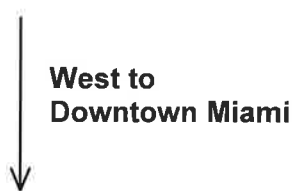
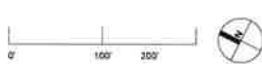


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MARTIN WANG
FLORIDA REGISTERED ARCHITECT
AR 92042

PROJECT 1111 MACARTHUR CAUSEWAY

REV	DATE	DESCRIPTION	BY	CHECKED

- 1. Future Site of Island Gardens
- 2. Miami Childrens Museum
- 3. Port of Miami Tunnel
- 4. Proposed New Park
- 5. Proposed Residential/Commercial Development
- 6. Ichimura Japanese Garden
- 7. Watson Boat Ramp
- 8. Miami Yacht Club



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Site Access - Existing Ingress / Egress

FOR PUBLIC USE ONLY

PROCEED TO PUBLIC HEARING

NOTICE

THE APPLICANT HAS BEEN APPROVED FOR A PUBLIC HEARING IN ACCORDANCE WITH ORDINANCE 98-031 BY THE CITY OF MIAMI. THE APPLICANT IS REQUESTING THE CITY OF MIAMI TO HOLD A PUBLIC HEARING ON THE PROPOSED PROJECT AT THE LOCATION OF THE PUBLIC HEARING LISTED BELOW.

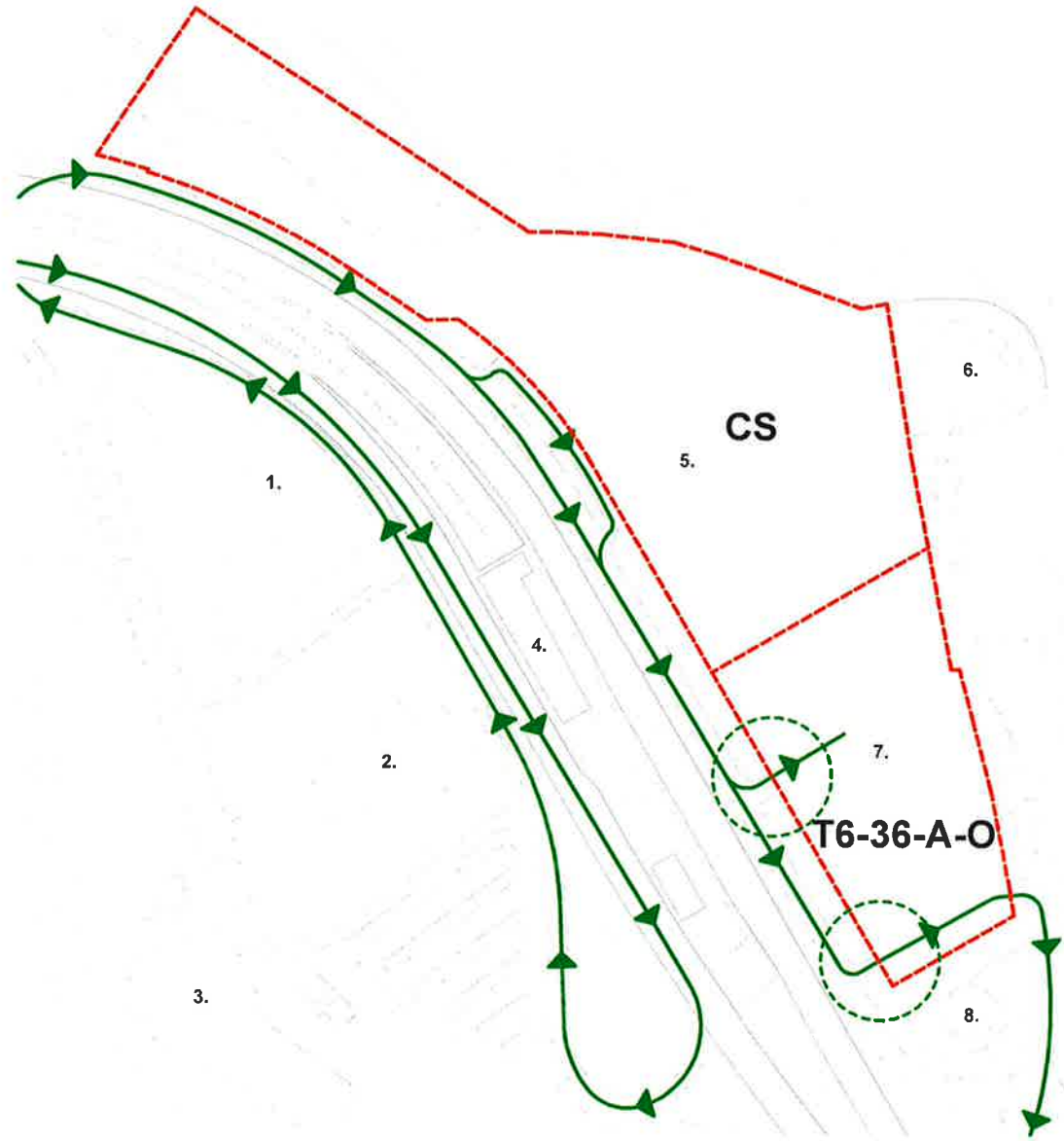
PZ-25-18934

10/9/2025

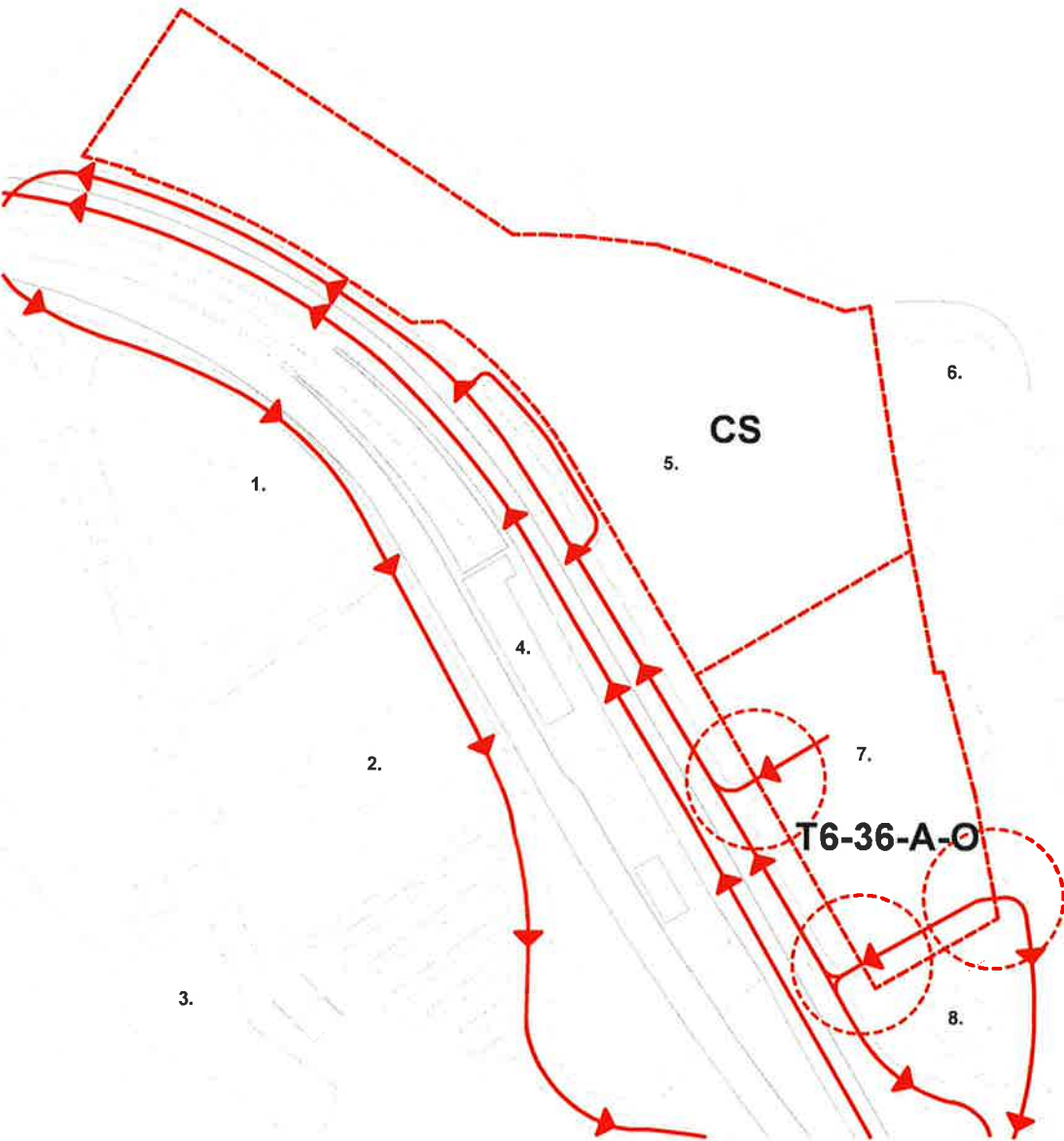
STAFF REVIEW COMPLETE

DATE: 10/9/25
PROJECT: 1111 MACARTHUR CAUSEWAY
ARCHITECT: ODP ARCHITECTS, INC.
LANDSCAPE ARCHITECT: [BLANK]
LEGAL: [BLANK]

SITE INGRESS



SITE EGRESS



- 1. Future Site of Island Gardens
- 2. Miami Childrens Museum
- 3. Reserve Padel
- 4. Port of Miami Tunnel
- 5. Existing Attraction
- 6. Miami Yacht Club
- 7. Jungle Island Parking
- 8. Ichimura Japanese Garden

odp ARCHITECTS, INC.
3251 HOLLYWOOD BLVD, SUITE 100
HOLLYWOOD, FLORIDA 33024
TEL: 305.975.1111
WWW.ODPARCHITECTS.COM

STATE OF FLORIDA
REGISTERED ARCHITECT
AR 32042
NORMAN R. [BLANK]
FL ARCHITECT REG. NO. A003040
A0396192

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NORMAN R. [BLANK]
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PROJECT: 1111 MACARTHUR CAUSEWAY

REVISIONS

NO.	DATE	REVISION	DRAWN BY
1		ISSUED FOR PERMIT	[BLANK]

DATE: 10/9/25
DRAWN BY: [BLANK]
CHECKED BY: [BLANK]
SCALE: AS SHOWN
PROJECT: 1111 MACARTHUR CAUSEWAY

ACCESS - EXISTING (CS - T6-36-A-O)

Zoning - Zoning Data & Property Details - T6-36-A-O

FOR REVIEW ONLY

PROCEED TO PUBLIC HEARING

NOTICE

This document is to be presented for a public hearing in accordance with Ordinance 148-2019 of the City of Miami Code. The applicable document-making rules will govern the preparation of this public hearing notice.

PZ-25-18934

10/9/2025

STAFF REVIEW COMPLETE

OWNER	
ARCHITECT	
LANDSCAPE ARCHITECT	
LEGAL	

ZONING DATA		
EXISTING ZONING		T6-12-O
PROPOSED ZONING		T6-36-A-O
EXISTING BUILDING USE		ENTERTAINMENT
EXISTING LAND USE		RESTRICTED / COMMERCIAL
MUNICIPAL FUTURE LANDUSE		RESTRICTED / COMMERCIAL
ADDITIONAL ZONES		
FEMA FLOOD ZONE		AE
BASE FLOOD ELEVATION		9'
BUILDING INTENSITY DATA - T6-36-A-O		
LOT AREA= 234,266.27 SQ FT / 5.38 ACRES		
MIAMI 21 ZONING CODE	EXISTING SAP (APPROVED)	PROPOSED SAP AMENDMENT
MAXIMUM LOT COVERAGE	NO MAXIMUM	NO MAXIMUM
MAX. TOWER PLATE	NO LIMIT	25,000 SQ FT
MAX. RESIDENTIAL DENSITY (150 DU/AC)	150 DU/AC = 806 DU MAX 806 x 2= 1612 LODGING ALLOWED APPROVED 281 HOTEL KEYS	150 DU/AC = 806 DU MAX 600 UNITS
MAX. BUILDING HEIGHT		
MAX. BUILDING HEIGHT (STORIES)= 20 STORIES MAX.	12 STORIES	48 STORIES
FLOOR LOT RATIO (FLR) = 12 + 40% PUBLIC BENEFIT	FLR MULTIPLIER = 8	FLR MULTIPLIER = 10 + 20% PUBLIC BENEFIT BONUS
MINIMUM OPEN SPACE (MIN. 10%)	10% MIN.	10% MIN.
SETBACKS AT GROUND LEVEL		
		REQUIRED
MINIMUM PRIMARY SETBACK ABUTTING CS		10' - 0"
MINIMUM SECONDARY FRONTAGE SETBACK		0' - 0"
MINIMUM SIDE / REAR SETBACK		0' - 0"



odp

7431 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
TEL: 954.983.1111 FAX: 954.983.1112
www.odparchitect.com

FL ARCHITECT REG. NO. 442943
44288181

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THIS SET OF THE ARCHITECT'S WORKSHOPS, COMPLY WITH THE MINIMUM
REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE APPLICABLE
PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND
FLORIDA STATUTES.

PROJECT: 1111 MACARTHUR CAUSEWAY

DATE: 10/09/2025
TIME: 14:28:07

NO.	DATE	REVISION TITLE
1		CONCEPTUAL SITE PLAN
2		CONCEPTUAL SITE PLAN
3		CONCEPTUAL SITE PLAN
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50		CONCEPTUAL SITE PLAN

ZONING & DATA CHARTS (T6-36-A-O)

SHEET NO. A-048

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T6-36-A-O Building Disposition & Placement - Analysis



T6-36-A-O ZONING INFO.

LOT OCCUPATION	
LOT AREA	5,000 SF MIN
LOT WIDTH	50' ft. Min.
LOT COVERAGE	No Max.
FLOOR LOT RATIO (FLR)	10 / 20% ADDITIONAL PUBLIC BENEFIT
FRONTAGE AT FRONT SETBACK	60% MIN
OPEN SPACE	10% LOT AREA MIN
DENSITY	150 DU / ACRE / 600 UNITS MAX.

PODIUM SETBACKS	
PRIMARY ABUTTING CS	10'-0"
SECONDARY	0'-0"
SIDE / REAR	0'-0"

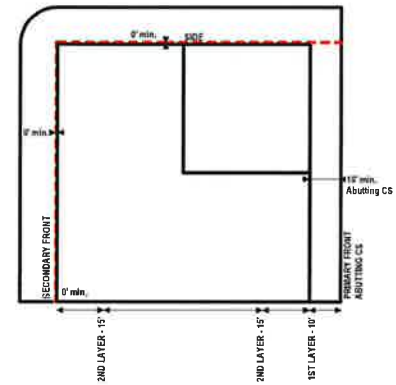
TOWER SETBACKS (ABOVE PODIUM) T6-36-A-0 SAP	
PRIMARY ABUTTING CS	10'-0"
SECONDARY	0'-0"
SIDE / REAR	0'-0"

PRIVATE FRONTAGES	
COMMON LAWN	PERMITTED
PORCH & FENCE	PERMITTED
TERRACE OR L.C	PERMITTED
FORECOURT	PERMITTED
STOOP	PERMITTED
SHOPFRONT	PERMITTED
GALLERY	PERMITTED**
ARCADE	PERMITTED**
LOGGIA	PERMITTED**

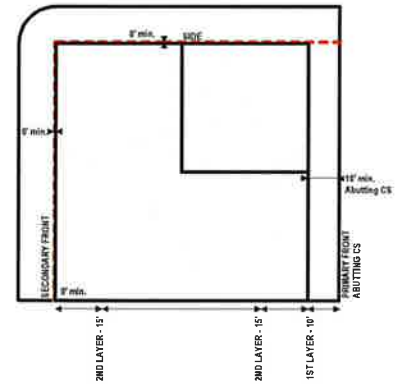
**Note: Refer to Article 4, Table 6 of Miami 21

BUILDING HEIGHT	
PRINCIPAL BUILDING	NO MIN.
OUTBUILDING	NO MIN.
HEIGHT ALLOWED	48 STORIES

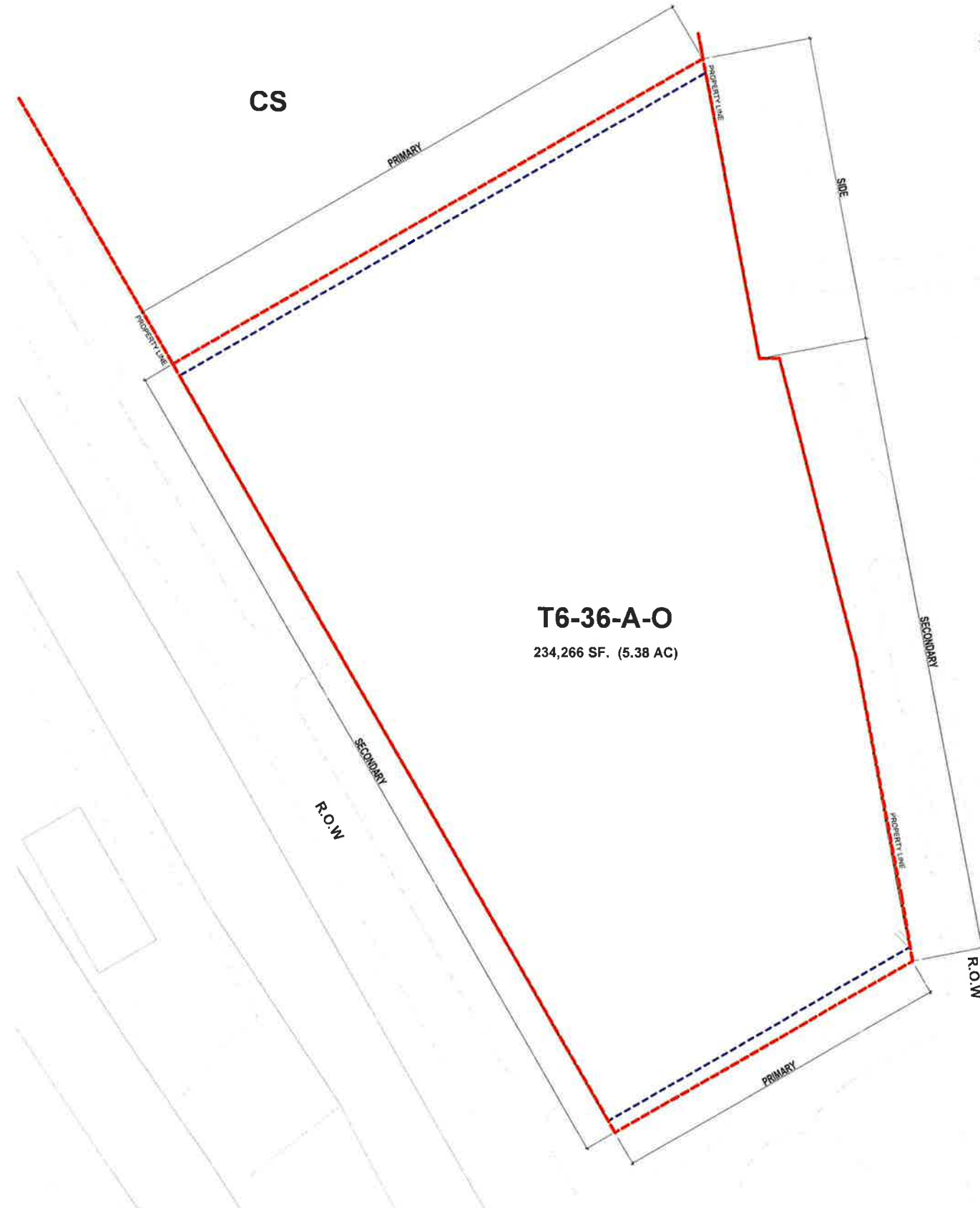
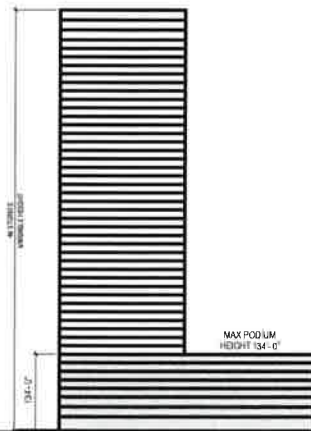
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



T6-36-A-O
234,266 SF. (5.38 AC)



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USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED TO BE VALID DOCUMENTS.
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PROJECT: 1111 MACARTHUR CAUSEWAY

NO.	DATE	REVISION TITLE
1		ISSUE FOR PERMITTING

BUILDING DISPOSITION (T6-36-A-O)

CS - Existing Conditions - Site Photos

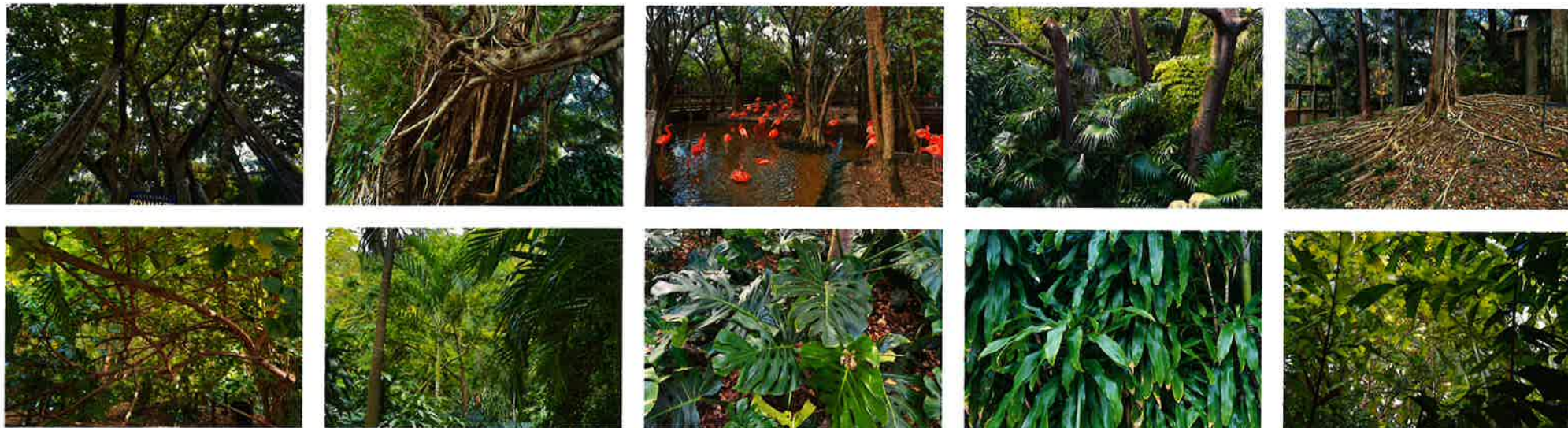
URBAN EDGE



PATHWAYS



TREES & VEGETATION



BEACH & COASTAL EDGE



FOR ARCHITECT ONLY

PROCEED TO PUBLIC HEARING

NOTICE

The applicant herein is authorized for a public hearing on a preliminary plan of subdivision in the City of Miami. The applicant also certifies that all requirements of the public hearing have been met.

PZ-25-18934

10/9/2025

STAFF REVIEW COMPLETE

DATE: 10/9/2025	BY: [Signature]
TITLE: [Blank]	PROJECT: [Blank]
PROJECT: [Blank]	ARCHITECT: [Blank]
DESIGNER: [Blank]	LANDSCAPE ARCHITECT: [Blank]
DATE: [Blank]	LEGAL: [Blank]

WEST 8



Digitally signed
by Brittany
Duguay
Date: 2025.07.18
14:21:57 -04'00'

ALL SIGNED AND SEALED ARCHITECTURAL PLANS AND SPECIFICATIONS TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND FLORIDA STATUTES.

PROJECT: 1111 MACARTHUR CAUSEWAY

NO.	DATE	REVISION TITLE
1		INTERSECT ACCURACY MAP

NOT FOR CONSTRUCTION

DATE: [Blank]

PROJECT: [Blank]

CS EXISTING CONDITIONS - SITE PHOTOS

SHEET: L-001.2

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CS - Masterplan Excerpts



REIMAGINE PARKS MIAMI
2023
PARKS AND RECREATION SYSTEM MASTER PLAN
 July 2023

PARK SITE EVALUATIONS

Research by park experts has shown that all successful parks and public spaces share common qualities:

- They are easily accessible
- They are comfortable and have an attractive image
- They allow users of all ages to engage in a variety of activities and allow people to gather and meet one another
- They are sustainable – meaning that they help meet existing needs while not compromising the needs of future generations

Considering these qualities, the City of Miami's parks were evaluated based on 6 categories and 35 sub-categories using various high-quality parks as measuring sticks for the rest of the park system.



0116 | REIMAGINE PARKS MIAMI

ACCESS Proximity, Access, and Linkages

- **Visibility from a distance**
Can one easily see into the park?
- **Ease of walking to the park**
Can someone walk directly into the park safely and easily?
- **Clarity of information/signage**
Is there signage that identifies the park, area, or signage that provides additional information for users?
- **ADA Compliance**
Does the site generally appear to comply with the Americans with Disabilities Act (ADA) laws for accessibility?
- **Lighting**
Is the park lighted appropriately for use at night? (If applicable)

COMFORT Comfort and Image

- **First impression/overall attractiveness**
Is the park attractive or unattractive?
- **Feeling of safety**
Does the park feel safe at the time of the visit?
- **Cleanliness/overall quality of maintenance** (Exterior / Interior)
Is the park clean and well-kept?
- **Comfort of places to sit**
Are there comfortable places to sit?
- **Protection from bad weather**
Is there shelter in case of bad weather?
- **Evidence of management/stewardship** (Exterior / Interior)
Is there visual evidence of site management?
- **Ability to easily supervise and manage the park or facility** (Interior)
How difficult is it to supervise the park and its facilities?
- **Condition and effectiveness of any equipment or operation systems**
Is the equipment and/or operating system in good condition?
- **Branding**
Does the park have appropriate branding?

USE Uses, Activities, and Sociability

- **Mix of uses/things to do**
Is there a variety of things to do given the type of park?
- **Level of activity**
How active is the park with visitors?
- **Sense of pride/ownership**
Is there evidence of community pride in the park?
- **Programming flexibility**
How flexible is the park in accommodating multiple uses?
- **Ability of facility to effectively support current organized programming**
Is the site meeting the needs of organized programs?
- **Marketing or promotional efforts for the facility**
Is the site being marketed effectively?

BUILDINGS Buildings and Architecture

- **Image and aesthetics**
Is the building unattractive?
- **Clarity of entry and connection to the park**
Is the building integrated into its surroundings?
- **Interior layout**
Is the layout functional?
- **Interior finishes, furniture, and equipment**
Are the furnishings and equipment inside the building good and not outdated?
- **Functioning amenities of spaces**
Does the organization of space support the building's intended function?

NRPA PILLARS Health and Wellness, Conservation, Social Equity

- **Health and Wellness**
Does the park promote a variety of health and wellness opportunities?
- **Conservation**
Does the park promote conservation practices?
- **Social Equity**
Does the park promote social equity?

CONDITION Amenities, Furnishings, Landscape, and Hardscape

- **Site Structures/ Amenities**
What are the condition of the park's amenities?
- **Site Furnishings**
What are the condition of the park's furnishings?
- **General Landscape/Hardscape**
What are the condition of the park's landscape and hardscape?

CONTEXT ANALYSIS

0117

HIGH PRIORITY ACTIONS	Strategic Vision Survey	City Inventory Assessment	Public Hearing	Visual Public Hearing	Needs Assessment	Public Survey
Needs Assessment Technique	●	●	●	●	●	●

HIGH PRIORITY FACILITY/AMENITY NEEDS	Strategic Vision Survey	City Inventory Assessment	Public Hearing	Visual Public Hearing	Needs Assessment	Public Survey
Needs Assessment Technique	●	●	●	●	●	●

0144 | REIMAGINE PARKS MIAMI

HIGH PRIORITY ACTIONS	Strategic Vision Survey	City Inventory Assessment	Public Hearing	Visual Public Hearing	Needs Assessment	Public Survey
Needs Assessment Technique	●	●	●	●	●	●

HIGH PRIORITY FACILITY/AMENITY NEEDS	Strategic Vision Survey	City Inventory Assessment	Public Hearing	Visual Public Hearing	Needs Assessment	Public Survey
Needs Assessment Technique	●	●	●	●	●	●

NEEDS & PRIORITIES ASSESSMENT

0145

Innovation at the Local Level

The following charts document the High Priority Program/Activity Needs per Commission District identified in the Statistically Valid Survey (SVS), which is the most reliable technique. A dot is placed where these programs/activities were also identified as needs in the other public engagement and analysis techniques. The charts illustrate consensus between the findings from the SVS and the rest of the Needs Assessment Techniques.

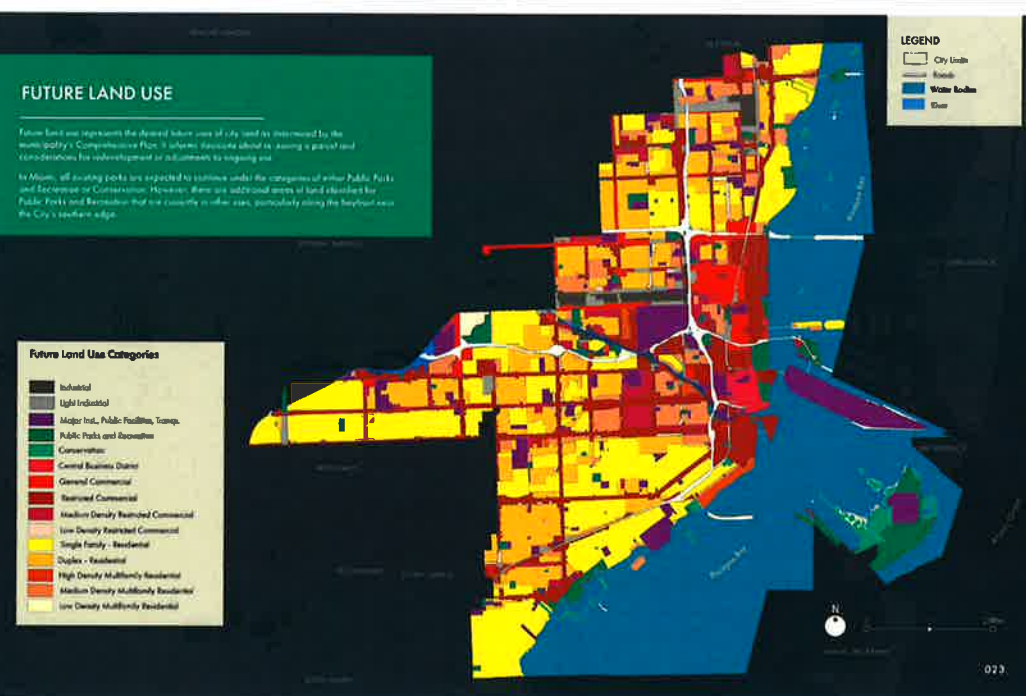
As the Department seeks to advance new programs of the District level, coordinating with appropriate local partners and initiatives will be a major factor in successful and innovative implementation.

HIGH PRIORITY PROGRAM/ACTIVITY NEEDS	Strategic Vision Survey	City Inventory Assessment	Public Hearing	Visual Public Hearing	Needs Assessment	Public Survey
Needs Assessment Technique	●	●	●	●	●	●

HIGH PRIORITY PROGRAM/ACTIVITY NEEDS	Strategic Vision Survey	City Inventory Assessment	Public Hearing	Visual Public Hearing	Needs Assessment	Public Survey
Needs Assessment Technique	●	●	●	●	●	●

NEEDS & PRIORITIES ASSESSMENT

0165



023

NOTE: THE PROPOSED CS PLAN WILL BE GUIDED BY THE OPEN SPACE GUIDELINES FROM THE REIMAGINE PARKS MIAMI: 2023 PARKS AND RECREATION SYSTEM MASTER PLAN.

WEST 8
 Digitally signed by
 Brittany Duguay
 Date: 2025.07.18 14:22:30 -04'00'

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PROJECT: 1111 MACARTHUR CAUSEWAY

NO.	DATE	REVISIONS

NOT FOR CONSTRUCTION

CS MASTERPLAN EXCERPTS

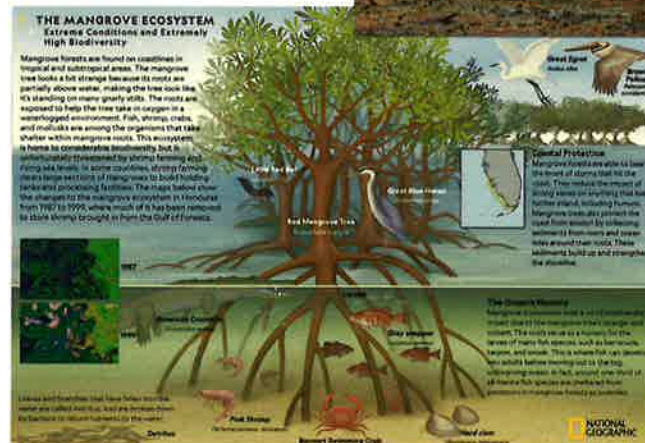
DRAWING NO. L-001.3

CS - Park Themes

Park water edge conditions today



Restoring lost mangrove ecosystem



Mangrove ecosystems supporting local biodiversity



Improving water quality to support local fauna



Passive recreation: Connecting with local habitat

FOR REVIEW ONLY

PROCEED TO PUBLIC HEARING

NOTICE

The following items are scheduled for public hearing in accordance with Ordinance 10-2007, Chapter 216 of the City of Miami Code. The public hearing shall be held at the City of Miami, Department of Public Works, Planning and Community Development, 3111 MacArthur Causeway, Miami, FL 33133.

PZ-25-18934

10/9/2025

STAFF REVIEW COMPLETE

DATE: 10/9/2025

PROJECT: 1111 MACARTHUR CAUSEWAY

APPLICANT: WEST 8

LANDSCAPE ARCHITECT: WEST 8

LEGAL: WEST 8

WEST 8



Digitally signed by Brittany Duguay Date: 2025.07.18 13:51:06 -04'00'

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PROJECT 1111 MACARTHUR CAUSEWAY

REVISIONS

NO.	DATE	REVISION TITLE
1		ISSUE FOR REVIEW

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CS PARK THEMES

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CS - Framework



DESIGN PRINCIPLE 1: REMOVING EXISTING STRUCTURES
BUILDING OFF EXISTING CONDITIONS, REMOVING OBSOLETE STRUCTURES AND IMPERVIOUS SURFACES



DESIGN PRINCIPLE 2: CRAFTING AN ECOLOGICAL EDGE
CREATING AN ACCESSIBLE ECOLOGICAL WALK ALONG THE WATERFRONT, CONSOLIDATING EDGE VEGETATION WITH MANGROVE PLANTING



DESIGN PRINCIPLE 3: CURATING A NEW PATHWAY SYSTEM
COMPLETING THE PARK SYSTEM BY DELIVERING A CONNECTED EXPERIENCE



DESIGN PRINCIPLE 4: WORKING WITH ALL EXSITING SPECIES
PROTECTING AND PRESERVING EXISTING VEGETATIONS AND EXPANDING BIO-DIVERSITY AND NATIVE HABITATS

FOR REVIEW ONLY

NOTICE

The following work is to be submitted to a public hearing in accordance with Chapter 125 of the Code of Official Code. The hearing will be held on the date and time listed below. The public hearing will be held in the presence of the public hearing officer.

PZ-25-18934

10/10/2025

DATE	10/10/2025	STATUS	FOR REVIEW ONLY
APPROVED BY		ARCHITECT	
APPROVED BY		LANDSCAPE ARCHITECT	
APPROVED BY		SERIAL	

WEST 8



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Duguay
Date: 2025.09.11
10:00:43 -04'00'

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PROJECT: 1111 MACARTHUR CAUSEWAY

REVISIONS

NO.	DATE	REVISION TITLE	REVISIONS
1		INITIALS	COMPLIANCE SW

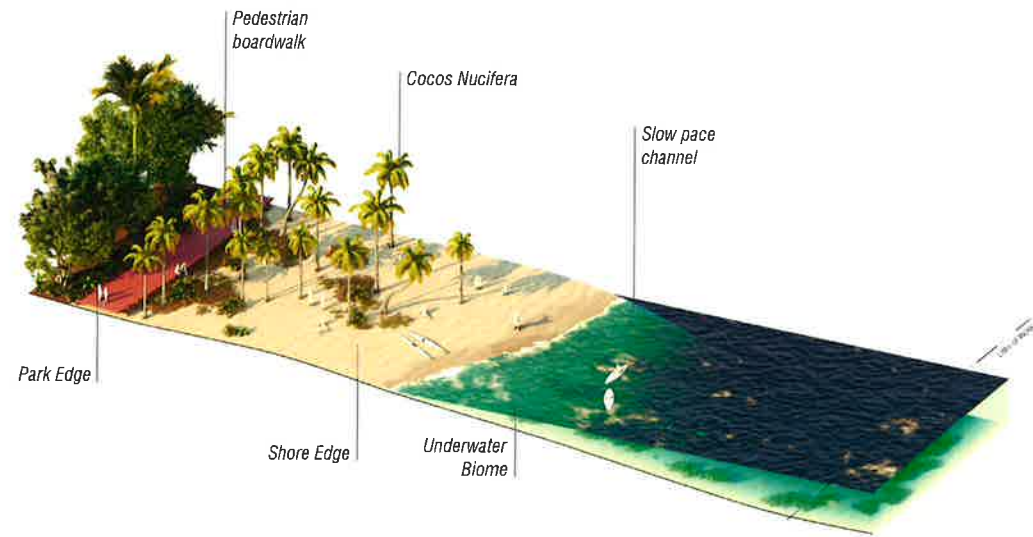
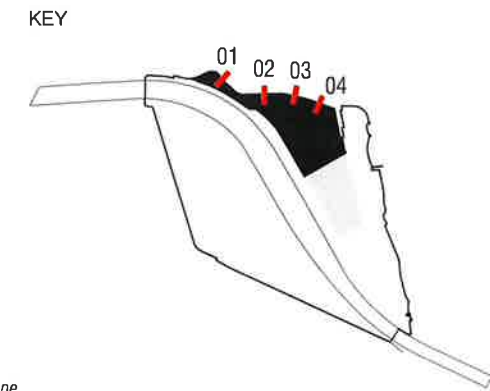
NOT FOR CONSTRUCTION

CS FRAMEWORK

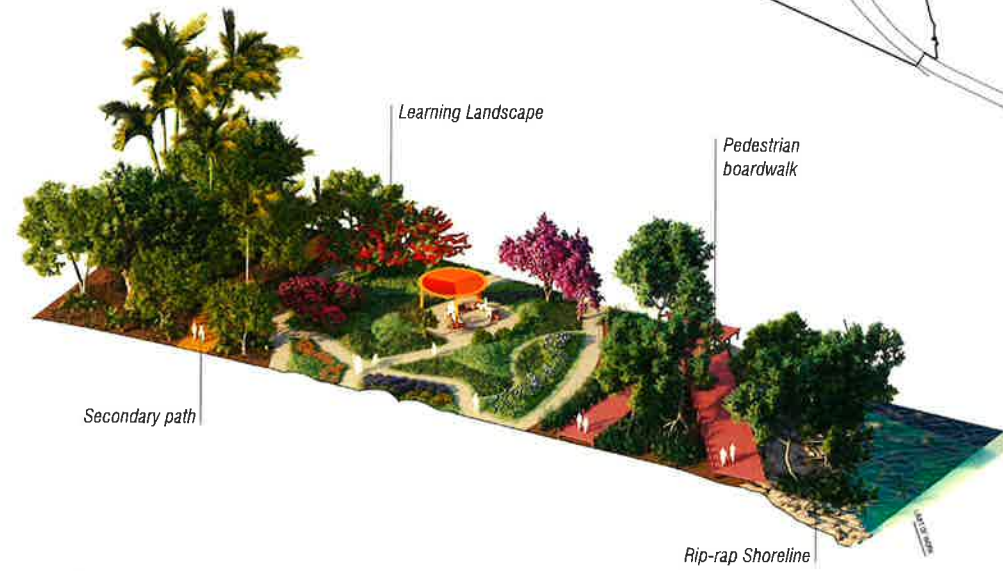
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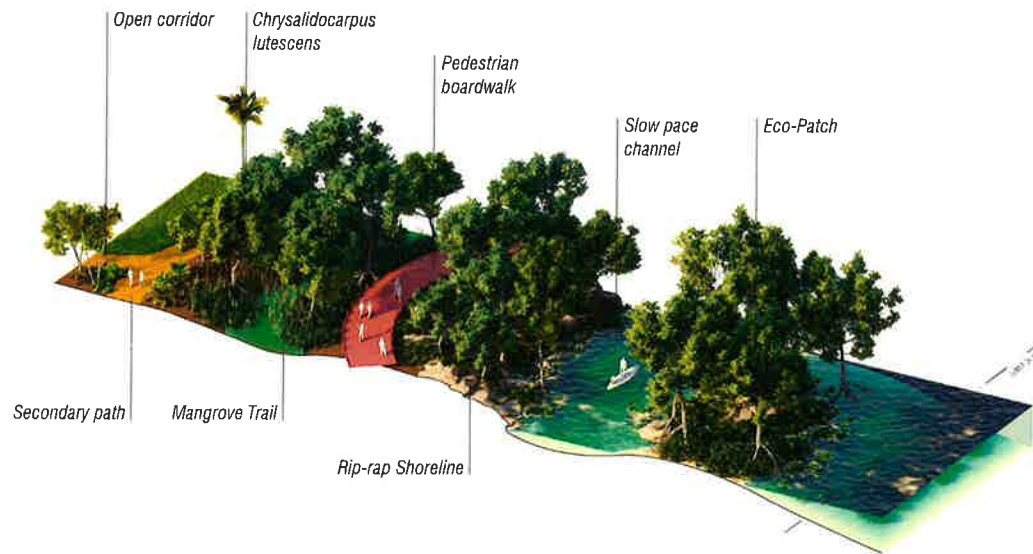
CS - Edge Conditions



SECTION 01
BOARDWALK AT BEACH EDGE



SECTION 02
BOARDWALK AT LEARNING LANDSCAPE



SECTION 03
BOARDWALK AT MANGROVE HABITAT



SECTION 04
BOARDWALK AT TERRACE EDGE/ ACCESS TO WATER



WEST 8

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Date: 2025.09.12 11:28:04 -04'00'

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PROJECT: 1111 MACARTHUR CAUSEWAY

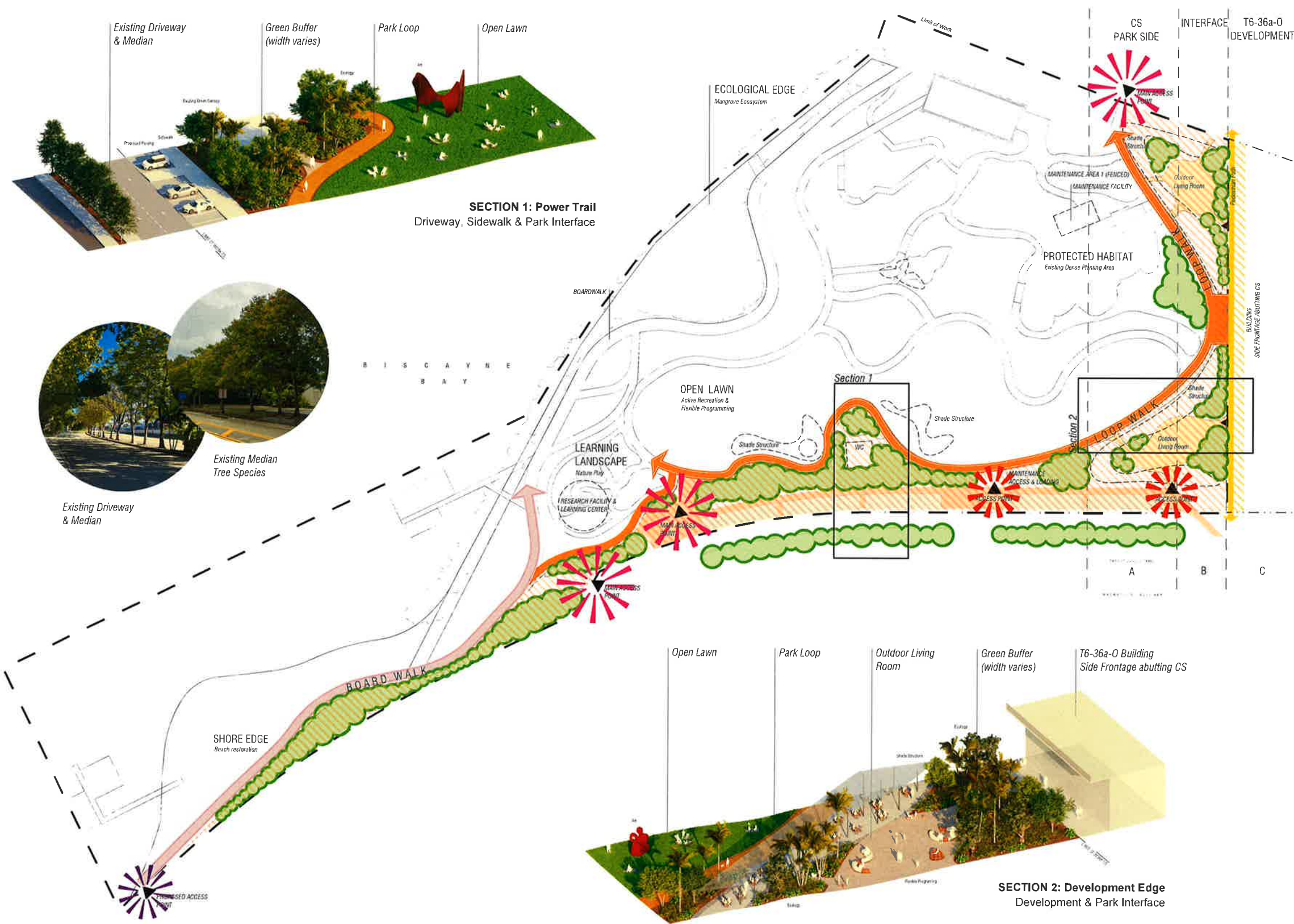
REVISIONS

NO.	DATE	DESCRIPTION	BY	APPROVED BY
1		ISSUES - 2024 BUDGET GAP		

NOT FOR CONSTRUCTION

CS EDGE CONDITIONS

CS - Interface Zones



FOR REVIEW ONLY

PROCEED TO PUBLIC HEARING

NOTICE

The following work is for a Public Hearing as required by the Florida Statutes, Chapter 218, Section 218.07. The public hearing shall be held at the City of Miami Code Enforcement Department, 1111 MacArthur Causeway, Miami, Florida. The public hearing shall be held on the 15th day of September, 2025 at 10:00 AM.

PZ-25-18934

10/9/2025

STAFF REVIEW COMPLETE

DATE: 10/9/2025	DRAWN: [Signature]
PROJECT: 1111 MACARTHUR CAUSEWAY	ARCHITECT: [Signature]
CLIENT: [Signature]	LANDSCAPE ARCHITECT: [Signature]
DATE: 10/9/2025	SERIAL: [Signature]

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NO.	DATE	REVISION/NOTE
1	10/09/2025	ISSUED FOR PUBLIC HEARING

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CS INTERFACE ZONES

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CS - 3D Overview



PROJECT:	1111 MACARTHUR CAUSEWAY
ARCHITECT:	WEST 8
LANDSCAPE ARCHITECT:	WEST 8
LEGAL:	

WEST 8
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 Date: 2025.09.12 11:12:21 -04'00'

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PROJECT: 1111 MACARTHUR CAUSEWAY

REVISIONS

NO.	DATE	REVISION
1	09/12/25	ISSUE FOR PUBLIC HEARING

- ### OVERARCHING ASPIRATIONS
1. SHOWCASING RESILIENCY: A LIVING SHORELINE FOR GENERATIONS
 2. SHAPING A 21st CENTURY NATURE PARK: A COMMITMENT TO BISCAYNE BAY'S ECOSYSTEM
 3. CREATING A NEW WATERFRONT DESTINATION: DISCOVERY OF NATURE & ART

PRELIMINARY METRICS

1/2 mi of Ecological Edge	1 mi of Pedestrian Park Loop	1.6 ac of Open Lawn
2.5 ac of Mangrove Habitat	New Water Based Recreational Program	12k sf of Learning Landscape
30k sf of Shore Edge	Over 1500 Existing Trees to remain	2.6 ac of Protected Green Biomass

NOT FOR CONSTRUCTION

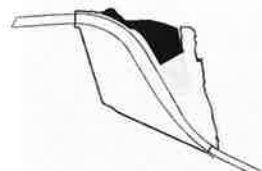
CS 3D OVERVIEW

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CS - Preliminary Trees & Inventory



KEY



LEGEND

- Property Line
- Limit of Work
- Existing Palm Trees
- Existing Specimen Trees
- Existing Lowland Trees
- Existing Coastal Trees
- Existing Upland Trees

NOTE: PRELIMINARY TREE MAPPING IS BASED ON THE SURVEY. PLEASE REFER TO THE ARCHITECTURAL SHEETS FOR THE OFFICIAL SURVEY.



WEST 8



Digitally signed by Brittany Duguay
Date: 2025.07.18 14:23:28 -04'00'

ALL SERVED AND RELATED ARCHITECTURAL PLANS AND SPECIFICATIONS, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND FLORIDA STATUTES.

PROJECT 1111 MACARTHUR CAUSEWAY

NO.	DATE	REVISIONS

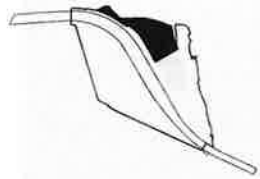
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CS PRELIMINARY TREES & INVENTORY

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CS - Preliminary Preservation and Demo Diagram

KEY



LEGEND

- Property Line
- Limit of Work
- Suggested existing pathways to remain
- Suggested existing hardscape area to remove
- Suggested existing buildings and structures to demolish or remove
- Suggested existing buildings and structures to remain
- Suggested existing overhead structures (covered walkways) to remove
- Suggested existing waterbodies to remain

NOTE 1: TREES NOT SHOWN IN THIS DIAGRAM. SELECTIVE DEMOLITION MEASURES WILL BE IMPLEMENTED FOR TREES LOCATED WITHIN THE HARDSCAPE TO ENSURE TREE PRESERVATION. A TREE PROTECTION AND DEMOLITION PLAN WILL BE PROVIDED IN LATER DESIGN STAGES.

NOTE 2: FINAL DETERMINATION OF STRUCTURES TO BE MADE AT THE TIME OF BUILDING PERMIT.



FOR HOUSE ONLY

PROCEED TO PUBLIC HEARING

NOTICE

The subject needs to be reviewed for public hearing as required with approval on both in the City of Miami Code. The subject matter relating to the subject of the public hearing is to be reviewed and approved at the public hearing to be held on the date indicated below.

PZ-25-18934

10/9/2025

STAFF REVIEW COMPLETE

OWNER
PROJECT
LANDSCAPE ARCHITECT
SCALE

WEST 8

Digitally signed
by Brittany
Duguay
Date: 2025.09.12
10:00:55 -0400'

ALL SIGNED AND SEALED ARCHITECTURAL PLANS AND SPECIFICATIONS, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND FLORIDA STATUTES.

PROJECT: 1111 MACARTHUR CAUSEWAY

NO.	DATE	REVISION/TITLE
1	REVISED	FLOOR PLAN/SCHEMATIC

NOT FOR CONSTRUCTION

CS PRELIMINARY PRESERVATION AND DEMO DIAGRAM

DATE: 10/9/2025

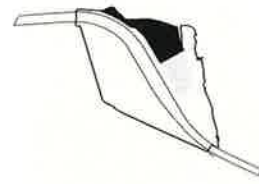
SCALE: 1/8" = 1'-0"

SHEET NO. L-012

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CS - Pathway Structure

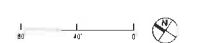
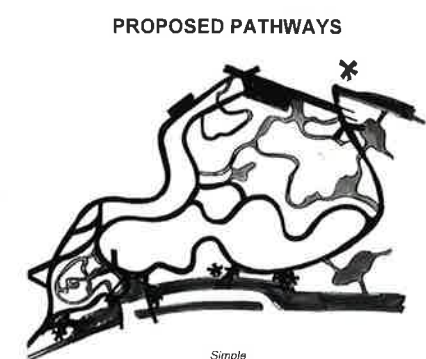
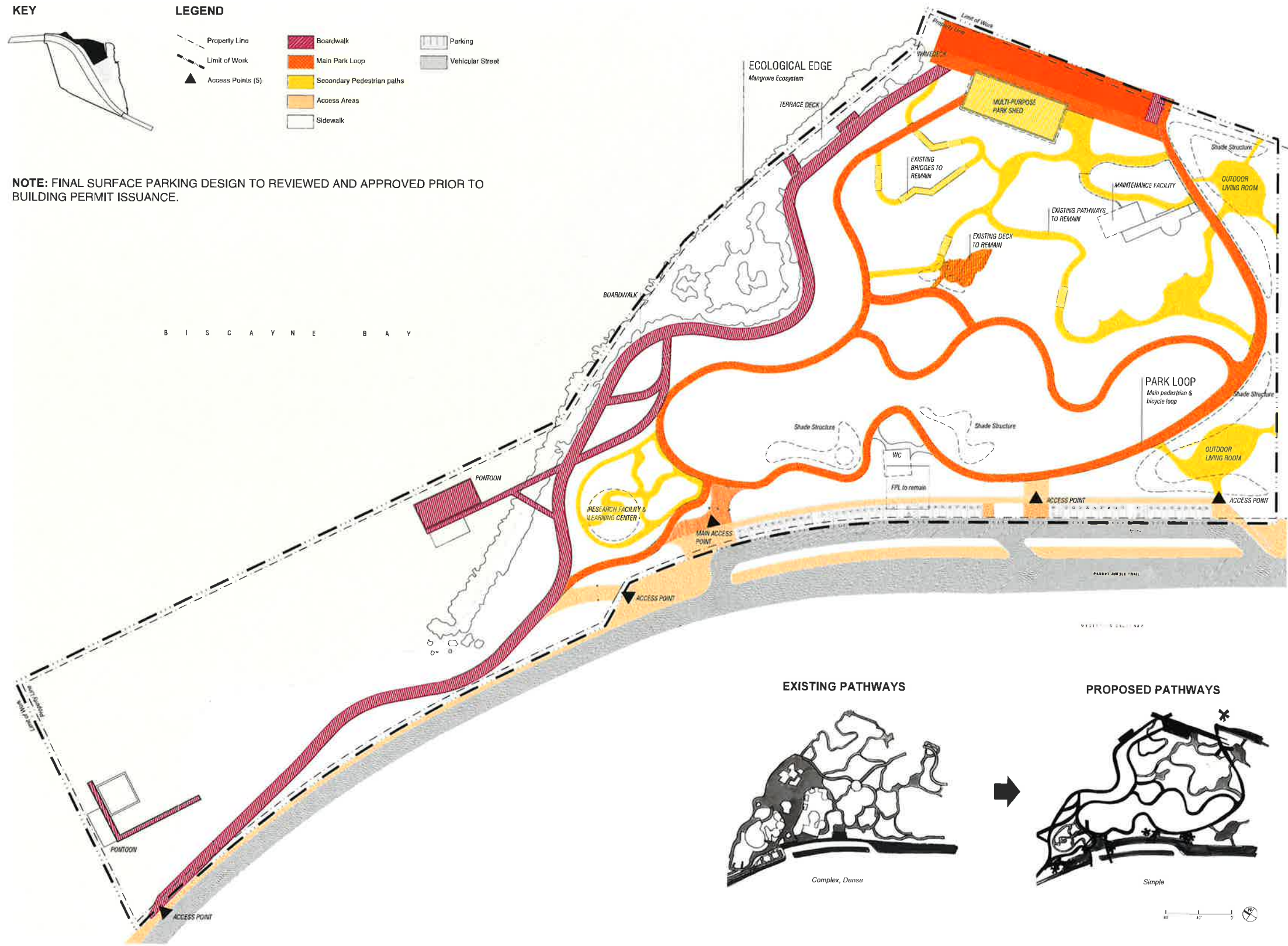
KEY



LEGEND

- Property Line
- Limit of Work
- Access Points (5)
- Boardwalk
- Main Park Loop
- Secondary Pedestrian paths
- Access Areas
- Sidewalk
- Parking
- Vehicular Street

NOTE: FINAL SURFACE PARKING DESIGN TO REVIEWED AND APPROVED PRIOR TO BUILDING PERMIT ISSUANCE.



OWNER	WEST 8
ARCHITECT	
LANDSCAPE ARCHITECT	
DATE	

WEST 8



Digitally signed by Brittany Duguay
Date: 2025.09.11 10:03:13 -04'00'

ALL SIGNED AND SEALED ARCHITECTURAL PLANS AND SPECIFICATIONS, FOR THE BEST OF THE ARCHITECTS INTERESTS, COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND FLORIDA STATUTES.

PROJECT: 1111 MACARTHUR CAUSEWAY

NO.	DATE	REVISIONS

NOT FOR CONSTRUCTION

CS PATHWAY STRUCTURE

MEETING L-013

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