

May 20, 2020

INTRACOASTAL

MASTER PLAN
Planning and Zoning Board Submittal

ZYSCOVICH
ARCHITECTS

INTRACOASTAL | TABLE OF CONTENTS

DRAWING INDEX

Section A1: Site Diagrams + Regulating Plans

A1-1	Context Map
A1-2	Aerial
A1-3	Survey
A1-4	Survey
A1-5	Survey
A1-6	Survey
A1-7	Survey
A1-8	Comprehensive Plan Land Use Map
A1-9	Zoning Map
A1-10	Sub-Areas Regulating Plan
A1-11	Street Network Connectivity Regulating Plan
A1-12	Designated Publically Accessible Open Spaces and Greenway Systems Regulating Plan
A1-13	Building Heights Regulating Plan
A1-14	Parcel Diagram
A1-15	Development Program
A1-16	Conceptual Site Plan/ Ground Level
A1-17	Conceptual Site Plan/ Second Level
A1-18	Conceptual Site Plan/ Typical Podium
A1-19	Conceptual Site Plan/ Typical Tower
A1-20	Setbacks
A1-21	Circulation Ingress
A1-22	Circulation Egress
A1-23	Event Street Closure
A1-24	Pedestrian/ Bike Circulation
A1-25	Transit
A1-26	First/ Last Mile Stop
A1-27	Open Space
A1-28	Phasing Plan
A1-29	Street Sections
A1-30	Street Sections
A1-31	Street Sections
A1-32	Street Sections
A1-33	Street Sections
A1-34	Street Sections
A1-35	Street Sections
A1-36	Street Sections
A1-37	Street Sections
A1-38	Street Sections
A1-39	Street Sections

Section A2: Concept Illustrations

A2-1	Aerial Perspective
A2-2	Aerial Perspective
A2-3	NE 35th Ave Perspective
A2-4	NE 35th Ave Perspective
A2-5	Elevated Park Perspective
A2-6	New Canal Perspective
A2-7	New Canal/ Promenade Perspective
A2-8	Townhomes Perspective

Section L: Conceptual Landscape Plan

L-200	Overall Master Plan
L-201	Understory Planting Masterplan
L-202	NE 163rd Entrance
L-203	NE 35th Ave Entrance
L-204	Plan Enlargement - Canopy
L-205	Plan Enlargement - Understory
L-206	Park Enlargement Plan
L-207	Harbor Enlargement Plan
L-208	Northwest Corner Park
L-209	Northeast Harbor Entrance
L-210	Southeast Corner Park
L-500	Planting Image Board
L-501	Planting Image Board
L-502	Planting Image Board
L-503	Planting Image Board
L-504	Tree Canopy Diagram
L-505	Planting Schedule

Section C: Conceptual Civil Plan

CS101	Conceptual Stripping & Signage Plan
CS102	Conceptual Off-Site Improvements Plan
CS103	Conceptual Off-Site Improvements Plan
CG101	Conceptual Grading & Drainage Plan Partial View
CG102	Conceptual Grading & Drainage Plan Partial View
CP301	Typical Roadway Sections
CU101	Conceptual Water Plan
CU102	Conceptual Sewer Plan
CP101	Conceptual WB-67 Truck Circulation Plan
CP102	Conceptual Fire Truck Circulation Plan
CP103	Conceptual Fire Truck Circulation Plan
CP104	Conceptual Fire Truck Circulation Plan
CP105	Conceptual SU-30 Truck Circulation Plan
CP106	Conceptual SU-30 Truck Circulation Plan

INTRACOASTAL | SITE DIAGRAMS + REGULATING PLANS





North Miami Beach, Florida

Aerial

A1-2

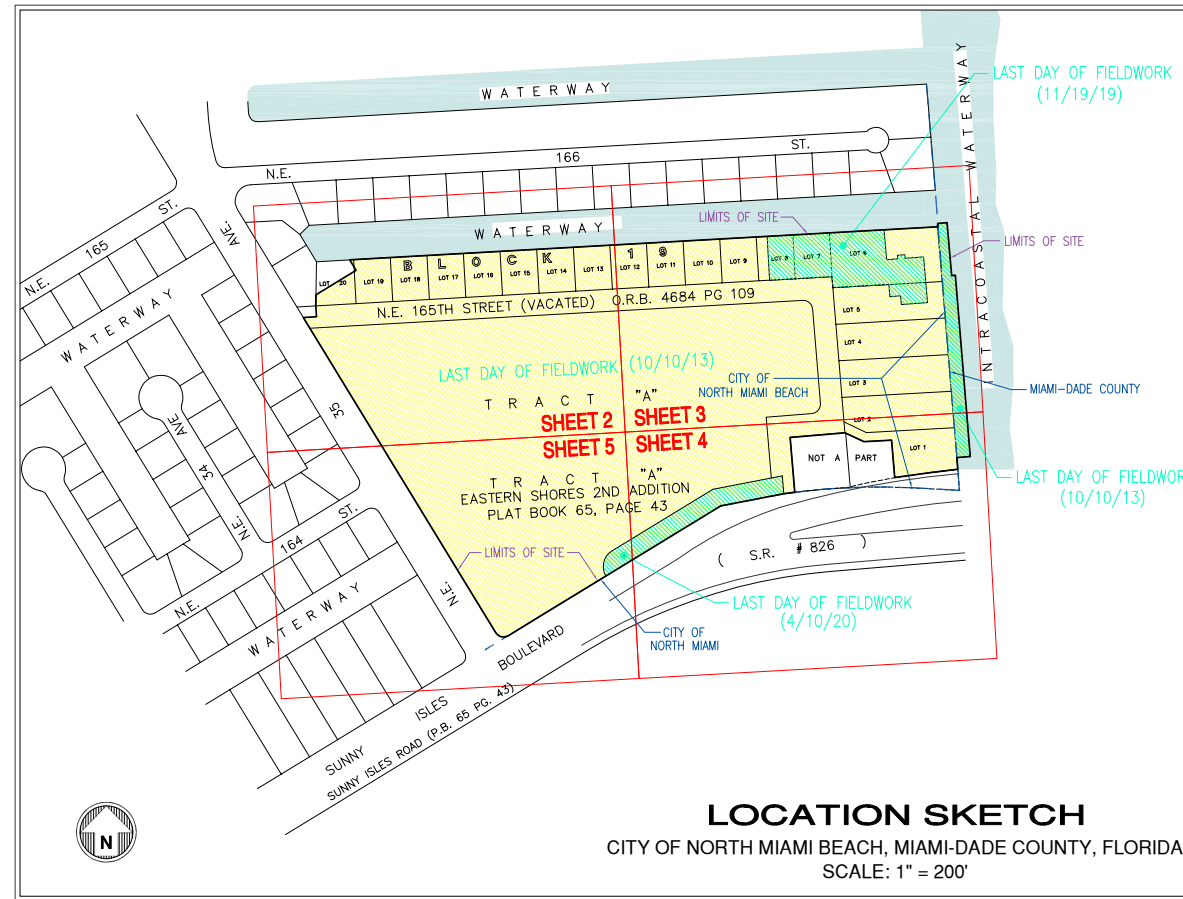
No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

INTRACOASTAL MALL



LOCATION SKETCH
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 200'

OVERALL LEGAL DESCRIPTION:

Tract "A", Lots 2 through 18 and a portion of Lots 1, 19 and 20, Block 19 and also that vacated street known as NE 166th Street extending from NE 35th Avenue Eastward to the Western Boundary of Lots 5 and 6; thence Southerly to State Road 826, all in Block 19 of EASTERN SHORES 2ND ADDITION, according to the Plat thereof, recorded in Plat Book 65, Page 43, and that portion of Lessee's interest in that certain Sovereignty Submerged Lands Lease between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and MSH Intracoastal Mall, L.L.C., recorded on February 2, 2009 in Official Records Book 26738, Page 846, all being recorded in the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Lot 20 of said Block 19; thence N 0°53'14" E along the West line of said Lot 20 for 30.41 feet; thence N 58°36'22" E for 128.16 feet; thence N 31°23'42" W for 33.10 feet to a point on the North line of said Lot 20; thence N 86°46'13" E along the North line of said Block 19 for 1606.47 feet to the Northeast corner of said Lot 6; thence N 0°46'53" W for 1.86 feet; thence N 39°52'07" E for 1.99 feet; thence N 05°06'53" W for 5.99 feet; thence N 86°29'12" E for 25.80 feet; thence S 04°59'49" E for 144.76 feet; thence N 86°44'31" E for 8.64 feet; thence S 04°42'30" E for 498.02 feet; thence S 82°17'00" W for 36.72 feet; thence S 04°46'53" E along the East line of Block 19, for 31.70 feet to a point on the Northern Right-of-Way line of State Road 826, per Official Records Book 12103, Page 1685, of the Public Records of Miami-Dade County, Florida; the following two (2) courses being along said Northern Right-of-Way line: (1) thence S 83°09'49" W for 77.17 feet to a point of curvature of a 1982.86 foot radius curve leading to the left; (2) thence Westerly along said curve through a central angle of 02°49'34" for an arc of 96.32 feet; the following two (2) courses being along the Easterly and Northern lines of the Warranty Deed granted to Miami Dade Water and Sewer Authority as described in Official Records Book 11323, Page 1086, of the Public Records of Miami-Dade County, Florida; (1) thence N 04°50'25" W for 102.70 feet; (2) thence S 86°46'13" W for 75.11 feet (75.19 feet Deed); thence N 64°54'39" W along said Northern line of Miami Dade Water and Sewer Authority and the Northern line of the property granted to Florida Power and Light Company as described in Official Records Book 6829, Page 118, of the Public Records of Miami-Dade County, Florida for 57.61 feet (57.66 feet Deed) to the Northeast corner of the corrective Warranty Deed granted to Florida Power and Light Company as recorded in Official Records Book 270, Page 60 of the Public Records of Miami-Dade County, Florida; the following (2) courses being along the Northern and Western boundaries of said Florida Power and Light property: (1) thence S 85°09'35" W for 150.00 feet; (2) thence S 04°50'25" E for 150.33 feet (Deed 150.00 feet) to a point on the Northern Right-of-Way line of State Road No. 826 per property described in Parcel 103, Case Number 84-15796, Miami-Dade County, Florida, said point lying on a circular curve of a 1757.28 foot radius, leading to the left and whose point bears S 07°24'51" E; thence Westerly along said Northern Right-of-Way line through a central angle of 6°48'46" for an arc of 208.95 feet to a point on a non-tangent line; thence S 58°36'07" W along said Northern Right-of-Way line of State Road No. 826 as described in Parcel 103 per said Case 84-15796, said line also being the Southeastery line of said Tract "A" for 676.36 feet to a point of curvature of a 25.00 foot radius curve leading to the right; thence Westerly and Northernly along said curve being along the Southern line of said Tract "A" through a central angle of 90°00'00" for an arc of 39.27 feet to a point of tangency; thence N 31°23'42" W along the Southwesterly line of said Tract "A" and its Northeasterly prolongation thereof, said Westerly line also being the Easterly Right-of-Way line of NE 35th Avenue for 1006.59 feet to a point on the centerline of said vacated and abandoned NE 166th Street; thence N 86°46'13" E along said centerline for 35.79 feet; thence N 03°13'47" W for 30.00 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Sections 10, 11, 14 and 15, Township 52 South, Range 42 East, City of North Miami Beach and Unincorporated Miami-Dade, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 58°36'07" W for the Northernly right of way line of State Road No. 826, and evidenced by (2) found 1/2" pipe & caps.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Dade Miami-Dade County Bench Mark No. N-555, Elevation +4.82, located on April 24, 2019 at Sunny Isles Boulevard and N.E. 35th Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C0142L, for Community No. 120656 & 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands containing 1,267,011 square feet, or 29.086 acres, more or less.
- Uplands containing 1,248,056 square feet, or 28.651 acres, more or less.
- Submerged lands containing 18,956 square feet, or 0.435 acres, more or less.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Tax Folio No.: 07-2210-002-2640 & 07-2210-002-2641.
- This is not a Mean High Water Line Survey.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 10, 2013, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Daniel C Fortin

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A01410D00000170A05CF5EE0009949F, cn=Daniel C Fortin
Date: 2020.05.05 14:27:23 -04'00'

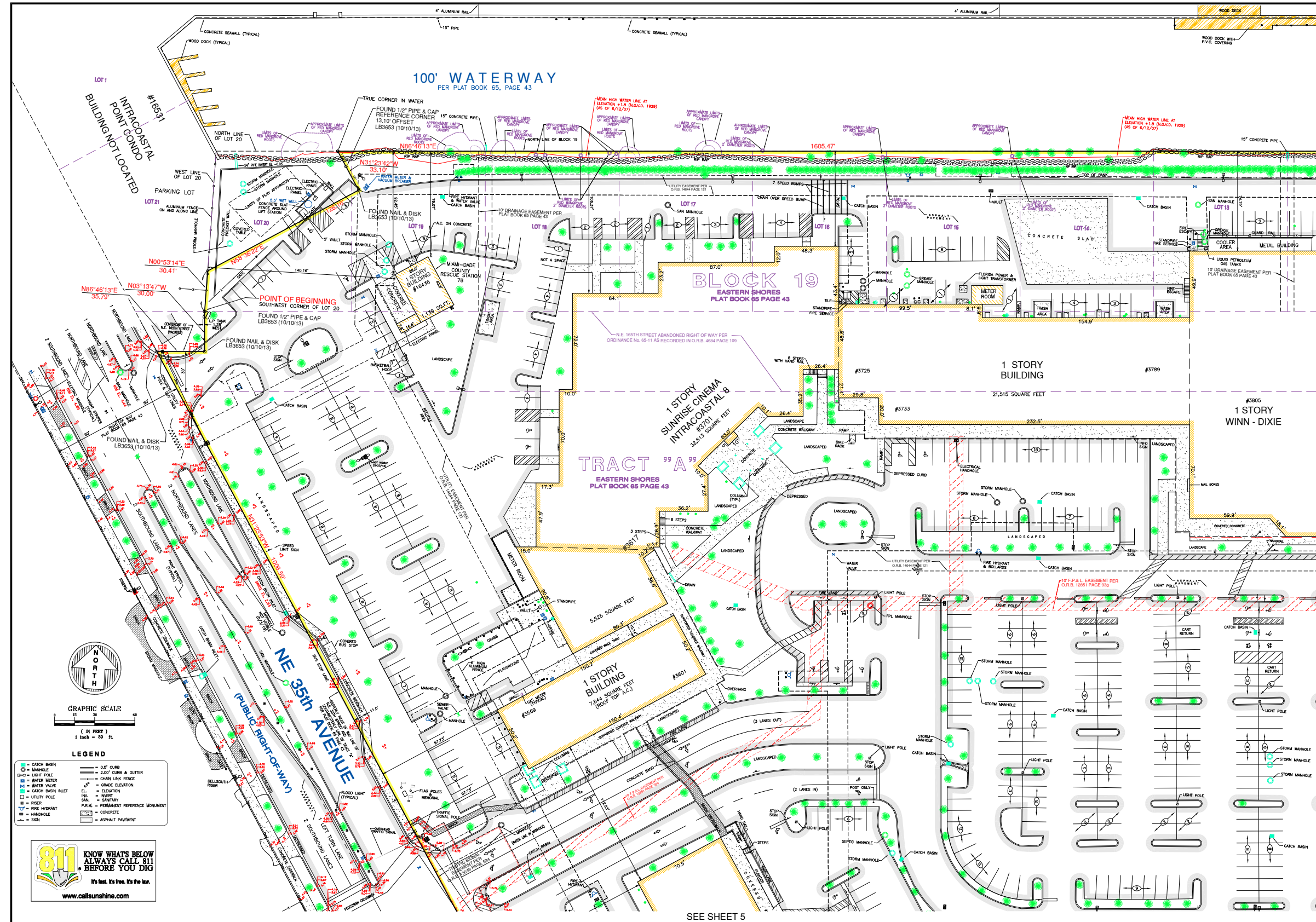
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	D.N.	Revision	Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000665
200 N. Biscayne Blvd., Suite 2000, Miami, Florida 33132
Phone 305-653-4499 / Fax 305-651-7152 / Email flsmi@mlsmap.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/10/13
Scale	1"=200'
Drawn By	MAP
CAD No.	070818
Plotted	4/16/20 1:23p
Ref. Dwg.	256-163
Field Book	49065 SJH
Job No.	200264
Dwg. No.	2020-034
Sheet	1 of 5

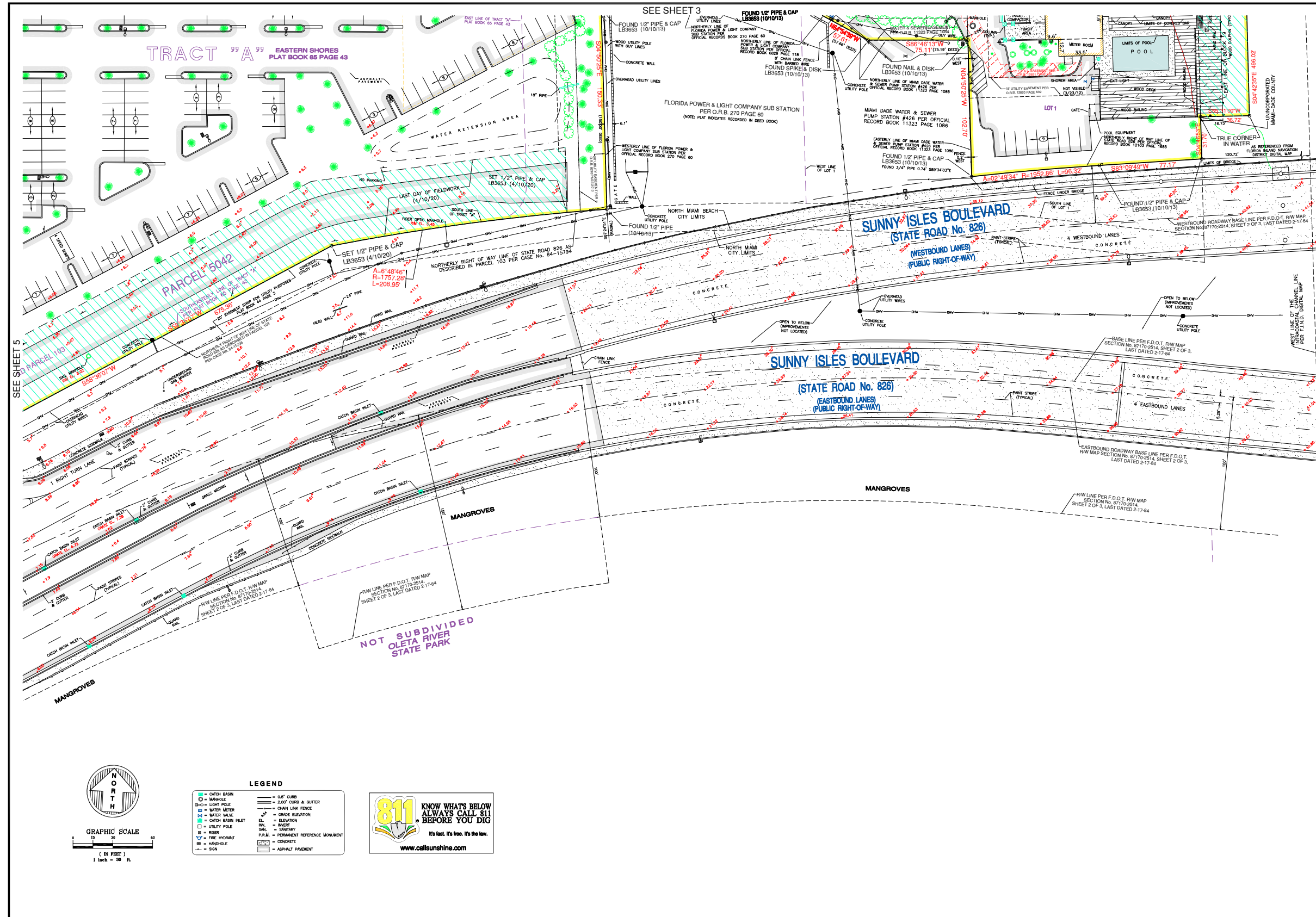


This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000665
180 N. Biscayne Blvd., Suite 2000, Miami, Florida 33132
Phone: 305-653-4499 / Fax: 305-651-7152 / Email: fl@fortinleavy.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 10/10/13
Scale: 1"=30'
Drawn By: MAP
CAD No.: 970818
Plotted: 4/16/20 1:23p
Ref. Dwg.: 200-163
Field Book: 49065 S.H
Job No.: 200264
Dwg. No.: 2020-034
Sheet: 2 of 5



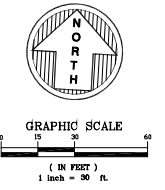
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000665
100 N. NE 38th St., Ft. Lauderdale, Florida 33302
Phone: 305-553-4993 / Fax: 305-651-7152 / Email: flg@mlmarty.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/10/13
Scale	1"=30'
Drawn By	MAP
CAD No.	270818
Plotted	4/16/20 1:23p
Ref. Dwg.	236-163
Field Book	49065 S.J.H
Job No.	200264
Dwg. No.	2020-034
Sheet	4 of 5

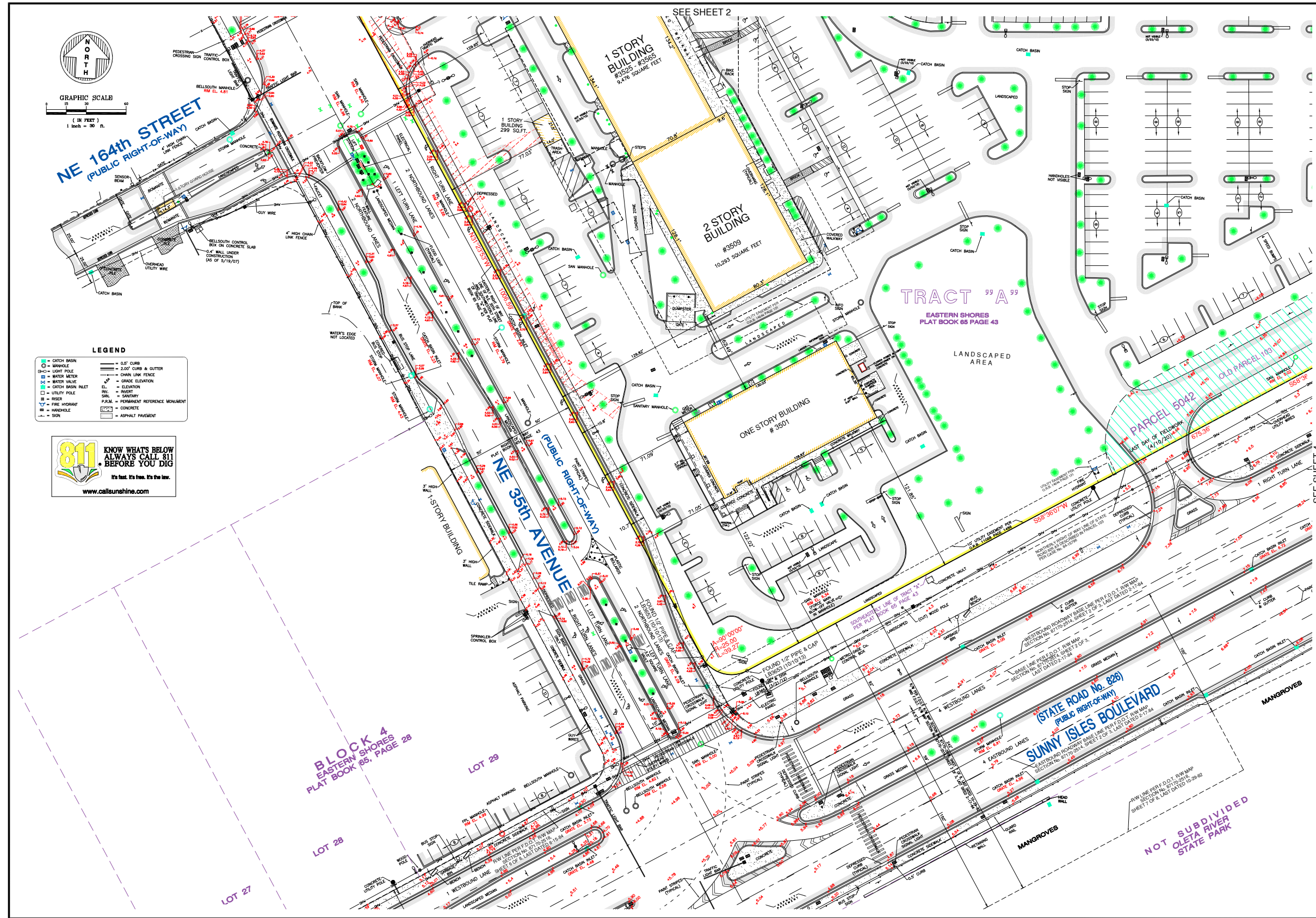


LEGEND

CATCH BASIN	0.0' CURB
MANGROVE	2.0' CURB & GUTTER
LIGHT POLE	CHAIN LINK FENCE
WATER METER	GRADE ELEVATION
WATER VALVE	ELEVATION
CATCH BASIN INLET	INVERT
UTILITY POLE	SANITARY
REER	PERMANENT REFERENCE MONUMENT
FIRE HYDRANT	CONCRETE
HANDHOLE	ASPHALT PAVEMENT
ISM	



No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018



This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000065
100 N. BISCAYNE BLVD., SUITE 200, MIAMI, FL 33132
Phone: 305-553-4499 / Fax: 305-651-7152 / Email: fl@mlmerry.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

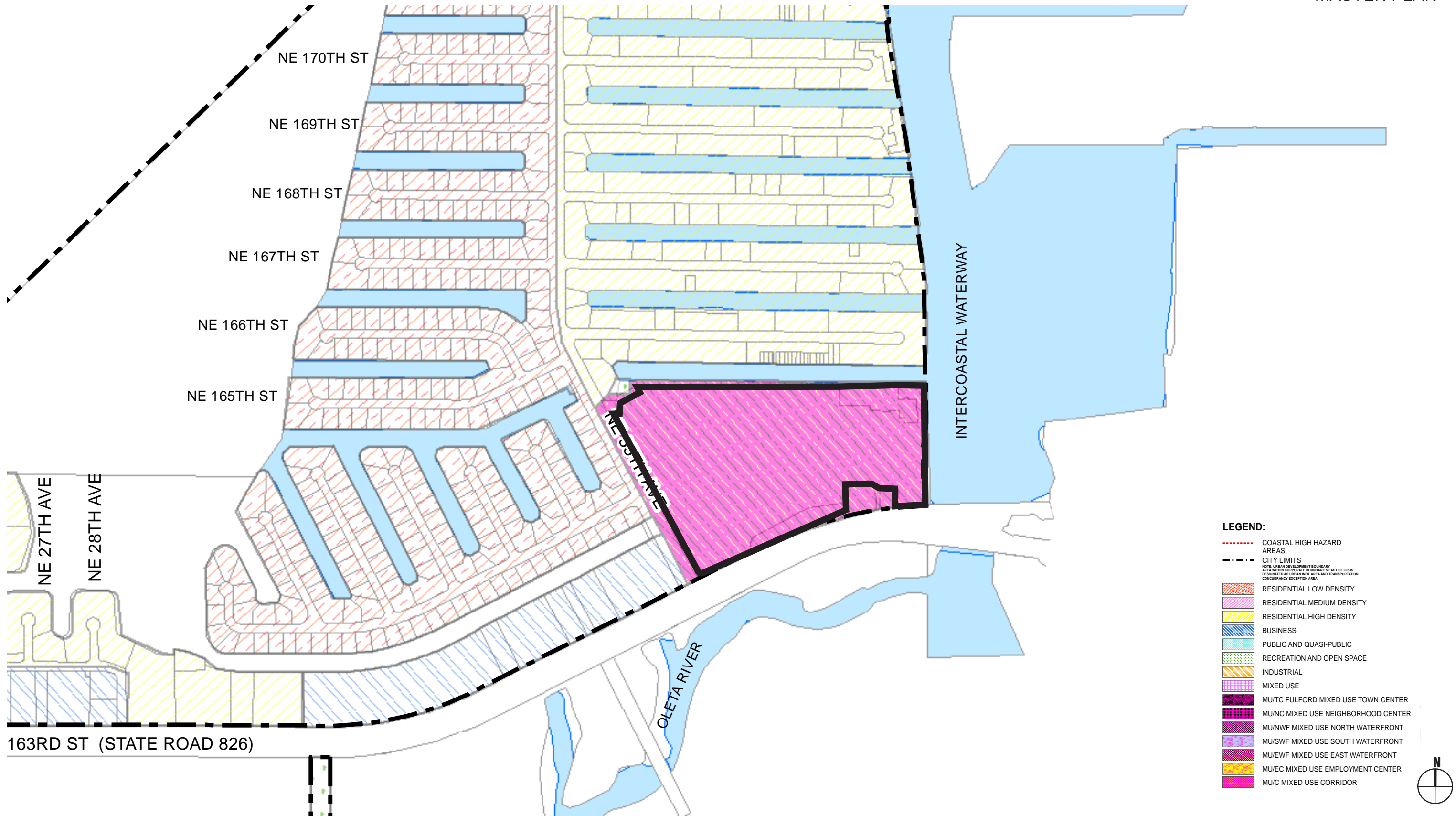
Original Date	10/10/13
Scale	1"=30'
Drawn By	MAP
CAD No.	270818
Plotted	4/16/20 1:23p
Ref. Dwg.	236-163
Field Book	49065 S.J.H
Job No.	200264
Dwg. No.	2020-034
Sheet	5 of 5

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

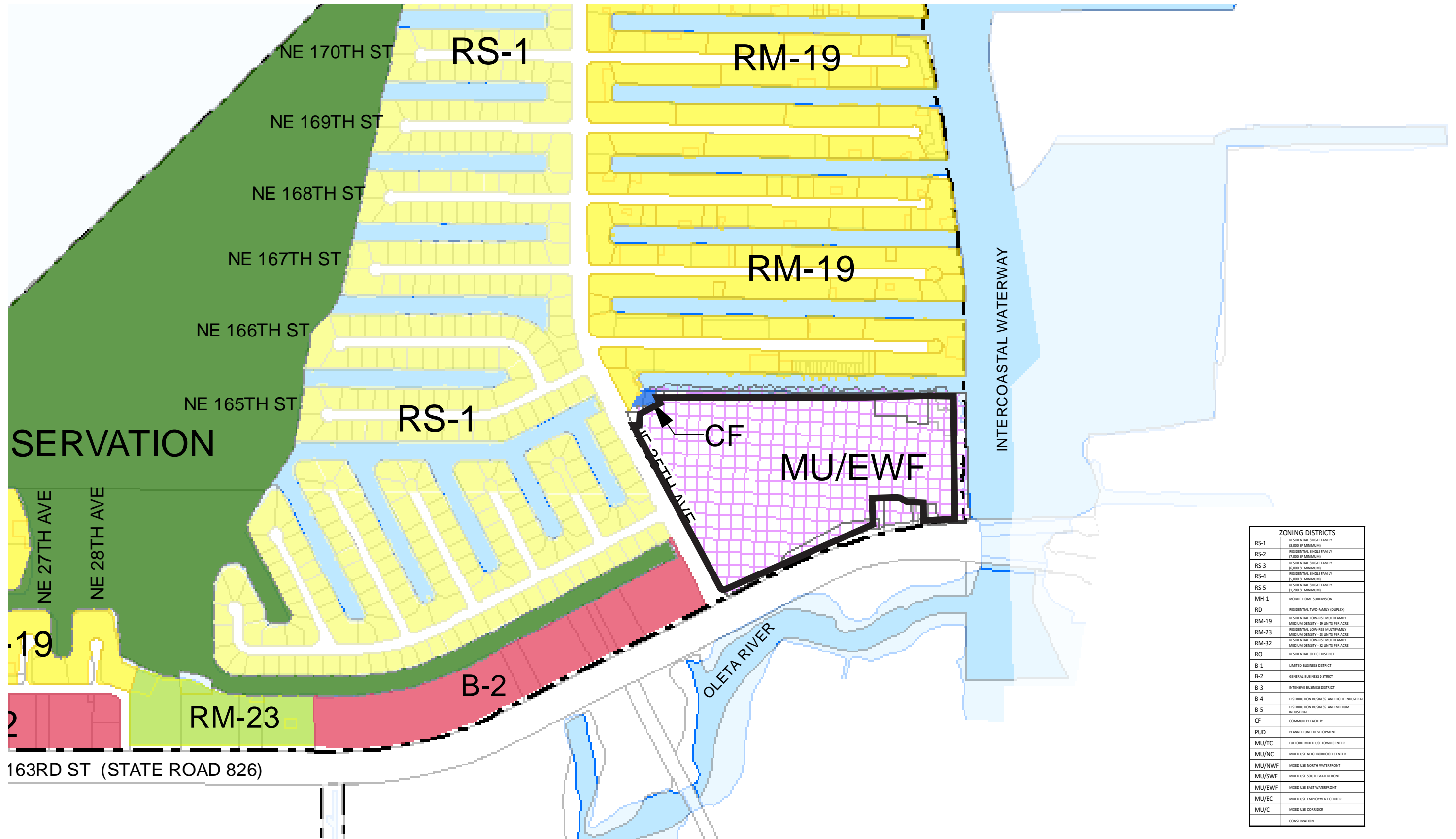


100 N Biscayne Blvd . 27th Fl
Miami . FL 33132 . 2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018



ZONING DISTRICTS	
RS-1	RESIDENTIAL SINGLE-FAMILY (8,000 SF MINIMUM)
RS-2	RESIDENTIAL SINGLE-FAMILY (7,200 SF MINIMUM)
RS-3	RESIDENTIAL SINGLE-FAMILY (8,000 SF MINIMUM)
RS-4	RESIDENTIAL SINGLE-FAMILY (8,000 SF MINIMUM)
RS-5	RESIDENTIAL SINGLE-FAMILY (7,200 SF MINIMUM)
MH-1	MOBILE HOME SUBDIVISION
RD	RESIDENTIAL TWO-FAMILY (DUPLIX)
RM-19	RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 18 UNITS PER ACRE
RM-23	RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 23 UNITS PER ACRE
RM-32	RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 32 UNITS PER ACRE
RO	RESIDENTIAL OFFICE DISTRICT
B-1	LIMITED BUSINESS DISTRICT
B-2	GENERAL BUSINESS DISTRICT
B-3	INTENSIVE BUSINESS DISTRICT
B-4	DISTRIBUTION BUSINESS AND LIGHT INDUSTRIAL
B-5	DISTRIBUTION BUSINESS AND MEDIUM INDUSTRIAL
CF	COMMUNITY FACILITY
PUD	PLANNED UNIT DEVELOPMENT
MU/TC	FULFORD MIXED USE TOWN CENTER
MU/NC	MIXED USE NEIGHBORHOOD CENTER
MU/NWF	MIXED USE NORTH WATERFRONT
MU/SWF	MIXED USE SOUTH WATERFRONT
MU/EWF	MIXED USE EAST WATERFRONT
MU/EC	MIXED USE EMPLOYMENT CENTER
MU/C	MIXED USE CORRIDOR
	CONSERVATION



No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

Regulating Plan

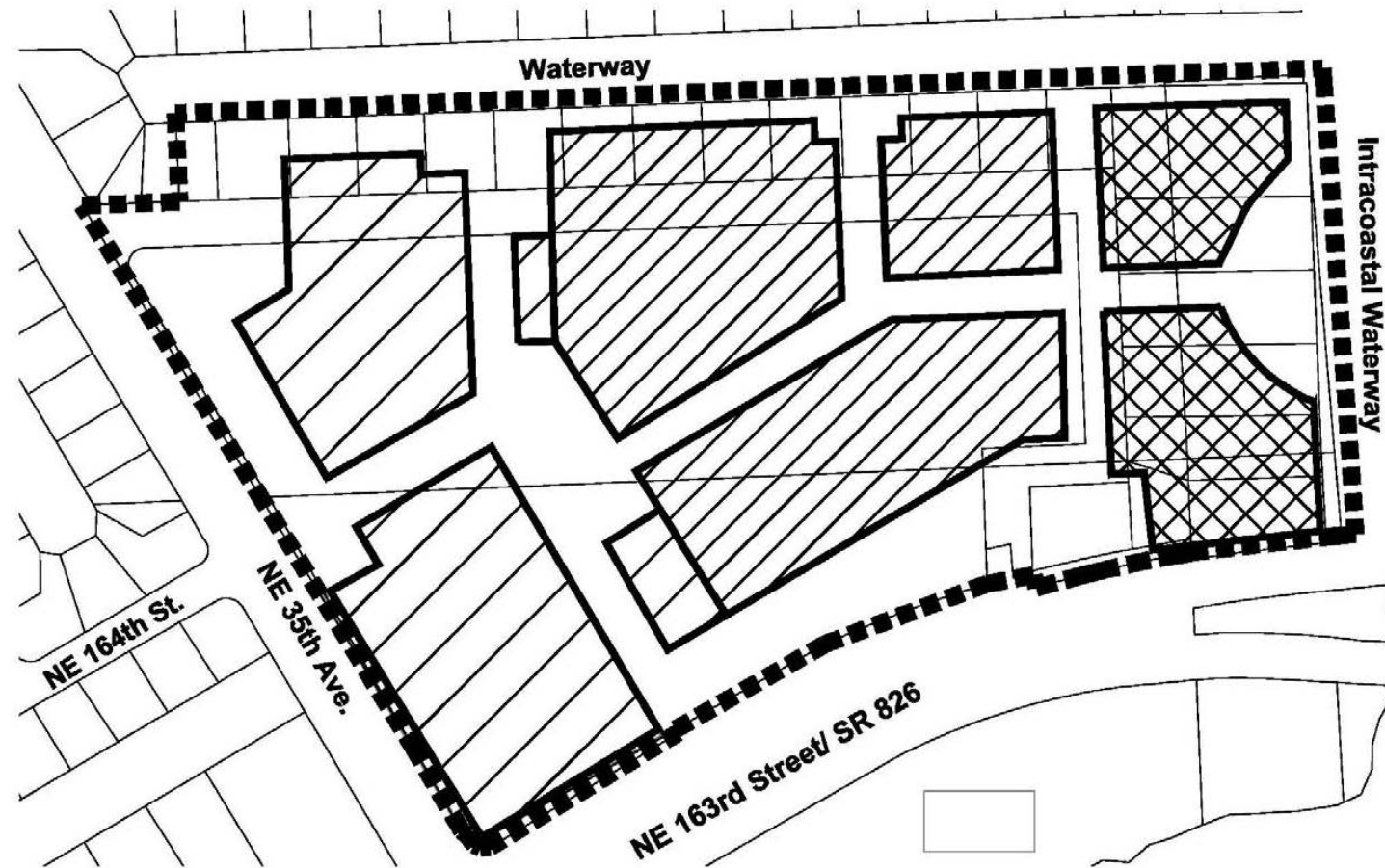




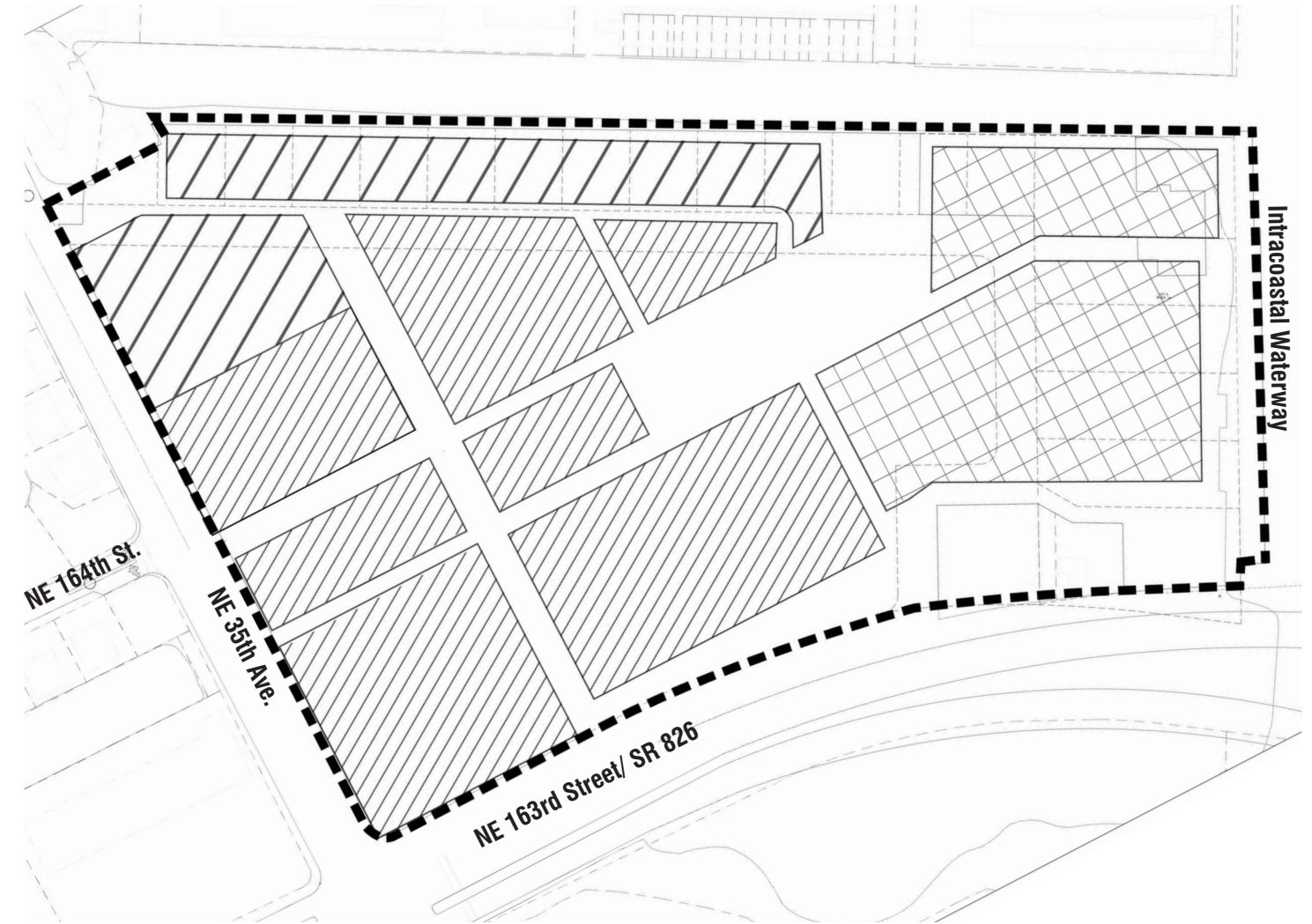






FIGURE MUEWF - 1:
SUB-AREAS REGULATING PLAN

-  CORE SUB-AREA
-  TRANSITION SUB-AREA
-  EDGE SUB-AREA
-  DISTRICT BOUNDARY

Proposed



-  Core Sub-Area
-  Transition Sub-Area
-  Edge Sub-Area
-  District Boundary

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



Regulating Plan

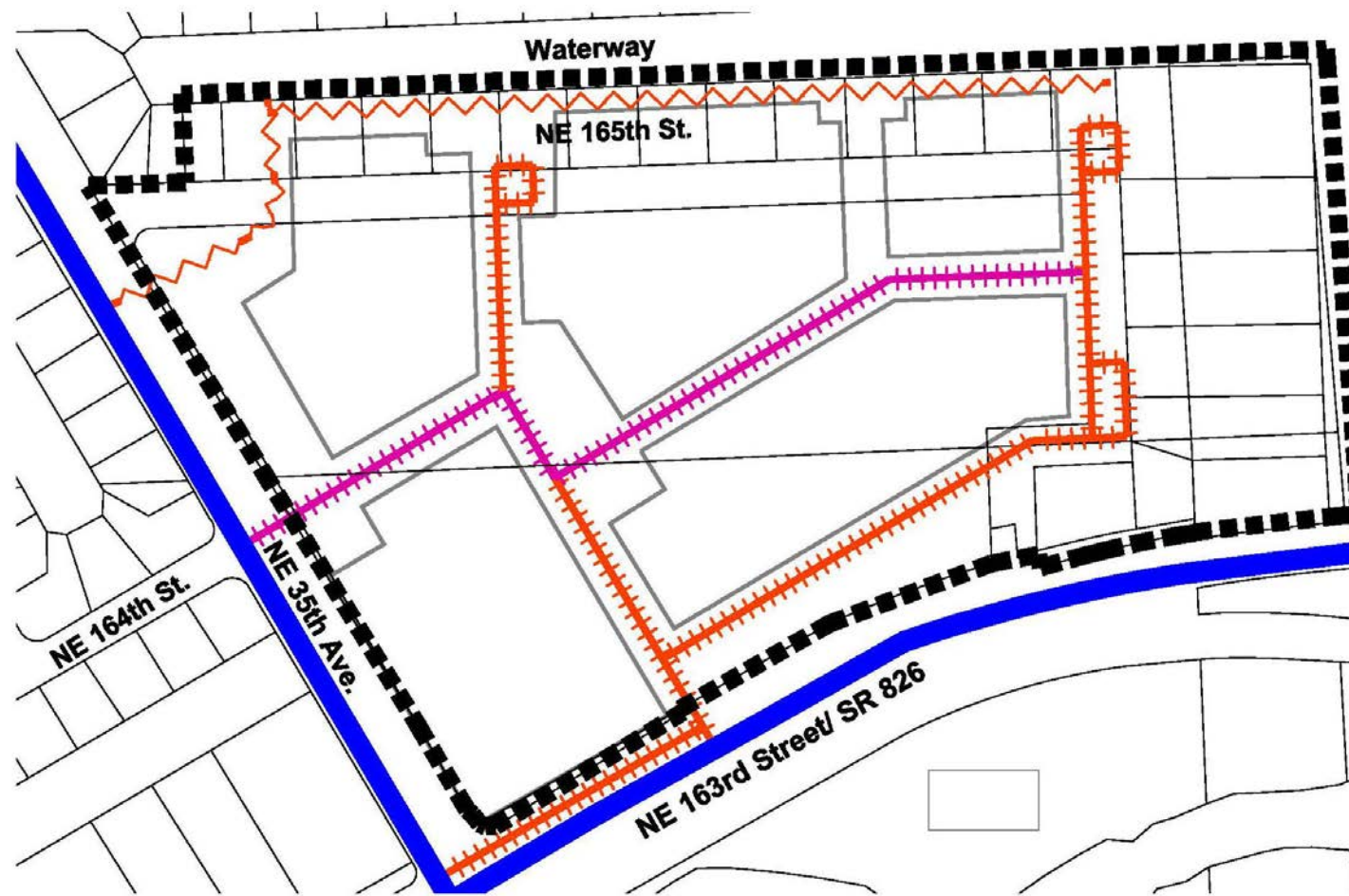
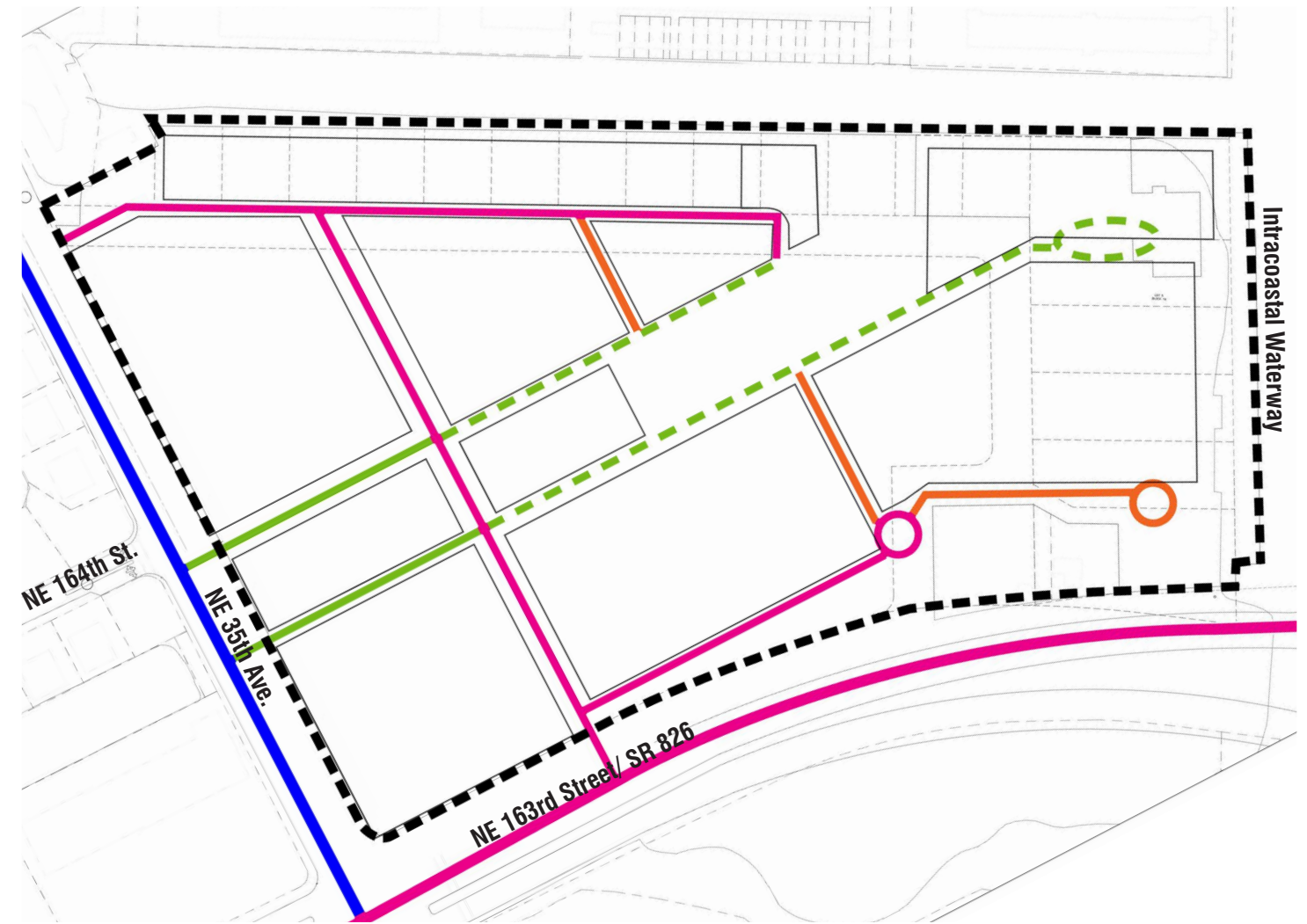


FIGURE MUEWF - 2:
STREET NETWORK CONNECTIVITY
REGULATING PLAN

- EXISTING PRIMARY STREET
- NEW SECONDARY STREET
- EXISTING TERTIARY STREET TO BE VACATED (FOR ASSEMBLY OF PARCELS ONLY)
- NEW TERTIARY STR
- DISTRICT BOUNDARY

Proposed



- Existing Primary Street
- New Secondary Street
- New Tertiary Street
- Proposed Primary Boulevard
- Proposed Primary Boulevard/ Promenade
- District Boundary

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

Regulating Plan

NEW DESIGNATED OPEN SPACE = 3.96 ACRES
DESIGNATED WATERFRONT PROMENADE = 0.37 MILES

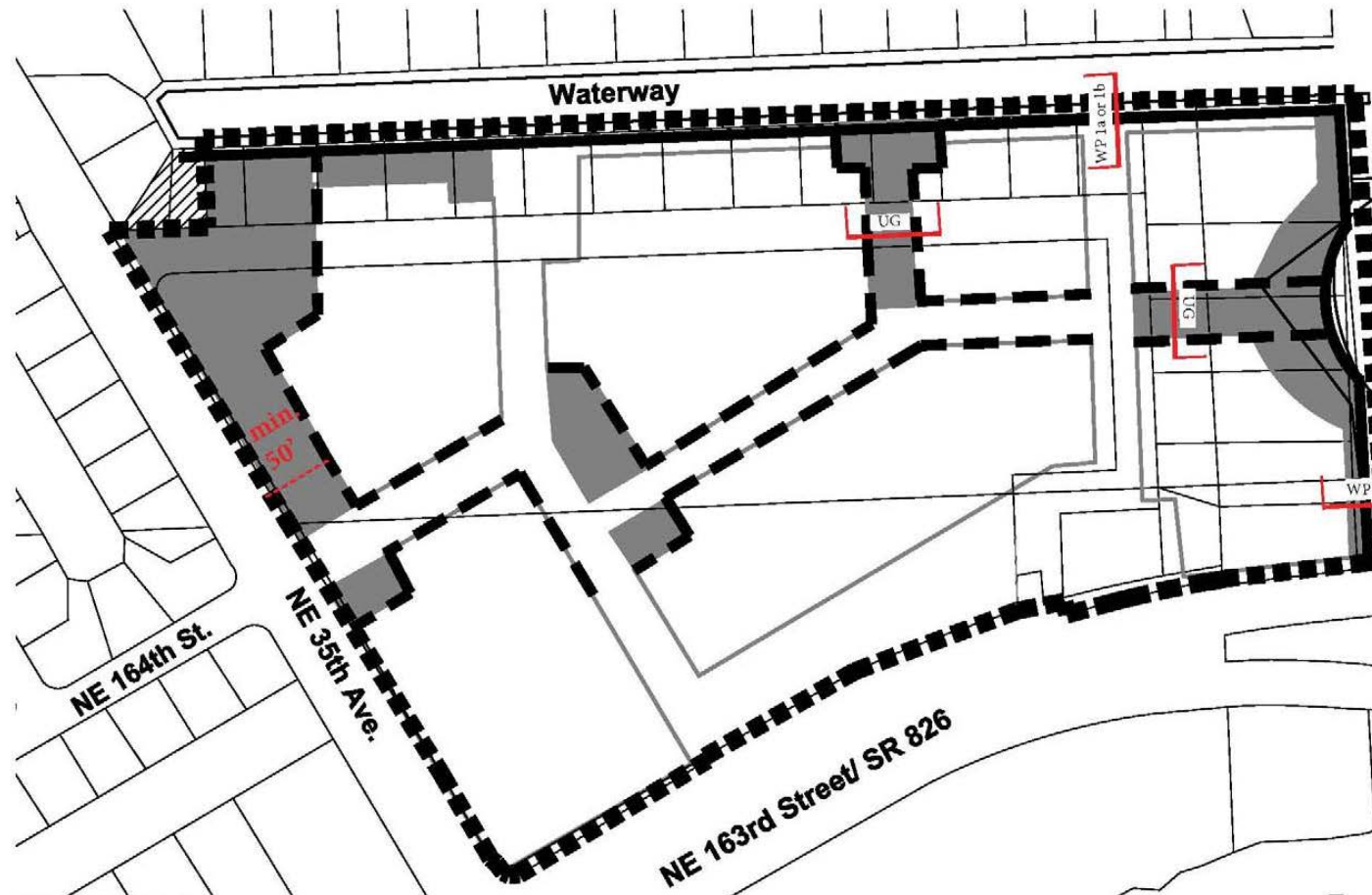

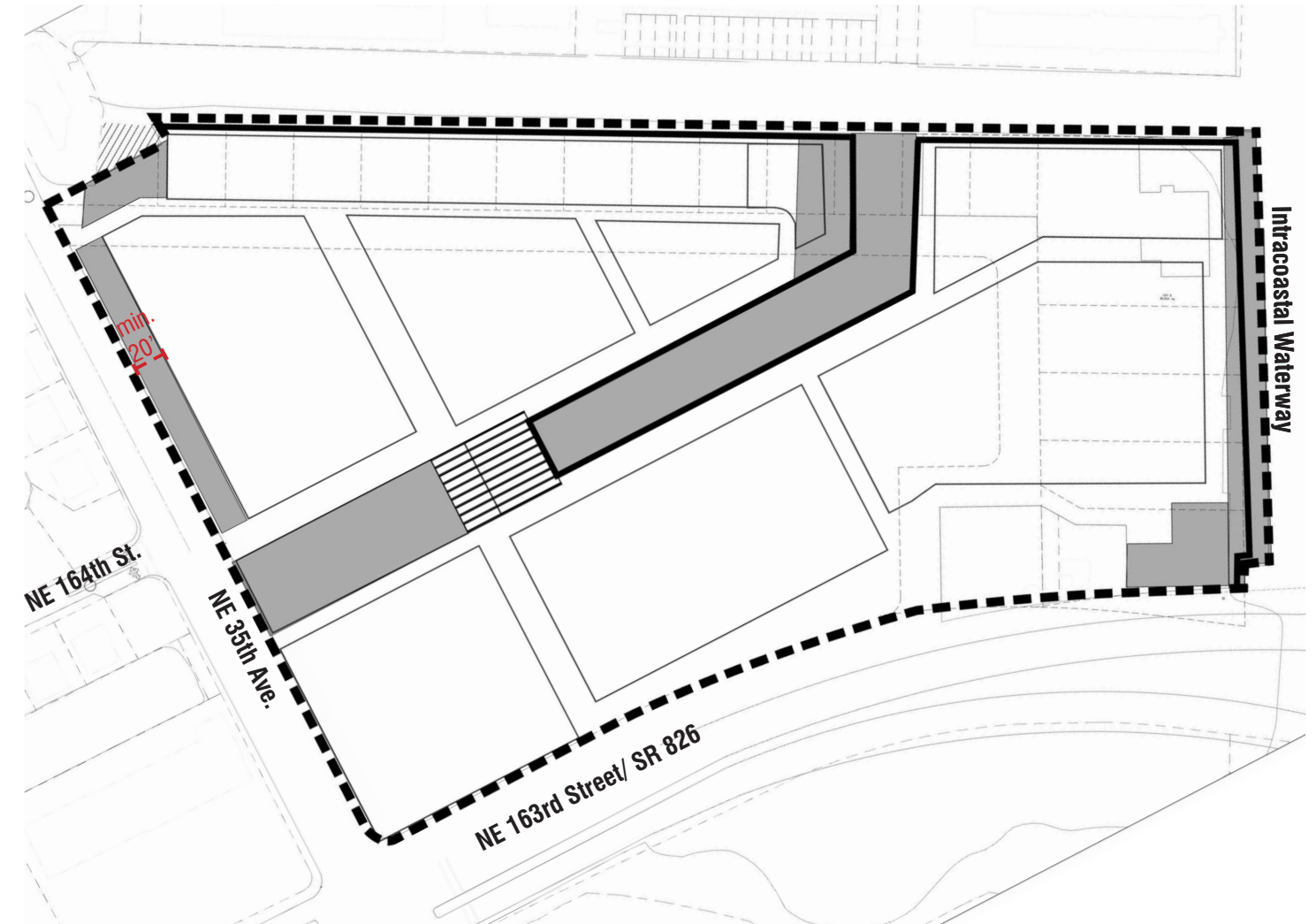


FIGURE MUEWF - 3:
DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACES AND GREENWAY
SYSTEMS REGULATING PLAN

- | | |
|---|---|
|  EXISTING DESIGNATED PUBLIC OPEN SPACE |  DESIGNATED URBAN GREENWAY |
|  NEW DESIGNATED OPEN SPACE |  DESIGNATED WATERFRONT PROMENADE |
| |  DISTRICT BOUNDARY |

Proposed

NEW DESIGNATED OPEN SPACE = 5.53 ACRES
DESIGNATED WATERFRONT PROMENADE = 0.72 MILES



- | | |
|---|---|
|  Existing Designated Public Open Space |  Designated Waterfront Promenade |
|  New Designated Open Space |  District Boundary |
|  New Elevated Open Space | |

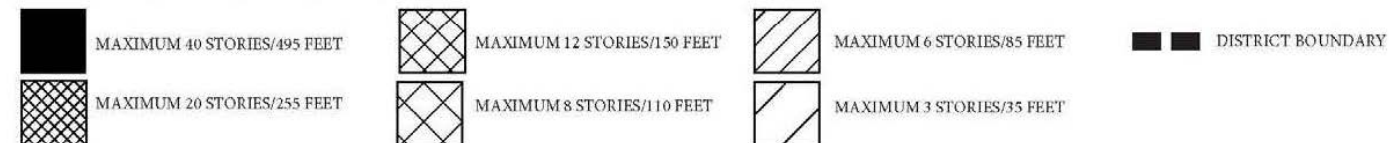
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



Regulating Plan

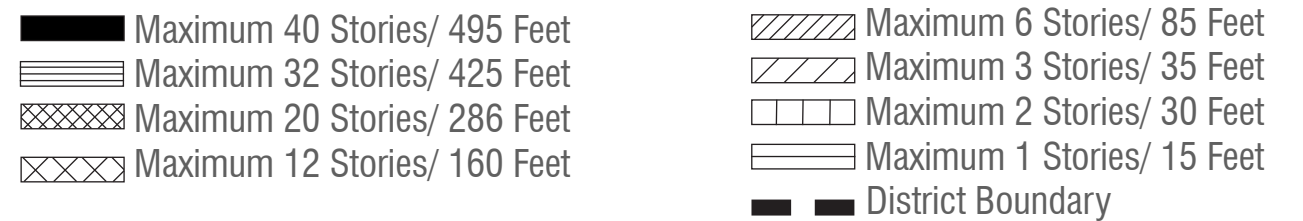
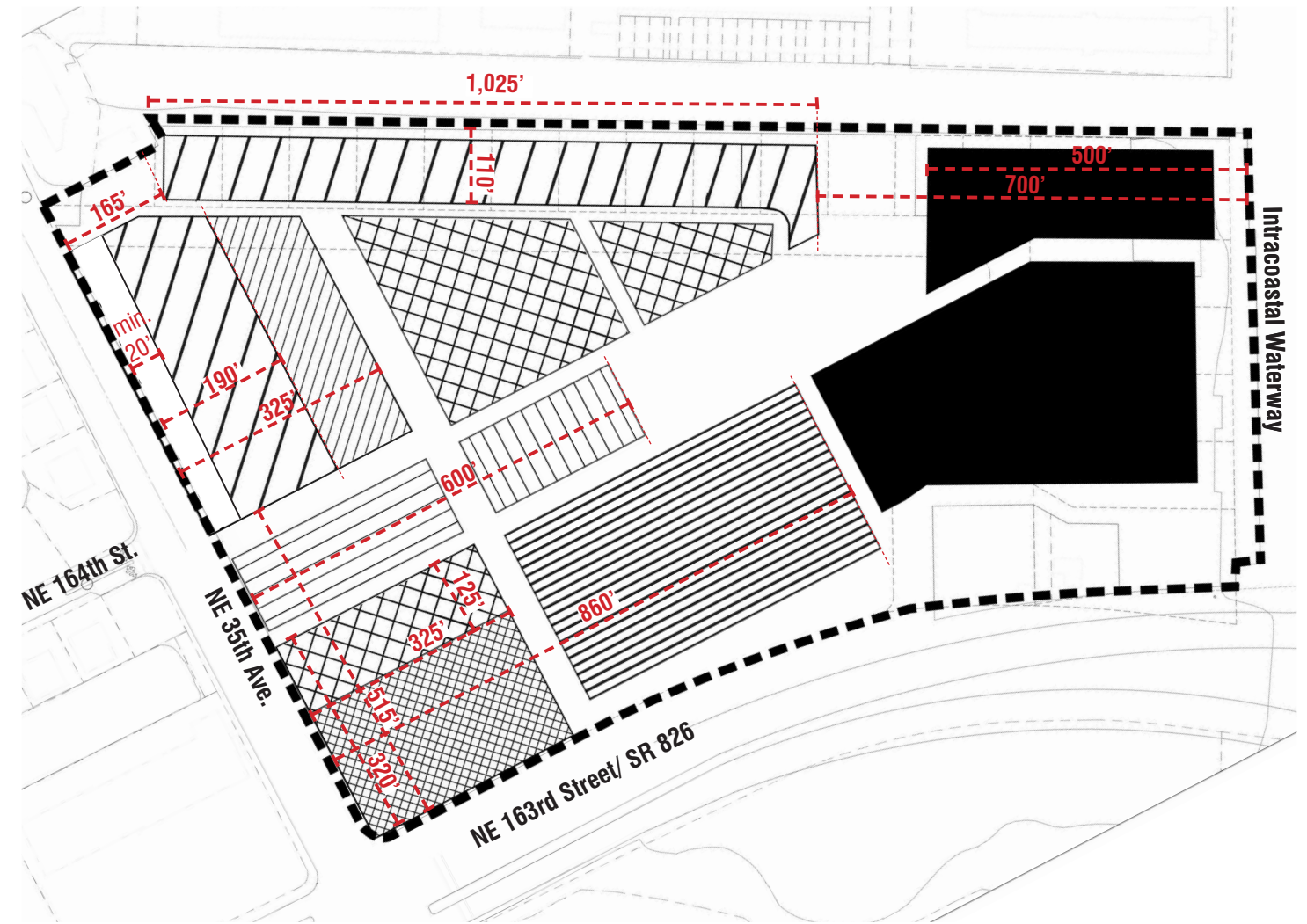


FIGURE MUEWF - 4:
BUILDING HEIGHTS REGULATING PLAN



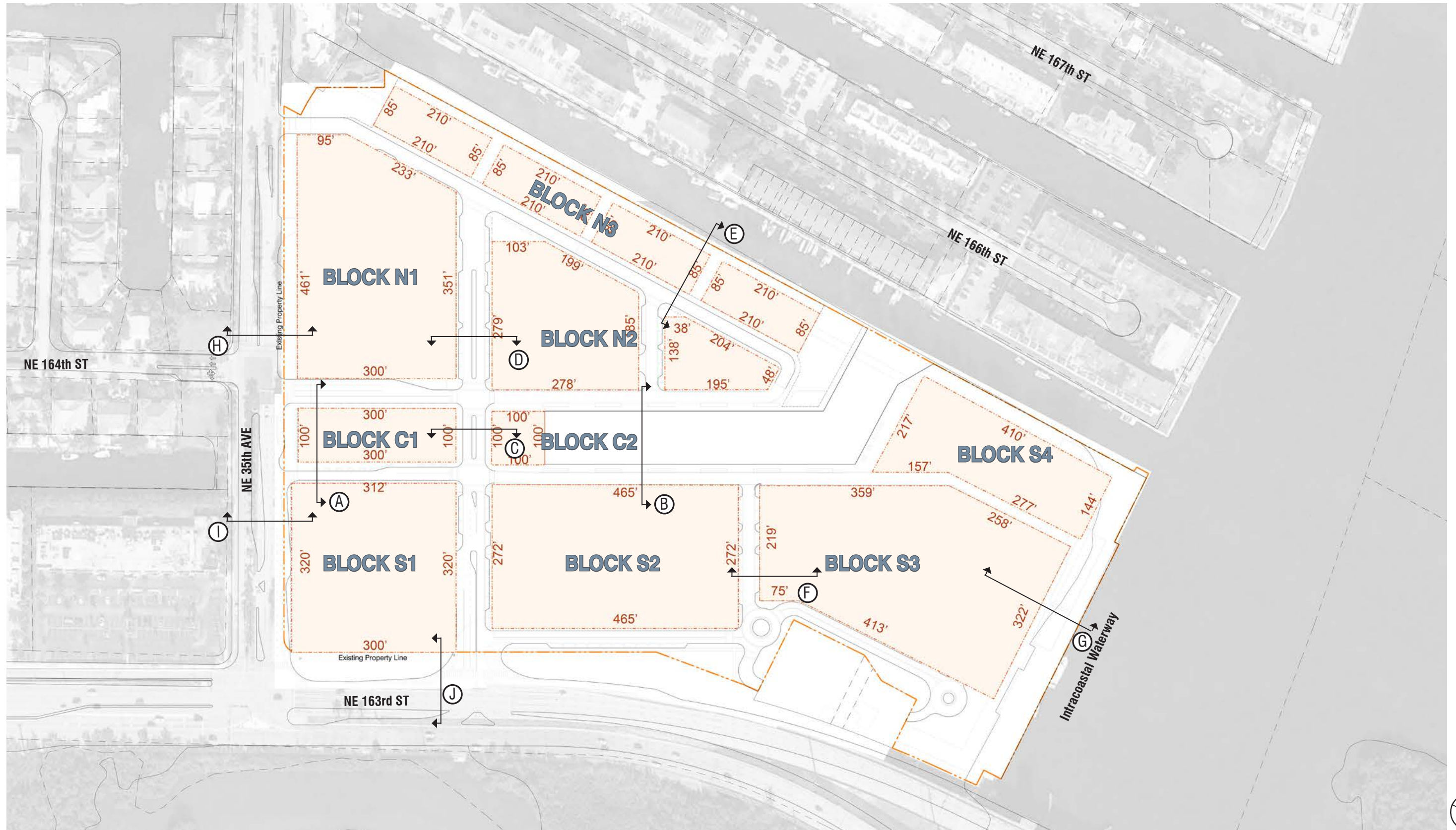
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

Proposed



The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.





North Miami Beach, Florida

Parcel Diagram

Scale: 1" = 180'

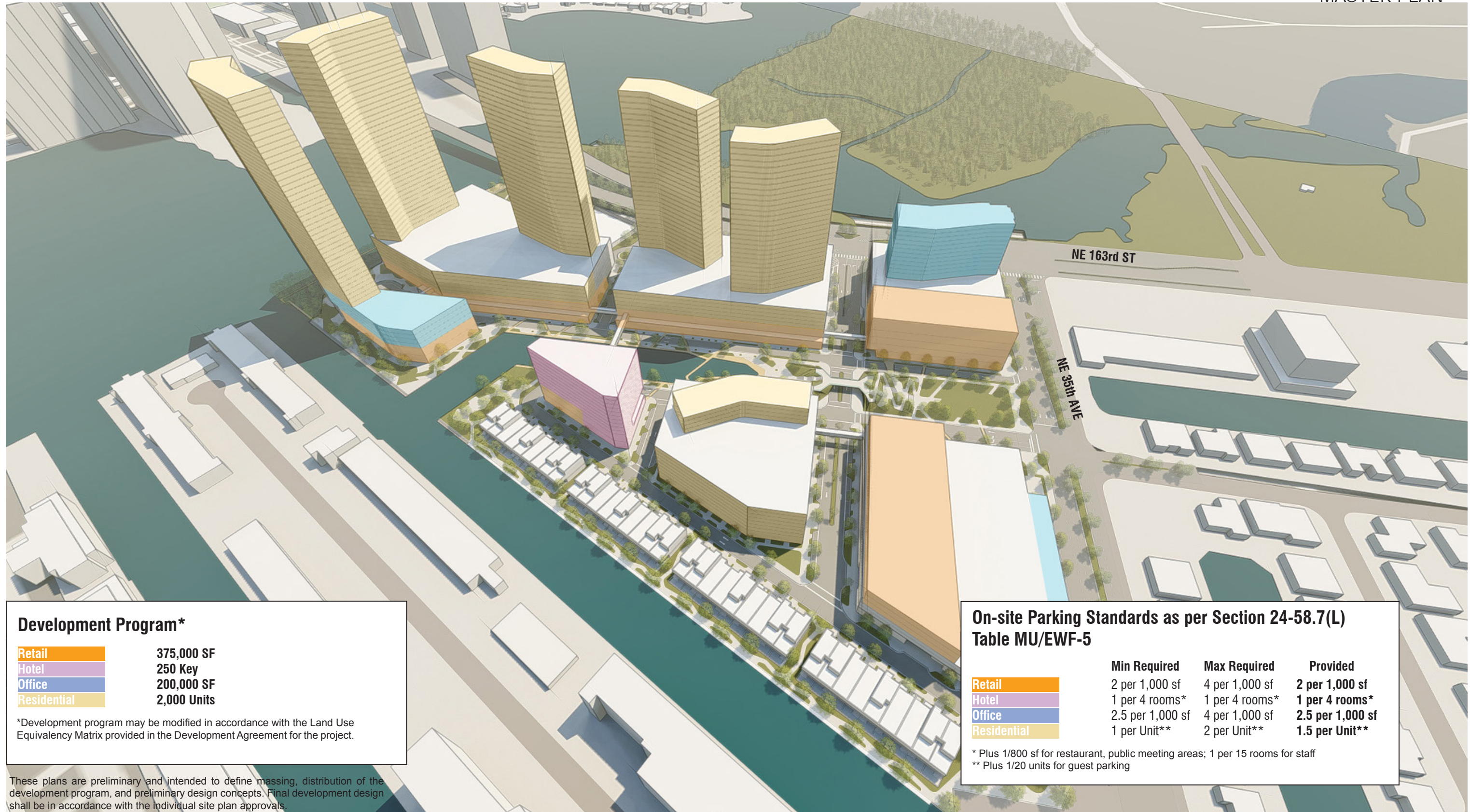
A1-14

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



Development Program*

Retail	375,000 SF
Hotel	250 Key
Office	200,000 SF
Residential	2,000 Units

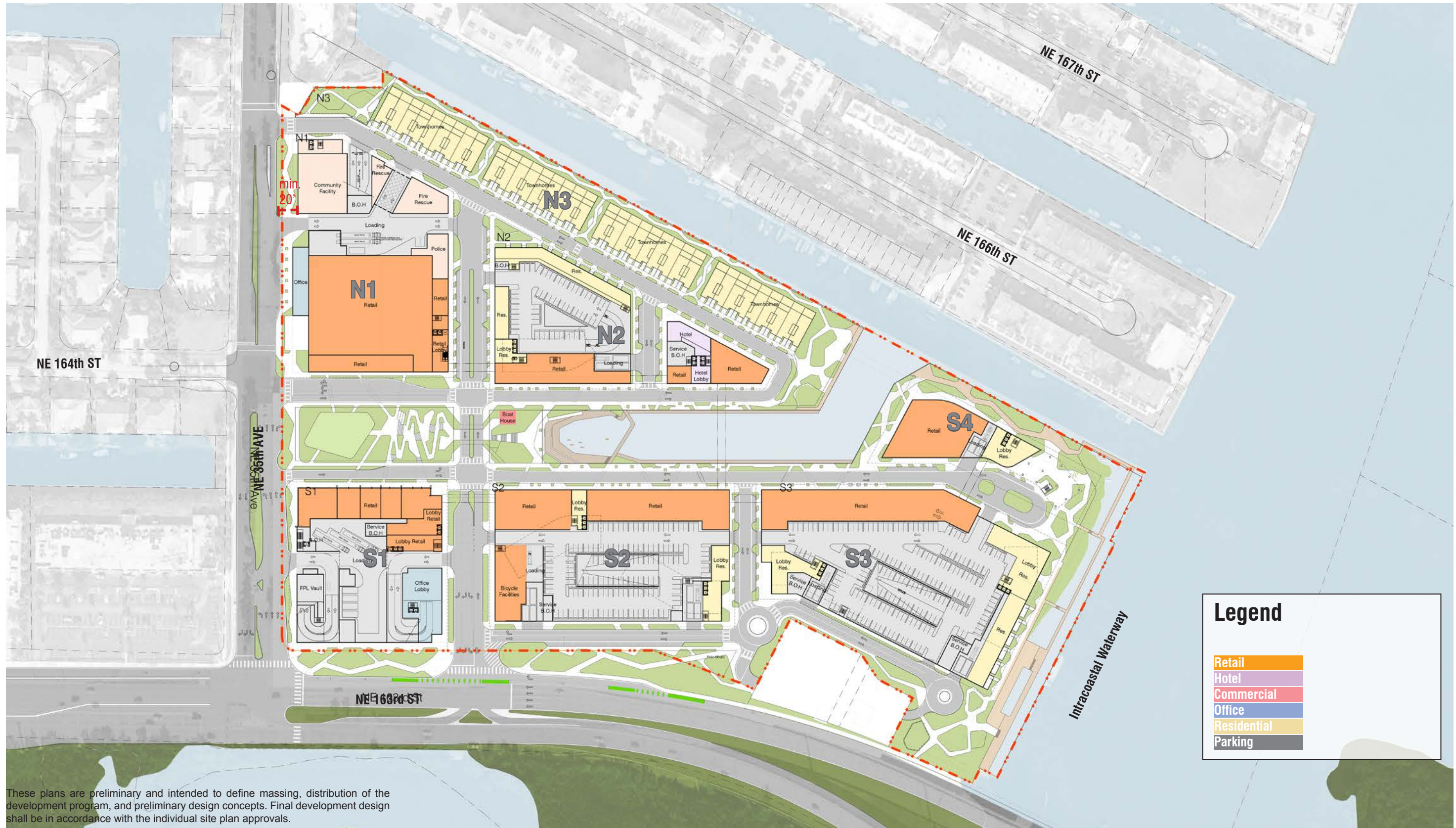
*Development program may be modified in accordance with the Land Use Equivalency Matrix provided in the Development Agreement for the project.

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

**On-site Parking Standards as per Section 24-58.7(L)
Table MU/EWF-5**

	Min Required	Max Required	Provided
Retail	2 per 1,000 sf	4 per 1,000 sf	2 per 1,000 sf
Hotel	1 per 4 rooms*	1 per 4 rooms*	1 per 4 rooms*
Office	2.5 per 1,000 sf	4 per 1,000 sf	2.5 per 1,000 sf
Residential	1 per Unit**	2 per Unit**	1.5 per Unit**

* Plus 1/800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff
** Plus 1/20 units for guest parking



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

Conceptual Site Plan/
Ground Level

Scale: 1" = 180'

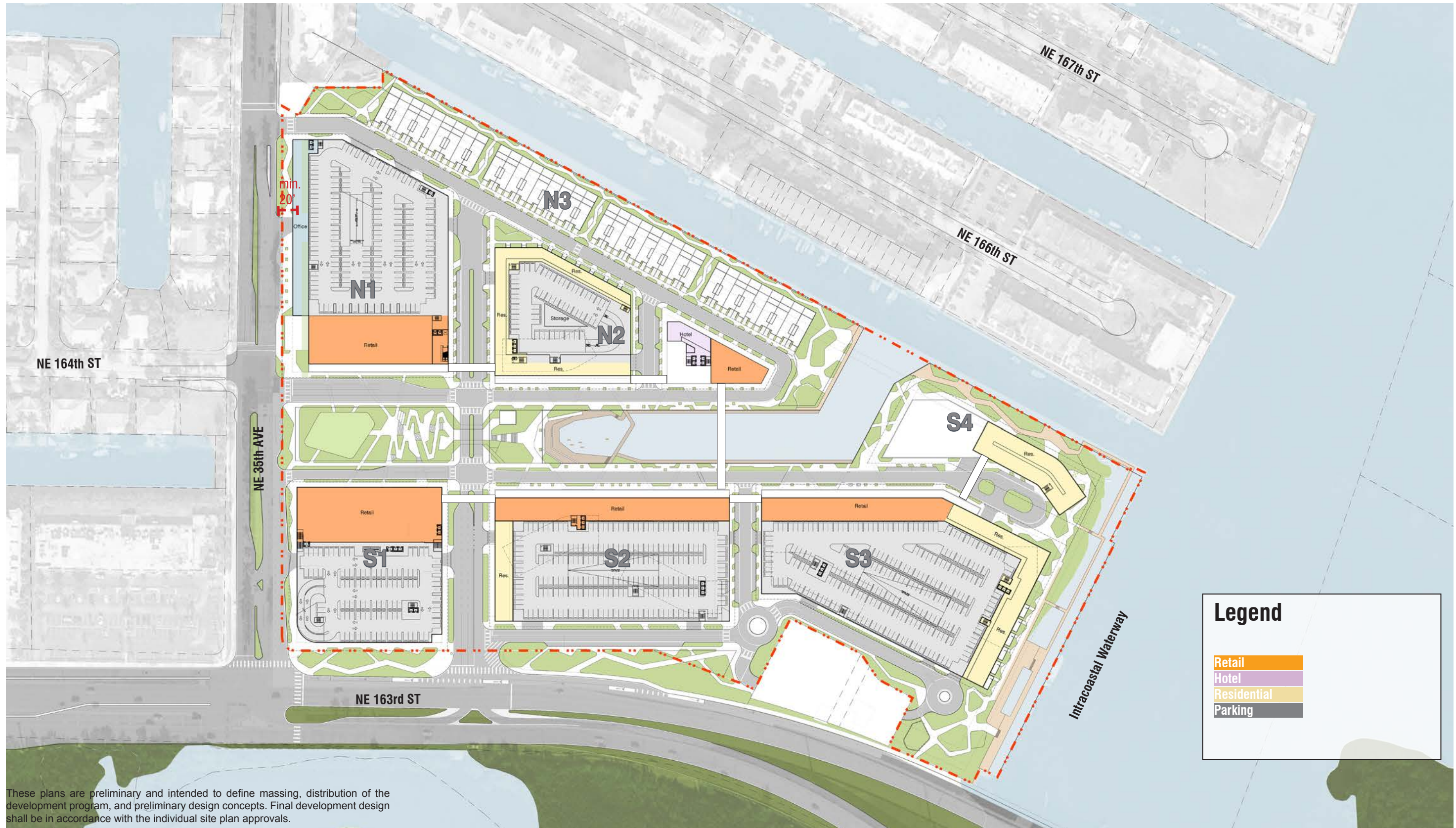
A1-16

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132 . 2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

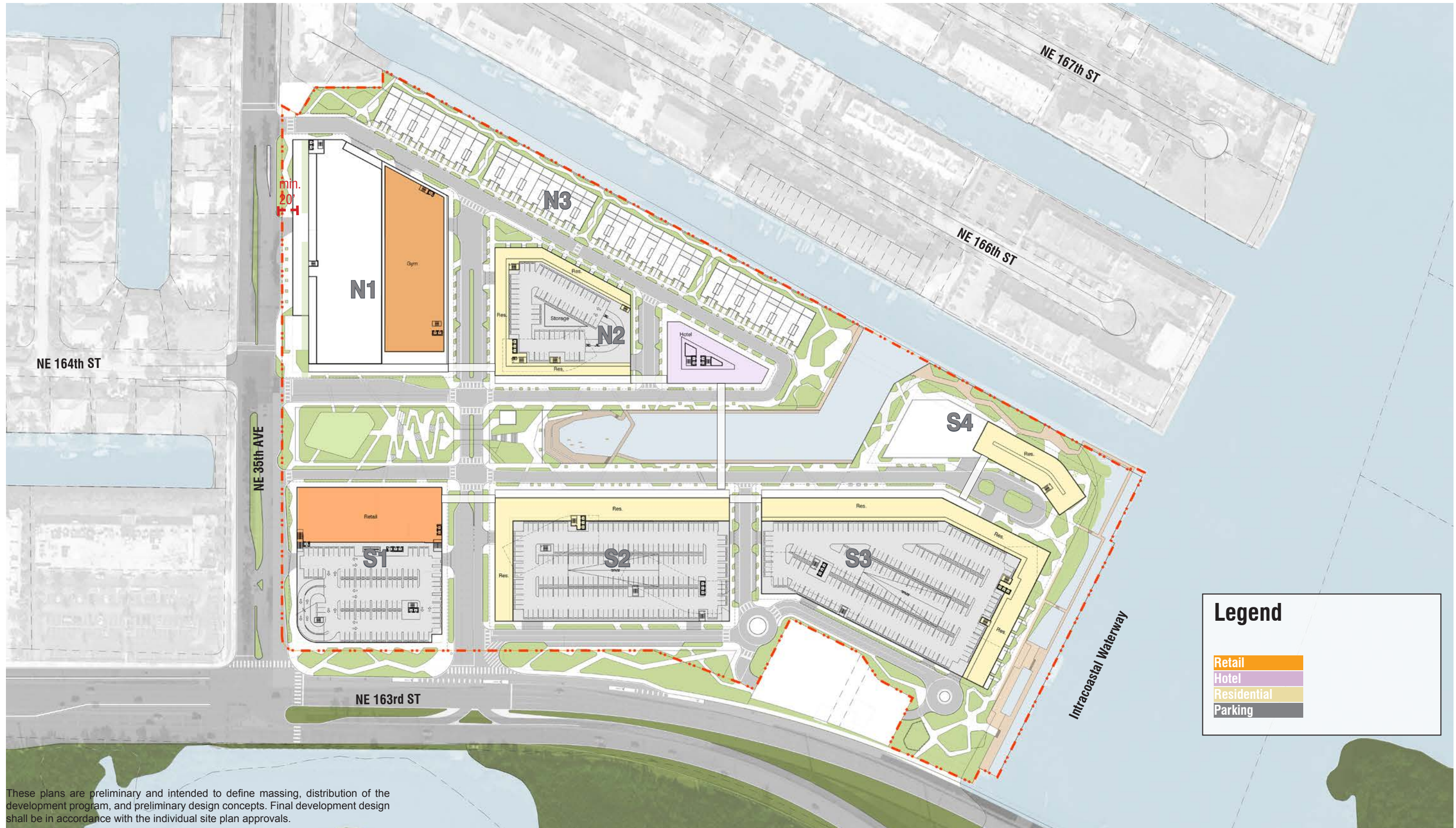


Legend

- Retail
- Hotel
- Residential
- Parking

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

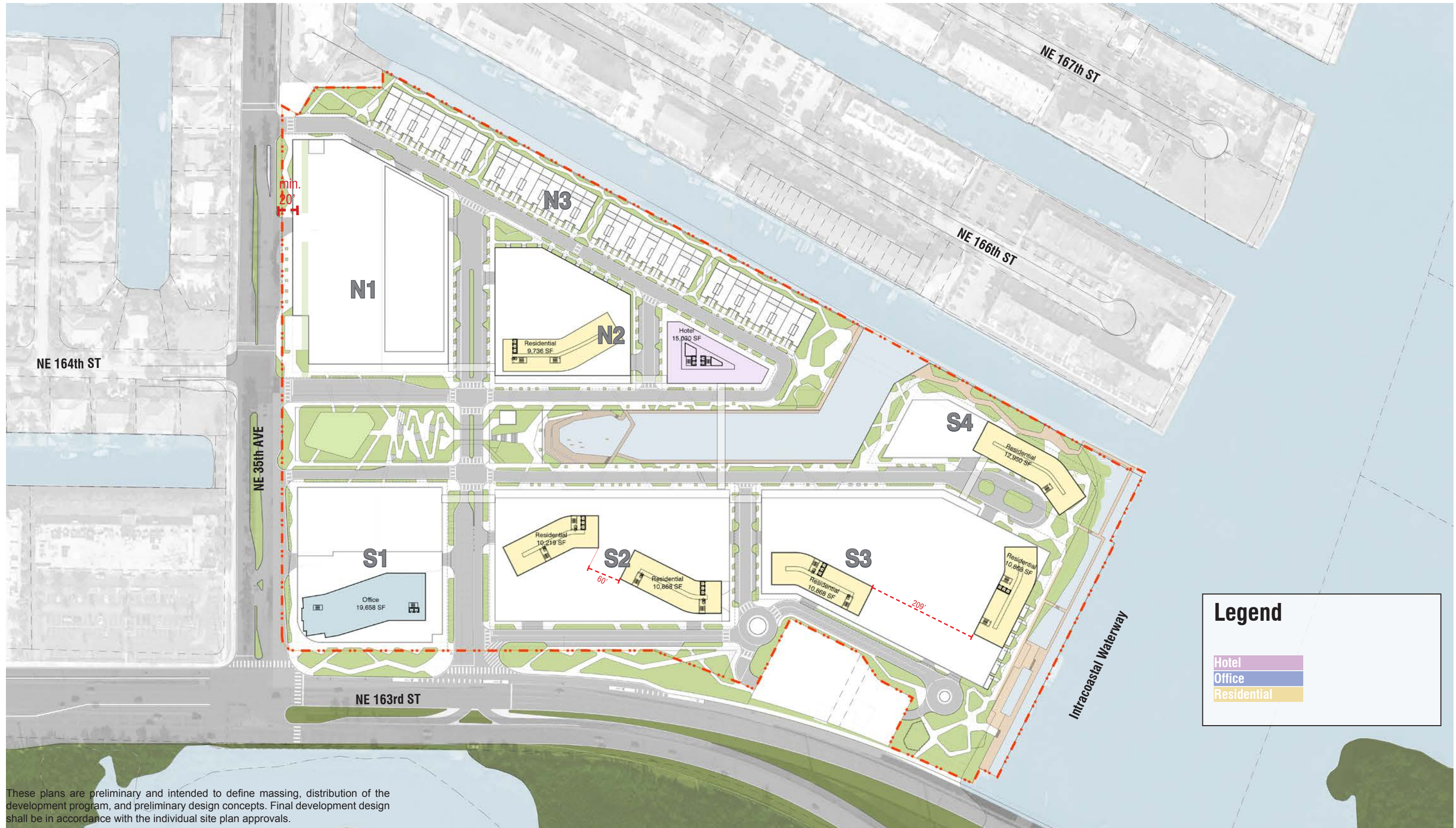


Legend

- Retail
- Hotel
- Residential
- Parking

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

Conceptual Site Plan/
Typical Tower

Scale: 1" = 180'

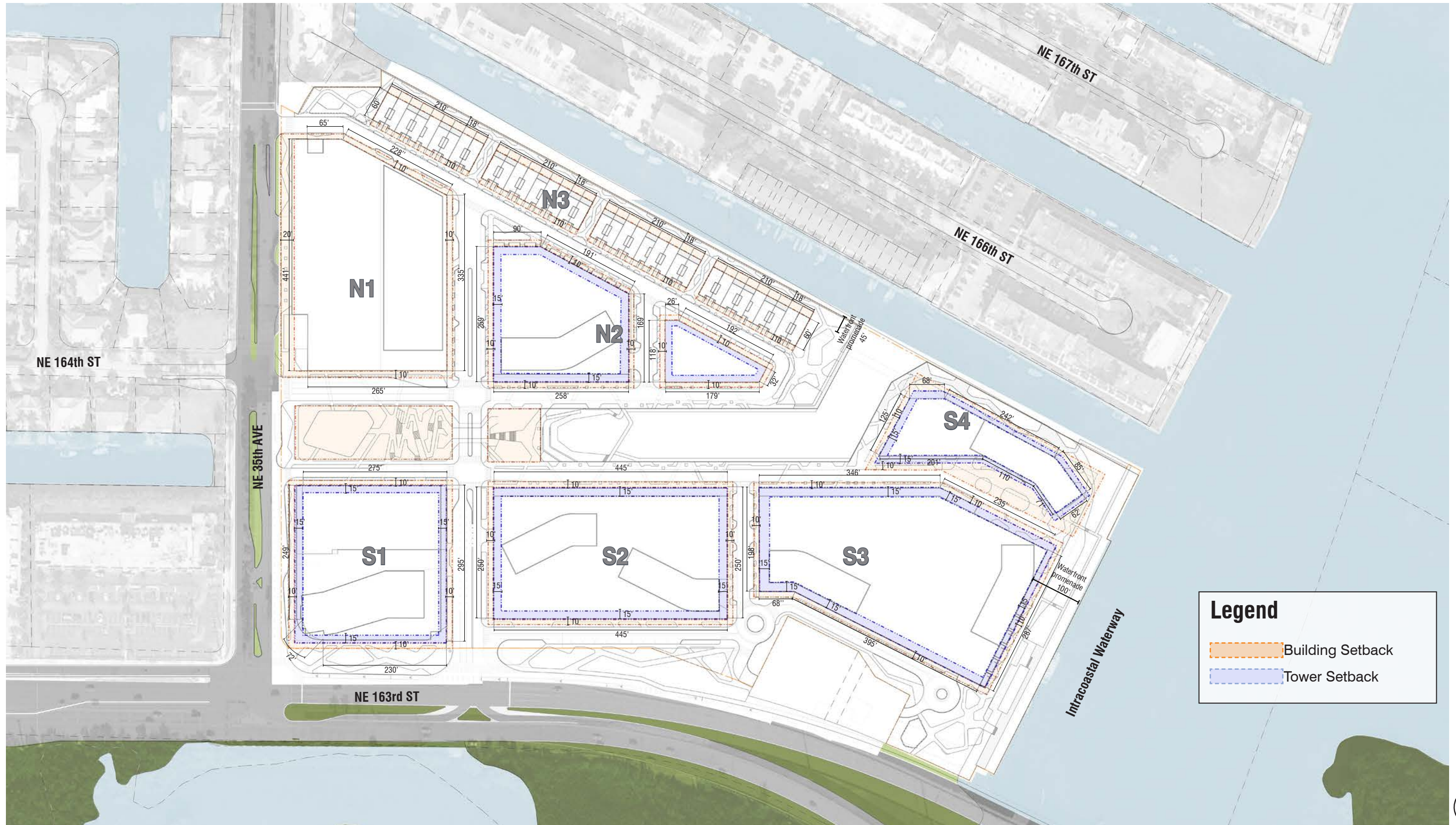
A1-19

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



North Miami Beach, Florida

Setbacks

Scale: 1" = 180'

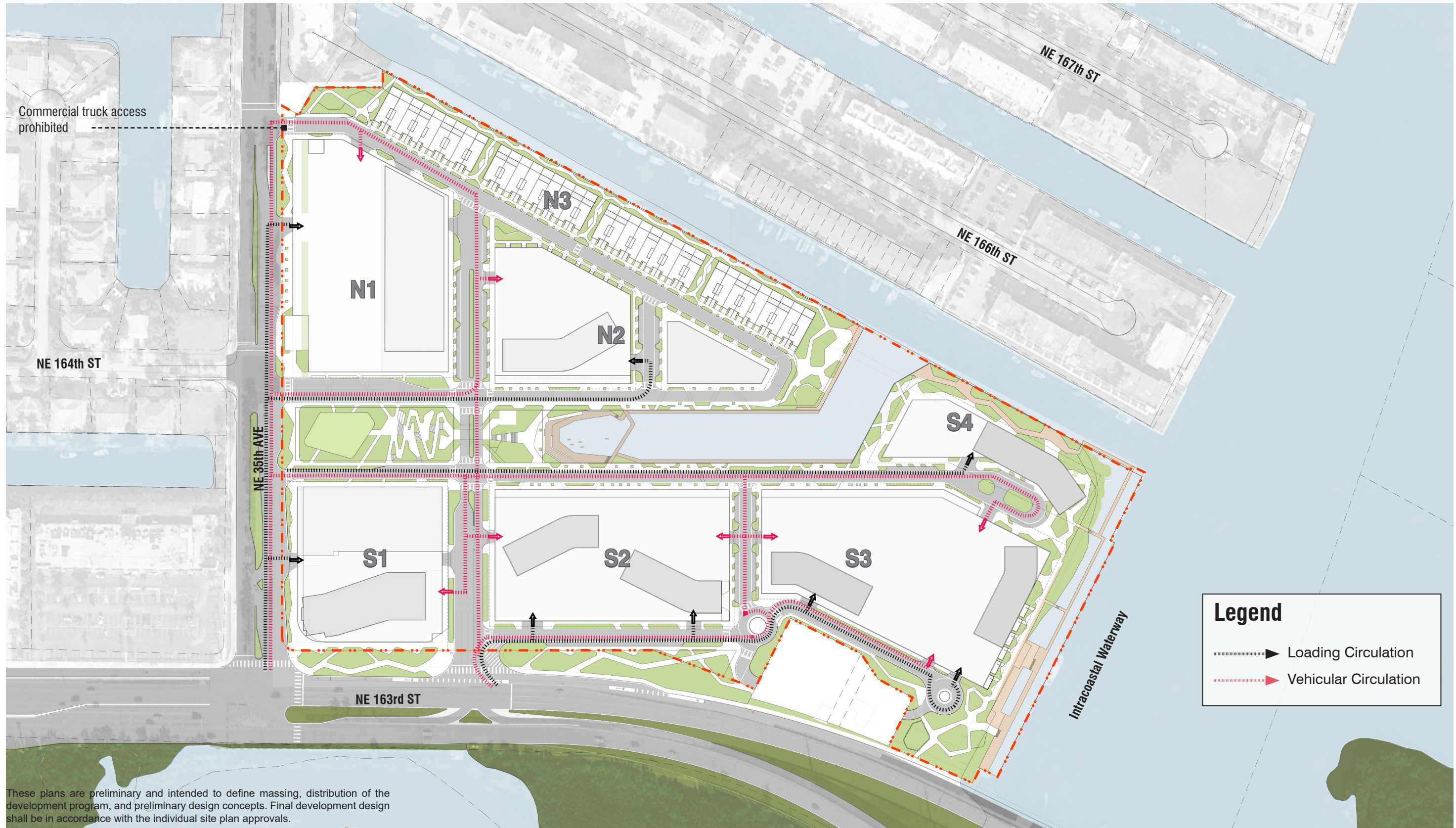
A1-20

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

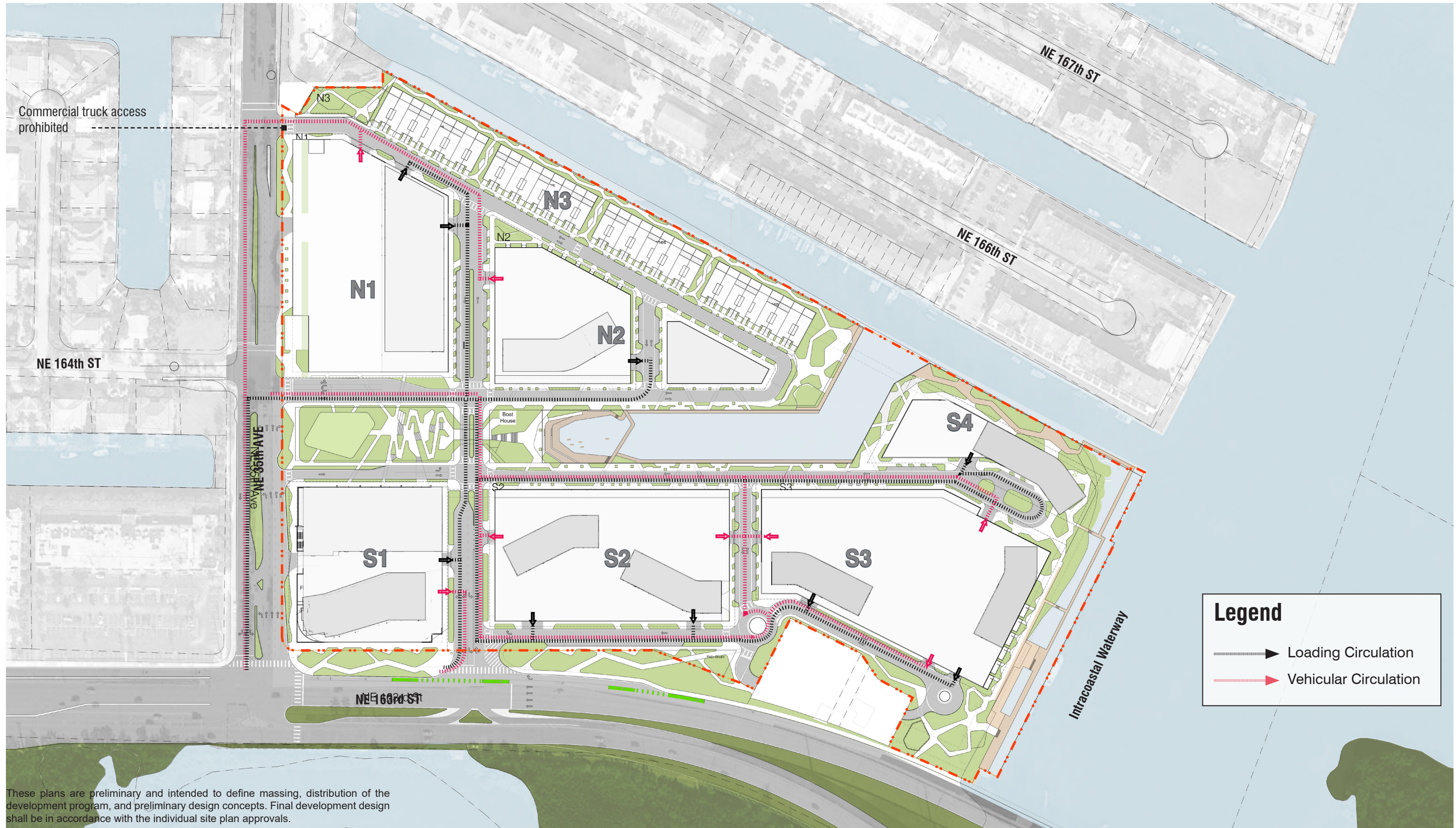
ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

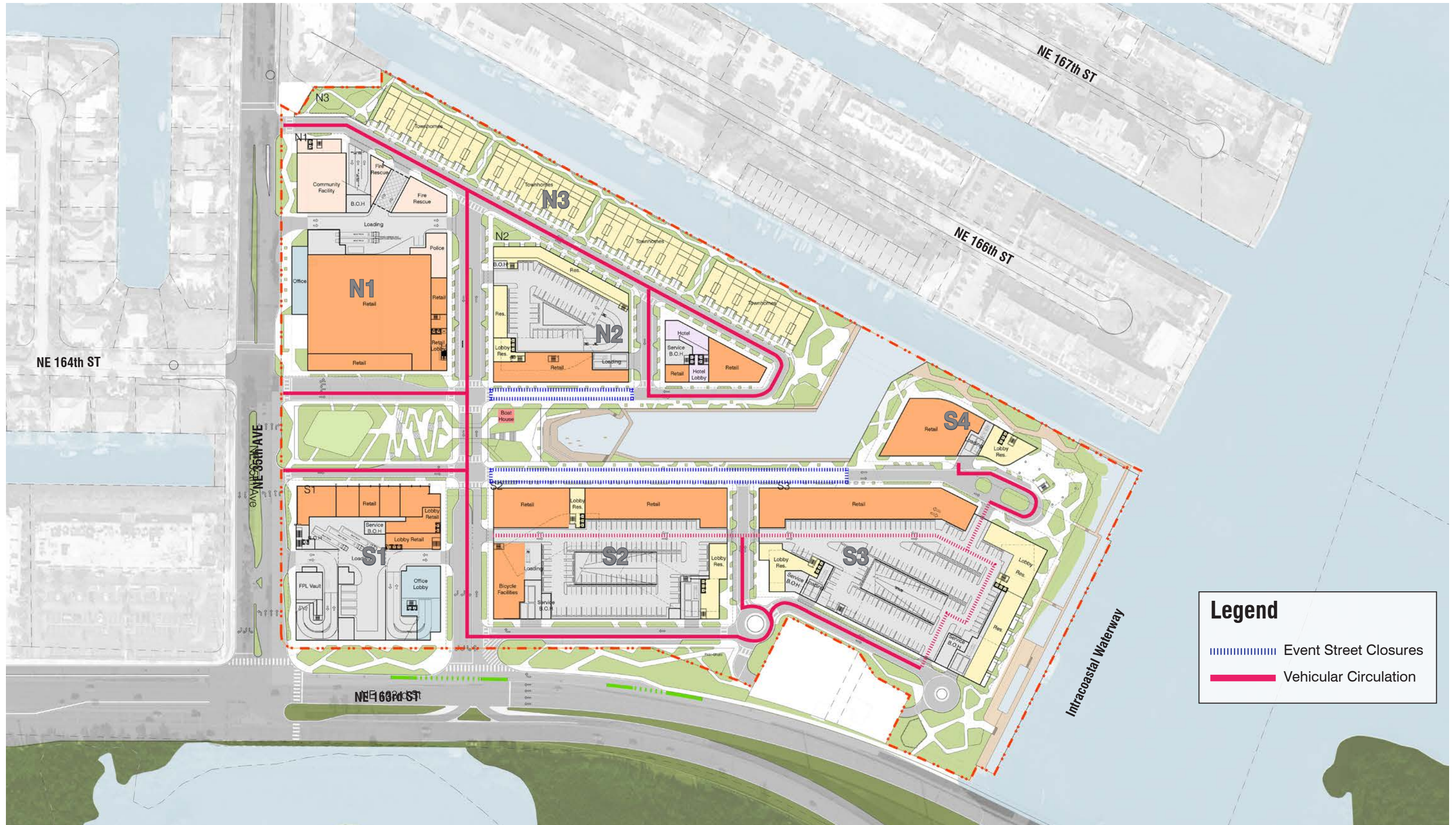
e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



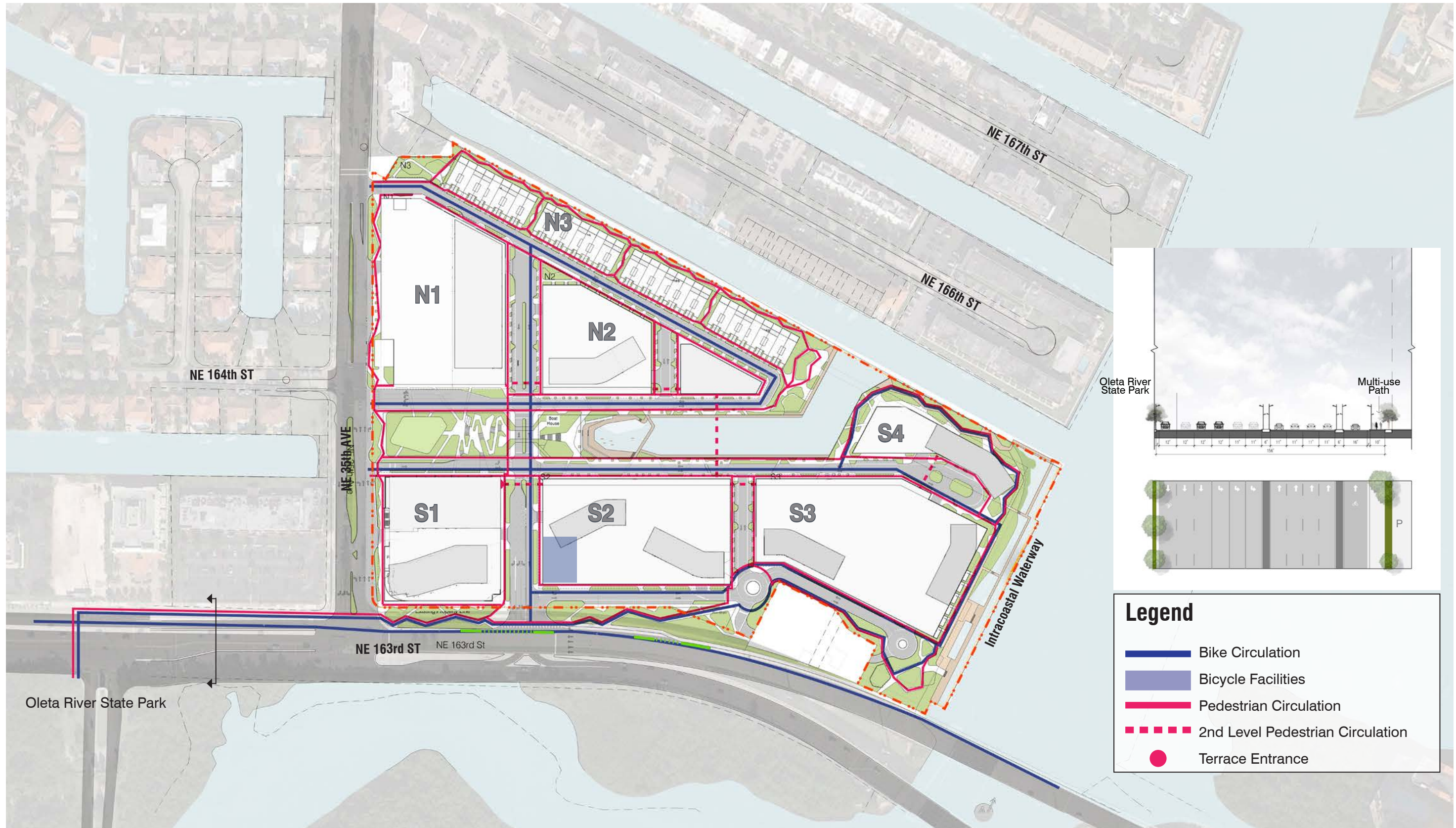
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

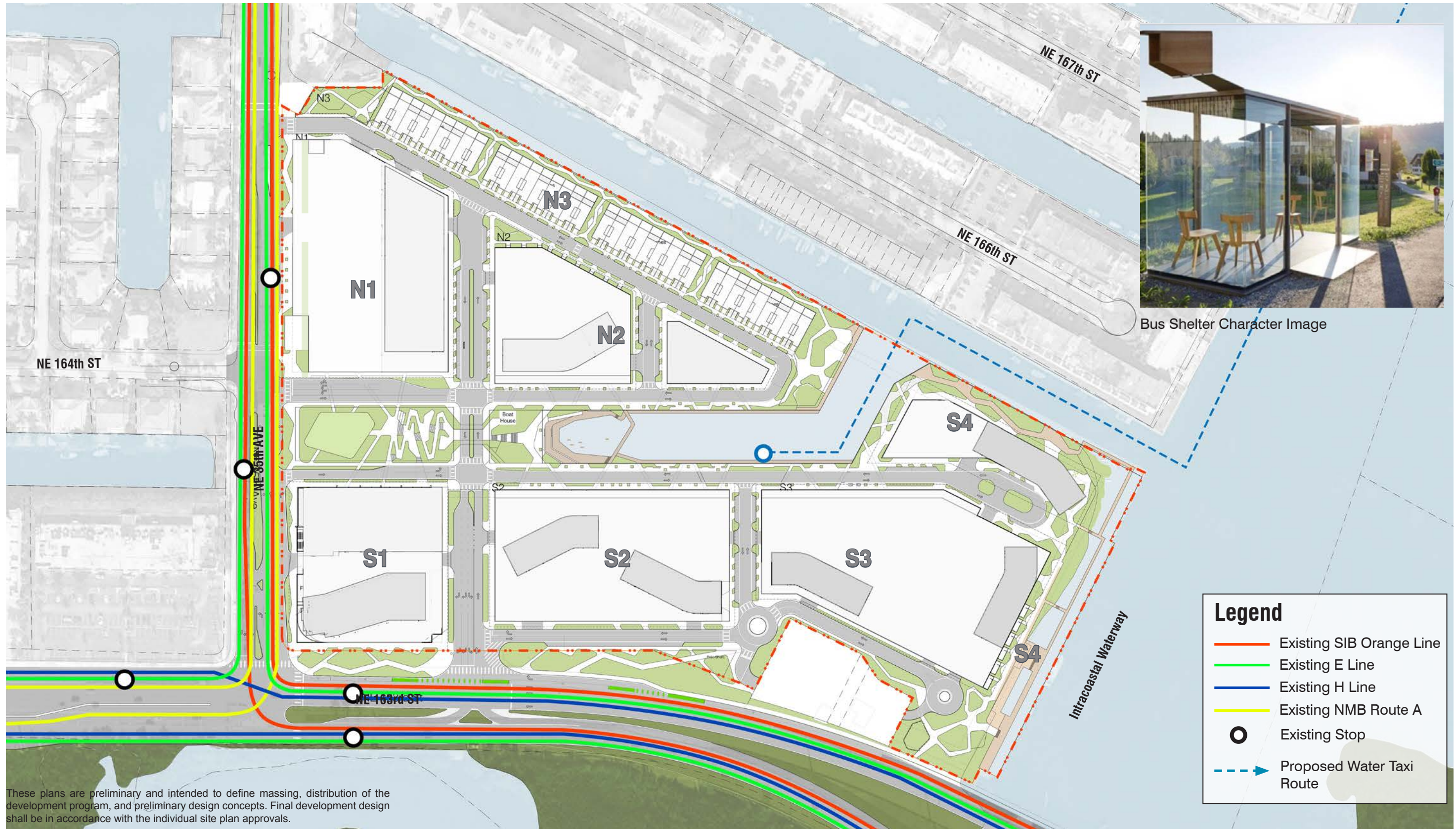


Legend

- Event Street Closures
- Vehicular Circulation

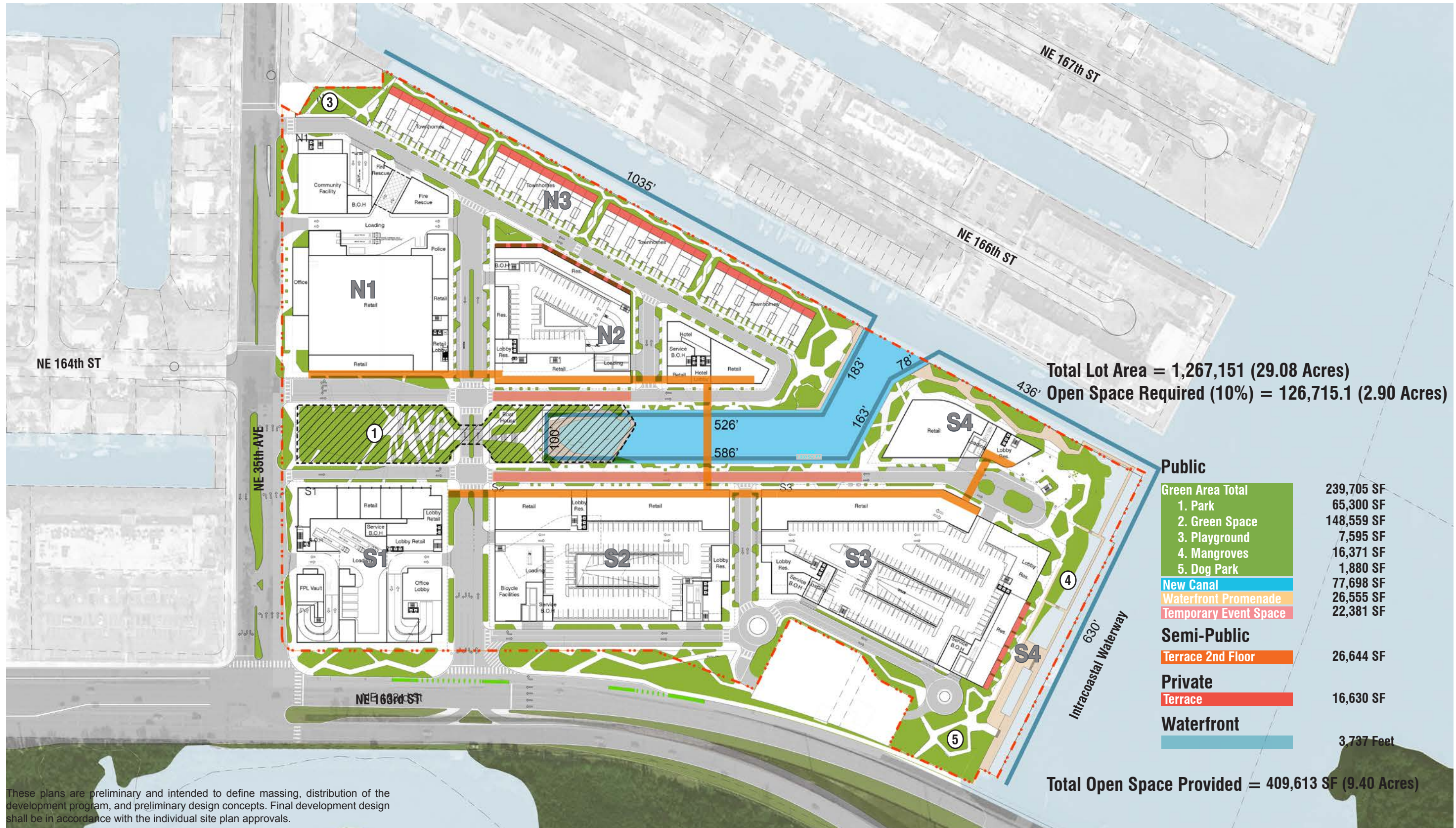
No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018





These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



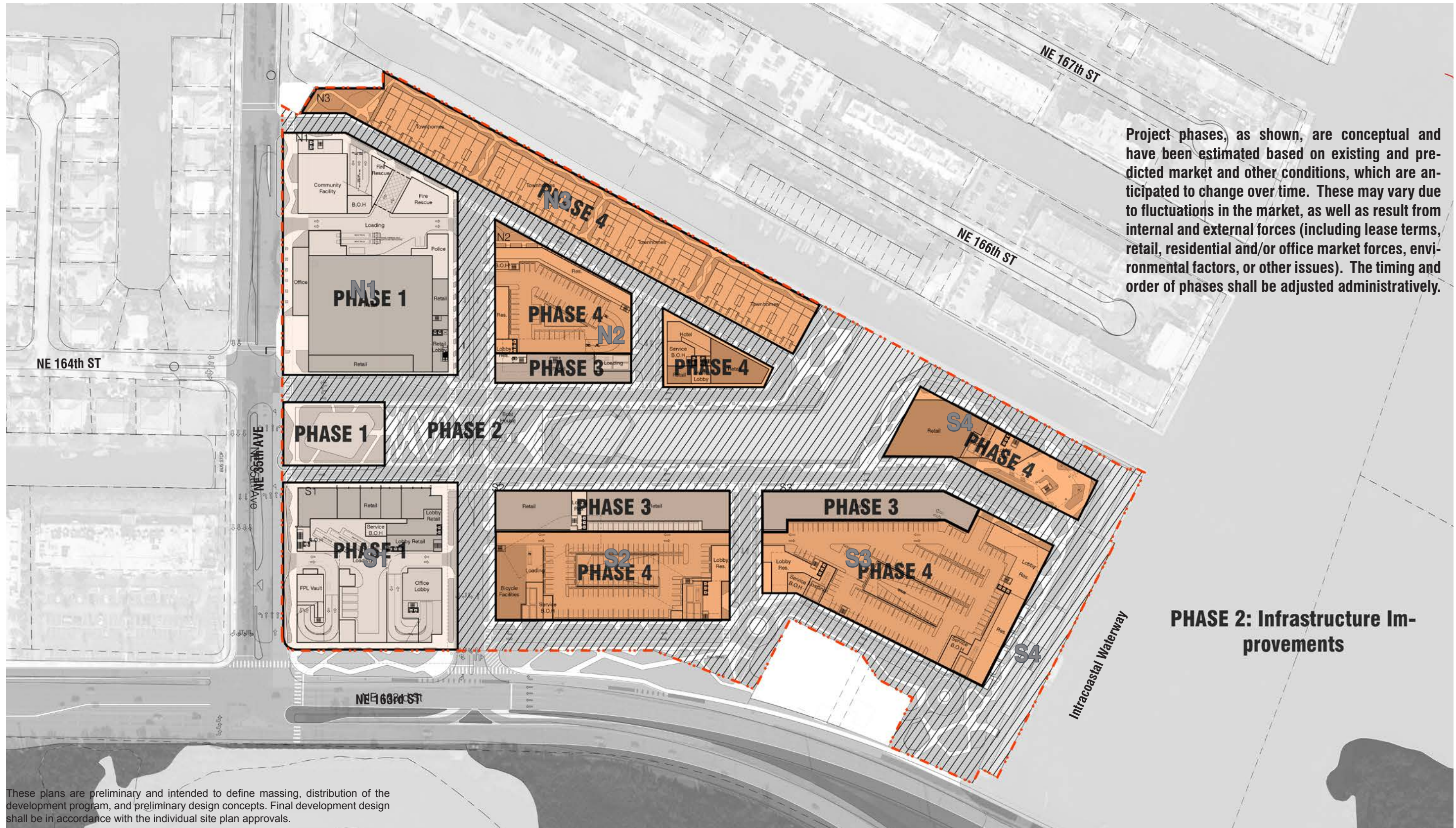


Total Lot Area = 1,267,151 (29.08 Acres)
Open Space Required (10%) = 126,715.1 (2.90 Acres)

Public	
Green Area Total	239,705 SF
1. Park	65,300 SF
2. Green Space	148,559 SF
3. Playground	7,595 SF
4. Mangroves	16,371 SF
5. Dog Park	1,880 SF
New Canal	77,698 SF
Waterfront Promenade	26,555 SF
Temporary Event Space	22,381 SF
Semi-Public	
Terrace 2nd Floor	26,644 SF
Private	
Terrace	16,630 SF
Waterfront	
	3,737 Feet

Total Open Space Provided = 409,613 SF (9.40 Acres)

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

KEY

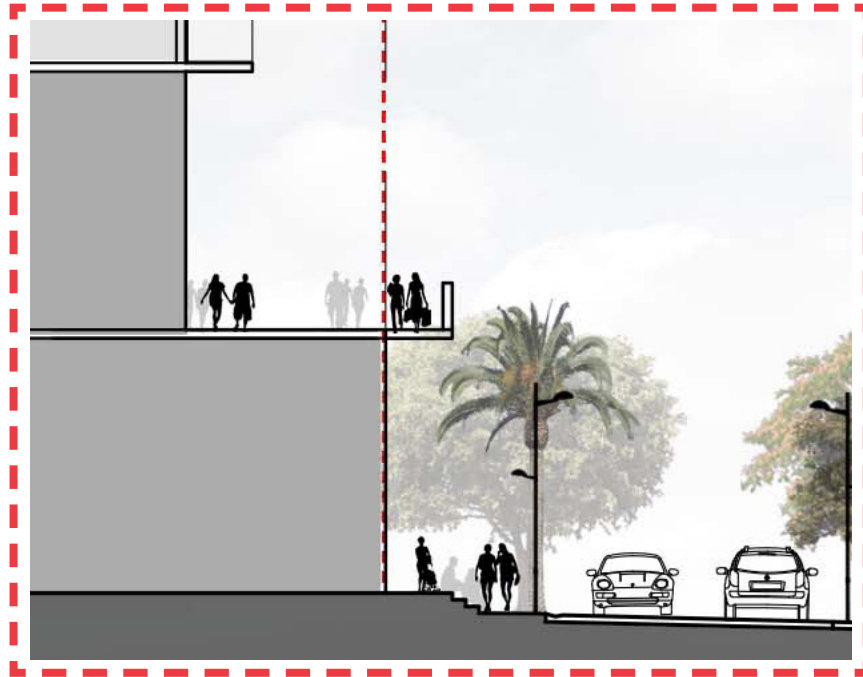
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.





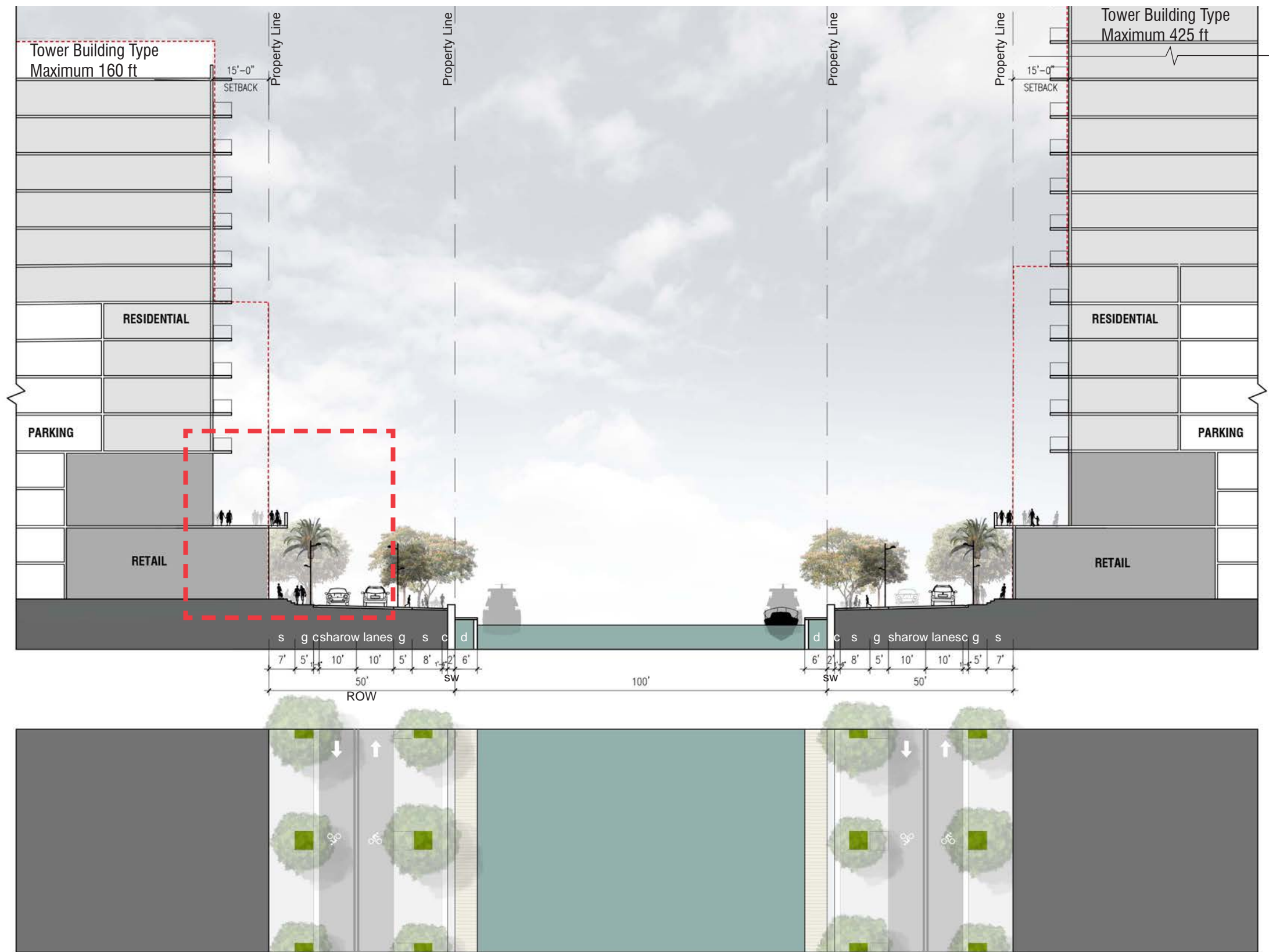
KEY

S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking

The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.



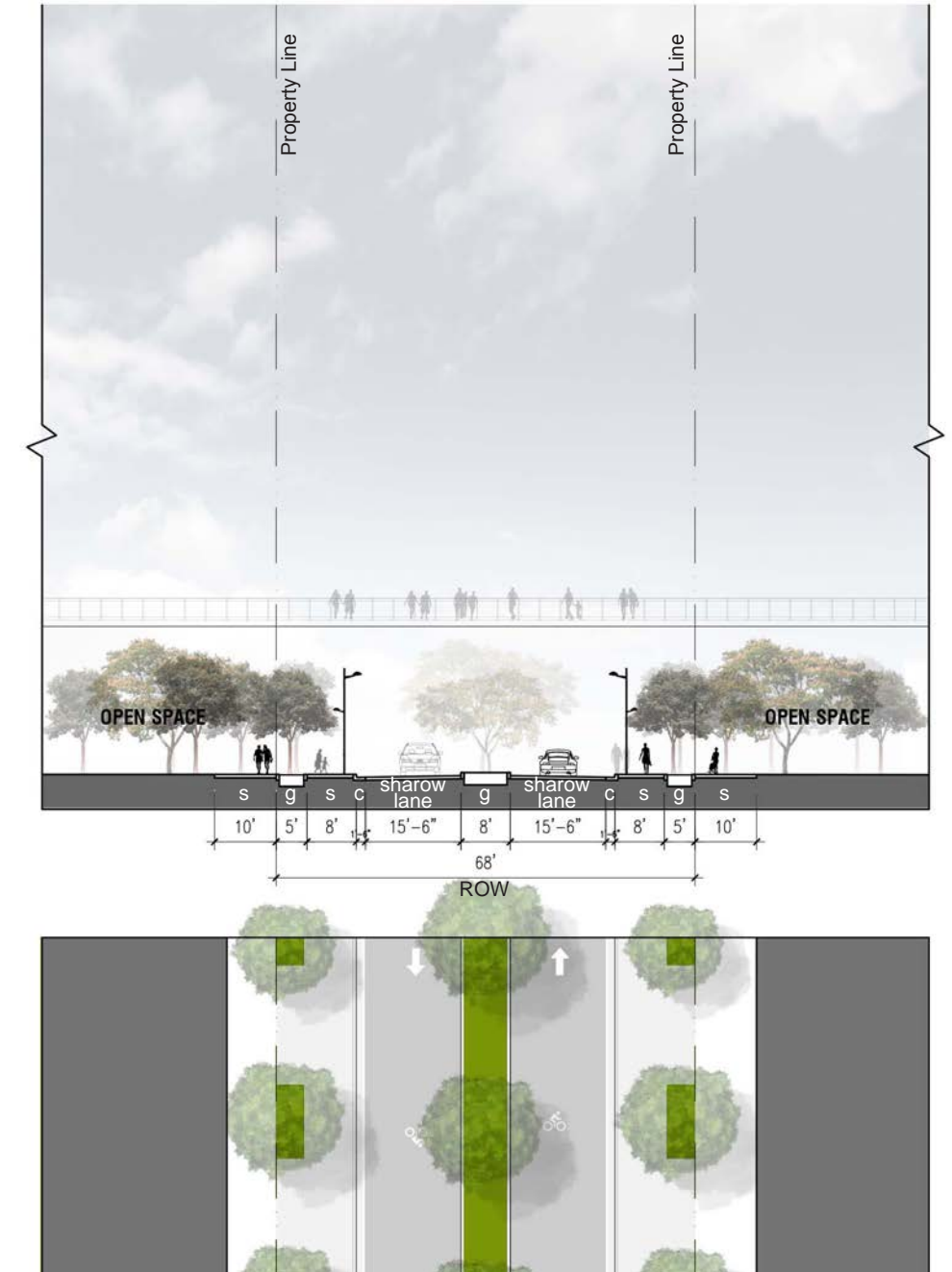
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



KEY	
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking



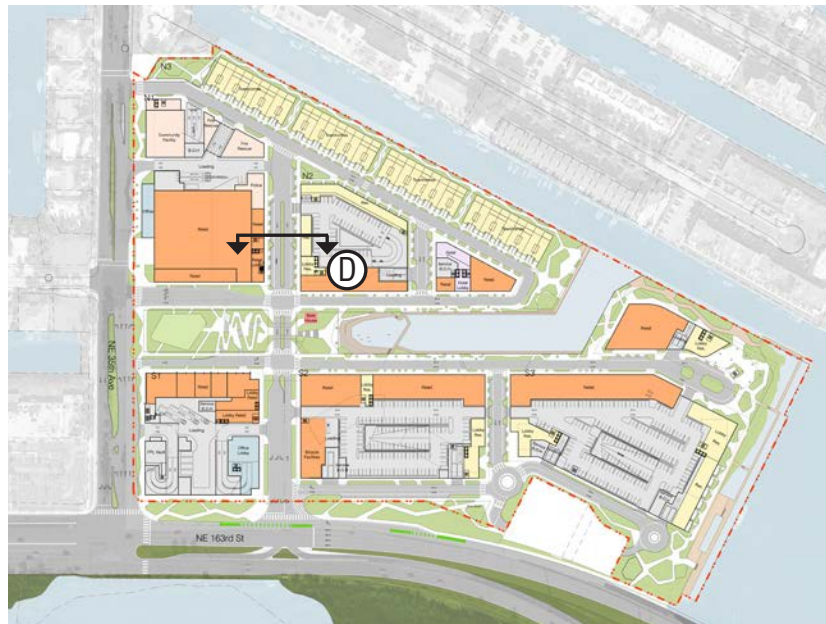
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



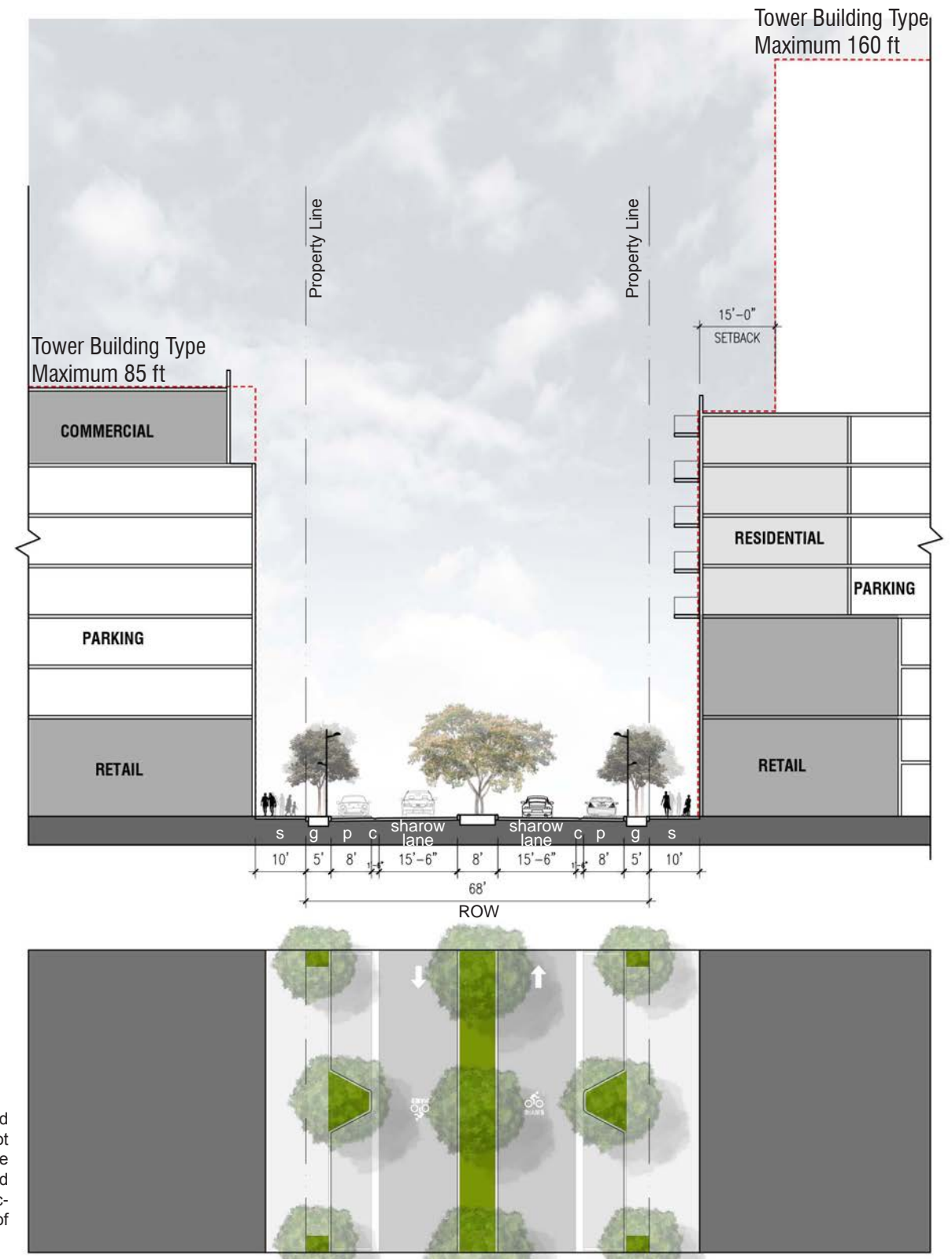
The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.

KEY

S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking

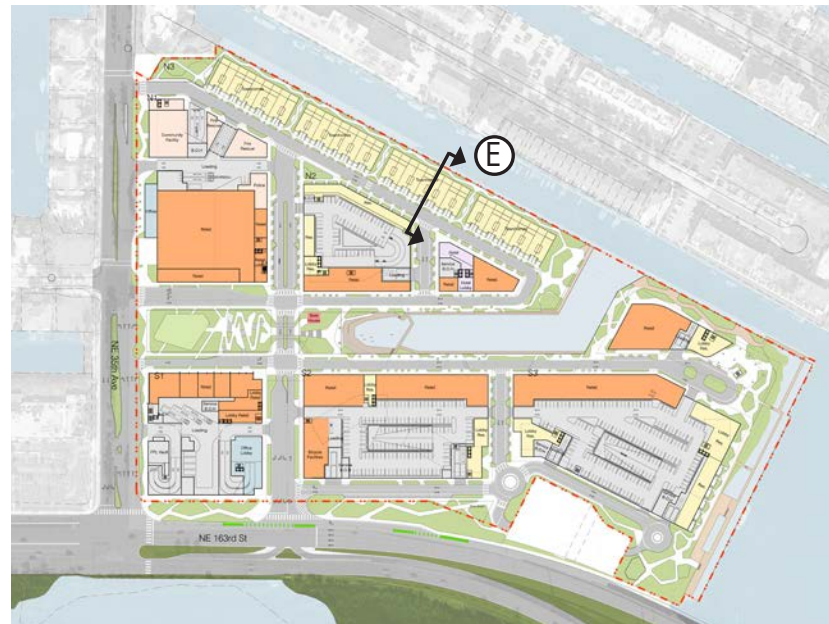


These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

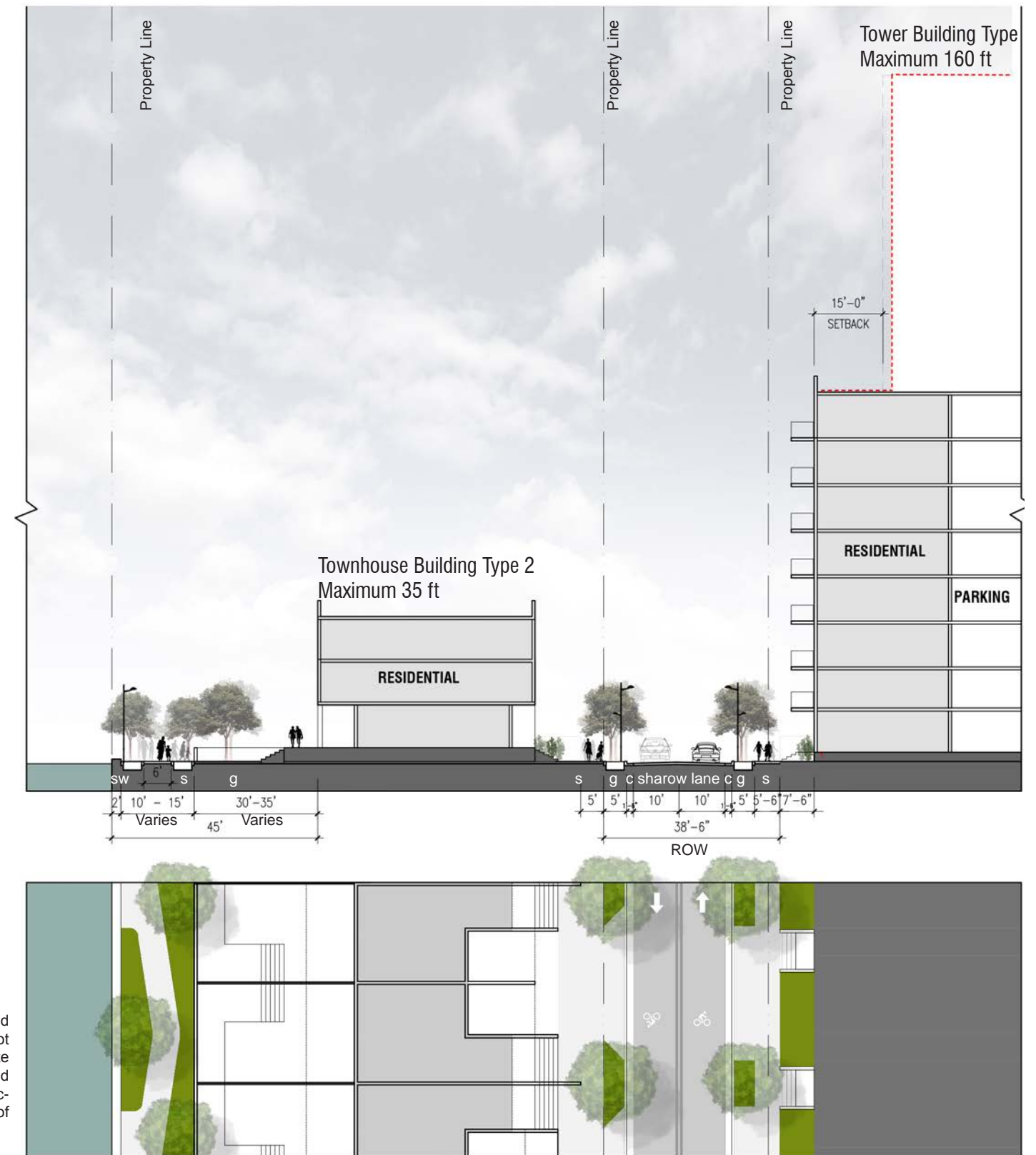


The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.

KEY	
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking

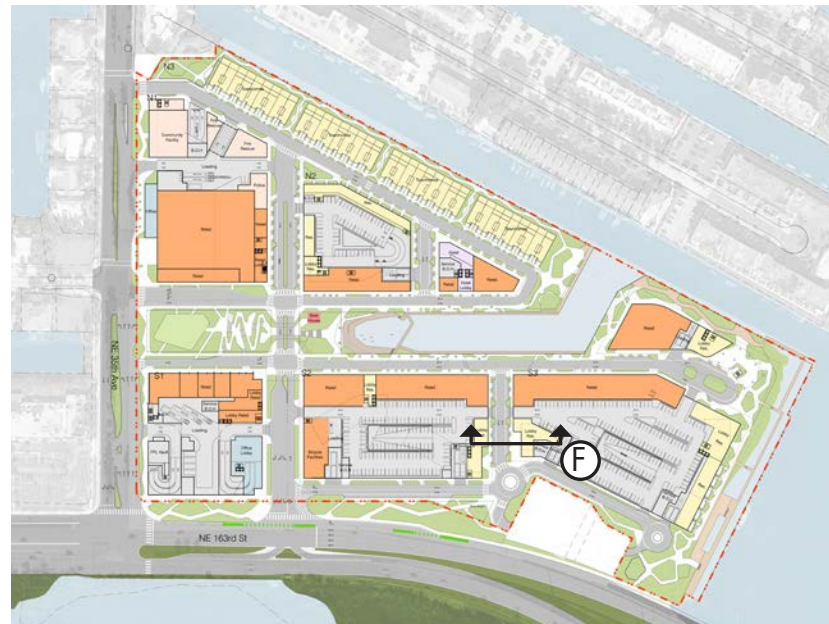


These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

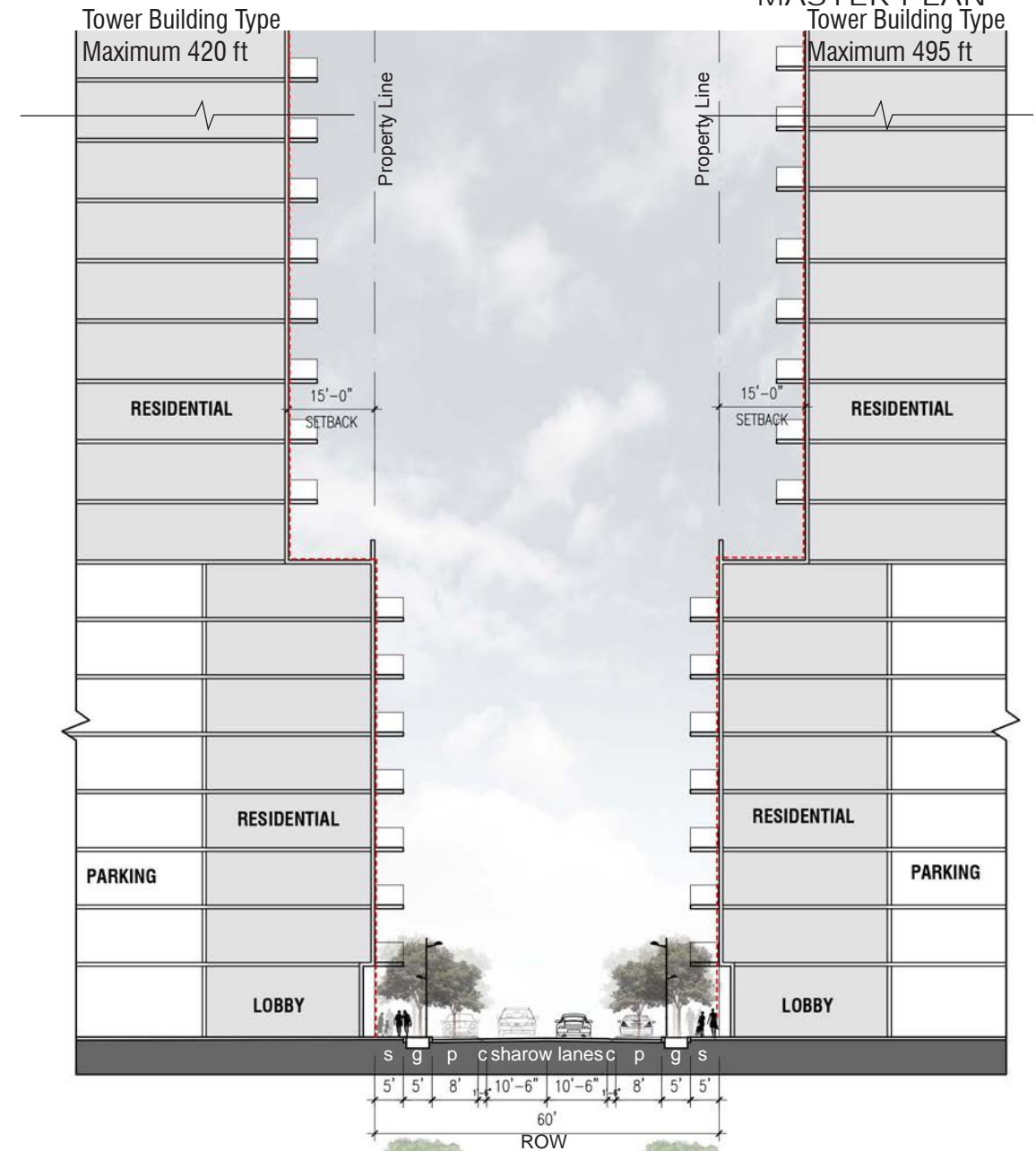


The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.

KEY	
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.

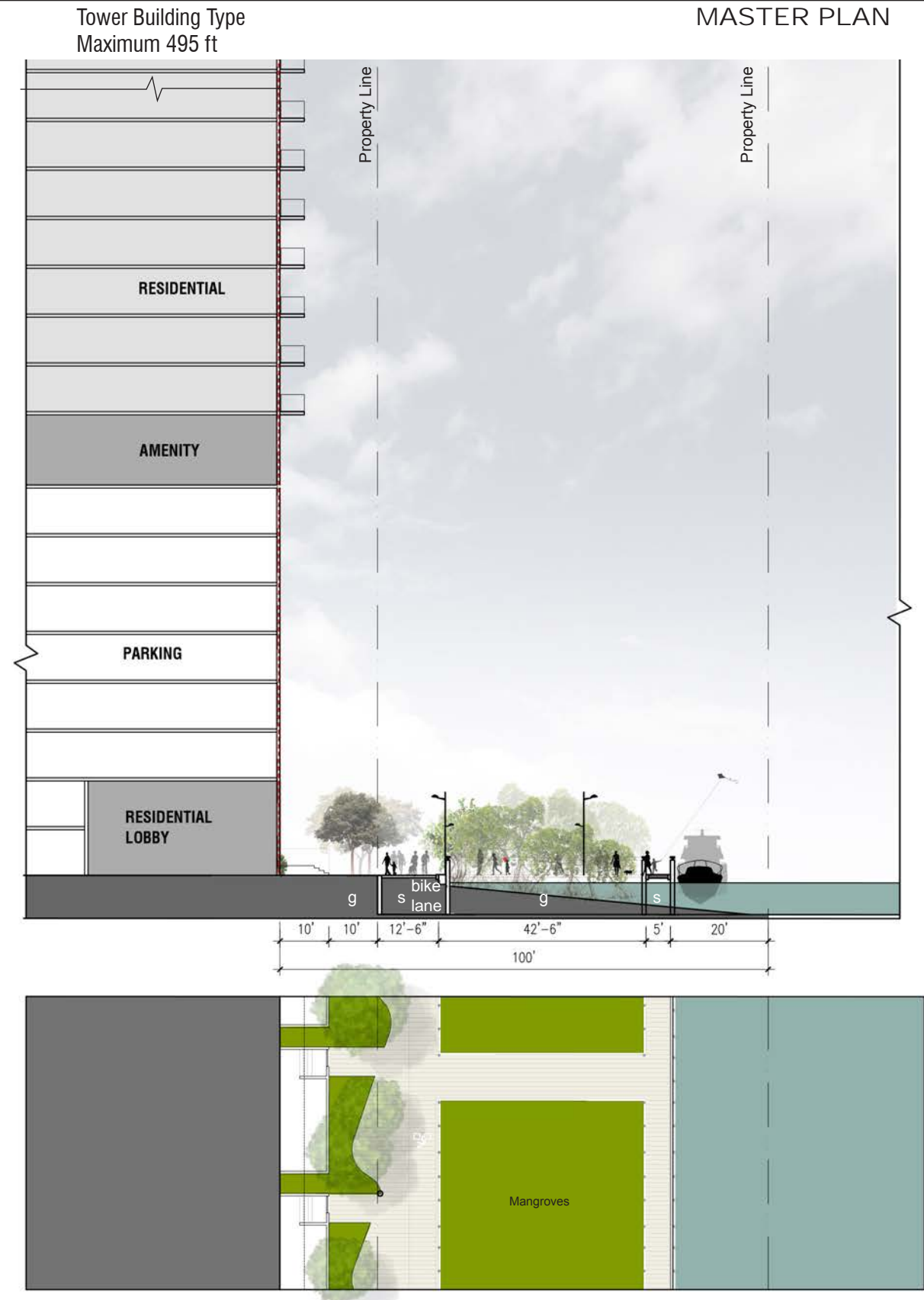
KEY

S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking

The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.



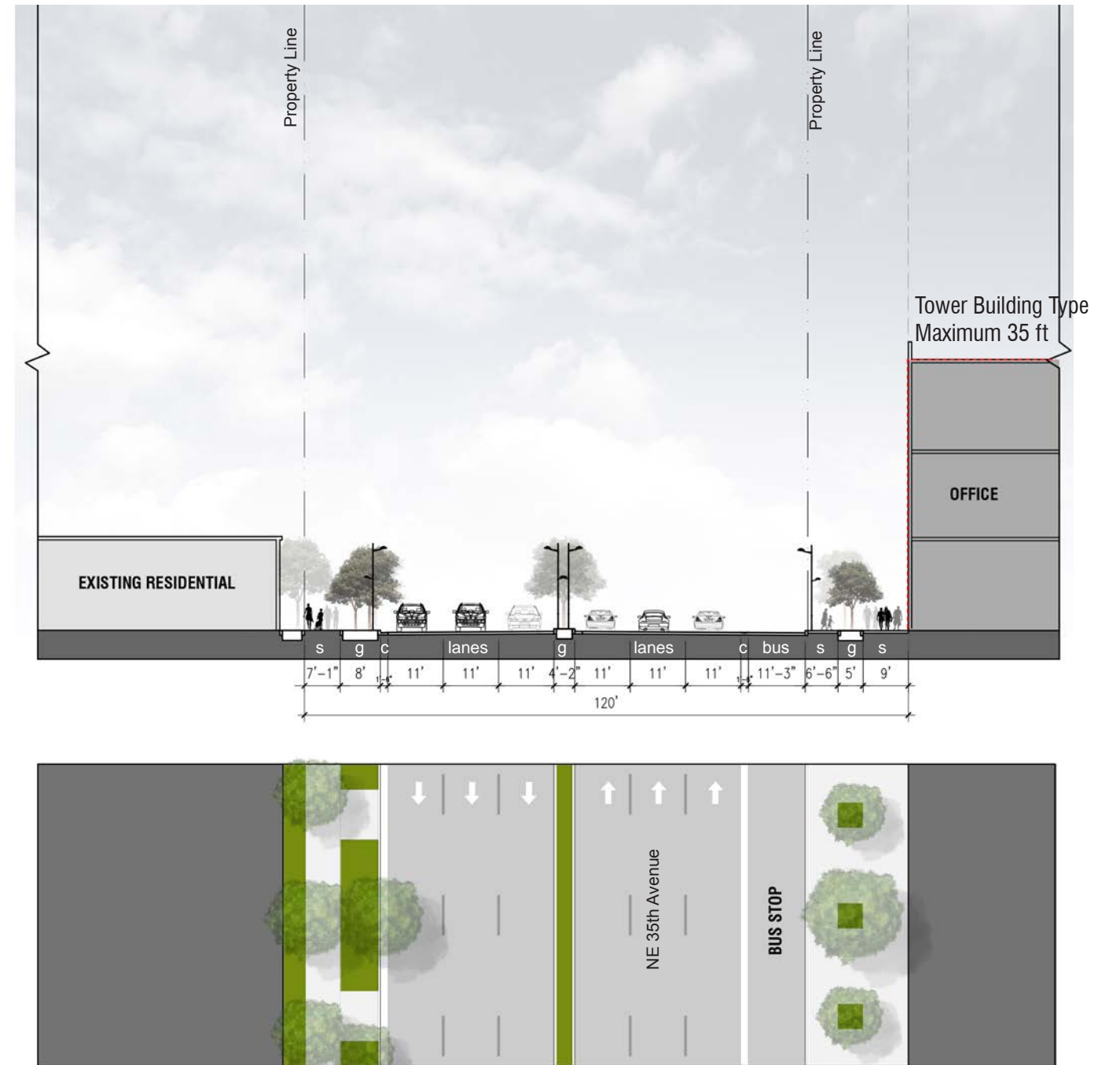
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



KEY	
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking



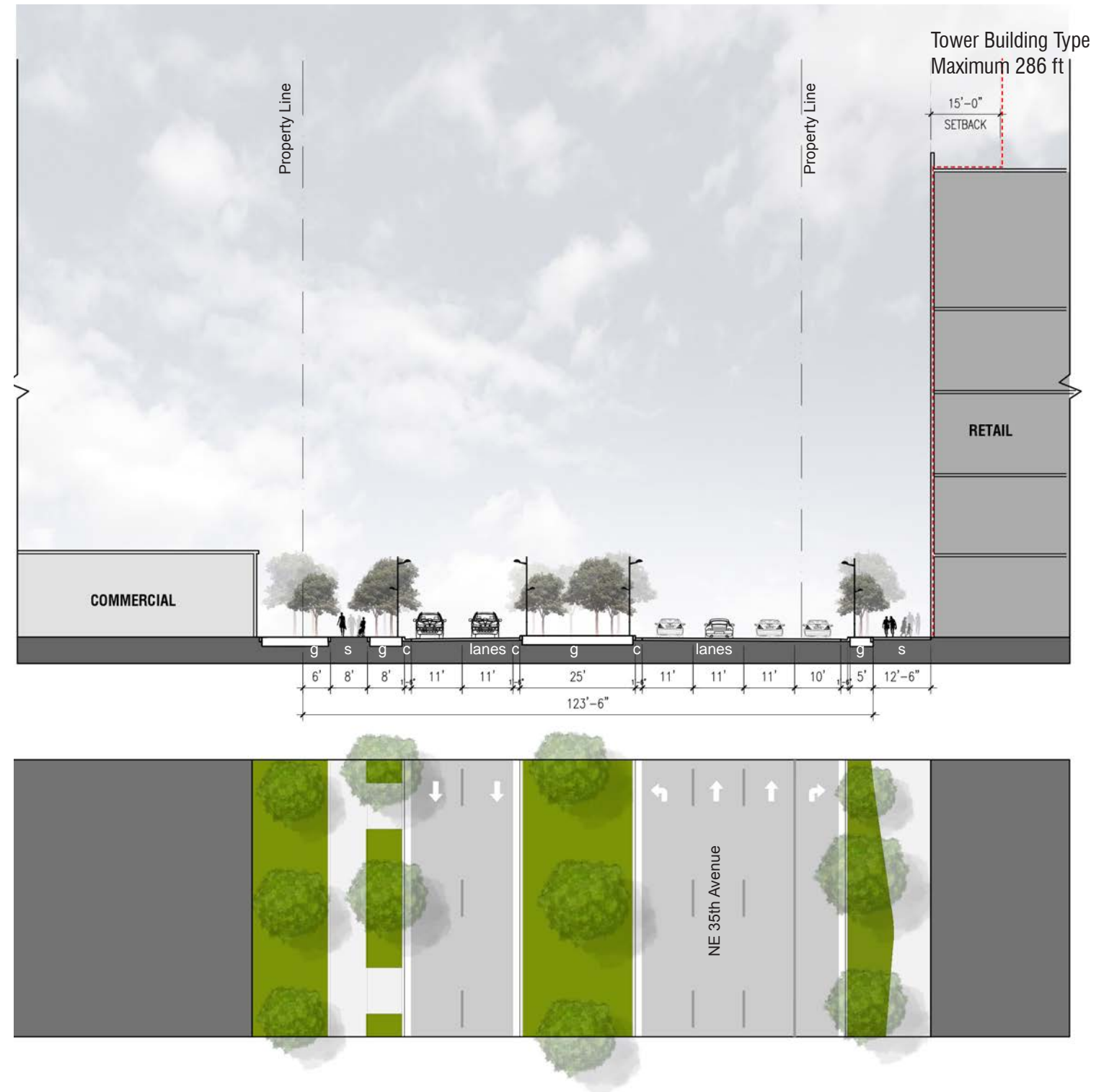
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



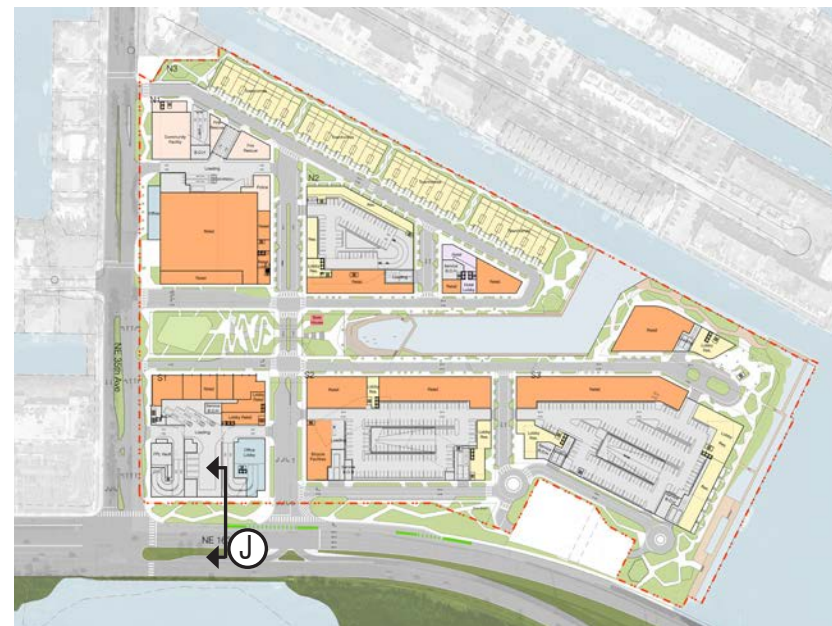
KEY	
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking



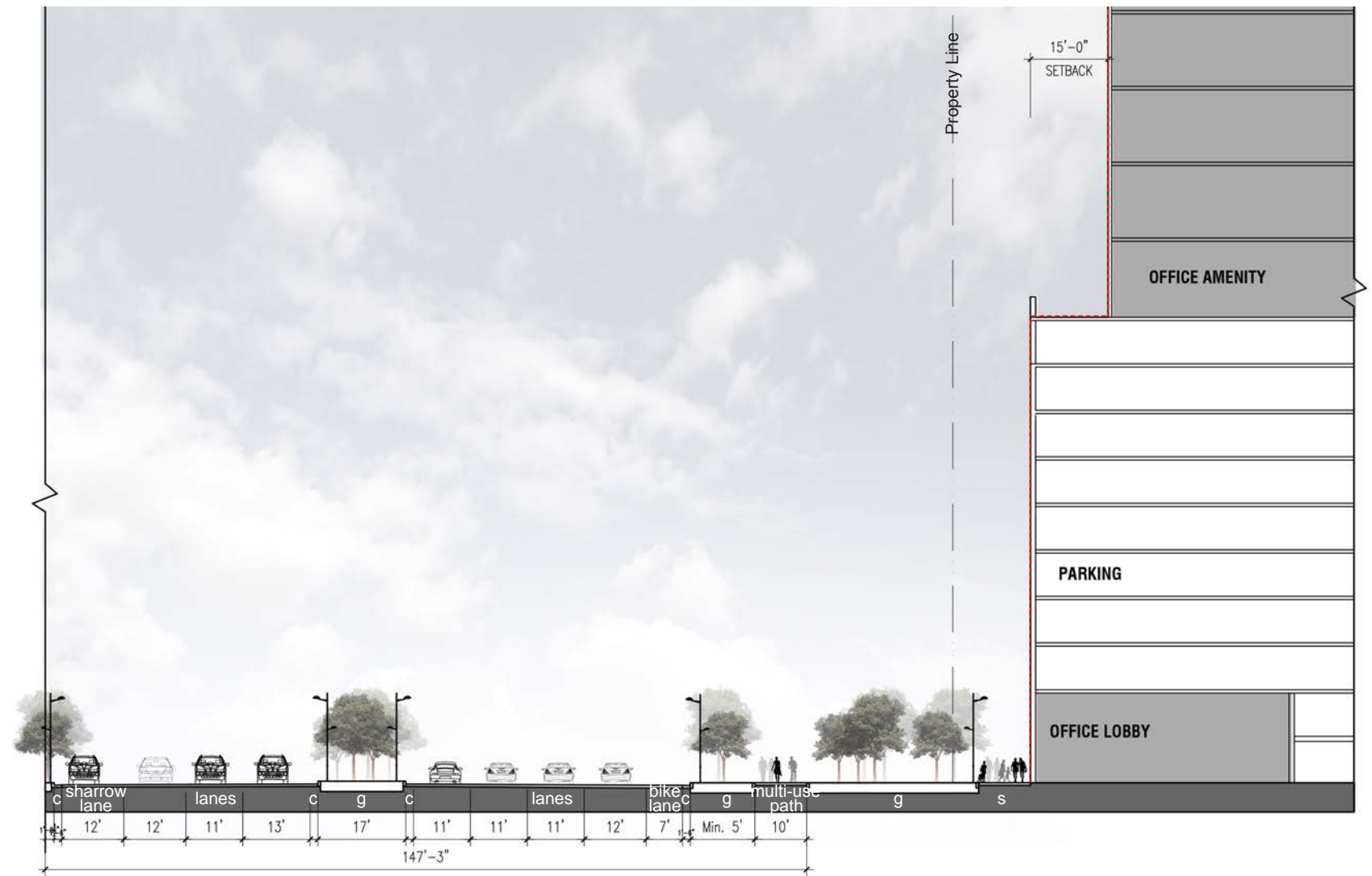
These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



KEY	
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

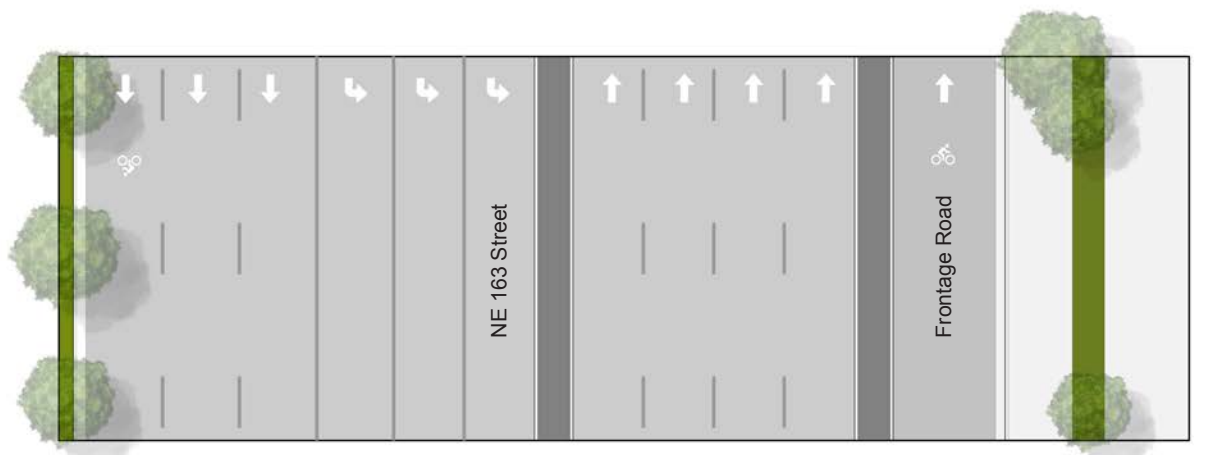
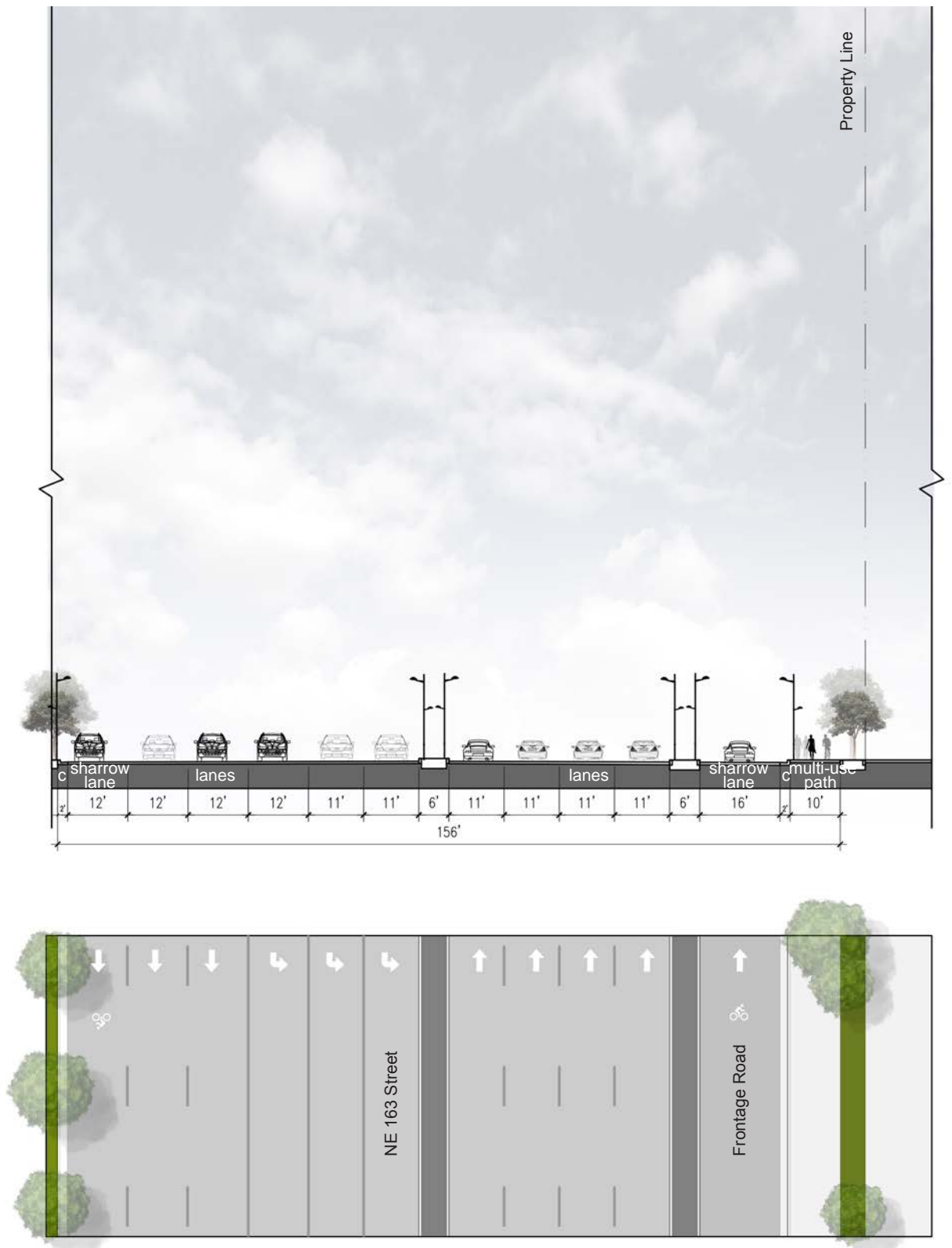


No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

KEY	
SB	Setback
S	Sidewalk
G	Landscape Strip/Tree Grate
C	Curb and Gutter
P	Parking



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



INTRACOASTAL | CONCEPT ILLUSTRATIONS



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

Aerial Perspective

A2-1

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

Aerial Perspective

A2-2

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

NE 35th Av. Perspective

A2-3

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

NE 35th Av. Perspective

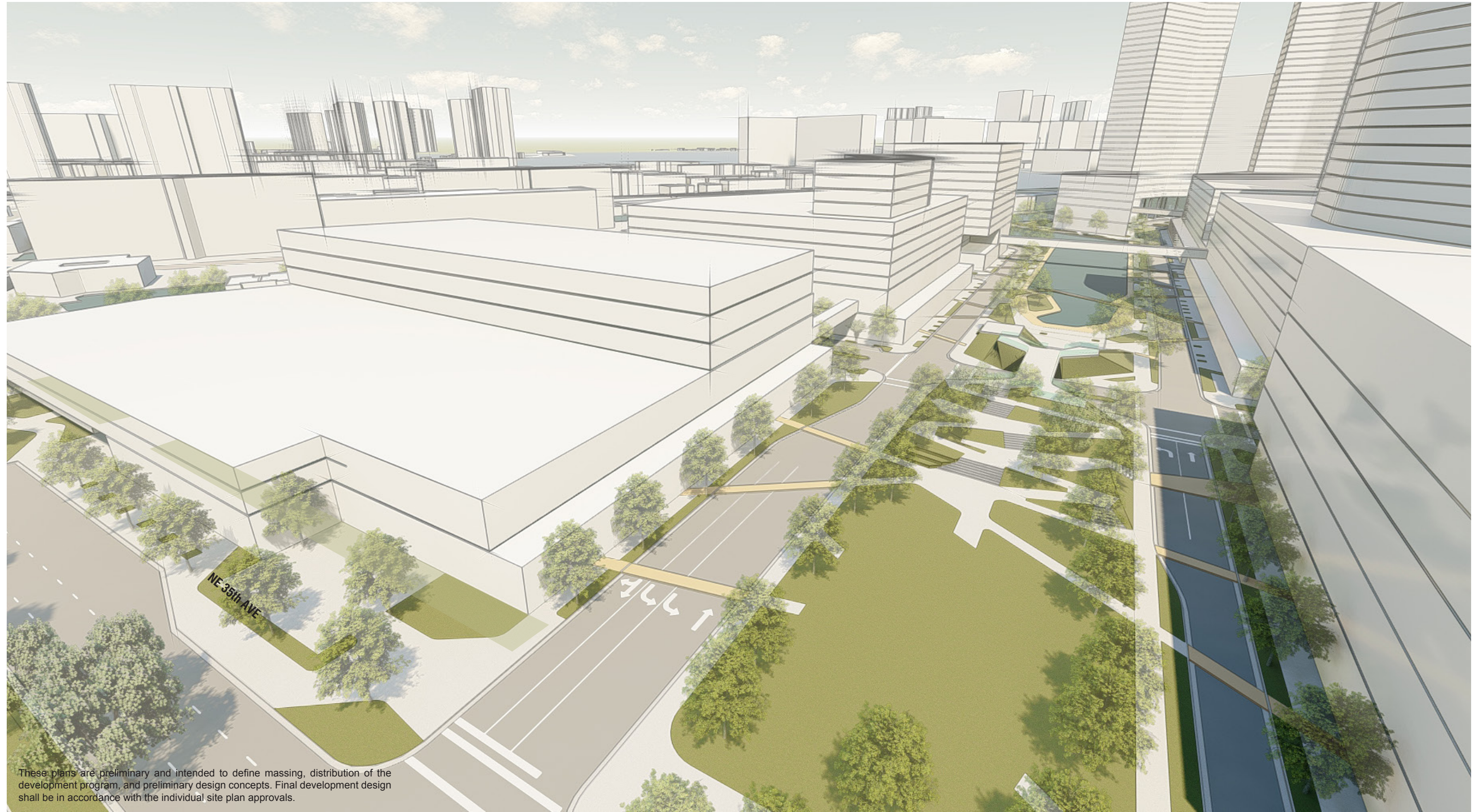
A2-4

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

Elevated Park Perspective

A2-5

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

New Canal Perspective

A2-6

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

New Canal and Promenade Perspective

A2-7

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

North Miami Beach, Florida

Townhomes Perspective

A2-8

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2018

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

INTRACOASTAL | CONCEPTUAL LANDSCAPE PLAN

INTRACOASTAL | CONCEPTUAL CIVIL PLAN

Note: All conceptual civil plans provided herein are subject to final engineering and to approvals by those reviewing agencies with jurisdiction.