

ART  
DECO  
CULTURAL  
DISTRICT  
MIAMI  
BEACH

# ADCD VISION

Workshop #3:  
Urban Design, Open Space, Mobility and Transit  
05.21.2021

ZYSCOVICH

KITTELSON  
& ASSOCIATES

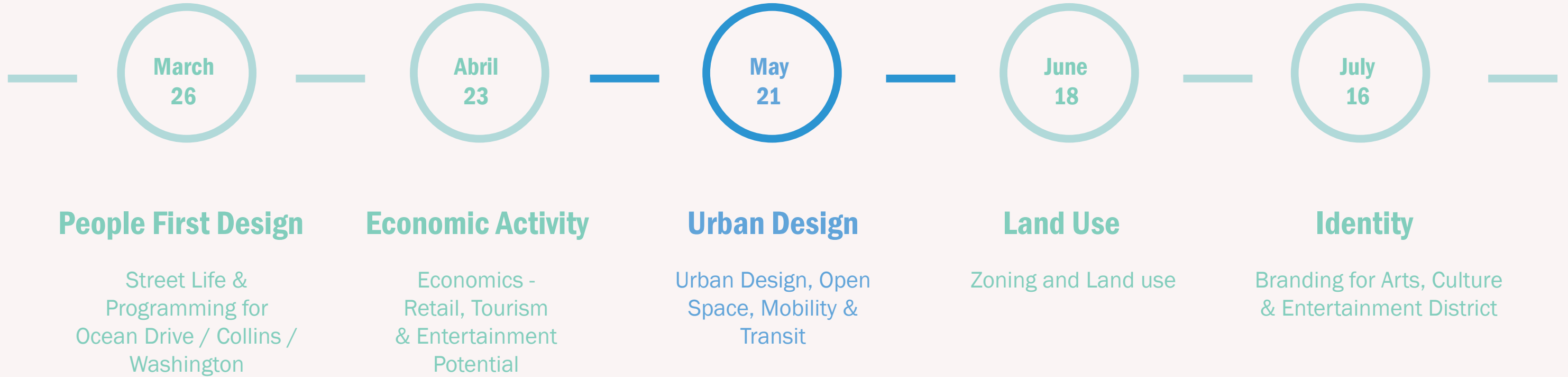
jungles

Lambert  
ADVISORY

Gehl

TOWN SQUARE

# Workshops Timeline



# Agenda

Meetings  
Legislative Actions

## **Part One – How did we get HERE?**

Short History of ups and downs  
Prior triggering events  
Where are we now?

## **Part Two – Squint your eyes and see the FUTURE**

Imagine success and what does it look like to you individually?  
What does success look like for the City?  
Are they different?  
Expectations: What is the timeframe?

## **Part Three – Vision and Character for the District**

Principles

1. PROTECT THE CHARACTER AND HISTORY
2. REBALANCE HOTELS, HOSPITALITY INDUSTRY AND RESIDENTIAL ACTIVITIES
3. EXPAND THE LANDSCAPE AND CREATE A GREAT PARK AND PUBLIC SPACES
4. CREATE A COMPREHENSIVE TRANSIT AND MOBILITY PLAN
5. ENHANCE THE CHARACTER OF THE STREET SCENES DURING TIMES OF DAY/NIGHT
6. MANAGE DENSITY AND WELCOMING OF ALL PEOPLE

## **Part Four – How do we get there?**

Is there a vision and direction we can share? Support?

## **Part Five – Q&A/ Public Comment / Next Steps**

**10** **ADCD  
Panel  
Meetings**

**+20** **City  
Staff  
Meetings**

# Legislative Actions

Chapter 18 Legacy Business Establishments  
Adopted

Chapter 6 Package Store Hour Limitations  
Presented for First Reading on March 17, 2021  
and failed.

**March 17, 2021**

**April 21, 2021 - May 12, 2021**

**June 2021**

Chapter 142 MXE Use Regulations  
Status: Approved at first reading on April 21, 2021.  
Second reading scheduled for May 12, 2021.

Chapter 130 MXE Parking Regulations (Residential)  
Status: Approved at first reading on April 21, 2021.  
Second reading scheduled for May 12, 2021.

Chapter 6 Alcohol Sales (2:00 am)  
Status: Approved at first reading on April 21, 2021.  
Second reading scheduled for May 12, 2021.

Chapter 46 Noise Exception for 9-11th Streets on Ocean Drive  
Status: Approved at first reading on April 21, 2021.  
Second reading scheduled for May 12, 2021.

Chapter 142 Collins Avenue Building  
Height Regulations  
Status: Pending at LUSC; scheduled to  
come back to LUSC in June.

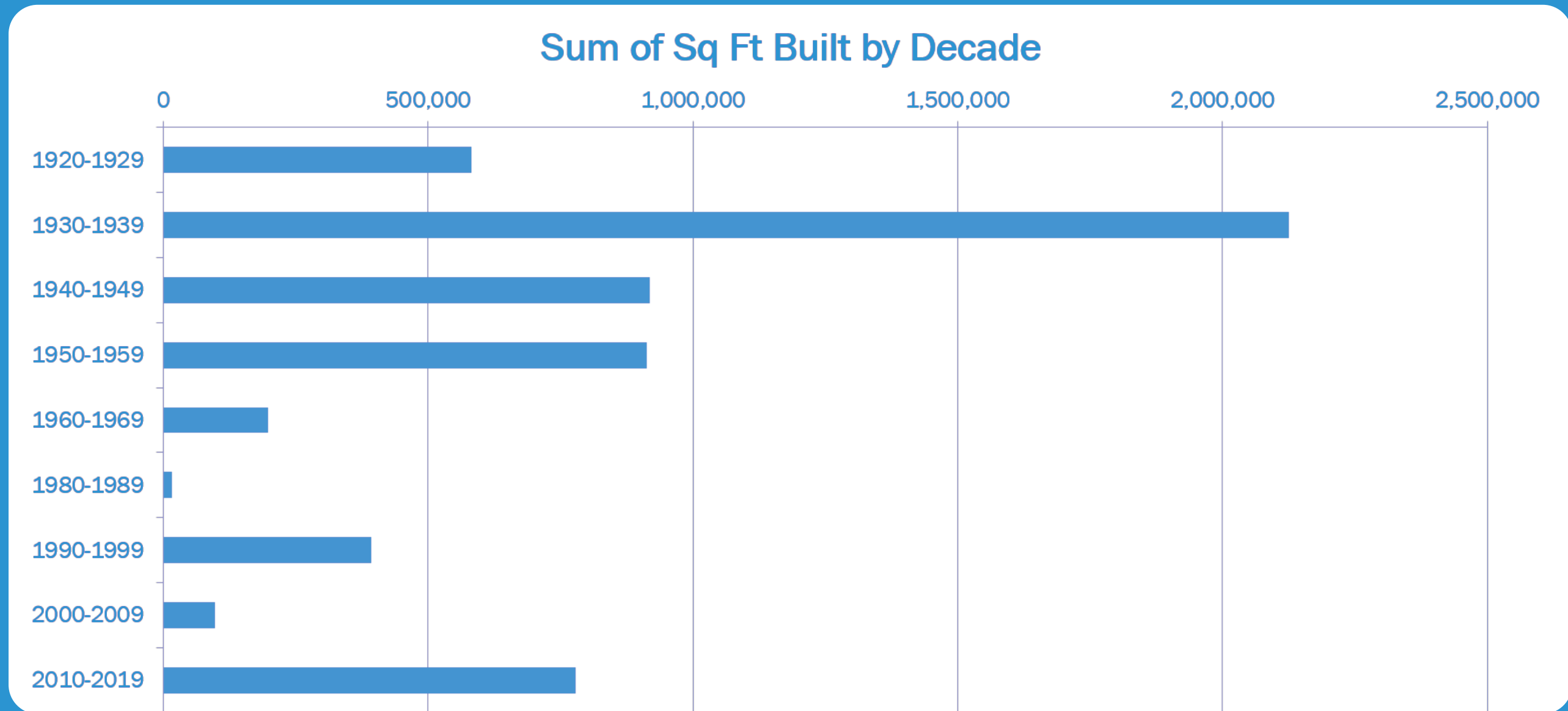
Chapter 130 Parking Regulations (Hotel)  
Status: Pending at LUSC; scheduled to  
come back to LUSC in June.

PART I.

**How did we get HERE?**

# Haven't we been here before ?

## CYCLES of development



**MXE - Development (SF) by Decade (1920-Present)**

Time Out; Hyatt Centric; Kimpton Anglers Hotel



1960-70's

“Average age is

deceased” –



IN THE 1970S, MIAMI BEACH WAS A JEWISH RETIREMENT PARADISE.

TWO PHOTOGRAPHERS SET OUT TO CAPTURE IT BEFORE IT DISAPPEARED.

# The Last Resort

A film by Dennis Scholl & Kareem Tabsch



A SCHOLL CREATIVE production Director of Photography JOEY DAOUD Editor KAREEM TABSCH Assistant Editor ED TALAVERA Associate Producers JOEY DAOUD & MARLON JOHNSON Produced & Directed by DENNIS SCHOLL & KAREEM TABSCH

MIAMIBEACH

KINO LORBER





PART I: How did we get HERE?

# vigil marks twilight of

tel —  
 s of  
 aiting  
 small  
 again  
 of the

offer  
 man,  
 the  
 plan  
 Collins  
 into a

e Art  
 well  
 nder  
 erva-  
 oting

bes-  
 itted  
 eal  
 Pro-

the  
 ered  
 ed a  
 and  
 y up  
 n.  
 the  
 ered  
 I'm  
 she  
 just  
 " "  
 her  
 just  
 w-  
 ple  
 out



**Barbara Capitan-**  
**fight for preservation**  
**-1976**



PHOTO COURTESY BARBARA BAER CAPITMAN ARCHIVES & MIAMI DESIGN PRESERVATION LEAGUE

**Art Deco and the National historic**

**district established – 1979**

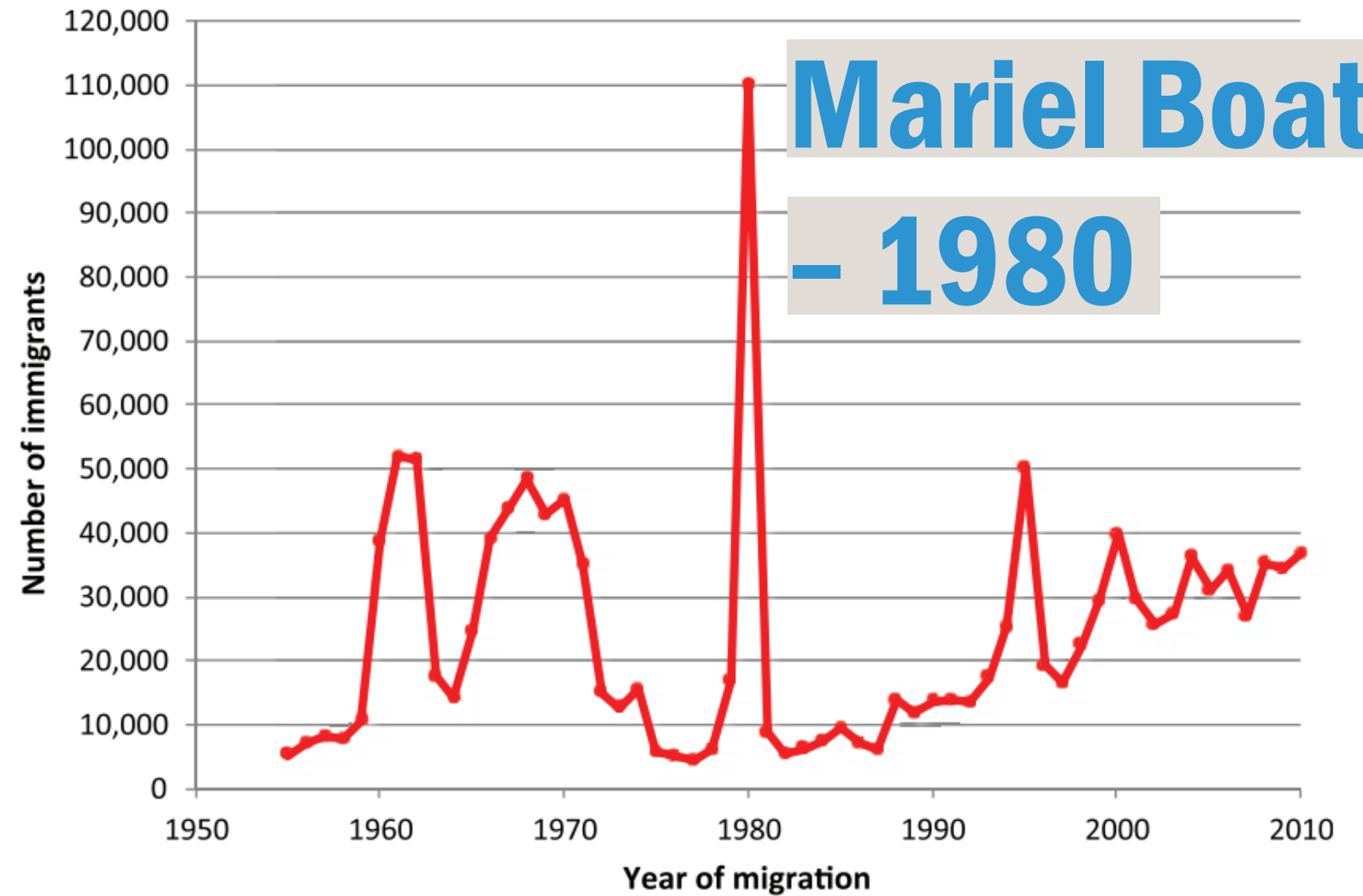
***– means almost nothing***



PART I: How did we get HERE?



Figure 1. Number of Cuban Immigrants, by Year of Migration, 1955-2010



**Cooler**

Highs in the low 80s. Lows in the low 60s on the coast and the mid 50s inland. Winds west-northwest 15 knots. Seas 3 feet. Bay, choppy.

Complete weather, 24

# The Miami News

A Cox Newspaper

Tuesday Afternoon, April 29, 1980

42 Pages

Tuesday  
Metropolitan  
★ Edition  
15¢

# New Cuban exodus due here

## Graham declares state of emergency for Dade, Monroe

HEATHER DEWAR and ANA VECIANA  
Miami News Reporters

KEY WEST — Weary immigration officials here are bracing for what could be the largest wave of Cuban refugees yet.

After rough seas halted the refugee boatlift for two days, Cuban authorities reportedly gave the go-ahead last night for boats to leave the port of Mariel again.

That would mean the two-day backlog of overloaded shrimp boats, cabin cruisers, skiffs and other small craft would arrive in Key West late today. Officials ex-

pect the quota of 3,500 Cuban refugees set by the State Department will soon be shattered.

"Frankly I haven't the foggiest notion what will happen then," said a high-ranking immigration official here. "We're waiting for word from Washington. We haven't heard anything yet."

While Miami and Dade county administrators continued pressing Washington for immediate help to deal with the 3,250 Cubans who've already arrived and the thousands more expected, the nation's top refugee official pledged the federal government "would do its share."

But Metro Mayor Steve Clark warned yesterday that four out of five of the refugees arriving here have no local relatives and need federal help.

"For every person who has a relative here that is coming, Castro is sending four more, from what background we don't know, destitute, with no friends or relatives, not even a telephone number. We need federal assistance," Clark said.

Miami Mayor Maurice Ferre said the Cuban president was using the Freedom Flotilla to get rid of some of his social misfits.

"How long is Uncle Sam going to keep his head in

the sand?" said Vincent Grimm, a city of Miami assistant administrator. "The city's already at the breaking point."

Gov. Bob Graham yesterday declared a state of emergency in Dade and Monroe counties and released \$50,000 in state aid for such things as trucking water to Key West and renting emergency medical facilities, portable toilets and buses to transport the refugees.

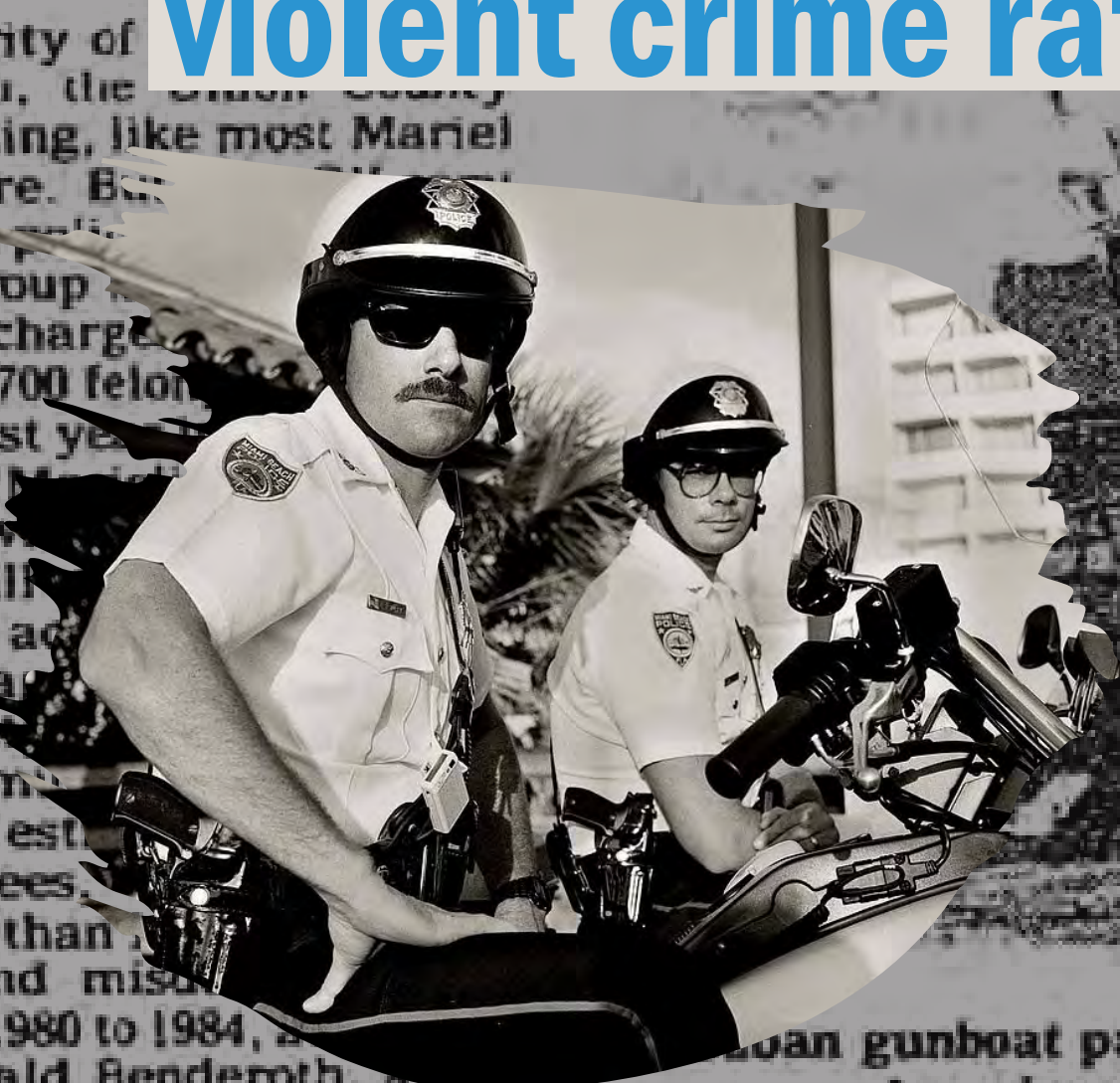
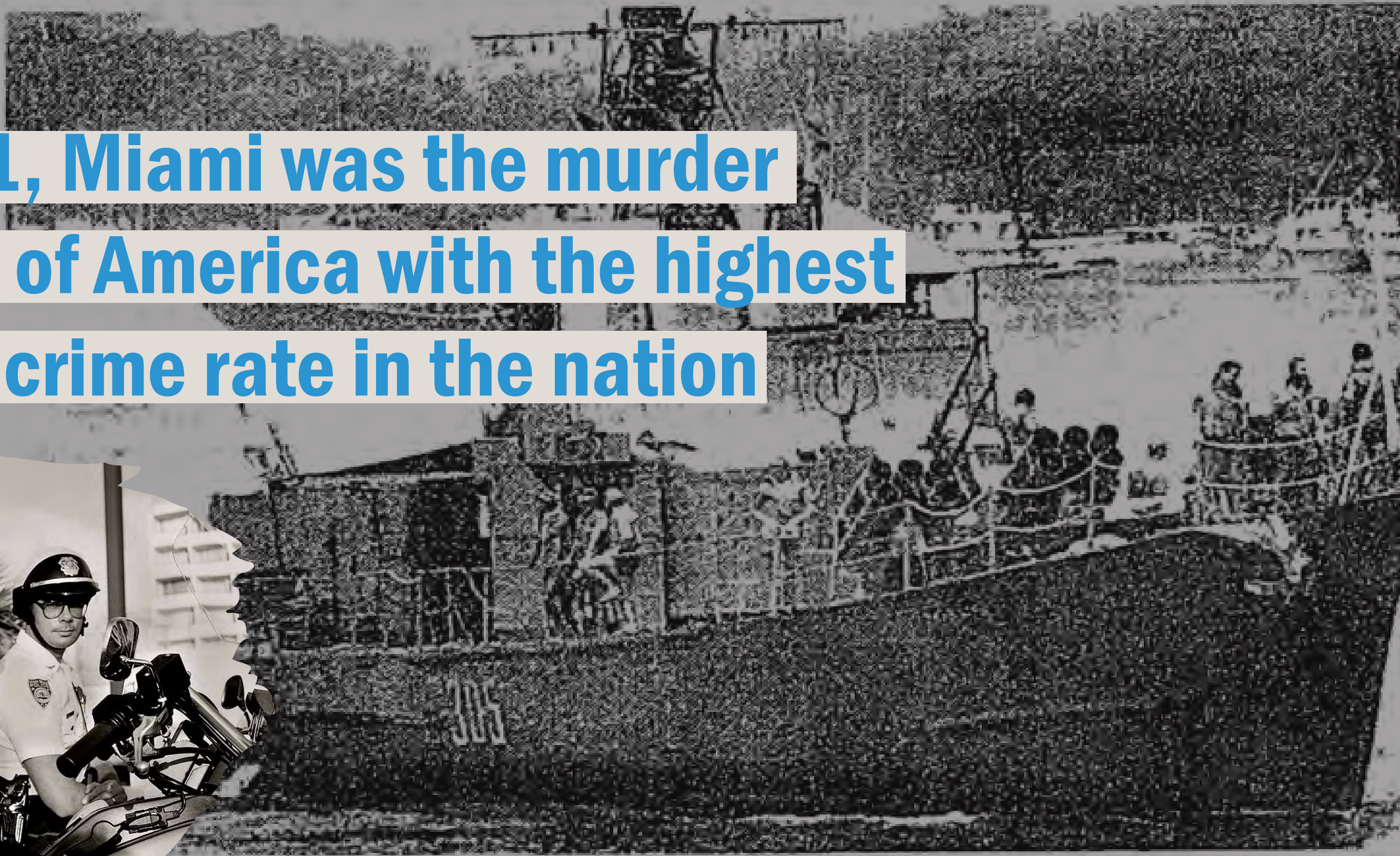
Graham said his concern is not so much for the esti-  
MXE DISTRICT VISIONING, CITY OF MIAMI BEACH

See BOATLIFT, 4A

# n Refugee Crime Troubles Police Across U

agreement providing  
States to deport back  
fugees classified as  
tally  
enforce  
gees w  
ave been linked to an  
umber  
n is a s  
d Ro  
tor in Union County.

**In 1981, Miami was the murder capital of America with the highest violent crime rate in the nation**



ity of  
n, the  
ing, like most Mariel  
re. But  
oup  
charge  
700 felon  
st ye  
M  
ll  
ac  
al  
m  
est  
ees.  
than  
nd mis  
980 to 1984,  
ald Benderoth, a  
he department's Ma-  
e now assigned to the

Cuban gunboat patrolling the coast off Mariel, west of Havana, in April 1980. At anchor nearby were American boats that had sailed to Mariel to pick up prisoners released from Cuban jails.

# Warsaw Ballroom

## LGBTQ Community



PART I: How did we get HERE?



| COLUMNS |

# Where Have All the Models Gone?

BRETT SOKOL | DECEMBER 6, 2001 | 4:00AM

PART I: How did we get HERE?



**Miami Beach city** commission created the **first** two **historic** preservation **districts** in 1986. The **districts** covered Española Way and most of Ocean Drive and Collins Avenue in South **Beach**.



PART I: How did we get HERE?

# How to recover when you are at the TOP?

PART I: How did we get HERE?

**Elevate quality of experience to NEXT LEVEL**

PART I: How did we get HERE?

UNWANTED BEHAVIOR

NOISE ON THE STREETS

LOADING ISSUES

HOTEL REDEVELOPMENT OF WASHINGTON AVE

# Where Are We Now?

TRANSIT ISSUES

INVESTMENT ISSUES

RESIDENTS

VISITORS

HIGH VALUE OF PROPERTIES

PART II.

**Squint your eyes and  
see the **FUTURE.****

**Imagine success and what does it  
look like to you INDIVIDUALLY?**

**What does success look  
like for the CITY?**

- Family destination
- Food and drink
- Historic district
- Residential district

## Are they different?

- Late night clubs and music
- Hotel district
- Shows
- Natural barrier island
- All of the above

# **Expectations: What is the timeframe?**

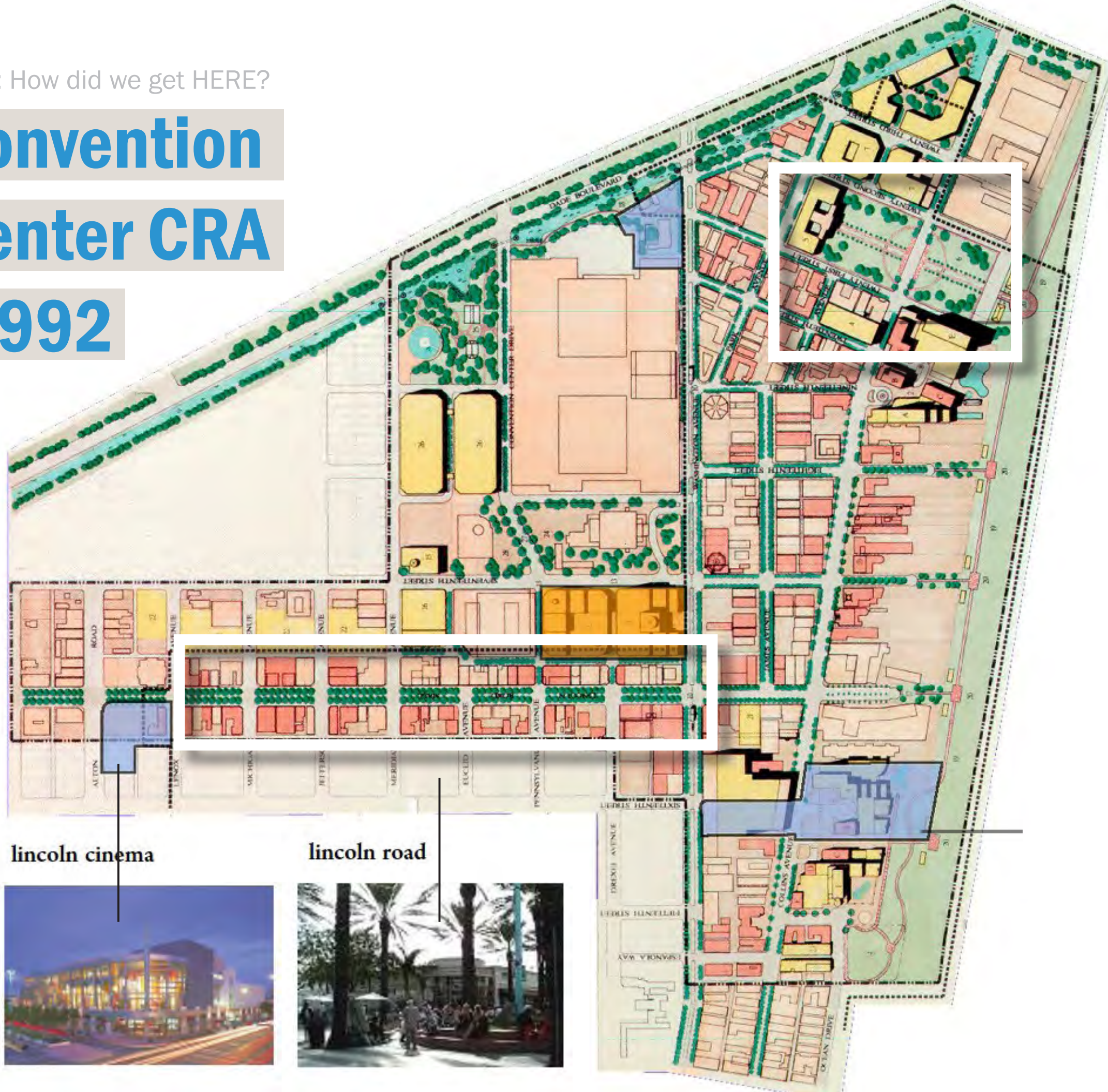


PART I: How did we get HERE?

# Convention

# Center CRA

# -1992



cultural campus



loews hotel



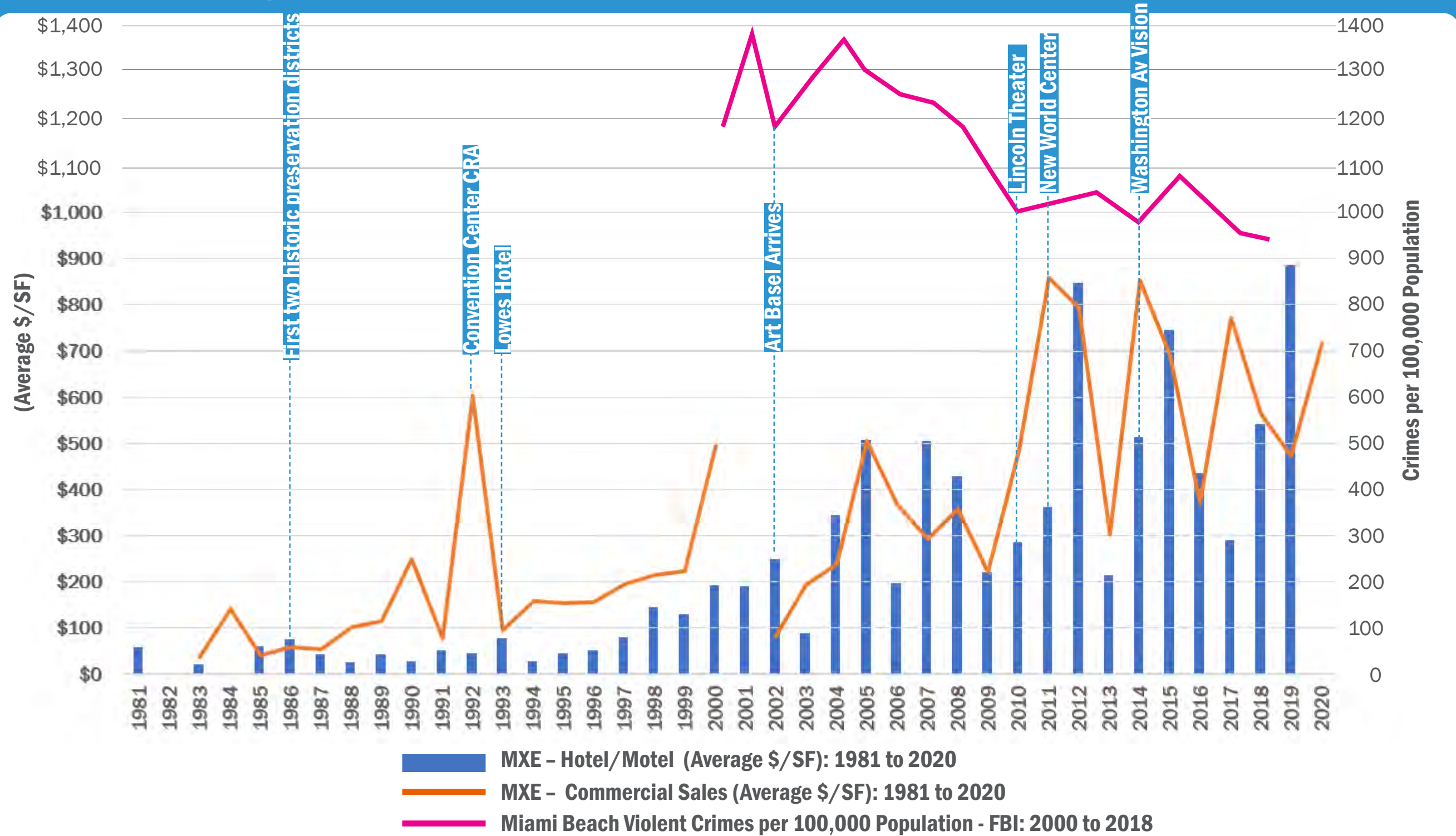
lincoln cinema



lincoln road



# Cycles are happening with increasing frequency. How do we climb out this time?



# Art | Basel | Miami Beach

5-8 | Dec | 2002

## Art Basel arrives 2002

In **2019**, “Art Basel estimates it attracted about **81,000 attendees**. The event has a **\$13 million economic impact** annually for the region. Collectors from 70 countries and territories came to Miami Beach for the show in 2019, which spawns dozens of satellite gallery showings across the region.” - *South Florida Business Journal*

**2020 - Cancelled**

**2019 = 81K attendees**

**2018 = 83K attendees**

**2017 = 82K+ attendees**

**2016 = 77K attendees**



**Art | Basel**  
**Miami Beach**

PART III.

**Vision and Character  
for the DISTRICT**

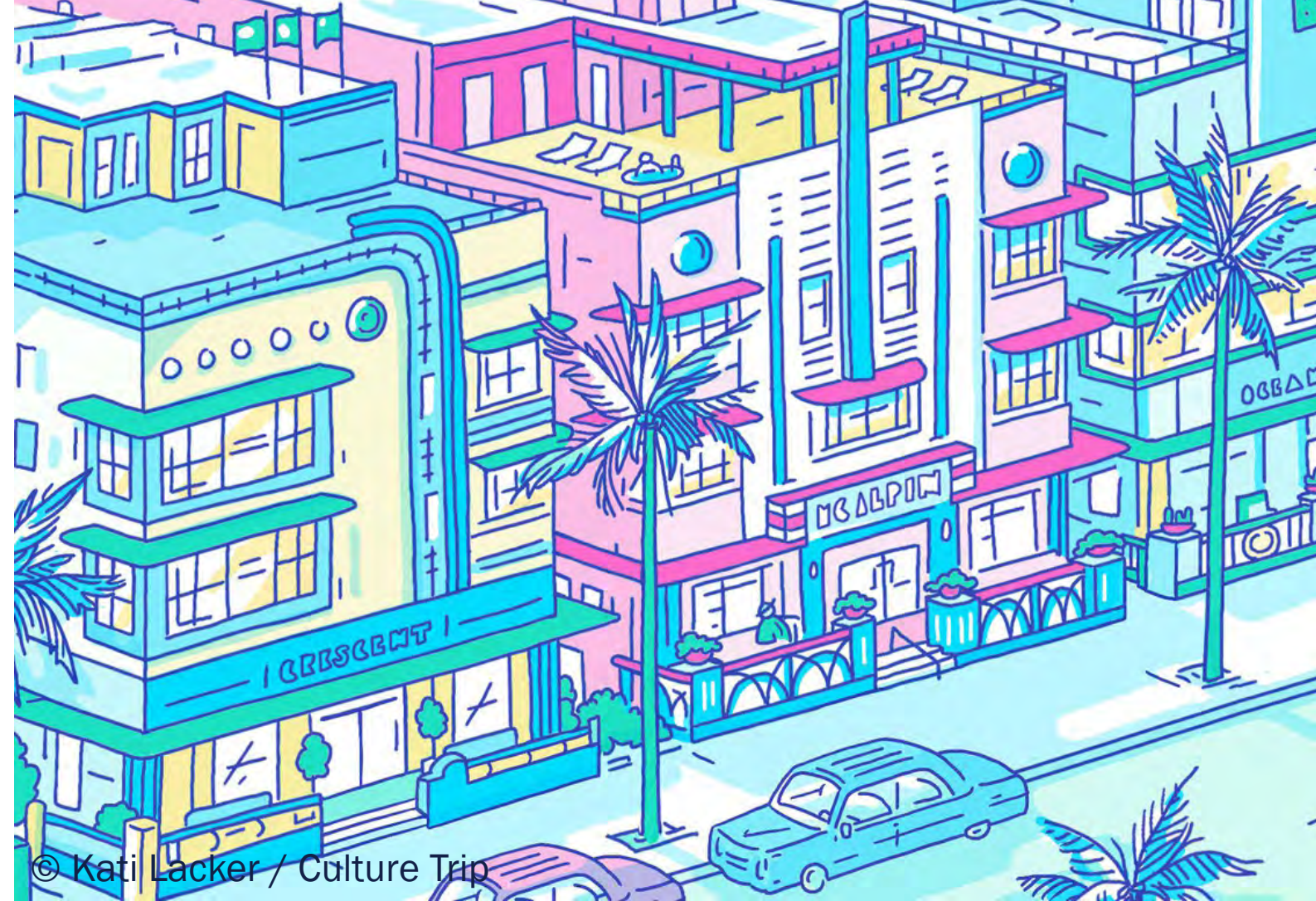
### III. VISION AND CHARACTER FOR THE DISTRICT

# 1

PRINCIPLE:

## PROTECT THE CHARACTER AND HISTORY

- Galleries / Museums / Pavilions / Exhibitions
- Special Events – should we still have them?
- Which ones?



PRINCIPLE:

**REBALANCE HOTELS,**

**HOSPITALITY**

**INDUSTRY AND**

**RESIDENTIAL**

**ACTIVITIES**

- Better hotel rooms and amenities
- Encourage better food and beverage options
- Outdoor promenading – parade of people
- Music and performance scene



# 3

PRINCIPLE:

**EXPAND THE  
LANDSCAPE  
AND CREATE A  
GREAT PARK AND  
PUBLIC SPACES**



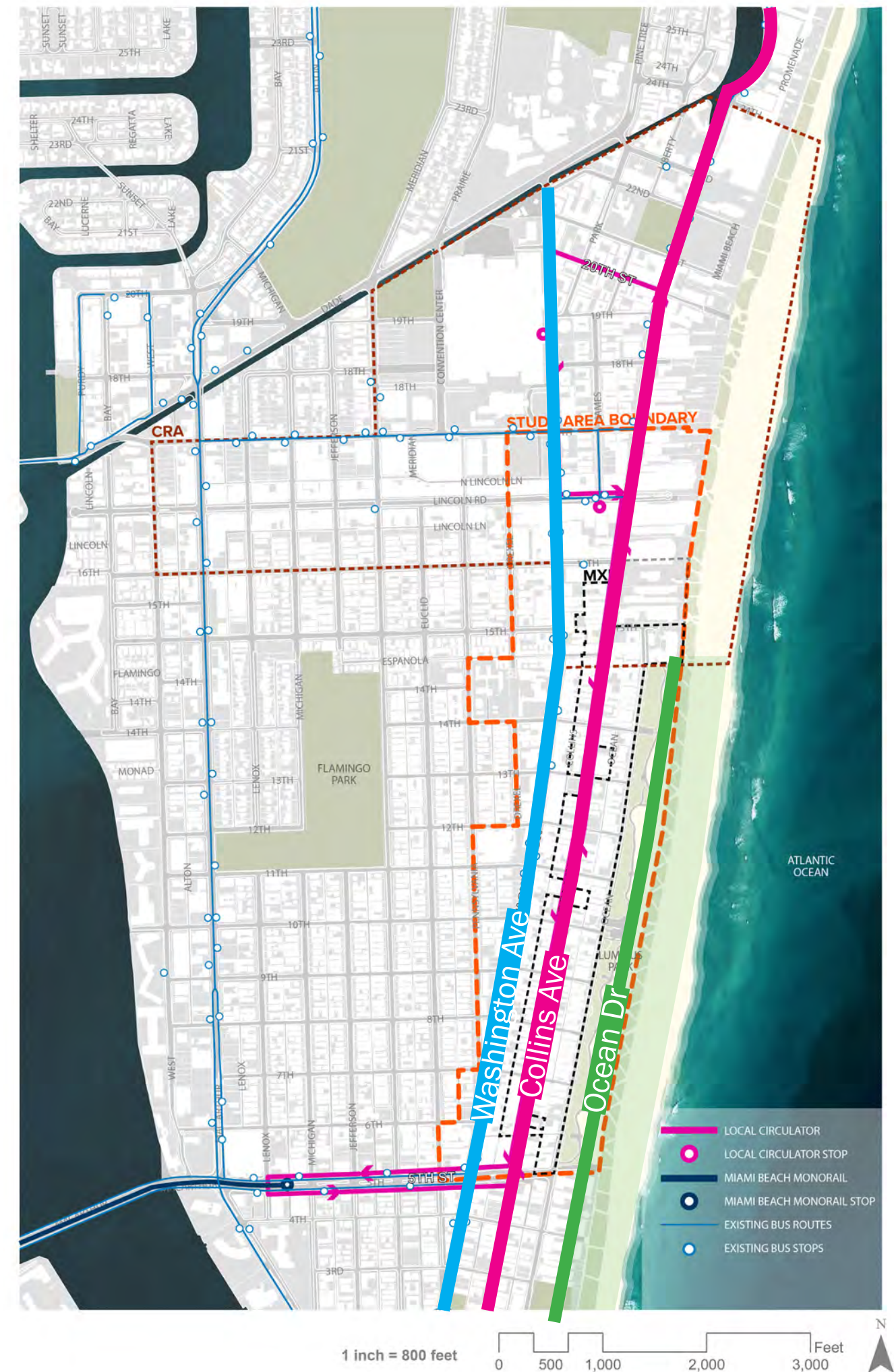
### III. VISION AND CHARACTER FOR THE DISTRICT

# 4

PRINCIPLE:

## CREATE A COMPREHENSIVE TRANSIT AND MOBILITY PLAN

- Connection to Downtown and Convention Center
- Circulation within the district
- Bike/Ped
- Restricted Vehicles
- Parking







PRINCIPLE:

# 5

## ENHANCE THE CHARACTER OF THE STREET SCENES DURING TIMES OF DAY/NIGHT

- City life
- Resident life
- Business / Food and Beverage life
- Hotel life

# 6

PRINCIPLE:

**MANAGE**

**DENSITY AND**

**WELCOMING OF**

**ALL PEOPLE**



PART IV.

How do we get

**THERE?**

## IV. HOW DO WE GET THERE?

**EXPAND THE  
LANDSCAPE AND  
CREATE A GREAT PARK  
AND PUBLIC SPACES**

IV. HOW DO WE GET THERE?

# REIMAGINING LUMMUS PARK



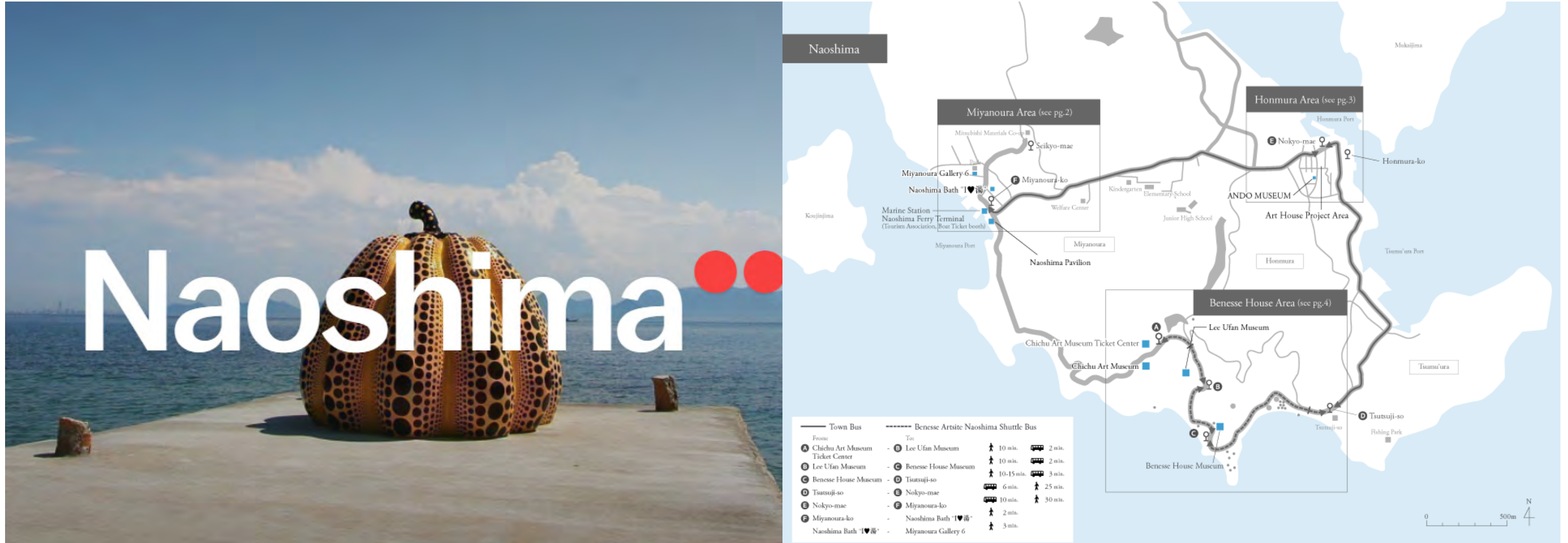
14.5  
Acres

15.0  
Acres

29.7  
TOTAL  
ACRES  
+/-



IV. HOW DO WE GET THERE?



# Lummus - Park of the arts

IV. HOW DO WE GET THERE?



# Build on Art Basel

**Sky Window**

JAMES TURRELL

IV. HOW DO WE GET THERE?



# Spaces that startle



#### IV. HOW DO WE GET THERE?

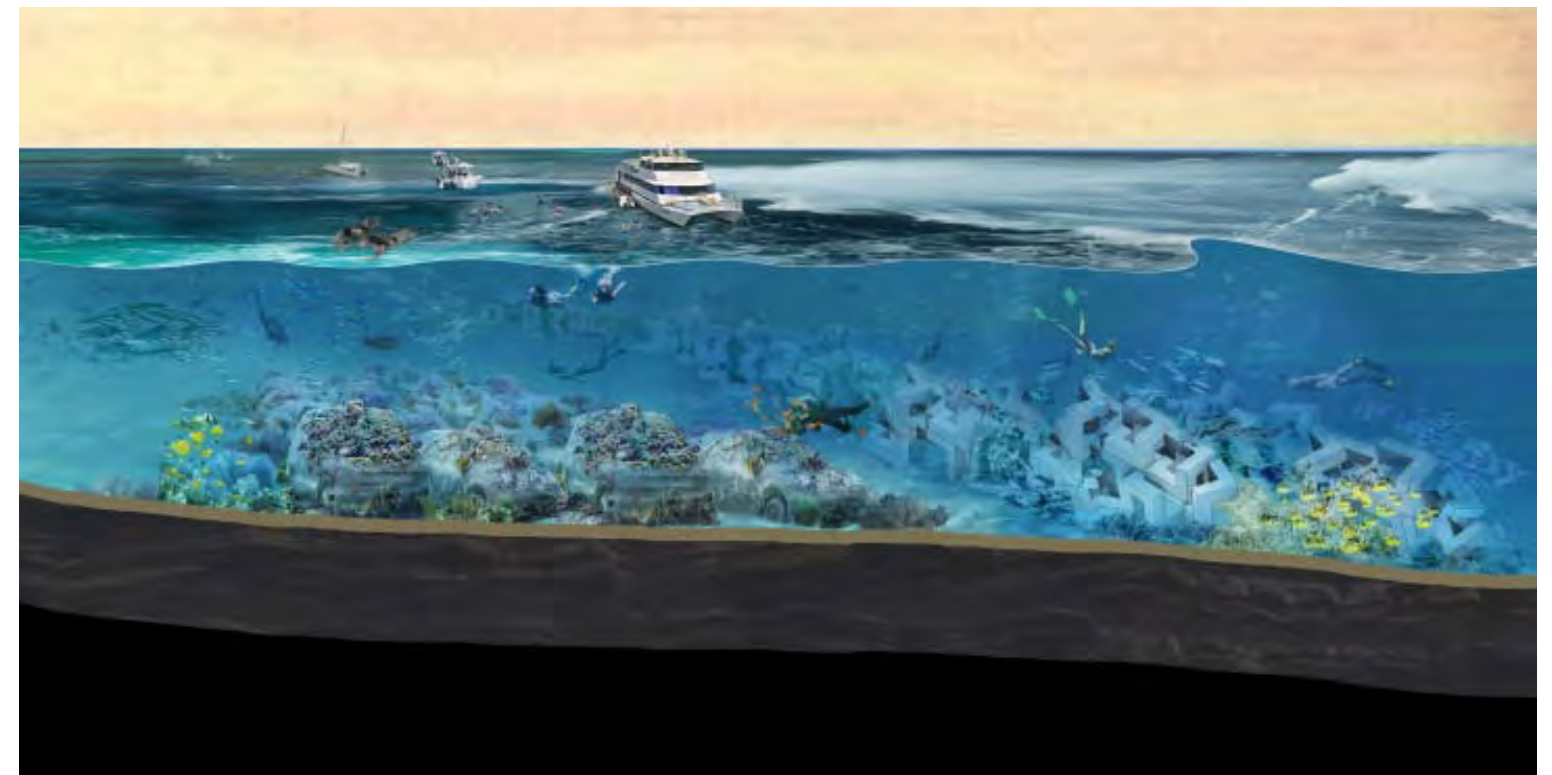
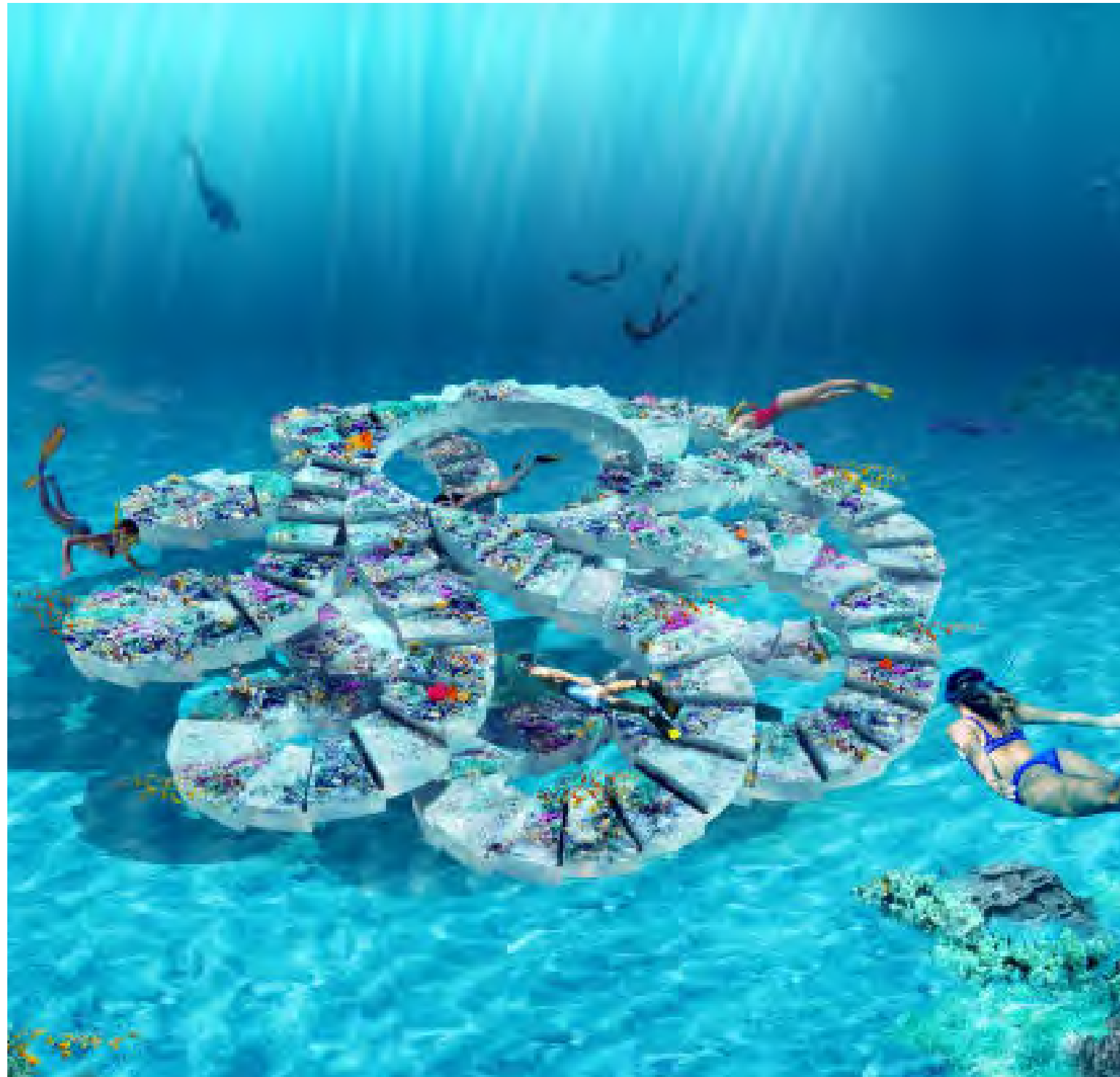
An otherworldly underwater sculpture park will open in Miami



**Miami Beach is working on this already**

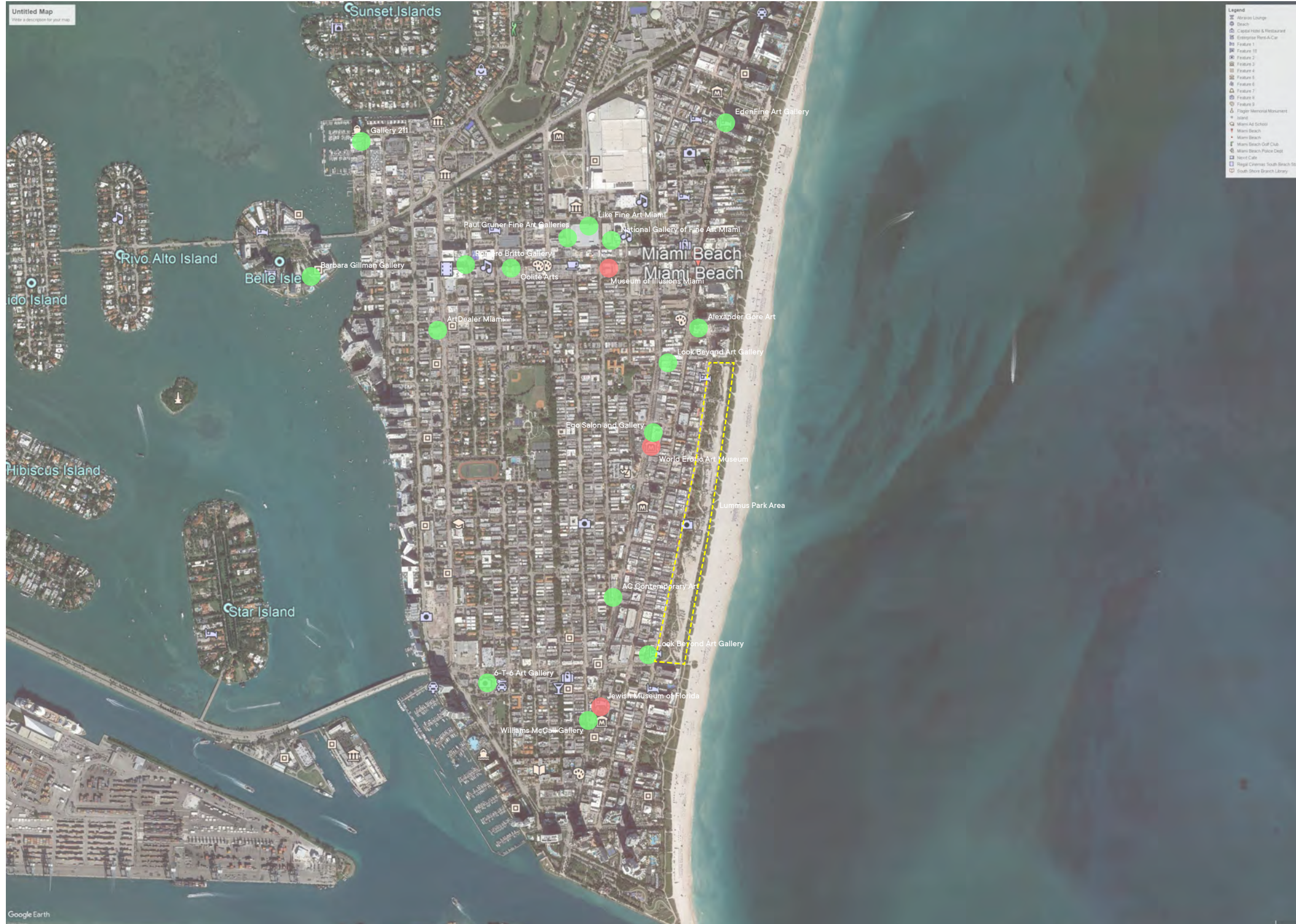
IV. HOW DO WE GET THERE?

**“The next awe-inspiring art experience is set to open on the ocean floor.”**



# IV. HOW DO WE GET THERE?

## LUMMUS PARK CONCEPTS ART GALLERIES & MUSEUMS IN VICINITY



jungles



MXE DISTRICT VISIONING, CITY OF MIAMI BEACH

# IV. HOW DO WE GET THERE?

## LUMMUS PARK CONCEPTS SITE INVENTORY

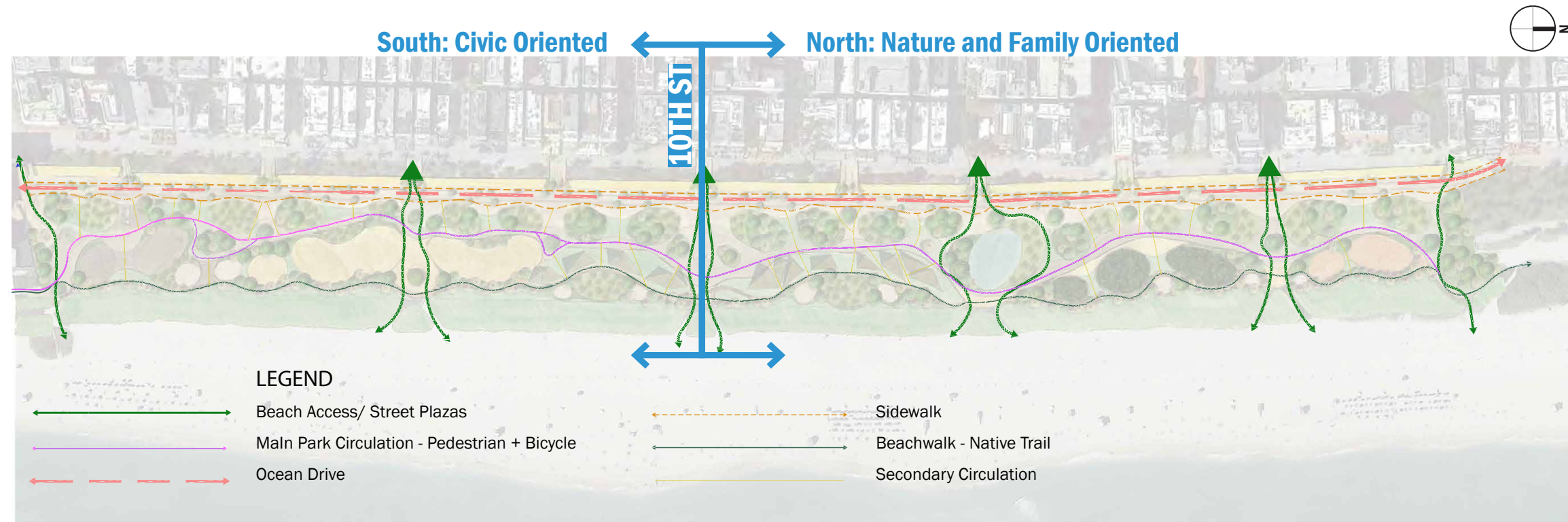


jungles

MXE DISTRICT VISIONING, CITY OF MIAMI BEACH

# IV. HOW DO WE GET THERE?

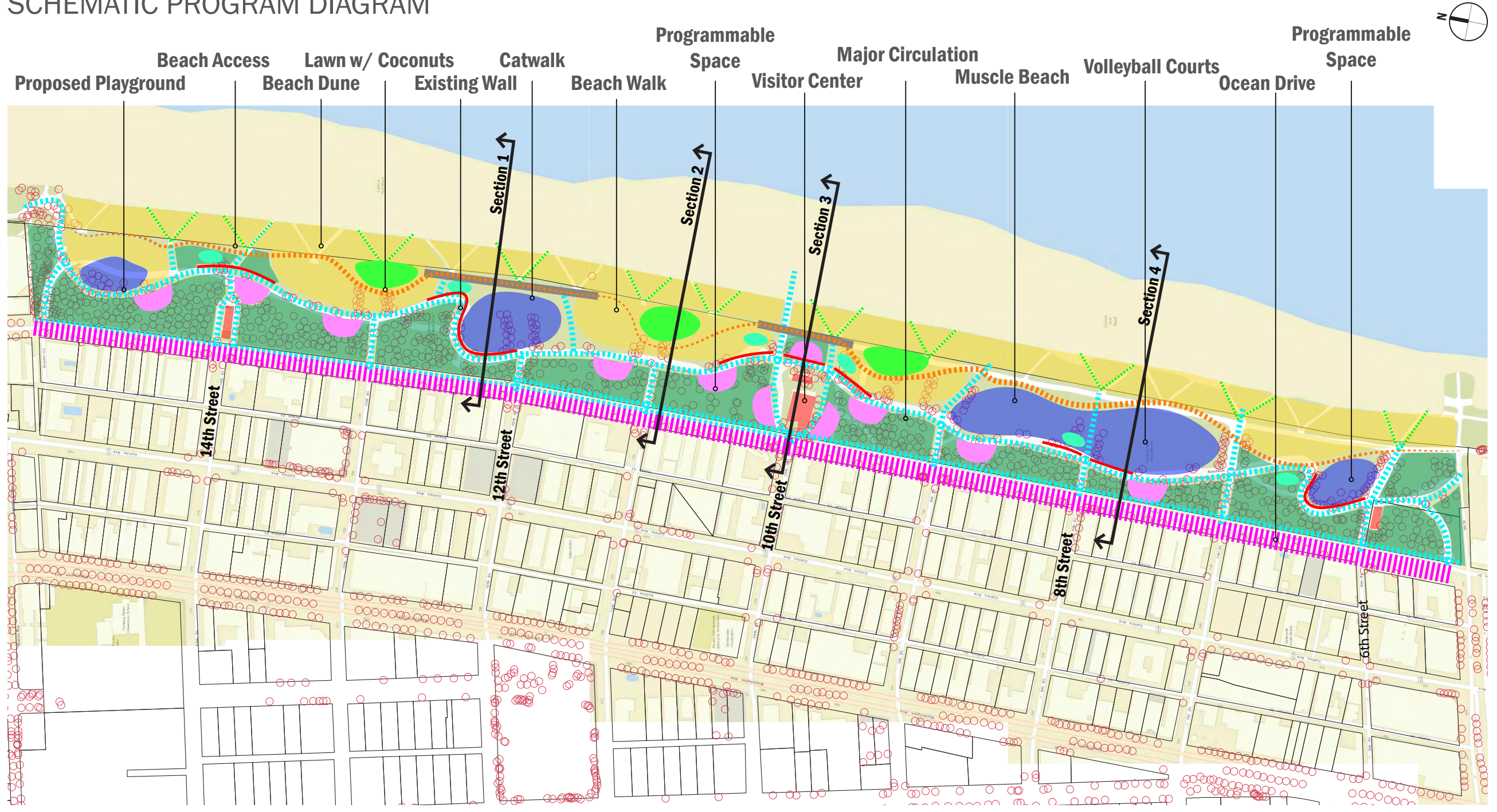
## | LUMMUS PARK CONCEPTS



IV. HOW DO WE GET THERE?

# LUMMUS PARK CONCEPTS

## SCHEMATIC PROGRAM DIAGRAM



**LEGEND**

- |                    |                    |                   |               |                    |
|--------------------|--------------------|-------------------|---------------|--------------------|
| Beach Dune         | Lawn With Coconuts | Major Circulation | Existing Wall | Event Space        |
| Lawn With Coconuts | Structures         | Ocean Drive       | Beachwalk     | Programmable Space |

IV. HOW DO WE GET THERE?

# LUMMUS PARK CONCEPTS

## LUMMUS PARK CONCEPT PLAN



IV. HOW DO WE GET THERE?

# LUMMUS PARK CONCEPTS

## LUMMUS PARK - SOUTH





IV. HOW DO WE GET THERE?





# LUMMUS PARK CONCEPTS

## LUMMUS PARK - CENTER



### LEGEND

- 1. Beachwalk Path
- 2. Native Dune Extension
- 3. Landscape Pocket
- 4. Ocean Lookout
- 5. City Overlook / Structures
- 6. Open Air Plaza
- 7. Existing Lifeguard Headquarters
- 8. Coconut Palm Grove
- 9. Elevated Catwalk
- 10. Beach Access
- 11. Playground

-  Dense Native Planting
-  Coconut Groves
-  Dune Planting
-  Landscape Moment

jungles

# LUMMUS PARK CONCEPTS

## LUMMUS PARK - NORTH



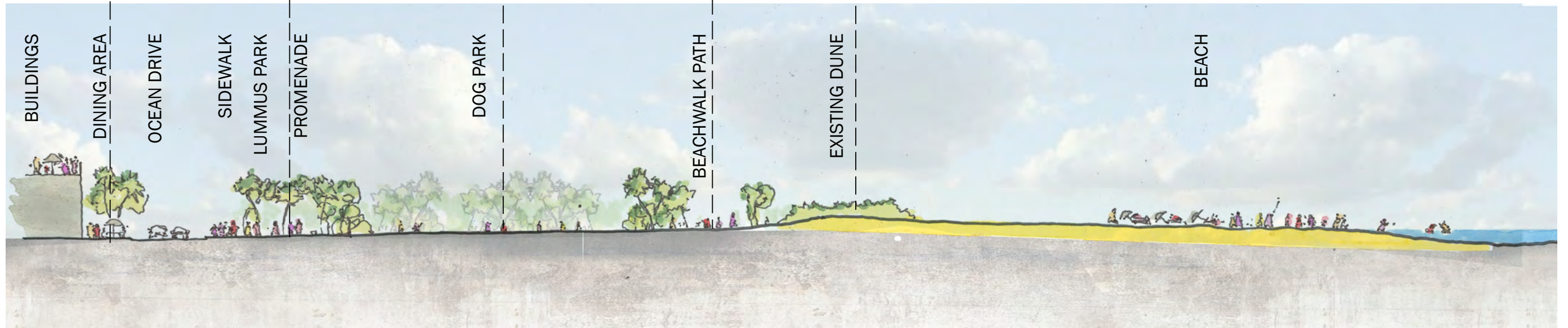
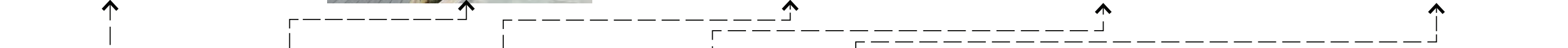
### LEGEND

- 1. Beachwalk Path
- 2. Native Dune Extension
- 3. Landscape Pocket
- 4. Beach Access
- 5. Playground
- 6. Coconut Palm Grove
- 7. Dog Park
- 8. Dense Buffer/Forest

- Dense Native Planting
- Coconut Groves
- Dune Planting
- Landscape Moment

IV. HOW DO WE GET THERE?

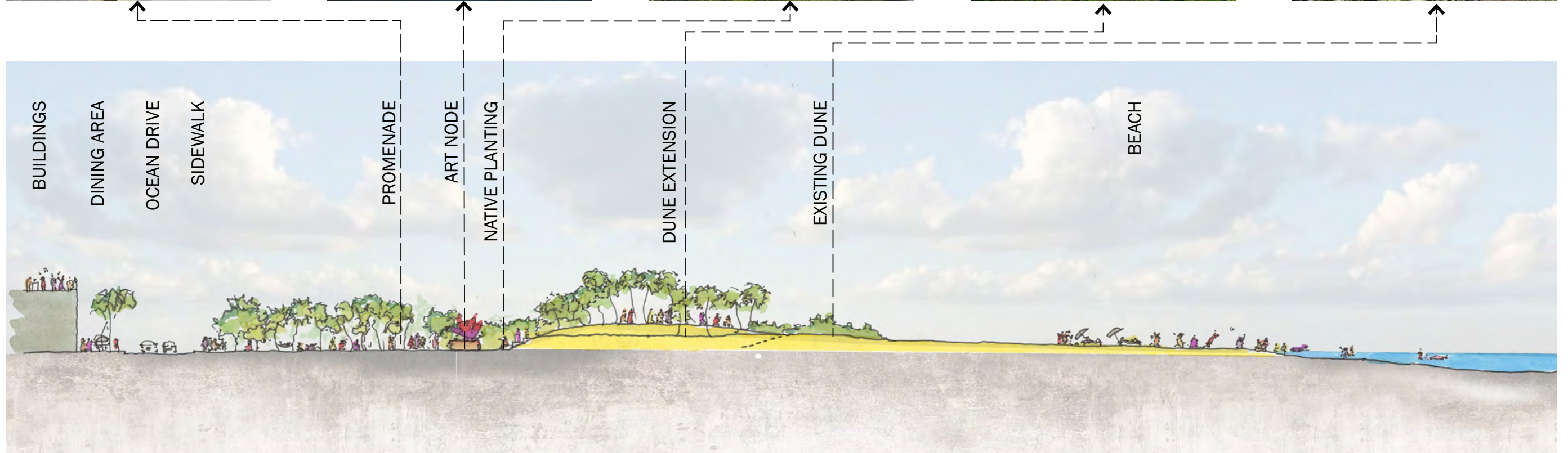
SITE SECTION 1



jungles

IV. HOW DO WE GET THERE?

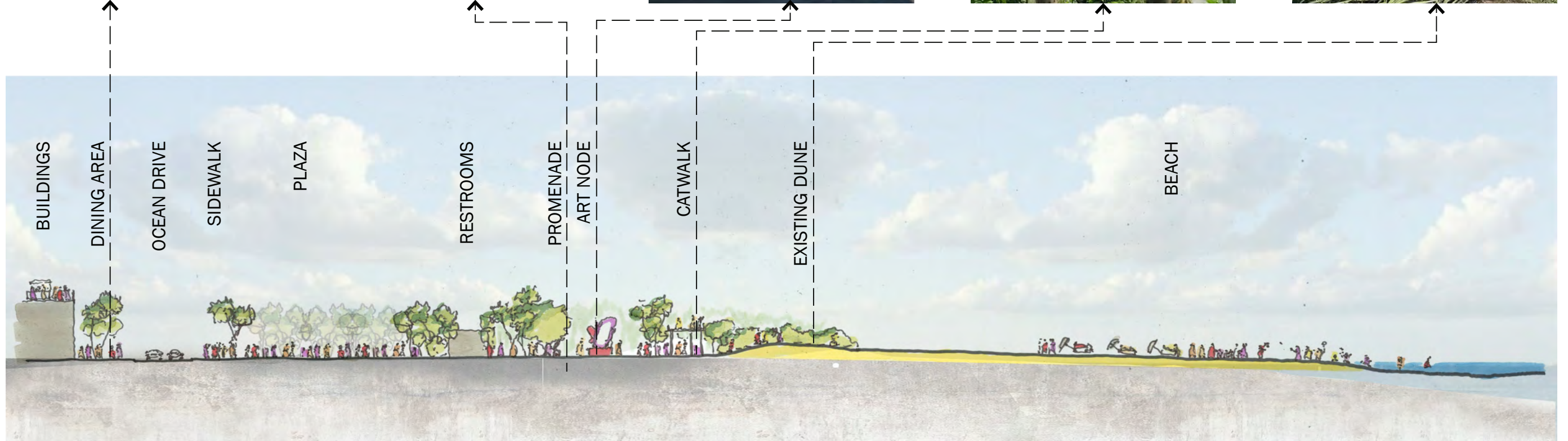
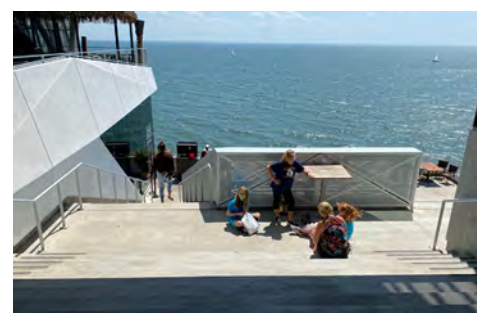
SITE SECTION 2



jungles

IV. HOW DO WE GET THERE?

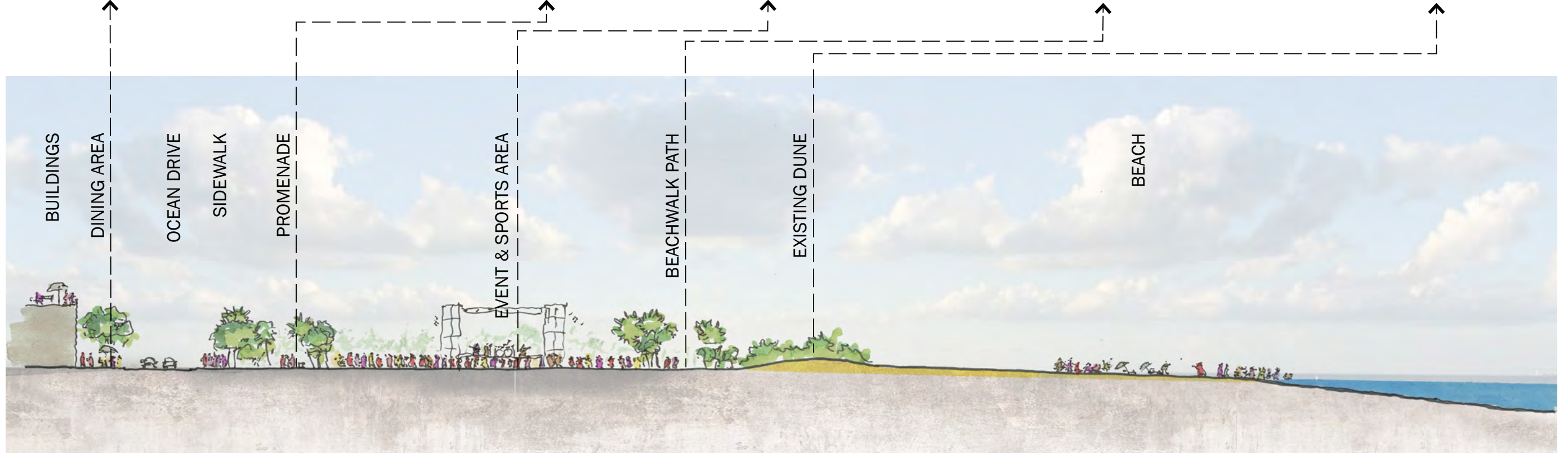
SITE SECTION 3



jungles

IV. HOW DO WE GET THERE?

SITE SECTION 4



jungles

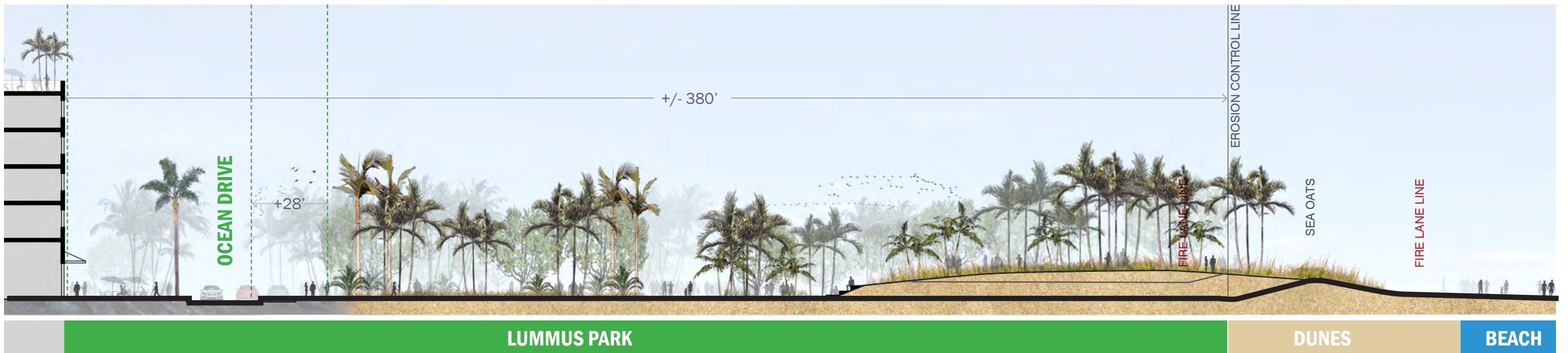
IV. HOW DO WE GET THERE?

# OCEAN DRIVE AND LUMMUS PARK CONCEPT

[PARK + PEDESTRIAN STREET]



Existing



Proposed

# | LUMMUS PARK CONCEPTS

CONCEPTUAL VIEW





IV. HOW DO WE GET THERE?

| LUMMUS PARK CONCEPTS  
CONCEPTUAL VIEW



IV. HOW DO WE GET THERE?

| LUMMUS PARK CONCEPTS  
CONCEPTUAL VIEW



IV. HOW DO WE GET THERE?

# | LUMMUS PARK CONCEPTS

CONCEPTUAL VIEW



#### IV. HOW DO WE GET THERE?

**CREATE A  
COMPREHENSIVE  
TRANSIT AND  
MOBILITY PLAN**

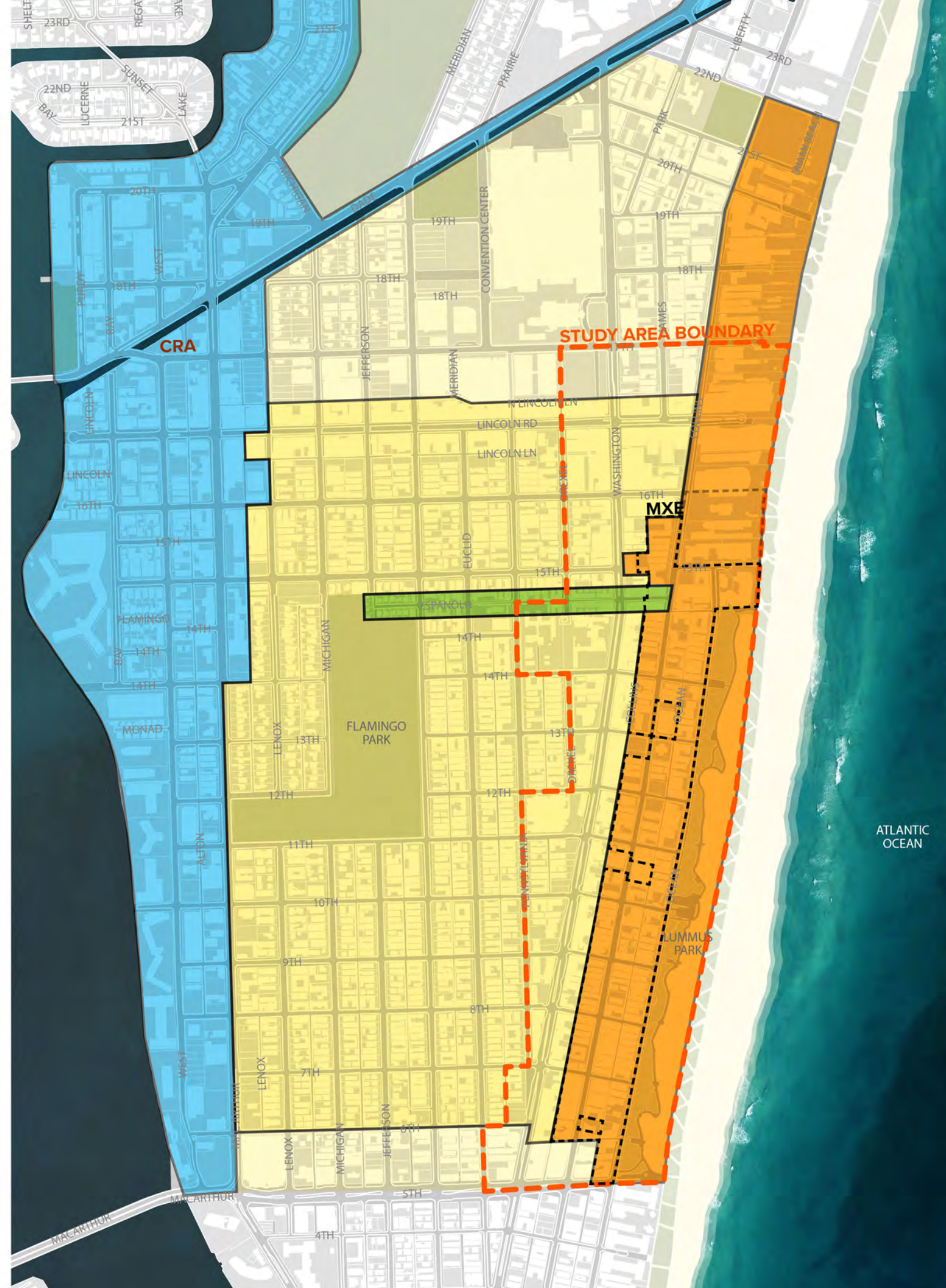
IV. HOW DO WE GET THERE?

| OVERALL DISTRICT

**Mobility District**  
**[Alton+Dade]**

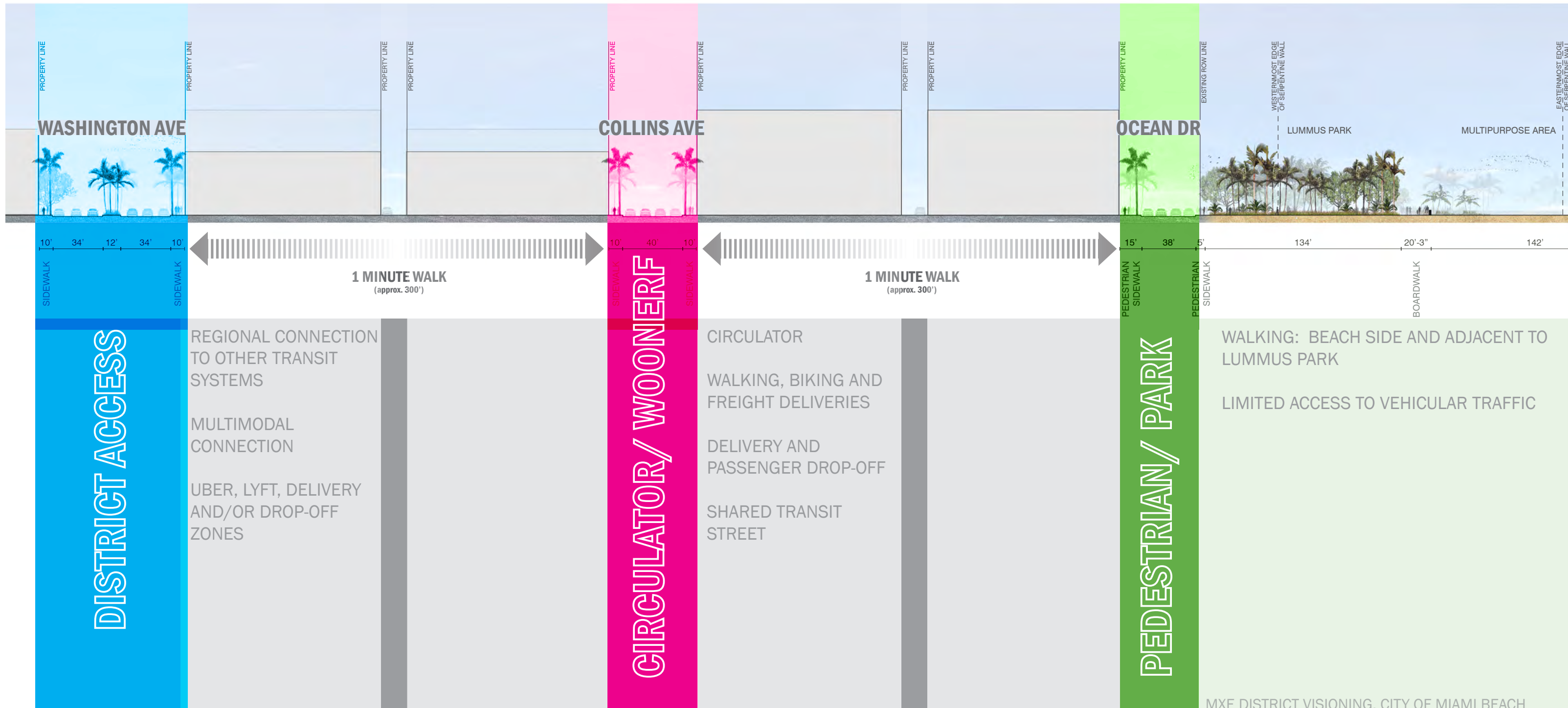
**[Flamingo Park Historic District]**

**Access District**  
**[Cultural District]**



IV. HOW DO WE GET THERE?

| CULTURAL DISTRICT  
[ACCESS]



IV. HOW DO WE GET THERE?

# | OCEAN DRIVE CONCEPTS

RESTRICTED ACCESS CASE STUDIES



CONGESTION CHARGE



TOLL BY PLATE



RETRACTABLE BOLLARDS

HOW DO WE GET

# Ocean Dr

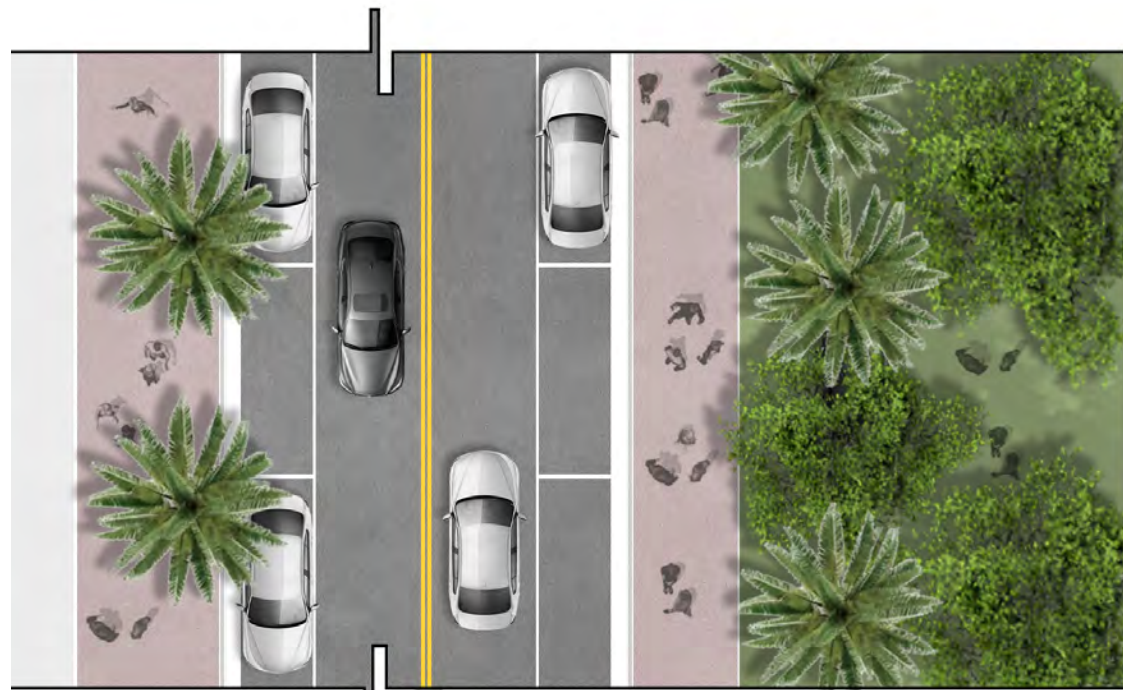
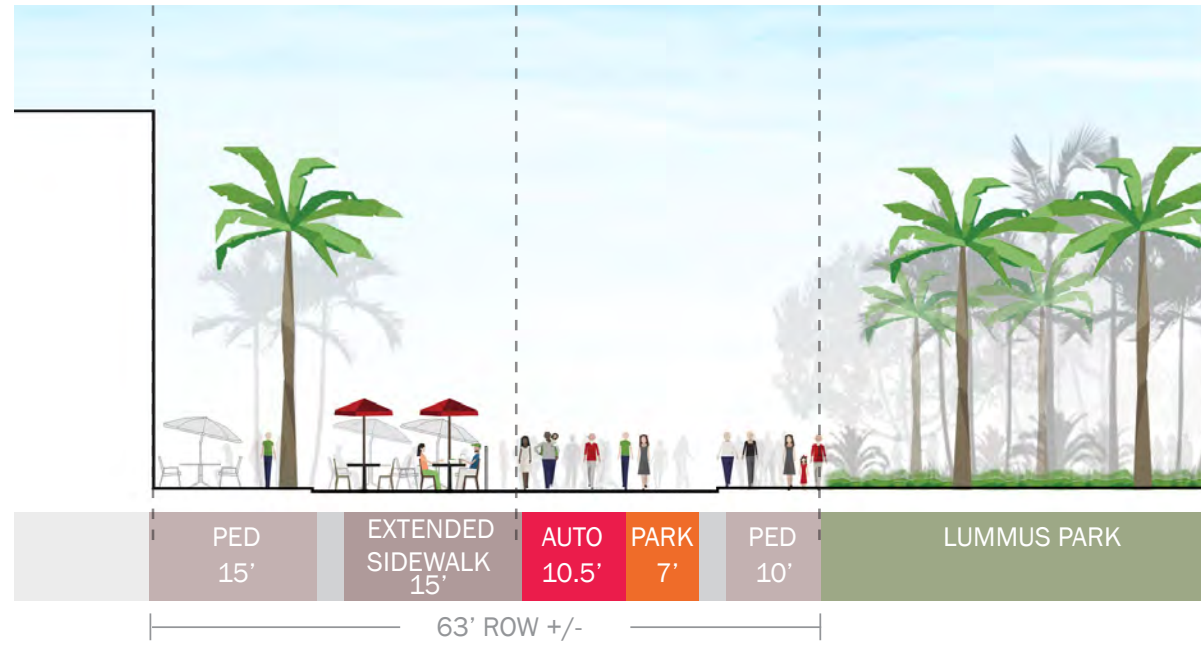
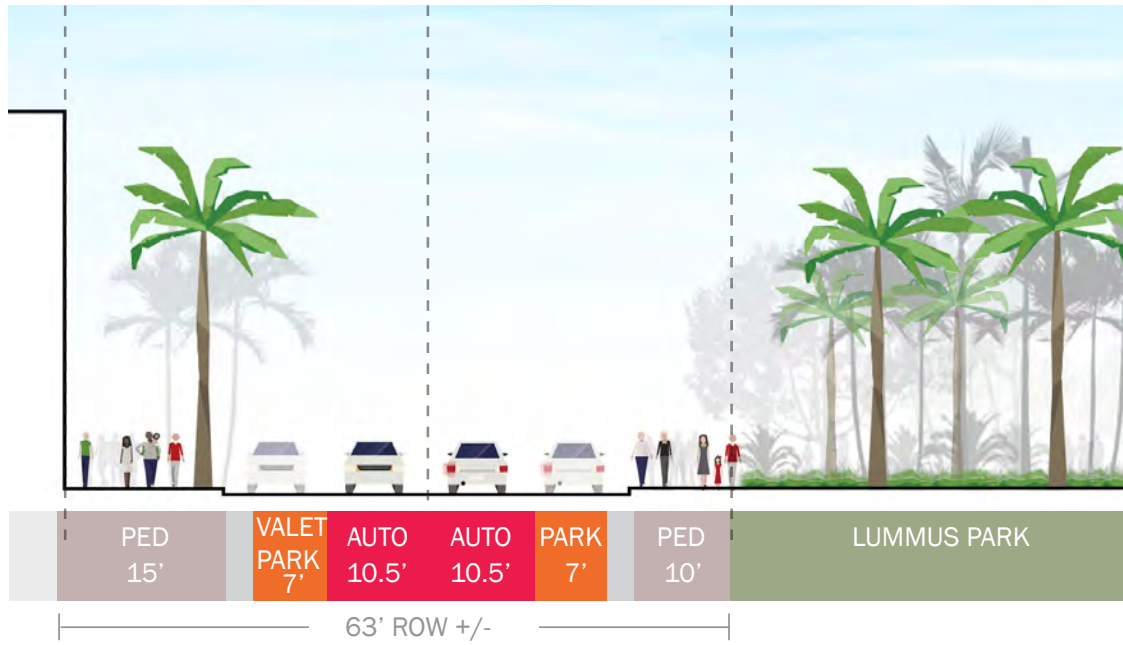
## Park + Pedestrian Street



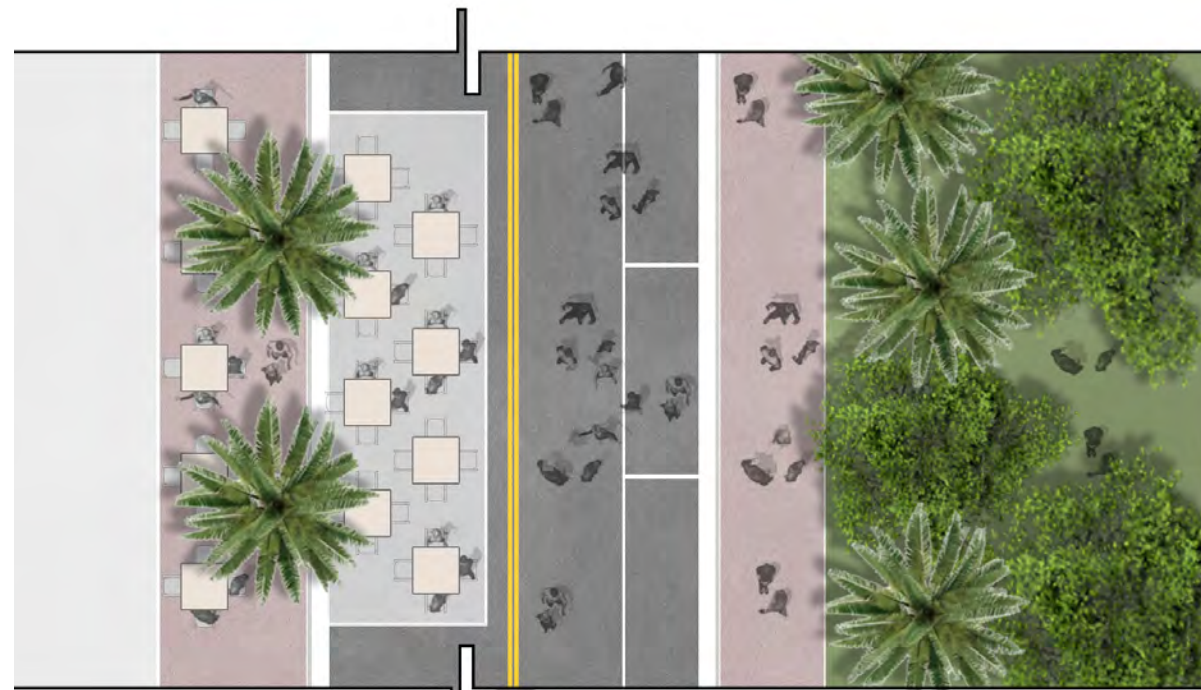
IV. HOW DO WE GET THERE?

# OCEAN DRIVE CONCEPTS

[PARK + PEDESTRIAN STREET]



Existing / Pre-Pandemic  
 \_1 travel lane northbound  
 \_1 travel lane southbound  
 \_Parking/Valet/Drop-off zone



Existing / During Pandemic  
 \_Pedestrianization of street  
 \_Extended sidewalk on west side

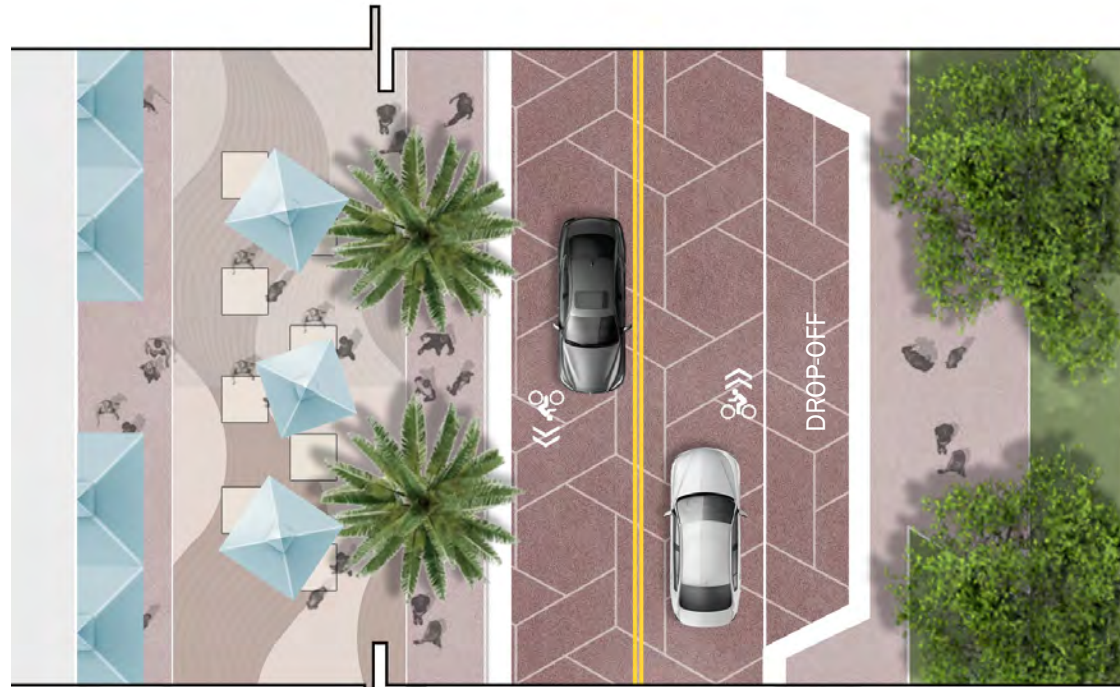
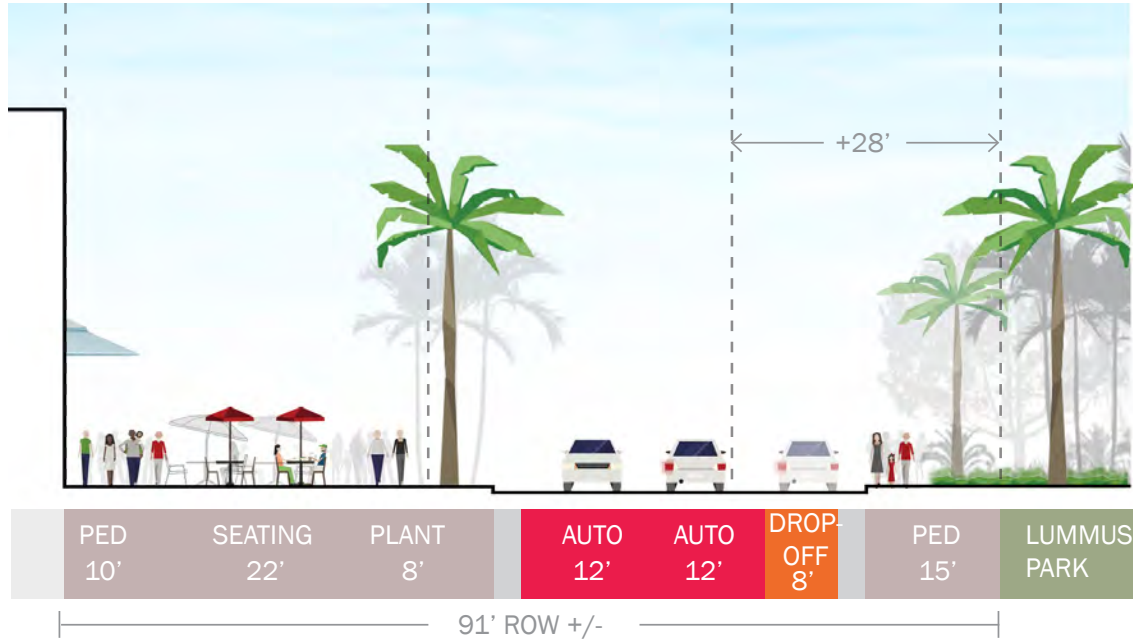


Existing / During Pandemic Images

IV. HOW DO WE GET THERE?

# OCEAN DRIVE CONCEPTS

[PARK + PEDESTRIAN STREET]



**Proposed Limited Vehicle Access**

- \_1 travel lane northbound
- \_1 travel lane southbound
- \_Parking/Valet/Drop-off zone on east side
- \_Shared bike



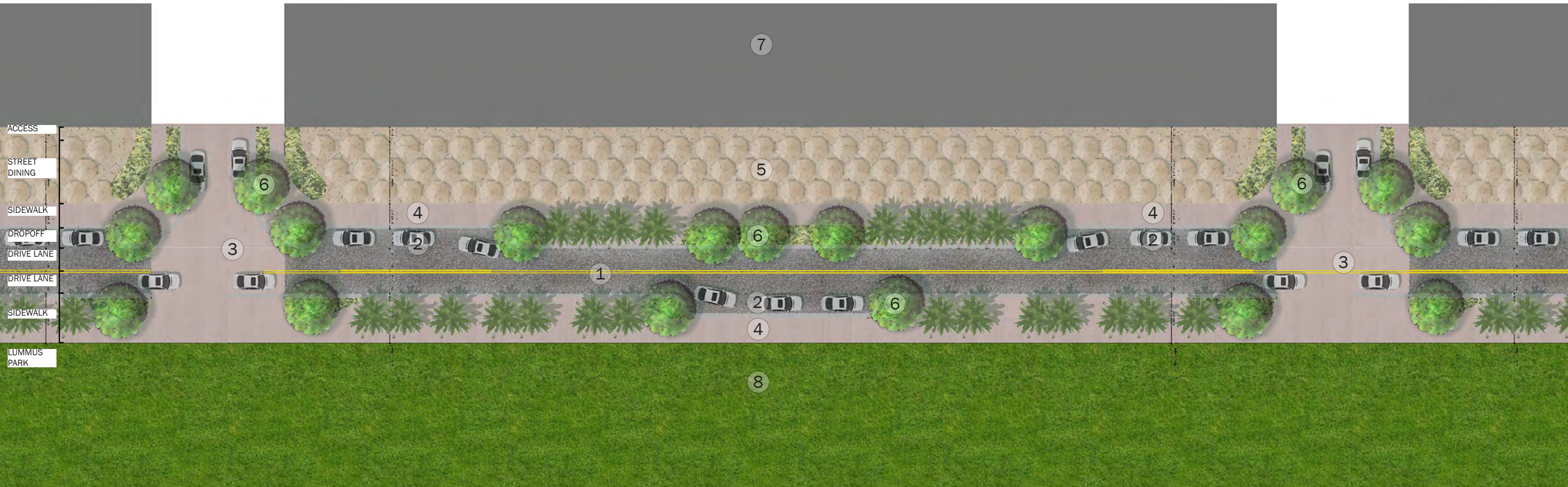
Las Ramblas, Barcelona

## IV. HOW DO WE GET THERE?

# OCEAN DRIVE CONCEPTS

[PARK + PEDESTRIAN STREET]

### DROPOFF & INTERSECTION CONCEPT



#### LEGEND

1. Drive Lanes
2. Dropoff Lane
3. Tabled Intersection
4. Sidewalk
5. Expanded Dining Terrace
6. Planting Bed
7. Existing Buildings
8. Lummus Park

IV. HOW DO WE GET THERE?

| OCEAN DRIVE CONCEPTS  
[PARK + PEDESTRIAN STREET]



Existing Street

IV. HOW DO WE GET THERE?

# | OCEAN DRIVE CONCEPTS

[PARK + PEDESTRIAN STREET]



Proposed Street

IV. HOW DO WE GET THERE?

# | OCEAN DRIVE CONCEPTS

[PARK + PEDESTRIAN STREET]

Proposed Street End Tabletop



Existing Street Intersection

IV. HOW DO WE GET THERE?

# OCEAN DRIVE CONCEPTS

[PARK + PEDESTRIAN STREET]

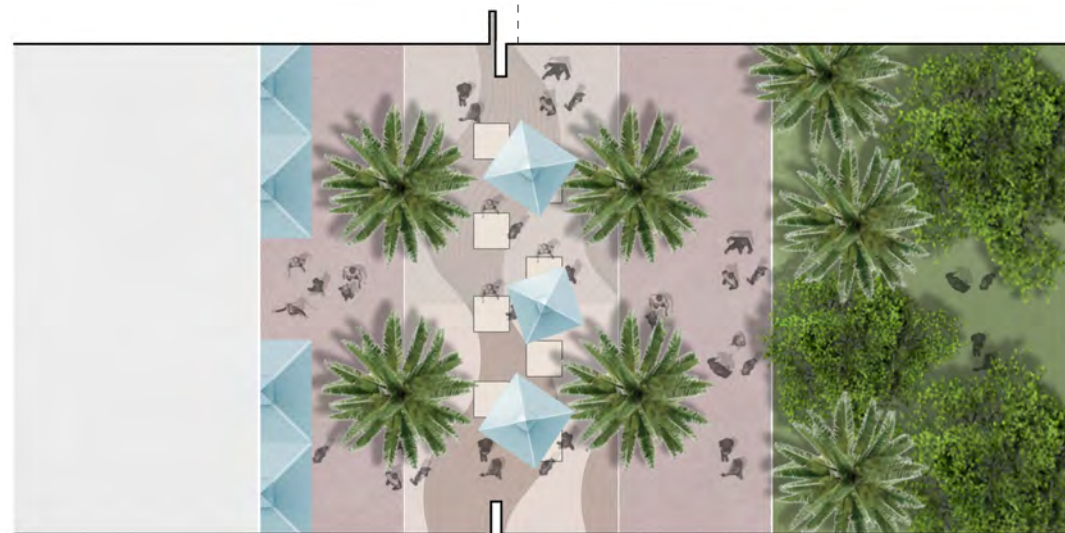
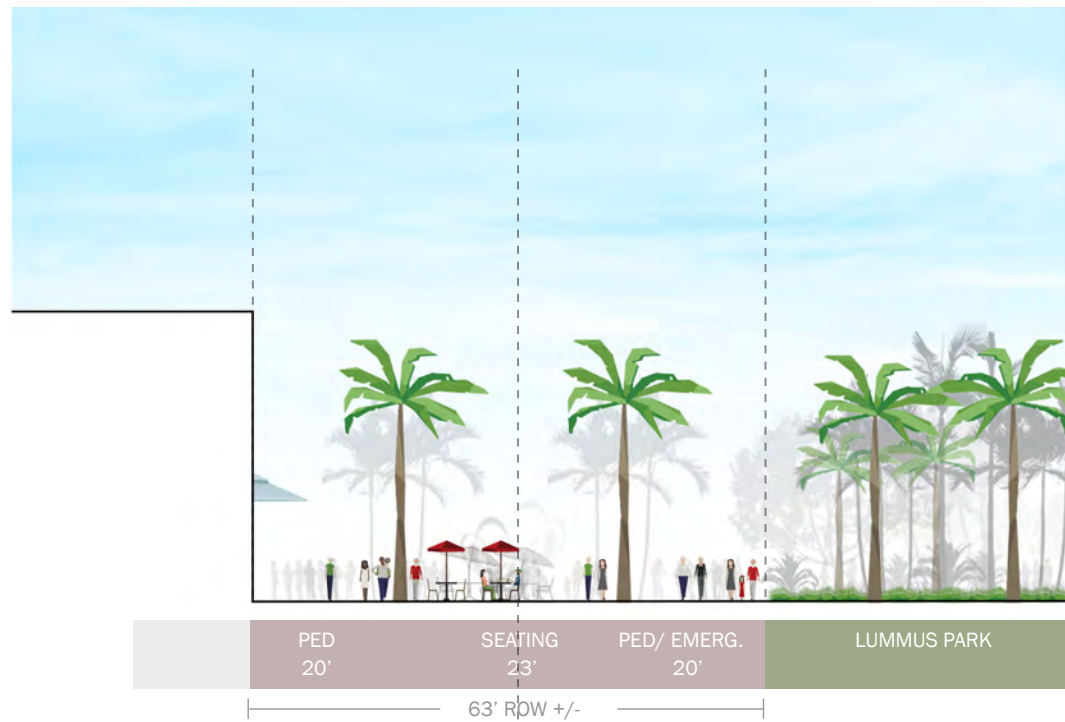
Proposed Street End Tabletop



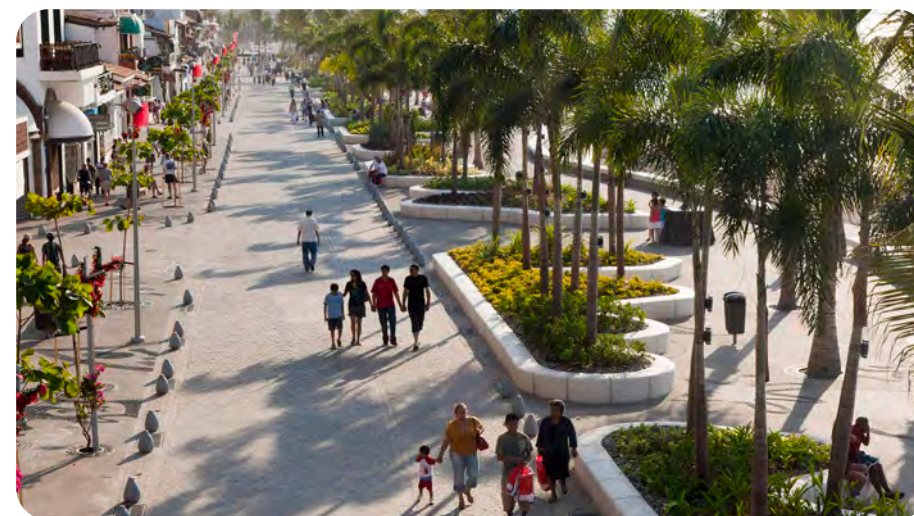
Proposed Street Intersection

# IV. HOW DO WE GET THERE?

## OCEAN DRIVE CONCEPTS [PARK + PEDESTRIAN ONLY STREET]



Option 2: Proposed Pedestrian Only Street





An aerial photograph of a vibrant urban street scene. The street is paved with light-colored rectangular tiles in a grid pattern. In the upper portion, a long wooden bench is occupied by several people sitting and talking. A woman in a white shirt and pink shorts is riding a bicycle across the middle of the frame. To the right, a black taxi with a white roof sign is parked, with a person in a yellow safety vest standing nearby. A woman is walking a German Shepherd dog. In the lower right, a person is sitting at a small outdoor table with a white tablecloth. The overall atmosphere is one of active, shared urban space.

# Collins Ave

## Shared Transit Street

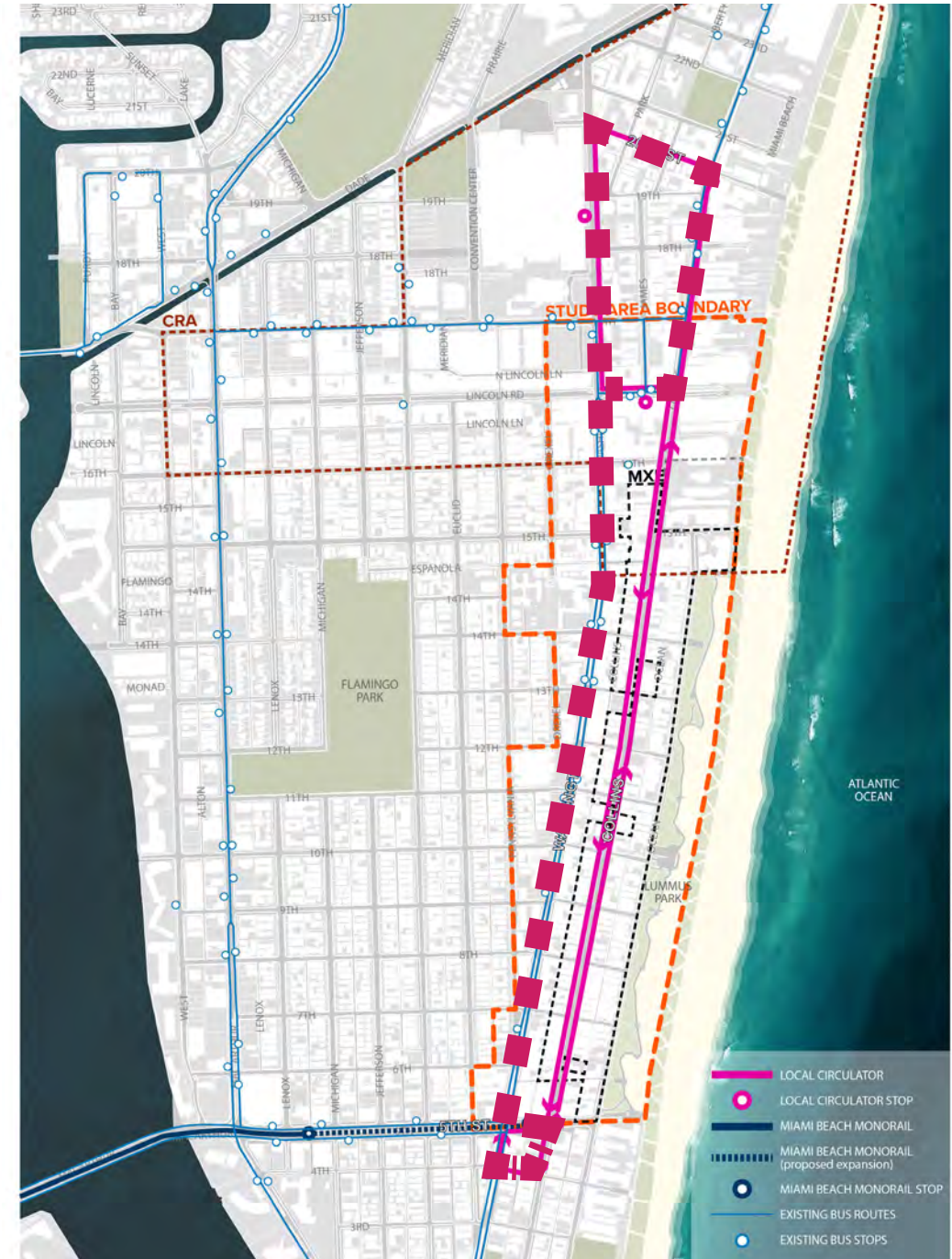
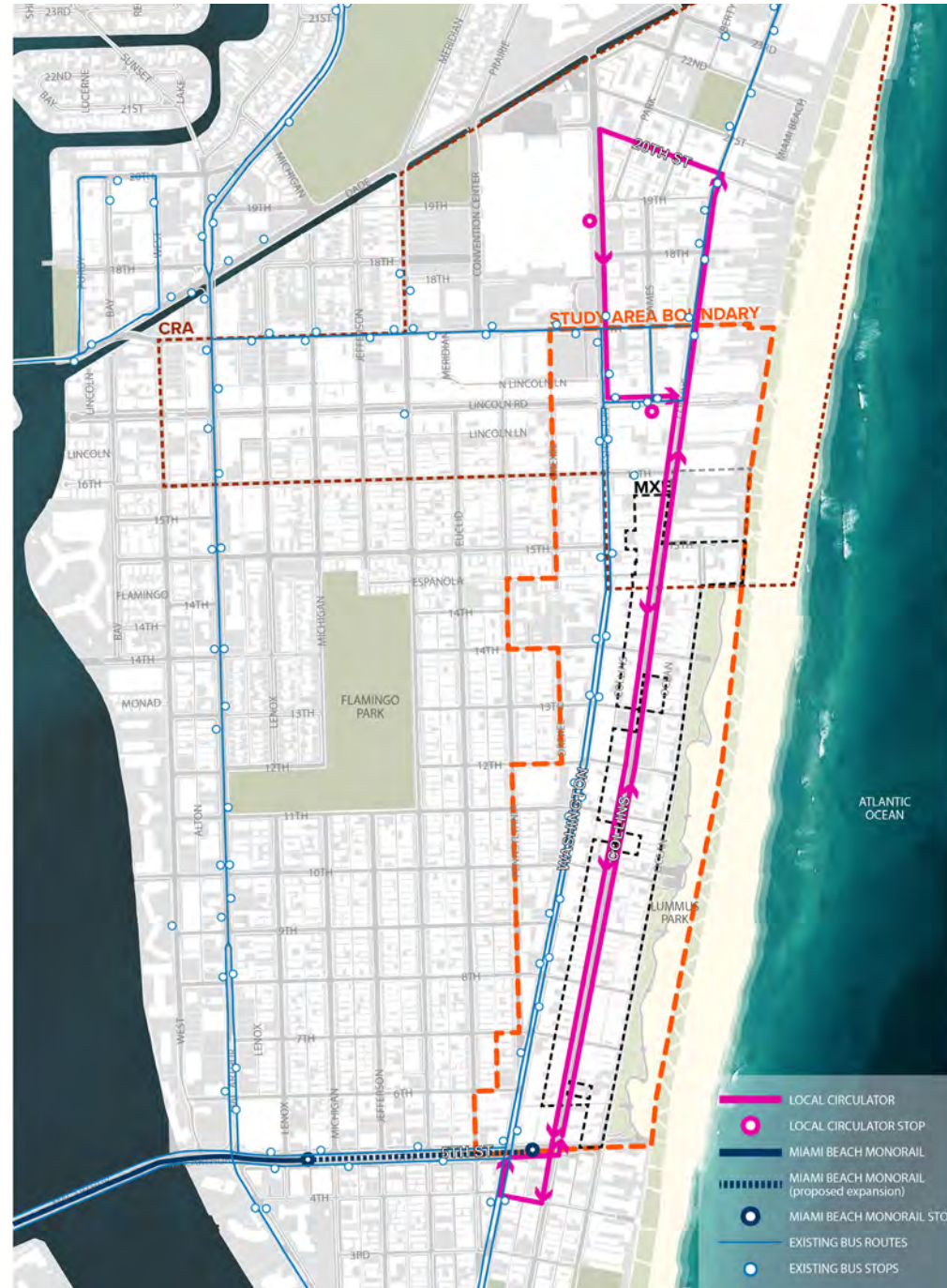
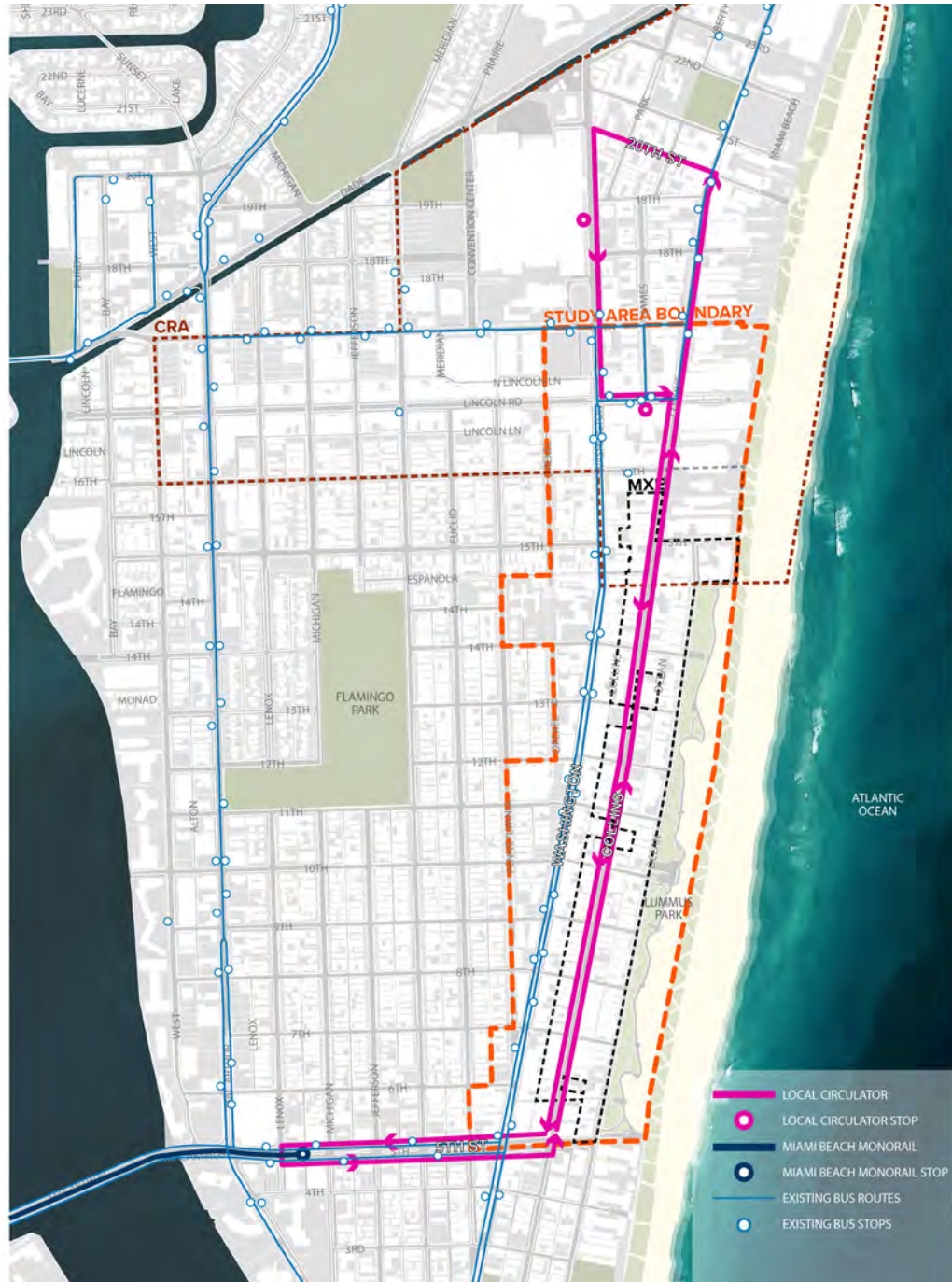
# IV. HOW DO WE GET THERE?

## | LOCAL CIRCULATOR

**01A** Two-Way Collins Avenue  
Monorail connection between  
Lenox Ave and Michigan Ave

**01B** Two-Way Collins Avenue  
Monorail connection between  
Washington Ave and Collins Ave

**Later Phase  
A/B** Two-Way Washington Avenue  
Monorail connection in place,  
circulator moves to Washington Ave

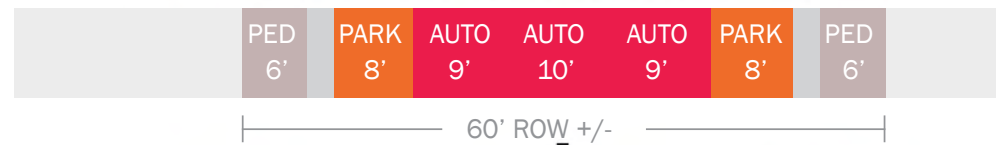


IV. HOW DO WE GET THERE?

# COLLINS AVENUE

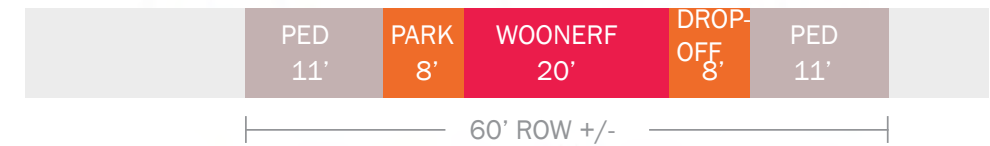
[SHARED TRANSIT STREET]

Two-Way Circulator Collins Avenue



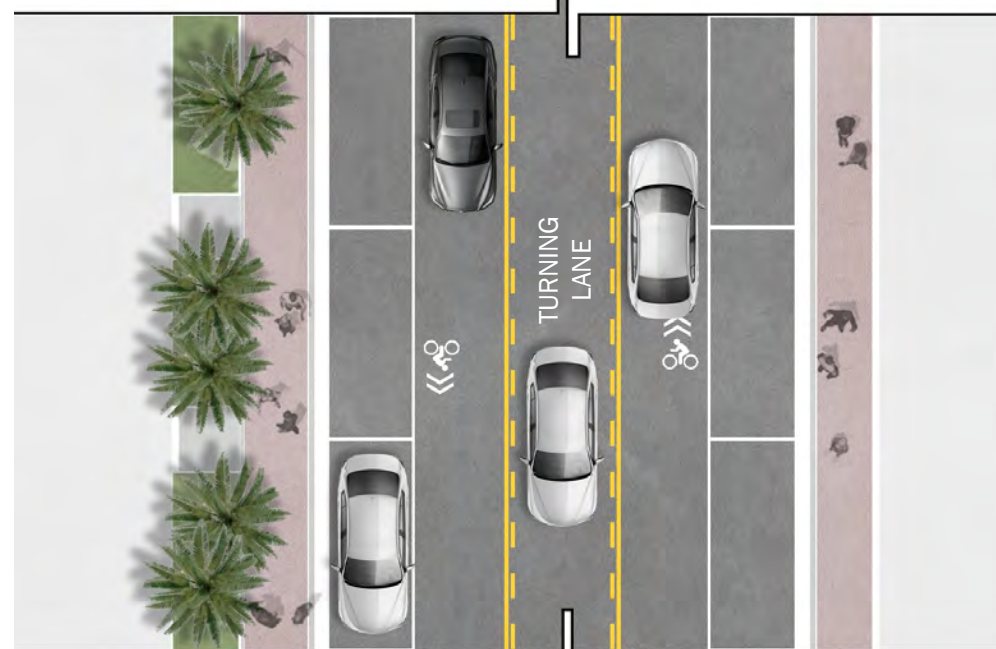
### Existing

- \_2 bi-directional travel lanes
- \_Shared turning lane
- \_On-street parking both direction
- \_Sharrow lanes



### Proposed

- \_2 bi-directional travel lanes
- \_Circulator street with woonerf
- \_Wider sidewalks
- \_Sharrow lanes
- \_Parking/ transit stop areas



Existing



Proposed

# IV. HOW DO WE GET THERE?

## | COLLINS AVENUE [SHARED TRANSIT STREET]

Two-Way Circulator Collins Avenue



NACTO: Shared Transit Street



#### IV. HOW DO WE GET THERE?

## | COLLINS AVENUE [SHARED TRANSIT STREET]

Two-Way Circulator Collins Avenue



Existing Street

IV. HOW DO WE GET THERE?

| COLLINS AVENUE  
[SHARED TRANSIT STREET]

Two-Way Circulator Collins Avenue



Proposed Street

A photograph of a city street scene. In the center, a white bus with yellow accents is stopped. The destination sign on the bus reads "4 FOCH CATHEDRALE". To the left, a person is standing next to a red car. In the foreground, a person is pushing a stroller. The background is filled with lush green trees and a modern building with a white facade and large windows. The sky is clear and blue. A large, semi-transparent white banner with blue text is overlaid across the middle of the image.

# Washington Ave

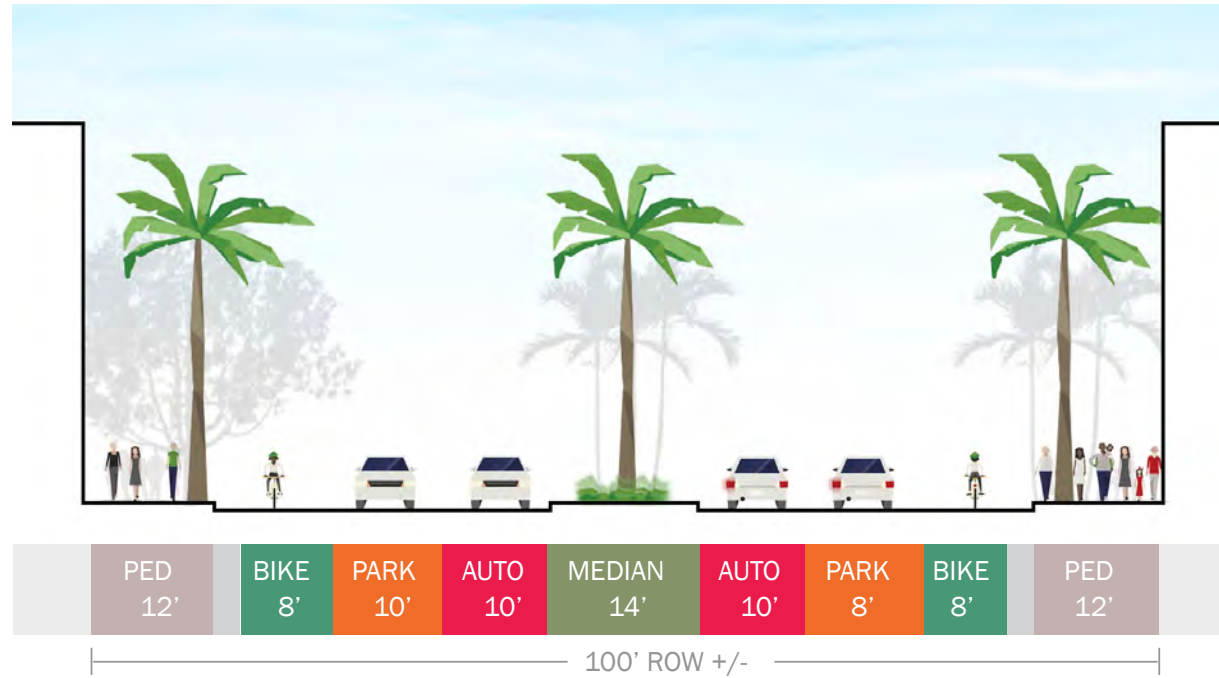
## District Access Transit Street

IV. HOW DO WE GET THERE?

# WASHINGTON AVENUE

[DISTRICT ACCESS TRANSIT STREET]

FUTURE:

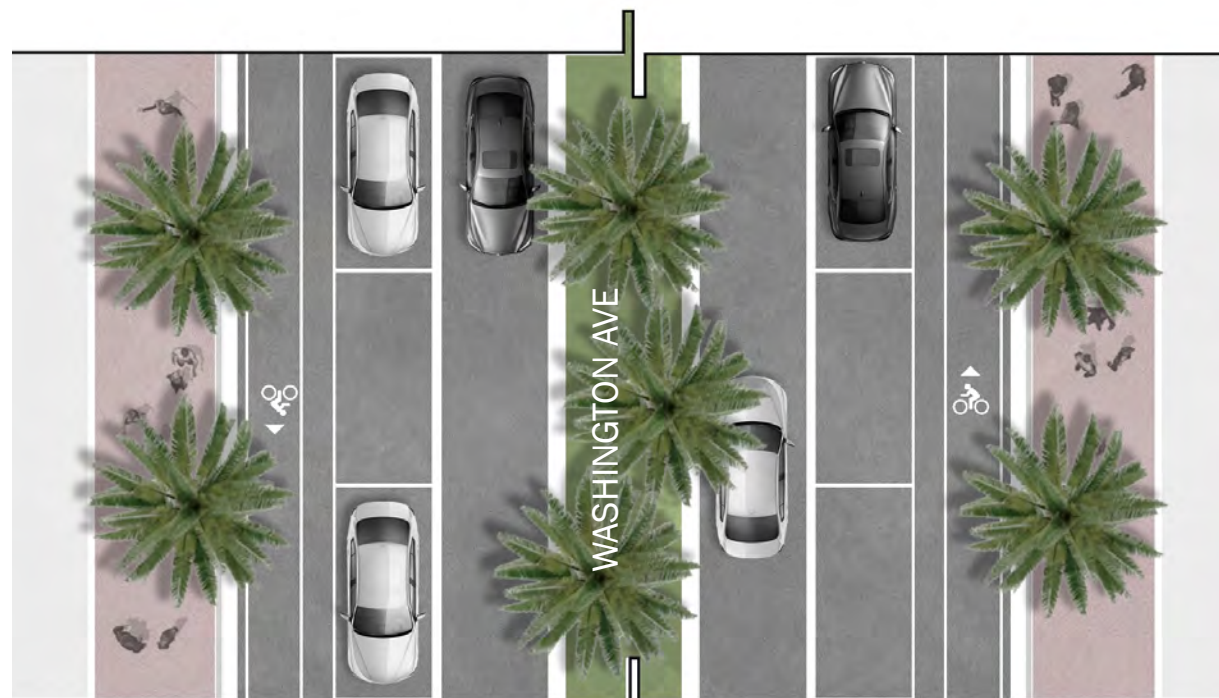
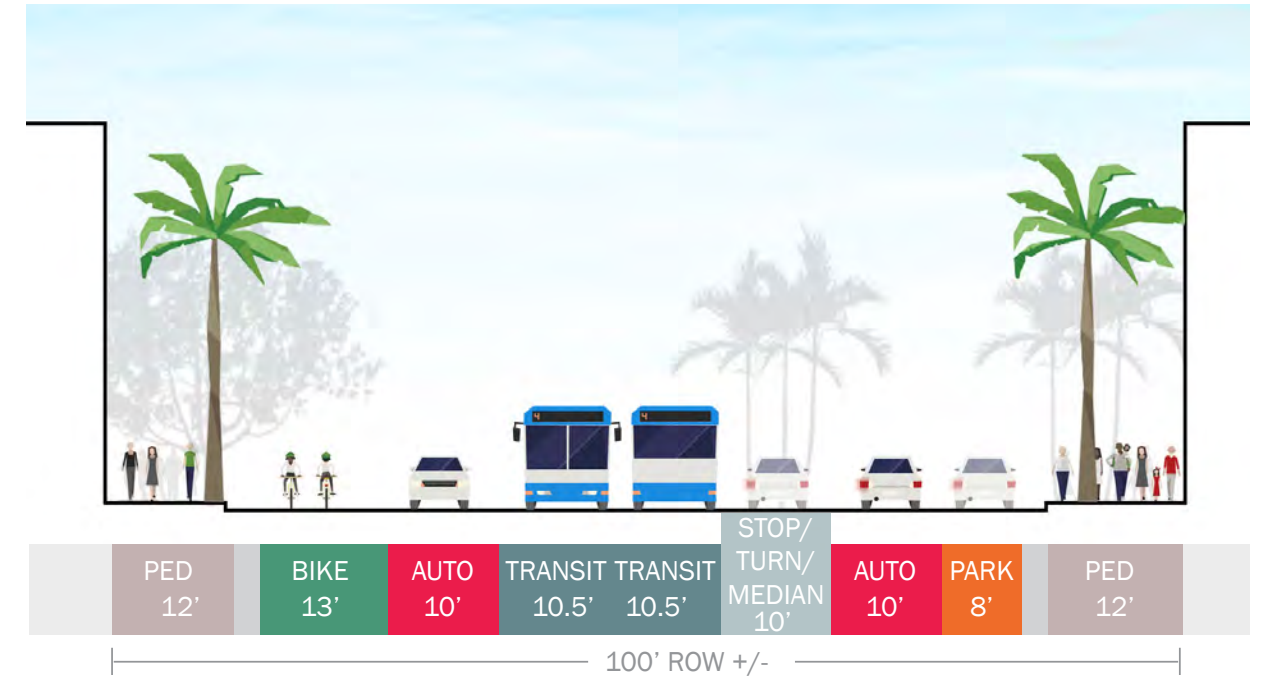


Existing

- \_2 bi-directional travel lanes
- \_Median/ turning lane
- \_On-street parking
- \_Bike lanes

LONG TERM VISION:

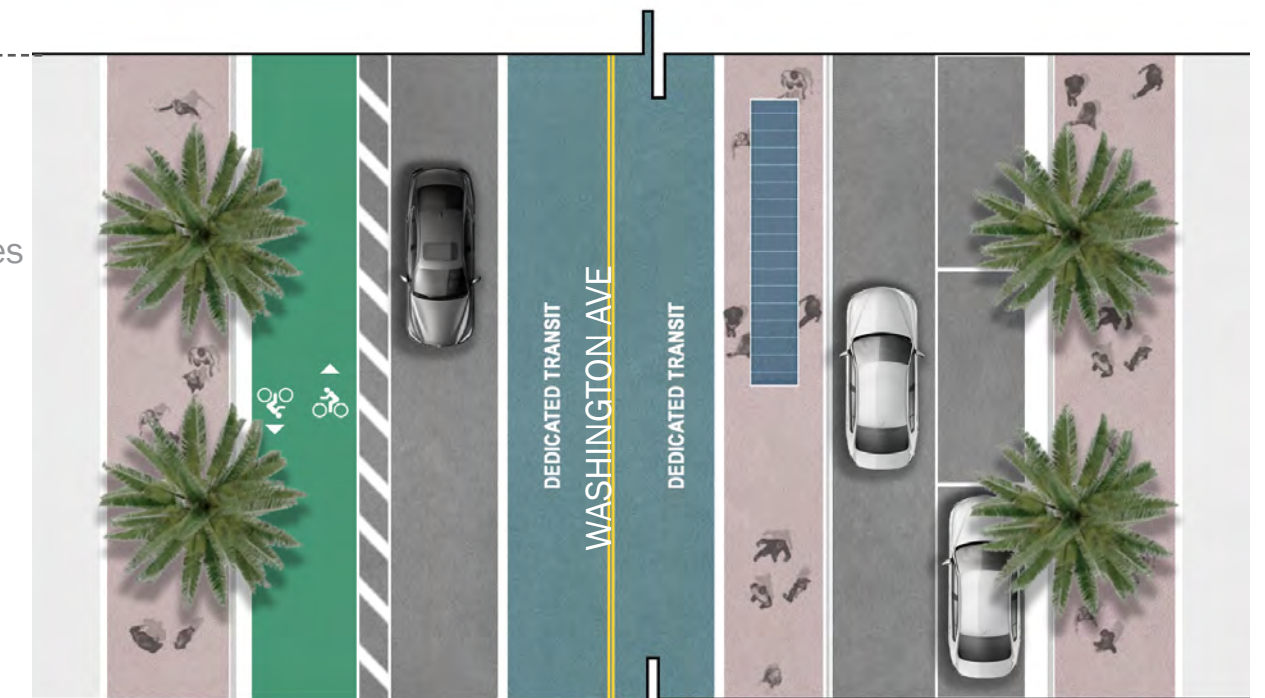
Future: when transit is in place and there is a demand of 12+ buses per hour, Washington Ave should be reconfigured to have a dedicated transit lane



Existing - Result of the Pilot Project

Proposed

- \_2 bi-directional travel lanes
- \_Dedicated bus lanes
- \_Transit stop/median/turning lanes adjacent to dedicated bus lane
- \_On-street parking/ drop-off zone on East side
- \_Cycle track on West side



Proposed



IV. HOW DO WE GET THERE?

# WASHINGTON AVENUE

[DISTRICT ACCESS TRANSIT STREET]



EXISTING



IV. HOW DO WE GET THERE?

# WASHINGTON AVENUE

[DISTRICT ACCESS TRANSIT STREET - LONG TERM VISION]



PROPOSED



NACTO: Dedicated Median Bus Lanes  
MXE DISTRICT VISIONING, CITY OF MIAMI BEACH

IV. HOW DO WE GET THERE?

| WASHINGTON AVENUE  
[DISTRICT ACCESS TRANSIT STREET]



Existing Street

IV. HOW DO WE GET THERE?

| WASHINGTON AVENUE  
[DISTRICT ACCESS TRANSIT STREET]



Proposed Street



# 5th St + Lincoln Road

## Transit Plaza/Transfer Stations



IV. HOW DO WE GET THERE?

# | 5TH STREET CIRCULATOR CONNECTION

01B - EXTEND END OF MIAMI BEACH MONORAIL - BETWEEN WASHINGTON AND COLLINS



5th Street



5th Street



PED	BIKE	AUTO	AUTO	AUTO	MEDIAN	AUTO	STRIPES	AUTO	AUTO	BIKE	PED
12' +/-	5'	10.5'	10.5'	10.5'	6'	10.5'	10'	10.5'	10.5'	5'	30' +/- VARIES

140' ROW +/-



Existing

IV. HOW DO WE GET THERE?

# | 5TH STREET CIRCULATOR CONNECTION

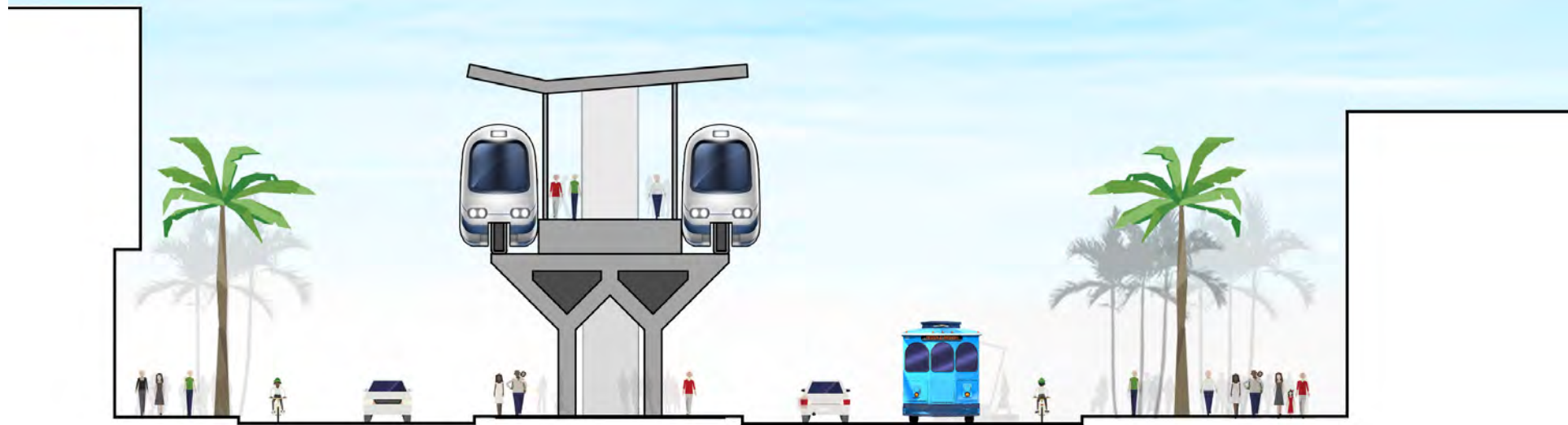
01B - EXTEND END OF MIAMI BEACH MONORAIL - BETWEEN WASHINGTON AND COLLINS



5th Street

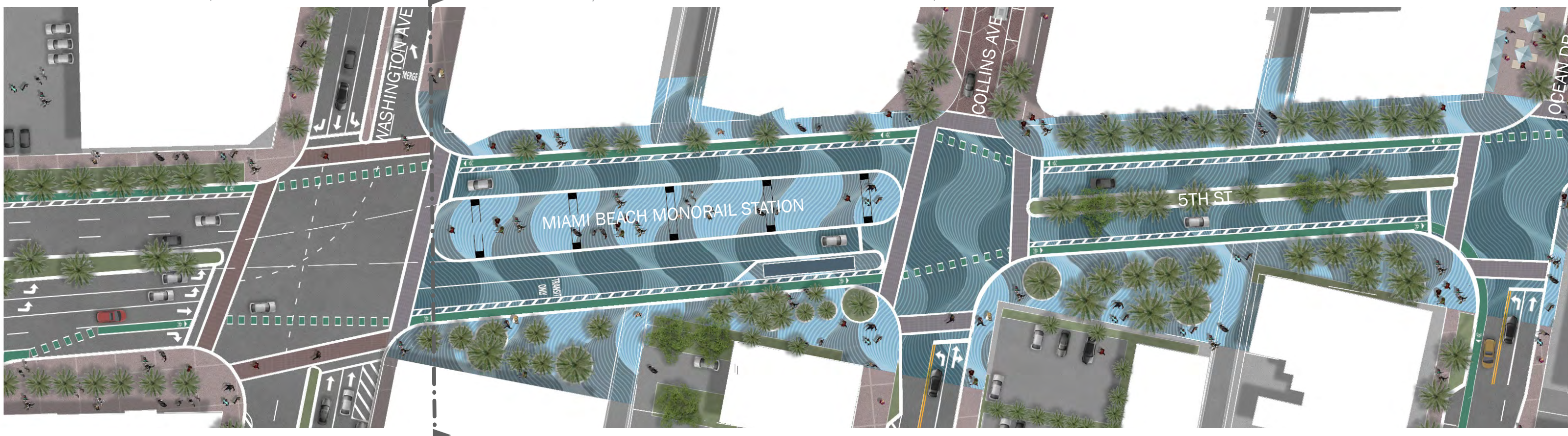


5th Street



PED 12' +/-	BIKE 8'	AUTO 15'	MONORAIL STATION 28.5' +/-	AUTO 15'	TRANSIT 12'	BIKE 8'	PED 30' +/- VARIES
----------------	------------	-------------	-------------------------------	-------------	----------------	------------	-----------------------

140' ROW +/-



Proposed

#### IV. HOW DO WE GET THERE?

## | 5TH STREET CIRCULATOR CONNECTION

01B - EXTEND END OF MIAMI BEACH MONORAIL - BETWEEN WASHINGTON AND COLLINS



Existing



IV. HOW DO WE GET THERE?

# | 5TH STREET CIRCULATOR CONNECTION

01B - EXTEND END OF MIAMI BEACH MONORAIL - BETWEEN WASHINGTON AND COLLINS

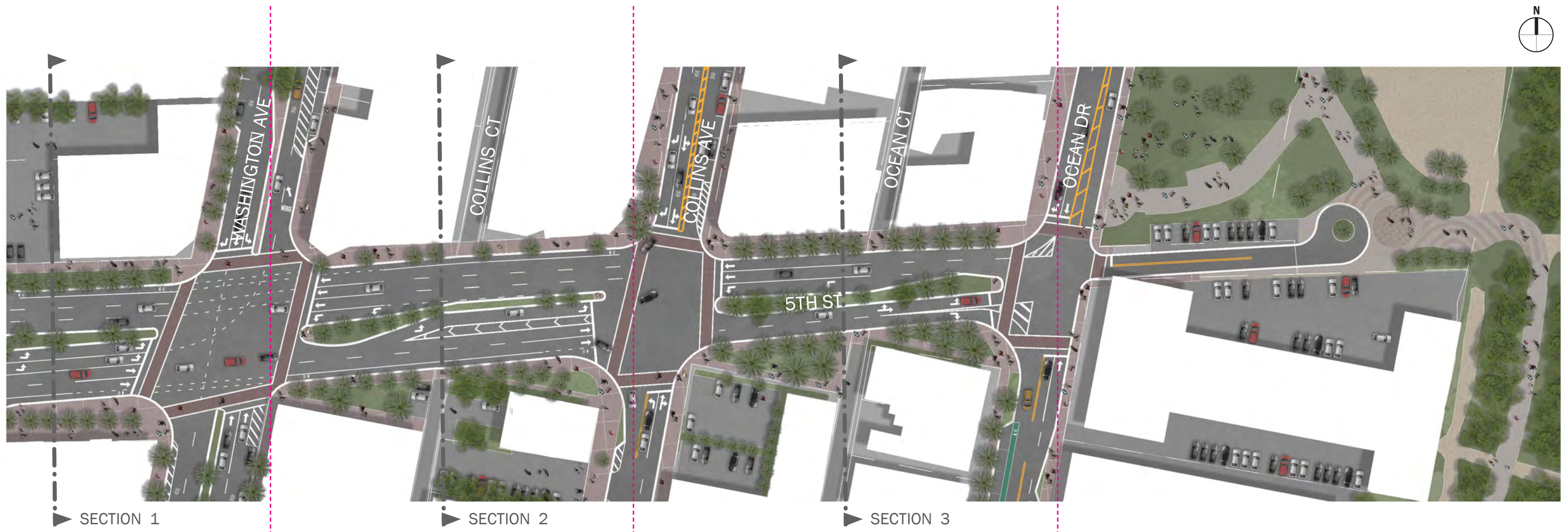


Proposed

IV. HOW DO WE GET THERE?

# | 5TH STREET TRANSIT PLAZA

TRANSIT PLAZA: VEHICULAR LIMITED ACCESS ZONE



ZONE A  
[Existing]

- + 3 lanes westbound
- + 2 lanes and 2 turning lanes eastbound
- + Bike lanes each direction

ZONE B  
[Existing]

- + 3 lanes and 1 turning lane westbound
- + 2 lanes and 1 turning lane eastbound
- + Bike lanes each direction

ZONE C  
[Existing]

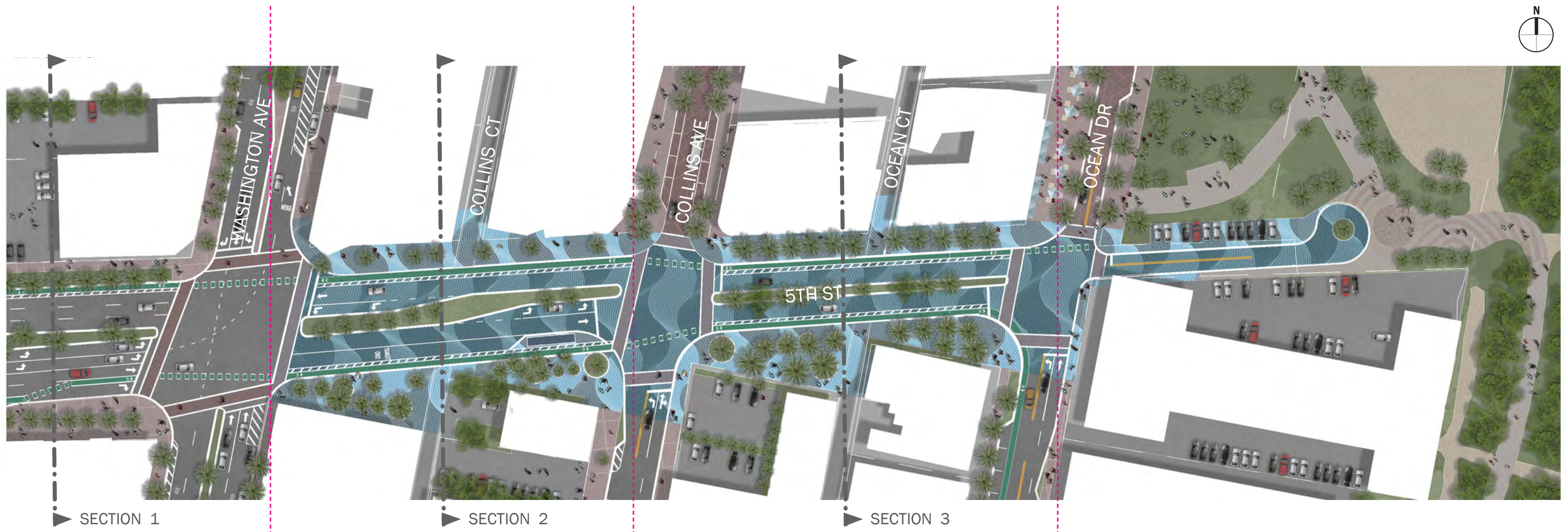
- +2 lanes + 1 turning lane westbound
- + 2 lanes eastbound
- + NO Bike lanes

Existing

IV. HOW DO WE GET THERE?

# | 5TH STREET TRANSIT PLAZA

TRANSIT PLAZA: VEHICULAR LIMITED ACCESS ZONE



ZONE A  
[Existing]

- + 3 lanes westbound
- + 2 lanes and 2 turning lanes eastbound
- + Bike lanes each direction

ZONE B  
[Existing]

- + 1 lane and 1 turning lane westbound
- + 1 lane and 1 turning lane eastbound
- + Circulator stop eastbound
- + Bike lanes each direction

ZONE C  
[Existing]

- + 1 lane westbound
- + 1 lane eastbound
- + Bike lanes each direction

Proposed

IV. HOW DO WE GET THERE?

| 5TH STREET TRANSIT PLAZA  
TRANSIT PLAZA: VEHICULAR LIMITED ACCESS ZONE



Existing

IV. HOW DO WE GET THERE?

# | 5TH STREET TRANSIT PLAZA INTERIM CONDITION

TRANSIT PLAZA: VEHICULAR LIMITED ACCESS ZONE

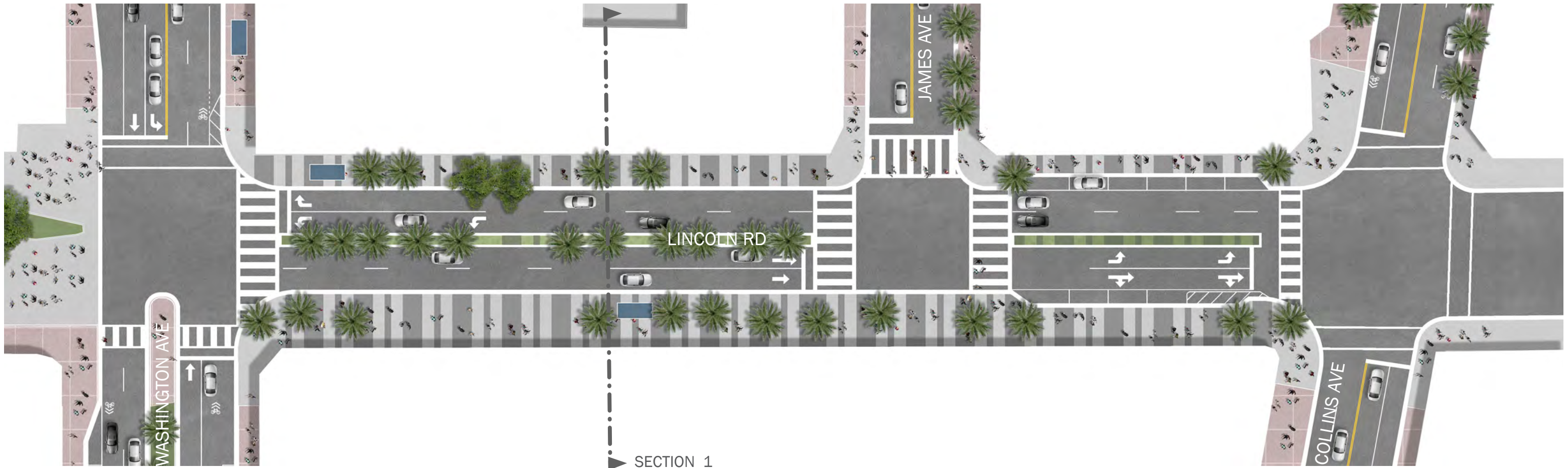
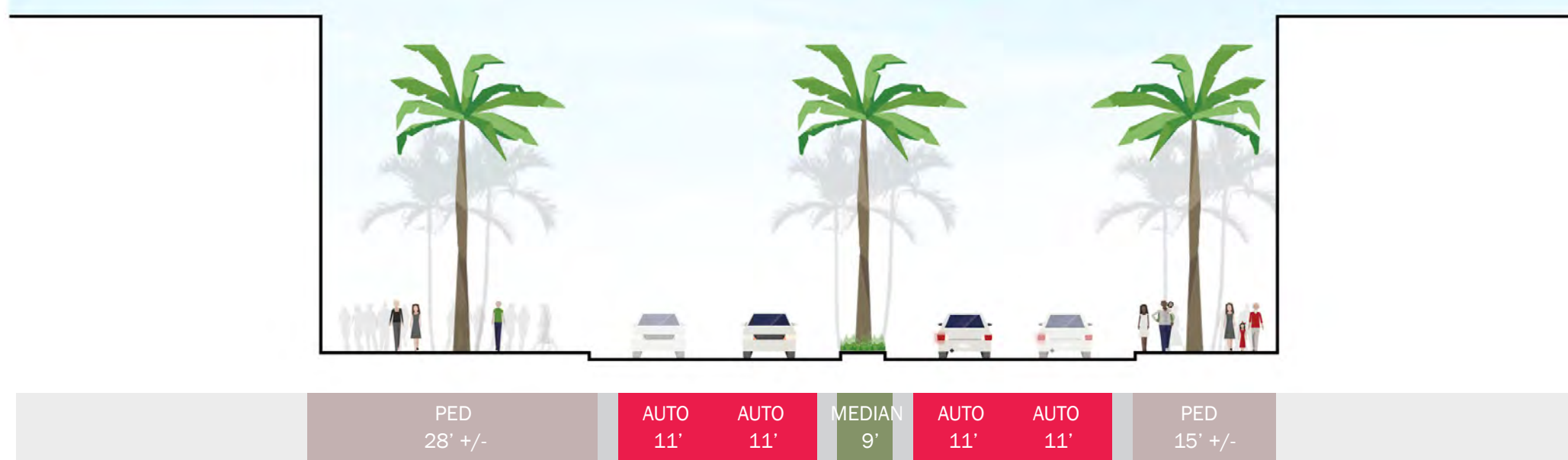


Proposed

IV. HOW DO WE GET THERE?

# LINCOLN RD/ WASHINGTON AVE/ COLLINS AVE CONCEPT

TRANSIT MALL: TRANSFER STATION



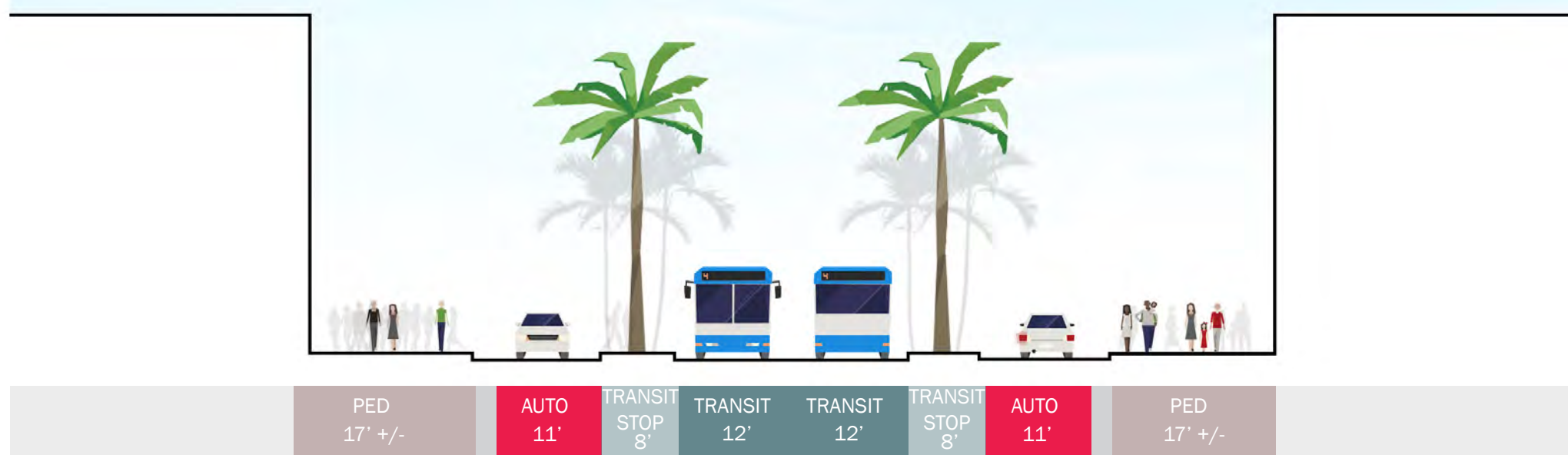
Existing

SECTION 1

IV. HOW DO WE GET THERE?

# LINCOLN RD/ WASHINGTON AVE/ COLLINS AVE CONCEPT

TRANSIT MALL: TRANSFER STATION



Proposed

IV. HOW DO WE GET THERE?

# | LINCOLN RD/ WASHINGTON AVE/ COLLINS AVE CONCEPT

TRANSIT MALL: TRANSFER STATION



16TH ST MALL. DENVER



IV. HOW DO WE GET THERE?

4.e | LINCOLN RD/ WASHINGTON AVE/ COLLINS AVE CONCEPT  
TRANSIT MALL: TRANSFER STATION

EXISTING: LINCOLN RD, WASHINGTON AVENUE AND COLLINS AVE



Existing

IV. HOW DO WE GET THERE?

4.e | LINCOLN RD/ WASHINGTON AVE/ COLLINS AVE CONCEPT  
TRANSIT MALL: TRANSFER STATION

**WOONERF + NEW BUS HUB** AT LINCOLN ROAD, WASHINGTON AVE AND COLLINS AVE



Proposed

MXE DISTRICT VISIONING, CITY OF MIAMI BEACH

## IV. HOW DO WE GET THERE?

**SET POLICIES**

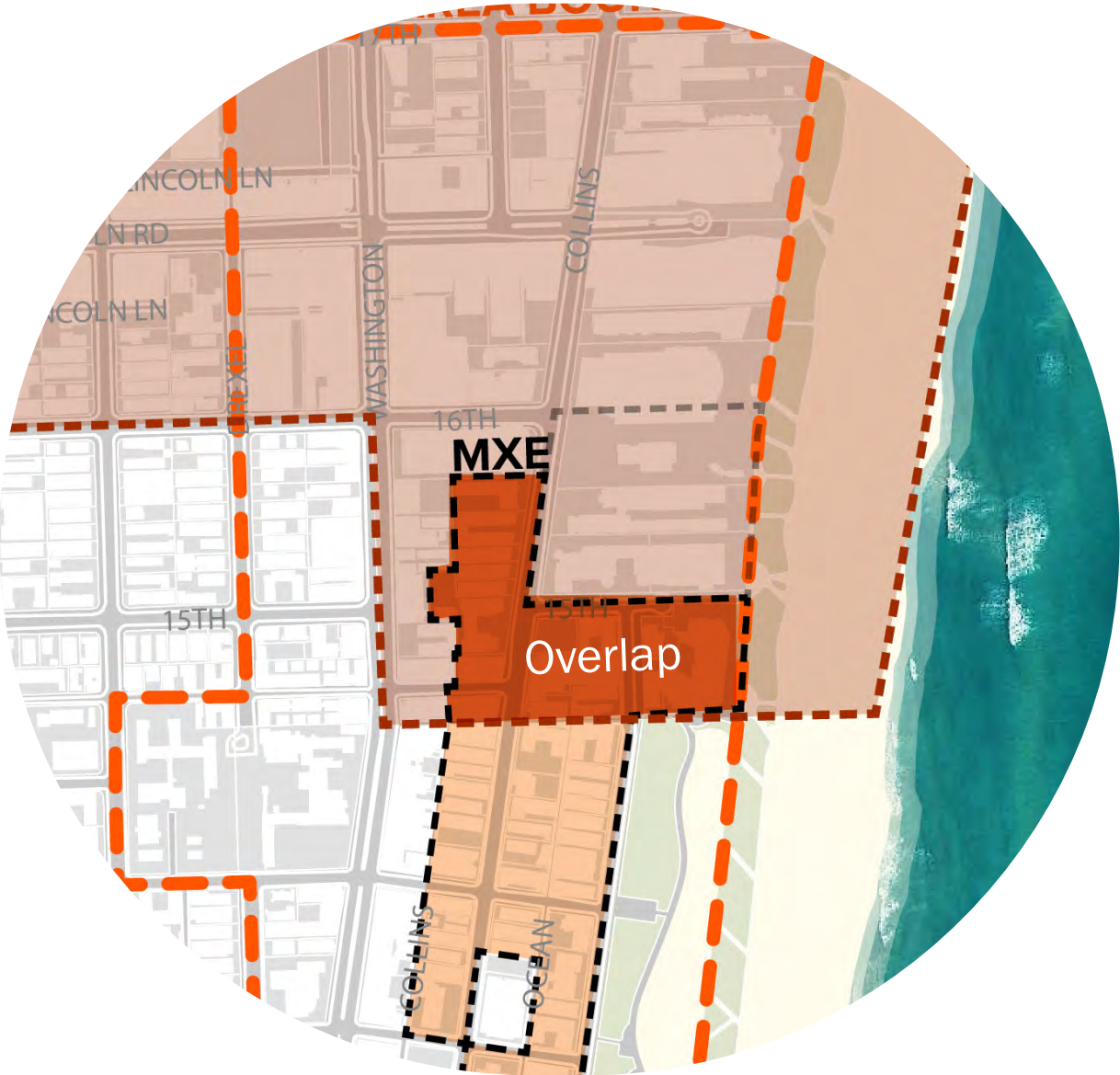
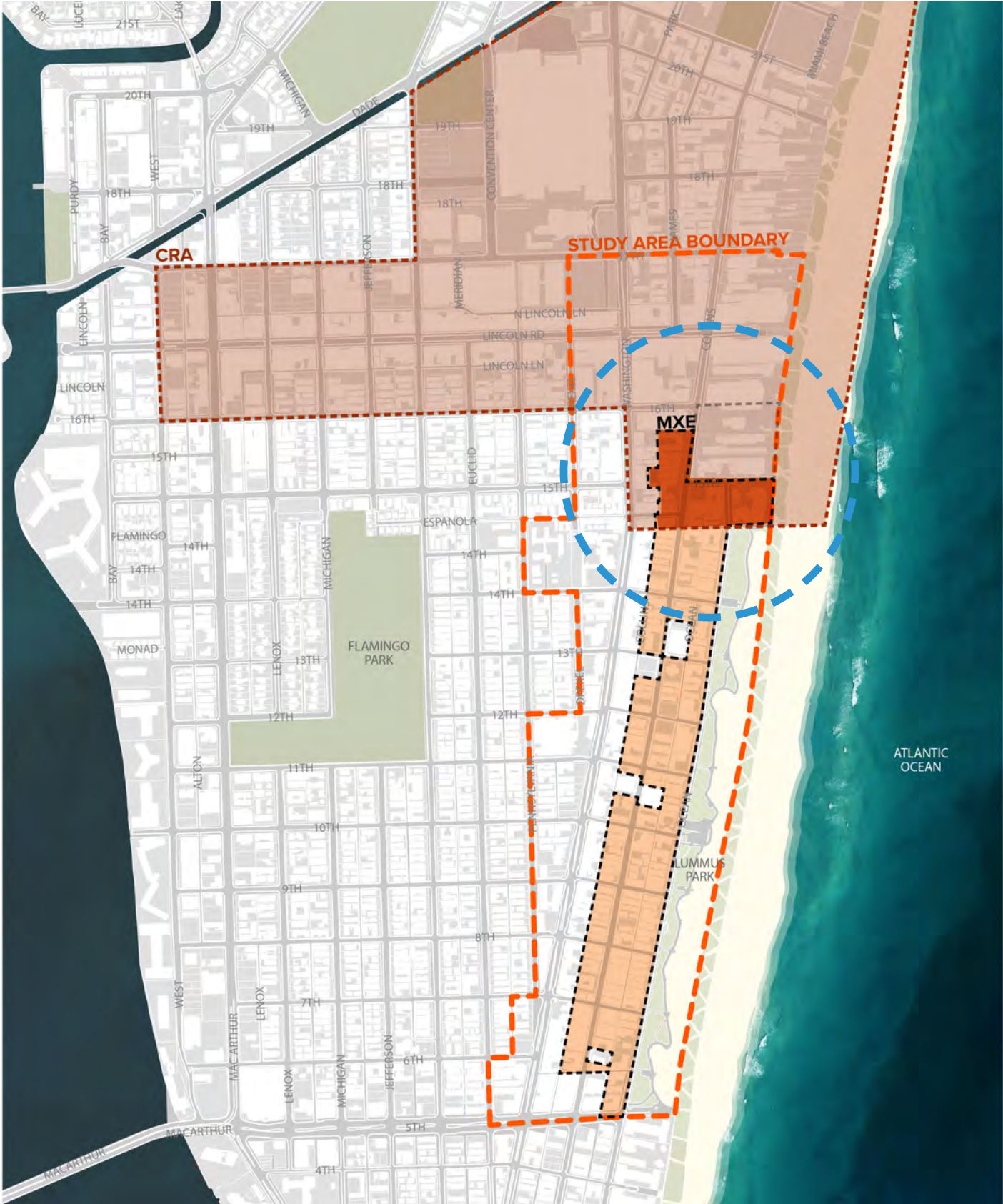
**[LAND USE**

**AND**

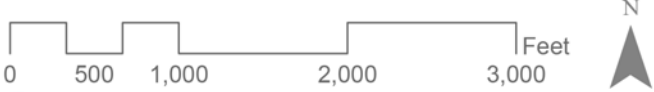
**ZONING]**

IV. HOW DO WE GET THERE?

# | CRA OVERLAY ON THE MXE DISTRICT



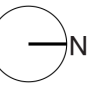
CRA and MXE Overlap Zone



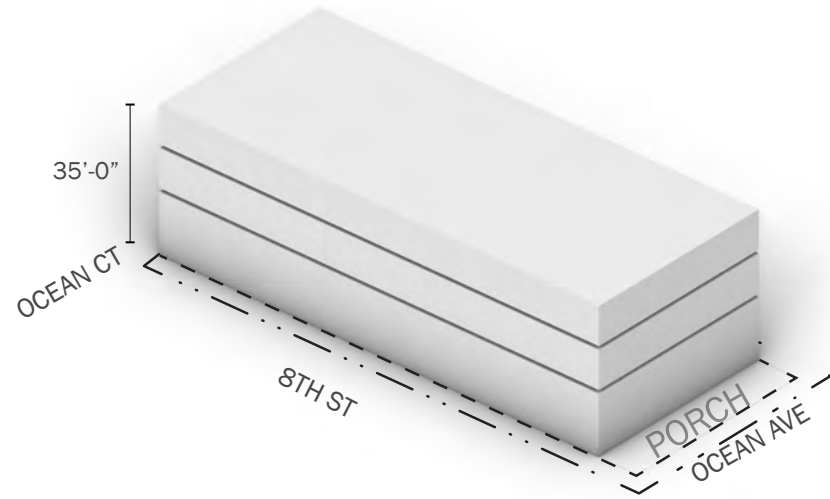
IV. HOW DO WE GET THERE?

# | DEVELOPMENT INCENTIVES

## SMALL PARCEL



**EXISTING 3 STORY HOTEL**

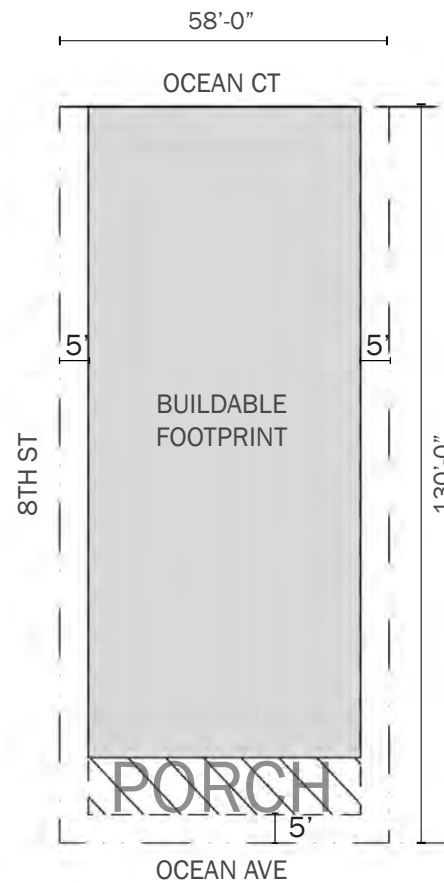


*Building Requirements*

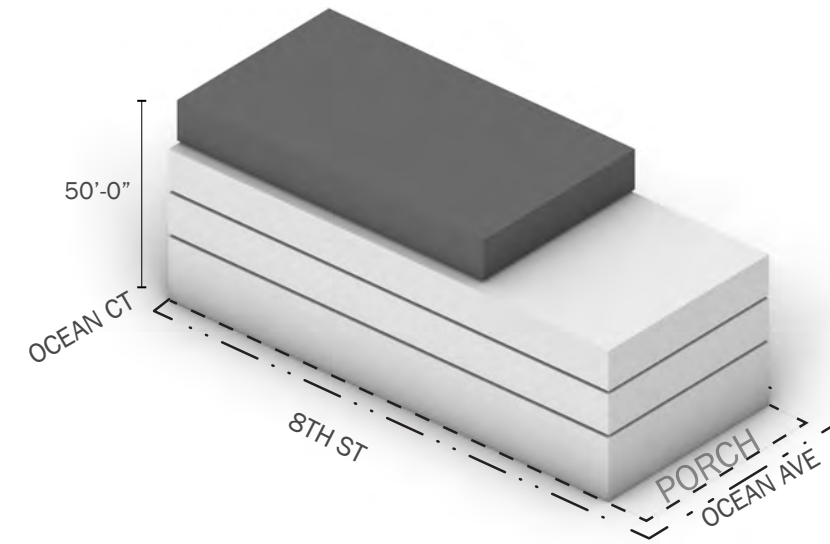
Height: 35 feet  
 Setbacks: Front: 5' min.; Side interior: 5 min.; Side: 5' min; Rear facing alley: None  
 Stepbacks: Front: 50' min.; Side interior: None; Side: 7'-6" min; Rear facing alley: None  
 Floor Area Ratio: max 3.5

*Testing:*

Lot Area: 7,540 SF (0.17 Acres)  
 Buildable Footprint: 6,000 SF  
 Total Hotel Units: 60 Units (200 SF/Unit)  
 Floor Area Ratio: Building Area: 16,560 SF  
 FAR Max Allowable: 3.5  
 FAR Provided: 2.19



**PROPOSED 4 STORY HOTEL**

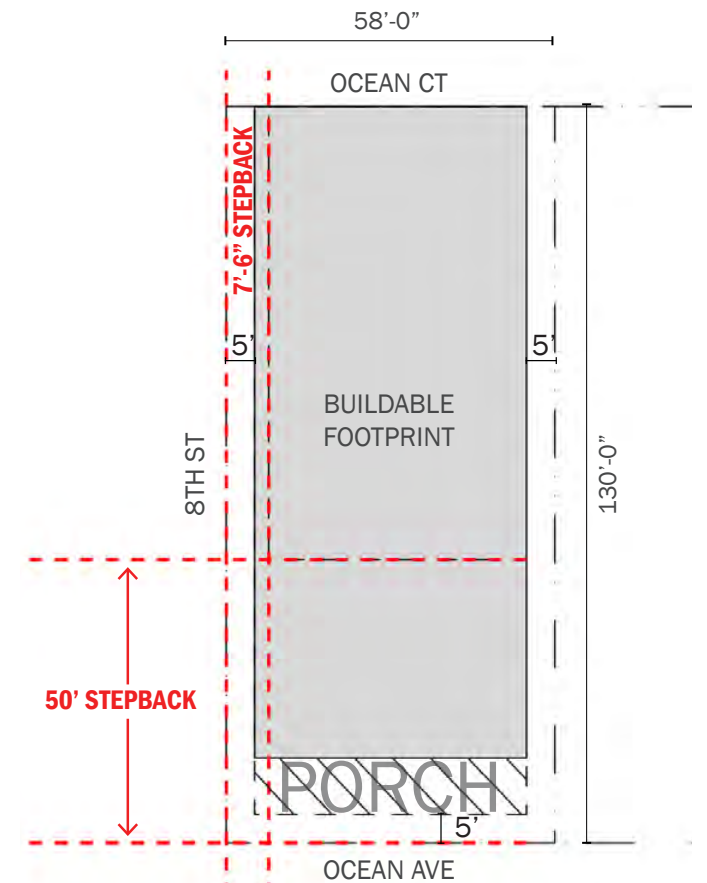


*Building Requirements*

Height: 50 feet  
 Setbacks: Front: 5' min.; Side interior: 5 min.; Side: 5' min; Rear facing alley: None  
 Stepbacks: Front: 50' min.; Side interior: None; Side: 7'-6" min; Rear facing alley: None  
 Floor Area Ratio: max 3.5

*Testing:*

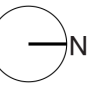
Lot Area: 7,540 SF (0.17 Acres)  
 Buildable Footprint: 6,000 SF  
 Total Hotel Units: 71 Units (200 SF/Unit)  
 Floor Area Ratio: Building Area: 20,200 SF  
 FAR Max Allowable: 3.5  
 FAR Provided: 2.67



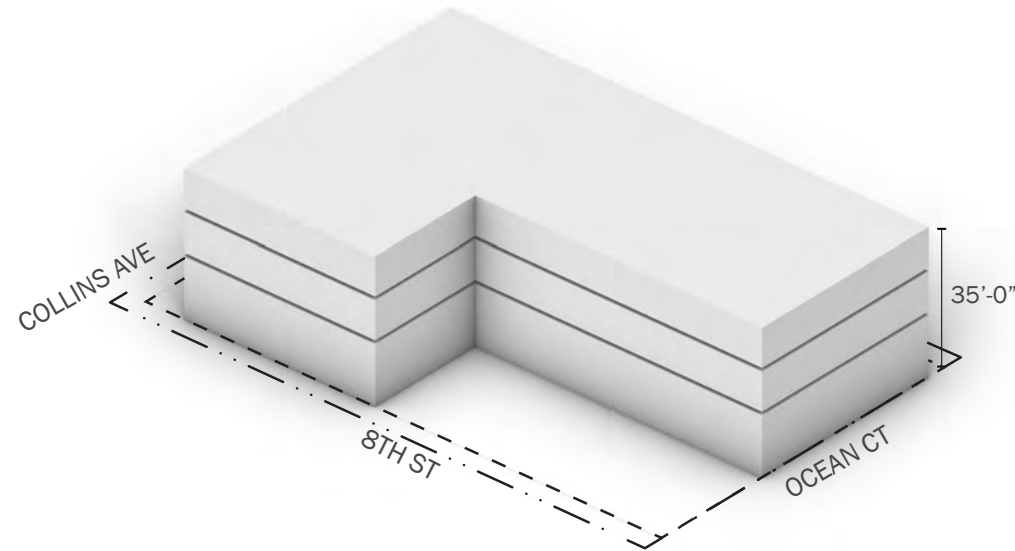
IV. HOW DO WE GET THERE?

# | DEVELOPMENT INCENTIVES

## LARGE PARCEL



EXISTING 3 STORY HOTEL

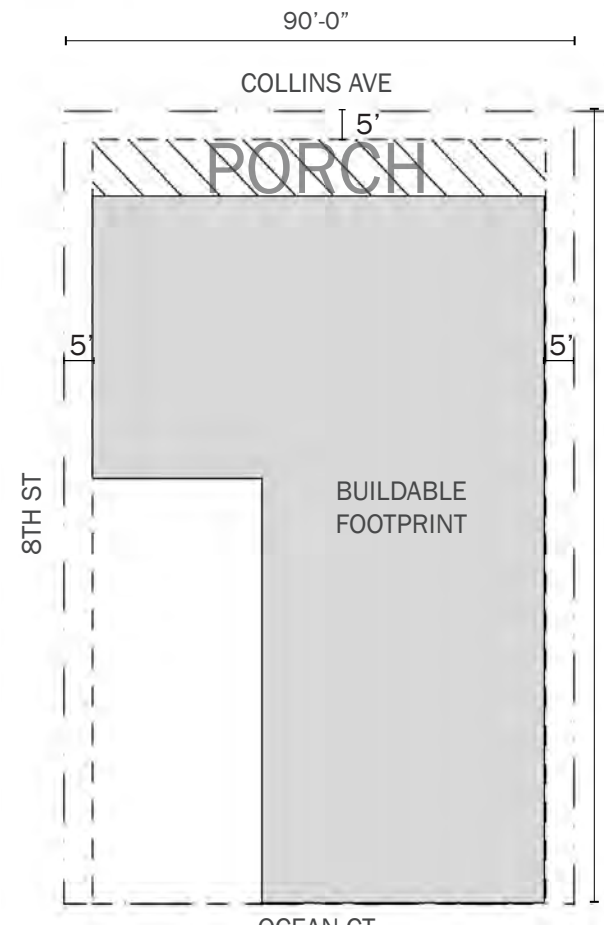


**Building Requirements**

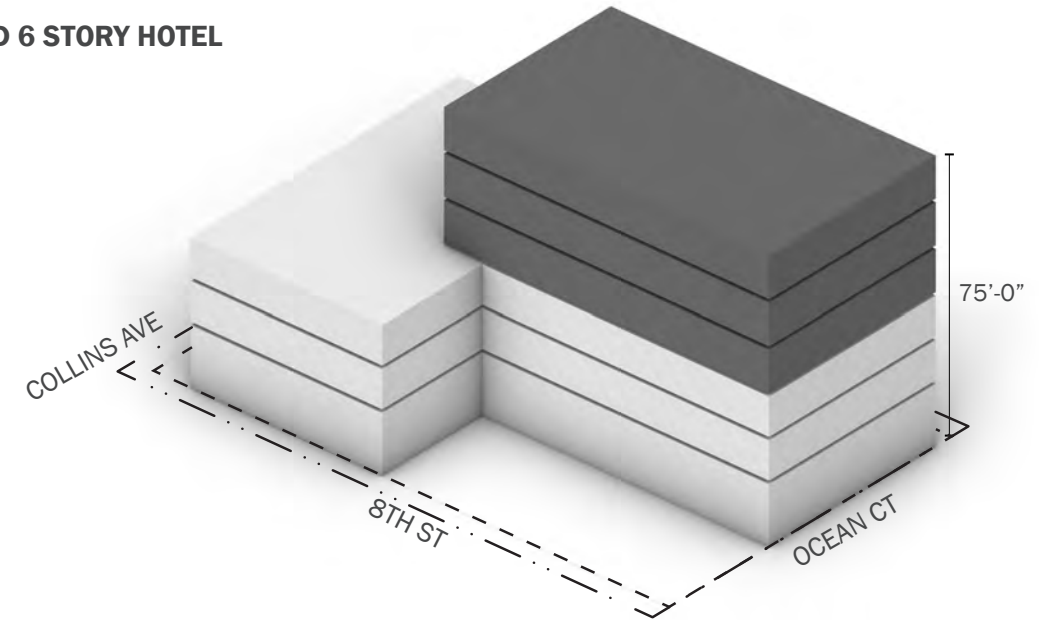
Height: 35 feet  
 Setbacks: Front: 5' min.; Side interior: 5 min.; Side: 5' min; Rear facing alley: None  
 Stepbacks: Front: 50' min.; Side interior: None; Side: 7'-6" min; Rear facing alley: None  
 Floor Area Ratio: max 3.5

**Testing:**

Lot Area: 12,600 SF (0.28 Acres)  
 Buildable Footprint: 7,750 SF  
 Total Hotel Units: 93 Units (200 SF/Unit)  
 Floor Area Ratio: Building Area: 23,250 SF  
 FAR Max Allowable: 3.5  
 FAR Provided: 1.84



PROPOSED 6 STORY HOTEL

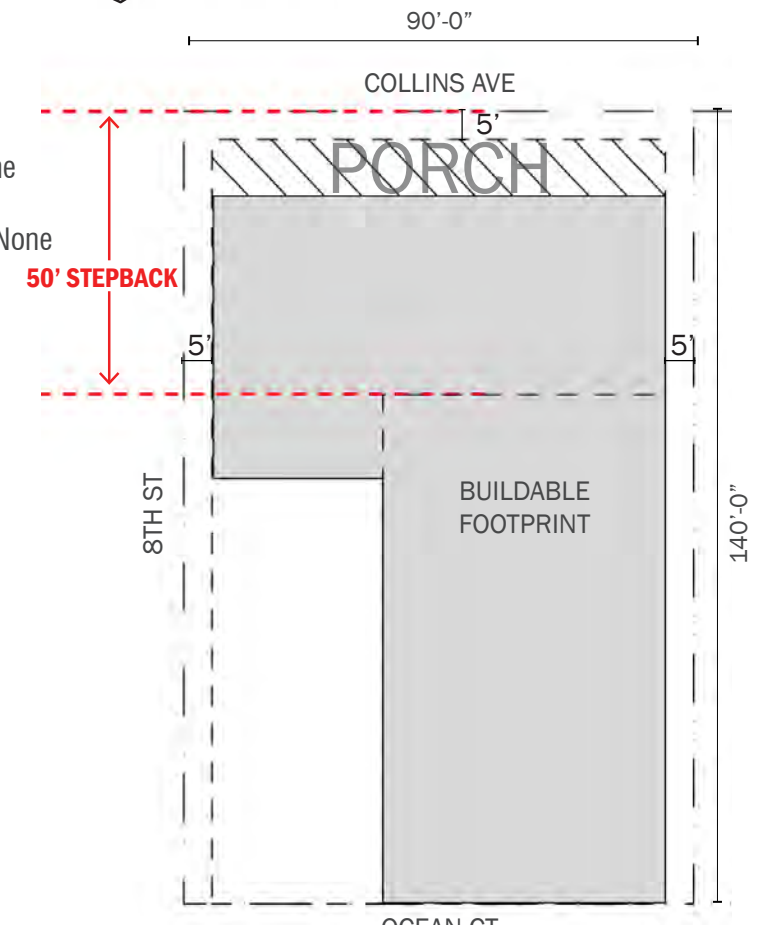


**Building Requirements**

Height: 75 feet  
 Setbacks: Front: 5' min.; Side interior: 5 min.; Side: 5' min; Rear facing alley: None  
 Stepbacks: Front: 50' min.; Side interior: None; Side: 7'-6" min; Rear facing alley: None  
 Floor Area Ratio: max 3.5

**Testing:**

Lot Area: 12,600 SF (0.28 Acres)  
 Buildable Footprint: 7,750 SF  
 Total Hotel Units: 134 Units (200 SF/Unit)  
 Floor Area Ratio: Building Area: 36,000 SF  
 FAR Max Allowable: 3.5  
 FAR Provided: 2.85



# NEXT WORKSHOP TOPICS

June  
18

- \_POLICIES [LAND USE AND ZONING]
- \_SERVICE AND PARKING
- \_PARK MANAGEMENT ENTITY
- \_BASIS OF DEVELOPMENT [ECONOMICS]
- \_INCENTIVES

July  
16

- \_IDENTITY [BRANDING FOR ARTS,  
CULTURE & ENTERTAINMENT DISTRICT]

ART  
DECO  
CULTURAL  
DISTRICT  
MIAMI  
BEACH

A D C D

VISION

THANK YOU!

Q & A