



# MICHIGAN & 5<sup>TH</sup>

"In Miami Beach, we want to make the most beautiful office building in the world."

Alberto Campo Baeza

SUMAIDA + KHURANA | BIZZI



SUMAIDA + KHURANA

Founding Partners  
Saif Sumaida & Amit Khurana

BIZZI

Chief Executive Officer  
Davide Bizzi

Managing Partner  
Alessandro Pallaoro



Founding Partner  
Alberto Campo Baeza



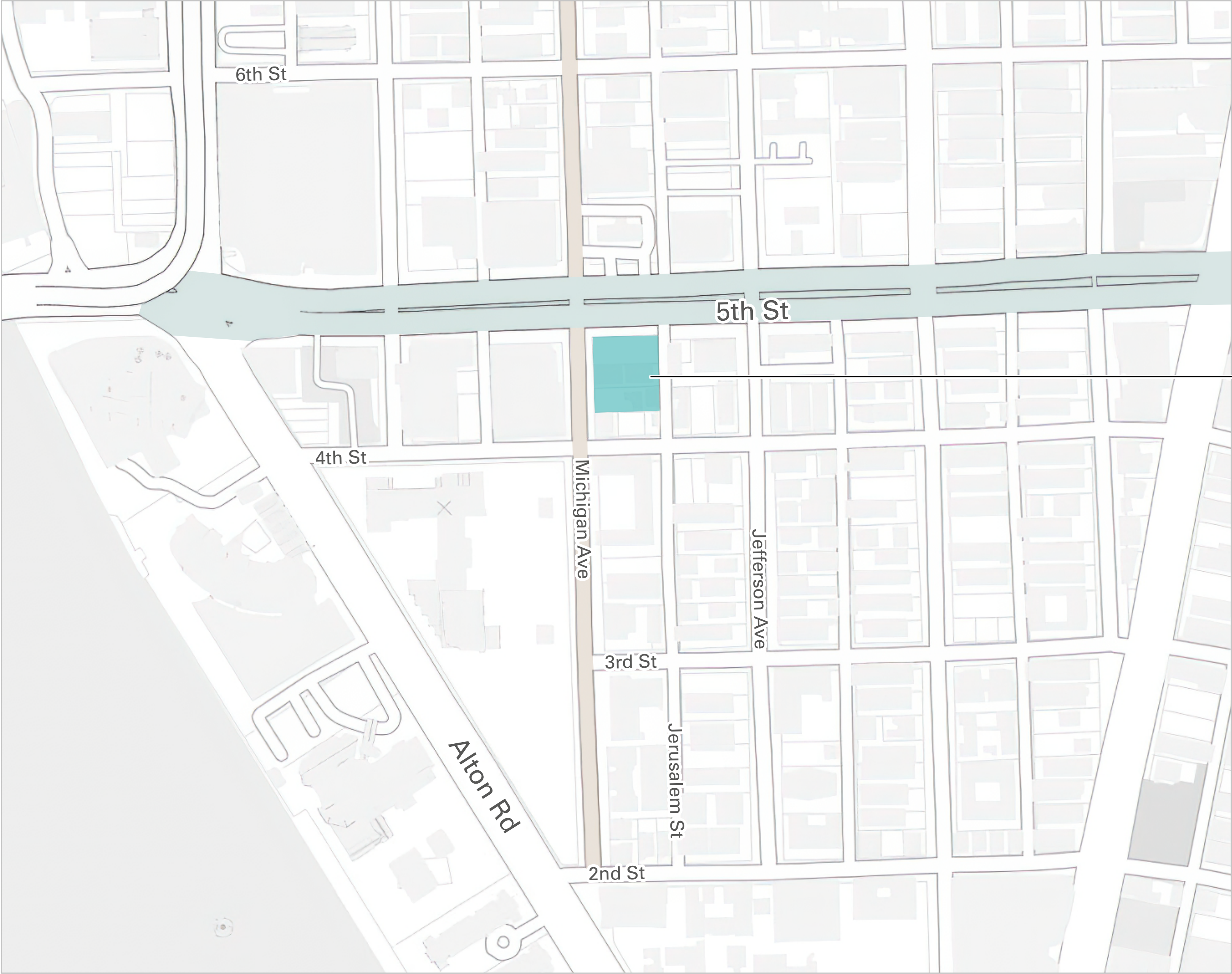
Partner  
Jonathan W. Cardello

Director of Design  
Elan Blumberg



Shareholder  
Jeffrey Bercow  
Michael W. Larkin

Partner  
Matthew Amster



411-419 MICHIGAN AVENUE



# Code Amendment Summary

Class A office  
development allowed at 75  
feet.

Notwithstanding the above  
height restrictions, unified  
development sites south of 5<sup>th</sup>  
Street that have a lot line on 5<sup>th</sup>  
Street and Michigan Avenue or  
5<sup>th</sup> Street and Lenox Avenue,  
the maximum building height for  
commercial and office buildings  
is 75 feet.



Miami Official  
Zoning map  
Extract

- 75 ft height restriction zone for all uses
- 75 ft height restriction zone for residential and hotel - all other uses are limited to 50 ft height
- Proposed amendment scope to modify height to 75 ft for all uses

CPS-2  
Sec. 142-698 - Commercial performance standard area requirements.



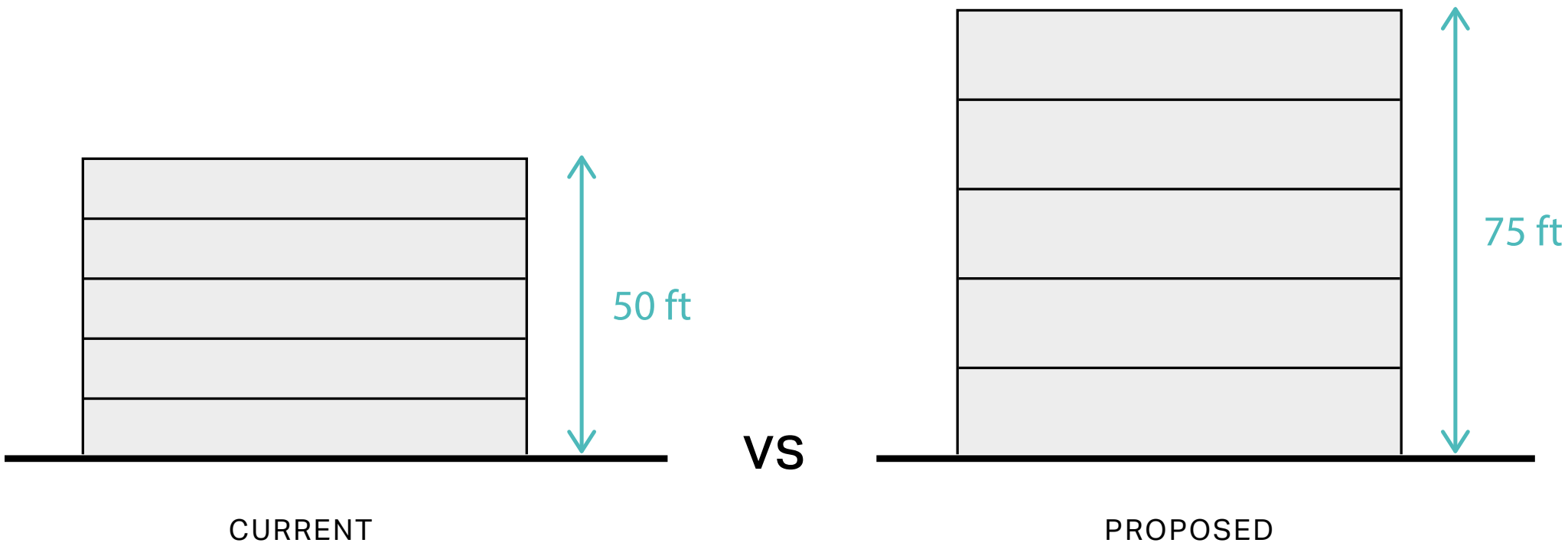
# Code Amendment

The City of Miami Beach has prioritized reducing dependence on tourism, in part due to the pandemic, by focusing on attracting best-in-class tenants to occupy Class A office space.

Recent code amendments allowing for increases in building heights on Terminal Island and in Sunset Harbor and the influx of high quality tenants that are now seeking to either open offices or relocate their companies to Miami Beach, reflect the benefit of this important initiative.

Theres is a lack of Class A office spaces, especially south of Fifth Street.

Class B/C Office Product	<ul style="list-style-type: none"><li>• Prevalent in Miami Beach</li><li>• Compromised Work Environment</li><li>• Dilapidated Finishes and Design</li><li>• Dated Layouts</li><li>• Lower Ceiling Heights</li><li>• Limited or No Sustainable Features</li></ul>
Class A Office Product	<ul style="list-style-type: none"><li>• Lack of Class A Office Space, Especially South of Fifth Street</li><li>• Exceptional Work Environment</li><li>• Cutting Edge Design and Architecture</li><li>• Modern Layouts and High Quality Finishes</li><li>• Abundant Outdoor Terraces and Atriums</li><li>• LEED Certification / Priority Focus on Sustainability</li><li>• Extensive Amenities Promoting Quality of Life</li></ul>



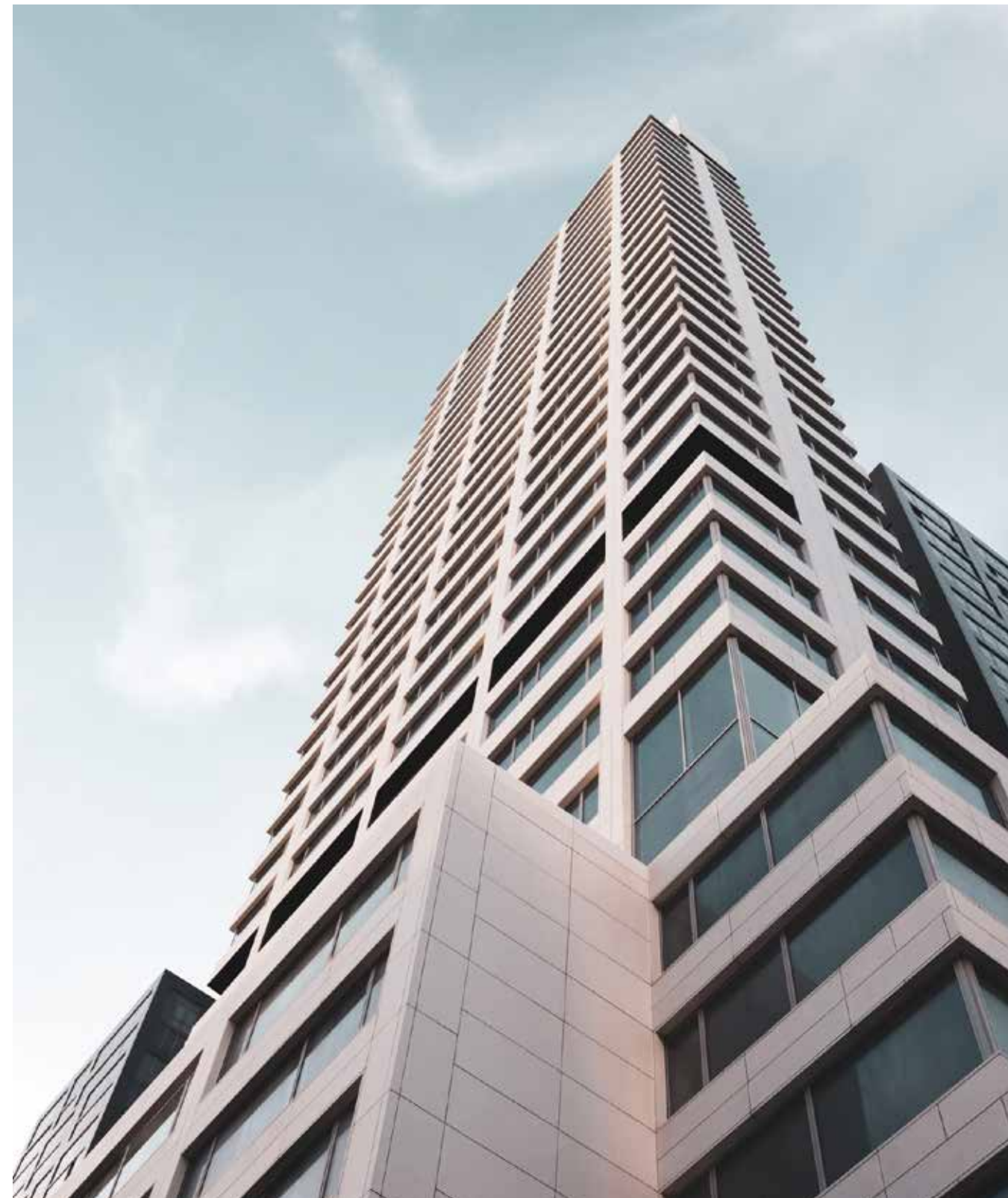


# SUMAIDA + KHURANA

New York, USA  
SOORI HIGH LINE



New York, USA  
611 WEST 56<sup>TH</sup> STREET



New York, USA  
152 ELIZABETH ST





**BIZZI**

New York, USA  
125 GREENWICH STREET



New York, USA  
565 BROOME SOHO



Bordighera, Italy  
HOTEL ANGST



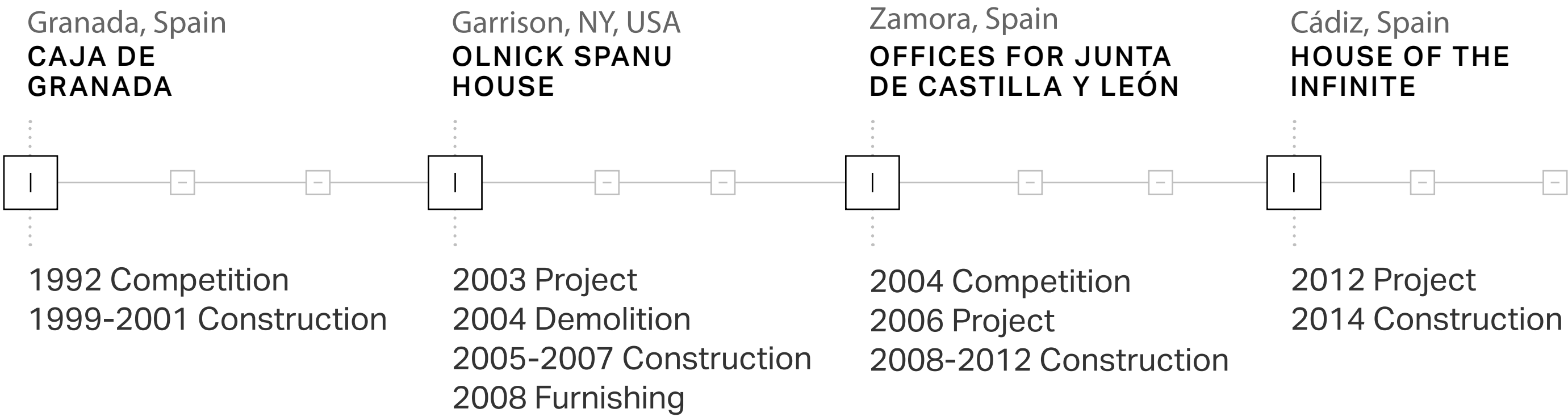




# Alberto Campo Baeza

Alberto Campo Baeza is one of the great master architects of our time.

He has built a select number of pristine buildings and has received countless architecture awards. Campo Baeza’s body of work is best defined as poetic minimalism due to its simplicity, beauty and exquisite detailing. Based in Madrid, he recently received the Premio Nacional de Arquitectura, Spain’s most prestigious architecture award.





# Signature Projects by Alberto Campo Baeza

Cádiz, Spain  
**HOUSE OF THE INFINITE**



Granada, Spain  
**CAJA DE GRANADA**



Garrison, NY, USA  
**OLNICK SPANU HOUSE**



Zamora, Spain  
**OFFICES FOR JUNTA DE CASTILLA Y LEÓN**







## 5<sup>th</sup> Street Commercial Corridor



- |  |   |
|--|---|
| <span style="color: #4682B4;">■</span> Retail      | <span style="color: #FFD700;">■</span> Restaurant |
| <span style="color: #FF8C00;">■</span> Residential | <span style="color: #D3D3D3;">■</span> Education  |
| <span style="color: #3CB371;">■</span> Offices     | <span style="color: #4682B4;">■</span> Hotel      |
| <span style="color: #4682B4;">■</span> Parking     |   |



## The Historic Buildings

The permit card shows the “old garage” was remodeled into a bedroom and bath, with no cooking area, in 1954.

A property assessor record from 1955 shows two apartments, with two bedrooms and one bath in each, in the west building and an efficiency apartment with a toilet in the east building.

The property was designated as contributing to the Ocean Beach Historic District in 1995. The property was converted into a medical clinic in 2000-2001.

By 2012, the property was occupied by a real estate office. The east building was to be demolished.

A 3-story building was to be constructed at the front of the property, and a 4-story building was to be constructed on the site of the demolished east building. The project received Certificate of Appropriateness (COA), but it did not come to fruition.



View of the Building,  
1955



View of the Building,  
1973



View of the Building,  
2002



The buildings are located on Miami-Dade County Tax Parcel 02-4203-009-6160, which is a 7,000 square foot lot located on the east side of Michigan Avenue between 4<sup>th</sup> and 5<sup>th</sup> Streets.

The property is located in a mixed-use area, with primarily commercial buildings and multi-family residences.

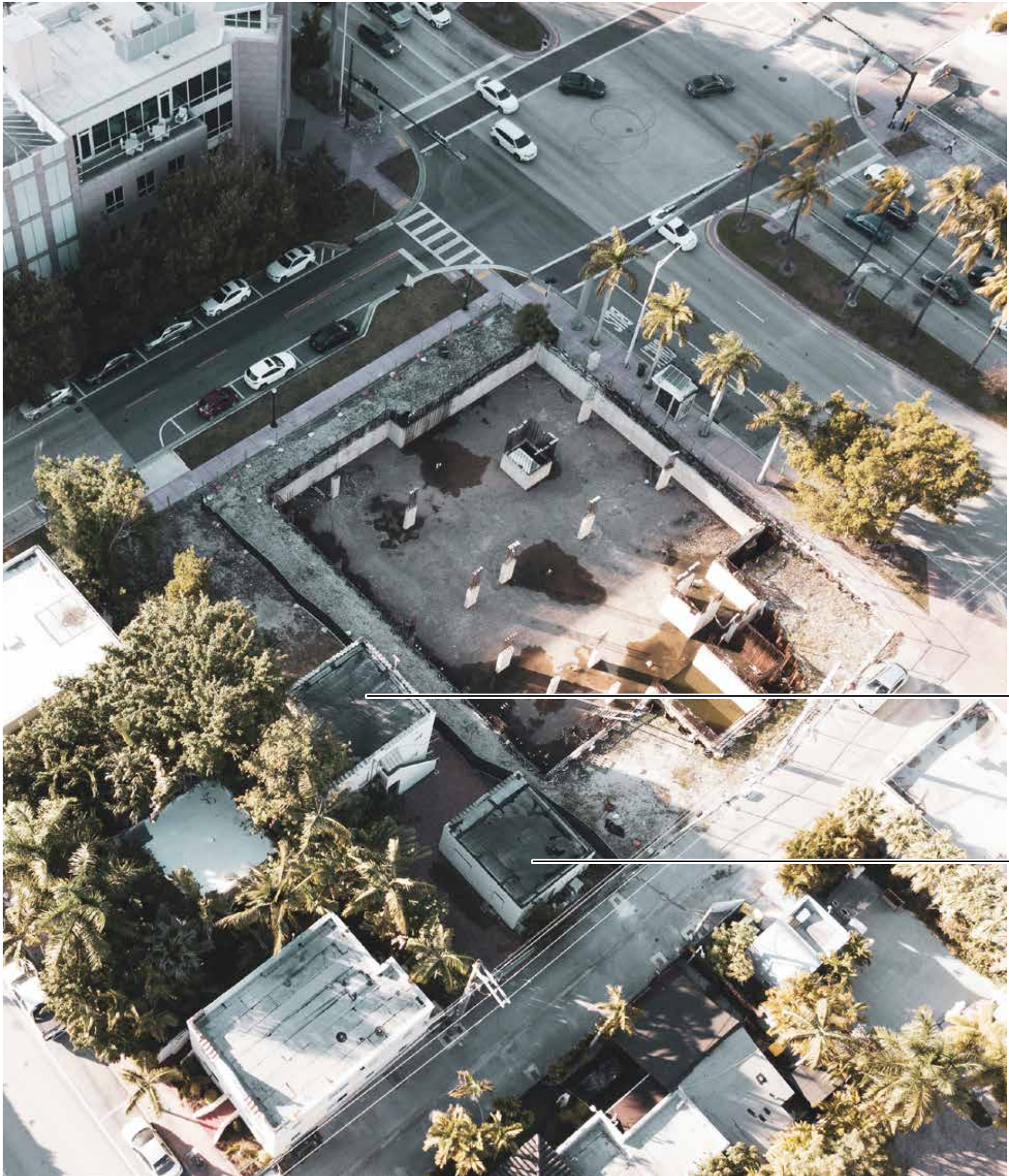
Two free-standing structures are located on the site. The west building is setback significantly from Michigan Avenue and is clearly visible from the street.



Front Facade of Primary Historic Structure  
(Existing Conditions)  
Facing Michigan Avenue



Secondary Structure Previously Approved  
to be Demolished  
Street View from Internal Alley



PRIMARY HISTORIC  
STRUCTURE

SECONDARY HISTORIC  
STRUCTURE

Historic House to be Relocated, Restored and Preserved  
Street View from Michigan Avenue



Front Facade Detail  
**SCALLOPED PARAPET**



Entrance Door  
**PENT ROOF WITH BARREL TILE AND KNEE BRACES**



1<sup>st</sup> Level Detail  
**NON-ORIGINAL DOOR OPENING**



Front Facade Detail  
**PAIRED ATTIC VENT TUBES**



1<sup>st</sup> Level Detail  
**STAIR TO 2<sup>nd</sup> LEVEL**



Front Yard Detail  
**ACCESSIBLE RAMP**





# Development Approvals



2012

2016

A previous owner, 411 Aqua, LLC, requested a COA for the following work:

- Demolition of the secondary historic structure.
- Partial demolition\*, renovation and restoration of the primary historic structure.
- Construction of a new 3-story building and a new 4-story building, as part of a new office complex.

\*Note: It was not possible to determine the scope of demolition planned for the primary historic structure based on the approved design documents.

Construction of a 27,000 square foot boutique hotel at the corner of Michigan Avenue and 5<sup>th</sup> Street commenced in early 2017.

The lot at 411 Michigan Avenue was part of the project and was to be used for parking.

Only the foundation and underground parking was completed before the project stalled, and it went into foreclosure in 2018.

This property, along with 411 Michigan Avenue, are included in the current proposed project.

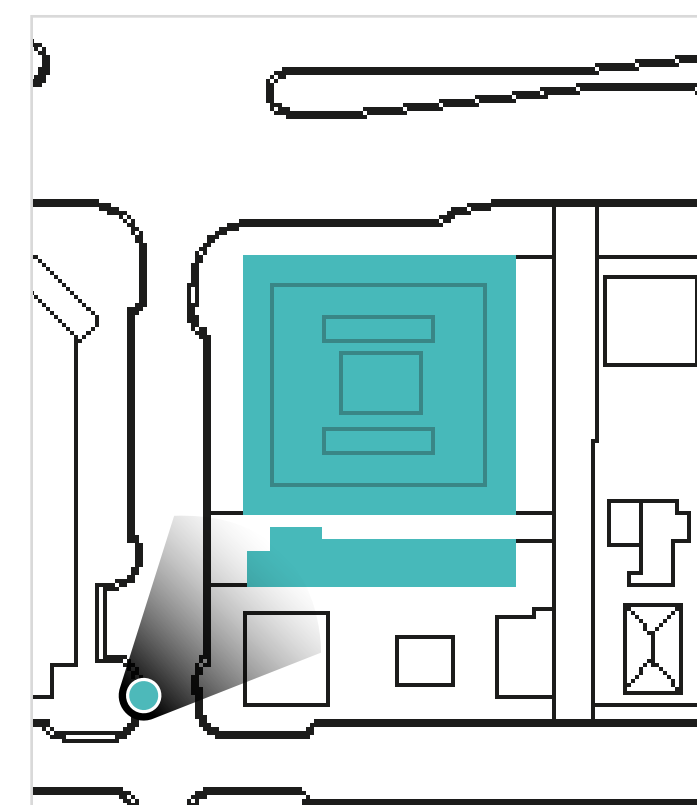








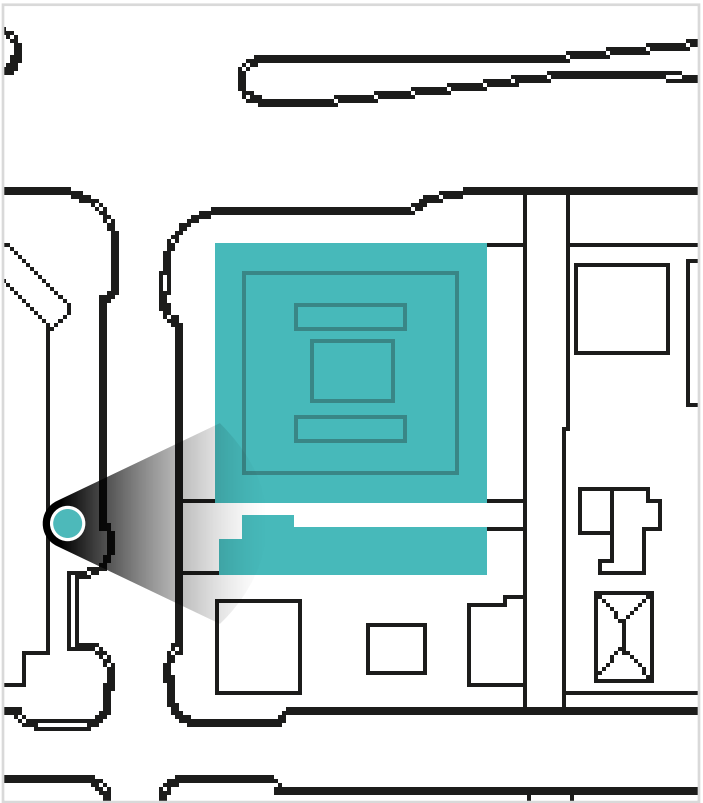
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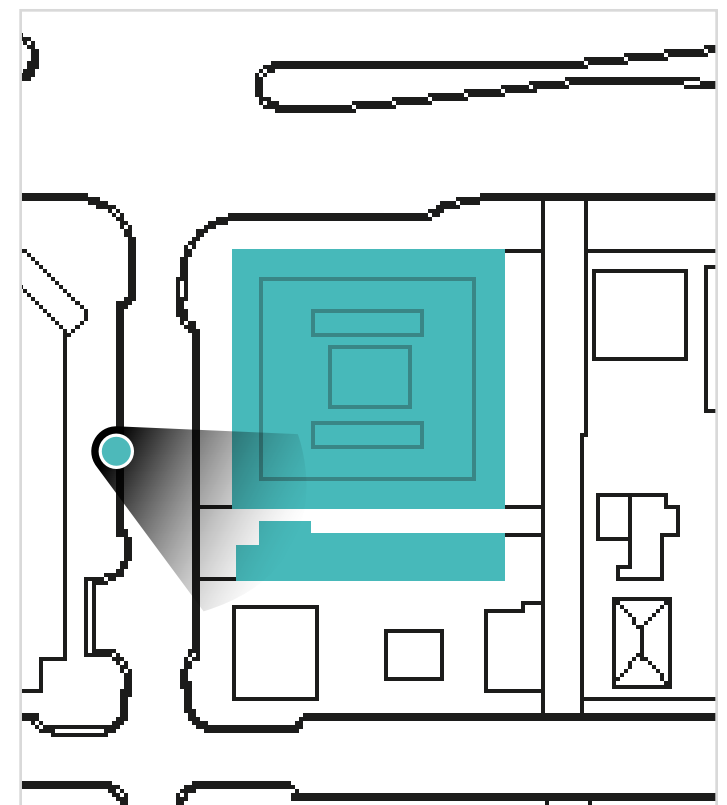
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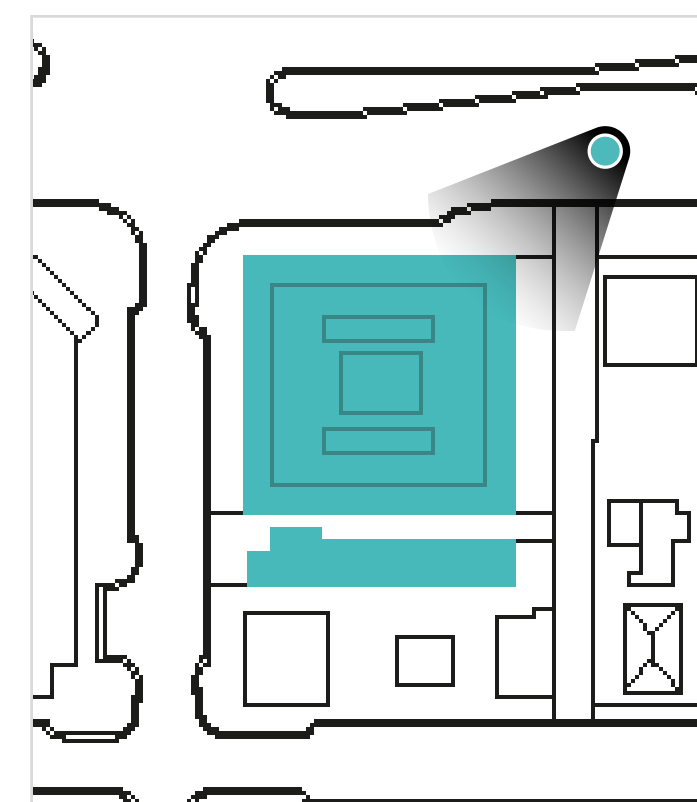
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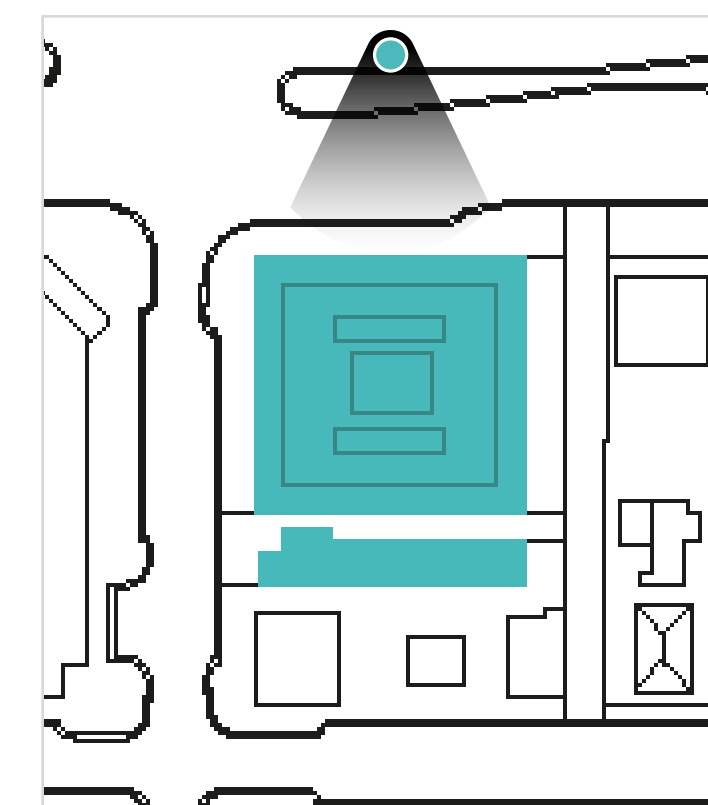
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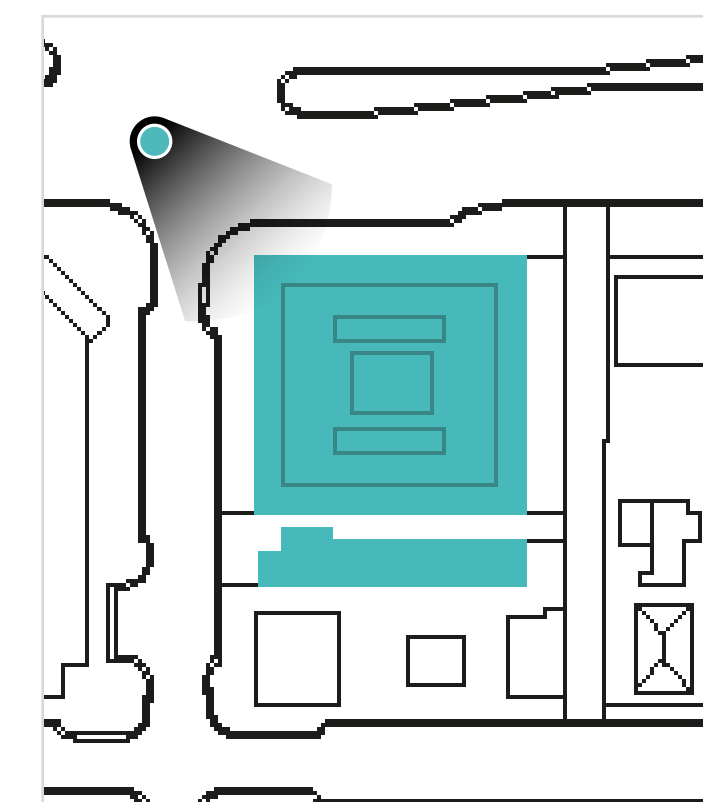
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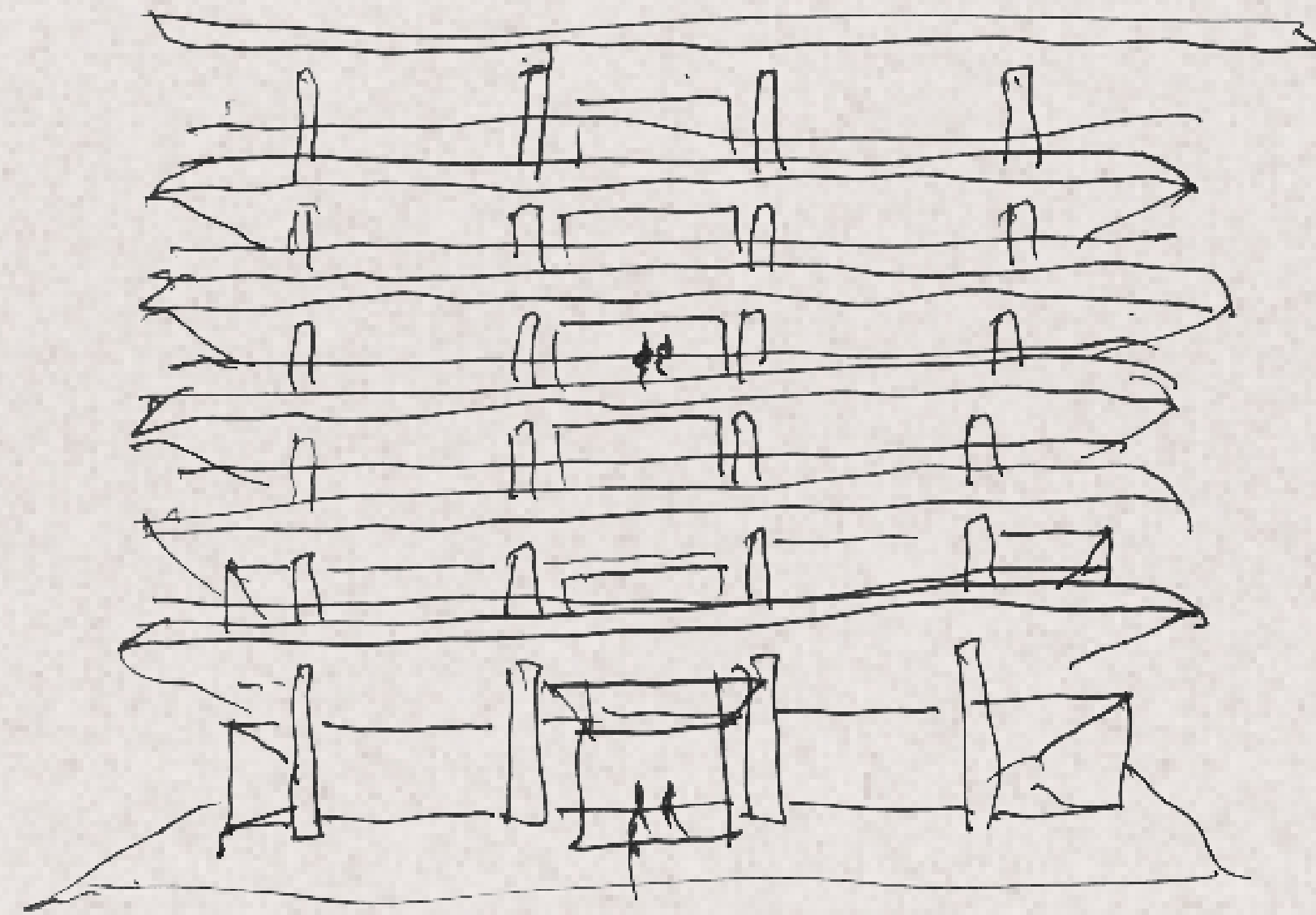




Angle 6  
Virtual Photo







M I C H I G A N & 5<sup>TH</sup>