

City of Miami Beach Class A Office & Mixed Use RFP

The Gardens at Lincoln lane: Progress Update: Sites P25, P26

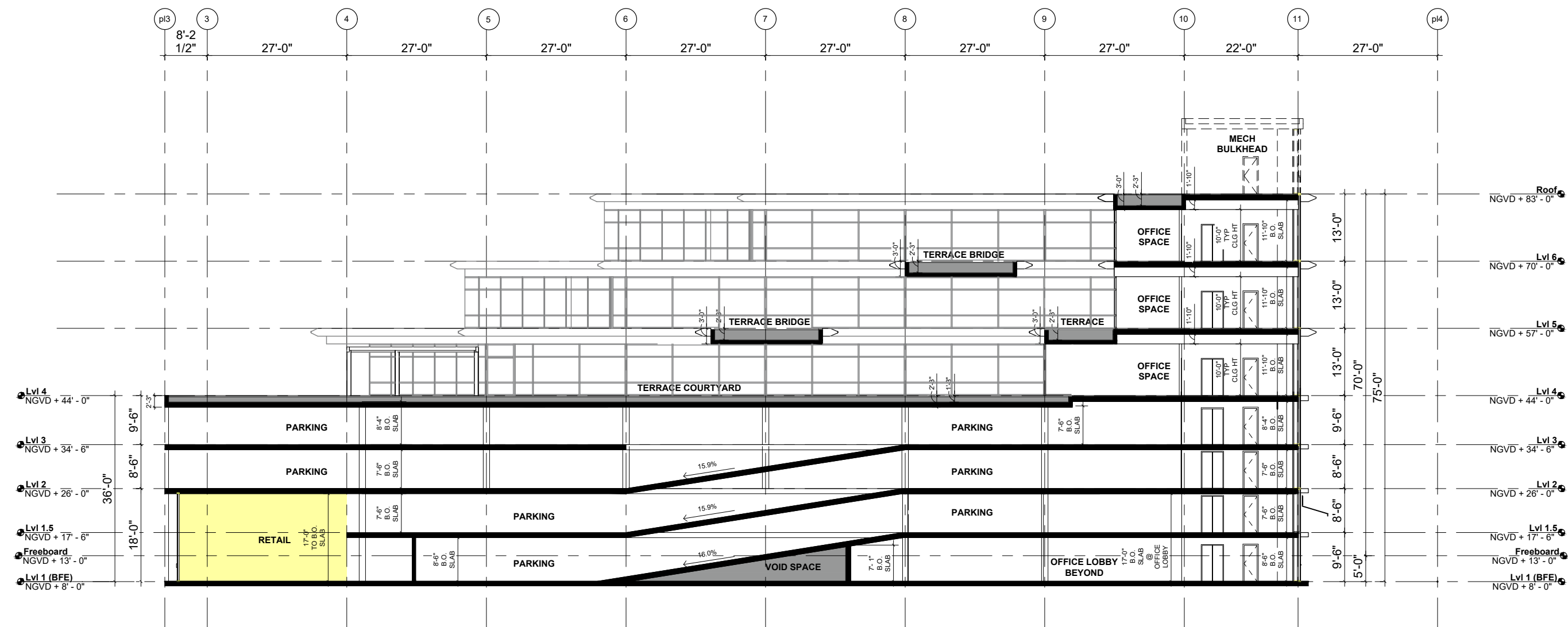
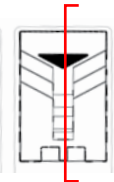
Miami Beach, Florida 18 April 2022



SITE P25

11 ft 2 in additional height

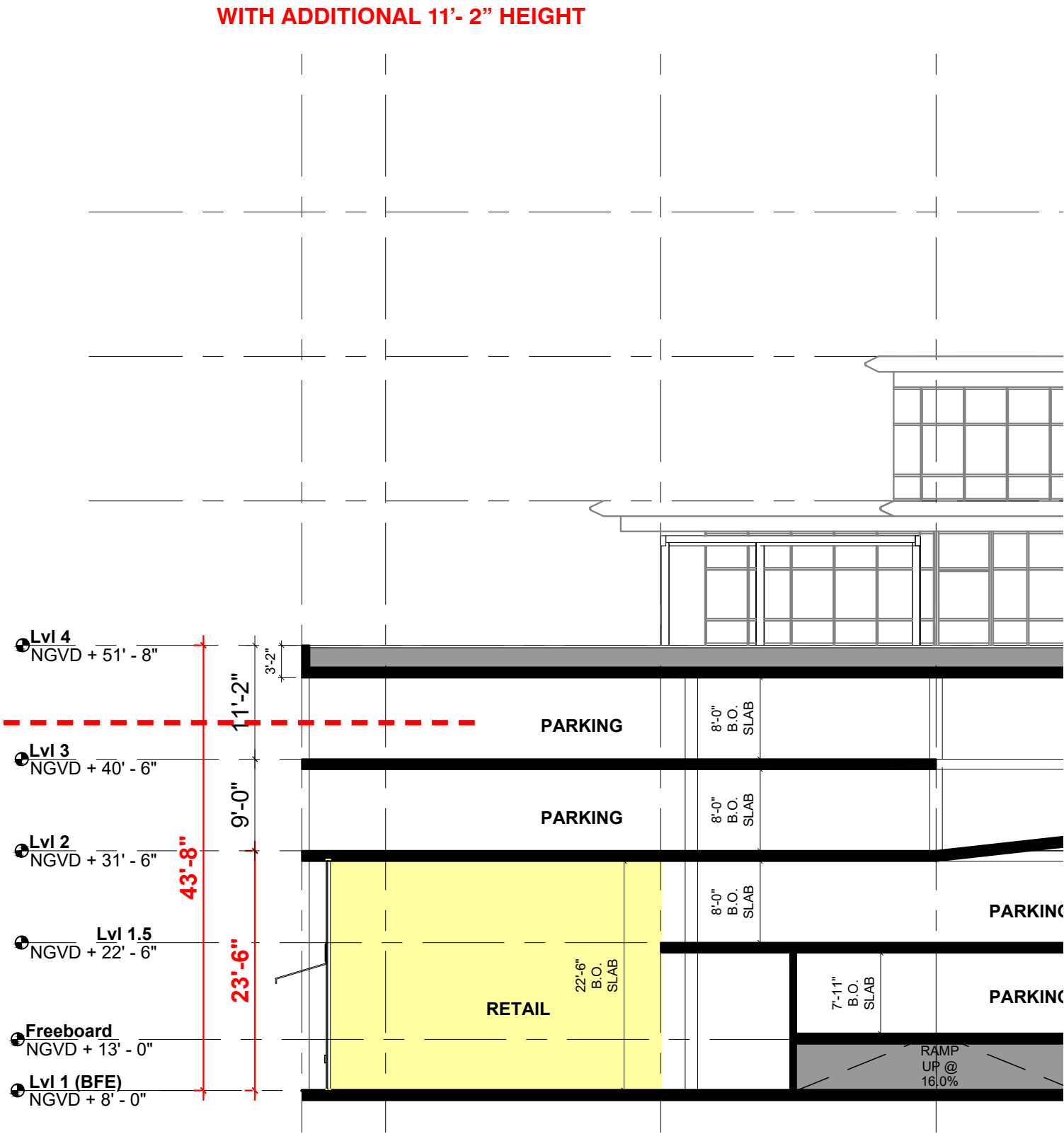
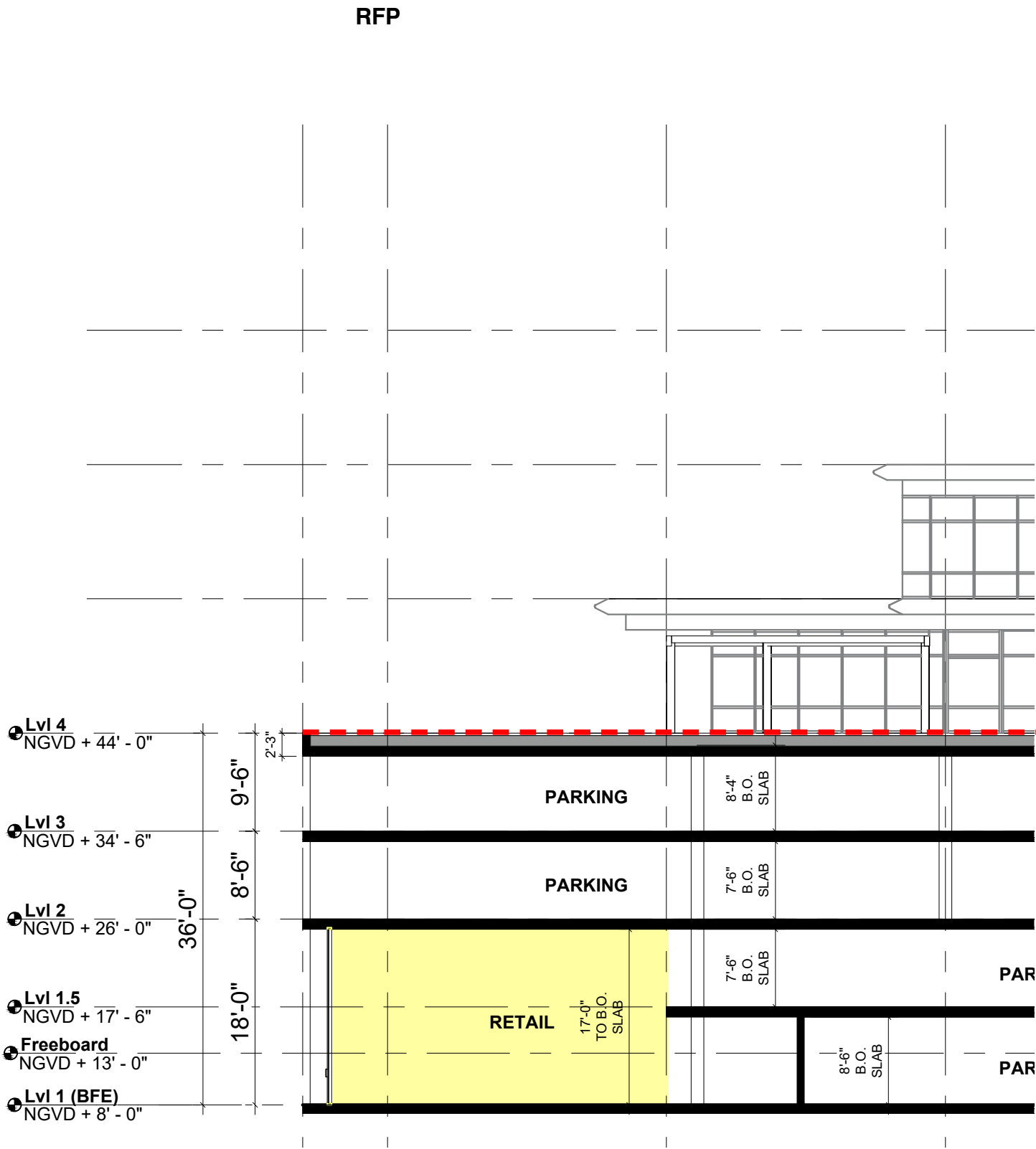
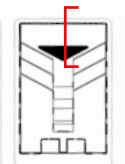
P25 Section Diagram: RFP height





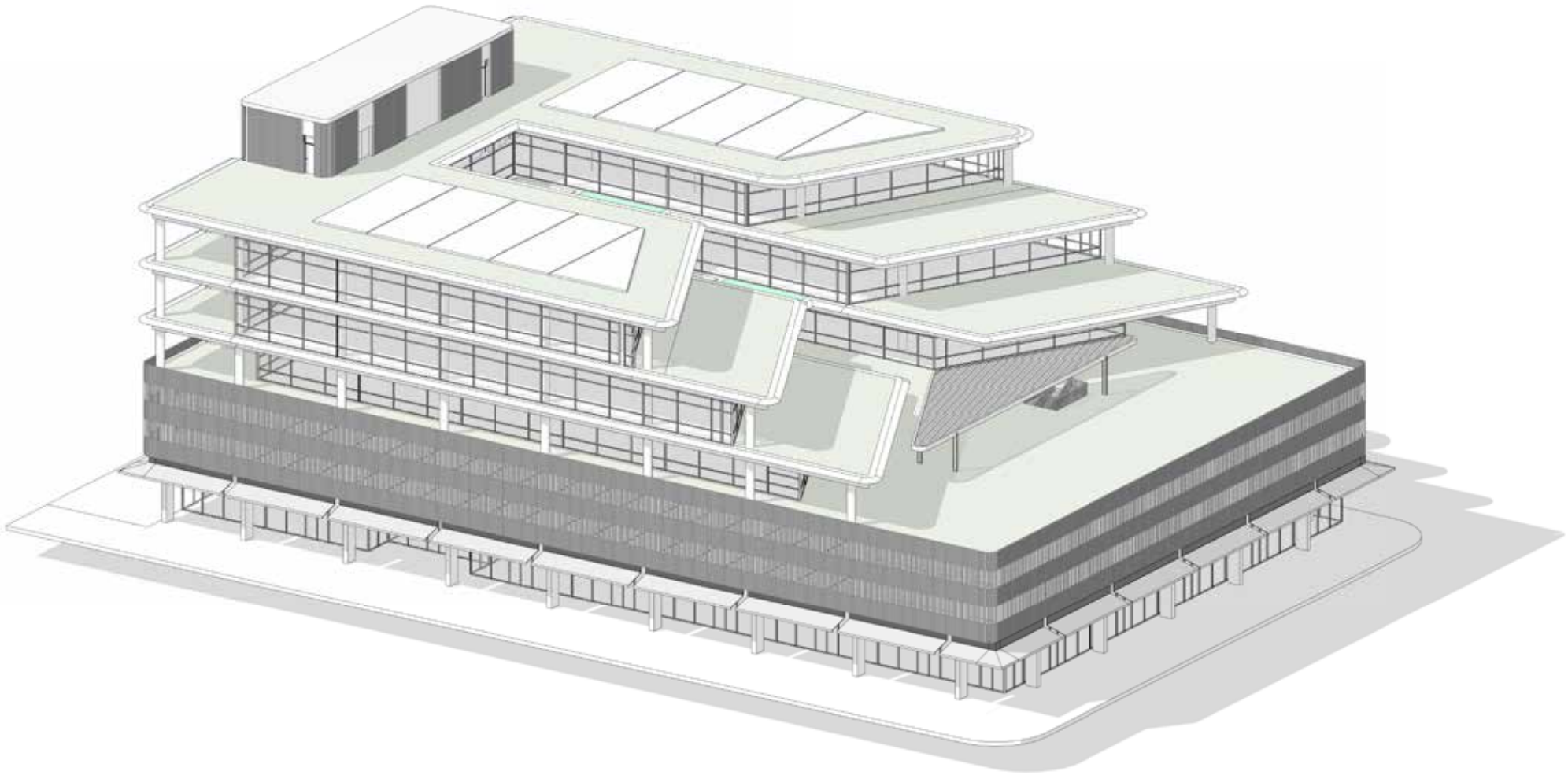


P25 Section Diagram: Detail Comparison @ North of Site



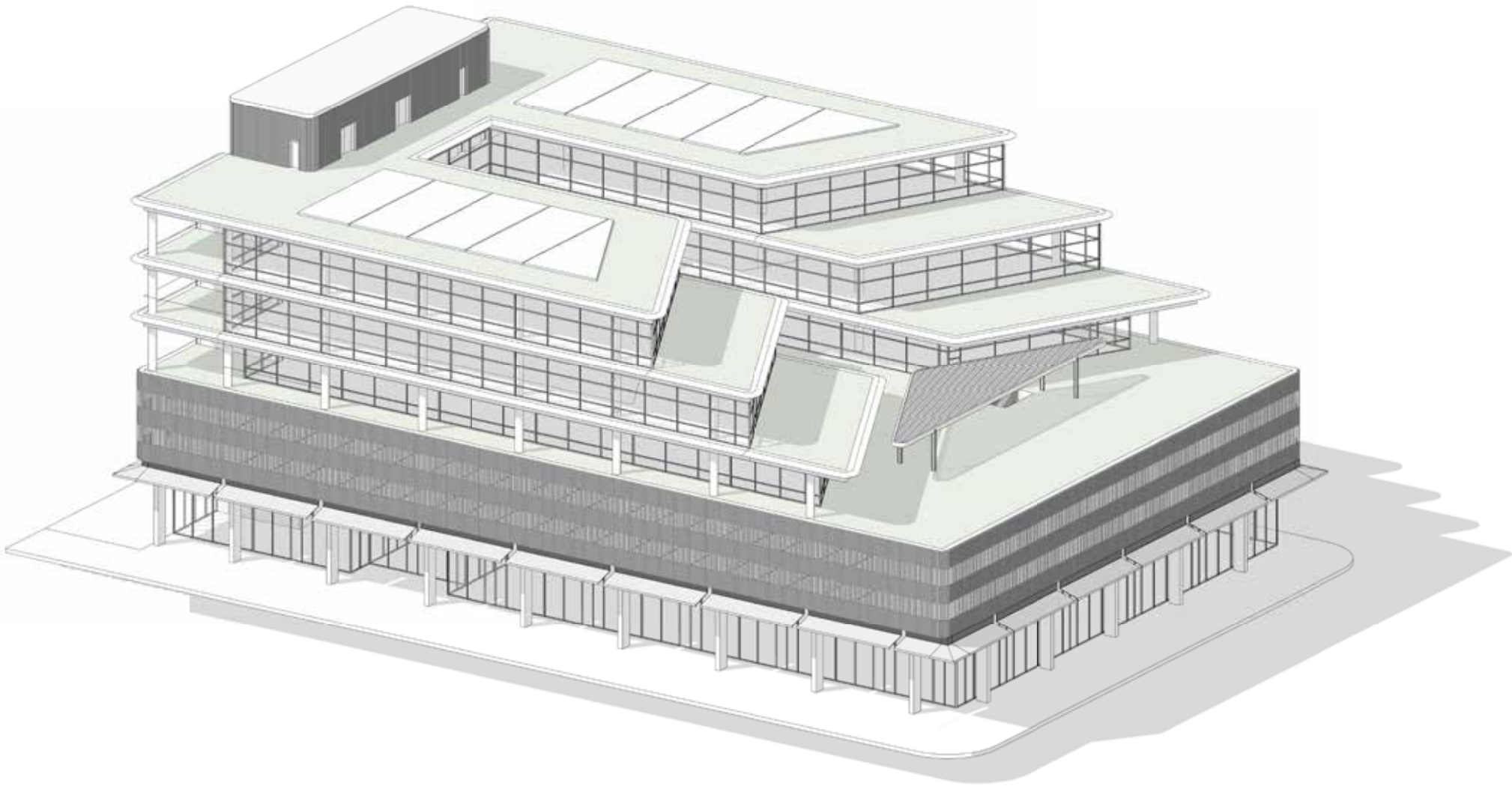
P25 3D axonometric views - northeast corner

RFP



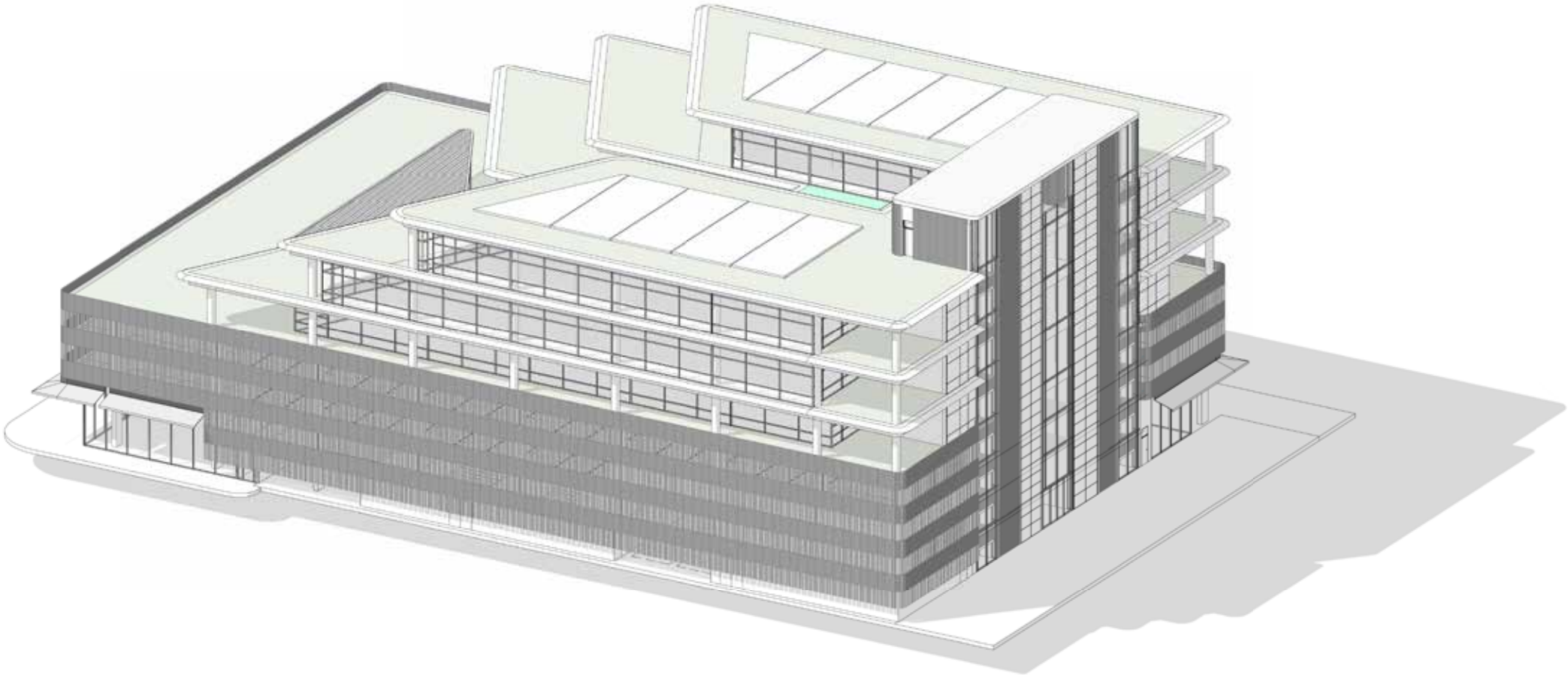
P25 3D axonometric views - northeast corner

WITH ADDITIONAL 11'- 2" HEIGHT



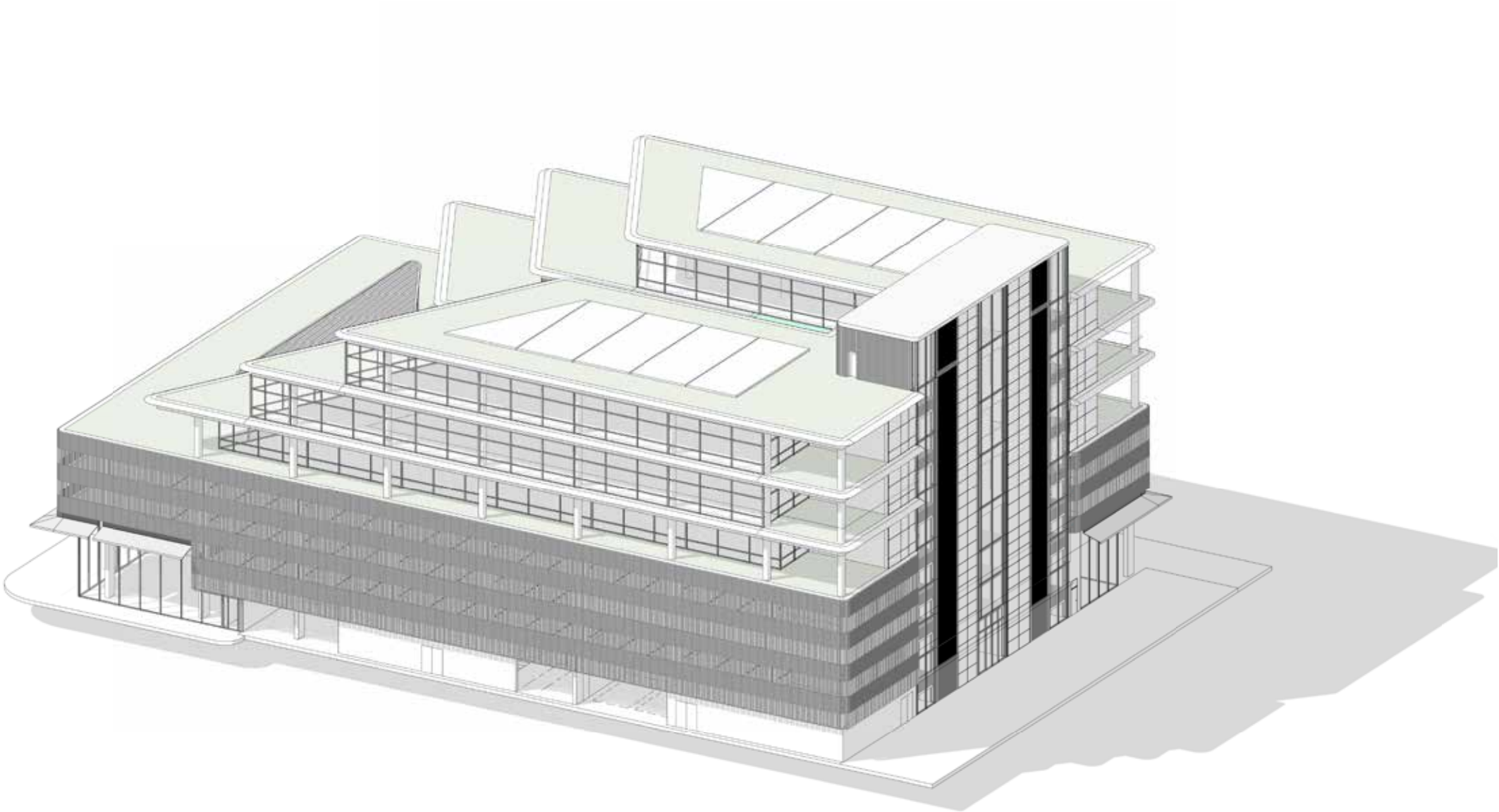
P25 3D axonometric views - southwest corner

RFP



P25 3D axonometric views - southwest corner

WITH ADDITIONAL 11'- 2" HEIGHT



P25 Areas

LOT AREA (SF):	37,500	LOT ACREAGE:	0.861	ZONING:	GU* (GOVERNMENT USE)
FAR FACTOR:	1.87				*CD-2/CD-3 AVERAGE
LOT FAR:	70,125			FAR ACHIEVED:	70,1250
100% of LOT FAR					

FLOOR / LEVEL	FAR AREAS BY USE (SF)				TOTAL PER FLOOR	AREAS EXCLUDED FROM ZFA/FAR (SF)			
	CITY REPLACEMENT PARKING	RETAIL	OFFICE	MEP / BOH / CIRCULATION /		PARKING	FPL VAULT / NON-FAR MEP	COVERED BALCONIES /TERRACES	UNCOVERED BALCONIES /TERRACES
ROOF/BLKHD							1,738		
06			12,605	1,972	14,577			1,482	3,321
05			15,660	1,972	17,632			1,454	3,799
04			14,069	1,972	16,041			8,741	8,717
03				1,488	1,488	31,281			
02	0			2,081	2,081	0	0		
1.5	0			1,488	1,488	30,362	1,191		
01/GF	0	12,214	2,618	1,986	16,818	5,763	6,681		
TOTAL AREAS BY USE	0	12,214	44,952	12,959	70,125	67,406	9,610	11,677	15,837
% OF TOTAL FAR	0.00%	17.42%	64.10%	18.48%	100.00%				

NOTES

1. Total Gross Construction Area does not include any balconies/terraces

42,333 SF leasible office floor space
100% of lot FAR used

70,125 TOTAL FLOOR AREA (FAR)

147,141 TOTAL GROSS CONSTRUCTION AREA⁽¹⁾

P25 Parking Calculations

OFFICE USE PARKING CALCULATION		
REQ'D PARKING BY CODE (OFFICE) ONE SPACE PER 400 SF		
TOTAL SF AREA "OFFICE USE" (FLRS 4-6)	42,334	
PKG FACTOR	400	
TOTAL REQ'D PKG		107
QTY. CAR PKG SPACES IN PROJECT	193	
SUBTRACT CITY REPLACEMENT PKG SPACES	86	
PKG SPACES AVAIL. FOR OFFICE USE:		107
QTY. PKG "OVER/UNDERPARKED"		0

SUMMARY PARKING PROVIDED IN PROJECT	
QTY. STANDARD PKG SPACES (incl. 6 ADA)	107
QTY. CARPOOL PKG SPACES	0
QTY. CITY REPLACEMENT PKG	86
QTY. TOTAL CAR PARKING	193

ALTERNATIVE PARKING PROVIDED IN PROJECT	
QTY. SECURE BICYCLE PARKING	92
QTY. MOTORCYCLE / SCOOTER PARKING	26
QTY. BICYCLE ROOM SHOWERS	4

CITY REPLACEMENT PARKING: FAR AREA	
QTY. CITY REPLACEMENT PKG	86
AREA (SF) PER PKG SPACE (8.5 FT X 18 FT)	153
TOTAL CITY PARKING FAR (SF)	13,158

PARKING CALCULATIONS W/ DEDUCTIONS	
TOTAL REQ'D PKG AFTER DEDUCTIONS	63

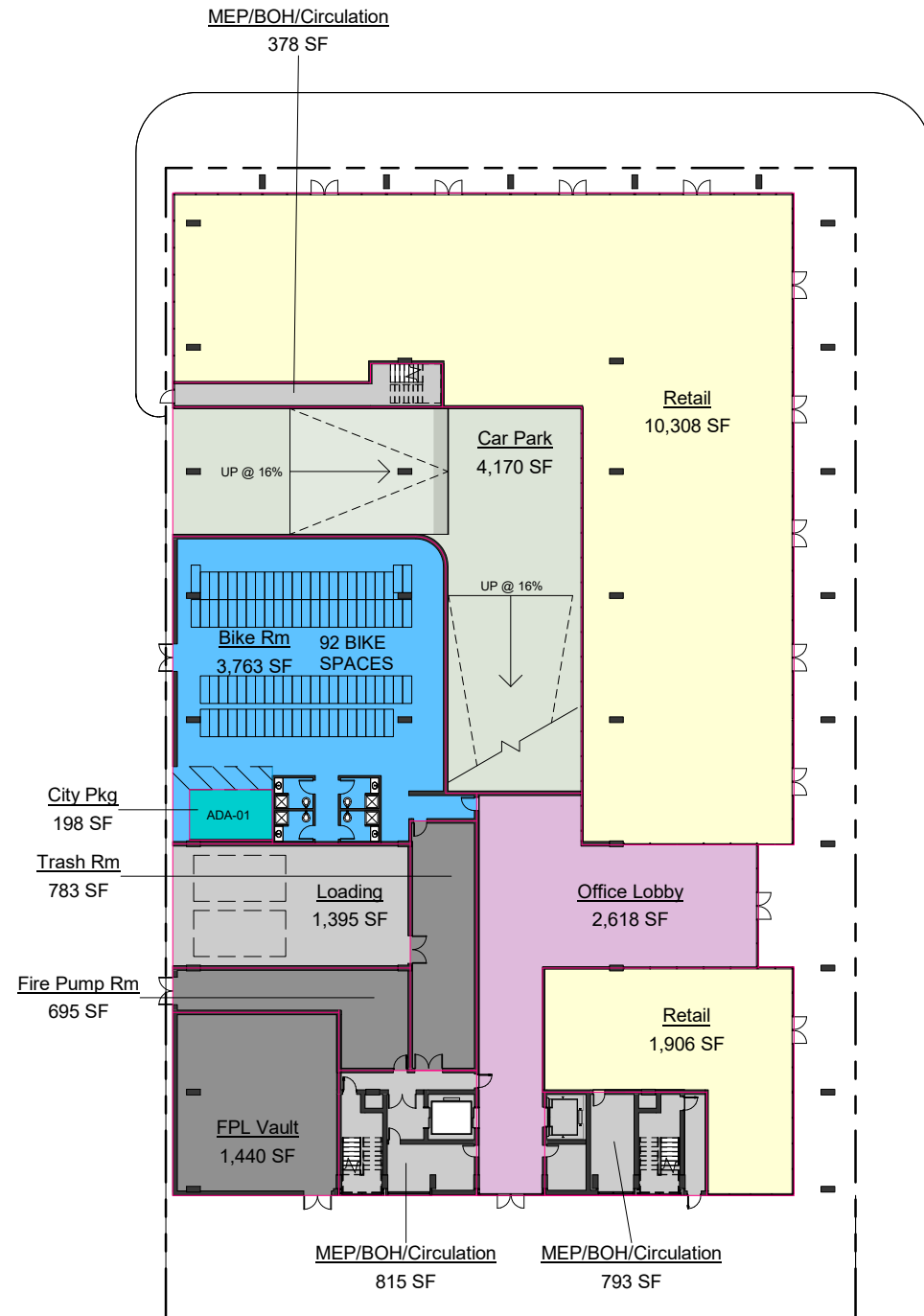
107 pkg req'd for office use

86 city replacement pkg

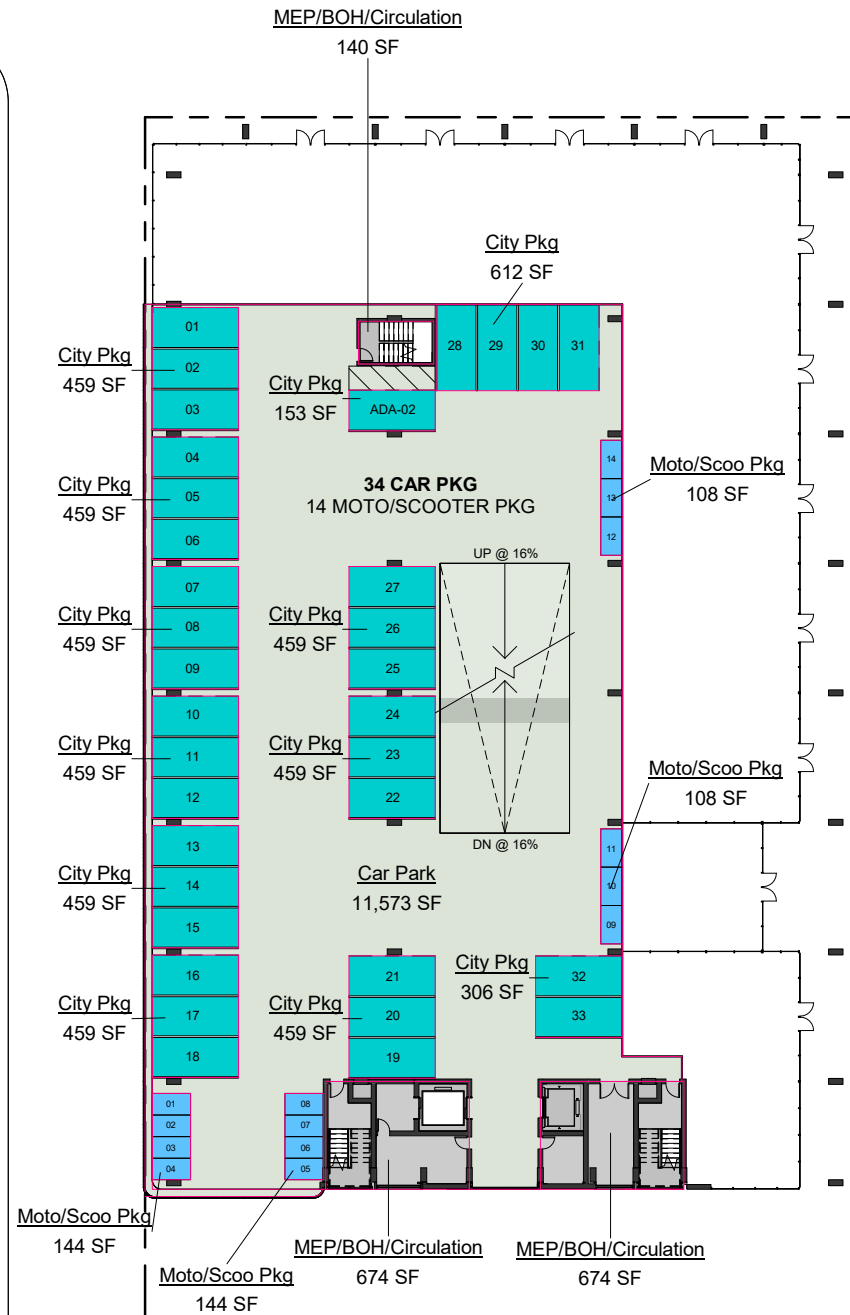
193 total car parking

Note: Alternative parking incentives are provided but reductions to car parking requirements need not be taken

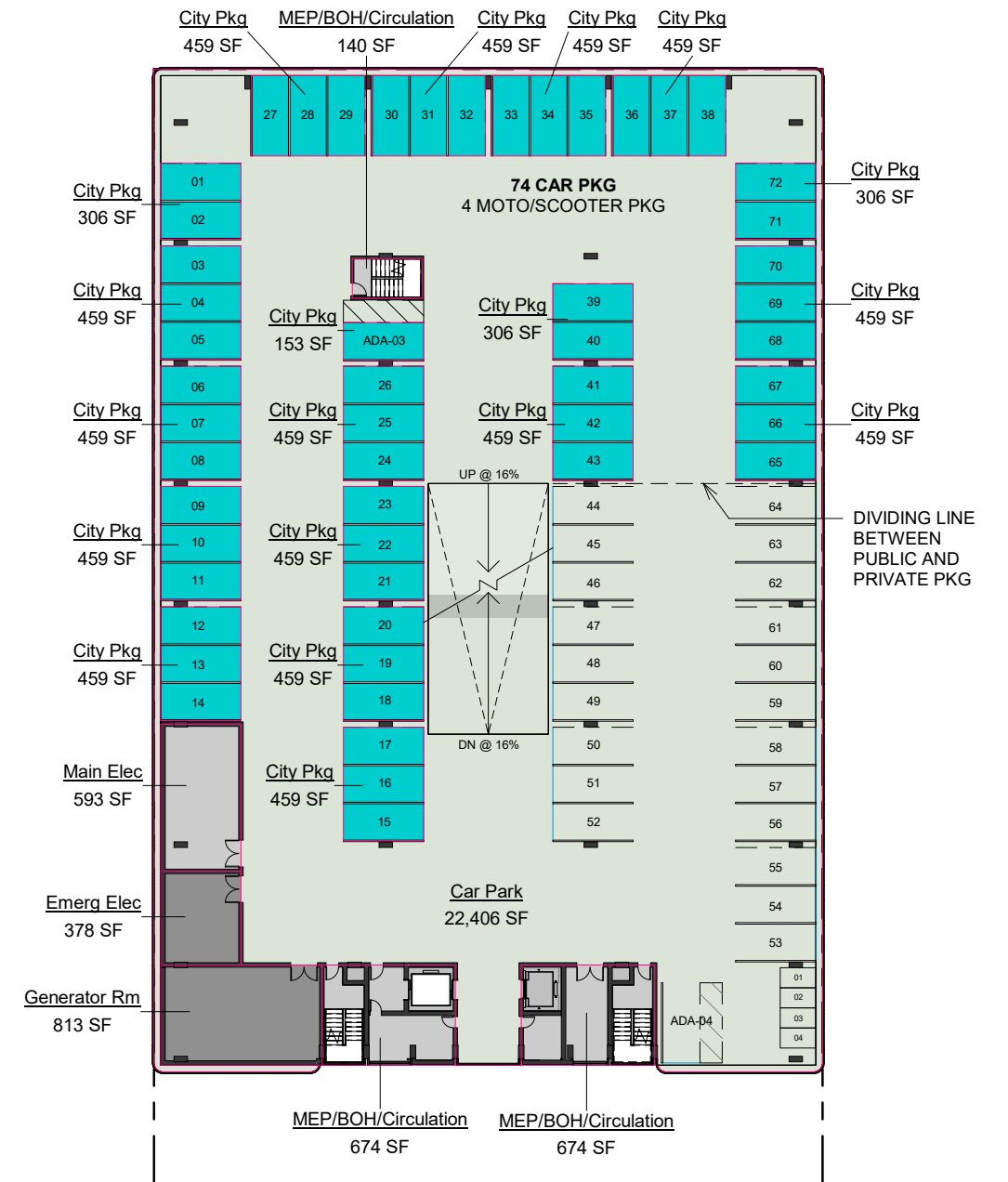
P25 Area Plans



LEVEL 01 / GF



LEVEL 1.5 Mezzanine Parking

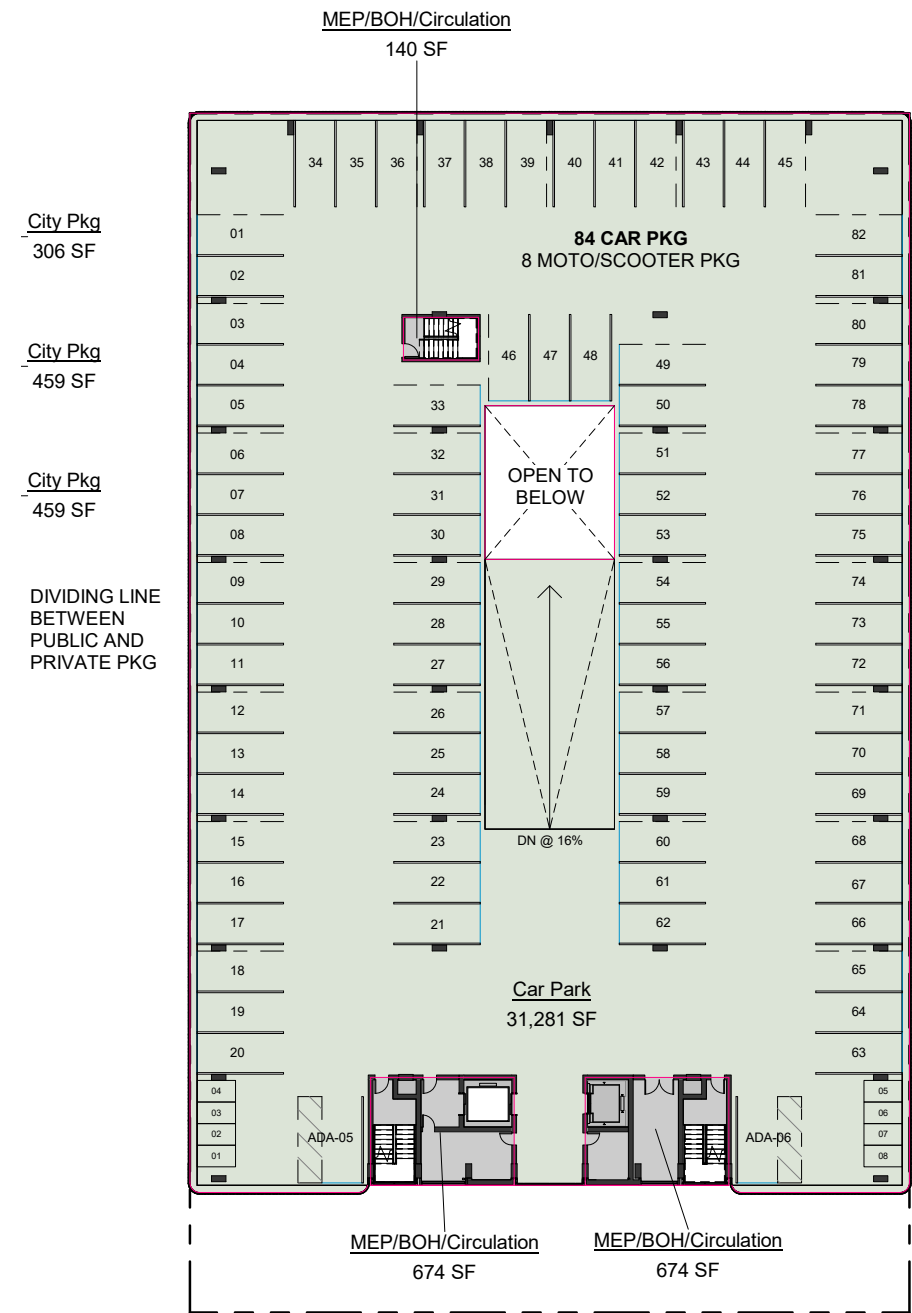


LEVEL 02 Parking

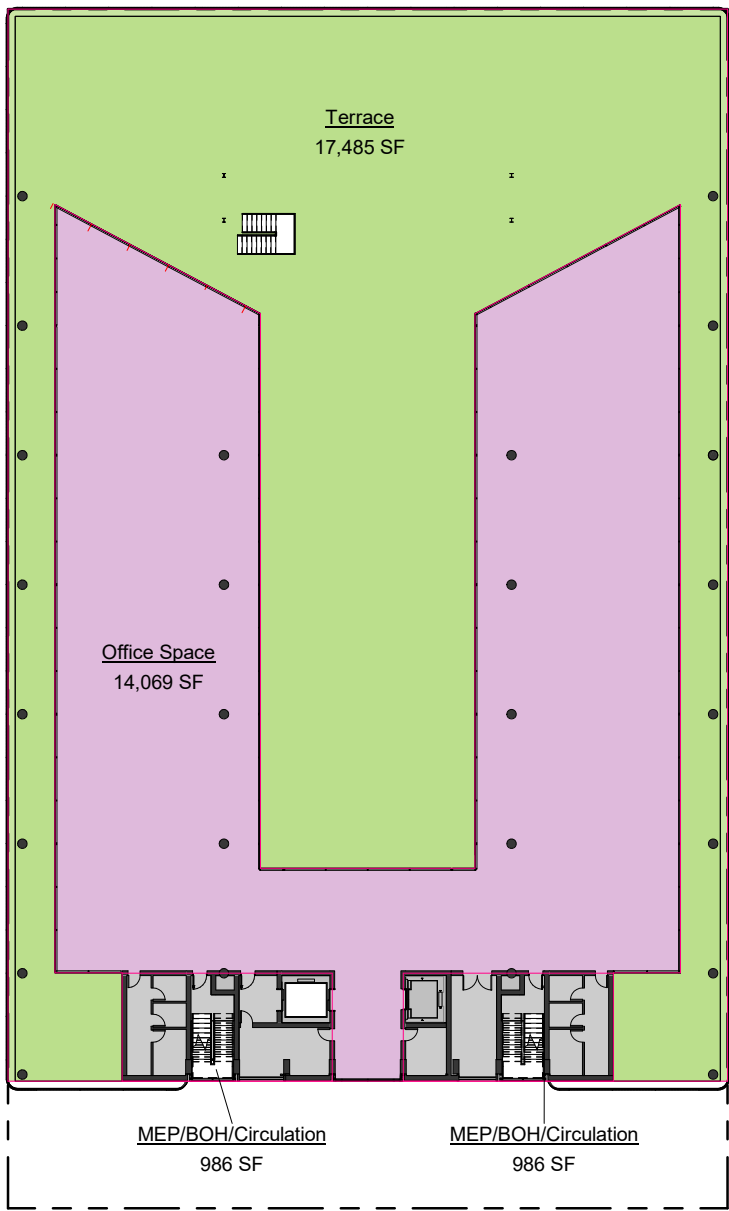
Building Area Legend

 Retail	 Car Park
 Office	 Public Bike/Motorcycle/Scooter Pkg
 MEP/BOH/Circulation	 MEP Deductible
 City Replacement Pkg (Public)	 Terrace

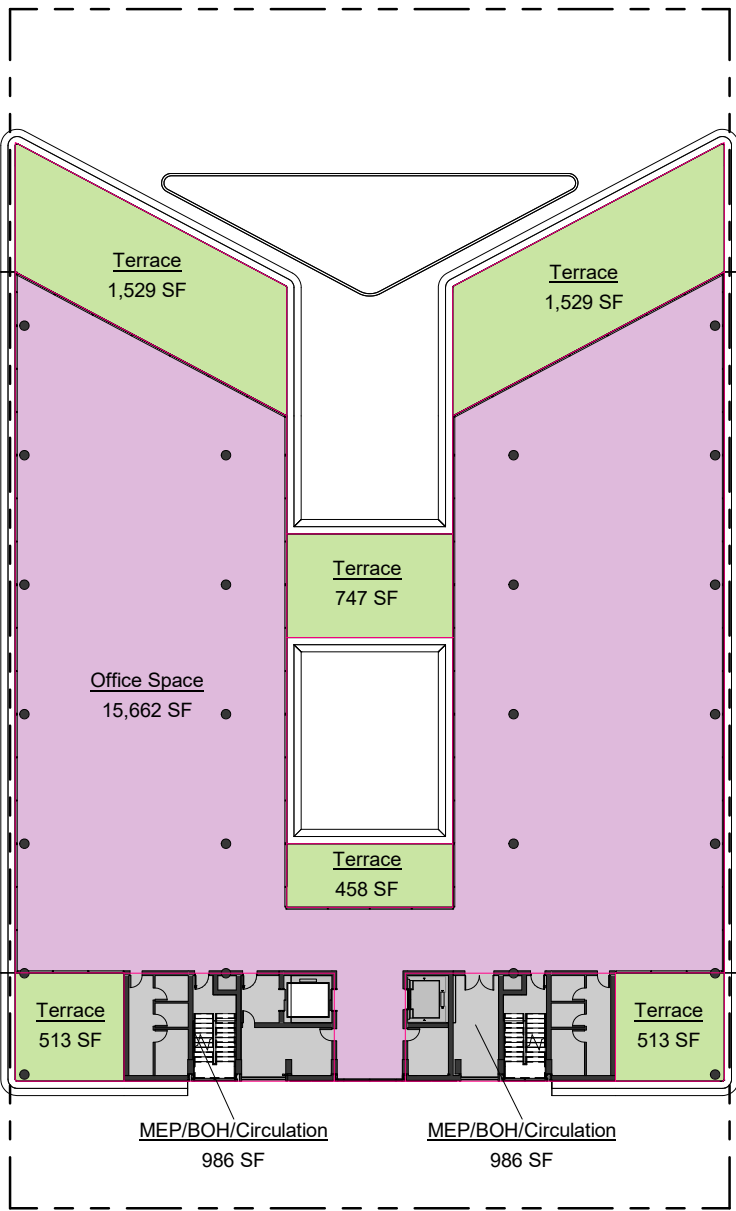
P25 Area Plans



LEVEL 03 Parking



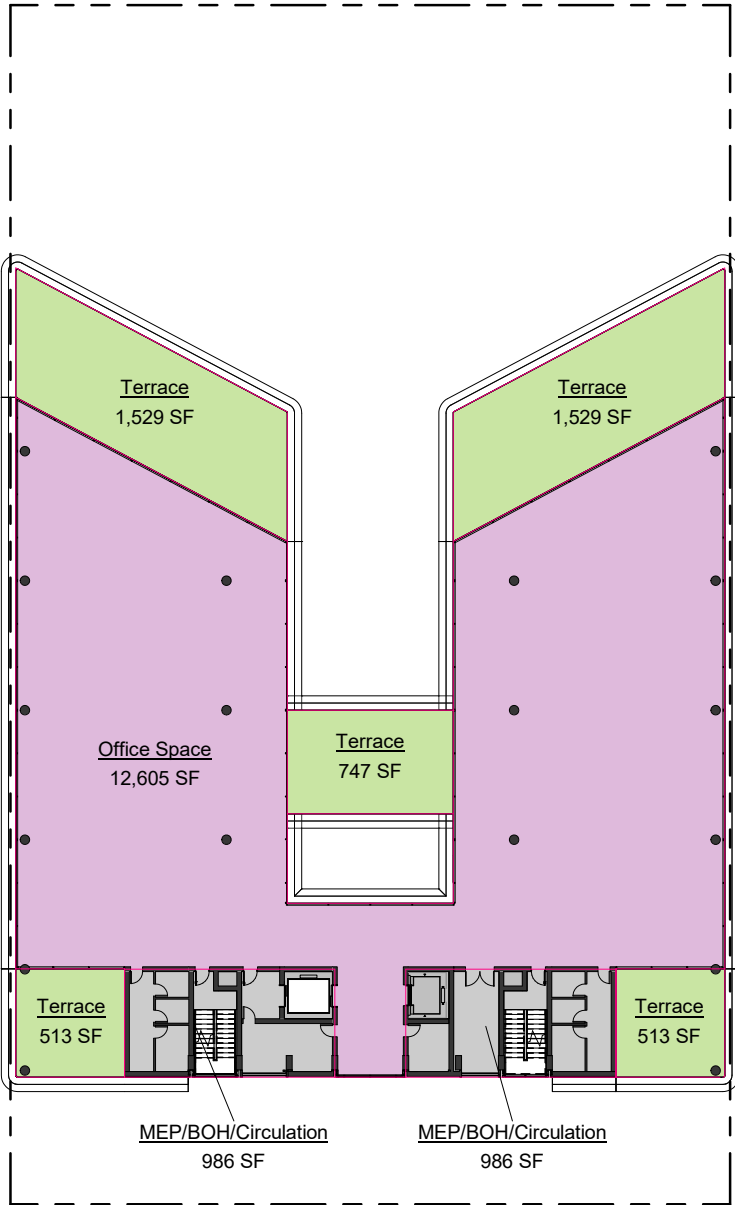
LEVEL 04 Office



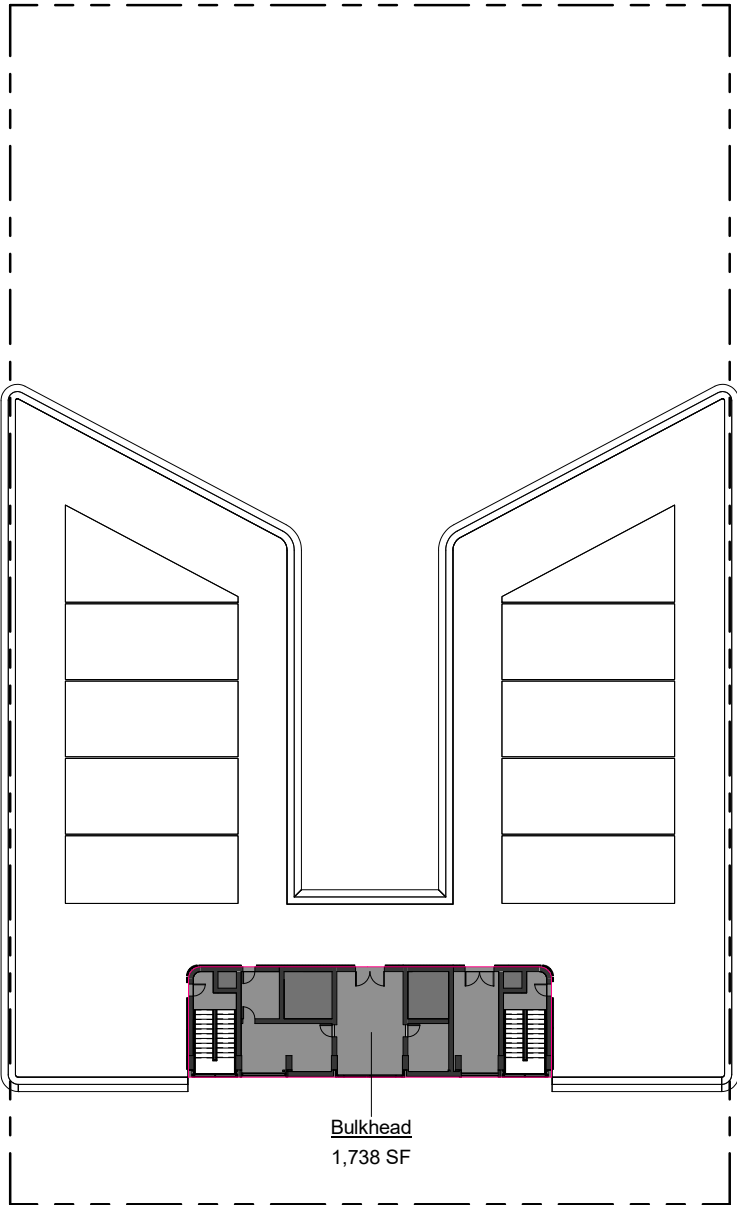
LEVEL 05 Office

Building Area Legend			
Retail	Office	MEP/BOH/Circulation	City Replacement Pkg (Public)
Car Park	Public Bike/Motorcycle/Scooter Pkg	MEP Deductible	Terrace

P25 Area Plans



LEVEL 06 Office



ROOF

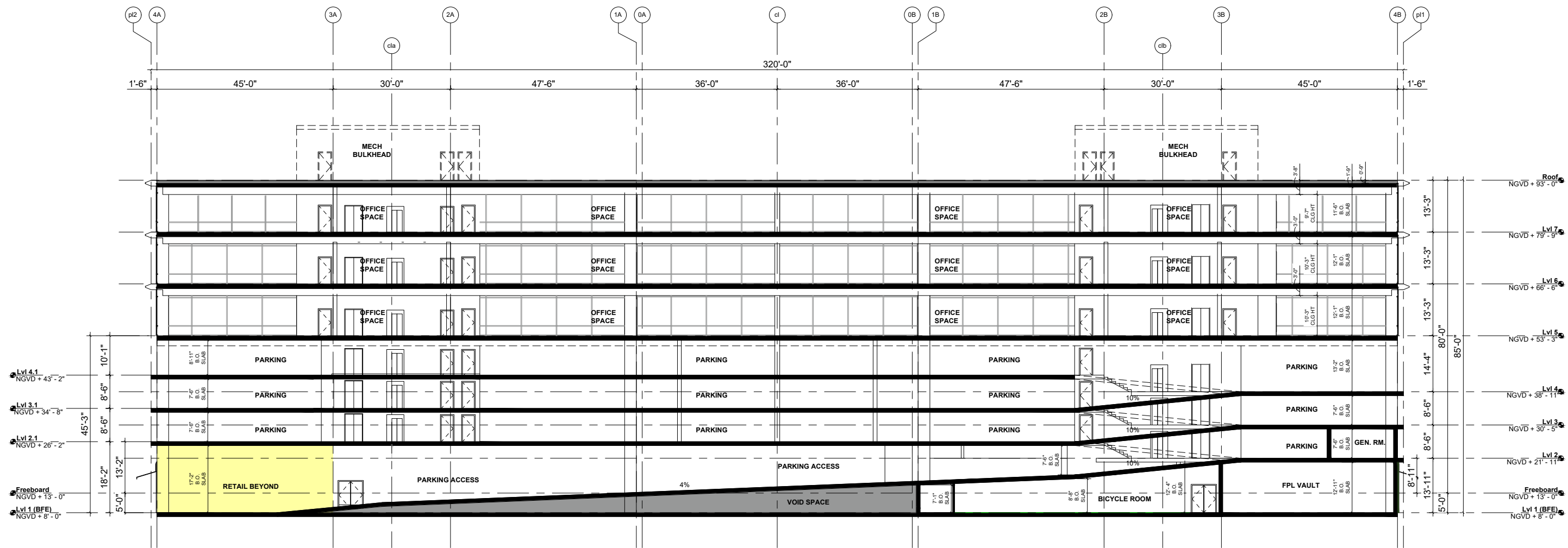
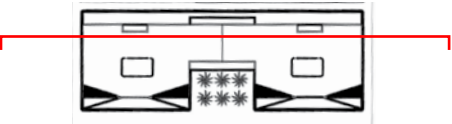
Building Area Legend

Retail	Car Park
Office	Public Bike/Motorcycle/Scooter Pkg
MEP/BOH/Circulation	MEP Deductible
City Replacement Pkg (Public)	Terrace

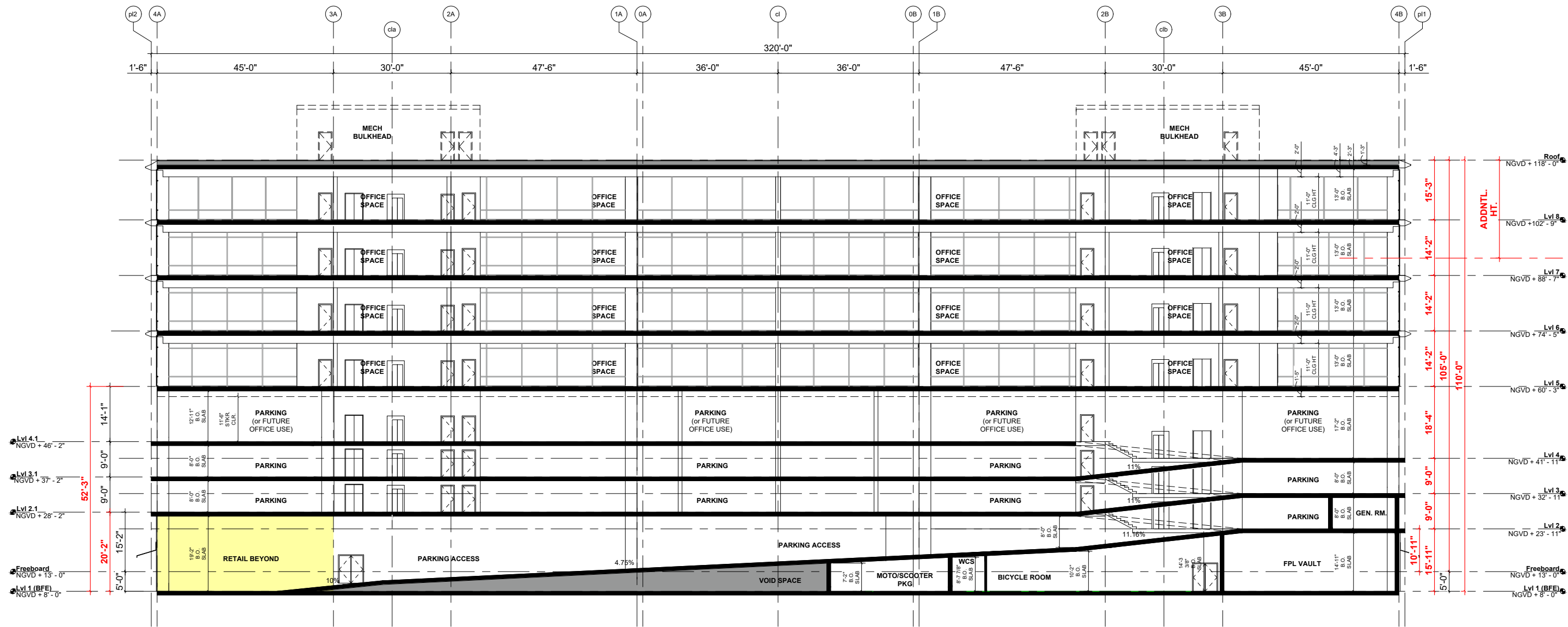
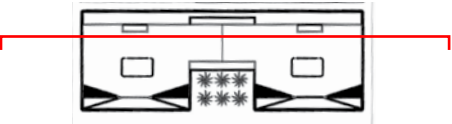
SITE P26

20 ft additional height

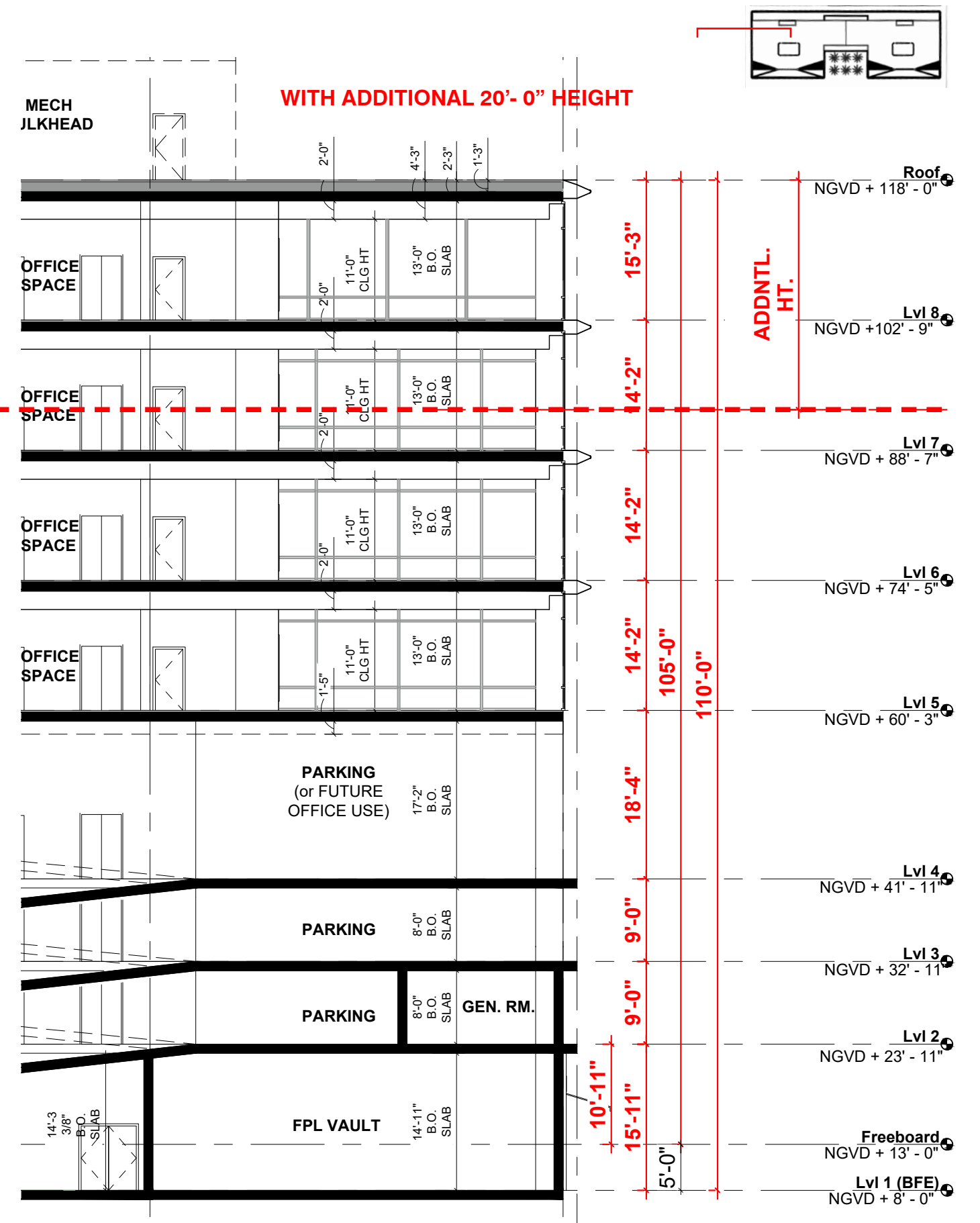
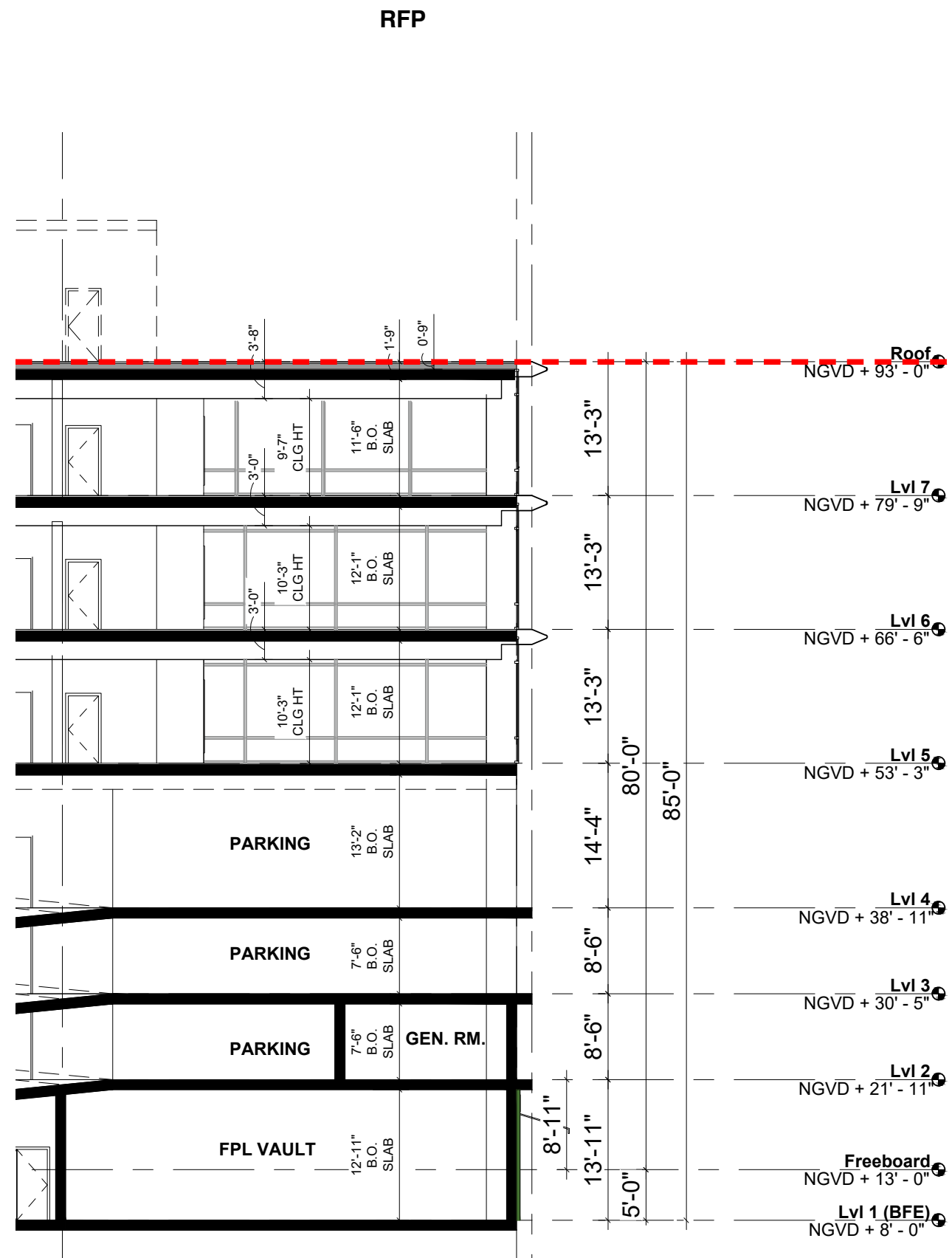
P26 Section Diagram: RFP height



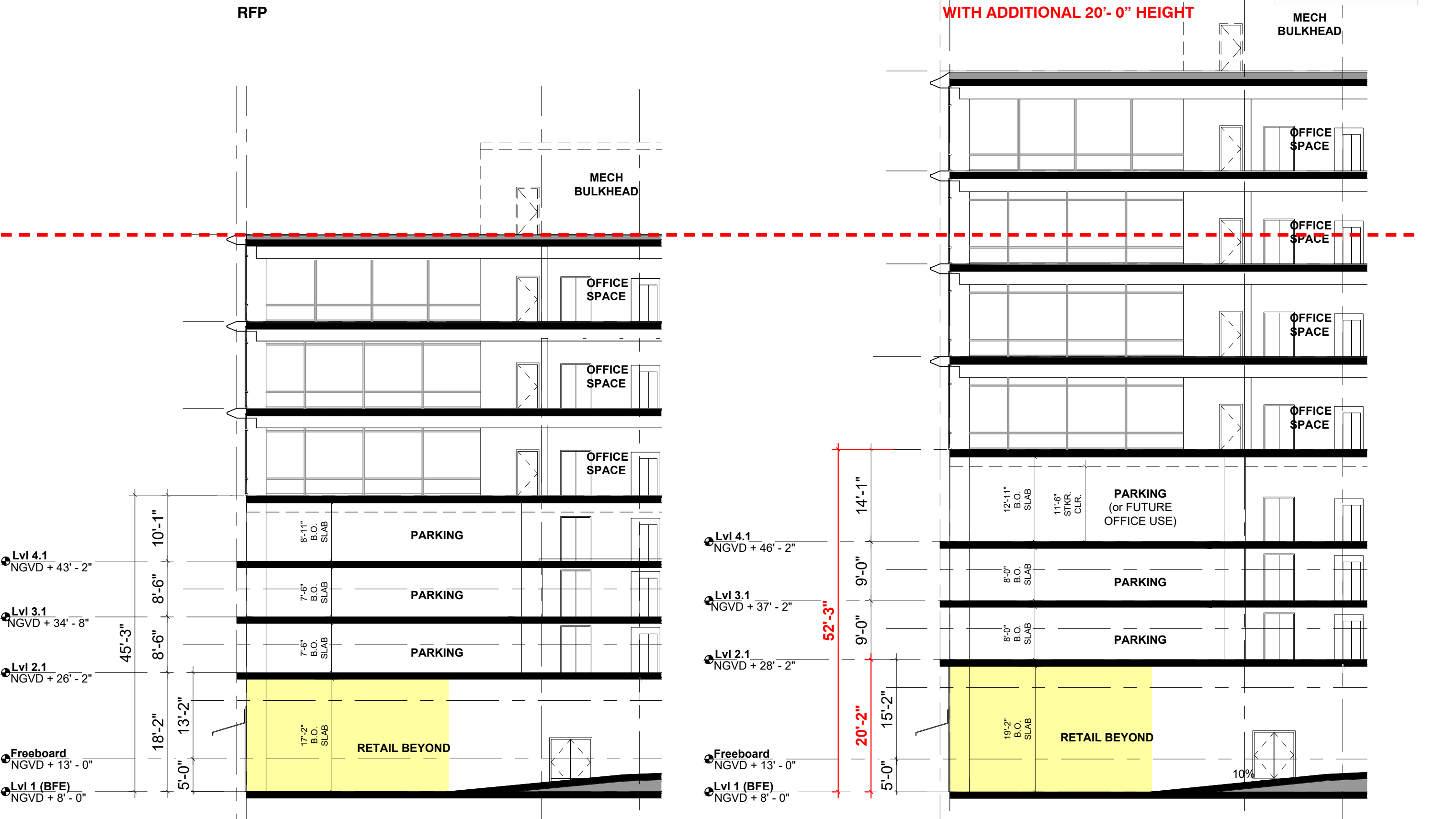
P26 Section Diagram: w/ additional 20 ft height



P26 Section Diagram: Detail Comparison @ west of site

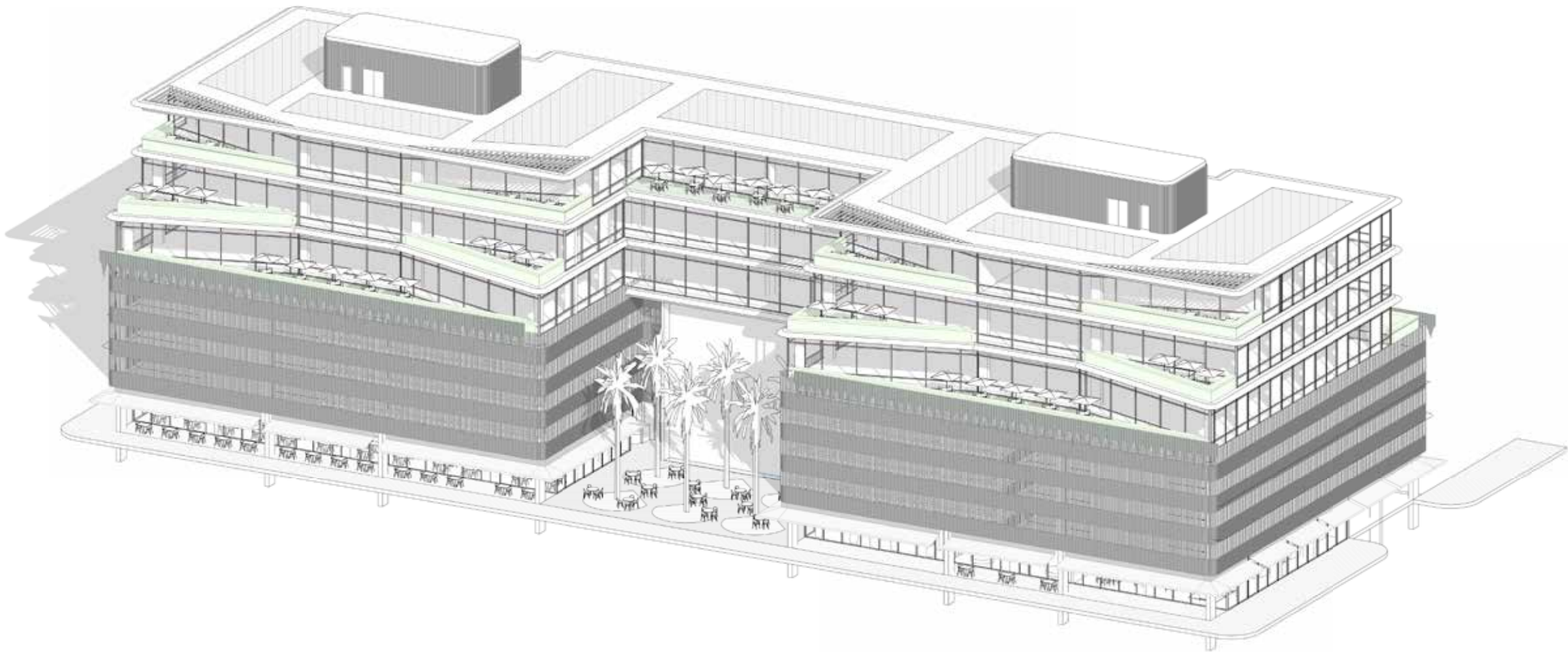


P26 Section Diagram: Detail Comparison @ east of site



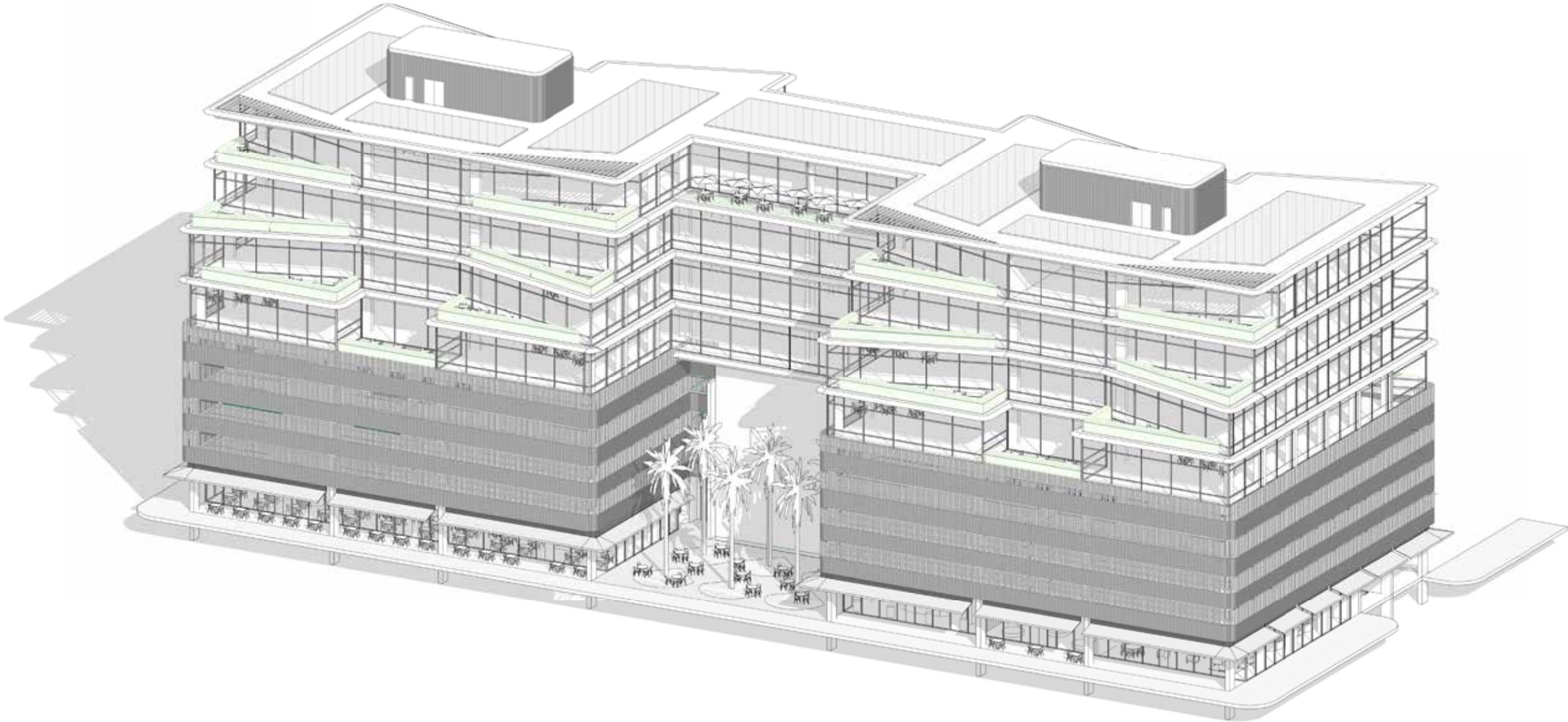
P26 3D axonometric views - south

RFP



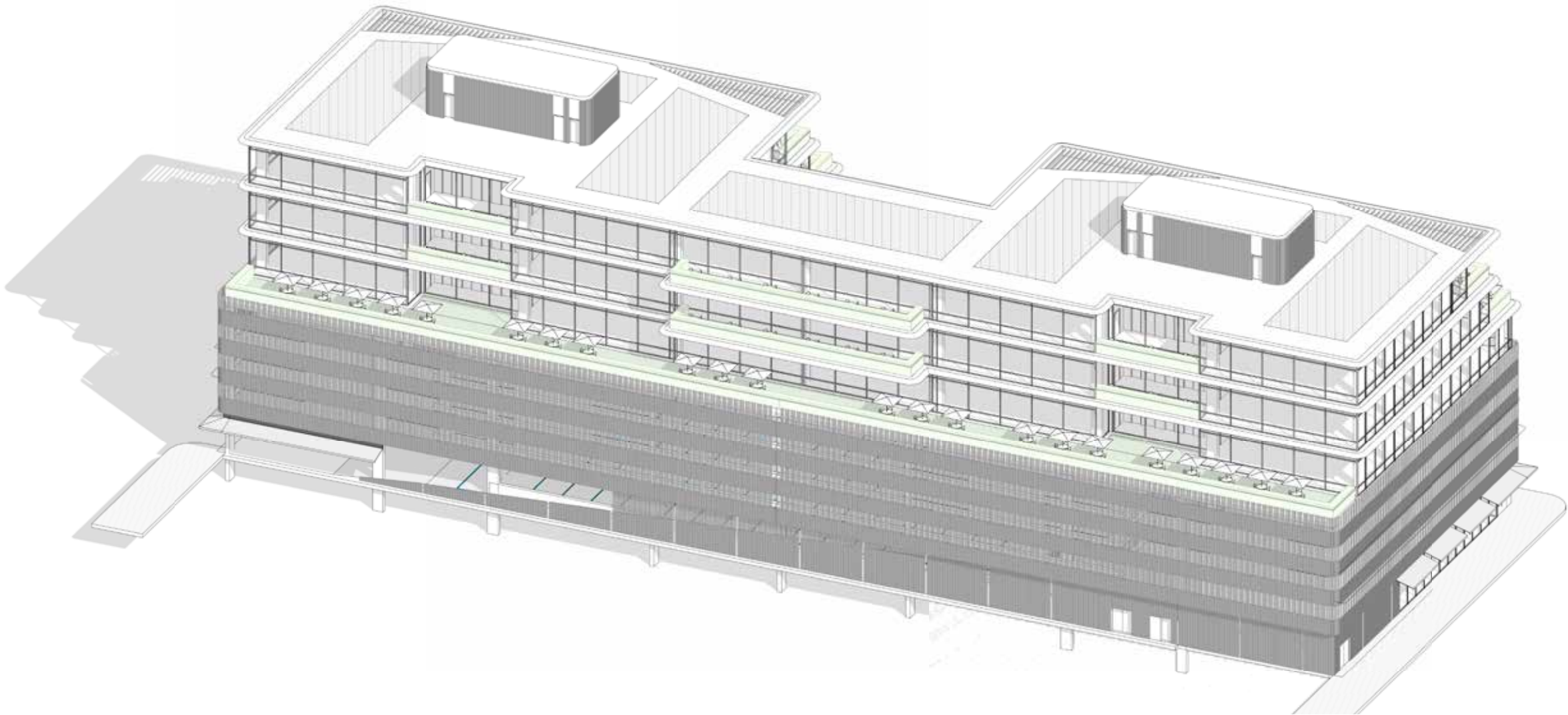
P26 3D axonometric views - south

WITH ADDITIONAL 20'- 0" HEIGHT



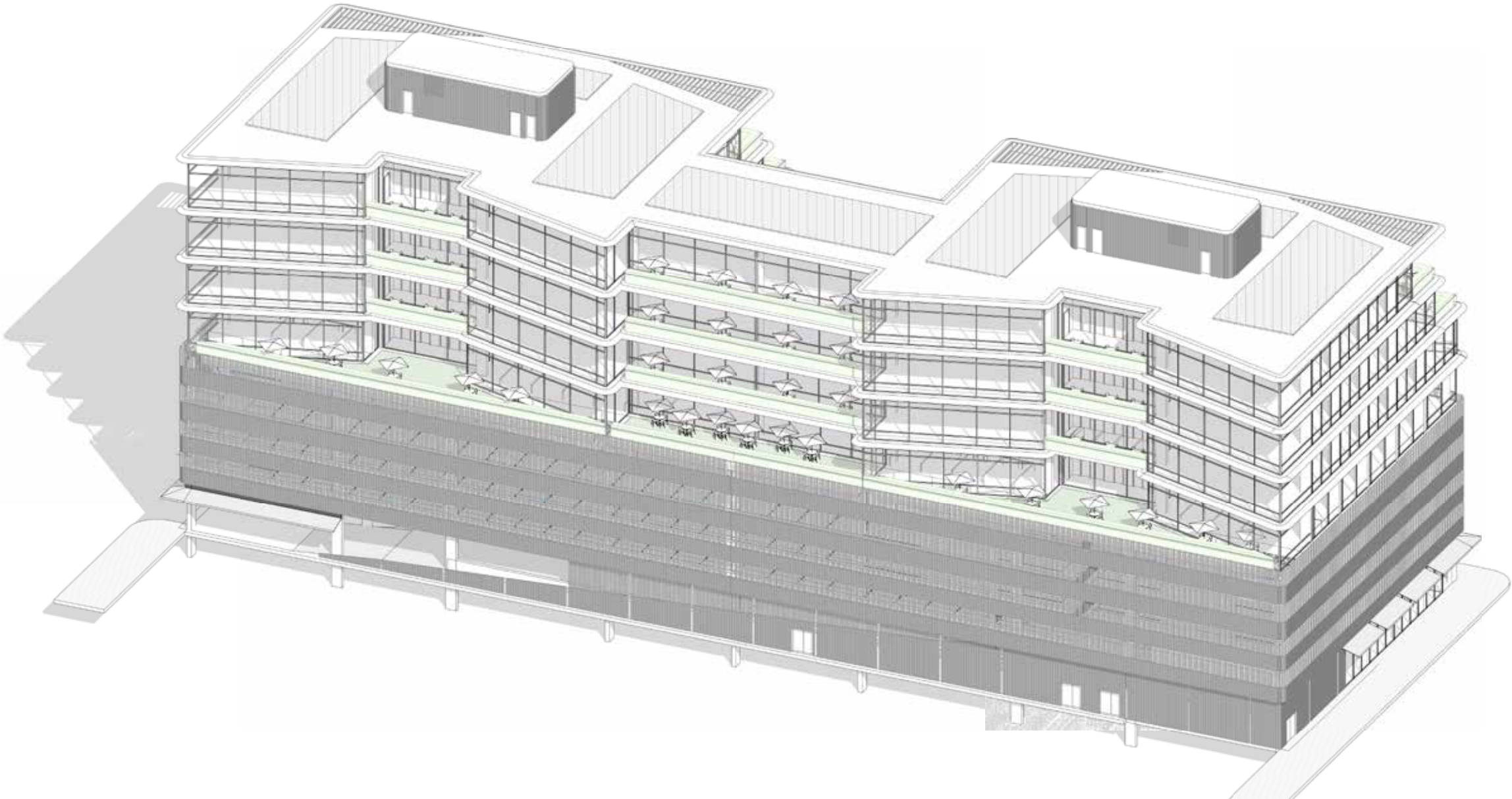
P26 3D axonometric views - north

RFP



P26 3D axonometric views - north

WITH ADDITIONAL 20'- 0" HEIGHT



P26 Area Comparison

RFP

LOT AREA (SF):	48,750	LOT ACREAGE:	1.119	ZONING:	*GU (GOVERNMENT USE)
FAR FACTOR:	2.75				*CD-3
LOT FAR:	134,063	FAR ACHIEVED:	92,988		
69% of LOT FAR					

FLOOR / LEVEL	FAR AREAS BY USE (SF)				TOTAL PER FLOOR
	RESIDENTIAL	RETAIL	OFFICE	MEP / BOH / CIRCULATION /	
ROOF/BLKHD					
07			18,160	3,501	21,661
06			20,218	3,501	23,719
05			21,534	3,484	25,018
04				1,466	1,466
03				1,466	1,466
02				1,898	1,898
1.5				0	0
01/GF	0	12,665	3,428	1,667	17,760
TOTAL AREAS BY USE	0	12,665	63,340	16,983	92,988
% OF TOTAL FAR	0.00%	13.62%	68.12%	18.26%	100.00%

AREAS EXCLUDED FROM ZFA/FAR (SF)			
PARKING	FPL VAULT / NON-FAR MEP	COVERED BALCONIES /TERRACES	UNCOVERED BALCONIES /TERRACES
	1,948		
			3,107
		1,059	1,240
		555	6,198
31,794			
31,794			
29,594	1,094		
10,278			
2,699	1,962		
106,159	5,004	1,614	10,545

92,988	TOTAL FLOOR AREA (FAR)
297,139	TOTAL GROSS CONSTRUCTION AREA

59,822 SF leasible office floor space
69% of lot FAR used

Note: Area plans show potential restaurant use on 8th floor - area charts show office/retail use only

w/ additional office floor (+20 ft height)

LOT AREA (SF):	48,750	LOT ACREAGE:	1.119	ZONING:	*GU (GOVERNMENT USE)
FAR FACTOR:	2.75				*CD-3
LOT FAR:	134,063	FAR ACHIEVED:	124,524		
93% of LOT FAR					

FLOOR / LEVEL	FAR AREAS BY USE (SF)				TOTAL PER FLOOR
	CITY REPLACEMENT PARKING	RETAIL	OFFICE	MEP / BOH / CIRCULATION /	
ROOF/BLKHD					
08			19,526	3,511	23,037
07			21,399	3,644	25,043
06			22,694	3,644	26,338
05			23,989	3,644	27,633
04				1,563	1,563
03				1,563	1,563
02				1,994	1,994
01/GF	0	12,398	3,293	1,662	17,353
TOTAL AREAS BY USE	0	12,398	90,901	21,225	124,524
% OF TOTAL FAR	0.00%	9.96%	73.00%	17.04%	100.00%

AREAS EXCLUDED FROM ZFA/FAR (SF)			
PARKING	FPL VAULT / NON-FAR MEP	COVERED BALCONIES /TERRACES	UNCOVERED BALCONIES /TERRACES
	1,948		
			3,081
		1,076	1,296
		1,076	1,296
		1,076	3,520
31,697			
31,697			
28,652	1,094		
16,354	5,898		
108,400	8,940	3,228	9,193

NOTES
1. Total Gross Construction Area does not include any balconies/terraces

124,524	TOTAL FLOOR AREA (FAR)
241,864	TOTAL GROSS CONSTRUCTION AREA ⁽¹⁾

87,474 SF leasible office floor space
93% of lot FAR used

P26 Parking Calculations (w/ additional office floor)

OFFICE USE PARKING CALCULATION		
REQ'D PARKING BY CODE (OFFICE) ONE SPACE PER 400 SF		
TOTAL SF AREA "OFFICE USE" (FLRS 5-8)	87,608	
PKG FACTOR	400	
TOTAL REQ'D PKG		219
QTY. CAR PKG SPACES IN PROJECT	325	
SUBTRACT CITY REPLACEMENT PKG SPACES	106	
PKG SPACES AVAIL. FOR OFFICE USE:		219
QTY. PKG "OVER/UNDERPARKED"		0

SUMMARY PARKING PROVIDED IN PROJECT	
QTY. STANDARD PKG SPACES (incl. 8 ADA)	77
QTY. STACKER PKG SPACES (71 X 2)	142
QTY. CARPOOL PKG SPACES	0
QTY. CITY REPLACEMENT PKG	106
QTY. TOTAL CAR PARKING	325

ALTERNATIVE PARKING PROVIDED IN PROJECT	
QTY. SECURE BICYCLE PARKING	79
QTY. MOTORCYCLE / SCOOTER PARKING	39
QTY. BICYCLE ROOM SHOWERS	4

CITY REPLACEMENT PARKING: FAR AREA	
QTY. CITY REPLACEMENT PKG	106
AREA (SF) PER PKG SPACE (8.5 FT X 18 FT)	153
TOTAL CITY PARKING FAR (SF)	16,218

PARKING CALCULATIONS W/ DEDUCTIONS	
TOTAL REQ'D PKG AFTER DEDUCTIONS	183

219 pkg req'd for office use

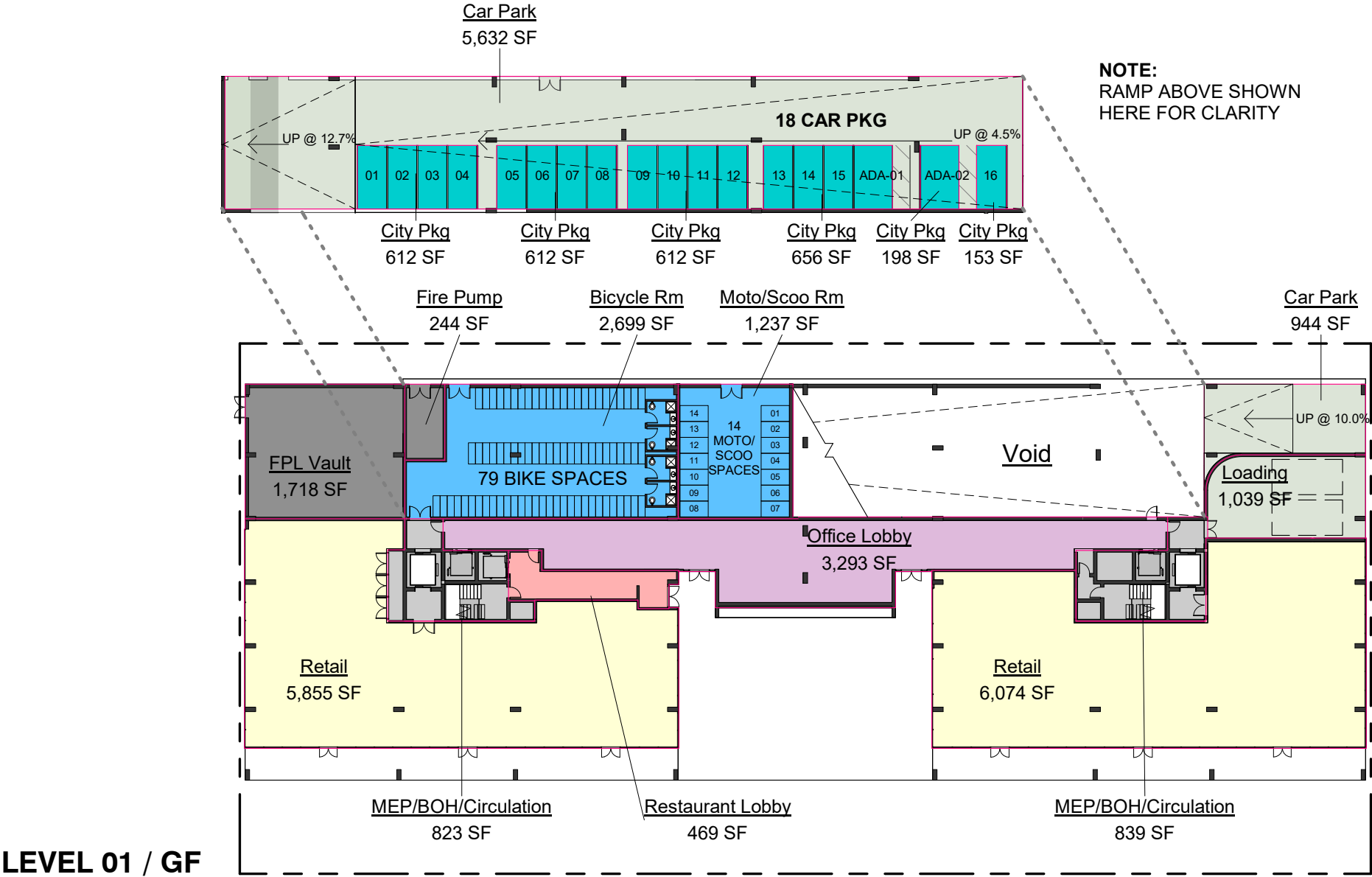
106 city replacement pkg

325 total car parking

Note: Alternative parking incentives are provided but reductions to car parking requirements need not be taken

P26 Area Plans

(w/ additional office floor)



Building Area Legend	
	Retail
	Office
	Restaurant
	MEP/BOH/Circulation
	City Replacement Pkg (Public)
	Car Park
	Public Bike/Motorcycle/Scooter Pkg
	MEP Deductible
	Terrace

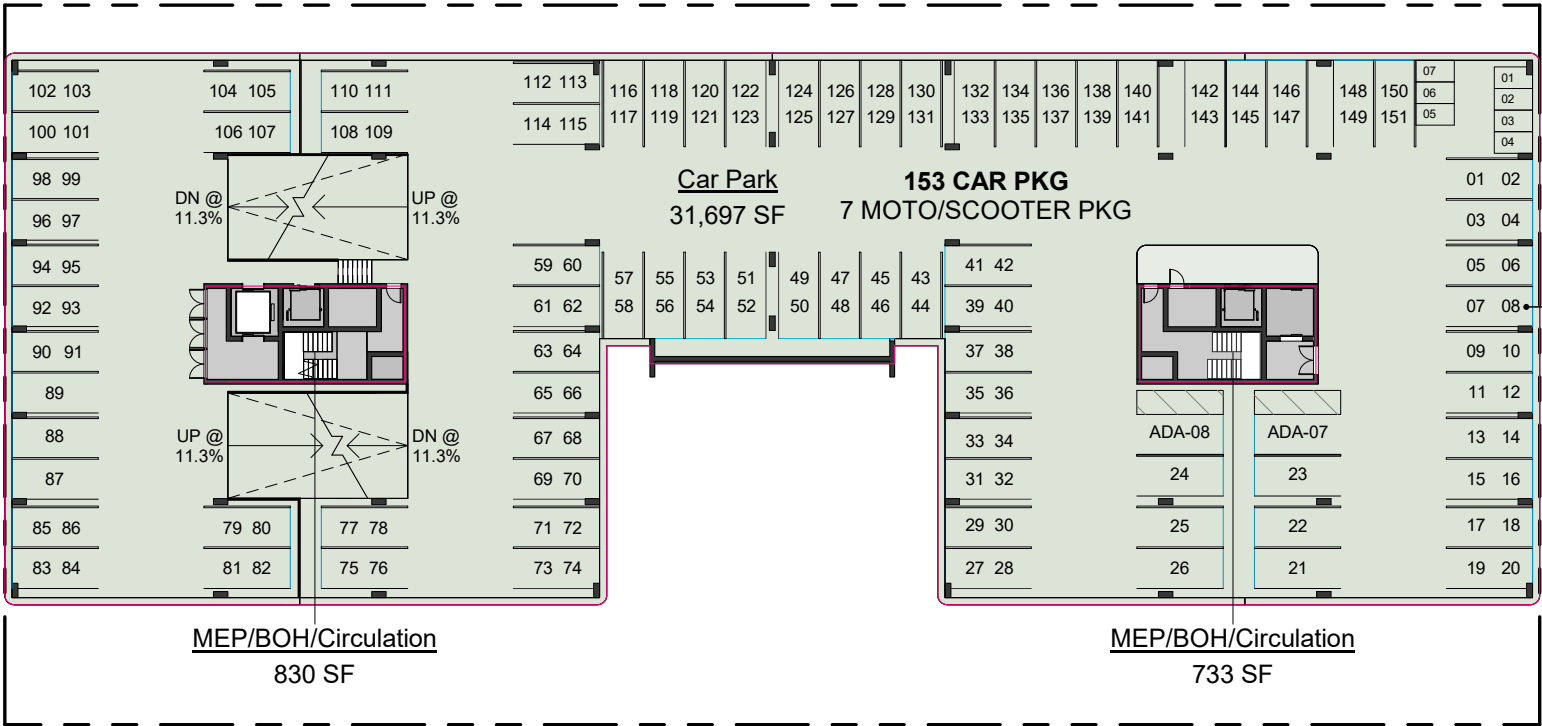
(w/ additional office floor)



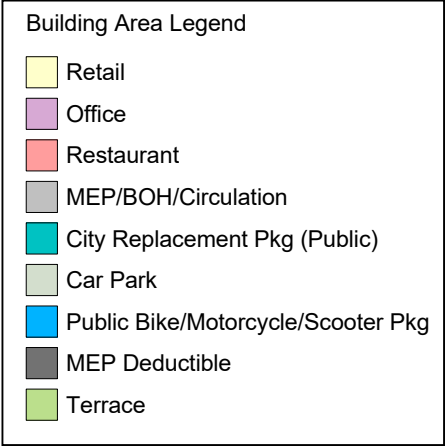
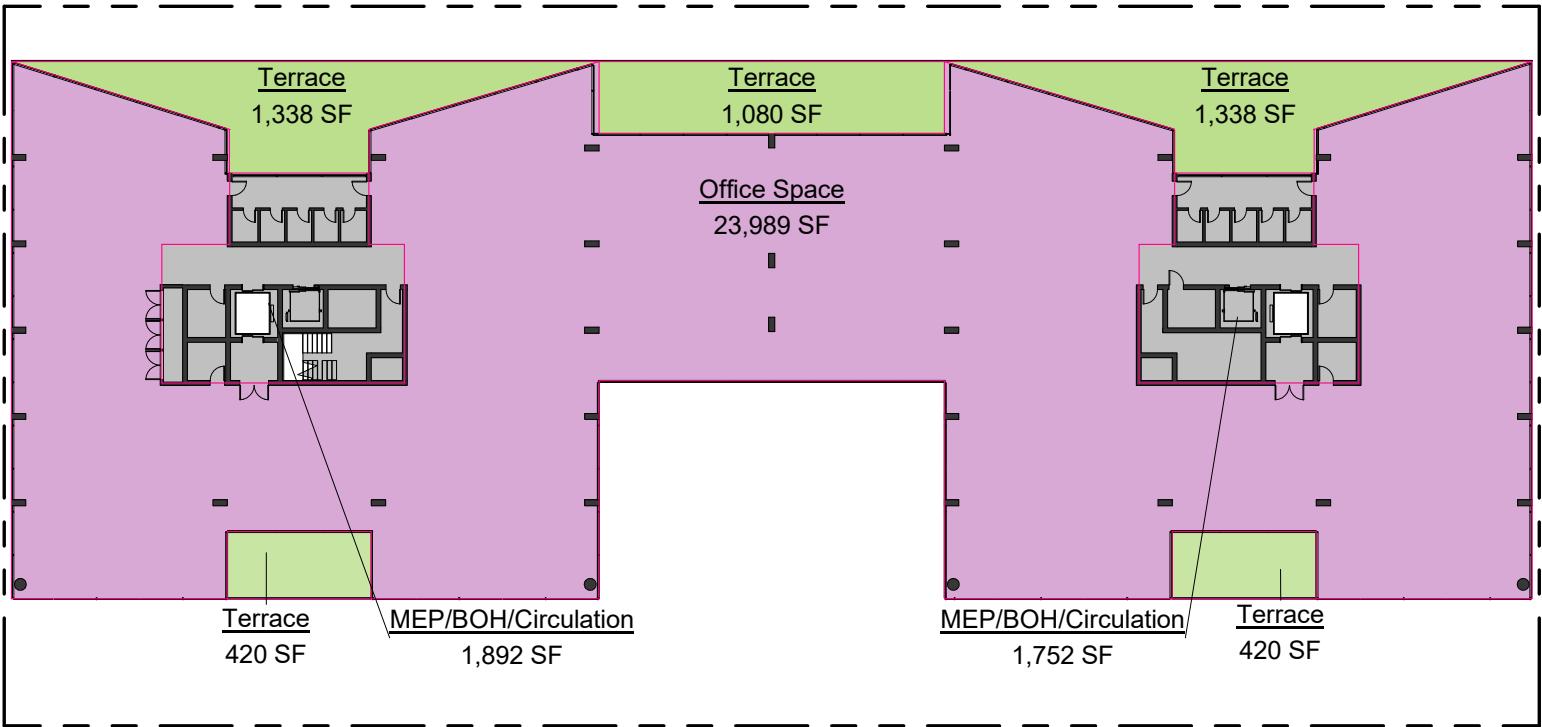
-  Retail
-  Office
-  Restaurant
-  MEP/BOH/Circulation
-  City Replacement Pkg (Public)
-  Car Park
-  Public Bike/Motorcycle/Scooter Pkg
-  MEP Deductible
-  Terrace

P26 Area Plans
(w/ additional office floor)

LEVEL 04 Parking



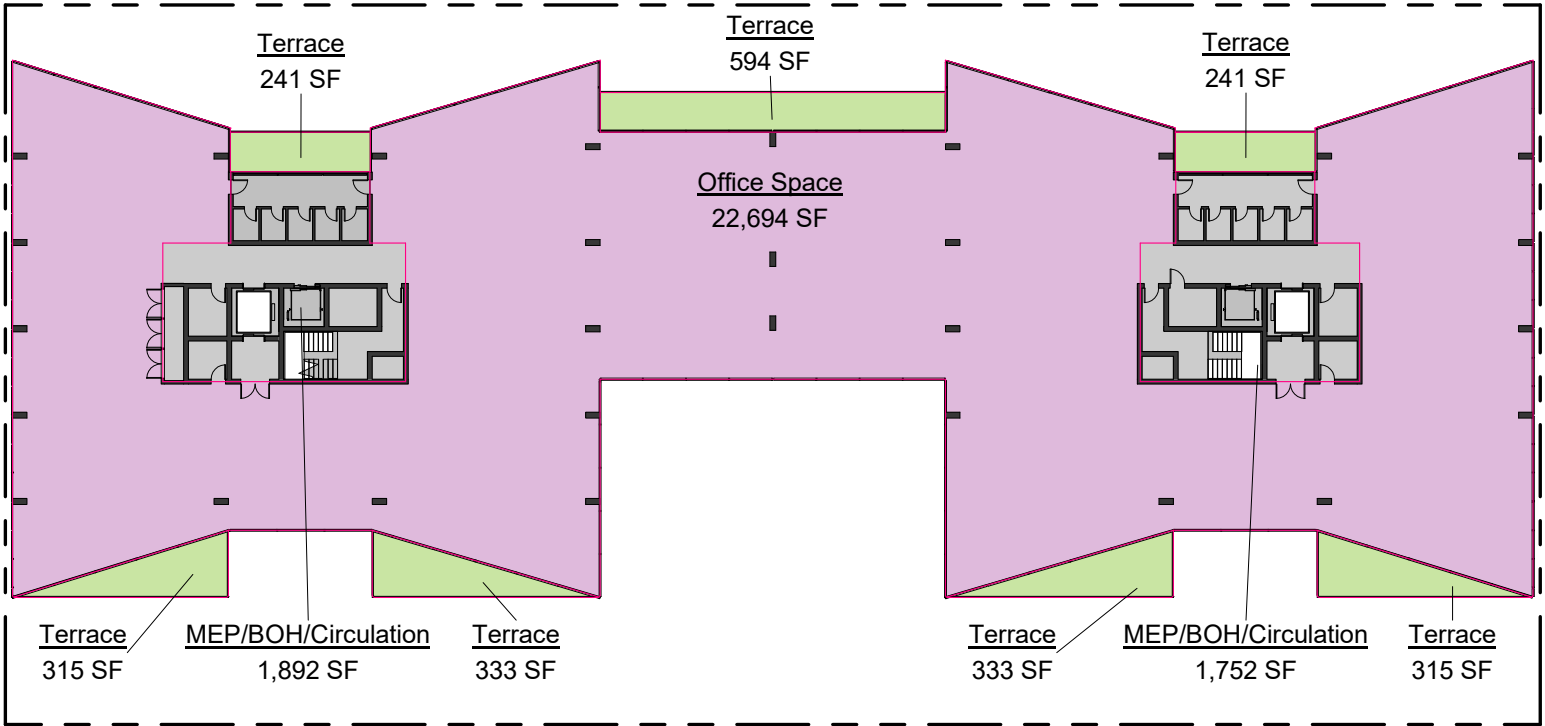
LEVEL 05 Office



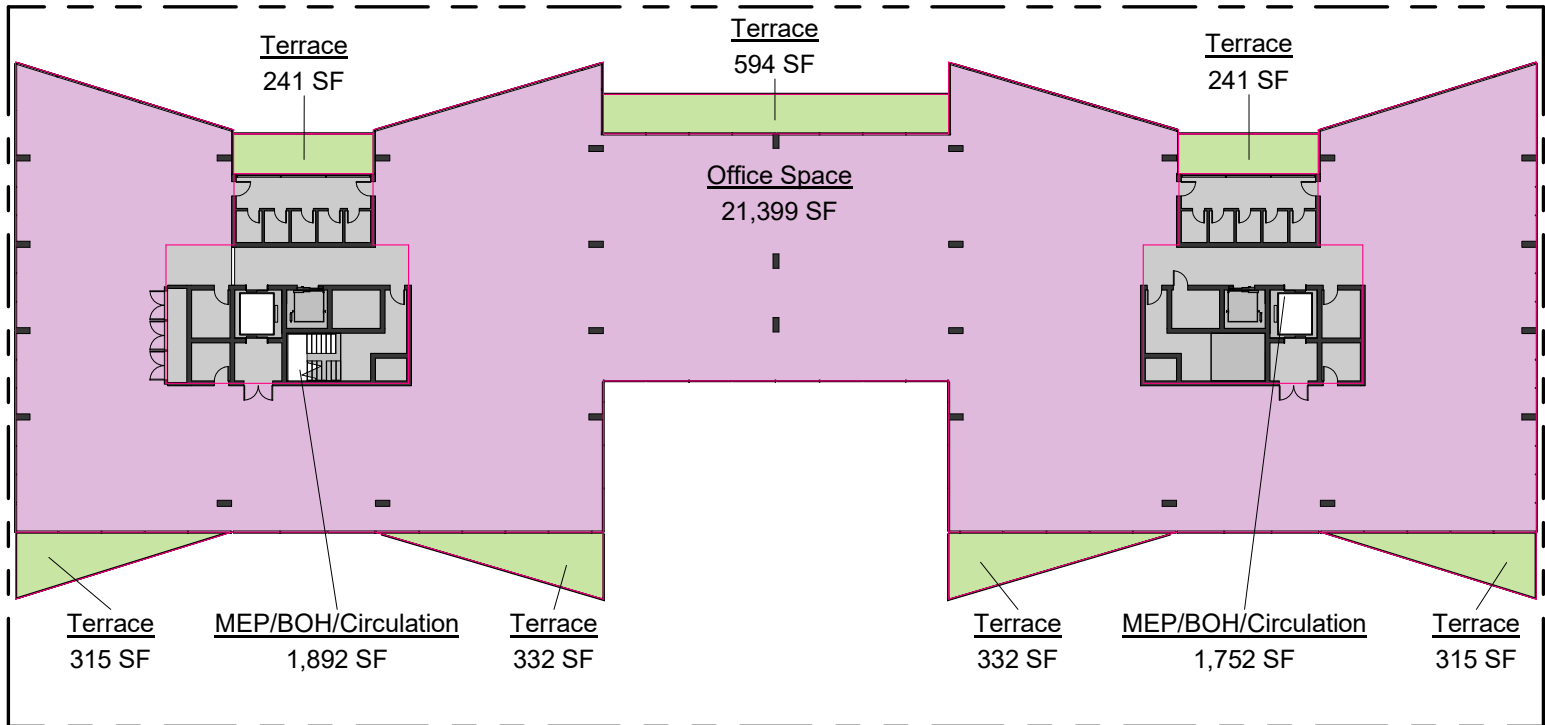
P26 Area Plans

(w/ additional office floor)

LEVEL 06 Office



LEVEL 07 Office



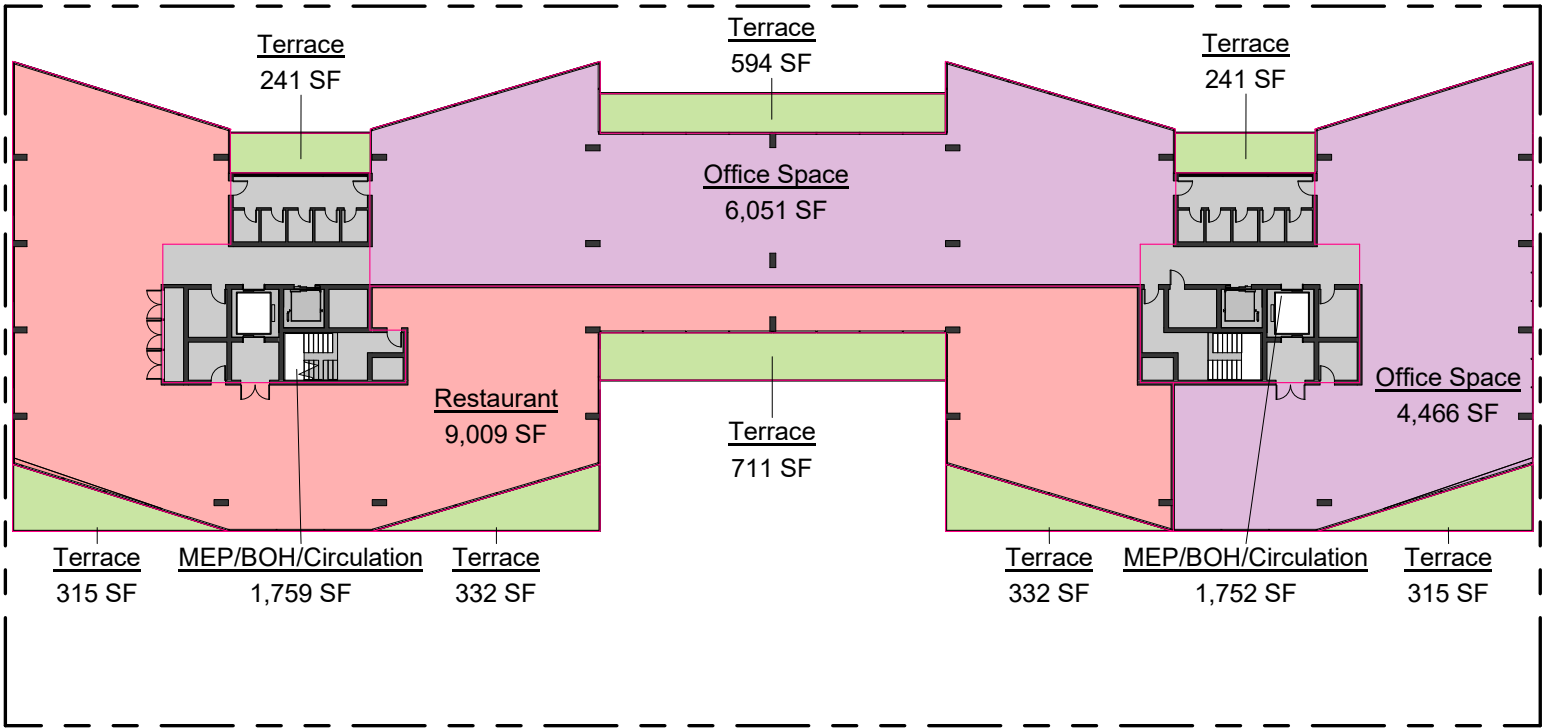
Building Area Legend

- Retail
- Office
- Restaurant
- MEP/BOH/Circulation
- City Replacement Pkg (Public)
- Car Park
- Public Bike/Motorcycle/Scooter Pkg
- MEP Deductible
- Terrace

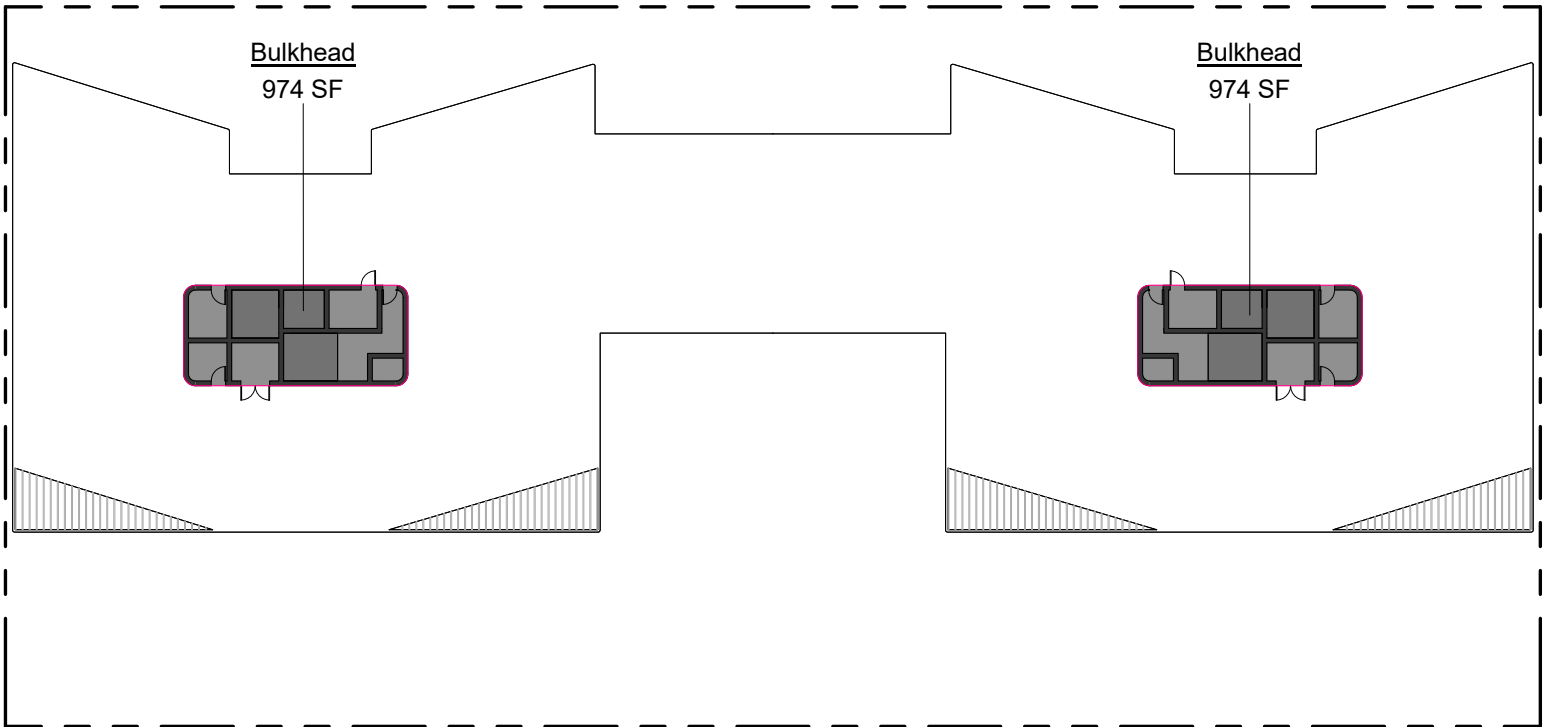
P26 Area Plans

(w/ additional office floor)

LEVEL 08 Office



ROOF



Note: Area plans show potential restaurant use on 8th floor - area charts show office / retail use only

Building Area Legend	
	Retail
	Office
	Restaurant
	MEP/BOH/Circulation
	City Replacement Pkg (Public)
	Car Park
	Public Bike/Motorcycle/Scooter Pkg
	MEP Deductible
	Terrace

SITES P25 / P26

Perspective Views











Cafe Lincoln

Bar Ten



Cafe Lincoln

Bar Ten









LENOX AVENUE (LOOKING NORTH)





Lenox Ave

BAR

LENOX AVENUE (LOOKING SOUTH)



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Image captured Feb 2021 © 2021 Google



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MICHIGAN AVENUE (LOOKING NORTH)





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Michigan Ave

Google



MICHIGAN AVENUE (LOOKING SOUTH)



Google

SITE



P
TAMM HALL LOT P26
PUBLIC PARKING
NO TRESPASSING
Unauthorized persons are prohibited from entering this area. Violators may be subject to arrest and prosecution. For more information, call 311 or visit the website.

Handicap
P

P

FedEx

DO NOT
ENTER



