

MIAMI RIVER BRIDGE

FEBRUARY 16, 2024

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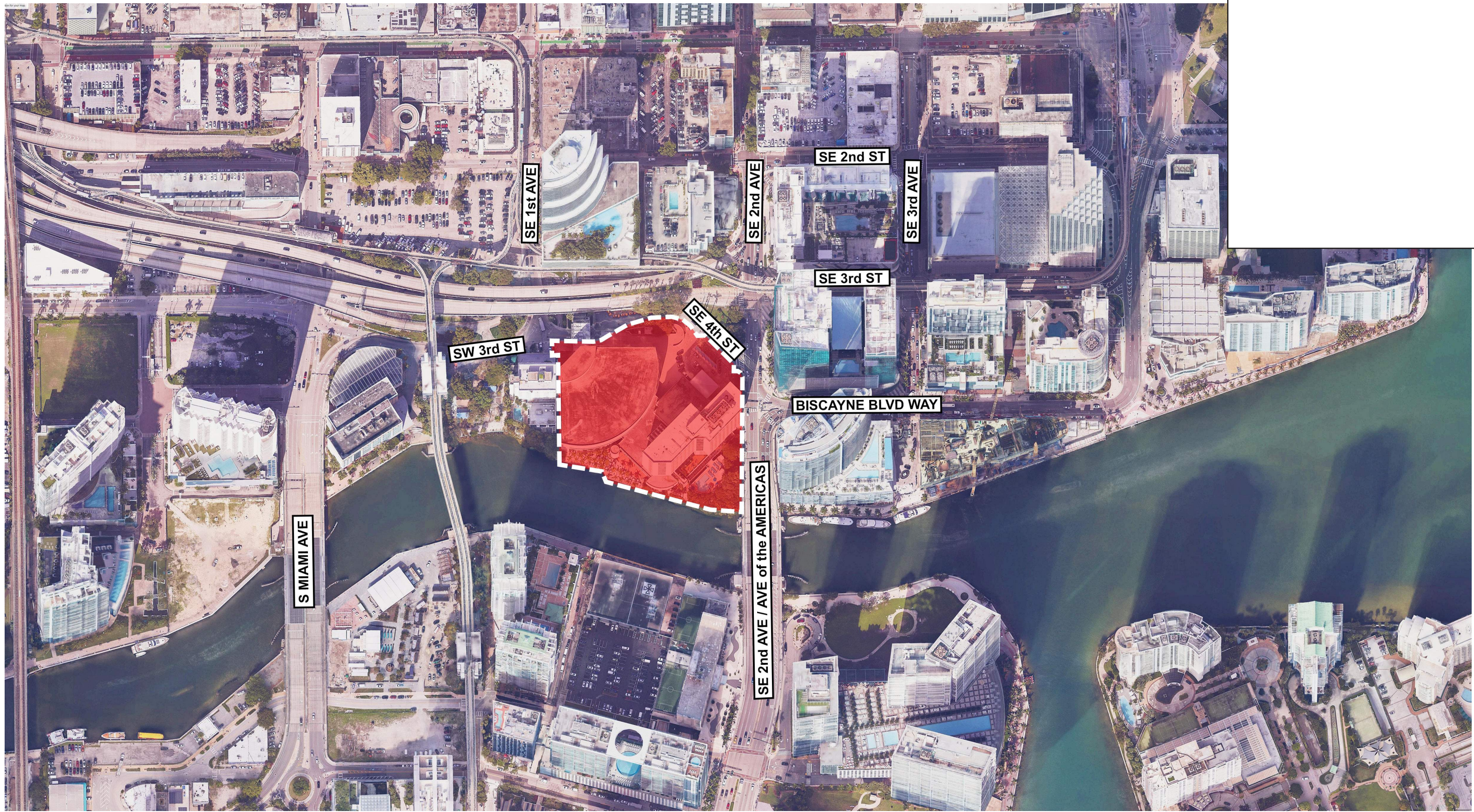
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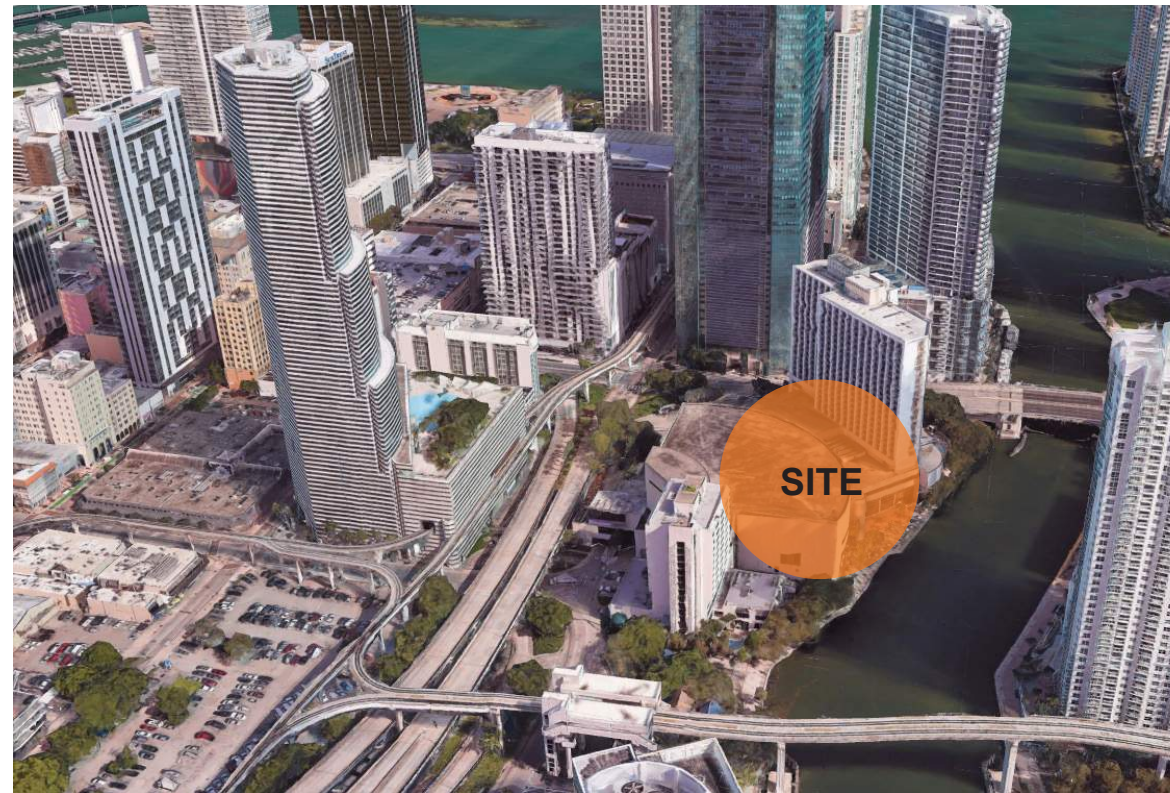
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NORTH AERIAL SITE VIEW



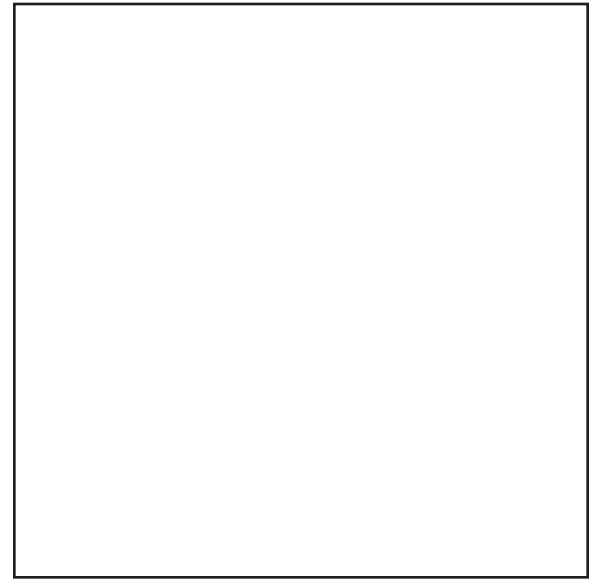
SOUTH WEST AERIAL SITE VIEW

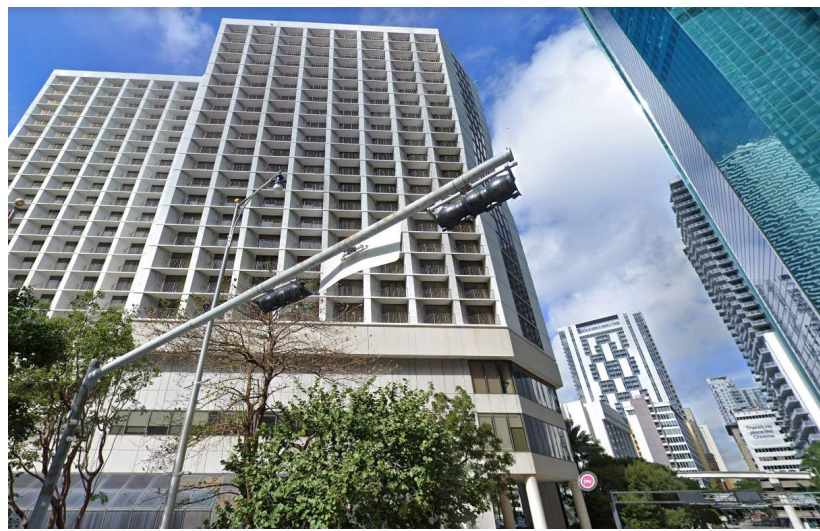


NORTH EAST AERIAL SITE VIEW

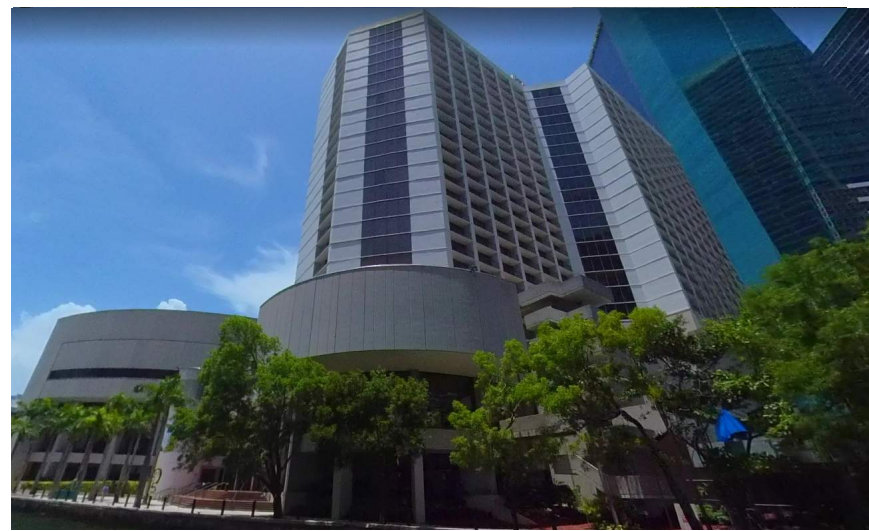


SOUTH EAST AERIAL SITE VIEW





1. VIEW FROM SOUTH SE 2nd AVE



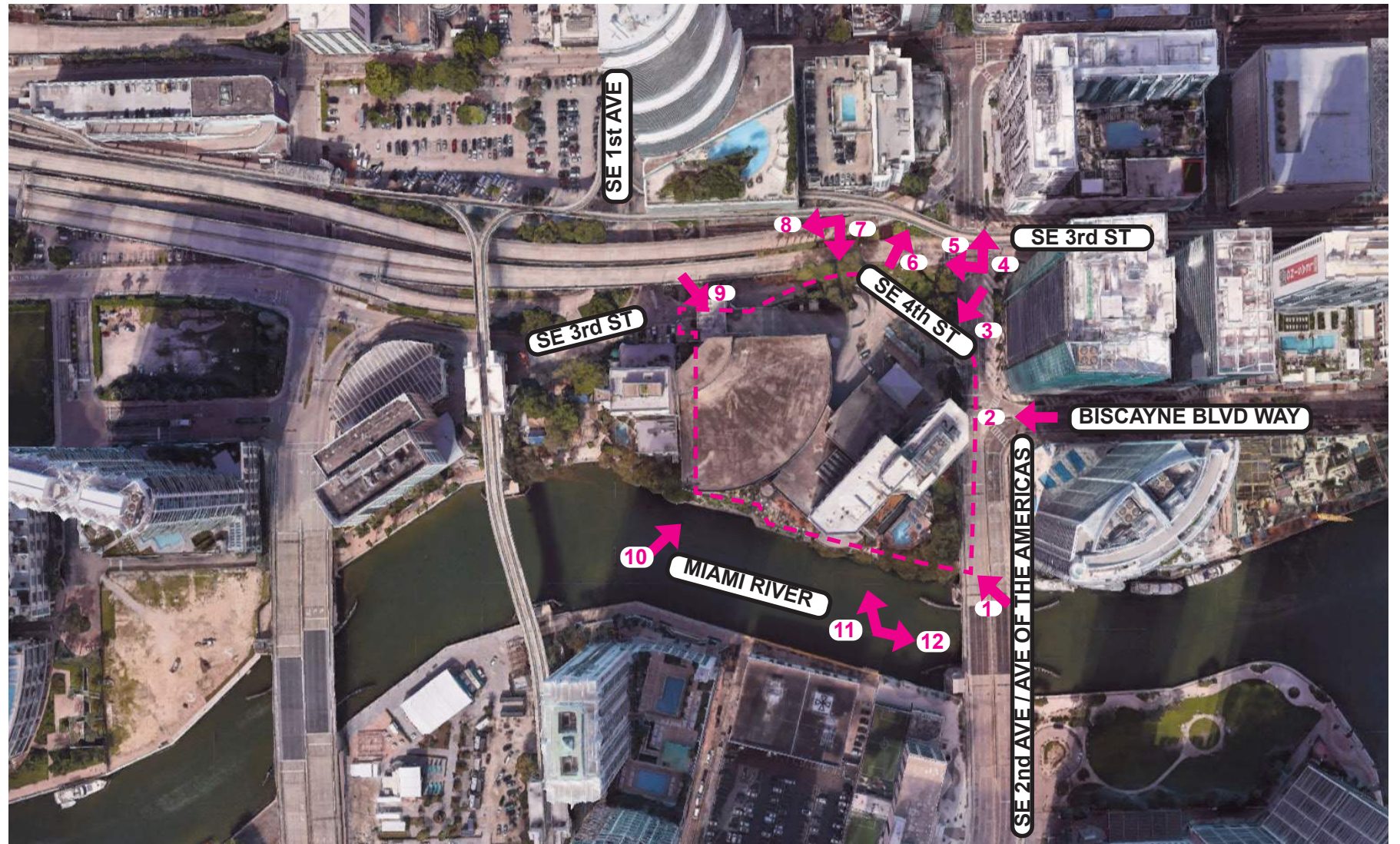
4. VIEW FROM NORTH SE 2nd AVE

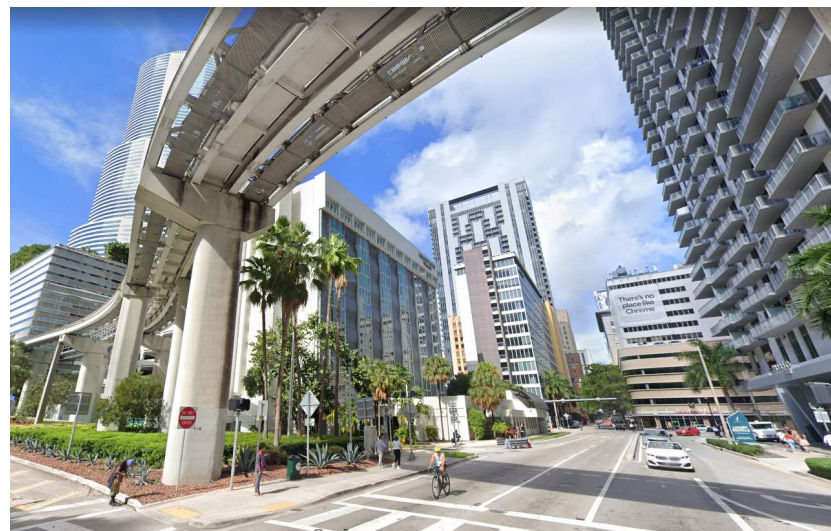


2. VIEW FROM BISCAYNE BLVD WAY



3. VIEW FROM NORTH SE 2nd AVE





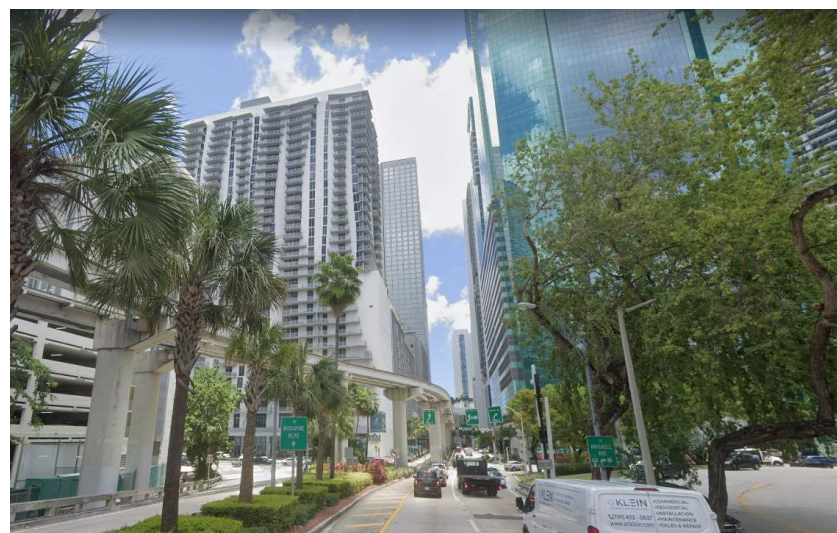
5. VIEW FROM NORTH SE 3rd ST



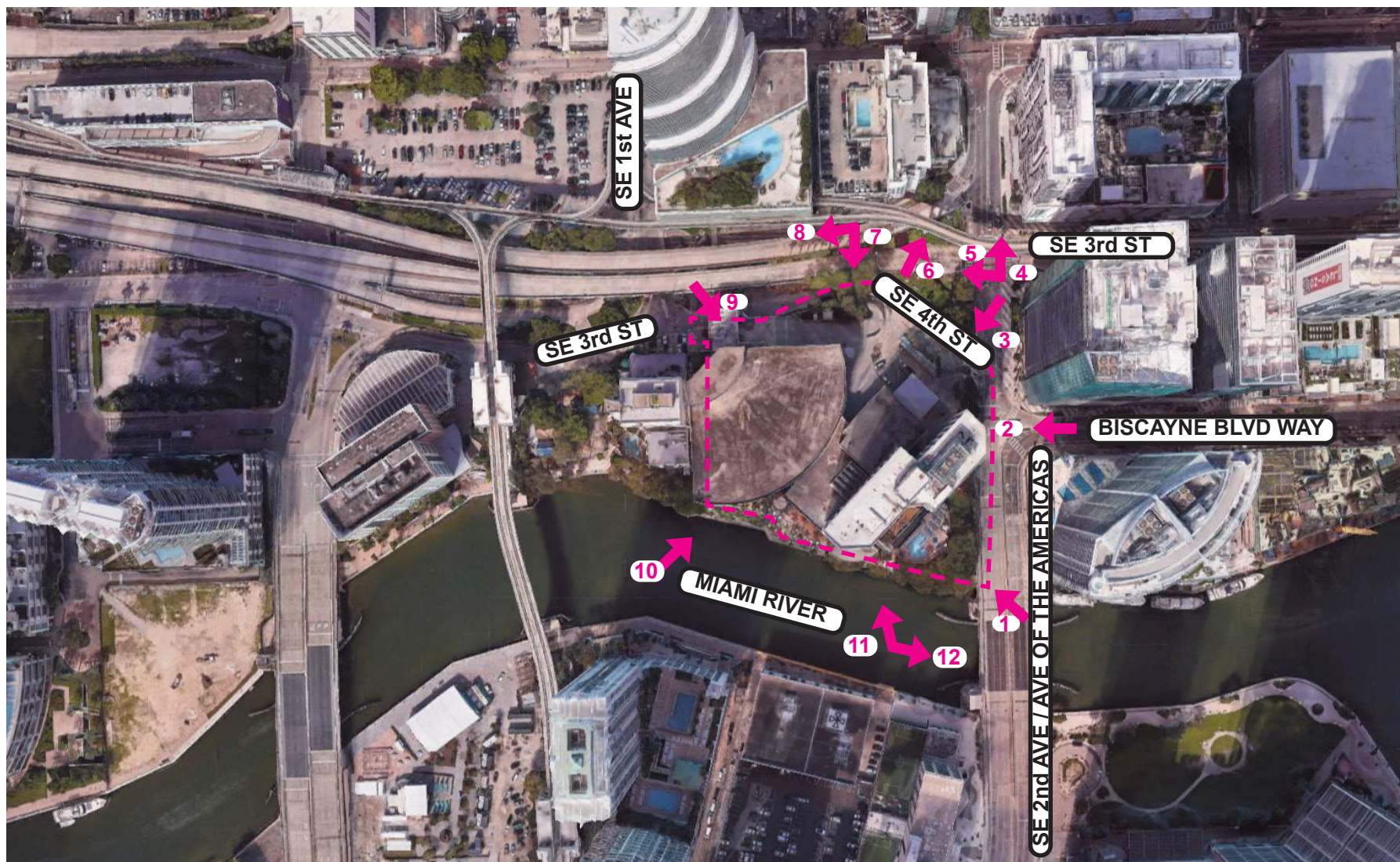
8. VIEW FROM END OF I-95 EXIT RAMP



6. VIEW FROM SOUTH SE 4th ST



7. VIEW FROM NORTH EAST SE 4th ST

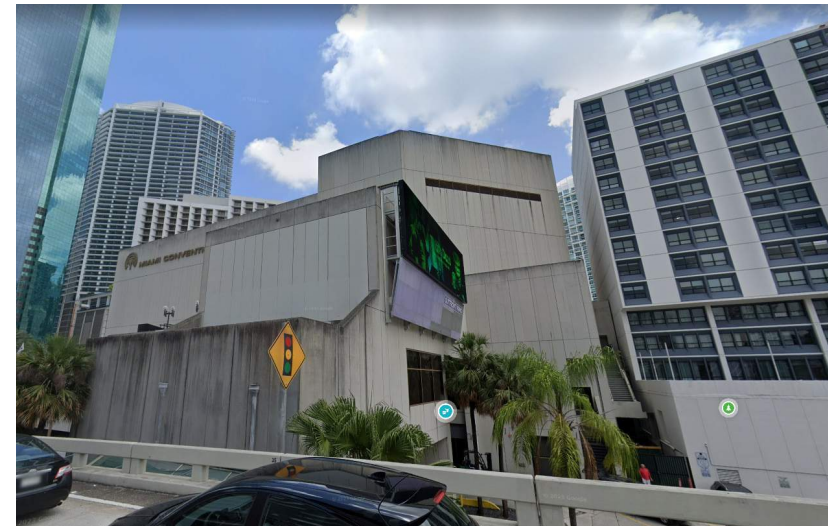




9. VIEW FROM NORTH WEST SE 4th ST



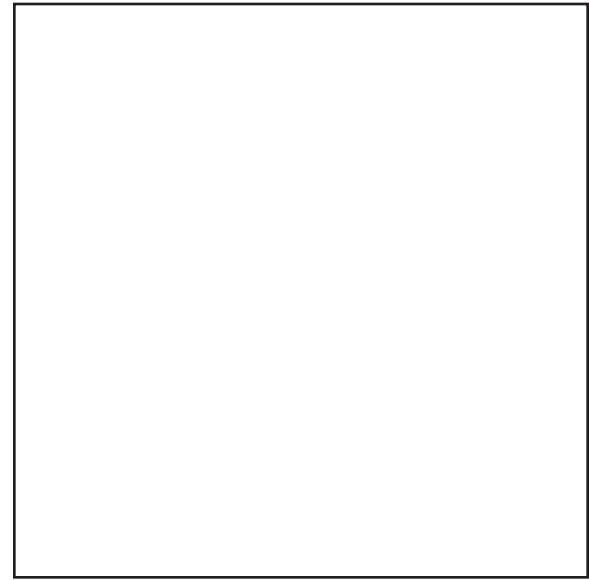
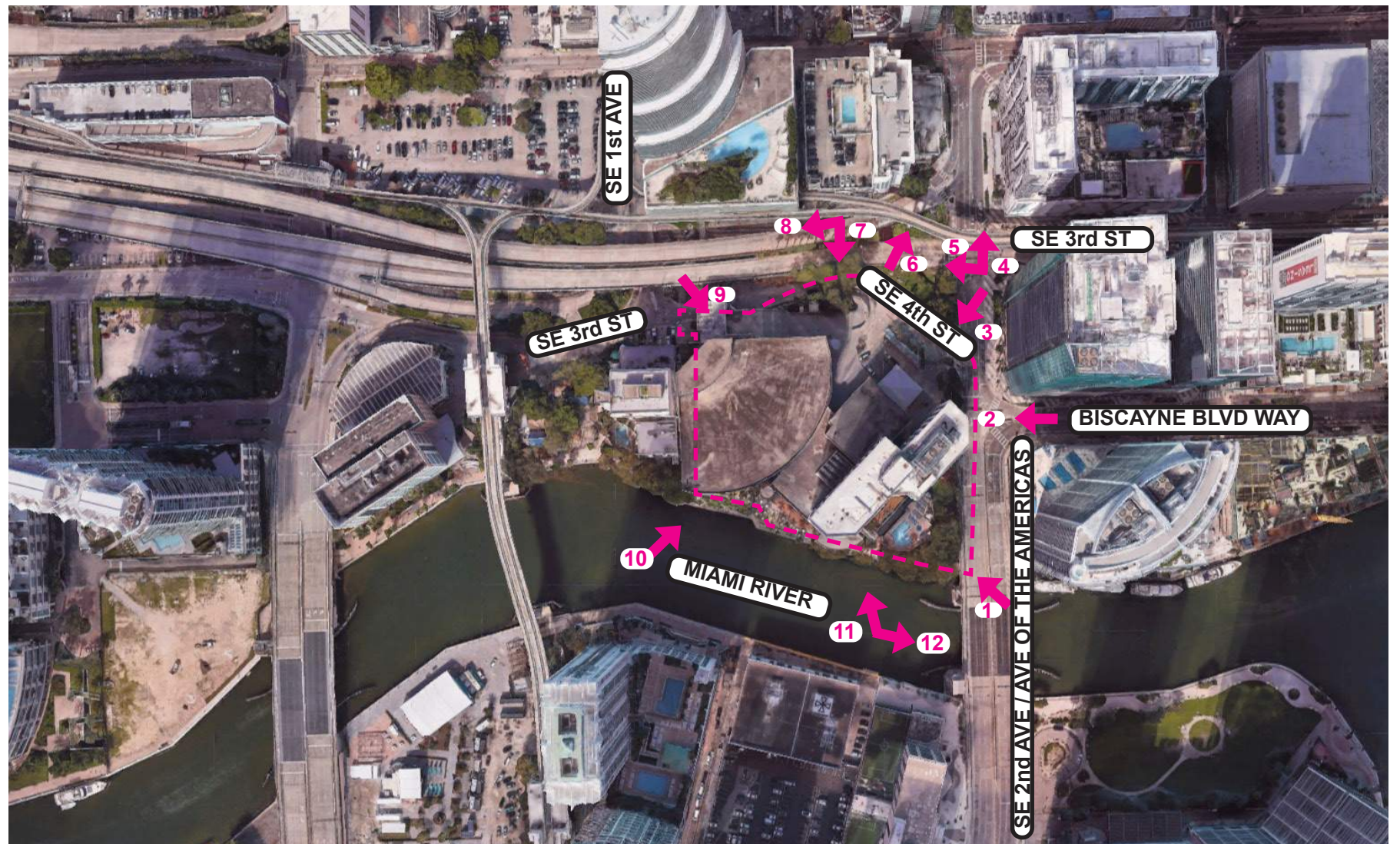
12. VIEW FROM SOUTH EAST MIAMI RIVER

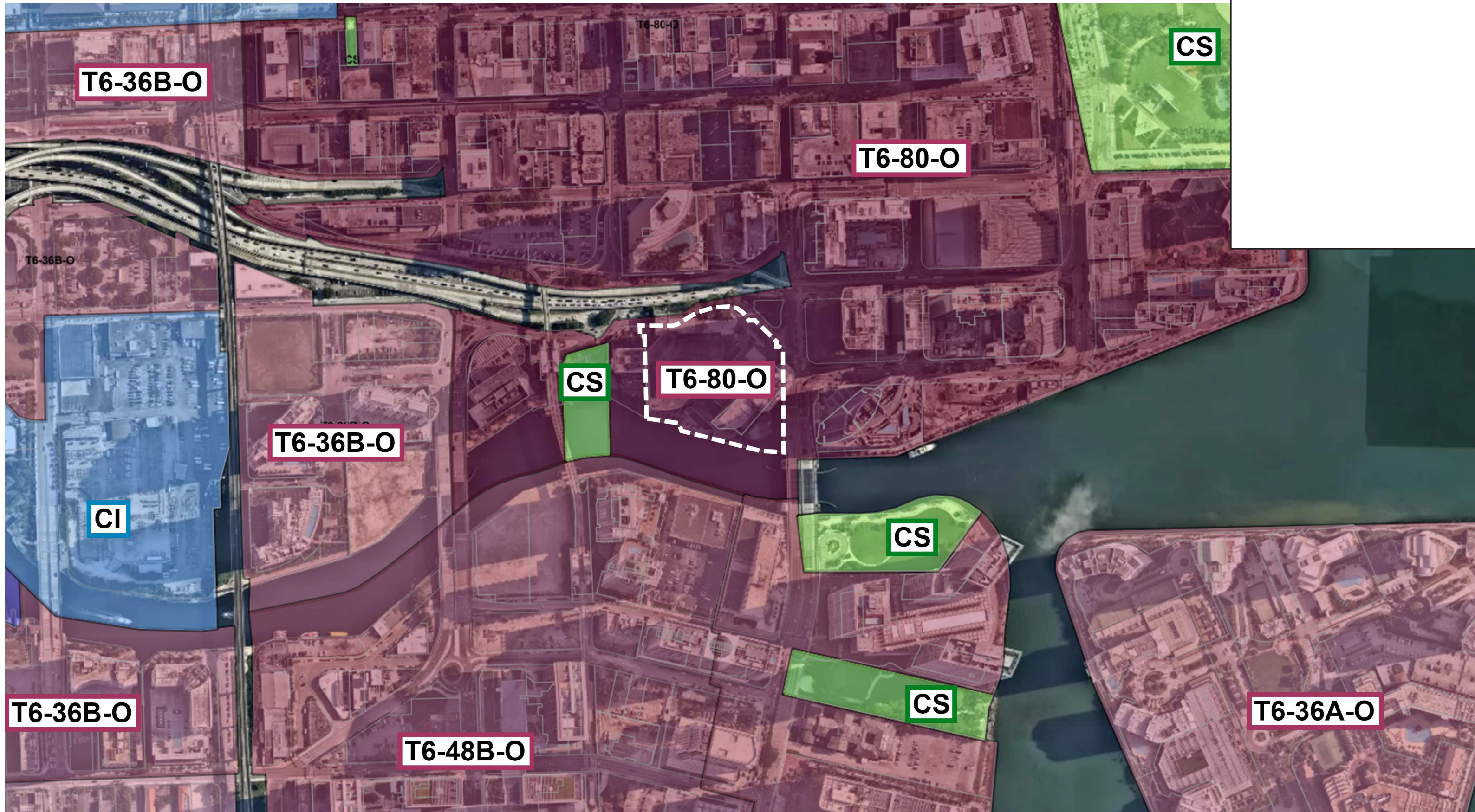


10. VIEW FROM I-95 EXIT RAMP



11. VIEW FROM SOUTHWEST MIAMI RIVER





LOT DISPOSITION		Required / Allowable		Proposed
Lot Size:	5,000 sf min.	187,593 SF	4.307 ACRES	187,593 SF 4.307 ACRES
Lot Width:	100 ft. min.			468'-3"
Lot Coverage:	1 - 8 Stories	80% max	=	150,074 SF
	Above 8th Story	18,000 SF max Resi/Lodging	=	126,986 SF 67.7%
Floor Lot Ratio (FLR):	24 by Right		=	4,502,232 SF
	50% additional Public Benefit		=	2,251,116 SF
	Total Allowable FLR with Public Benefit		=	6,753,348 SF
Frontage at front Setback:	70% min.			Miami River: 82% SE 2nd Ave: 90%
Open Space:	10% Lot Area min.		=	18,759 SF
Density:	1,000 du / acre		=	4,307 UNITS
SETBACKS				
Waterfront	50 ft min.			50'-0"
View Side Yard Setback	25% = 97'-7"			10'-0" to 173'-3" (Resolution # R-23-0233)
Principal Front	10 ft. min.; 20ft min. above 8th story			SE 2nd AVE: 56'-3" MIAMI RIVER: 50'-0"
Secondary Front	10 ft. min.; 20ft min. above 8th story			SE 4th ST: 26'-7"
Side	0 ft. min.; 30ft min. above 8th story			WEST SIDE: 33'-4"
Rear	0 ft. min.; 30ft min. above 8th story			N/A
BUILDING HEIGHT				
Minimum Height	2 Stories			87 Stories
Maximum Height	80 Stories			
Max Benefit Height	unlimited Stories Abutting all Transect Zones except T3, or 1,049' as regulated by FAA			
PARKING REQUIREMENTS				
Residential	Within 1,000 ft of Metromover, 0 parking required		=	0 SPACES
Lodging	1 space per 2 lodging units + 1 visitor per 15 units	= (615 / 2) + (615 / 15)	=	349 SPACES
Commercial	3 spaces for every 1,000 SF	= (100,000 / 1000) x 3	=	231 SPACES
	/ 1.3 Sharing Factor			
	TOTAL PARKING REQUIRED		=	580 SPACES
BICYCLE PARKING REQUIREMENTS				
Residential	1 space required per dwelling unit	= 1,606 Dwelling Units	=	1,606 bicycle rack spaces
Lodging	1 space required per 5 hotel units	= 615 Hotel Units	=	123 bicycle rack spaces
Commercial	1 space required per every 3,000 SF of commercial	= 100,000 SF Commercial	=	33 bicycle rack spaces
	TOTAL BICYCLE PARKING REQUIRED		=	1,762 bicycle rack spaces
LOADING REQUIREMENTS				
Residential	1 large berth per first 100 units	= first 100 UNITS	=	1 large berth
	1 small berth per each additional 100 units	= remaining 1,506 UNITS	=	16 small berths
Lodging	1 medium berth per 300 rooms	= first 300 ROOMS	=	1 medium berth
	1 small berth per 100 rooms	= remaining 315 ROOMS	=	4 small berths
Commercial	1st medium berth per first 25K - 50K SF	= first 50,000 SF	=	1 medium berth
	2nd medium berth per first 50K - 100K SF	= remaining 50,000 SF	=	1 medium berth
	TOTAL LOADING BERTHS REQUIRED		=	1 large berth + 3 medium berths + 20 small berths
	1 medium berth may be substituted by 2 small berths.			
	1 large berth may be substituted by 2 medium berths.			
PUBLIC BENEFIT				
Floor Lot Ratio (FLR):	24 by Right		=	4,502,232 SF
	50% additional Public Benefit		=	2,251,116 SF
Maximum Height	80 Stories			87 Stories
Max Benefit Height	unlimited Stories Abutting all Transect Zones except T3, or 1,049' as regulated by FAA			Levels 81 - 87 = 106,750 SF

ZONING DISTRICT

Municipality: City of Miami, FL
 Zoning District: T6-80-O
 Zoning Classification: Urban Core Zone
 Folio Numbers: 0131370220020
 0131370220010
 Property Address: 400 SE 2nd Avenue
 FEMA Zone: AE 9
 Gross Lot Area: 4.307 ACRES



SE 3RD STREET

SE 4TH STREET

I-95 EXIT RAMP

SE 4TH STREET

TOWER 2
RESIDENTIAL

POOL DECK / TOP
OF PODIUM BELOW

TOWER 1
HOSPITALITY

SKYBRIDGE
COMMERCIAL

TOWER 3
RESIDENTIAL

BISCAYNE BOULEVARD

SE 2ND AVE / AVE OF THE AMERICAS



LOT COVERAGE DIAGRAM

ALLOWABLE:

80% OF 187,593 SF =
150,074 SF MAXIMUM

= 126,986 SF

67.7% LOT COVERAGE

ALLOWABLE:	150,074 SF
PROPOSED:	126,986 SF

OPEN SPACE

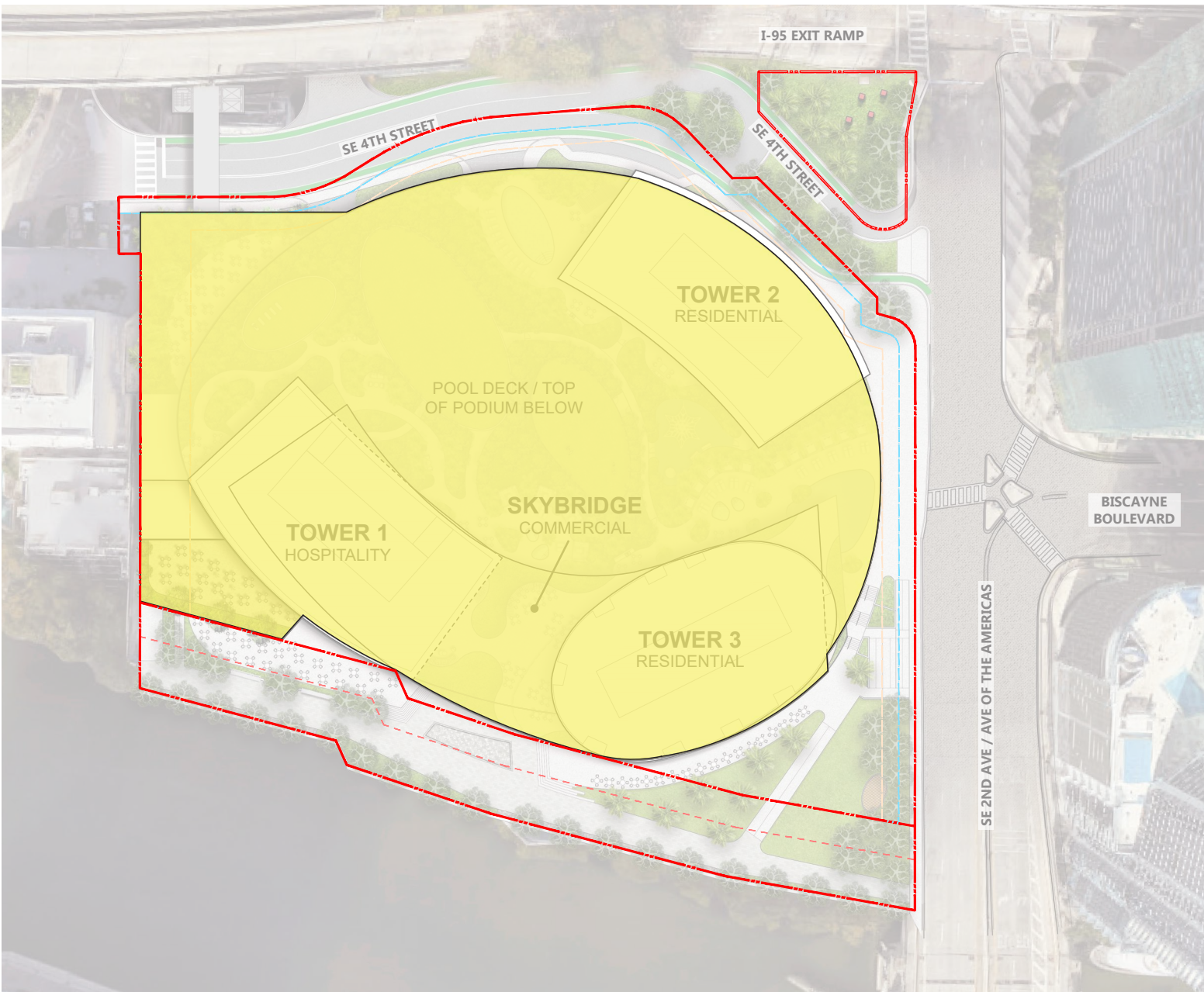
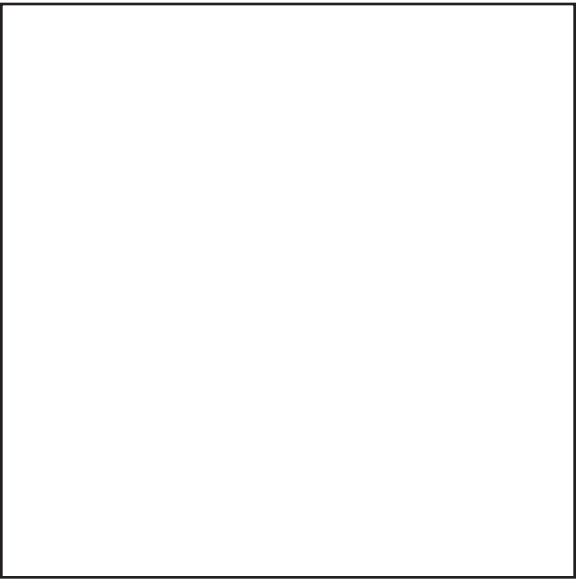
ALLOWABLE:

10% OF 187,593 SF =
18,759 SF MINIMUM

= 52,771 SF

28.1% OPEN SPACE

REQUIRED:	18,759 SF
PROPOSED:	52,771 SF



VIEW SIDE YARD SETBACK

AVERAGE LOT WIDTH: 390'-11"
 25% VIEW SIDE YARD SETBACK: 97'-7"
PROPOSED: 10'-0" - 173'-3"

Charter Provision: Sec. 3mm(B) which do not have average side yards equal in aggregate to at least 25 percent of the water frontage of each lot based on average lot width.

Applied: Average Lot Width including the water frontage and the narrowest street frontage to determine the Average Lot Width for side yard compliance.

APPROVED RESOLUTION NUMBER: R-23-0233

TOWERS

ALLOWABLE:

MAXIMUM FLOORPLATE: 18,000 SF
 MINIMUM DISTANCE: 60FT

TOWER 1: 16,810 SF

TOWER 2: 13,280 SF

TOWER 3: 15,220 SF



FRONTAGES

MIAMI RIVER: PRIMARY FRONTAGE

MINIMUM: 70% FRONTAGE

TOTAL FRONTAGE LENGTH: 467'-11"

383'-6" = 82% FRONTAGE

FRONTAGES

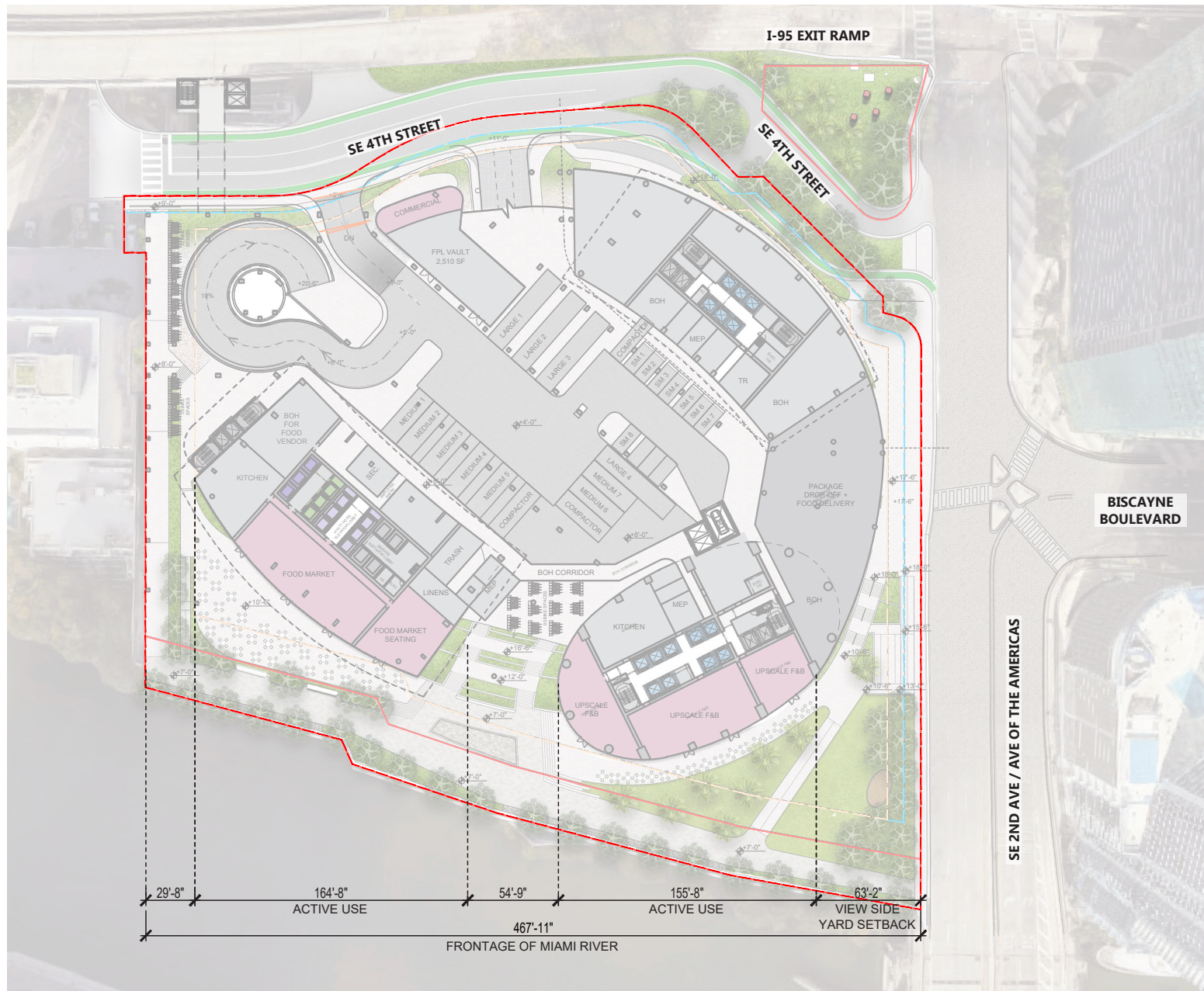
SE 2ND AVE / AVE OF THE AMERICAS: PRIMARY FRONTAGE

MINIMUM: 70% FRONTAGE

TOTAL FRONTAGE LENGTH: 352'-4"

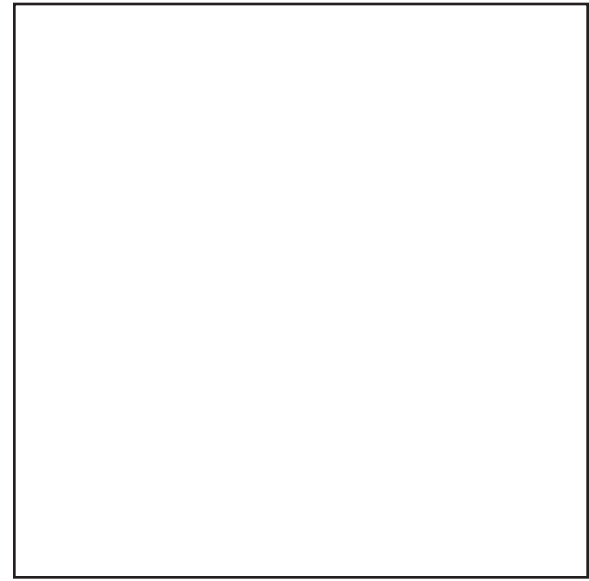
318'-2" = 90% FRONTAGE

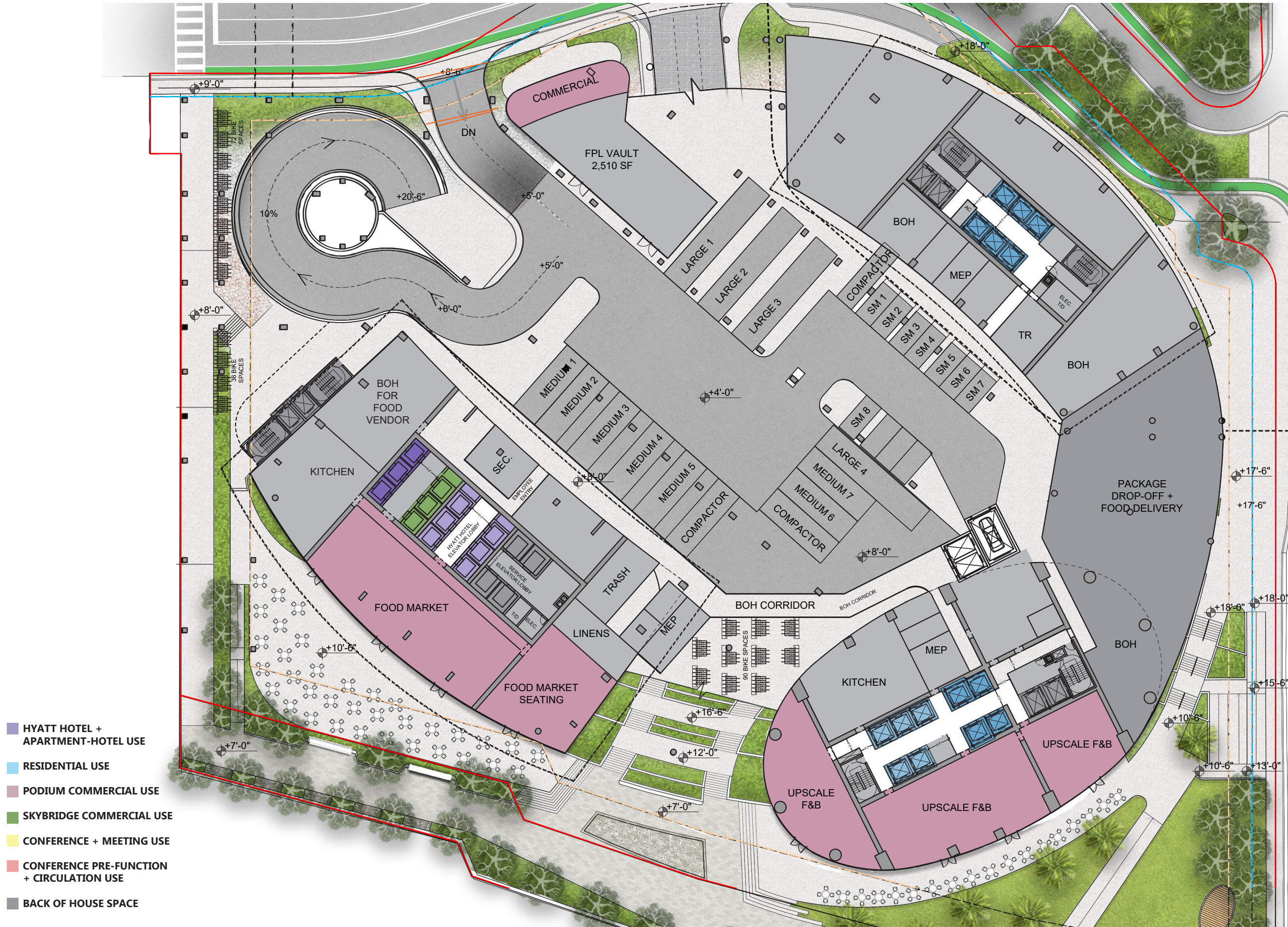
APPROVED SPECIAL APPEARANCE WATERFRONT SETBACK
RESOLUTION NUMBER: R-23-0233



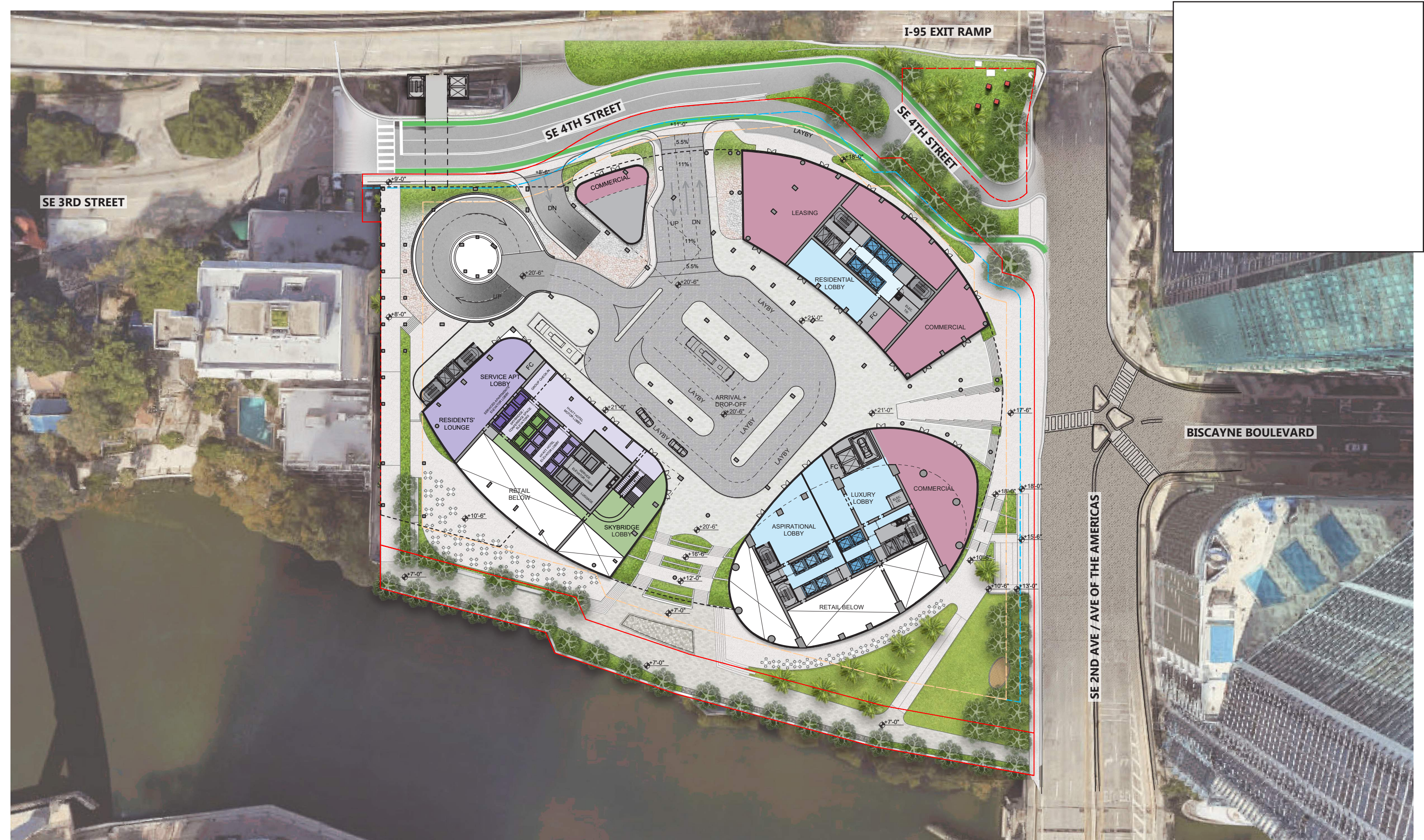
PEDESTRIAN CIRCULATION + PUBLIC TRANSIT

BICYCLE CIRCULATION

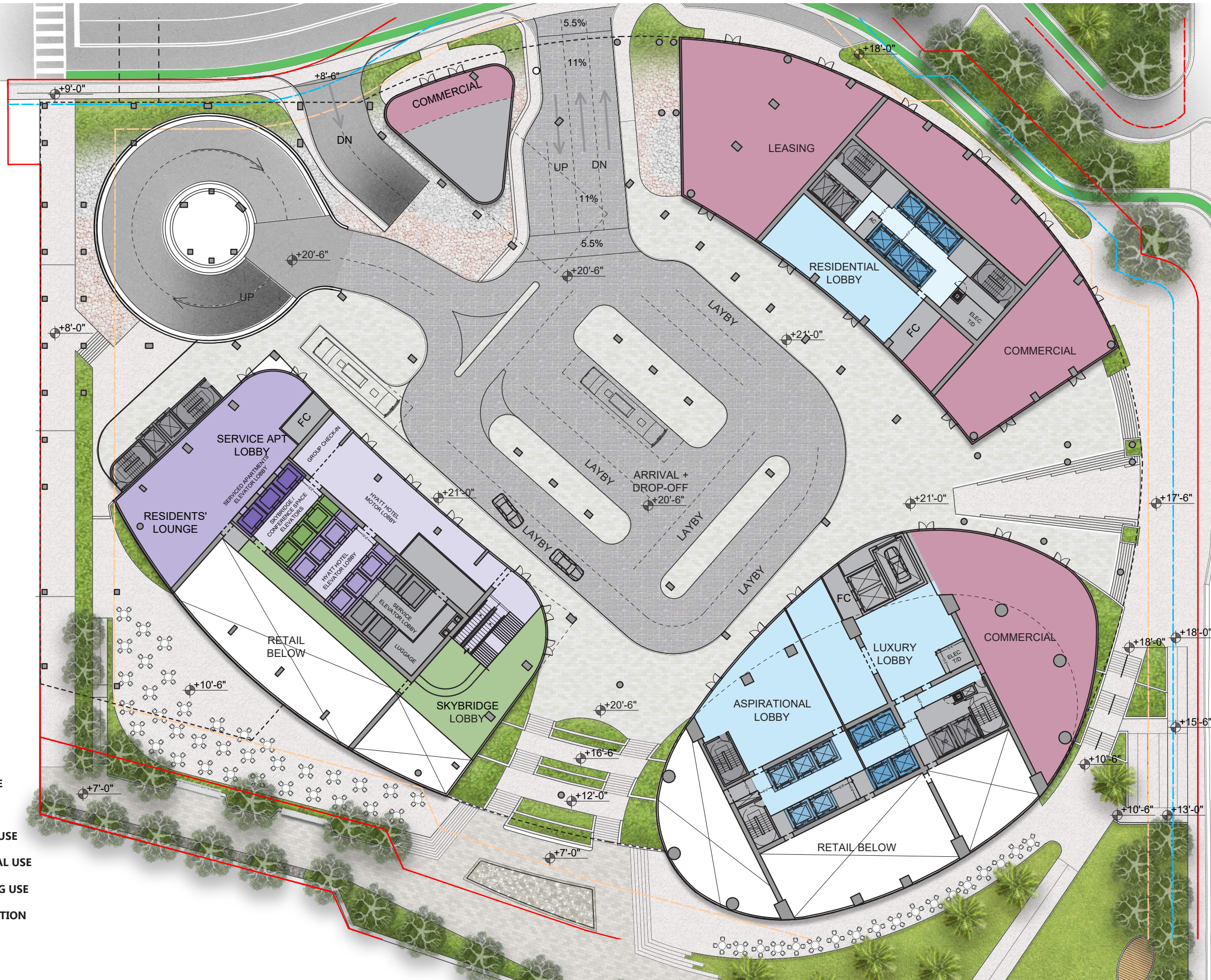




- HYATT HOTEL + APARTMENT-HOTEL USE
- RESIDENTIAL USE
- PODIUM COMMERCIAL USE
- SKYBRIDGE COMMERCIAL USE
- CONFERENCE + MEETING USE
- CONFERENCE PRE-FUNCTION + CIRCULATION USE
- BACK OF HOUSE SPACE

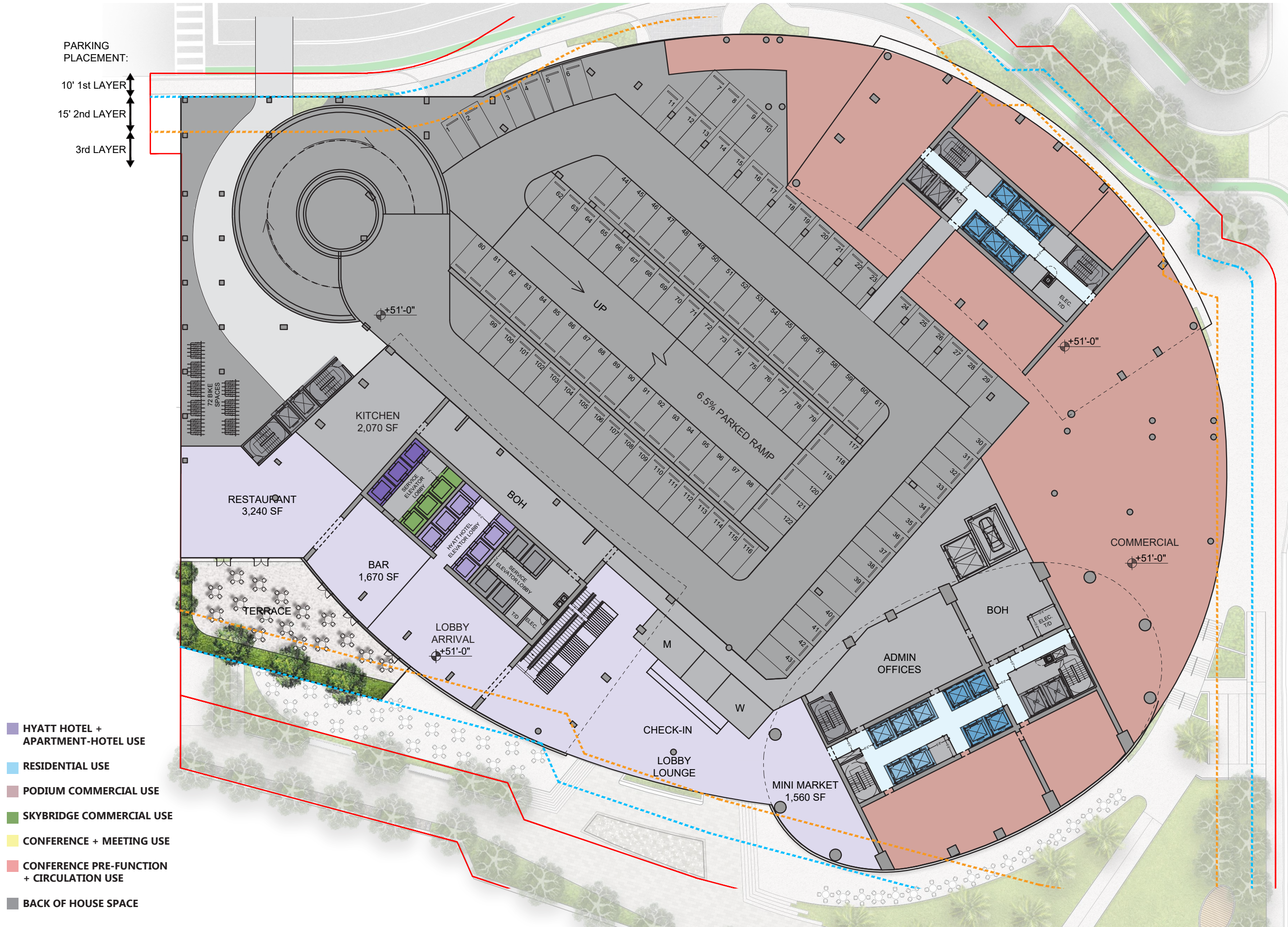


L1 - ARRIVAL

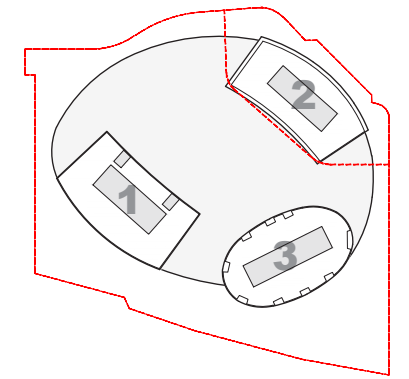
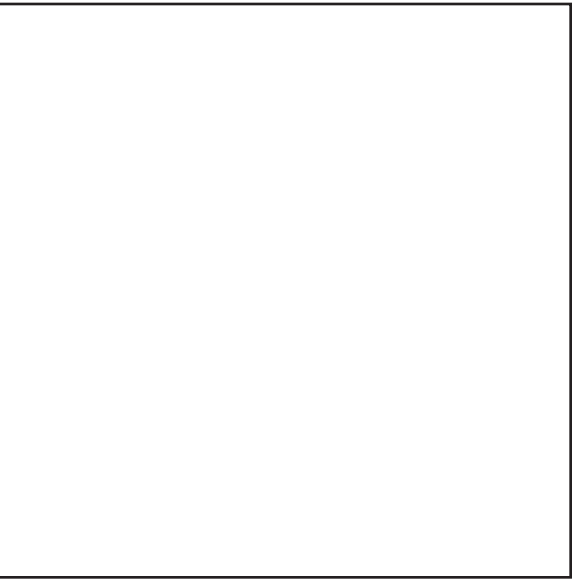
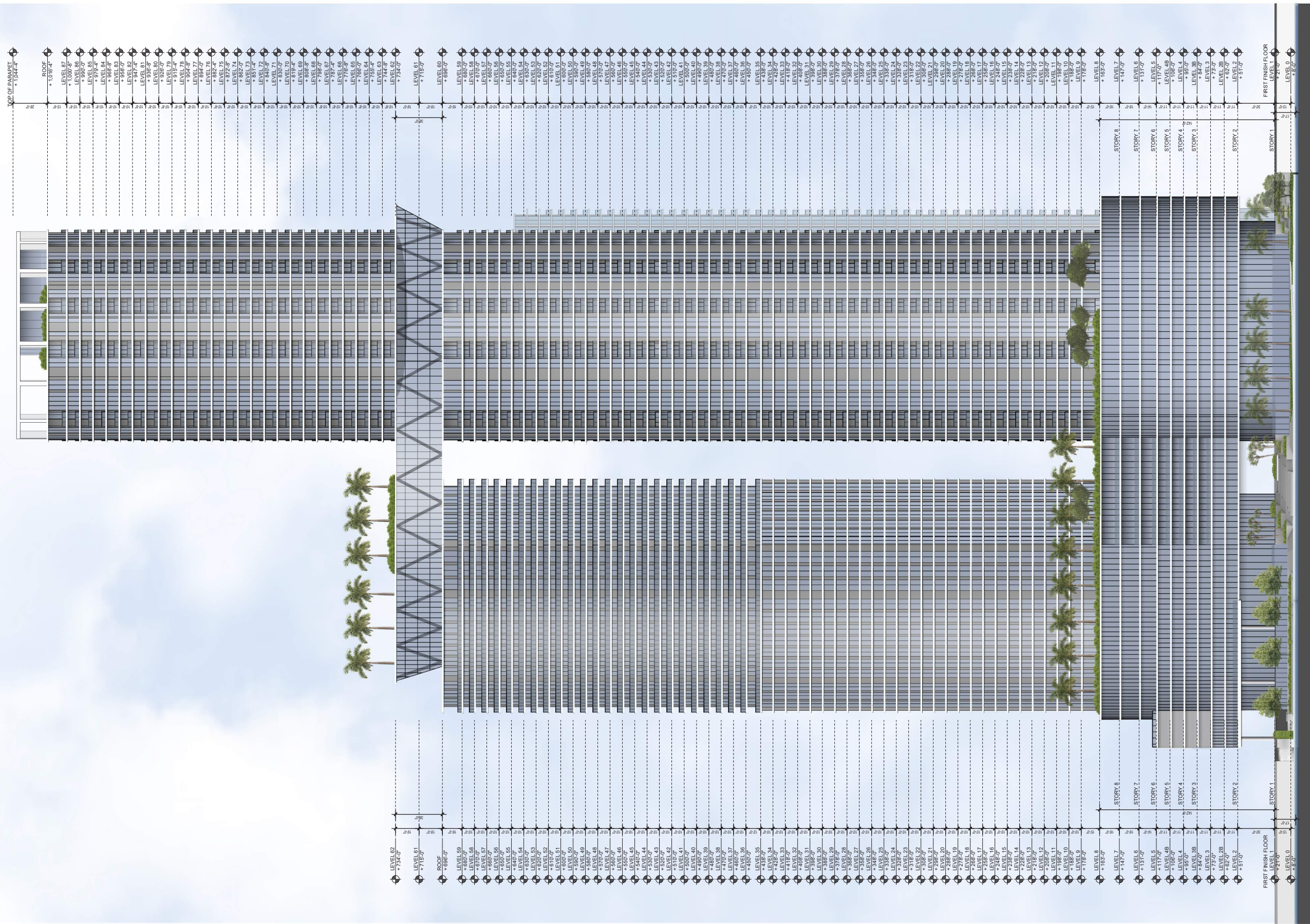


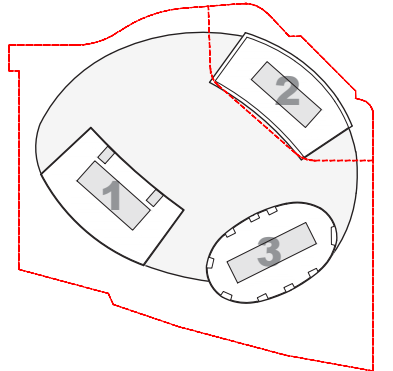
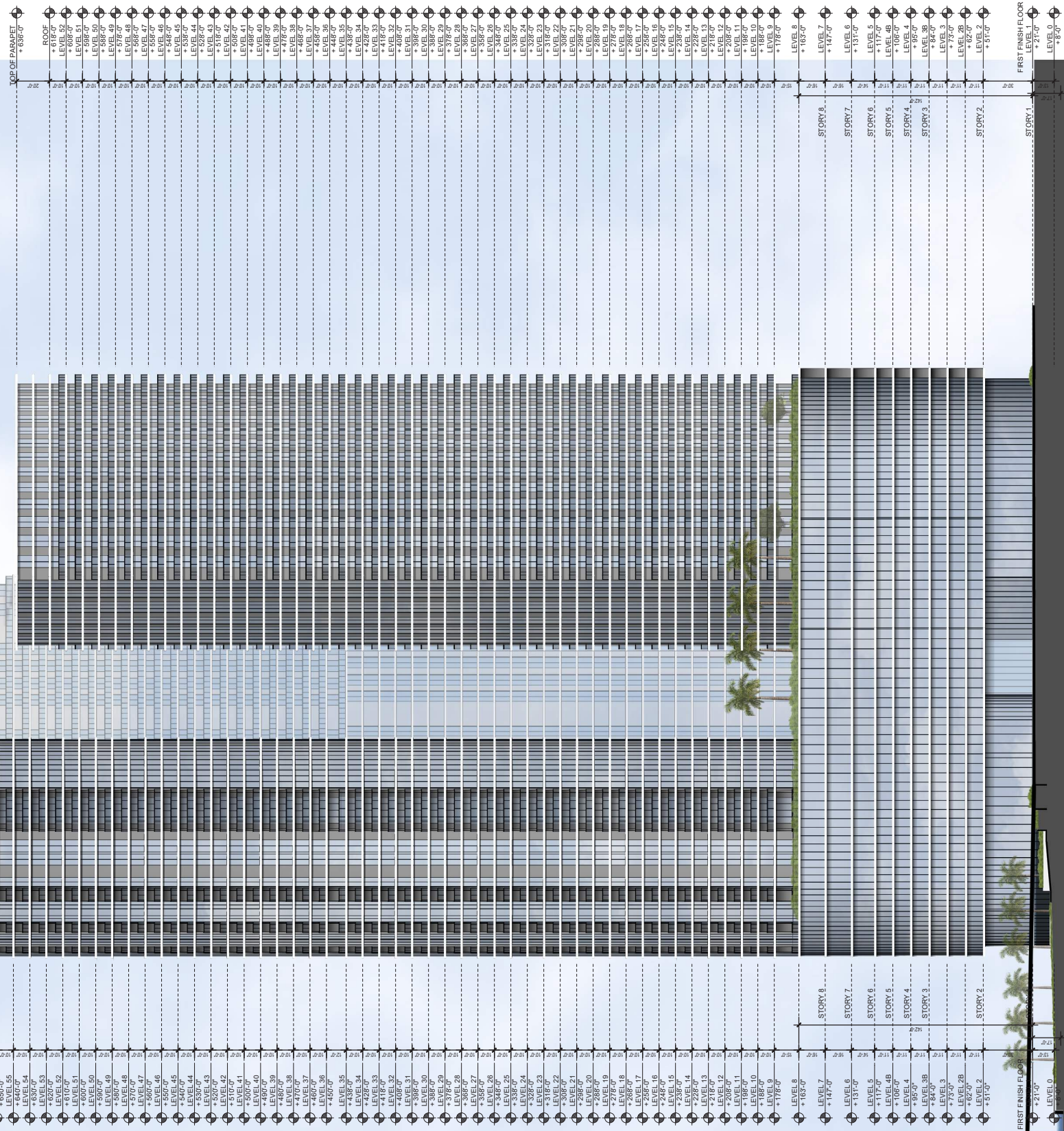
- HYATT HOTEL + APARTMENT-HOTEL USE
- RESIDENTIAL USE
- PODIUM COMMERCIAL USE
- SKYBRIDGE COMMERCIAL USE
- CONFERENCE + MEETING USE
- CONFERENCE PRE-FUNCTION + CIRCULATION USE
- BACK OF HOUSE SPACE

PARKING PLACEMENT:
 10' 1st LAYER
 15' 2nd LAYER
 3rd LAYER



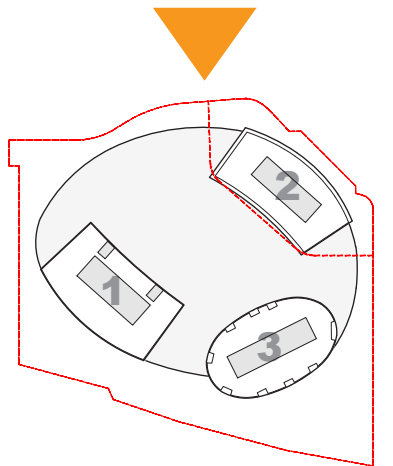
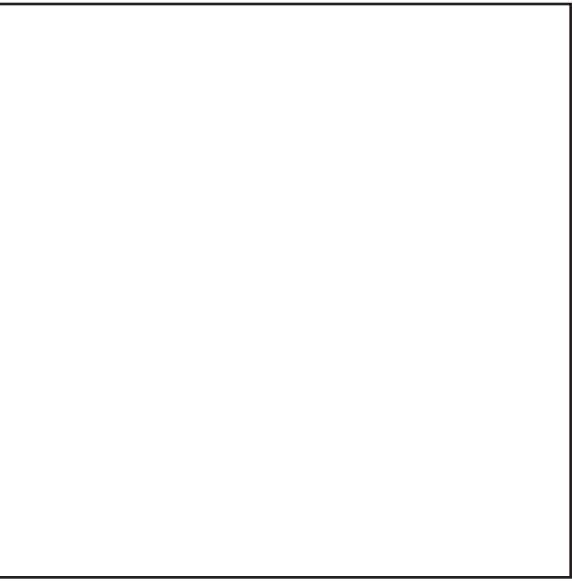
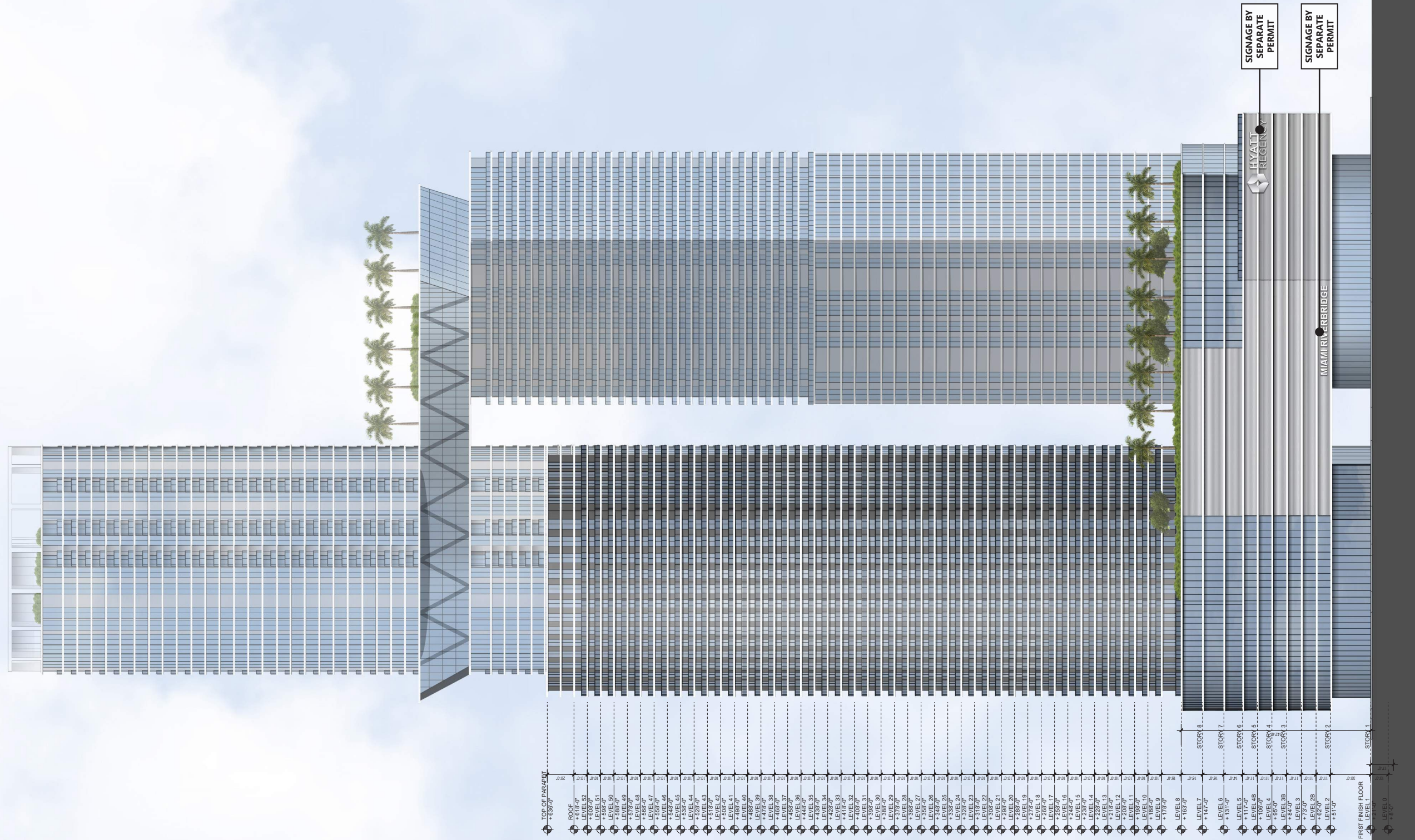
- HYATT HOTEL + APARTMENT-HOTEL USE
- RESIDENTIAL USE
- PODIUM COMMERCIAL USE
- SKYBRIDGE COMMERCIAL USE
- CONFERENCE + MEETING USE
- CONFERENCE PRE-FUNCTION + CIRCULATION USE
- BACK OF HOUSE SPACE





EAST ELEVATION





MIAMI RIVERBRIDGE

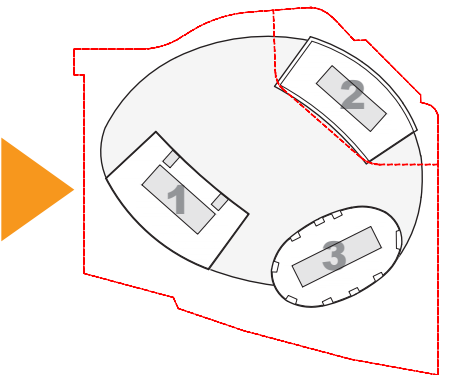
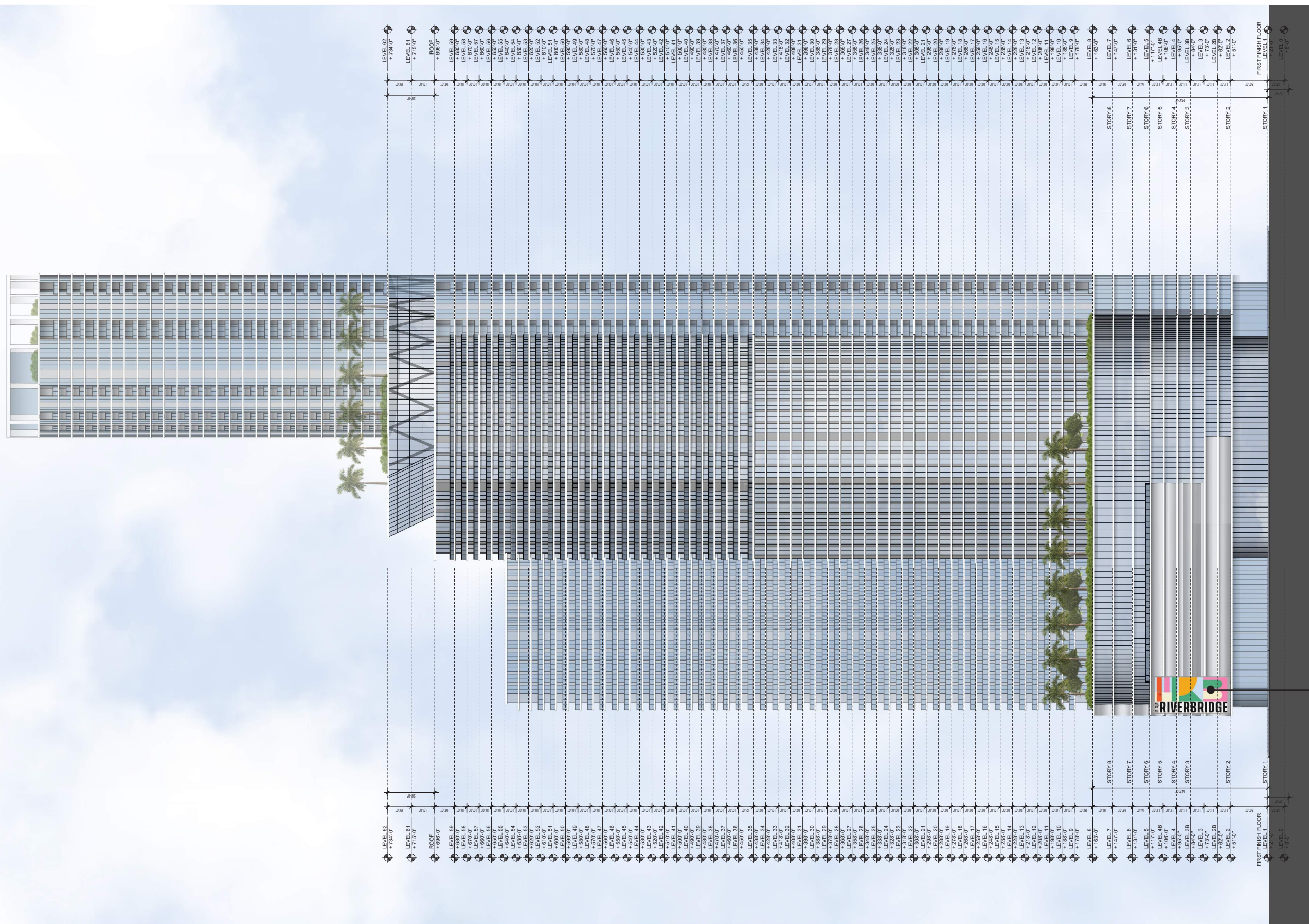
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NORTH ELEVATION



0 20 40 80



SIGNAGE BY SEPARATE PERMIT





MIAMI RIVERBRIDGE

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RENDERING



MIAMI RIVERBRIDGE

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RENDERINGS

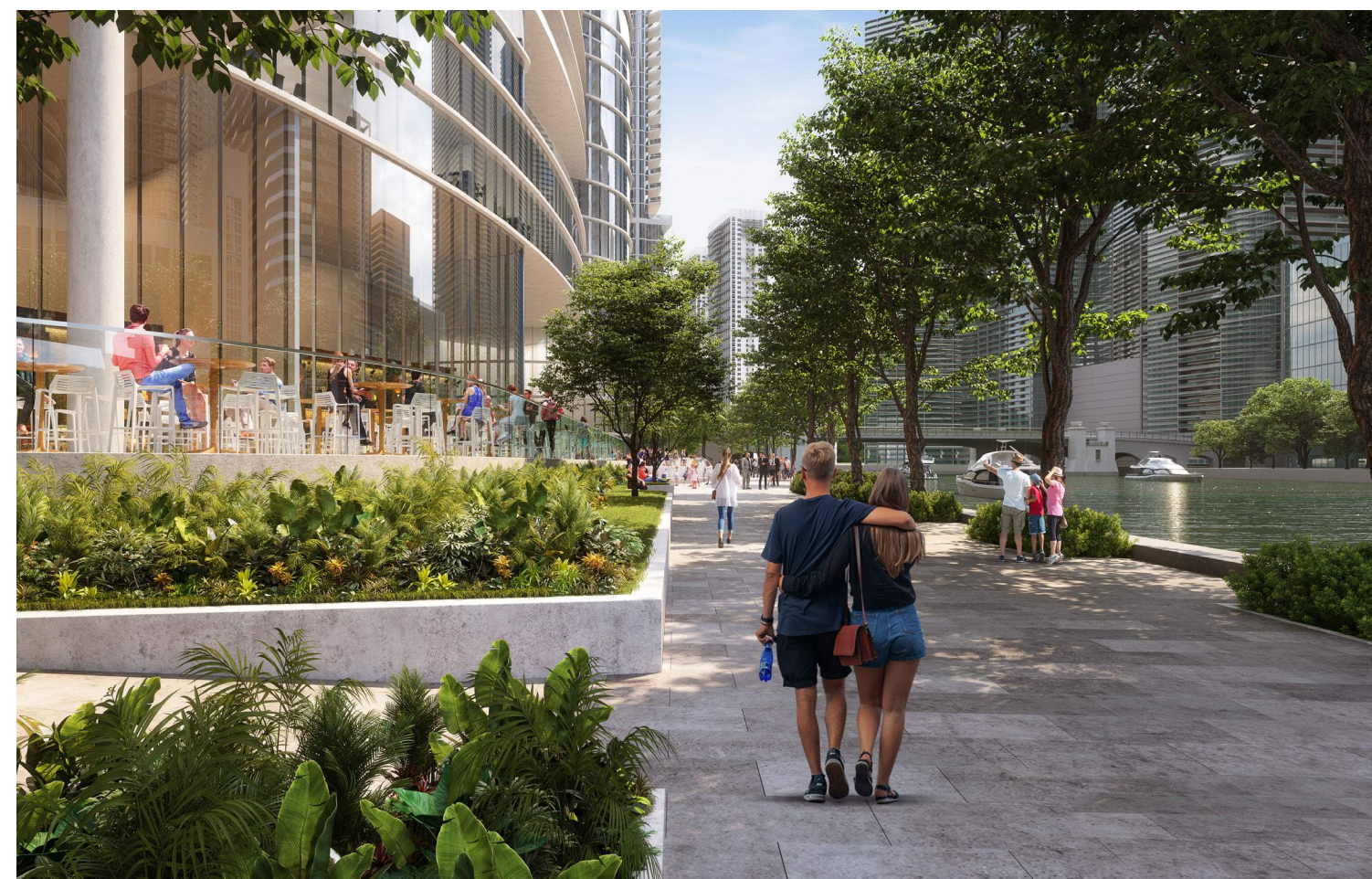


MIAMI RIVERBRIDGE

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RENDERINGS





SE 3RD STREET

SE 4TH STREET

I-95 EXIT RAMP

SE 4TH STREET

FUTURE PHASE 2

POOL DECK / TOP OF PODIUM BELOW

TOWER 1 HOSPITALITY

SKYBRIDGE COMMERCIAL

TOWER 3 RESIDENTIAL

BISCAYNE BOULEVARD

SE 2ND AVE / AVE OF THE AMERICAS





PHASE 1



FULL BUILD OUT

PALMS & TREES



BURSERA SIMARUBA
GUMBO LIMBO



COCCOLOBA UVIFERA
SEA GRAPE



CONOCARPUS ERECTUS
GREEN BUTTONWOOD



EUGENIA FOETIDA
SPANISH STOPPER



MYRCIANTHES FRAGANS
SIMPSON'S STOPPER



PIMENTA DIOICA
ALLSPICE TREE



SWIETENIA MAHAGONI
WEST INDIAN MAHOGANY



GUAIAACUM SANCTUM
LIGNUM VITAE



ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



ROYSTONEA REGIA
ROYAL PALM



THRINAX RADIATA
FLORIDA THATCH PALM

SHRUBS & GROUNDCOVERS



PSYCHOTRIA BAHAMENSIS
BAHAMA WILD COFFEE



BORRICHIA FRUTESCENS
SEA OXEYE



LYCIUM CAROLINIANUM
CHRISTMAS BERRY



DODONEA VISCOSA
HOP BUSH



CAPPARIS CYNOPHALLOPHORA
JAMAICAN CAPER



HYMENOCALLIS LATIFOLIA
SPIDER LILY



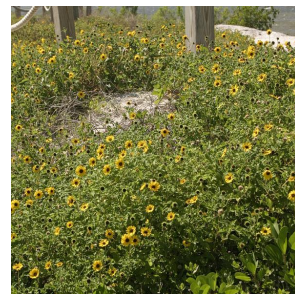
MONSTERA DELICIOSA
SPLIT-LEAF PHILODENDRON



EMODEA LITTORALIS
GOLDEN CREEPER



FLAVERIA LINEARIS
NARROWLEAF YELLOWTOPS



HELIANTHUS DEBILIS
DUNE SUNFLOWER



MUHLENBERGIA SERICES
DUNE HAIRGRASS



SPARTINA BAKERI
SAND CORDGRASS



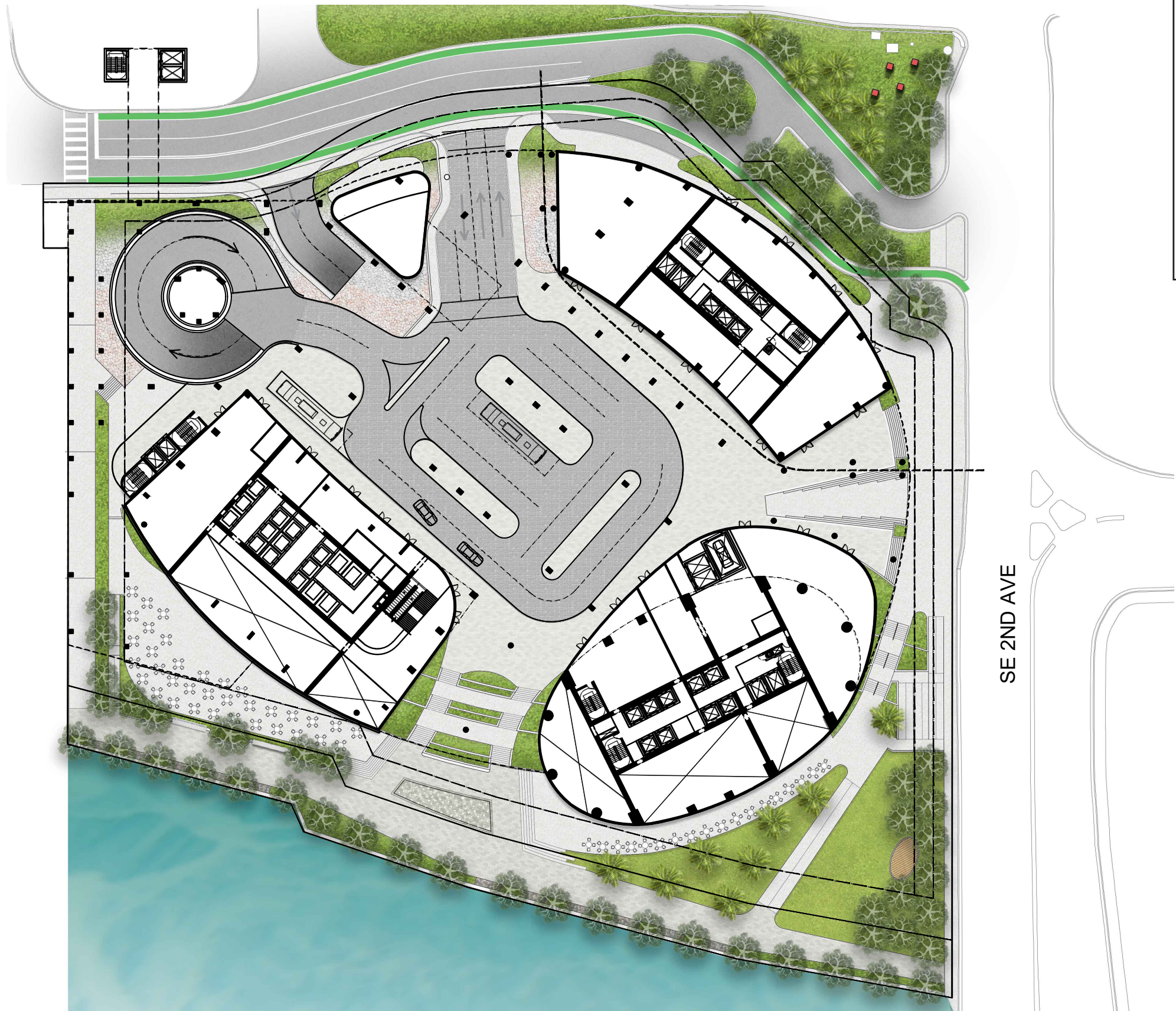
STACHYTARPHETA JAMAICENSIS
BLUE POTERWEED



TRIPSACUM FLORIDANA
FAKAHATCHEE GRASS



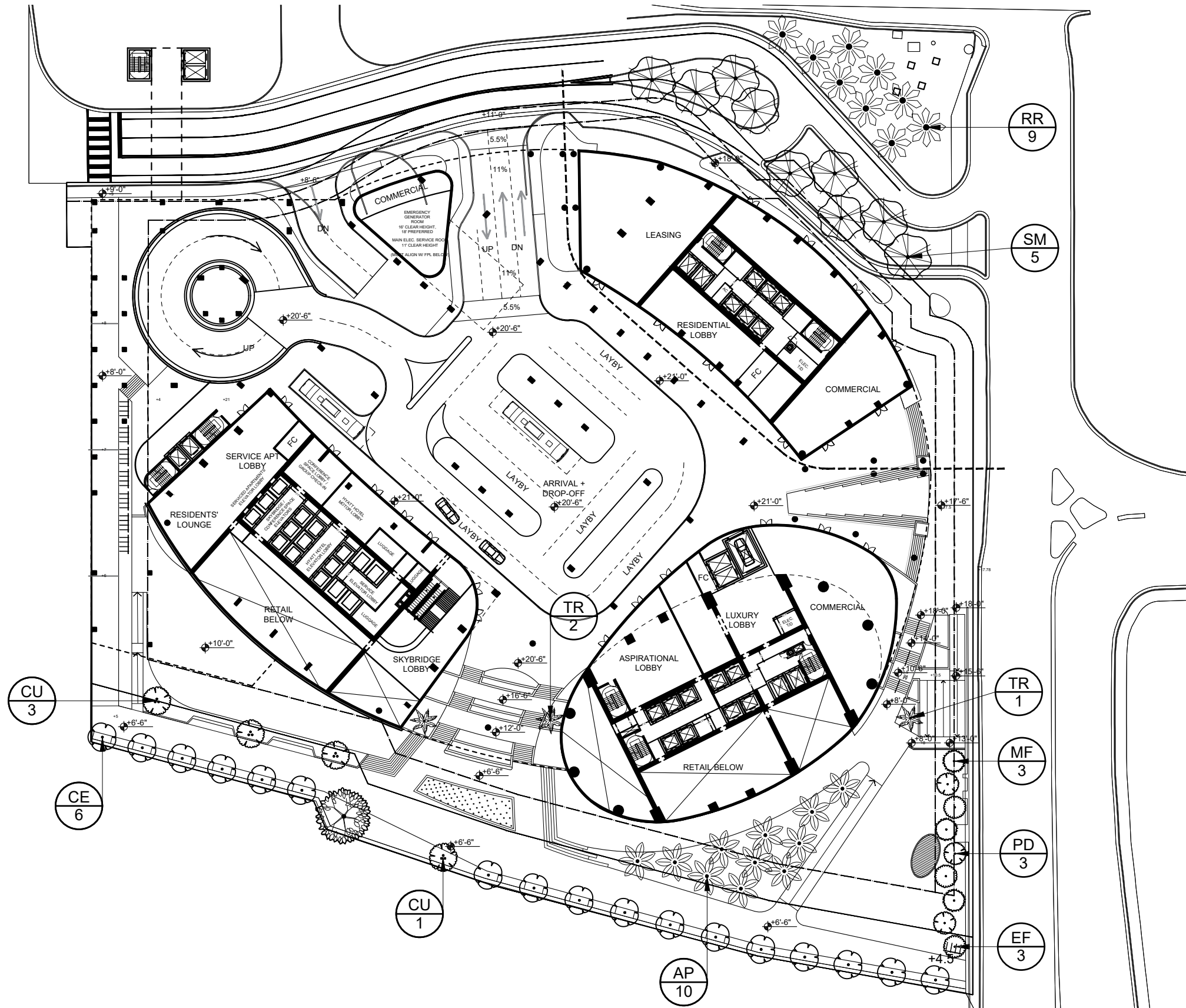
CLUSIA "NANA"
DWARF CLUSIA



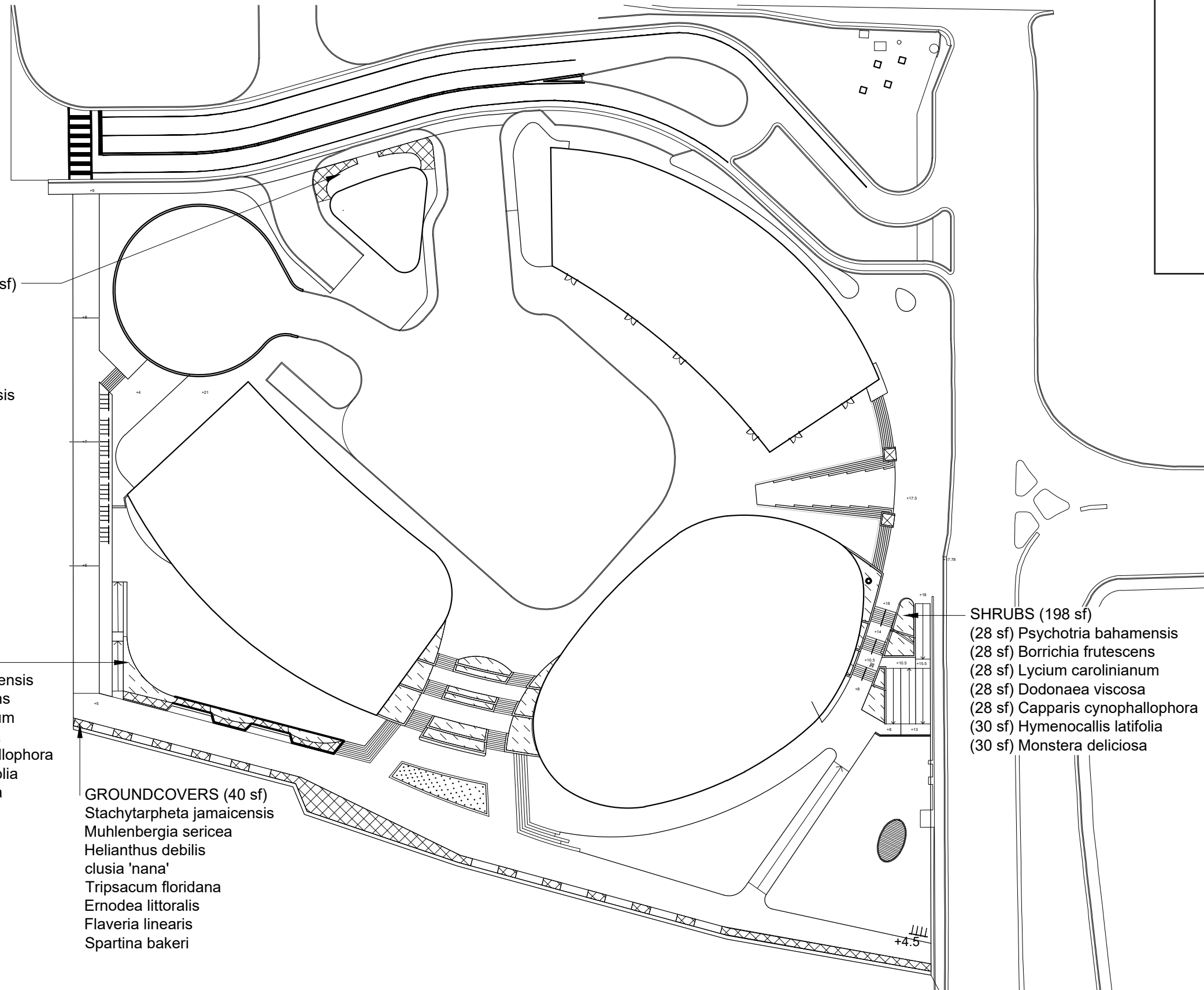
SE 2ND AVE



REFER TO L603 FOR HARDSCAPE SCHEDULE



REFER TO L601 FOR TREE SCHEDULE



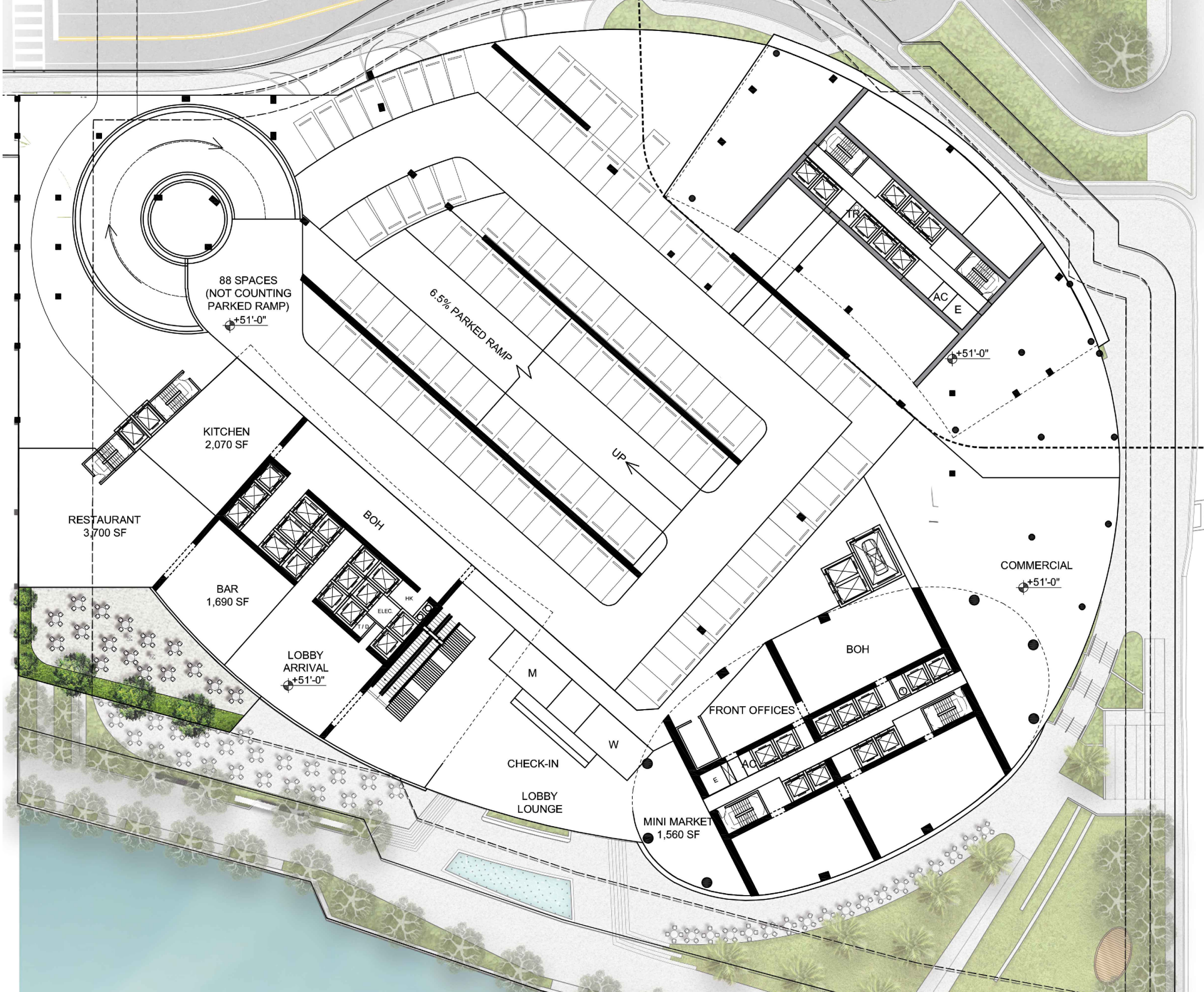
GROUNDCOVERS (245 sf)
Ernodea littoralis
Flaveria linearis
Helianthus debilis
Muhlenbergia sericea
Spartina bakeri
Stachytarpheta jamaicensis
Tripsacum floridana
clusia 'nana'

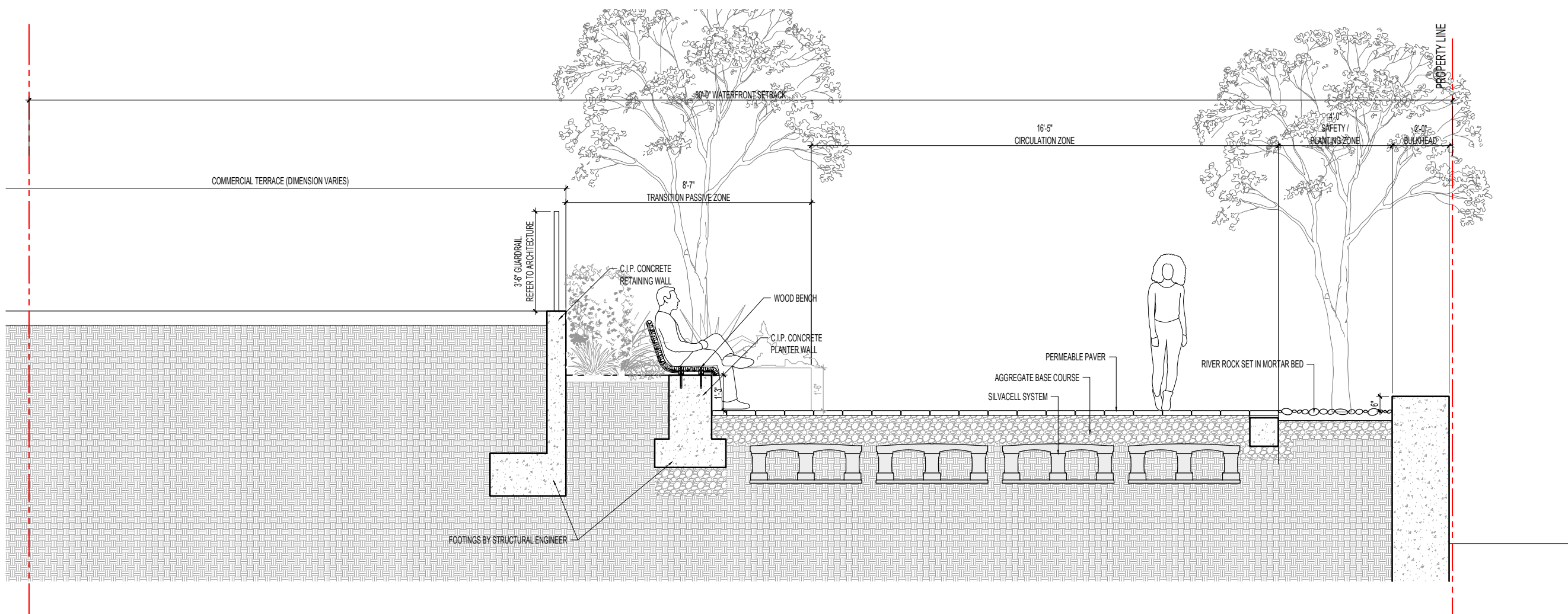
SHRUBS (306 sf)
 (43 sf) *Psychotria bahamensis*
 (43 sf) *Borrichia frutescens*
 (43 sf) *Lycium carolinianum*
 (43 sf) *Dodonaea viscosa*
 (43 sf) *Capparis cynophallophora*
 (46 sf) *Hymenocallis latifolia*
 (46 sf) *Monstera deliciosa*

GROUNDCOVERS (40 sf)
Stachytarpheta jamaicensis
Muhlenbergia sericea
Helianthus debilis
clusia 'nana'
Tripsacum floridana
Ernodea littoralis
Flaveria linearis
Spartina bakeri

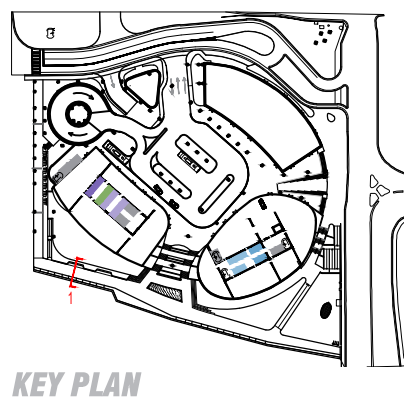
SHRUBS (198 sf)
 (28 sf) *Psychotria bahamensis*
 (28 sf) *Borrichia frutescens*
 (28 sf) *Lycium carolinianum*
 (28 sf) *Dodonaea viscosa*
 (28 sf) *Capparis cynophallophora*
 (30 sf) *Hymenocallis latifolia*
 (30 sf) *Monstera deliciosa*

REFER TO L601 FOR SHRUBS AND GROUNDCOVERS SCHEDULE

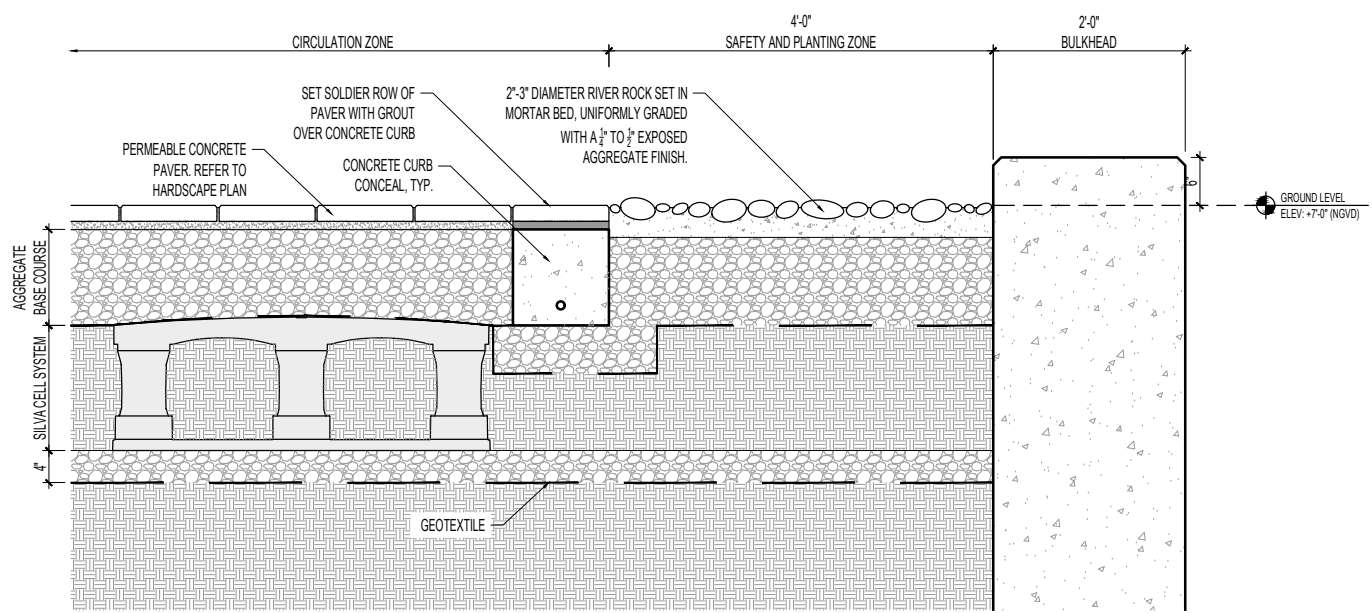




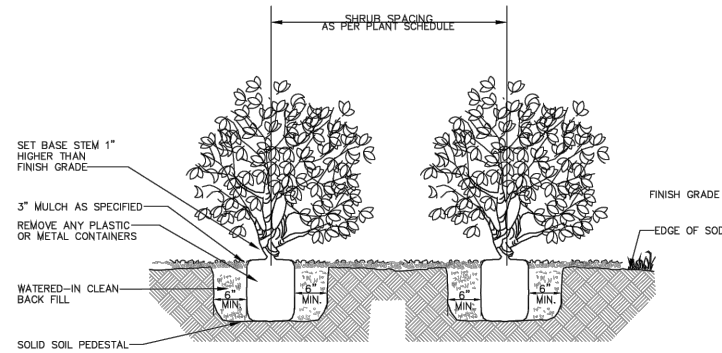
① RIVERWALK SECTION
SCALE: 1/4" = 1'-0"



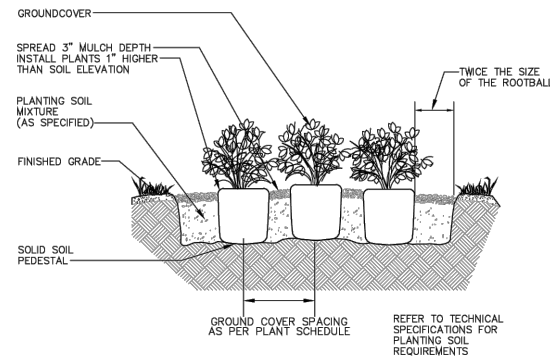
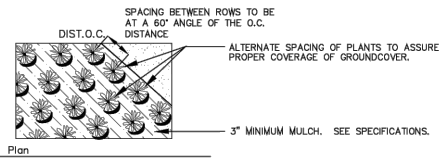
KEY PLAN



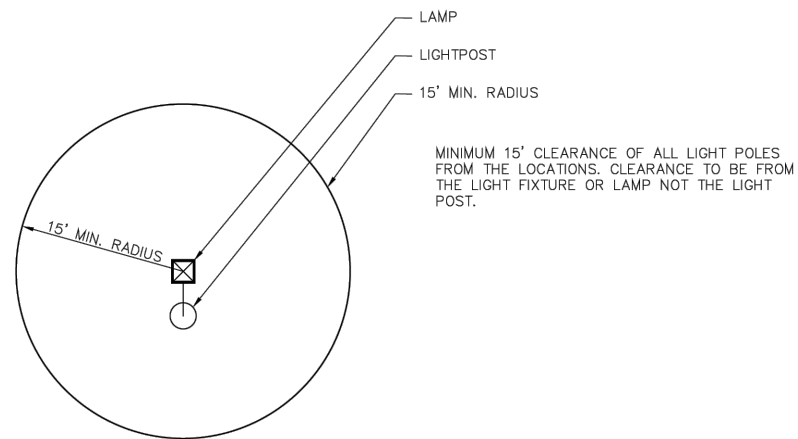
② RIVER EDGE DETAIL
SCALE: 1/2" = 1'-0"



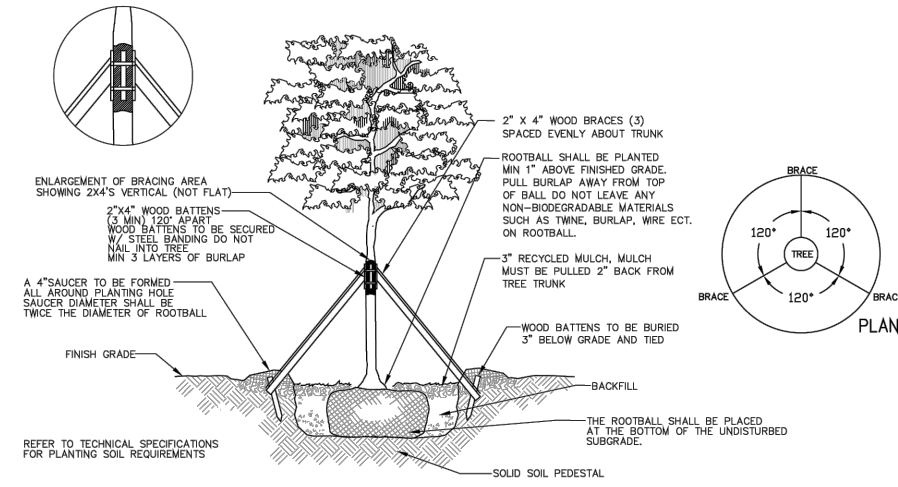
5 SHRUB PLANTING
SCALE: NTS



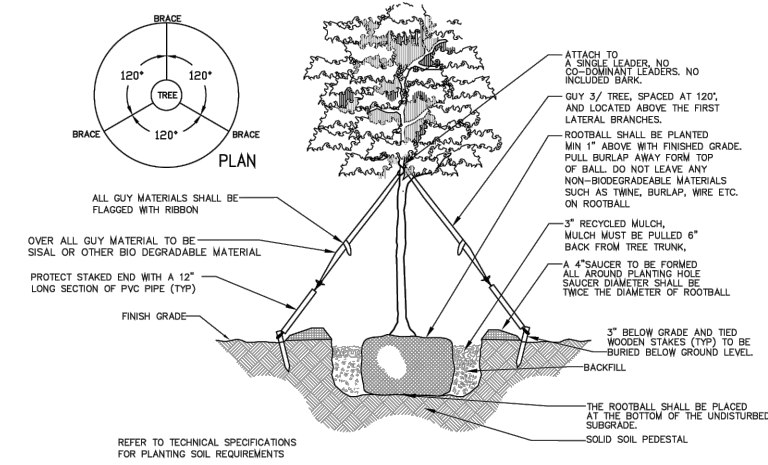
6 GROUND COVER PLANTING
SCALE: NTS



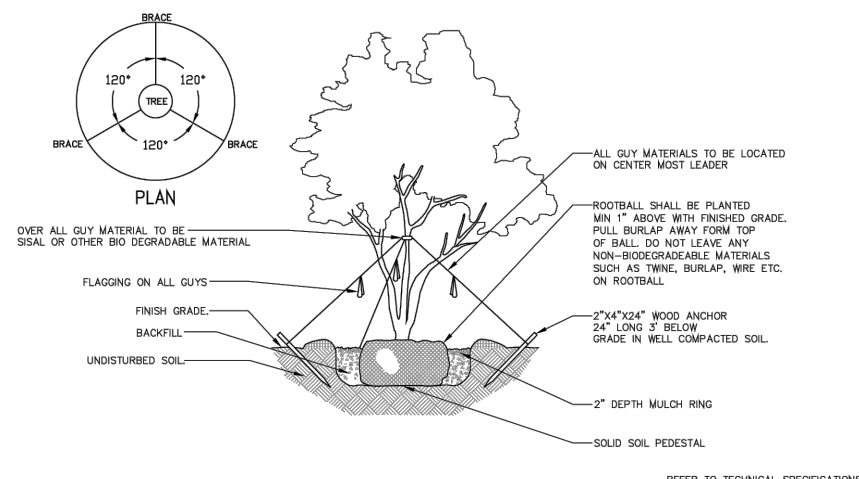
7 TREE VS LIGHT POLE
SCALE: NTS



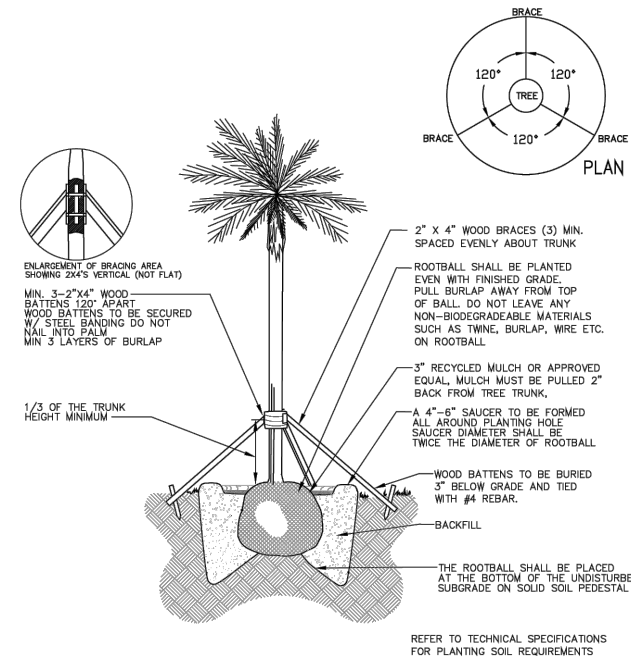
2 LARGE TREE PLANTING
SCALE: NTS



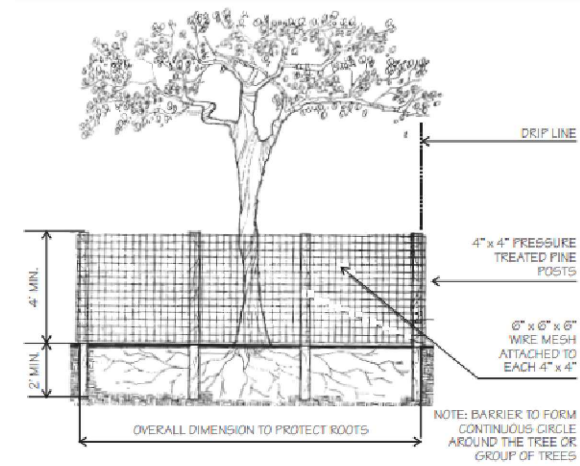
3 SMALL TREE PLANTING
SCALE: NTS



4 MULTI-TRUNK TREE PLANTING
SCALE: NTS



1 PALM PLANTING
SCALE: NTS



8 TREE PROTECTION DETAIL
SCALE: NTS

SHRUBS AND GROUNDCOVERS SCHEDULE

SHRUBS	QTY
Borrhchia frutescens / Bush Seaside Tansy	3,325 sf
Capparis cynophallophora / Jamaica Caper	
Dodonaea viscosa / Hopseed Bush	
Hymenocallis latifolia / Spider Lily	
Lycium carolinianum / Christmas Berry	
Monstera deliciosa / Split-leaf Philodendron	
Psychotria bahamensis / Bahama Wild Coffee	
GROUNDCOVERS	QTY
Emodea littoralis / Golden Creeper	2,151 sf
Flaveria linearis / Narrowleaf Yellowtops	
Helianthus debilis / Dune Sunflower	
Muhlenbergia sericea / Dune Hairgrass	
Spartina bakeri / Sand Cordgrass	
Stachytarpheta jamaicensis / Blue Porterweed	
Tripsacum floridana / Dwarf Fakahatchee Grass	
clusia 'nana' / Dwarf Clusia	

GROUND LEVEL HARDSCAPE SCHEDULE		
03 CONCRETE		
SYMBOL	DESCRIPTION	QTY
	ITEM: Exposed Aggregate Concrete MATERIAL: Concrete FINISH: 1/4" - 1 1/2" Aggregate	1,715 sf
32 EXTERIOR IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY
	ITEM: Concrete Permeable Paver MANUFACTURER: TBD COLOR: Light Gray THICKNESS: 4"	22,427 sf
	ITEM: 4"x4" Concrete Cobble MANUFACTURER:TBD COLOR:Gray FINISH: Splittface	21,865 sf
	ITEM: Stone paver MANUFACTURER: TBD FINISH: Sandblasted COLOR: Pattern TBD LOCATION: Upper Levels	24,272 sf
	ITEM: Crushed Stone SIZE: 3"-4" COLOR: TBD	7,029 sf
	ITEM: Cast-In-Place Concrete Curb MATERIAL: Concrete TYPE: "D"	331 lf
	ITEM: Cast-In-Place Concrete Curb MATERIAL: Concrete TYPE: "F"	914 lf
	ITEM: Stone Curb MATERIAL: Granite	780 lf
	ITEM: Cast-In-Place Curb MATERIAL: Concrete TYPE: Drop Curb	236 lf
	ITEM: Sidewalks MATERIAL: 6" Concrete FINISH: Brushed	9,644 sf
	ITEM: Driveway MATERIAL: 10" Concrete FINISH: Brushed	4,475 sf
	ITEM: Mulch TYPE: Mini Pine Bark COLOR: Natural LOCATION: Planting Areas	8,424 sf
	ITEM: Sodding TYPE: St. Augustine	16,420 sf

GROUND LEVEL TREE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL
TREES										
	BS	1	Bursera simaruba Specimen	Gumbo Limbo	20'	20'-25'	12"	8' min	Native	High
	CU	4	Coccoloba uvifera Multi-trunk	Sea Grape	10'-12'	8'-10'	6"	6'	Native	High
	CE	17	Conocarpus erectus	Green Buttonwood	16'	8'	4"	5'	Native	High
	EF	3	Eugenia foetida	Spanish Stopper	12'	6'	3"		Native	Moderate
	MF	3	Myrcianthes fragrans	Simpson's Stopper	12'	6'	3"		Native	High
	PD	3	Pimenta dioica	Allspice Tree	12'	6'	2"			
	SM	9	Swietenia mahagoni	West Indian Mahogany	15' OA	15'	4" min	8' min		
PALMS										
	AP	11	Archontophoenix alexandrae	King Alexander Palm	25'	20'	12"		Native	High
	RR	9	Roystonea regia	Royal Palm	25'	20'	12"	20'	Native	High
	TR	3	Thrinax radiata	Florida Thatch Palm	16'	8'	3"	8' min	Native	High

LEVEL 02 TREE SCHEDULE

SYMBOL	CODE	QTY	REMARKS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL
TREES											
	CB	2		Calophyllum brasiliense	Brazilian Beautyleaf	12'	6'	3"	4'	Non-Native	High
	EF	3		Eugenia foetida	Spanish Stopper	12'	6'	3"		Native	Moderate
	GS	2		Guaiacum sanctum	Lignum Vitae	8'	4'	2"		Native	High
	MF	3		Myrcianthes fragrans	Simpson's Stopper	12'	6'	3"		Native	High

SHRUBS AND GROUNDCOVERS SCHEDULE

	<p>GROUNDCOVERS 854 sf</p> <p>Ernodea littoralis / Golden Creeper Flaveria linearis / Narrowleaf Yellowtops Helianthus debilis / Dune Sunflower Muhlenbergia sericea / Dune Hairgrass Spartina bakeri / Sand Cordgrass Stachytarpheta jamaicensis / Blue Porterweed Tripsacum floridana / Dwarf Fakahatchee Grass clusia 'nana' / Dwarf Clusia</p>
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LEVEL 2 HARDSCAPE SCHEDULE

LEVEL 2 HARDSCAPE SCHEDULE		
32 EXTERIOR IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY
	<p>32-14-40</p> <p>ITEM: Stone paver MANUFACTURER: TBD FINISH: Sandblasted COLOR: Pattern TBD LOCATION: Upper Levels</p>	2,729 sf
	<p>32-91-13</p> <p>ITEM: Mulch TYPE: Mini Pine Bark COLOR: Natural LOCATION: Planting Areas</p>	854 sf