



City of Miami Certified Copy

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AN ORDINANCE OF THE MIAMI CITY COMMISSION TO AMEND ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY AMENDING APPENDIX D, TITLED SD-16.3 MIAMI WORLDCENTER, TO MODIFY CERTAIN DESIGN STANDARDS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 13, 2008, the City Commission adopted Ordinance No. 13038, creating the 25 +/- acre zoning district entitled SD-16.3 "MIAMI WORLDCENTER", as amended; and

WHEREAS, on October 22, 2009, the City Commission adopted Ordinance No. 13114, the Miami 21 Code, the Zoning Ordinance of the City of Miami, Florida, as amended, incorporating SD-16.3 as Appendix D: Miami Worldcenter; and

WHEREAS, the "Miami Worldcenter" project integrates public improvements and infrastructure while providing greater flexibility resulting in higher quality architecture and design; and

WHEREAS, transformative projects such as Miami Worldcenter are critically important to the economic revitalization and enhancement of the City of Miami Downtown area; and

WHEREAS, the amended "Miami Worldcenter" Development Standards will benefit the area by promoting the development of a significant mixed-use community in the City's Urban Core inclusive of a retail commercial center, residential units, hotel rooms, multiple central open plazas promoting interaction with existing uses including but not limited to, Biscayne Boulevard, Park West, Southeast Overtown, Miami River, and Downtown; and

WHEREAS, the Miami Planning, Zoning, and Appeals Board, at its meeting of September 3, 2014, Item No. PZAB. 3, following an advertised hearing, adopted Resolution No. PZAB-R-14-056 by a vote of nine to zero (9-0), RECOMMENDING APPROVAL of the update of the Appendix D: Miami Worldcenter text amendment; and

WHEREAS, the City Commission, after careful consideration of this matter deems it advisable and in the best interest of the general welfare of the City of Miami and its inhabitants to amend Ordinance No. 13114 as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as fully set forth in this Section.

Section 2. The "Appendix D: Miami Worldcenter", as amended, inclusive of the Amended Zoning Regulations and the Development Standards, as approved, shall be binding upon any development project within the district boundaries.

Section 3. Ordinance No. 13114, the Zoning Ordinance of the City of Miami, Florida, is hereby amended by making modifications to Appendix D in the following particulars {1}:

"APPENDIX D: MIAMI WORLDCENTER"

* * *

MIAMI WORLDCENTER

The Miami Worldcenter (hereinafter also referred to as the "SD-16.3-Miami Worldcenter area") is generally bounded by NE 2nd Avenue on the east, North Miami Avenue on the west, NE 11th Street on the north, and NE 6th Street on the south, excluding the areas generally described as "The Club District" and the "Network Access Point of the Americas (NAP Center)". The boundaries are more specifically identified in Map 1, as included in the Development Standards.

16.12.1 Section 1 MIAMI WORLDCENTER GOALS

The conservation goals include conserving energy and reducing carbon dioxide emissions through improved street connectedness to encourage improving pedestrian connectivity and encouraging walkability, multi-modal mass and transit use, increased increasing tree canopy, new public spaces, and encouraging green buildings.

16.12.1.1 Section 1(a) The development goals include:

- a. 1. Establishing Sspecific areas that are compact, pedestrian-oriented and mixed-use. Increased density and intensity of use is encouraged due to the proximity of current and proposed transit service and appropriate building densities and land uses should occur within walking distance of transit stops.
- b. 2. Maintaining the future growth of downtown infill redevelopment ensuring Miami's focus for the region's economic, civic, and cultural activities.
- c. 3. A Creating a diversity of uses distributed throughout the selected specific area of an existing District that enables a variety of economic activity, workplace, residences residential, and civic space. Civic and commercial activity should be embedded in the mixed-use District as identified in the Intent for SD-16, 16.1, 16.2 the Southeast Overtown-Park West Commercial-Residential Districts.
- d. 4. Reinforcing community identity through thoughtful placement of Ccivic and public gathering spaces should be located to reinforce community identity.
- e. 5. Constructing Bbuildings and landscaping that contribute to the physical definition of Thoroughfares as civic places.
- f. 6. A specific area within an existing District that includes Establishing a framework of transit and pedestrian systems that accommodates automobiles while respecting the pedestrian and the special form of public spaces.
- g. 7. Ensuring that private development contributes to infrastructure and embellishes promotes a pedestrian and transit friendly public and private realm of the highest quality.

16.12.1.2 Section 1(b) The Miami Worldcenter Design Development Standards ("Design Development Standards") and the Miami Worldcenter Regulating Plan ("Regulating Plan") provide more detailed clarification to are intended to provide context and illustrative examples of permitted and compatible development of the SD-16.3 Miami Worldcenter area and are incorporated herein by reference.

16.12.2 Section 2 EFFECT OF SD-16.3 MIAMI WORLDCENTER AREA DESIGNATION

The SD-16.3 Miami Worldcenter Master Plan Design Development Standards and the regulations herein shall supplant those otherwise in conflict with the Miami 21 Code, districts or portions of districts included within the SD-16 Special District boundaries to the extent indicated herein. Unless stated otherwise herein, these regulations supersede any provisions within the Miami 21 Code.

16.12.3 CLASS II SPECIAL PERMIT Section 3 WARRANT

16.12.3.1 Section 3 (a) When required

A Class II Special Permit Warrant shall be required prior to approval the issuance of any a building permit for: (1) any development which seeks a deviation from the standards in this Appendix D; (2) a development which substantially affects the height, bulk mass, location, or exterior configuration of any existing building; (3) the construction of a new building; or (4) for the implementation of signage, awnings, fences, or any other improvement visible from a public right-of-way.

16.12.3.2 Section 3(b) Considerations in making Class II Special Permit determinations

The purpose of the Class II Special Permit Warrant shall be to ensure conformity of the future development applications with the Appendix D, as amended, keeping in mind the expressed intent of Sec. 616. SD-16, 16.1, 16.2, the Southeast-Overtown-Park West Commercial-Residential Districts, with the general considerations listed in Section 1305, Article 4, Table 12 and with the special considerations contained in the Miami Worldcenter Master Plan Design Development Standards and Regulating Plan incorporated herein by reference. A Traffic Study shall only be required in connection with: (1) an original Warrant application for a new Building; or (2) modifications to approved Buildings where the proposed use(s) is substantially different from that originally approved.

16.12.3.3 Section 3(c) Waiver of Design Standards Special District Permit Minor Modifications & Modifications to Approvals

Pursuant to Sec. 1512, unless otherwise required by the SD-16.3 Miami Worldcenter area, as amended, Ordinance 11000, as amended, the Code of the City of Miami, as amended, or the Florida Building Code, as amended, and Miami Worldcenter Master Plan Design Development Standards, incorporated by reference (collectively, "Design Guidelines and Standards"), may be waived by the Planning Director pursuant to a Class II Special Permit. Waivers by the Planning Director for numerically measured Design Guidelines and Standards may not vary more than twenty percent (20%) from the numeric standard.

(1) Unless otherwise required by these Development Standards, as amended, the Zoning Code of the City of Miami, as amended, or the Florida Building Code, as amended, these Development Standards may be modified by the Planning Director, or his or her designee, pursuant to a Special District Permit ("Special District Permit"). The Zoning Administrator, or his or her designee, may waive or modify any provision of these Development Standards, up to ten percent (10%), by Special District Permit, except Density, Intensity or Height, on a case by case basis, when doing so will promote the intent of the Miami Worldcenter or these Development Standards. All applications for a Special District Permit shall be submitted in writing to the Zoning Administrator, detailing the need for the modification or correction, as the case may be, together with a fee detailed in the City's adopted fee schedule. Special District Permit applications shall be reviewed by the Zoning Administrator within fifteen (15) days of submission, and shall be referred to the Planning Director, or his or her designee, within five (5) days after the expiration of the initial fifteen (15) day review period. If the requested relief or modification to these Development Standards is determined to be in compliance with the intent of these Development Standards, the Planning Director shall approve the Special District Permit. Special District Permit applications may be filed in connection with a new building or in connection with the modification of a previously issued approval, including, but not limited to a Warrant.

(2) The Planning Director, or his or her designee, may authorize variations or modifications to this Ordinance, including these Development Standards, up to a maximum of twenty percent (20%) by Warrant, on a case by case basis, when such variation would promote the intent of these Development Standards, or is otherwise found by the Planning Director to be appropriate given the particular facts and circumstances of the Warrant application.

(3) An applicant may modify a Warrant or Special District Permit approved under this Appendix, as a minor modification through the Special District Permit process. Minor Modifications include:

1. Those changes that meet these Appendix D regulations; or
2. Changes in the project phasing; or
3. An increase in height not exceeding five percent (5%) of the approved height; in no instance can such increase exceed the twenty percent (20%) cumulative increase available by Warrant in Appendix D, as amended.

In the event that the modification is determined to be "not minor," a new Warrant shall be required. Modifications available under this Section 3(c) shall not be applicable to the Building Configuration

contained in Section 9(a).

16.12.4 Section 4 FLEXIBLE ALLOCATION OF DEVELOPMENT CAPACITY

When property within the SD-16.3 Miami Worldcenter area containing nine or more contiguous acres under the ownership or control of a single entity is submitted as a project ("Project"), the allowable floor area within the project may be allocated by the owner to individual building sites unconstrained by the FAR for any individual site ~~may be subject to a Covenant(s) in Lieu of Unity of Title in a form approved by the City and the City Attorney ("Covenant in Lieu")~~, which permits flexible allocation of Density and Intensity for sites within the Miami Worldcenter area so long as the overall FAR Height and mass distribution does not result in development that is out of scale or character ~~within the permitted Building envelope(s)~~. The Covenant in Lieu shall be consistent with development allowed under the land development regulations for the Miami Worldcenter area, or for the adjacent areas, and the Miami Comprehensive Neighborhood Plan. allocates FAR ~~s~~Sufficient FLR must be allocated to build structures to a minimum of two (2) stories on all parcels within the project except ~~Open Space and Civic Space sites~~, and provides all SD-16.3 Miami Worldcenter area requirements, including open space, civic space, and parking.

16.12.4.1 Major Use Special Permit

Notwithstanding any other provisions of the SD-16.3 Miami Worldcenter area or Ordinance 11000, when property within the SD-16.3 Miami Worldcenter area containing nine or more contiguous acres under the ownership or control of a single entity is submitted as a project, a Major Use Special Permit within the project is required for: (1) non-residential or lodging uses in a single building that exceeds 975,000 square feet; (2) more than 800 residential units in a single building; or (3) any combined use which exceeds 2,800 parking spaces in a single building, except that a MUSP shall be required when a conference center, conference center hotel and related office building with a mix of retail and office uses, exceeds two million square feet.

16.12.5 Section 5 DEFINITIONS

For the purpose of the SD-16.3 Miami Worldcenter area, the following definitions shall apply: Terms not defined herein shall have the meaning provided in Miami 21 Article 1 Sec.2502 of the Zoning Ordinance of the City of Miami ("Zoning Ordinance").

Accessway: An ingress/egress easement for pedestrian and vehicular access as designated by a recorded plat, deed, or other legal instrument.

Abutting: to reach or touch; to touch at the end or be contiguous with; join at the border or boundary; terminate on. Abutting properties include properties across a street or alley.

Arcade: A covered pedestrian outdoor space along the any side of a Building at the ground level that is open on three (3) sides and has a minimum width of fifteen (15) feet foot depth, which may provide access to shops along one (1) or more sides, per the Design Development Standards.

Architectural Screening Layer: An architectural treatment along the face of a building façade intended to conceal all internal building elements such as ramping, plumbing pipes, fans, ducts, ceilings, slab edges, and lighting. An Architectural Screening Layer is required for any parking garage or portion thereof that is not concealed by a Liner.

Back of Curb Line: A straight building reference line established at the back of the street curb that does not offset for projections into the street such as bulb-outs or tree planting areas, as shown in Table 3 and in the Regulating Plan and Design Standards.

Balcony: An unenclosed habitable structure cantilevered from or inset within a facade or elevation.

Block: The aggregate of private lots, passages, rear lanes and Alleys, the perimeter of which abuts Thoroughfares.

Building Configuration: The form of a Building, based on its massing, relationship to Frontages and lot lines, and height.

Building Disposition: The placement of a Building on its lot.

Building Use: The uses accommodated by a Building and its lot.

Building Height: The vertical extent of a building measured in Stories.

Build-to-line: A line established within a given Lot indicating where the outer edge of a structure must be located.

Civic Space: An outdoor area provided or dedicated for public use in perpetuity by fee title or easement. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping, and their enframing buildings. See Table 2 and Design of the Development Standards.

Corridor: A lineal geographic system incorporating transportation, walkways, and/or greenways.

Courtyard: Open space, partially defined by walls or buildings as regulated by the SD-16.3 Miami Worldcenter area. See Design Development Standards.

Design Speed: The speed at which a Thoroughfare is designed to be driven.

Development Standards: Those standards attached hereto and incorporated herein, inclusive of the Regulating Plan, Street Designs, Building Designs, and applicable Tables.

Display Windows: Areas of storefront glazing that are designed to display items for sale within the retail space behind the display.

Elevation, Floor: Height of floor-level.

Enfront: To place an element along a Frontage, as in "porches enfront the street."

Entrance, principal: The main point of access of pedestrians into a Building.

Facade: The exterior wall of a building that is set along a Frontage

Floorplate: The total indoor and outdoor Floor Area of any given Story of a Building, measured to the exterior of the wall or balcony excluding Balconies.

Frontage: Lot face abutting a public space, such as a Thoroughfare, whether at the front, rear, or side of a lot.

Gallery: A covered pedestrian area abutting the any side of a building on the ground floor which may provide access along one (1) or more sides of a building.

Green Space: aAn outdoor Open Space outdoors, at grade, unroofed, landscaped, and free of impervious surfaces.

Habitable Space: Building space which use involves human presence with direct view of the enframing streets or public or private open space, excluding parking garages, self-service storage facilities, warehouses, and display windows separated from retail activity.

Height: See Building Height.

Infrastructure and Utilities: A facility related to the provision of roads, water and sewer lines, electrical, telephone and cable transmission, and all other utilities and communication systems necessary to the functioning of a community.

Layer, First: The area between the Back-of-Curb-Line and the Build-to-Line Base Building Line and

the required setback as shown in the Design Development Standards.

Layer, Second: Twenty feet (20) siteward from the Build to Line.

Layer, Third: That portion of the lot that is not within the First and Second Layer.

Layer: A range of depth of a lot within which certain elements are permitted as regulated in the SD-16.3 Miami Worldcenter area, as provided in the Design Development Standards.

Liner: A building or part of a building with Habitable Space specifically designed to enfront a public space, masking a use that has no capacity to monitor public space, such as a parking lot, parking garage or storage facility.

Master Sign Package: The Master Sign Package shall allow buildings exceeding 200,000 square feet of Building Floor Area, mixed use developments over four (4) stories, entertainment establishments, and Civil Support Uses exceeding 200,000 square feet of Building Floor Area greater flexibility in Sign regulations to result in a higher or specialized quality of design. A Master Sign Package shall include a plan view of each block indicating location of each sign type on each level and specifications for each sign type.

Open Space: Any parcel or area of land or water, located at the ground level floor, essentially unimproved by permanent buildings, and any ground floor level area of Galleries, Arcades, and Paseos, as depicted in the Development Standards, which is and set aside, dedicated, or otherwise designated or reserved for public use or enjoyment, or private use or enjoyment or for the use and enjoyment of by the owners and occupants of land adjoining or neighboring such open spaces. Open Space includes the ground floor level of Galleries, Arcades and covered and uncovered paseos.

Parking Garage or Parking Structure: A structure containing vehicular parking, including mechanical parking systems.

Paseo: An access way public open space restricted limited to pedestrian use and limited controlled vehicular access that connects streets, plazas, alleys, garages, and other public use spaces. Paseos must have a minimum width of 20 feet and may be enclosed or otherwise secured. Paseos will remain open to the public during regular business hours but may be secured during non-business hours.

Podium: That portion of a building up to the eighth Story 129 feet, as measured from the average elevation of the crown of the adjacent right-of-way.

Porte Cochere: A vehicular entrance/drop-off area that includes a canopy element and a driveway that extends into the First Layer.

Public Benefits Bonus: An advantage that allows a developer to increase FAR FLR by an additional 7050% of FAR FLR capacity within the district Miami Worldcenter area in exchange for the developer's contribution to specified programs that provide benefit, advantages, and increased use and enjoyment of the district to the public.

Public Parking: A structured parking facility or portion thereof or garage available to the general public for parking motor vehicles and bicycles.

Retail Frontage: Lot faces designated where the ground level is available for retail use.

Roof Structure: A structure above the Podium as described in the Development Standards.

Signature Tower: The Miami Worldcenter Signature Tower shall be a distinct and unique Tower to be located on Tract A of the Miami Worldcenter Plat which shall front on NE 1st Avenue and maintain a minimum distance of 100 feet from any other Tower located on Tract A as shown on the Regulating Plan within the Development Standards.

Setback: The distance from a specified reference line to the point where a building may be

constructed.

Story: A level within a building by which Height is measured.

Special District Permit: The Special District Permit shall be an administrative permit as described in Section 3(c) of this Article.

Stepback: Offset in the façade of the Podium as depicted in the Development Standards.

Street Corridor: The space defined by the Streetwall (building facades) and the ground plane in between the Streetwalls.

Streetscape: The urban element that establishes the major part of the public realm. The streetscape is composed of Thoroughfares (travel lanes for vehicles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the amenities of the Frontages (street trees and plantings, benches, street lights, paving, street furniture, Building Facades and elevations, yards, fences, etc.).

Streetscreen: A freestanding wall no greater than eight (8) feet high built along the Frontage Build-to line, or co-planar with the Facade, often for the purpose of masking a parking lot or other structure from the Thoroughfare.

Streetwall: Refers to the facades of buildings up to the first eight stories of the Podium that face a Thoroughfare, as provided in the Design Development Standards. Streetwalls shape the level of visual interest on each block and create a sense of enclosure for pedestrians. Streetwall height is measured from the average grade of the sidewalk level to the first building Setback from the Build-to Line Base Building Line, as shown in the Design Development Standards.

Tract A: The area encompassed and depicted in the Miami Worldcenter Plat and generally bounded by NE 10th Street on the north, NE 7th Street on the south, NE 2nd Avenue on the east, and NE 1st Avenue on the west and as shown on the Regulating Plan in the Development Standards.

Thoroughfare: A vehicular way incorporating travel lanes for vehicles, parking lanes for cars, and sidewalks or paths for pedestrians as part of an interconnected network for vehicular and pedestrian mobility.

Tower: That portion of a building that extends above the Podium, excluding Roof Structures as described in the Development Standards.

Underground Parking: Parking in which the ceiling or roof of the top level does not rise above any adjoining public sidewalk.

View Corridor: aialiew trminating on a nuistorial,pecial feature.

16.12.6 Section 6 LOTS AND FRONTAGES

16.12.6.1 Section 6 (a) Buildable sites shall Enfront a vehicular Thoroughfare or Civic Space with at least one (1) Frontage as depicted in the Design Development Standards and Regulating Plan.

16.12.6.2 Section 6 (b) For the purposes of the SD-16.3 Miami Worldcenter area, lots are divided into Layers which control development on the lot.

16.12.6.3 Where the property to be developed abuts an existing building, the Planning Director may approve, pursuant to a Class II Special Permit, a transition so that the proposed building location matches or provides a transition to the adjacent building location.

16.12.7 Section 7 MEASUREMENT OF HEIGHT

16.12.7.1 Section 7 (a) Unless otherwise specified herein, the Height of Buildings shall be measured in Stories. The ~~h~~Height of fences, walls, and hedges shall be measured in feet. The Height of Building facades facing the street, fences, walls, and hedges shall be measured from the Average Sidewalk Elevation or Base Flood Elevation as established by FEMA.

16.12.7.2 Section 7(b) A Story is a habitable level within a Building. Except as otherwise provided in this ~~e~~Ordinance, the maximum ~~h~~Height of a Story from finished floor to finished floor is 14 feet. Below-grade levels ~~Basements that are fully below-grade~~ are not considered Stories for the purposes of determining Building Height.

16.12.7.2.1 Section 7(b)(1) A ground level retail Story may exceed the 14 foot limit up to 25 feet. A ~~retail single floor level exceeding 20 feet, or 25 feet at ground level, shall be counted as 2 Stories.~~ Where the first two (2) Stories are ~~contain retail uses~~, their total ~~the~~ maximum combined ~~h~~Height shall be ~~limited to 39 40~~ feet and the first floor shall be a minimum of 14 feet. Where the first three (3) Stories are retail, their total maximum combined ~~h~~Height shall be ~~59 60~~ feet and the ground floor and second floor shall be a maximum of ~~39 40~~ feet in combined floor to floor ~~h~~Height. The three (3) retail floors shall be counted as three (3) Stories, and the total finished floor to finished floor ~~h~~Height of the Podium shall not exceed 129 feet.

16.12.7.2.2 Section 7(b)(2) Single floors ~~within~~ in a Podium above ground level used for public functions, such as ballrooms, meeting rooms, convention halls, classrooms, lecture rooms, theaters, and sports facilities may have a single Story floor to floor ~~h~~Height up to a maximum of 60 feet. The total finished floor to finished floor ~~h~~Height of the Podium shall not exceed 129 feet.

16.12.7.2.3 Section 7(b)(3) Mezzanines are permitted. Mezzanines ~~extending beyond~~ ~~larger than~~ thirty-three percent (33%) of the ~~f~~Floor ~~a~~Area of the ~~floor~~plate ~~Floorplate~~ below shall be counted as an additional floor.

16.12.7.2.4 Section 7(b)(4) A Parking Structure ~~or a portion of a structure containing parking, concealed by a Liner or a~~Architectural element ~~Screening Layer as provided in the Design Standards and Regulating Plan~~ may be equal to the Height of the Podium, without regard for the number of Stories in the Parking Structure ~~as further defined in the Development Standards.~~

16.12.7.3 Section 7 (c) Building Heights shall be measured in Stories and shall conform to Table 3 of the ~~Design~~ ~~Development~~ Standards. First-floor elevation shall be at average Sidewalk grade. A first level Residential use or Lodging use shall be raised a minimum of two (2) feet and a maximum of three and a half (3.5) feet above average sidewalk ~~street~~ grade, except that entrance lobbies and public spaces may be at sidewalk level.

16.12.7.3.1 Section 7(c)(1) Except as specifically provided herein, the Height limitations of the SD-16.3 Miami Worldcenter area shall not apply to (1) any ~~roof~~ Structures for housing elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the Building (provided that such Structures shall not cover more than twenty-five percent (25%) of roof area and shall not exceed the maximum Height by 14 feet; (2) water towers, flagpoles, vents, or similar Structures, which may be allowed to exceed the maximum Height by Class II Special Permit ~~Warrant~~; or (3) fire or parapet walls. ~~Roof decks shall be permitted up to the maximum Height.~~ Trellises may extend above the maximum Height up to fourteen (14) feet.

16.12.7.3.2 Section 7(c)(2) Except as provided in Subsection 16.12.7.4 ~~7(d)~~, there shall be no ~~h~~Height or coverage limits for (1) non-functional decorative architectural elements and (2) solar or wind energy collectors.

16.12.7.4 Section 7(d) No Building or other Structure shall be located in a manner or built to a Height which constitutes a hazard to aviation or creates hazards to persons or property by reason of unusual exposure to aviation hazards. In addition to ~~any~~ Height limitations established by the SD-16.3 Miami Worldcenter area, limitations established by the Miami-Dade County Height Zoning Ordinance as stated in Article 37 of the Code of Miami-Dade County (Miami International Airport), ~~as may be amended from time to time~~, shall apply to Heights of Buildings and Structures.

A letter authorizing clearance from the Miami-Dade Aviation Department or and the Federal Aviation Administration (FAA) may shall be required by the Zoning Administrator prior to the issuance of any Building permit.

16.12.8 Section 8 BUILDING DISPOSITION

16.12.8.1 Section 8(a) Improvements on newly platted lots shall be dimensioned according to Table 3 incorporated herein by reference of the Development Standards.

16.12.8.2 Section 8(b) Lot coverage by any Building shall not exceed that shown in Table 3 incorporated herein by reference of the Development Standards.

16.12.8.3 Section 8(c) Buildings shall be disposed in relation to the boundaries of their lots according to Table 3 of the Development Standards incorporated herein by reference and the Regulating Plan.

16.12.8.4 Section 8(d) Buildings shall have their principal pedestrian entrances on a Frontage Build-to-Line or from a Courtyard at the Second Layer as depicted in the Design Development Standards.

16.12.8.5 Section 8(e) For the first two (2) stories, Facades shall be along the Frontage a minimum of seventy percent (70%) of its length or addressing the Build-to-Line Setback Line as shown in Table 3 of and in the Design Development Standards.

16.12.8.6 Section 8(f) At the first Story, Facades along a Frontage Build-to-Line shall have frequent doors and windows as provided in the Design Development Standards. Vehicular entries should be minimized to the maximum extent possible consistent with the level of use and shall occur at a minimum spacing of sixty (60) feet unless a shorter distance is approved deemed by Class II Special Permit Warrant.

16.12.8.7 Section 8(g) Setbacks from the Back-of-the-Curb Line Base Building Line for Buildings shall be as shown in Table 3 incorporated herein by reference and the Regulating Plan of the Development Standards. Setbacks from the Back-of-Curb-Line Base Building Line may be adjusted to conform to an existing adjacent building location by Class II Special permit Warrant. Frontage Setbacks from the Build-to-Line Base Building Line above the eighth floor Podium where for lots having one dimension measuring one hundred (100) feet or less may be a minimum of zero (0) feet by Class II Special permit Warrant. Lots abutting the FEC Railway and the Metromover Rail may have a zero (0) foot Setback for the Podium and Tower. The Frontage Setback from the Build-to-Line Base Building Line shall not be required for a Frontage facing a Pedestrian Promenade, Plaza, Civic Space, or a Street Corridor 90-70 feet or greater in width, as provided in the Regulating Plan and Design Development Standards. A heavily landscaped and Streetscreened outdoor vehicle storage area may be located on NE 10th Street between North Miami Avenue and NE 1st Avenue, by Warrant, having a reduced parking placement Setback of only ten (10) feet on all frontages.

16.12.8.8 Section 8(h) Above the eighth floor Podium, minimum building Tower spacing is sixty (60) feet, except the Signature Tower which shall be spaced a minimum of one hundred (100) feet, Tower to Tower. For lots having one (1) dimension of one hundred (100) feet or less along a street Frontage or its longest depth, side and rear Setbacks from non-Frontage lot lines above the eighth floor Podium may be reduced to a minimum of twenty (20) zero (0) feet by Class II Special Permit Warrant. Above the eighth floor in the Second Layer, at a Setback from the Build-to-Line of not less than ten (10) feet, an additional two stories of habitable space may extend a maximum of sixty percent (60%) of the non-tower length of the street Frontages. Above the eighth floor an additional six feet of non-habitable space may be allowed without additional Setback from the Build-to-Line to accommodate depth of swimming pools, landscaping, transfer beams, and other structural and mechanical systems and will not count as FAR area

Section 8(i) Above the Podium, additional habitable space shall be permitted as described in the Development Standards, Roof Structures.

16.12.9 Section 9 BUILDING CONFIGURATION

16.12.9.1 Section 9(a) Above the eighth floor Podium, the maximum Building Tower Floorplate

dimensions shall be limited as follows: detailed below. Length of Building shall be measured parallel to the Frontage Line.

- a. 18,000 20,000 square feet for Residential Uses.
- b. 30,000 square feet for Commercial Uses and for parking.
- c. Vertical mixed-use buildings with at least 33 ten percent (10%) of the Tower floors having ~~in~~ Commercial Uses may use the 30,000 square foot Floorplate average for the entire Tower.
- d. 180 feet maximum length of a side for Residential Uses.
- e. d. 225 200 linear feet maximum Tower length of a side for Commercial Uses or Residential Uses.
- e. 22,500 square feet for Residential Uses and 225 linear feet maximum Tower Floorplate length of a side for Residential Uses on Tract A.
- f. The Signature Tower may contain a Floorplate of up to 27,500 square feet and may have a maximum Tower length of 275 linear feet.

16.12.9.2 Section 9(b) Projections into the First Layer shall be as follows: Above the first story, up to $\frac{1}{2}$ of the Streetwall ~~f~~Façade may project up to six (6) feet into the First layer; Entry canopies may project up to one hundred percent (100%) of the depth of the First Layer, except as may be further allowed by Chapter 54 of the City Code; Canopies and cantilevered awnings may project into the First Layer ~~up to 15 feet~~; Above the first Story, cantilevered ~~b~~Balconies and bay windows may project a maximum six (6) feet into the First Layer; Above the Streetwall, ~~b~~Balconies and bay windows may project up to six (6) feet into the setback from the Streetwall; Roof cantilevers, trellises, and crowns may project up to 15 feet into the First Layer and be elevated one ~~s~~Story above the roof terrace; and, Façade components promoting energy efficiency such as shading and Screening devices that are non-accessible may project a maximum of four (4) feet into the First Layer.

16.12.9.3 Section 9(c) Galleries and Arcades shall be a minimum of 15 feet wide deep and, notwithstanding any provisions to the contrary in Ordinance 11000, as amended, or the Code of the City of Miami, as amended may overlap the whole width of the Sidewalk to within two (2) feet of the curb, ~~except where the Gallery or Arcade is located under the Miami-Dade County Transit System, then the Gallery or Arcade may be reduced in conformance with that permitted by the Miami-Dade County Transit Authority. The height of an arcade, measured to its lowest point, shall be no less than its width.~~

16.12.9.4 Section 9(d) All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be located within the Second or Third Layer and concealed from view from any Frontage or Sidewalk by Liner Buildings, walls, Streetscreens, or opaque gates.

16.12.9.5 Section 9(e) Loading Docks and service areas shall be internal to the building served. ~~Required Loading Spaces may be reduced by process of Warrant upon submittal of a shared service management plan. Vehicular entries to loading docks and service areas shall be as provided in the Design Development Standards, Parking, Loading, and Service Access Diagram.~~

16.12.9.6 Section 9(f) All ground floor utility infrastructure and mechanical equipment shall be concealed from public view. At the building Frontage, all equipment such as backflow preventers, Siamese connections, and the like shall be placed within the line of the Façade or behind the Streetscreen. Exhaust air fans and louvers may be allowed on the Façade only above the first ~~second~~ floor as shown described in the Design Development Standards, Services and Utilities. Rooftop equipment, except antennas, shall be screened from lateral view.

16.12.9.7 Section 9(g) Within the Second and Third Layers, fences, walls and hedges shall not exceed a height of eight (8) feet; this limitation shall not apply on top of the Podium.

16.12.10 Section 10 BUILDING USE & DENSITY

16.12.10.1 Section 10(a) Principal and accessory uses of Buildings shall conform to Article 4, Table 3, Building Function: Uses, for T6-O, Urban Core. ~~Zoning Ordinance 11000, Sections 616.4 and 616.5,~~

respectively. All uses permitted by Right (R), shall continue to be permitted by Right. Open Air Retail (excluding Flea Markets), Large Scale Retail Establishments, College/University, and Community Facilities shall also be permitted by Right. Alcohol Beverage Establishments shall be permitted pursuant to Chapter 4 of the City Code. All other uses shall conform to the necessary approval as described in Article 4, Table 3.

16.12.10.2 Section 10(b) Densities are permitted in accordance with Article 4, Diagram 9, Residential Density Increase Areas within the Park West District, as amended. Lot Area, inclusive of dedications, is used for purposes of calculating Density and Intensity, and Intensities shall conform to Table 3 incorporated herein by reference be equivalent to the following:

Floor Lot Ratio (FLR) (18)/50% additional Public Benefit

16.12.10.3 The calculation of the FAR shall not apply to on-site parking, to that portion of the building that is entirely below the elevation of the sidewalk, to balconies or terraces, or to same-store retail uses that have a ground floor with direct access to the sidewalk and street frontages.

16.12.11 Section 11 PARKING STANDARDS

16.12.11.1 Section 11(a) The required parking shall be calculated based on the Habitable Rooms of each Use as follows:

USE	MINIMUM	MAXIMUM
Retail and Commercial	1 space/ 1000 sf	1 space/300 sf
Office	1 space/ 1000 sf	1 space/ 600 sf
Residential	1 space/ dwelling unit	2 spaces/ dwelling unit
Hotel	1 space/ 4 guest rooms	1.5 spaces/ guest room
Theater	1 space/ 7 seats	1 space/ 3 seats
Bicycles	1 rack/ 20 required parking spaces	N/A
Other	1 space/ 1000 sf	1 space/ 600 sf

16.12.11.1.1 Section 11(b) On-street parking in the SD-16.3 Miami Worldcenter area shall count toward the minimum parking requirements.

16.12.11.1.2 Section 11(c) For residential uses located within 1,000 feet of an existing Metromover stop, no off-street parking is required. Parking may be reduced as described in Article 4, Table 4 of Miami 21, as may be amended.

16.12.11.2 Section 11(d) Vehicular parking design standards and loading shall be required as shown in Table 1 incorporated herein by reference of the Development Standards.

16.12.11.3 Section 11(e) Required Parking and loading is encouraged to shall be accessed by an Alley when available and otherwise as provided in the Design Standards as detailed on the Parking, Loading, and Service Access Diagram of the Development Standards unless approved by Warrant.

16.12.11.4 Section 11(f) All parking, including open parking areas, covered parking, garages, Loading Docks, and service areas shall either be located within the Third Layer or shall be masked from the Frontage by: (1) an Architectural Screening Layer per Sec. 16.12.12.4 below 12(d), (2) a Liner, Building or (3) a Streetscreen, as illustrated in the Design Development Standards and in a design to be approved by the Planning Director. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the sidewalk. Ramps to underground parking shall be within the Second or Third Layers.

16.12.11.5 Section 11(g) The vehicular entrance of a parking lot or garage on a Frontage shall be no

wider than 45 feet; and the minimum distance between vehicular entrances shall be sixty (60) feet. A ten percent (10%) deviation may be approved by Class II Special Permit.

16.12.12 Section 12 ARCHITECTURAL STANDARDS

16.12.12.1 Section 12(a) Only permanent structures shall be allowed. Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as otherwise provided by Article 9 Chapter 62 of the City Code.

16.12.12.2 Section 12(b) The Facades on Retail Frontages Frontage Lines shall be detailed as storefronts and glazed with clear glass beginning no more than 30" above the sidewalk and extending no less than seventy percent (70%) of the length of the sidewalk-level Story and any second floor façade containing pedestrian active use as provided in the Design Development Standards, except retail establishments with a ground floor area of 35,000 square feet, or more shall be detailed as storefronts and glazed with clear glass beginning no more than 30" above the sidewalk and extending no less than fifty percent (50%) of the length of the unencumbered Facade. Display Windows in on Retail Frontages Frontage Lines must be a minimum of three (3) feet in depth, must include three-dimensional displays, should include visibility into the retail space, and must be accessible from the insides stated herein. Display Windows are areas of storefront glazing that are designed to display items for sale within the retail space behind the display. Security screens shall be seventy percent (70%) open.

16.12.12.3 Section 12(c) Roof materials should be light-colored, high albedo, or planted surface and shall be designed in accordance with the regulations in Section 3.13.2 of Miami 21.

16.12.12.4 Section 12(d) The Façade of a parking garage that is not concealed behind a Habitable Liner shall be screened behind an Architectural screening Layer-recessed at least two (2) feet from the outside face of along the Façade to conceal all internal elements such as plumbing pipes, fans, ducts, ceilings, slab beds edges, and lighting, as illustrated in the Design Development Standards. The architectural expression shall complement and enhance the building. Ramping should shall be internalized wherever possible. Exposed spandrels shall be prohibited. Spandrels that are integrated into the wall system shall be permitted. Spandrels are considered to be integrated when there is no open space adjacent to the spandrel(s); the intent is to integrate the spandrel into the wall system, and to screen interior elements from view. As depicted in the Development Standards, parking may extend into the Second Layer above the second Story if an Architectural Screening Layer is provided for one hundred (100%) percent of that portion of the Podium Façade.

16.12.13 Section 13 LANDSCAPE STANDARDS

16.12.13.1 Section 13(a) The First Layer shall be surfaced and landscaped as shown in the Design Development Standards.

16.12.13.2 Section 13(b) Public open space shall be a minimum ten percent (10%) of the total gross Net Lot Area. A minimum of ten percent (10%) of the public open space shall be landscaped, as provided in the Design Development Standards and Regulating Plan.

16.12.14 Section 14 SIGN STANDARDS

Notwithstanding any other provision of the City eCode and Zoning Ordinance 11000, signs shall be permitted in the SD-16.3 Miami Worldcenter area in accordance with the Development Standards, and consistent with the intent of Article 10, Table 15 of Miami 21, as applicable to T6-Q must be approved by Class II permit Warrant, either for an individual sign or a Master Sign Package.

Approval of an individual sign or a Master Sign Package, including deviation from Article 10, Table 15 of Miami 21, shall be by Warrant.

16.12.15 Section 15 AMBIENT LIGHTING STANDARDS

16.12.15.1 Section 15(a) Average lighting levels measured at the Building Frontage shall not exceed

two (2) foot-candles except where a greater level is approved by a Class II Special Permit Warrant.

16.12.15.2 Section 15(b) Streetlights shall be of a type illustrated in ~~The Design Development Standards~~. Interior garage lighting fixtures shall not be visible from streets.

16.12.16 Section 16 CIVIC SPACE

At least twenty percent (20%) of the required ~~public~~ ~~Open Space~~ in the SD-16.3 Miami Worldcenter area shall be assigned to Civic Space, as described in Table 2 incorporated herein by reference and ~~of the Design Development Standards~~.

16.12.17 Section 17 ALLOWABLE INCREASES IN FAR FLR FOR PROVIDING PUBLIC BENEFITS

16.12.17.1 Section 17(a) The intent of this section is to provide bonus building capacity in the SD-16.3 Miami Worldcenter area in exchange for the developer's contribution to specified programs that provide benefit and enjoyment to the public. A bonus of an additional ~~seventy fifty percent (70 50%)~~ of FAR ~~FLR~~ capacity shall be permitted if the proposed development contributes to the specified programs below in the amount and manner set forth herein ~~in Section 3.14 of the Zoning Ordinance~~. The percentage increase shall be based on the approved square footage for the project, including all bonuses approved pursuant to other provisions of Ordinance 11000 as amended.

16.12.17.2 Affordable/Workforce Housing

A developer may acquire bonus floor area up to a maximum of 25% of the total FAR capacity by contributing to the Affordable Housing Trust Fund, or by providing onsite Affordable/Workforce housing, as that term is defined by the City.

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16.12.17.210 Trust und Contributions

A developer may acquire one additional square foot of buildable space for each nonrefundable contribution of \$12.40 (as of the time of approval and subject to applicable price adjustments at the time of building permit application) to the Affordable Housing Trust Fund administered by the City of Miami. Future adjustments to the amount of contribution per square foot of buildable space in the SD-16.3 Worldcenter area shall be consistent with per-square-foot contributions for other properties within the Southeast Overtown / Park West CRA boundary.

16.12.17.2.2 Affordable/workforce housing on the site of the development

For each square foot of affordable/workforce housing provided on site, the development shall be allowed two square feet of additional buildable space.

16.12.17.3 Public Open space

For every square foot of public open space that a project provides onsite in excess of the required amount of public open space, the development shall be allowed 3.29 times the development capacity of the land provided. The open space may be a courtyard, plaza, or pedestrian passage through a site connecting two streets, as those spaces are described in Table 2, or part of the Streetscape, per the Design Standards.

16.12.17.4 Section 17(b) Sustainability

Fifteen (15) percent additional FAR capacity shall be allowed for buildings certified by the U.S. Green Building Council as LEED certified. If the City adopts a sustainability program, the 15% bonus for the minimum standard for the SD-16.3 Miami Worldcenter area shall match the City's minimum standard for certification. Additional increments of FAR capacity provided under the City program for LEED certifications at higher than the minimum standard shall be added to the base 15% established herein. (For example, if silver certification is adopted by the City as the minimum standard, with a 2% increase in floor area to go from silver to a gold, projects in the SD-16.3 Worldcenter area would receive a 15% increase for meeting the minimum silver standard and a 17% increase for meeting the gold standard). If at the time the first Certificate of Occupancy is issued for the building that received a public benefits bonus for a Green Building, the anticipated LEED certification has not been achieved, then the owner shall post a performance bond in a form acceptable to the City of Miami. The performance bond shall be determined based on the value of land per square foot of building in the area of the City in which the proposed project is located, which may be adjusted from time to time based on market conditions. The methodology for determining the value of land per square foot of building shall be maintained in

the Planning Department. The City will draw down on the bond funds if LEED certification has not been achieved and accepted by the City within one year of the City issuance of the Certificate of Occupancy for the building. Funds that become available to the City from the forfeiture of the performance bond shall be placed in the Affordable Housing Trust Fund. All buildings in the Miami Worldcenter area shall be certified by the United States Green Building Council ("USGBC"), at a minimum, as LEED Silver, or by an equivalent certification agency approved by the City, within a year after obtaining a certificate of occupancy or its equivalent.

16.12.17.5 Streetcar Infrastructure

A developer in the SD 16.3 Miami Worldcenter district may select to contribute and build the associated infrastructure for a proposed Miami streetcar system to be placed within the district in exchange for an equivalent bonus into one of the other Public Benefits.

16.12.18 Section 18 If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected. In the event of a conflict between the text of Appendix D and the visual charts, graphics, and maps comprising the Development Standards, the text shall control.

* * * **

Section 4. If any section, part of a section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Zoning Ordinance of the City of Miami, Florida, as amended, which provisions may be renumbered or relettered and that the word "ordinance" may be changed to "section", "article", or other appropriate word to accomplish such intention.

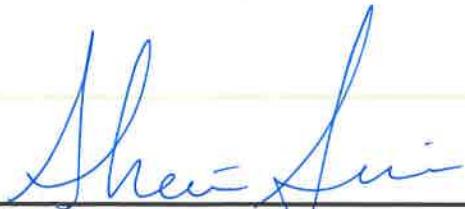
Section 6. This Ordinance shall become effective immediately upon its adoption and signature of the Mayor.{2}

Date: SEPTEMBER 11, 2014
Mover: COMMISSIONER SUAREZ
Seconder: COMMISSIONER SARNOFF
Vote: AYES: 4 - COMMISSIONER(S) GORT, SARNOFF, SUAREZ AND HARDEMON
ABSENT: 1 - COMMISSIONER(S) CAROLLO
Action: PASSED ON FIRST READING WITH MODIFICATIONS

Date: SEPTEMBER 29, 2014
Mover: COMMISSIONER SUAREZ
Seconder: COMMISSIONER SARNOFF
Vote: AYES: 4 - COMMISSIONER(S) SARNOFF, CAROLLO, SUAREZ AND HARDEMON
ABSENT: 1 - COMMISSIONER(S) GORT
Action: ADOPTED

Date: OCTOBER 6, 2014
Action: SIGNED BY THE MAYOR

I, Todd B. Hannon, City Clerk of the City of Miami, Florida, and keeper of the records thereof, do hereby certify that this constitutes a true and correct copy of Ordinance No. 13483, passed by the City Commission on 9/29/2014.



City Clerk, Deputy Clerk (for Todd B. Hannon,
City Clerk)

December 27, 2016

Date Certified

{1} Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted an unchanged material.

{2} This Ordinance shall become effective as specified herein unless vetoed by the Mayor within ten (10) days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission or upon the effective date stated herein, whichever is later.



City of Miami

Master Report

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Enactment Number: 13483

File Number: 08-01015zt1	File Type: Ordinance	Status: Second Reading
Version: 3	Reference:	Controlling Body: Office of the City Clerk
File Name: Zoning Text Amendment - Miami Worldcenter		Introduced: 6/10/2014
Requester:	Cost:	Final Action: 9/29/2014

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION TO AMEND ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY AMENDING APPENDIX D, TITLED SD-16.3 MIAMI WORLDCENTER, TO MODIFY CERTAIN DESIGN STANDARDS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsors:

Notes: See companion FileID 08-01015da1

Indexes:

Attachments: 08-01015zt1 PZAB 06-23-14 Supporting Documents.pdf,08-01015zt1 PZAB 06-23-14 Development Standards (OLD).pdf,08-01015zt1 PZAB 09-03-14 Supporting Documents.pdf,08-01015zt1 PZAB 09-03-14 Development Standards.pdf,08-01015zt1 PZAB 09-03-14 MWC Tables.pdf,08-01015zt1 FR Fact Sheet.pdf,08-01015zt1 PZAB Resolution.pdf,08-01015zt1 Legislation.pdf,08-01015zt1-Submittal- Iris Escarra-Paseo Examples.pdf,08-01015zt1-Submittal-Wendy Kallergis-Letter of Support.pdf,08-01015zt1-Submittal-Gail Feldman-Brickell Homeowners Association Resolution.pdf,08-01015zt1-Submittal-Paul Savage-Miami Worldcenter Amendments.pdf,08-01015zt1-Submittal-Alyce Robertson-DDA Resolution.pdf,08-01015zt1-Submittal-Paul Savage.pdf,08-01015zt1-Submittal-Peter Erlich.pdf,08-01015zt1-Submittal-Charles Haynes-Letters of Support.pdf,08-01015zt1 SR Fact Sheet.pdf,08-01015zt1 PZAB Resolution.pdf,08-01015zt1 Legislation (v3).pdf,08-01015zt1 Dev Standards.pdf,

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning, Zoning and Appeals Board	6/23/2014	CONTINUED				Pass
1	Planning, Zoning and Appeals Board	9/3/2014	Recommended Approval				Pass
2	Office of the City Attorney	9/5/2014	Review Pending				
3	City Commission	9/11/2014	PASSED ON FIRST READING WITH MODIFICATIONS				Pass
3	Office of the City Attorney	9/26/2014	Review Pending				



City of Miami

Master Report

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Enactment Number: 13483

3	City Commission	9/29/2014	ADOPTED	Pass
3	Office of the Mayor	10/6/2014	Signed by the Mayor	Office of the City Clerk
3	Office of the City Clerk	10/6/2014	Signed and Attested by City Clerk	
3	Office of the City Attorney	2/12/2015	Reviewed and Approved	
Action Note:		Modifications made by law		