NORTH BEACH: TOWN CENTRE DISTRICT

Shulman + Associates for the
City of Miami Beach

Intensity Increase Study
03 September 2014

Shulman + Associates
Design · architecture urban interior graphic

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T 305 438 0609
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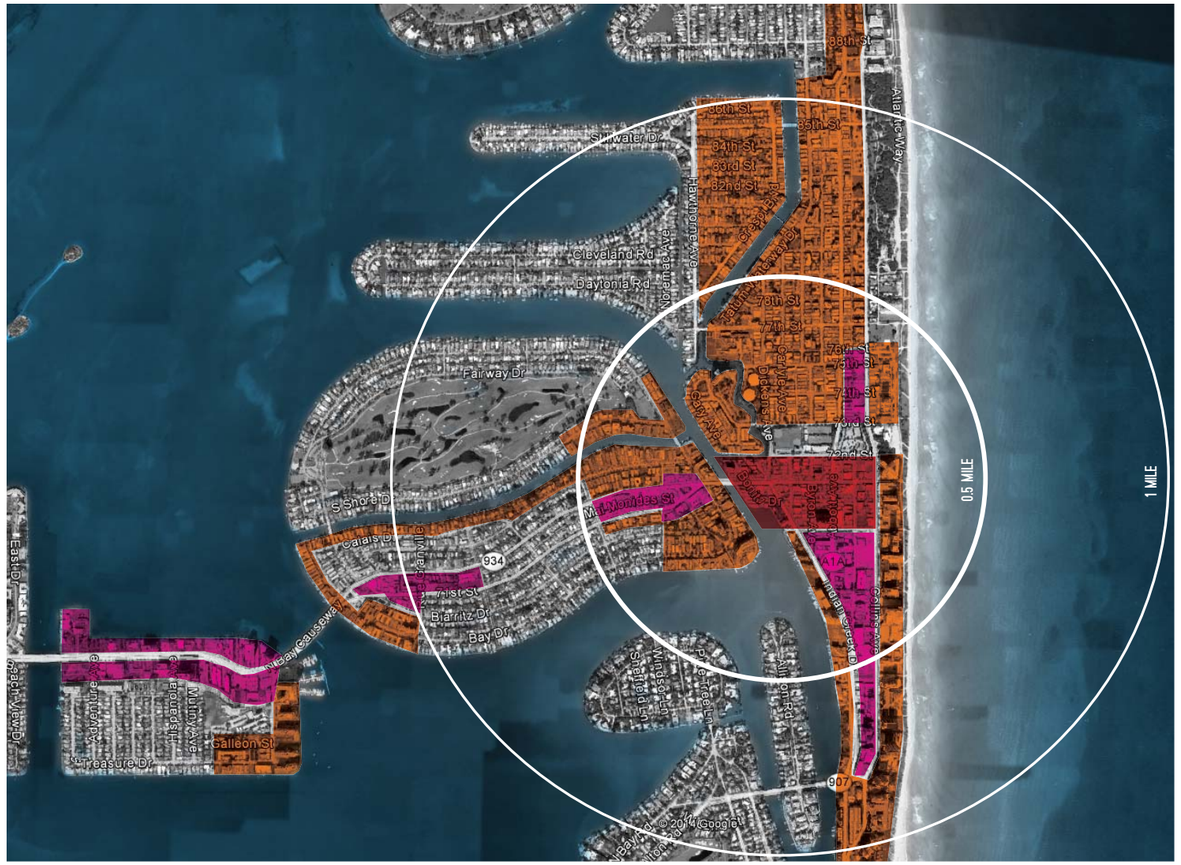
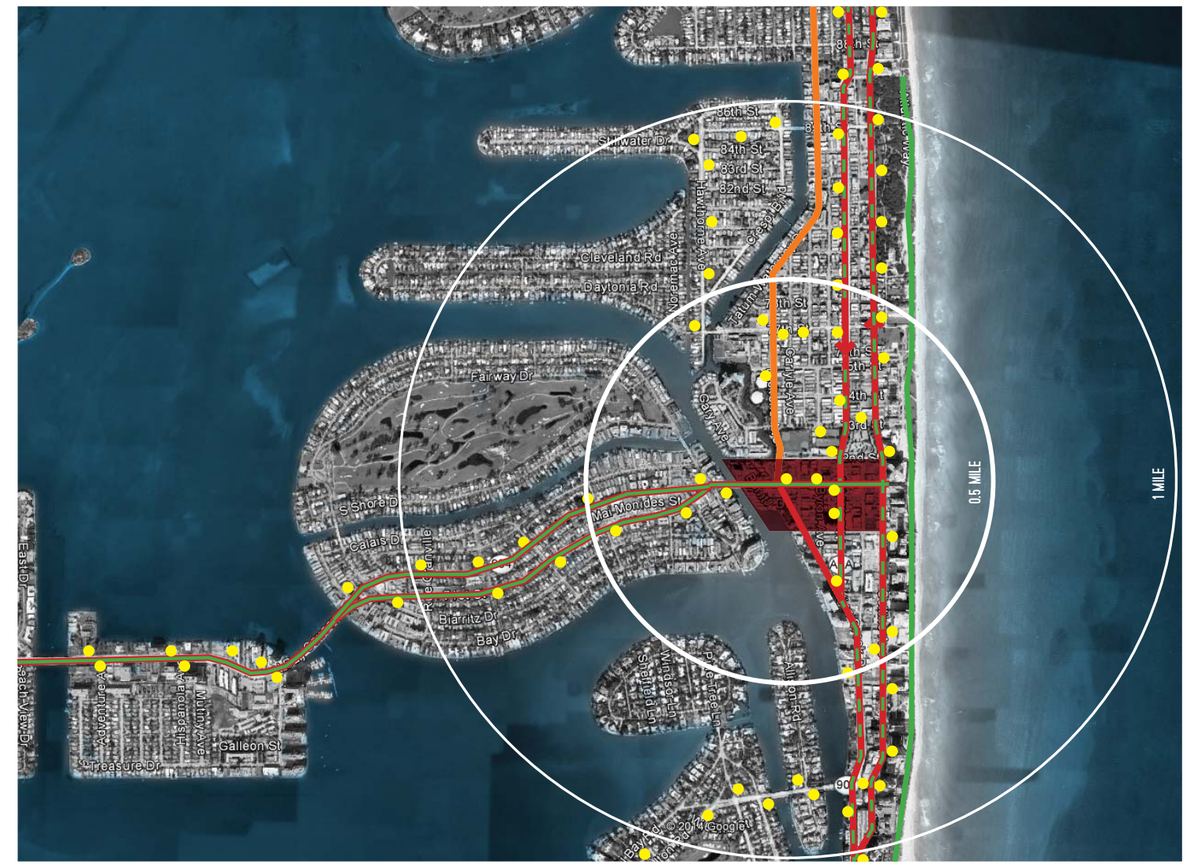
AA 26001090

MIAMIBEACH





STUDY AREA

MULTI-FAMILY/HOTEL

COMMERCIAL

BUS STOPS

DISTRICT CONNECTORS

NEIGHBORHOOD CONNECTORS

BICYCLE LANE

BICYCLE "SHARROWS" (SHARED LANE)

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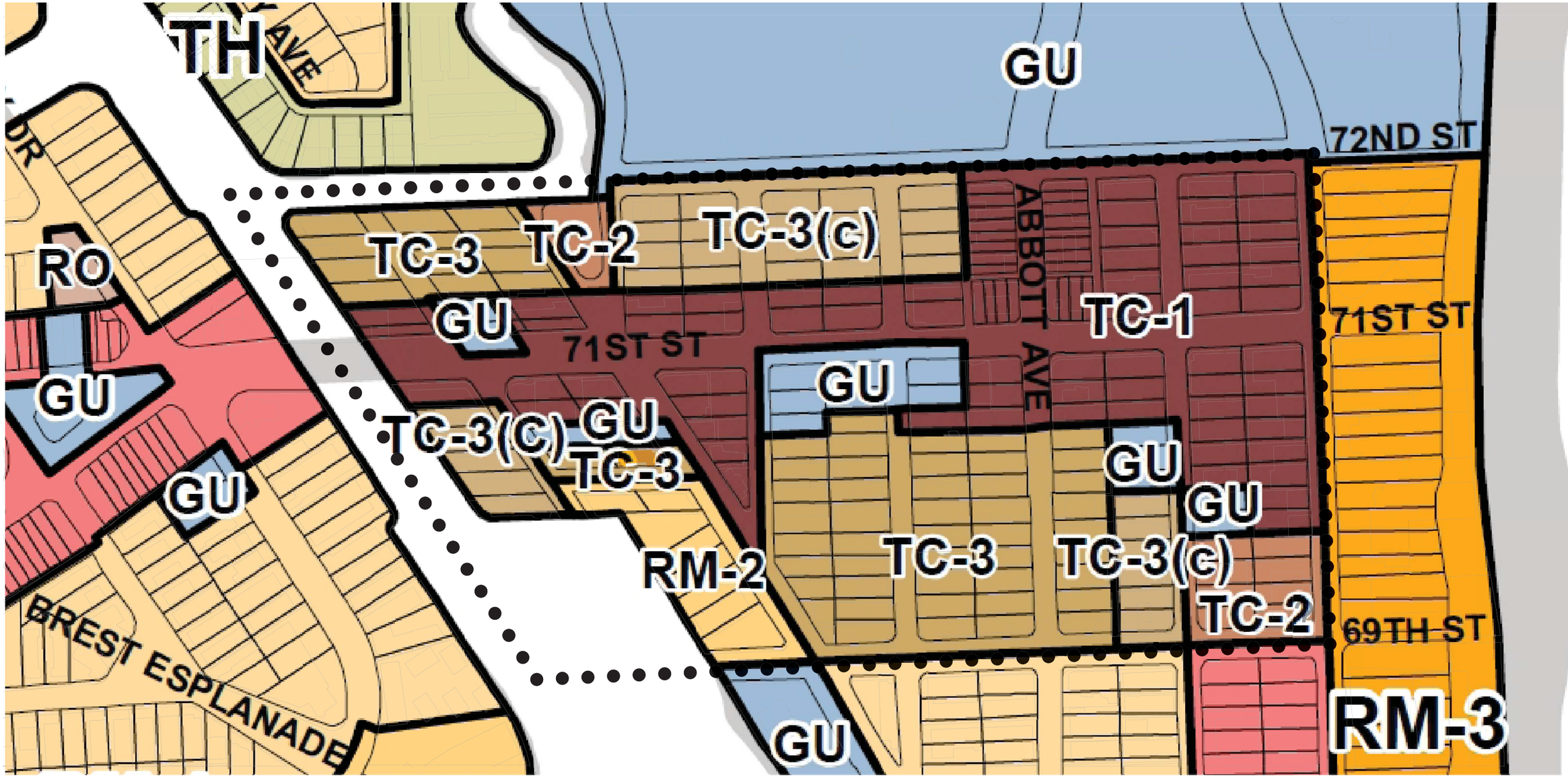
USES + CONNECTIVITY



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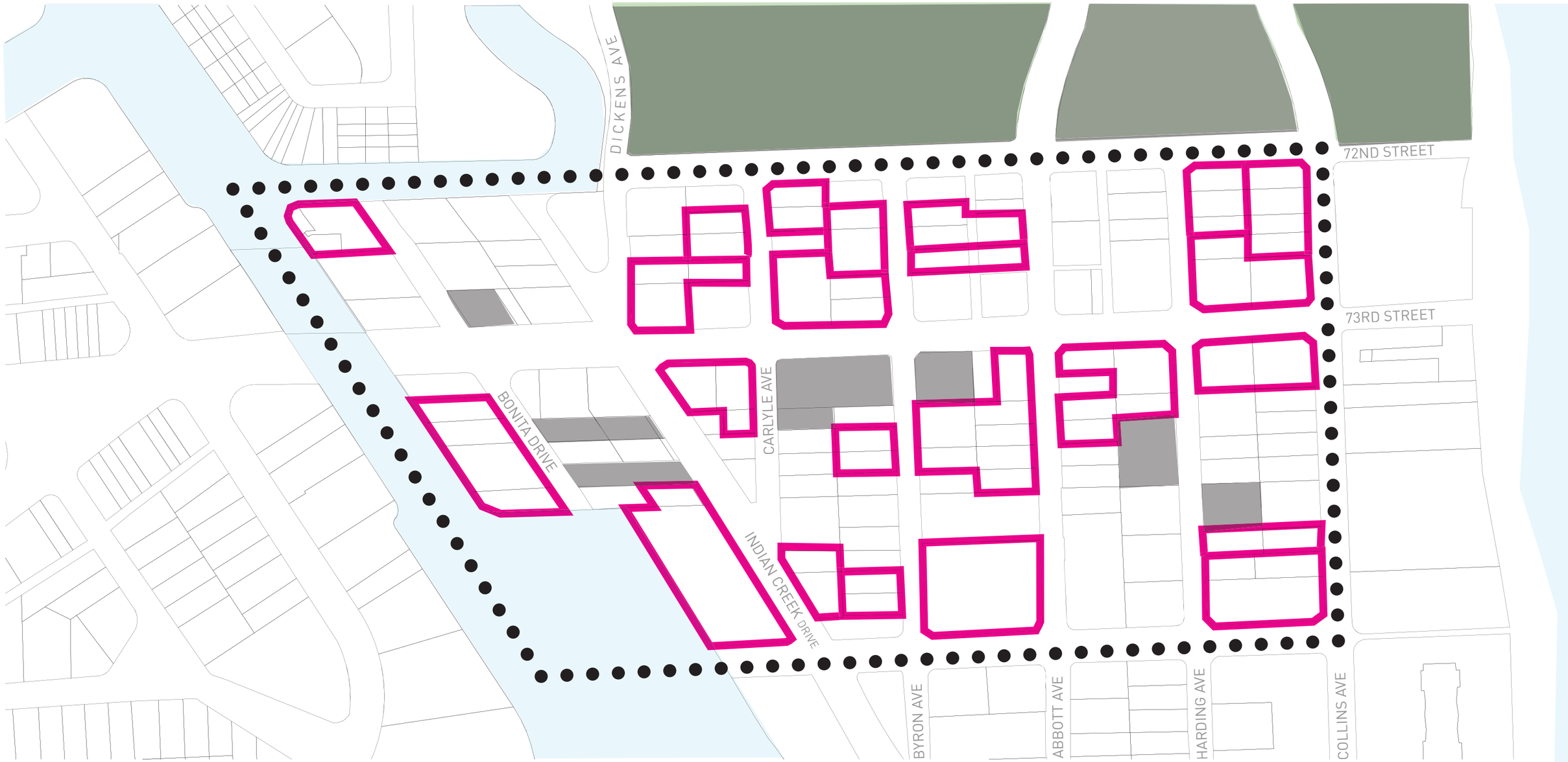
EXISTING ZONING



POTENTIAL AGGREGATED PARCELS
CITY OF MIAMI BEACH

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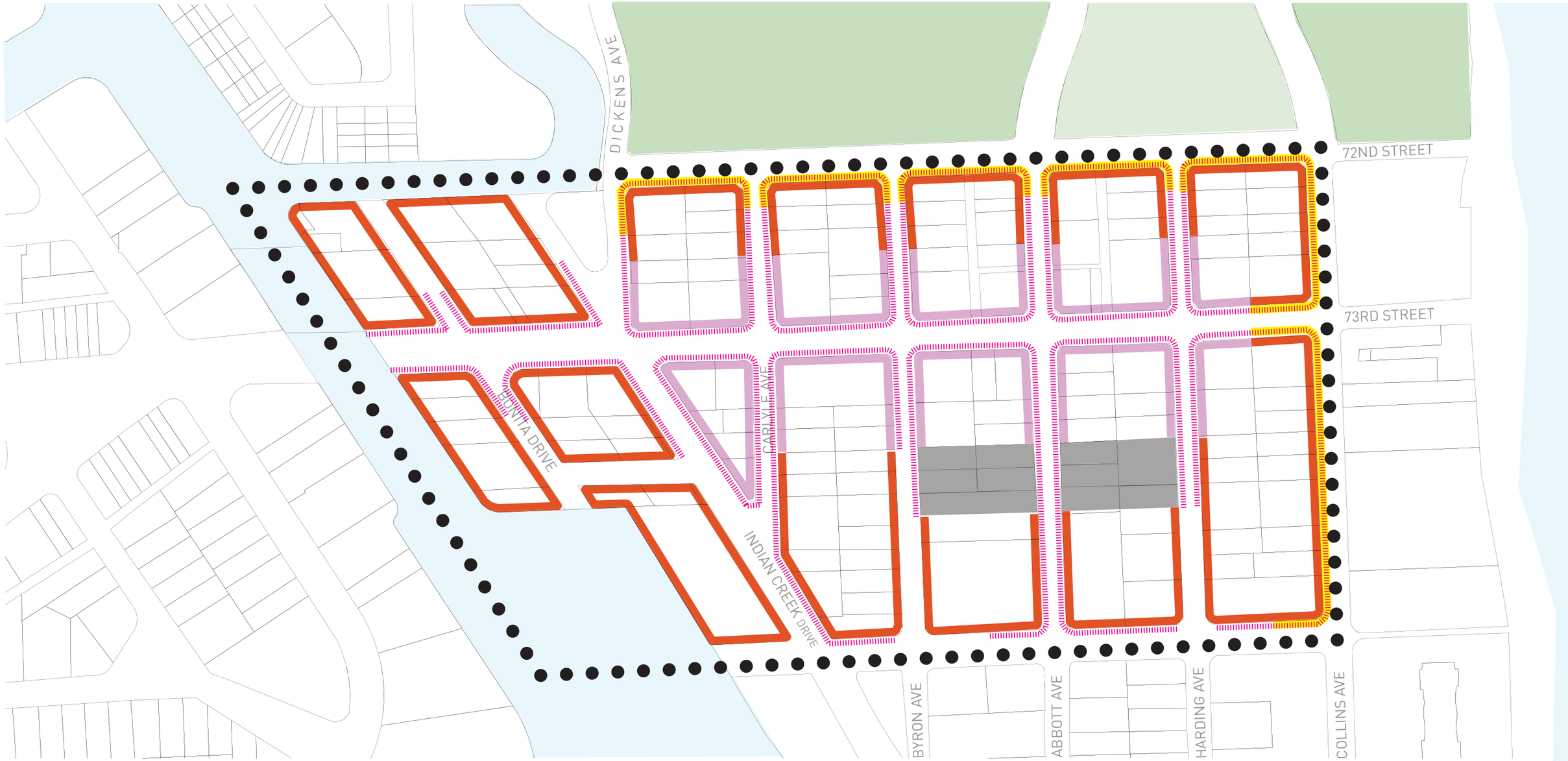
OWNERSHIP ANALYSIS



STREET LEVEL FOOD AND BEVERAGE

STREET LEVEL RETAIL

RESIDENTIAL ABOVE

OFFICE ABOVE

PUBLIC PARKING GARAGE

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USES AND STREET FRONTAGES

COLLINS AVENUE

72ND STREET

71ST STREET EAST

71ST STREET WEST

URBAN CORRIDOR

IDENTIFICATION OF TYPES

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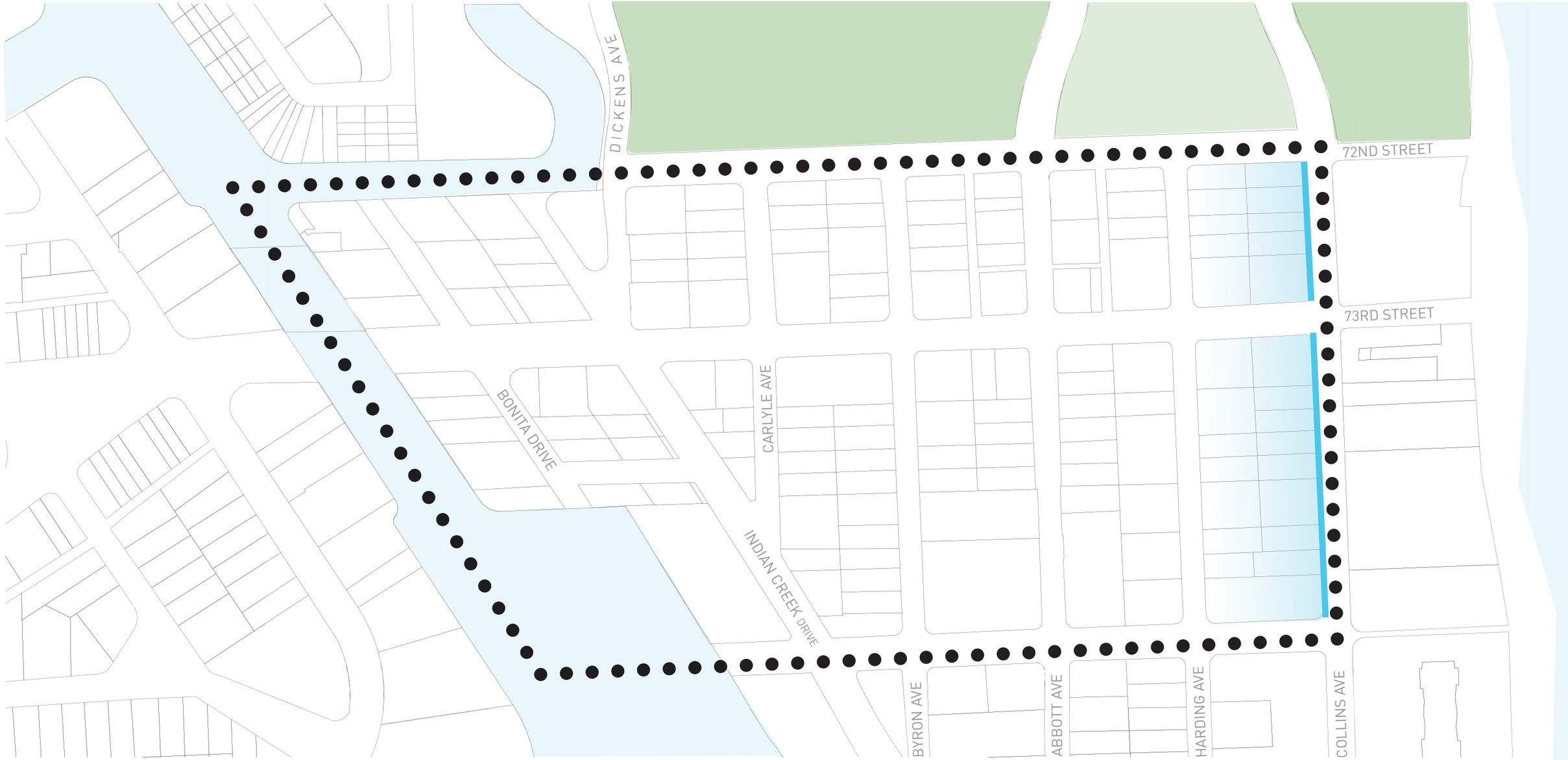

COLLINS AVENUE

IDENTIFICATION OF TYPES

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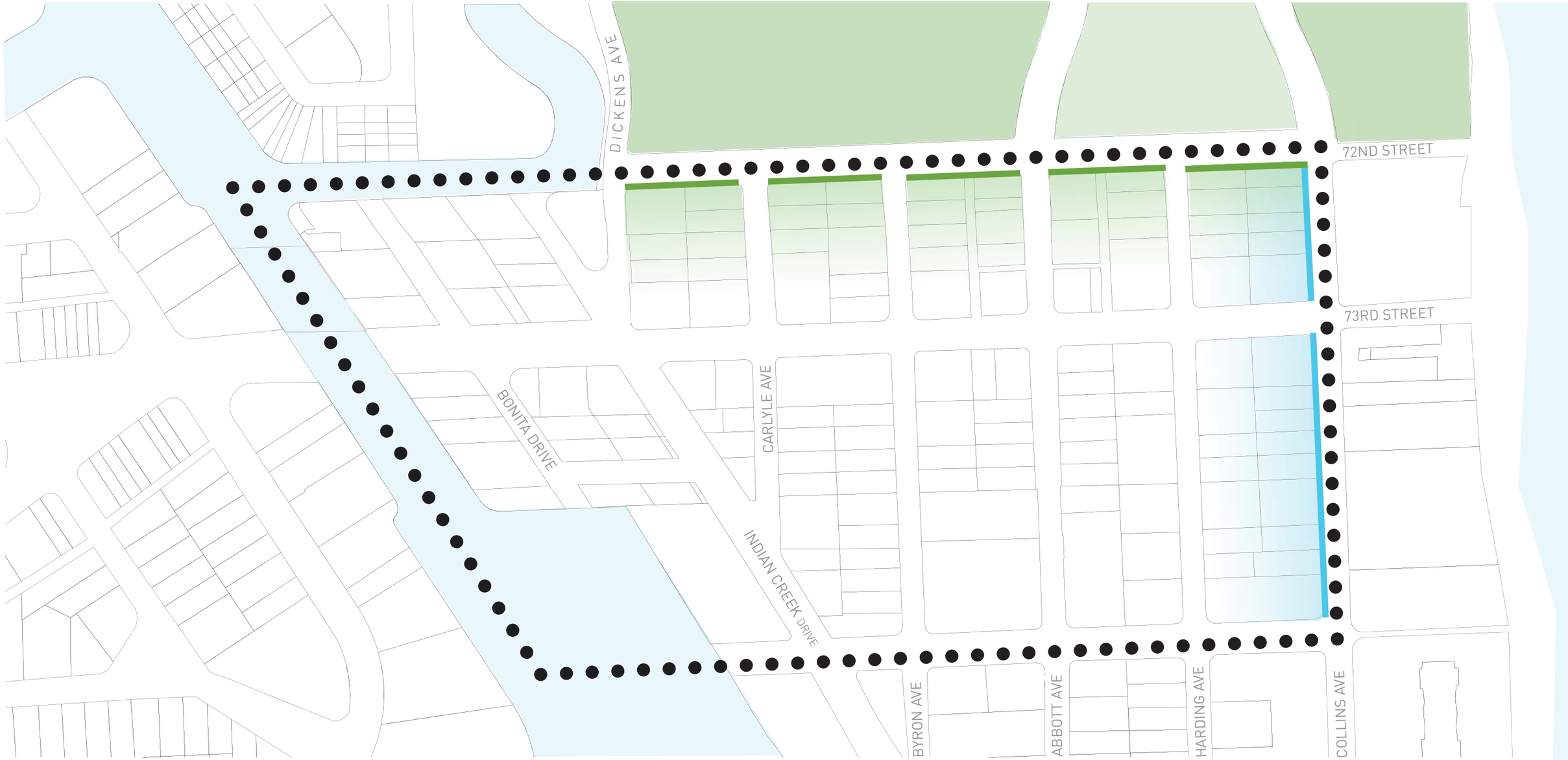

COLLINS AVENUE

72ND STREET

IDENTIFICATION OF TYPES

Shulman + Associates

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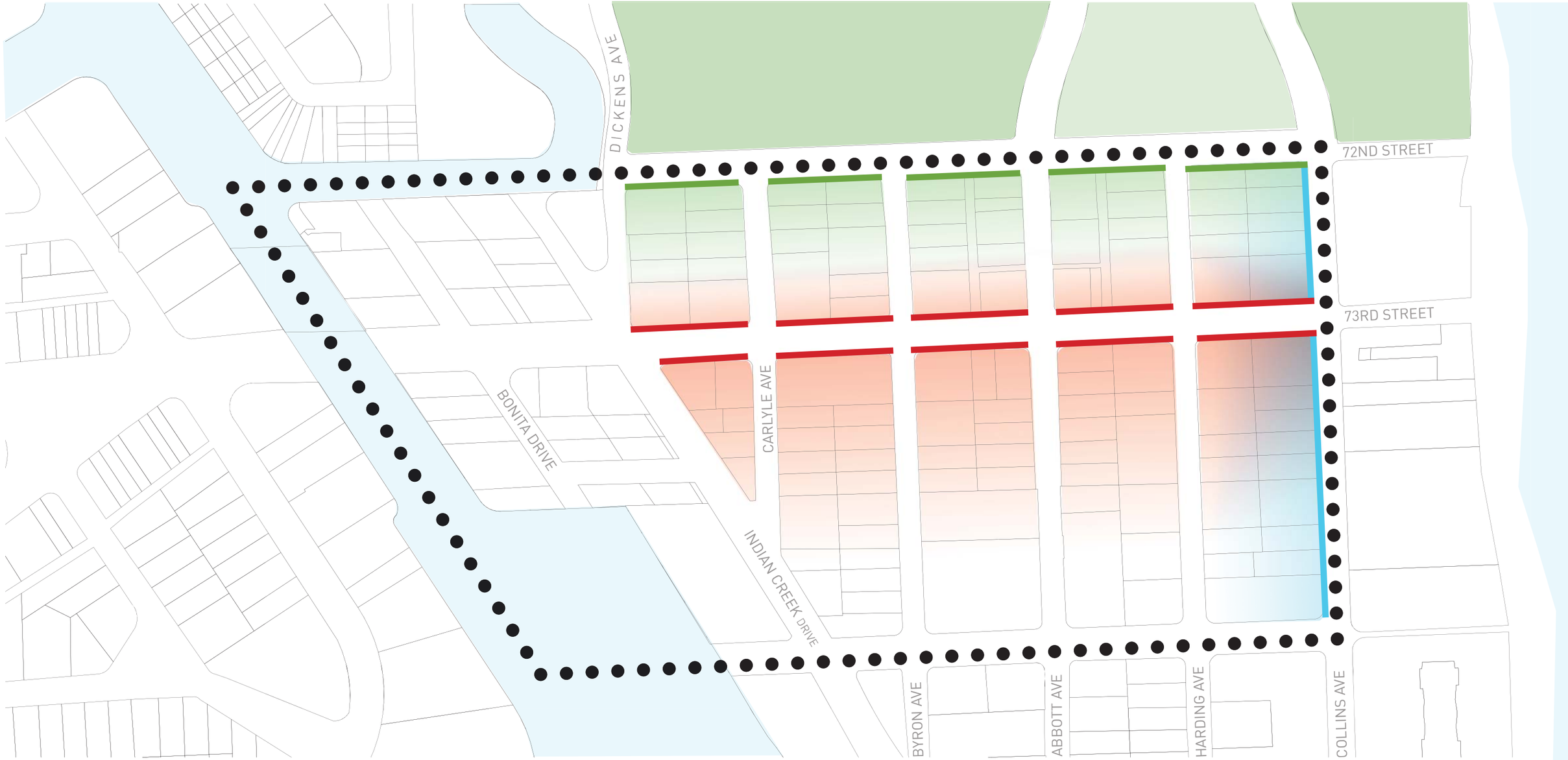

COLLINS AVENUE

72ND STREET

71ST STREET EAST

IDENTIFICATION OF TYPES

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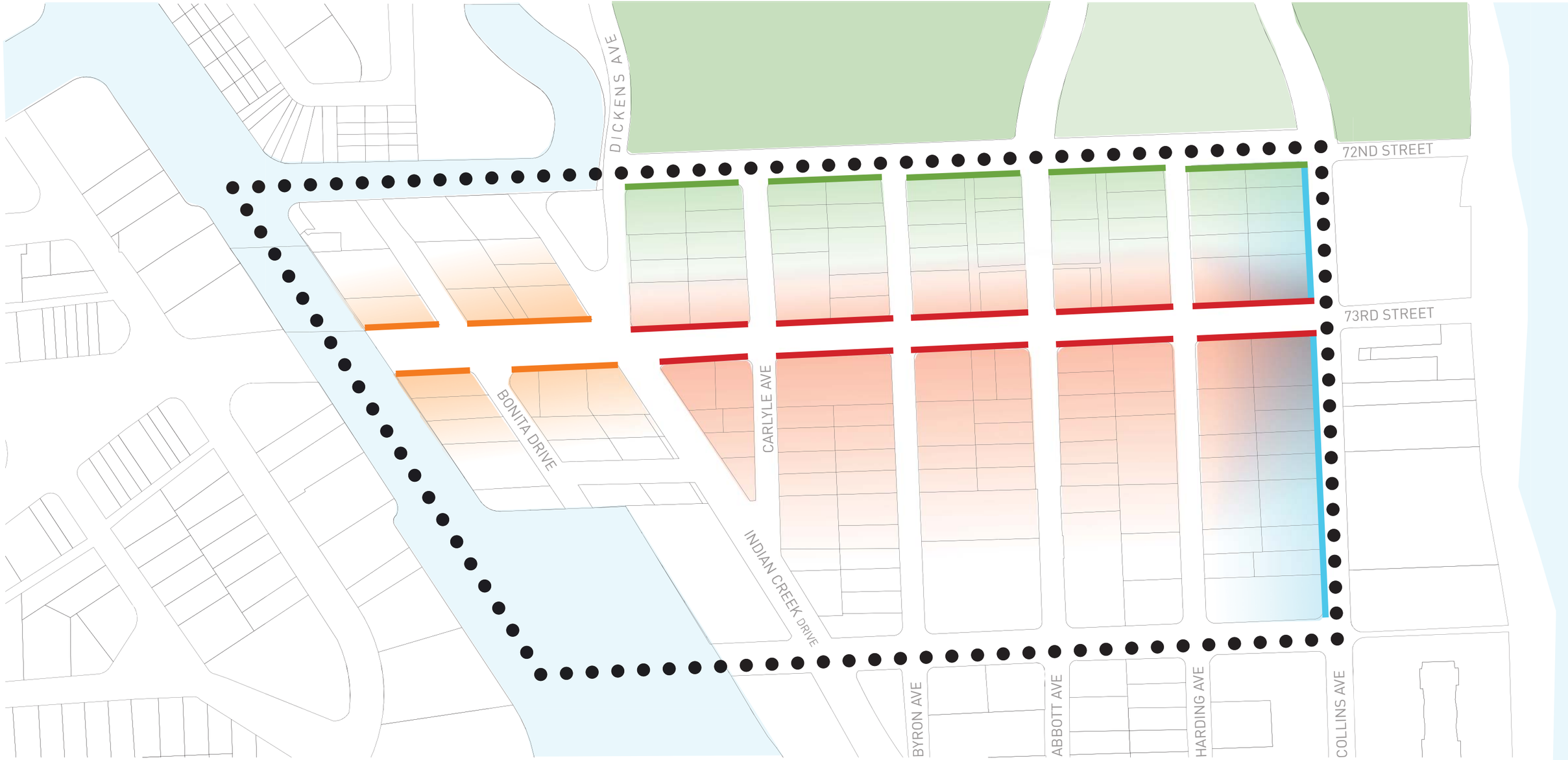

COLLINS AVENUE

72ND STREET

71ST STREET EAST

71ST STREET WEST

IDENTIFICATION OF TYPES

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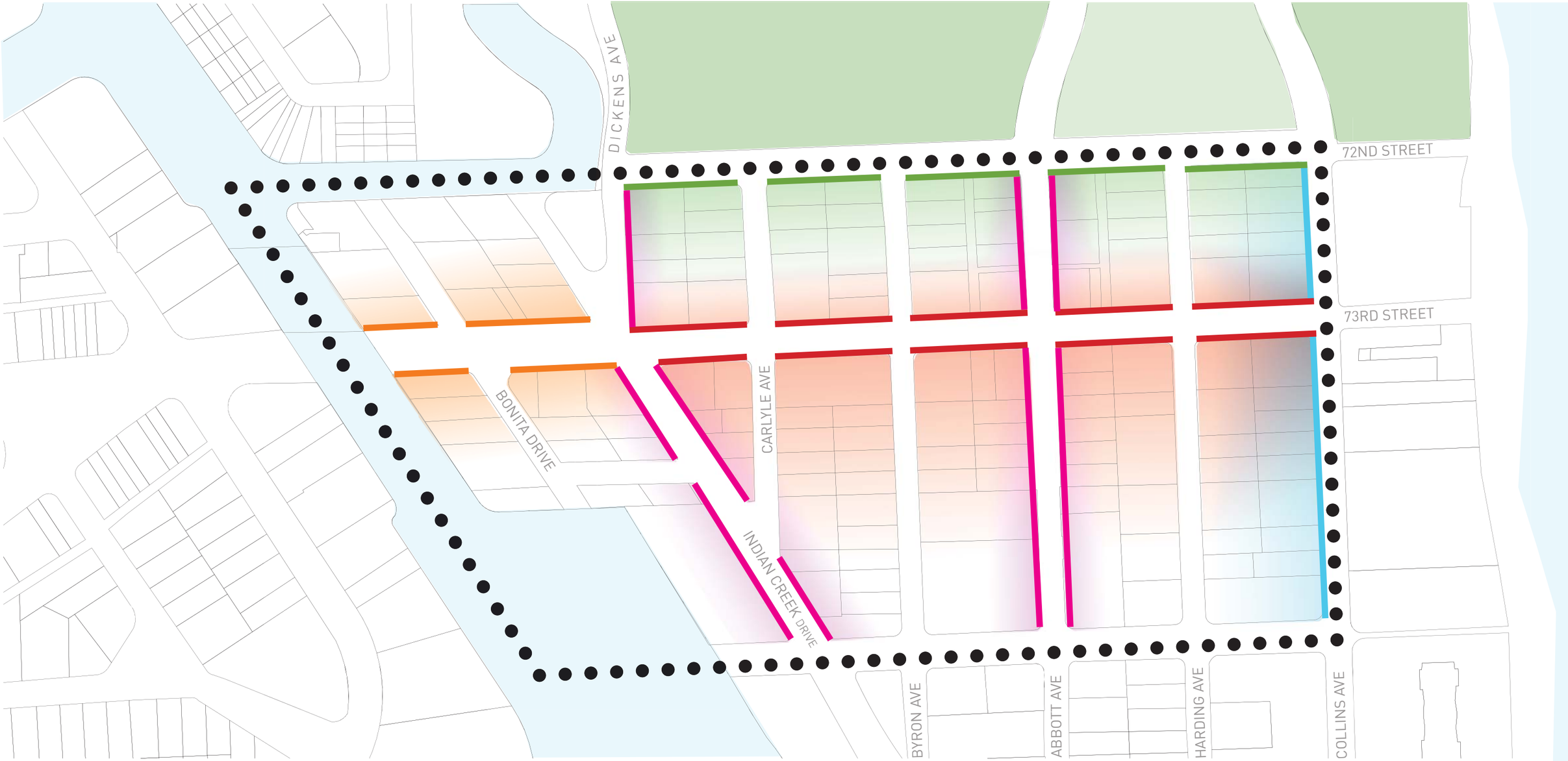

COLLINS AVENUE

72ND STREET

71ST STREET EAST

71ST STREET WEST

URBAN CORRIDOR

IDENTIFICATION OF TYPES

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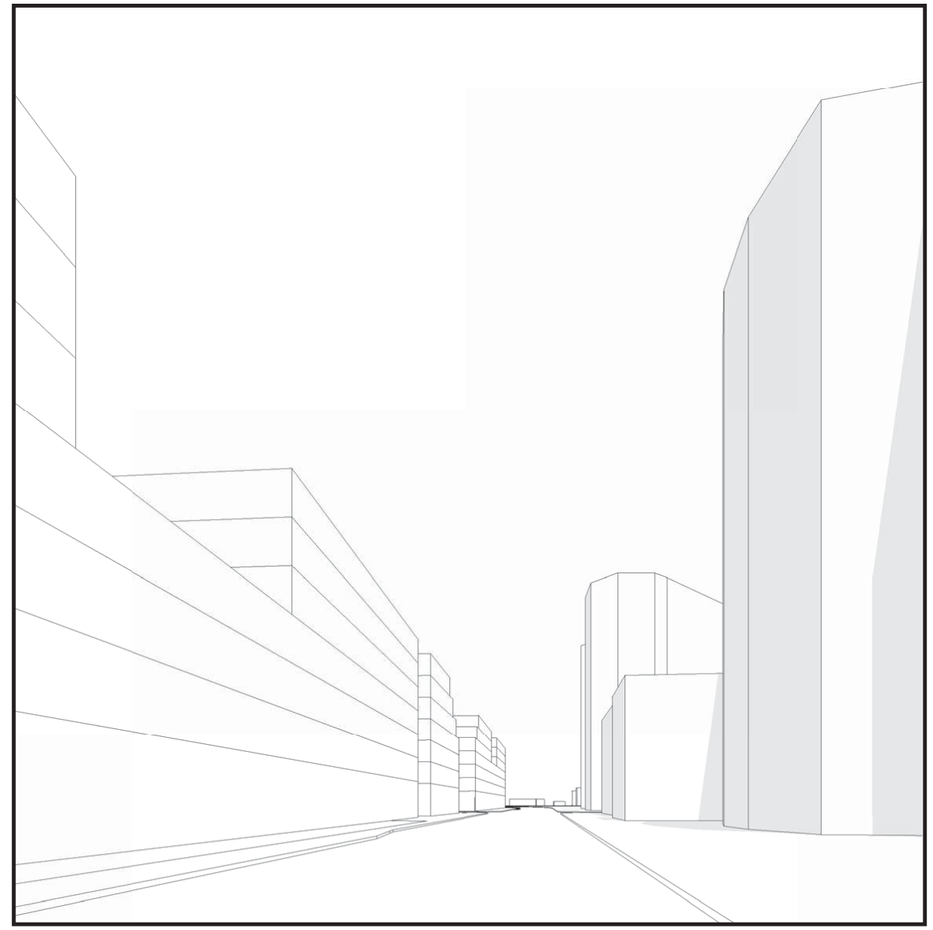

EXISTING

EXISTING ZONING

FAR	2.25/2.75	
HEIGHT	PEDESTAL	TOWER
	50′	75′

COLLINS AVENUE

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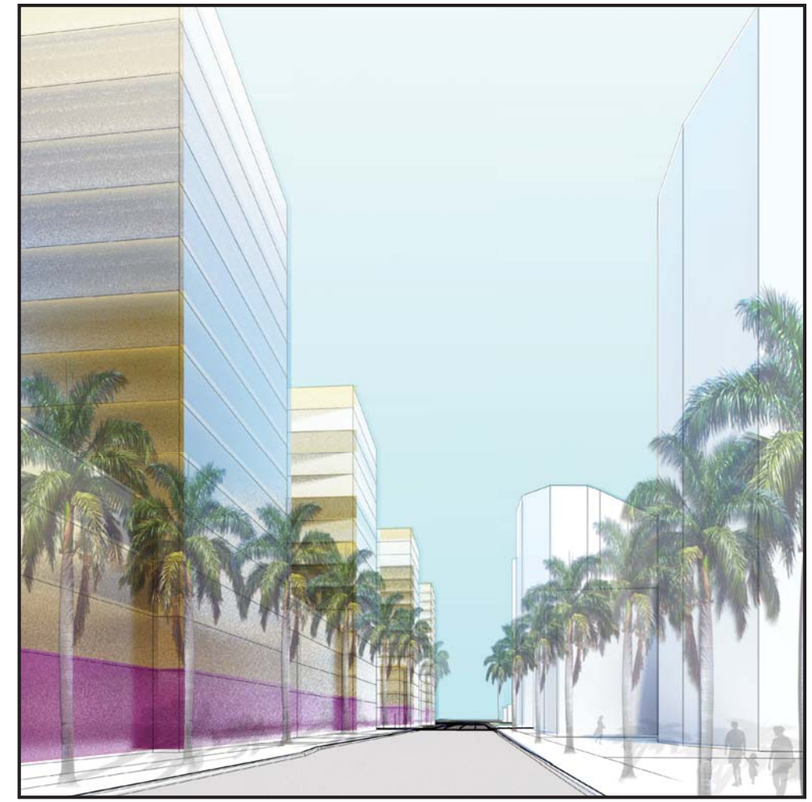
PROPOSED OPTION 1

FAR	HEIGHT	FRONT SETBACKS
2.5	PEDESTAL 45′ TOWER 100′	PEDESTAL 15′ TOWER 10′

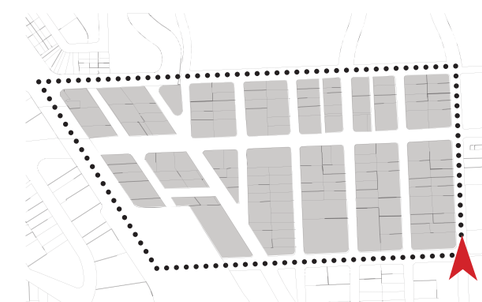
PROPOSED OPTION 2

FAR	HEIGHT	FRONT SETBACKS
3.0	PEDESTAL 45′ TOWER 125′	PEDESTAL 15′ TOWER 10′



PROPOSED OPTION 3

FAR	HEIGHT	FRONT SETBACKS
3.5	PEDESTAL 45′ TOWER 150′	PEDESTAL 15′ TOWER 10′



COLLINS AVENUE PROPOSED OPTIONS

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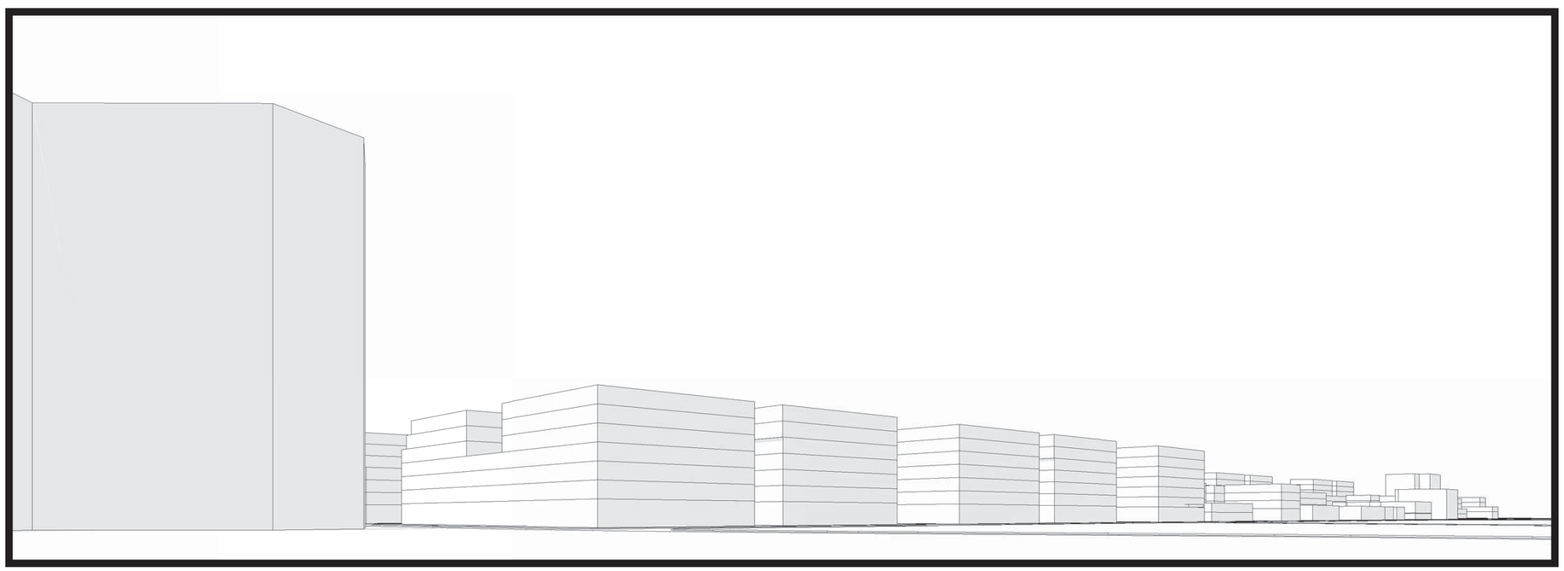
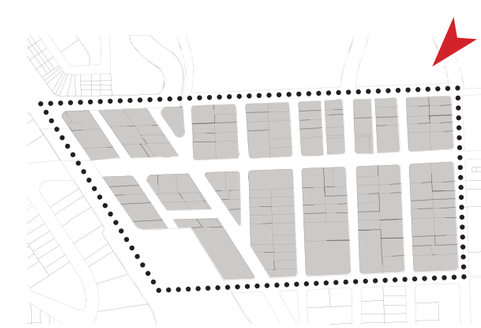


EXISTING ZONING

FAR	HEIGHT
2.25/2.75 AND 1.25	PEDESTAL 75' AND 45'



72ND STREET

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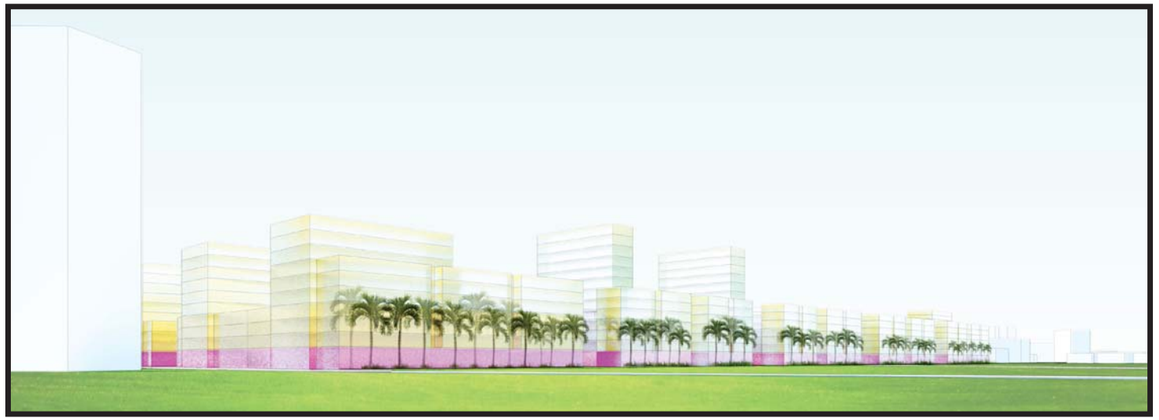

PROPOSED OPTION 1

FAR	HEIGHT		FRONT SETBACKS	
3.0	PEDESTAL	75′	PEDESTAL	5′
	TOWER	135′	TOWER	5′

PROPOSED OPTION 2 (COLLINS AVENUE CHANGES)

FAR	HEIGHT		FRONT SETBACKS	
3.0	PEDESTAL	75′	PEDESTAL	5′
	TOWER	135′	TOWER	5′

PROPOSED OPTION 3 (COLLINS AVENUE CHANGES)

FAR	HEIGHT		FRONT SET-	
3.0	PEDESTAL	75′	PEDESTAL	5′
	TOWER	135′	TOWER	5′

72ND STREET PROPOSED OPTIONS

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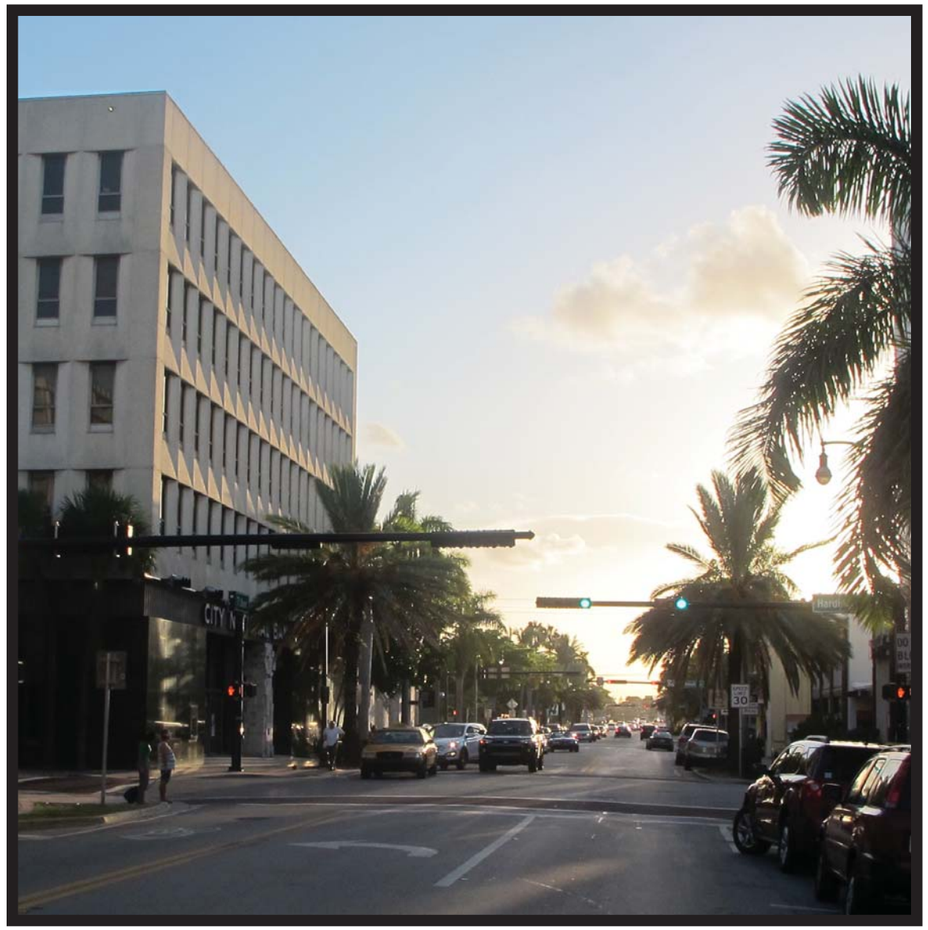

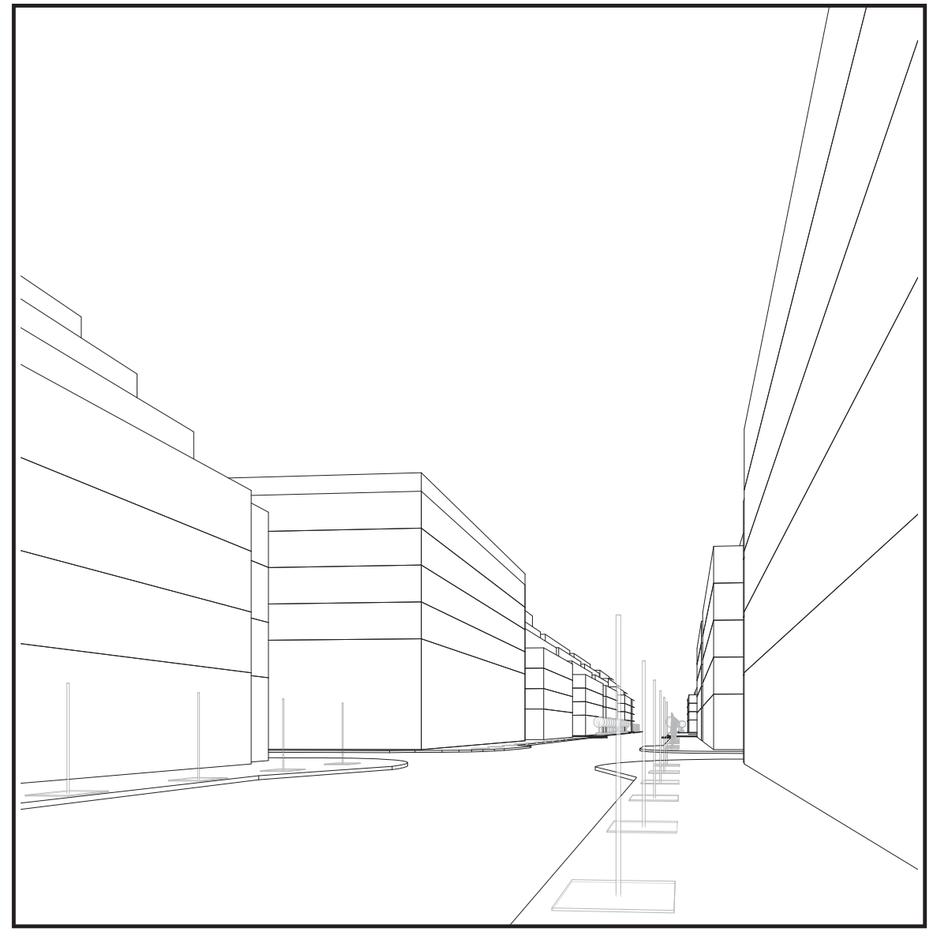

EXISTING ZONING

FAR	2.25/2.75	
HEIGHT	PEDESTAL	TOWER
	50′	75′

71ST STREET EAST

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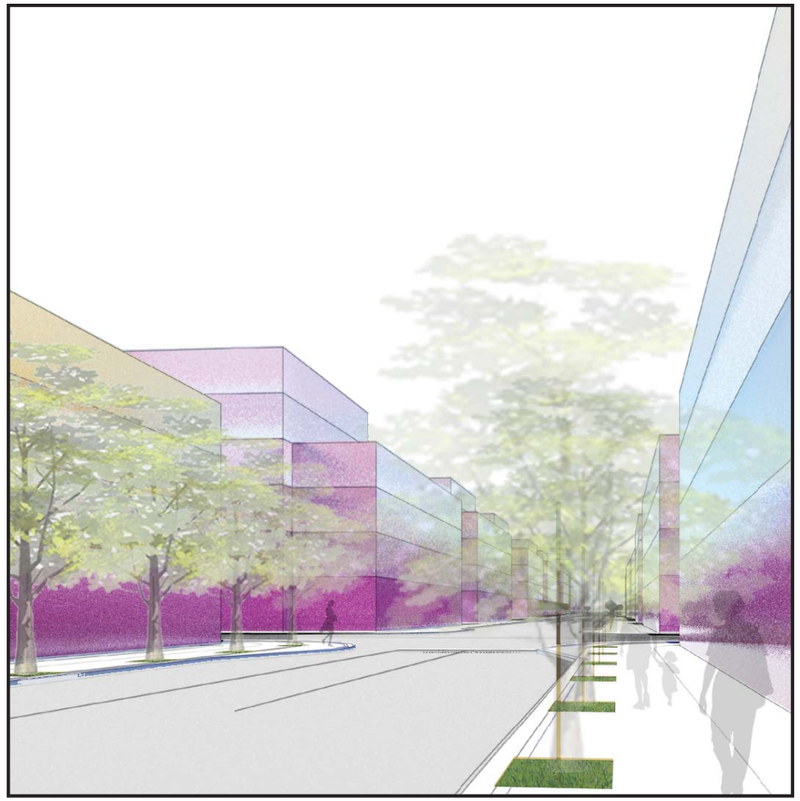
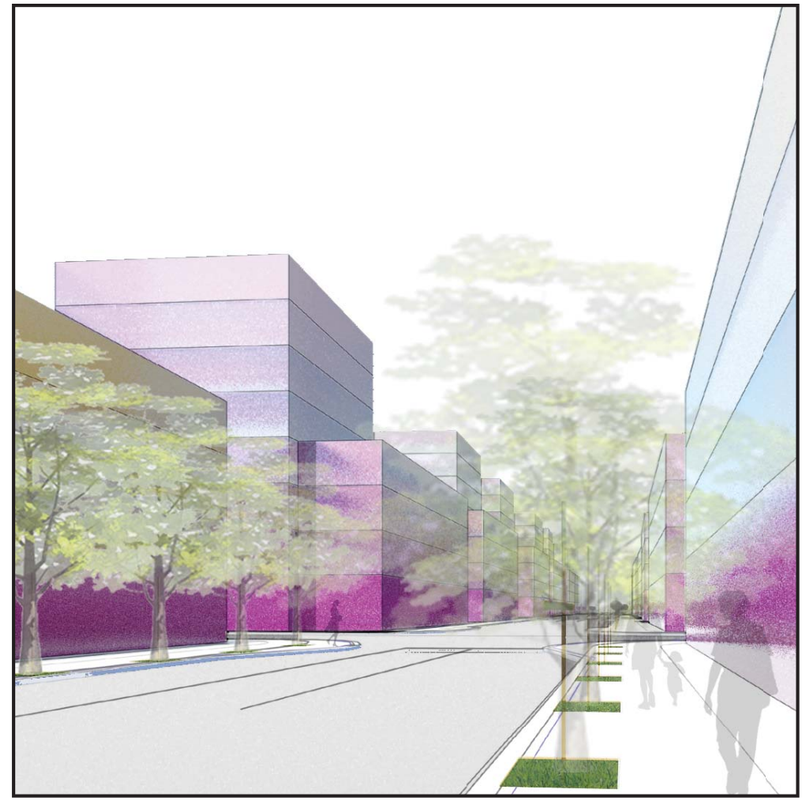


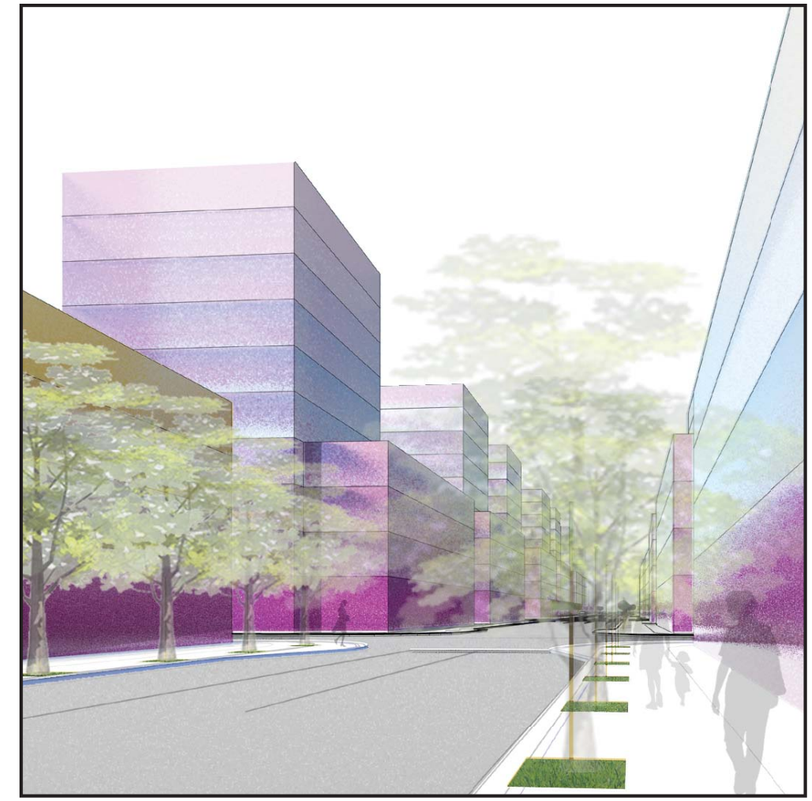
PROPOSED OPTION 1

FAR	HEIGHT		FRONT SETBACKS	
2.5	PEDESTAL	55′	PEDESTAL	5′
	TOWER	80′	TOWER	30′



PROPOSED OPTION 2

FAR	HEIGHT		FRONT SETBACKS	
3.0	PEDESTAL	55′	PEDESTAL	5′
	TOWER	105′	TOWER	30′



PROPOSED OPTION 3

FAR	HEIGHT		FRONT SETBACKS	
3.5	PEDESTAL	55′	PEDESTAL	5′
	TOWER	135′	TOWER	30′

71ST STREET EAST PROPOSED OPTIONS

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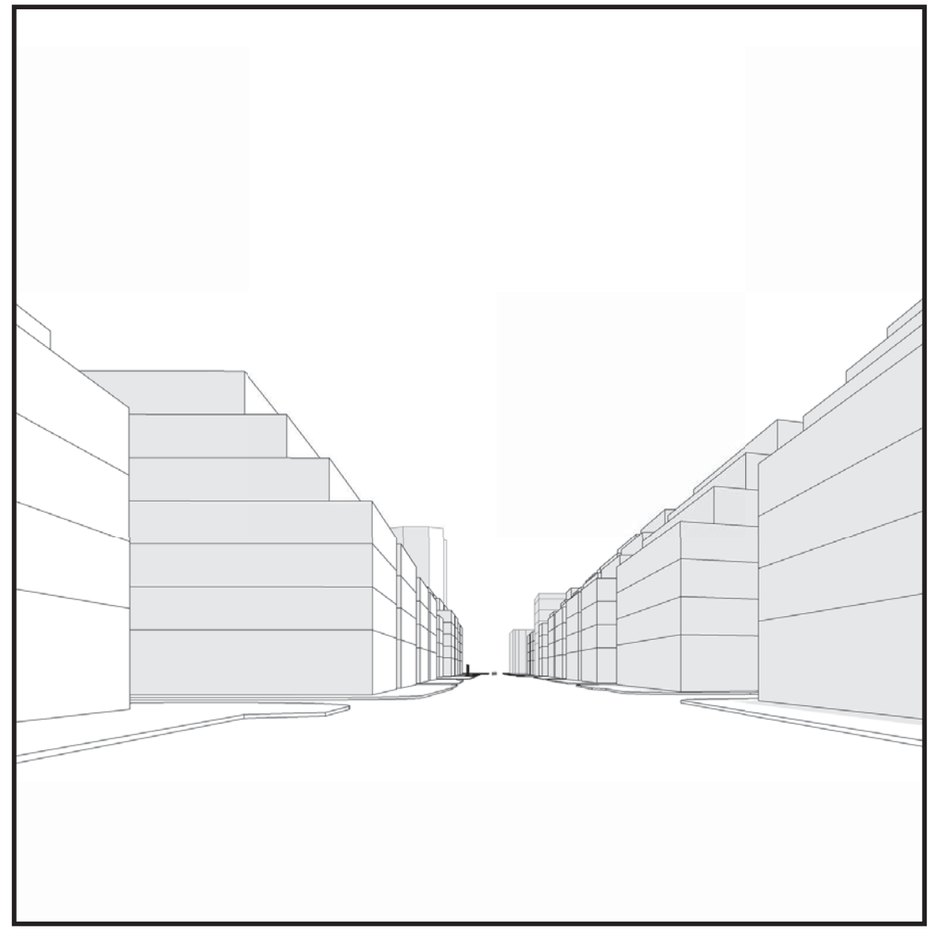
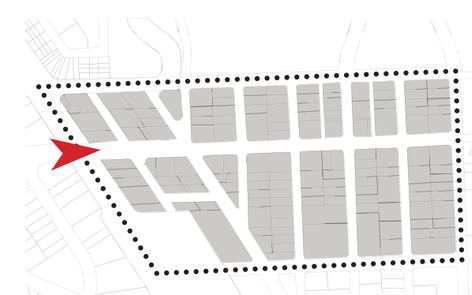


EXISTING ZONING

FAR	2.25/2.75	
HEIGHT	PEDESTAL	TOWER
	50′	75′



71ST STREET WEST

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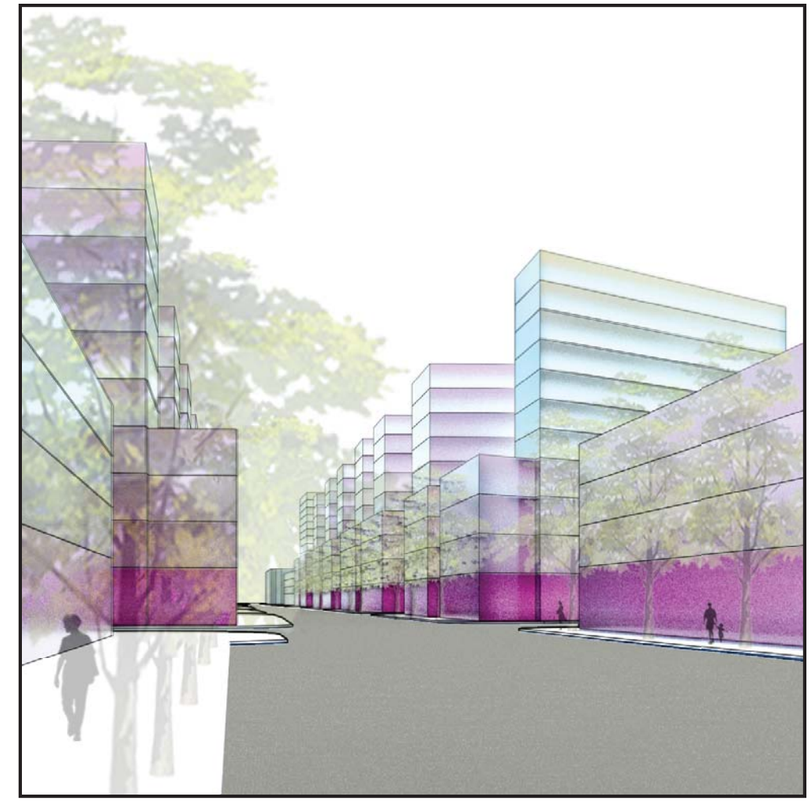
PROPOSED OPTION 1

FAR	HEIGHT		FRONT SETBACKS	
2.5	PEDESTAL	55′	PEDESTAL	5′
	TOWER	80′	TOWER	30′

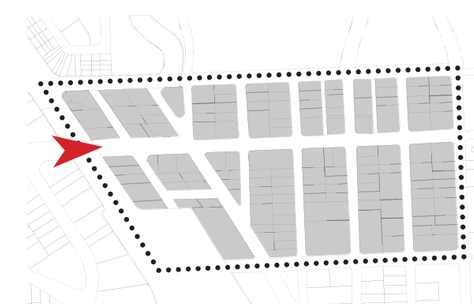
PROPOSED OPTION 2

FAR	HEIGHT		FRONT SETBACKS	
3.0	PEDESTAL	55′	PEDESTAL	5′
	TOWER	105′	TOWER	30′



PROPOSED OPTION 3

FAR	HEIGHT		FRONT SETBACKS	
3.5	PEDESTAL	55′	PEDESTAL	5′
	TOWER	135′	TOWER	30′



71ST STREET WEST PROPOSED OPTIONS

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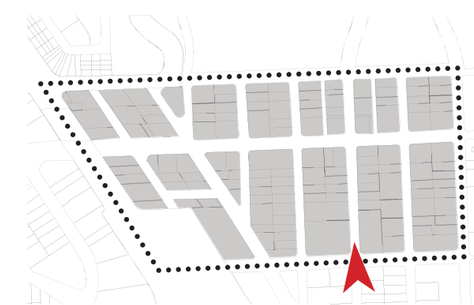
EXISTING ZONING

FAR	1.25	
HEIGHT	PEDESTAL	TOWER
	45’	-



ABBOTT AVENUE

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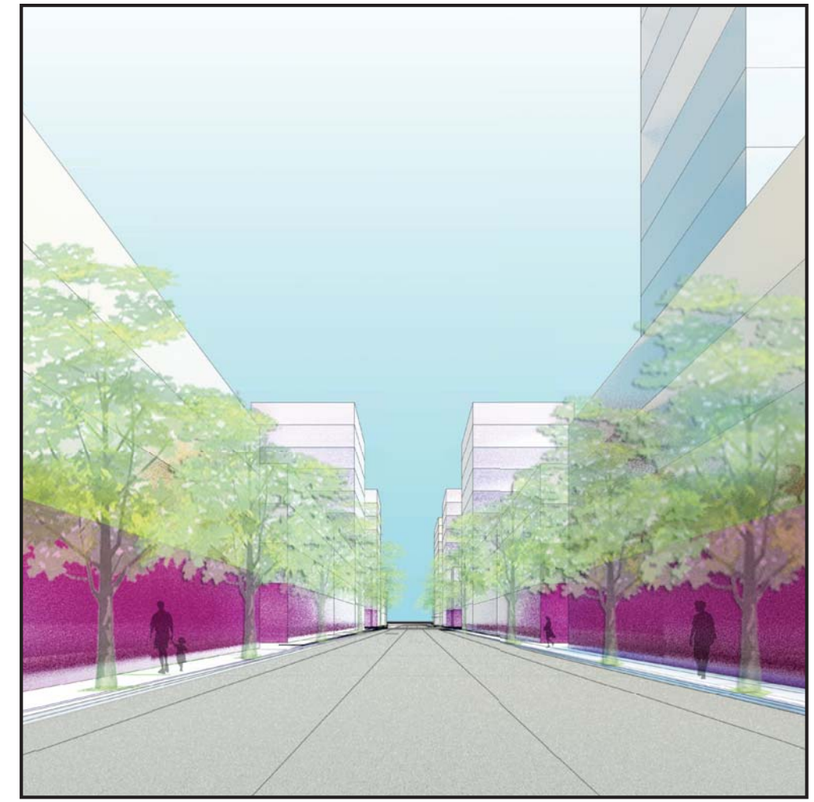


PROPOSED OPTION 1

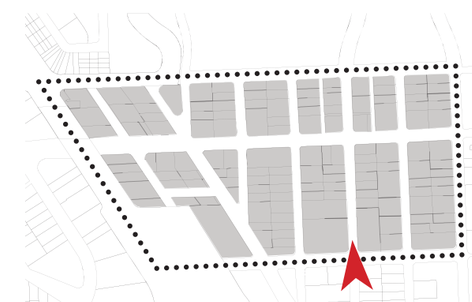
FAR	HEIGHT	FRONT SETBACKS
2.0	PEDESTAL 45′	PEDESTAL 5′
	TOWER -′	TOWER -′

PROPOSED OPTION 2

FAR	HEIGHT	FRONT SETBACKS
2.0	PEDESTAL 45′	PEDESTAL 5′
	TOWER -′	TOWER -′

PROPOSED OPTION 3

FAR	HEIGHT	FRONT SETBACKS
2.0	PEDESTAL 45′	PEDESTAL 5′
	TOWER -	TOWER -′



ABBOTT AVENUE PROPOSED OPTIONS

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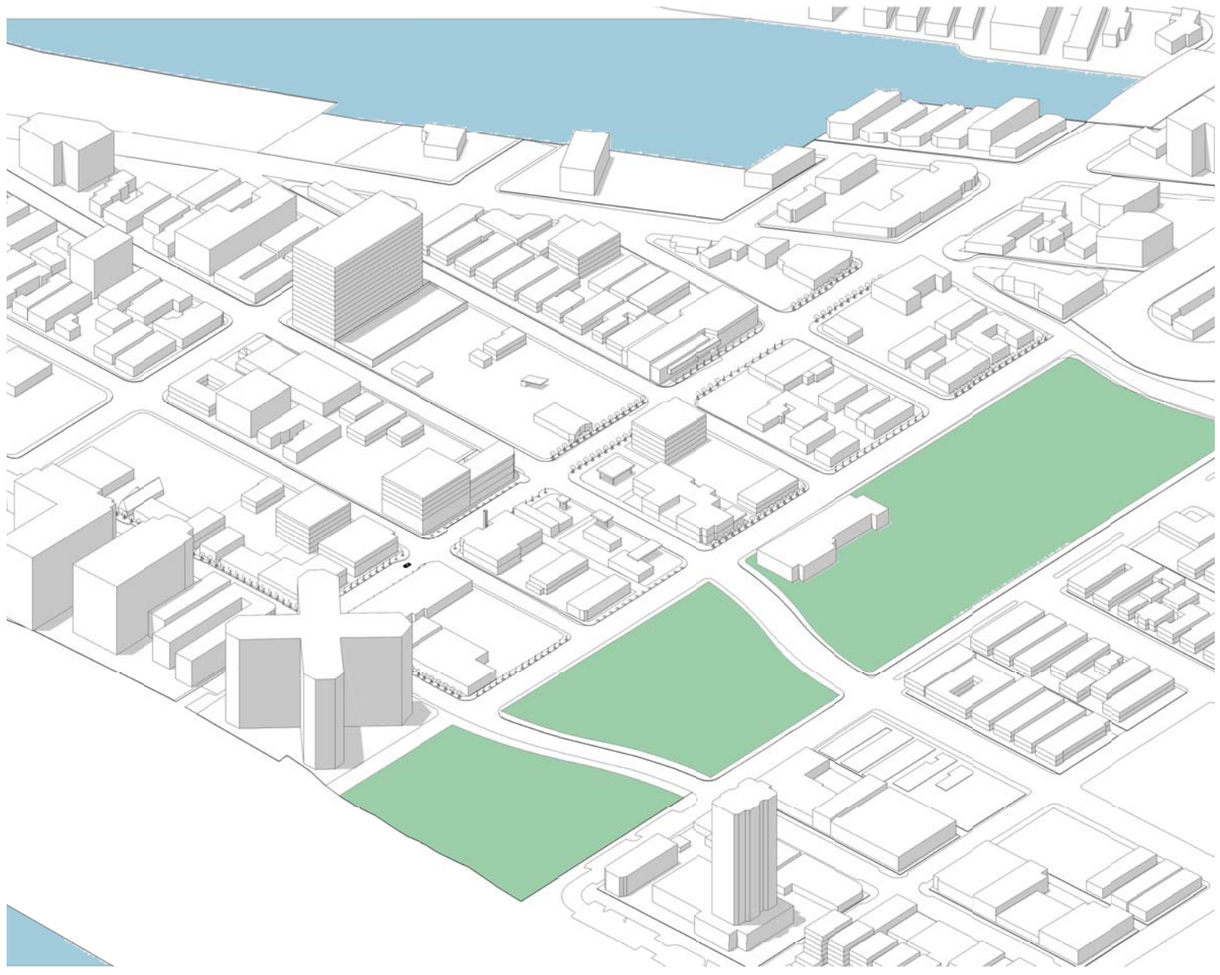
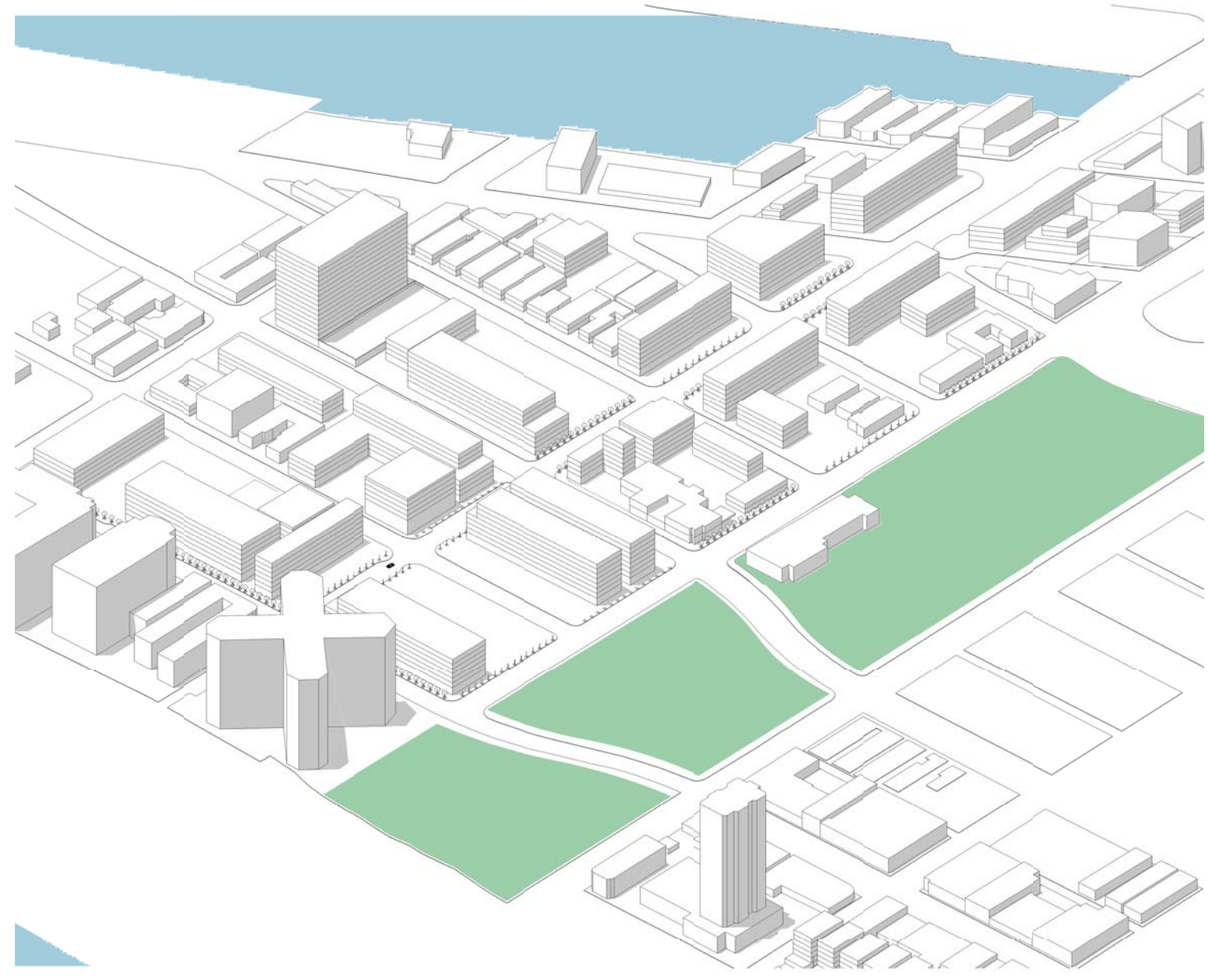
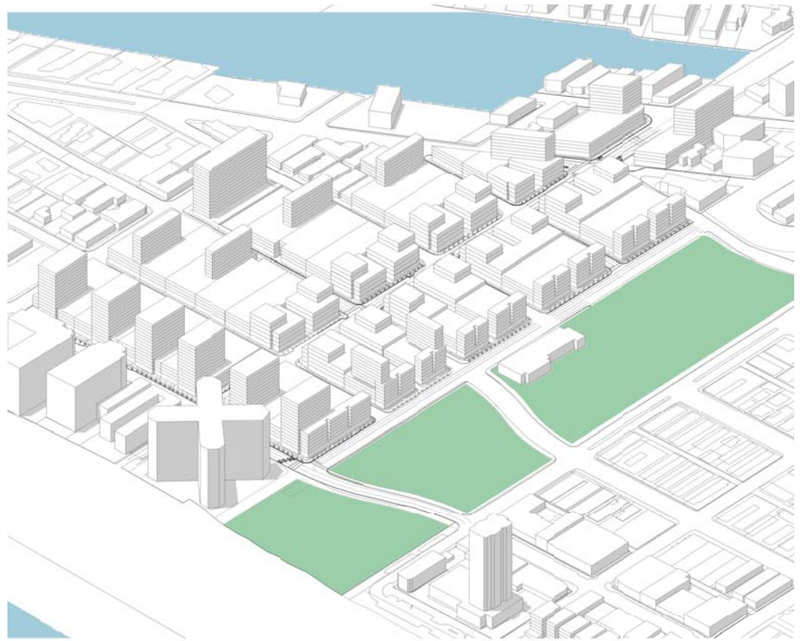


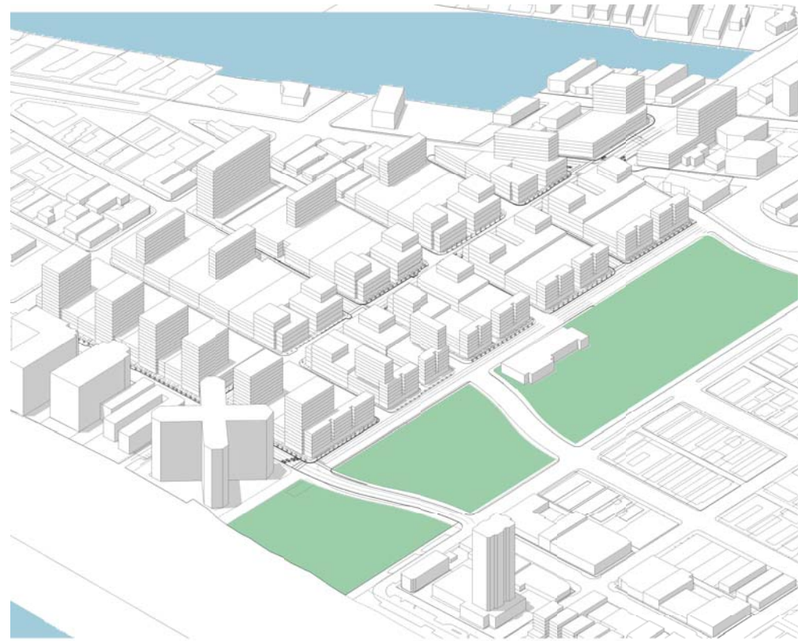
MASSING - EXISTING CONDITIONS



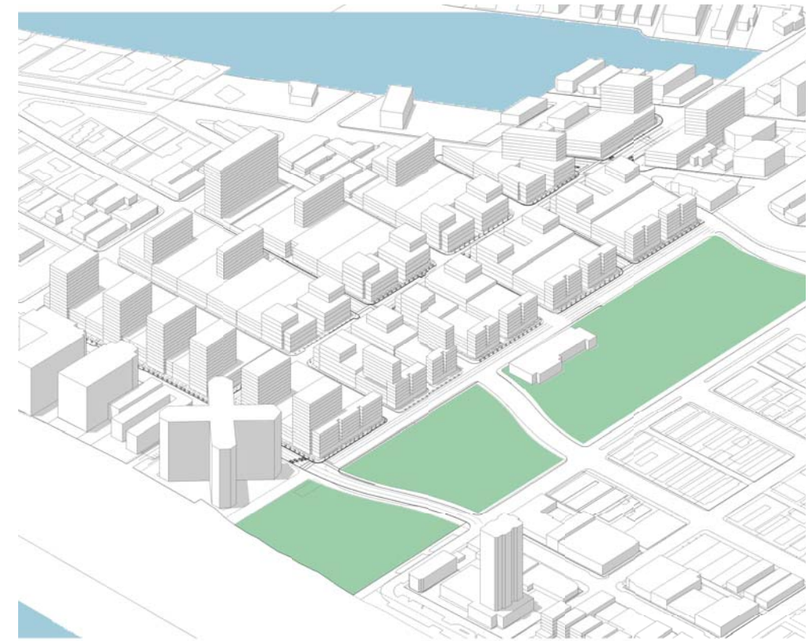
MASSING - BY CURRENT ZONING



PROPOSED OPTION 1



PROPOSED OPTION 2



PROPOSED OPTION 3

PROPOSED MASSING

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