



Brickell Citi Centre

601, 615, 625, 637, 700, 717, 722, 726, 729, South Miami Avenue
15, 34, 52 SW 7 Street
1, 19, 29, 55, 78 SW 8 Street
10, 14, 17, 18, 24 SE 6 Street
2, 10, 11, 14, 18, 21, 22, 34, 36 SE 7 Street
1, 15, 29, 45 SE 8 Street
799 Brickell Plaza

APPLICATION FOR SPECIAL AREA PLAN SUBJECT TO COMPLIANCE WITH ZONING ORDINANCE 13114 AND THE CITY CODE, AS AMENDED, AND TO ALL APPLICABLE CRITERIA, CONSIDERATIONS AND/OR OTHER REGULATIONS.

Pursuant to the Miami 21 Code, Ordinance 13114, as amended, the Zoning Ordinance of the City of Miami, Florida, the subject proposal for **Brickell Citi Centre** at the addresses listed above in the City of Miami, Florida has been submitted and reviewed to allow an application for a **Special Area Plan**, subject to all applicable criteria found in the Miami 21 Code.

The proposed development, "**Brickell Citi Centre**" is comprised of 393,678 square feet of Lot Area or approximately 9.038 acres. The application proposes a mix of commercial, office, residential and lodging uses and associated parking areas comprising approximately 4.68 million square feet of Floor Area split among four city blocks. An additional approximately 650,110 square feet of parking area will be located below grade and does not count towards Floor Area. Additionally, the proposal consists of 19,700 square feet of Civic Space at the ground level and approximately 6,500 square feet of Civic Space on upper levels. These square footages are approximate and may increase or decrease at time of building permit, not to exceed a total of 5,511,492 square feet of Floor Area or less than 19,639 square feet of Civic Space. The Brickell Citi Centre Special Area Plan will modify the existing transect zone regulations that are applicable to the subject parcels to the extent indicated herein, but does not propose any zoning atlas changes. Where a section is not specifically modified herein, the regulations and restrictions of the Miami 21 Code shall apply.

SPECIAL AREA PLAN, as per **ARTICLE 3, Section 3.9** and **Article 7, Section 7.1.2.8**, to allow parcels greater than nine (9) abutting acres in size to be master planned so as to allow a greater integration of public improvements and infrastructure, and greater flexibility so as to result in higher or specialized quality building and streetscape design.


Dakota Hendon
Zoning Project Manager

05.17.2011

Date