

MIAMI DESIGN DISTRICT RETAIL STREET SPECIAL AREA PLAN AGGREGATE SPREADSHEET

6/13/2013

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
PROPERTY INFORMATION				FLUM		ZONING		NEW DEVELOPMENT		OPEN SPACE CALCS			CIVIC SPACE CALCS			BUILDING AREAS			
Map #	Building Name	Address (Miami Dade Property Listing)	Folio Number	Existing	Proposed	Existing	Proposed	Lot Area: Existing Building (Excluded)	Map #	Building Name	Lot Area: New Building	% Open	% Covered	SF Open	Civic sf	% Civic	Existing (to remain)	Existing (to be demo)	Building Area (new)
BLOCK 1																			
2	Elektra	100 NE 39th Street 105 NE 38th Street 3821 NE 1st Avenue 3801 NE 1st Avenue 3801 NE 1st Avenue	01-3124-030-0210 01-3124-033-0110 01-3124-033-0090 01-3124-033-0120 01-3124-033-0100	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				27,990		100%					14,441	
3	Rothman	108 NE 39th Street	01-3124-030-0200	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				4,700		100%						3,258
4	Palm Lot	140 NE 39th Street	01-3124-030-0170	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				45,925	9%	91%	3,940	19,726	43%			4,590
5	Booth	3821 NE 1st Court	01-3124-033-0010	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				9,672		100%						
6	Booth	3821 NE 1st Court	01-3124-033-0130	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				14,709		100%					12,998	
7	Buena Vista	180 NE 39th Street	01-3124-030-0100	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	46,442							14,602	31%	56,709		161,904
BLOCK 1 EAST																			
8	Buick	3841 NE 2nd Avenue	01-3219-011-0100	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	29,381											
9	Tuttle (South)	3725 Biscayne Blvd	01-3219-045-0010	Gen. Comm.	Gen. Comm.	T6 12-0	T6 24-0	77,049											32,061
10	Tuttle (North)	299 NE 38th Street	01-3219-011-0330	Gen. Comm.	Gen. Comm.	T6 12-L	T6 24-0	24,290											
BLOCK 1 WEST																			
1	Laverne	90 NE 39th Street	01-3124-029-0130	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	13,650										13,367	
50	City Garage 1	3800 NE 1st Avenue	01-3124-033-0240	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				31,521	4.3%	95.7%	1,355					
51	Sebastian	35 NE 38th Street	01-3124-033-0370	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				9,500	4.3%	95.7%	409				7,501	
NE Miami Court																			
52	Spear	3815 NE Miami Court	01-3124-033-0390	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	5,037										2,542	
53	Always Flowers	50 NE 39th St	01-3124-029-0150	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	6,230										5,171	
Lidia																			
54	Lidia	30 NE 39th Street	01-3124-029-0150	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	6,756										6,232	
55	Lidia	3840 NE Miami Court	01-3124-029-0160	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	4,895										12,125	
56	Lidia	3825 N Miami Avenue	01-3124-026-0220	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	14,434											
Marcy																			
57	Dacra Design Associates	3852 N Miami Avenue	01-3124-021-0940	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	11,400										8,425	
58	Dacra Design Associates	20 NW 39th Street	01-3124-021-0950	Gen. Comm.	Gen. Comm.	T4-L	T4-L	5,000											
59	Dacra Design Associates	28 NW 39th Street	01-3124-021-0960	Gen. Comm.	Gen. Comm.	T4-L	T4-L	5,000											
BLOCK 2																			
JBL Building																			
13	JBL	101 NE 39th Street 100 NE 40th Street 108 NE 40th Street 119 NE 39th Street	01-3124-030-0090 01-3124-028-0160 01-3124-028-0150 01-3124-030-0080	Gen. Comm. Gen. Comm. Gen. Comm. Gen. Comm.	Gen. Comm. Gen. Comm. Gen. Comm. Gen. Comm.	T6 12-0 T5-O T5-O T6 12-0	T6 12-0 T6 12-0 T6 12-0 T6 12-0				17,078	11%	89%	1,871				9,003 3,926 3,902 5,080	
14	Hale Daniel			Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				4,982		100%						
Oak Plaza																			
15	Oak Plaza Collins 120	139 NE 39th Street	01-3124-030-0060	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0				9,329	5%	95%	465	542	6%		5,734	
16	Oak Plaza-Loggia 110	163 NE 39th Street	01-3124-030-0050	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0		15	NEW OAK PLAZA 120	9,334	44%	56%	377	3,757	40%		2,446	5,580
17	Oak Plaza-KVA	150 NE 40th Street	01-3124-028-0080	Gen. Comm.	Gen. Comm.	T5-0	T5-0	4,500	16	NEW OAK PLAZA 110									
18	Oak Plaza-Twery	160 NE 40th Street 154 NE 40th Street	01-3124-028-0060 01-3124-028-0070	Gen. Comm. Gen. Comm.	Gen. Comm. Gen. Comm.	T5-0 T5-O	T5-0 T5-O	5,000 500										7,210 46,611	
19	Thomas Maier	170 NE 40th Street	01-3124-028-0040	Gen. Comm.	Gen. Comm.	T5-0	T5-0	5,000										5,618	
20	Melin	3930 NE 2nd Avenue	01-3124-028-0010	Gen. Comm.	Gen. Comm.	T5-0/ T6-12-0	T5-0/ T6-12-0	30,256	19	Thomas Maier									
BLOCK 2 EAST																			
21	Newton	201 NE 39th Street	01-3219-012-0010	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	9,876										1,837	
BLOCK 2 WEST																			
Sweet Bird South																			
11	Norwegian Wood	92 NE 40th Street	01-3124-027-0270	Gen. Comm.	Gen. Comm.	T5-0	T6 12-0	7,500											6,676
12	Casa/ Lady Jane	99 NE 39th Street	01-3124-029-0010	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	9,400											8,941
Madonna																			
60	Dacra Design Associates	3900 N Miami Avenue	01-3124-021-0580	Gen. Comm.	Gen. Comm.	T6 12-0	T6 12-0	11,400										19,310	
61	Dacra Design Associates	21 NW 39th Street	01-3124-021-0570	Gen. Comm.	Gen. Comm.	T4-L	T4-L	5,000											
BLOCK 3																			
Stardust East																			
63	Tiny Dancer Acquisitions	4039 NE 1st Avenue	01-3124-024-1540	Gen. Comm.	Gen. Comm.	T5-0	T5-0	5,250	63	Stardust East								4,958	
25	Mosaic/ Chatham	155 NE 40th Street	01-3124-027-0040	Gen. Comm.	Gen. Comm.	T5-0	T5-0	12,500										6,396	
26	Moore-Garden Building	175 NE 40th Street	01-3124-025-0020	Gen. Comm.	Gen. Comm.	T5-0	T5-0	4,735										9,388	
27	Moore Building	4040 NE 2nd Avenue	01-3124-027-0020	Gen. Comm.	Gen. Comm.	T5-0	T5-0	30,186											
Rosen Building																			
24	Rosen	151 NE 40th Street	01-3124-027-0060	Gen. Comm.	Gen. Comm.	T5-0	T5-0	5,000											
35	Moore 140	140 NE 41st Street	01-3124-024-1500	Gen. Comm.	Gen. Comm.	T5-0	T5-0	5,250											
36	Mosaic (Lot)	144 NE 41st Street	01-3124-024-1490	Gen. Comm.	Gen. Comm.	T5-0	T5-0	5,250											
37	Rosen (Lot)	150 NE 41st Street	01-3124-024-1480	Gen. Comm.	Gen. Comm.	T5-0	T5-0	5,000											
38	Palmer	158 NE 41st Street	01-3124-024-1470	Gen. Comm.	Gen. Comm.	T5-0	T5-0	7,350											
										24,35,36,37,38									

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PROPERTY INFORMATION		FLUM		ZONING		NEW DEVELOPMENT		OPEN SPACE CALCS			CIVIC SPACE CALCS			BUILDING AREAS					
Map #	Building Name	Address (Miami Dade Property Listing)	Folio Number	Existing	Proposed	Existing	Proposed	Lot Area: Existing Building (Excluded)	Map #	Building Name	Lot Area: New Building	% Open	% Covered	SF Open	Civic sf	% Civic	Existing (to remain)	Existing (to be demo)	Building Area (new)
BLOCK 4 WEST																			
Museum North																			
39	Asi 53	53 NE 41st Street	01-3124-024-1320	Gen. Comm.	Gen. Comm.	T4-0	T4-0	5,250											
40	Asi 61	61 NE 41st Street	01-3124-024-1330	Gen. Comm.	Gen. Comm.	T4-0	T4-0	7,875	39,40	Museum North									
Stardust West																			
62	Uptown Girl Development	4100 NE 1st Avenue	01-3124-024-1350	Gen. Comm.	Gen. Comm.	T5	T5	5,860											2,363
41	Moore 77	77 NE 41st Street	01-3124-024-1340	Gen. Comm.	Gen. Comm.	T4-0	T4-0	7,875	62,41	Stardust West									
BLOCK 5																			
47	4200	4200 NE 2nd Avenue	01-3124-024-0930	Rest. Comm.	Rest. Comm.	T4-L	T4-0	5,100	47	4,200									
48	Flagler	4218 NE 2nd Avenue	01-3124-024-0940	Rest. Comm. / Med. Den. MF Res.	Rest. Comm. / Med. Den. Rest. Comm.	T3-L / T4-L	T4-0				15,200							3,856	
49	4240	4240 NE 2nd Avenue	01-3124-024-0950	Rest. Comm.	Rest. Comm.	T4-L	T4-0				5,350							5,350	

***Map numbers highlighted in yellow represent newly added properties for the SAP Amendment

There may be a variance between lot coverage in concept book and the excel spreadsheet due to differences between the property tax map and surveys.

DEVELOPMENT AREA CALCULATION (FORMULA TO CALCULATE/DETERMINE DEVELOPMENT RIGHTS)

A	TOTAL DEVELOPMENT AREA PER CONCEPT BOOK		EXISTING BLDG LOT AREA	NEW BLDG LOT AREA	% Open	% Coverage	TOTAL OPEN	TOTAL CIVIC	% CIVIC	Existing (to remain)	Existing (to be demo)	Building Area (new)
			278,012	639,346	6.5%	93%	41,566	31,974	5%	521,799	225,209	2,699,095
<i>Total Development Area Per Concept Book: Demonstrates contemplated development numbers and requirements at project completion. This row is subtracted from ACTUAL DEVELOPMENT PLAN TO DATE to calculate the remaining development areas per the SAP.</i>												

B	ACTUAL DEVELOPMENT PLAN TO DATE		EXISTING BLDG LOT AREA	NEW BLDG LOT AREA	% Open	% Coverage	TOTAL OPEN	TOTAL CIVIC	% CIVIC	Existing (to remain)	Existing (to be demo)	Building Area (new)
			712,067	205,290	4.1%	96%	8,417	38,627	19%	344,832	139,228	257,120
<i>Actual Development Plan to Date: Calculation of the current development plans. These numbers are subtracted against the TOTAL DEVELOPMENT AREA PER CONCEPT BOOK to determine the TOTAL REMAINING.</i>												

C (C = A-B)	TOTAL REMAINING (TOTAL DEVELOPMENT - ACTUAL TO DATE)		EXISTING BLDG LOT AREA	NEW BLDG LOT AREA	% Open	% Coverage	TOTAL OPEN	TOTAL CIVIC	% CIVIC	Existing (to remain)	Existing (to be demo)	Building Area (new)
			(434,055)	434,056	calc n/a	calc n/a	33,149	(6,653)		176,967	85,981	2,441,975
<i>Total Remaining: Calculation of the Total Remaining Development Program. Used to calculate the remaining rights per the SAP Concept Book.</i>												

OPEN SPACE CALCULATION

3.5% Balance of open space requirement may be met on or off-site.

Percentage 3.5% Area Required 22,377

PARKING REQUIRED = (PARKING REQUIRED PER TIM HAAHS + ADAPTIVE USE)

TOTAL PARKING = (ADAPTIVE USE + PARKING PROVIDED + ON STREET)

PARKING REQUIRED = (PARKING REQUIRED PER TIM HAAHS + ADAPTIVE USE)

AREA SPREADSHEET COLUMN DESCRIPTIONS

Column	Main Topic	Subtopic	Topic Detail	Additional Definition
A	PROPERTY INFORMATION	Map #		Map # Per SAP Concept Book.
B		Building Name		Building Name for reference purposes only.
C		Address (Miami Dade Property Listing)		Property address per Miami Dade Property Tax Map.
D		Folio Number		Property folio number per Miami Dade Property Tax Map.
E	FLUM	Existing		Existing FLUM.
F		Proposed		Proposed FLUM.
G	ZONING	Existing		Existing Zoning.
H		Proposed		Proposed Zoning.
I		Lot Area:		Existing building lot area. This Lot area is not included in open space or civic space calculations.
J	NEW DEVELOPMENT	Map #		New Development Map #. Highlights which existing properties are part each new development.
K		Building Name		Building Name for new development. For reference purposes only.
L		Lot Area:		New Building lot area. This lot area is included in open space and civic space calculations.
M	OPEN SPACE CALCS	% Open		Percentage open for new building lot area. Used in open space calculation.
N		% Covered		Percentage covered for new building lot area. Used in open space calculation.
O		SF Open		Square footage of open for new building lot area. Used in open space calculation.
P	CIVIC SPACE CALCS	Civic sf		Square footage of civic space for new building area. Used in civic space calculation.
Q		% Civic		Percentage of civic space for new building area. Used in civic space calculation.

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
PROPERTY INFORMATION				FLUM		ZONING		NEW DEVELOPMENT			OPEN SPACE CALCS			CIVIC SPACE CALCS		BUILDING AREAS			
Map #	Building Name	Address (Miami Dade Property Listing)	Folio Number	Existing	Proposed	Existing	Proposed	Lot Area: Existing Building (Excluded)	Map #	Building Name	Lot Area: New Building	% Open	% Covered	SF Open	Civic sf	% Civic	Existing (to remain)	Existing (to be demo)	Building Area (new)
R	BUILDING AREAS	Existing (to remain)						Existing Building area to remain.											
S		Existing (to be demo)						Existing Building area to be demolished.											
T		Building Area (new)						New Building area. Used in GFA calculation.											
U		New Net Usable Area						New Net Usable Area. Combination of usable space in new development. Used for parking.											
V	PARKING CALCULATION	RESIDENTIAL		Units (1.5/DU + 1/10DU TS & T6)				Number of residential units.											
W		PARKING REQUIRED						Number of parking spaces required for residential use.											
X		LODGING		Units (1/2 KEYS + 1/10KY TS & T6)				Number of lodging units.											
Y		PARKING REQUIRED						Number of parking spaces required for lodging use.											
Z		OFFICE		Area (3/1000sf)				Office area (square feet).											
AA		PARKING REQUIRED						Number of parking spaces required for office use.											
AB		RETAIL /COMMERCIAL		Area (3/1000sf)				Retail area (square feet).											
AC		PARKING REQUIRED						Number of parking spaces required for retail use.											
AD		ADAPTIVE USE		Adaptive Use Building (*)				Asterisk indicates property is adaptive use											
AE		TOTALS		PARKING PROVIDED				Total Parking Provided.											
AF		PARKING REQUIRED w/o Discount						Parking required before 30% transit oriented development discount.											
AG								n/a.											
AH		PARKING REQUIRED with 30% TOD Discount						Parking required considering 30% transit oriented development discount.											
AI		PARKING SURPLUS (w/ Discount)						Parking Surplus considering discount and on-street spaces.											

MIAMI DE
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		PARKING CALCULATION													
Map #	New Net Usable Area	RESIDENTIAL		LODGING		OFFICE		RETAIL /COMMERCIAL		ADAPTIVE REUSE	TOTALS				
		Units ('1.5/DU + 1/10DU T5 &T6)	Parking Required	Units (1/2 KEYS + 1/10KY T5 & T6)	Parking Required	Area (3/1000sf)	Parking Required	Area (3/1000sf)	Parking Required	Adaptive Reuse Building (*)	Parking Provided	Parking Required w/o Discount		Parking Required with 30% TOD Discount	Parking Surplus (w/ Discount)
BLOCK 4 WI															
Museum Nort	39														
	40	-		-		-		-		-					
Stardust West	62														
	41	-		-		-		-			2,059				2,059
BLOCK 5															
	47	-		-		-		-							
	48	-		-		-		3,856		*					
	49	-		-		-		4,402		*					

***Map numl
There may be Street 240

DEVELOPMEN

A	New Net Usable Area	TOTAL RESIDENTIAL		TOTAL KEYS		TOTAL OFFICE		TOTAL RETAIL		ADAPTIVE USE	Parking Provided	REQUIRED PARKING	TOTAL PARKING	PARKING REQ'D	SURPLUS PARKING
		UNITS	Total Req'd in aggregate	Units	Total Req'd in aggregate	Units	Total Req'd in aggregate	Units	Total Req'd in aggregate	Adaptive Use Spaces	on-site parking	without discount	with on street and adaptive use	AGGREGATE w/ discount Actual spaces required	
		1,531,939	561	52	215,316	1,159,372	444	3,308	3,583	3,752	2,866	886			

Total Develop: Bike Parking Required 143

B	New Net Usable Area	TOTAL RESIDENTIAL		TOTAL KEYS		TOTAL OFFICE		TOTAL RETAIL		ADAPTIVE USE	Parking Provided	REQUIRED PARKING	TOTAL PARKING	PARKING REQ'D	SURPLUS PARKING
		UNITS	Total Req'd in aggregate	Units	Total Req'd in aggregate	Units	Total Req'd in aggregate	Units	Total Req'd in aggregate	Adaptive Use Spaces	on-site parking	without discount	with on street and adaptive use	AGGREGATE w/ discount Actual spaces required	
		95,472	-	-	155,324	259,643	630	2,742	189	3,372	132	3,240			

Actual Develop: Bike Parking Required 7

C (C = A-B)	New Net Usable Area	TOTAL RESIDENTIAL		TOTAL KEYS		TOTAL OFFICE		TOTAL RETAIL		ADAPTIVE USE	Parking Provided	REQUIRED PARKING	TOTAL PARKING	PARKING REQ'D	SURPLUS PARKING
		UNITS	Total Req'd in aggregate	Units	Total Req'd in aggregate	Units	Total Req'd in aggregate	Units	Total Req'd in aggregate	Adaptive Use Spaces	on-site parking	without discount	with on street and adaptive use	AGGREGATE w/ discount Actual spaces required	calc n/a
		1,436,467	561	52	59,992	899,729	(186)	566	3,394	380	2,734				

Total Remaini: Bike Parking Required 137

OPEN SPACE

3.5% Balance

PARKING REQ

TOTAL PARKIN

PARKING REQ

AREA SPREAD

- Column
- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q

