NORTH MIAMI BEACH
City Center Design Charrette

A Citizens’ Master Plan

An Eastward Ho! Initiative
The Study Area
Basic Principles

- *Create a CENTER (MAIN STREET)*

- *Create & Restore GREAT STREETS*

- *Create & Restore the PUBLIC WATERFRONT*

- *Connect & Restore the NEIGHBORHOODS*

- *Create New PUBLIC PLACES*

164th St. - Existing Condition
City Center / Main Street

- Walkable Size
- Mix Of Uses & Building Types
- Special Sites For Civic Purposes

164th St. - Existing Condition
164th St. - Phase 1

- Two 11’ travel lanes
- On-street parking on 164th Street
- “Bump-Outs” every 3 to 5 parking spaces
- Angled parking only on side streets
- Continuous planting strip on more “residential” section
- Two 11’ travel lanes
- On Street Parking
- 2-4 story buildings
- Shade trees
- “Bump-Out” every 3 to 5 parking spaces
- Continuous Planting Strip

164th St. - Phase 2
164th St. - Ultimate Build-Out
The Civic Square
Create Public Spaces

Laurenzo’s & the Transit Station
The Market District
Public Space # 2
The Urban Piazza

164th St.
Old Dixie Highway
Train Station
Laurenzo's
The Multi Modal Transit Station
164TH St.
Laurenzo’s.
Train/Transit Station
Bus Stop.
Old Dixie Hwy.
163rd St

The Urban Piazza
Old Dixie Highway & 164th St.
The “Heart” of the Market District

Proposed Eckerd
Alternative Development Scheme
Proposed Alternative

- 11,200 sq. ft. (Eckerd)
- 18,500 sq.ft. of retail (additional)
- 37,000 sq.ft. office/resid. (add.)
- High Visibility from 163rd Street
- 115 Parking Spaces
- Maintains Drive Through
- 3 Entrances
- Redefines System of Alleys
- Building placement helps define 164th Street.

A Gateway to the City

19th Avenue
A Gateway to the City

Civic District

The Civic District
Connections

- Traffic Calming
- Alternate Paths to Each Destination (network of streets & blocks)
- Avoid Dead End Streets
- Access to the Waterfront
Nova Southeastern University
An Urban Campus
Patricia A. Mishcon Park

Traditional Neighborhood

• Center & Edge
• Walkable Size
• Mix Of Land Uses & Building Types
• Networked, Walkable Streets
• Special Sites For Civic Purposes
Neighborhood Studies

Great Streets

- Walkable & Shaded
- Spatially Shaped: The ‘Public Room’
- Varied
- Fronts & Backs
- Natural Surveillance
Traffic Calming
Gateways
164th Street Redevelopment

164th “After”
A Waterfront Street
162nd Street, A linear Park along the Canal

Canal Street
An opportunity for redevelopment
Existing Condition

The Ultimate Build-Out
163rd Street
A Continuous Boulevard

- Six 11’ travel lanes
- Continuous 16’ Median
- 2-4 story buildings
- Shade trees
- Continuous Planting Strip
- Lighting and General Fixtures
163rd Street

The Mall District
- Oversized Parking Lot
- Big Box Buildings
- Buildings located in the center of the site
Connections

- Alternate Paths to Each Destination (network of streets & blocks)
- Build the fabric and Define Public Space
- Establish the intended City Fabric
- Allow for safe spaces to become intensely pedestrian
- Alleys shall absorb parking and servicing loads
- Movie Theater
- Office Space
- Town Houses
- Parking Garage
- Home Depot

- Liner Retail
- Hotel
- Anchor

- Interconnecting Network
- Shaped Public Space
- Great Streets
- Traffic Calming
- Destination

- Solid Neighborhood
- Strategic Location
- Excellent Visibility
- Vehicular Access
Siting Specifics: Building height is relative to the mean street frontage (common drive frontage for outbuildings). Fence height is relative to the adjacent ground. For 32 ft wide lots there is no side setback and the pl is the side lot line. Privacy Side manners still apply.

Siting: The building shall occupy only the hatched area of the lot. No parts of a building (excluding overhanging eaves, garden trellis, and other light and unroofed garden structures) may occupy the remaining area.

Corner lots: The street frontage for corner lots is both front and side streets.

Re: Fence Requirements, corner lots have the option, along their side street, to substitute a Privacy Fence for the Front Yard Fence − beginning no closer than 15 ft from the block/lot corner of the facade street.

A Porch, depth between 8 and 10 ft and width at least 40% of the lot width, is required along the street building line (SBL).

(Architectural Code, page 7)

A Front Yard Fence, 30 to 40” in height, is required along the street frontage and any common lot lines to at least 10 ft beyond the Required Building Line.

Privacy Fencing, maximum 8 ft in height, may run the remainder of the property lines. (Architectural Code, page 7)

USES STREETF REQUIRED BLDG LINE
The Building shall be no more than 35 ft to its Eaves.
Any outbuilding or side wing shall be no more than 15 ft to its Eaves or parapet.
Any unbuilt portion of the lot frontage shall have a fence or garden wall, between 5 and 8 ft in height, built along it.
The ground floor elevation shall be no more than 6 inches above the fronting side walk elevation.
The ground floor shall have at least 12 ft clear height. The second storey shall have at least 8 ft clear height.

MIN 80% STREET FRONTAGE ALONG AREA WITHIN 60 FT BUILDABLE HEIGHT

Parking, planting areas and Equipment
ALLEY ROW

MINIMUM MAXIMUM OPEN LOT AREA

1SBSS
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• *Create New PUBLIC PLACES*
The Team

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• SOUTH FLORIDA REGIONAL PLANNING COUNCIL
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