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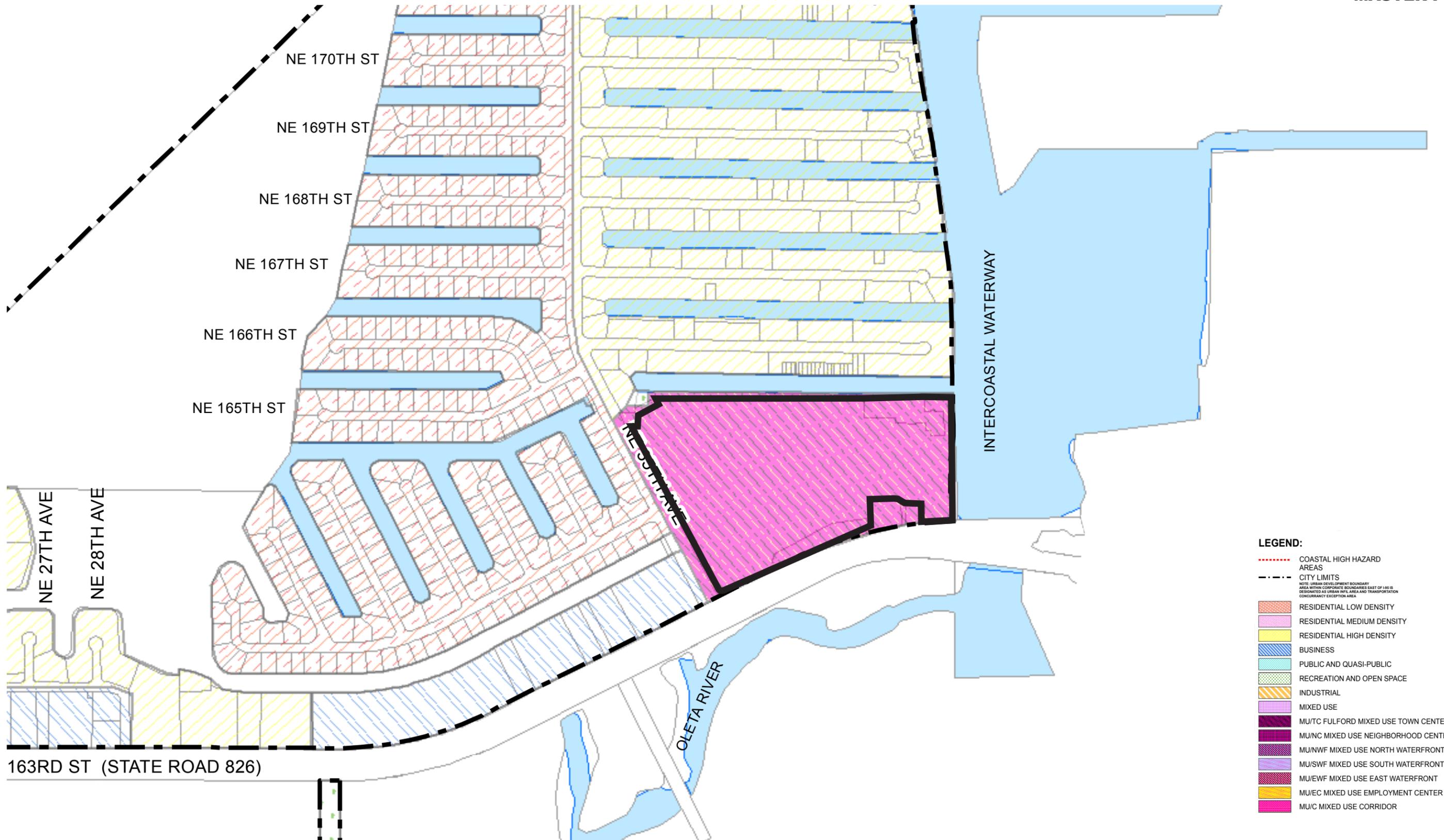
*May 20, 2020*

# ***INTRACOASTAL***

**MASTER PLAN**  
*Planning and Zoning Board Submittal*

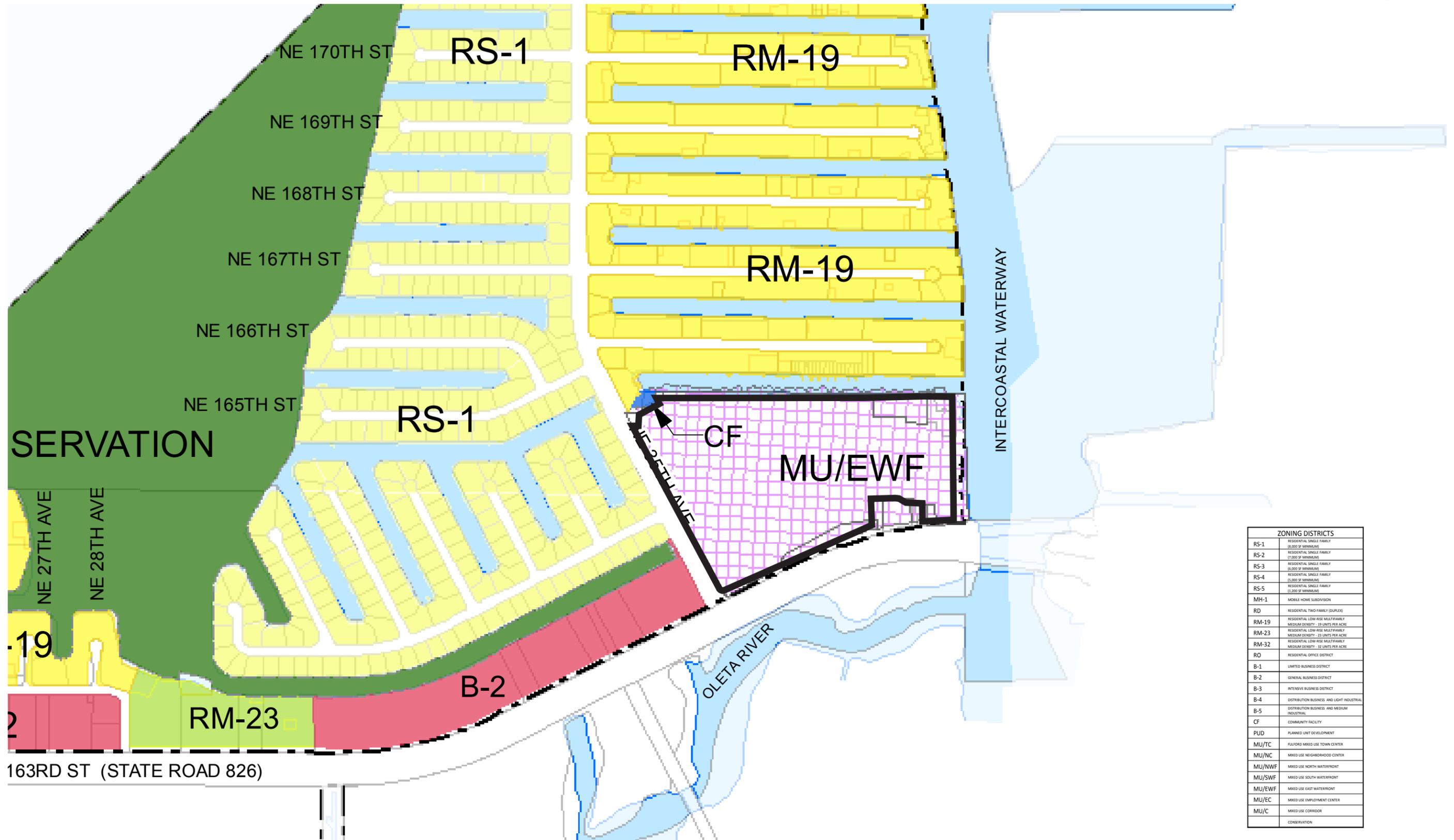
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- LEGEND:**
- ..... COASTAL HIGH HAZARD AREAS
  - - - - - CITY LIMITS
  - NOTE: URBAN DEVELOPMENT BOUNDARY AREA WITHIN CORPORATE BOUNDARIES EAST OF 146 IS DESIGNATED AS URBAN INFIL AREA AND TRANSPORTATION CONCURRENCY EXCEPTION AREA
  - [Red Hatched Box] RESIDENTIAL LOW DENSITY
  - [Pink Hatched Box] RESIDENTIAL MEDIUM DENSITY
  - [Yellow Hatched Box] RESIDENTIAL HIGH DENSITY
  - [Blue Hatched Box] BUSINESS
  - [Light Blue Hatched Box] PUBLIC AND QUASI-PUBLIC
  - [Green Hatched Box] RECREATION AND OPEN SPACE
  - [Orange Hatched Box] INDUSTRIAL
  - [Purple Hatched Box] MIXED USE
  - [Dark Purple Hatched Box] MU/TC FULFORD MIXED USE TOWN CENTER
  - [Dark Purple Hatched Box] MU/NC MIXED USE NEIGHBORHOOD CENTER
  - [Dark Purple Hatched Box] MU/NWF MIXED USE NORTH WATERFRONT
  - [Dark Purple Hatched Box] MU/SWF MIXED USE SOUTH WATERFRONT
  - [Dark Purple Hatched Box] MU/EF MIXED USE EAST WATERFRONT
  - [Dark Purple Hatched Box] MU/EC MIXED USE EMPLOYMENT CENTER
  - [Dark Purple Hatched Box] MU/C MIXED USE CORRIDOR

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ZONING DISTRICTS	
RS-1	RESIDENTIAL SINGLE-FAMILY (8,000 SF MINIMUM)
RS-2	RESIDENTIAL SINGLE-FAMILY (7,200 SF MINIMUM)
RS-3	RESIDENTIAL SINGLE-FAMILY (8,000 SF MINIMUM)
RS-4	RESIDENTIAL SINGLE-FAMILY (8,000 SF MINIMUM)
RS-5	RESIDENTIAL SINGLE-FAMILY (12,000 SF MINIMUM)
MH-1	MOBILE HOME SUBDIVISION
RD	RESIDENTIAL TWO-FAMILY (DUPLIX)
RM-19	RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 18 UNITS PER ACRE
RM-23	RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 23 UNITS PER ACRE
RM-32	RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 32 UNITS PER ACRE
RO	RESIDENTIAL OFFICE DISTRICT
B-1	LIMITED BUSINESS DISTRICT
B-2	GENERAL BUSINESS DISTRICT
B-3	INTENSIVE BUSINESS DISTRICT
B-4	DISTRIBUTION BUSINESS AND LIGHT INDUSTRIAL
B-5	DISTRIBUTION BUSINESS AND MEDIUM INDUSTRIAL
CF	COMMUNITY FACILITY
PUD	PLANNED UNIT DEVELOPMENT
MU/TC	FULFORD MIXED USE TOWN CENTER
MU/NC	MIXED USE NEIGHBORHOOD CENTER
MU/NWF	MIXED USE NORTH WATERFRONT
MU/SWF	MIXED USE SOUTH WATERFRONT
MU/EWF	MIXED USE EAST WATERFRONT
MU/EC	MIXED USE EMPLOYMENT CENTER
MU/C	MIXED USE CORRIDOR
	CONSERVATION



163RD ST (STATE ROAD 826)

North Miami Beach, Florida

Zoning Map

A1-9

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# Regulating Plan

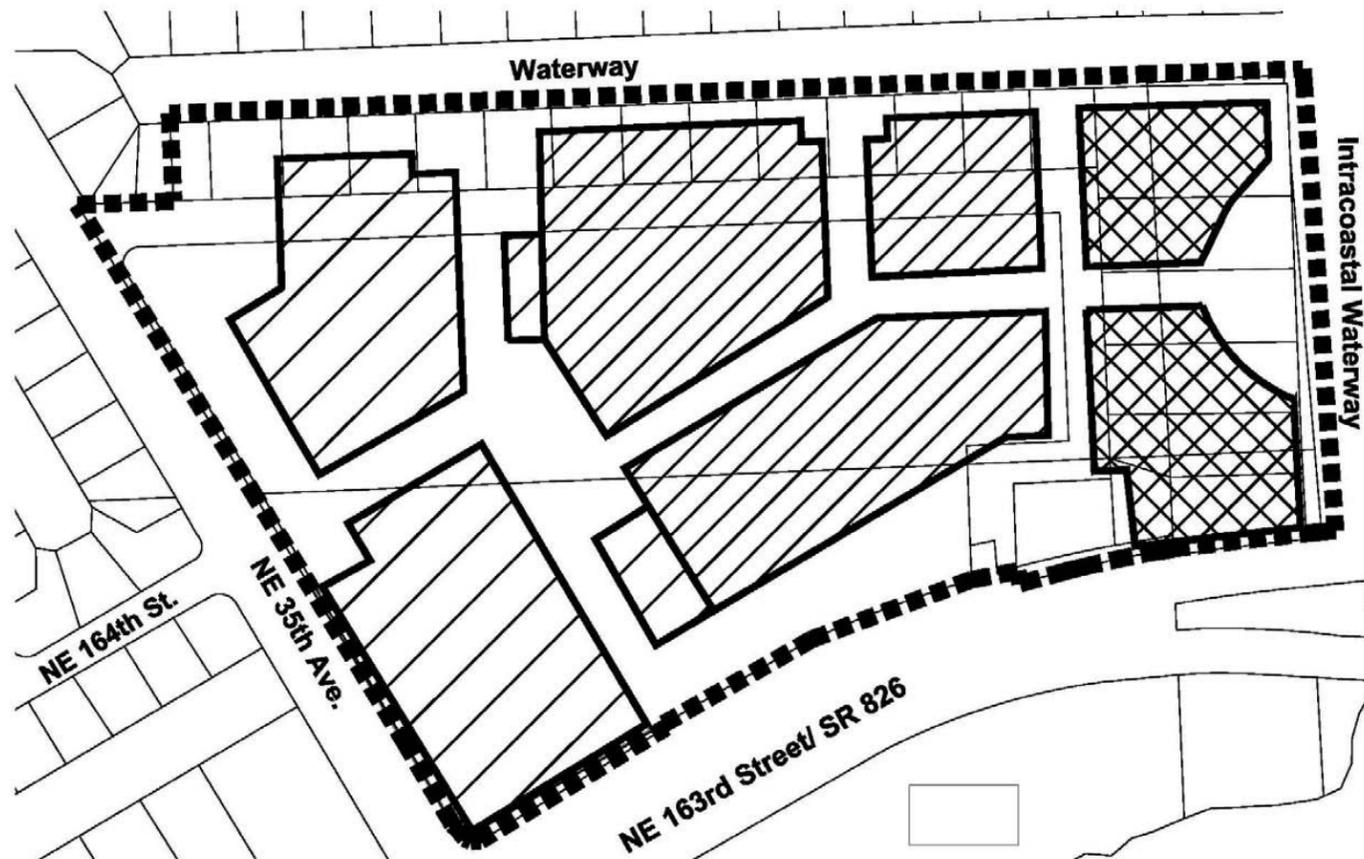
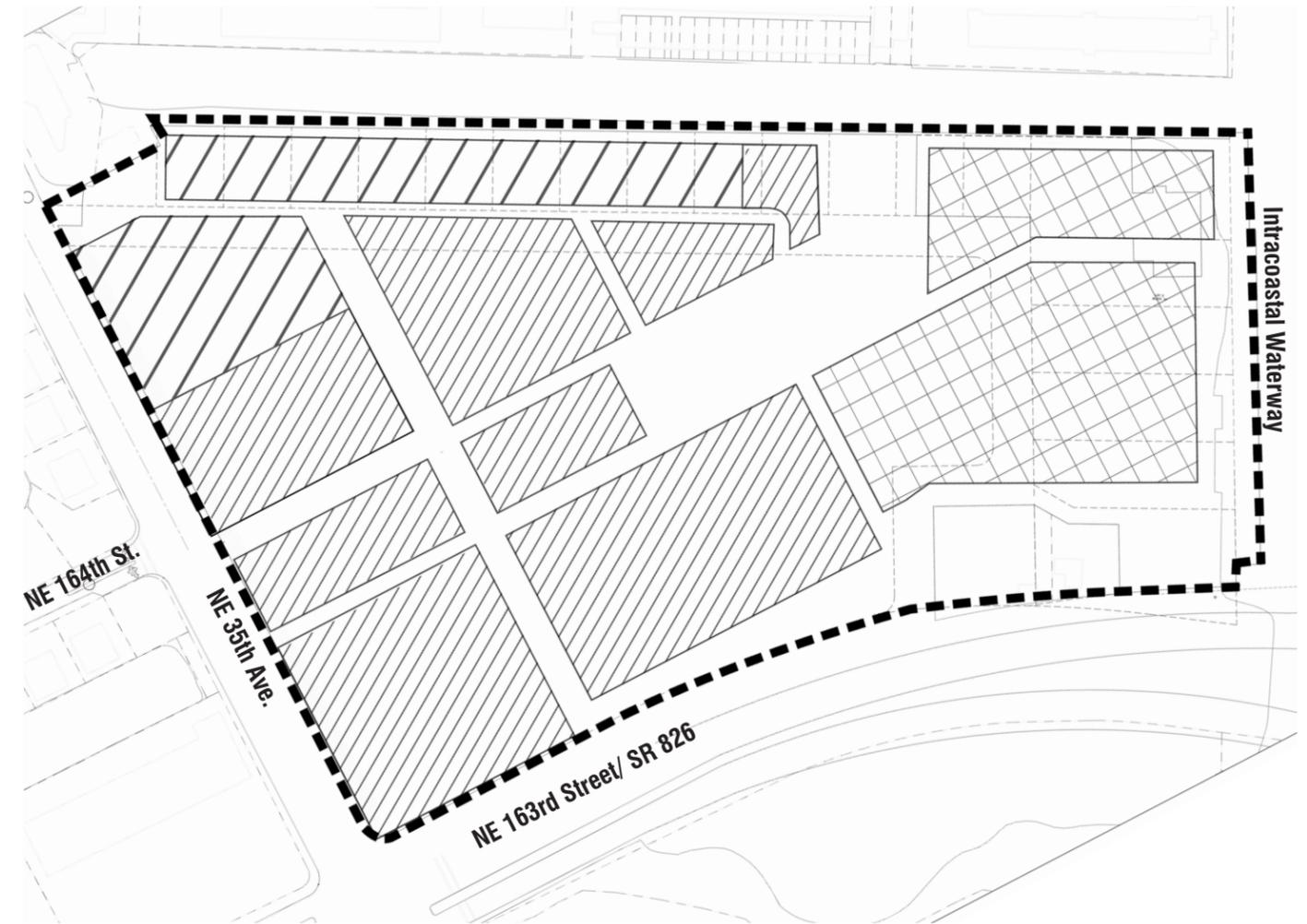


FIGURE MUEWF - 1:  
SUB-AREAS REGULATING PLAN

-  CORE SUB-AREA
-  TRANSITION SUB-AREA
-  EDGE SUB-AREA
-  DISTRICT BOUNDARY

# Proposed



-  Core Sub-Area
-  Transition Sub-Area
-  Edge Sub-Area
-  District Boundary

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



# Regulating Plan

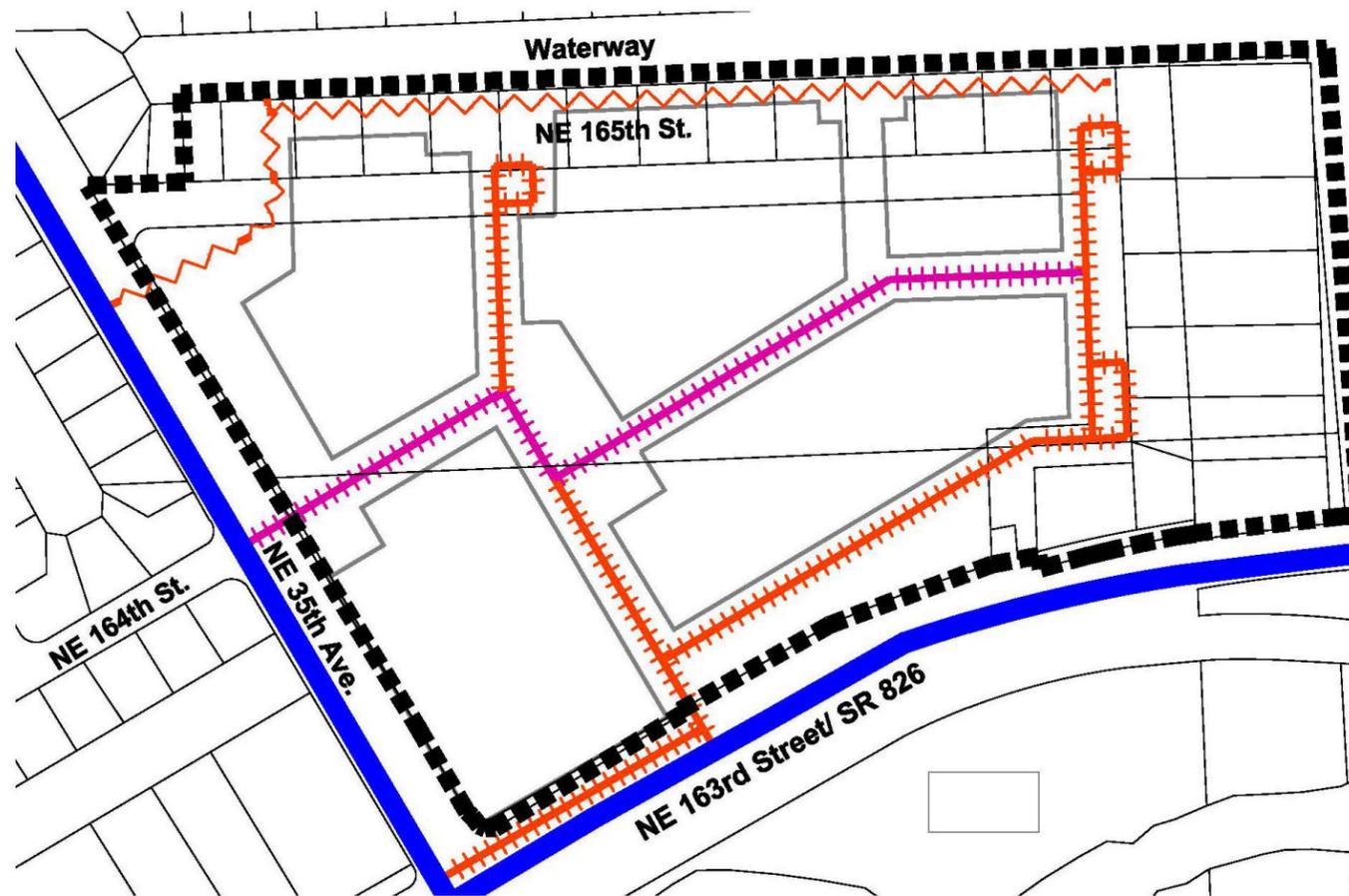
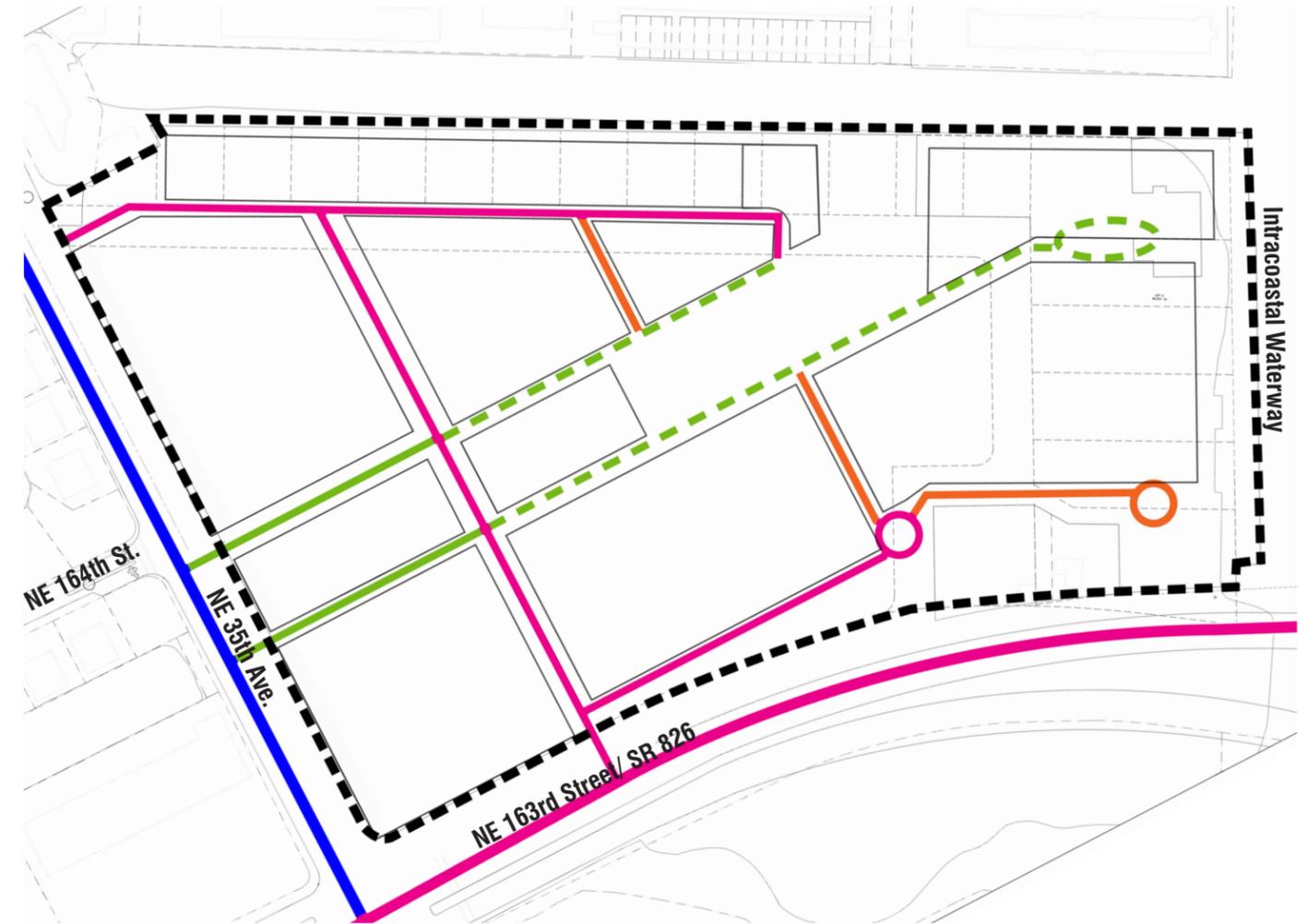


FIGURE MUEWF - 2:  
STREET NETWORK CONNECTIVITY  
REGULATING PLAN

- EXISTING PRIMARY STREET
- NEW SECONDARY STREET
- EXISTING TERTIARY STREET TO BE VACATED (FOR ASSEMBLY OF PARCELS ONLY)
- NEW TERTIARY STR
- DISTRICT BOUNDARY

# Proposed



- Existing Primary Street
- New Secondary Street
- New Tertiary Street
- Proposed Primary Boulevard
- Proposed Primary Boulevard/ Promenade
- District Boundary

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.



# Regulating Plan

NEW DESIGNATED OPEN SPACE = 3.96 ACRES  
DESIGNATED WATERFRONT PROMENADE = 0.37 MILES

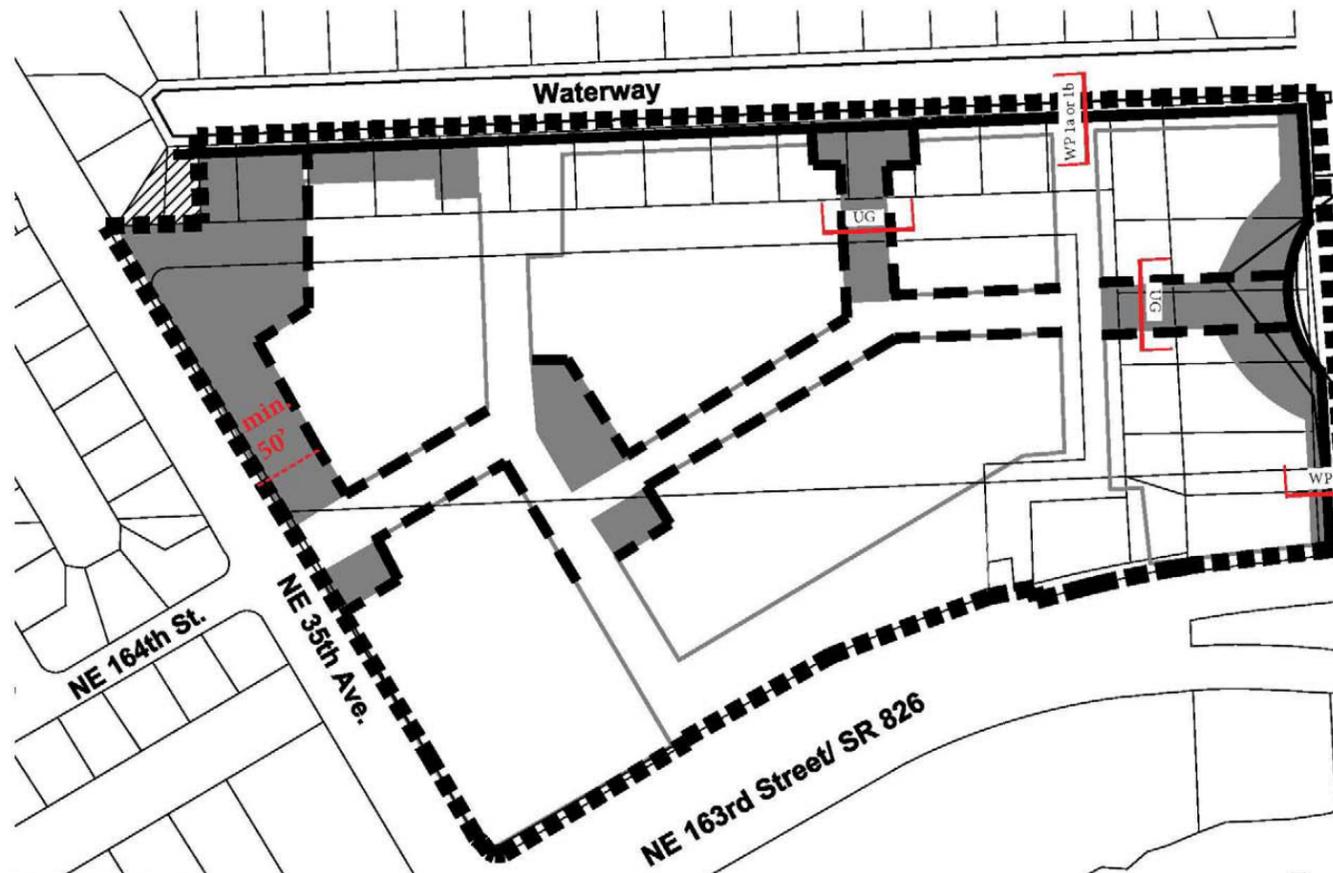
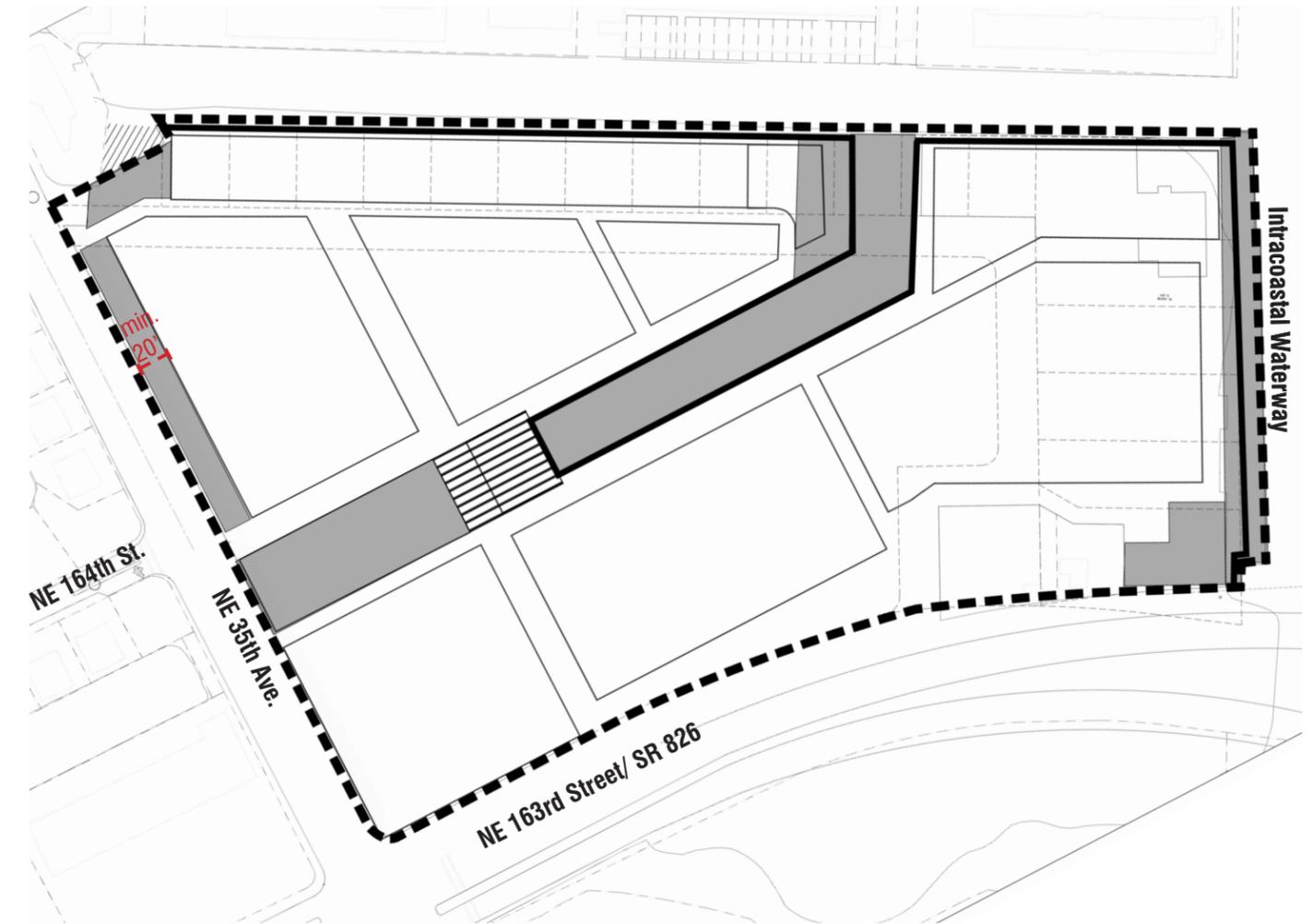


FIGURE MUEWF - 3:  
DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACES AND GREENWAY  
SYSTEMS REGULATING PLAN

- EXISTING DESIGNATED PUBLIC OPEN SPACE
- NEW DESIGNATED OPEN SPACE
- DESIGNATED URBAN GREENWAY
- DESIGNATED WATERFRONT PROMENADE
- DISTRICT BOUNDARY

# Proposed

NEW DESIGNATED OPEN SPACE = 5.53 ACRES  
DESIGNATED WATERFRONT PROMENADE = 0.72 MILES

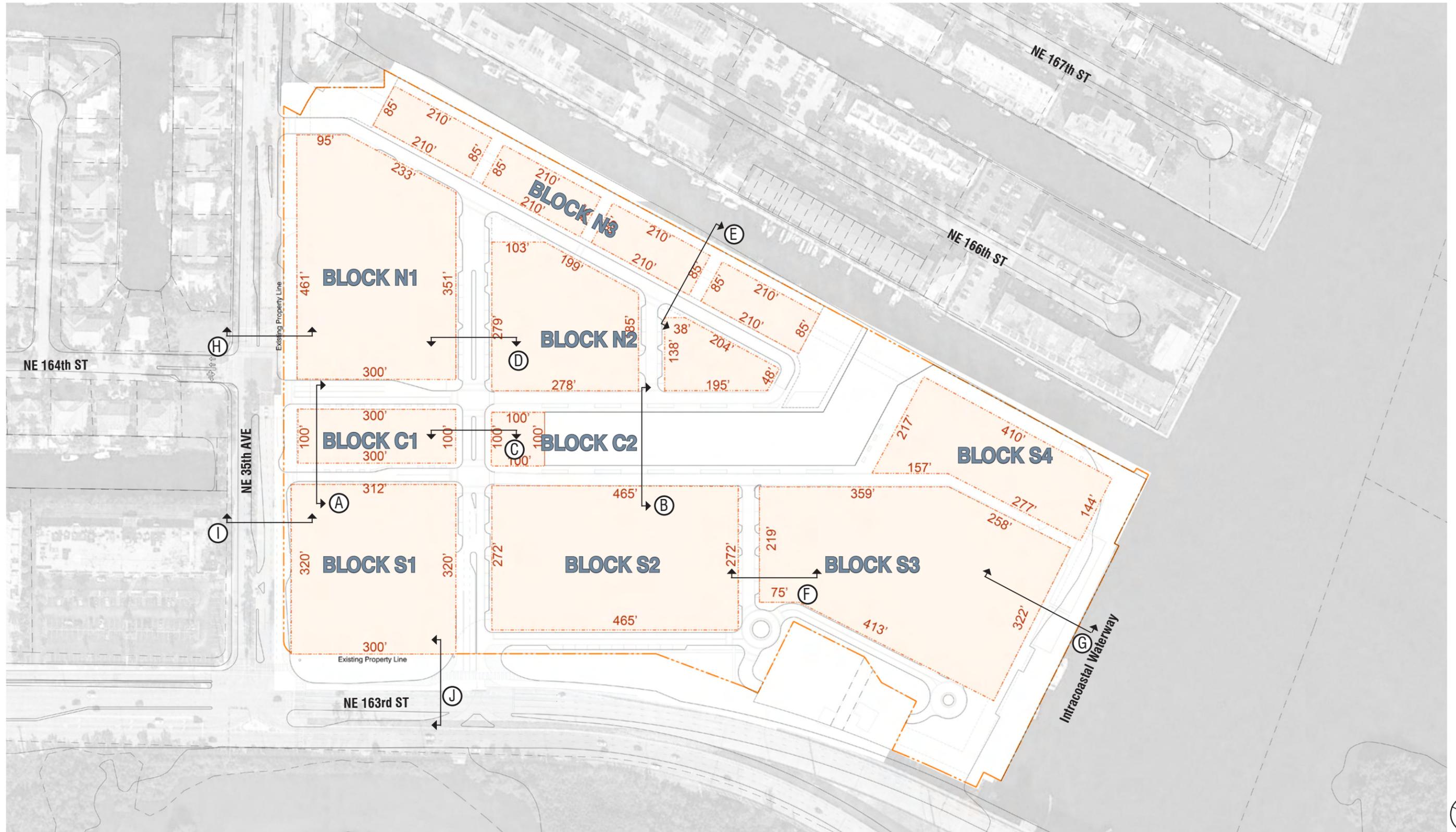


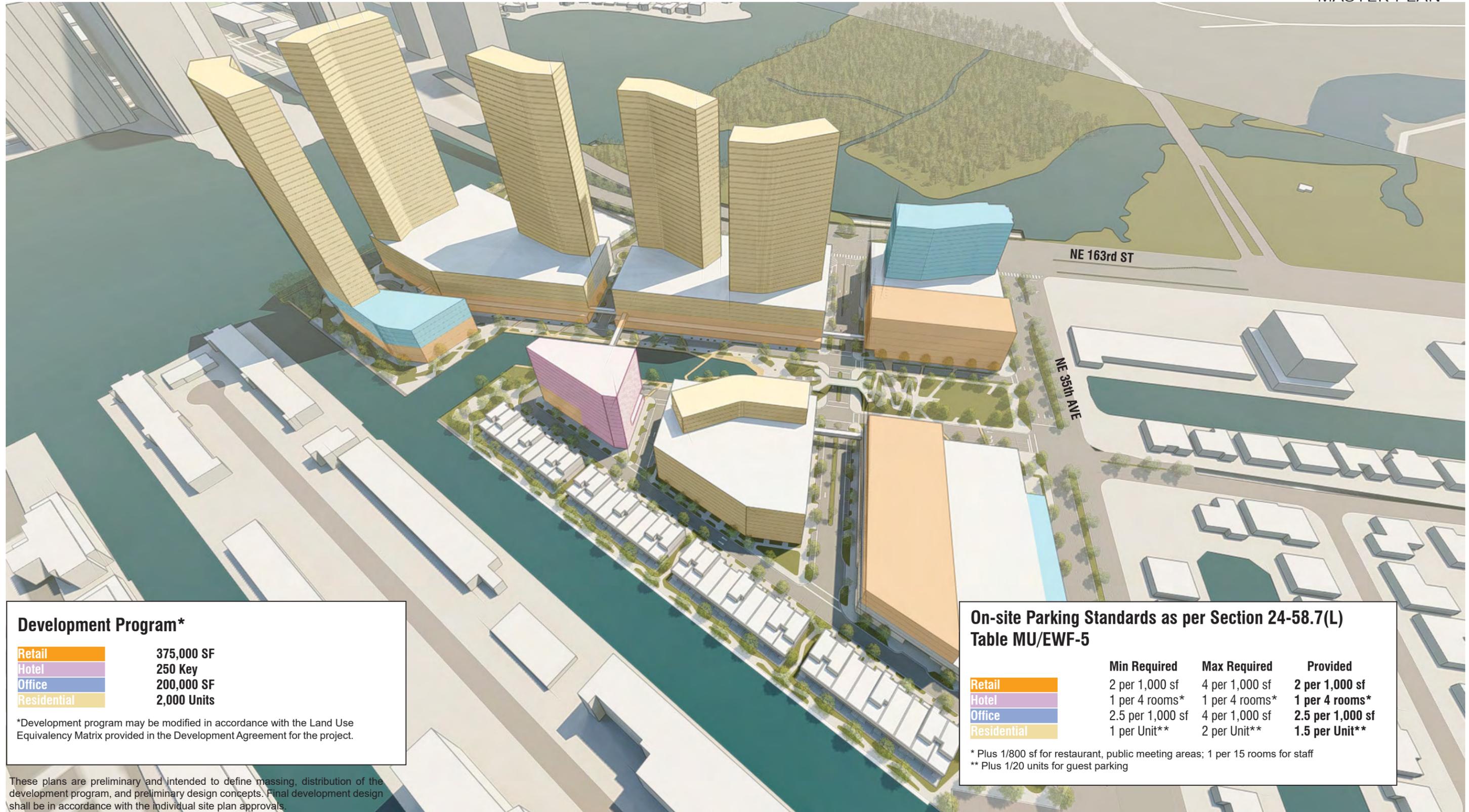
- Existing Designated Public Open Space
- New Designated Open Space
- New Elevated Open Space
- Designated Waterfront Promenade
- District Boundary

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.









**Development Program\***

Retail	375,000 SF
Hotel	250 Key
Office	200,000 SF
Residential	2,000 Units

\*Development program may be modified in accordance with the Land Use Equivalency Matrix provided in the Development Agreement for the project.

These plans are preliminary and intended to define massing, distribution of the development program, and preliminary design concepts. Final development design shall be in accordance with the individual site plan approvals.

**On-site Parking Standards as per Section 24-58.7(L)  
Table MU/EWF-5**

	Min Required	Max Required	Provided
Retail	2 per 1,000 sf	4 per 1,000 sf	2 per 1,000 sf
Hotel	1 per 4 rooms*	1 per 4 rooms*	1 per 4 rooms*
Office	2.5 per 1,000 sf	4 per 1,000 sf	2.5 per 1,000 sf
Residential	1 per Unit**	2 per Unit**	1.5 per Unit**

\* Plus 1/800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff  
\*\* Plus 1/20 units for guest parking

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CP104	Conceptual Fire Truck Circulation Plan
CP105	Conceptual SU-30 Truck Circulation Plan
CP106	Conceptual SU-30 Truck Circulation Plan

**INTRACOASTAL** | SITE DIAGRAMS + REGULATING PLANS



North Miami Beach, Florida

Context Map

A1-1

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North Miami Beach, Florida

Aerial

A1-2

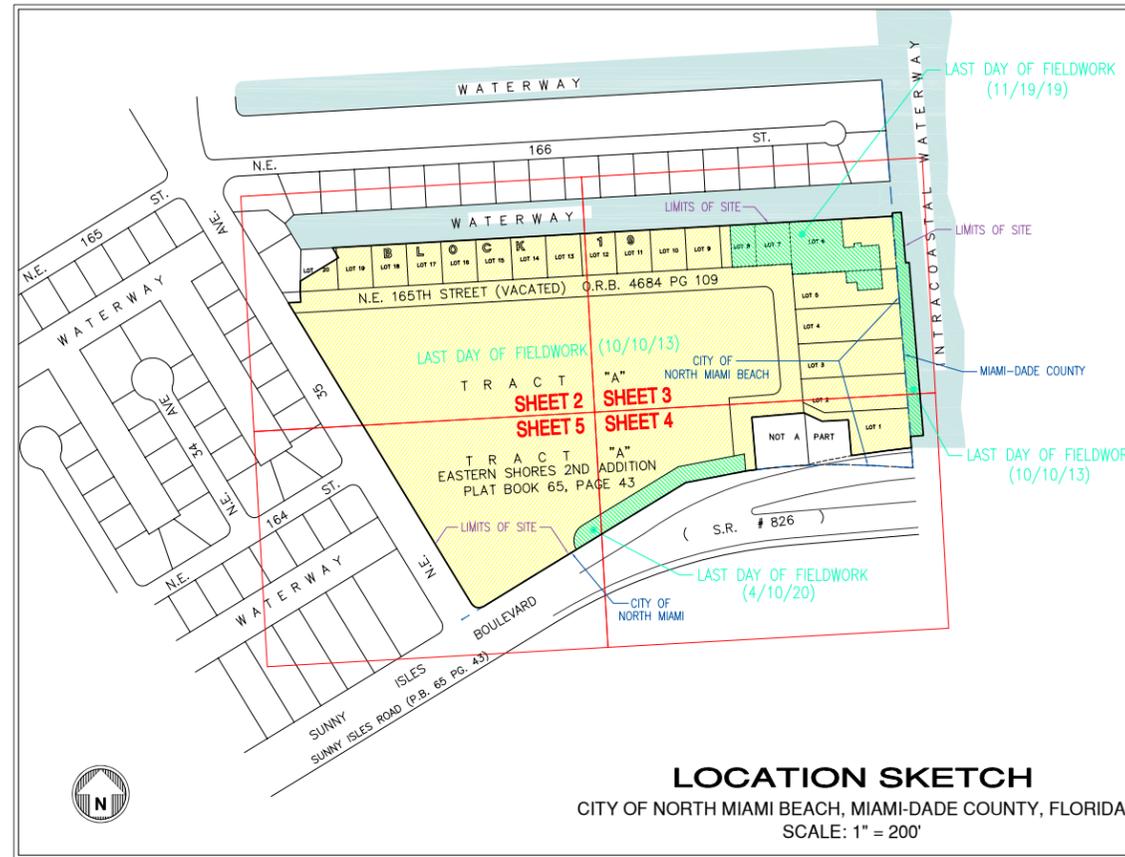
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# INTRACOASTAL MALL



**LOCATION SKETCH**  
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1" = 200'

**OVERALL LEGAL DESCRIPTION:**

Tract "A", Lots 2 through 18 and a portion of Lots 1, 19 and 20, Block 19 and also that vacated street known as NE 166th Street extending from NE 35th Avenue Eastward to the Western Boundary of Lots 5 and 6; thence Southerly to State Road 826, all in Block 19 of EASTERN SHORES 2nd ADDITION, according to the Plat thereof, recorded in Plat Book 65, Page 43, and that portion of Lessee's interest in that certain Sovereignty Submerged Lands Lease between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and M&H Intracoastal Mall, L.L.C., recorded on February 2, 2009 in Official Records Book 26738, Page 846, all being recorded in the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Lot 20 of said Block 19; thence N 02°53'14" E along the West line of said Lot 20 for 30.41 feet; thence N 58°36'22" E for 128.16 feet; thence N 31°23'42" W for 33.10 feet to a point on the North line of said Lot 20; thence N 86°46'13" E along the North line of said Block 19 for 1606.47 feet to the Northeast corner of said Lot 6; thence N 04°46'53" W for 1.86 feet; thence N 39°52'07" E for 1.99 feet; thence N 05°06'53" W for 5.99 feet; thence N 86°29'12" E for 25.80 feet; thence S 04°59'49" E for 144.76 feet; thence N 86°44'31" E for 8.64 feet; thence S 04°42'30" E for 498.02 feet; thence S 82°17'00" W for 36.72 feet; thence S 04°46'53" E along the East line of Block 19, for 31.70 feet to a point on the Northern Right-of-Way line of State Road 826, per Official Records Book 12103, Page 1685, of the Public Records of Miami-Dade County, Florida; the following two (2) courses being along said Northern Right-of-Way line; (1) thence S 83°09'49" W for 77.17 feet to a point of curvature of a 1982.86 foot radius curve leading to the left; (2) thence Westerly along said curve through a central angle of 02°49'34" for an arc of 96.32 feet; the following two (2) courses being along the Easterly and Northern lines of the Warranty Deed granted to Miami Dade Water and Sewer Authority as described in Official Records Book 11323, Page 1086, of the Public Records of Miami-Dade County, Florida; (1) thence N 04°50'25" W for 102.70 feet; (2) thence S 86°46'13" W for 75.11 feet (75.19 feet Deed); thence N 64°54'39" W along said Northern line of Miami Dade Water and Sewer property and the Northern line of the property granted to Florida Power and Light Company as described in Official Records Book 6829, Page 118, of the Public Records of Miami-Dade County, Florida for 57.61 feet (57.66 feet Deed) to the Northeast corner of the corrective Warranty Deed granted to Florida Power and Light Company as recorded in Official Records Book 270, Page 60 of the Public Records of Miami-Dade County, Florida; the following (2) courses being along the Northern and Western boundaries of said Florida Power and Light property; (1) thence S 85°09'35" W for 150.00 feet; (2) thence S 04°50'25" E for 150.33 feet (Deed 150.00 feet) to a point on the Northern Right-of-Way line of State Road No. 826 per property described in Parcel 103, Case Number 84-15796, Miami-Dade County, Florida, said point lying on a circular curve of a 1757.28 foot radius, leading to the left and whose point bears S 07°24'51" E; thence Westerly along said Northern Right-of-Way line through a central angle of 6°48'46" for an arc of 208.95 feet to a point on a non-tangent line; thence S 58°36'07" W along said Northern Right-of-Way line of State Road No. 826 as described in Parcel 103 per said Case 84-15796, said line also being the Southeastery line of said Tract "A" for 676.36 feet to a point of curvature of a 25.00 foot radius curve leading to the right; thence Westerly and Northern along said curve being along the Southern line of said Tract "A" through a central angle of 90°00'00" for an arc of 39.27 feet to a point of tangency; thence N 31°23'42" W along the Southeastery line of said Tract "A" and its Northeasterly prolongation thereof, said Westerly line also being the Easterly Right-of-Way line of NE 35th Avenue for 1006.59 feet to a point on the centerline of said vacated and abandoned NE 166th Street; thence N 86°46'13" E along said centerline for 35.79 feet; thence N 03°13'47" W for 30.00 feet to the POINT OF BEGINNING.

- SURVEYOR'S NOTES:**
- This site lies in Sections 10, 11, 14 and 15, Township 52 South, Range 42 East, City of North Miami Beach and Unincorporated Miami-Dade, Miami-Dade County, Florida.
  - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
  - Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
  - Bearings hereon are referred to an assumed value of S 58°36'07" W for the Northernly right of way line of State Road No. 826, and evidenced by (2) found 1/2" pipe & caps.
  - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Dade Miami-Dade County Bench Mark No. N-555, Elevation +4.82, located on April 24, 2019 at Sunny Isles Boulevard and NE. 35th Avenue.
  - Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C0142L, for Community No. 120656 & 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
  - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
  - Total lands containing 1,267,011 square feet, or 29.086 acres, more or less.
  - Uplands containing 1,248,056 square feet, or 28.651 acres, more or less.
  - Submerged lands containing 18,956 square feet, or 0.435 acres, more or less.
  - This map is intended to be displayed at the graphic scale shown hereon or smaller.
  - Roof overhang not located unless otherwise shown.
  - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
  - The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
  - Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
  - Tax Folio No.: 07-2210-002-2640 & 07-2210-002-2641.
  - This is not a Mean High Water Line Survey.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 10, 2013, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

**Daniel C Fortin** Digitally signed by Daniel C Fortin  
DN: c=US, o=Unaffiliated, ou=A01410D00000170A05CF5EE, 0000949F, cn=Daniel C Fortin  
Date: 2020.05.05 14:27:23 -04'00'

By: Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

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No.	D.N.	Revision	Description

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 000065  
200 N. Biscayne Blvd., Suite 2000, Miami, Florida 33132  
Phone 305-653-4499 / Fax 305-651-7152 / Email fls@mlsmap.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
INTRACOASTAL MALL  
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/10/13
Scale	1"=200'
Drawn By	MAP
CAD No.	070818
Plotted	4/16/20 1:23p
Ref. Dwg.	256-163
Field Book	49065 SJH
Job No.	200264
Dwg. No.	2020-034
Sheet	1 of 5

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North Miami Beach, Florida

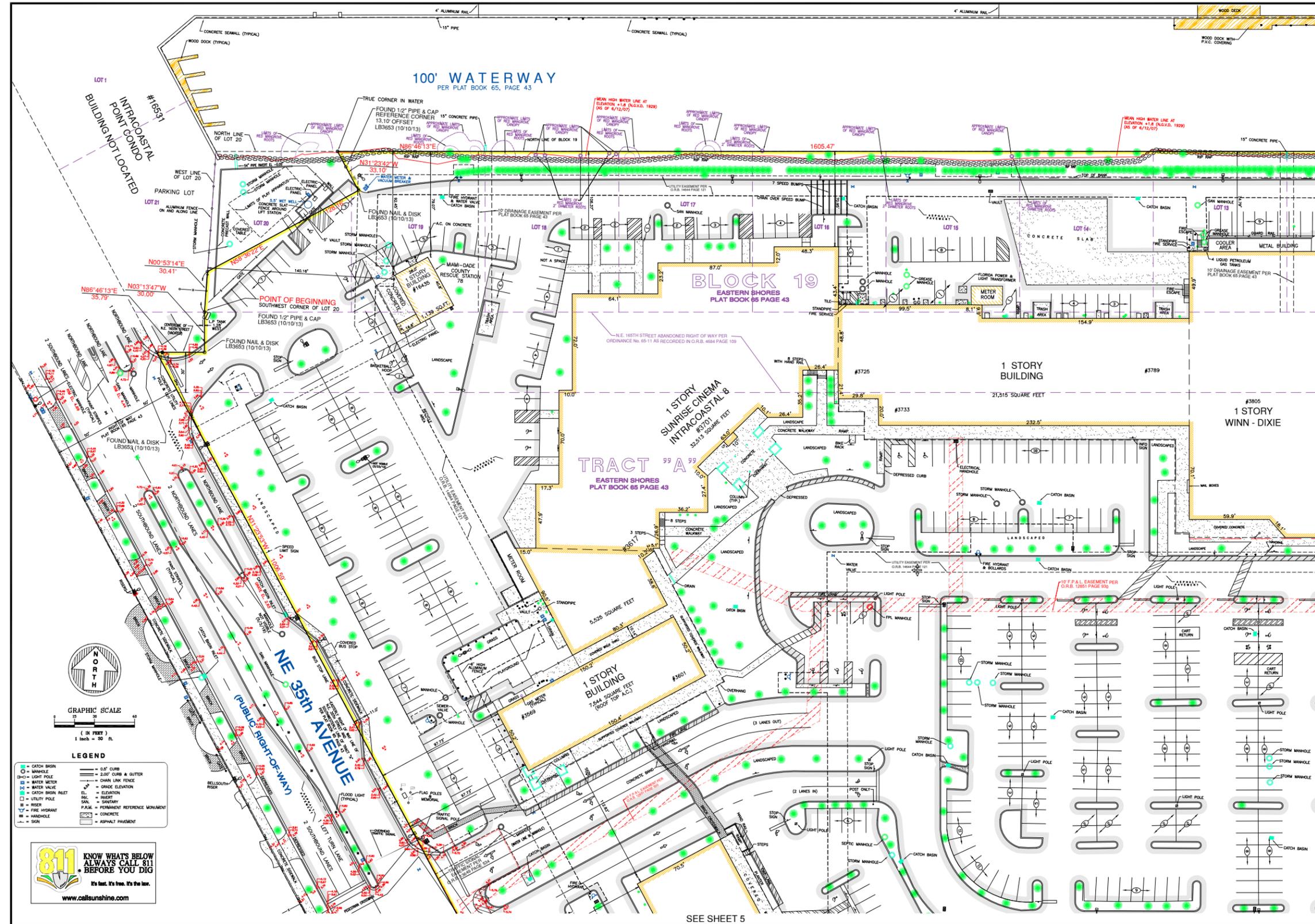
Survey

A1-3

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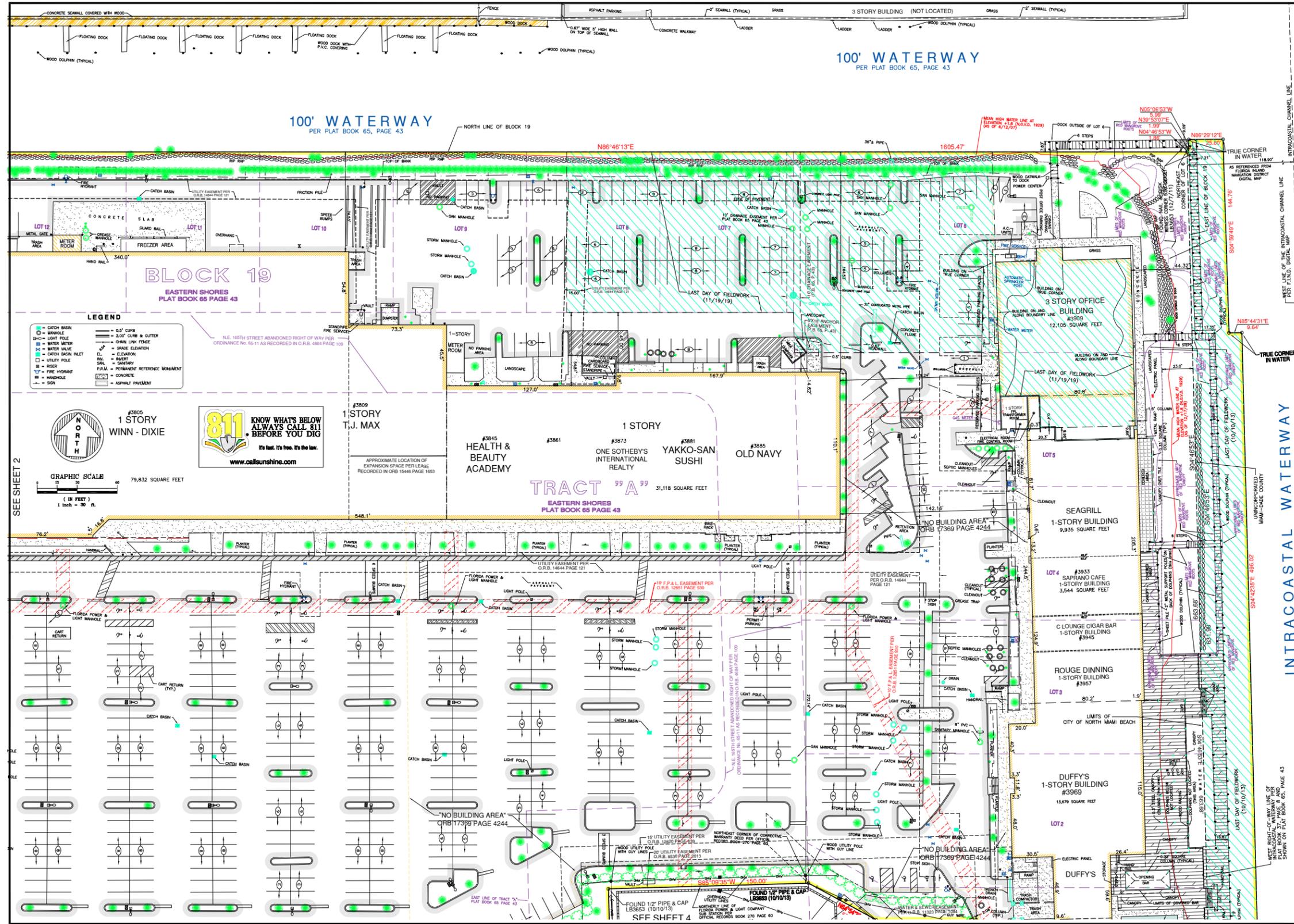


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Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fl@fortinleavy.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
INTRACOASTAL MALL  
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 10/10/13  
Scale: 1"=30'  
Drawn By: MAP  
CAD No.: 970818  
Plotted: 4/16/20 1:23p  
Ref. Dwg.: 200-163  
Field Book: 49065 S.H  
Job No.: 200264  
Dwg. No.: 2020-034  
Sheet: 2 of 5



No.	D.N.	Revision Description

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 000003  
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**BOUNDARY & TOPOGRAPHIC SURVEY**  
INTRACOASTAL MALL  
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/10/13
Scale	1"=30'
Drawn By	MAP
CAD No.	070818
Plotted	4/16/20 1:23p
Ref. Dwg.	200-163
Field Book	49065 S.H
Job No.	200264
Dwg. No.	2020-034
Sheet	3 of 5

