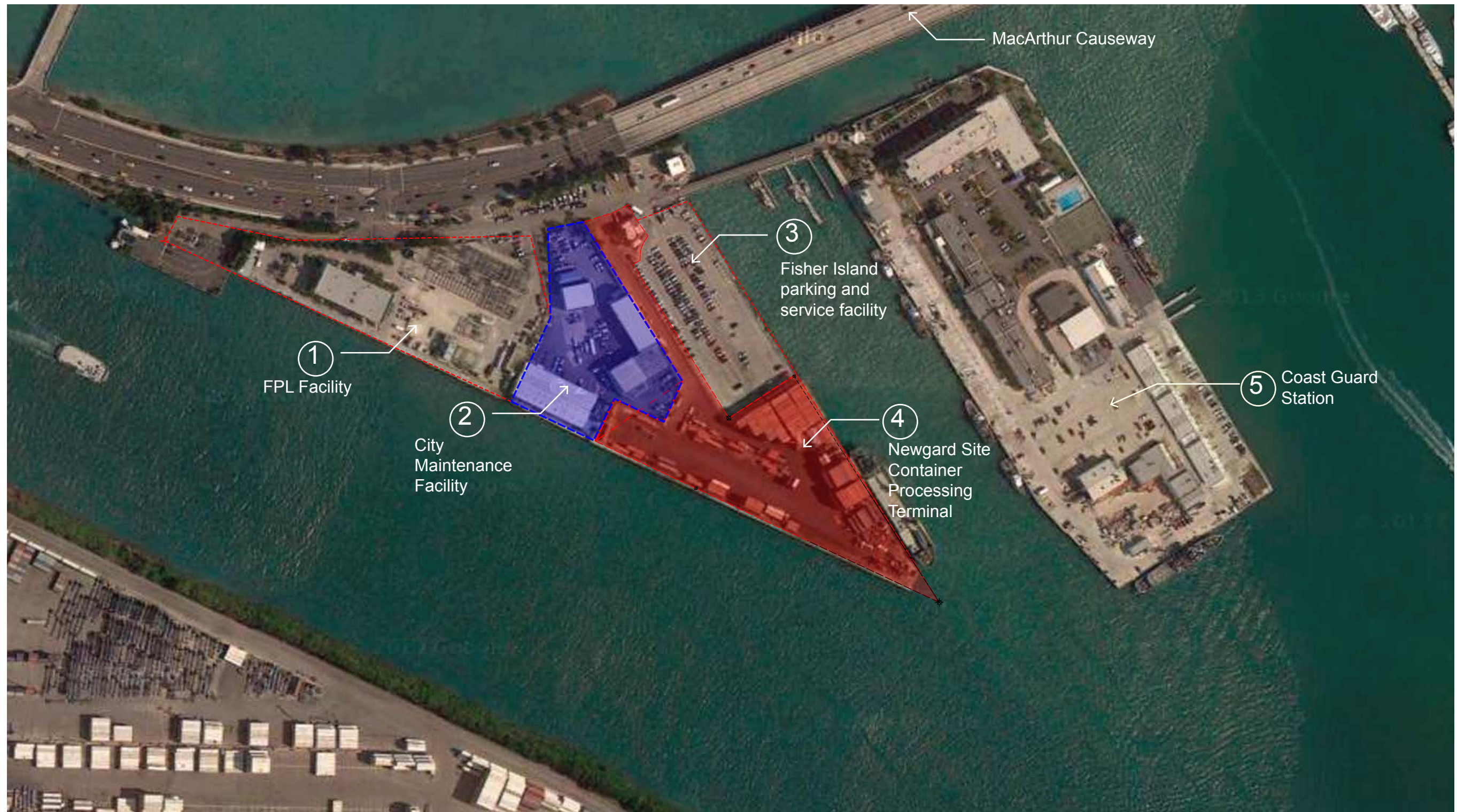


Terminal Island

Miami Beach

12 February 2014

Current

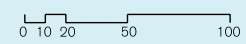
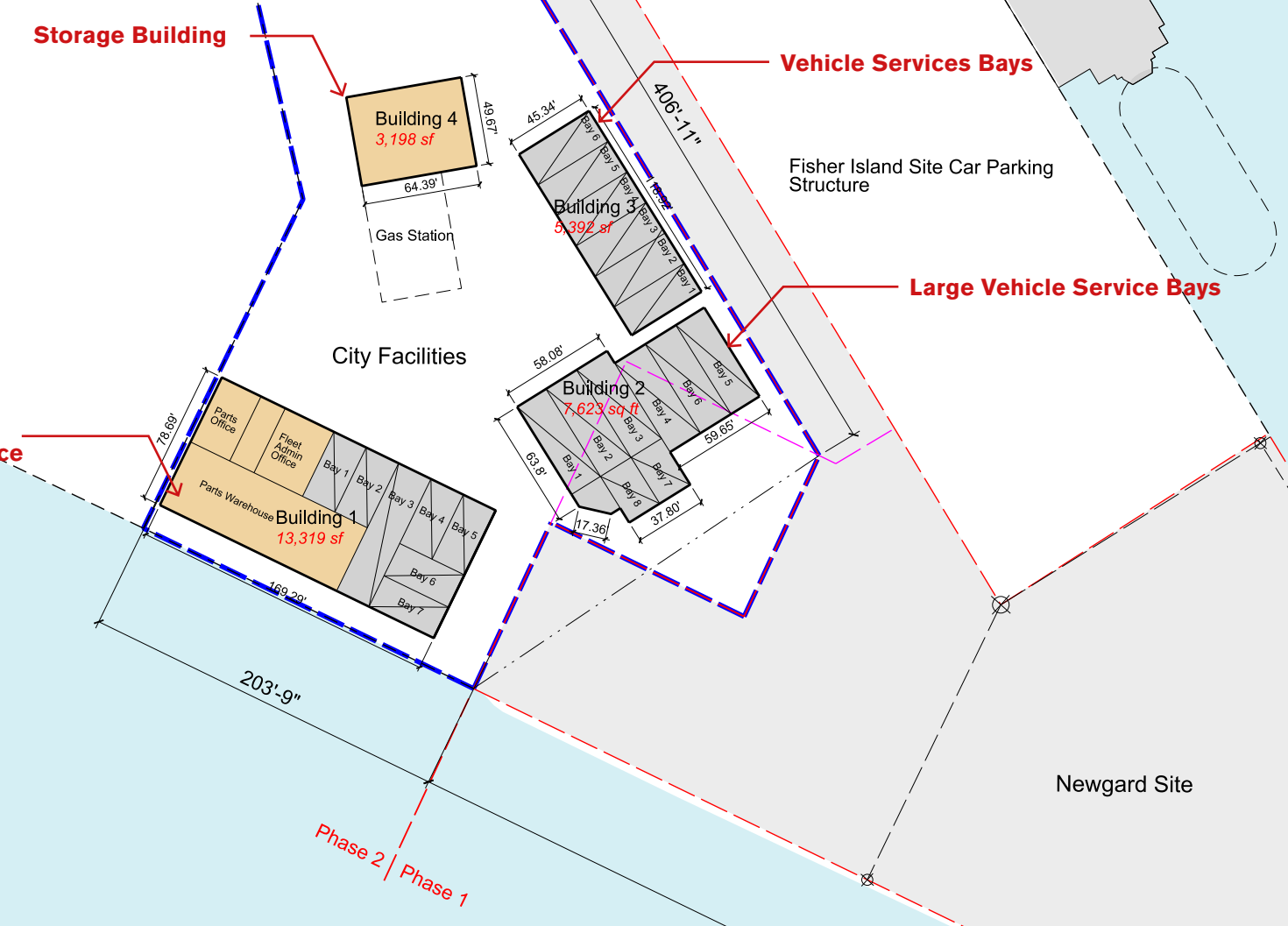


Existing Facilities on site - Ground Level

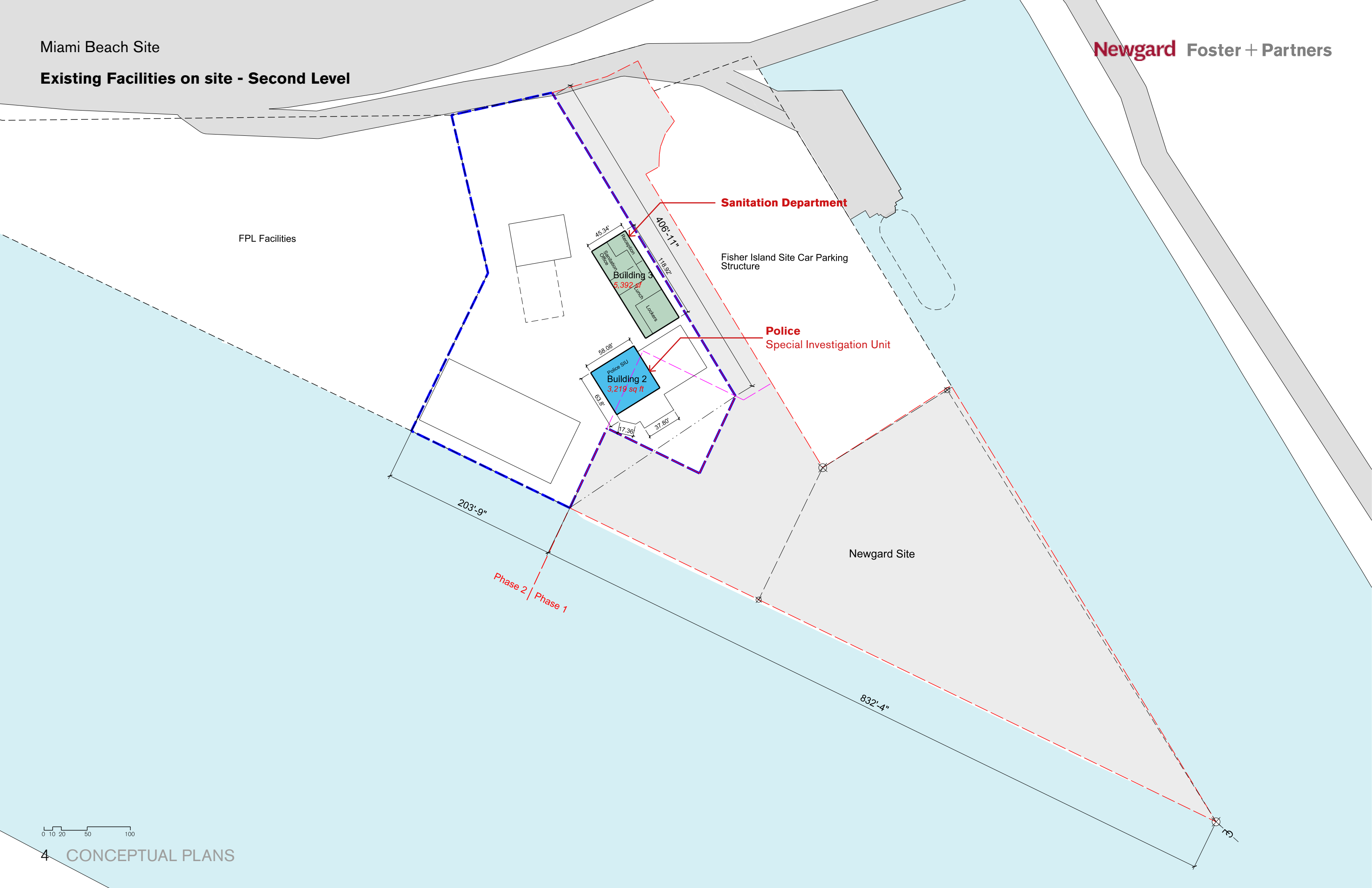
FPL Facilities

City Facilities

Newgard Site

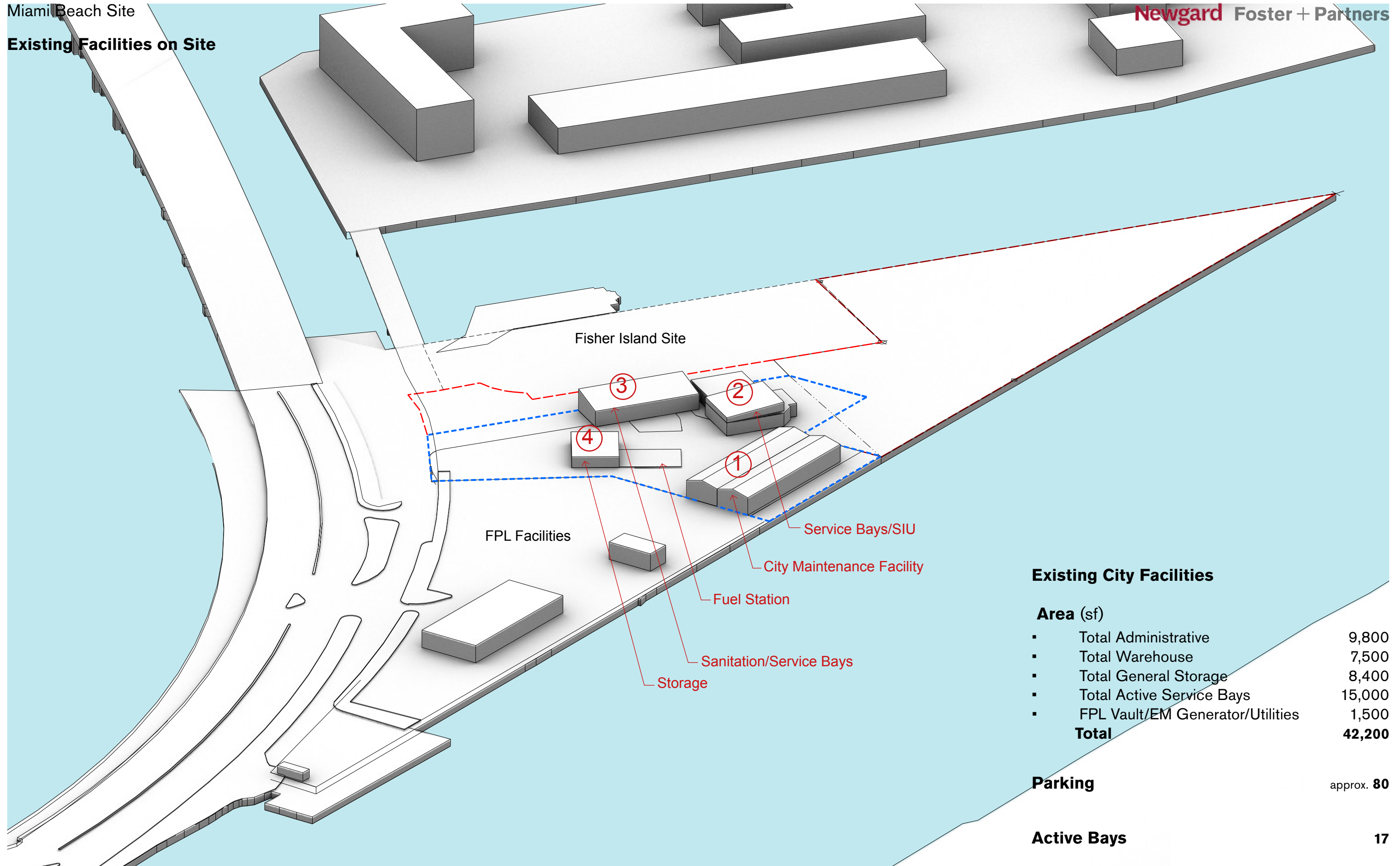


Existing Facilities on site - Second Level



0 10 20 50 100

Existing Facilities on Site



Existing City Facilities

Area (sf)

▪ Total Administrative	9,800
▪ Total Warehouse	7,500
▪ Total General Storage	8,400
▪ Total Active Service Bays	15,000
▪ FPL Vault/EM Generator/Utilities	1,500
Total	42,200

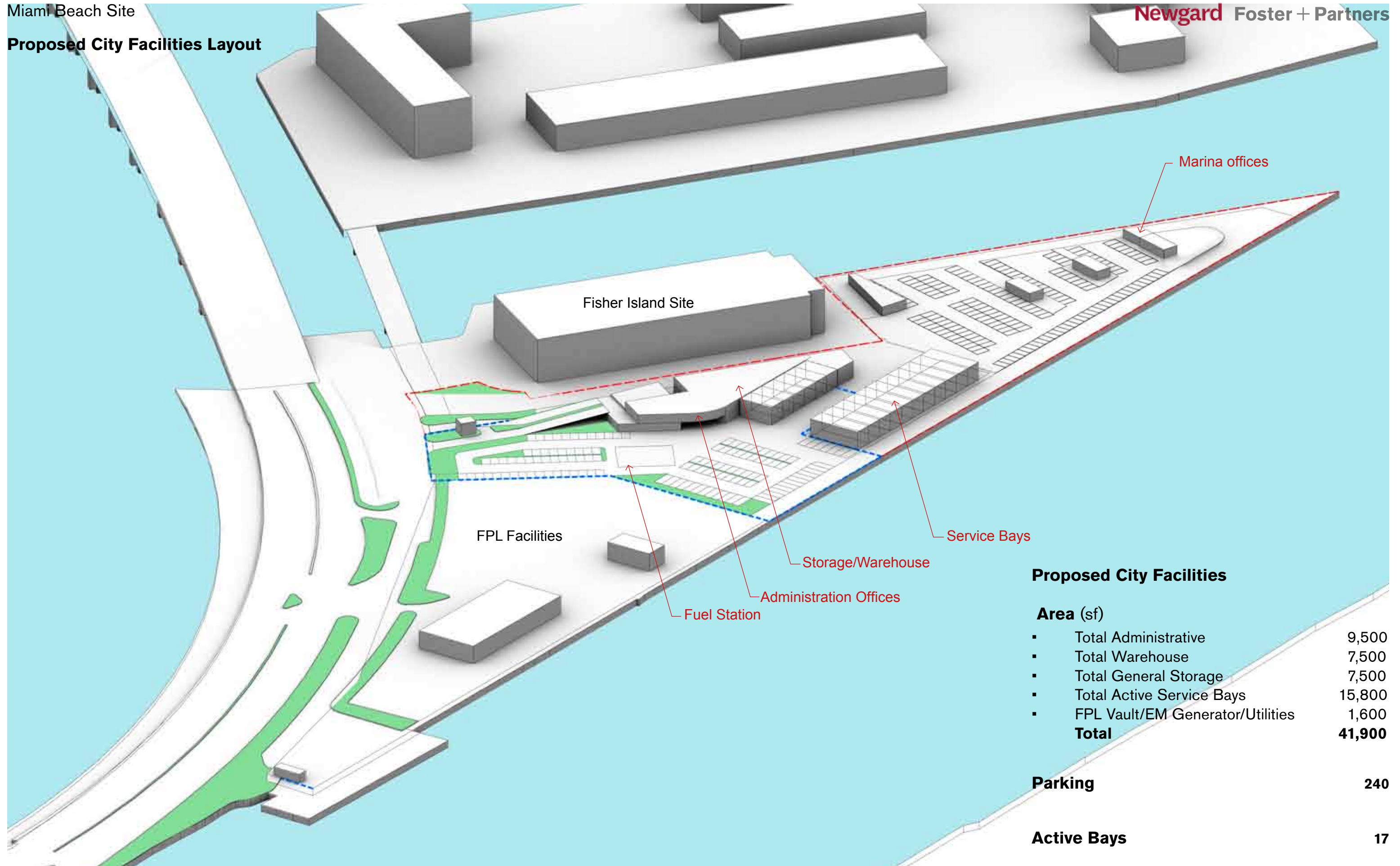
Parking

approx. 80

Active Bays

17

Proposed City Facilities Layout

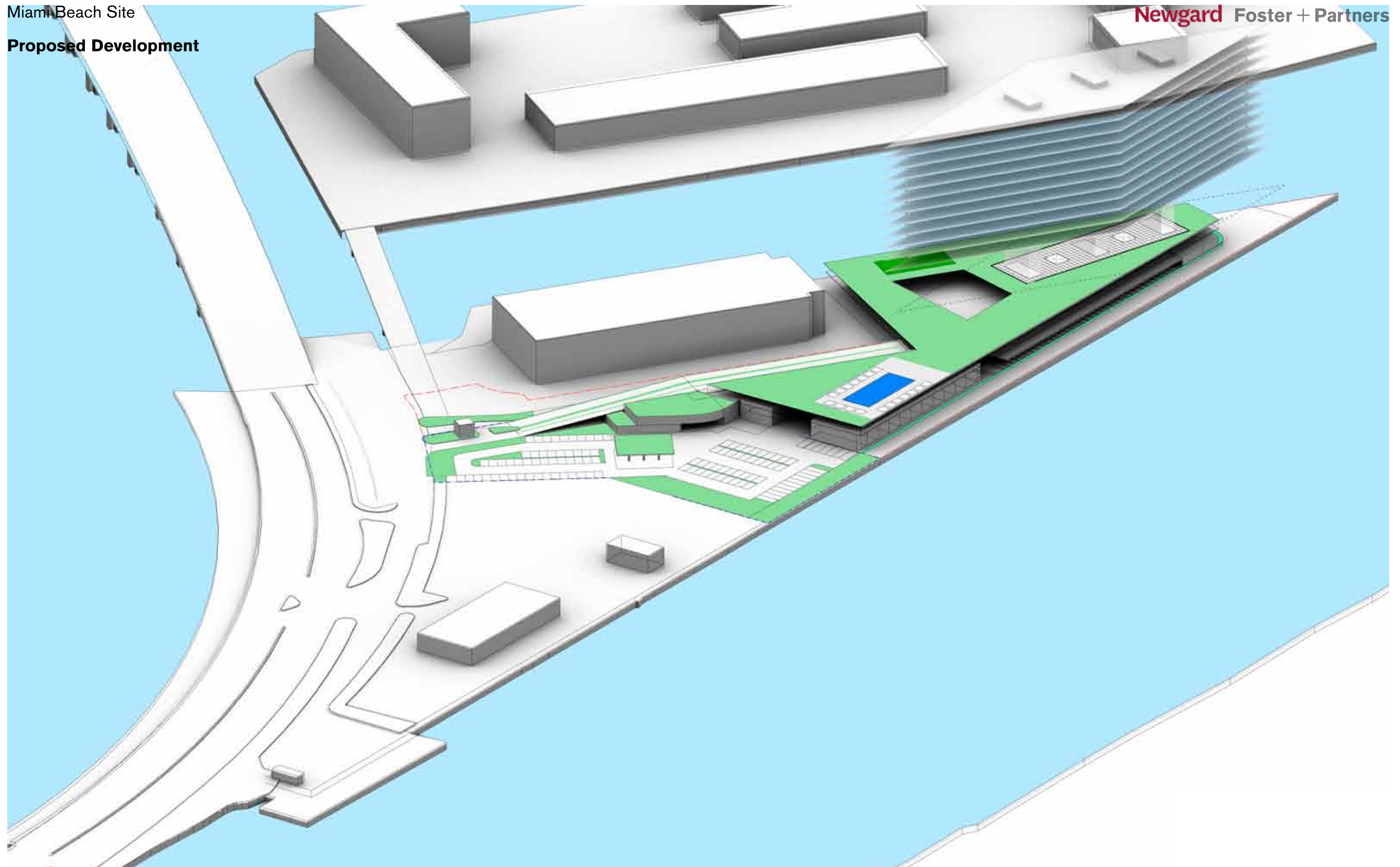


Proposed City Facilities

Area (sf)	
Total Administrative	9,500
Total Warehouse	7,500
Total General Storage	7,500
Total Active Service Bays	15,800
FPL Vault/EM Generator/Utilities	1,600
Total	41,900

Parking 240

Active Bays 17





Facilities Parking Accommodated:
240 spaces for Sanitation, Fleet Management, Police & Marina Employees and Guests

- Fleet Management / Police/ Sanitation Offices
- Marina Support Offices
- Condo BoH/ Mechanical
- Newgard Development Cores

0 10 20 50 100

Parking & Planting at grade

Offices for Sanitation/ Fleet Management Mezzanine

Fisher Island Site Car Parking Structure

Outline of Ferry

Sanitation/ Fleet Management Office
4500 sf²

Storage
7500 sf²

Service Bays Below

Void Over FPL Vault / EM Generator

Service Bays Below

Void Over Maintenance Bay Zone

Residential Parking (Access from Above)

Residential Parking Accommodated:
192 spaces (49 boxes)

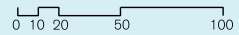
Phase 2
Phase 1

235'-8"

49 boxes (192 spaces)
415'-5"

Condo Amenity Terrace

-  Newgard Parking Spaces
-  Fleet Management / Police/ Sanitation Offices
-  Newgard Development Cores

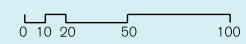




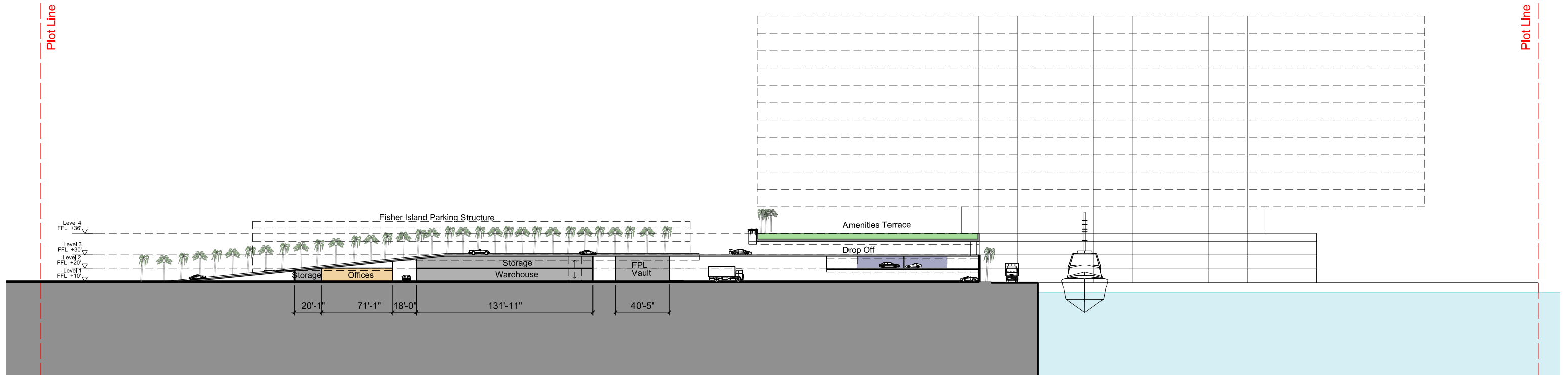
Parking Accommodated:
 Residential : **79 spaces** (19 boxes)
 Guests: **51 spaces**

- Car parking Box
- Amenities
- Lobby
- Condo BoH/ Mechanical
- Newgard Development Cores

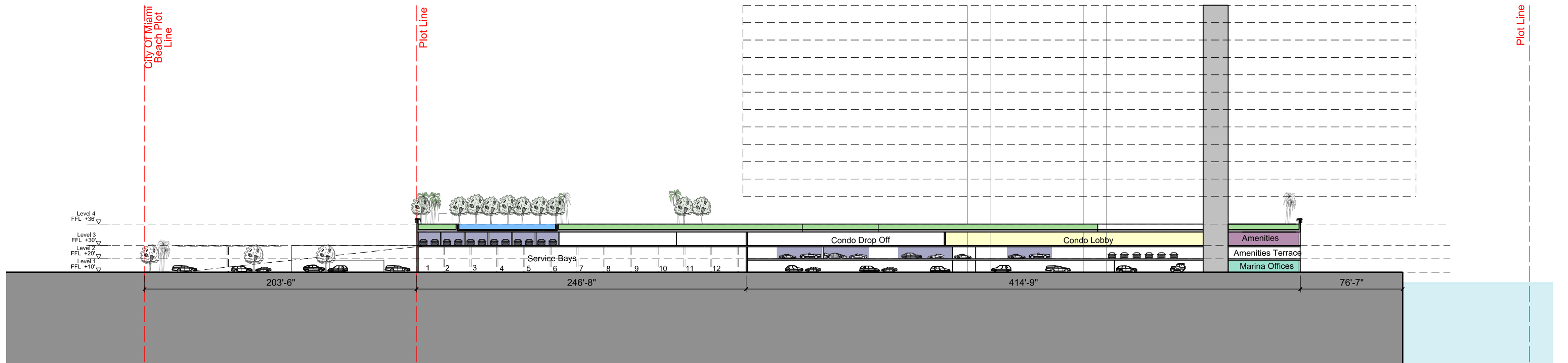
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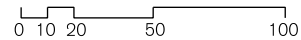
Long Sections



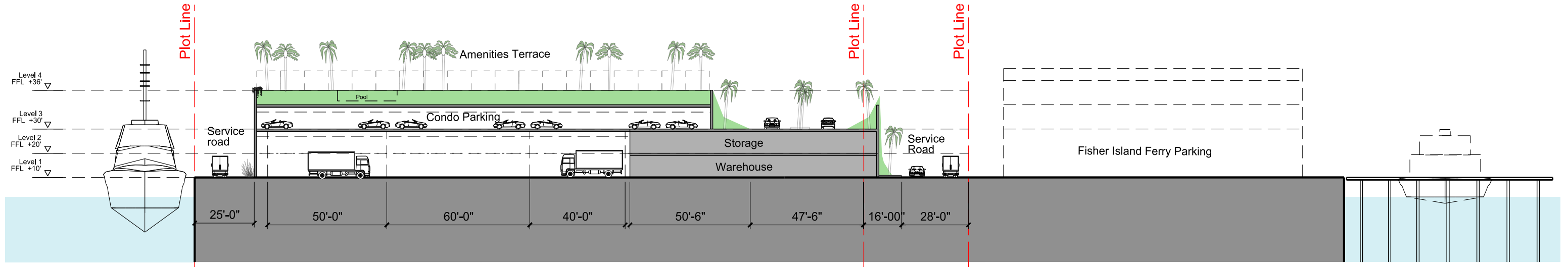
Long Section 1 - Alongside Ramp



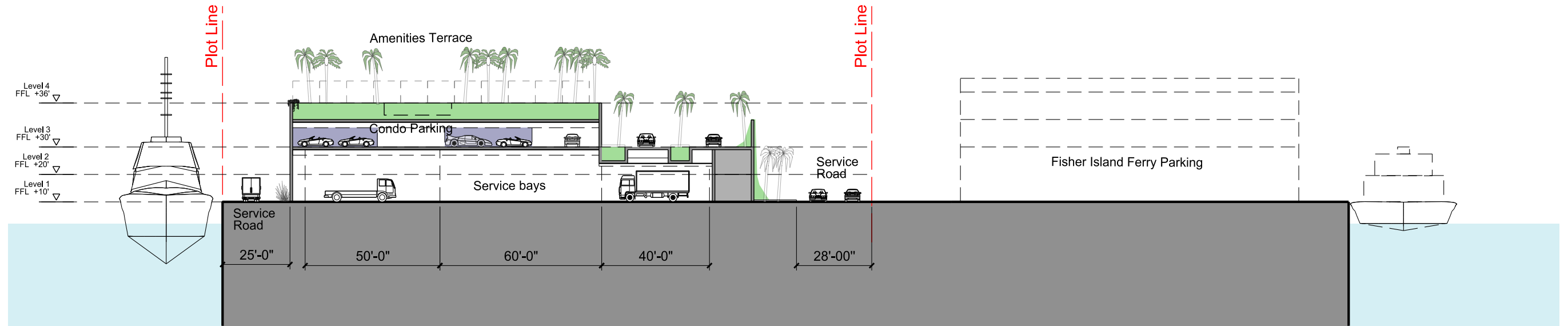
Long Section 2 - Parallel to the Main Shipping Channel



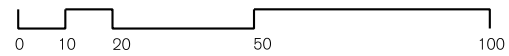
Cross Sections



Cross Section 1



Cross Section 2



Development Vision



ARTIST'S CONCEPT

... a green stepping stone between Miami City and Miami Beach

Development Vision



ARTIST'S CONCEPT

Development Vision



ARTIST'S CONCEPT

... a waterside landmark experience!

Development Vision



ARTIST'S CONCEPT

a beacon