



Thank you for joining us!

SUNSHINE STATE
INTERNATIONAL PARK
REDEVELOPMENT KICK-OFF
MEETING

City of Miami Gardens

April 24, 2012



Tonight's Agenda

- **Introduction by Mayor Shirley Gibson**
- **Goal: Revitalization**
- **Zoning, Mixed Land Use/Entertainment and Economic Redevelopment Opportunities**
- **Historic Preservation**
- **Parking, Traffic Circulation and Infrastructure**
- **Transportation and Accessibility**

The Sunshine State International Park



Strength: Location, Location, Location

Goal: Create a consensus strategic plan with specific steps to revitalize the Park.

- ▣ Establish partnerships with businesses and stakeholders
- ▣ Evaluate and recommend the best land uses
- ▣ Specify needed infrastructure improvements

Create thriving, mixed-use development with restaurants, clubs, art and nightlife!

- ▣ 2010 Zoning Code: Broadens uses to permit a broad array of retail commercial as well as warehouse and manufacturing
- ▣ Promote area to potential developers/investors

OTHER OLD INDUSTRIAL AREAS - Crockett Street in Beaumont, TX



Ybor City in Tampa, FL



Entertainment District Concept in Downtown Miami - Streetscape Improvements -

Alley between 10th
and 11th Streets,
(09/2004)



Conceptual
rendering: New
buildings will be
added and additional
properties
transformed.



Photos courtesy of SEOPW 2004 Master Plan Update prepared by Dover Kohl & Partners



MiMo

Mid-century Modernism or
Miami Modern

**THE ARCH OF
INDUSTRY at
SUNSHINE
STATE
INTERNATIONAL
PARK
1963**

**The City's First
Designated Historic
Structure, 2011**

MIMO Historic District with Incentives

SUNSHINE STATE INTERNATIONAL PARK

Contributing: 5

50%

Potentially Contributing: 4

40%

Potentially Non-Contributing: 1

10%

2010

1200
NW 167 ST

1971

1050
NW 167 ST

1972

16560
NW 10 AVE

1958

16550
NW 10 AVE

1961

16555
NW 13 AVE

1972

1251
NW 165 ST

1965

1221
NW 165 ST

1965

1111
NW 165 ST

1958

1001
NW 163 DR

1971

16505
NW 13 AVE

BLOCK B-9

Accessibility and Transportation Improvements

- ▣ Long-term improvements and planning by Federal, State and Regional Agencies
- ▣ Enhancements such as streetscape/landscape improvements
- ▣ Short and long-term traffic circulation
- ▣ Parking
- ▣ Transit
- ▣ Rail

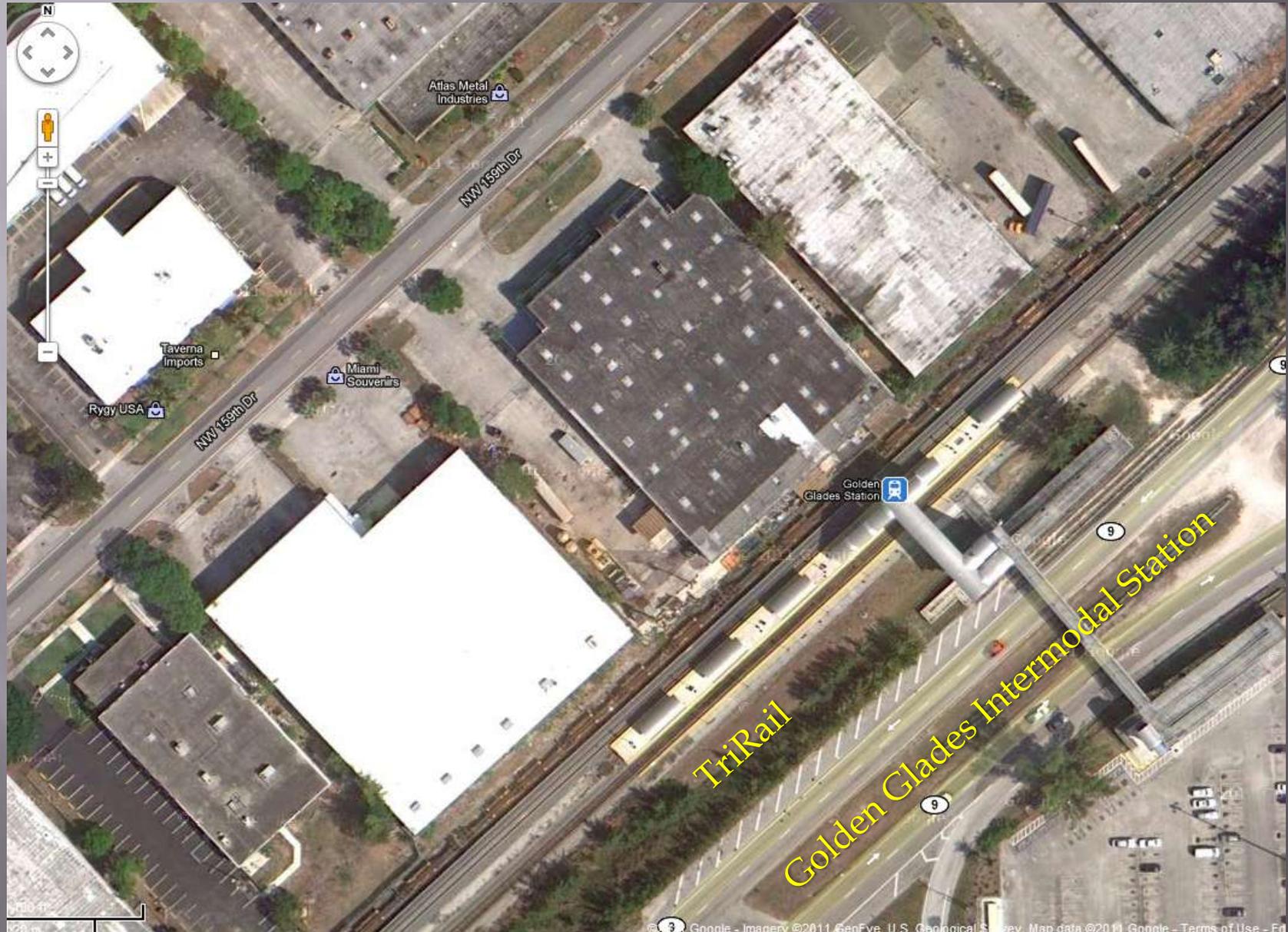
Existing Parking and Infrastructure Conditions at Sunshine State International Park



Insufficient parking



Enhance Accessibility to Transit



Golden Glades Interchange – Big Asset



ALTERNATIVES PUBLIC WORKSHOP

Golden Glades Interchange Improvements

Project Development and Environment (PD&E) Study

From State Road (SR) 826/Palmetto Expressway Eastbound to I-95 Northbound

The Florida Department of Transportation (FDOT) District Six,
in conjunction with the Florida's Turnpike Enterprise (FTE)

Thursday, May 3, 2012 from 6:00 p.m. to 8:00 p.m.

Trinity Church, Hospitality Suite

17801 NW 2nd Avenue, Miami Gardens, Florida 33169



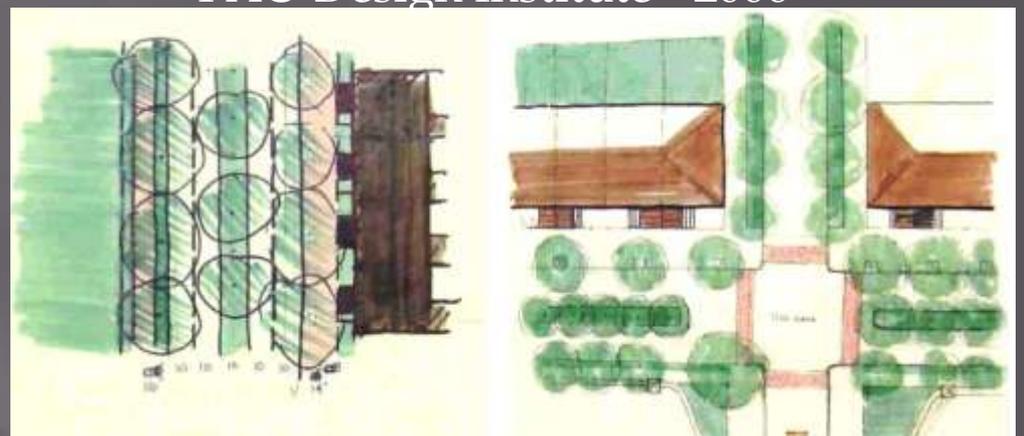
PALMETTO EXPRESSWAY/826 PD&E



2012 City Resolution: Enhance NW 167th Street



FAU Design Institute - 2006



DISCUSSION

- ▣ Zoning, Mixed Land Use/Entertainment and Economic Redevelopment Opportunities
- ▣ Historic Preservation
- ▣ Parking, Traffic Circulation & Infrastructure
- ▣ Overall Transportation and Accessibility
- ▣ Other

