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CITY OF  
**HIACLEAH**  
2050 MASTER PLAN

**EXECUTIVE SUMMARY  
MASTER PLAN  
RECOMMENDATIONS**

MAY 2025

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## INTRODUCTION

### FRAMING A VISION FOR HIALEAH'S FUTURE

In 2023, the City of Hialeah launched an ambitious initiative to define a long-term vision for its future through the creation of the Hialeah 2050 Master Plan. Timed to align with the City's centennial anniversary in 2025, this effort sets a forward-looking agenda for the next 25 years—one focused on **enhancing livability, infrastructure, and community well-being** across Hialeah's diverse neighborhoods.

Grounded in extensive data analysis and meaningful public engagement, the Master Plan represents a comprehensive roadmap to **guide future development, investment, and policy decisions**. It addresses critical challenges related to aging infrastructure, land use transitions, economic opportunity, transportation access, and quality of life. At its core, **the plan aspires to make Hialeah a more vibrant, sustainable, and connected City—while preserving the rich cultural identity that defines its past and present.**

The planning process prioritized community voices through open houses, pop-up events, digital outreach, and surveys, ensuring the vision reflects the aspirations of residents, businesses, and civic leaders alike. The insights gathered through this engagement, coupled with a robust assessment of existing conditions, informed the development of guiding principles that shaped the plan's priorities and recommendations.



▲ Extensive public outreach helped shape the Hialeah 2050 Master Plan, starting in September 2023. Over the course of a year, the consultant team hosted and participated in more than 30 events — including workshops, walking and biking audits, a "Take Transit to Work Day," open houses, and interactive activities — to gather ideas directly from the community. Surveys were also conducted both in person and online to ensure every voice had a chance to be heard.

Organized around **four foundational focus areas**—Urban Design & Quality of Life, Mobility & Connectivity, Infrastructure & Public Services, and Parking—the Hialeah 2050 Master Plan outlines a strategic framework for managing growth while enhancing the City's livability and resilience. It identifies opportunity areas at the regional, Citywide, and neighborhood levels, and introduces scalable interventions to promote equity, economic vitality, and environmental stewardship.

### PROJECT GOALS: DEFINING STRATEGIC PRIORITIES

- » Create a 25-year plan to bring big, meaningful changes that uplift all generations.
- » Involve the community every step of the way and turn their ideas into real actions.
- » Guide how land is used and where the City should grow in the future.
- » Improve how people get around by connecting neighborhoods, jobs, and transit.
- » Support better roads, parks, green spaces, and walkable, welcoming streets.
- » Help local businesses grow while keeping Hialeah's unique character.

## FOUR MAIN FOCUS LAYERS & IDENTIFIED NEEDS

### URBAN DESIGN, LAND USE & QUALITY OF LIFE

- » **Increased beautification** and placemaking for greater **sense of place**.
- » Need for a **wider range of housing types** and price points to meet the needs of current and future residents.
- » Increased **redevelopment** activity **near transit**.
- » **Plan for land use transitions** that foster redevelopment activity over time that is compatible with its neighboring properties.
- » Need for **destinations that becomes proud landmarks** in the community and provide a higher-level experience and recreation.
- » **Increased mix of uses** and densities on commercial corridors and multifamily districts.
- » Growth in **economic development opportunities** for more balanced socioeconomic conditions.
- » **Increased enforcement** to manage non conforming unconventional practices.
- » **Improved quality of infrastructure to increase security** in the south-east areas, which are experiencing high crime activity.
- » **Identify outdated land development code classifications** and requirements and update them to current needs.

### ACCESS, TRANSPORTATION, MOBILITY & CONNECTIVITY

- » **Increased safety for all modes** and focus on reduction of traffic speeds (hostile driving behavior).
- » Need for **safe and continuous multimodal facilities** for people (of all ages and abilities) walking and cycling.
- » **Increased sidewalk, bicycle and street network connectivity**.
- » Increased **access to transit** and to the regional network.
- » **Increased access and connectivity to community destinations/amenities**.
- » Effective, **reliable and continuous transit service** for existing and future users that do not own a car or cannot or do not want to drive.
- » **Balance truck activity** along key corridors and nodes to minimize impact in residential neighborhoods.

### INFRASTRUCTURE / PUBLIC SERVICES

- » **Plan for flood mitigation** in the most vulnerable and high risk locations (southeast and Hialeah Heights areas).
- » **Enhanced streetlight conditions** on City-owned streets.
- » Need for a **fire/police sub-station** in underserved areas of the City.
- » **Increased water and sewer capacity** and reliability to accommodate the City's rapid growth.
- » **Actively work with Federal and County authorities** to expedite approved roadway projects.
- » Need to **increase open and active recreation areas**.

### PARKING

- » Need of **dedicated staff and resources to assess on-street parking conditions and needs** on individual areas and develop a parking action plan for each of these.
- » Need for a **regulatory framework to manage on-street parking and loading areas** and the exploration of timed and paid parking mechanisms.
- » Need for **improved signing and striping for on-street parking and loading zones**.
- » Carefully expand **shared parking regulations** including incentives.
- » **Increase enforcement** to manage **illegal parking**.
- » Need for enforcement mechanisms to **manage parking and landscaping** in future master planned areas.

# URBAN DESIGN, LAND USE & QUALITY OF LIFE

## ELEVATING THE EVERYDAY EXPERIENCE

The quality of life in Hialeah is deeply connected to the design of its neighborhoods, the character of its public spaces, and the strength of its community identity. As one of Florida’s most dynamic and culturally rich cities, Hialeah’s built environment plays a central role in shaping how residents live, interact, and feel a sense of belonging. This section of the Hialeah 2050 Master Plan outlines a bold vision for the future of the City’s urban form—one that supports vibrant, walkable neighborhoods, encourages thoughtful land use transitions, and celebrates the diverse cultural heritage that defines Hialeah’s identity.

Informed by in-depth analysis and robust community engagement, the recommendations set forth in this chapter focus on key priorities:

- » **Strengthening neighborhood identity through human-scaled urban design and placemaking;**
- » **Encouraging mixed-use development that brings daily needs closer to home;**
- » **Protecting single-family residential districts while expanding housing options;**
- » **Improving access to public spaces that serve as gathering places and anchors of civic life.**

The plan recognizes that design is not just about physical form—it’s about how people experience and shape the places they live. By focusing on the creation of inclusive, connected, and resilient neighborhoods, this vision for Hialeah embraces the belief that the public realm should **inspire pride, reflect community values, and promote well-being for all**. Strengthening cultural identity and ensuring access to high-quality, welcoming environments are central to creating the Hialeah its residents envision for 2050.

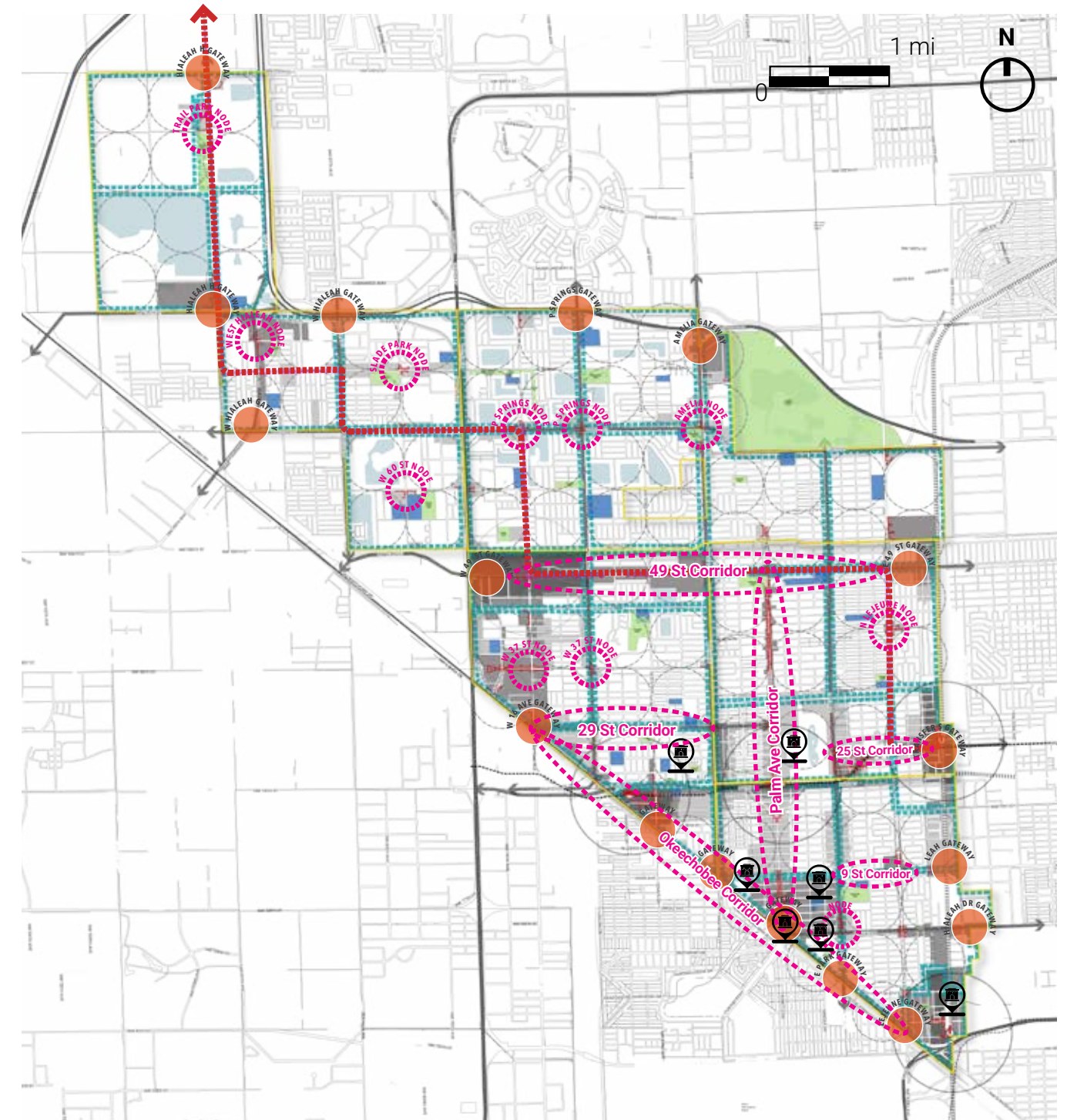
### KEY RECOMMENDATIONS

- » **Strengthening Hialeah’s Identity Through Historic Preservation, Gateways and Corridors.** To reinforce Hialeah’s sense of place and create a stronger visual identity, the plan proposes a coordinated **Gateways and Corridors Strategy**. This includes enhancements to signature streets like **Okeechobee Road and 49th Street**, transforming them into welcoming, walkable corridors that serve as cultural and commercial anchors for the City. Recommendations are focused on streetscape design, signage, and placemaking interventions that highlight Hialeah’s unique character and create a more cohesive urban image.



**South Hialeah Elementary School**, founded in 1924, stands as a proud symbol of the City’s rich history and cultural roots. As one of Hialeah’s oldest educational institutions, it not only nurtures young minds but also helps preserve the City’s unique identity — connecting generations through a legacy of learning, tradition, and community pride.

This map highlights the places that help shape how people experience Hialeah — from important entry points into the City to key streets and community gathering spots. It also shows historic landmarks that help tell Hialeah’s story and build pride in its shared identity. The Mixed-Use Corridors and Neighborhood Nodes Framework provides a citywide strategy to guide infill and redevelopment. It identifies priority locations where zoning, mobility investments, and urban design interventions can work together to support higher-quality, mixed-use development. The framework helps Hialeah proactively manage growth while bringing essential services, housing, and amenities closer to where people live and work.



#### LEGEND

- |                                    |  |                                     |
|------------------------------------|--|-------------------------------------|
| TriRail                            | ■ Regional Center - Opportunities                | ⊙ TOD 1/2 mile radius (10 min walk) |
| --- MetroRail                      | ■ City Center / Corridor - Opportunities         | — Proposed Building Frontage        |
| --- Proposed Premium Transit Spine | ■ Neighborhood Nodes & Corridors - Opportunities | ⊙ Neighborhood Nodes & Corridors    |
| ↔ Primary Arterial Connectors      | ▨ Districts                                      | ● Gateways                          |
| ■ Parks                            | ▨ Study Areas                                    | ⊙ Historic Assets                   |
| ■ Schools                          | ⊙ Neighborhood 1/4 mile radius (5 min walk)      |                                     |

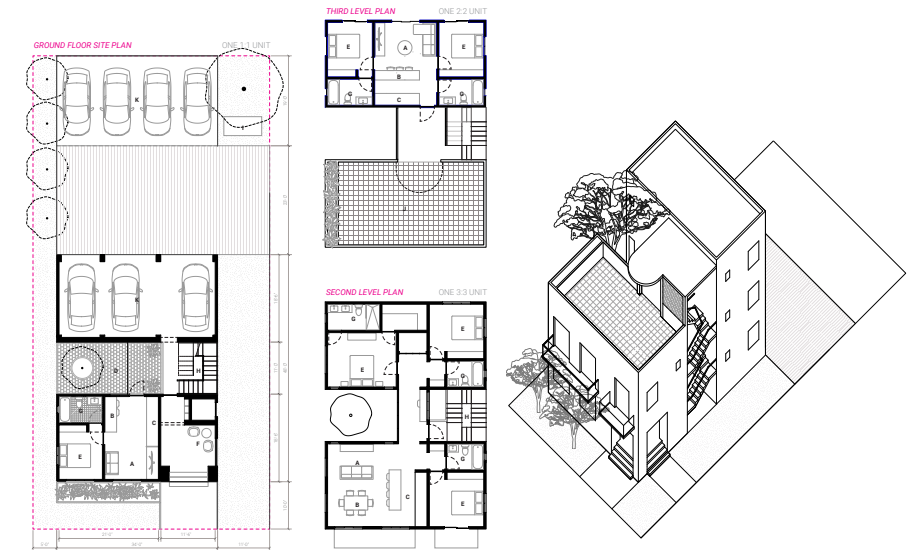
**Map 01.** City of Hialeah Opportunity Areas, Gateways, Nodes and Corridors Map. (Source: Plusurbia)



## TRIPLEX CORNER LOT

### Proposed Type Information

Units	3
Lot Area	5,000 Sq. Ft. (50'x100')
Parking Spaces	8
1/1 Unit	390 Sq. Ft.
2/2 Unit	610 Sq. Ft.
3/3 Unit	1220 Sq. Ft.



- » **Encouraging Mixed-Use Development Along Key Corridors.** Recognizing the need to bring housing, services, and retail closer together, the plan recommends **targeted mixed-use development** along strategic commercial corridors—most notably **Palm Avenue**. A detailed Mixed-Use Corridor framework outlines how zoning and urban design can work together to support vibrant, walkable districts with active ground floors, housing diversity, and public realm improvements that enhance quality of life.
- » **Enhancing and Expanding Open Spaces.** Access to high-quality, well-distributed open space is essential to community health and well-being. The plan includes strategies to both **expand the City's open space network and enhance the function of existing parks and green spaces**. Emphasis is placed on improving connectivity to recreational areas, activating underutilized spaces, and ensuring that all residents have access to safe, and inviting outdoor environments.
- » **Broadening the Range of Housing Options to Meet Community Needs.** To address evolving housing needs and promote affordability, the plan proposes new housing models that fit Hialeah's typical lot size, add more housing options, and include thoughtful features like landscaped sidewalks, rear parking, and welcoming outdoor spaces.

As Hialeah's most visited street, **49th Street** is envisioned as a people-centered corridor that strengthens local identity while supporting vibrant community life and enhancing 2 important entry points to the City. Proposed improvements focus on enhancing the quality of the pedestrian space, introducing public realm features such as furnishings and landscaping, and creating more consistent, human-scaled frontages along the street. As a key east-west connector, the redesign emphasizes accessibility, safety, and walkability—laying the groundwork for long-term economic vitality and a more active street life.

- » The plan introduces **Pre-Reviewed Missing Middle Housing Types** to guide the thoughtful integration of diverse housing options—such as triplex and multiplex—into existing neighborhoods. This framework supports a gradual, context-sensitive evolution of Hialeah's housing landscape while maintaining community character and scale.
- » **Palm Avenue** is an important historic corridor, and is positioned as a catalyst for walkable, mixed-use redevelopment. The plan envisions new housing and neighborhood-serving retail in a more compact, connected form—supported by streetscape improvements, active ground-floor uses, and access to public transit. These enhancements aim to create a more vibrant, people-oriented environment while preserving the corridor's cultural and commercial character.



- » A new **community plaza** is envisioned along Palm Avenue in front of City Hall to create a vibrant, flexible public gathering space at the heart of the downtown. Designed to host markets, events, and daily social activities, the plaza could serve as a civic anchor - enhancing the public realm, supporting local businesses, and strengthening neighborhood identity.



# ACCESS, TRANSPORTATION, MOBILITY & CONNECTIVITY

## CONNECTING HIALEAH: SAFE, SIMPLE, AND SEAMLESS MOBILITY

A thriving, resilient Hialeah must be built on a foundation of seamless, and safe mobility options. Hialeah faces both urgent challenges and bold opportunities to reshape how people move through their community. This section of the 2050 Master Plan outlines a comprehensive transportation vision designed to create a **connected, multimodal City** where residents of all ages and abilities can access jobs, schools, parks, healthcare, and cultural destinations safely and efficiently.

Guided by extensive technical analysis and community engagement, the plan addresses mobility from multiple angles:

- » Enhancing regional transit connections;
- » Improving first- and last-mile connectivity;
- » Creating safe and complete streets for pedestrians and cyclists;
- » Strategically balancing truck activity to protect residential neighborhoods.

It is acknowledged that mobility isn't just about infrastructure—it's about offering real, viable transportation choices that reflect the daily realities of Hialeah's residents, emphasizing safety, comfort, and convenience at every step.

The strategies outlined in the Master Plan—from transit expansions to micromobility innovations—aim to **improve quality of life, support economic opportunity, reduce environmental impacts, and prepare Hialeah for the transportation demands of the future.**

### KEY RECOMMENDATIONS

#### » Improve Access, Connectivity, and Multimodal Options

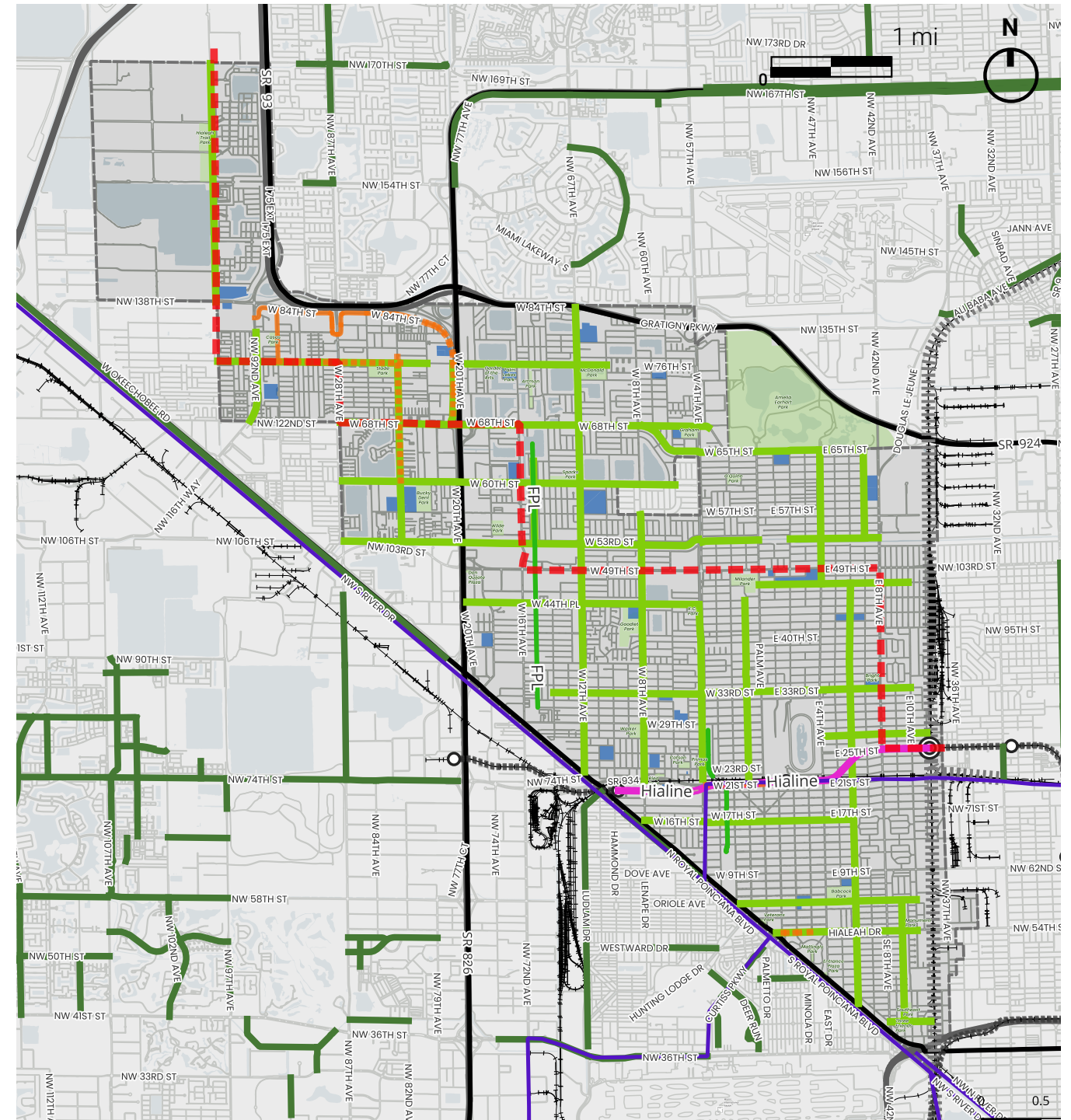
To create a more connected, and resilient City, the plan advances a coordinated strategy to improve transportation options across modes. This includes enhancing walking and biking networks, strengthening transit access, and establishing a long-term vision for multimodal mobility across Hialeah. This strategy is anchored in this three-pronged approach:

- » **Advance a Coordinated Transit Vision for the Future:** A Preferred Transit Concept and supporting Mobility Hubs Plan are proposed to connect neighborhoods with major activity centers and regional transit networks. These hubs are envisioned as community anchors that provide safe, convenient transfers between local and regional modes, while supporting future transit growth.



The **Hialine** proposes transforming underutilized land beneath the existing Miami-Dade County Metrorail into a signature active transportation corridor that prioritizes walking, biking, and micromobility. Stretching across the heart of Hialeah, the Hialine would connect neighborhoods directly to key Metrorail stations—such as the Hialeah and Okeechobee stations—creating seamless first- and last-mile connections to regional transit. The corridor would offer a safe, continuous, and shaded pathway that links parks, schools, commercial hubs, and residential areas, while activating underused urban space into a vibrant, accessible public amenity.

The plan establishes a **long-range transit vision** centered on a Preferred Transit Concept that connects neighborhoods to key destinations across the City and region. This vision aims to simplify transfers, support multimodal access, and ensure Hialeah is well-positioned to meet future mobility demands with a more integrated, reliable, and inclusive transit system. At the same time, the plan proposes a **bicycle network** focused on connecting schools, parks, and key destinations, giving residents safe and easy options to move around the City.



#### LEGEND

- MetroRail
- ▨ TriRail
- ▨ Proposed Premium Transit Spine
- Schools
- Parks
- ▨ Existing Bicycle Infrastructure
- ▨ Existing Sharrows (not bicycle facilities)
- ▨ Existing Miami Dade County Bicycle Network
- ▨ Proposed Bicycle Network
- ▨ Proposed Sun Trail
- ▨ Hialine

Map 02. Proposed Bicycle Network and Premium Transit Map. (Source: Plusurbia, EXP)

» **Enhance First/Last-Mile Connections to Transit:** Projects like the **Hialine**, a proposed active transportation corridor that repurposes underutilized space beneath the existing Miami-Dade County Metrorail, offer a transformative opportunity to improve first- and last-mile connectivity. Designed for walking, biking, and micro-mobility, the Hialine will serve as a spine linking neighborhoods to transit, parks, schools, and key destinations.

» **Build Safer, More Walkable and Bikeable Streets:** A Citywide Modal Priority Framework guides the implementation of complete streets that prioritize pedestrians and cyclists. Corridors such as **West 29th Street and West 12th Avenue** are identified for improvements that support multimodal use, enhance safety, and encourage active transportation as part of daily life.

» **Plan for Safer Streets: Prioritize Safe Access to Schools and Parks**

Aligning with Vision Zero goals, this strategy focuses on making high-risk corridors and community destinations safer for vulnerable users. Targeted investments around locations like Benny Babcock Park, Amelia Earhart Park, and James Bright Elementary include crosswalk enhancements, traffic calming, and pedestrian infrastructure to ensure that all residents—especially youth and older adults—can travel safely to schools and parks.

The plan explores potential enhancements to West 12th Avenue by introducing a **sidewalk-level bicycle lane**, protected from vehicular traffic, and upgrading the streetscape with shaded sidewalks, active frontages, and safe pedestrian crossings. This particular example illustrates proposed improvements at one of Palm Springs' designated community nodes, creating opportunities for residents to walk or bike to nearby destinations that support daily needs and recreational activities.

The plan looks into the transformation of **FPL easement corridor** into greenways that supports recreation, connectivity, and environmental resilience. By introducing trails, shade structures, and native landscaping, this underutilized spaces can become a vital community asset—linking neighborhoods while expanding access to open spaces.

**The re-purposing of 29th Street** illustrates how the City of Hialeah can transform wide, auto-oriented corridors into safer, more balanced streets that prioritize people. By reallocating excess roadway space for walking, and biking, 29th Street serves as a model for how similar oversized corridors across the City can be adapted to support active mobility, improve safety, and foster better connected neighborhoods.

**West 28th Avenue** is re-imagined as a key multimodal corridor in West Hialeah that activates the City's canal network as a vital mobility asset. Proposed improvements include expanded sidewalks, dedicated bicycle facilities, and safer crossings—transforming the corridor into a vibrant, accessible route that connects neighborhoods, parks, and schools while enhancing public access to Hialeah's underutilized waterfront spaces.





## INFRASTRUCTURE & PUBLIC SERVICES

### MODERNIZING INFRASTRUCTURE TO SUPPORT A GROWING COMMUNITY

▲ The Master Plan recommends launching an **educational campaign** to teach residents and businesses about **flood mitigation**, promoting green infrastructure through incentives and new design standards, and increasing permeable surfaces and tree coverage to create a cooler, greener, and more resilient City as show in the example above on W 60 Terrace. These short-term actions will help manage stormwater, reduce heat, and enhance both the environment and quality of life for the community.

A sustainable and resilient future for Hialeah depends on strengthening the City’s foundational infrastructure and expanding public services to meet the demands of a growing population. This section of the Hialeah 2050 Master Plan focuses on critical investments needed to support sustainable development, safeguard public health, and enhance quality of life for all residents.

Guided by a comprehensive analysis of current systems and future needs, the Master Plan highlights key priorities:

- » **Improving drainage and flood mitigation to protect vulnerable neighborhoods;**
- » **Modernizing water and sewer infrastructure to ensure long-term service reliability;**
- » **Maintaining and enhancing fire hydrant networks to bolster public safety;**
- » **Upgrading public rights-of-way with better sidewalks, lighting, landscaping, and stormwater management features.**

As Hialeah continues to grow, proactive investments in infrastructure—paired with policies that promote sustainability, resilience, and environmental stewardship—will be essential to building a stronger, safer, and more inclusive City for generations to come.

▲ Proposed **green infrastructure improvements** at Babcock Park include the installation of **bioswales** within the existing parking lot. These vegetated, shallow channels are designed to capture, filter, and infiltrate stormwater runoff, helping to reduce flooding and improve water quality. Integrating bioswales into the parking layout also enhances the park’s ecological function and visual appeal, contributing to a more sustainable and resilient landscape.

### KEY RECOMMENDATIONS

- » **Addressing Drainage and Flood Mitigation Challenges.** As climate impacts and extreme weather become more frequent, the Master Plan prioritizes improving Hialeah’s stormwater infrastructure to **reduce localized flooding and increase resilience**. Proposed strategies include upgrading drainage systems, integrating green infrastructure, and targeting flood-prone areas to protect homes, businesses, and essential services.
- » **Upgrade Water and Sewer Systems.** Aging water and sewer infrastructure presents a critical challenge for long-term growth and public health. The Master Plan recommends coordinated upgrades to improve capacity, reliability, and efficiency—ensuring that Hialeah’s utility systems can meet future demand while supporting safe, sustainable development.
- » **Ensure Access to Fire Hydrants and Emergency Services.** Reliable emergency infrastructure is vital to community safety. The Master Plan identifies priority areas for improved fire hydrant coverage and access, particularly in underserved neighborhoods, to support emergency response and minimize risk during fire and medical emergencies.



## PARKING

### RETHINKING PARKING TO BALANCE ACCESS, EFFICIENCY AND LIVABILITY

As Hialeah continues to grow and evolve, parking has emerged as a critical factor influencing neighborhood livability, business vitality, mobility options, and urban design. This section of the Master Plan addresses the urgent need to modernize how the City manages, plans for, and regulates parking to better align with its long-term vision of a more walkable, connected, and resilient community.

Grounded in a comprehensive analysis of current parking patterns, demand, and enforcement practices, the Master Plan outlines a strategy to create a more balanced, efficient parking system emphasizing the following:

- » Better management of both on-street and off-street parking;
- » Stronger enforcement of parking codes;
- » Innovative tools like shared parking policies and demand-based pricing to maximize the use of existing spaces.

The Master Plan also encourages updating design standards to support a more pedestrian-friendly public realm, including opportunities to re-purpose underutilized parking lots for active uses, green infrastructure, or infill development. Moving forward, parking is re-framed not as an end in itself, but as a supporting element—one that must work in concert with broader goals for mobility, land use, economic growth, and quality of life.

By implementing smarter parking policies and investing in a better-managed system, Hialeah can reduce neighborhood impacts, unlock economic opportunity, and foster greater housing and commercial development potential.

▲ Illegal parking—on sidewalks, in driveways, and in loading zones—is a widespread issue in Hialeah, affecting pedestrian safety, accessibility, and neighborhood quality of life. Community feedback and field observations confirm the need for stronger enforcement and clearer curbside regulations. The Master Plan recommends **enhancing enforcement capacity, improving signage, and exploring smarter curbside management strategies** to more effectively address violations, reclaim public space, reduce conflicts, and restore order to Hialeah's streets.



▲ The master plan recommends clear graphic standards and design strategies to screen parking from street view, utilizing a range of configuration options and minimum design requirements that align with existing NBD regulations.

### KEY RECOMMENDATIONS:

- » **Evaluating Needs for Increased Resources, Operations, and Enforcement.** Effective parking management requires sufficient staffing, updated enforcement tools, and operational resources. The Master Plan recommends assessing internal capacity and exploring technology solutions to improve code compliance, address illegal parking, and streamline the overall user experience. A key strategy includes exploring the creation of a dedicated parking authority to centralize operations, coordinate enforcement, and lead implementation of long-term parking strategies. A more proactive, well-resourced approach will help ensure consistency and fairness while better meeting the City's evolving needs.
- » **Managing On-Street Parking and Loading Areas.** The Master Plan calls for a coordinated strategy to manage curbside uses—balancing parking, loading, and short-term access for both businesses and residents. As a pilot opportunity, W 29th Street has been identified for targeted improvements that can demonstrate best practices in curb management, including clearer signage, dedicated loading zones, and reconfigured parking. These enhancements aim to reduce conflicts, improve circulation, and support commercial activity while enhancing walkability.
- » **Updating Parking Standards.** The Master Plan recommends revisiting the City's parking standards to align with best practices for walkable, mixed-use environments. This includes calibrating parking minimums, encouraging shared parking, and integrating flexible design standards that support green infrastructure and infill development opportunities.

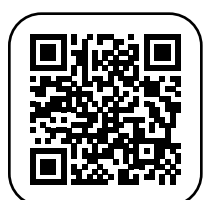


## CONCLUSION

The Hialeah 2050 Master Plan is built on the voices, values, and dreams of the community. Every recommendation—from safer streets and better housing to improved parks, transit, and infrastructure—is designed to make life better for everyone who calls Hialeah home.

As the City proudly celebrates its 100th anniversary, this plan also looks ahead, laying the foundation for a new century filled with growth, opportunity, and stronger community connections. It's a chance to honor Hialeah's rich history, celebrate its vibrant culture, and plan for an even brighter future.

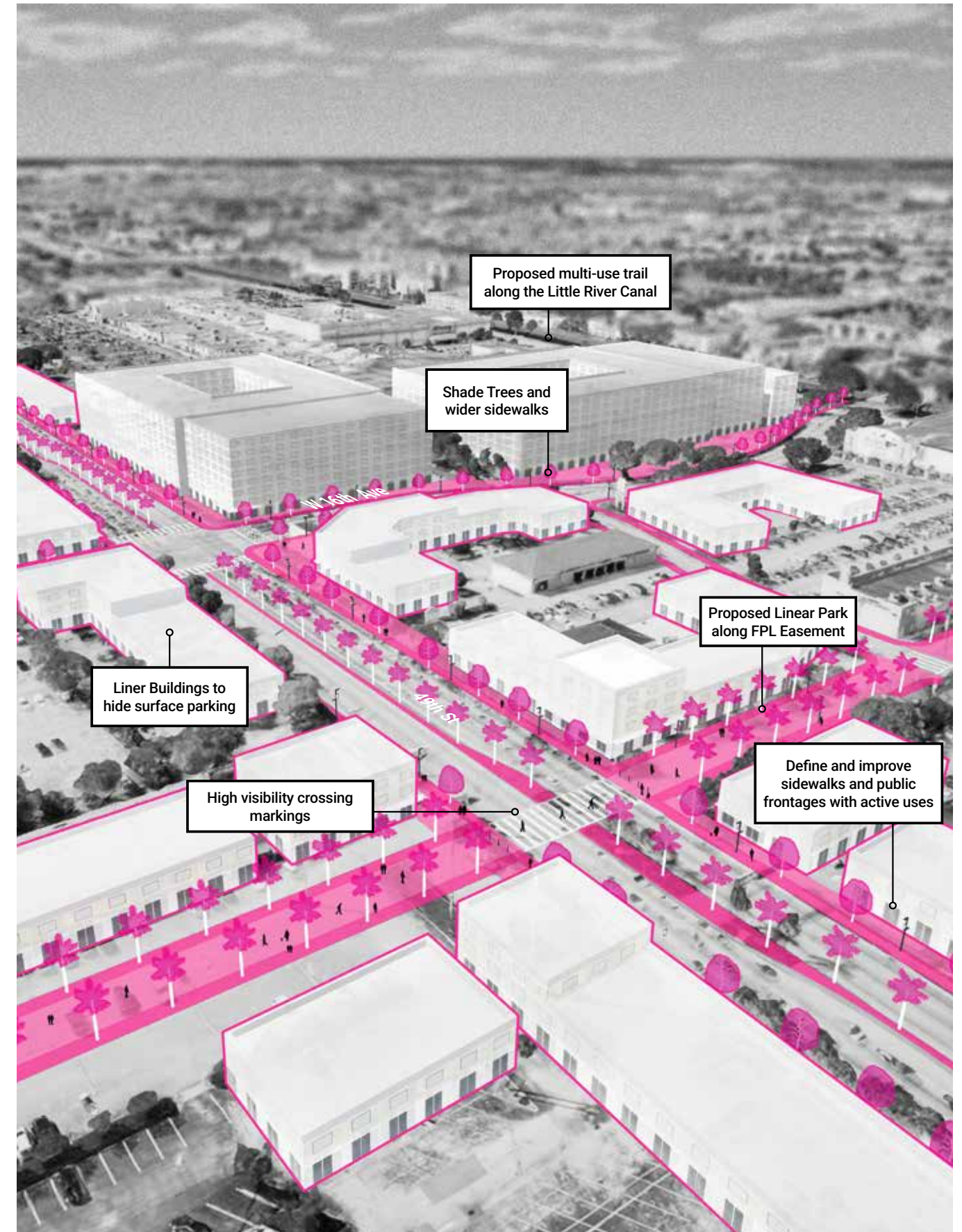
By working together with care, pride, and commitment, The City of Hialeah can continue to thrive, supporting its families, inspiring new generations, and strengthening the spirit that has always made this City special.



To view the full recommendations documents scan QR code

As the newest part of the City, **Hialeah Heights** is still developing. Community outreach and analysis highlighted the need for gathering spaces and improved safety for pedestrians and cyclists. The master plan proposes features such as safe crossings, a separated bike track along W 36 Ave to increase mobility options and safety.

**49th Street** is the City's most visited corridor and features two key gateways into the City. The master plan introduces design strategies to enhance walkability and bikeability through shaded, well-lit sidewalks and integrated multimodal infrastructure, including the proposed Little River Canal multi-use Trail and the extension of the FPL easement linear park.



# HIALEAH 2050 MASTER PLAN

## EXECUTIVE SUMMARY MASTER PLAN RECOMMENDATIONS

This document was prepared for:  
The City of Hialeah.

This document was prepared and designed by  
PlusUrbia Design

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