

# MIAMI

CENTRAL & SOUTH CONCOURSE TDC UPDATE | APR 7, 2026



# SUPPLEMENTAL TDC GOALS

## Welcome to the Miami International Airport family.

The Miami-Dade Aviation Department (MDAD) has identified an opportunity to evolve its vision and goals for the South & Central Terminals.

These updated guidelines will support the future development of commercial spaces at Miami International Airport. Concessionaires and tenants will benefit from a refreshed design aesthetic, while enhanced details will elevate overall quality and ensure the best possible results.

Please note that all other requirements (outside of signage) in the South & Central Terminal criteria still apply to tenant spaces. All architectural dimensions and conditions to be site verified.



# TDC OPPORTUNITIES

## Contemporary Storefront Aesthetic

Introduce updated architectural elements, materials, and finishes to create a cohesive, modern look across all concessions, elevating the overall identity of MIA.

## Flexible Design Framework

Expand design options so tenants can showcase brand individuality while meeting baseline standards. This balance encourages creativity and fosters a dynamic retail environment.

## Streamlined Visual Environment

Simplify and declutter signage, lighting, and decorative elements to reduce visual noise, improving wayfinding and enhancing the passenger experience.

## Technology Integration

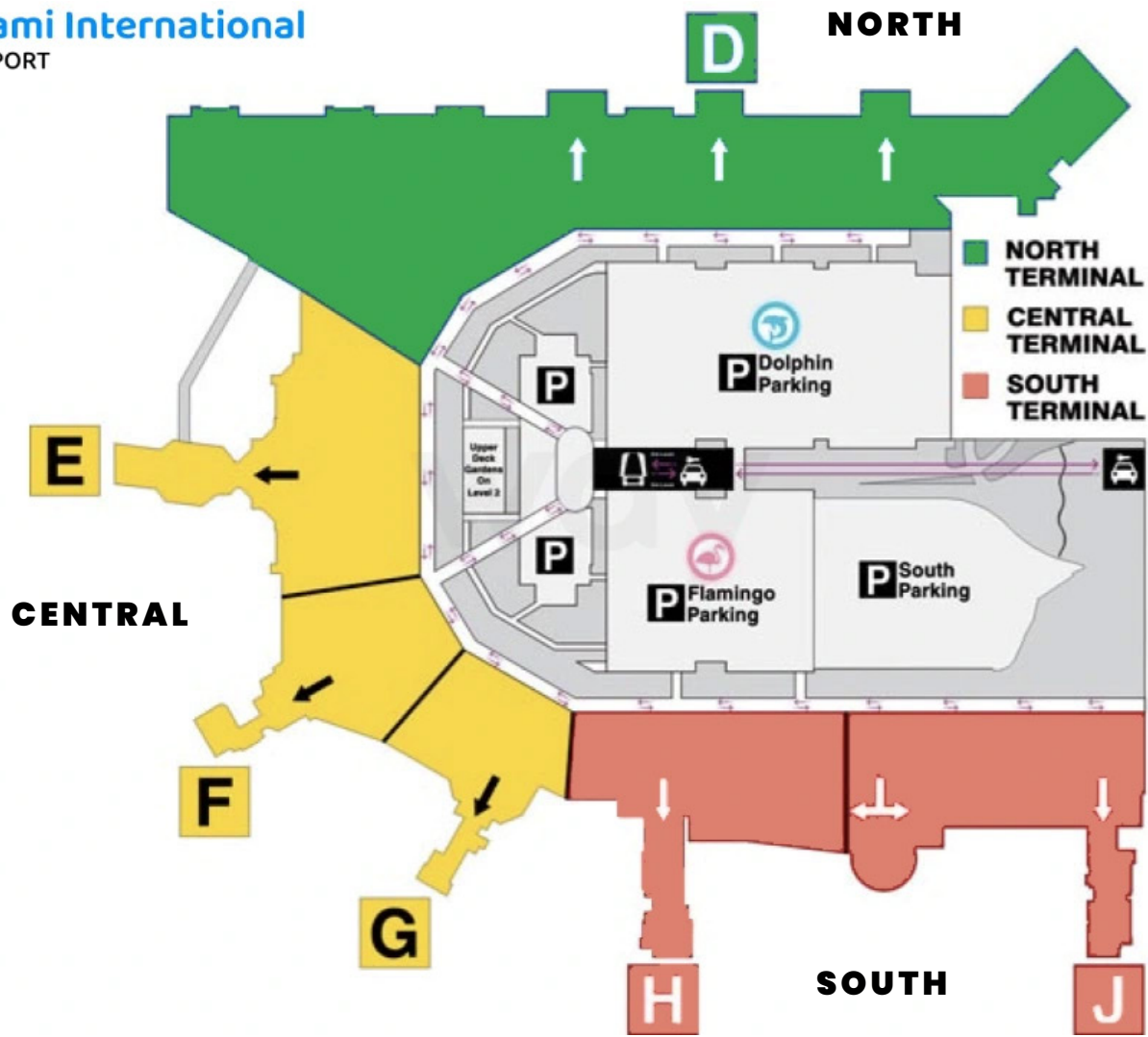
Encourage the use of advanced lighting systems, digital displays, and sustainable materials to future-proof spaces and improve energy efficiency.

## Efficient Approval & Coordination

Provide clearer, more concise guidelines to accelerate approvals, reduce rework, and strengthen collaboration between the Airport team and tenants.

## Sustainability & Resilience

Incorporate environmentally responsible practices—such as energy-efficient lighting and durable, low-maintenance finishes—to support long-term operational efficiency.





# PART 1.

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SOUTH CONCOURSE



# SOUTH CONCOURSE EXISTING SIGNAGE STYLES



# SOUTH TERMINAL SIGNAGE REFRESH

## RETAIL CONCESSIONS DESIGN GUIDELINES SOUTH TERMINAL ADDENDUM

to apply letters or logos on the inside face of the storefront glass in a 3" high band located 3'-0" above the finished floor. Store name and logo, product names, brand identities and cities where other stores are located, may all be utilized in this graphic band.

### FLOORS

The South Terminal flooring material will be extended to the lease line by MDAD. Tenant may not alter this flooring in any way.

### DEMISING COLUMNS

Each tenant must provide and install one (1) demising column constructed per the design guidelines on page 18 and mounted to the end of the demising wall between tenants. Tenants in end conditions,

where there is no adjoining tenant, will be required to provide both demising columns.

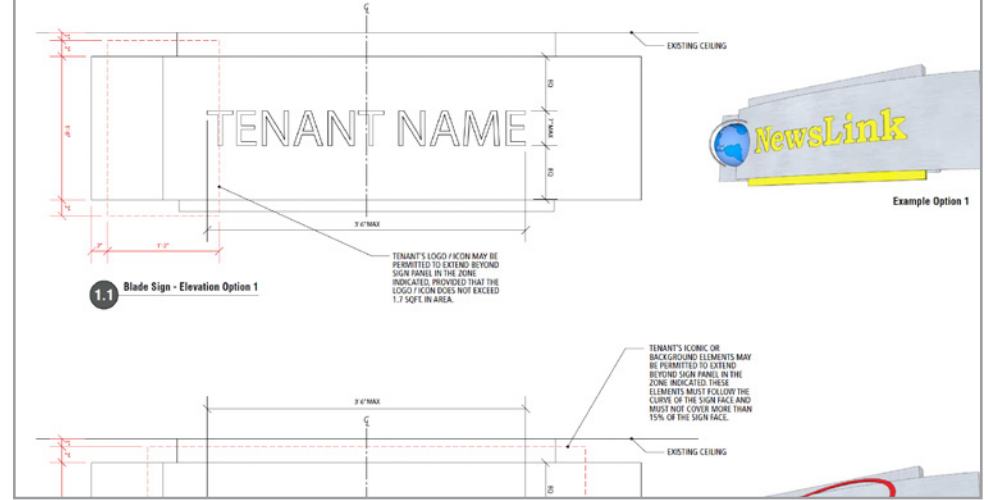
### RETAIL DISPLAY

Tenants with a curvilinear storefront must align their first row of display units to reinforce the curve of the lease line.

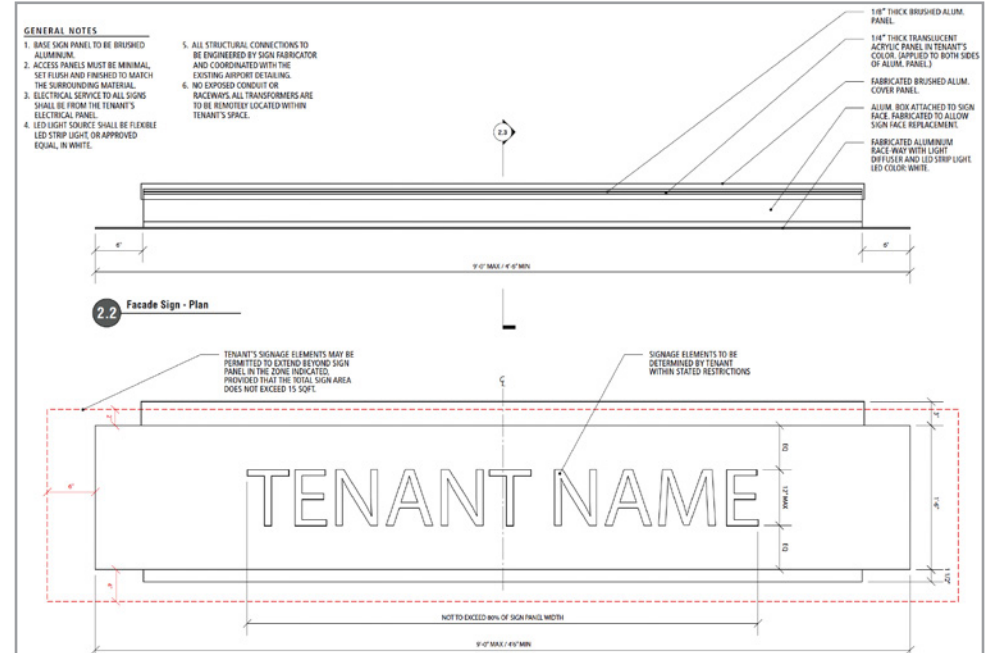


Retail Conceptual Sketch

## RETAIL CONCESSIONS DESIGN GUIDELINES SOUTH TERMINAL ADDENDUM



Example Option 1



# SOUTH TERMINAL UPDATED BLADE SIGNAGE CRITERIA

## Blade Signage

The existing blade sign design is an effective tool to communicate to passengers the offerings ahead. The existing organic aesthetic, logo and scale requirements are to remain with glowing internally lit lettering.

All signage is subject to approval by MIA.

## Acceptable Dimensional Lettering Styles

- Raised colored channel or push thru letters/logo with lit face and/or returns.
- Solid, dimensional letters/logo applied to signage face.
- Durable – heavy-duty acrylic faces.

## Technical Requirements

- Design to maintain all existing scale and proportions.
- Artwork should be applied within the existing specified locations and fill the designated zones as effectively as possible.
- The signage frame, mounting brackets, and illumination will be provided by the tenant.
- The wordmark and icon will consist of dimensional lettering/logo option for illumination with LED lighting.
- All blade-style signage must be fabricated by an airport-approved fabricator to ensure consistency and quality.



# SOUTH TERMINAL UPDATED BLADE SIGNAGE CRITERIA

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## Acceptable Dimensional Lettering Styles

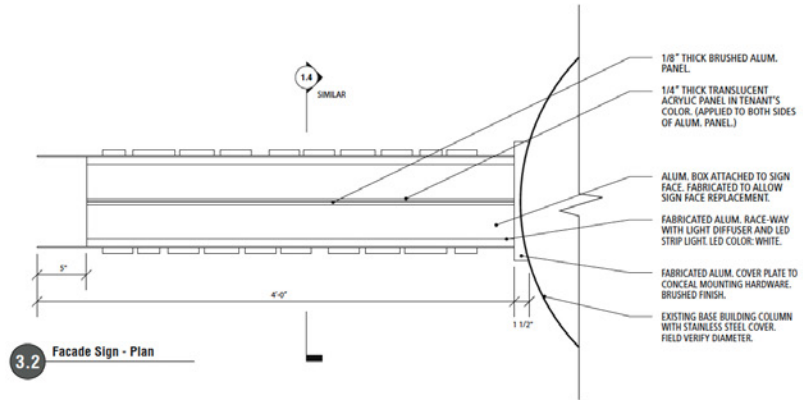
- Raised colored channel or push thru letters/logo with lit face and/or returns.
- Solid, dimensional letters/logo applied to signage face.
- Durable – heavy-duty acrylic faces.

## Technical Requirements

- Design to maintain all existing scale and proportions.
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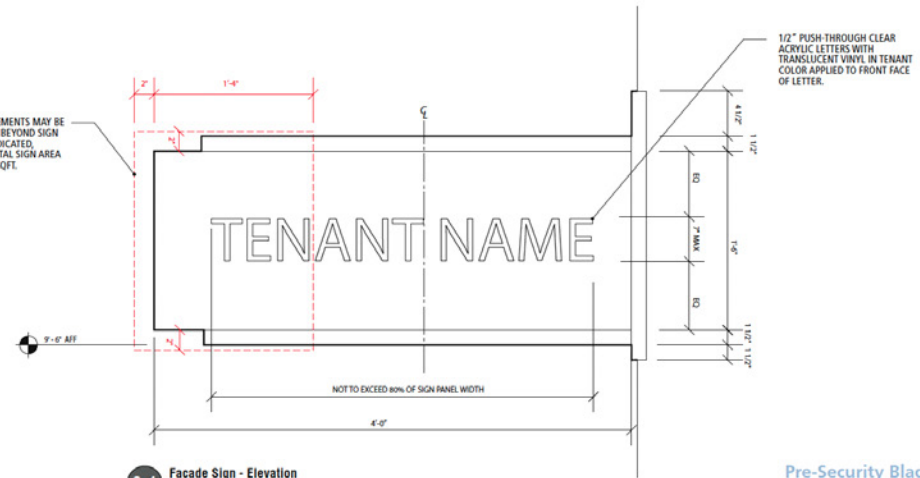
### GENERAL NOTES

1. ALL EXPOSED OPAQUE SURFACES TO BE BRUSHED ALUMINUM.
2. ACCESS PANELS MUST BE MINIMAL, SET FLUSH AND FINISHED TO MATCH THE SURROUNDING MATERIAL.
3. ELECTRICAL SERVICE TO ALL SIGNS SHALL BE FROM THE TENANT'S ELECTRICAL PANEL.
4. LED LIGHT SOURCE SHALL BE FLEXIBLE LED STRIP LIGHTS, OR APPROVED EQUAL, IN WHITE.
5. ALL STRUCTURAL CONNECTIONS TO BE ENGINEERED BY SIGN FABRICATOR AND COORDINATED WITH THE EXISTING AIRPORT DETAILING.
6. ALL LETTER FACES ARE TO BE 1/2" PUSH THROUGH CLEAR POLISHED ACRYLIC WITH TRANSLUCENT VINYL IN TENANT COLOR APPLIED TO FRONT FACE OF LETTERS. MAX TOTAL WIDTH IS 42".
7. NO EXPOSED CONDUIT OR RACEWAYS



3.2 Facade Sign - Plan

TENANT'S SIGNAGE ELEMENTS MAY BE PERMITTED TO EXTEND BEYOND SIGN PANEL IN THE ZONE INDICATED, PROVIDED THAT THE TOTAL SIGN AREA DOES NOT EXCEED 15 SQFT.



3.1 Facade Sign - Elevation

Pre-Security Blade Sign

# SOUTH TERMINAL UPDATED BLADE SIGNAGE CRITERIA

## Blade Signage

The existing blade sign design is an effective tool to communicate to passengers the offerings ahead. The existing organic aesthetic, logo and scale requirements are to remain with glowing internally lit lettering.

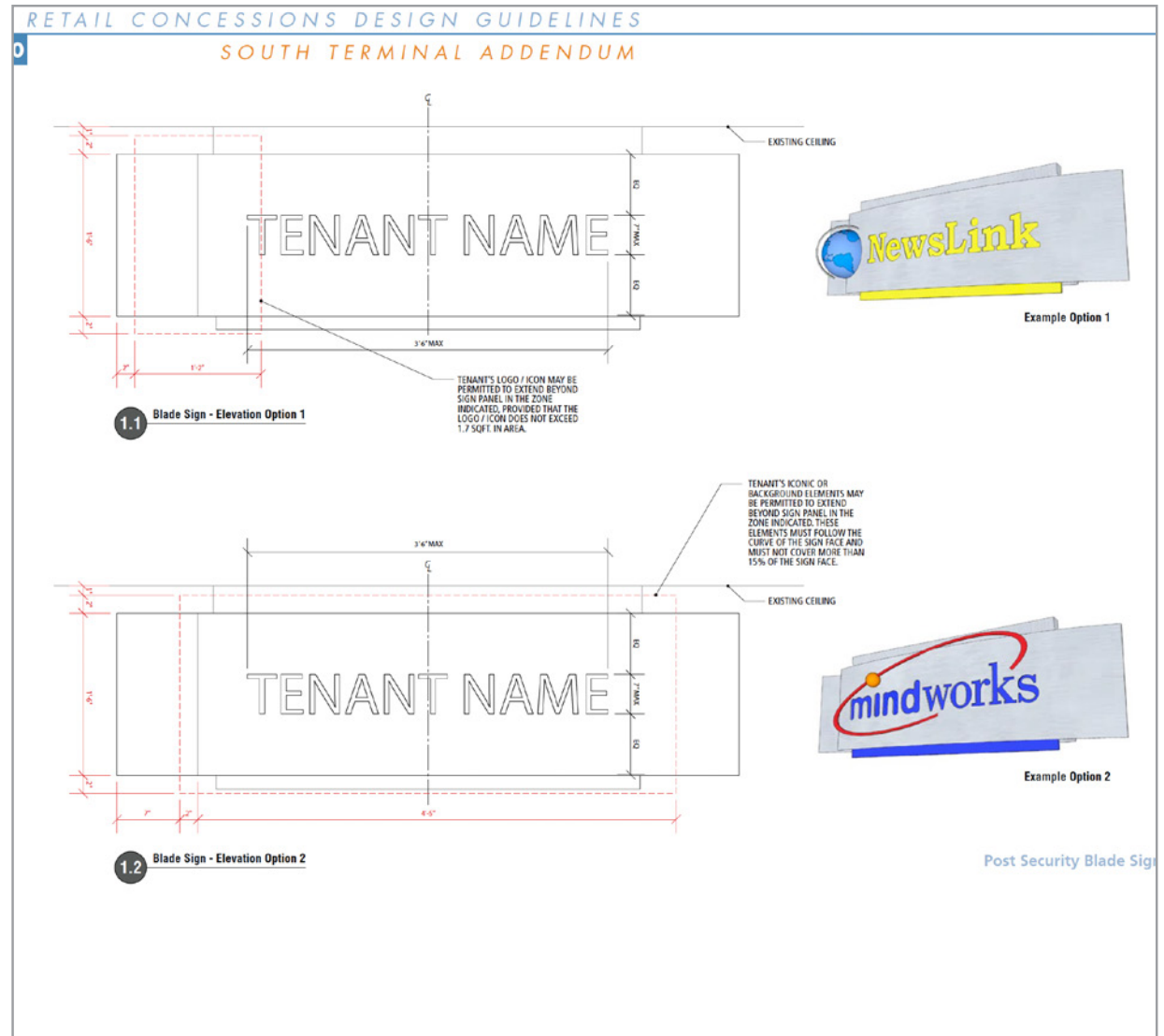
All signage is subject to approval by MIA.

## Acceptable Dimensional Lettering Styles

- Raised colored channel or push thru letters/logo with lit face and/or returns.
- Solid, dimensional letters/logo applied to signage face.
- Durable – heavy-duty acrylic faces.

## Technical Requirements

- Design to maintain all existing scale and proportions.
- Artwork should be applied within the existing specified locations and fill the designated zones as effectively as possible.
- The signage frame, mounting brackets, and illumination will be provided by the tenant.
- The wordmark and icon will consist of dimensional lettering/logo option for illumination with LED lighting.
- All blade-style signage must be fabricated by an airport-approved fabricator to ensure consistency and quality.



# NEW STOREFRONT SIGNAGE CRITERIA

## Signage

The design goals for storefront signage include well-proportioned designs that integrate within the overall architectural aesthetic of the brand & terminal.

All signage must be approved by MIA.

## Technical Requirements

- Signage must be positioned within airport control zones.
- All signs shall be constructed of premium quality materials and craftsmanship.
- Sign to be mounted on brushed aluminum backer.
- LEDs to be evenly distributed, no hot spots.
- Signage must provide access for maintenance, servicing and cleaning.
- Materials to reflect the brand's nature and compliment MIA sense of place.
- No visual clutter (credit card/written signs) applied to glazing.
- All signage to conform to ADA standards for clearances both overhead and protruding.

## Acceptable Signage Types

Face illuminated, halo, or edge illuminated letters are acceptable. Use only factory-finished materials with precise engineering and jointing.



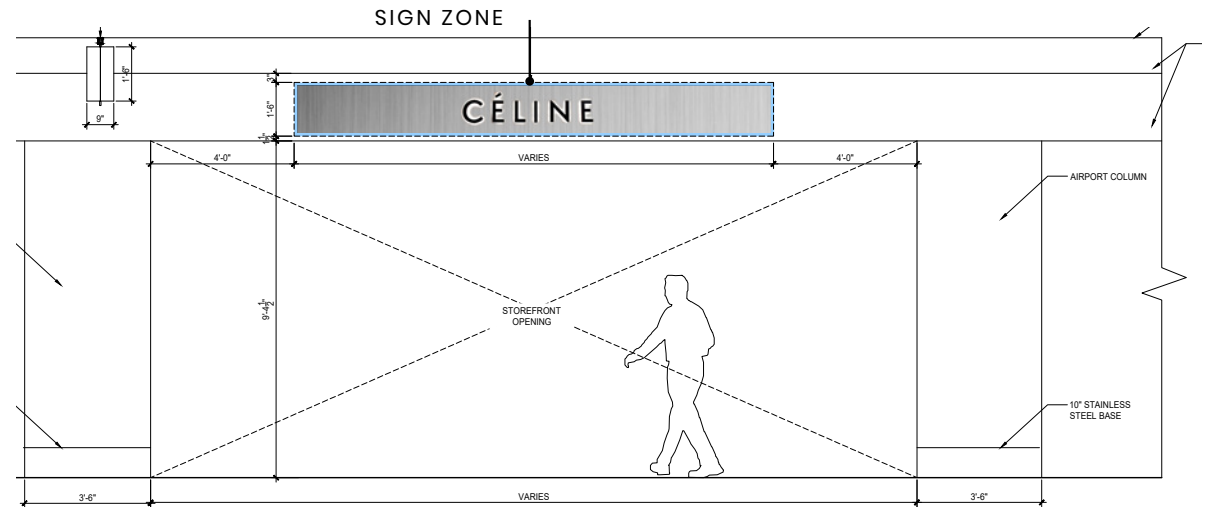
# NEW SOUTH TERMINAL FASCIA SIGNAGE SAMPLES

**STOREFRONT SIGN ZONE** – TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES

Tenants are encouraged to bring creativity of their brands into the storefront design.



Tenant can mount face illuminated, halo or channel letters to brushed metal backer.



## Fascia Signage Post Security

The updated facade sign utilizes the existing signage & logo scale requirements, however provides options for more flexibility with sign style. Backer is brushed aluminum material. The refreshed direction adds an enhanced brand expression and new modern options.

All signage is subject to approval by MIA.

## Technical Requirements

- Design to maintain all existing scale/proportions, art to be applied within the existing specified locations.
- Sign size MAX: 9', MIN: 4'6", depth MAX 5", MIN: 3"
- Letter size MAX: 18", MIN: 10", depth MAX 5", MIN: 3". Not to exceed 80% of sign band.
- The signage frame, mounting brackets, and illumination will be provided by the tenant.
- The logo will consist of backer with dimensional icon/lettering with illumination with LED lighting.
- All fascia signage must be fabricated by an airport-approved fabricator to ensure consistency and quality.
- Bright LED Illumination – Internal, energy-efficient LEDs evenly lit.

## Acceptable Signage Styles

### (Halo, Facelit, Fully lit)

3"-5" thick channel letters with (any color) illuminated acrylic face or returns.

Logo/sign to be mounted directly to brushed metal signage backer with appropriate non-visible fixings. Reverse of sign to be finished professionally.



# NEW SOUTH TERMINAL FASCIA SIGNAGE SAMPLES

**STOREFRONT SIGN ZONE** – TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES

Tenants are encouraged to bring creativity of their brands into the storefront design.

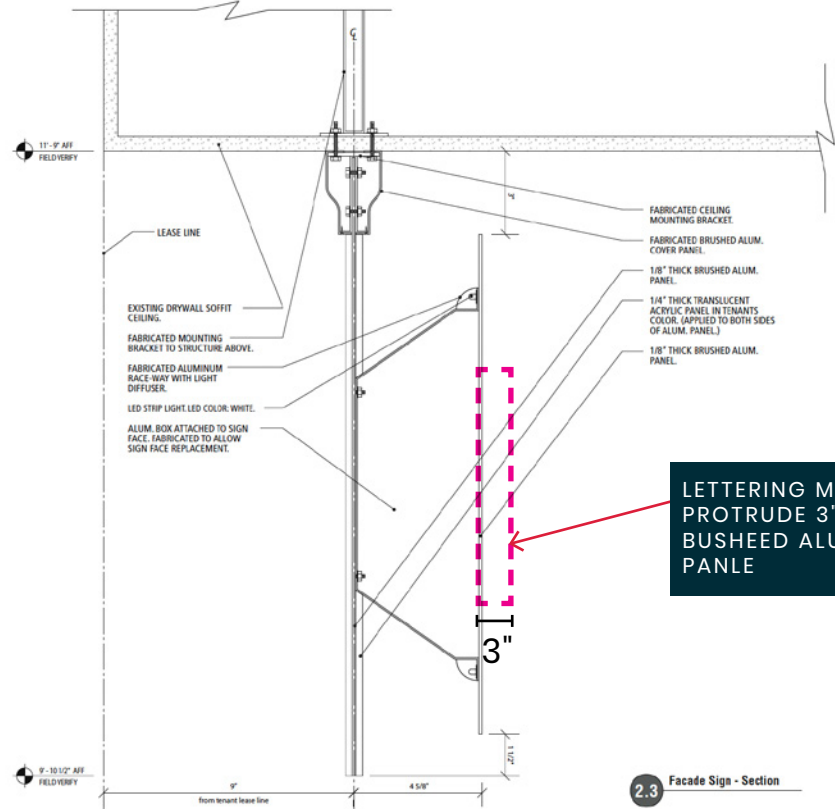
## Mounting Detail

Base sign must be brushed aluminum.

Access panel must be minimal, set flush and finished to match.

- GENERAL NOTES**
1. BASE SIGN PANEL TO BE BRUSHED ALUMINUM.
  2. ACCESS PANELS MUST BE MINIMAL, SET FLUSH AND FINISHED TO MATCH SURROUNDING MATERIAL.
  3. ELECTRICAL SERVICE TO ALL SIGNS SHALL BE FROM THE TENANT'S ELECTRICAL PANEL.
  4. LED LIGHT SOURCE SHALL BE FLEXIBLE LED STRIP LIGHT, OR APPROVED EQUAL, IN WHITE.
  5. ALL STRUCTURAL CONNECTIONS TO BE ENGINEERED BY SIGN FABRICATOR AND COORDINATED WITH THE EXISTING AIRPORT DETAILING.
  6. NO EXPOSED CONDUIT OR RACEWAYS. ALL TRANSFORMERS ARE TO BE REMOTELY LOCATED WITHIN TENANT'S SPACE.

Security Facade Sign

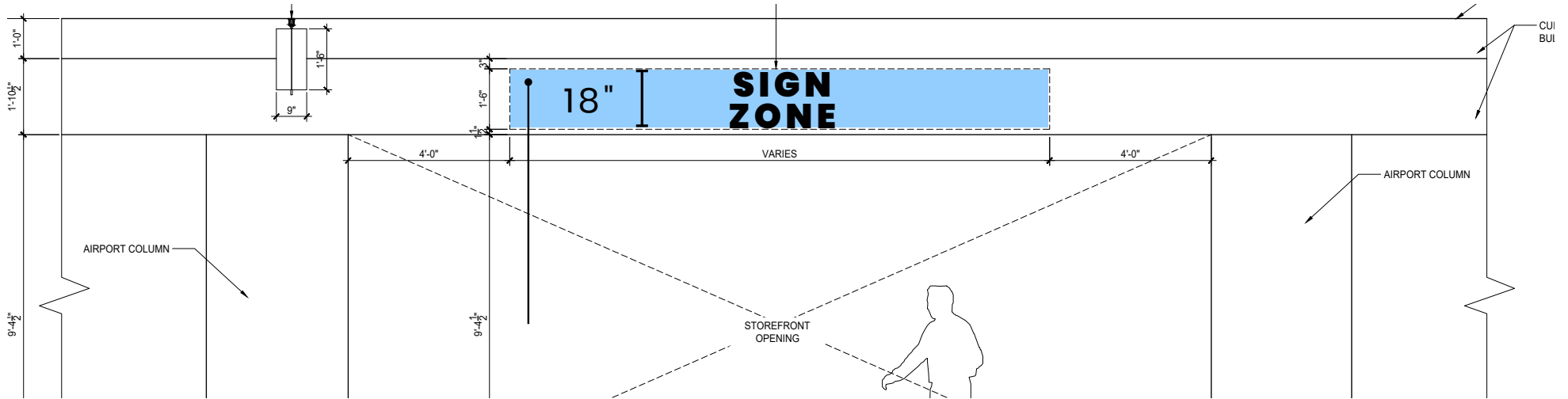


2.3 Facade Sign - Section



# NEW SOUTH TERMINAL FASCIA SIGN ZONE

**STOREFRONT SIGN ZONE** - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES



SIGN ZONE (MAX 18" HEIGHT, WIDTH VARIES BY LOD -70% OF OPENING)

MOUNTED TO BULKHEAD OR CEILING

## MIN/MAX SIGNAGE SIZING:

<p>18"   <b>SIGN ZONE</b></p> <p>MAX SIGNAGE ZONE HEIGHT</p>	<p>10"   <b>SIGN ZONE</b></p> <p>MIN ACCEPTABLE LETTER HEIGHT</p>	<p>18"   <b>SIGN ZONE</b></p> <p>MAX ACCEPTABLE LETTER HEIGHT</p>	<p>3"  </p> <p>MAX DEPTH</p>
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# FASCIA SIGNAGE GLOSSARY

## Acceptable Signage Types

The following are acceptable signage types. Tenants are encouraged to be creative in execution while adhering to signage zones and requirements.

All signage must follow specified sizes per type, be professionally fabricated, and approved by MIA.



### Halo-Lit

1" opaque satin acrylic face.  
Remaining 2" returns to be illuminated sign white acrylic.

Remaining 2" of return to be white and illuminated.

(Any color)

#### INSTALLATION:

Logo sign to be mounted directly to brushed aluminum backer with appropriate non-visible fixings.



### Face-Lit Channel Letters

3"-5" thick channel letters with white (any color) illuminated acrylic face.

Black returns satin finish.

(Any color)

#### INSTALLATION:

Logo sign to be mounted directly to brushed aluminum backer with appropriate non-visible fixings.



### Fully Lit Lettering

3"-5" thick illuminated acrylic letters/logo.

Face & returns to be illuminated white.

(Any color)

#### INSTALLATION:

Logo sign to be mounted directly to brushed aluminum backer with appropriate non-visible fixings.

# NEW STOREFRONT SIGNAGE CRITERIA

## Signage Illumination

- In compliance with applicable codes and standards.
- Sign illumination in general should be internal & self-contained.
- The mechanics of all internal illuminations must be concealed.
- All external light fixtures must be glare free.
- Sign illumination must be on a timer aligned with trading hours.
- No exposed wiring, conduits, crossovers, or raceway is permitted.
- All conductors, transformers, cabinets, housings must be concealed.

## Unacceptable Sign Types

- No taglines included in storefront signage, only logo (icon & wordmark).
- Paper, cardboard, styrofoam, cloth and similar stickers or decals.
- Digital, animated, flashing, flickering or intermittent lights, black light or strobe lighting or moving or rotating signs.
- Noise making or odor producing.
- Veneer or plywood products.
- Pre-molded plastic letters with reflective coatings.
- Sign manufacturers/installer decals may not be in public view.
- Any graphics or signs that are not professionally produced.
- Exposed neon is not permitted. All light sources must be LED.
- Mobile signage boards.
- Lettering with exposed fastenings and unfinished edges.



**NO** TAGLINES ON STOREFRONT OR ILLEGIBLE FONTS



**NO** FLIMSY BANNER MATERIAL, SIGNS MUST BE OF PROFESSIONAL QUALITY



**NO** DIGITAL, ANIMATED, FLASHING, FLICKERING, STROBE OR ROTATING



**NO** VISIBLE HOT SPOTS



# **PART 2.**

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CENTRAL CONCOURSE



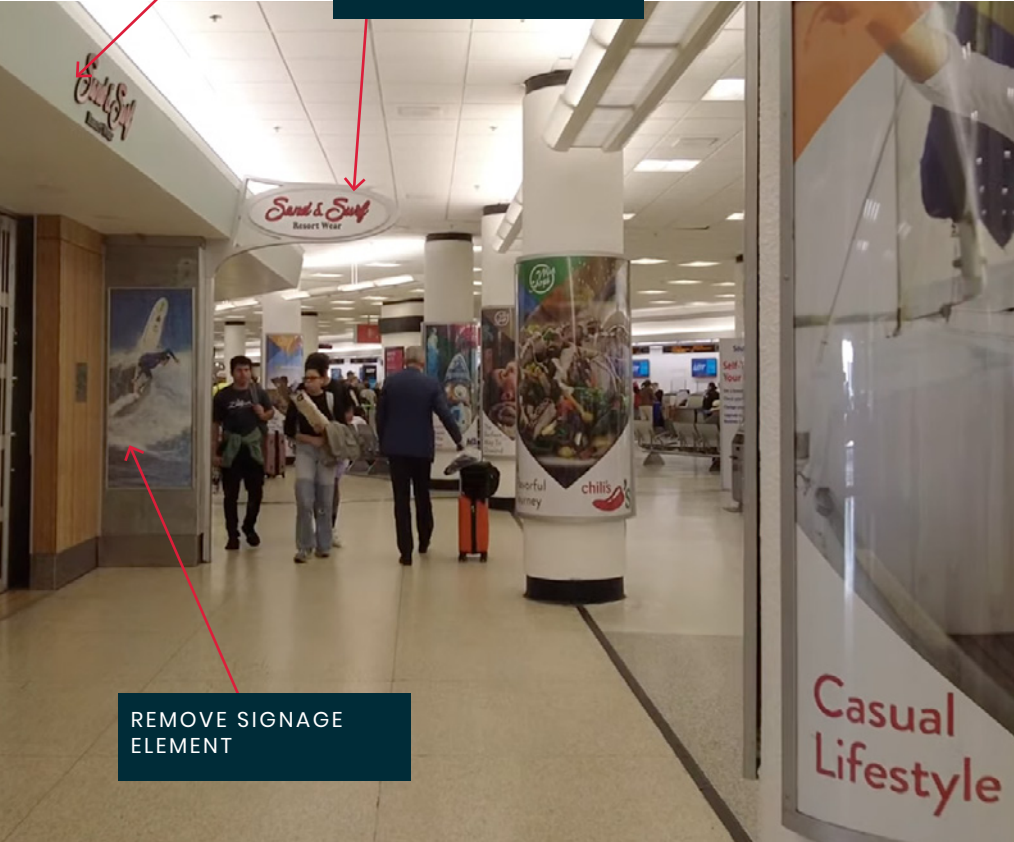
# CENTRAL TERMINAL EXISTING SIGNAGE STYLES



# CENTRAL TERMINAL SIGNAGE REFRESH

NEW SIGNAGE CRITERIA

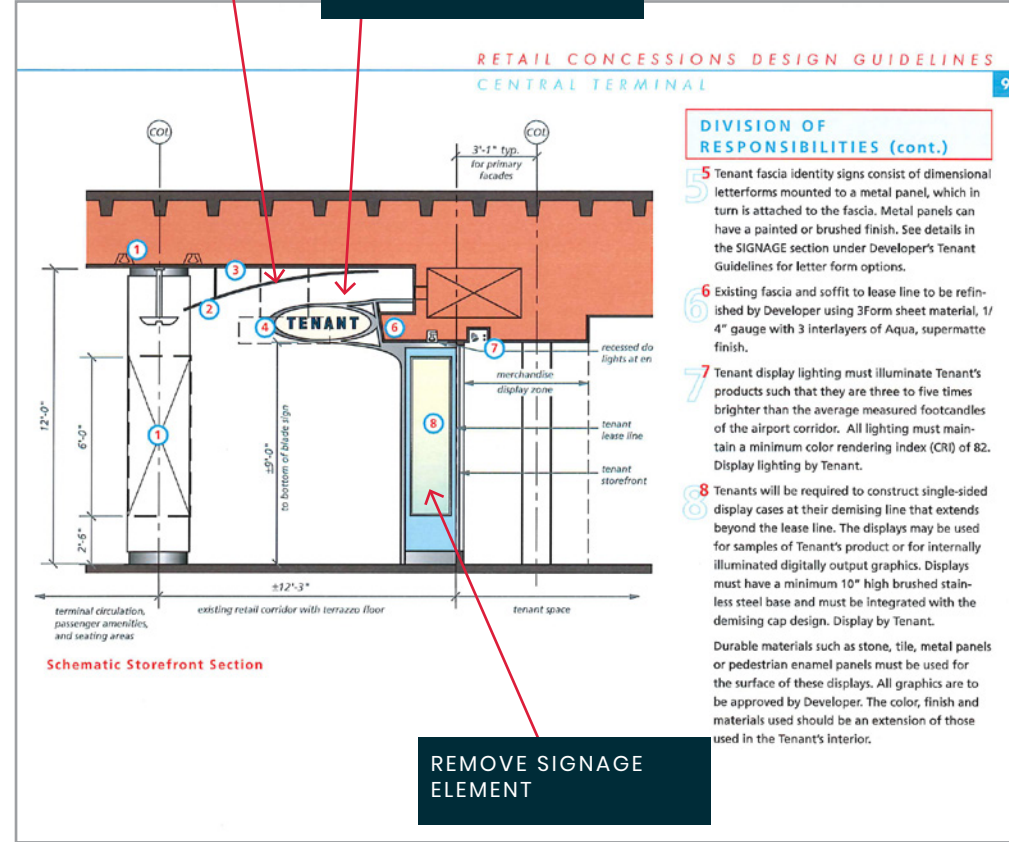
SIMPLIFY BLADE DESIGN TO MATCH SOUTH CONCOURSE BLADES



REMOVE SIGNAGE ELEMENT

REMOVE CEILING DETAIL

SIMPLIFY BLADE SIGN DESIGN TO MATCH SOUTH CONCOURSE



REMOVE SIGNAGE ELEMENT

# NEW CENTRAL TERMINAL SIGNAGE REFRESH

NEW SIGNAGE  
CRITERIA

SIMPLIFY BLADE SIGNS.  
ALIGN WITH DESIGN  
UPDATES FROM SOUTH  
TERMINAL BLADES



REMOVE SIGNAGE  
ELEMENT TO OPEN  
UP STOREFRONT

# NEW CENTRAL TERMINAL UPDATED BLADE SIGNAGE CRITERIA

## Blade Signage

The existing blade design will be replaced with the same aesthetic treatment as blades from the South Terminal. New designs will maintain the scale requirements from South Terminal, are internally lit with brushed aluminum finish and push through lettering. The refreshed direction adds a clean modern feel, enhancing visual interest and unifying the South and Central design touchpoints.

All signage is subject to approval by MIA.

## Technical Requirements

- The design to maintain all existing scale and proportions.
- Artwork should be applied within the existing specified locations and fill the designated zones as effectively as possible.
- The signage frame, mounting brackets, and illumination will be provided by the tenant.
- The wordmark and icon will consist of dimensional lettering/logo option for illumination with LED lighting.
- All blade-style signage must be fabricated by an airport-approved fabricator to ensure consistency and quality.

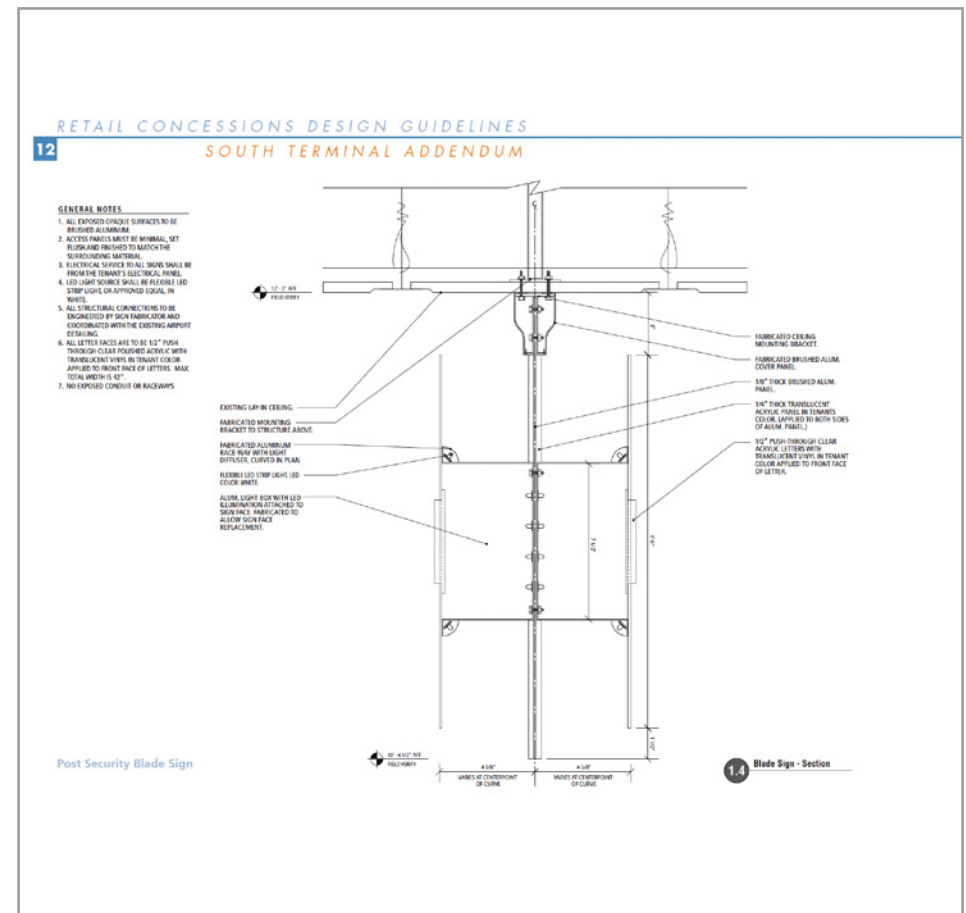
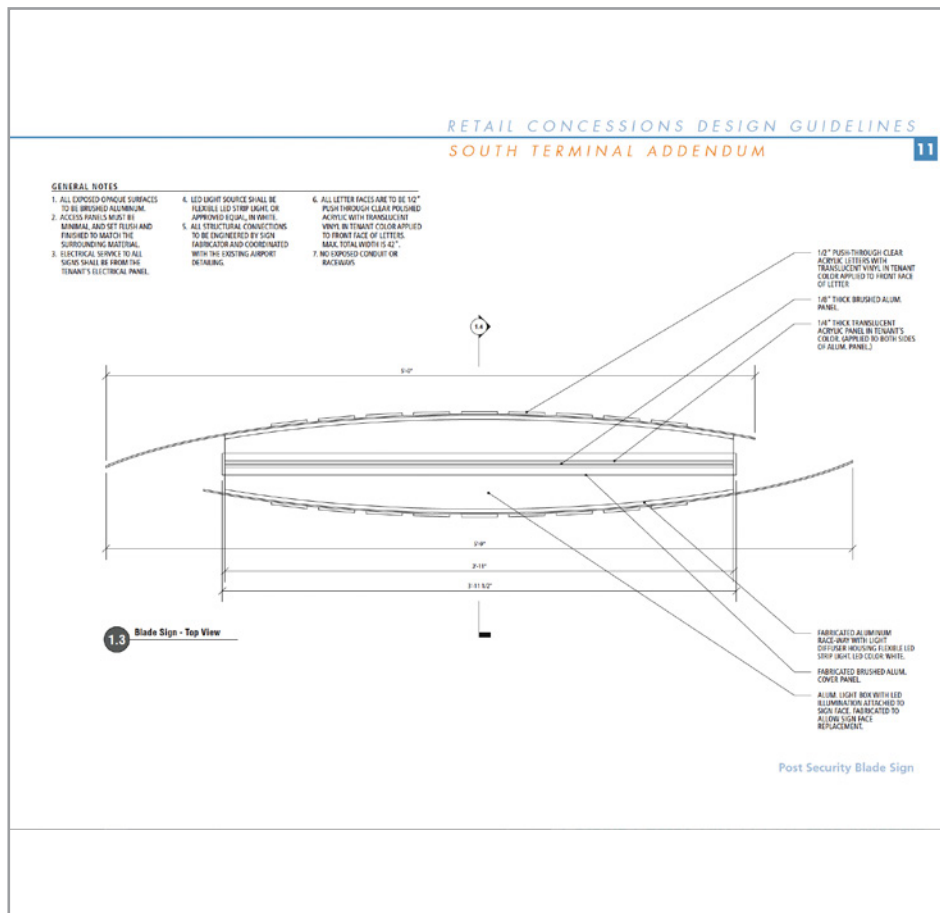


# NEW CENTRAL TERMINAL UPDATED BLADE SIGNAGE CRITERIA

## Blade Signage

Match to the refreshed spec from the SOUTH Terminal blade design.

All signage is subject to approval by MIA.



# NEW STOREFRONT SIGNAGE CRITERIA

## Signage

The design goals for storefront signage include well-proportioned designs that integrate within the overall architectural aesthetic of the brand and terminal.

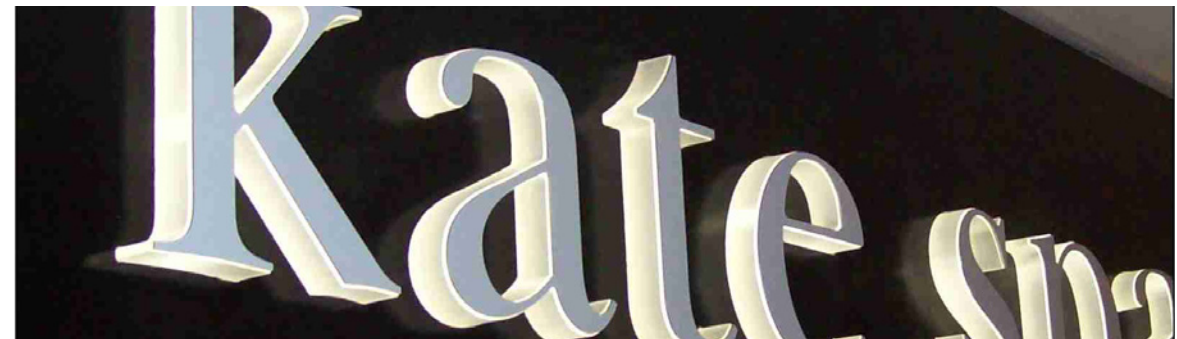
All signage must be approved by MIA.

## Technical Requirements

- Signage must be positioned within airport control zones.
- All signs shall be constructed of premium quality materials and craftsmanship.
- Sign to be mounted on brushed aluminum backer.
- LEDs to be evenly distributed, no hot spots.
- Signage must provide access for maintenance, servicing and cleaning.
- Materials to reflect the brand's nature and compliment MIA sense of place.
- No visual clutter (credit card/written signs) applied to glazing.
- All signage to conform to ADA standards for clearances both overhead and protruding.

## Acceptable Signage Types

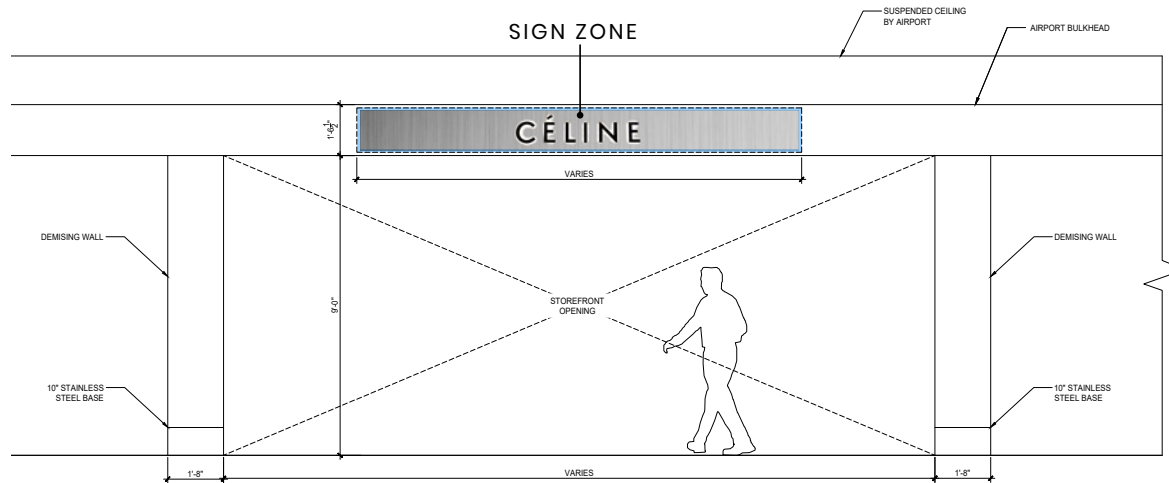
Face illuminated, halo, or edge illuminated letters are acceptable. Use only factory-finished materials with precise engineering and jointing.



# NEW CENTRAL TERMINAL FASCIA SIGNAGE SAMPLES

**STOREFRONT SIGN ZONE** – TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES

Tenants are encouraged to bring creativity of their brands into the storefront design.



## Fascia Signage Post Security

The updated facade sign utilizes the existing signage & logo scale requirements, however provides options for more flexibility. Sign backer is brushed aluminum material. The refreshed direction adds an enhanced brand expression and new modern options.

All signage is subject to approval by MIA.

## Technical Requirements

- Design to maintain all existing scale/proportions, art to be applied within the existing specified locations.
- Sign size MAX: 9', MIN: 4'6", depth MAX 5", MIN: 3"
- Letter size MAX: 18", MIN: 10", depth MAX 5", MIN: 3". Not to exceed 80% of sign band.
- The signage frame, mounting brackets, and illumination will be provided by the tenant.
- The logo will consist of backer with dimensional icon/lettering with illumination with LED lighting.
- All fascia signage must be fabricated by an airport-approved fabricator to ensure consistency and quality.
- Bright LED Illumination – Internal, energy-efficient LEDs evenly lit.

## Acceptable Signage Styles (Halo, Facelit, Fully lit)

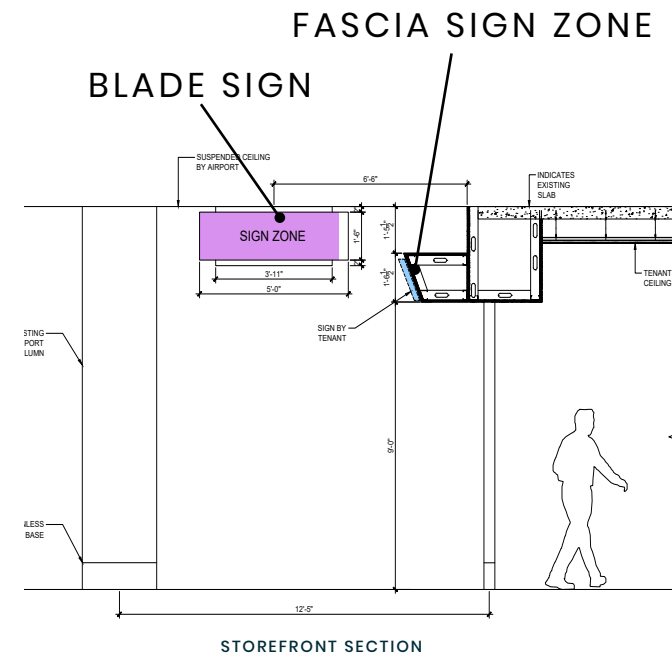
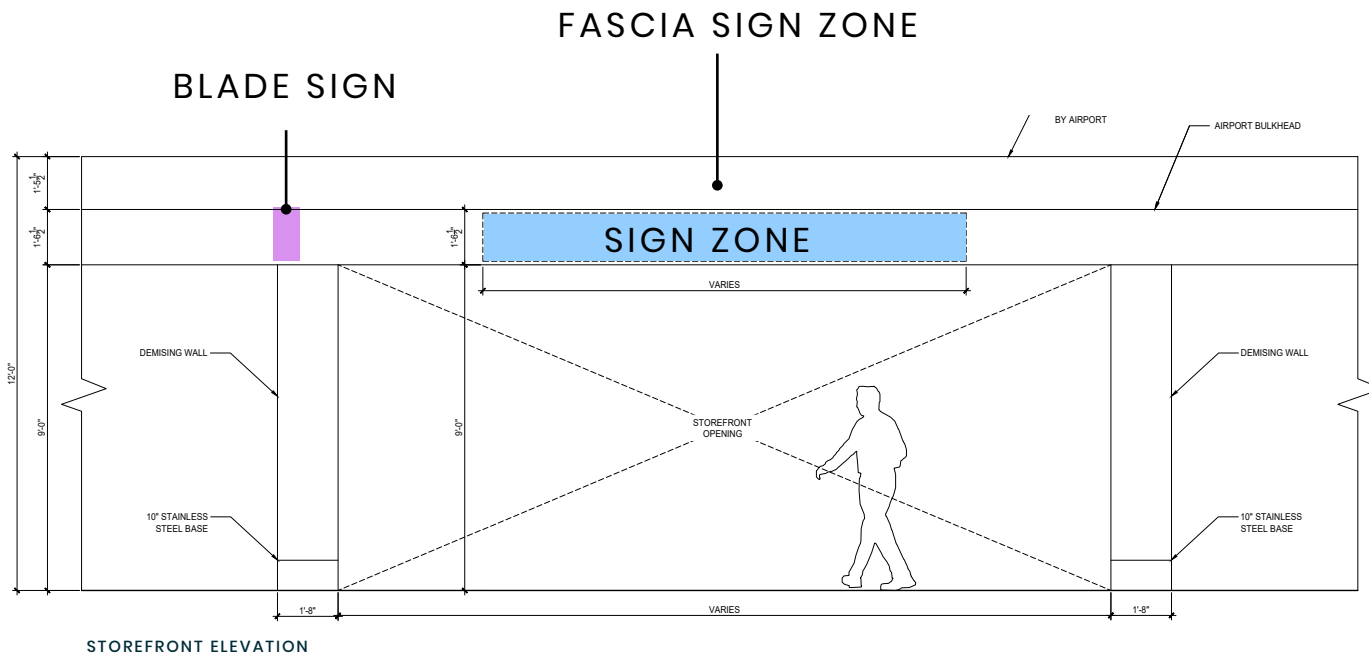
3"-5" thick channel letters with (any color) illuminated acrylic face or returns.

Logo/sign to be mounted directly to brushed metal signage backer with appropriate non-visible fixings. Reverse of sign to be finished professionally.



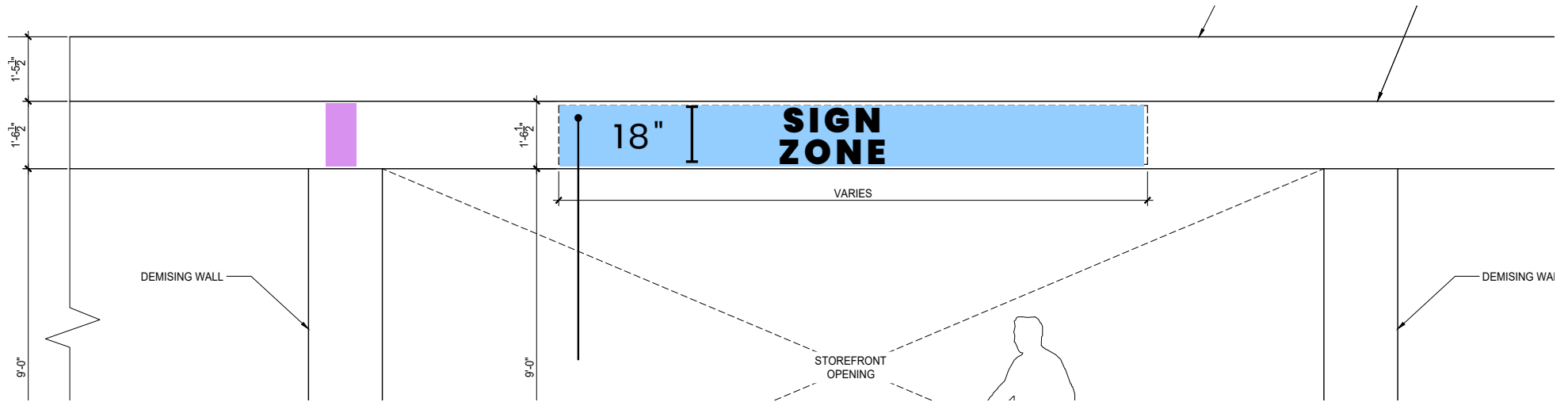
# NEW CENTRAL TERMINAL SIGN ZONES

- STOREFRONT SIGN ZONE** - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES.
- BLADE SIGN** - UNITS WITH BLADE SIGNS WILL FOLLOW THE BLADE SIGN PERMITTED SIGNAGE STYLES.



# NEW CENTRAL TERMINAL FASCIA SIGN ZONE

**STOREFRONT SIGN ZONE** - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES



SIGN ZONE (MAX 18" HEIGHT, WIDTH VARIES BY LOD -70% OF OPENING)

MOUNTED TO BULKHEAD OR CEILING

## MIN/MAX SIGNAGE SIZING:

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# FASCIA SIGNAGE GLOSSARY

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The following are acceptable signage types. Tenants are encouraged to be creative in execution while adhering to signage zones and requirements.

All signage must follow specified sizes per type, be professionally fabricated, and approved by MIA.



### Halo-Lit

1" opaque satin acrylic face.  
Remaining 2" returns to be illuminated sign white acrylic.

Remaining 2" of return to be white and illuminated.

(Any color)

#### INSTALLATION:

Logo sign to be mounted directly to brushed aluminum backer with appropriate non-visible fixings.



### Face-Lit Channel Letters

3"-5" thick channel letters with white (any color) illuminated acrylic face.

Black returns satin finish.

(Any color)

#### INSTALLATION:

Logo sign to be mounted directly to brushed aluminum backer with appropriate non-visible fixings.



### Fully Lit Lettering

3"-5" thick illuminated acrylic letters/logo.

Face & returns to be illuminated white.

(Any color)

#### INSTALLATION:

Logo sign to be mounted directly to brushed aluminum backer with appropriate non-visible fixings.

# NEW STOREFRONT SIGNAGE CRITERIA

## Signage Illumination

- In compliance with applicable codes and standards.
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- Sign illumination must be on a timer aligned with trading hours.
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- No taglines included in storefront signage, only logo (icon & wordmark).
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- Noise making or odor producing.
- Veneer or plywood products.
- Pre-molded plastic letters with reflective coatings.
- Sign manufacturers/installer decals may not be in public view.
- Any graphics or signs that are not professionally produced.
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- Mobile signage boards.
- Lettering with exposed fastenings and unfinished edges.



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**NO** FLIMSY BANNER MATERIAL, SIGNS MUST BE OF PROFESSIONAL QUALITY



**NO** DIGITAL, ANIMATED, FLASHING, FLICKERING, STROBE OR ROTATING



**NO** VISIBLE HOT SPOTS

