

ZONING FEASIBILITY REPORT



Address(s)

51 NE 79th St, Miami, FL, 33138
7929 NE Miami Ct, Miami, FL, 33138

Folio Number(s)

01-31-12-013-0010
01-31-12-013-0020

Report Date: **Wednesday, January 04, 2017**



© 2017 Gridics, LLC. All rights reserved.

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.

Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

ZONING ALLOWANCES

Property Location 1

Allowed Uses 2

Maximum Lot Capacity 3

Illustrations 4

Statistics 5

CAPACITY ANALYSIS

Maximum Capacity 6

Illustrations 7

Statistics 8

In consideration for your payment of the appropriate fee, Gridics, LLC (“Gridics”) grants to you the right to use attached Property Report (“Report”), subject to the following terms and conditions:

License Grant. Gridics grants to you, your employees and wholly owned affiliates a non-exclusive, non-transferable, non-sublicensable, limited license to use the Report solely for your internal business purposes.

Restrictions.

- (a) You shall not disclose, use, disseminate, sublicense, distribute, sell, reproduce, or publish the Report, or any portion of the Report, to any third party, other than persons or entities who are your actual or potential customers and clients.
- (b) You shall not: (i) process or combine any portion of the Report or permit any portion of the Report to be processed or combined with other data from any other source; (ii) use the Report to create, enhance or structure any database; or (iii) use the Report to create derivative products.
- (c) You shall not use the Report in any way that: (i) infringes upon Gridics’ or any third party’s copyright, patent, trademark, trade secret or other intellectual property or proprietary rights or rights of publicity or privacy; (ii) violates any federal, state or local law, statute, ordinance or regulation; or (iii) is defamatory, trade libelous, unlawfully threatening or unlawfully harassing.
- (d) All Gridics trade names displayed on the Report are registered or common law trademarks or service marks (collectively “Trademarks”) of Gridics, or its affiliates, licensors. You are not granted any right or license to use the Trademarks. You shall not remove, alter or obscure any Trademarks or proprietary notices or disclaimers contained in the Report. Gridics may include a disclaimer on the Report that use of the Report shall not constitute the delivery by Gridics of real estate services to any person. You will not remove, alter, or obscure any disclaimers appearing on the Services, Platform Results, or any Gridics Information.

Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL



AERIAL



ZONING

T6-8-0



MAP

1/4 mile radius

Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami (November 2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

RESIDENTIAL

Single Family Residence	R
Community Residence	R
Two Family Residence	R
Multi Family Housing	R
Dormitory	R
Home Office	R
Live - Work	R

LODGING

Bed & Breakfast	R
Inn	R
Hotel	R

OFFICE

Office	R
--------	---

COMMERCIAL

Auto - Related Commercial Establs.	W
Entertainment Establs.	R
Food Service Establs.	R
Alcohol Beverage Serv.	E
General Commercial	R
Marine Related Comm.	W
Open Air Retail	W
Place of Assembly	R
Recreation Establs.	R

CIVIC

Community Facility	W
Recreational Facility	R
Religious Facility	R

CIVIC SUPPORT

Community Support Fac.	W
Infrastructure and Util.	W
Marina	W
Public Parking	W
Transit Facilities	W

EDUCATIONAL

Childcare	W
College / University	W
Elementary School	W
Learning Center	R
Middle / High School	W
Pre - School	R
Research Facility	R
Special Training / Vocational	W

N Not Allowed

R by Right

W by Warrant

E by Exception

Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

BUILDING INTENSITY

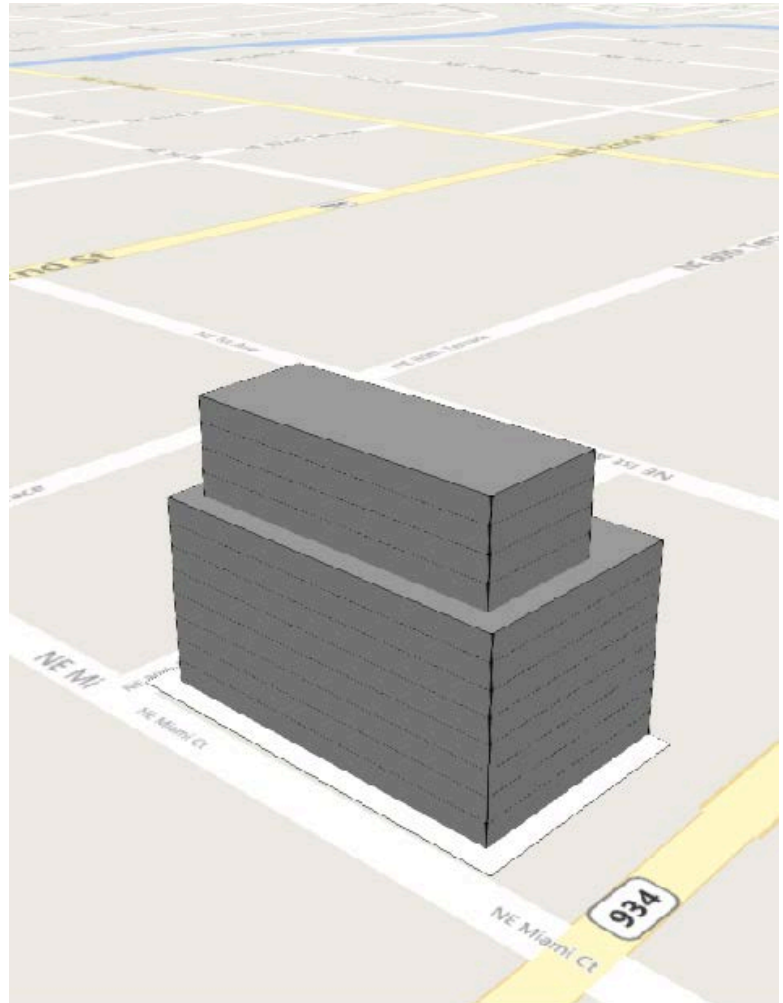
Dwelling Units per Acre	150 du/acre
Dwelling Units Allowed	64 units
Maximum Commercial Area	116,575 ft ²
Maximum Office Area	116,575 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FLR	6
Maximum Built Area	116,575 ft ²
Maximum Building Footprint	14,661 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	12 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	4 Levels
Bonus Allowed Height	12 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

SETBACKS

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	10 ft
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft

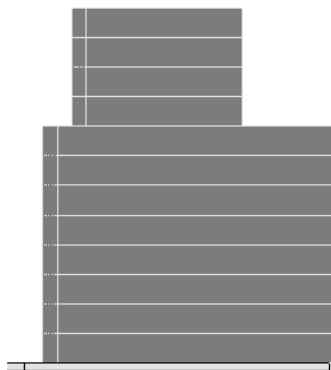


Main Building
 Lot
 Building Setback limit

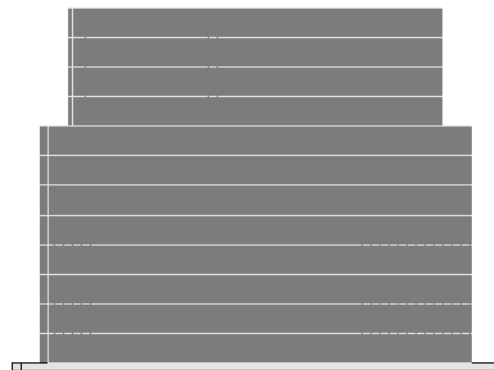
NOTE: Public Benefits program has been applied to increase height and FLR limits.

Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

SOUTH - NORTH



EAST - WEST

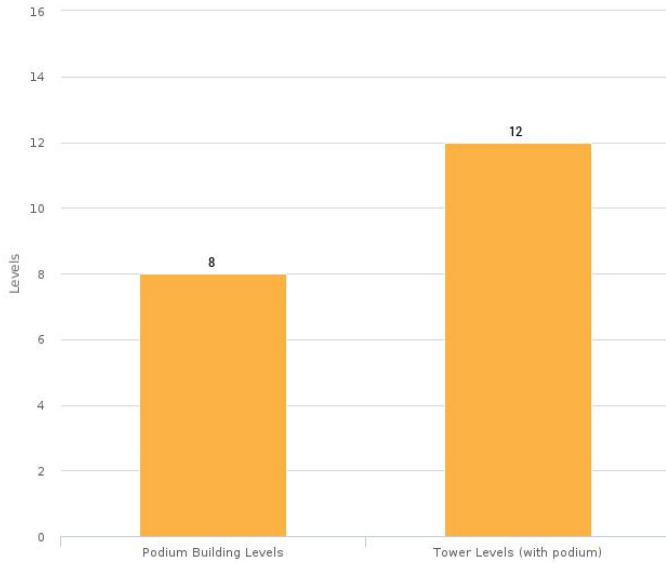


■ Lot

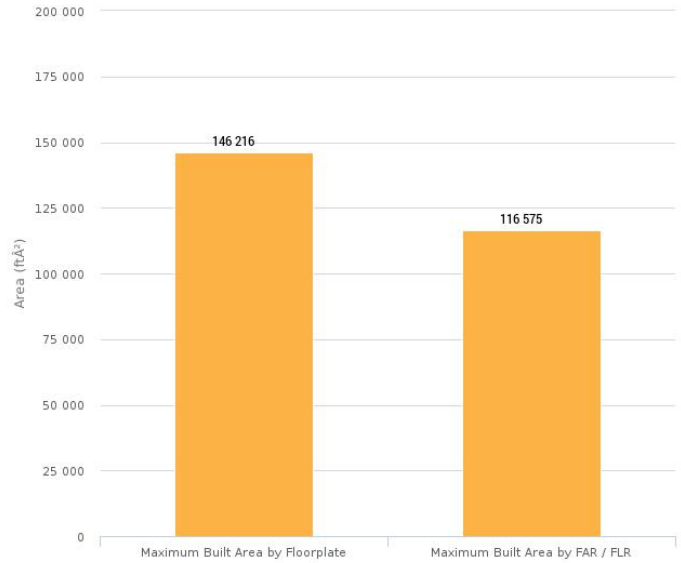
■ Main Building

Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

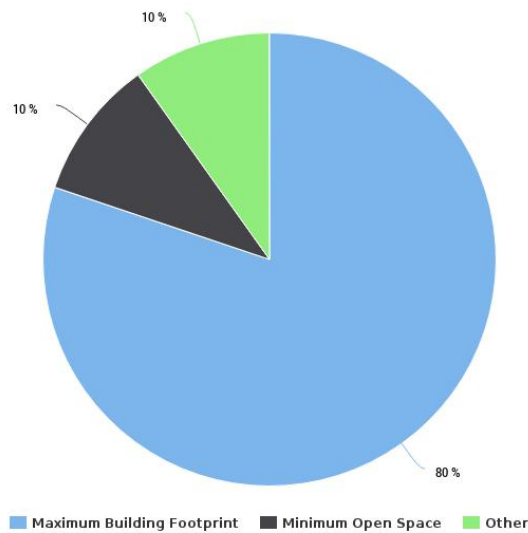
Allowed Building Levels



Allowed Building Area



Lot Occupation



Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

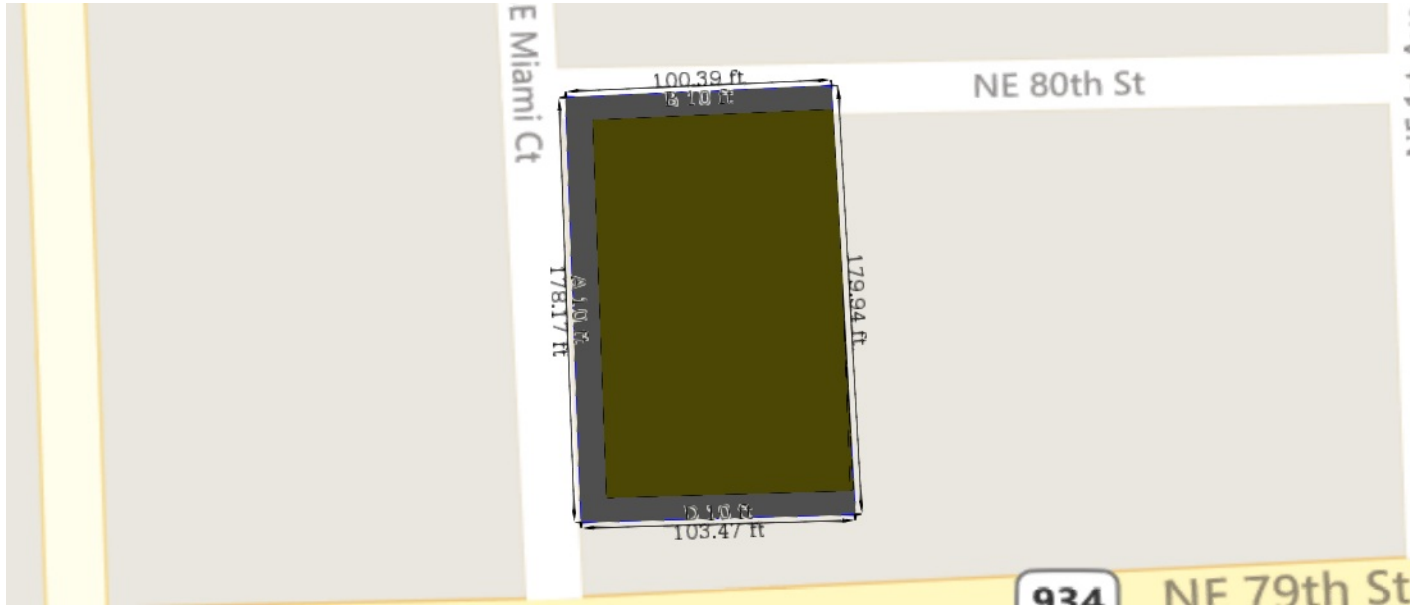
TOTAL BUILDING AREA	116,454 ft²
Total Building Height	8 Levels
Maximum Building Footprint	14,661 ft ²
Maximum Liner Footprint	6,313 ft ²
Maximum Tower Footprint	7,231 ft ²
Maximum Commercial Tower Footprint	N/A
Common Space Area	11,830 ft ²
Lot Coverage	80 %
FLR	6
RESIDENTIAL AREA NET	53,888 ft²
Residential Units	64 DU
Residential Units Average Size	842 ft ²
Residential Height (Levels)	7 Levels
COMMERCIAL AREA NET	5,263 ft²
Commercial Height (Levels)	1 Levels
PARKING AREA	45,474 ft²
Total Parking Required	119 Spaces
Total Shared Parking Required	118 Spaces
Parking Structure Height	6 Levels
Total Provided Parking Capacity	138 Spaces
On-Street Parking Capacity	N/A
Off-Site Parking Capacity	N/A
Parking Structure Capacity	138 Spaces
Parking Structure Area	45,474 ft ²
Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	N/A



■ Commercial ■ Parking
■ Residential ■ Lot

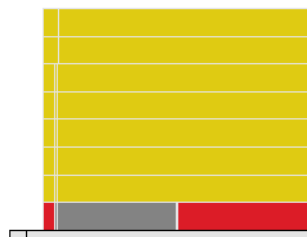
Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

SITE PLAN (TOP VIEW)



■ Commercial
 ■ Parking
 ■ Residential
 ■ Lot

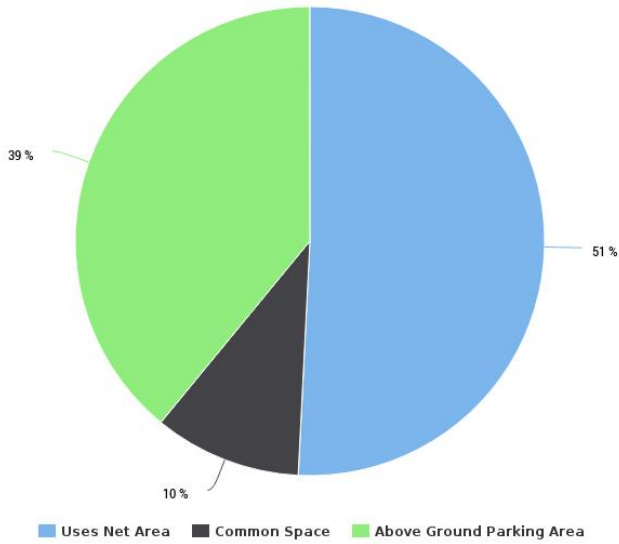
ELEVATION



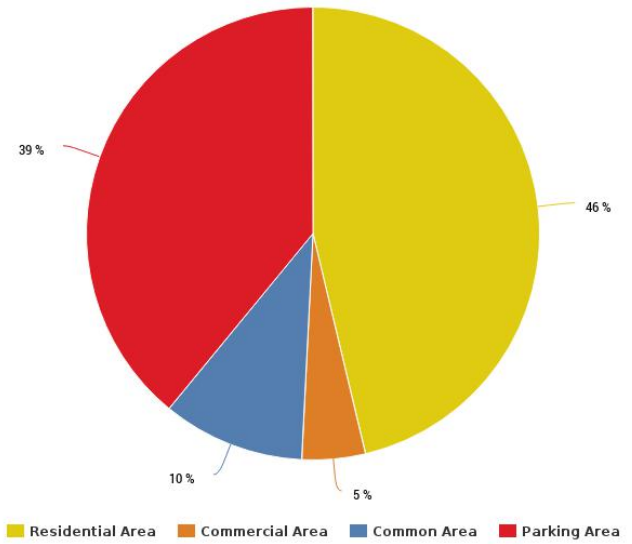
■ Lot
 ■ Commercial
 ■ Parking
 ■ Residential

Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

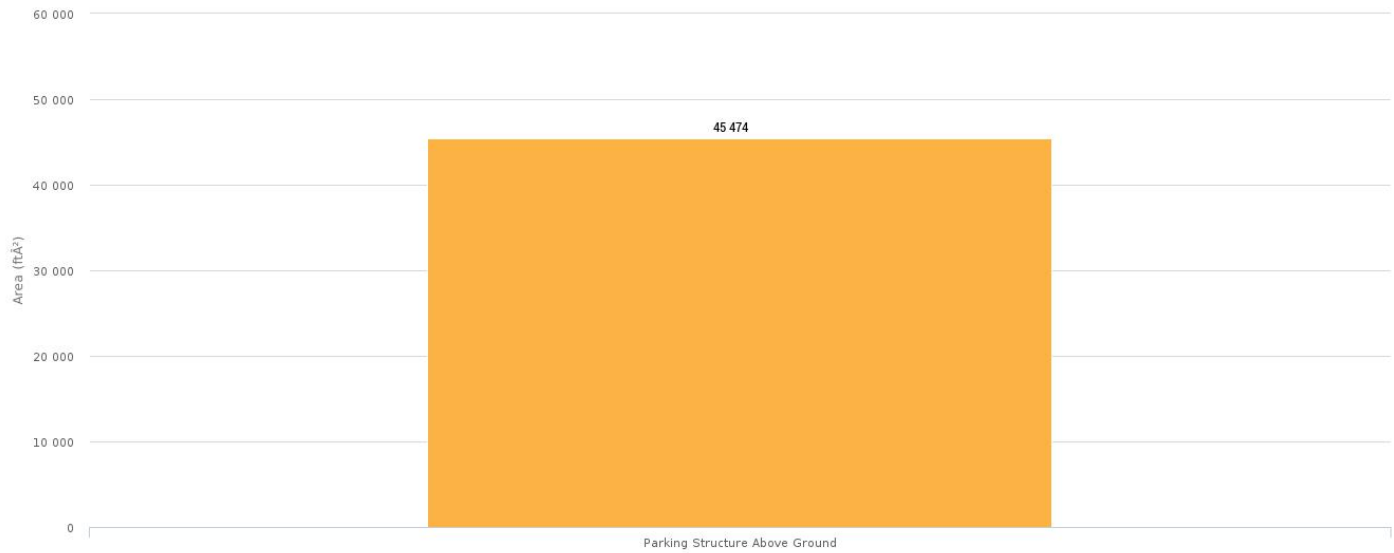
Building Efficiency



Building Uses

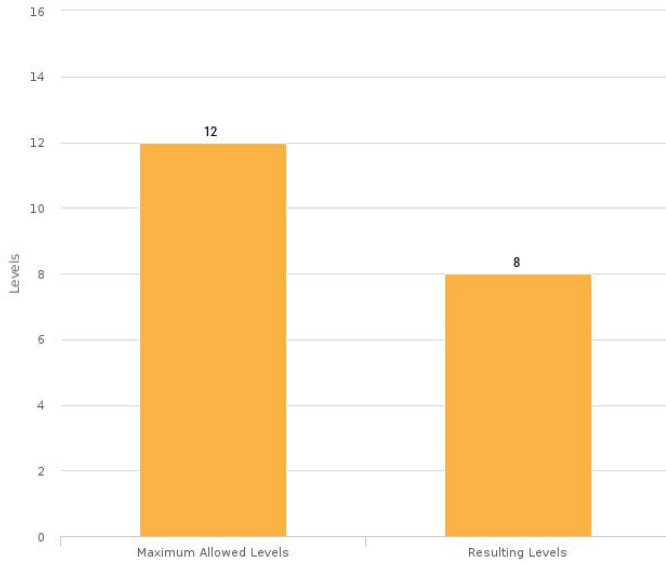


Building Components

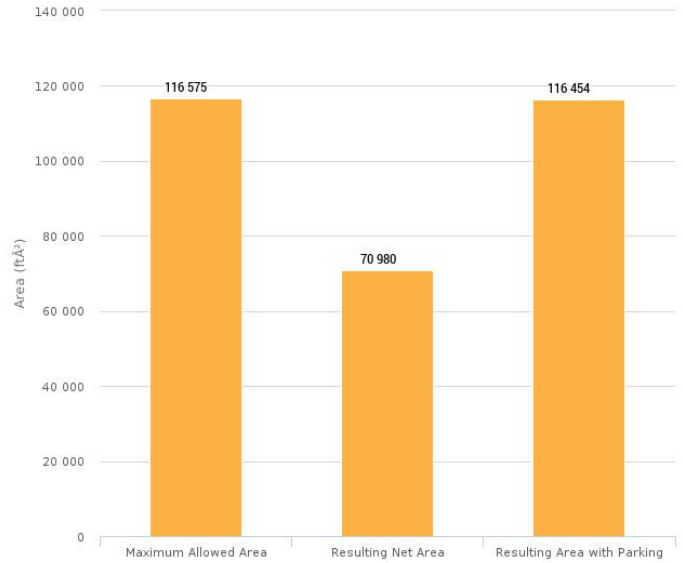


Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use

