REPORT

Address(s)
337 NE 28th St, Miami, FL, 33137
329 NE 28th St, Miami, FL, 33137

Folio Number(s)
01-32-30-017-0090
01-32-30-017-0100

Report Date: Thursday, December 22, 2016

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### ZONING ALLOWANCES

**Property Location**

<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Various</th>
<th>Lot Area</th>
<th>Various</th>
<th>Zoning Code</th>
<th>City</th>
<th>Parcel Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Various</td>
<td>11000 sqft</td>
<td>Miami(November 2015)</td>
<td>T6-36A-O</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Address**

169 E Flagler St
Miami, FL

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<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Address</th>
<th>Lot Area</th>
<th>Zoning Code</th>
<th>Parcel Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Various</td>
<td>Various</td>
<td>11000 sqft</td>
<td>Miami (November 2015)</td>
<td>T6-36A-O</td>
</tr>
</tbody>
</table>

### RESIDENTIAL
- Single Family Residence: R
- Community Residence: R
- Two Family Residence: R
- Multi Family Housing: R
- Dormitory: R
- Home Office: R
- Live · Work: 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

### LODGING
- Bed & Breakfast: R
- Inn: R
- Hotel: R

### OFFICE
- Office: R

### 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

### 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

<table>
<thead>
<tr>
<th>Not Allowed</th>
<th>by Right</th>
<th>by Warrant</th>
<th>by Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>R</td>
<td>W</td>
<td>E</td>
<td></td>
</tr>
</tbody>
</table>

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### BUILDING INTENSITY

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units per Acre</td>
<td>150 du/acre</td>
</tr>
<tr>
<td>Dwelling Units Allowed</td>
<td>38 units</td>
</tr>
<tr>
<td>Maximum Commercial Area</td>
<td>133,200 ft²</td>
</tr>
<tr>
<td>Maximum Office Area</td>
<td>133,200 ft²</td>
</tr>
<tr>
<td>Maximum Commercial Establishment Area</td>
<td>55,000 ft²</td>
</tr>
<tr>
<td>FLR</td>
<td>12</td>
</tr>
<tr>
<td>Maximum Built Area</td>
<td>133,200 ft²</td>
</tr>
<tr>
<td>Maximum Building Footprint</td>
<td>8,880 ft²</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>80 %</td>
</tr>
<tr>
<td>Minimum Open Space</td>
<td>10 %</td>
</tr>
</tbody>
</table>

### HEIGHT LIMITATIONS (LEVELS)

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Building Height</td>
<td>36 Levels</td>
</tr>
<tr>
<td>Principal Building Max. Height (Podium)</td>
<td>8 Levels</td>
</tr>
<tr>
<td>Principal Building Min. Height (Podium)</td>
<td>2 Levels</td>
</tr>
<tr>
<td>Principal Tower Allowed Height</td>
<td>28 Levels</td>
</tr>
<tr>
<td>Bonus Allowed Height</td>
<td>36 Levels</td>
</tr>
<tr>
<td>Maximum Office Height</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Commercial Height</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### SETBACKS

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage Minimum Setback</td>
<td>10 ft</td>
</tr>
<tr>
<td>Secondary Frontage Minimum Setback</td>
<td>N/A</td>
</tr>
<tr>
<td>Side Minimum Setback</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear Minimum Setback</td>
<td>N/A</td>
</tr>
<tr>
<td>Second Layer Dimension</td>
<td>15 ft</td>
</tr>
</tbody>
</table>
### ZONING ALLOWANCES

<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Various</th>
<th>Lot Area</th>
<th>11000 sqft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Various</td>
<td>Zoning Code</td>
<td>Miami (November 2015)</td>
</tr>
<tr>
<td>City</td>
<td>Miami</td>
<td>Parcel Zoning</td>
<td>T6-36A-0</td>
</tr>
</tbody>
</table>

#### Illustrations

**SOUTH - NORTH**

- **Lot**
- **Building Setback limit**
- **Main Building**

**EAST - WEST**

- **Lot**
- **Building Setback limit**
- **Main Building**

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## TOTAL BUILDING AREA
- **133,085 ft²**
- Total Building Height: 29 Levels
- Maximum Building Footprint: 8,880 ft²
- Maximum Liner Footprint: 2,585 ft²
- Maximum Tower Footprint: 3,016 ft²
- Maximum Commercial Tower Footprint: N/A
- Common Space Area: 17,428 ft²
- Lot Coverage: 80%
- FLR: 12

## RESIDENTIAL AREA NET
- **41,800 ft²**
- Residential Units: 38 DU
- Residential Units Average Size: 1,100 ft²
- Residential Height (Levels): 17 Levels

## OFFICE AREA NET
- **43,200 ft²**
- Office Height (Levels): 13 Levels

## COMMERCIAL AREA NET
- **2,142 ft²**
- Commercial Height (Levels): 1 Level

## PARKING AREA
- **28,515 ft²**
- Total Parking Required: 122 Spaces
- Total Shared Parking Required: 85 Spaces
- Parking Structure Height: 5 Levels
- Total Provided Parking Capacity: 85 Spaces
- On-Street Parking Capacity: N/A
- Off-Site Parking Capacity: N/A
- Parking Structure Capacity: 85 Spaces
- Parking Structure Area: 28,515 ft²
- Underground Parking: N/A
- Underground Parking Area: N/A
- Surface Parking Capacity: N/A

NOTE: 30% TOD parking reduction has been applied.

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Folio Number Various Lot Area 11000 sqft
Address Various Zoning Code Miami (November 2015)
City Miami Parcel Zoning T6-36A-0

### Statistics

#### Allowable vs Resulting Height

<table>
<thead>
<tr>
<th>Height</th>
<th>Levels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum</td>
<td>36</td>
</tr>
<tr>
<td>Resulting</td>
<td>29</td>
</tr>
</tbody>
</table>

#### Allowable vs Resulting Area

<table>
<thead>
<tr>
<th>Area</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum</td>
<td>133,200</td>
</tr>
<tr>
<td>Resulting Net</td>
<td>104,070</td>
</tr>
<tr>
<td>Resulting</td>
<td>133,085</td>
</tr>
</tbody>
</table>

#### Parking Required per Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>60</td>
</tr>
<tr>
<td>Office</td>
<td>54</td>
</tr>
<tr>
<td>Commercial</td>
<td>7</td>
</tr>
</tbody>
</table>

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