ZONING FEASIBILITY REPORT

Address(s)

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

Folio Number(s)

01-31-12-013-001
01-31-12-013-002

Report Date: Wednesday, January 04, 2017

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ZONING ALLOWANCES

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<tr>
<th>Folio Number</th>
<th>Various</th>
<th>Lot Area</th>
<th>18652 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>T6-8-0</td>
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<td>Miami</td>
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### 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

### EDUCACTIONAL
- 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

**Legend:**
- N: Not Allowed
- R: by Right
- W: by Warrant
- E: by Exception

**Notes:**
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**ZONING ALLOWANCES**

**Maximum Lot Capacity**

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**BUILDING INTENSITY**

- Dwelling Units per Acre: 150 du/acre
- Dwelling Units Allowed: 64 units
- Maximum Commercial Area: 116,575 ft²
- Maximum Office Area: 116,575 ft²
- Maximum Commercial Establishment Area: 55,000 ft²
- FLR: 6
- Maximum Built Area: 116,575 ft²
- Maximum Building Footprint: 14,661 ft²
- 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

**NOTE:** Public Benefits program has been applied to increase height and FLR limits.
<table>
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<th>Various</th>
<th>Lot Area</th>
<th>Various</th>
<th>Zoning Code</th>
<th>City</th>
<th>Miami Parcel Zoning</th>
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<td>Gridics</td>
<td>169 E Flagler St</td>
<td>Miami, FL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Allowed Building Levels

<table>
<thead>
<tr>
<th>Levels</th>
<th>Podium Building Levels</th>
<th>Tower Levels (with podium)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

### Allowed Building Area

<table>
<thead>
<tr>
<th>Area (ft²)</th>
<th>Maximum Built Area by Floorplate</th>
<th>Maximum Built Area by FSR / FLR</th>
</tr>
</thead>
<tbody>
<tr>
<td>146,216</td>
<td></td>
<td>116,375</td>
</tr>
</tbody>
</table>

### Lot Occupation

- **Maximum Building Footprint**: 80%
- **Minimum Open Space**: 10%
- **Other**: 10%
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**CAPACITY ANALYSIS**

**Maximum Capacity**

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<tr>
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<th></th>
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<tbody>
<tr>
<td><strong>TOTAL BUILDING AREA</strong></td>
<td>116,454 ft²</td>
<td></td>
</tr>
<tr>
<td>Total Building Height</td>
<td>8 Levels</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Footprint</td>
<td>14,661 ft²</td>
<td></td>
</tr>
<tr>
<td>Maximum Liner Footprint</td>
<td>6,313 ft²</td>
<td></td>
</tr>
<tr>
<td>Maximum Tower Footprint</td>
<td>7,231 ft²</td>
<td></td>
</tr>
<tr>
<td>Maximum Commercial Tower Footprint</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Common Space Area</td>
<td>11,830 ft²</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>80 %</td>
<td></td>
</tr>
<tr>
<td>FLR</td>
<td>6</td>
<td></td>
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**RESIDENTIAL AREA NET** 53,888 ft²

- Residential Units: 64 DU
- Residential Units Average Size: 842 ft²
- 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 ft²
- Underground Parking: N/A
- Underground Parking Area: N/A
- Surface Parking Capacity: N/A

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**Building Efficiency**

- 39% Uses Net Area
- 31% Common Space
- 10% Above Ground Parking Area

**Building Uses**

- 46% Residential Area
- 10% Commercial Area
- 5% Common Area
- 10% Parking Area

**Building Components**

```
45,474
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Parking Structure Above Ground