



94 UNIT BUILDING
RENDERING

**14 UNITS ON .63 ACRES OF LAND | EAST MIAMI (EL PORTAL), FL
BUILD 94 UNITS OR 188 KEYS | COVERED LAND PLAY**



**JOHN SASSO
MANAGING PARTNER
THE UPSIDE PROPERTY ADVISORS**

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15 ACRE MEGA-DEVELOPMENT SITE ALSO ZONED Z-5/URBAN CENTER
POTENTIAL LOCATION OF DOWNTOWN EL PORTAL MIXED-USE DISTRICT

BRIGHTLINE
TRAIN TRACKS

THE KAVISTA
282 MULTIFAMILY UNITS
BREAKING GROUND 2022

14 UNITS
ON
27,450/SF
OF
LAND

SITE OF NEW
SKATE PARK
CALLED
SKATEBIRD

BISCAYNE
BLVD

ABOUT THE OPPORTUNITY

LOT SIZE: 27,450 SF

ACREAGE: 0.63 ACRE SITE

OF BUILDINGS ON SITE: 3

OF FOLIOS: 1

OF UNITS ON SITE: 14

GROSS RENTAL INCOME:
~\$227,976/YEAR

PRICE: CALL FOR PRICING | JOHN SASSO (954) 817-7299

ZONING: ZONE 5 / URBAN CENTER

(150/UNITS PER ACRE)

TOTAL BUILDABLE UNITS: 94

TOTAL BUILDABLE KEYS: 188

MAX ZONING HEIGHT: 6 STORIES

PARKING REQUIRED: 0.5-1 SPACE/UNIT

PARKING LOCATION: SURFACE LEVEL

BEST ZONING IN EL PORTAL! BUILD 94 UNITS WITH GROUND FLOOR PARKING, WITH FLEXIBLE SHORT/LONG TERM LEASING OPTIONS.

Just west of Biscayne Blvd, in close proximity to the upcoming BRIGHTLINE Train Station, & abutting a new 15 acre mega-development site, this property offers very liberal zoning that can generate both stable long-term cashflow and lucrative short-term income. Office and pure hotel use (188 keys) also allowed. Currently 14 legal units on the site, generating ~\$230,000/yr - collect income while you finalize your development plans. On City of Miami borderline.



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FACTS ABOUT THE SITE

27,450/SF SITE (.63 ACRES)

Almost an acre of land site just west of Biscayne Blvd, close proximity to the upcoming El Portal Brightline Train Station, & abutting a 15 acre mega-development site. Currently 14 Class C multifamily units on the site, grossing nearly \$230,000, with upside - perfect covered land play. On City of Miami borderline.

BUILD 94 UNITS / 188 KEYS

By right, 94 multifamily units or 188 hotel keys could be built on the site. With liberal underlying zoning, it's possible to build a unique, boutique 94 unit building that consists of 58 multifamily units and 36 short-terms rental units, of which the latter can be master-leased to a short-term operator (ex: Sonder). Walking distance to Biscayne Blvd & mass transit makes the site attractive to both tenants and tourists alike.

EL PORTAL BRIGHTLINE TRAIN STATION

The 79th Street Train Station is on all of the official maps released by SFTRA, & will be a short walk or bike ride from the property - potentially less than 1/2 mile.

Z-5 URBAN CENTER ZONING

El Portal's Zone 5 Urban Center zoning is essentially equivalent to Miami's T-6-8-0, which allows up to 150 units/acre, 6-8 stories, & 80% lot coverage, promoting mixed-use, transit-oriented developments. Office, Hotel/Motel, and a variety of other commercial uses are included in the in-place zoning, making this site more appealing than those with zoning limitations.

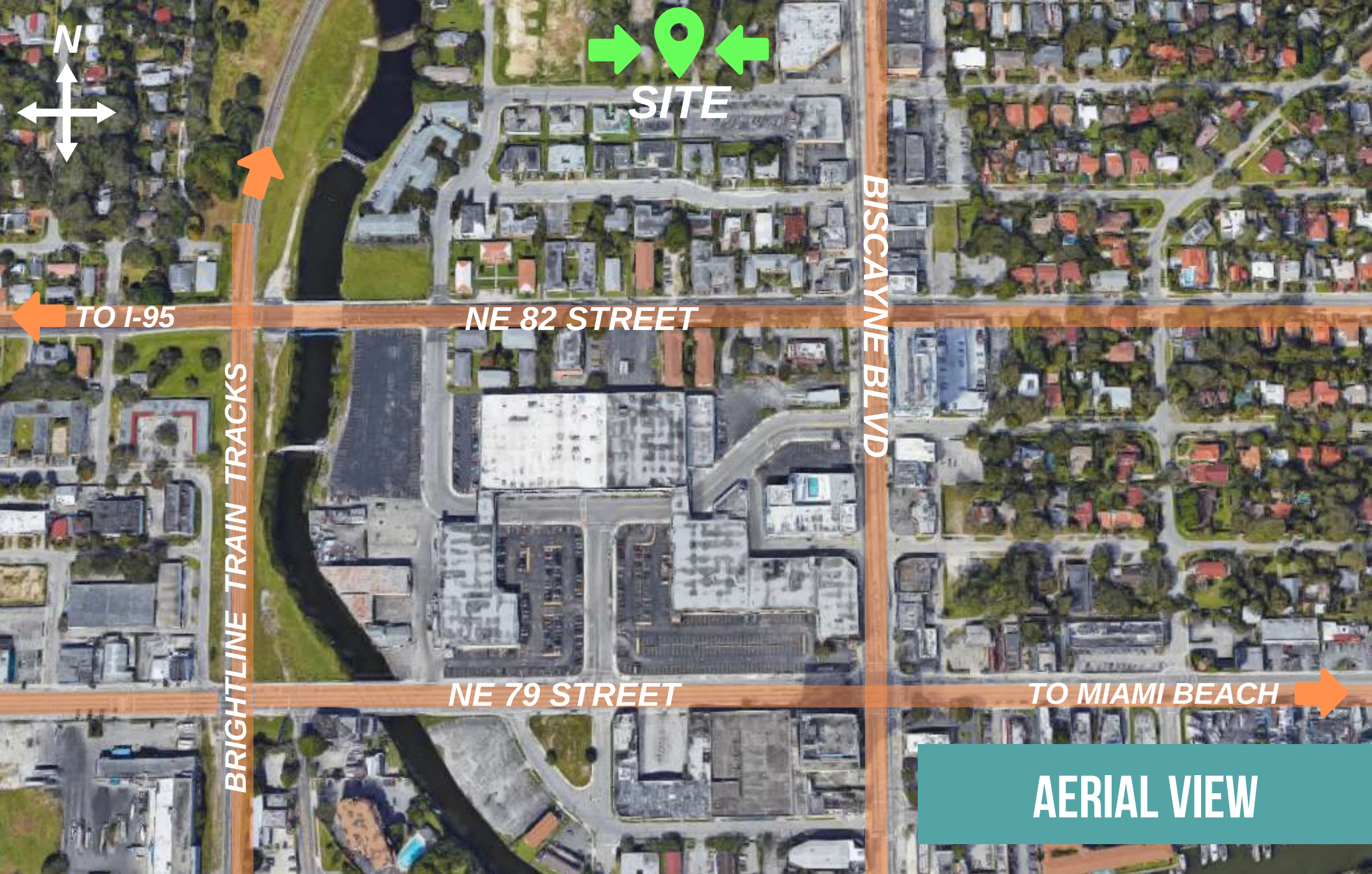
SURFACE PARKING | LESS SPACES

Liberal in-place zoning translates to less parking requirements than other sites. Per code, 94 multifamily units could be built with only 58 parking spaces, which per our massing study can be at ground level - no need for an expensive parking structure. Surface parking translates directly into huge construction cost savings.



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TO I-95

NE 82 STREET

BISCAYNE BLVD

BRIGHTLINE TRAIN TRACKS

NE 79 STREET

TO MIAMI BEACH

AERIAL VIEW



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 TO MIAMI BEACH

NE 79 STREET

NE 82 STREET

BISCAYNE BLVD

 SITE

EASTERN EXPOSURE

BRIGHTLINE TRAIN TRACKS



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79TH STREET
COMMERCIAL
DISTRICT

BISCAYNE BLVD COMMERCIAL DISTRICT

MIMO HISTORIC COMMERCIAL DISTRICT



BRIGHTLINE TRAIN TRACKS

LITTLE RIVER ARTS DISTRICT

NE 2 AVENUE

COMMERCIAL DISTRICTS



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PROPERTY PHOTOS



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NE 83 STREET PHOTOS



NE 83 STREET | EAST TO BISCAYNE BLVD



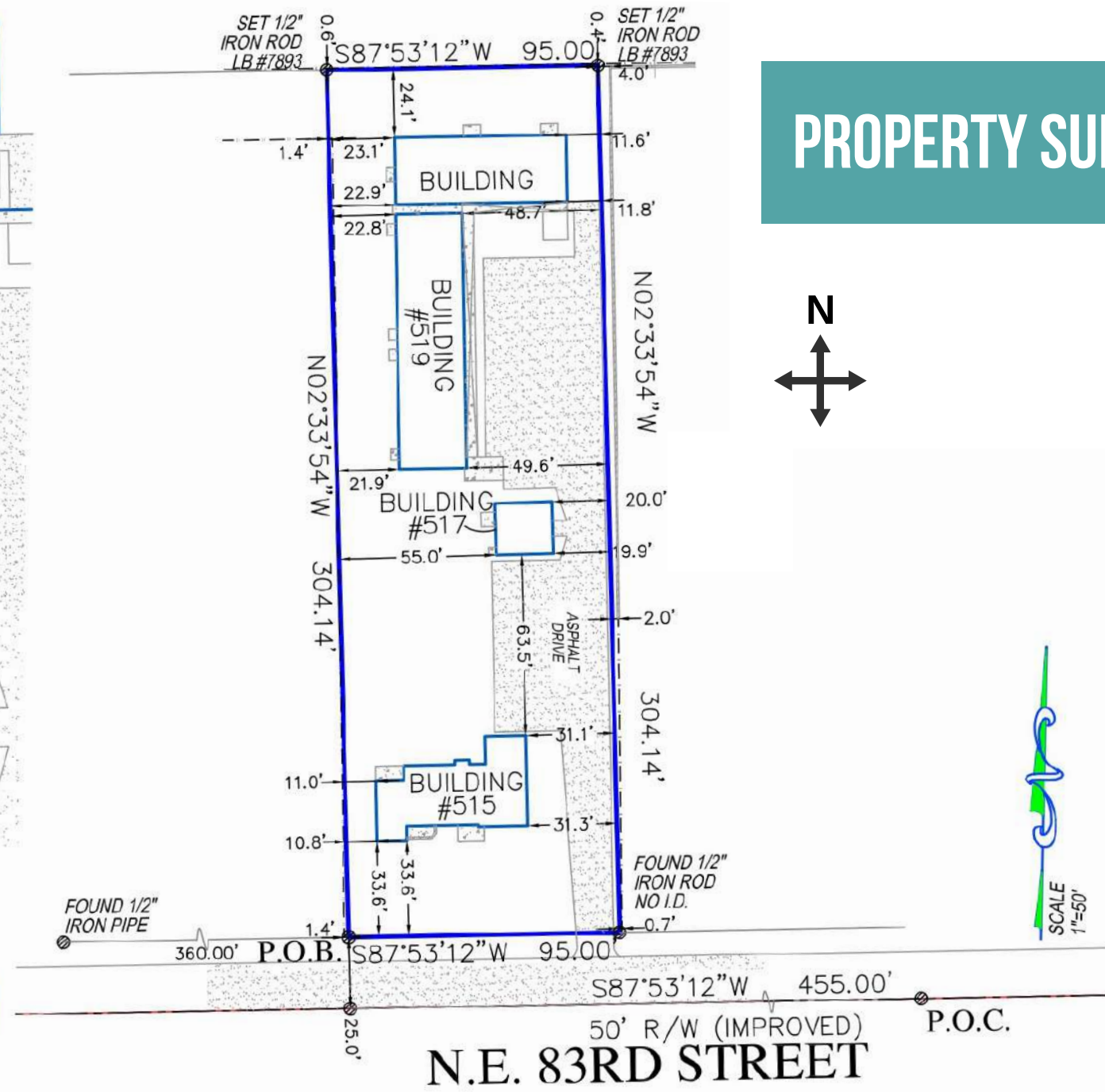
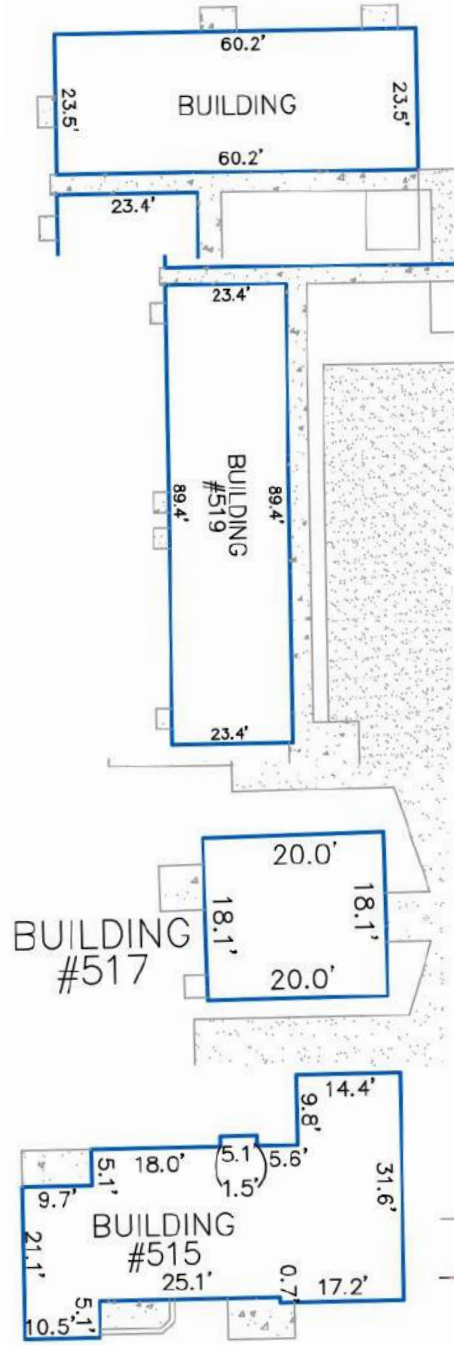
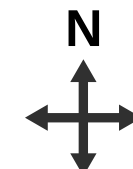
NE 83 STREET | WEST TO NE 4 PLACE



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PROPERTY SURVEY



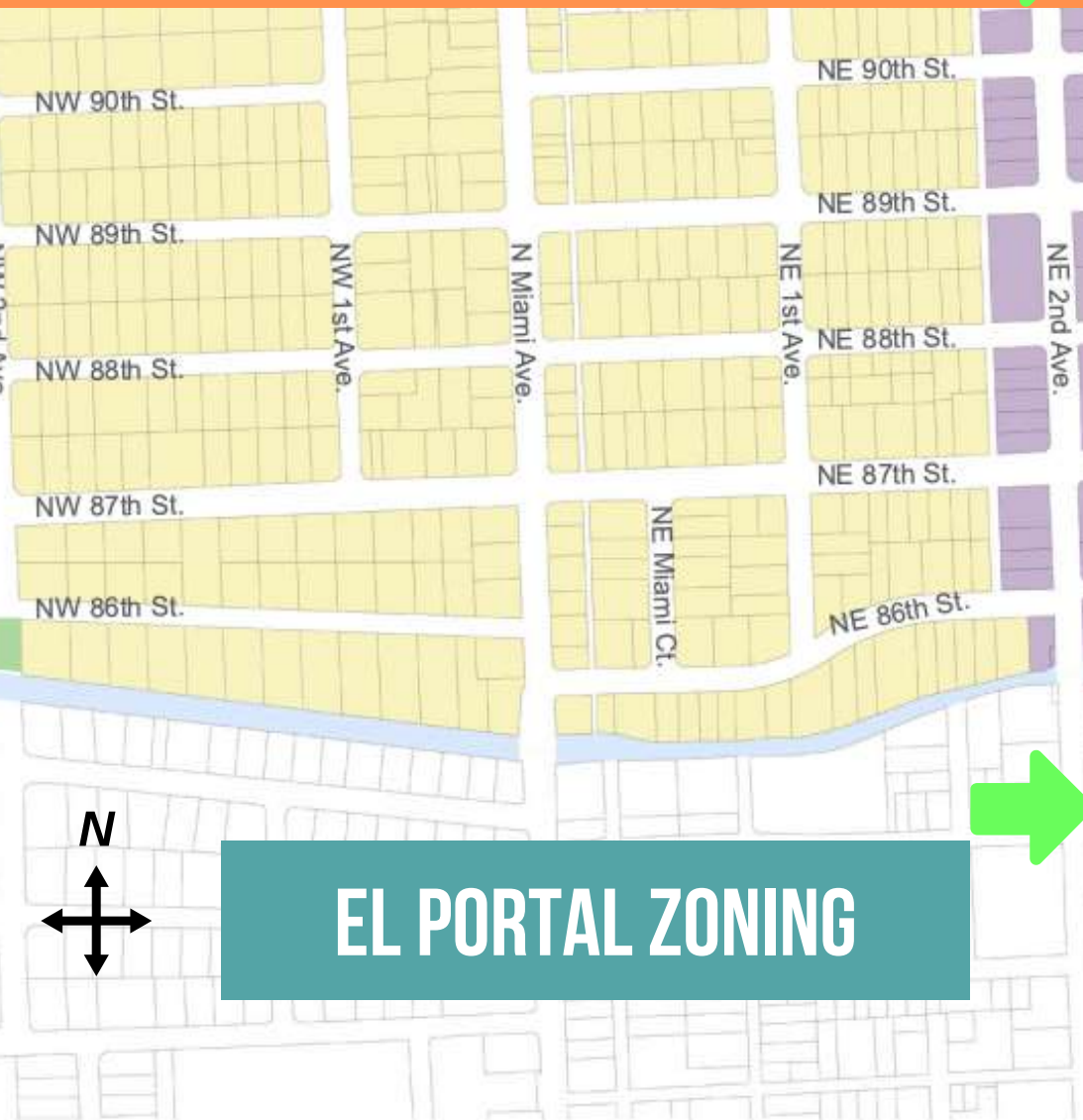
N.E. 83RD STREET



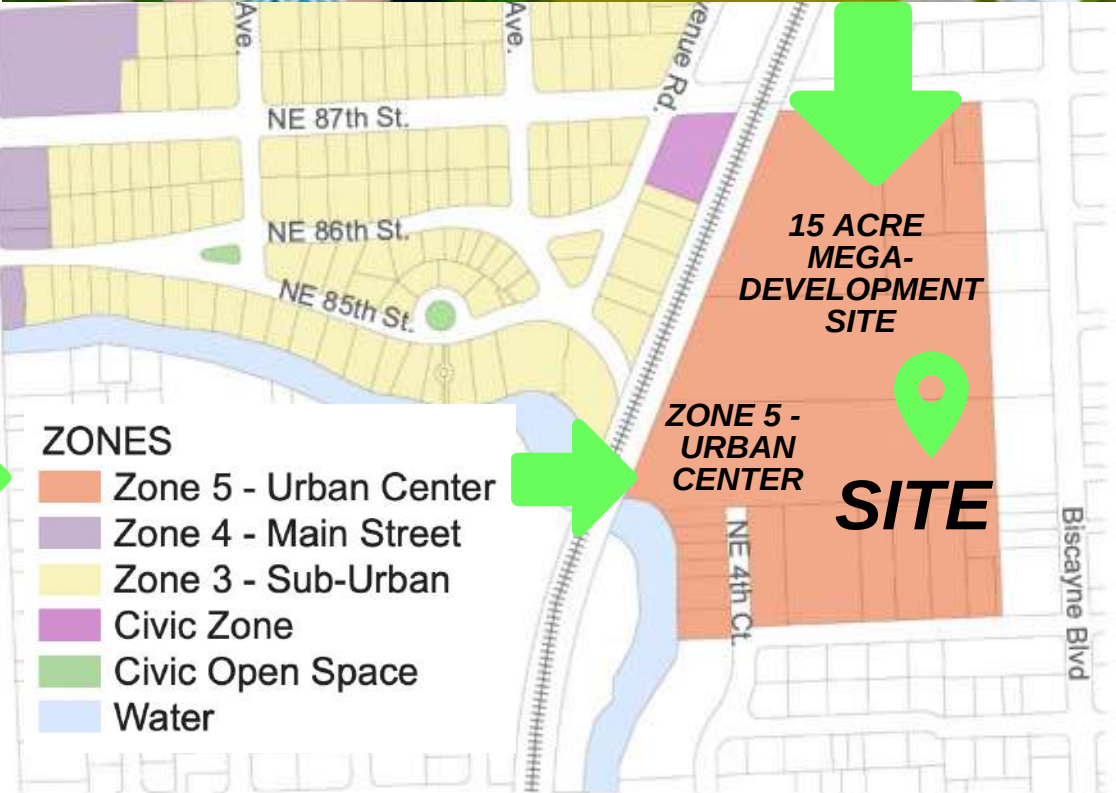
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- 15 ACRE MEGA-DEVELOPMENT SITE
- WILL BECOME DOWNTOWN EL PORTAL MIXED-USE DISTRICT
- ABUTS PROPERTY TO THE NORTH & WEST
- ALL WITHIN ZONE 5 URBAN CENTER ZONING



EL PORTAL ZONING



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ARTICLE VI, FIGURE 3: ZONE 5 STANDARDS - URBAN CENTER

1- PERMITTED BUILDING FUNCTION*1 *2	
Residential	permitted
Lodging	permitted
Office	permitted
Commercial	permitted*3

*1 No single use shall occupy more than 50 percent of the gross acreage of a development.

*2 All developments with a lot size greater than 10,000 square feet shall require a Special Exception and Site Plan.

*3 Commercial Uses limited to 1st floor only. Large Scale Commercial uses exceeding 25,000 gross square feet shall not be permitted.

2- LOT OCCUPATION	
Lot area	10,000 sf. min. 40,000 sf. max.
A Lot width*	100 ft. min. 400 ft. max.
Lot coverage	80% max.
Open Space requirement	10% lot area min.

*For sites with a Lot width of 340 ft or more a cross Block pedestrian Passage shall be provided.

3- SETBACKS	
B Principal front Setback	10 ft. min.
C Secondary frontage Setback (side Street)	10 ft. min.
D Side Setback	0 ft. min.
E Rear Setback Principal Building	0 ft. min.
Primary Frontage build-out	80% min.
Secondary Frontage build-out	60% min.

4- BUILDING HEIGHT	
Principal Building	2 Stories min. 6 Stories max. 4 Stories max within 250' of Z3
Benefit Height*	2 Stories max.
Ground Floor Height	14 ft. min. 25 ft. max.
Upper Floor(s) Height	9 ft. min. 14 ft. max.

5- FRONTAGE TYPE	
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted

6- PARKING PLACEMENT	
Underground *1	permitted
With covenant (off site)	permitted
Rear (within Building)	permitted
Rear (surface)	permitted

Layer 1: No parking permitted.
 Layer 2: Limited parking permitted in accordance with Sec. 24-B.17.(d).

Layer 3: Parking permitted in accordance with Sec. 24-B.17.(d).
 *1 Underground Parking can Encroach into Layer 1 only if it is fully underground and does not require raising the 1st floor Elevation above that of the Sidewalk.

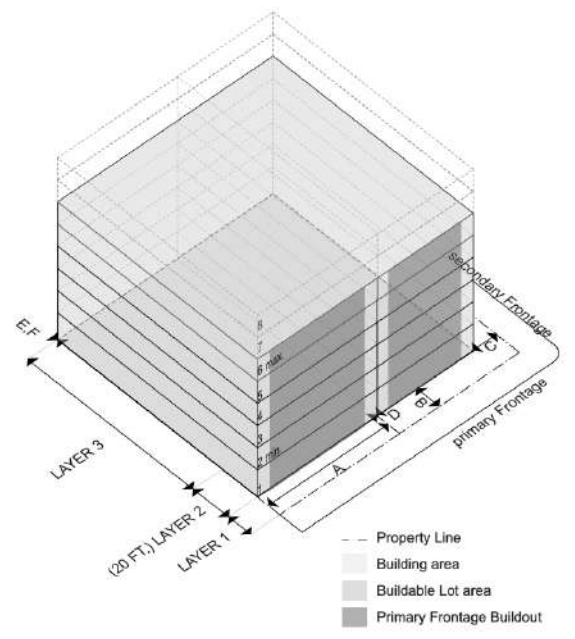
7- DENSITY	
Density	150 du/acre max.

8 - INTENSITY	
Floor Lot Ratio (FLR)*1	5.0 max.

*1 Floor Lot Ratio includes all enclosed areas within the building such as structured parking garages, lobbies, stairwells, hallways, etc.

ARTICLE IV. TABLE 1: MINIMUM OFF-STREET PARKING

Use	Parking Requirements
Residential	1.5 per Dwelling Unit + 1 visitor per 10 Units
less than 800 sf	1 per Dwelling Unit + 1 visitor per 10 Units
less than 650 sf	0.5 per Dwelling Unit + 1 visitor per 10 Units



EL PORTAL CODE OF ORDINANCES CHAPTER 24, APPENDIX B:

EL PORTAL Z-5/URBAN CENTER ZONING CODE



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MASSING STUDY



RENDERING OF POTENTIAL
94 UNIT BUILDING



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MASSING STUDY



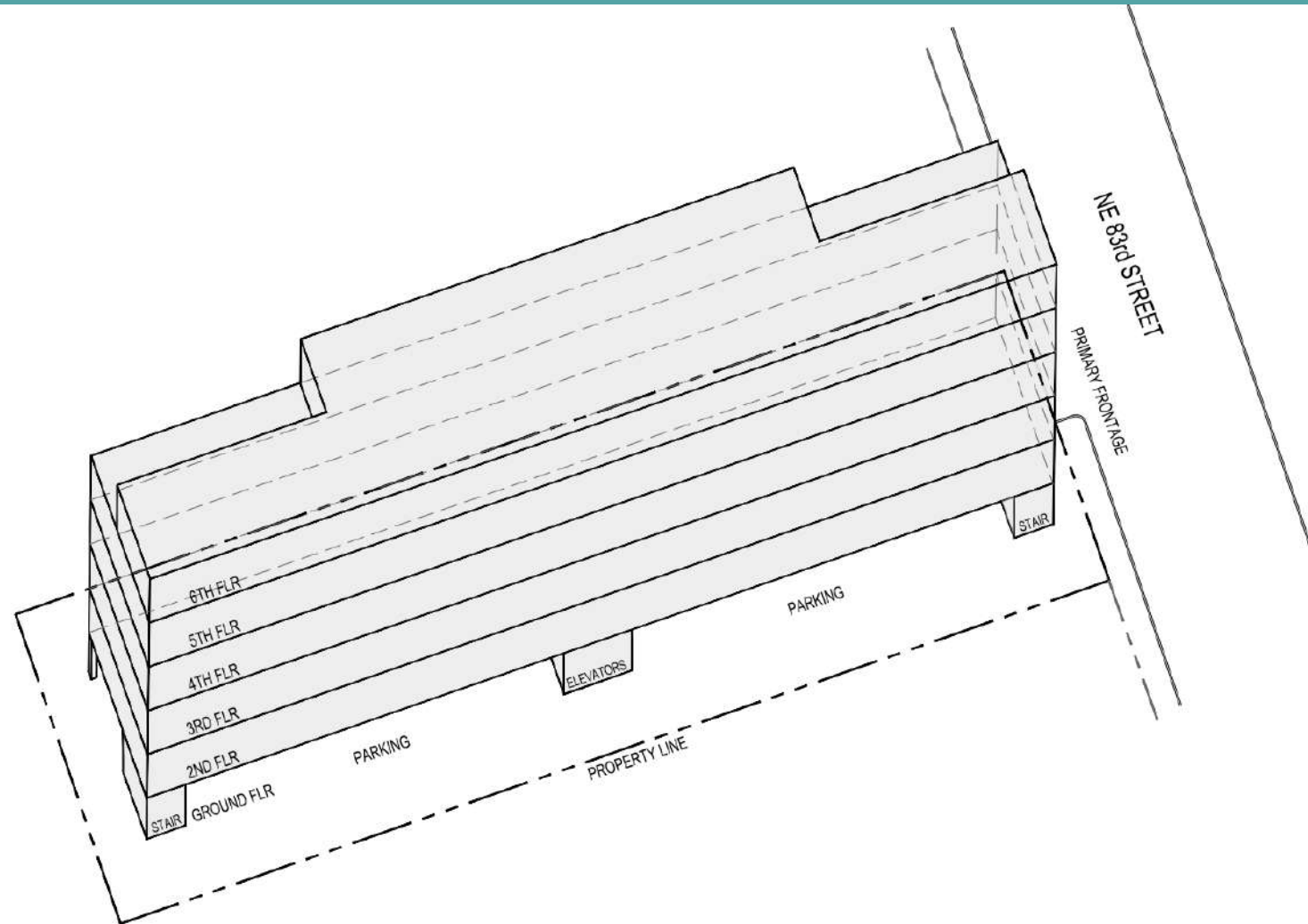
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MASSING STUDY

PROPOSED SITE PLAN:

- **94 UNITS IN 6 STORIES WITH SURFACE LEVEL PARKING**
- **58 MULTIFAMILY UNITS (LONG-TERM RENTALS)**
- **MULTIFAMILY UNIT MIX:
46 1-BED/1-BATH UNITS
12 2-BED/2-BATH UNITS**
- **58 PARKING SPACES, RESERVED FOR 58 MULTIFAMILY UNITS**
- **36 SHORT-TERM RENTALS (36 1-BED/1-BATH UNITS)**
- **SHORT-TERM RENTALS RELY ON WALKING / SHARED BIKES / UBER / MASS TRANSIT FOR TRANSPORTATION**



  **SITE MASSING PLAN**
SCALE: N.T.S.



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MASSING STUDY

SITE DATA

1) ZONING:	T-5/URBAN CORE EL PORTAL - ZONE 5	
2) LOT AREA: FOLIO: 18-3207-020-0210	27,450 SF	
150 DU./ACRE = 88 UNITS		
PARKING: LESS THAN 650 SF= .5 UNITS LESS THAN 800 SF= 1 UNITS		
	REQUIRED	PROPOSED
82 UNITS x .5	41	53
12 UNITS x 1	12	
VISITOR = 1/10	5	5
	SUBTOTAL:	58
3) SETBACKS	REQUIRED	PROPOSED
FRONT	10'	10'-0"
REAR	0'	5'-0"
SIDE	0'	20'-9" / 22'-6"
4) LOT HEIGHT	6 STORY	6 STORY

NOTES:

1. ALL WATER SHALL BE RETAIN WITHIN PROPERTY
2. TREES LANDSCAPING AND TREES SHALL BE PROVIDE IN ACCORDANCE WITH NORTH MIAMI LANDSCAPE CODE

UNITS CALCULATION

	1BR/1B	2BR/1B		
	UNIT A	UNIT B		
LEVEL 6	2	8		
LEVEL 5	20	1		
LEVEL 4	20	1		
LEVEL 3	20	1		
LEVEL 2	20	1		
TOTAL	82	12		

LEGAL DESCRIPTION

FOLIO: 18-3207-020-0210

7.5342 D.83 AC
TUTTLES SUB PB B-3
W90FT OF N305FT OF E455FT LOT 4
LOT SIZE 90.000 X 305
OR 10518-272 0979 1
FOLIO: 06-2230-001-0370

UNIT AREAS

MODEL	A/C SF	BALCONY SF	TOTAL SF	NO. OF BEDROOMS	NO. OF UNITS	%
UNIT A	500	N/A	500	1	82	85%
UNIT B	800	N/A	800	2	12	15%
TOTAL					94	100%



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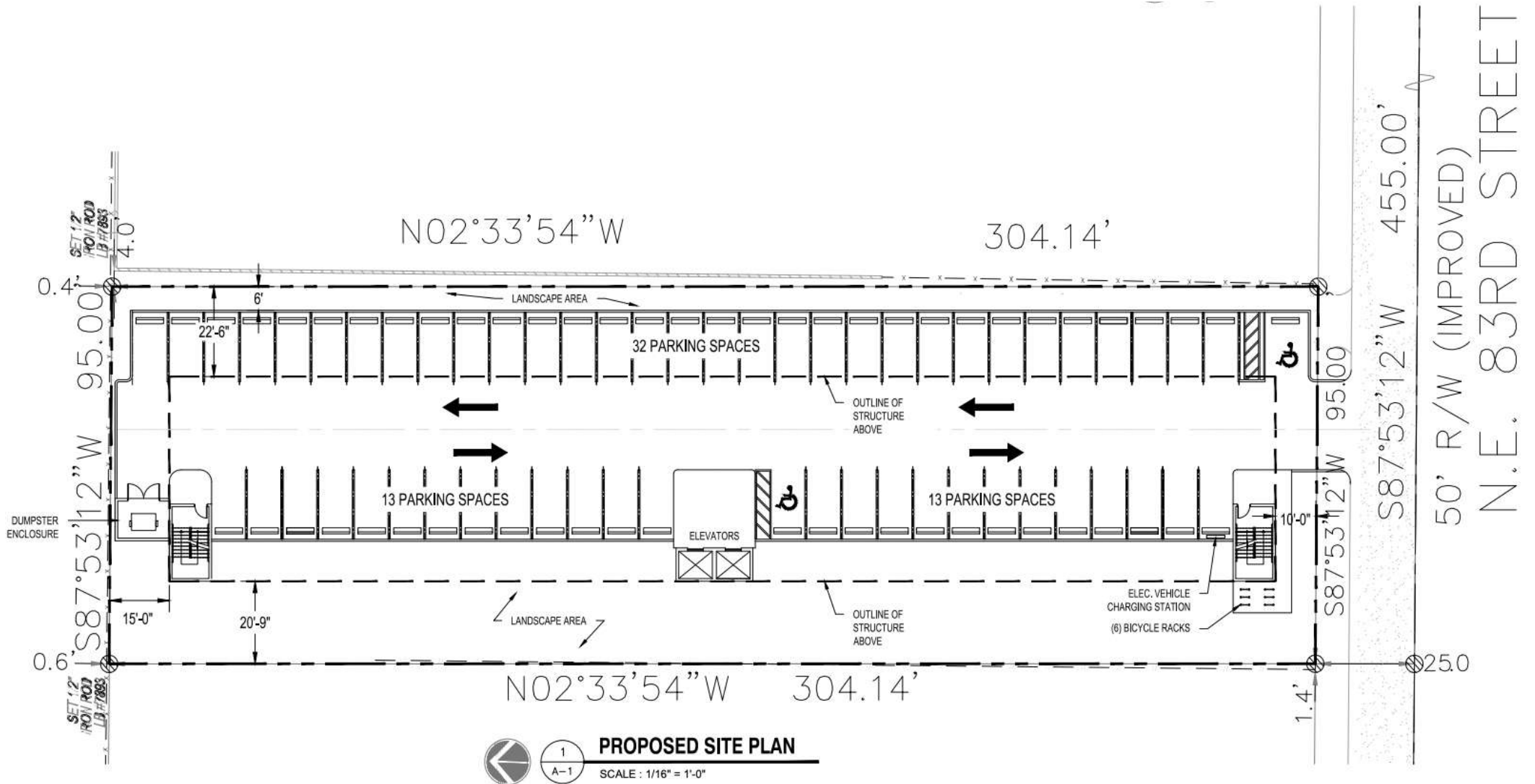


1 A=0' N.T.S. AERIAL LAYOUT



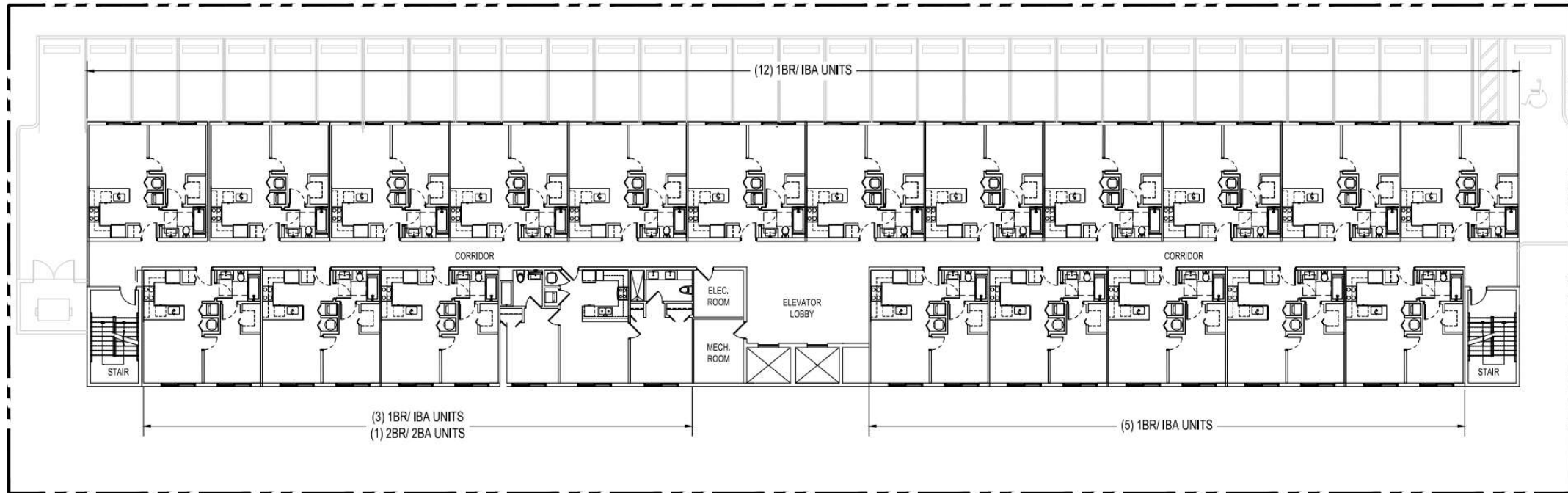
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MASSING STUDY



1
A-2

TYPICAL FLOOR PLAN (FLOORS 2-5)

SCALE : 3/32" = 1'-0"

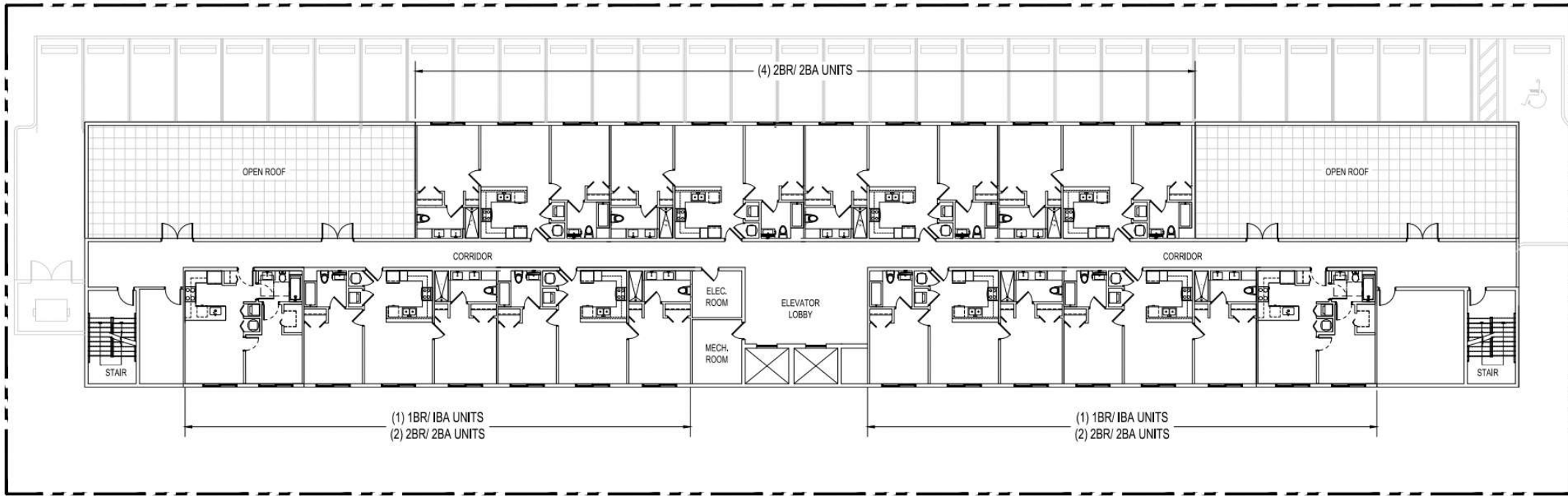
UNIT COUNT:

(20) 1BR/ 1BA UNITS
(1) 2BR/ 2BA UNITS



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MASSING STUDY



TYPICAL FLOOR PLAN (FLOOR 6)

SCALE : 3/32" = 1'-0"

UNIT COUNT:

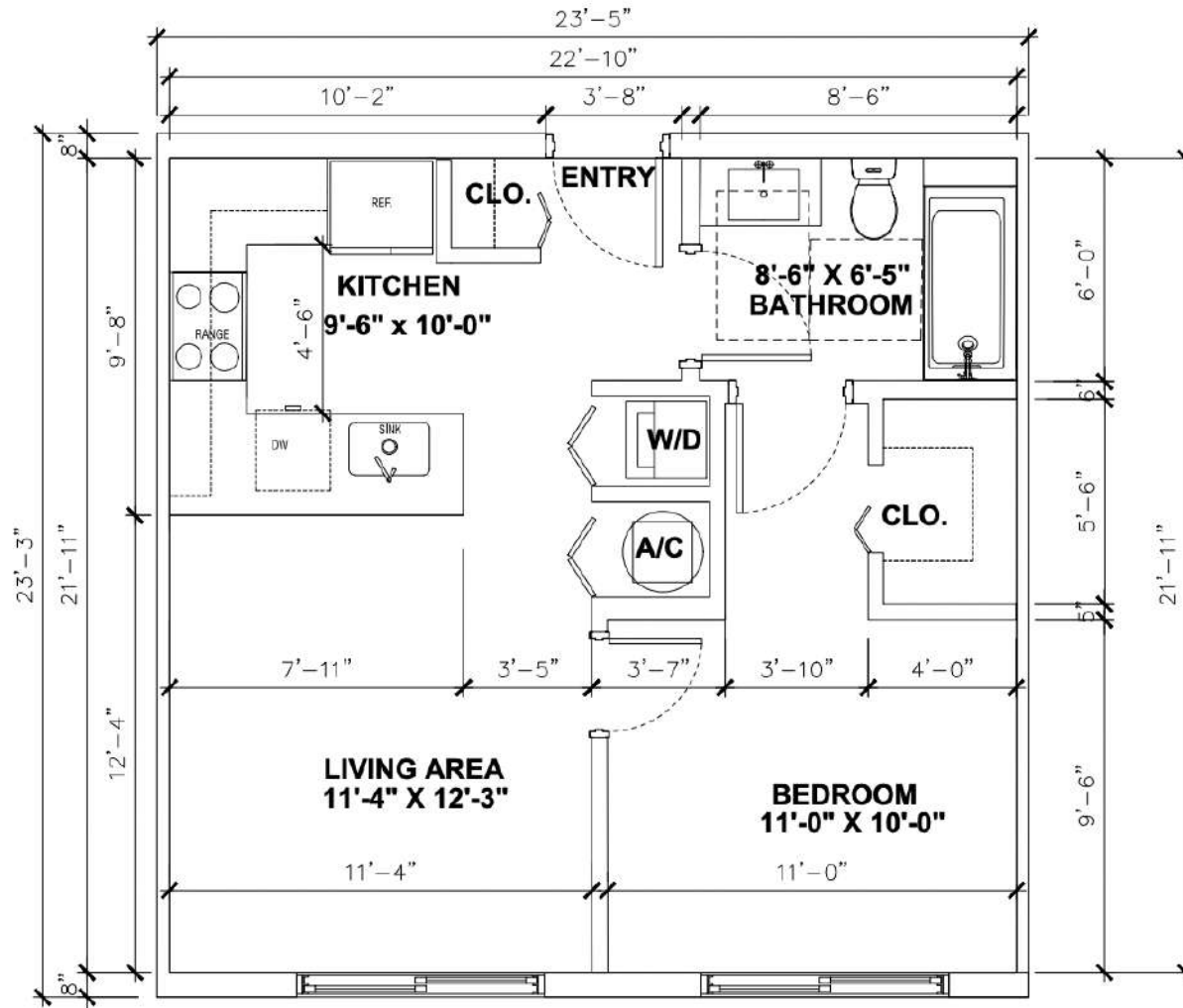
(2) 1BR/ 1BA UNITS
(8) 2BR/ 2BA UNITS



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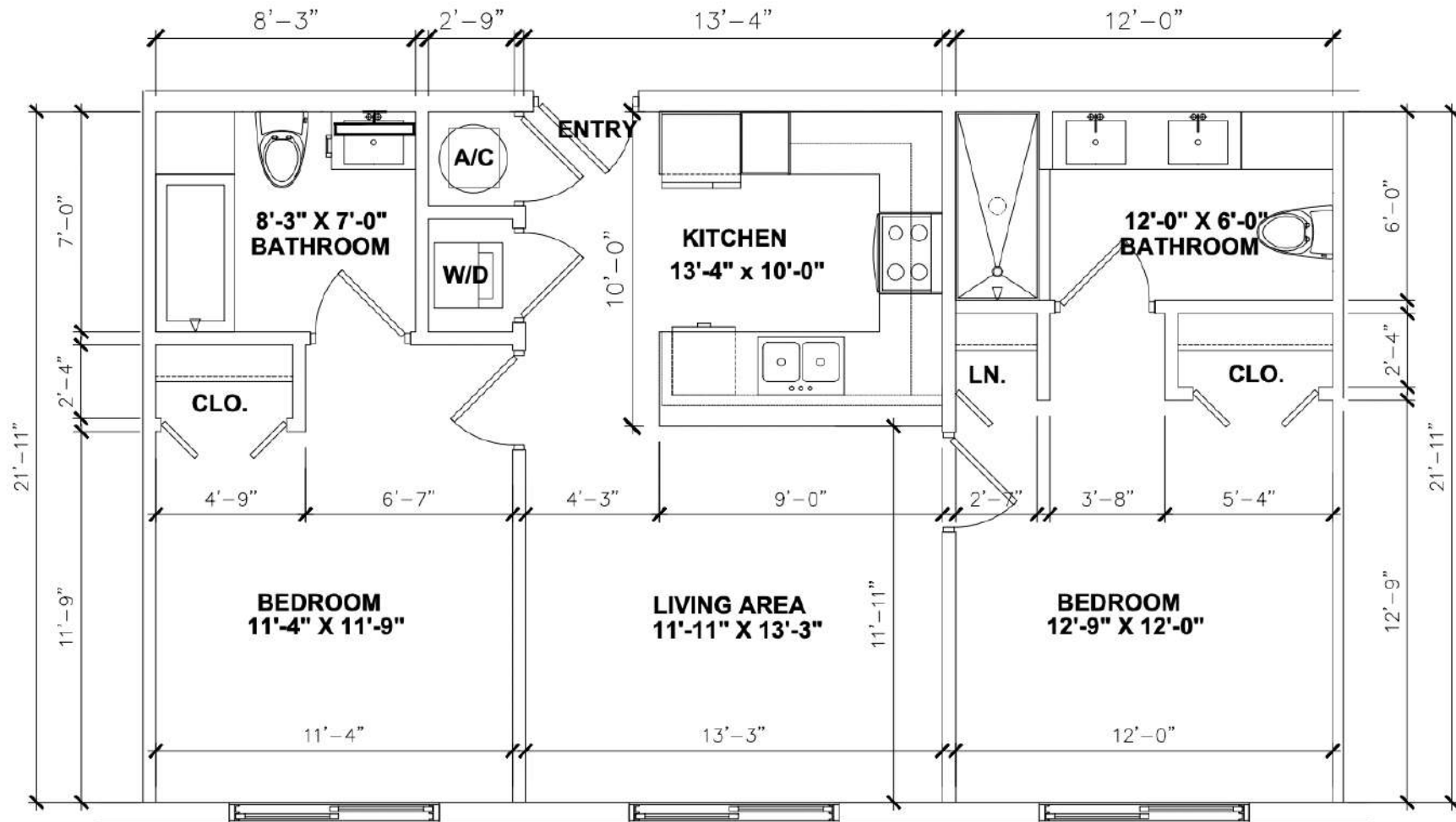


1 UNIT A - 1BR/ IBA FLOOR PLAN
A-3 SCALE: 1/2" = 1'-0"
500 SQ.FT.



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1 UNIT B - 2BR/ 2BA FLOOR PLAN
A-3. SCALE: 1/2" = 1'-0"
800 SQ.FT



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BRIGHTLINE STATION & NEIGHBORHOOD INFO



RENDERING OF POTENTIAL
94 UNIT BUILDING



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OFFICIAL TRAIN STATION MAPS FROM SFRTA & TRI-RAIL



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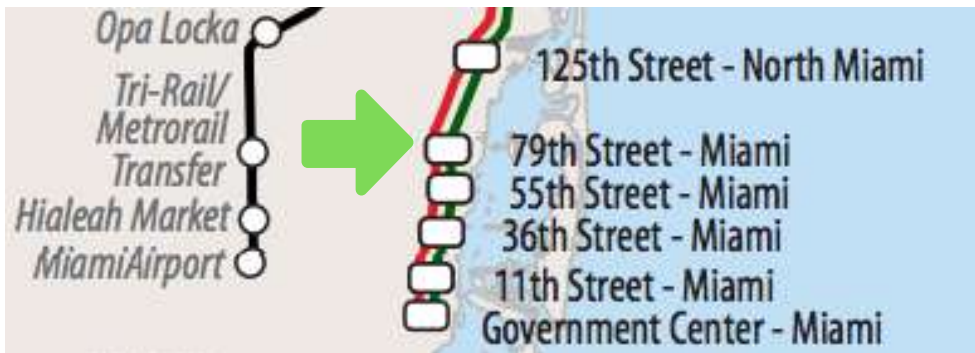


OFFICIAL 79TH ST TRAIN STATION INFO FROM SFRTA & TRI-RAIL

79th Street Corridor, Miami-Dade County



The 79th Street Corridor is planned to include mixed-use, transit-oriented housing, retail and office development with supporting transit facilities including dedicated bus facilities, kiss-and-ride drop-off areas and transit-user parking. Amtrak is planned to relocate adjacent to the transit station to create a multimodal hub.



Future Vision

The 79th Street Station will bring riders to the town center and support planned mixed-use redevelopment.

- Redevelopment plan will include additional retail, housing units, and office buildings within walking distance of the station.
- 79th Street will become more pedestrian friendly and urban with redevelopment that is multi-story and mixed use, fronts the sidewalk, and has parking behind the building.



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BISCAYNE BAY

I-195

8 DOWNTOWN & BRICKELL

7

EDGEWATER

6 MIDTOWN & WYNWOOD

5 DESIGN DISTRICT

4

LITTLE HAITI

3

UPPER EAST SIDE

BELLE MEADE

BISCAYNE BLVD

2

MIMO DISTRICT

VIRGIN TRAINS & TRI-RAIL TRACKS

NE 2 AVENUE

NE 79 STREET







SITE

1

LITTLE RIVER

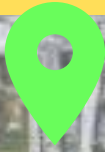
PROXIMITY TO MIAMI'S BEST NEIGHBORHOODS

 DISTANCE FROM SITE	MILES	CAR	BIKE	TRAIN
1- LITTLE RIVER ARTS DISTRICT	0.5 MILES	2 MINS	2 MINS	
2- MIMO COMMERCIAL DISTRICT	0.4 MILES	2 MINS	3 MINS	
3- UPPER EAST SIDE	0.4 MILES	2 MINS	3 MINS	
4- LITTLE HAITI	1.9 MILES	7 MINS	11 MINS	
5- DESIGN DISTRICT	2.4 MILES	8 MINS	15 MINS	1 STOP
6- MIDTOWN & WYNWOOD	3.3 MILES	13 MINS	20 MINS	1 - 2 STOPS
7- EDGEWATER	3.2 MILES	9 MINS	20 MINS	1 STOP
8- DOWNTOWN MIAMI & BRICKELL	6.6 MILES	14 MINS	32 MINS	2 - 3 STOPS



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SITE

BISCAYNE BLVD

Legion Park

NE 79 STREET

büro

La Placita

BLUE COLLAR

VAGABOND
HOTEL MIAMI

PANTHER
COFFEE

IRONSIDE PIZZA

UPPER EAST SIDE
FARMERS MARKET

MS. CHEEZIOUS

Publix

VIRGIN TRAINS & TRI-RAIL TRACKS

THE CITADEL

THE ANDERSON

RAIL 71

Bousa

Via Verdi

CAFE ROVAL

Pollo tropical
CITRUS MARINATED CHICKEN

Zenmotel Mimo

HANDCRAFTED
50 EGGS
OWNED - OPERATED

BarMeli69
Mediterranean Restaurant & Wine Bar
MIAMI

ANDIAMO!
BRICK OVEN PIZZA

MAGIC CITY
INNOVATION DISTRICT

NE 2 AVENUE

ebb+flow
LITTLE RIVER



guarabo
organic juice bar

A NEIGHBORHOOD SPOT
SHERWOODS
BISTRO & BAR

SIXTY 10

85 WALK SCORE



UPPER EAST SIDE & LITTLE RIVER AREA

MIAMI'S UPPER EAST SIDE & LITTLE RIVER NEIGHBORHOODS ARE HOME TO THE HIGHEST CONCENTRATION OF LOCAL RESTAURANTS, GALLERIES, BOUTIQUES & CO-WORKING SPACES NORTH OF WYNWOOD. Anchored by the MIMO Commercial District & Little River Arts District, the area attracts locals & tourists alike to its diverse & eclectic cuisine, retail, art, & lodging options. The area has become increasingly attractive to investors & developers eager to capitalize on its close proximity to the upcoming BRIGHTLINE TRAIN STATION AT 79TH STREET - a true game-changer for the region. THE CITADEL'S 60,000 SF FOOD HALL & EVENT SPACE (just north of NE 82 ST on NE 2 AVE), which compliments its MADE CO-WORKING space across the street, will continue to draw attention & capital to the FASTEST GROWING AREA IN NORTHEAST MIAMI-DADE COUNTY.



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