

ZONING FEASIBILITY REPORT



| Address(es) | Folio Number(s) |
|---|-----------------|
| NW 27th Ave, Miami Gardens 0030, Miami Gardens, FL, 33056 | 3421100450030 |
| 16801 NW 27 AVE, Miami Gardens, FL, 33056 | 3421100450010 |
| NW 167th St, Miami Gardens 0020, Miami Gardens, FL, 33056 | 3421100450020 |

Report Date: 4/2/2025

PROPERTY INFORMATION

| | |
|-----------------------------|---|
| Lot Area (Property Records) | 105,459 sqft - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed. |
| Zoning | Planned Corridor Development (PCD), and Office District (OF) |
| Overlay | Entertainment Overlay (EO) -<p>The area is intended to revitalize commercial centers in the city thereby generating revenue and providing ample and convenient shopping for residents. The EO district also encourages and supports large-scale development or entertainment driven uses including, but not limited to, hotels, theaters, cultural centers, indoor recreation facilities, alcoholic beverages uses, commercial activities, with the purpose of attracting customers and visitors from local, regional, national, and international areas. The EO district is depicted on the official zoning map and overlay areas designated planned corridor development (PCD).</p> |
| Additional Information | |

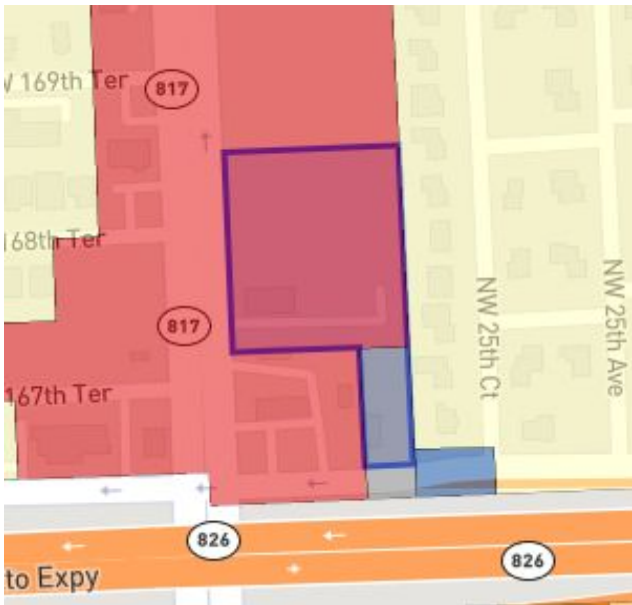
BUILDING PARAMETERS

| | |
|----------------------------------|--------|
| Liner Building Depth | 50 ft |
| Maximum Tower Depth | 80 ft |
| Maximum Tower Length Residential | 180 ft |
| Efficiency | 20 % |

ZONING ALLOWANCES
Property Location

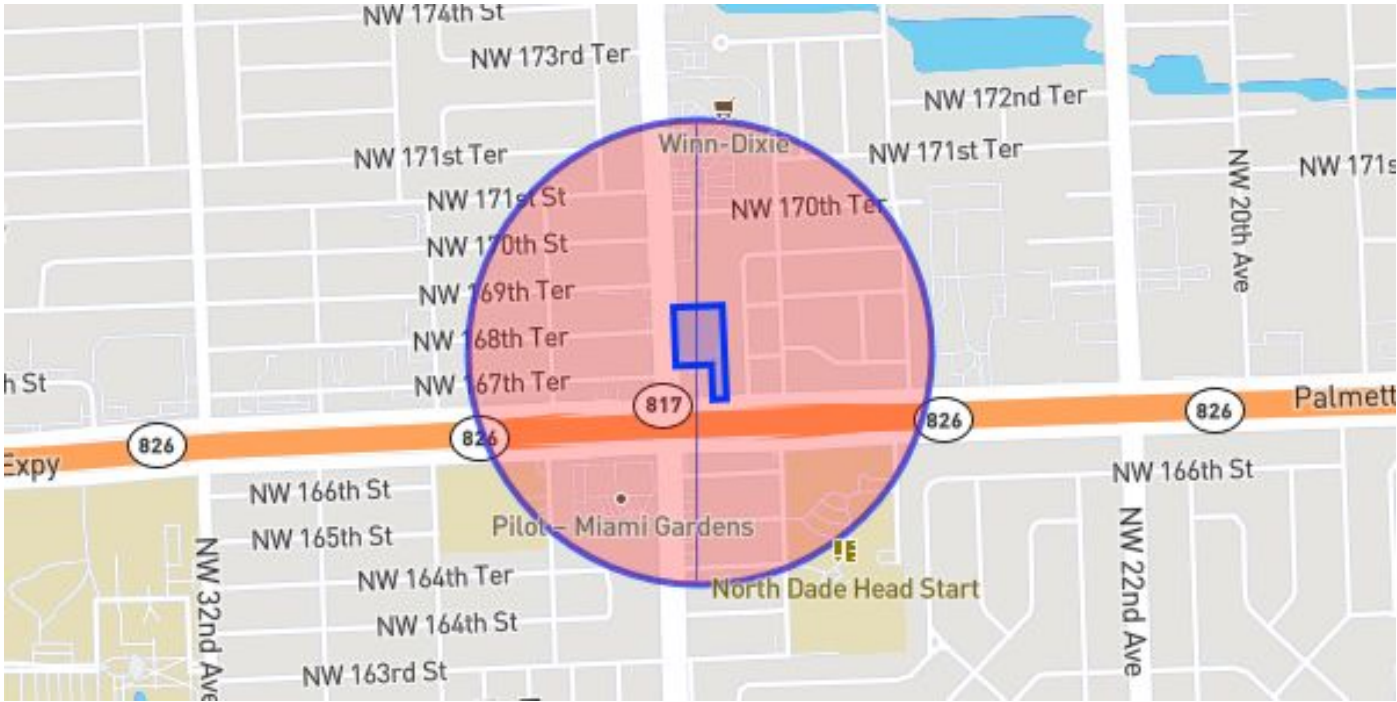


AERIAL



ZONING

PCD



1/4 mile radius

ZONING ALLOWANCES

Allowed Uses

| | | | |
|---------------------------|------|------------------------------|------|
| RESIDENTIAL | | CIVIC SUPPORT (CONT.) | |
| Affordable Housing | PC-3 | Utilities Buildings | P |
| Large Multifamily | P | | |
| Small Multifamily | PC-3 | EDUCATIONAL | |
| | | Adult Education | P |
| LODGING | | Day Care | P |
| Large Lodging | P | School | P |
| | | | |
| OFFICE | | INDUSTRIAL | |
| General Office | P | Light Industrial | P |
| Medical Office | P | Storage Facilities | P |
| | | | |
| COMMERCIAL | | AGRICULTURAL | |
| Accessory Commercial Unit | P | Agricultural Land | PC-3 |
| Adult Entertainment | P | Agricultural Structures | PC-3 |
| General Commercial | P | | |
| Medical/Specialty | P | | |
| Commercial | | | |
| Retail Commercial | P | | |
| | | | |
| CIVIC | | | |
| Cultural Buildings | P | | |
| Government Buildings | P | | |
| Parks, Green, Plazas | P | | |
| Religious Buildings | P | | |
| | | | |
| CIVIC SUPPORT | | | |
| Assembly | P | | |
| Medical Clinic/Hospital | P | | |
| Utilities (no building) | P | | |

NP Not Permitted P Permitted PC-1 Variation Permit PC-2 Conditional Permit PC-3 Special Permit PC-4 Exception Permit PC-5 Other Permit

ZONING ALLOWANCES

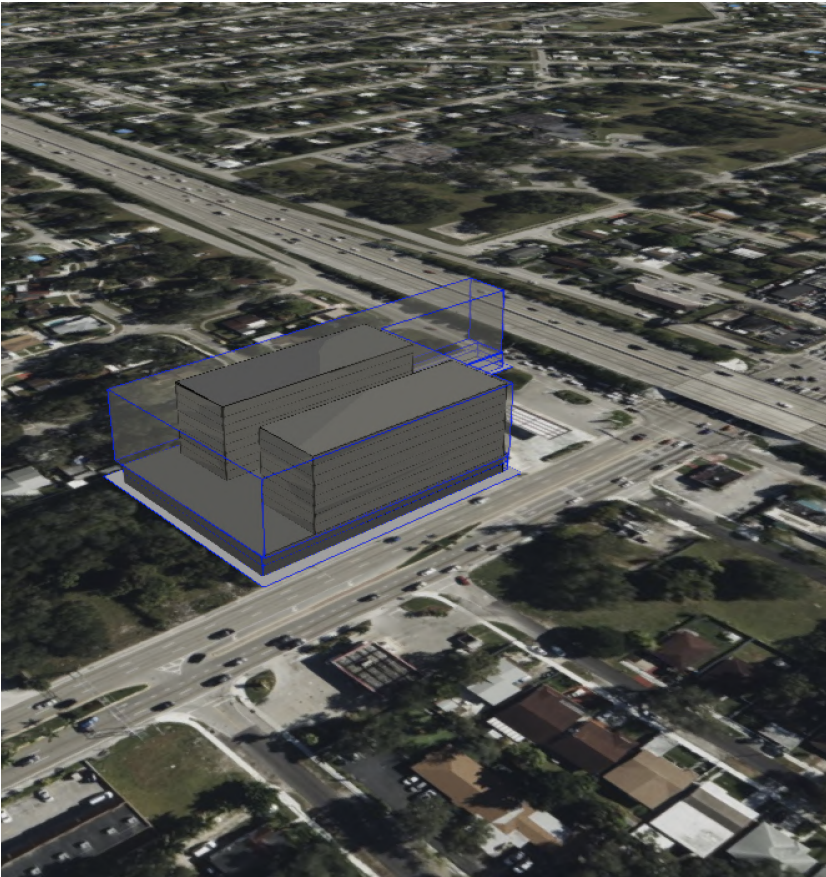
Maximum Lot Capacity

BUILDING INTENSITY

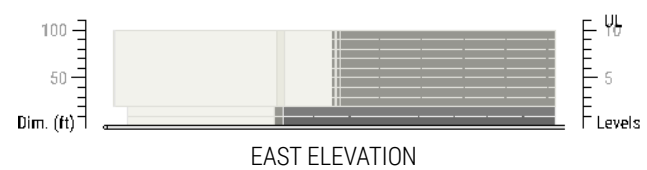
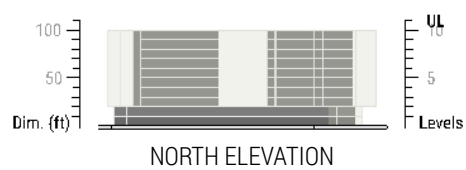
| | |
|----------------------------|-------------|
| FAR | 3 |
| Maximum Built Area | 316,377 ft² |
| Building Coverage | 70 % |
| Maximum Building Footprint | 75,385 ft² |
| Dwelling Units Allowed | Unlimited |
| Maximum Commercial Area | 316,377 ft² |
| Maximum Office Area | 316,377 ft² |
| Minimum Open Space | N/A |

HEIGHT LIMITATIONS (LEVELS)

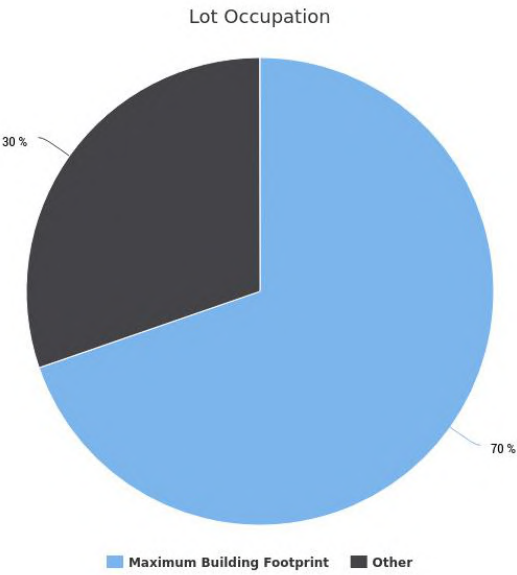
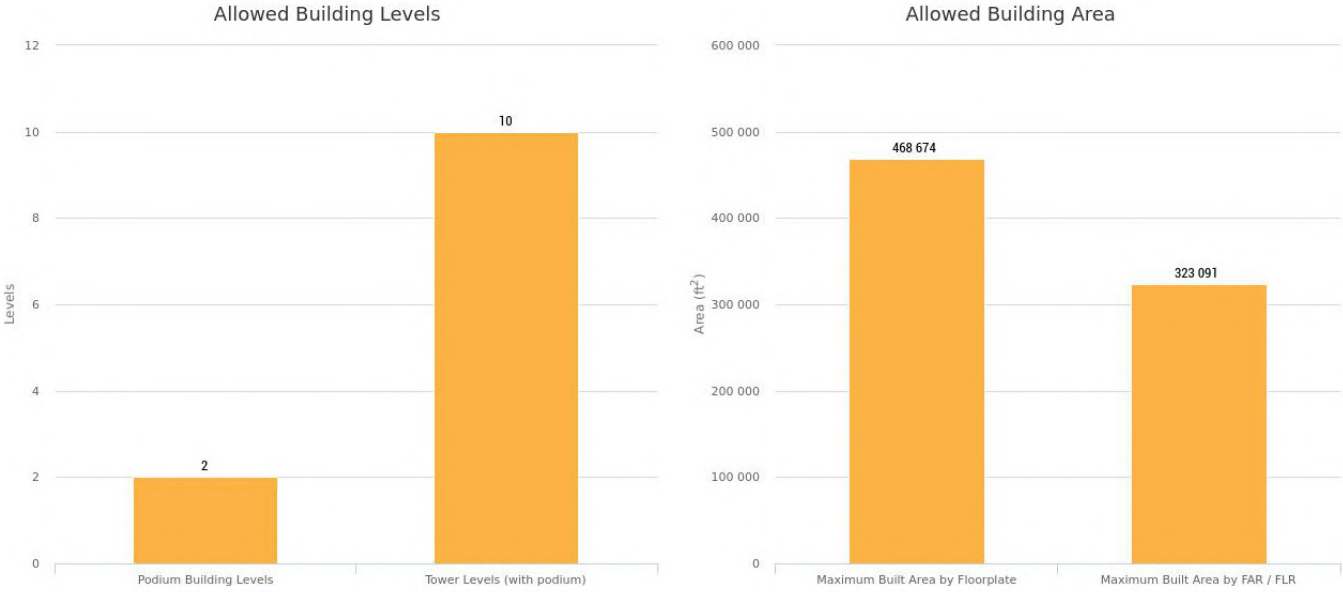
| | |
|-----------------------|-----------|
| Total Building Height | 10 Levels |
|-----------------------|-----------|



ZONING ALLOWANCES
Illustrations



ZONING ALLOWANCES
Statistics



MIXED-USE (RETAIL + HOTEL)

CAPACITY ANALYSIS Maximum Capacity

| | |
|---------------------------------|--------------------|
| TOTAL BUILDING AREA | 292,000 ft² |
| Total Building Height | 10 Levels |
| Maximum Building Footprint | 75,385 ft² |
| Maximum Liner Footprint | 15,823 ft² |
| Maximum Tower Footprint | 20,000 ft² |
| Common Space Area | 58,400 ft² |
| Building Coverage | 70 % |
| FAR | 3 |
| LODGING AREA NET | 280,000 ft² |
| Lodging Rooms | 800 DU |
| Lodging Room Average Size | 350 ft² |
| Lodging Height (Levels) | 9 Levels |
| COMMERCIAL AREA NET | 12,000 ft² |
| Commercial Height (Levels) | 1 Levels |
| PARKING AREA | 134,946 ft² |
| Total Parking Required | 448 Spaces |
| Parking Structure Height | 2 Levels |
| Total Provided Parking Capacity | 490 Spaces |
| On-Street Parking Capacity | 36 Spaces |
| Parking Structure Capacity | 345 Spaces |
| Surface Parking Capacity | 109 Spaces |

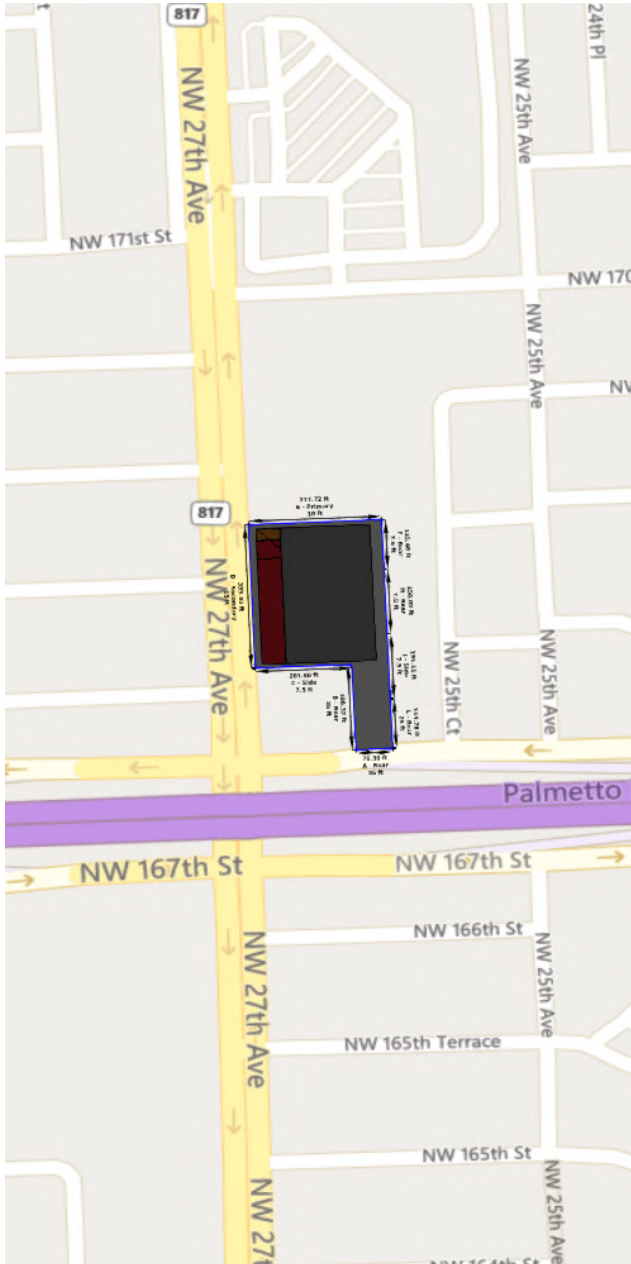


Commercial
Parking

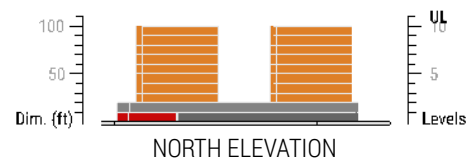
Lodging
Lot

MIXED-USE (RETAIL + HOTEL)

CAPACITY ANALYSIS Illustrations



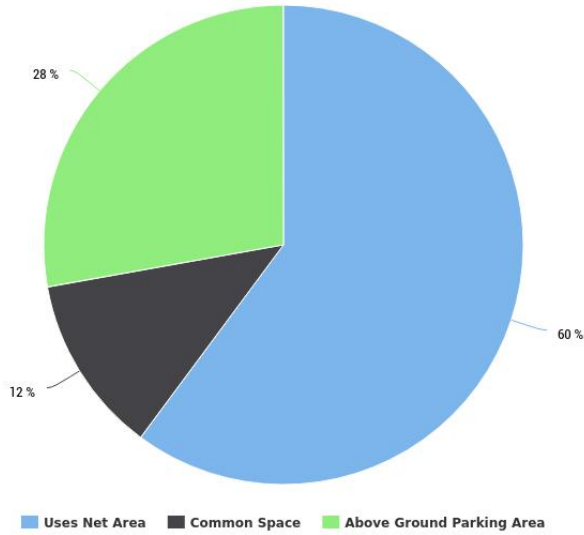
SITE PLAN (GROUND LEVEL)



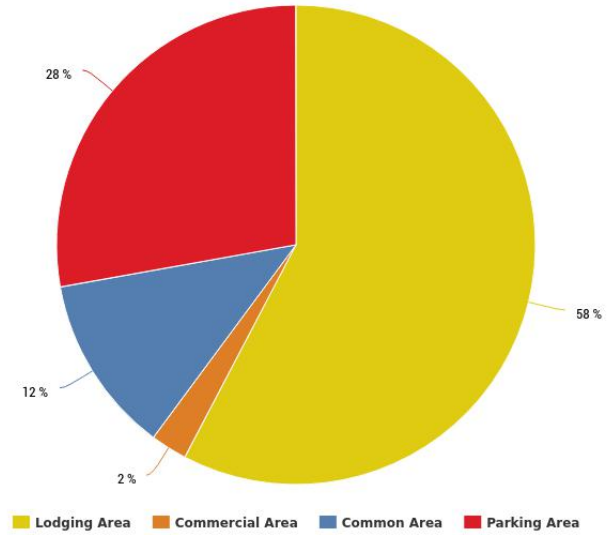
MIXED-USE (RETAIL + HOTEL)

CAPACITY ANALYSIS Statistics

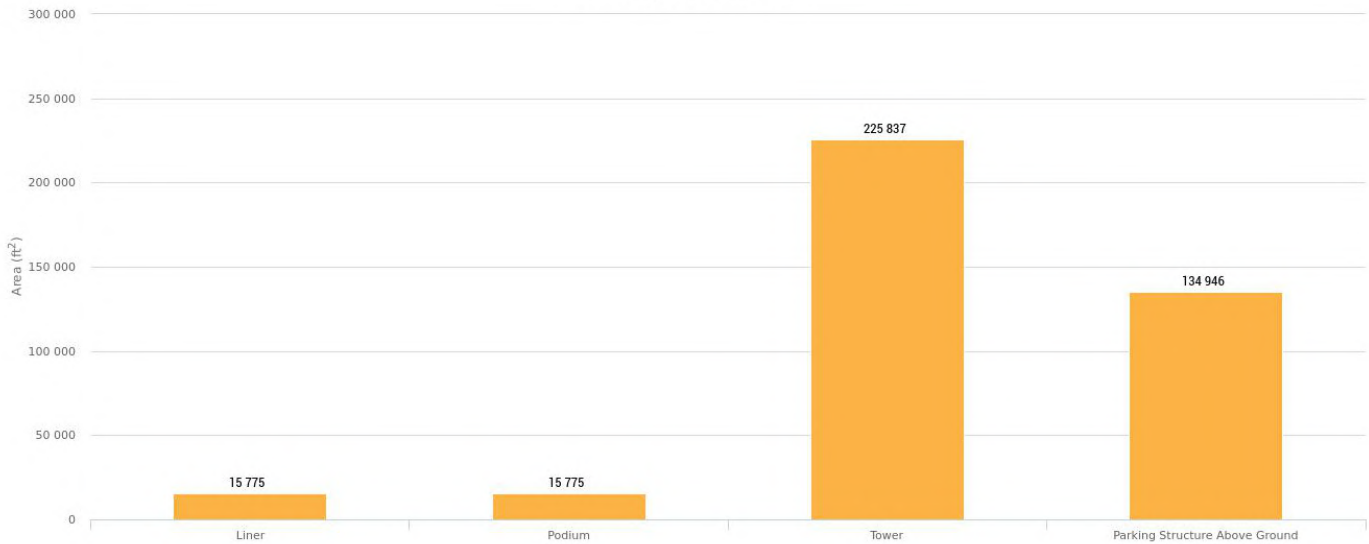
Building Efficiency



Building Uses



Building Components



MIXED-USE (RETAIL + HOTEL)

CAPACITY ANALYSIS Statistics



MIXED-USE (RETAIL + RESIDENTIAL)

CAPACITY ANALYSIS Maximum Capacity

| | |
|---------------------------------|--------------------|
| TOTAL BUILDING AREA | 312,320 ft² |
| Total Building Height | 10 Levels |
| Maximum Building Footprint | 73,819 ft² |
| Maximum Liner Footprint | 9,297 ft² |
| Maximum Tower Footprint | 20,000 ft² |
| Common Space Area | 62,464 ft² |
| Building Coverage | 70 % |
| FAR | 3 |
| RESIDENTIAL AREA NET | 304,580 ft² |
| Residential Units | 388 DU |
| Residential Units Average Size | 785 ft² |
| Residential Height (Levels) | 9 Levels |
| COMMERCIAL AREA NET | 7,740 ft² |
| Commercial Height (Levels) | 1 Levels |
| PARKING AREA | 138,341 ft² |
| Total Parking Required | 461 Spaces |
| Parking Structure Height | 2 Levels |
| Total Provided Parking Capacity | 468 Spaces |
| Parking Structure Capacity | 354 Spaces |
| Surface Parking Capacity | 114 Spaces |

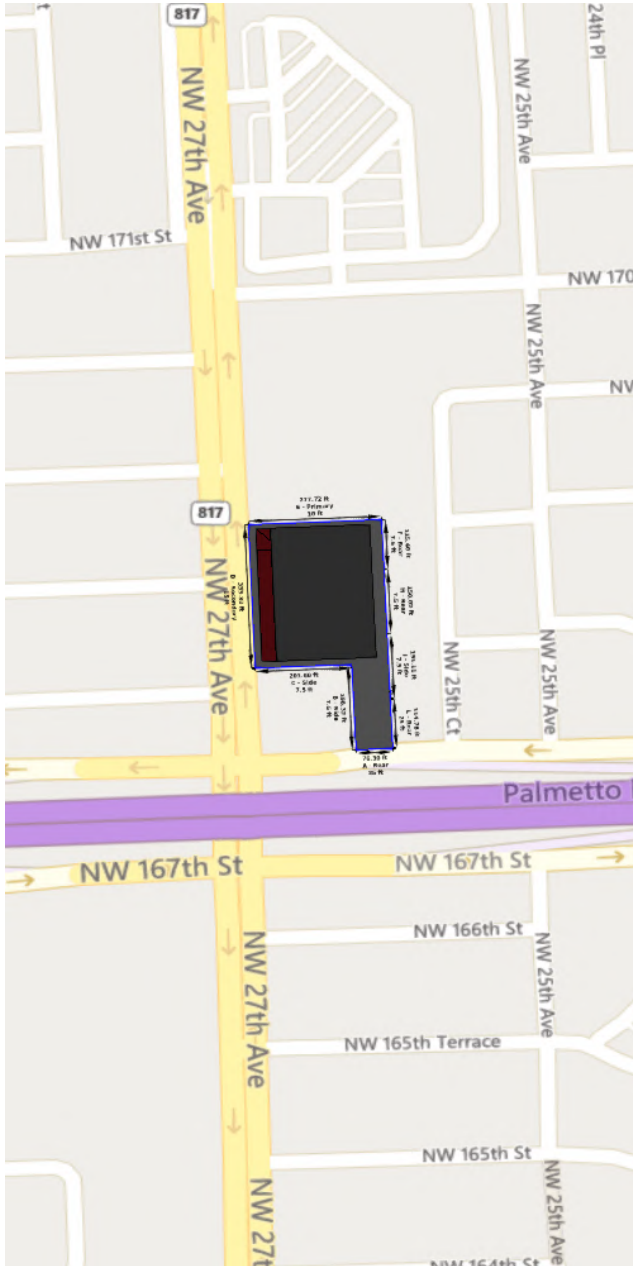


Commercial
Residential

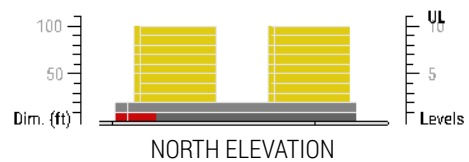
Parking
Lot

MIXED-USE (RETAIL + RESIDENTIAL)

CAPACITY ANALYSIS Illustrations



SITE PLAN (GROUND LEVEL)

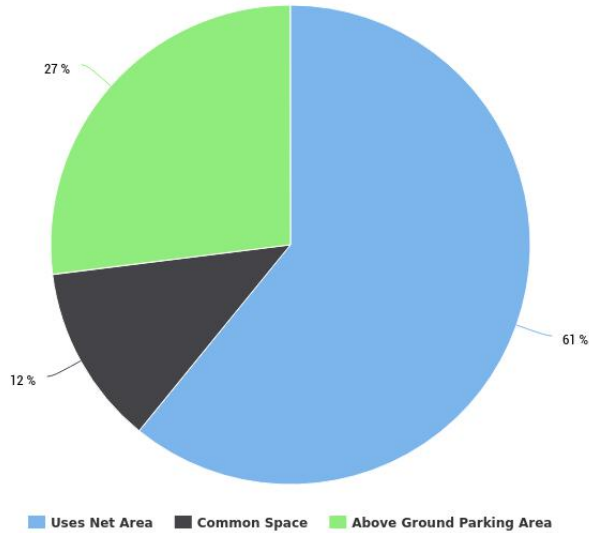


Lot
 Parking
 Commercial
 Residential

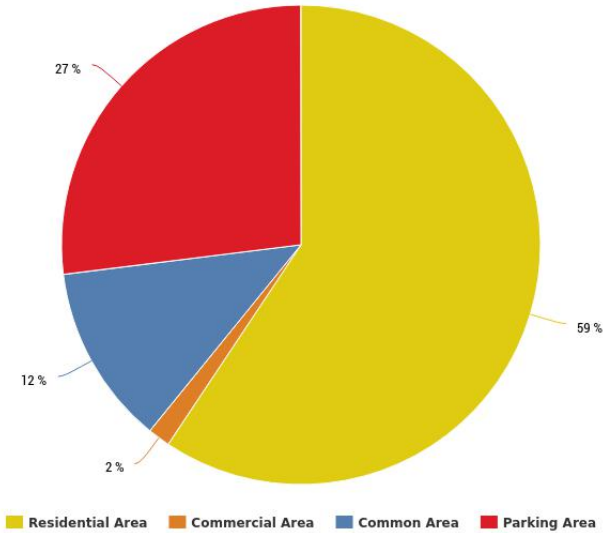
MIXED-USE (RETAIL + RESIDENTIAL)

CAPACITY ANALYSIS Statistics

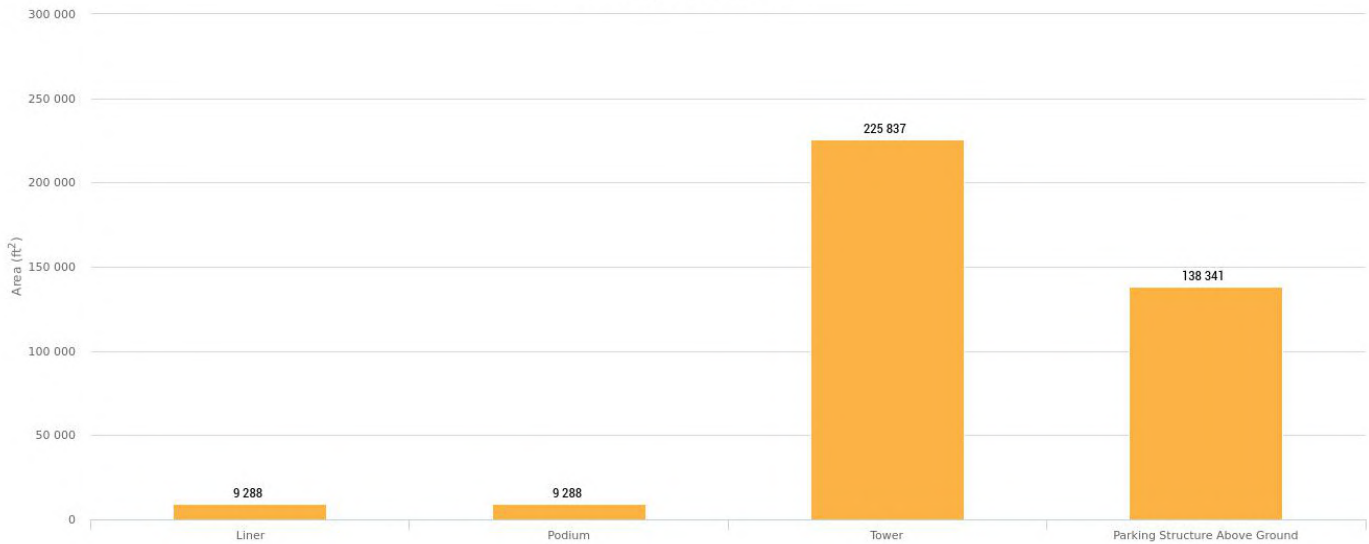
Building Efficiency



Building Uses



Building Components



MIXED-USE (RETAIL + RESIDENTIAL)

CAPACITY ANALYSIS Statistics



MIXED-USE (RETAIL + HOTEL + RESIDENTIAL)

CAPACITY ANALYSIS Maximum Capacity

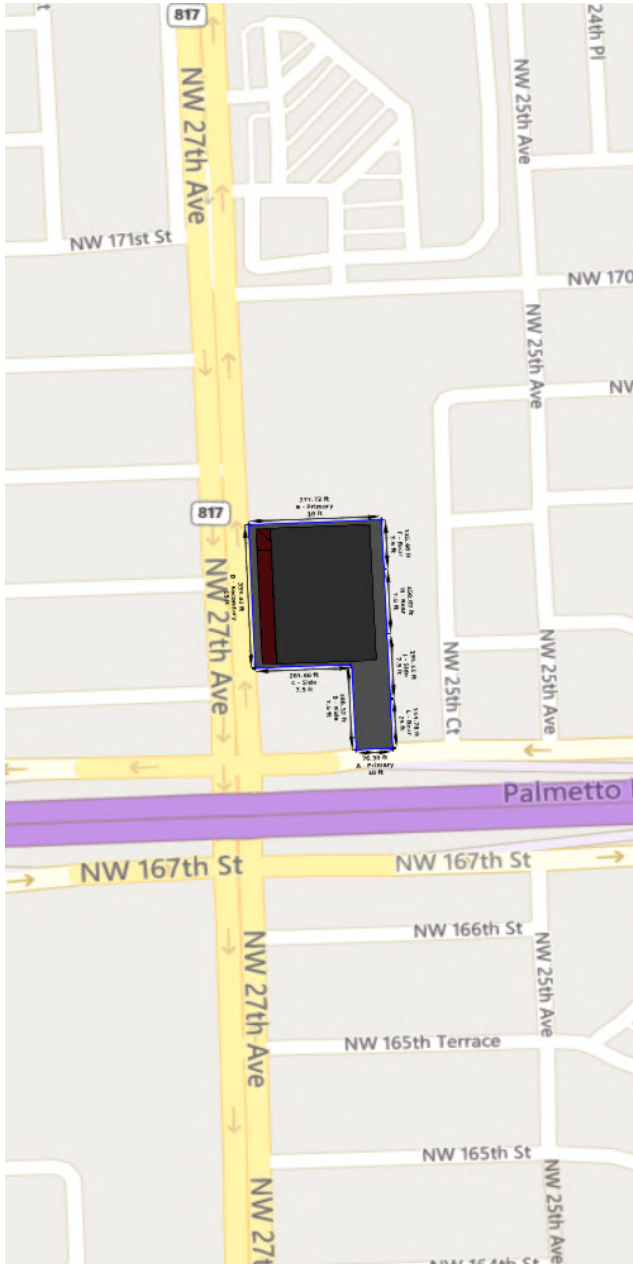
| | |
|---------------------------------|--------------------|
| TOTAL BUILDING AREA | 322,800 ft² |
| Total Building Height | 10 Levels |
| Maximum Building Footprint | 75,385 ft² |
| Maximum Liner Footprint | 9,494 ft² |
| Maximum Tower Footprint | 20,000 ft² |
| Common Space Area | 64,560 ft² |
| Building Coverage | 70 % |
| FAR | 3 |
| RESIDENTIAL AREA NET | 268,800 ft² |
| Residential Units | 350 DU |
| Residential Units Average Size | 768 ft² |
| Residential Height (Levels) | 7 Levels |
| LODGING AREA NET | 45,000 ft² |
| Lodging Rooms | 150 DU |
| Lodging Room Average Size | 300 ft² |
| Lodging Height (Levels) | 2 Levels |
| COMMERCIAL AREA NET | 9,000 ft² |
| Commercial Height (Levels) | 2 Levels |
| PARKING AREA | 141,276 ft² |
| Total Parking Required | 500 Spaces |
| Parking Structure Height | 2 Levels |
| Total Provided Parking Capacity | 506 Spaces |
| On-Street Parking Capacity | 36 Spaces |
| Parking Structure Capacity | 361 Spaces |
| Surface Parking Capacity | 109 Spaces |



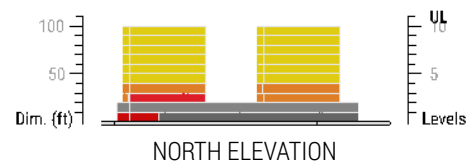
| | |
|---|---|
| ■ Commercial | ■ Parking |
| ■ Lodging | ■ Residential |
| ■ Lot | |

MIXED-USE (RETAIL + HOTEL + RESIDENTIAL)

CAPACITY ANALYSIS Illustrations



SITE PLAN (GROUND LEVEL)



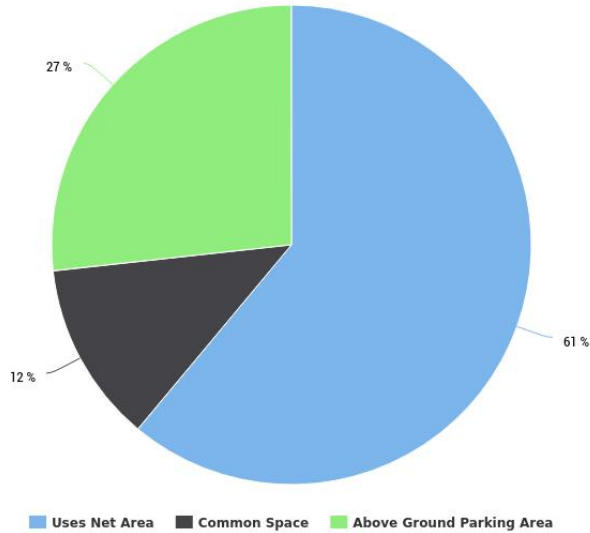
NORTH ELEVATION



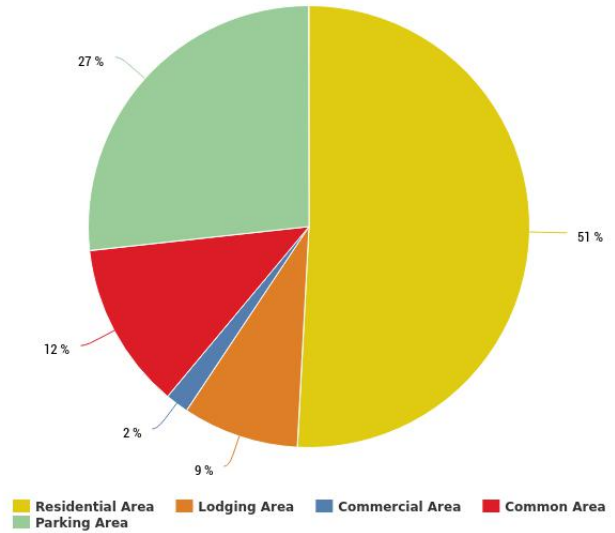
MIXED-USE (RETAIL + HOTEL + RESIDENTIAL)

CAPACITY ANALYSIS Statistics

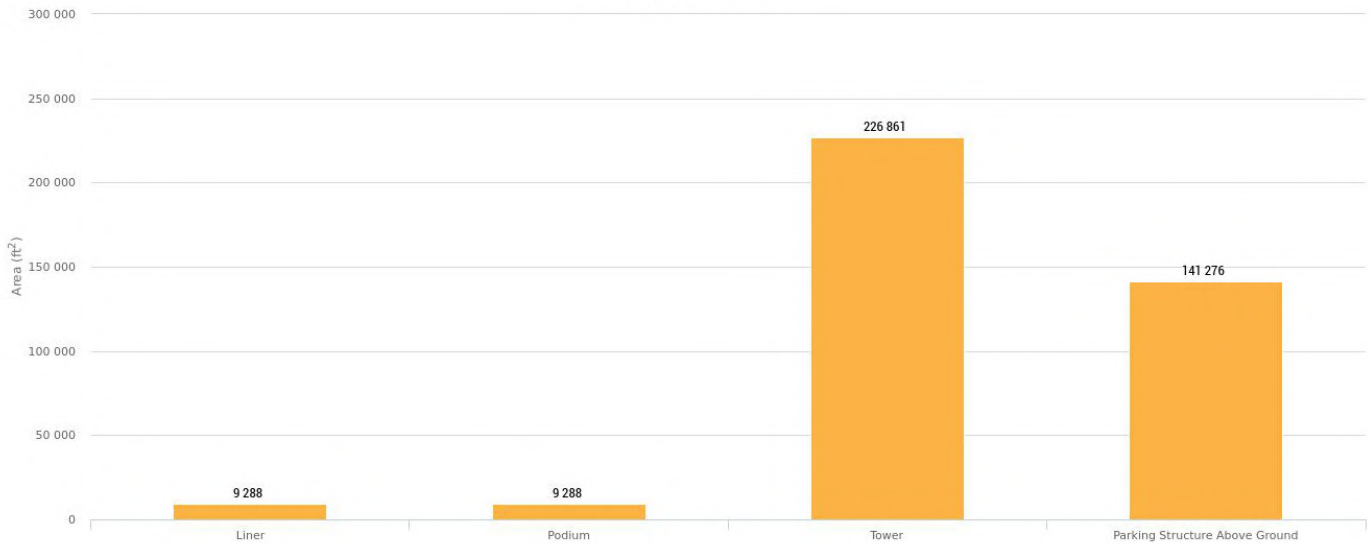
Building Efficiency



Building Uses

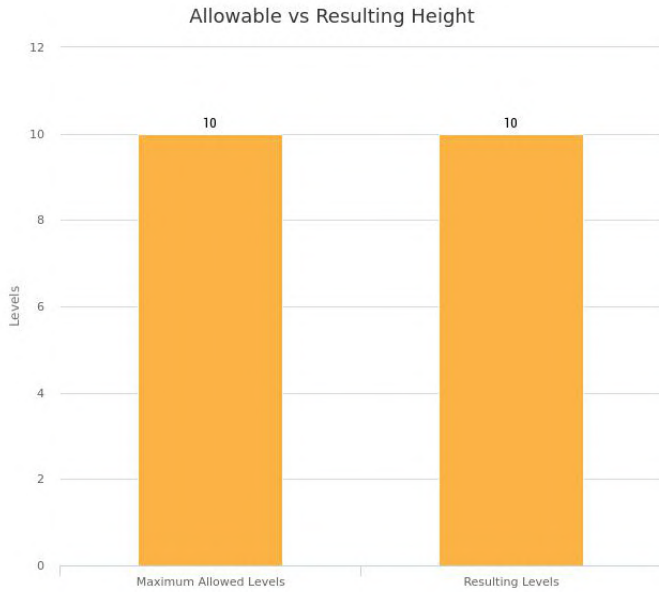


Building Components



MIXED-USE (RETAIL + HOTEL + RESIDENTIAL)

CAPACITY ANALYSIS Statistics





Frontage A

Length: 76.3 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 25 ft Min | 10 ft Min | - | - | - |

Frontage B

Length: 198.32 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 25 ft Min | 10 ft Min | - | - | - |

Frontage C

Length: 201.8 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 7.5 ft Min | 10 ft Min | - | - | - |

Frontage D

Length: 333.32 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 15 ft Min | 10 ft Min | - | - | - |

Frontage E

Length: 277.72 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 10 ft Min | 10 ft Min | - | - | - |

Frontage F

Length: 115.4 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 7.5 ft Min | 10 ft Min | - | - | - |

Frontage G

Length: 0 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 7.5 ft Min | 10 ft Min | - | - | - |

Frontage H

Length: 150.02 ft

| | | | | | |
|---------|------------|-------------|---|---|---|
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 7.5 ft Min | 10 ft Min | - | - | - |

| | | | | | |
|------------|------------|-------------|---|--------------|---|
| Frontage I | | | | Length: 0 ft | |
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 7.5 ft Min | 10 ft Min | - | - | - |

| | | | | | |
|------------|------------|-------------|---|-------------------|---|
| Frontage J | | | | Length: 151.11 ft | |
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 7.5 ft Min | 10 ft Min | - | - | - |

| | | | | | |
|------------|------------|-------------|---|--------------|---|
| Frontage K | | | | Length: 0 ft | |
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 7.5 ft Min | 10 ft Min | - | - | - |

| | | | | | |
|------------|------------|-------------|---|-------------------|---|
| Frontage L | | | | Length: 114.78 ft | |
| Type | Podium | Tower | - | - | - |
| Height | 1-2 Levels | 3-10 Levels | - | - | - |
| Setback | 25 ft Min | 10 ft Min | - | - | - |