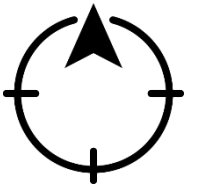
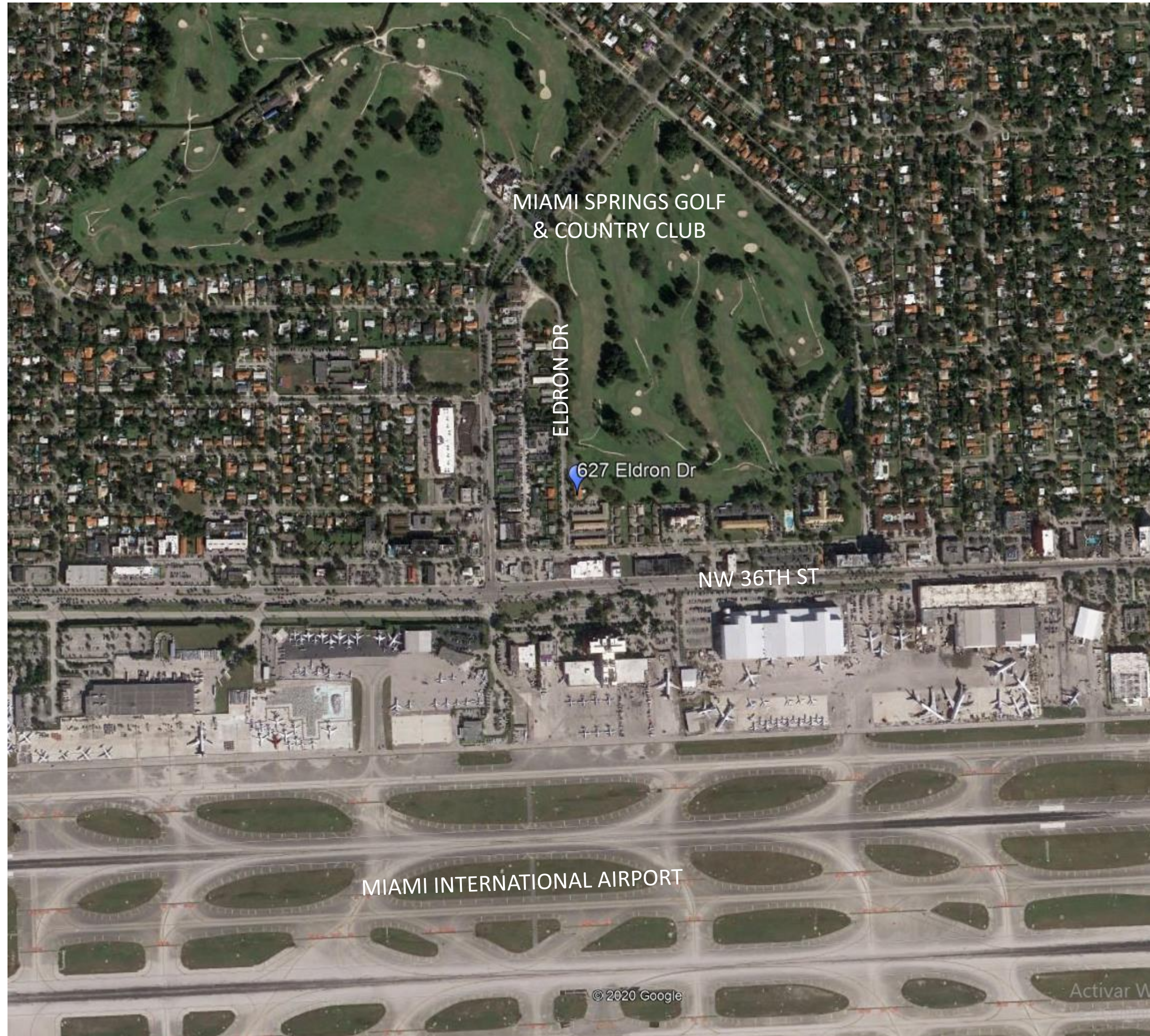


LOCATION AND ZONING OVERVIEW



ZONING OVERVIEW

CITY OF MIAMI SPRINGS

ZONING DISTRICT: AG – AIRPORT GOLF DISTRICT

LOT SIZE: 21,801.31 SF TO VFY BY SURVEY

USES ALLOWED BY RIGHT:

Offices, business and professional agencies, Mixed-use developments, Multi-family residential, Food and beverage Services.

SETBACKS:

Front, rear and corner side yards: Ten (10) feet min.

HEIGHT: 3 stories max - 40 Feet when including more than two dwelling units.

FLOOR AREA RATIO (F.A.R.):

1.0 (Up to 2.0 through compliance with the Floor Area Ratio Bonus Program.

PARKING REQUIREMENTS (Sec. 150-016-E):

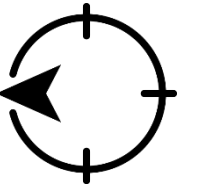
1.0 space per Residential Studio Unit.
2.25 spaces per Residential Dwelling Unit

1/300 SF for Offices (but medical – 200). Min 3 per tenant.

10% of total spaces for guest parking

GROUND FLOOR PLAN

ELDRON DRIVE OFFICE + RESIDENTIAL

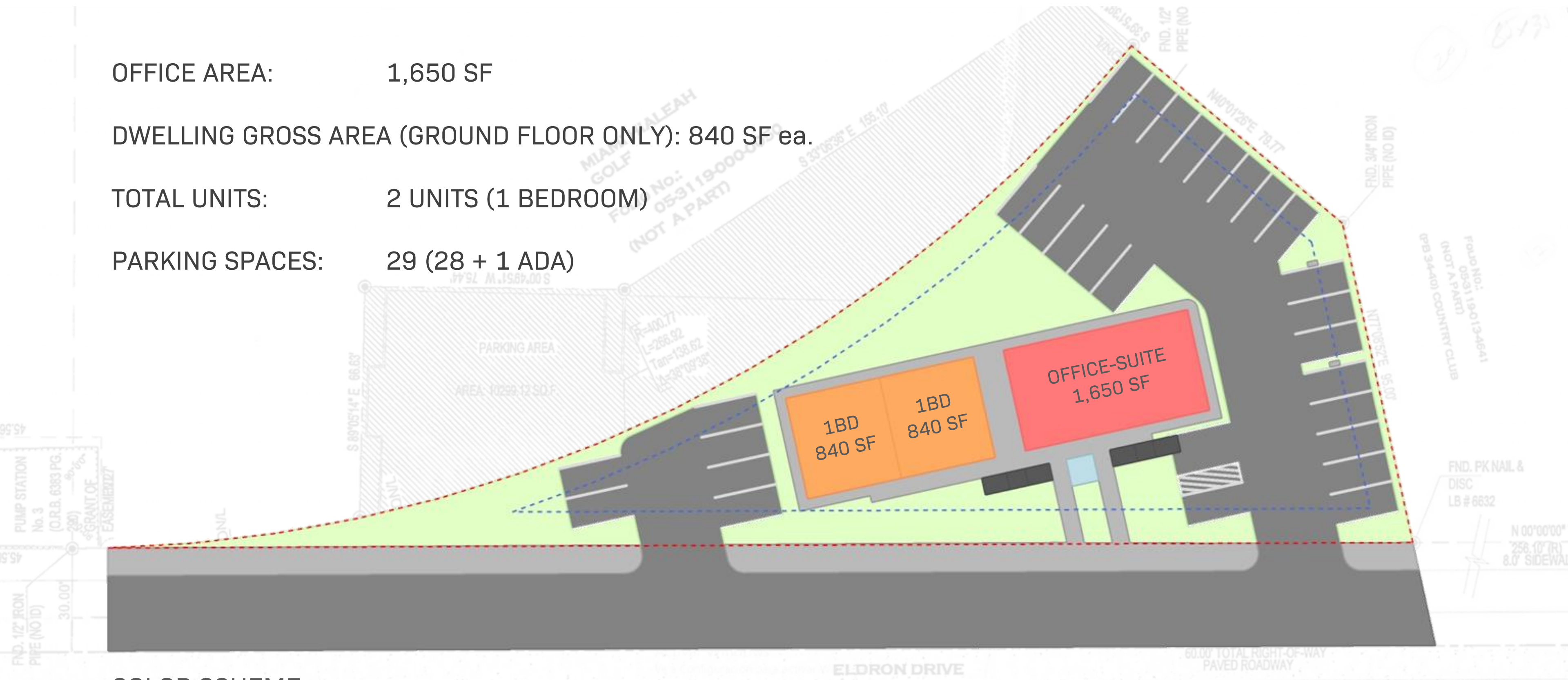


OFFICE AREA: 1,650 SF

DWELLING GROSS AREA (GROUND FLOOR ONLY): 840 SF ea.

TOTAL UNITS: 2 UNITS (1 BEDROOM)

PARKING SPACES: 29 (28 + 1 ADA)

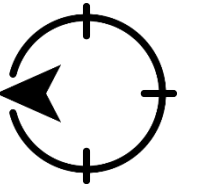


COLOR SCHEME

- RESIDENTIAL (2 BEDROOM UNIT)
- STAIRS
- ELEVATOR
- OFFICE - SUITE
- HALLWAY
- GREEN / OPEN SPACE

TYPICAL FLOOR PLAN

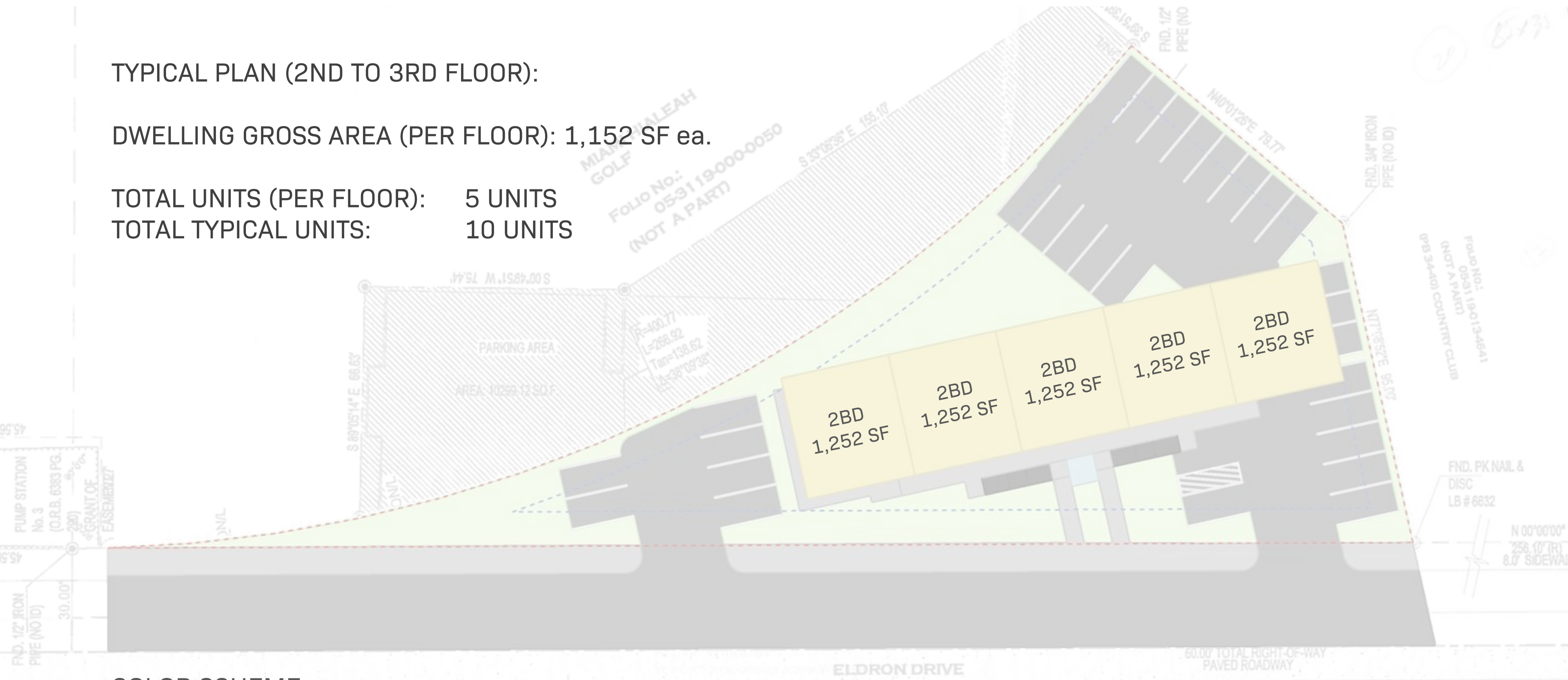
ELDRON DRIVE OFFICE + RESIDENTIAL



TYPICAL PLAN (2ND TO 3RD FLOOR):

DWELLING GROSS AREA (PER FLOOR): 1,152 SF ea.

TOTAL UNITS (PER FLOOR): 5 UNITS
TOTAL TYPICAL UNITS: 10 UNITS



COLOR SCHEME

- RESIDENTIAL (2 BEDROOM UNIT)
- STAIRS
- ELEVATORS
- HALLWAY

AERIAL PERSPECTIVE



AERIAL PERSPECTIVE



AERIAL PERSPECTIVE



3 FLOORS RESIDENTIAL OR MULTI- PURPOSE DEVELOPMENT