

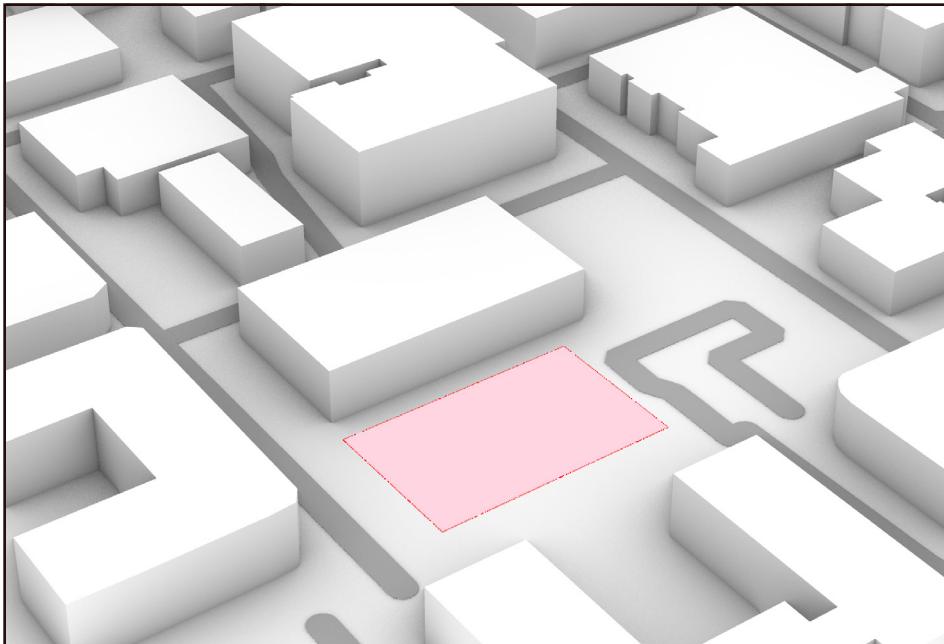


**CENTRAL**  
**COMMERCIAL**  
REAL ESTATE

# FEASIBILITY REPORT

2214 North Miami Ave  
MIAMI, FL

## SITE ANALYSIS



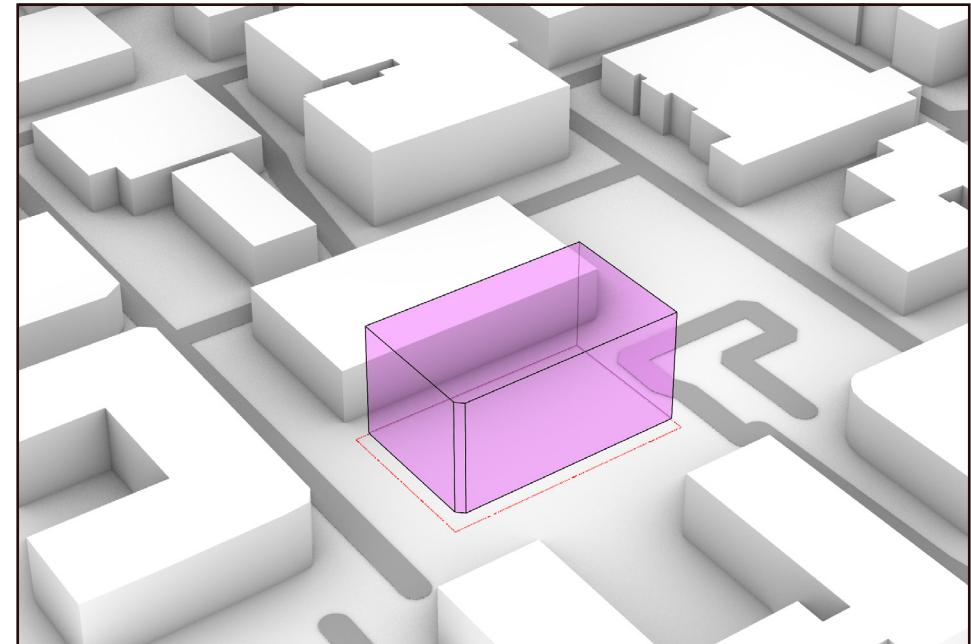
### GENERAL INFORMATION

Area	20,464 ft <sup>2</sup>
Area / acres	0,47
City	Miami
Zoning Code	T6-8-O
Density	150

### OVERLAYS

Transit Corridor	<input checked="" type="checkbox"/>
NRD-1	<input checked="" type="checkbox"/>
Transit Oriented Development	<input type="checkbox"/>
FAA Height Limitation	<input checked="" type="checkbox"/>
Live Local Act	<input checked="" type="checkbox"/>

## ENVELOPE ANALYSIS



### SETBACK

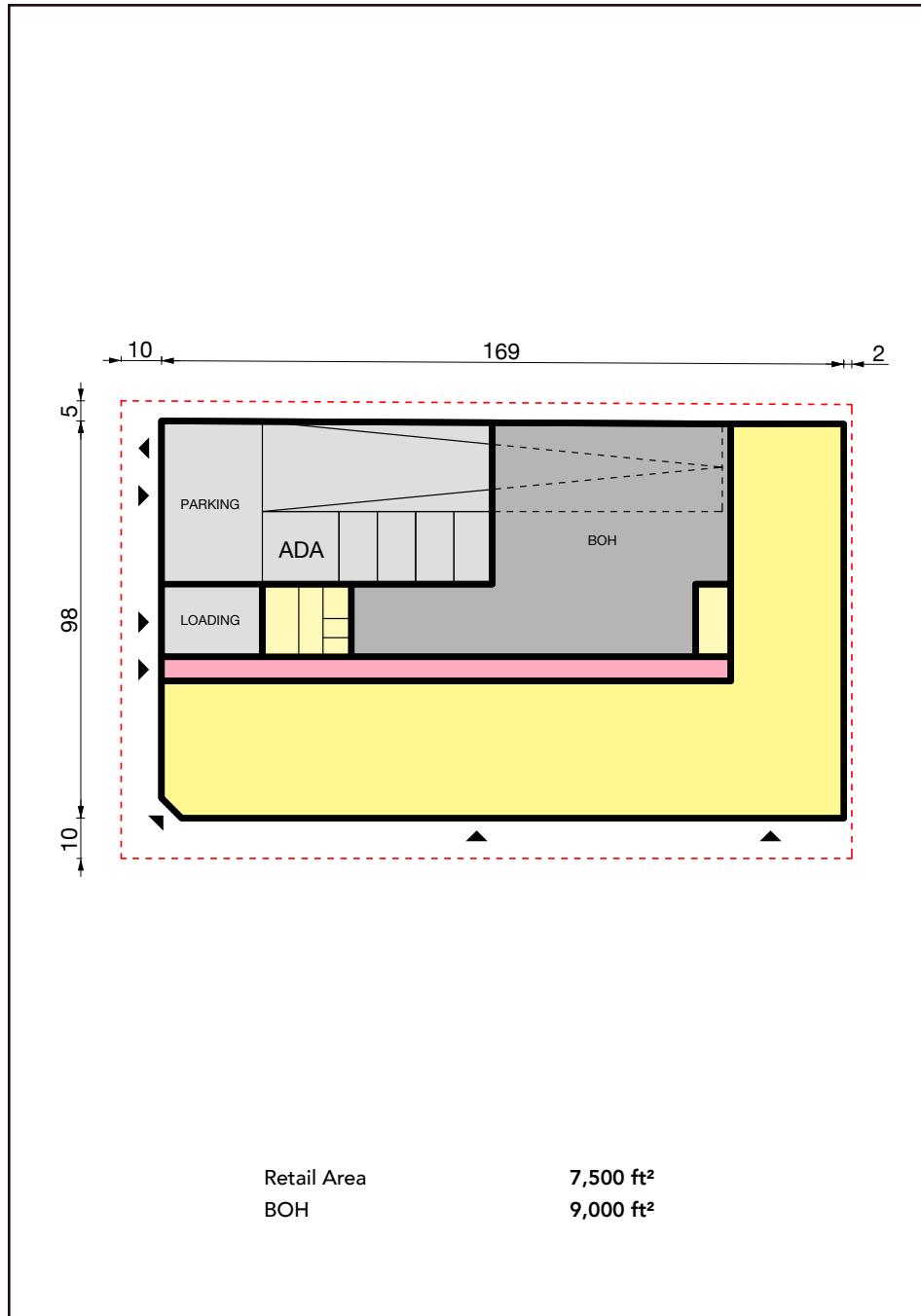
Primary	10 ft; 20 ft (above 8th)
Secondary	10 ft; 20 ft (above 8th)
Side	0 ft; 30 ft (above 8th)
Rear	0 ft; 30 ft (above 8th)

### LIVE LOCAL ZONING REFERENCE

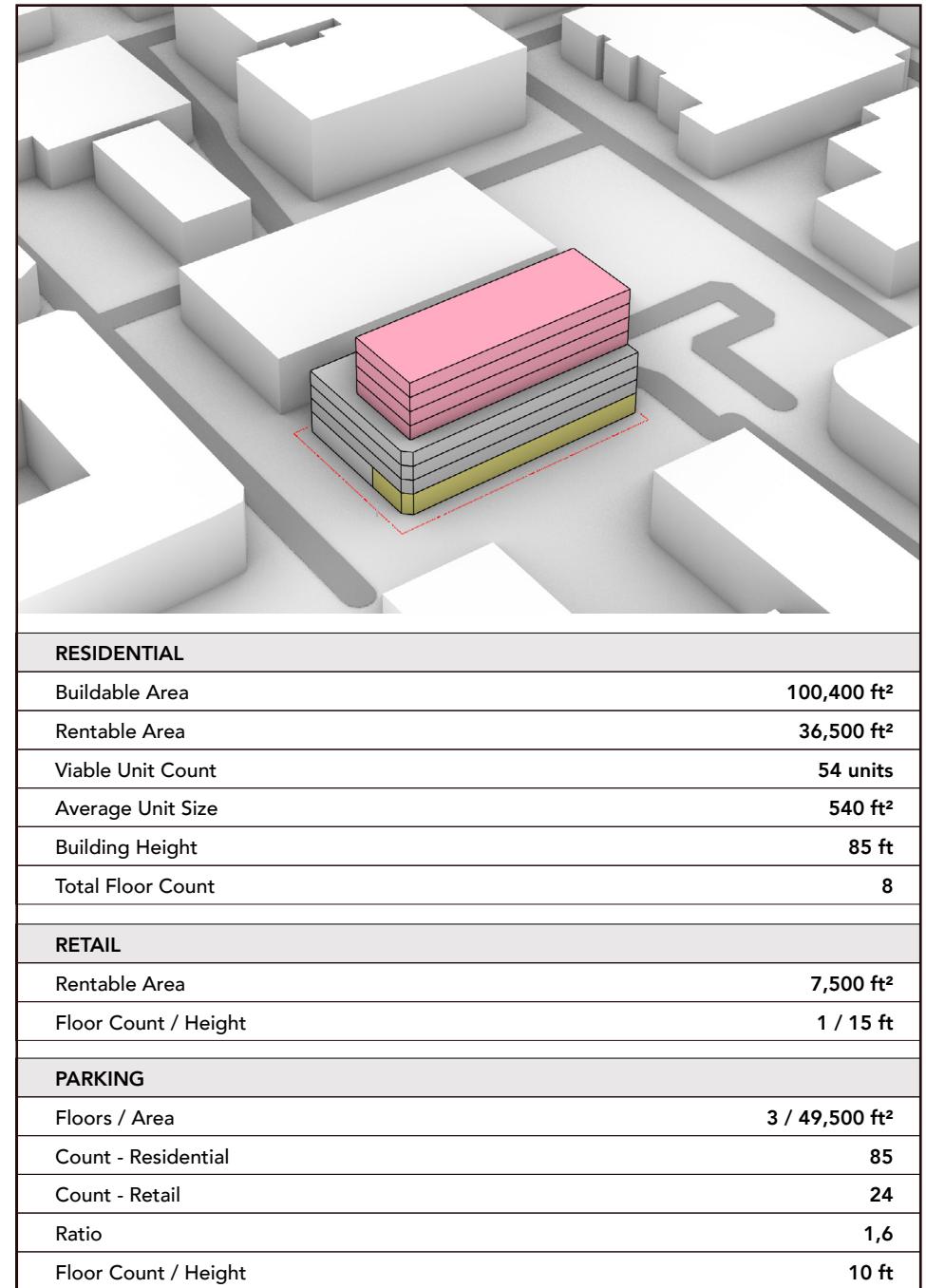
Zoning Reference	T6-80
Height Limit	80 floors
FAA Height Limit	500 ft
Max Height	500 ft
Max Building Coverage	80%
FLR	36
Density	1000 units / acre

AS OF RIGHT

# PLAN - GROUND FLOOR

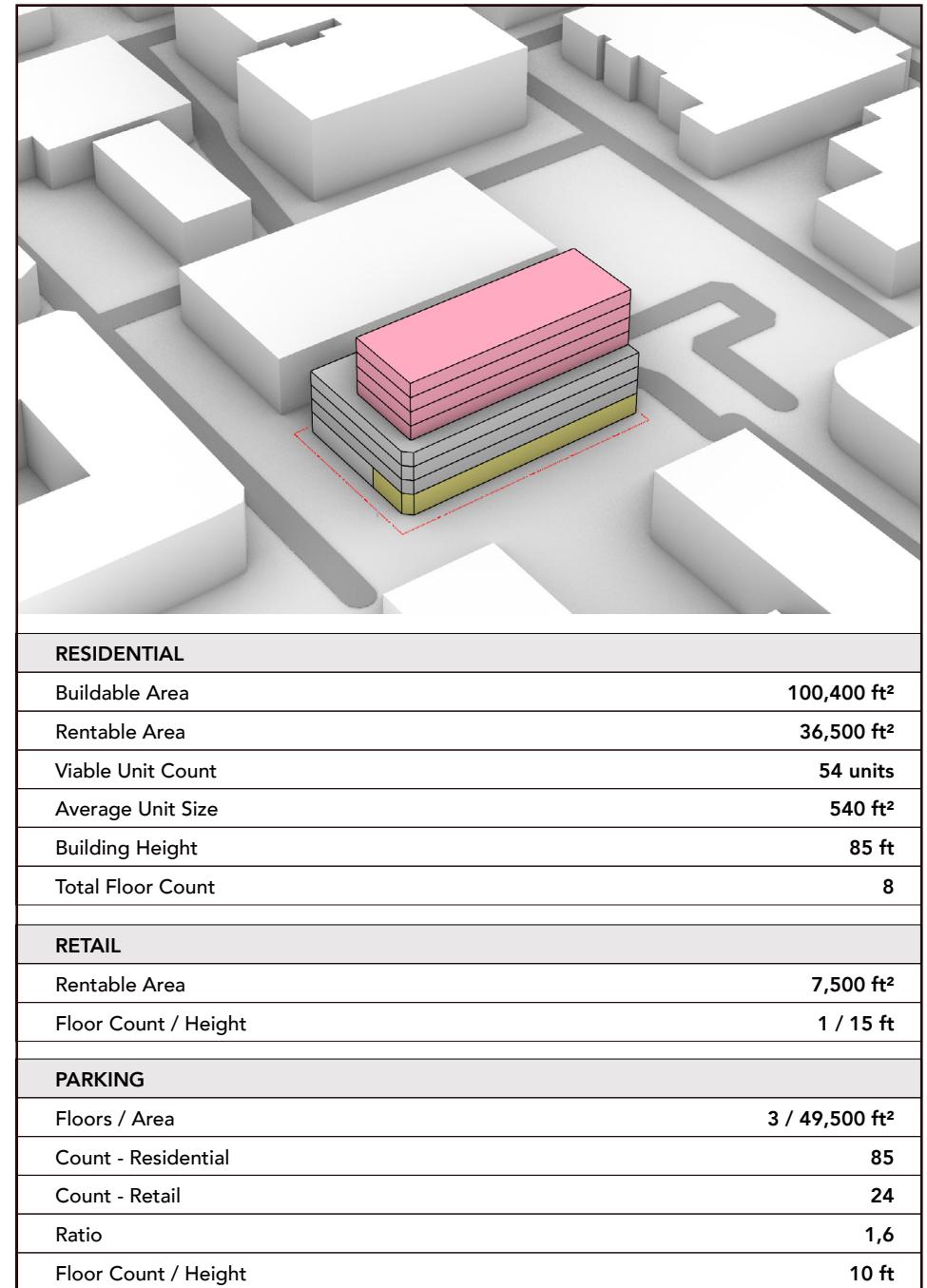
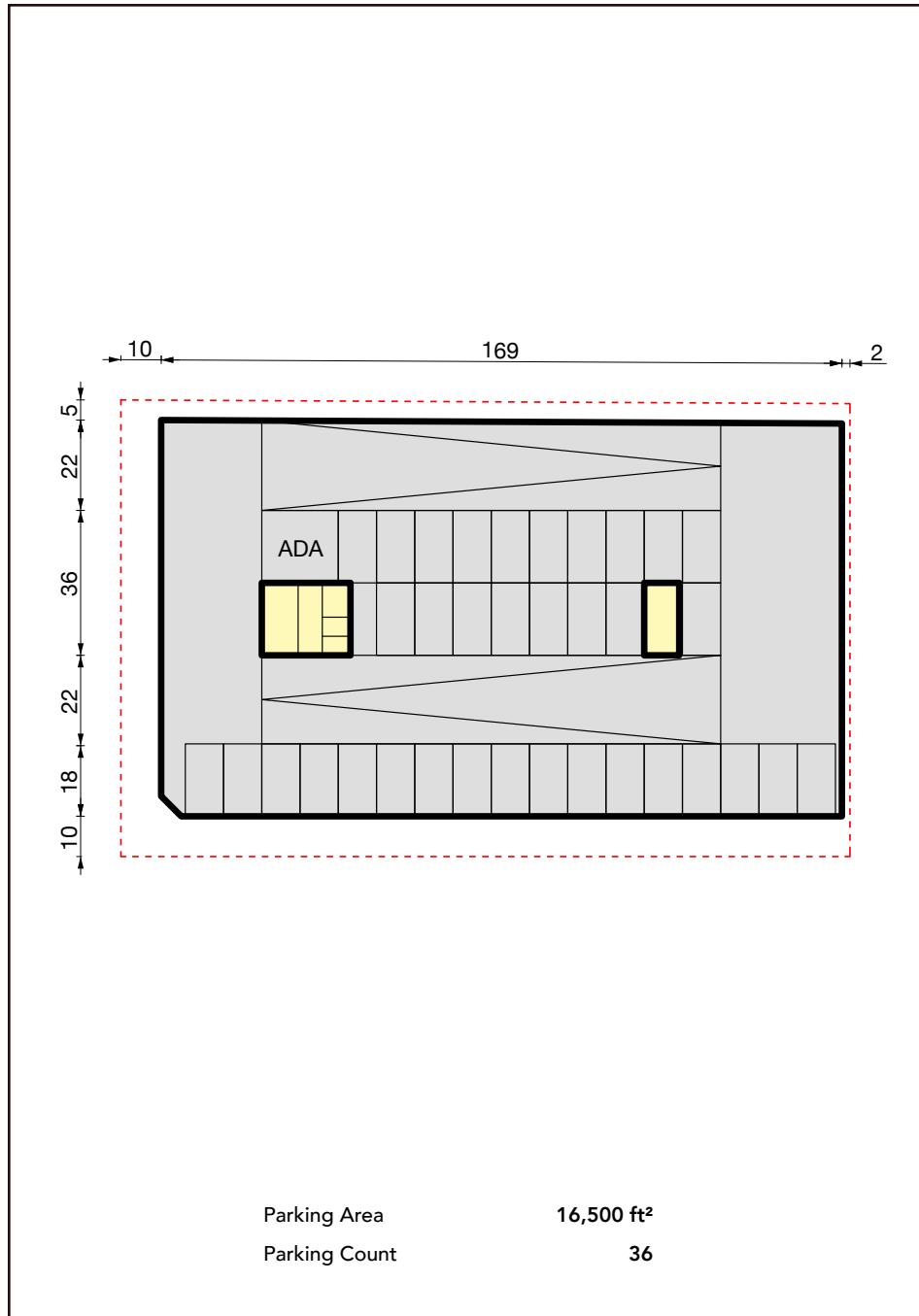


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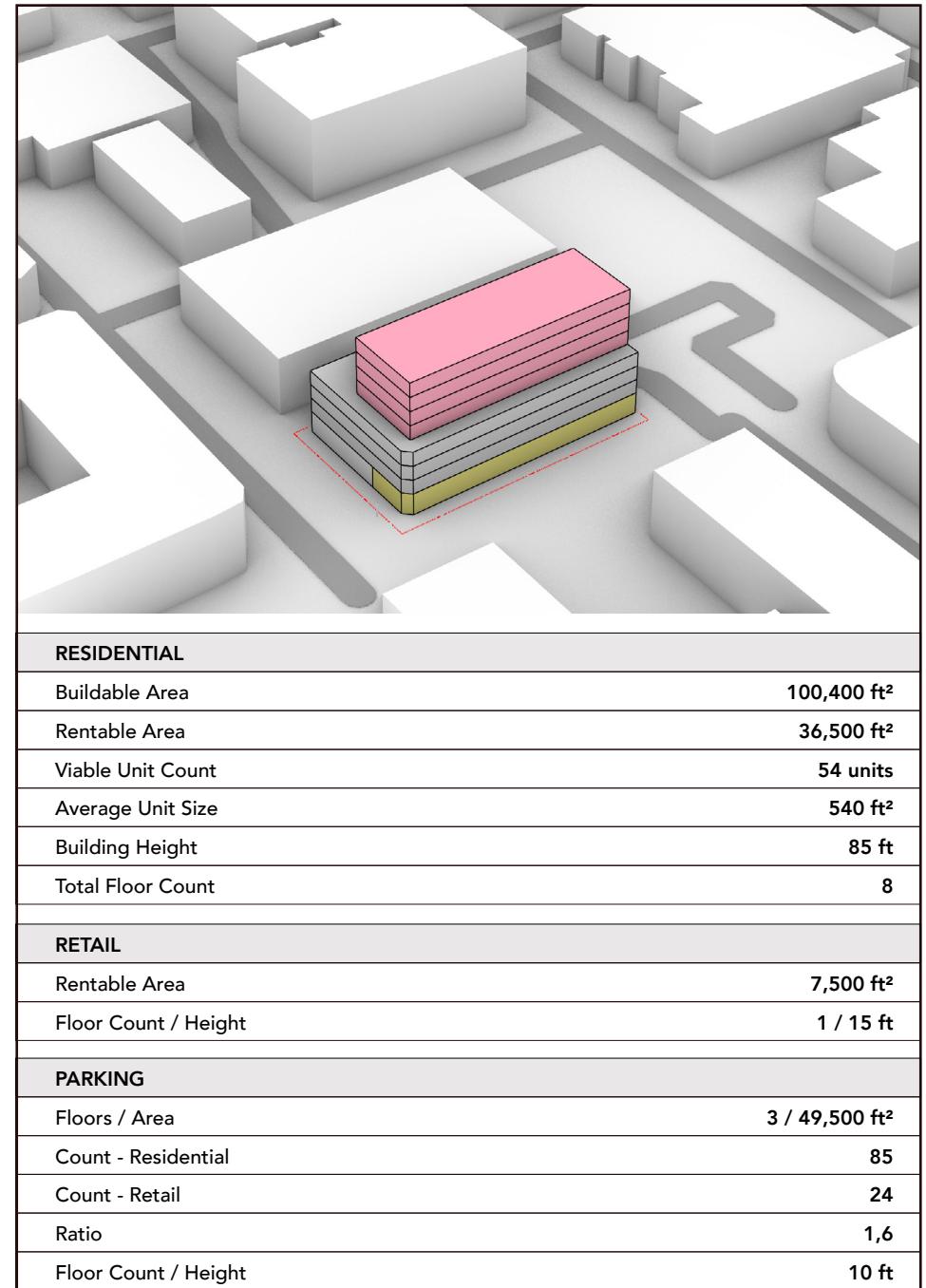
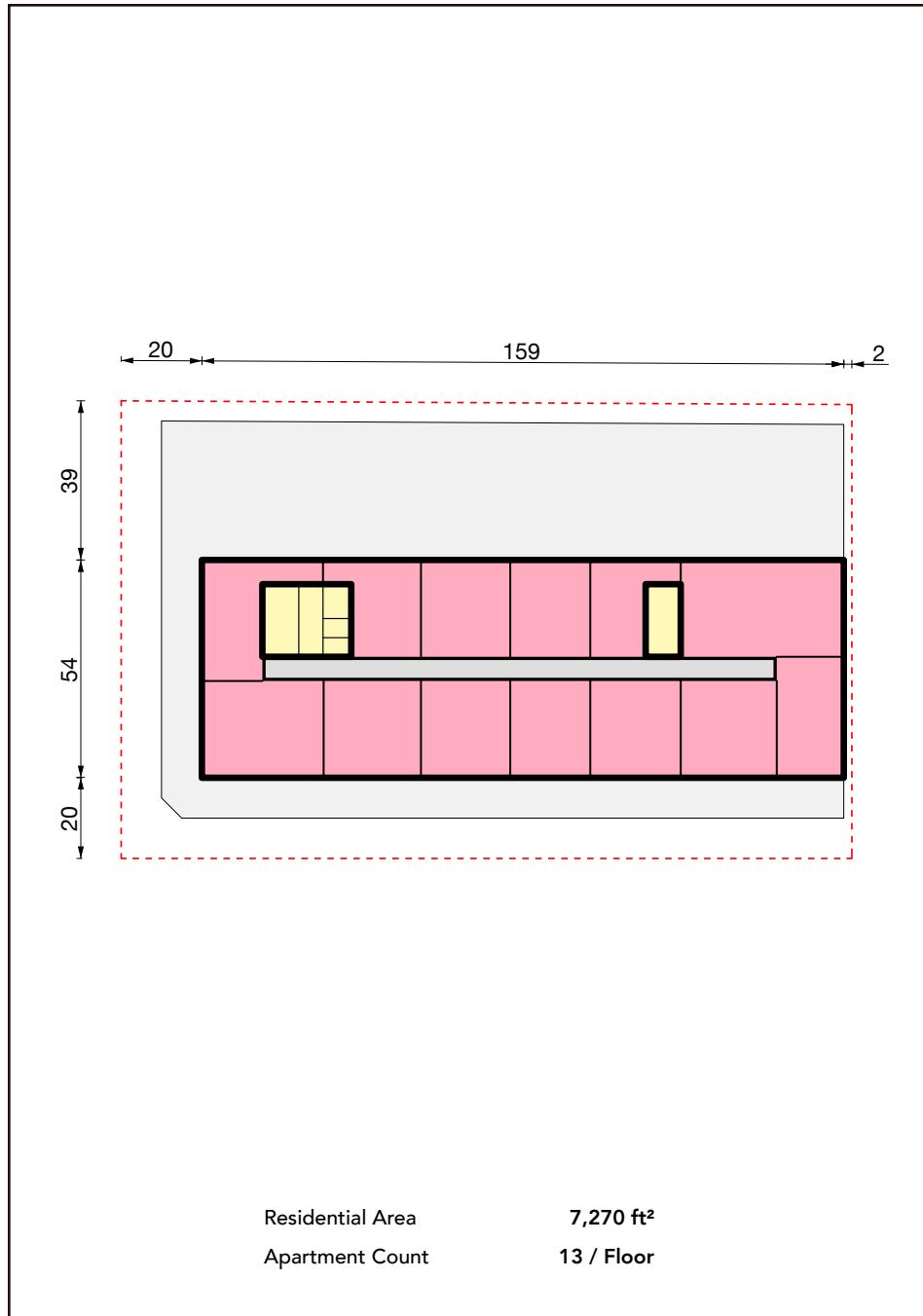
# PLAN - PARKING FLOOR (2-4)

AS OF RIGHT



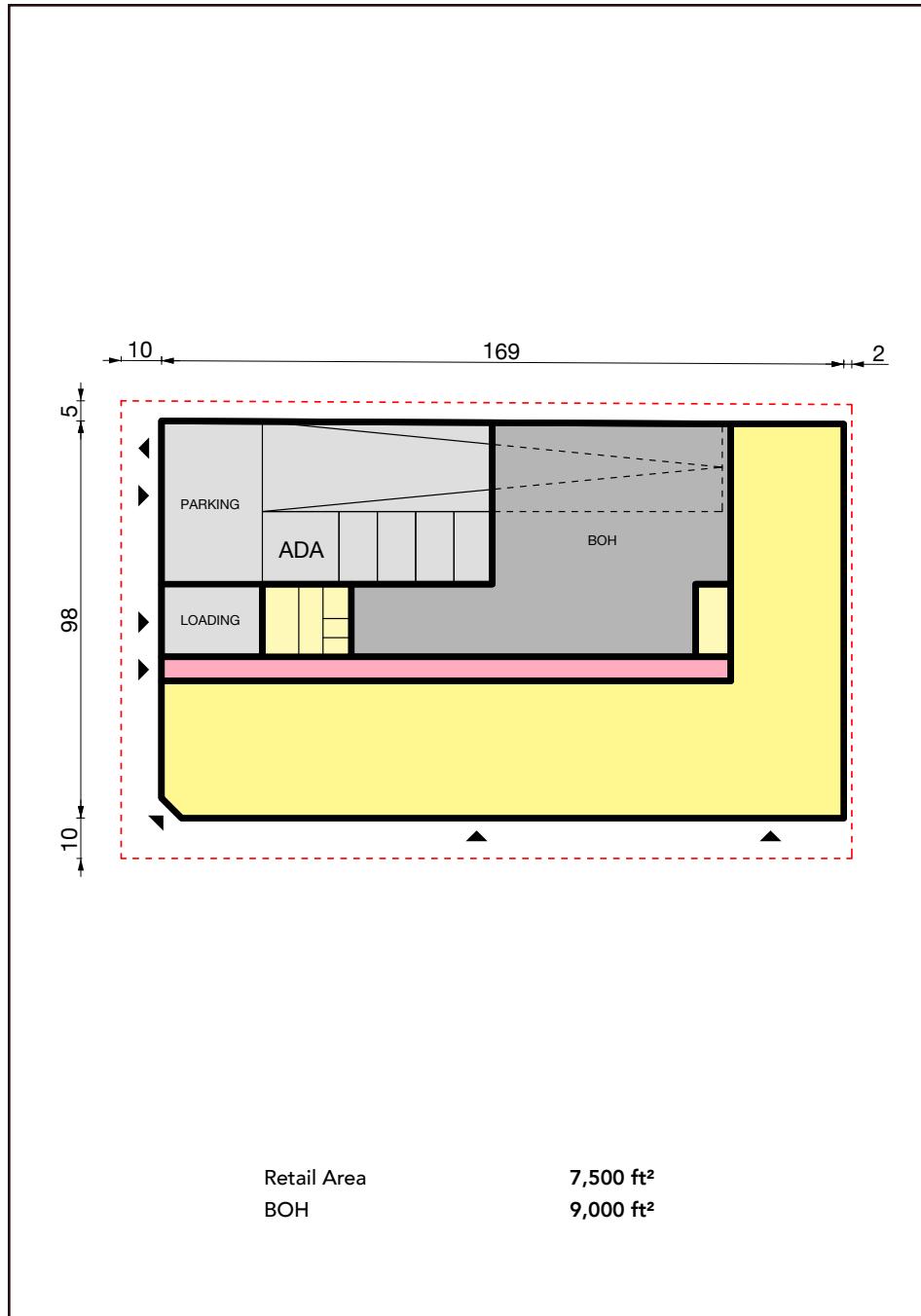
# PLAN - RESIDENTIAL FLOOR (5-8)

AS OF RIGHT

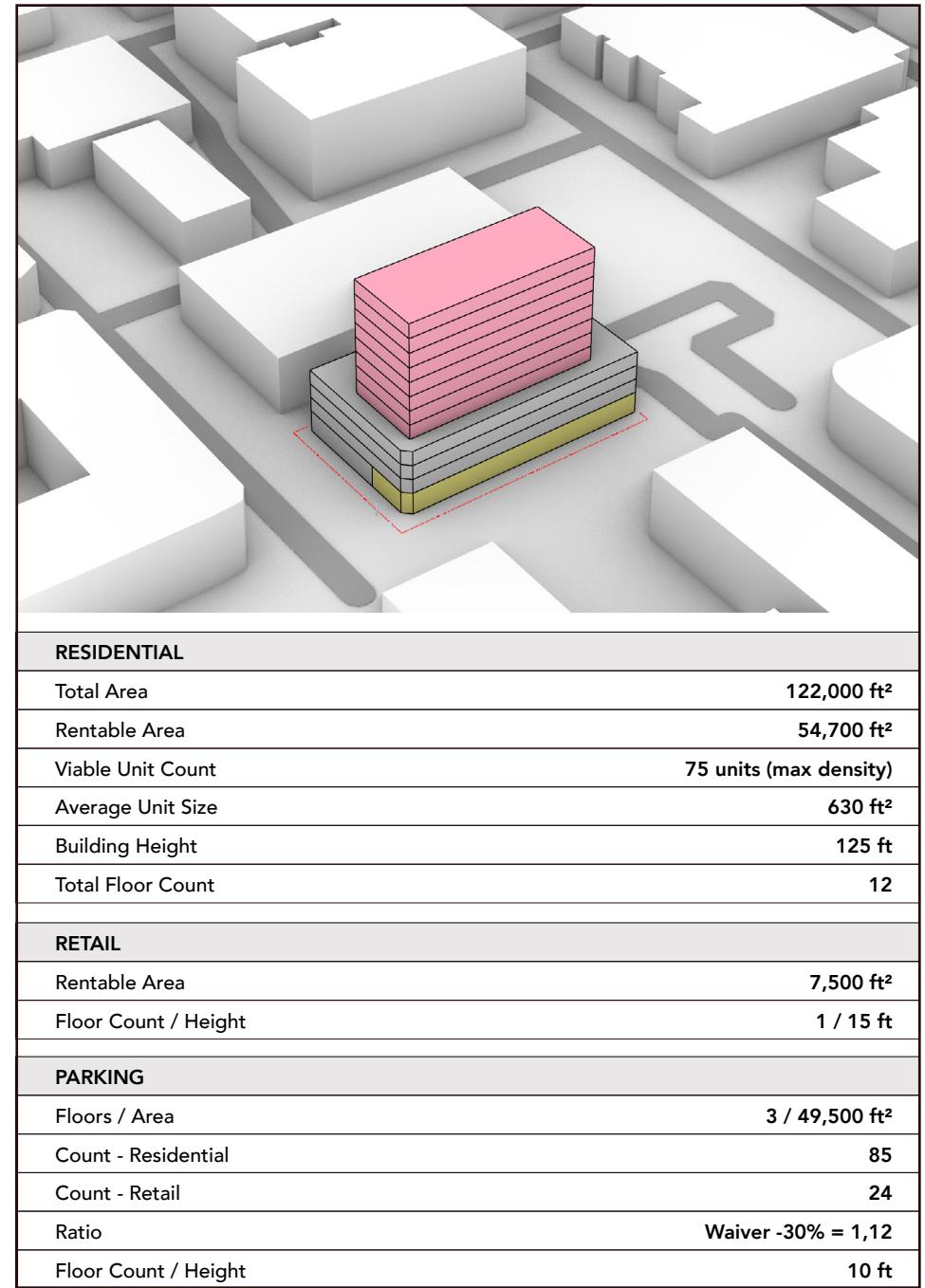


**WITH BONUS**

# PLAN - GROUND FLOOR

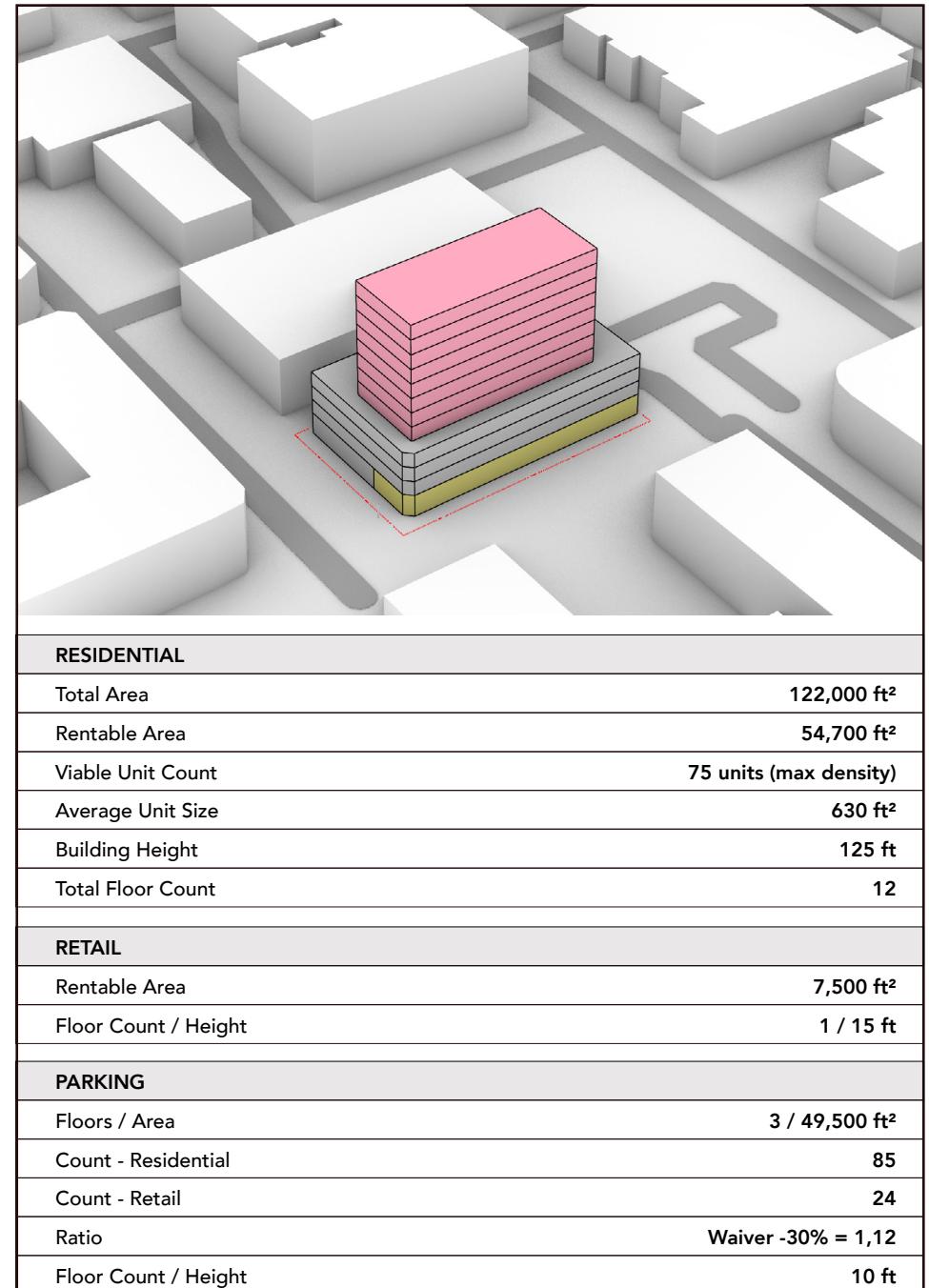
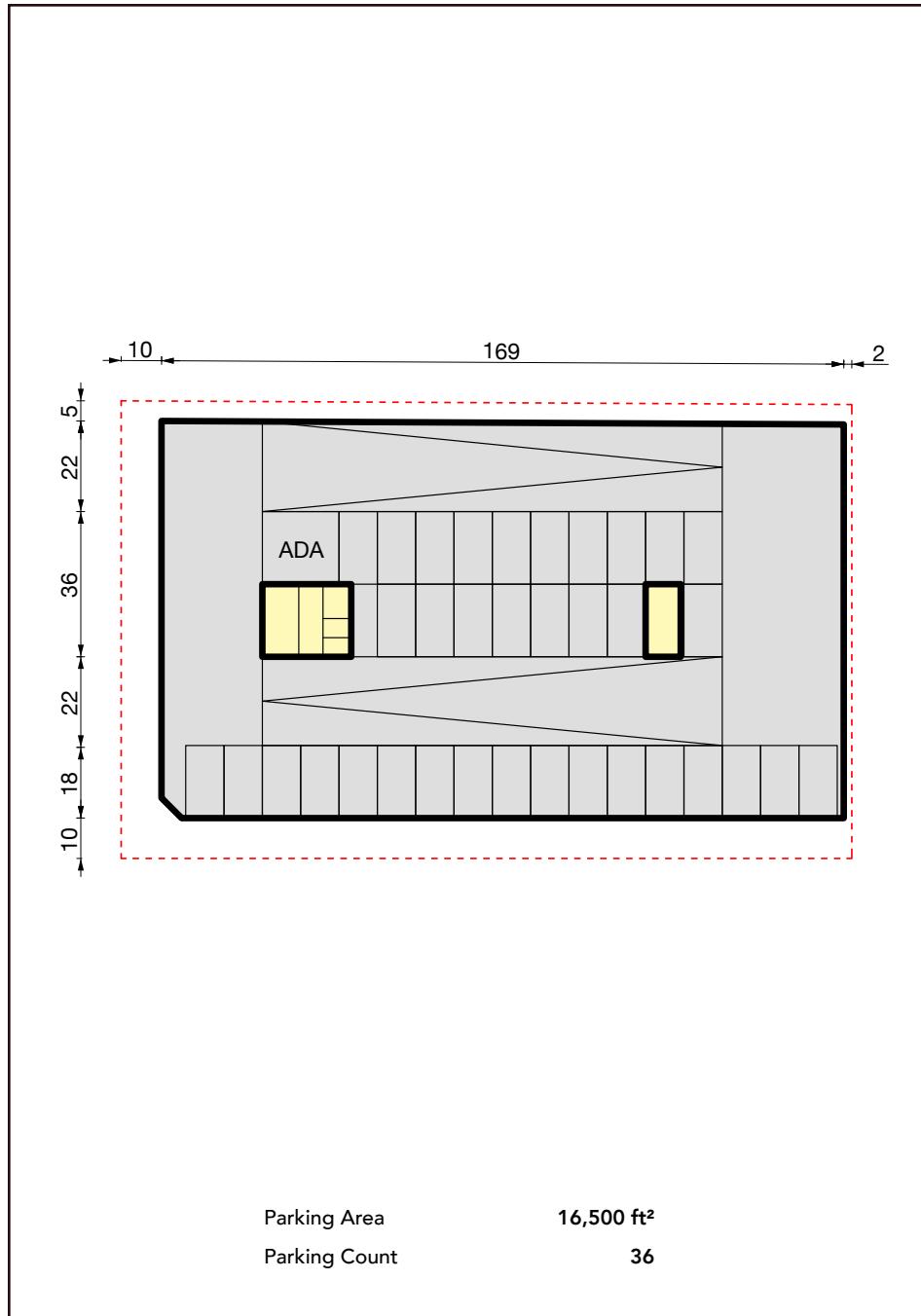


# WITH BONUS



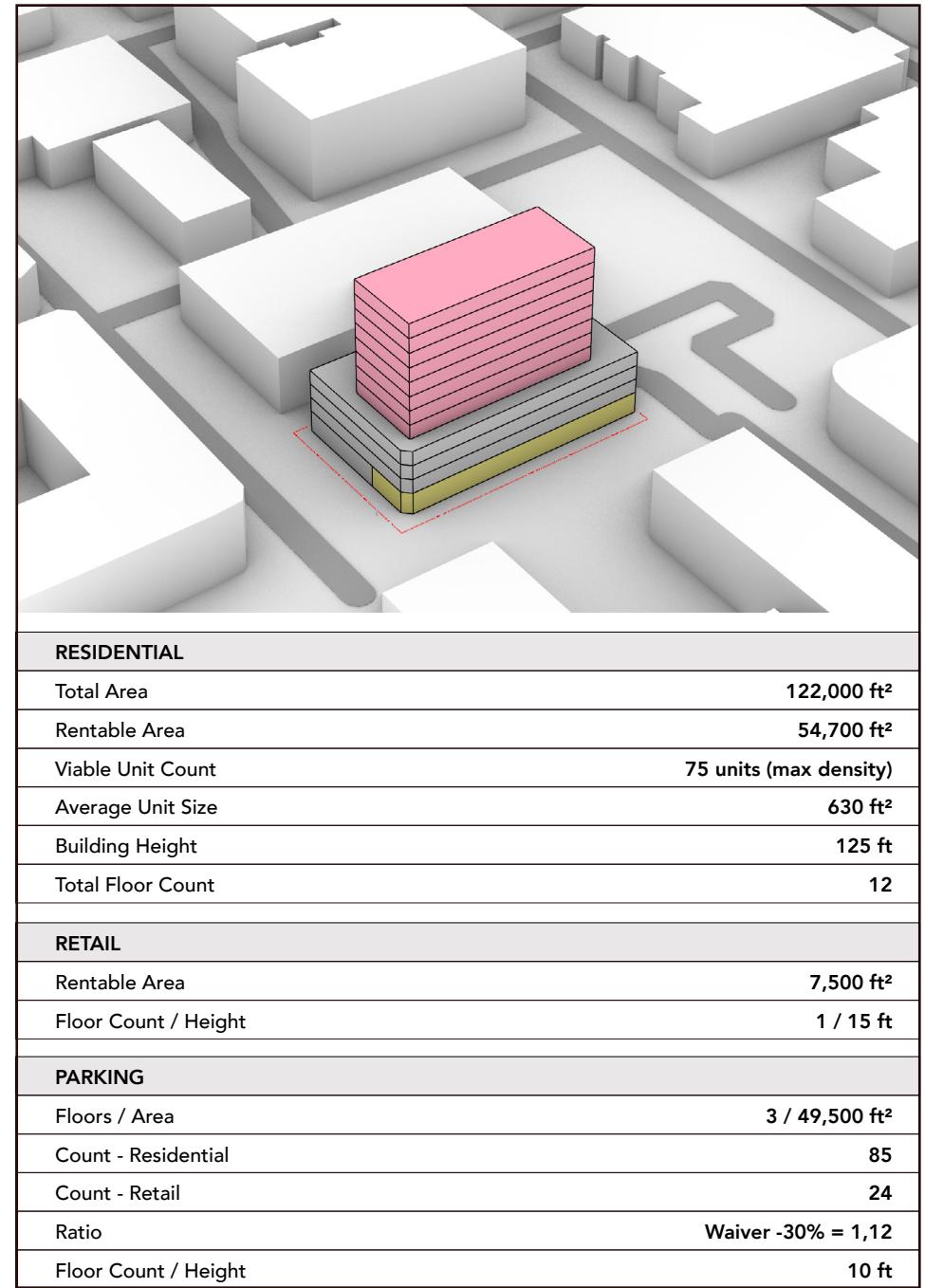
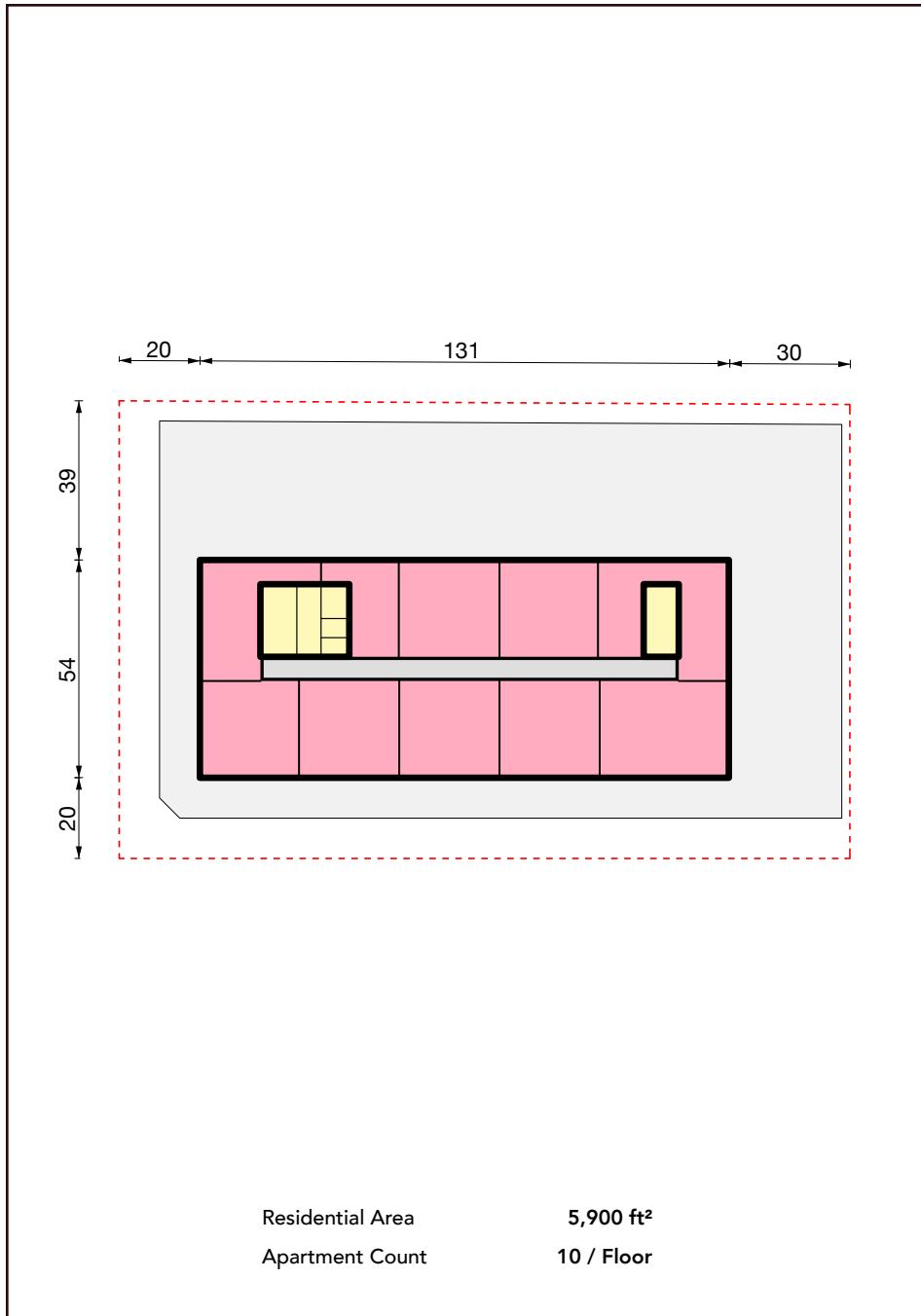
# PLAN - PARKING FLOOR (2-4)

WITH BONUS

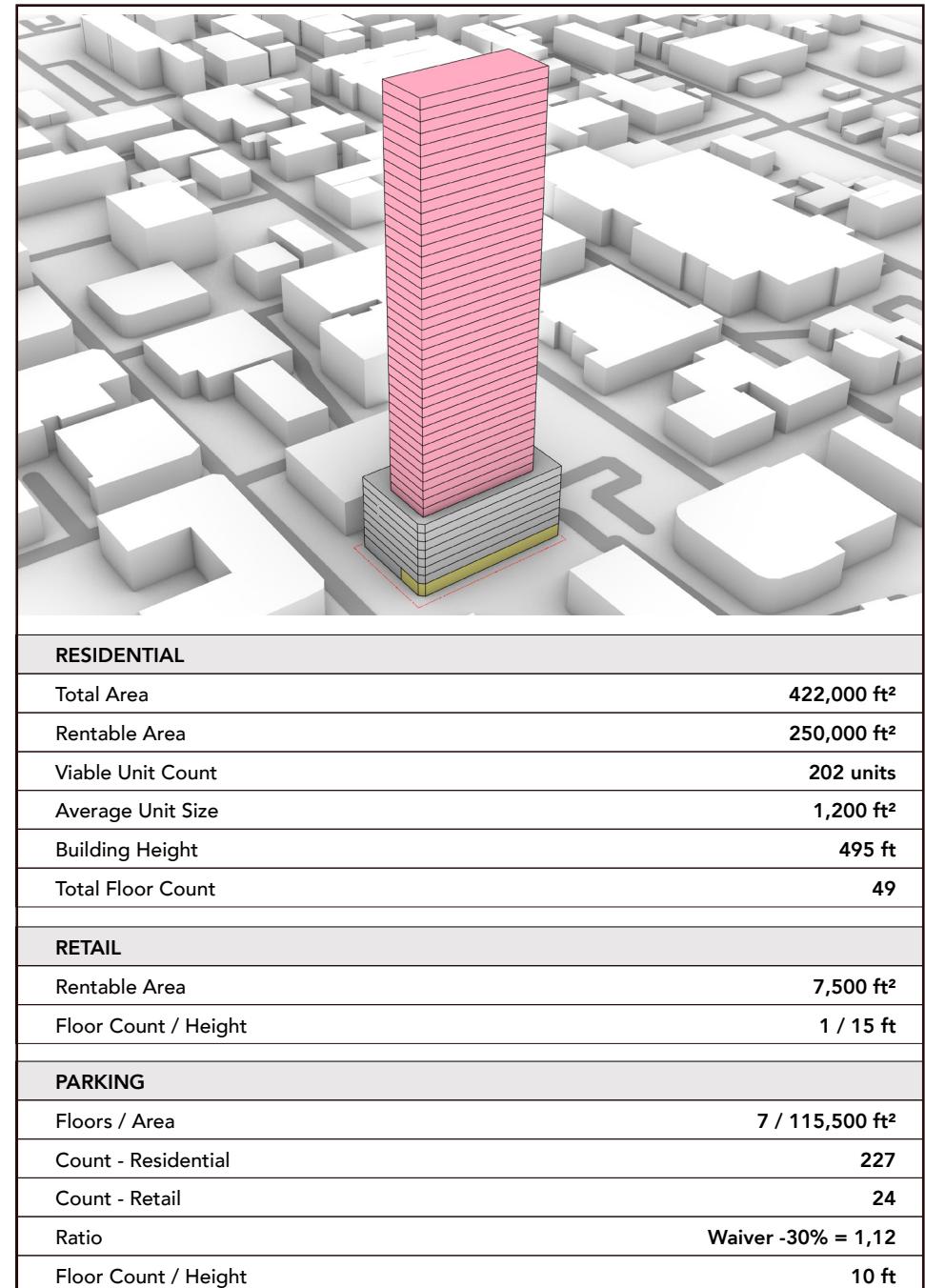
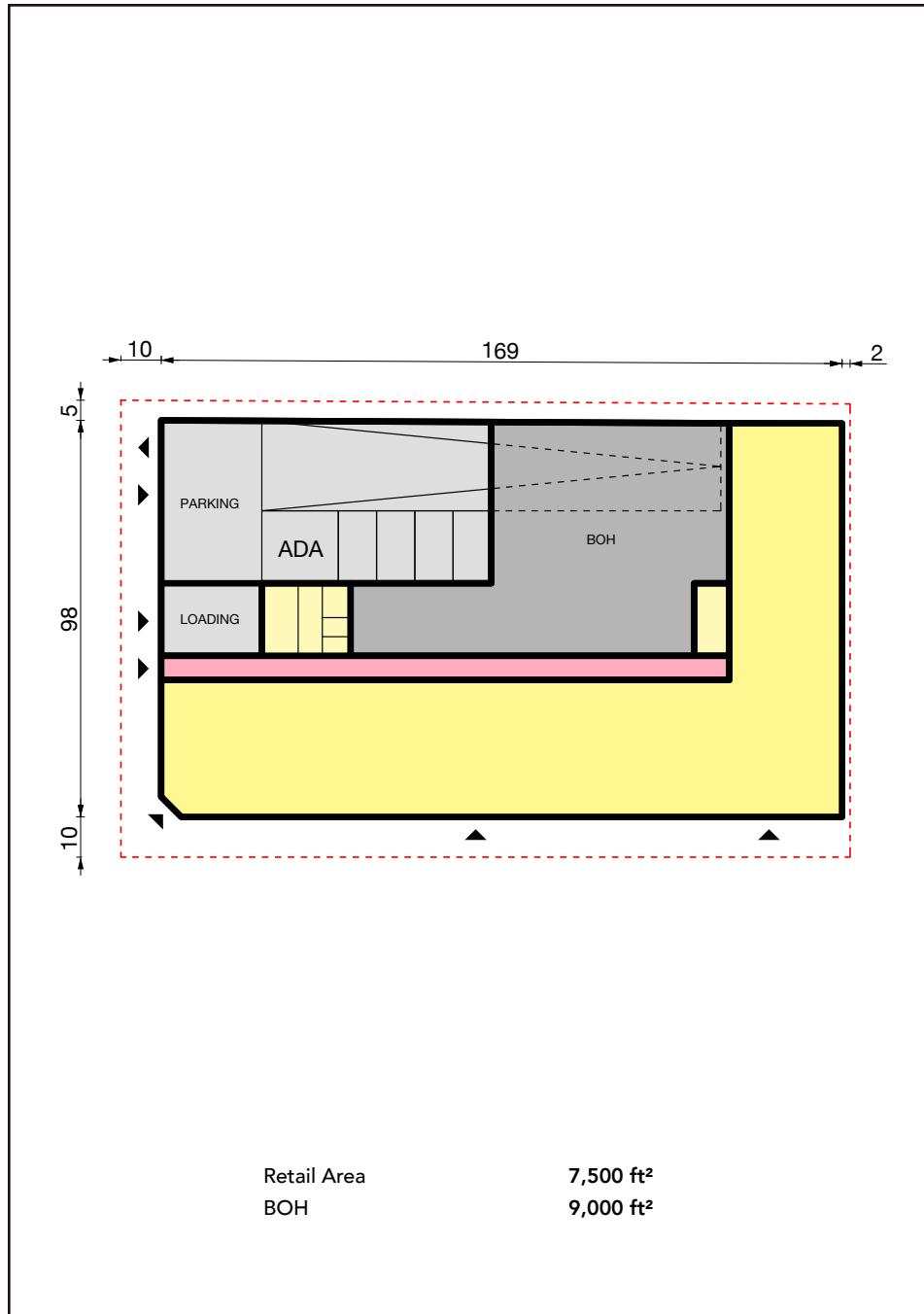


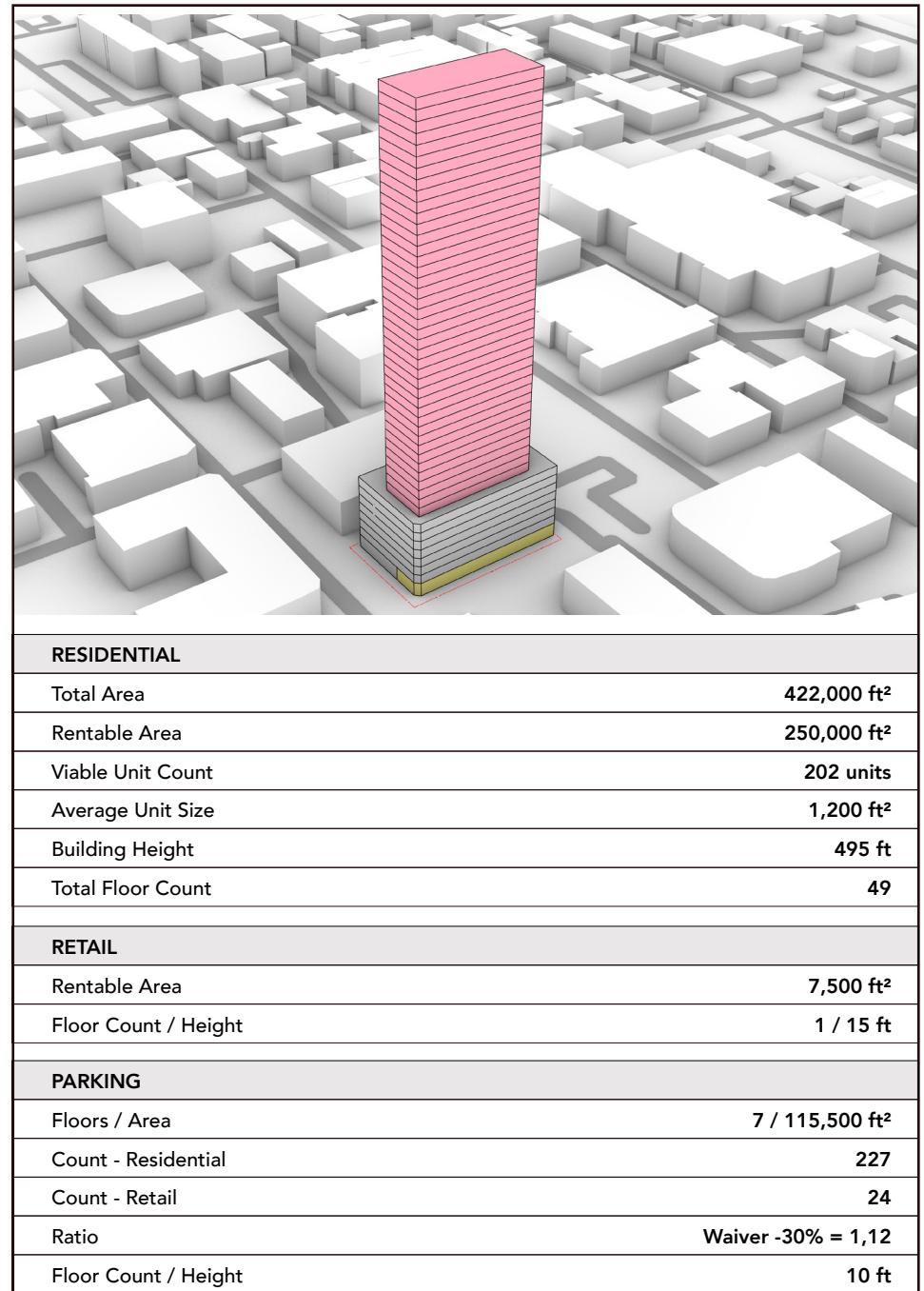
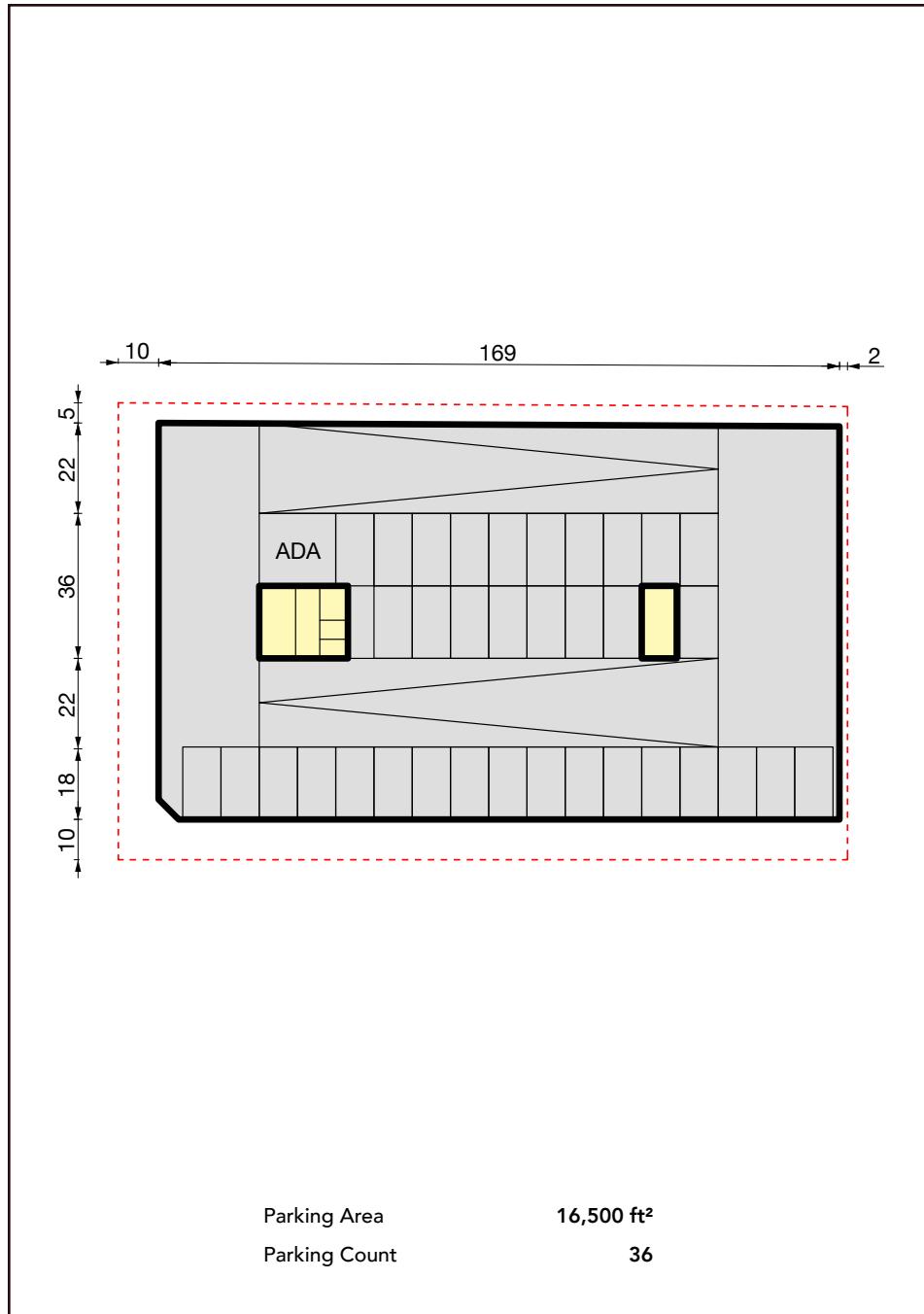
# PLAN - RESIDENTIAL FLOOR (5-12)

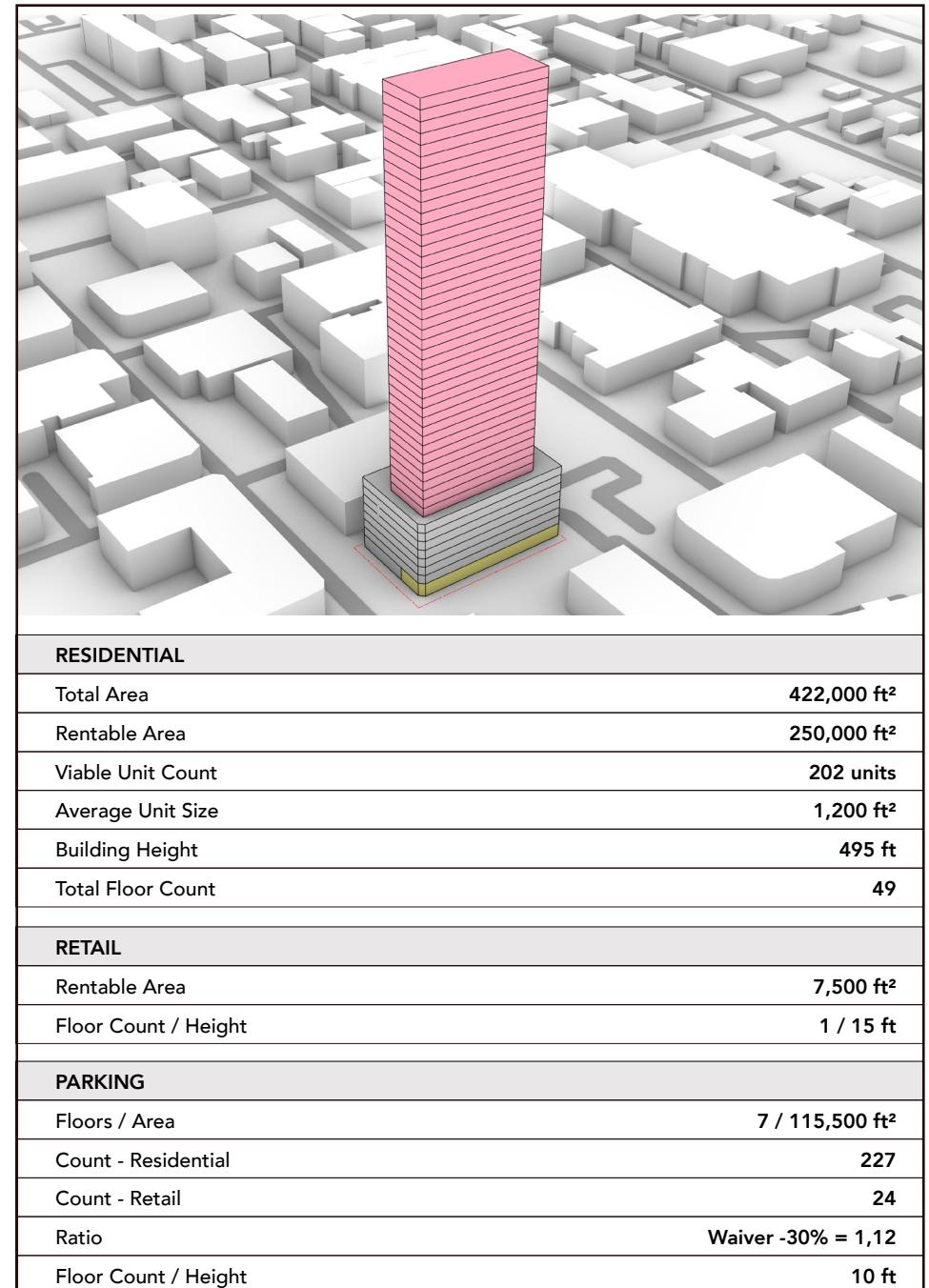
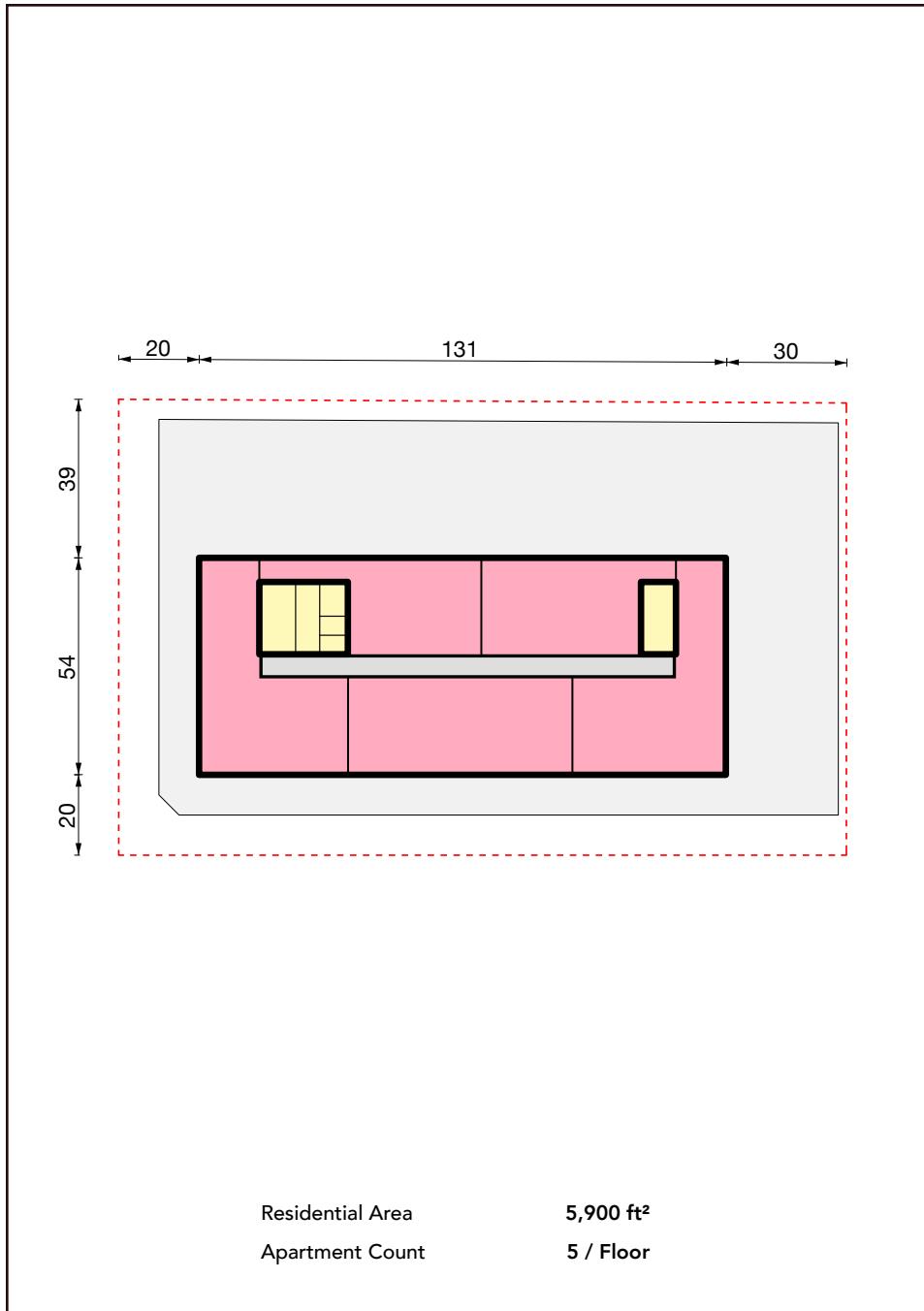
WITH BONUS



LIVE LOCAL

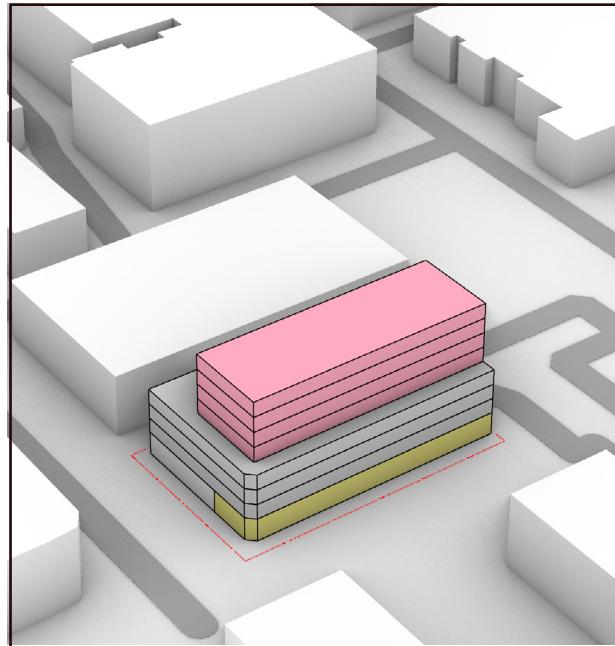






# COMPARISON

AS OF RIGHT



## RESIDENTIAL

Buildable Area	100,400 ft <sup>2</sup>
Rentable Area	36,500 ft <sup>2</sup>
Viable Unit Count	54 units
Average Unit Size	540 ft <sup>2</sup>
Building Height	85 ft
Total Floor Count	8

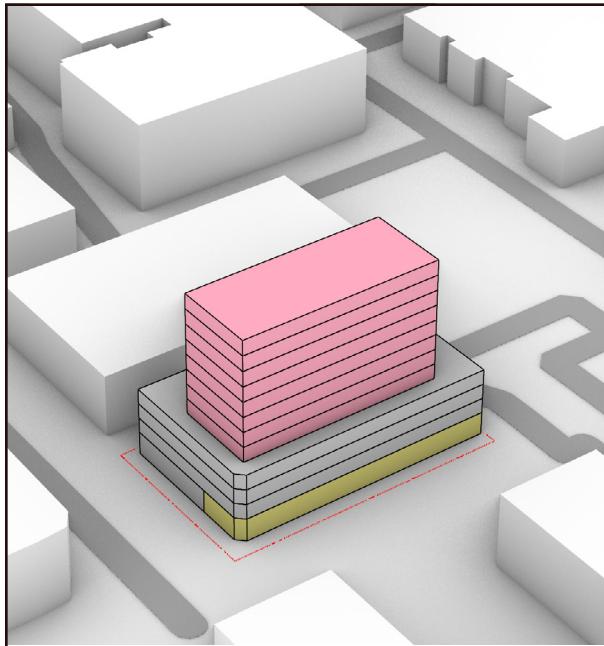
## RETAIL

Rentable Area	7,500 ft <sup>2</sup>
Floor Count / Height	1 / 15 ft

## PARKING

Area	49,500 ft <sup>2</sup>
Count - Residential	85
Count - Retail	24
Ratio	1,6
Floor Count / Height	3 / 10 ft

WITH BONUS



## RESIDENTIAL

Total Area	122,000 ft <sup>2</sup>
Rentable Area	54,700 ft <sup>2</sup>
Viable Unit Count	75 units (max density)
Average Unit Size	630 ft <sup>2</sup>
Building Height	125 ft
Total Floor Count	12

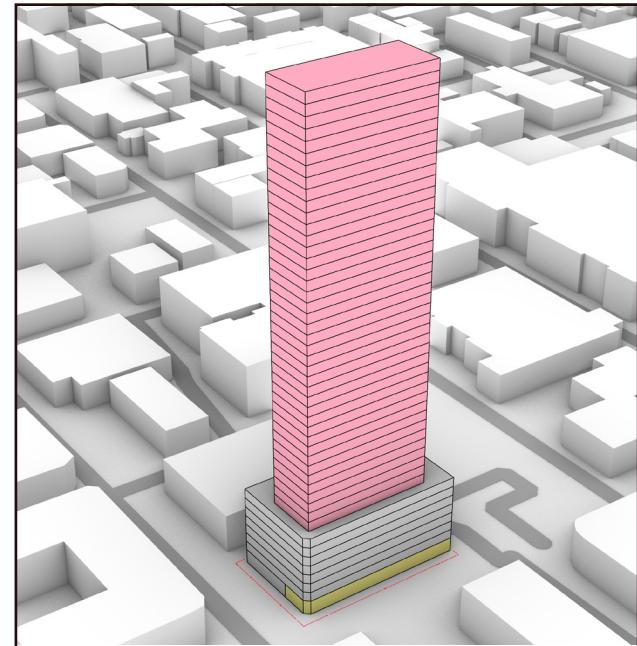
## RETAIL

Rentable Area	7,500 ft <sup>2</sup>
Floor Count / Height	1 / 15 ft

## PARKING

Area	49,500 ft <sup>2</sup>
Count - Residential	85
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	3 / 10 ft

LIVE LOCAL



## RESIDENTIAL

Total Area	422,000 ft <sup>2</sup>
Rentable Area	250,000 ft <sup>2</sup>
Viable Unit Count	202 units
Average Unit Size	1,200 ft <sup>2</sup>
Building Height	495 ft
Total Floor Count	49

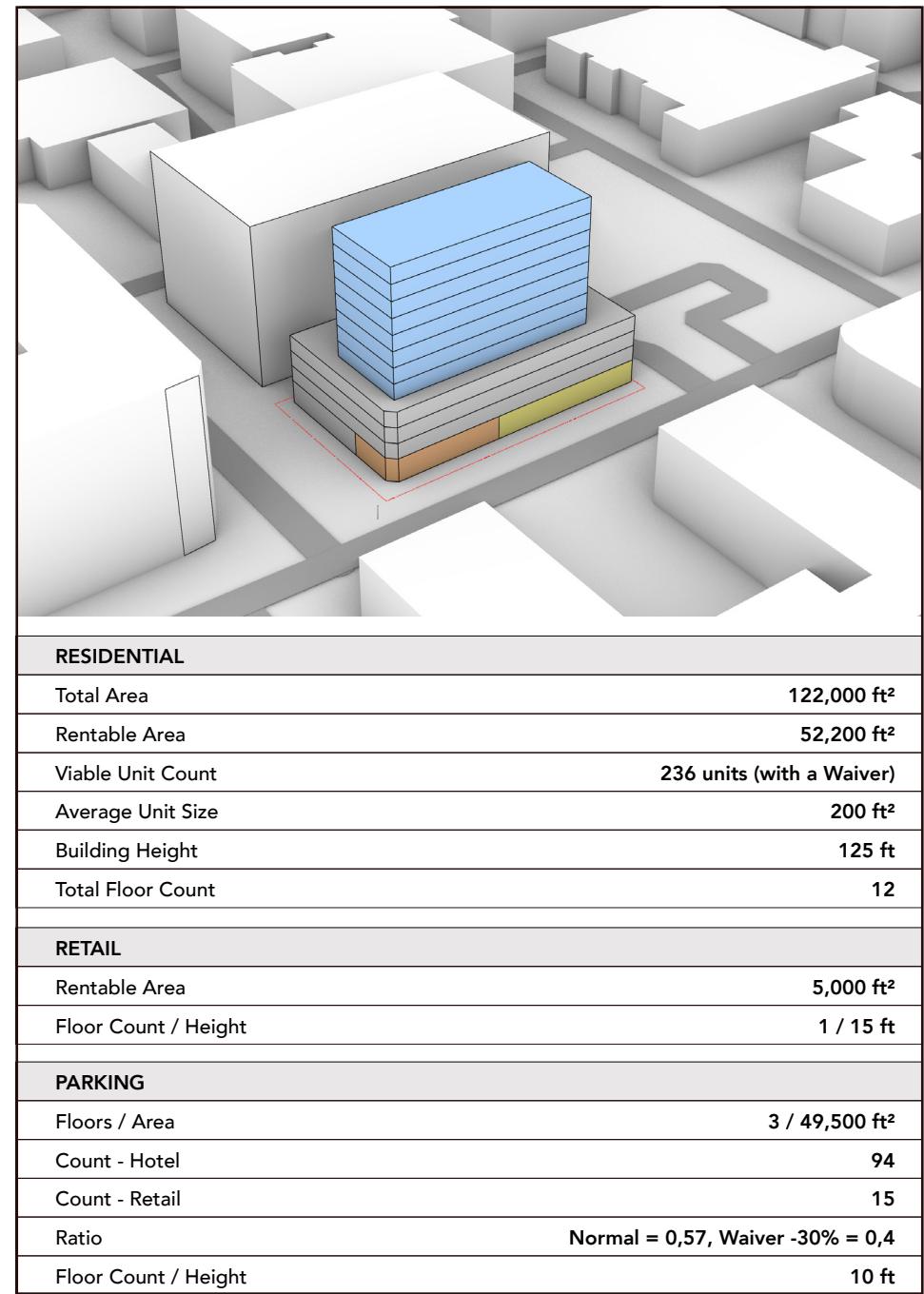
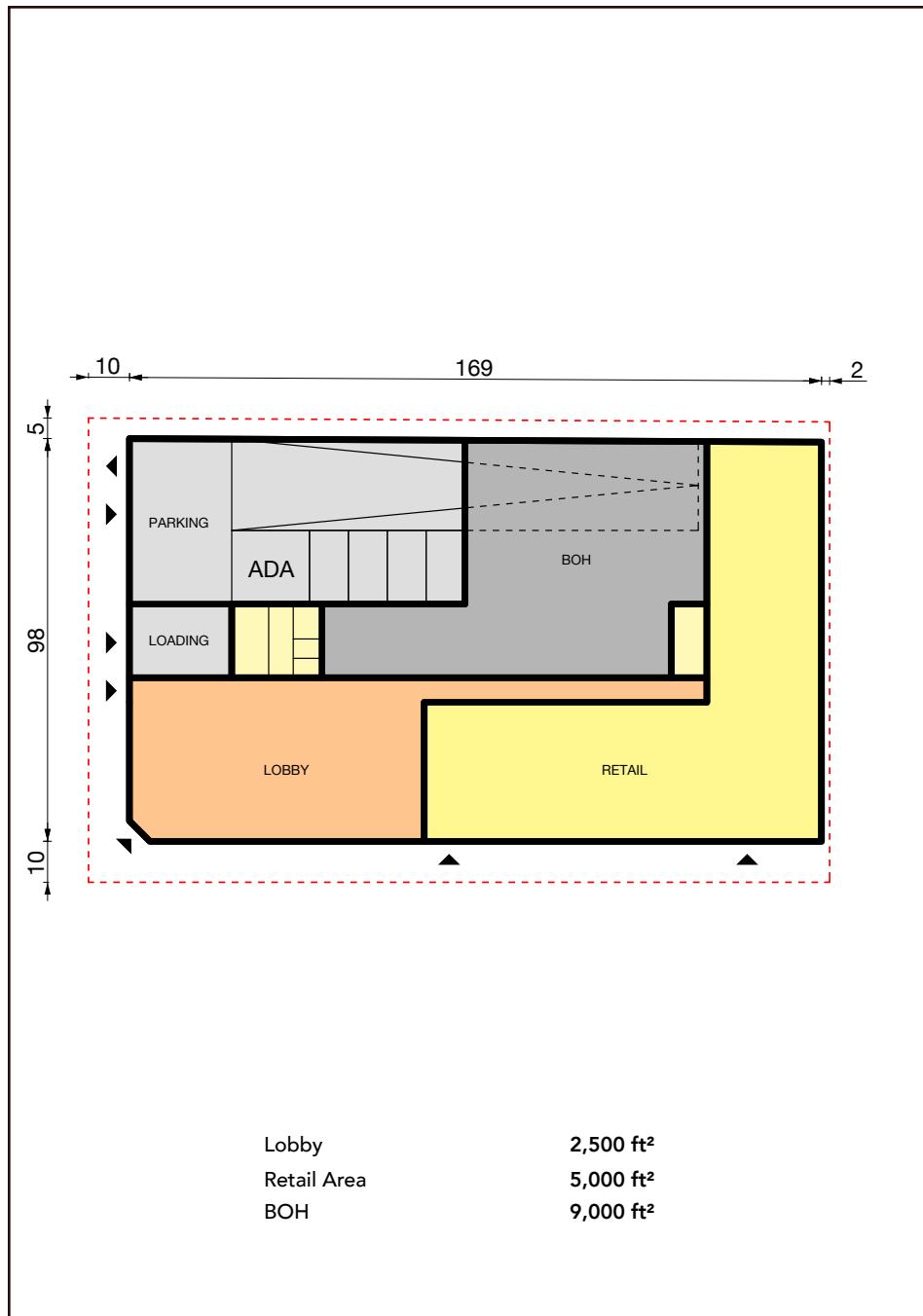
## RETAIL

Rentable Area	7,500 ft <sup>2</sup>
Floor Count / Height	1 / 15 ft

## PARKING

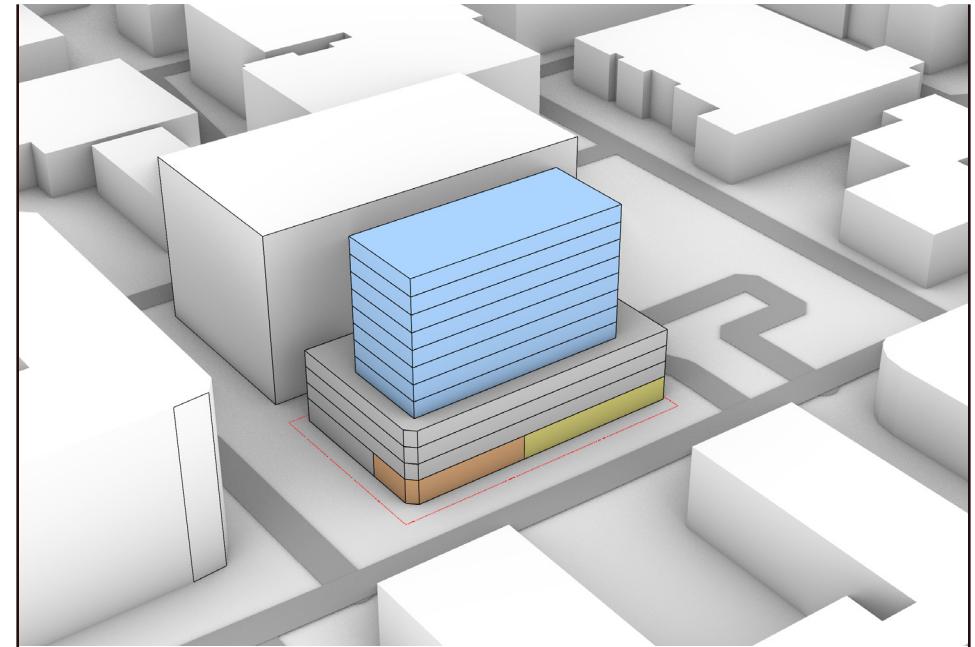
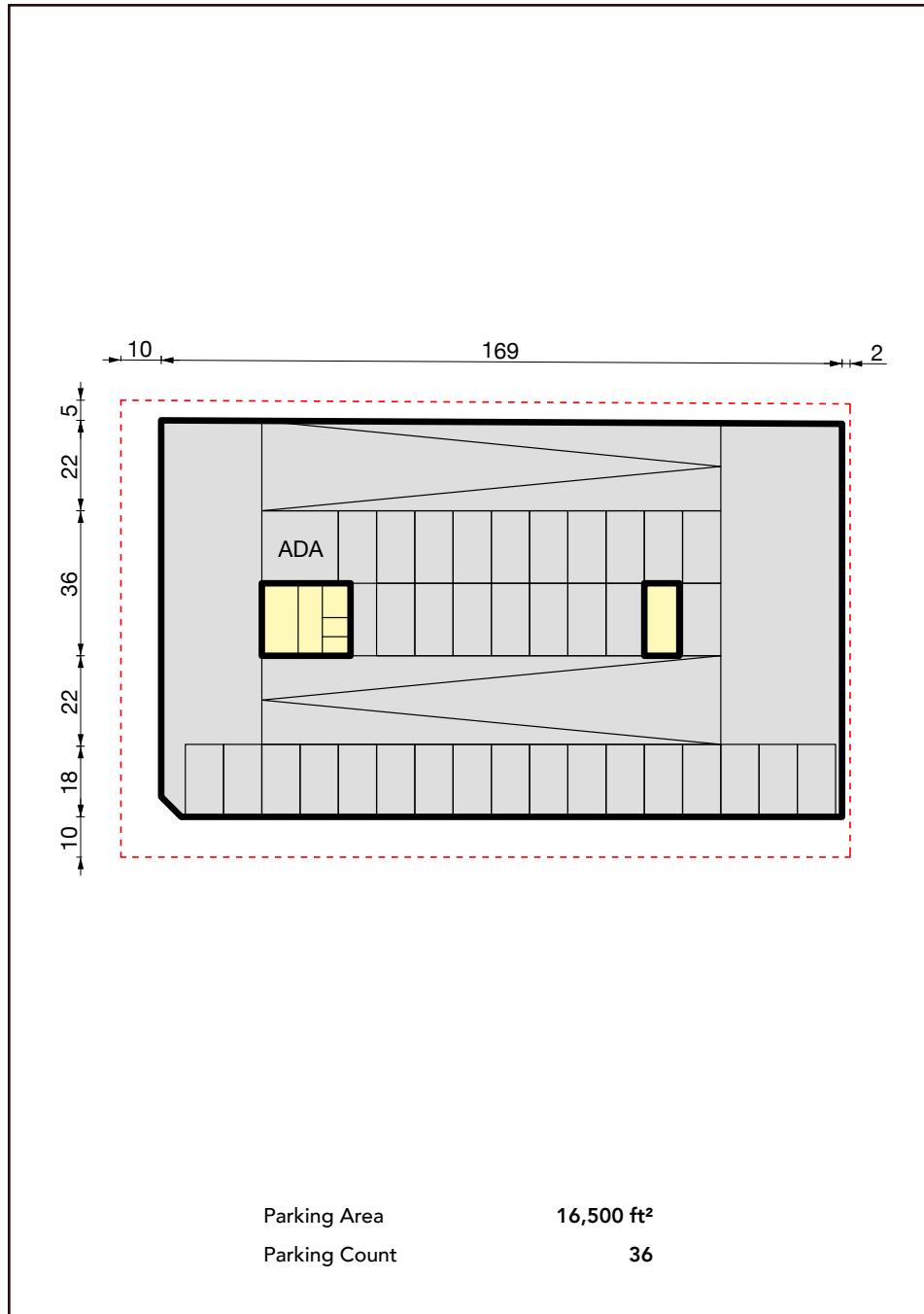
Area	115,500 ft <sup>2</sup>
Count - Residential	227
Count - Retail	24
Ratio	Waiver -30% = 1,12
Floor Count / Height	7 / 10 ft

HOTEL

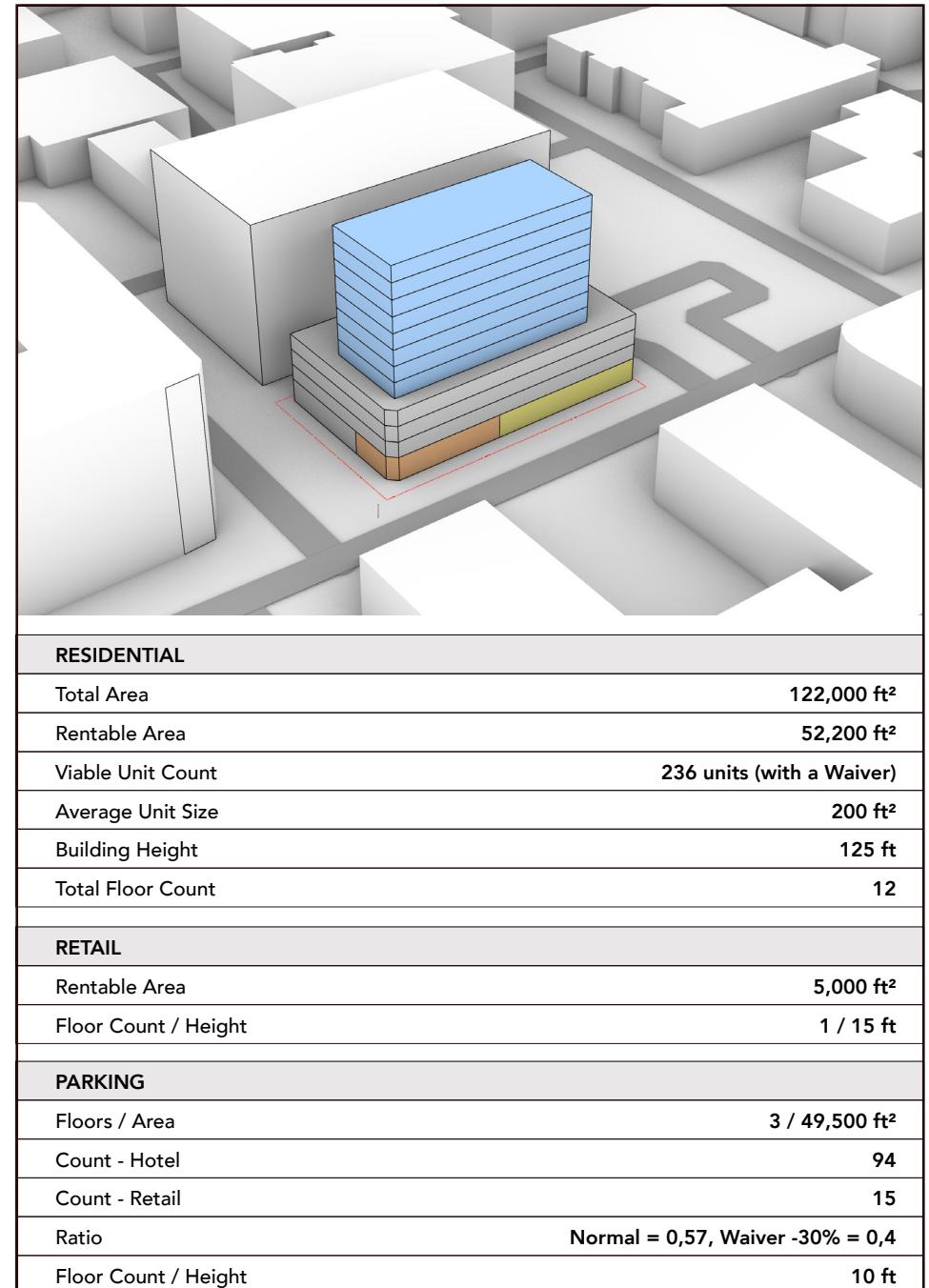
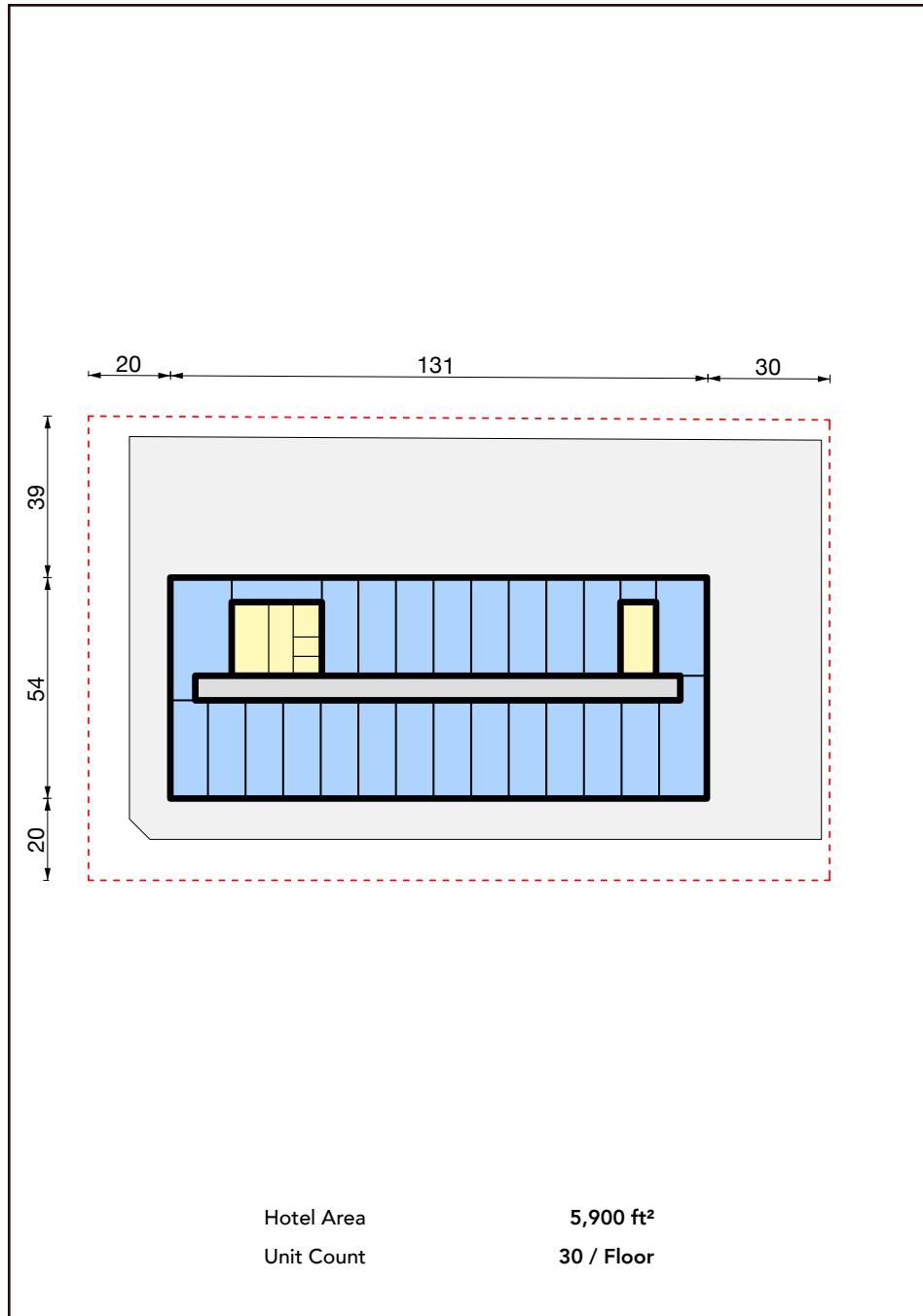


# PLAN - PARKING FLOOR (2-4)

HOTEL



RESIDENTIAL	
Total Area	122,000 ft <sup>2</sup>
Rentable Area	52,200 ft <sup>2</sup>
Viable Unit Count	236 units (with a Waiver)
Average Unit Size	200 ft <sup>2</sup>
Building Height	125 ft
Total Floor Count	12
RETAIL	
Rentable Area	5,000 ft <sup>2</sup>
Floor Count / Height	1 / 15 ft
PARKING	
Floors / Area	3 / 49,500 ft <sup>2</sup>
Count - Hotel	94
Count - Retail	15
Ratio	Normal = 0,57, Waiver -30% = 0,4
Floor Count / Height	10 ft



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