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UNTRUST

#Gridics March 2019

FLAGLER STREET STUDY

An in-depth look at development potential in Downtown Miami

info@gridics.com

ABOUT GRIDICS

Gridics was founded with the dream to provide technology to governments and real estate professionals that will help to build better cities.

We have all been some place where we see that the developers or the cities have gotten it wrong and see the impact that has on people and business. With our platform and services, we are ensuring that doesn't happen ever again.

We have been recognized recently as one of the Top 100 best technologies for governments.







The Flagler Beautification Project Area Study determines the maximum development potential based on Miami 21 zoning regulations and allowances. Data from this study will be used to help determine future infrastructure demand (i.e. electric, water, and sewer) within the Flagler Beautification Project Area.

600 folios were analyzed and modeled according to current zoning allowances. Another 90 folios, including sites along Flagler Street, were analyzed in depth, including capacity analysis, inclusive of uses.

Transfer Development Rights and Density analysis for 17 historic properties are included.

INTRODUCTION

RESOURCES

The contents of these Results are provided for reference purposes only and any determinations the City of Miami makes related to the property included in these Results may differ from the Results shown. Any use of these Results is therefore expressly conditioned on the acknowledgement that Gridics does not guarantee the accuracy, adequacy, completeness or usefulness of any information included in the Results. While every effort has been made to ensure the content, sequence, accuracy, timeliness or completeness of materials presented within the Results, Gridics LLC assume no responsibility for errors or omissions, and explicitly disclaim any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Under no circumstances shall the Results be used for final design or development purposes or be considered to provide any form of approval or permitting for any project. Results are based on basic general calculations that are rounded and are not intended to be legal representations of the depicted data. Furthermore, although the Results are intended to be site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to, easements, topography, or existing built elements. All Results must be independently verified before being relied upon for any particular site design or development.

ZoneIQ combines public records with zoning regulations to visualize the impact of any scenario.

All scenarios were created by right. We have not included available bonuses, variances, waivers, or special permits for this study.

In summary, the methodology for creating the 26 individual scenarios was, in order:

- The use of all residential units available for each site (thus making units smaller if necessary);
- 2. The use of all of the ground floors for commercial uses;
- 3. If any extra square footage was still available, office use was determined up to the 8th story.

DOWNTOWN





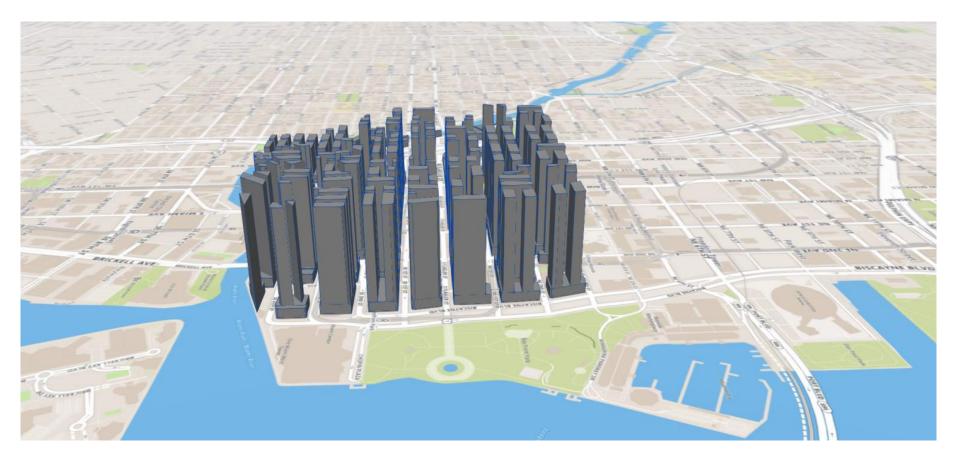
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DOWNTOWN CAPACITY



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DOWNTOWN CAPACITY



STUDY AREA BOUNDARY

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KEY MAP



LEGEND

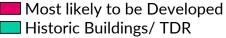
- 1. Mana's
- 2. Mana's
- 3. Mana's
- 4. College Station
- 5. Mana's
- 6. Gateway
- 7. Three Stories
- 8. Cacique/ County Assemblage
- 9. New M-D Courthouse
- 10. One Story/ Parking
- 11. One Story
- 12. One Story
- 13. One Story

- 14. (a)Two/ (b)Three Stories
- 15. Flagler Station/ Adjacent
- 16. Ritz Hotel/ Adjacent
- 17. 777 Mall/ Adjacent
- 18. Alfred I DuPont Garage
- 19. White Building/ Adjacent
- 20. Marshall's Assemblage
- 21. Roper Building
- 22. Mana's
- 23. Mana's
- 24. Ultramont Mall
- 25. One Bayfront Plaza
- 26. North Fort Dallas Park

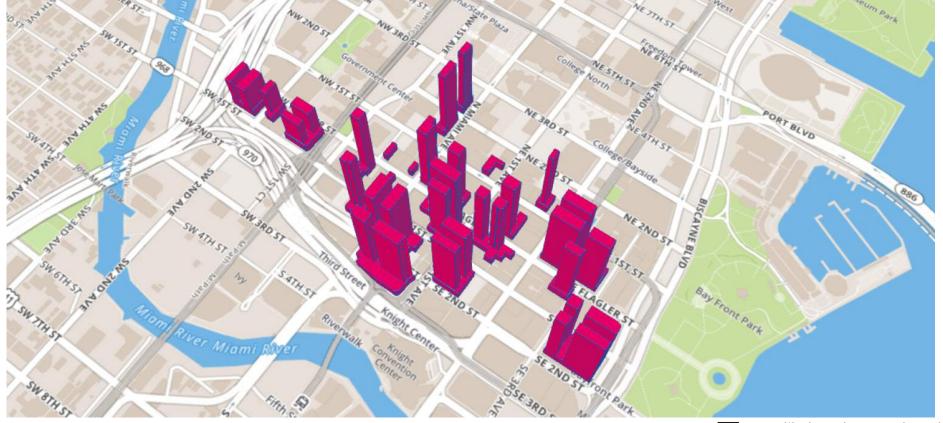
- A. Courthouse
- B. Historic Burdines (Macy's)
- C. Hahn Building
- D. Old Post Office
- E. Gesu Church
- F. Security Building
- G. Dade-Commonwealth Bldg
- H. Roth Eye Care
- I. Congress Building
- J. Ainsley
- K. Shoreland Arcade
- L. Miami National (Langford)
- M. Alfred I DuPont
- N. Olympia Theatre
- O. Huntington Building
- P. Walgreens (La Epoca)
- Q. Ingraham Building

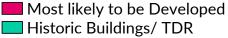
TOTAL DEVELOPMENT CAPACITY





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Miamarina Park NW 3rd St. NW 3rd St. NW, 3rd 51 NE 2nd St NE 2nd NW 2nd St NW 2nd St CONTRACTOR NW 2nd St CINTER-2nd 5t 2 GOVERNMENT CENTER **Bay Front Park** 5 NE 1st St 18 12 72 874 1.5 20 19 9 14a 14b 13 FL 968 E Flagler St E Flagler St US 1 E Flagler 21 W Flagler W Flagter St 16 **10 1**2 15 8 6 SE 157 SE 1st St US 1 25 . FL 968 22 24 23 Chopin Plaza 2/10/2 SW 20 SW 2nd St 195 SW 2nd St 26 51 178 52 3rd

Most likely to be Developed Historic Buildings/ TDR

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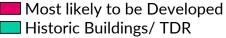
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1,297,683 ft ²
919,415 ft ²
23,768 du
16,572,430 ft ²
750 ft ²
3,094,420 ft ²
525,540 ft ²
4,121,482 ft ²
26,347,834 ft ²
2,202,494
24,464,723 ft ²

6,281 Spaces
5,802 Spaces
5,176 Spaces
2,033,965 ft ²
540 Spaces
408 Spaces
160,167 ft ²
251 Spaces
6,368 Spaces

TOTAL DEVELOPMENT CAPACITY

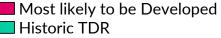




HISTORIC PROPERTIES (ENTITLEMENTS / TDR / TDD)







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HISTORIC PROPERTIES (ENTITLEMENTS / TDR / TDD)



Most likely to be developed Historic Buildings/ TDR

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POTENTIAL CAPACITY OF HISTORIC SITES

Total Area (17 Sites)	393,413 ft ²
Average FLR Allowed	23.8
Maximum Building Footprint	505,872 ft ²
Dwelling Units Allowed	7,668 du
Residential Area Allowed	100%
Office Area Allowed	100%
Commercial Area Allowed	100%
Average Year Built	1927
Buildable Gross Area	8,040,791 ft ²

Most Property Current Use	Commercial
Existing Entitlement Area	2,231,419 ft ²
Possible TDR Available*	5,719,378 ft ²

*The result doesn't take into account the 225% increase permitted according to Chapter 23, Historic Preservation.

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01 Mana's T6-80-0

Parcel Area	14,325 ft ²
Maximum Building Footprint	11,460 ft ²
Total Building Height	58
Dwelling Units	329 du
Residential Area Net	276,360 ft ²
Office Area Net	0 ft ²
Commercial Area Net	5,000 ft ²
Total Provided Parking	28 Spaces
Buildable Gross Area	343,241 ft ²

Addresses: 200, 218, 222 N Miami Ave Folios: 01-01-09-070-3030, 01-01-09-070-3010, 01-01-09-070-3040



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02 Mana's T6-80-0

Parcel Area	19,862 ft ²
Maximum Building Footprint	15,890 ft ²
Total Building Height	53
Dwelling Units	460 du
Residential Area Net	368,000 ft ²
Office Area Net	5,000 ft ²
Commercial Area Net	12,500 ft ²
Total Provided Parking	59 Spaces
Buildable Gross Area	479,944 ft ²

Addresses: 118, 140 N Miami Ave Folios: 01-01-10-060-1010, 01-01-10-060-1120



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03 Mana's T6-80-0

55 NE 1st St 01-01-10-050-1150

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Parcel Area	13,168 ft ²
Maximum Building Footprint	10,535 ft ²
Total Building Height	8
Dwelling Units	22 du
Residential Area Net	26,400 ft ²
Office Area Net	25,000 ft ²
Commercial Area Net	5,000 ft ²
Total Provided Parking	42 Spaces
Buildable Gross Area	82,886 ft ²



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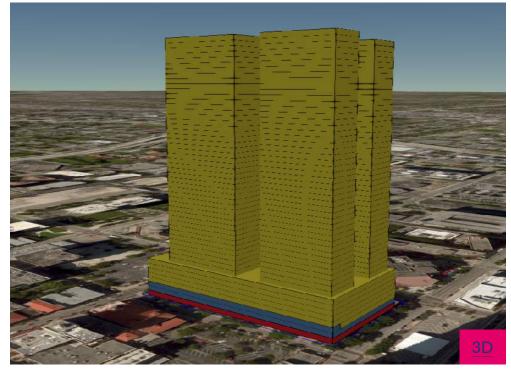
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04 College Station T6-80-0

Parcel Area	142,341 ft ²
Maximum Building Footprint	113,862 ft ²
Total Building Height	54
Dwelling Units	3,268 du
Residential Area Net	2,614,400 ft ²
Office Area Net	40,000 ft ²
Commercial Area Net	91,000 ft ²
Total Provided Parking	307 Spaces
Buildable Gross Area	3,369,419 ft ²

Addresses: 258 NE 2nd St, 130 NE 3rd Ave, 36 NE 1st St Folios: 01-41-37-050-0010, 01-01-09-090-1070, 01-01-09-090-11



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05 Mana's T6-80-0

18,750 ft² Parcel Area Maximum Building Footprint 15,000 ft² **Total Building Height** 58 431 du Dwelling Units **Residential Area Net** 345,447 ft² Office Area Net 10,000 ft² **Commercial Area Net** 10,000 ft² **Total Provided Parking** 40 Spaces **Buildable Gross Area** 449,803 ft²

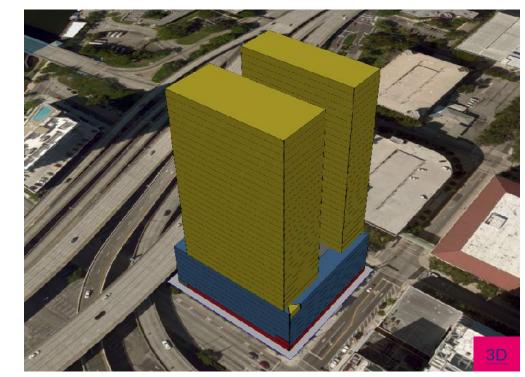
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Addresses : 151, 145 NE 1st St Folios: 01-01-10-040-1110, 01-01-10-040-1120

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06 Gateway T6-36B-O

Addresses: 200 W Flagler St, 12 SW 2nd Ave, 201 NW 1st St, 237,229 SW 1st St, 237, 234, 24, 228, 208, 218 W Flagler St Folios: 01-01-13-080-1010, 01-01-13-080-1020, 01-41-37-035-0050, 01-41-37-035-0020, 01-01-13-080-1040, 01-41-37-035-0010, 01-01-13-080-1070, 01-01-13-080-1050, 01-01-13-080-1060, 01-01-13-080-1030



Parcel Area	54,545 ft ²
Maximum Building Footprint	43,632 ft ²
Total Building Height	36
Dwelling Units	626 du
Residential Area Net	631,634 ft ²
Office Area Net	100,000 ft ²
Commercial Area Net	15,000 ft ²
Total Provided Parking	856 Spaces
Buildable Gross Area	1,106,857 ft ²

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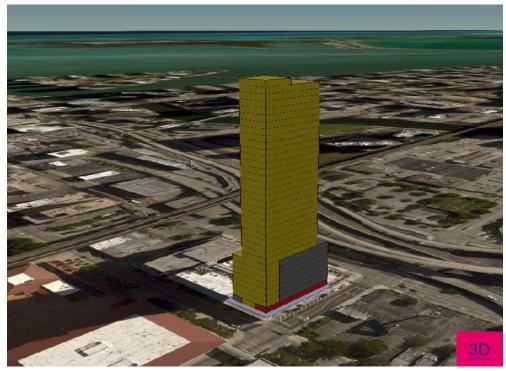
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07 Three Stories T6-36B-O

Parcel Area	14,400 ft ²
Maximum Building Footprint	11,521 ft ²
Total Building Height	36
Dwelling Units	165 du
Residential Area Net	165,000 ft ²
Office Area Net	0 ft ²
Commercial Area Net	4,100 ft ²
Total Provided Parking	193 Spaces
Buildable Gross Area	273,475 ft ²

Addresses: 172 W Flagler St, 21 SW 2nd Ave Folios: 01-01-13-070-1100, 01-01-14-040-1020



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08 Cacique / County Assemblage T6-36B-O

Parcel Area	57,617 ft ²
Maximum Building Footprint	46,092 ft ²
Total Building Height	36
Dwelling Units	661 du
Residential Area Net	522,851 ft ²
Office Area Net	90,000 ft ²
Commercial Area Net	15,000 ft ²
Total Provided Parking	830 Spaces
Buildable Gross Area	1,016,303 ft ²

Addresses: 110, 116, 140, 102 W Flagler St, 115 SE 1st St, 16 SW 1st Ave Folios: 01-01-13-070-1010, 01-01-13-070-1030, 01-01-13-070-1040, 01-01-13-070-2001, 01-01-14-040-1080, 01-01-13-070-2002, 01-01-13-070-1020



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Addresses: 20 NW 1st St Folios: 01-41-37-027-0010

09 New M-D Courthouse T6-36B-O (Current CI)

Parcel Area 188,354 ft² Maximum Building Footprint 34,000 ft² 35 **Total Building Height Dwelling Units** 0 du **Residential Area Net** 0 ft² Office Area Net 415,000 ft² Common Area 166,000 ft² **Total Provided Parking** 378 Spaces **Buildable Gross Area** 729,611 ft²

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10 One Story and Parking T6-80-O

Parcel Area	21,000 ft ²
Maximum Building Footprint	16,799 ft ²
Total Building Height	74
Dwelling Units	483 du
Residential Area Net	338,100 ft ²
Office Area Net	43,000 ft ²
Commercial Area Net	10,000 ft ²
Total Provided Parking	98 Spaces
Buildable Gross Area	503,244 ft ²

Addresses: 50, 54 W Flagler St Folios: 01-01-12-030-1050, 01-01-12-030-1060



11 One Story T6-80-0

Parcel Area	7,000 ft ²
Maximum Building Footprint	4,862 ft ²
Total Building Height	8
Dwelling Units	32 du
Residential Area Net	28,384 ft ²
Office Area Net	0 ft ²
Commercial Area Net	4,000 ft ²
Total Provided Parking	11 Spaces
Buildable Gross Area	38,861 ft ²

Address: 47 W Flagler St Folio: 01-01-11-050-1070



12 One Story T6-80-0

Parcel Area	5,865 ft ²
Maximum Building Footprint	4,692 ft ²
Total Building Height	8
Dwelling Units	28 du
Residential Area Net	27,440 ft ²
Office Area Net	0 ft ²
Commercial Area Net	3,800 ft ²
Total Provided Parking	2 Spaces
Buildable Gross Area	37,488 ft ²

Address: 16 W Flagler St Folio: 01-01-12-030-1011

*Click on the "3D" hyperlink to view the massing in your browser

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13 One Story T6-80-0

Parcel Area	5,000 ft ²
Maximum Building Footprint	3,034 ft ²
Total Building Height	8
Dwelling Units	28 du
Residential Area Net	17,705 ft ²
Office Area Net	0 ft ²
Commercial Area Net	2,520 ft ²
Total Provided Parking	6 Spaces
Buildable Gross Area	24,270 ft ²

Address: 1 W Flagler St Folio: 01-01-11-050-1100

*Click on the "3D" hyperlink to view the massing in your browser

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14 (a) Two, three stories T6-80-0

Parcel Area	32,501 ft ²
Maximum Building Footprint	26,002 ft ²
Total Building Height	64
Dwelling Units	747 du
Residential Area Net	448,200 ft ²
Office Area Net	140,000 ft ²
Commercial Area Net	20,400 ft ²
Total Provided Parking	153 Spaces
Buildable Gross Area	779,892 ft ²

Addresses: 25 N Miami Ave, 29 and 5 E Flagler St Folios: 01-41-37-042-0020, 01-01-11-060-1140, 01-01-11-060-1100



14 (b) Two, three stories T6-80-0

Parcel Area	21,750 ft ²
Maximum Building Footprint	17,401 ft ²
Total Building Height	59
Dwelling Units	500 du
Residential Area Net	332,000 ft ²
Office Area Net	70,000 ft ²
Commercial Area Net	11,800 ft ²
Total Provided Parking	79 Spaces
Buildable Gross Area	521,984 ft ²

Address: 41 E Flagler St Folio: 01-01-11-060-1160

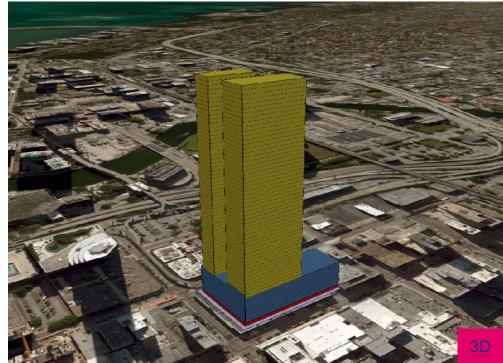


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15 Flagler Station/ Adjacent T6-80-0

Parcel Area	66,600 ft ²
Maximum Building Footprint	51,761 ft ²
Total Building Height	60
Dwelling Units	1,529 du
Residential Area Net	991,557 ft ²
Office Area Net	191,940 ft ²
Commercial Area Net	40,000 ft ²
Total Provided Parking	368 Spaces
Buildable Gross Area	1,597,852 ft ²

Addresses: 76, 48, 44, 38, 30 E Flagler St Folio: 01-01-12-020-1010, 01-01-12-020-1030, 01-01-12-020-1040, 01-01-12-020-1050, 01-01-12-020-1060



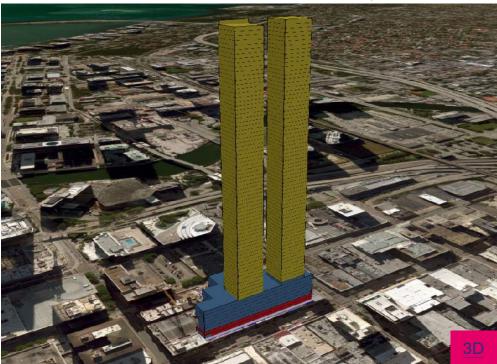
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16 Ritz Hotel/ Adjacent T6-80-0

Addresses: 160, 156, 144, 137, 134, 130, 124, 118, 110 E Flagler St Folios: 01-01-12-010-1020, 01-01-12-010-1030, 01-01-12-010-1040, 01-01-12-010-1050, 01-01-12-010-1060, 01-01-12-010-1070, 01-01-12-010-1080, 01-01-12-010-1090, 01-01-12-010-1100

Parcel Area	46,451 ft ²
Maximum Building Footprint	37,163 ft ²
Total Building Height	79
Dwelling Units	1,067 du
Residential Area Net	679,679 ft ²
Office Area Net	130,000 ft ²
Commercial Area Net	40,570 ft ²
Total Provided Parking	274 Spaces
Buildable Gross Area	1,114,811 ft ²



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17 - 777 Mall/ Adjacent T6-80-0

Parcel Area	32,566 ft ²
Maximum Building Footprint	26,053 ft ²
Total Building Height	78
Dwelling Units	748 du
Residential Area Net	598,400 ft ²
Office Area Net	27,980 ft ²
Commercial Area Net	9,000 ft ²
Total Provided Parking	69 Spaces
Buildable Gross Area	781,574 ft ²

Addresses: 129, 141, 133 E Flagler St Folios: 01-01-11-070-1100, 01-01-11-070-1090, 01-01-11-070-1020



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18 Alfred I DuPont Garage T6-80-0

Parcel Area	50,750 ft ²
Maximum Building Footprint	22,401 ft ²
Total Building Height	80
Dwelling Units	960 du
Residential Area Net	577,824 ft ²
Office Area Net	95,000 ft ²
Commercial Area Net	19,000 ft ²
Total Provided Parking	171 Spaces
Buildable Gross Area	887,321 ft ²

Addresses: 169 E Flagler St Folios: 01-01-11-070-1010





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19 White Building / Adjacent T6-80-0

Parcel Area	35,000 ft ²
Maximum Building Footprint	27,998 ft ²
Total Building Height	51
Dwelling Units	804 du
Residential Area Net	521,394 ft ²
Office Area Net	125,000 ft ²
Commercial Area Net	8,000 ft ²
Total Provided Parking	168 Spaces
Buildable Gross Area	839,807 ft ²

Addresses: 219 Flagler Dr, 201 and 231 E Flagler St Folios: 01-01-11-080-1110, 01-01-11-080-1120, 01-01-11-080-1100



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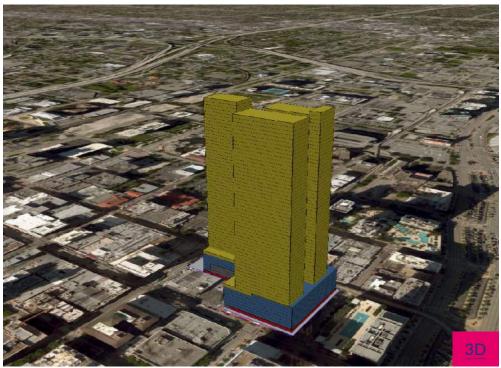
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20 Marshall's Assemblage T6-80-0

Parcel Area	109,941 ft ²
Maximum Building Footprint	87,957 ft ²
Total Building Height	59
Dwelling Units	2,524 du
Residential Area Net	1,661,045 ft ²
Office Area Net	320,000 ft ²
Commercial Area Net	70,300 ft ²
Total Provided Parking	534 Spaces
Buildable Gross Area	2,638,440 ft ²

Addresses: 40 NE 3rd Ave, 251 E Flagler St, 244 NE 1st Ave Folios: 01-01-11-080-1020, 01-01-11-080-1020, 01-01-11-080-1040



21 Roper Building T6-80-0

Parcel Area	18,700 ft ²
Maximum Building Footprint	14,960 ft ²
Total Building Height	53
Dwelling Units	430 du
Residential Area Net	273,910 ft ²
Office Area Net	66,500 ft ²
Commercial Area Net	6,200 ft ²
Total Provided Parking	103 Spaces
Buildable Gross Area	448,756 ft ²

Address: 230 E Flagler St Folio: 01-01-12-000-1010

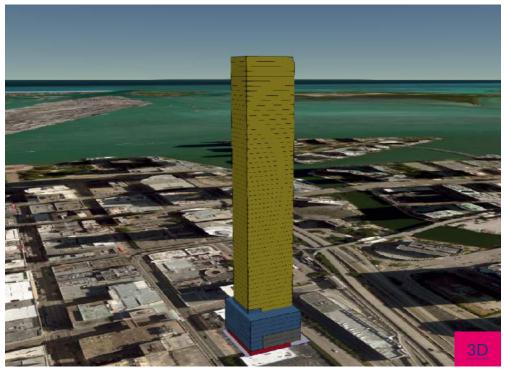
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22 Mana's T6-80-0

Parcel Area	21,468 ft ²
Maximum Building Footprint	17,173 ft ²
Total Building Height	64
Dwelling Units	493 du
Residential Area Net	315,520 ft ²
Office Area Net	70,000 ft ²
Commercial Area Net	11,500 ft ²
Total Provided Parking	109 Spaces
Buildable Gross Area	514,923 ft ²

Addresses: 22, 34, 30 SW 1st St Folios: 01-01-12-040-1050, 01-01-12-040-1060, 01-01-12-040-1040



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23 Mana's T6-80-0

Addresses: 4, 32, 26 SE 1st St, 155, 113 S Miami Ave Folios: 01-01-12-050-1030, 01-01-12-050-1020, 01-01-12-050-1060, 01-01-12-050-1070, 01-01-12-050-1050

Parcel Area	72,525 ft ²
Maximum Building Footprint	58,023 ft ²
Total Building Height	60
Dwelling Units	1,665 du
Residential Area Net	1,113,719 ft ²
Office Area Net	200,000 ft ²
Commercial Area Net	45,000 ft ²
Total Provided Parking	339 Spaces
Buildable Gross Area	1,740,599 ft ²



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Address: 101 SE 1st St Folio: 01-01-12-060-1050

24 Ultramont Mall T6-80-0

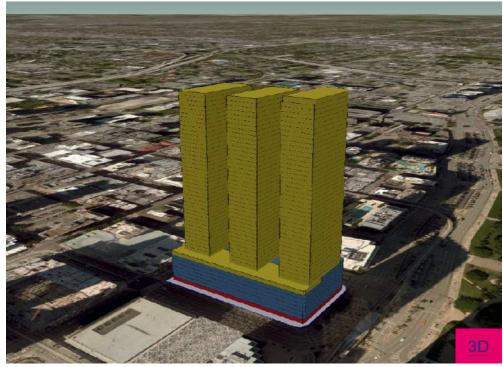
Parcel Area	59,900 ft ²
Maximum Building Footprint	47,921 ft ²
Total Building Height	50
Dwelling Units	1,376 du
Residential Area Net	877,888 ft ²
Office Area Net	230,000 ft ²
Commercial Area Net	15,000 ft ²
Total Provided Parking	266 Spaces
Buildable Gross Area	1,436,620 ft ²

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25 One Bayfront Plaza T6-80-0

Parcel Area	98,273 ft ²
Maximum Building Footprint	78,625 ft ²
Total Building Height	49
Dwelling Units	2,257 du
Residential Area Net	1,467,050 ft ²
Office Area Net	350,000 ft ²
Commercial Area Net	30,850 ft ²
Total Provided Parking	430 Spaces
Buildable Gross Area	2,358,543 ft ²

Address: 320 SE 1st St Folio: 01-01-12-000-2060



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26 North Fort Dallas Park T6-80-0

Parcel Area	92,972 ft ²
Maximum Building Footprint	74,381 ft ²
Total Building Height	76
Dwelling Units	2,135 du
Residential Area Net	1,352,523 ft ²
Office Area Net	350,000 ft ²
Commercial Area Net	20,000 ft ²
Total Provided Parking	454 Spaces
Buildable Gross Area	2,231,089 ft ²

Address: 60, 16 SE 2nd Ave, 41, 61 SE 3rd St Folio: 01-01-00-000-0020, 01-01-00-000-0030, 01-01-15-000-1040, 01-01-15-000-1050



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A. Courthouse T6-36B-O (Current CI)

72.500 ft² Parcel Area 360 22 FLR Allowed 300 **Property Current Use** Civic 250 **Dwelling Units Allowed** 249 200 Year Built 1928 150 **Buildable Gross Area** 1,357,828 ft² 100 -80 260,000 ft² **Existing Entitlement Area** 50 Possible TDR Available 1,126,828 ft² Dim. (ft)

Address: 73 W Flagler St Folio: 01-01-11-050-1060

IIIGridics

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Levels

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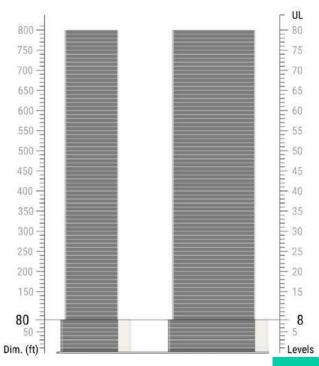
B. Historic Burdines (Macy's) T6-80-0

Parcel Area	73,818 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	1696
Year Built	1947
Buildable Gross Area	1,771,632 ft ²
Existing Entitlement Area	467,158 ft ²
Possible TDR Available	1,304,474 ft ²



Address: 22 E Flagler St Folio: 01-01-12-020-1070

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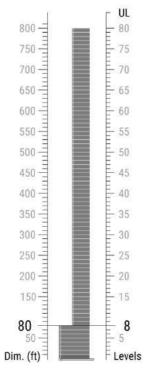
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C. Hahn Building T6-80-0

Parcel Area	7,812 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	180
Year Built	1925
Buildable Gross Area	186,190 ft ²
Existing Entitlement Area	15,818 ft ²
Possible TDR Available	170,372 ft ²



Address: 140 NE 1st Ave Folio: 01-41-37-056-0040



D. Old Post Office T6-80-0

Parcel Area	9,330 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	215
Year Built	1917
Buildable Gross Area	45,964 ft ²
Existing Entitlement Area	35,455 ft ²
Possible TDR Available	10,509 ft ²



UL 8 80 70 -- 7 60 -- 6 50 ---- 5 40 -- 4 30 -20 -- 2 10 -Dim. (ft) Levels

Address: 100 NE 1st Ave Folio: 01-01-10-050-1140

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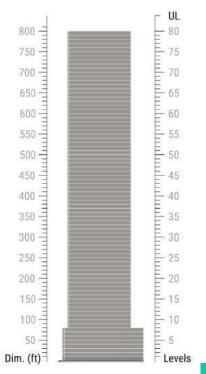
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E. Gesu Church T6-80-0

Parcel Area	31,523 ft ²
FLR Allowed	24
Property Current Use	Civic
Dwelling Units Allowed	724
Year Built	1923
Buildable Gross Area	756,552 ft ²
Existing Entitlement Area	75,212 ft ²
Possible TDR Available	681,340 ft ²



Address: 127 NE 1st Ave, 118 NE 2nd St Folio: 01-01-10-040-1050, 01-01-10-040-1040



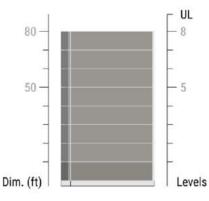
F. Security Building T6-80-0

Parcel Area	7,500 ft ²
FLR Allowed	24
Property Current Use	Mixed Use
Dwelling Units Allowed	173
Year Built	1926
Buildable Gross Area	48,000 ft ²
Existing Entitlement Area	92,910 ft ²
Possible TDR Available	-44,910 ft ²



Address: 117 NE 1st Ave Folio: 01-01-10-040-1060

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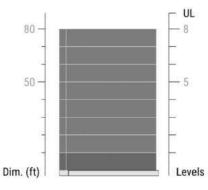
G. Dade-Commonwealth Building T6-80-0

Parcel Area	7,500 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	173
Year Built	1927
Buildable Gross Area	47,995 ft ²
Existing Entitlement Area	43,265 ft ²
Possible TDR Available	4,730 ft ²



Address: 139 NE 1st St Folio: 01-01-10-040-1100

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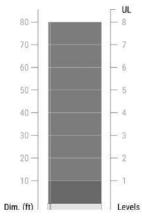
H. Roth Eye Care T6-80-0

Parcel Area	1,250 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	29
Year Built	1923
Buildable Gross Area	5,501 ft ²
Existing Entitlement Area	3,200 ft ²
Possible TDR Available	2,301 ft ²



Address: 136 NE 2nd Ave Folio: 01-01-10-040-1020

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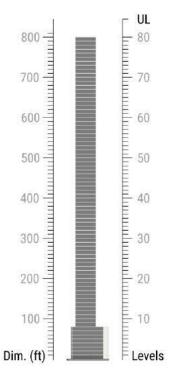
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I. Congress Building T6-80-0

Parcel Area	9,755 ft ²
FLR Allowed	24
Property Current Use	Mixed Use
Dwelling Units Allowed	224
Year Built	1922
Buildable Gross Area	203,148 ft ²
Existing Entitlement Area	242,294 ft ²
Possible TDR Available	-39,146 ft ²



Address: 111 NE 2nd Ave Folio: 01-01-10-030-2070



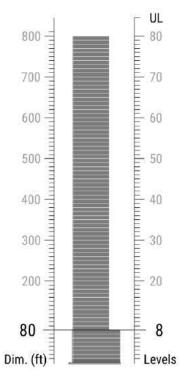
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J. Ainsley T6-80-0

Parcel Area	10,157 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	234
Year Built	1952
Buildable Gross Area	243,768 ft ²
Existing Entitlement Area	141,700 ft ²
Possible TDR Available	102,068 ft ²



Address: 14 NE 1st Ave Folio: 01-41-37-074-1640



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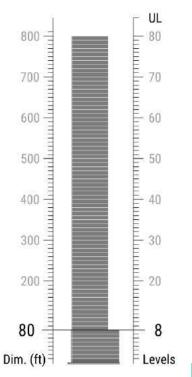
K. Shoreland Arcade

T6-80-0

Parcel Area	37,994 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	873
Year Built	1926
Buildable Gross Area	762,199 ft ²
Existing Entitlement Area	89,994 ft ²
Possible TDR Available	672,205 ft ²

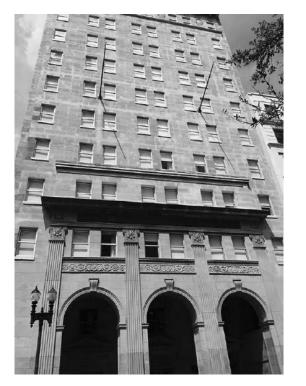


Address: 120 NE 1st St Folio: 01-01-11-070-1030



L. Miami National (Langford) T6-80-0

Parcel Area	7,200 ft ²
FLR Allowed	24
Property Current Use	Lodging
Dwelling Units Allowed	166
Year Built	1925
Buildable Gross Area	46,081 ft ²
Existing Entitlement Area	68,989 ft ²
Possible TDR Available	-22,908 ft ²



Address: 121 SE 1st St Folio: 01-01-12-010-1160

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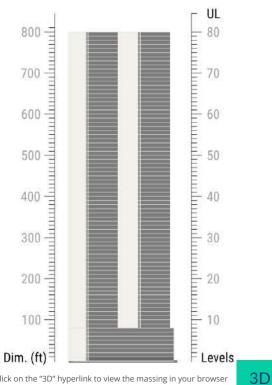
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M. Alfred I DuPont T6-80-0

Parcel Area	49,668 ft ²
FLR Allowed	24
Property Current Use	Offices
Dwelling Units Allowed	1141
Year Built	1925
Buildable Gross Area	1,192,032 ft ²
Existing Entitlement Area	272,000 ft ²
Possible TDR Available	920,032 ft ²



Address: 169 E Flagler St Folio: 01-01-11-070-1050

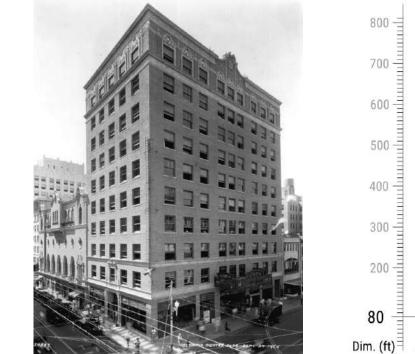


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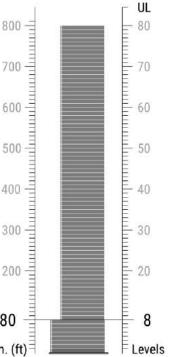
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N. Olympia Theater T6-80-0

Parcel Area	21,477 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	494
Year Built	1925
Buildable Gross Area	397,164 ft ²
Existing Entitlement Area	88,180 ft ²
Possible TDR Available	308,984 ft ²



Address: 174 E Flagler St Folio: 01-01-12-010-1010



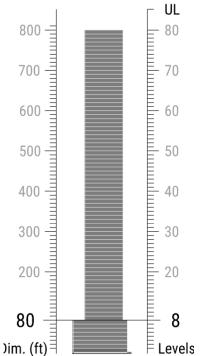
O. Huntington Building T6-80-O

Parcel Area	10,134 ft ²
FLR Allowed	24
Property Current Use	Mixed Use
Dwelling Units Allowed	233
Year Built	1925
Buildable Gross Area	243,216 ft ²
Existing Entitlement Area	175,000 ft ²
Possible TDR Available	68,216 ft ²



Address: 168 SE 1st St Folio: 01-41-38-039-0012

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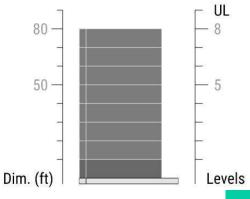
P - Walgreens (La Epoca) T6-80-0

Parcel Area	9,120 ft ²
FLR Allowed	24
Property Current Use	Commercial
Dwelling Units Allowed	210
Year Built	1937
Buildable Gross Area	49,977 ft ²
Existing Entitlement Area	24,750 ft ²
Possible TDR Available	25,227 ft ²



Address: 200 E Flagler St Folio: 01-01-12-000-1030

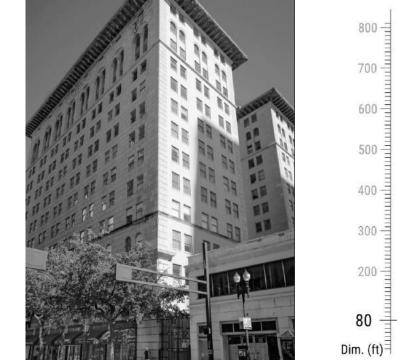
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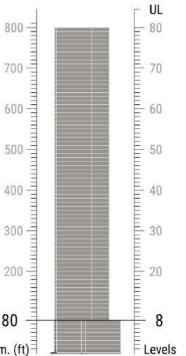
Q. Ingraham T6-80-0

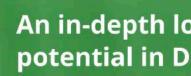
Parcel Area	26,343 ft ²
FLR Allowed	24
Property Current Use	Mixed Use
Dwelling Units Allowed	654
Year Built	1927
Buildable Gross Area	683,544 ft ²
Existing Entitlement Area	254,488 ft ²
Possible TDR Available	429,056 ft ²



Address: 25 SE 2nd Ave Folio: 01-01-12-000-2010

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#Gridics March 2019

FLAGLER STREET STUDY

An in-depth look at development potential in Downtown Miami