

12-Townhouse Yield Concept

A preliminary feasibility study for two adjacent RM-1 parcels totaling approximately 12,500 square feet. The concept mirrors the City-reviewed six-townhouse precedent at 1787 Normandy Drive while preserving flexibility for historic-review and parking decisions.

COMBINED SITE

12,500 SF

Two assumed 50 x 125 ft parcels

RECOMMENDED YIELD

12 units

Two mirrored 6-unit modules

MAXIMUM FAR

15,625 SF

1.25 x combined lot area

PARKING TARGET

12 spaces

One garage/space per unit

Feasibility conclusion

Twelve townhouses are a credible planning target, not a guaranteed entitlement. The count is supported by the 1787 Normandy precedent (six townhouses on one 0.14-acre / 6,250-SF parcel) and fits the combined 1.25 FAR if average counted residential FAR is held near 1,200 SF per unit. The principal gating issue is whether the existing buildings are contributing structures and what retention or demolition conditions the City applies.

Potential Buyer must verify with the City of Miami Beach historic status, lot unification, parking treatment and current code interpretation in writing.

Development envelope

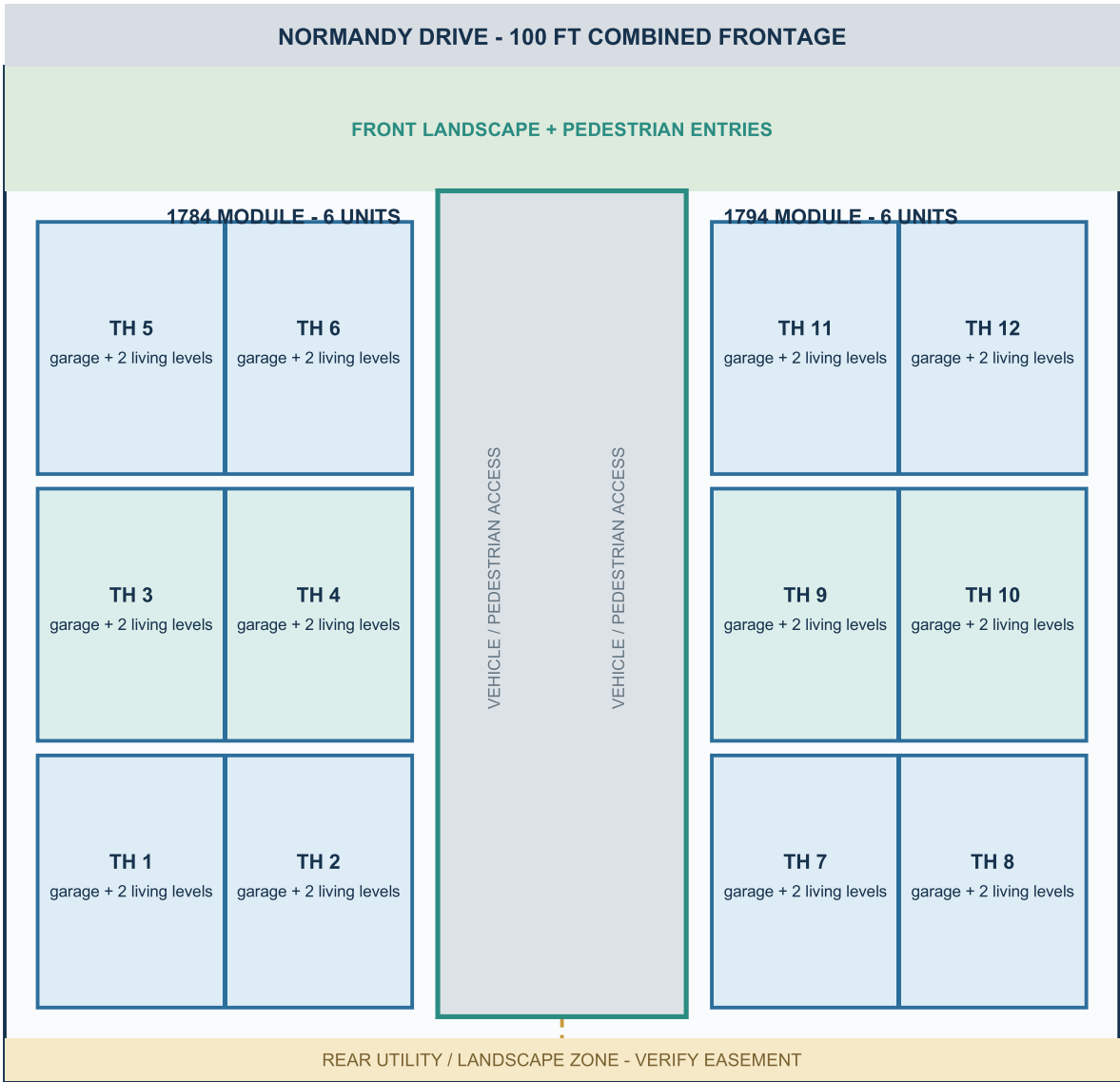
Parcel configuration	2 adjacent platted lots; approximately 50 x 125 ft each
Combined site	100 x 125 ft; approximately 12,500 SF / 0.287 acre
Base district	RM-1 low-intensity multifamily
Overlay	North Beach National Register Conservation District Overlay
Maximum lot aggregation	Two lots permitted; combined site remains below 15,000 SF / 150 ft
Maximum FAR	1.25 = approximately 15,625 SF of zoning floor area
Overlay density	110 dwelling units/acre = theoretical density ceiling near 31 units
Conceptual townhouse yield	12 units; FAR, parking and marketability govern before density
Height concept	3 stories at front; up to 4 stories toward rear, subject to current review
Parking assumption	1 space/unit on a site wider than 65 ft; waiver may be possible

Yield arithmetic

Lot area	12,500 SF
x FAR	1.25
Max counted FAR	15,625 SF
Target unit FAR	~1,200 SF
12-unit FAR	~14,400 SF
FAR cushion	~1,225 SF

Marketed area can exceed counted FAR where garages, open terraces and qualifying exclusions are not counted. An architect must prepare the formal FAR schedule.

Preferred concept: two mirrored 6-unit modules



Concept program

- 12 fee-simple or condominium townhouses
- 12 integrated ground-level parking spaces
- 3 paired-unit clusters per original parcel
- 2-3 BR target unit mix
- ~1,200 SF target counted FAR per unit
- ~1,350-1,500 SF potential marketed area incl. exclusions

Layout strategy: preserve two 50-foot development modules inside a unified approval. This follows the nearby six-unit precedent and reduces design risk compared with a single monolithic building.

Scenario Comparison

Yield should be selected after historic and parking confirmation

SCENARIO	UNIT COUNT	FAR APPROACH	PARKING	PLANNING CONCEPT	ASSESSMENT
A. Conservative	10 townhouses	~1,350 SF counted FAR/unit	10 spaces	More landscape, larger units, simpler circulation	Higher approval and marketability margin
B. Recommended	12 townhouses	~1,200 SF counted FAR/unit	12 spaces	Mirrored 1787 precedent; efficient unit mix	Best balance of evidence, value and risk
C. Density-led	14-16 compact units	~900-1,100 SF counted FAR/unit	14-16 spaces or waiver	Smaller units; tighter core and parking solution	Requires stronger architectural proof
D. Apartment maximum	Up to ~31 dwellings	Constrained by 15,625 SF FAR	Parking waiver likely essential	Micro-unit apartment concept, not townhouse product	Density is theoretical; not recommended for pricing

Recommended underwriting position

Use 10 units as the conservative basis, 12 units as the target concept, and do not assign land value to more than 12 units without a formal architect's zoning analysis and written City feedback.

- 1

Historic classification Obtain written contributing/noncontributing status for both existing buildings and identify demolition/retention requirements.
- 2

Boundary + survey Confirm each 50 x 125 ft parcel, rear easements, utilities, trees, flood elevations and any encroachments.
- 3

Zoning verification Request confirmation of RM-1 overlay, 1.25 FAR, 110 units/acre, two-lot aggregation and applicable setbacks/height.
- 4

Parking strategy Test 12 integrated spaces; alternatively document transit/bicycle strategy and pursue any available Board waiver.
- 5

Architectural test-fit Prepare dimensioned plans, FAR schedule, unit areas, garage clearances, landscape/pervious area and turning movements.
- 6

Pre-application meeting Present 10- and 12-unit options to Planning before committing to demolition, design contracts or marketing claims.

Critical limitation

This study uses publicly available parcel, zoning and precedent information. It does not establish legal development rights, title conditions, code compliance, construction feasibility, condominium subdivision approval or financial viability.

Recommended next deliverable

Architect-prepared zoning verification and 10/12-unit test-fit suitable for a Planning pre-application meeting.

1. City of Miami Beach Ordinance 2018-4186

RM-1 overlay density of 110 dwelling units per acre; North Beach National Register Conservation District Overlay.
<https://docmgmt.miamibeachfl.gov/WebLink/DocView.aspx?dbid=0&id=231195&page=1>

2. City overlay development regulations

Lot aggregation framework; up to 15,000 SF / 150 feet and overlay unit-size provisions.
<https://docmgmt.miamibeachfl.gov/webink/0/edoc/210264/02%20North%20Beach%20Conservation%20Districts.pdf>

3. 1787 Normandy Drive school concurrency record

Official DRB20-0587 record: 0.14 acre, 0 existing / 6 proposed townhouses, folio 02-3210-017-0310.
<https://miamibeach.novusagenda.com/AgendaPublic/AttachmentViewer.ashx?AttachmentID=41354&ItemID=19558>

4. 1787 Normandy Drive DRB review comments

Multistory residential project; garage, elevation, utility, landscape and waiver review evidence.
<https://miamibeach.novusagenda.com/AgendaPublic/AttachmentViewer.ashx?AttachmentID=41353&ItemID=19558>

5. Miami Beach Planning directory

Current Planning contacts for zoning and historic-preservation confirmation.
<https://www.miamibeachfl.gov/city-hall/planning/directory/>

Core assumptions to verify

Each parcel is assumed to contain 6,250 SF and 50 feet of frontage. The two parcels are assumed contiguous and capable of being treated as a unified development site. Existing building classifications, precise setbacks, parking rules and FAR exclusions have not been formally confirmed for this application.