

LEGACY ON BISCAYNE BAY

A Once-in-a-**Generation** Waterfront Development Opportunity



A Rare Opportunity

This is an opportunity to create a *legacy* on one of Miami's last *exceptional* bayfront sites.

A place where a *family* writes its own chapter
ON THE WATER
for *generations* to come.

The Vision

Imagine creating a **private** waterfront estate where children, grandchildren, and future **generations** gather **together**.

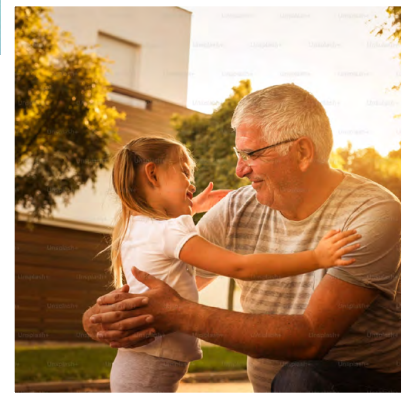
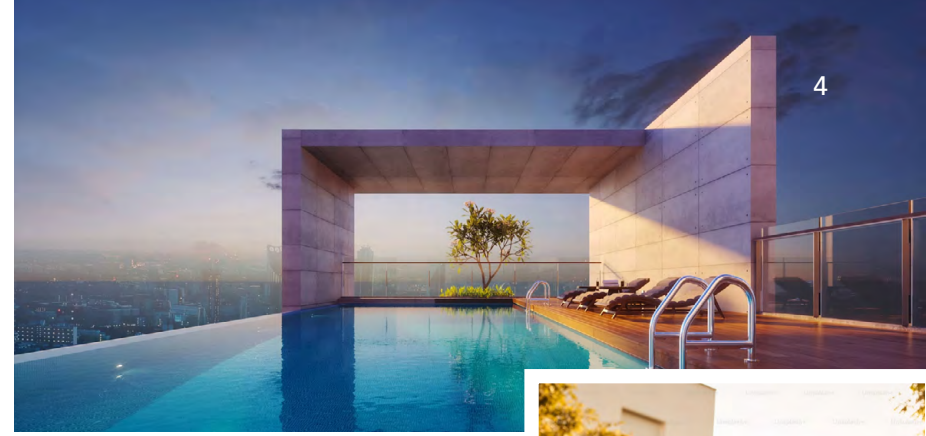


Beyond a Single Family Home

Most buyers searching for a luxury waterfront property purchase a single-family home where they can build only two or three stories.



Legacy on Biscayne Bay offers something fundamentally different: the ability to build up to eight stories as of right.



Allowing different generations of one family to enjoy independent residences while remaining together in one private waterfront compound.



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This is *The One* for you, and *Them*.

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- Direct Biscayne Bay frontage
- Nearly every future residence can enjoy water views
- Existing luxury residences
- Income while planning
- Exceptional privacy
- Boutique scale
- Rare opportunity

Existing *Luxury* Waterfront Residences

6

4
Luxury
Townhomes

2,200 ±
SF Each

3
Stories

3
Bedrooms

Income-producing while planning and
entitlements are pursued

The Views

INDIAN
CREEK

BAY HARBOR
ISLANDS

BISCAYNE
BAY

MIAMI
BEACH

SUBJECT PROPERTY:
8011-8041 NE
BAYSHORE CT

Top-Down View

NE Bayshore Dr

Survey

BISCAYNE BAY

LOT-6 BLOCK-1
LOT-5 BLOCK-1
LOT-4 BLOCK-1

TWO STORY RESIDENCE #8011

ASPHALT DRIVEWAY

NE BAYSHORE CT.

60'00" TOTAL R/W

Experience The *Lifestyle*

9



Fine Dining

- The Surf Club Restaurant by Thomas Keller
- L'Atelier de Joël Robuchon
- Makoto
- COTE Miami
- Le Jardinier
- YAYA Coastal Cuisine
- Ferraro's Kitchen & Wine Bar
- Sushi Erika



Hotels & Resorts

- Four Seasons Hotel at The Surf Club
- St. Regis Bal Harbour Resort
- Ritz-Carlton Bal Harbour
- Faena Hotel Miami Beach



Marinas & Boating

- Pelican Harbor Marina
- Bill Bird Marina at Haulover Park
- Miami Beach Marina



Luxury Shopping

- Bal Harbour Shops
- Miami Design District
- Brickell City Centre



Beaches

- Surfside Beach
- Bal Harbour Beach
- North Shore Open Space Park
- Haulover Beach Park



Golf & Recreation

- Indian Creek Country Club
- La Gorce Country Club
- Normandy Shores Golf Club

Alternative Development *Opportunities*

10

The property's zoning and location support multiple development strategies, appealing to different buyer profiles in any market condition. *The land is the value; the vision is yours.*



01

Legacy Waterfront Compound

A one-of-a-kind multi-generational estate. Independent family residences within one private waterfront compound, with rooftop pool, padel, and wellness.

Ideal for:

UHNW families, family offices & entrepreneurs seeking a legacy asset

02

Boutique Luxury Condominium

An exclusive collection of large waterfront residences. Boutique scale, water views from nearly every home, premium pricing power.

Ideal for:

Luxury end users & second-home purchaser.

03

Luxury Multifamily Community

A Class A waterfront rental community with resort-style amenities, wellness center, co-working lounge and concierge services.

Ideal for:

Executives, professionals, relocating families & seasonal residents.

Alternative Development *Opportunities*

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04

High-Density Residential

Maximize the property's zoning for the highest practical residential yield, efficient unit mix, condo-conversion potential, multiple exit strategies.

Ideal for:
Institutional-quality investors.

05

Boutique Hospitality

A boutique hotel, luxury extended-stay, serviced residences or branded lodging concept, resort atmosphere with strong visitor demand.

Ideal for:
Hospitality operators & lifestyle brands.

06

Mixed Luxury Residential

Luxury condominiums, rental residences, wellness amenities, rooftop entertainment and limited neighborhood retail, blending ownership and lifestyle into one differentiated waterfront destination.

Ideal for:
Developers seeking long-term market flexibility.

Development *Potential*

PROPERTY ADDRESS: **8011-8041 NE Bayshore Ct,
Miami, Florida 33138**

ZONING: **T6-8-L**

FRONTAGE - NE BAYSHORE CT **164.80 ft**

BULKHEAD - BISCAYNE BAY: **164.65 ft**

DEPTH, STREET TO BAY: **150.00 ft**

HEIGHT BY RIGHT/ BONUS: **8/12 Stories**

DENSITY - 150 DU/AC: **85 du • 170 Keys**

FLR BASE / WITH BONUS: **123,600 / 154,500**

LOT COVERAGE, L1-8 / ABOVE: **19,776 / 15,000**

OPEN SPACE MINIMUM: **2,472 SF**

FRONTAGE AT SETBACK LINE: **115.4 ft (70%)**

PARKING: **1.5 spaces / dwelling unit + 1
visitor space / 10 dwelling units
1 space / 2 lodging units + 1
visitor space / 15 lodging units**

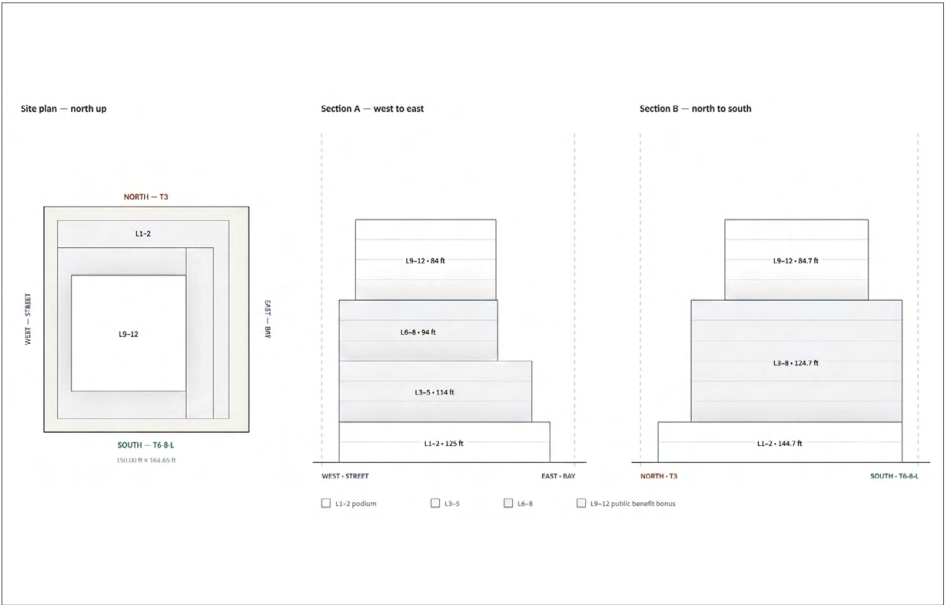


Massing Study

Site & Zoning

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Site Plans & Sections



Key Finding

Setbacks bind before FLR. The envelope delivers 142,387 sf against a 154,500 sf ceiling — 12,113 sf of bonus capacity cannot be built. Test whether the public benefit contribution is worth buying.

Binding Constraint Tests

TEST	ALLOWED	PROPOSED
Lot coverage, L1-8	19,776	18,801
Lot coverage, above L8	15,000	7,111
Floor lot ratio	154,000	142,387
Frontage at setback	115.4 ft	144.7 ft

Governing constraint **Setback Envelope**

Every prescriptive cap clears with room to spare. The envelope is shaped entirely by the setback regime, which means the upper floors are geometry-limited rather than area-limited.

Stack By Elevation

West — front, NE Bayshore Ct L1-8 / L9-12	10 ft / 20 ft
East — rear, Biscayne Bay L1-2 / L3-5 / L6-12	15 / 26 / 46 ft
North — side, abuts T3 L1-2 / L3-8 / L9-12	10 / 30 / 50 ft
South — side, T6-8-L L1-8 / L9-12	10 ft / 30 ft

Area Schedule

LEVELS	PLATE	FL.	GROSS AREA
L1-2	18,801	2	36,162
L3-5	14,210	3	42,630
L6-8	11,717	3	35,151
L9-12	7,111	4	28,444
TOTAL ENVELOPE		12	142,387

Program & Parking

SCENARIO	UNITS	GROSS/UNIT	SPACES
Residential Condominium	85 du	1,675 SF	137
Lodging - full service	170 keys	838 SF	97
Residential needs three podium parking levels; lodging fits in two. Below-grade is impractical against the bay water table.			

Open Variables

NORTH T3 STEPBACK:	± 10,000 SF
BAY SETBACK TIERS:	± 7,000 SF
BAYWALK EASEMENT	- 4,000 SF
PARKING IN FLR:	+ 30,000 SF

The T3 transitional setback and the bay tier breaks are assumptions. Both require a zoning verification letter before underwriting.

Preliminary — for planning purposes only. Buildable area is subject to all applicable codes and approvals, including Miami 21, Chapter 62 waterfront setback provisions, baywalk and public access requirements, Miami-Dade shoreline development review, seawall and environmental permitting, flood resistance standards, and structural and building code requirements. Site data from Miami-Dade County Property Appraise detailed reports generated 05/20/2026 and a boundary survey by William Herryman, PLS. Not an appraisal. Not legal, tax, or investment advice.

Market *Position*



Scarcity of Waterfront Sites

Direct waterfront opportunities keep disappearing as sites are redeveloped and assemblage grows harder. Legacy is one of the few remaining at this scale, with views, income and flexibility intact.



Luxury Demand Keeps Arriving

Entrepreneurs, family offices, executives, athletes and international buyers continue choosing Miami for tax advantages and waterfront living, while comparable supply declines.



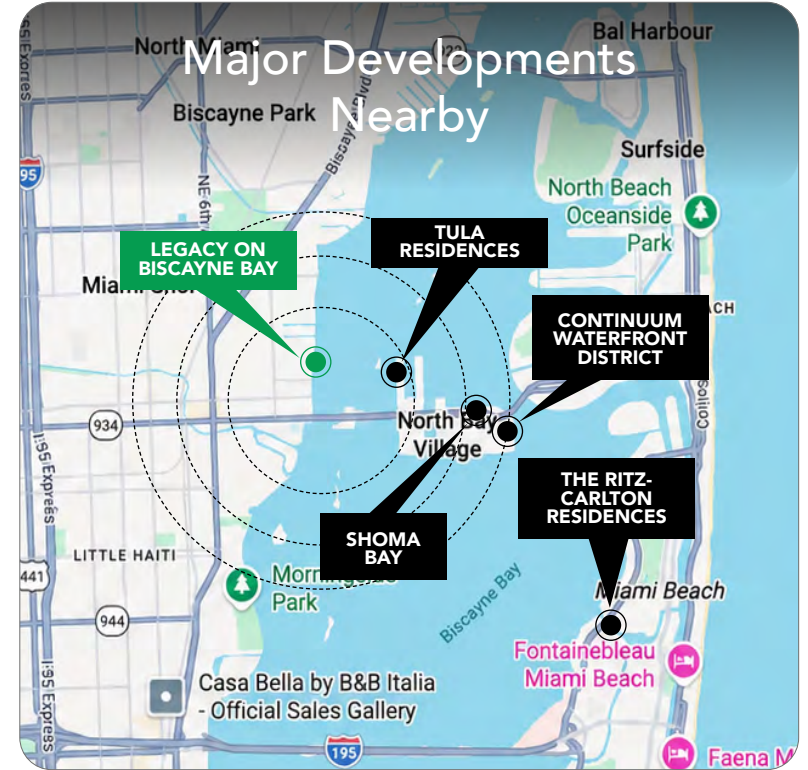
Multi-Generational Living Rises

Affluent families increasingly want to live together with privacy and independence. The demand the Vertical Family Estate answers directly.



Connectivity Without Compromise

A tranquil bayfront setting minutes from Miami Beach, Bal Harbour, the Design District, Wynwood, Downtown, Brickell and the airports.



MIAMI BEACH	~2.9 Miles (East)
SURFSIDE	~5.3 Miles (NE)
BAY HARBOR ISLANDS	~5.4 Miles (NE)
BAL HARBOUR SHOPS	~5.9 Miles (NE)
DESIGN DISTRICT	~3.8 Miles (South)
MIDTOWN	~4.0 Miles (South)
WYNWOOD	~4.8 Miles (South)
EDGEWATER	~4.2 Miles (South)
DOWNTOWN MIAMI	~8.2 Miles (South)
BRICKELL	~9.1 Miles (South)
I-95	~2.2 Miles (West)
MIAMI INTERNATIONAL AIRPORT	~10.2 Miles (West)



Investment Highlights

8

Stories As of
Right

170ft

Direct Biscayne
Bay Frontage

4

Income-Producing
Luxury Residences

15

Vertical Family Estate

Independent residences for every generation under one extraordinary waterfront address.

Development Flexibility

Family compound, boutique condominiums, branded residences, luxury rentals, or hospitality.

Panoramic Views

Biscayne Bay, Miami Beach, Bay Harbor Islands, Indian Creek, and the Downtown skyline.

Boutique Scale

An intimate, highly exclusive waterfront development on one of Miami's last bayfront sites.

Premier Location

Minutes from Miami Beach, Bal Harbour, the Design District, Wynwood, Brickell, and airports.

Strong Market Fundamentals

Luxury demand, international migration, and the scarcity of waterfront development sites.

Approximately **154,500 SF** of development potential through the Public Benefits Program — up to **85 residential units** or **170 lodging keys**.

Subject to approvals.

The ***finest*** properties are not measured solely by their location or value. They are measured by the ***memories*** they create and the ***generations*** they inspire.

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