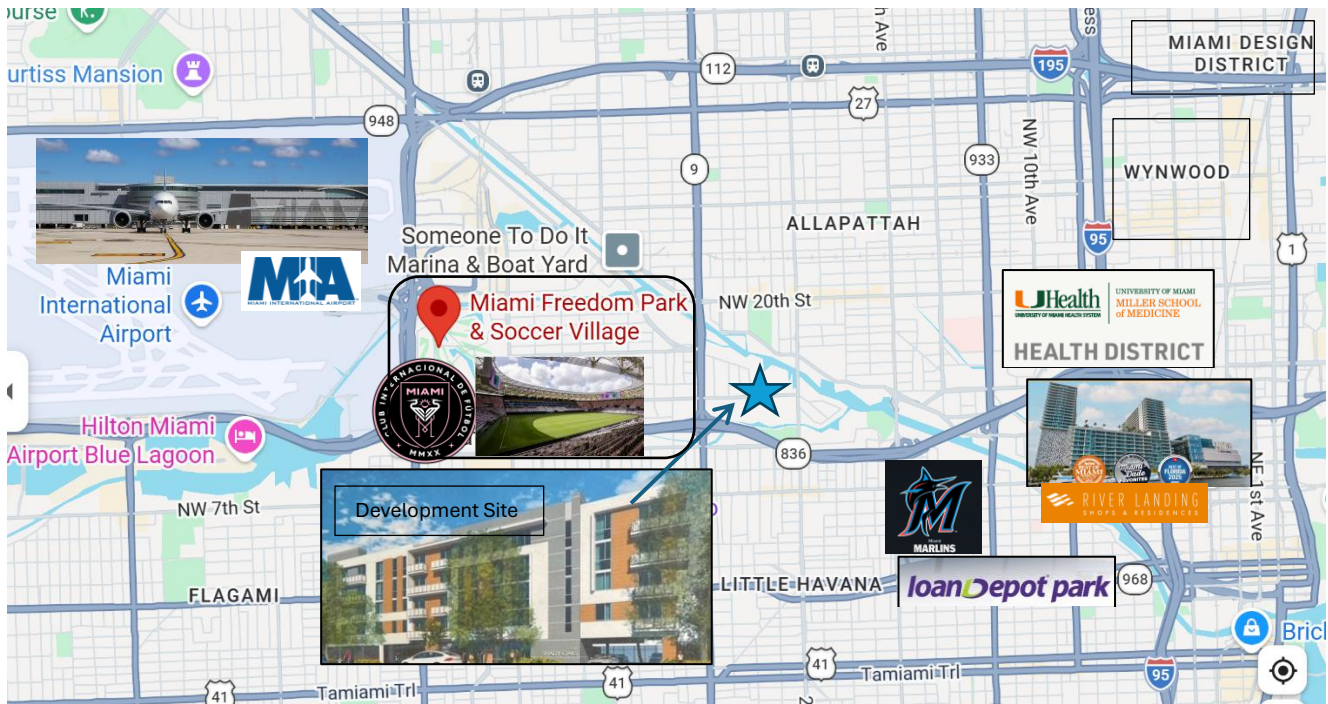


VACANT LAND DEVELOPMENT SITE

Nearly permit-ready 33 market-rate units by-right OR
Site plan submission-ready for 77-Senior Affordable units

Plans in Process by MODIS Architects, LLC

2470 NW 14th Street | 22,656 SF Land | T5-L Miami 21 Zoning



Executive Summary:

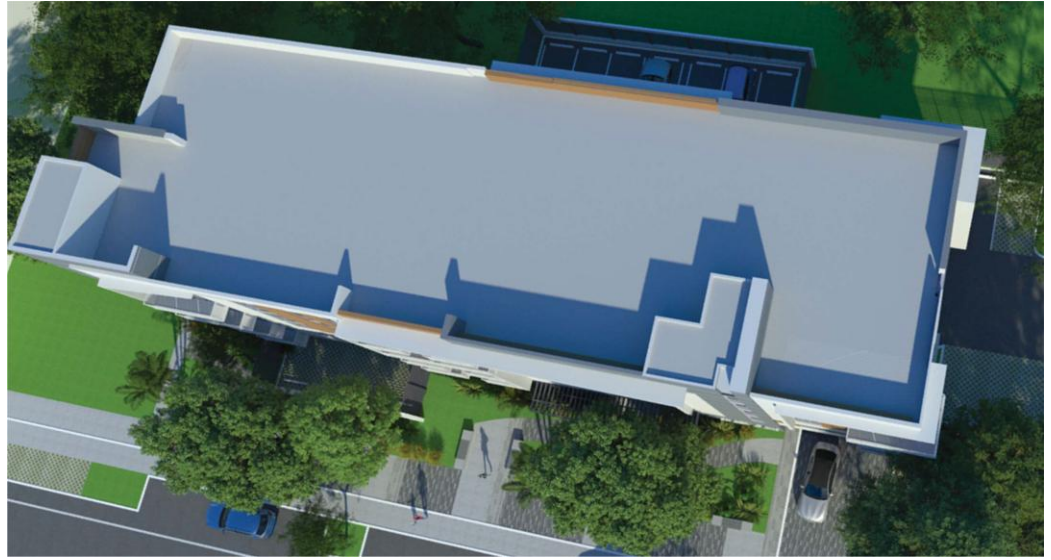
Presenting one of the three exciting opportunities to develop Miami vacant land central to all notable areas of entertainment and high-value living. Choose between existing near permit-ready plans or near site-plan- submission-ready options available as created by **MODIS Architects, LLC**.

Development Options:

- **Near permit-ready plans for 33 'market rate' units** in a 5-story building with surface parking, **OR**
- Near ready for **site-plan submission, plans for 77 +/- units** via **Senior Affordable Housing** in an 8-story structure, **OR**
- Initiate & design your own customized development concept.

Offered at: **\$2,000,000**





OFFERING DETAILS:

Address:	2470 NW 14 th Street	Location:	Shady Oaks A Sub
Folio #:	01-3134-019-0090	Lot Size:	22,656 SF
Apartments:	33 or 77 units (optionality)	Stories:	5 or 8 Stories (optionality)
Zoning:	City of Miami 21 Zoning T5-L	Benefits:	Live Local Act
Front Feet:	214 feet	Dev Names:	7OAK or SHADY OAKS

Status A: Nearly Permit Approved for 33 market rate units

Offered at: \$2.0 mm \$P/Door Land: \$60,000/door for 33 market rate units

OR

Status B: Nearly ready for Site Plan Submission for 77 senior affordable housing units.

Offered at: \$2.0 mm \$P/Door Land: \$26,000/door for 77 senior affordable housing units



SITE PLAN for 33 units:

Miami 21 - Zoning & Project Data			
MIAMI 21 ZONING DATA SHEET			
PROPERTY INFORMATION		TS-L	
Transect Zone:		01-3134-019-0000	
Folio:		2470 NW 14 ST	
Property Address:		2470 NW 14 ST	
BUILDING DISPOSITION			
LOT OCCUPATION		Required/Allowed (F's)	Provided (F's)
a. Lot Area TS-L		5,000 s.f. min., 40,000 s.f. max.	22,473.05 gsf / 516 ac
b. Lot Width		50 ft. min.	214.3 ft
c. Lot Coverage (Based on NSF)		80.0%	17,978 sf / 0%
d. Floor Lot Ratio (FLR)		N/A	
e. Frontage at Front Setback		N/A	
f. Open Space		10% of NSF	2,347 sf / 0%
g. Density (Based on GSF)		65.0 du/ac	33.5 units / 33 units
BUILDING SETBACK			
a. Principal Front (NW 24TH AVE)		10 ft. min.	10'-0"
b. Secondary Front (NW 38TH ST)		10 ft. min.	10'-0"
c. Side (East)		0 ft. min.	0'-0"
d. Side (South)		0 ft. min.	0'-0"
BUILDING CONFIGURATION FRONTAGE			
a. Common Lawn		Prohibited	N/A
b. Porch & Fence		Prohibited	N/A
c. Terrace or L.C.		Prohibited	N/A
d. Forecourt		Permitted	N/A
e. Stoop		Permitted	Yes
f. Shopfront		Permitted (TS-L & TS-O only)	N/A
g. Gallery		Permitted by Special Area Plan	N/A
h. Arcade		Permitted by Special Area Plan	N/A
BUILDING HEIGHT			
a. Min. Height		2 Stories	
b. Max. Height		5 Stories	5 Stories
c. Max. Benefit Height		1 Story Abutting D1	5 Stories
PARKING			
Residential Uses		# of Units - SQFT	Required / Provided Off-Street / Provided On-Street
1BD & 2BD (Min 1.5 sp/unit)		33 units	50 sp / 3 sp
Visitor (Min 3sp/10 units)			42 sp / 6 sp
Subtotal		33.0 units	53 sp
10% reduction			-5.3 sp
Total		47.5 sp	48 sp

DEVELOPMENT SUMMARY					
UNIT BREAKDOWN					
Unit Type	SF/Unit Provided	Level 2	Level 3-5 (per level)	Total # of Units	% of Totals
1BD - (550 sf min)					
A1	608 sf	2 units	2 units	8 units	4,864 sf / 24%
A2	579 sf	3 units	3 units	3 units	1,737 sf / 9%
Subtotal		5 units	2 units	11 units	6,601 sf / 33%
2BD - (650 sf min)					
B1	871 sf	4 units	6 units	22 units	19,162 sf / 67%
Grand Total		9 units	8 units	33 units	25,763 sf / 100%
781 avg sf/unit					

WAIVER LIST	
#	Article/Table
1	Waiver pursuant to Section 7.1.2.5(a)(28) for a 10% reduction in required drive aisle width minimum from 23 ft. to 22 ft.
2	Waiver pursuant to Section 7.1.2.8(a)(28) for a 10% reduction in required parking.
3	Waiver pursuant to illustration 5.5 Building Setback a. Principal Frontage 10 ft. min to 32 ft in order to maintain existing oak trees.
4	Waiver pursuant to Article 4 Table 5 for substituting required loading berths for 2 temporary loading staging at designated times.
5	Waiver pursuant to Article 5 Section 5.5.1 g. for not meeting minimum of seventy percent (70%) in order to maintain existing oak trees.
6	Waiver pursuant to Article 5 Section 5.5.1 f. for not meeting at the first story, pedestrian entrances at a maximum spacing of seventy-five (75) ft in order to maintain existing oak trees.



SHADY OAKS

2470 NW 14 STREET
CONCEPTUAL DESIGN PRESENTATION



This development in Shady Oaks Subdivision has been referred to Shady Oaks for the subdivision and 7OAK Development. 7OAK is named after the seven (7) beautiful and mature oak trees on the site, which will serve as the foundation to the linear park that runs in front of the site, making Shady Oaks or 7OAK, or whichever name you choose, an inviting development to call home.



SHADY OAKS
2470 NW 14 STREET MIAMI FLORIDA

SITE PLAN

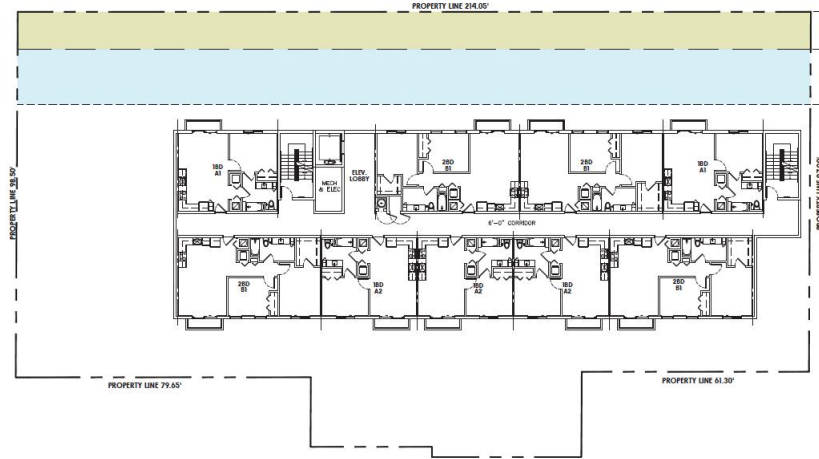


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305.582.2424

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TYPICAL FLOOR PLATES & PLANS for the 33 Units in 5 stories:



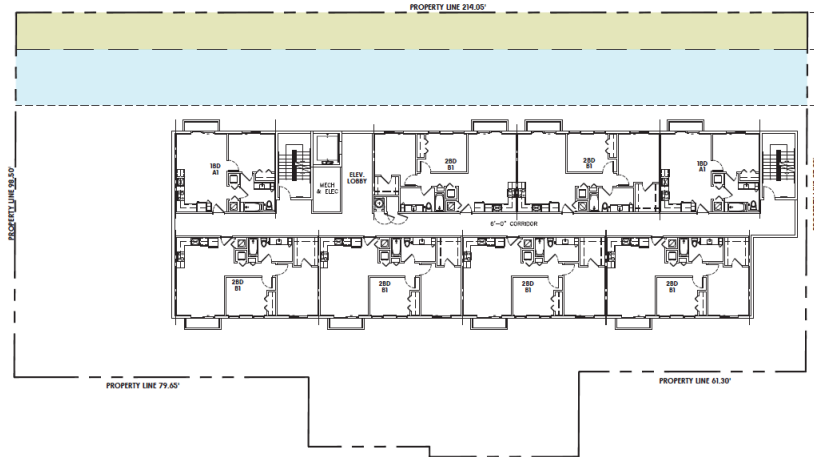
02 Conceptual Building Floor Plan - Level 2
SCALE 3/32" = 1'-0"

modis
architects

4955 SW 75th Avenue
Miami, Florida 33155
T. 786.679.8882
F. 786.350.1515
www.modisarchitects.com

SHADY OAKS
2470 NW 14 STREET MIAMI FLORIDA

LEVEL 2



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SHADY OAKS
2470 NW 14 STREET MIAMI FLORIDA

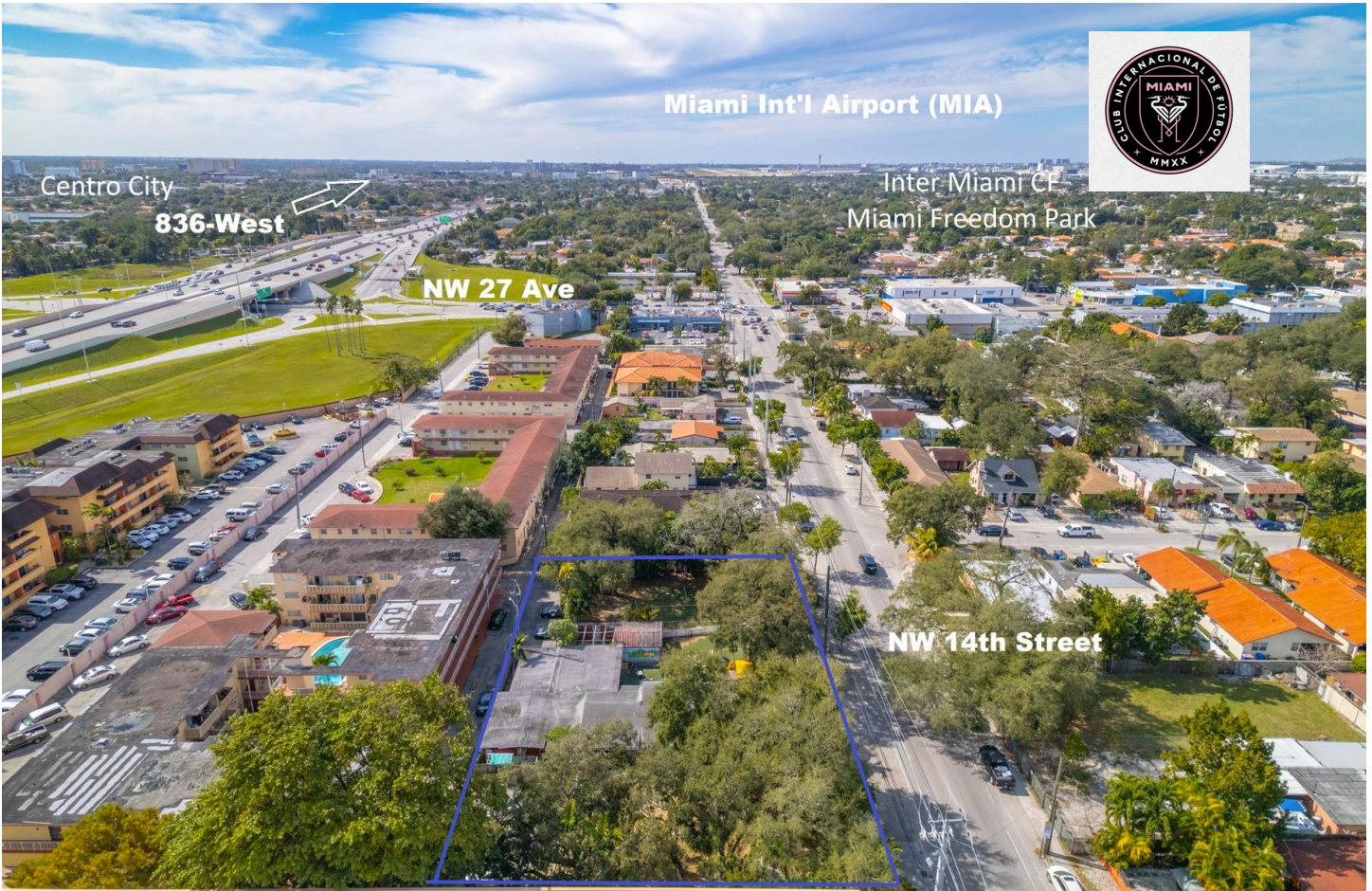
LEVELS 3-5



PHOTO GALLERY: Property is now vacant land.



PHOTO GALLERY: Property is now vacant land.



GETTING TO
NU Stadium
 USING PUBLIC TRANSPORTATION

TRAINS

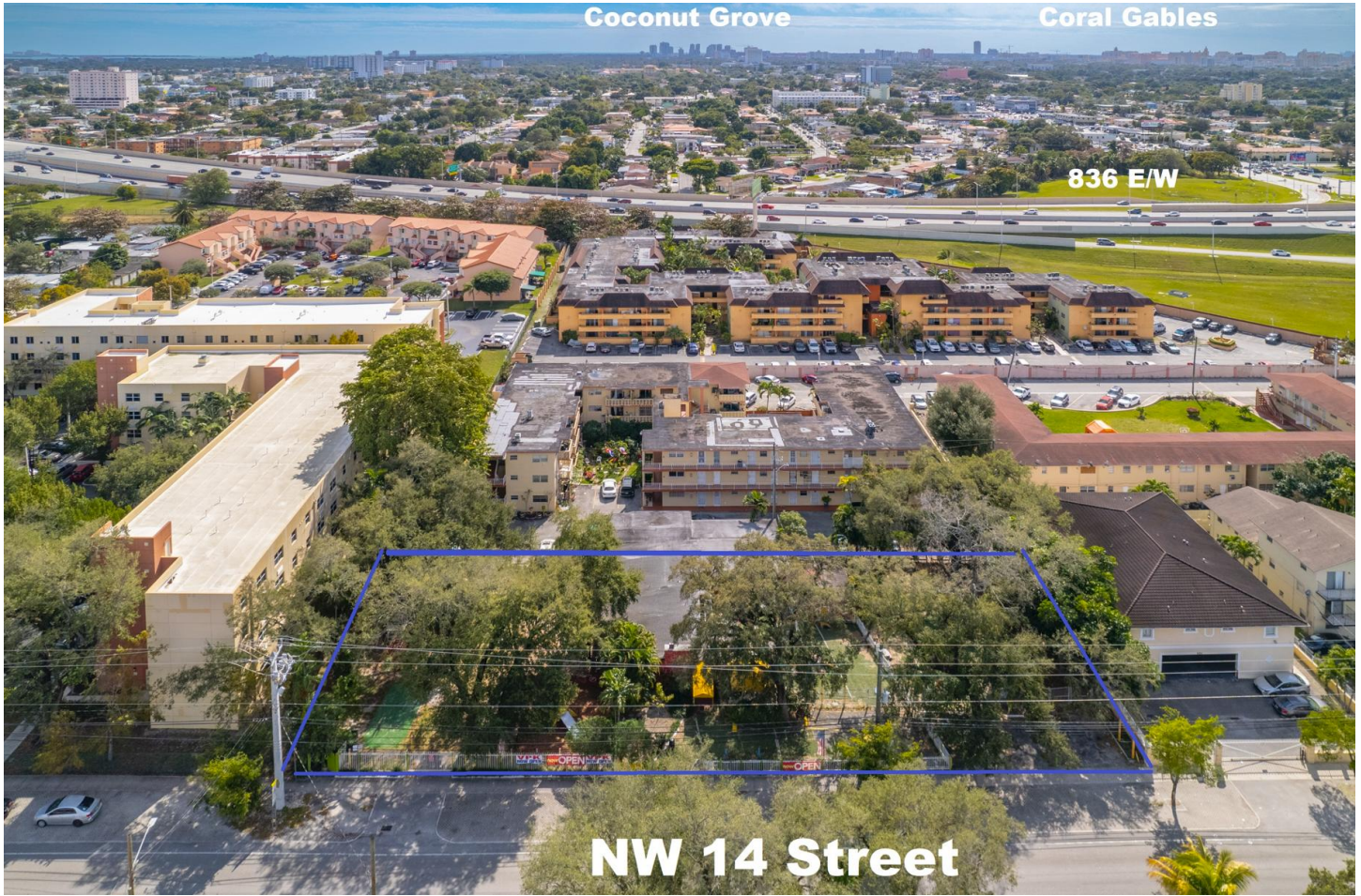
TROLLEYS

BUSES

YOUR MATCH DAY JOURNEY STARTS HERE



PHOTO GALLERY: Property is now vacant land.



WAIVER APPROVAL FOR 33 UNITS WITH CITY OF MIAMI

WAIVER

FINAL DECISION

APPROVED ADMINISTRATIVE PERMIT
PLANNING DEPARTMENT & OFFICE OF ZONING
PZ-20-9755-WA
09/29/21

To: Ana Trinchet
c/o Modis Architects
4955 SW 75th Avenue
Miami, Florida 33155

From: Daniel S. Goldberg, Esq.
Zoning Director // Administrator
Office of Zoning

PLEASE TAKE NOTICE THAT A **FINAL DECISION** HAS BEEN REACHED ON THE FOLLOWING MATTER:

Title: Shady Oaks Apartments

Address: 2470 NW 14 Street, Miami, FL 33125

Final Decision:

Approval

Approval with Conditions

Denial

***** FULL WAIVER DOCUMENT INCLUDING BODY AVAILABLE UPON REQUEST *****

WAIVER

FINAL DECISION

APPROVED ADMINISTRATIVE PERMIT
PLANNING DEPARTMENT & OFFICE OF ZONING
PZ-20-9755
09/29/21

6. Only the deviations from the Code provided for by these Waivers are approved. Full compliance with all other aspects of the Code shall be required.

7. The Waiver approvals are conditioned on a full review by the Office of Zoning at time of building permit application. Any substantial changes that arise may require a new Waiver. Additional comments will be provided upon review of a more detailed submittal. Consequently, the City of Miami reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on this additional information.

NOTE(S)

1. Pursuant to Article 7, Section 7.1.2.5(f), this Waiver shall be valid for a period of two (2) years during which a Building Permit or Certificate of Use must be obtained. This excludes a demolition or landscape permit. A one-time extension, for a period not to exceed an additional year, may be obtained upon approval by the Zoning Administrator.

NOTICE

The final decision of the Zoning Administrator may be appealed to the Planning, Zoning and Appeal Board by any aggrieved party, within fifteen (15) calendar days of the posting of decision on the City's website by filing a written appeal and appropriate fee with the Office of Hearing Boards, located at 444 SW 2nd Avenue, 3rd Floor, Miami, FL 33130; telephone number (305) 416-2030.

Signature: _____ **Goldberg, Daniel** Digitally signed by Goldberg, Daniel
Date: 2021.09.28 17:00:41 -04'00' Date: 9/28/2021

Daniel S. Goldberg, Esq.
Zoning Director // Administrator
Office of Zoning

CENTRAL TO:

ABOUT US SHOPS DINE LIVE WELLNESS SERVICES



OFFICE LEASING MARINA HAPPENINGS NEWS



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Broker Contact Information & Disclaimer



FOR MORE INFORMATION

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