

LEGACY ON BISCAYNE BAY

Across the Bay. Apart From the Crowd.

A rare Miami waterfront development opportunity facing North
Bay Village's emerging luxury district



Across the Bay From Miami's Next Waterfront Chapter

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NORTH BAY VILLAGE

LEGACY ON
BISCAYNE BAY

Legacy on Biscayne Bay occupies a rare position on the Miami shoreline, directly facing North Bay Village as it enters a new phase of luxury residential, hospitality, retail and waterfront redevelopment.

The opportunity is simple: control a private bayfront site with income in place today, development flexibility for tomorrow, and direct visual connection to a district gaining major public and private investment.

North Bay Village brings the momentum. Legacy on Biscayne Bay offers the privacy, frontage and control.

Close to the *Energy*. Removed From the Density.

NORTH BAY VILLAGE

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LEGACY ON
BISCAYNE BAY

Across The Bay

- New luxury residential towers
- Waterfront amenities
- Mixed-use development
- Restaurants, retail and hospitality
- Public waterfront improvements

On The Miami Side

- Direct Biscayne Bay frontage
- Private waterfront setting
- Existing residences and income
- Boutique scale
- Flexible development potential

This is the rare position where a buyer can look directly at the growth of North Bay Village without having to live inside the congestion of it.



North Bay Village Is Being Repositioned

North Bay Village's NBV100 plan calls for a more livable, resilient and prosperous community, with emphasis on waterfront access, placemaking, economic development and public space. At the same time, private developers are advancing luxury residential, mixed-use, hospitality and retail projects throughout the Village.

Legacy on Biscayne Bay sits across the water from this transformation, giving the property a front-row relationship to a district that is actively being redefined.



Income Today. *Optionality* Tomorrow.

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4
Existing
Waterfront
Residences

Approx.
2,200 ±
SF Each

3
Stories

3
Bedrooms

Income-
Producing
While
Planning



The property is improved with four existing luxury waterfront townhomes, allowing ownership to hold income while planning, approvals, repositioning or redevelopment strategies are evaluated.

For a developer, family office or private investor, this creates a rare holding-period advantage: the site is not simply vacant land waiting for a future use. It is a functioning waterfront asset with a larger long-term story.



A Waterfront Site With Real *Development Leverage*

8

Stories As of
Right

164ft

Direct Biscayne
Bay Frontage

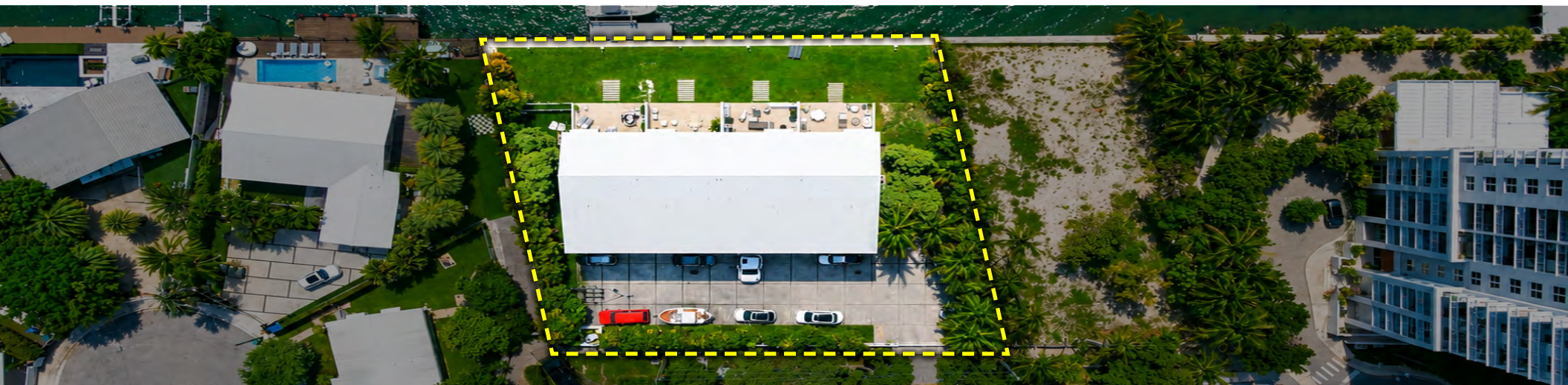
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Income-Producing
Luxury Residences

Legacy on Biscayne Bay is zoned T6-8-L, with the brochure's current zoning summary indicating up to 8 stories as of right and additional potential through the Public Benefits Program, subject to approvals. The site's direct bay frontage, existing income and flexible zoning profile create multiple paths for future ownership.

Planning, zoning, waterfront, environmental, Baywalk, seawall, parking and Public Benefits Program assumptions must be independently verified by buyer and buyer's consultants.

Three Paths. One *Rare* Waterfront Position.



01

Private Waterfront Enclave

A multi-generational compound, private family office retreat or ultra-private bayfront residence collection with independent homes, shared amenities, rooftop recreation, wellness, dockage and concierge-style privacy.

02

Boutique Luxury Residences

A limited collection of large-format waterfront condominiums or rental residences designed around privacy, bay views, oversized terraces, wellness, boating and a quieter alternative to larger tower environments.

03

Branded Residential or Hospitality Concept

A boutique branded residence, serviced residence, extended-stay, private club, wellness hospitality or limited lodging concept that captures the energy of the North Bay Village corridor while remaining on a more private Miami-side waterfront site.

A Vertical Family Estate on *Biscayne Bay*

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For a private buyer, the property can be imagined as a rare multi-generational waterfront estate: independent residences for family members, shared entertainment spaces, rooftop pool, wellness areas, guest suites, boating access and private outdoor gathering areas overlooking Biscayne Bay. It offers the emotional appeal of a family compound with the vertical flexibility of an urban waterfront site.



A Boutique Alternative to the *High-Rise* Crowd

For a luxury residential developer, Legacy on Biscayne Bay offers the opportunity to create a smaller, more controlled waterfront product with direct bay views, limited residences and a privacy-driven identity.

The market across the bay is moving toward larger luxury projects. This site can answer with scale, exclusivity and direct frontage.

Potential features:

- Large residences
- Bay-facing terraces
- Rooftop pool and club room
- Fitness and wellness
- Private lobby
- Secured parking
- Dock or water access, subject to approvals
- Limited collection positioning

Subject to zoning, code, approvals and buyer verification.



A Boutique **Waterfront** Hospitality or Branded Living Address

The site may also appeal to hospitality operators, branded residence groups, private club concepts and serviced-residence developers seeking a smaller waterfront platform near Miami Beach, Bal Harbour, the Design District, Wynwood, Downtown and Brickell.

North Bay Village's growth helps validate the surrounding lifestyle market. Legacy on Biscayne Bay offers a quieter, more private stage for a differentiated concept.

Potential features:

- Branded residences
- Private club residences
- Boutique hotel
- Serviced residences
- Wellness retreat
- Executive extended-stay
- Waterfront rental community
- Family-office compound
- Private membership hospitality

Subject to zoning, code, approvals and buyer verification.



The View Is Part of the Value

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INDIAN
CREEK

BAY HARBOR
ISLANDS

BISCAYNE
BAY

MIAMI
BEACH

SUBJECT PROPERTY:
8011-8041 NE
BAYSHORE CT

Scarcity, Timing and **Control**



Waterfront Land Is the Scarcity

Direct Biscayne Bay development sites of meaningful scale are increasingly difficult to assemble. Legacy on Biscayne Bay offers direct frontage, existing improvements and future flexibility.



North Bay Village Is the Catalyst

The new wave of residential, retail, hospitality and waterfront planning across the bay gives this property a stronger location narrative.



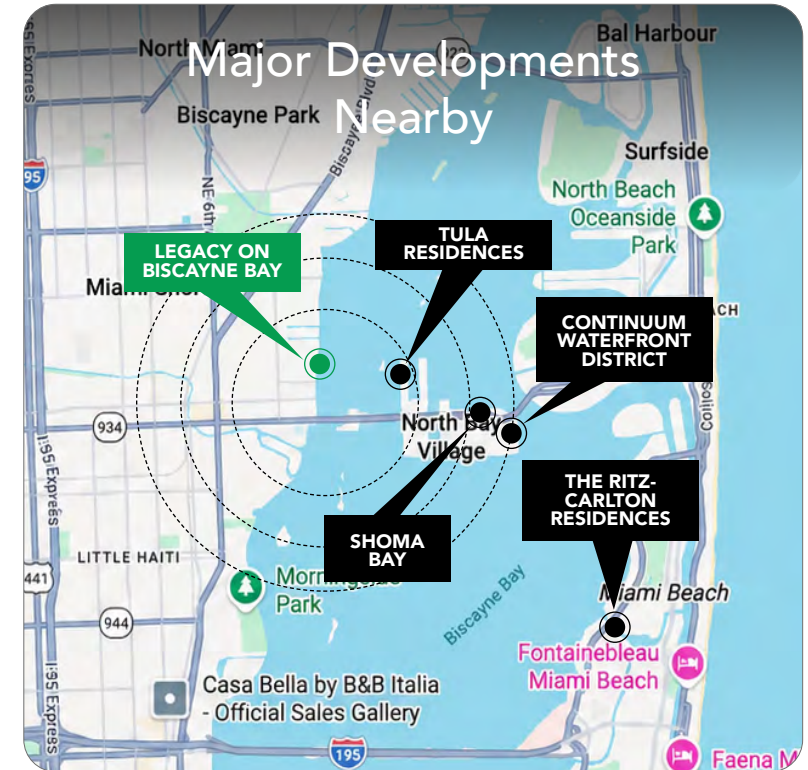
Privacy Is the Differentiator

As the surrounding market becomes denser, privacy becomes more valuable. This property offers proximity to growth without the experience of being inside a larger high-rise district.



Optionality Is the Protection

The property can speak to private users, residential developers, hospitality groups and long-term land investors.



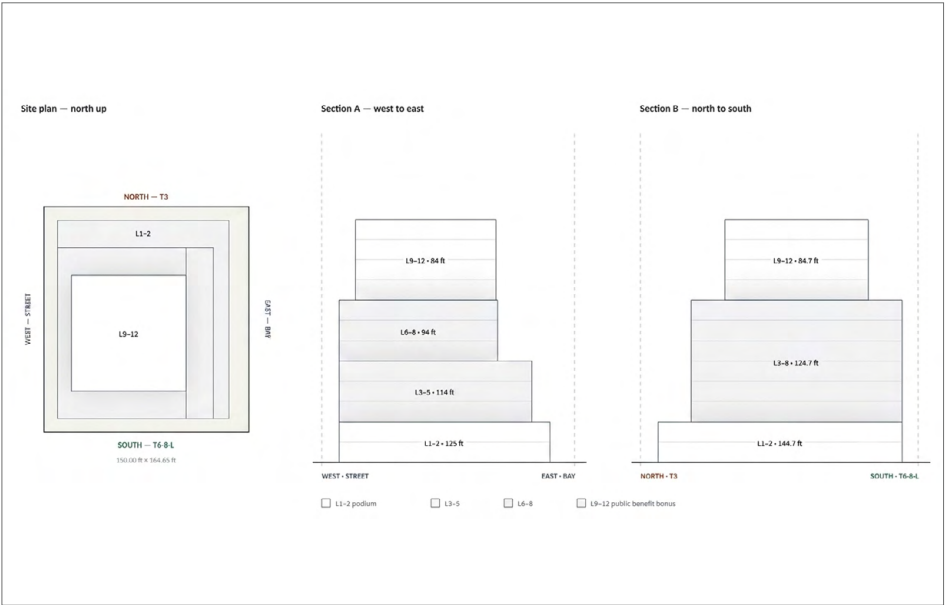
MIAMI BEACH	~2.9 Miles (East)
SURFSIDE	~5.3 Miles (NE)
BAY HARBOR ISLANDS	~5.4 Miles (NE)
BAL HARBOUR SHOPS	~5.9 Miles (NE)
DESIGN DISTRICT	~3.8 Miles (South)
MIDTOWN	~4.0 Miles (South)
WYNWOOD	~4.8 Miles (South)
EDGEWATER	~4.2 Miles (South)
DOWNTOWN MIAMI	~8.2 Miles (South)
BRICKELL	~9.1 Miles (South)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

Massing Study

Site & Zoning

PROPERTY ADDRESS:	8011-8041 NE Bayshore Ct, Miami, Florida 33138
TRANSECT ZONE:	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%)

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.

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**

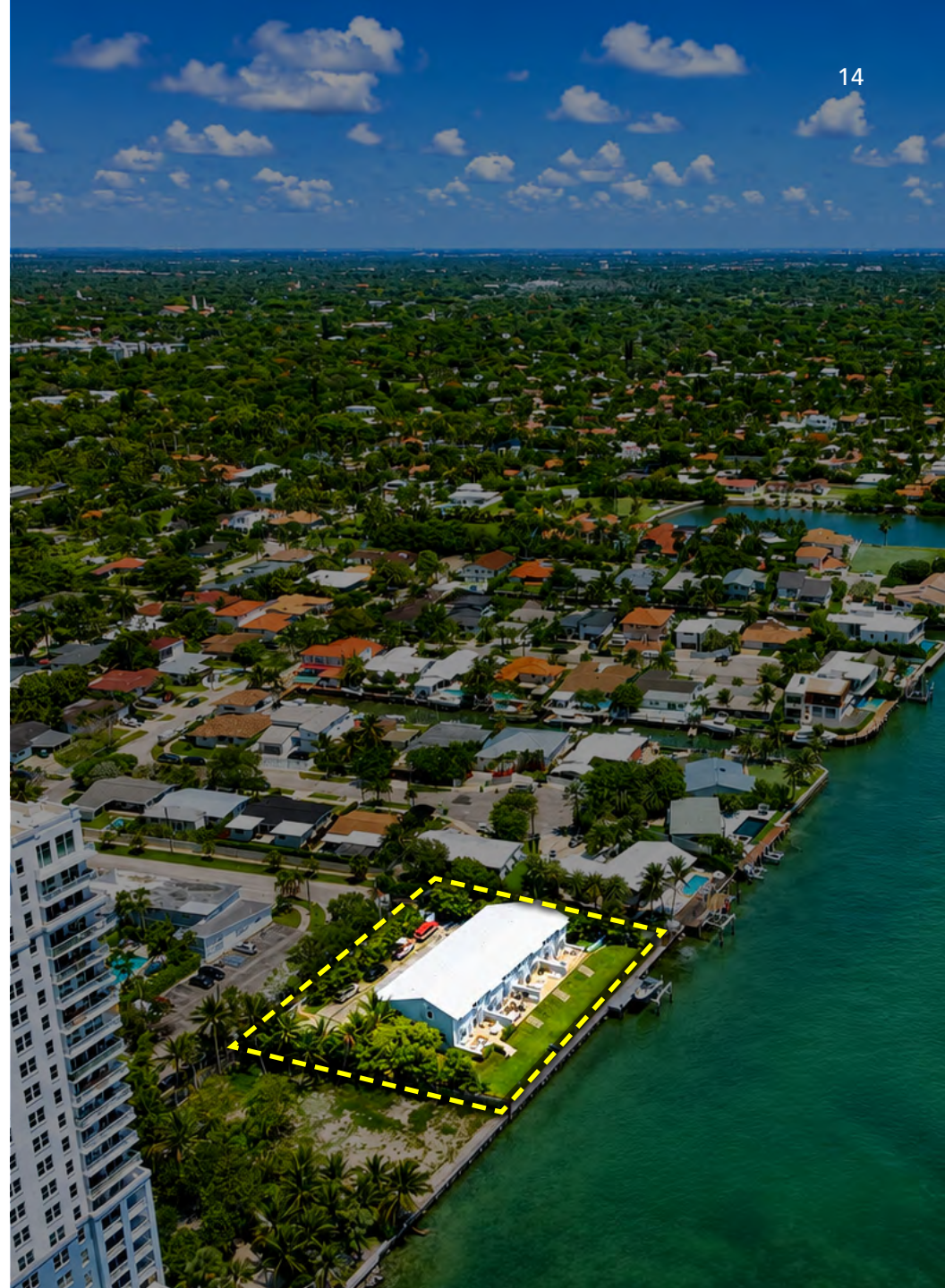
FLR BASE / WITH BONUS: **123,600 / 154,500**

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**



Investment Highlights

- 164 FT Direct Biscayne Bay Frontage
- Four Existing Waterfront Residences
- Income While Planning
- T6-8-L Zoning
- Up to 8 Stories As of Right
- Potential Public Benefits Program Upside
- Facing North Bay Village's Emerging Luxury District
- Multiple Exit Strategies
- Private Miami-Side Waterfront Setting
- Minutes to Miami Beach, Bal Harbour, Design District, Wynwood, Downtown and Brickell

A rare waterfront asset with income, optionality and a powerful location story.



Top-Down View

NE Bayshore Dr

Survey

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The survey plat depicts a property bounded by Biscayne Bay to the north and NE Bayshore Ct. to the south. The property is divided into several lots, including LOT-6 BLOCK-1, LOT-5 BLOCK-1, and LOT-4 BLOCK-1. A central feature is a TWO STORY RESIDENCE #8011. The plat includes numerous dimensions in feet and inches, bearings, and area measurements. Key features include an ASPHALT DRIVEWAY, a 5' CONC. SWK, and various utility lines like F.P. 1/2" NO CAP. and 8" PWY ASPHALT. The total area is noted as 60,000 TOTAL A/W.

A Property Measured by What It Can *Become*

Some waterfront sites are purchased for what they are. Others are purchased for what they control. Legacy on Biscayne Bay controls frontage, views, privacy, income and future optionality at the edge of one of Miami's most active waterfront redevelopment stories.

Private Offering
Materials Available
Upon Request

Development assumptions, rent
roll, zoning backup, survey, income
information and due diligence materials
available to qualified buyers.

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