

TOTAL SITE AREA	Area (GSF)	Area (acres)
	387,684	8.90
FLOOR AREA RATIO		
	Area (GSF)	FAR
AAF DEVELOPMENT PROGRAM: PHASE 1 TOTAL	546,525	1.41
AAF DEVELOPMENT PROGRAM: FUTURE PHASE TOTAL	2,723,350	7.02
<b>AAF DEVELOPMENT PROGRAM: TOTAL</b>	<b>3,269,875</b>	<b>8.43</b>
<b>PERMITTED FLOOR AREA RATIO</b>	<b>Unlimited</b>	

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RESIDENTIAL DENSITY	Area (GSF)	Units	Units per Acre
AAF RESIDENTIAL PROGRAM: PHASE 1 TOTAL	0	0	0
AAF RESIDENTIAL PROGRAM: FUTURE PHASE TOTAL	1,130,000	1,111	125
<b>AAF RESIDENTIAL PROGRAM: TOTAL</b>	<b>1,130,000</b>	<b>1,111</b>	<b>125</b>
<b>PERMITTED RESIDENTIAL DENSITY</b>	<b>500</b>		

OPEN SPACE	Area (GSF)	%
FDG Parcel	22,651	5.8%
COURTYARDS, ARCADES/COLONNADES, PEDESTRIAN PATHS	72,207	18.6%
TRANSIT PLATFORM AREAS	140,400	36.2%
BALCONIES, TERRACES, ROOFTOP GREEN SPACES	TBD	TBD
<b>AAF OPEN SPACE: TOTAL</b>	<b>235,258</b>	<b>60.7%</b>
<b>REQUIRED OPEN SPACE</b>	<b>15.0%</b>	

**PHASE 1**

PERMITTED USE	Area (GSF)	Units/Spaces
All Aboard Florida Intercity Passenger Rail System Rail Operational Area	70,600	
All Aboard Florida Intercity Passenger Rail System Platform Area	140,400	
Commercial/Retail	177,400	
Office Infrastructure (Related to Overbuild 1)	16,700	
Residential Infrastructure (Related to Overbuild 2)	26,400	0
Residential or Office Infrastructure (Related Overbuild 3)	31,300	0
<b>Sub-Total</b>	<b>462,800</b>	<b>0 units</b>
Parking Lots and Parking Structures	83,725	197 spaces
<b>Sub-Total</b>	<b>83,725</b>	
<b>PHASE 1 TOTAL</b>	<b>546,525</b>	<b>197 spaces</b>

**FUTURE PHASES**

PERMITTED USE	Area (GSF)	Units/Spaces
Office (Overbuild 1)	103,300	
Residential (Overbuild 2)	398,600	400 units
Residential (Alternate Overbuild 3)	393,700	400 units
Office (Alternate Overbuild 3)	425,000	
Mixed-Use Tower: Office	610,000	
Mixed-Use Tower: Hotel	210,000	327 keys
Mixed-Use Tower: Residential	280,000	311 units
<b>Sub-Total</b>	<b>2,420,600</b>	<b>1,111 units 327 keys</b>
Parking Lots and Parking Structures	302,750	910 spaces
<b>Sub-Total</b>	<b>302,750</b>	<b>910 spaces</b>
<b>FUTURE PHASES TOTAL</b>	<b>2,723,350</b>	<b>1,111 units 910 spaces</b>

**ALL PHASES**

PERMITTED USE	Area (GSF)	Units/Spaces
All Aboard Florida Intercity Passenger Rail System Rail Operational Area	70,600	
All Aboard Florida Intercity Passenger Rail System Platform Area	140,400	
Commercial/Retail	177,400	
Office	1,155,000	
Residential	1,130,000	1,111 units
Mixed-Use Tower: Hotel	210,000	327 keys
Parking Lots and Parking Structures	386,475	1,107 spaces
<b>TOTAL (ALL PHASES)</b>	<b>3,269,875</b>	

**RECEIVED**  
214-059

MAY 21 2014

MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

BY \_\_\_\_\_

*[Signature]*