

# ZONING FEASIBILITY REPORT



## Address(s)

51 NE 79th St, Miami, FL, 33138  
7929 NE Miami Ct, Miami, FL, 33138

## Folio Number(s)

01-31-12-013-0010  
01-31-12-013-0020

Report Date: **Wednesday, January 04, 2017**



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Folio Number	Various	Lot Area	18652 sqft	Gridics
Address	Various	Zoning Code	Miami(November2015)	169 E Flagler St
City	Miami	Parcel Zoning	T6-8-0	Miami, FL

**ZONING ALLOWANCES**

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**CAPACITY ANALYSIS**

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AERIAL



ZONING

T6-8-0



MAP

■ 1/4 mile radius

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### RESIDENTIAL

Single Family Residence	R
Community Residence	R
Two Family Residence	R
Multi Family Housing	R
Dormitory	R
Home Office	R
Live - Work	R

### LODGING

Bed & Breakfast	R
Inn	R
Hotel	R

### OFFICE

Office	R
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### COMMERCIAL

Auto - Related Commercial Establs.	W
Entertainment Establs.	R
Food Service Establs.	R
Alcohol Beverage Serv.	E
General Commercial	R
Marine Related Comm.	W
Open Air Retail	W
Place of Assembly	R
Recreation Establs.	R

### CIVIC

Community Facility	W
Recreational Facility	R
Religious Facility	R

### CIVIC SUPPORT

Community Support Fac.	W
Infrastructure and Util.	W
Marina	W
Public Parking	W
Transit Facilities	W

### EDUCATIONAL

Childcare	W
College / University	W
Elementary School	W
Learning Center	R
Middle / High School	W
Pre - School	R
Research Facility	R
Special Training / Vocational	W

N Not Allowed

R by Right

W by Warrant

E by Exception

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**BUILDING INTENSITY**

Dwelling Units per Acre	150 du/acre
Dwelling Units Allowed	64 units
Maximum Commercial Area	116,575 ft <sup>2</sup>
Maximum Office Area	116,575 ft <sup>2</sup>
Maximum Commercial Establishment Area	55,000 ft <sup>2</sup>
FLR	6
Maximum Built Area	116,575 ft <sup>2</sup>
Maximum Building Footprint	14,661 ft <sup>2</sup>
Lot Coverage	80 %
Minimum Open Space	10 %

**HEIGHT LIMITATIONS (LEVELS)**

Total Building Height	12 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	4 Levels
Bonus Allowed Height	12 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

**SETBACKS**

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	10 ft
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft

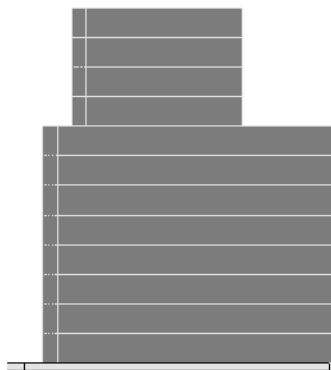


Main Building  
 Lot  
 Building Setback limit

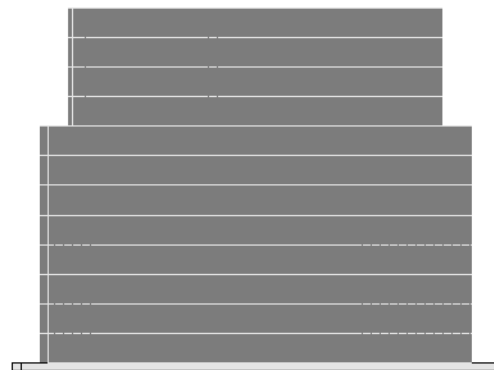
NOTE: Public Benefits program has been applied to increase height and FLR limits.

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SOUTH - NORTH



EAST - WEST

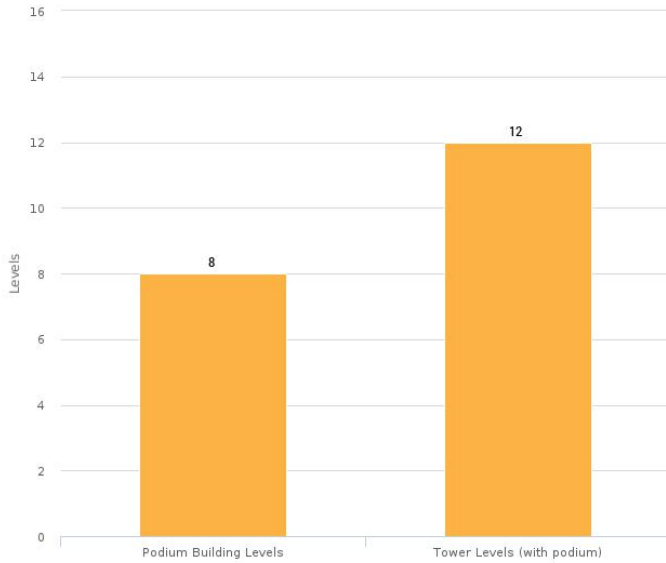


■ Lot

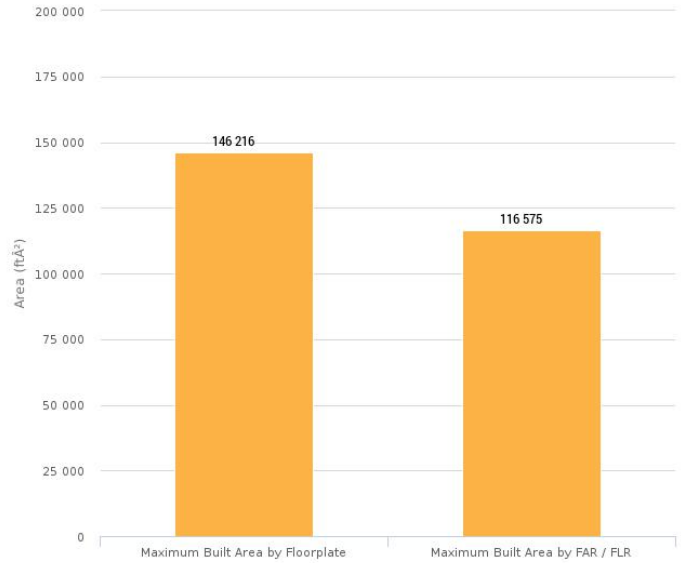
■ Main Building

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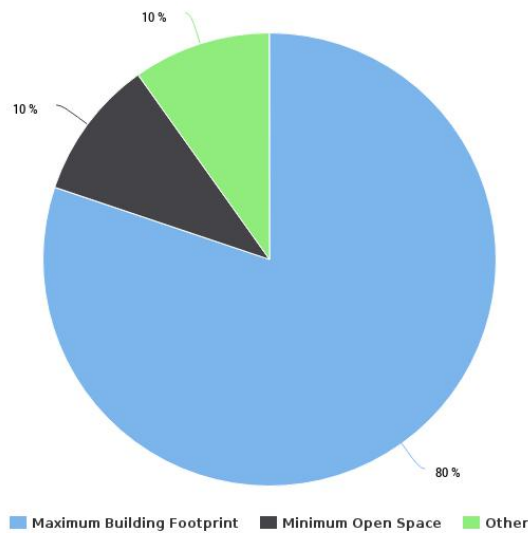
**Allowed Building Levels**



**Allowed Building Area**



**Lot Occupation**



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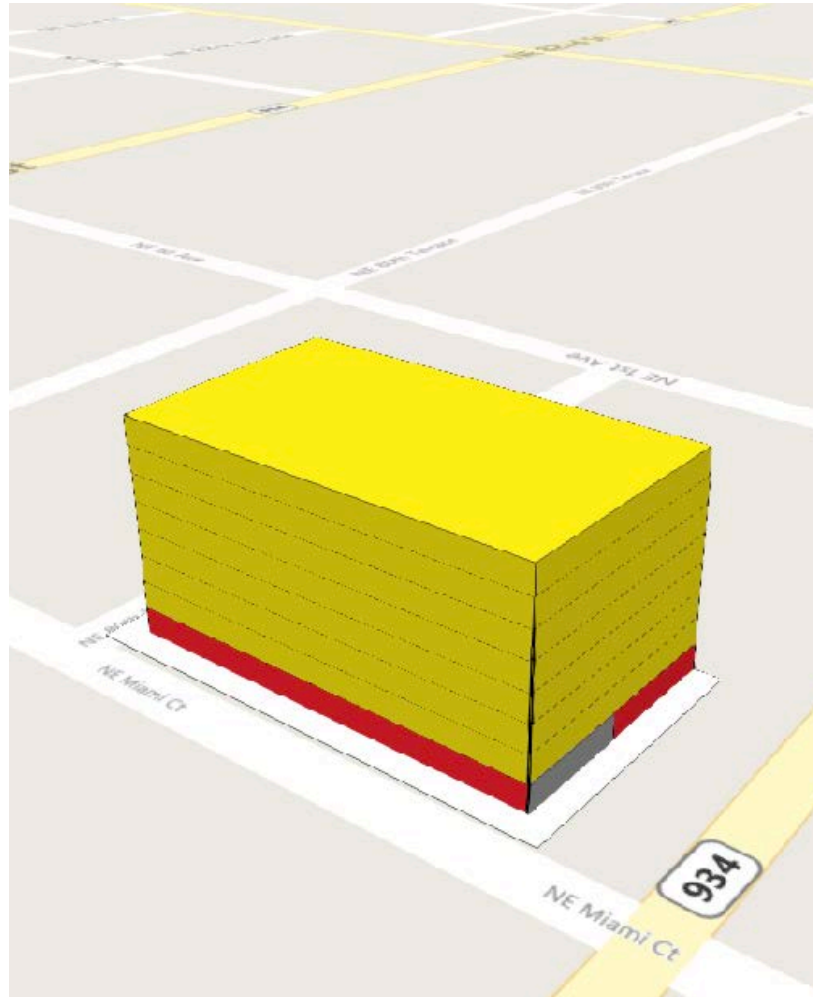
<b>TOTAL BUILDING AREA</b>	<b>116,454 ft<sup>2</sup></b>
Total Building Height	8 Levels
Maximum Building Footprint	14,661 ft <sup>2</sup>
Maximum Liner Footprint	6,313 ft <sup>2</sup>
Maximum Tower Footprint	7,231 ft <sup>2</sup>
Maximum Commercial Tower Footprint	N/A
Common Space Area	11,830 ft <sup>2</sup>
Lot Coverage	80 %
FLR	6

<b>RESIDENTIAL AREA NET</b>	<b>53,888 ft<sup>2</sup></b>
Residential Units	64 DU
Residential Units Average Size	842 ft <sup>2</sup>
Residential Height (Levels)	7 Levels

<b>COMMERCIAL AREA NET</b>	<b>5,263 ft<sup>2</sup></b>
Commercial Height (Levels)	1 Levels

<b>PARKING AREA</b>	<b>45,474 ft<sup>2</sup></b>
Total Parking Required	119 Spaces
Total Shared Parking Required	118 Spaces
Parking Structure Height	6 Levels
Total Provided Parking Capacity	138 Spaces
On-Street Parking Capacity	N/A
Off-Site Parking Capacity	N/A
Parking Structure Capacity	138 Spaces
Parking Structure Area	45,474 ft <sup>2</sup>

Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	N/A

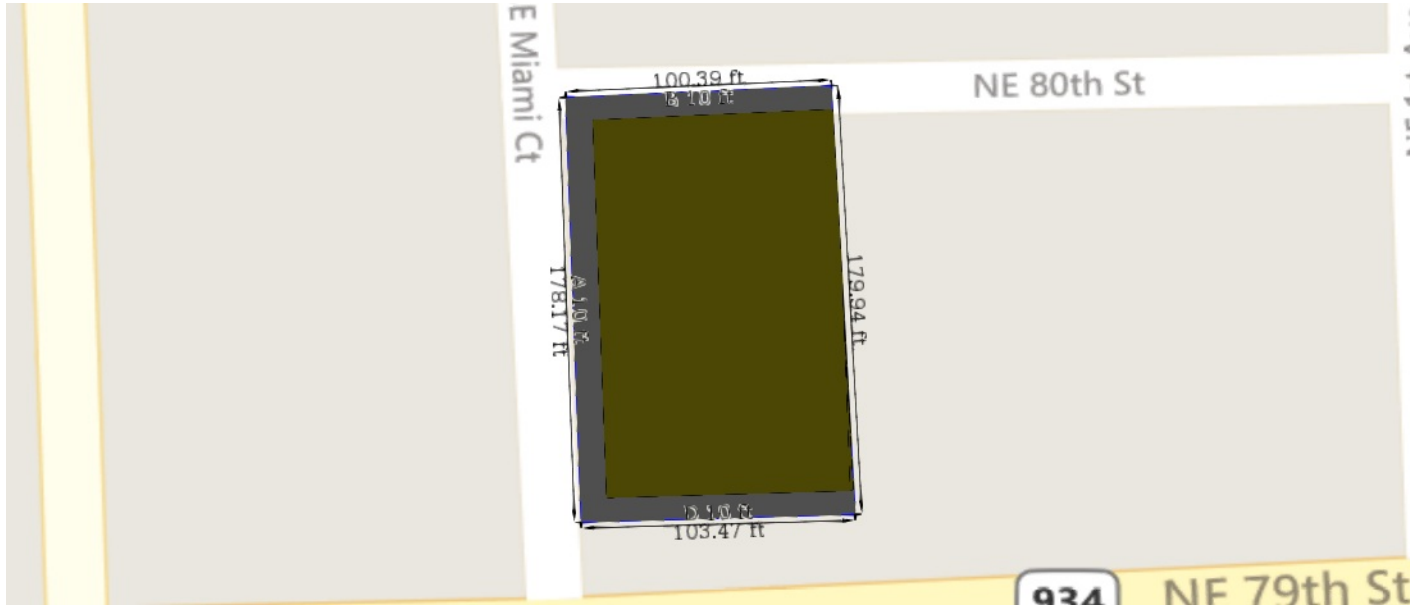


■ Commercial      ■ Parking  
■ Residential      ■ Lot



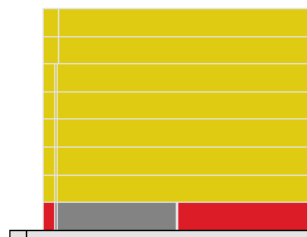
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SITE PLAN (TOP VIEW)



■ Commercial   
 ■ Parking   
 ■ Residential   
 ■ Lot

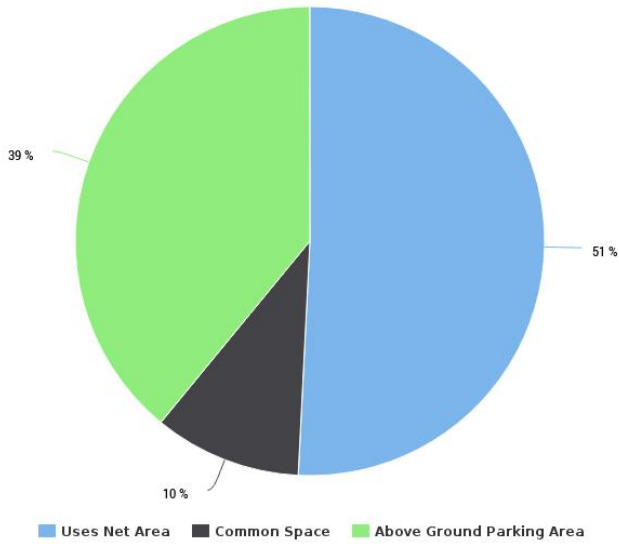
ELEVATION



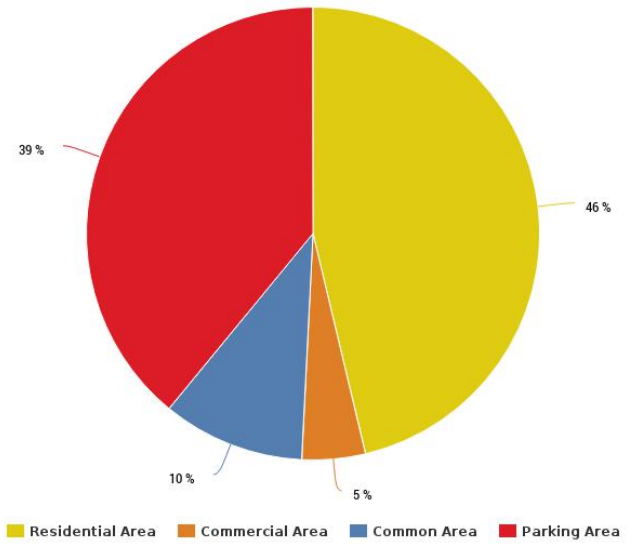
■ Lot   
 ■ Commercial   
 ■ Parking   
 ■ Residential

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**Building Efficiency**



**Building Uses**

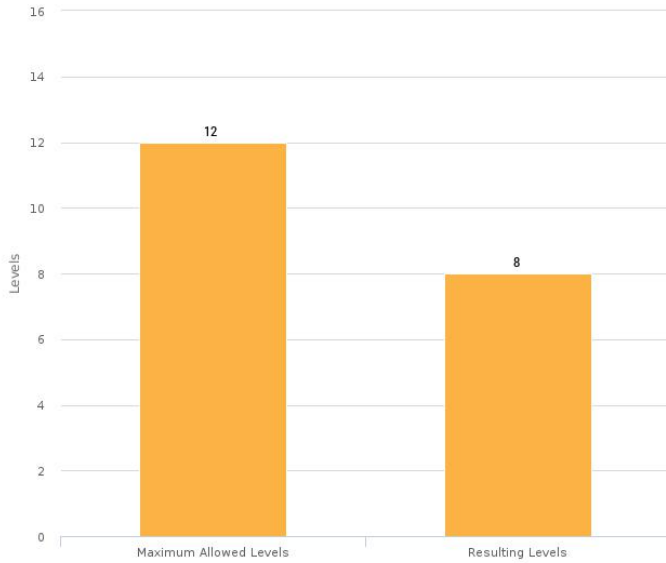


**Building Components**

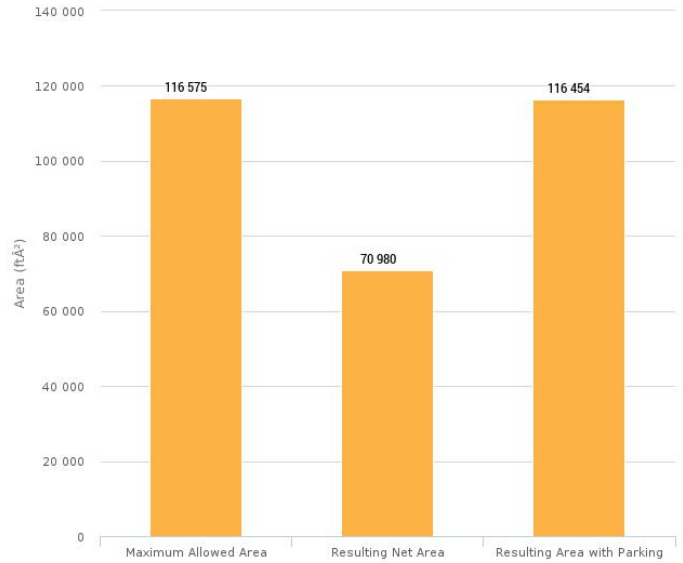


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**Allowable vs Resulting Height**



**Allowable vs Resulting Area**



**Parking Required per Use**

