

ZONING FEASIBILITY REPORT



Your Business Here

123 8th Street, Miami, FL 33130
(305) 222-2222

Address(es)	Folio Number(s)
635 SW 3rd Ave, Miami, FL, 33130	01-02-04-000-1070
645 SW 3rd Ave, Miami, FL, 33130	01-02-04-000-1060
621 SW 3rd Ave, Miami, FL, 33130	01-02-04-000-1080
257 SW 7th St, Miami, FL, 33130	01-02-04-000-1090
260 SW 6th St, Miami, FL, 33130	01-02-04-000-1050
252 SW 6th St, Miami, FL, 33130	01-02-04-000-1040
244 SW 6th St, Miami, FL, 33130	01-02-04-000-1030

Report Date: 2019-2-12



Folio Number	Multiple	Lot Area	59866 sqft	Gridics LLC
Address	Multiple	Zoning Code	Miami (November 2015)	169 E Flagler Street
City	Miami	Parcel Zoning	T6-36B-0	Miami, FL

ZONING ALLOWANCES

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CAPACITY ANALYSIS

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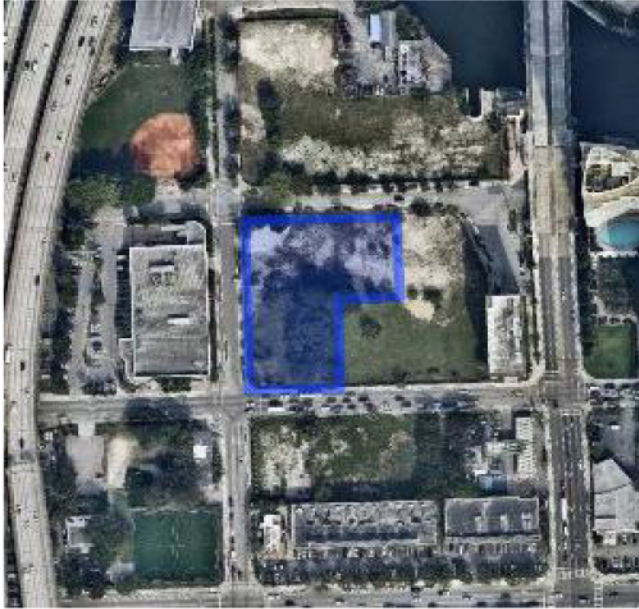


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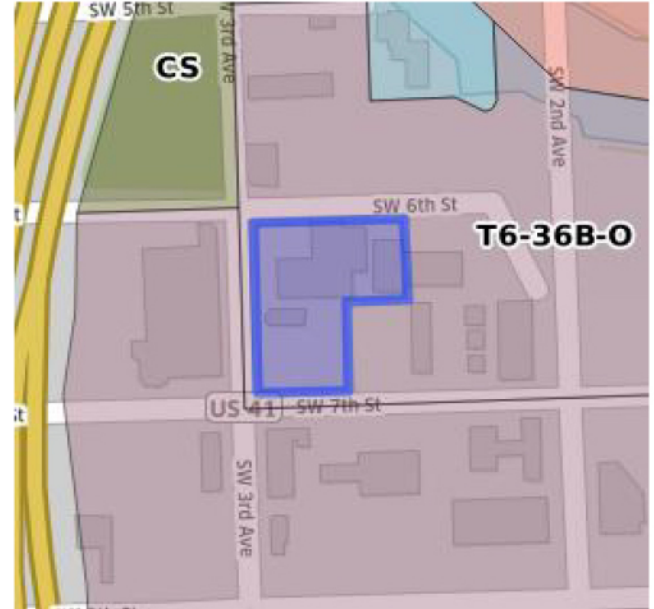
ZONING ALLOWANCES

Property Location

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AERIAL



ZONING

T6-36B-0



MAP

1/4 mile radius



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ZONING ALLOWANCES

Allowed Uses

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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	W
Establs.	
Entertainment Estab.	R
Food Service Estab.	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
Regional Activity Complex	E

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

R **W** **E** **N**
 by Right by Warrant by Exception Not Allowed



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ZONING ALLOWANCES

Maximum Lot Capacity

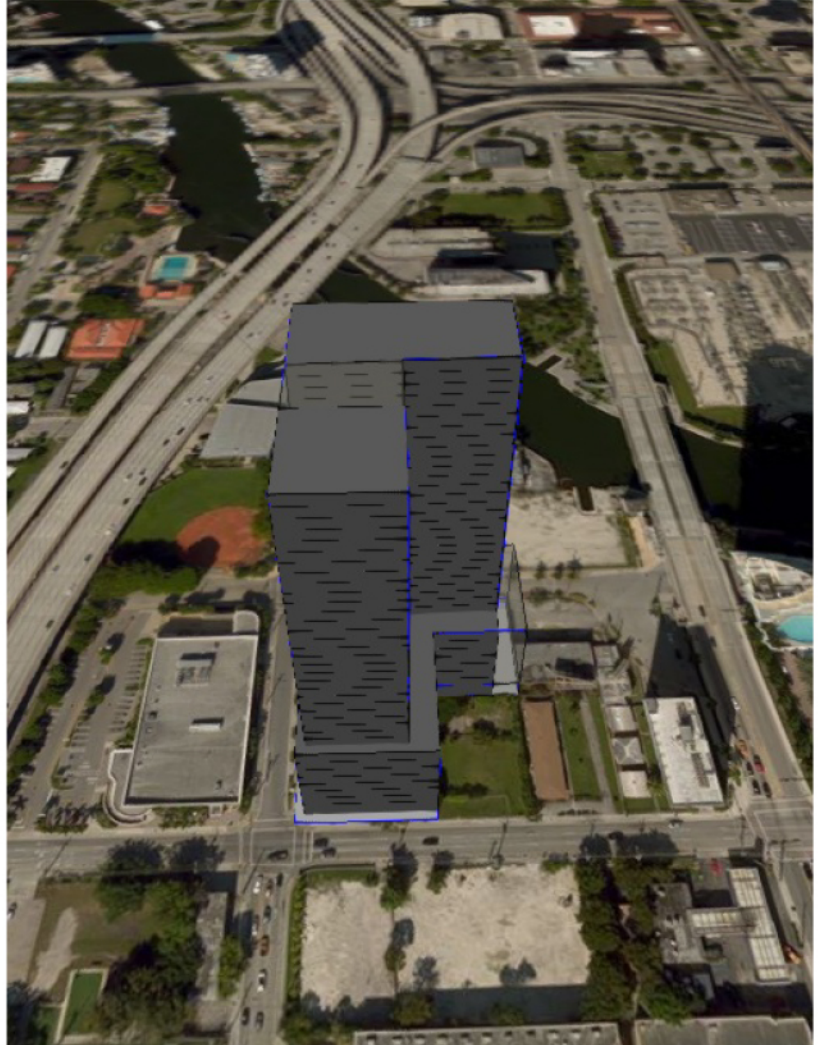
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BUILDING INTENSITY

FLR	22
Maximum Built Area	1,186,669 ft ²
Lot Coverage	80 %
Maximum Building Footprint	47,891 ft ²
Dwelling Units per Acre	150 du/acre
Dwelling Units Allowed	206 units
Maximum Commercial Area	1,186,669 ft ²
Maximum Office Area	1,186,669 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	36 Levels
Principal Building Max. Level (Podium)	8 Levels
Principal Building Min. Level (Podium)	2 Levels
Principal Tower Allowed Height	28 Levels
Bonus Allowed Height	36 Levels



■ Main Building
■ Lot

■ Building Setback limit



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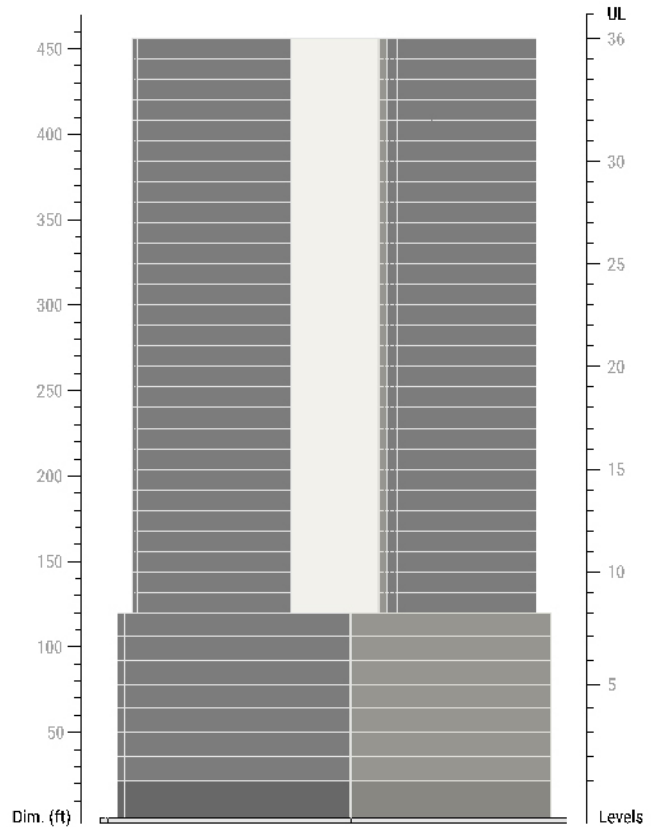
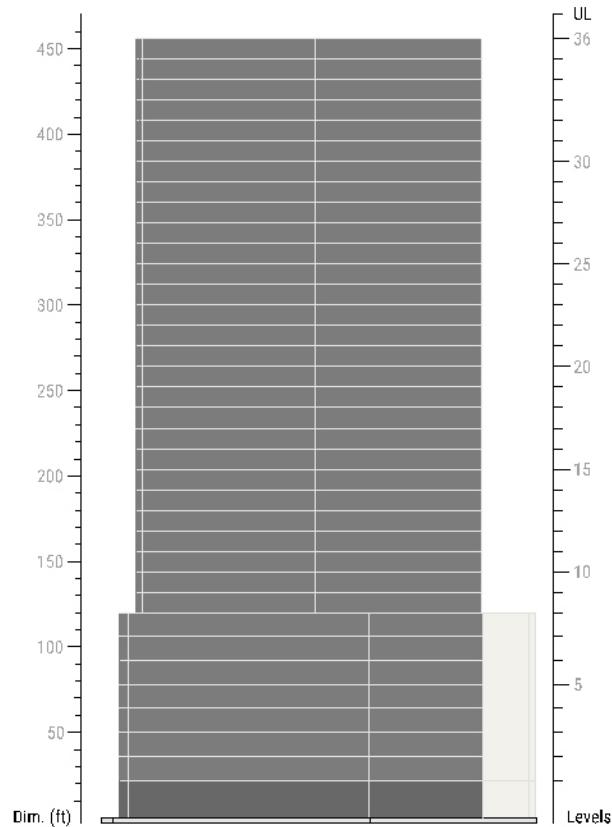
ZONING ALLOWANCES

Illustrations

Folio Number	Multiple	Lot Area	59866 sqft	Gridics LLC
Address	Multiple	Zoning Code	Miami (November 2015)	169 E Flagler Street
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NORTH ELEVATION

EAST ELEVATION



Lot
Building Setback limit

Main Building

Lot
Building Setback limit

Main Building



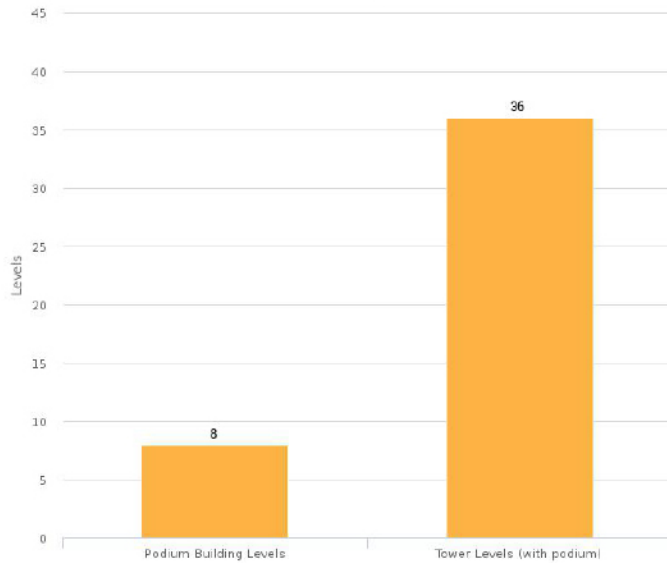
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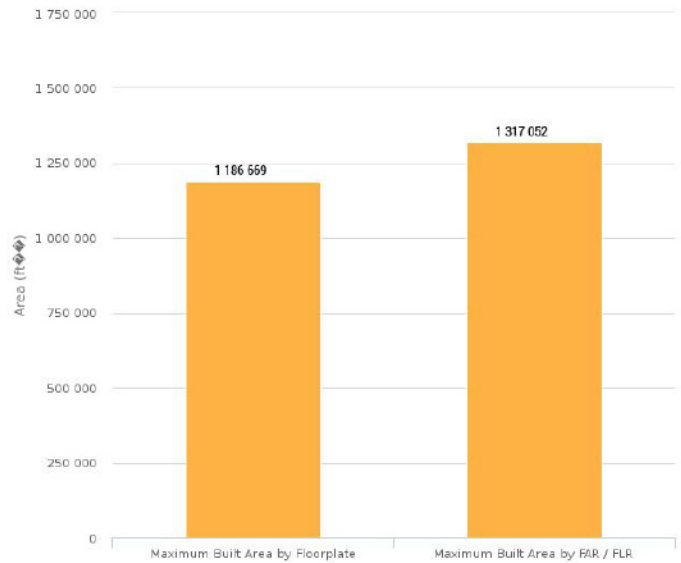
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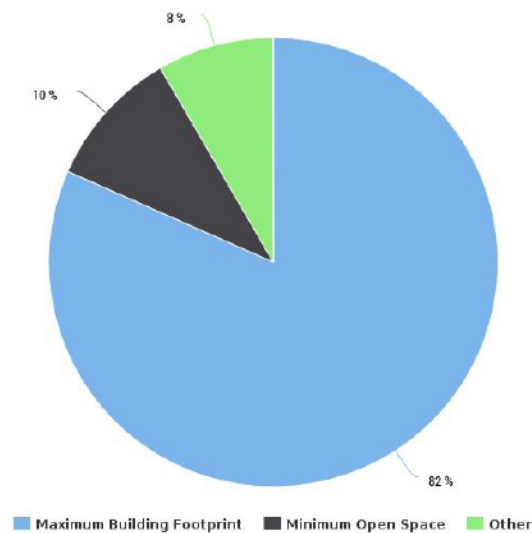
Allowed Building Levels



Allowed Building Area



Lot Occupation





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CAPACITY ANALYSIS

Maximum Capacity

Folio Number	Multiple	Lot Area	59866 sqft	Gridics LLC
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City	Miami	Parcel Zoning	T6-36B-0	Miami, FL

TOTAL BUILDING AREA 1,173,651 ft²

Total Building Height	36 Levels
Maximum Building Footprint	47,891 ft ²
Maximum Liner Footprint	17,042 ft ²
Common Space Area	164,761 ft ²
Lot Coverage	80 %
FLR	22

RESIDENTIAL AREA NET 329,600 ft²

Residential Units	206 DU
Residential Units Average Size	1,600 ft ²
Residential Height (Levels)	15 Levels

OFFICE AREA NET 480,000 ft²

Office Height (Levels)	22 Levels
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COMMERCIAL AREA NET 14,202 ft²

Commercial Height (Levels)	1 Levels
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PARKING AREA 185,088 ft²

Total Parking Required	682 Spaces
Total Shared Parking Required	610 Spaces
Parking Structure Height	6 Levels
Total Provided Parking Capacity	610 Spaces
On-Street Parking Capacity	30 Spaces
Parking Structure Capacity	564 Spaces
Parking Structure Area	185,088 ft ²
Surface Parking Capacity	16 Spaces



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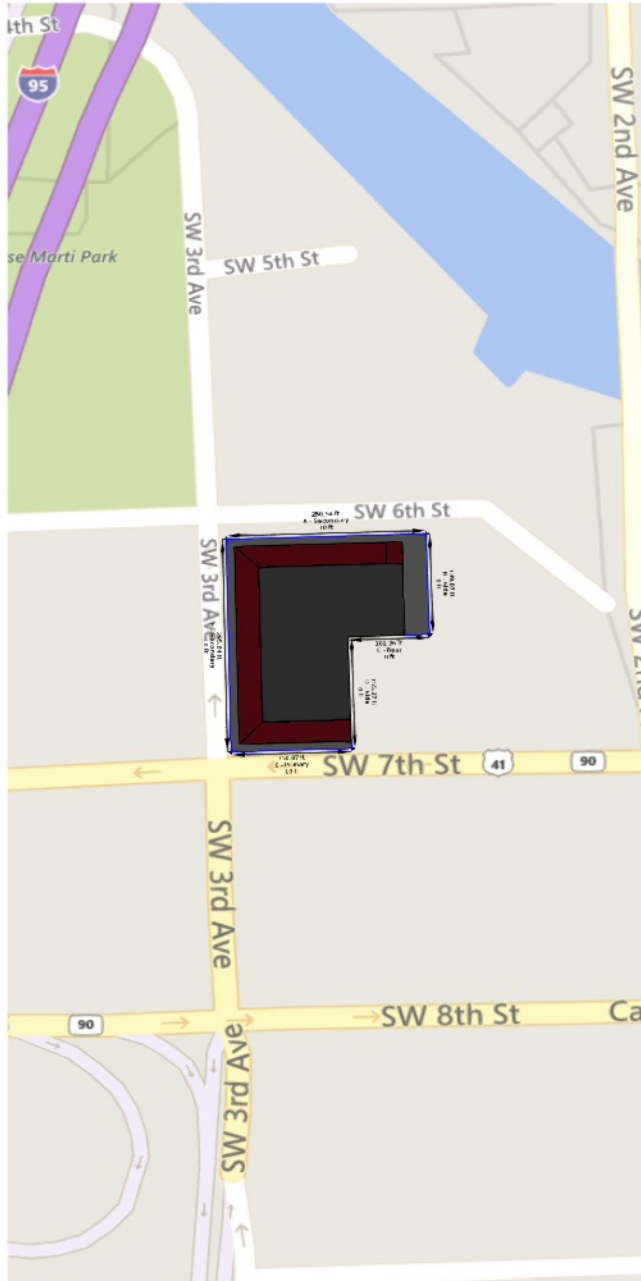
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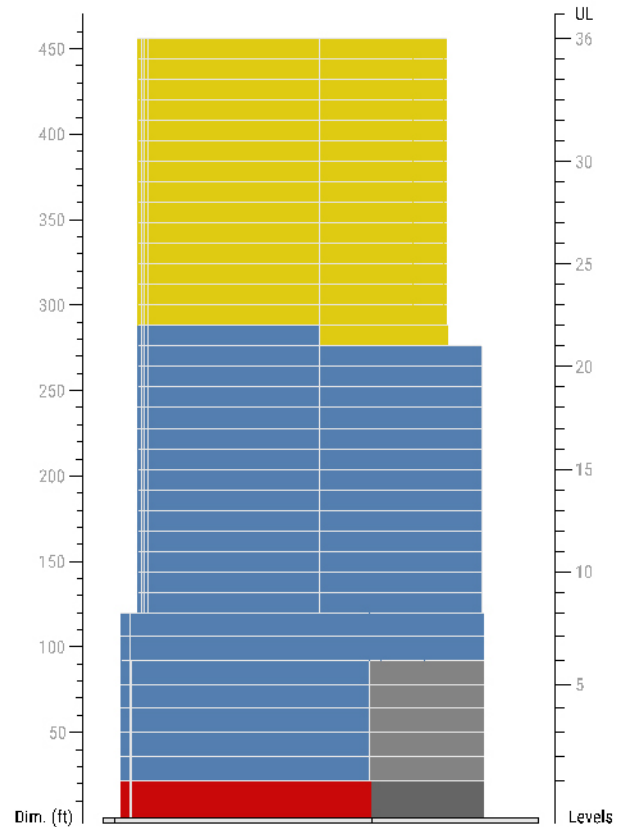
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SITE PLAN (GROUND LEVEL)



NORTH ELEVATION



Commercial
Parking

Office
Lot

Lot
Office
Residential

Commercial
Parking



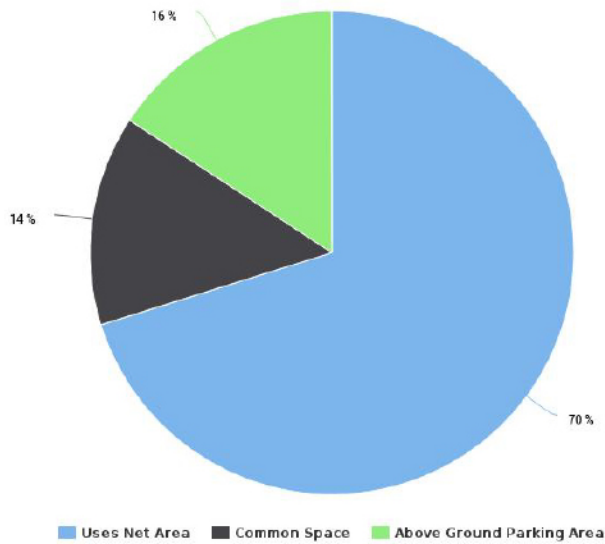
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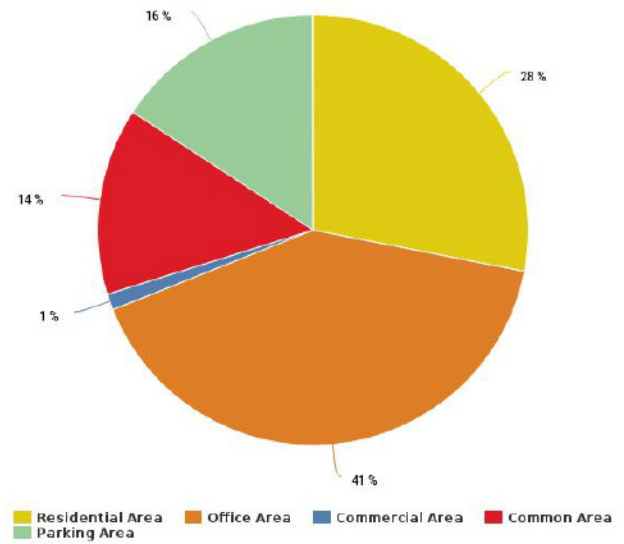
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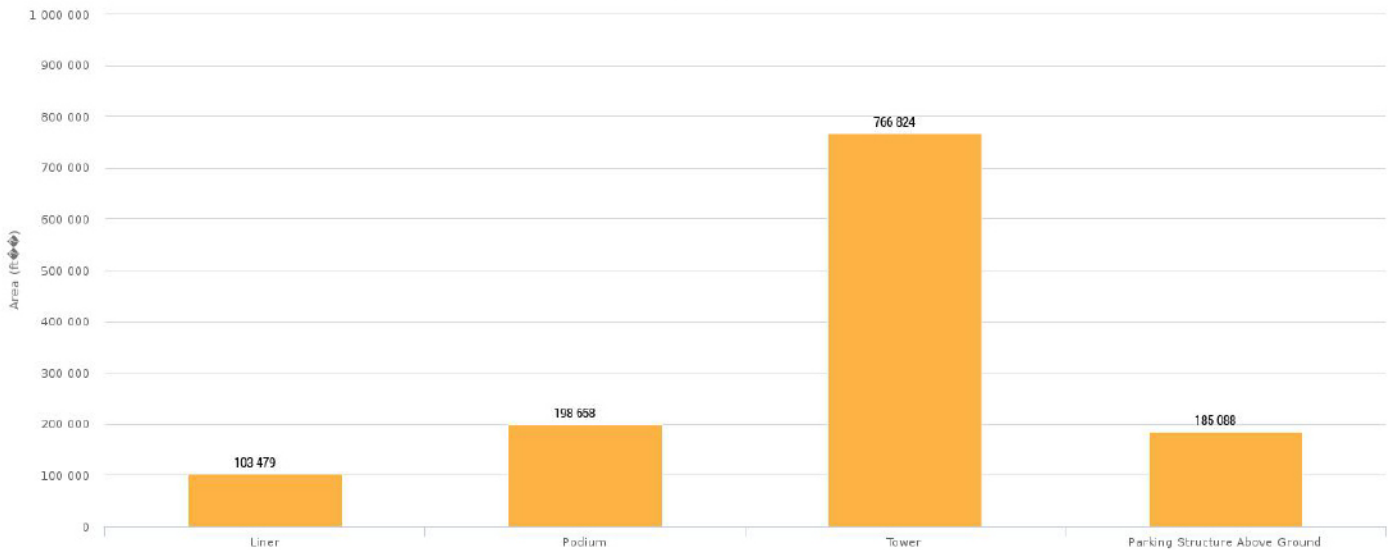
Building Efficiency



Building Uses



Building Components





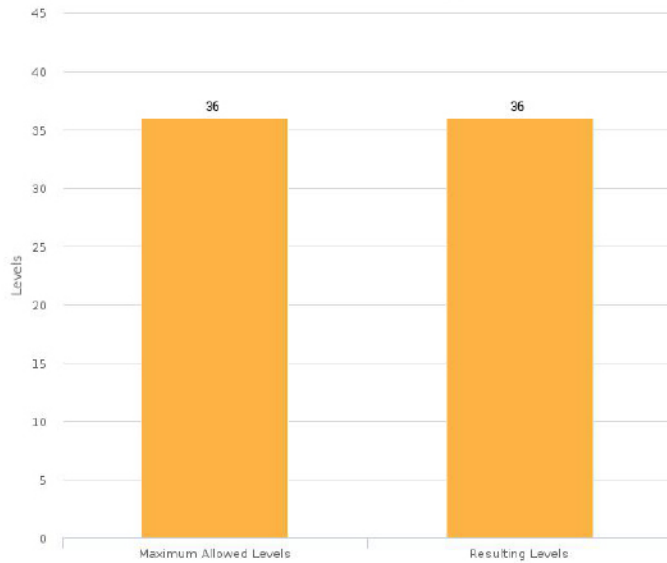
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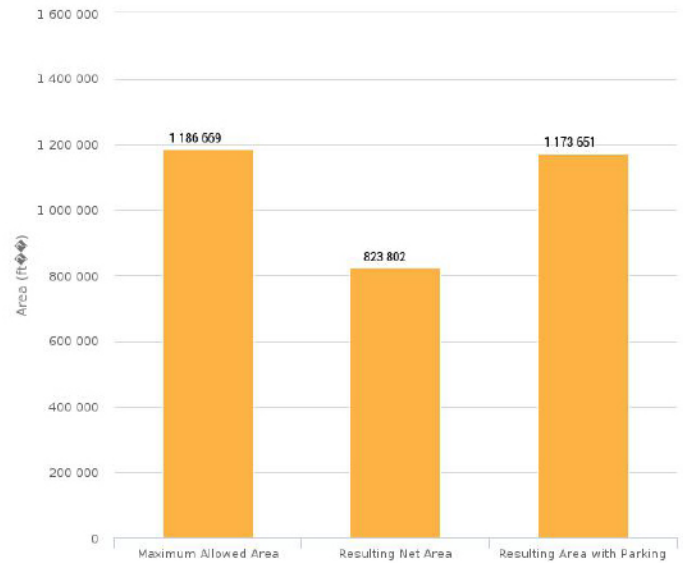
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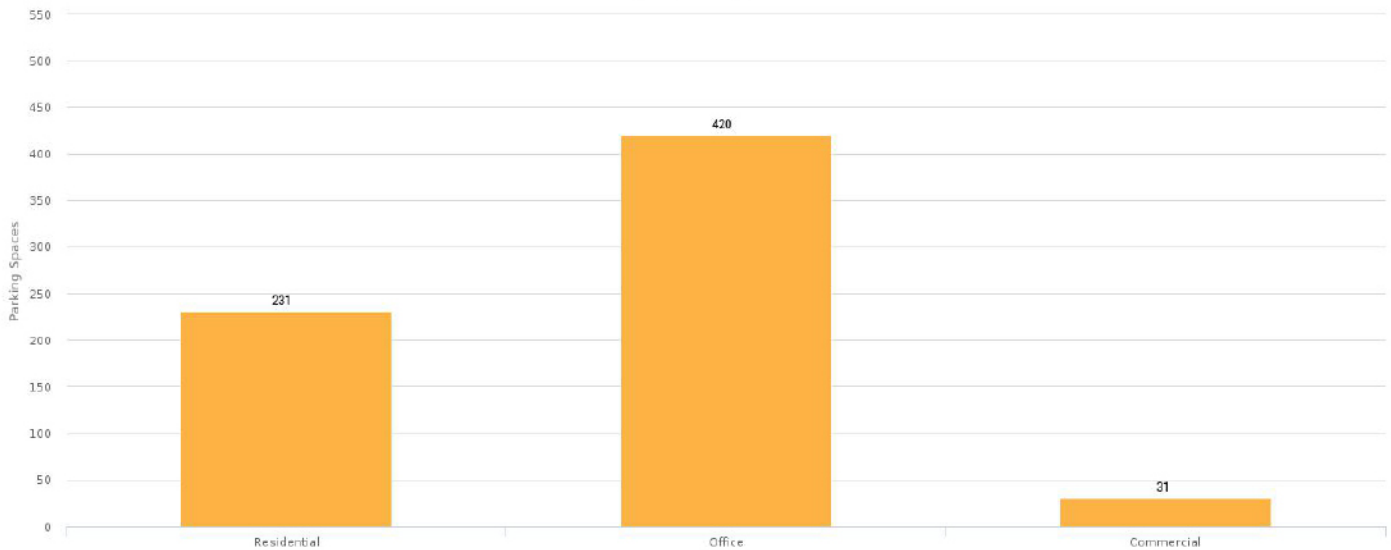
Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use





Folio Number **Multiple**
 Address **Multiple**
 City **Miami**

Lot Area **59866 sqft**
 Zoning Code **Miami (November 2015)**
 Parcel Zoning **T6-36B-0**

Gridics LLC
 169 E Flagler Street
 Miami, FL

PROPERTY INFORMATION

Lot Area (Property Records)	59,866 sqft - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Average Slope	%
Overlay	Little Havana (Density Increase) -Article 4. Diagram 9 Residential Density Increase Areas TOD/Transit Corridor -1/2 mile from TOD or 1/4 mile from Transit Corridor
Additional Information	County_Future Land Use_Business and Office -Miami Dade County Future Land Use Master Plan 2020 - 2030 Business and Office HSA Transitional Surface 549' to various -Article 3, Section 3.5.4: Provide a letter authorizing clearance from the Miami-Dade Aviation Department or the Federal Aviation Administration (FAA).
Available Waivers	Override Setbacks due to Dominant Setback -Where the property to be developed abuts an existing Building, a Waiver may be granted so that the proposed Building matches the dominant Setback of the block and its Context. 3.3.5 Principal Frontage Setback Adjustment by max 10%. -Setbacks for Principal Frontage shall be as shown in Illustration 5.3. Setbacks may otherwise be adjusted by Waiver by no more than ten percent (10%). Secondary Frontage Setback Adjustment by max. 10% -Setbacks for Secondary Frontage shall be as shown in Illustration 5.3. Setbacks may otherwise be adjusted by Waiver by no more than ten percent (10%). Side Setback Adjustment by max. 10% -Setbacks for Side Buildings shall be as shown in Illustration 5.3. Setbacks may otherwise be adjusted by Waiver by no more than ten percent (10%). Rear Setback Adjustment by max. 10% -Setbacks for Rear Buildings shall be as shown in Illustration 5.3. Setbacks may otherwise be adjusted by Waiver by no more than ten percent (10%). Override Tower Setbacks due to Non-Conformity -Primary Frontage Setbacks above the eighth floor for lots having one dimension measuring 100 feet or less may be a minimum of zero (0) feet by Waiver (Article 5, Section 5.6.1.h). Parking Reduction by TOD / Transit Corridor -Parking ratio may be reduced within 1/2 mile radius of TOD or within 1/4 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. Disable Active Frontage -Extend parking above ground level on Primary, Secondary and Water Frontages (ground and second level) 10% Lot Coverage Variation -7.1.2.5 28 Waivers up to ten percent (10%) of ANY particular standard of this Code except Density, Intensity and Height, may be granted
Available Special Permits	Waterfront Side Setback -side setbacks of 25%
Available Variances	



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Gridics LLC
169 E Flagler Street
Miami, FL

Pre-Existing NonConformity -A Variance is a relaxation of the terms of the Miami 21 Code, and is permitted only in those exceptional circumstances when such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Miami 21 Code would result in unnecessary and undue hardship on the property.

EXISTING BUILDING INFORMATION

Building Area	- sqft
Height	- ft
Levels	- Levels

BUILDING PARAMETERS

Liner Building Depth	30 ft
Minimum Tower Length or Depth	30 ft
Maximum Tower Depth	100 ft
Maximum Tower Length Residential	180 ft
Maximum Tower Length Commercial	225 ft
Efficiency	20 %
Ground Level Height	22 ft
Base Level Height	14 ft
Tower Level Height	12 ft



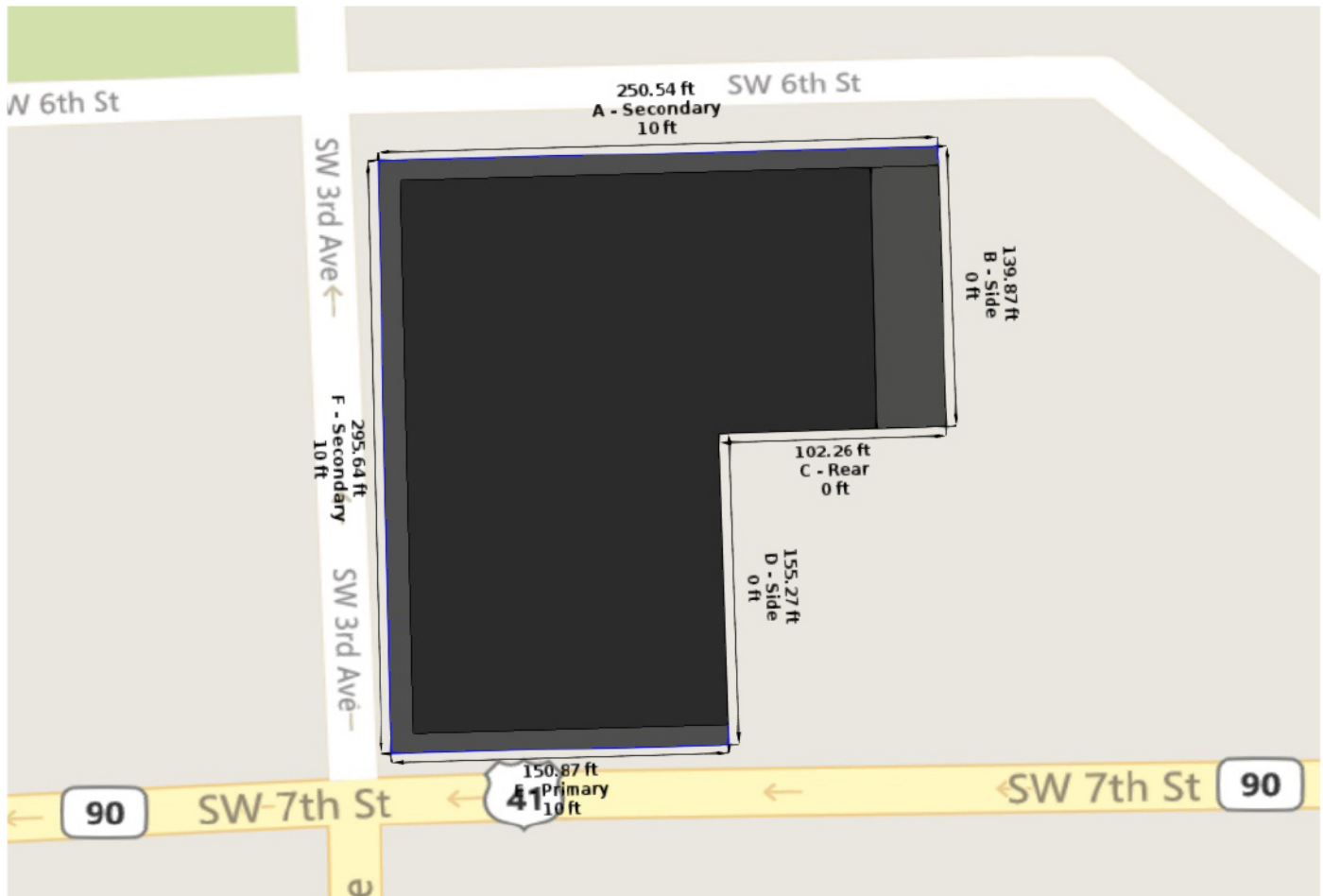
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SITE PLAN

Folio Number **Multiple**
Address **Multiple**
City **Miami**

Lot Area **59866 sqft**
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Parcel Zoning **T6-36B-O**

Gridics LLC
169 E Flagler Street
Miami, FL



Frontage A

Frontage Type: Secondary

Length: 250.54 ft

Type	Podium	Tower	-	-	-
Height	1-8 Levels	9-36 Levels	-	-	-
Setback	10 ft Min	20 ft Min	-	-	-

Frontage B

Frontage Type: Side

Length: 139.87 ft

Type	Podium	Tower	-	-	-
Height	1-8 Levels	9-36 Levels	-	-	-
Setback	0 ft Min	30 ft Min	-	-	-



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Gridics LLC
169 E Flagler Street
Miami, FL

Frontage C		Frontage Type: Rear		Length: 102.26 ft	
Type	Podium	Tower	-	-	-
Height	1-8 Levels	9-36 Levels	-	-	-
Setback	0 ft Min	30 ft Min	-	-	-
Frontage D		Frontage Type: Side		Length: 155.27 ft	
Type	Podium	Tower	-	-	-
Height	1-8 Levels	9-36 Levels	-	-	-
Setback	0 ft Min	30 ft Min	-	-	-
Frontage E		Frontage Type: Primary		Length: 150.87 ft	
Type	Podium	Tower	-	-	-
Height	1-8 Levels	9-36 Levels	-	-	-
Setback	10 ft Min	20 ft Min	-	-	-
Frontage F		Frontage Type: Secondary		Length: 295.64 ft	
Type	Podium	Tower	-	-	-
Height	1-8 Levels	9-36 Levels	-	-	-
Setback	10 ft Min	20 ft Min	-	-	-