

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

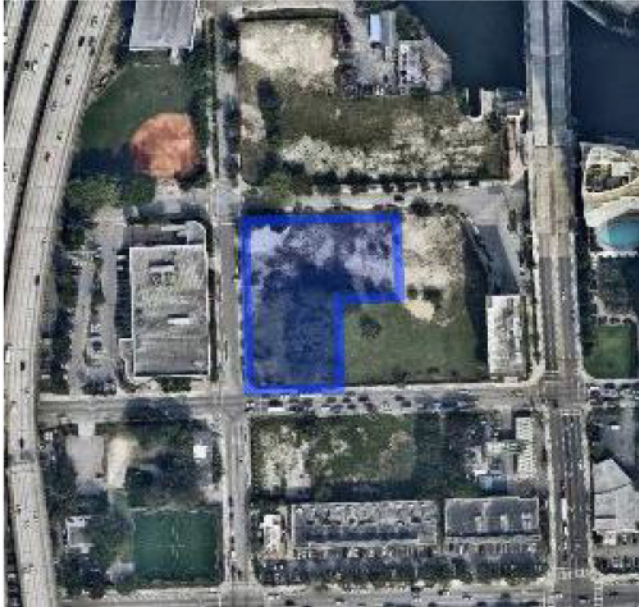


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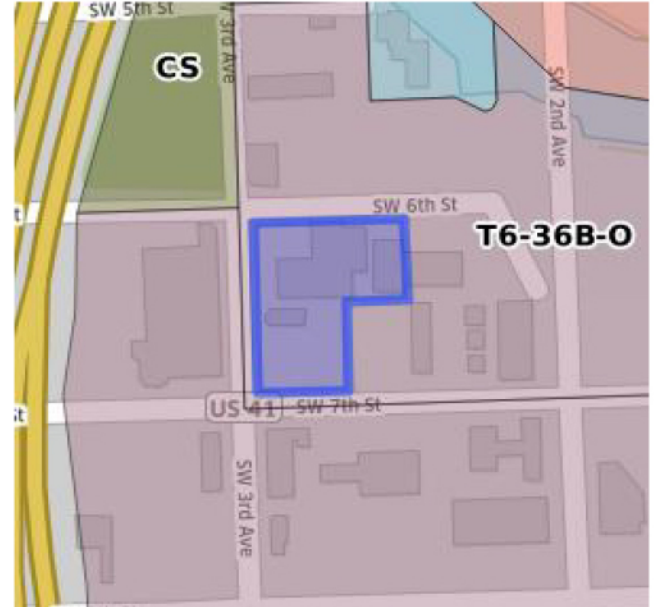
ZONING ALLOWANCES

Property Location

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

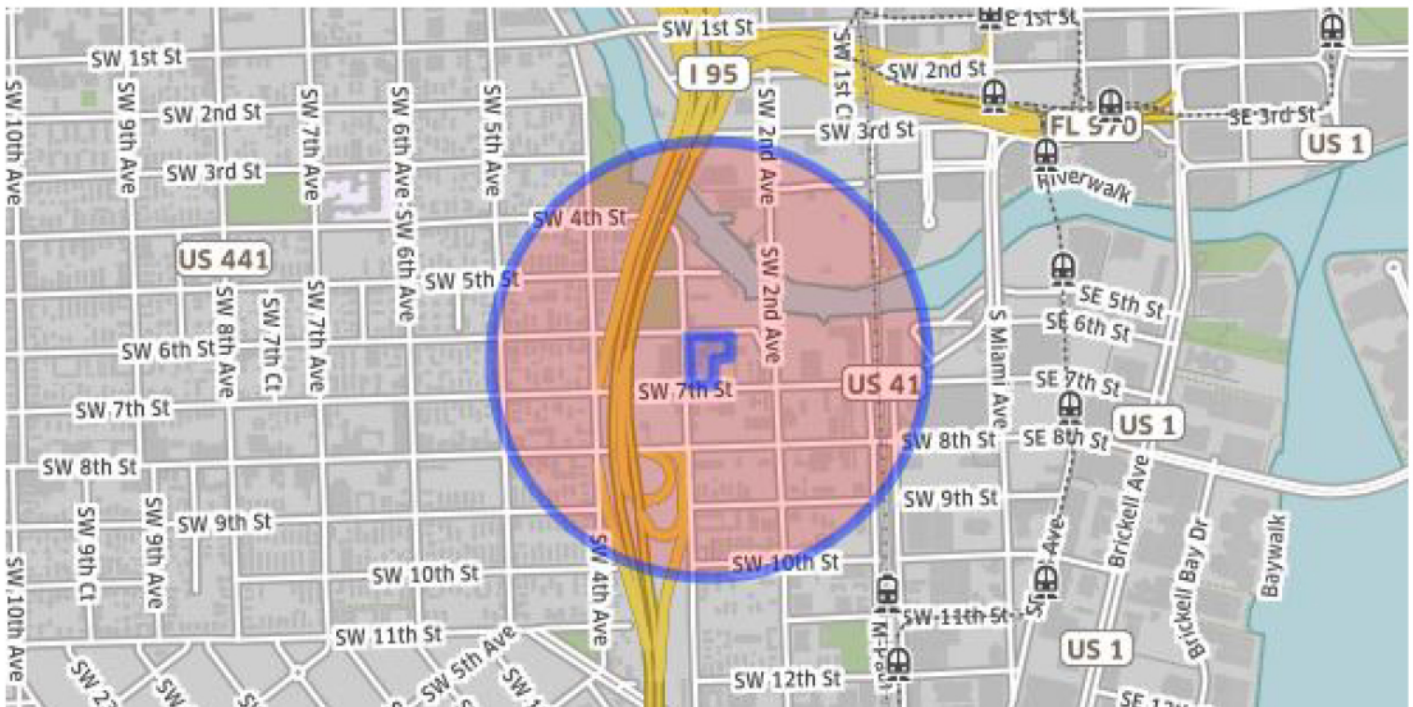


AERIAL



ZONING

T6-36B-0



MAP

■ 1/4 mile radius



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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 by Right
W by Warrant
E by Exception
N Not Allowed



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ZONING ALLOWANCES

Maximum Lot Capacity

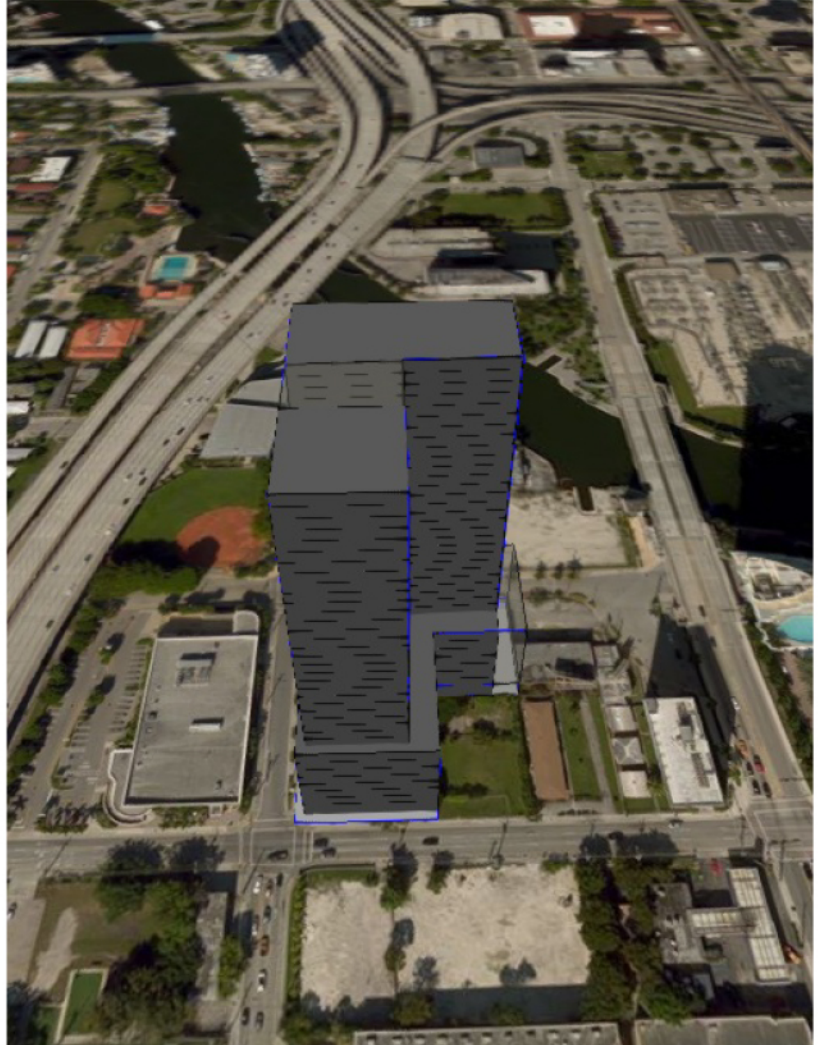
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BUILDING INTENSITY

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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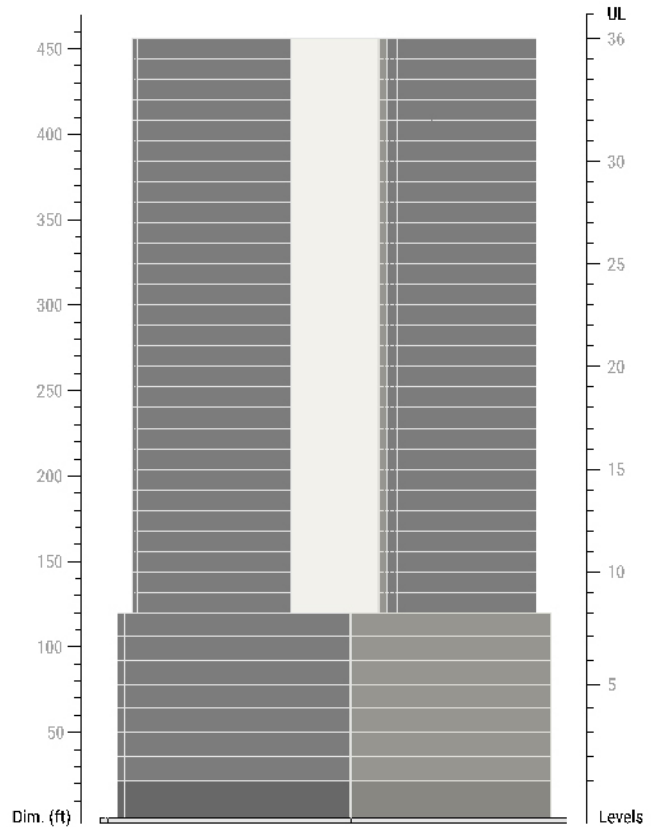
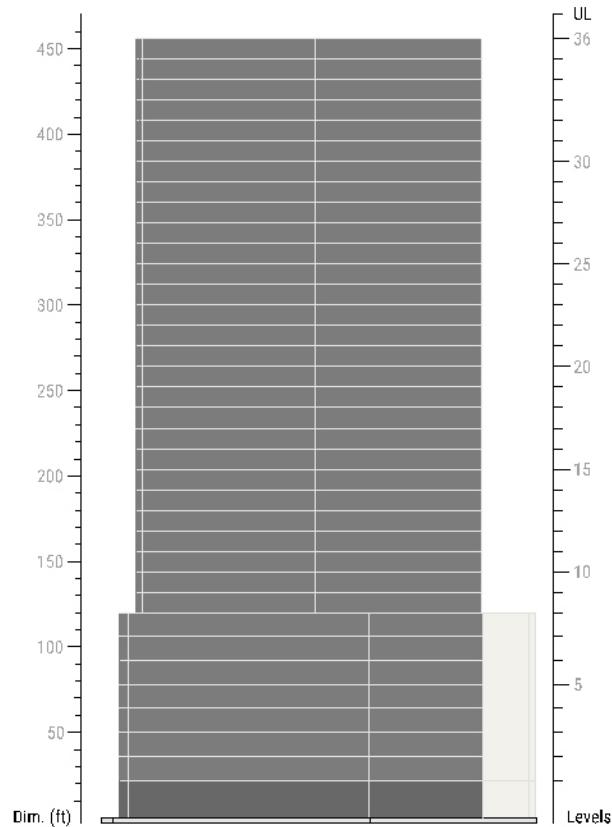
ZONING ALLOWANCES

Illustrations

Folio Number	Multiple	Lot Area	59866 sqft	Gridics LLC
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NORTH ELEVATION

EAST ELEVATION



Lot
Building Setback limit

Main Building

Lot
Building Setback limit

Main Building



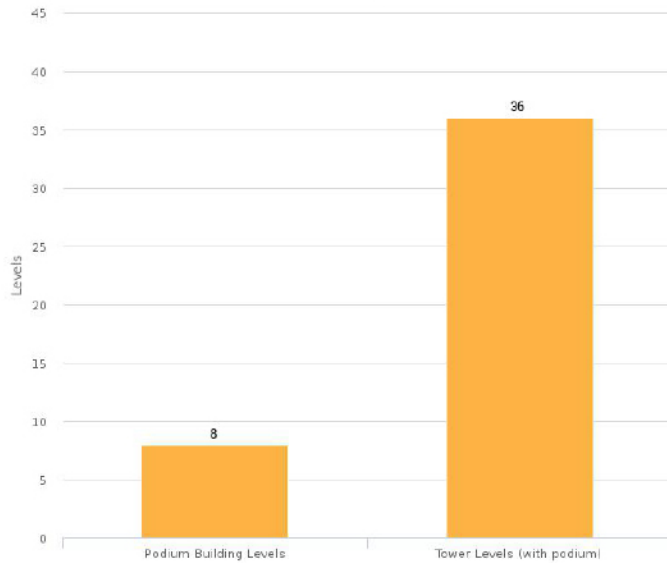
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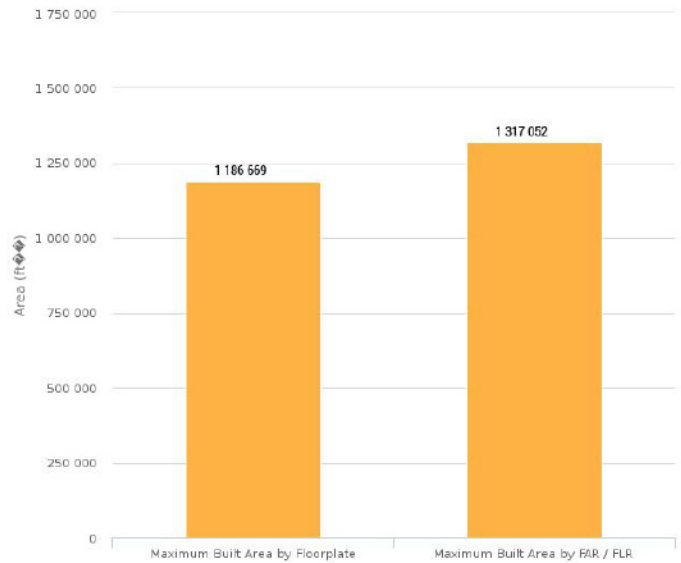
Statistics

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Allowed Building Levels



Allowed Building Area



Lot Occupation

