ZONING FEASIBILITY REPORT



Your Business Here

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

Address(es)

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



Report Date: 2019-2-12

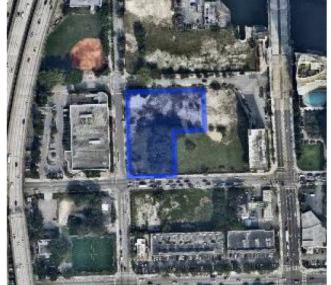
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ZONING ALLOWANCES **Property Location**

T6-36B-0



Folio Number Address City	Multiple Multiple Miami	Zoning Code Parcel Zoning	59866 sqft Miami (November 2015) T6-36B-0	Gridics LLC 169 E Flagler Street Miami, FL
	AUA		SW 5th St	





AERIAL

B 151 54 0 SW 1st St WS. SW 1st St ş SW 2nd St 195 1st MS SW 10th SW 20 MS MS ₽ MS SW 2nd St 0 SE-3rd-St FL 570 5th Ave 416 7th 6th SW 3rd St **US 1** 0 Ave Hiverwalk. Ave SW 3rd St Ave Ave Ave WS: SW 4th St 6th US 441 MS 0 SW 5th 5 SE 5th St Ave MS MS 2nd MS SE 6th St S SW 6th St 7th Miami 7th Ave Ave Ave SE 7th St. **US 41** 2 SW-7th St AVe 0 SW 7th St US 1 SE Bth St SW 8th St Brickell Ave SW 8th St SW 9th St MS MS Baywalk evickell Bay Dr SW 9th St Ave. 9th 9th Ct SW-10th St 0 SW,10th SW 10th St Ave 45 0 SW-11th 50 Ave N-P SW 11th St Sth Ave Ave **US** 1 SH SH SW Sz SW 12th St SE 12+6 n. 1/4 mile radius

ZONING

MAP



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ZONING ALLOWANCES Allowed Uses

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

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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VVIIIIIEIIVIIIE	
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

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Construction
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ZONING ALLOWANCES Maximum Lot Capacity

Gridics LLC 169 E Flagler Street Miami, FL

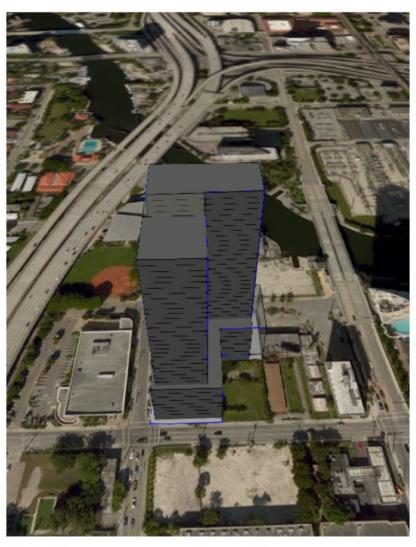
Folio Number	Multiple	Lot Area	59866 sqft
Address	Multiple	Zoning Code	Miami (November 2015)
City	Miami	Parcel Zoning	T6-36B-0

BUILDING INTENSITY

FLR	22
Maximum Built Area	1,186,669 ft ²
Lot Coverage	80 %
Maximum Building Footprint	47,891 ft²
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 ft²
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

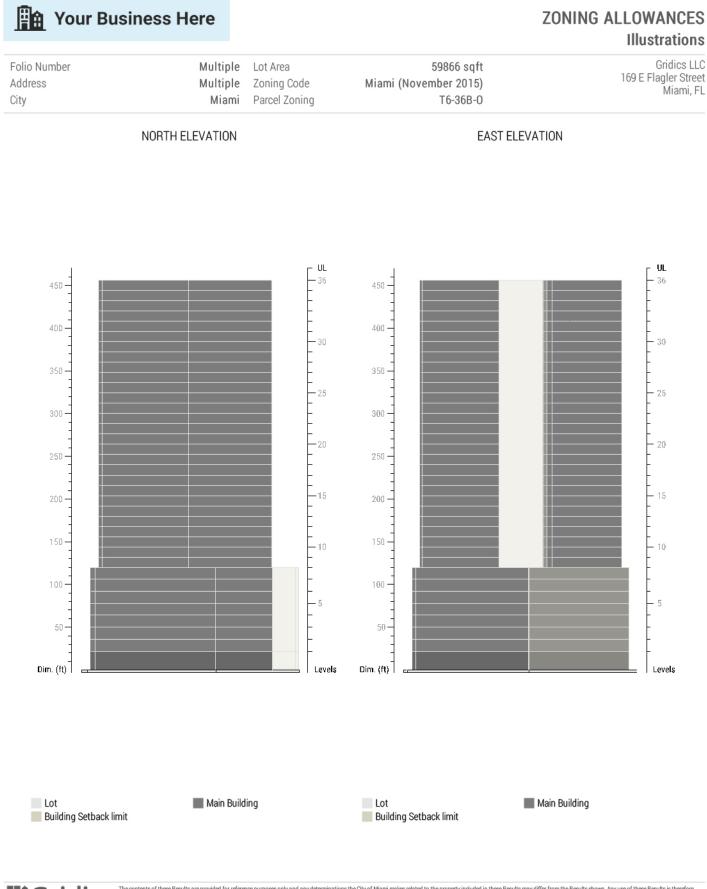
Total Building Height	36 Levels 8 Levels 2 Levels	
Principal Building Max. Level (Podium)		
Principal Building Min. Level (Podium)		
Principal Tower Allowed Height	28 Levels	
Bonus Allowed Height	36 Levels	



Main Building Lot Building Setback limit



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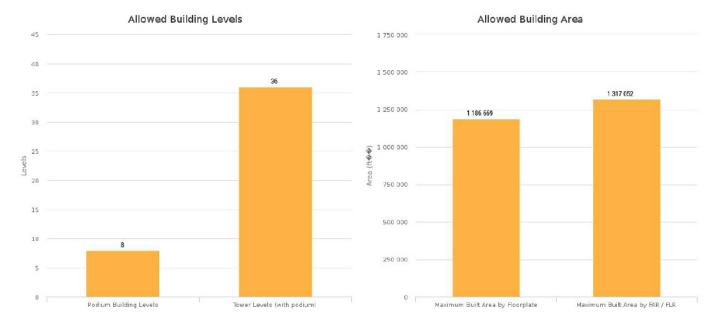
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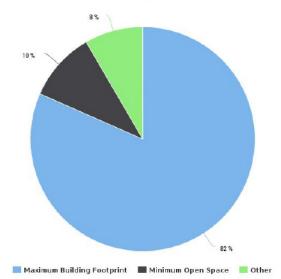
ZONING ALLOWANCES Statistics



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



Lot Occupation





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