

# ZONING FEASIBILITY REPORT



Address(es)	Folio Number(s)
S Allapattah Rd, 33170 0640, Unincorporated County, FL, 33170	3060180000640
SW 224th St, 33170 0650, Unincorporated County, FL, 33170	3060180000650
S Allapattah Rd, 33170 0633, Unincorporated County, FL, 33170	3060180000633

Report Date: 1/11/2025

Folio Number	<b>Multiple</b>	Lot Area	<b>23496 sqft</b>	Remax 360
Address	<b>Multiple</b>	Zoning Code		4217 Ponce de Leon blvd
City	<b>Unincorporated County</b>	Parcel Zoning	<b>BU-1A</b>	Coral Gables, FL

## ZONING ALLOWANCES

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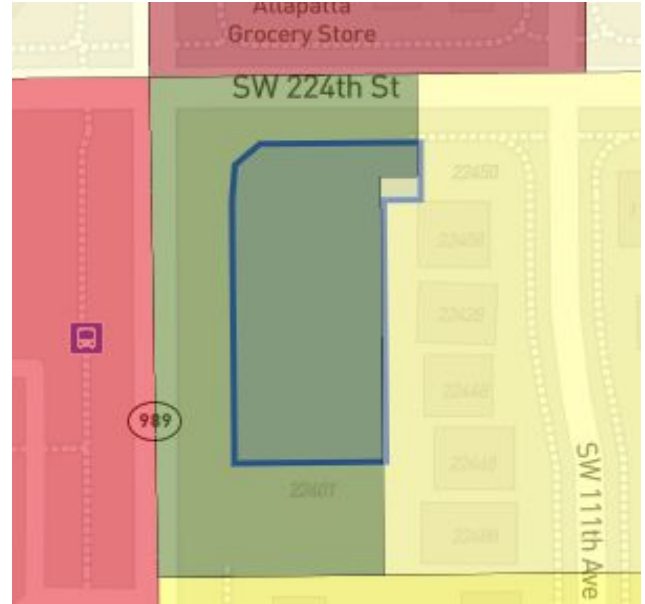
# ZONING ALLOWANCES

## Property Location

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	Miami Dade County Unincorporated, FL Zoning Regulations (September 2016)			

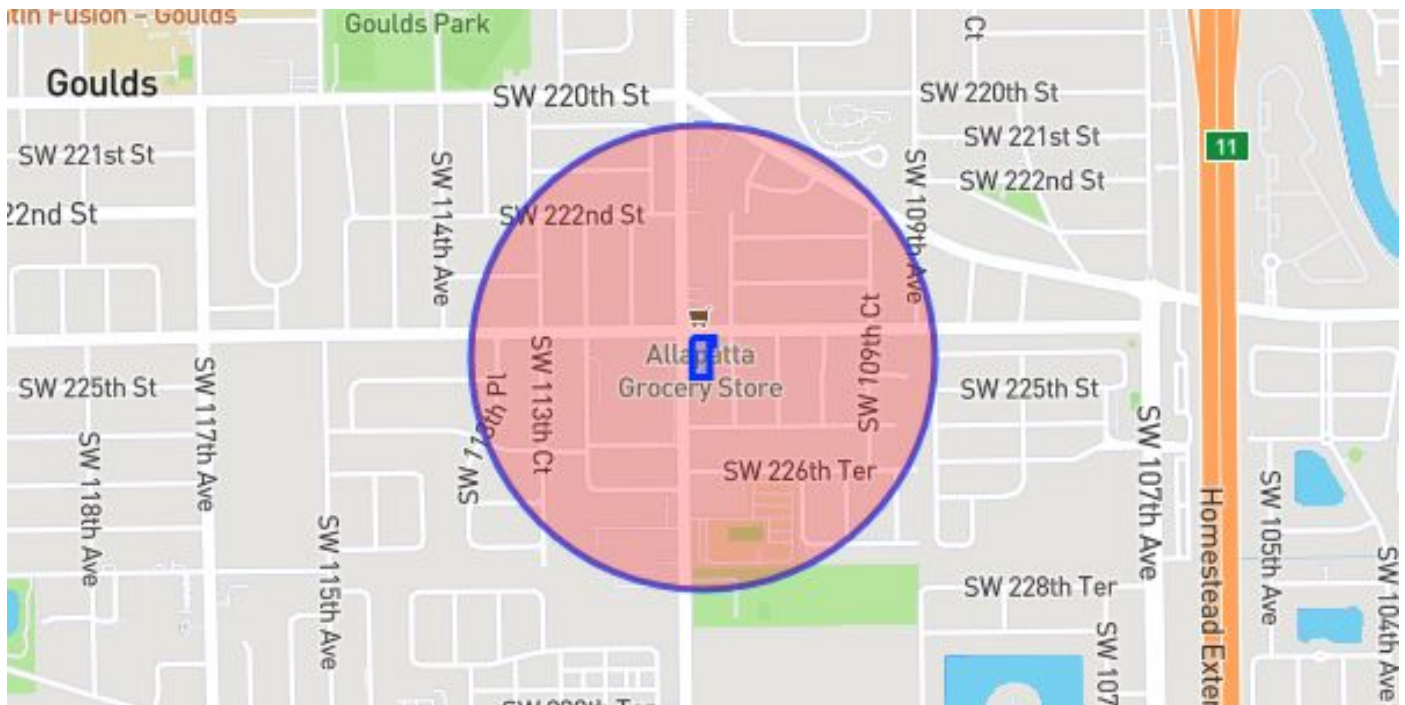


AERIAL



ZONING

BU-1A



MAP

1/4 mile radius

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<b>RESIDENTIAL</b>		<b>COMMERCIAL (CONT.)</b>		<b>COMMERCIAL (CONT.)</b>	
Group Residential home	C	Boats carrying passengers on excursion, sightseeing, pleasure or fishing	P	Food and drink stores with outside walk-up window service, no outside stools, tables or chairs	P
Workforce housing	C	Bowling alleys	C	Furniture stores, new, retail only	P
<b>OFFICE</b>		Brew Pubs (restaurant only)	C	Grocery stores	P
Banks with drive-thru facilities	P	Brew Pubs (restaurant, pub or bar with brewery, distillery or winery)	C	Grocery stores, fruit stores, health food stores, delicatessen, meat/fish markets <4000sf	P
Banks without drive-thru facilities	P	Computer, video, video game and DVD stores, related, sales and rental	P	Handcrafted products shop	P
Office building	P	Confectionery, ice cream store and dairy store	P	Hardware stores	P
<b>COMMERCIAL</b>		Conservatories and music and dance schools	C	Health and exercise clubs incl. bath/massage parlor	P
Antique shop (and second hand)	P	Dancing halls / academies in air conditioned building, no intoxicating beverages	C	Home improvement center	C
Apparel store, new and used	P	Dog and pet hospitals in air conditioned buildings	P	Information booth, gate house, security station	P
Art goods stores, artist studios, photography studios, shops and galleries	P	Donated goods centers	C	Interior design shops, office and display only	P
Attended, nonmotorized donation collection vehicle	P	Drug stores	P	Jewelry loan centers	P
Bait and tackle shops	P	Dry cleaning establishments <4000sf	P	Jewelry stores including incidental sales of used jewelry	P
Bakery - retail with baking on premises	P	Electrical appliance and fixtures stores with repair	P	Junior department stores	P
Barber shop	P	Employment agencies	P	Leather goods and luggage shops	P
Beauty parlor	P	Florist shops	P	Mail order offices without storage or products sold	P
Bicycle sales, rental and repair	P				
Billiard room and pool rooms	P				

**P** Permitted by Right    
**C** Conditional    
**SE** by Special Exception    
**N** Not Allowed

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COMMERCIAL (CONT.)		COMMERCIAL (CONT.)		INDUSTRIAL	
Medical allied training facility	P	Telephone answering service/Telephone exchange	P	Automobile and light truck sales agency or rental	C
Medical observation dormitory	C	Theaters for live stage production and motion pictures	P	Automobile gas stations with mini mart	C
Mortuaries or funeral homes	P	Tobacco shops	P	Automobile new parts and equipment sales only	C
Newsstand	P	Variety stores	P	Automobile storage within a building	P
Optical stores	P			Automobile tires, batteries and accessories	P
Paint and wallpaper stores	P	<b>CIVIC</b>		Automobile washing	P
Pet shops, pet care centers and dog beauty parlors	P	Open-air theaters	P	Dispensing facilities for Low-THC or medical cannabis	P
Pottery shops	P	Public museum	P	Lawnmowers, retail, sales and service	P
Printing shops	P	Religious facilities	C	Motorcycle sales and repairs	P
Pubs and bars	C			Propagating and growing plants for sale. Fertilizer, manure, compost and soil	C
Restaurant with outdoor dining	C	<b>CIVIC SUPPORT</b>			
Restaurants and coffee houses	P	Adult day care center	P		
Restaurants with accessory children's outdoor playground	C	Amusement center	P		
Restaurants with accessory cocktail lounge-bar	P	Auditorium	P		
Self-service mini-warehouse storage facility	C	Convention halls	P		
Shoe stores and shoe repair shops	P	Natatoriums	P		
Skating rinks	C	Post office stations and branches with service to the public	P		
Sporting goods stores	P	Post offices, self service post offices, stations and branches, mail processing centers	P		
Supermarkets	P	Private club, lodge, fraternity or sorority	P		
Tailor shops	P				
Tailor shops <4000 sf	P	<b>EDUCATIONAL</b>			
Telegraph stations	P	Schools (K-12)	C		

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# ZONING ALLOWANCES

## Maximum Lot Capacity

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### BUILDING INTENSITY

FAR	0.73
Maximum Built Area	17,152 ft <sup>2</sup>
Building Coverage	40 %
Maximum Building Footprint	9,397 ft <sup>2</sup>
Dwelling Units Allowed	16 units
Maximum Commercial Area	17,152 ft <sup>2</sup>
Maximum Office Area	17,152 ft <sup>2</sup>
Minimum Open Space	18 %

### HEIGHT LIMITATIONS (LEVELS)

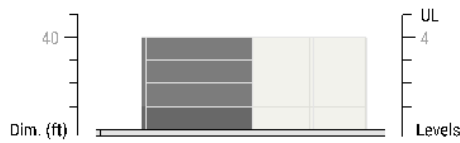
Total Building Height	4 Levels
Principal Building Max. Level (Podium)	4 Levels



Main Building  
 Lot  
 Building Setback limit

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**NORTH ELEVATION**



Lot
  Main Building
  Building Setback limit

**EAST ELEVATION**



Lot
  Main Building
  Building Setback limit

## DETAILED INFORMATION

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### PROPERTY INFORMATION

Lot Area (Property Records)	<b>22,738 sqft</b> - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Average Slope	<b>0 %</b>
Overlay	
Additional Information	
Available Waivers	<b>Non-Conformity</b>

### EXISTING BUILDING INFORMATION

Building Area	<b>- sqft</b>
Height	<b>- ft</b>
Levels	<b>- Levels</b>

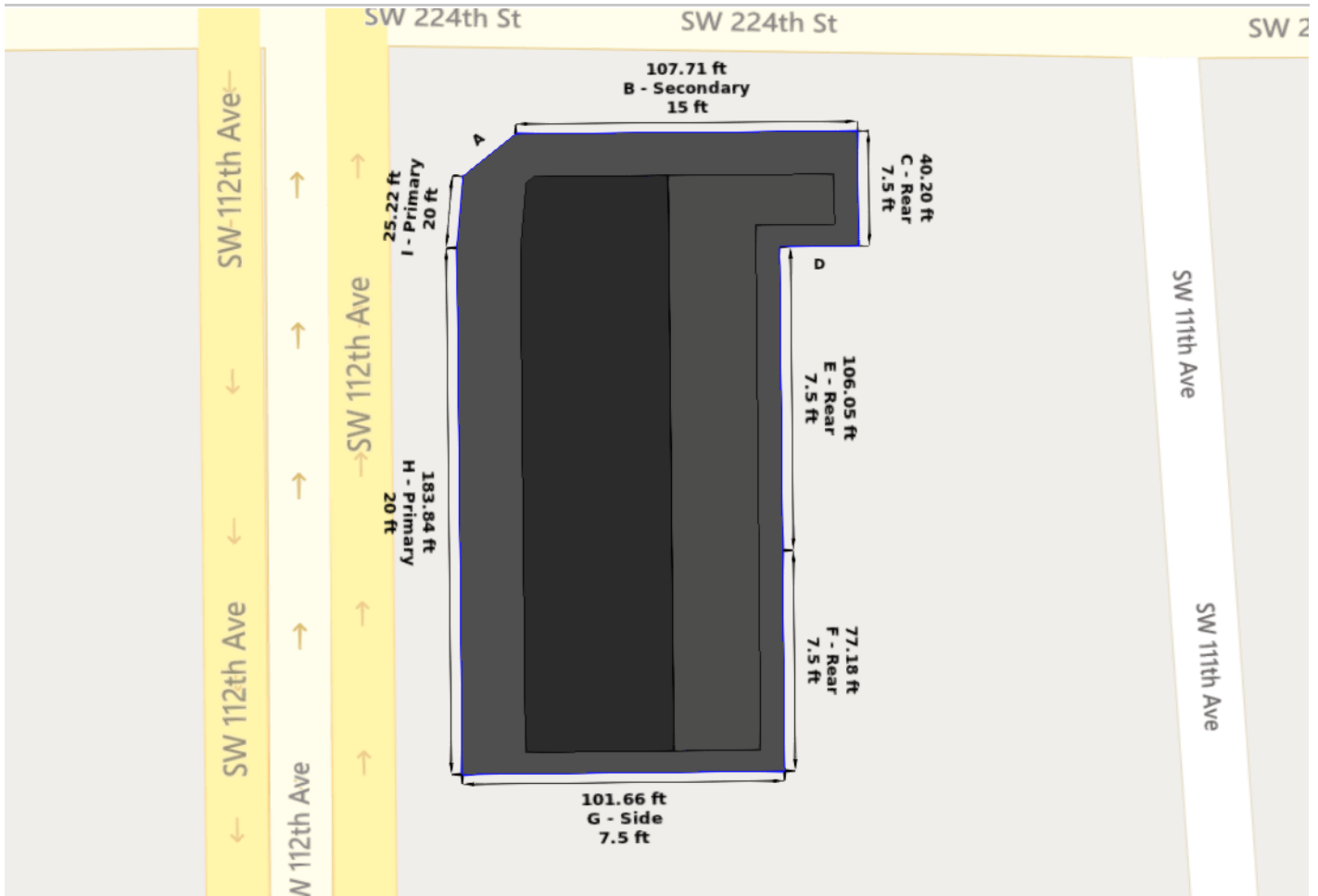


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# SITE PLAN

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<b>Frontage A</b>	Frontage Type: Secondary	Length: 22.32 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	15 ft Min	-
<hr/>		
<b>Frontage B</b>	Frontage Type: Secondary	Length: 107.71 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	15 ft Min	-

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<b>Frontage C</b>	Frontage Type: Rear	Length: 40.2 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	7.5 ft Min	-
<b>Frontage D</b>	Frontage Type: Side	Length: 24.83 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	7.5 ft Min	-
<b>Frontage E</b>	Frontage Type: Rear	Length: 106.05 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	7.5 ft Min	-
<b>Frontage F</b>	Frontage Type: Rear	Length: 77.18 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	7.5 ft Min	-
<b>Frontage G</b>	Frontage Type: Side	Length: 101.66 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	7.5 ft Min	-
<b>Frontage H</b>	Frontage Type: Primary	Length: 183.84 ft
Type	Podium	-
Height	1-4 Levels	-
Setback	20 ft Min	-



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<b>Frontage I</b>	Frontage Type: Primary	Length: 25.22 ft
Type	Podium	- - - -
Height	1-4 Levels	- - - -
Setback	20 ft Min	- - - -