

ZONING FEASIBILITY REPORT



Address(es)
1320 S FEDERAL HWY, BOYNTON BEACH, FL, 33435

Folio Number(s)
08434527050000021

Report Date: 12/7/2023



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Address 1320 S FEDERAL HWY	Zoning Code Boynton Beach, FL	169 E. Flagler St.
City BOYNTON BEACH	Parcel Zoning MU-1	Miami, FL

ZONING ALLOWANCES

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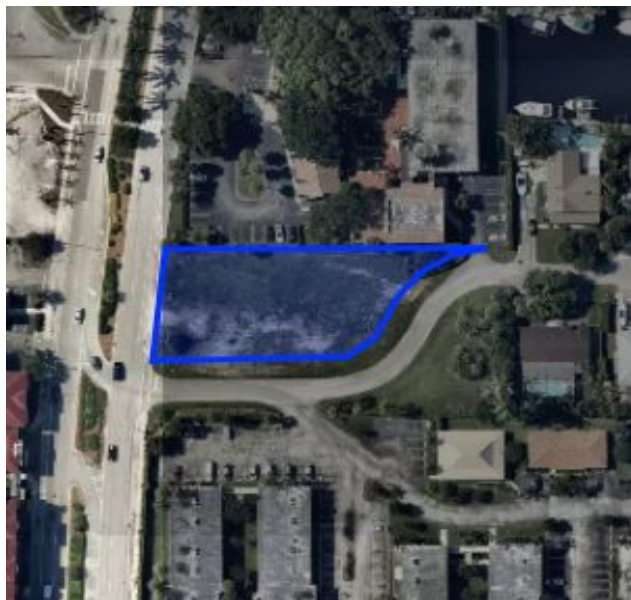
ZONING ALLOWANCES

Property Location

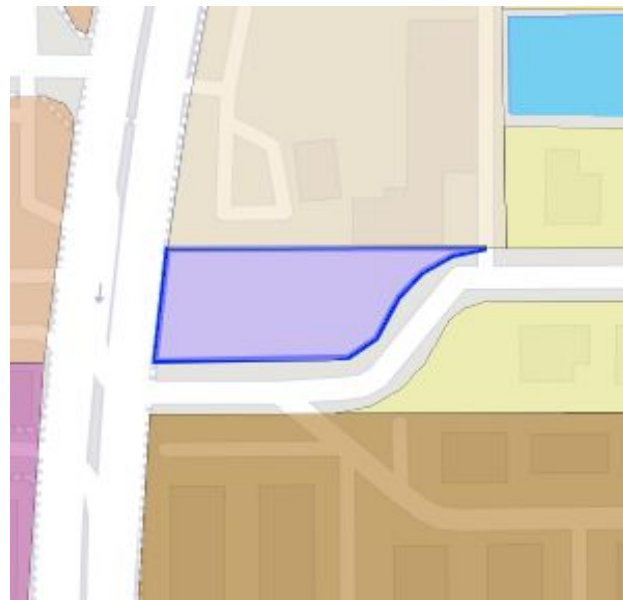
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AERIAL



ZONING

MU-1



■ 1/4 mile radius



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Allowed Uses

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RESIDENTIAL

Live-Work Units	P
Home Based Business	P
Group Home Type 3 (comprehensive service)	C
Dwelling Units in Mixed Use Buildings	P
Dwelling, Multi-family (including Townhomes)	P
Dwelling, Two-family (duplex)	P

LODGING

Hotel & Motel	C
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OFFICE

Temporary Employment Agency	P
Real Estate Business	P
Medical or Dental Office (Out-patient)	P
Medical or Dental	P
Imaging/Testing/ Support Services	P
Investigative Service	P
Diet/Nutrition Center	P
Counseling	P
Copying, Printing, and Sign Design	P
Call Center	P
Business or Professional Office	P

OFFICE (CONT.)

Bank and Financial Office	P
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COMMERCIAL

Videos, Games & DVD Rental	P
Tuxedo, Formal Wear, Costume Rental	P
Travel Agency	P
Repair, Rental, & Maint of Home/Garden Tools	P
Repair/ Maintenance, Personal and Household Goods	P
Postal/Mail Center	P
Photography Studio	P
Pet Care (Veterinary Services)	P
Pet Care (Grooming)	P
Pet Care (Boarding and Daycare)	C
Personal Care (Beauty, Hair, Nails)	P
Mobile Vending Unit (MVU)	P
Interior Decorator Studio	P
Funeral Home	C
Dry Cleaner	P
Day & Trade Labor Pool (Temporary Help)	P
Coin- operated Laundry	P
Tile and Carpet	P
Specialty Food Store	P

COMMERCIAL (CONT.)

Restaurant, Take-out	P
Restaurant	P
Pharmacy & Drug Store	P
Pet Store & Supplies	P
Office Supplies & Stationery	P
Novelty, Gift, Souvenir, & Miscellaneous	P
Merchandise, Used (Antique Shop)	P
Marine Accessories	P
Jewelry, Luggage, & Leather Goods	P
Health & Personal Care (Eyeglass, Medical Supplies, Hearing- Aids)	P
Hardware Store	P
Grocery Store	C
Furniture & Home furnishing	P
Florist	P
Electronics & Appliance Store	P
Cosmetics, Beauty supply, & Perfume	P
Convenience Store	P
Clothing & Accessories	P
Cleaning Supply Store (Swimming Pool, Janitorial)	P
Beer, Wine, & Liquor Store	P
Automotive Parts Store	P

NP Not Permitted P Permitted C Conditional A Accessory



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 169 E. Flagler St.
 Miami, FL

COMMERCIAL (CONT.)

Art, Book, Craft, Hobby, Music,	P
Sporting Goods, & Toys	
Sightseeing & Scenic Tours	P
Brewpub	P
Micro-brewery	C
Micro-distillery	C
Micro-winery	C

CIVIC

Cemetery	A
Church	P
Civic & Fraternal Club/ Organization	C
Government, Municipal Office/ Emergency/ Civic Facilities	P
Government, Non-Municipal Office Facilities	P

CIVIC SUPPORT

Artist Studio	P
Entertainment, Indoor	P
Gym, Fitness & Health Club	P
Indoor Athletic Instruction/ Training	P
Marina, (including Yacht Club)	P
Rentals, Recreational (bicycles, canoes, personal watercraft)	P

CIVIC SUPPORT (CONT.)

Theater	P
Community Garden	P

EDUCATIONAL

College, Seminary, University	P
Day Care	P
School, Professional & Technical	P
Tutoring and Testing Centers	P

INDUSTRIAL

Storage, Self-Service	C
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NP P C A
 Not Permitted Permitted Conditional Accessory



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ZONING ALLOWANCES

Maximum Lot Capacity

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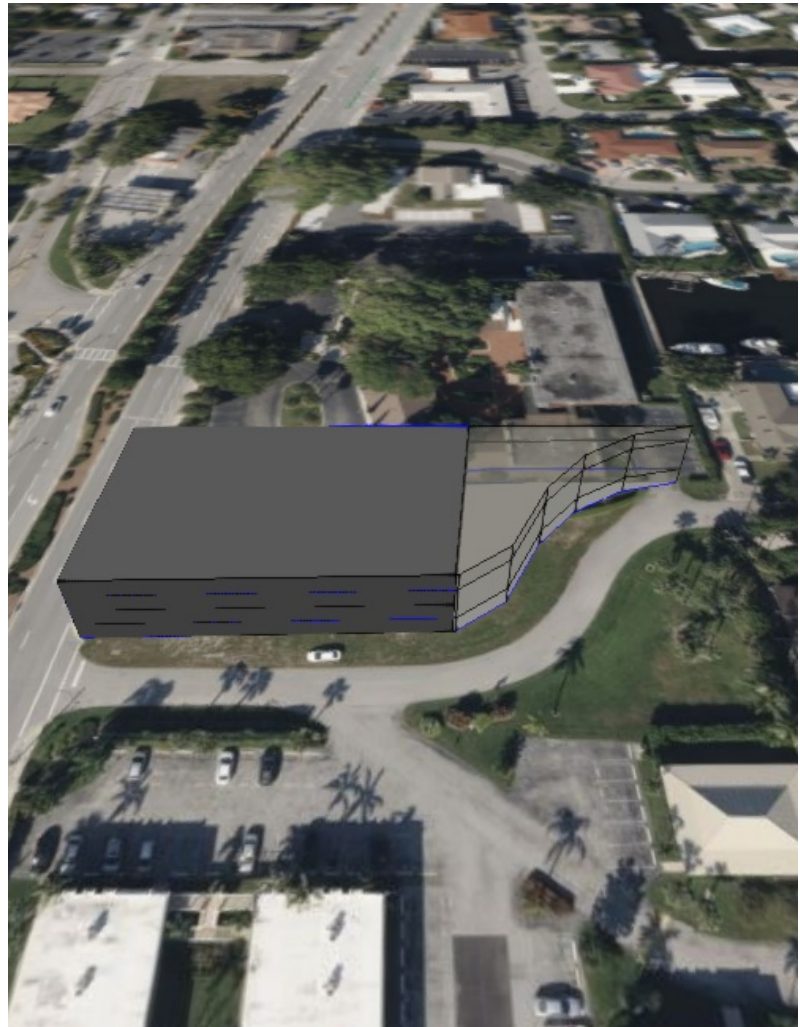
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BUILDING INTENSITY

FAR	2.5
Maximum Built Area	56,670 ft ²
Building Coverage	N/A
Maximum Building Footprint	17,999 ft ²
Dwelling Units per Acre	20 du/acre
Dwelling Units Allowed	10 units
Maximum Commercial Area	17,001 ft ²
Maximum Office Area	17,001 ft ²
Minimum Open Space	N/A

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	4 Levels
Principal Building Max. Level (Podium)	4 Levels
Principal Building Min. Level (Podium)	3 Levels



■ Massing



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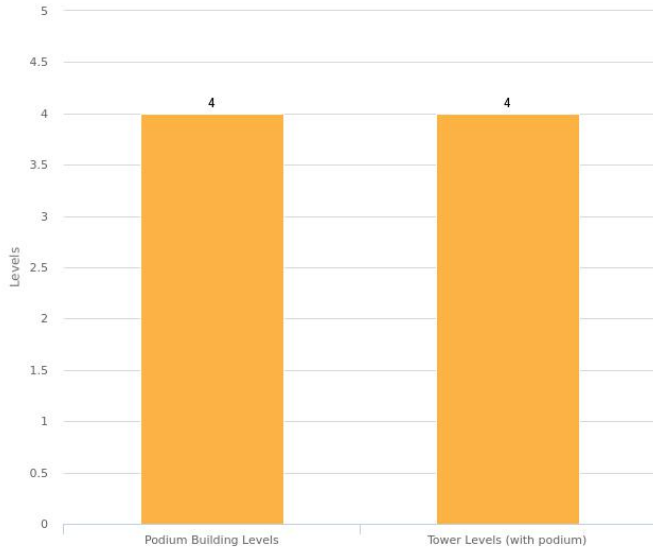


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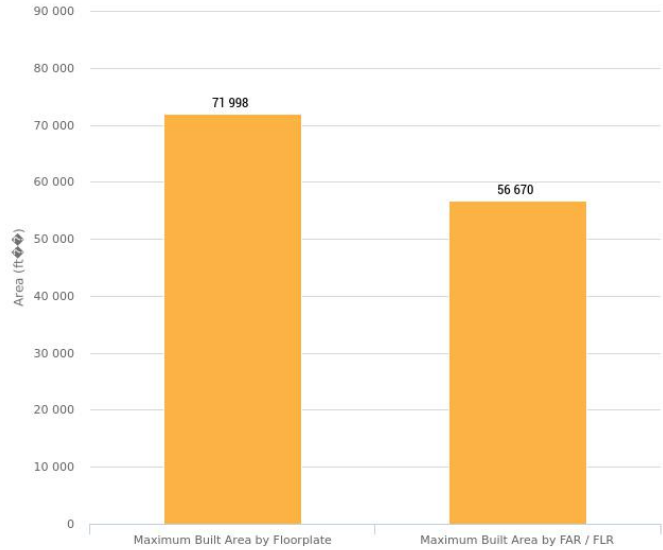
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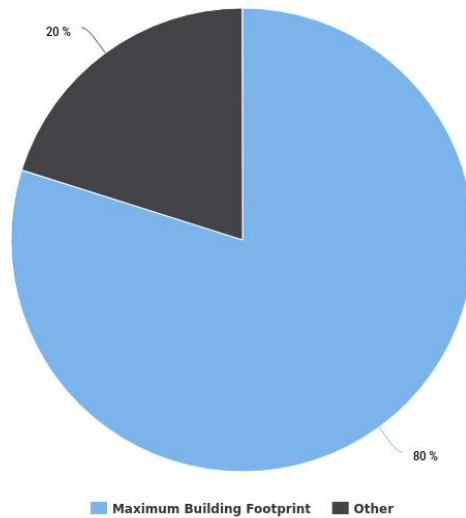
Allowed Building Levels



Allowed Building Area



Lot Occupation





CAPACITY ANALYSIS

Maximum Capacity

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TOTAL BUILDING AREA	25,400 ft²
Total Building Height	4 Levels
Maximum Building Footprint	17,999 ft ²
Maximum Tower Footprint	20,000 ft ²
Common Space Area	5,080 ft ²
Building Coverage	N/A
FAR	2.5
OFFICE AREA NET	13,200 ft²
Office Height (Levels)	2 Levels
COMMERCIAL AREA NET	12,200 ft²
Commercial Height (Levels)	1 Levels
PARKING AREA	35,998 ft²
Total Parking Required	127 Spaces
Total Shared Parking Required	127 Spaces
Parking Structure Height	2 Levels
Total Provided Parking Capacity	127 Spaces
On-Street Parking Capacity	16 Spaces
Parking Structure Capacity	96 Spaces
Parking Structure Area	35,998 ft ²
Surface Parking Capacity	15 Spaces



■ Commercial ■ Office
■ Parking ■ Lot



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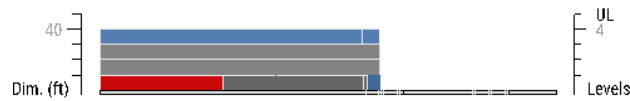
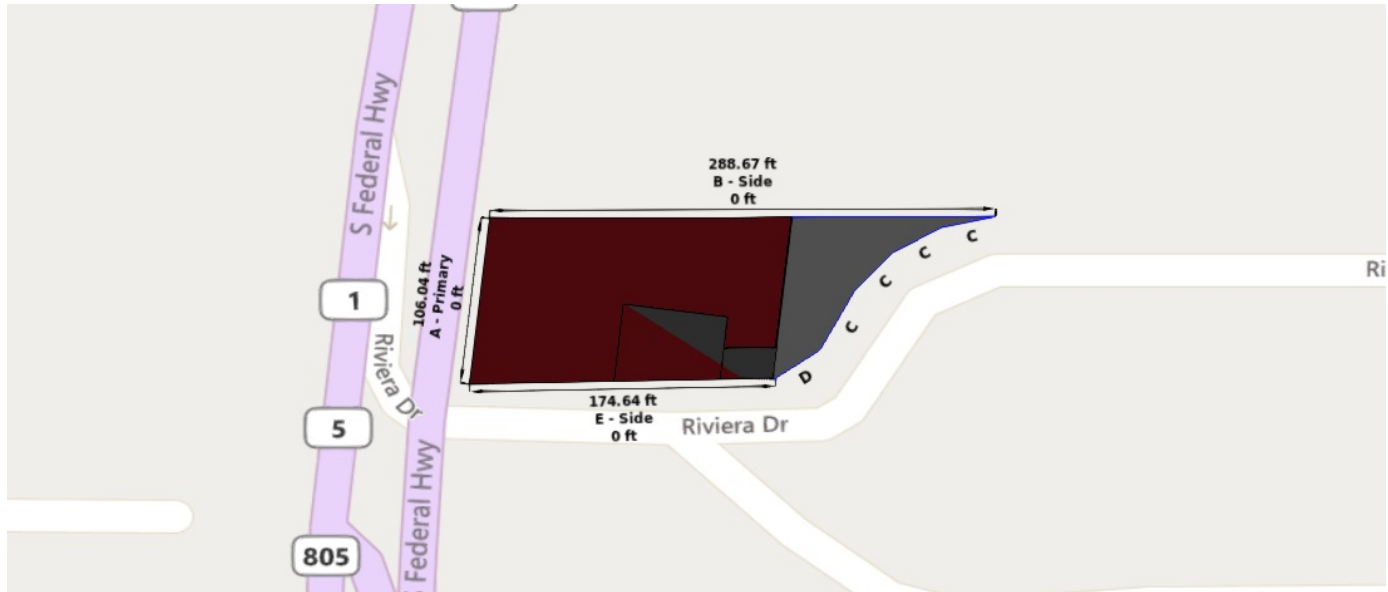


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SITE PLAN (GROUND LEVEL)



NORTH ELEVATION

■ Commercial
 ■ Office
 ■ Parking
 ■ Lot

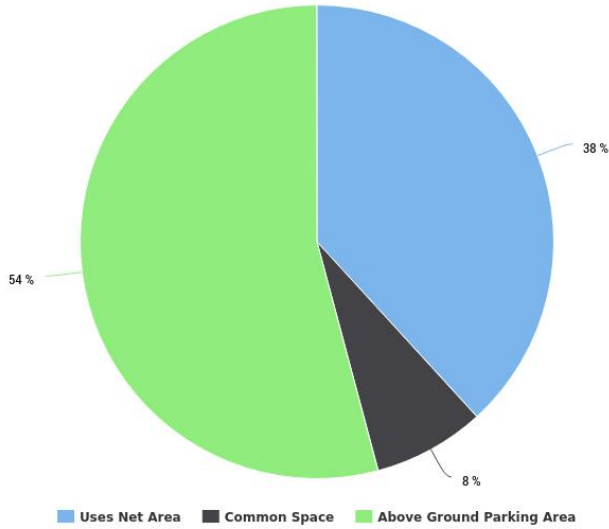


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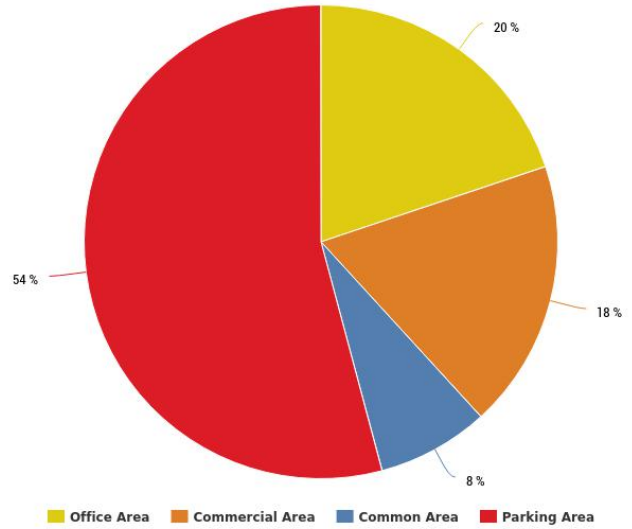
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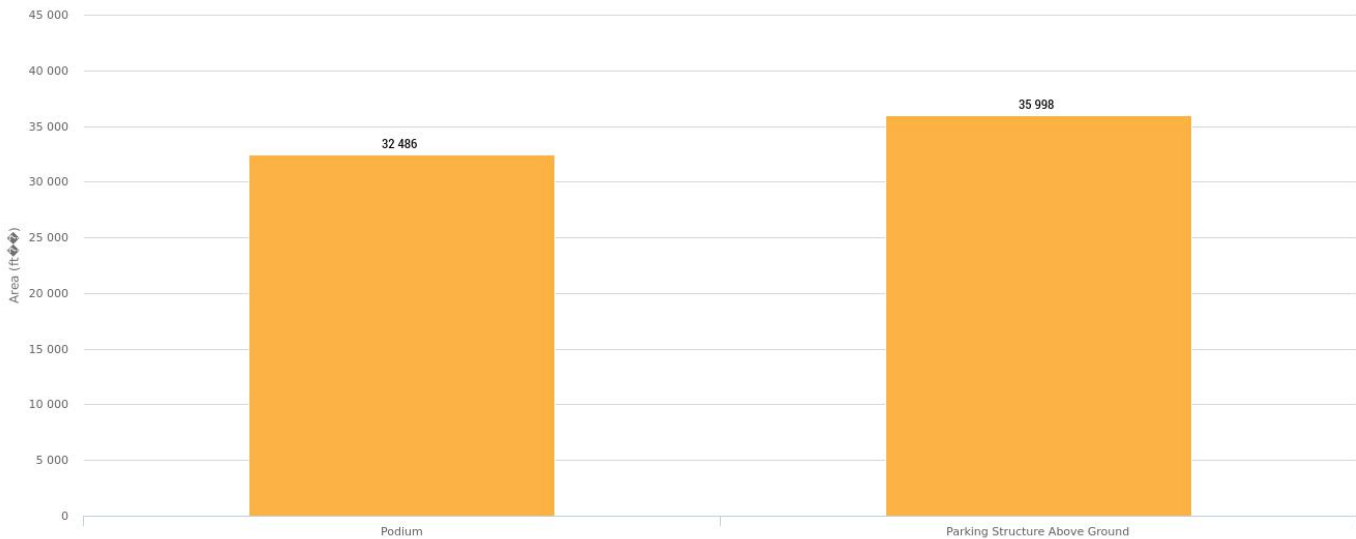
Building Efficiency



Building Uses



Building Components



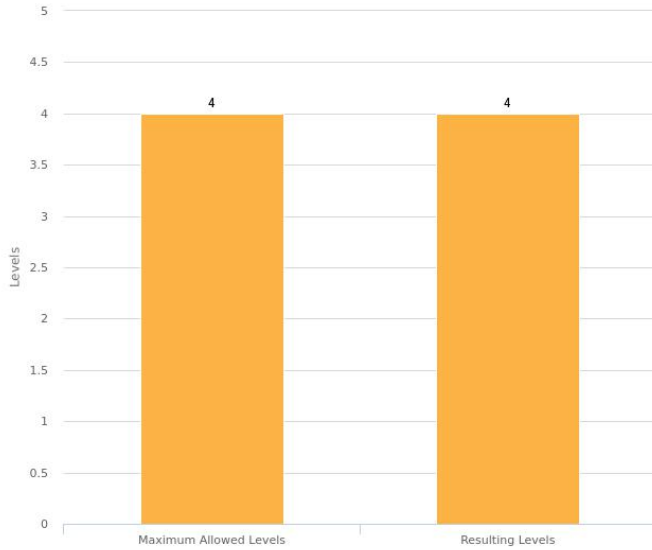


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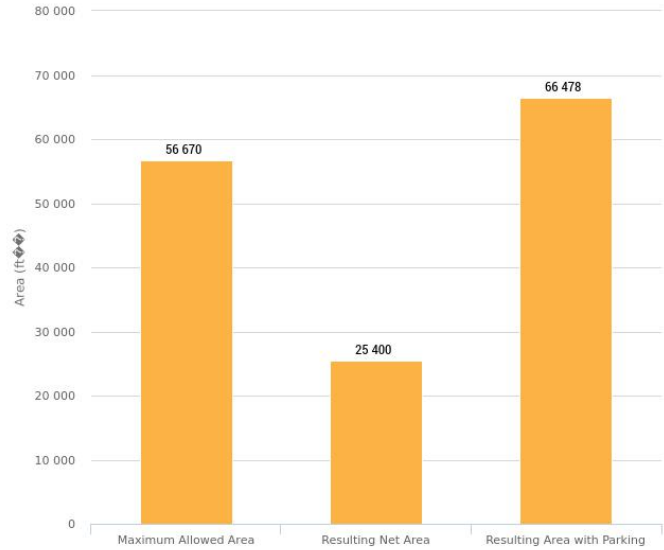
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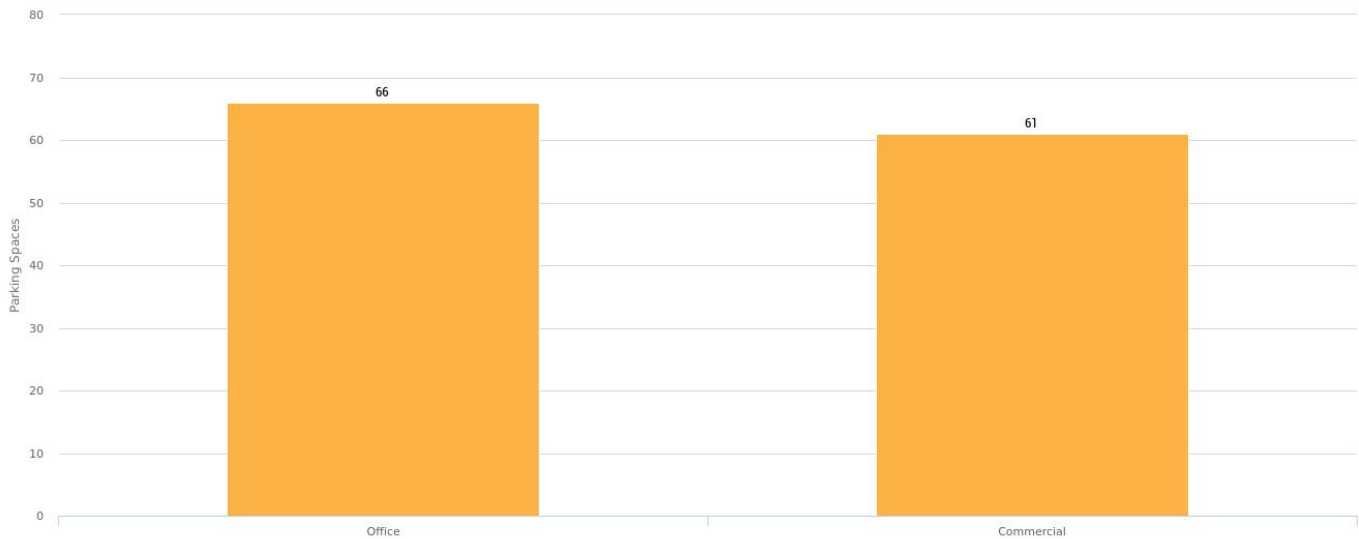
Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use





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PROPERTY INFORMATION

Lot Area (Property Records)	22,668 sqft - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Average Slope	0 %
Overlay	
Additional Information	<p>CRA Recommended FLU (MUM) -<p>Mixed Use Medium (MUM) 50 D.U./Acre</p></p> <p>Fences, Decks, Porches, Pools, Sheds, etc. -<p>The intent of the supplemental regulations provides common regulations for circumstances encountered throughout the city.</p></p> <p>Mobility Fee Assessment Area</p> <p>Open Space and Plaza Requirements</p> <p>Pedestrian Zone (PZ) -<p>Setback Alert: This property is within the Pedestrian Zone which comprises three sections from street to building: street tree area; sidewalk area; and active area.&nbsp;</p></p>

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	80 ft
Maximum Tower Length Residential	180 ft
Maximum Tower Length Commercial	250 ft
Efficiency	20 %
Ground Level Height	10 ft
Base Level Height	10 ft
Tower Level Height	10 ft



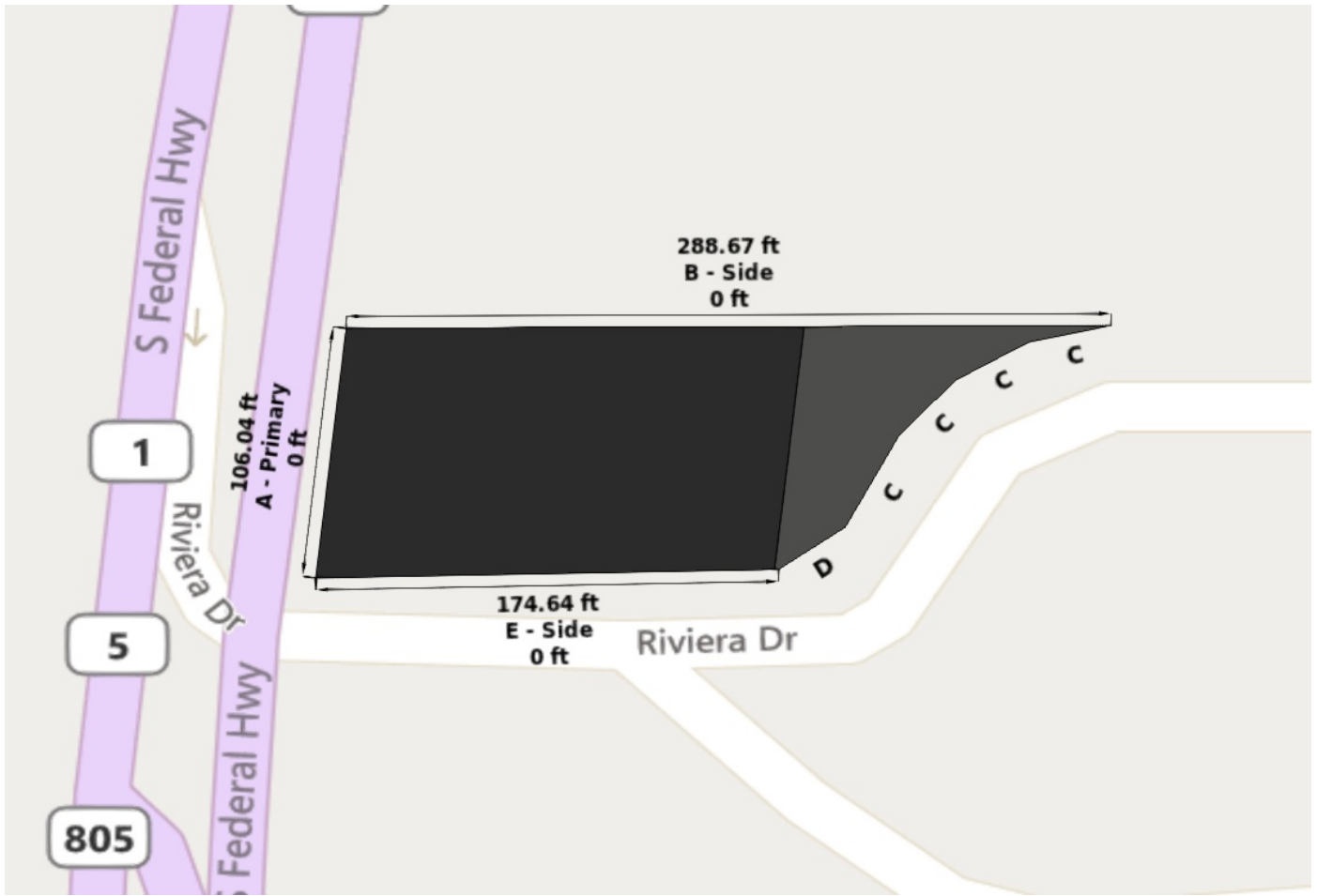
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Frontage A		Frontage Type: Primary		Length: 106.04 ft	
Type	Podium	-	-	-	-
Height	1-4 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-
Frontage B		Frontage Type: Side		Length: 288.67 ft	
Type	Podium	-	-	-	-
Height	1-4 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-



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Frontage C	Frontage Type: Side	Length: 139.14 ft			
Type	Podium	-	-	-	-
Height	1-4 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-

Frontage D	Frontage Type: Side	Length: 30.89 ft			
Type	Podium	-	-	-	-
Height	1-4 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-

Frontage E	Frontage Type: Side	Length: 174.64 ft			
Type	Podium	-	-	-	-
Height	1-4 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-