

ZONING FEASIBILITY REPORT



Address(es)
7201 SW 40 ST, Unincorporated County, FL, 33155
7200 SW 39 TER, Unincorporated County, FL, 33155

Folio Number(s)
3040140084240
3040140084230

Report Date: 6/13/2024



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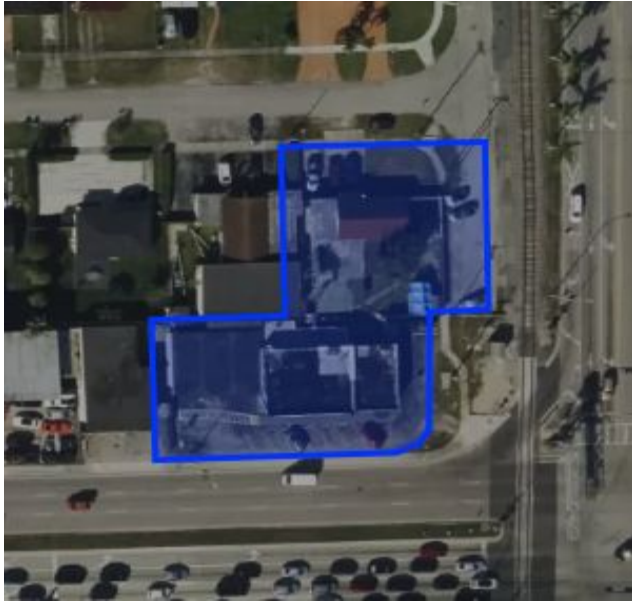
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| | | | | |
|--------------|-----------------------|---------------|---|---|
| Folio Number | Multiple | Lot Area | 23714 sqft | Remax 360 |
| Address | Multiple | Zoning Code | Unincorporated Miami Dade County (September 2016) | 4217 Ponce de Leon blvd Coral Gables, FL |
| City | Unincorporated County | Parcel Zoning | BU-2 | |

ZONING ALLOWANCES

| | |
|----------------------------|---|
| Property Location | 1 |
| Allowed Uses | 2 |
| Maximum Lot Capacity | 5 |
| Illustrations | 6 |
| Statistics | 7 |

| | | | | |
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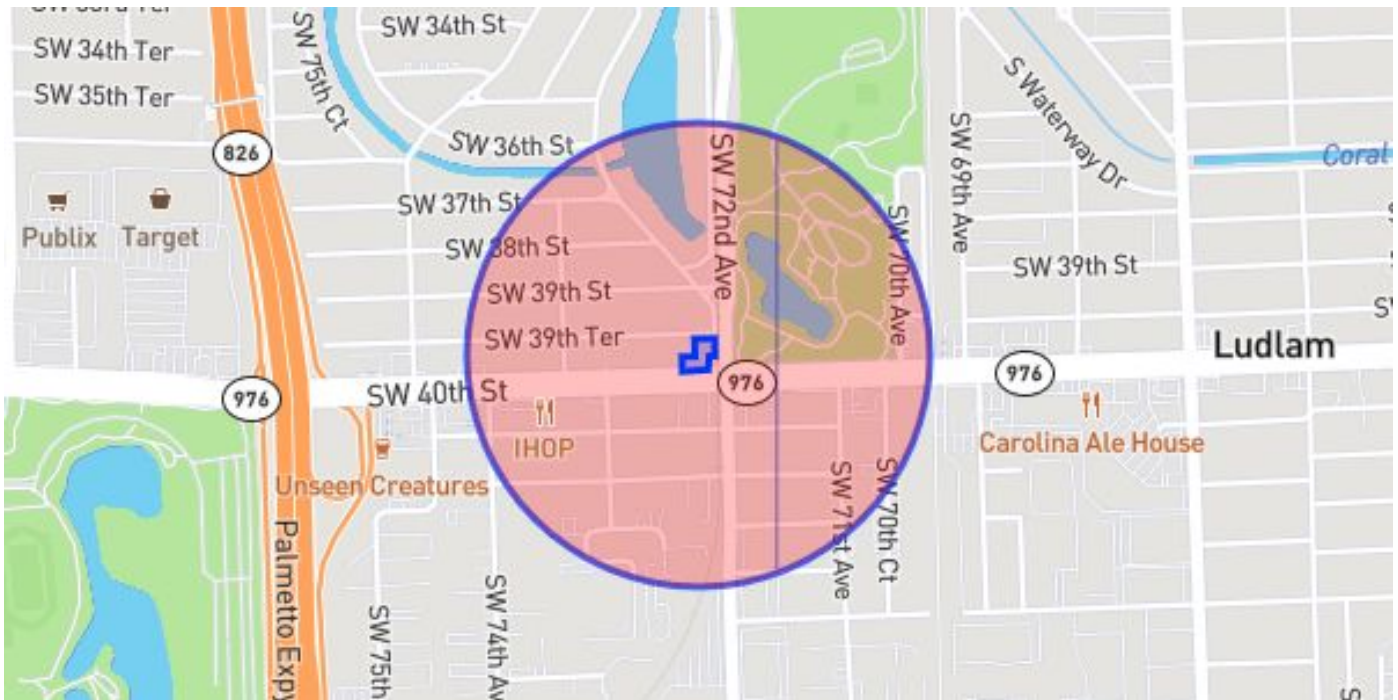


AERIAL



ZONING

BU-2



MAP

1/4 mile radius

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

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



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| COMMERCIAL (CONT.) | | COMMERCIAL (CONT.) | | CIVIC SUPPORT | |
|---|---|--|---|---|---|
| Junior department stores | P | Restaurants with accessory | C | Adult day care center | P |
| Leather goods and luggage shops | P | children's outdoor playground | | Amusement center | P |
| Mail order offices without storage or products sold | P | Restaurants with accessory cocktail lounge-bar | P | Auditorium | P |
| Major department stores | P | * Self-service mini-warehouse | C | Convention halls | P |
| Medical allied training facility | P | storage facility | | Natatoriums | P |
| Medical observation dormitory | C | Shoe stores and shoe repair shops | P | Post office stations and public | P |
| Mortuaries or funeral homes | P | Skating rinks | C | Post offices, self service post offices, stations and branches, | P |
| Movie and television studios with indoor sound stages/studios | P | Sporting goods stores | P | mail processing centers | |
| Movie and television studios with outdoor lots/backlots | C | Supermarkets | P | Private club, lodge, fraternity or sorority | P |
| Newsstand | P | Tailor shops | P | | |
| Night clubs | C | Tailor shops <4000 sf | P | EDUCATIONAL | |
| Optical stores | P | Telegraph stations | P | * Colleges and universities | P |
| * Packaged liquor stores | P | Telephone answering service/Telephone exchange | P | * Schools (K-12) | C |
| Paint and wallpaper stores | P | Theaters for live stage production and motion pictures | | INDUSTRIAL | |
| Pet shops, pet care centers and dog beauty parlors | P | Tobacco shops | P | Automobile and light truck sales agency or rental | C |
| Pottery shops | P | Variety stores | P | Automobile gas stations with mini mart | C |
| Printing shops | P | Variety stores <4000sf | P | Automobile new parts and equipment sales only | C |
| Pubs and bars | P | CIVIC | | Automobile storage within a building | P |
| Regional shopping centers | P | * Hospitals | C | Automobile tires, batteries and accessories | P |
| Restaurant with outdoor dining | C | Open-air theaters | P | | |
| Restaurants and coffee houses | P | Public museum | P | | |
| | | * Religious facilities | C | | |

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



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INDUSTRIAL (CONT.)

| | |
|---|---|
| Automobile washing | P |
| Dispensing facilities for Low-THC or medical cannabis | P |
| Lawnmowers, retail, sales and service | P |
| Motorcycle sales and repairs | P |
| Propagating and growing plants for sale. Fertilizer, manure, compost and soil | C |
| Vehicle retail showroom | C |
| Warehouse, membership | P |

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BUILDING INTENSITY

| | |
|----------------------------|------------------------|
| FAR | 1.17 |
| Maximum Built Area | 27,745 ft ² |
| Building Coverage | 40 % |
| Maximum Building Footprint | 9,485 ft ² |
| Maximum Commercial Area | 27,745 ft ² |
| Maximum Office Area | 27,745 ft ² |
| Minimum Open Space | 18 % |

HEIGHT LIMITATIONS (LEVELS)

| | |
|--|-----------|
| Total Building Height | 10 Levels |
| Principal Building Max. Level (Podium) | 10 Levels |

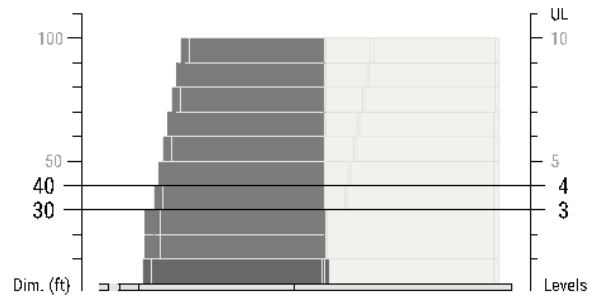
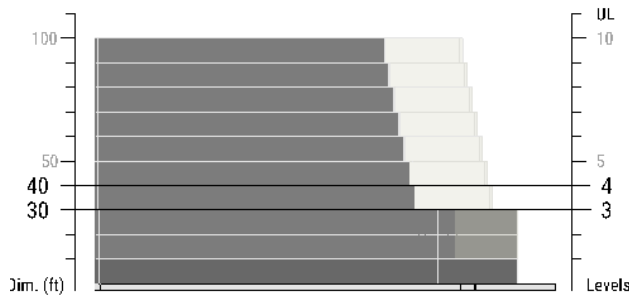


Main Building
 Lot
 Building Setback limit

| | | | | |
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NORTH ELEVATION

EAST ELEVATION



Lot
 Building Setback limit

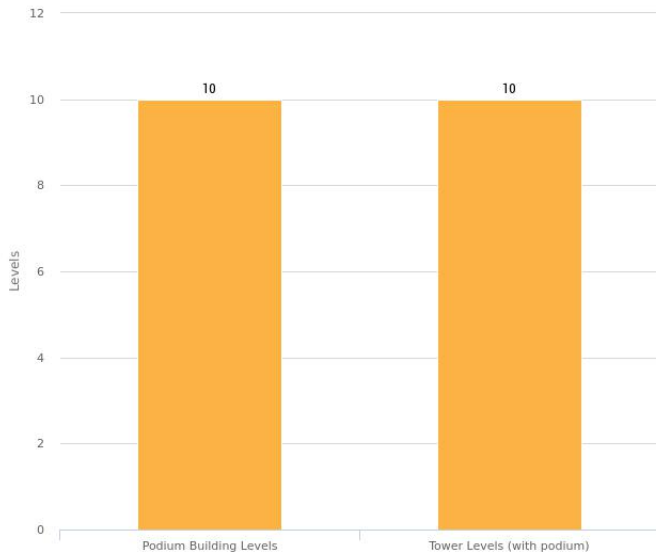
Main Building

Lot
 Building Setback limit

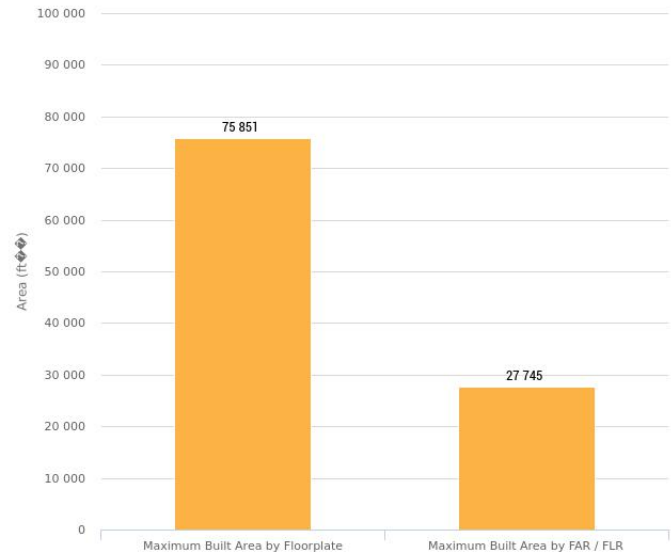
Main Building

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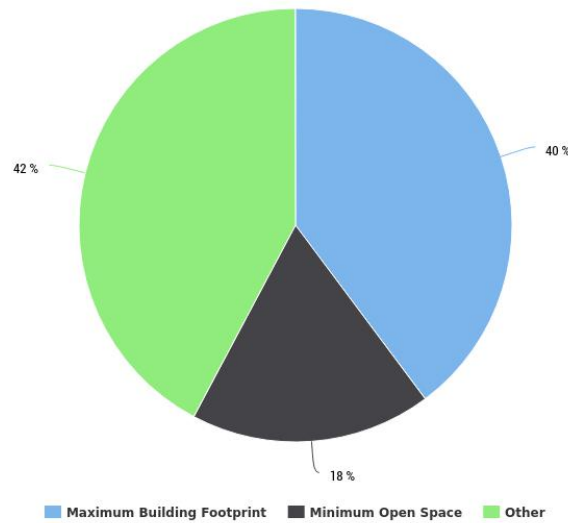
Allowed Building Levels



Allowed Building Area



Lot Occupation



| | | |
|-----------------------------------|--|-------------------------|
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PROPERTY INFORMATION

| | |
|-----------------------------|--|
| Lot Area (Property Records) | 23,557 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 | |
| Available Waivers | Non-Conformity |

EXISTING BUILDING INFORMATION

| | |
|---------------|----------|
| Building Area | - sqft |
| Height | - ft |
| Levels | - Levels |

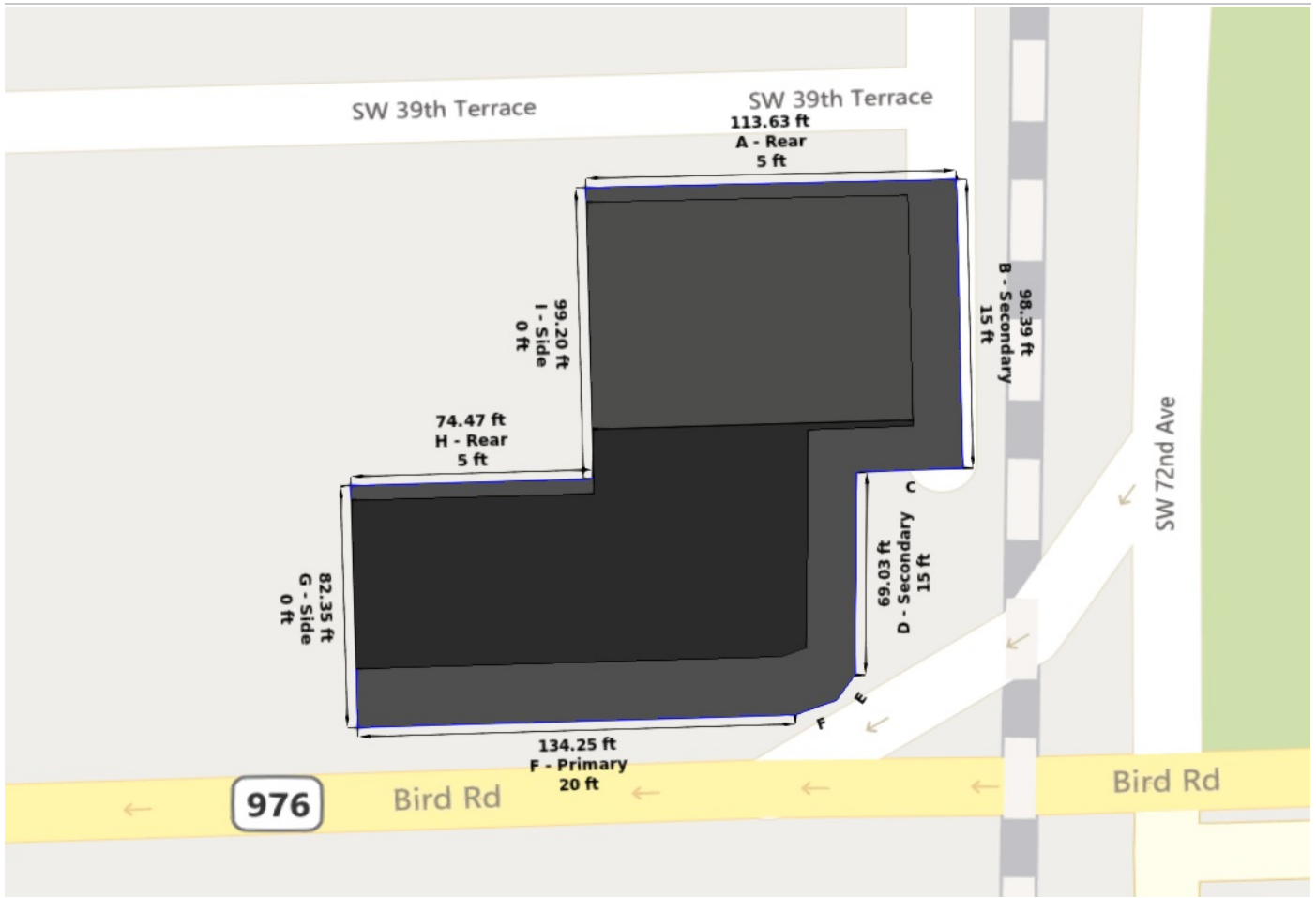
BUILDING PARAMETERS

| | |
|----------------------------------|---------------|
| Liner Building Depth | 30 ft |
| Minimum Tower Length or Depth | 30 ft |
| Maximum Tower Depth | 80 ft |
| Maximum Tower Length Residential | 400 ft |
| Maximum Tower Length Commercial | 400 ft |
| Efficiency | 20 % |
| Ground Level Height | 10 ft |
| Base Level Height | 10 ft |
| Tower Level Height | 10 ft |

Folio Number Multiple
 Address Multiple
 City Unincorporated County

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Remax 360
 4217 Ponce de Leon blvd
 Coral Gables, FL



Frontage A Frontage Type: Rear Length: 113.63 ft

| | | | | | |
|---------|-------------|---|---|---|---|
| Type | Podium | - | - | - | - |
| Height | 1-10 Levels | - | - | - | - |
| Setback | 5 ft Min | - | - | - | - |

| | | |
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| | | | | | |
|-------------------------|---------------------------------|------------|--------------|-------------------------|---|
| Frontage B | Frontage Type: Secondary | | | Length: 98.39 ft | |
| Type | Podium | Podium | Podium | - | - |
| Height | 1-3 Levels | 4-4 Levels | 5-10 Levels | - | - |
| Setback | 15 ft Min | 25 ft Min | 29-37 ft Min | - | - |
| Setback Ratio/ Angle | - | - | 1:5 | - | - |
| Property Line Reference | - | - | 25 ft Within | - | - |

| | | | | | |
|-------------------------|---------------------------------|------------|--------------|-------------------------|---|
| Frontage C | Frontage Type: Secondary | | | Length: 32.62 ft | |
| Type | Podium | Podium | Podium | - | - |
| Height | 1-3 Levels | 4-4 Levels | 5-10 Levels | - | - |
| Setback | 15 ft Min | 25 ft Min | 29-37 ft Min | - | - |
| Setback Ratio/ Angle | - | - | 1:5 | - | - |
| Property Line Reference | - | - | 25 ft Within | - | - |

| | | | | | |
|-------------------------|---------------------------------|------------|--------------|-------------------------|---|
| Frontage D | Frontage Type: Secondary | | | Length: 69.03 ft | |
| Type | Podium | Podium | Podium | - | - |
| Height | 1-3 Levels | 4-4 Levels | 5-10 Levels | - | - |
| Setback | 15 ft Min | 25 ft Min | 29-37 ft Min | - | - |
| Setback Ratio/ Angle | - | - | 1:5 | - | - |
| Property Line Reference | - | - | 25 ft Within | - | - |

| | | | | | |
|-------------------------|---------------------------------|------------|--------------|-------------------------|---|
| Frontage E | Frontage Type: Secondary | | | Length: 10.35 ft | |
| Type | Podium | Podium | Podium | - | - |
| Height | 1-3 Levels | 4-4 Levels | 5-10 Levels | - | - |
| Setback | 15 ft Min | 25 ft Min | 29-37 ft Min | - | - |
| Setback Ratio/ Angle | - | - | 1:5 | - | - |
| Property Line Reference | - | - | 25 ft Within | - | - |

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| | | | | | |
|-------------------------|-------------------------------|------------|--------------|--------------------------|---|
| Frontage F | Frontage Type: Primary | | | Length: 147.86 ft | |
| Type | Podium | Podium | Podium | - | - |
| Height | 1-3 Levels | 4-4 Levels | 5-10 Levels | - | - |
| Setback | 20 ft Min | 25 ft Min | 29-37 ft Min | - | - |
| Setback Ratio/ Angle | - | - | 1:5 | - | - |
| Property Line Reference | - | - | 25 ft Within | - | - |

| | | | | | |
|-------------------|----------------------------|---|---|-------------------------|---|
| Frontage G | Frontage Type: Side | | | Length: 82.35 ft | |
| Type | Podium | - | - | - | - |
| Height | 1-10 Levels | - | - | - | - |
| Setback | 0 ft Min | - | - | - | - |

| | | | | | |
|-------------------|----------------------------|---|---|-------------------------|---|
| Frontage H | Frontage Type: Rear | | | Length: 74.47 ft | |
| Type | Podium | - | - | - | - |
| Height | 1-10 Levels | - | - | - | - |
| Setback | 5 ft Min | - | - | - | - |

| | | | | | |
|-------------------|----------------------------|---|---|------------------------|---|
| Frontage I | Frontage Type: Side | | | Length: 99.2 ft | |
| Type | Podium | - | - | - | - |
| Height | 1-10 Levels | - | - | - | - |
| Setback | 0 ft Min | - | - | - | - |