

DOWNTOWN MIAMI
DWNTWN

BRICKELL

TOTAL OF 4 LOTS
ON CALLE OCHO

T6-8-O

T5-O



POROSOFF
GROUP

COMPASS
COMMERCIAL

Calle Ocho Multifamily and Retail Future Redevelopment Potential

In-Place NOI \$406,000 with 27,300 Sq Ft of Land

4 Retail + 23 Apartment Units

*1329-1323 SW 8th Street and 1320-1322 SW 7th Street
Little Havana, Miami, FL 33135*

Calle Ocho Multifamily and Retail

1329-1323 SW 8th Street

1320-1322 SW 7th Street

Little Havana, Miami, FL 33135



COMPASS
COMMERCIAL

Exclusively Listed by: The Porosoff Group

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4

PARCELS



100%

OCCUPIED



\$406,358

NET OPERATING INCOME



23

APARTMENT UNITS



27,300

LOT SIZE (SF)



4

RETAIL UNITS

Rare opportunity to acquire 4 retail + 23 apartments
units on World Famous Calle Ocho (SW 8th Street)

In-place Net Operating Income of \$406,000 with
significant upside in rental income

100% occupied

23 parking spaces (1 per unit) and on-site laundry
facility

27,300 sq ft of land with liberal zoning T-6 and T-5

40/50 Year Recertifications completed

67 apartment units plus ground floor retail
buildable as-of-right




Re-Development Potential

- Lot Size: 27,300 Sq Ft
- Zoning: T6-8-O and T5-O
- Allowed Uses: Multifamily, Hospitality, Mixed-Use, Office, Retail
- **As-of-right buildable apartment units: 67**
- Frontage on SW 8th Street and SW 7th St
- Ability to go up 8 stories (12 stories with variances)

Lot 1 (T6-8-O)	7,000 SF
Lot 2 (T6-8-O)	7,000 SF
Lot 3 (T5-O)	6,650 SF
Lot 4 (T5-O)	6,650 SF
Total Land	27,300 SF

ALL ABUTTING PARCELS FEATURE T-6 OR T-5 ZONING, WHICH AS-OF-RIGHT ALLOW MINIMAL SETBACK REQUIREMENTS AND THE HIGHEST BUILDABLE SQUARE FOOTAGE.



T5-O

T5-O

T5-O

T6-8-O

T6-8-O

T6-8-O



PROPERTY INFORMATION

Address	1322 SW 7 ST
Folio #	01-4102-006-6410
Building Area	5,546 SF
Land Area	6,650 SF
Zoning	T6-8-O
Year Built	1928

PROPERTY INFORMATION

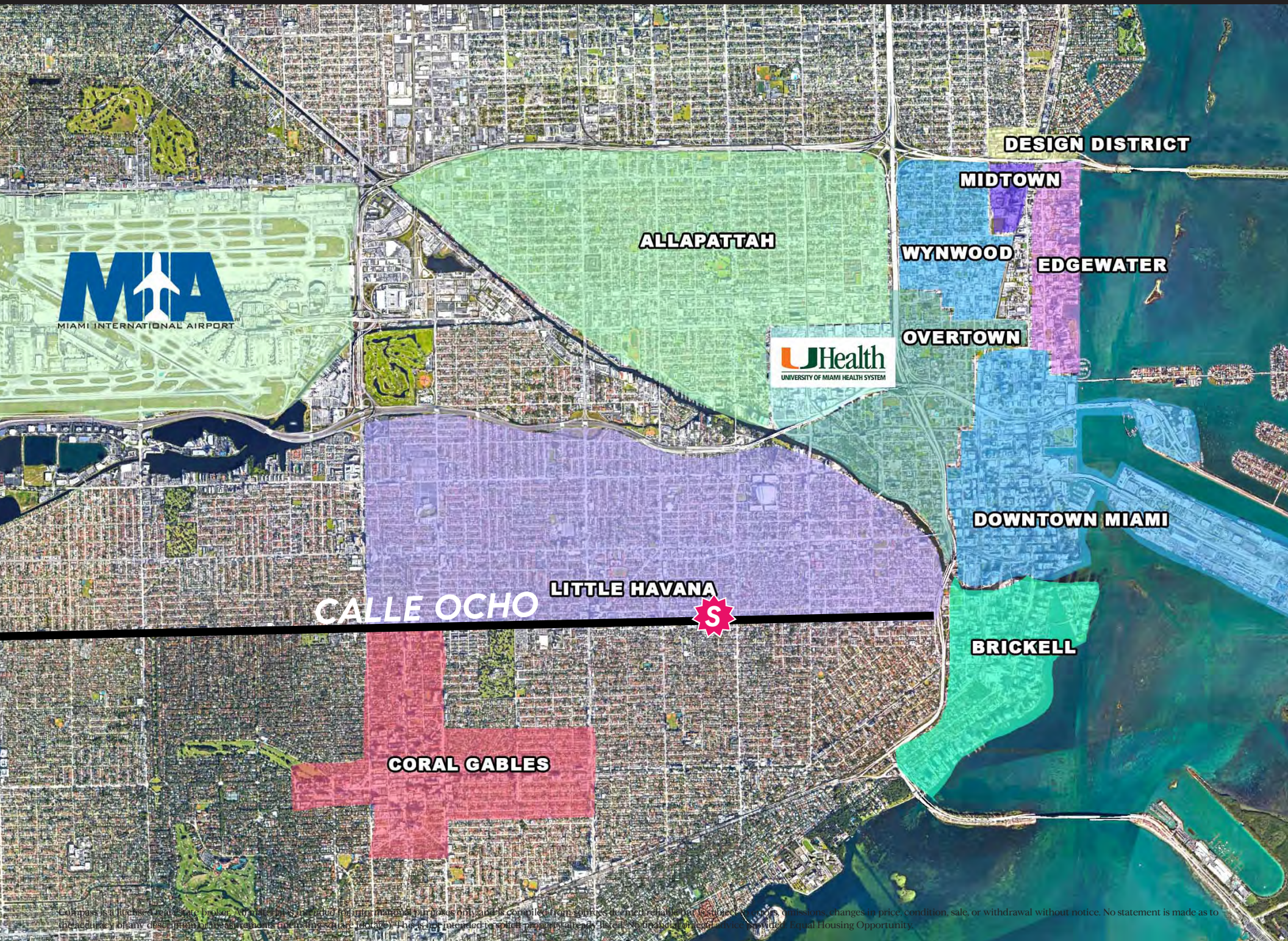
Address	1320 SW 7 ST
Folio #	01-4102-006-6400
Building Area	2,146 SF
Land Area	6,650 SF
Zoning	T5-O
Year Built	1924-1959

PROPERTY INFORMATION

Address	1329 SW 8 ST
Folio #	01-4102-006-6530
Building Area	5,688 SF
Land Area	7,000 SF
Zoning	T6-8-O
Year Built	1939-1940

PROPERTY INFORMATION

Address	1323 SW 8 ST
Folio #	01-4102-006-6540
Building Area	5,058 SF
Land Area	7,000 SF
Zoning	T6-8-O
Year Built	1938-1940





DWNTWN
MIAMI

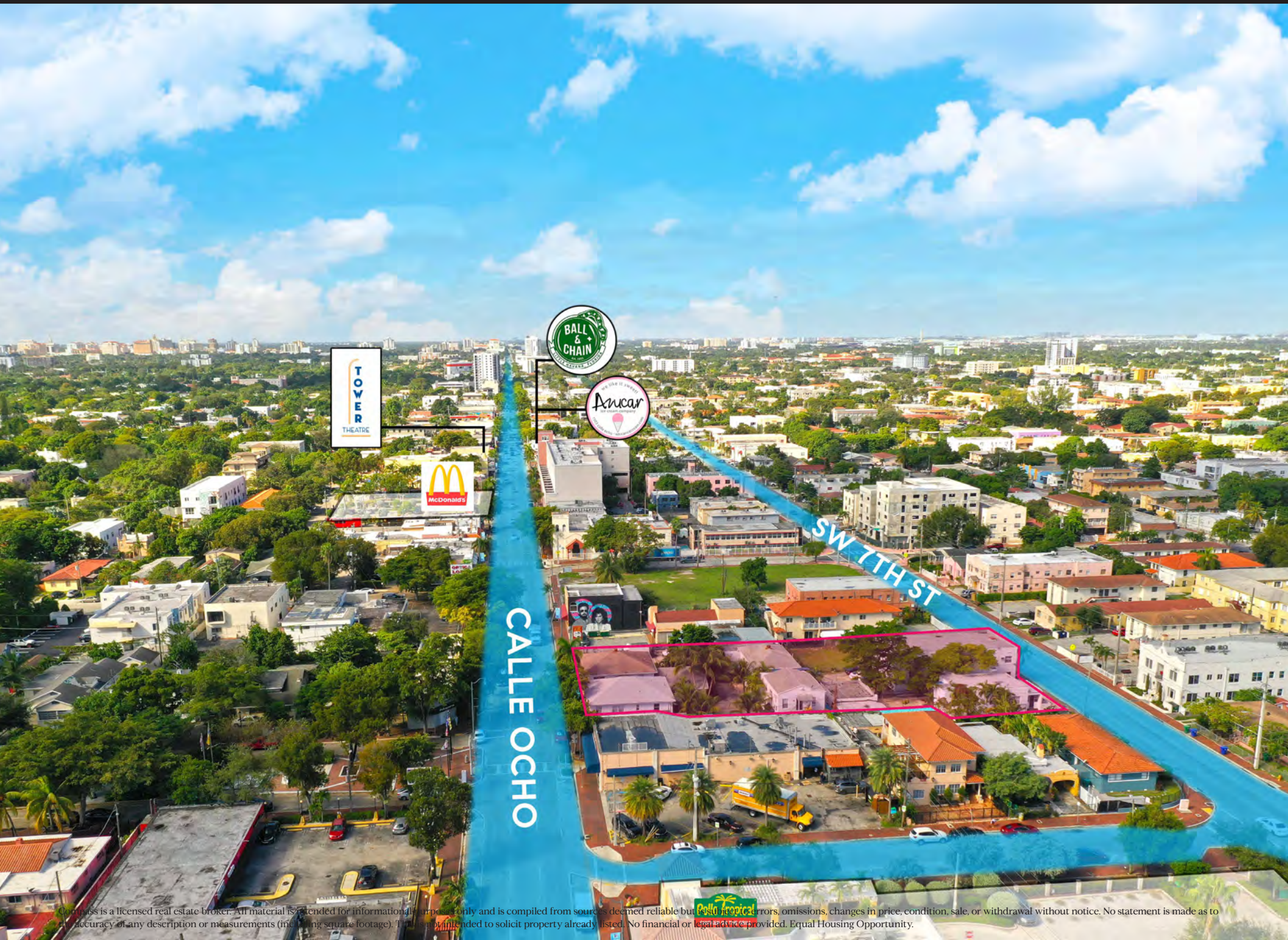
 **BRICKELL**

SW 7TH ST

CALLE OCHO

SW 12TH AVE





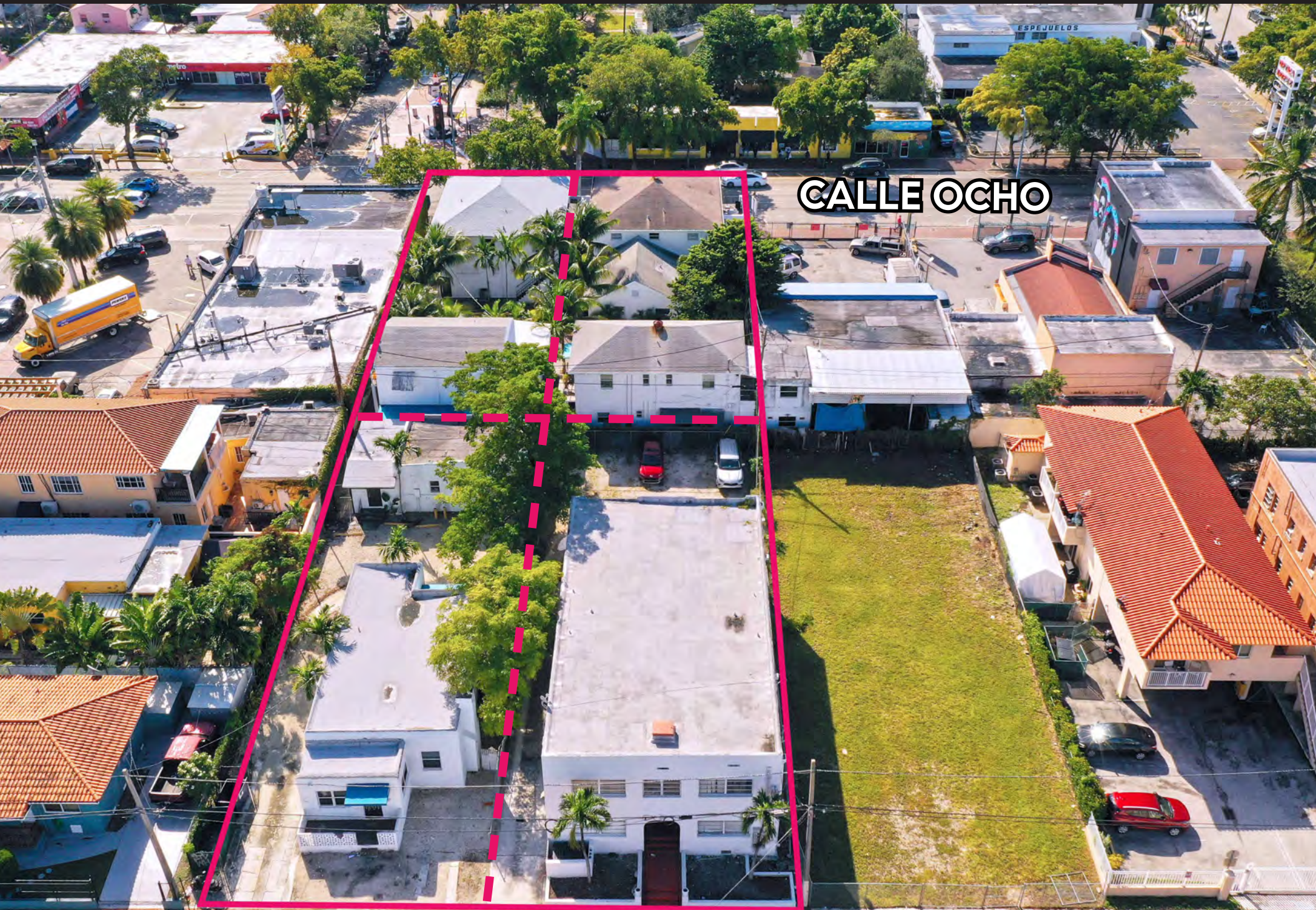


SW 7TH ST

SW 13TH AVE

CALLE OCHO

AADT 20,000



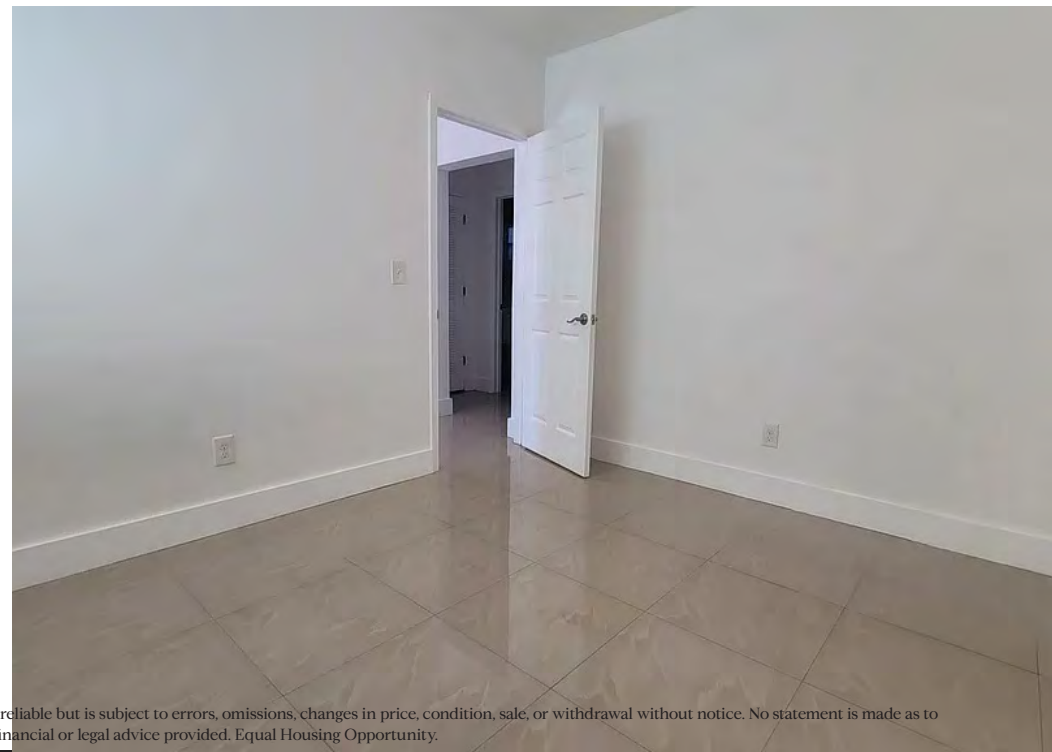
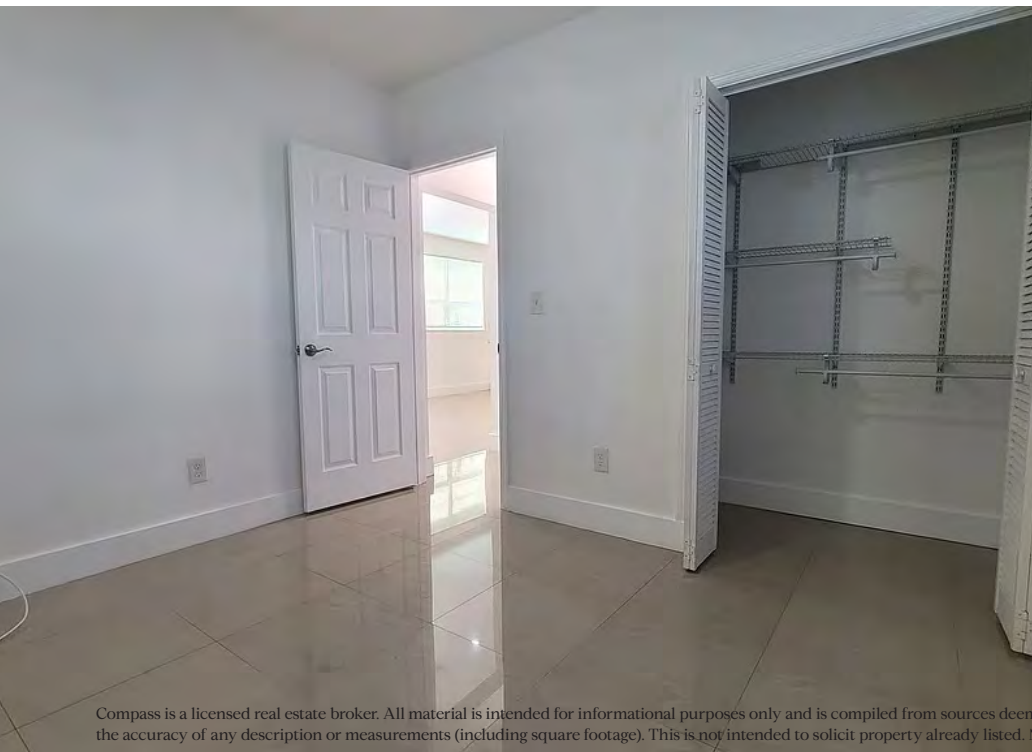
























RENT ROLL DETAIL

	Unit	Unit Type	Current Rent/Month	Potential Rent/ Month
1	1	1 Bed 1 Bath	\$1,700	\$2,100
2	2	1 Bed 1 Bath	\$1,600	\$1,900
3	3	1 Bed 1 Bath	\$1,700	\$1,900
4	4	1 Bed 1 Bath	\$1,950	\$1,900
5	5	1 Bed 1 Bath	\$1,600	\$1,900
6	6	1 Bed 1 Bath	\$1,700	\$1,900
7	7	1 Bed 1 Bath	\$1,725	\$1,900
8	8	1 Bed 1 Bath	\$1,700	\$1,900
9	1320-1A	2 Bed 1 Bath	\$2,250	\$2,700
10	1320-1B	1 Bed 1 Bath	\$1,900	\$2,100
11	1320-2	2 Bed 1 Bath	\$2,100	\$2,700
12	1320-3	1 Bed 1 Bath	\$1,650	\$1,650
13	1321-1	1 Bed 1 Bath	\$2,000	\$2,500
14	1321-2	1 Bed 1 Bath	\$1,600	\$1,650
15	1321-3	2 Bed 1 Bath	\$2,300	\$2,950
16	1323	Retail Unit	\$3,000	\$3,000
17	1325-A	Studio 1 Bath	\$925	\$1,000
18	1325-U	2 Bed 1 Bath	\$2,250	\$2,750
19	1327	Retail Unit	\$2,000	\$3,000
20	1329-U	3 Bed 1 Bath	\$2,350	\$2,950
21	1331	Retail Unit	\$3,000	\$3,000
22	1333	Retail Unit	\$2,200	\$3,000
23	1333-REAR	2 Bed 1 Bath	\$2,250	\$2,750
24	1335-1	1 Bed 1 Bath	\$1,608	\$2,100
25	1335-2	1 Bed 1 Bath	\$1,800	\$2,100
26	1335-3	1 Bed 1 Bath	\$1,725	\$2,100
27	1335-4	2 Bed 1 Bath	\$2,500	\$2,500
Total		SF: 18,438	\$53,083	\$61,900

Unit Type	# Units	Average SF	Rental Range	Average Rent	Monthly Income	Average Rent	Monthly Income
1 Bed 1 Bath	15	683	\$1,600 - \$2,000	\$1,731	\$25,958	\$1,973	\$29,600
Retail Unit	4	683	\$2,000 - \$3,000	\$2,550	\$10,200	\$3,000	\$12,000
2 Bed 1 Bath	5	683	\$2,100 - \$2,500	\$2,270	\$11,350	\$2,680	\$13,400
3 Bed 1 Bath	2	683	\$2,300 - \$2,350	\$2,325	\$4,650	\$2,950	\$5,900
Studio	1	683	\$925 - \$925	\$925	\$925	\$1,000	\$1,000
Totals/Weighted Averages	27	683		\$1,966	\$53,083	\$2,293	\$61,900
Gross Annualized Rents				\$636,996		\$742,800	





Income	Current		Year 1		Per Unit	Per SF
Gross Potential Rent	742,800		742,800		27,511	40.29
Loss/Gain to Lease	(105,804)	14.2%	0		0	0.00
Gross Current Rent	636,996		742,800		27,511	40.29
Physical Vacancy	(19,110)	3.0%	(22,284)	3.0%	(825)	(1.21)
Total Vacancy	(\$19,110)	3.0%	(\$22,284)	3.0%	(\$825)	(\$1)
Effective Rental Income	617,886		720,516		26,686	39.08
Other Income						
Laundry Income	4,800		4,800		178	0.26
Total Other Income	\$4,800		\$4,800		\$178	\$0.26
Effective Gross Income	\$622,686		\$725,316		\$26,864	\$39.34
Expenses	Current		Year 1		Per Unit	Per SF
Real Estate Taxes	79,094		123,083		4,559	6.68
Insurance	33,750		33,750	\$1,250/Unit	1,250	1.83
Utilities - Electric	16,500		16,500		611	0.89
Utilities - Water & Sewer	24,000		24,000		889	1.30
Trash Removal	7,200		7,200		267	0.39
Repairs & Maintenance	13,500		13,500		500	0.73
Landscaping	2,400		2,400		89	0.13
City and County Licenses/Permit	2,000		2,000		74	0.11
Operating Reserves	6,750		6,750		250	0.37
Management Fee	31,134	5.0%	36,266	5.0%	1,343	1.97
Total Expenses	\$216,328		\$265,449		\$9,831	\$14.40
Expenses as % of EGI	34.7%		36.6%			
Net Operating Income	\$406,358		\$459,867		\$17,032	\$24.94

**Price** **\$8,100,000**

Number of Units	27
Price Per Unit	\$300,000
Price Per SqFt	\$439.31
Rentable SqFt	18,438
Lot Size	0.63 Acres
Approx. Year Built	1924/1940

Returns	Current	Year 1
CAP Rate	5.02%	5.68%
GRM	12.72	10.90
Debt Coverage Ratio	1.20	1.36

Financing	New Loan
Interest Rate	6.50%
Amortization Period	30 Years
Loan Term	10 Years
Loan to Value	55%
Loan Amount	\$4,455,000
Down Payment	\$3,645,000



RETAIL



Property Type	Retail
Address	1701 SW 8 ST, Miami FL
Sale Price	\$5,866,000
Sale Date	03/23/2023
Cap Rate	3.75%
Land Sq Ft	22,100 SF

LAND



Property Type	Land
Address	1357 SW 8 ST, Miami FL
Sale Price	\$9,800,00
Sale Date	3/29/2025
Price/Land SF	\$251.18
Land Sq Ft	39,015 SF

MULTIFAMILY



Property Type	Multifamily
Address	1648 SW 7th St, Miami FL
Sale Price	\$2,225,000
Sale Date	1/14/2025
Unit	8
Price/Unit	\$278,125
Land Sq Ft	5,001 SF



Property Type	Multifamily
Address	739 SW 9th St, Miami FL
Sale Price	\$2,425,000
Sale Date	6/14/2024
Unit	9
Price/Unit	\$269,444
Land Sq Ft	7,357 SF

MULTIFAMILY



Property Type	Multifamily
Address	421 SW 9th St, Miami FL
Sale Price	\$1,400,000
Sale Date	4/5/2024
Unit	5
Price/Unit	\$280,000
Land Sq Ft	7,501 SF



Property Type	Multifamily
Address	951 SW 7th St, Miami FL
Sale Price	\$1,700,000
Sale Date	6/3/2024
Unit	5
Price/Unit	\$340,000
Land Sq Ft	7,501 SF



Folio	01-4102-006-6410
Property Address	1322 SW 7 ST MIAMI, FL 33135-3966
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	8 / 8 / 0
Floors	2
Living Units	8
Actual Area	5,546 Sq.Ft
Living Area	5,546 Sq.Ft
Adjusted Area	5,006 Sq.Ft
Lot Size	6,650 Sq.Ft
Year Built	1928



TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,262,033	\$1,147,303	\$672,855
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,461,259	\$1,147,303	\$672,855
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,262,033	\$1,147,303	\$672,855
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,262,033	\$1,147,303	\$672,855

SALES INFORMATION



Folio	01-4102-006-6400
Property Address	1320 SW 7 ST MIAMI, FL 33135-3902
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	4 / 2 / 0
Floors	1
Living Units	2
Actual Area	2,146 Sq.Ft
Living Area	2,146 Sq.Ft
Adjusted Area	2,025 Sq.Ft
Lot Size	6,650 Sq.Ft
Year Built	Multiple (See Building Info.)



TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$526,551	\$478,683	\$435,412
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$701,167	\$634,667	\$435,412
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$526,551	\$478,683	\$435,412
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$526,551	\$478,683	\$435,412

SALES INFORMATION



Folio	01-4102-006-6530
Property Address	1329 SW 8 ST MIAMI, FL 33135-3903
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	5 / 4 / 0
Floors	2
Living Units	2
Actual Area	5,688 Sq.Ft
Living Area	5,688 Sq.Ft
Adjusted Area	5,376 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	Multiple (See Building Info.)



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482

SALES INFORMATION			
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Folio	01-4102-006-6540
Property Address	1323 SW 8 ST MIAMI, FL 33135-3903
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	10 / 6 / 0
Floors	2
Living Units	4
Actual Area	5,058 Sq.Ft
Living Area	5,058 Sq.Ft
Adjusted Area	4,876 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	Multiple (See Building Info.)



TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570

SALES INFORMATION

T6-8-O Zoning

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY				E	E		R	R		R	R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R				R		
LIVE - WORK				R	R		R	R		R	R	R			R			
WORK - LIVE															R	R		
LODGING																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R		R	R	E	R	R			R	R		
HOTEL								R	R		R	R			R			
OFFICE																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																		
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E			E	E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	R
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
CIVIC																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E	E			
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	W	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E			R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R	R	R	W
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

* Additional densities in some T6 zones are illustrated in Diagram 9.

** AZ: Density of lowest Abutting Zone

Specific to T6 Zones

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

T6-8 ZONE BUILDING DISPOSITION

LOT OCCUPATION

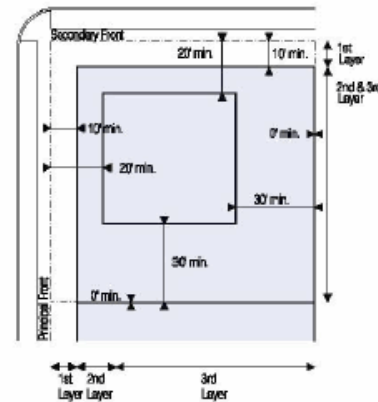
a. Lot Area	5000 sq.ft. min.; 40,000 sq ft. max
b. Lot Width	50 ft. min
c. Lot Coverage	80% max.
1-8 stories	15,000 sq. ft. max.
Above 8 story	floor plate for Residential & Lodging 30,000 sq. ft. max. floor plate for Office & Commercial
d. Floor Lot Ratio (FLR)	5/ 25% additional Public Benefit
e. Frontage at front setback	70% min.
f. Open space Requirements	10% lot area min.
g. Density	150 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. or 30 ft. min. above 8th story
d. Rear	0 ft. or 30 ft. min. above 8th story 0 ft. min. 1st through 5th story
e. Abutting T5	10 ft. min. 6th through 8th story 30 ft. min. above 8th story
Abutting T4	6 ft. min. 1st through 5th story 26 ft. min. above 5th story
Abutting T3	6 ft. min. 1st through 3rd story 26 ft. min. 4th through 5th story 46 ft. min. above 5th story
f. Across street from T3	10 ft. 1st through 3rd story Principal front 20 ft. min. above 3rd Secondary front story

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT



T5-O Zoning

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY				E	E		R	R	R	R	R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK				R	R		R	R	R	R	R	R			R			
WORK - LIVE															R	R		
LODGING																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R	R	R	R	E	R	R			R	R		
HOTEL							R	R	R	R	R	R			R			
OFFICE																		
OFFICE					R	R	R	R	R	R	R	R		E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R	W	R			R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																		
FOOD SERVICE ESTABLISHMENT				R	R		R	R		W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.				E	E		E	E		E	E	E			E	E	E	E
GENERAL COMMERCIAL				R	R		R	R		W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.							W	W		W	W	W	E			R	R	R
OPEN AIR RETAIL							W	W		W	W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY							R	R		E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT							R	R		R	R	R		E	R	R	R	W
CIVIC																		
COMMUNITY FACILITY					W	W	W	W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E				
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY					W	W	W	W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY														E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E		R	R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL					E		W	W			W	W		E	R	R	R	W
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/ DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

* Additional densities in some T6 zones are illustrated in Diagram 9.

** AZ: Density of lowest Abutting Zone

Calle Ocho Multifamily and Retail

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1320-1322 SW 7th Street

Little Havana, Miami, FL 33135



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