

ZONING FEASIBILITY REPORT



Address(es)
2765 NW 17 TER, Miami, FL, 33125

Folio Number(s)
0131330080340

Report Date: 2/10/2026



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Folio Number	0131330080340	Lot Area	12116 ft ²	Remax 360
Address	2765 NW 17 TER	Zoning Code		4217 Ponce de Leon blvd
		Miami, FL Zoning Regulations (November 2015)		Coral Gables, FL
City	Miami	Parcel Zoning	T6-8-0	

ZONING ALLOWANCES

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ZONING ALLOWANCES

Allowed Uses

Folio Number 0131330080340 Lot Area 12116 ft²
 Address 2765 NW 17 TER Zoning Code
 Miami, FL Zoning Regulations (November 2015)
 City Miami Parcel Zoning T6-8-0

Remax 360
 4217 Ponce de Leon blvd
 Coral Gables, FL

RESIDENTIAL

Single Family Residence R
 Community Residence R
 Two Family Residence R
 Multi Family Housing R
 Dormitory R
 Live - Work R

LODGING

Bed & Breakfast R
 Inn R
 Hotel R

OFFICE

Home Office R
 Office R

COMMERCIAL

Auto - Related Commercial W
 Establishment
 Entertainment Establishment R
 Food Service Establishment R
 Alcohol Beverage Service E
 Establishment
 General Commercial R
 Marine Related Commercial W
 Establishment
 Open Air Retail W
 Place of Assembly R

COMMERCIAL (CONT.)

Recreation Establishment R

CIVIC

Community Facility W
 Recreational Facility R
 Religious Facility R
 Regional Activity Complex E

CIVIC SUPPORT

Community Support Facility W
 Infrastructure and Utilities 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

R by Right W by Warrant E by Exception N Not Allowed



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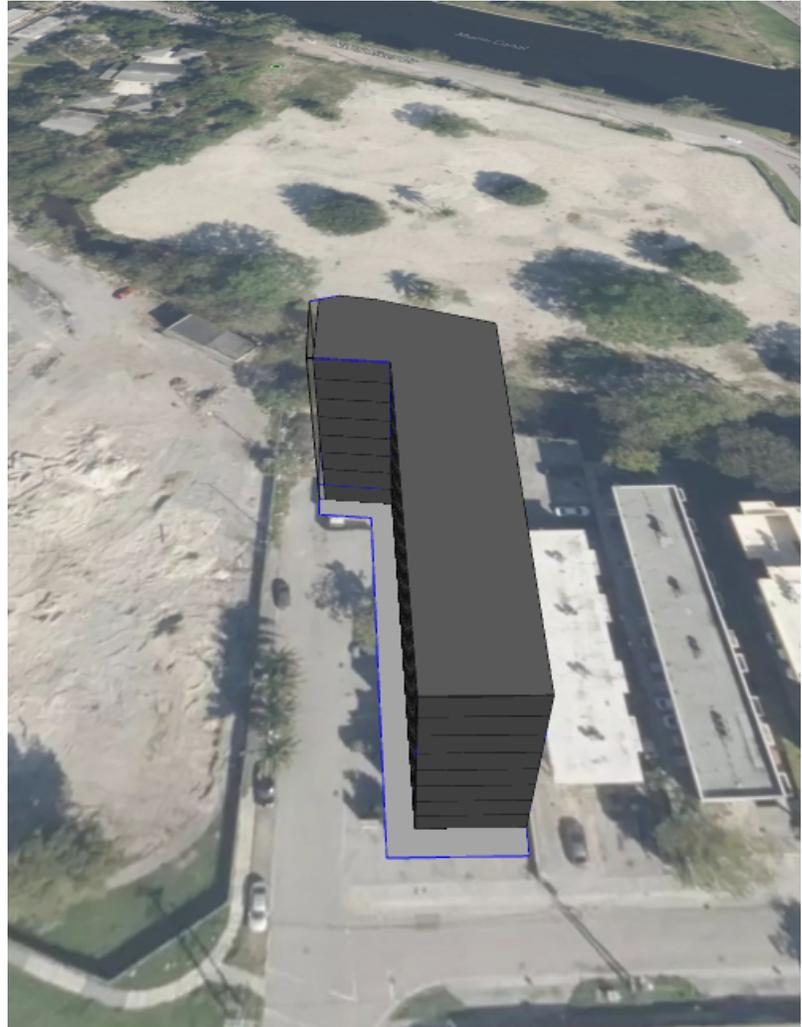
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BUILDING INTENSITY

FLR	36
Maximum Built Area	77,543 ft ²
Building Coverage	80 %
Maximum Building Footprint	9,692 ft ²
Dwelling Units per Acre	1,000 du/acre
Dwelling Units Allowed	279 units
Maximum Commercial Area	77,543 ft ²
Maximum Office Area	77,543 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

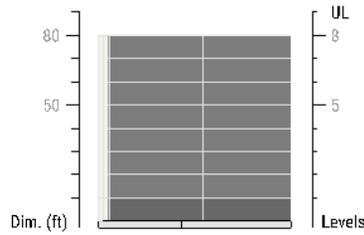
Total Building Height	8 Levels
Principal Building Max. Level (Podium)	8 Levels
Principal Building Min. Level (Podium)	1 Levels



Main Building
 Lot
 Building Setback limit

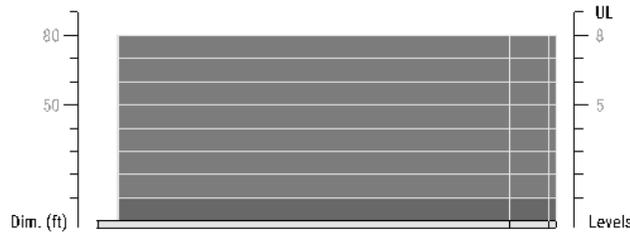
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NORTH ELEVATION



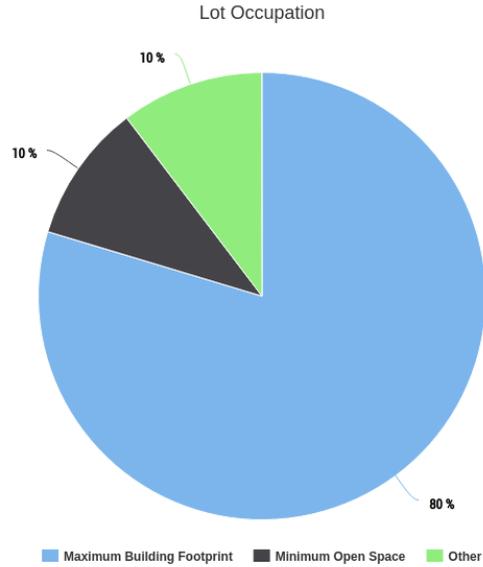
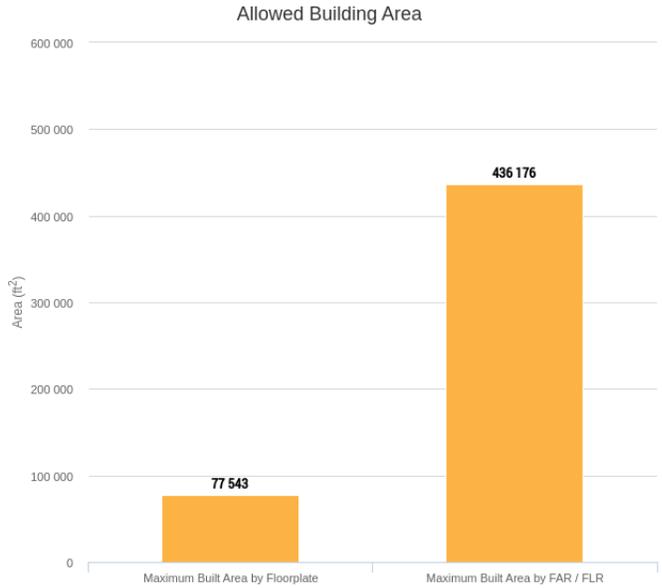
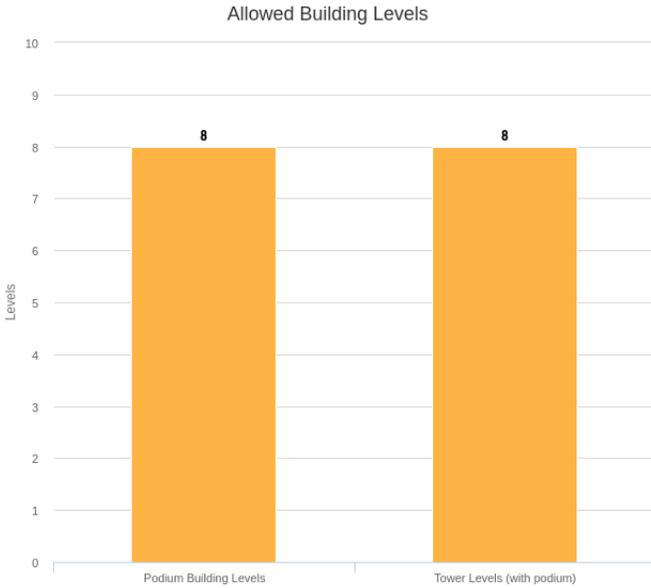
- Lot
- Main Building
- Building Setback limit

EAST ELEVATION



- Lot
- Main Building
- Building Setback limit

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DETAILED INFORMATION

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PROPERTY INFORMATION

Lot Area (Property Records)	13,275 ft ² - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Average Slope	0 %
Overlay	<p>Affordable & Attainable Mixed-Income -<p>The intent of the Affordable Housing special benefit program established in this section is to facilitate the development of high quality Affordable Housing in the City by providing development incentives, including, but not limited to, modifications of architectural/design standards and parking reductions.</p></p> <p>Transit Corridor</p>
Additional Information	<p>City Future Land Use Restricted Commercial</p> <p>LEED Certified -All new Buildings of more than 50,000 square feet of Habitable Rooms or Habitable Space in the T5, T6, CI and CS zones shall be at a minimum certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards or equivalent standards adopted or approved by the City.</p> <p>Live Local (SB 102) - Applicable -<p>The page provides a proposed set of rules and processes for implementing SB 102 (2023), inclusive of the recent legislative changes made by SB 328 (2024), known as the "Live Local Act" ("Act").&nbsp;<strong style="color: rgb(51, 51, 51);">Please check back often as these guidelines will be refined as we work through the initial round of Live Local Act projects.&nbsp;Where words are capitalized, it generally indicates a defined term in Miami 21.</p>The highest density allowed in the jurisdiction, which is 1000 dwelling units per acre;The height permitted within 1 mile "for a commercial or residential development" (unless restricted due to adjacency to a T3 Transect Zone);If located in a zone without multifamily use, such use is permitted by right, unless T3; andAn FLR of 36.</p> <p>Off-street bicycle parking -<p>Shall be provided for all T4, T5, T6, CS, CI, CI-HD, and D zones, as shown in Article 4, Table 4, Miami21.</p></p>
Available Waivers	<p>Disable Active Frontage -Extend parking above ground level on Primary, Secondary and Water Frontages (ground and second level)</p> <p>Adjust Secondary setback</p>

EXISTING BUILDING INFORMATION

Building Area	3,993 ft ²
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	181 ft



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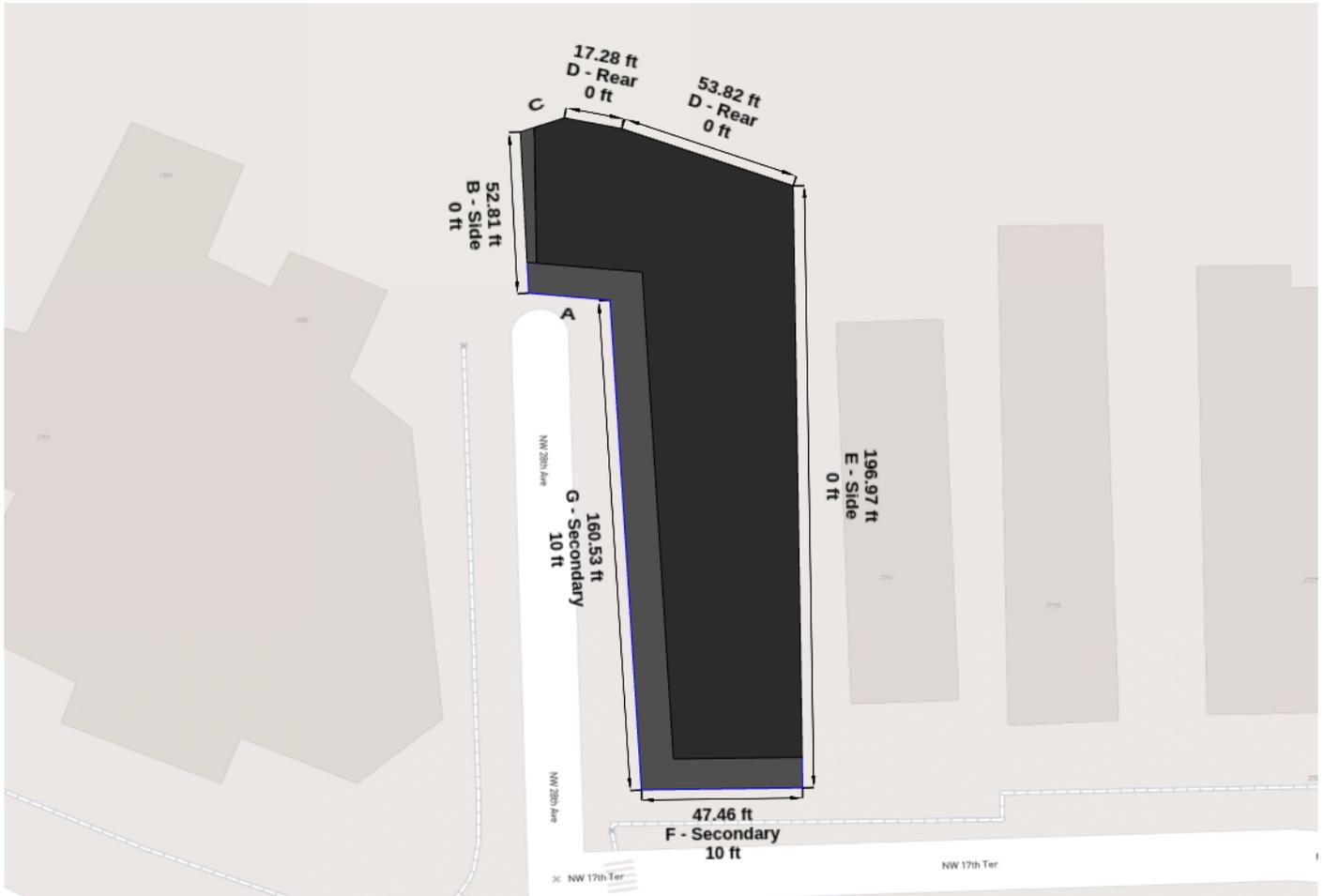
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Maximum Tower Length Commercial	226 ft
Efficiency	20 %
Ground Level Height	10 ft
Base Level Height	10 ft
Tower Level Height	10 ft

SITE PLAN

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Frontage	Frontage Type	Length
Frontage A	Primary	24.06 ft
Type	Podium	-
Height	1-8 Levels	-
Setback	10 ft Min	-
Frontage B	Side	52.81 ft
Type	Podium	-
Height	1-8 Levels	-
Setback	0 ft Min	-



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Frontage C		Frontage Type: Side		Length: 13.73 ft	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-
Frontage D		Frontage Type: Rear		Length: 71.09 ft	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-
Frontage E		Frontage Type: Side		Length: 196.97 ft	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-
Frontage F		Frontage Type: Secondary		Length: 47.46 ft	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	10 ft Min	-	-	-	-
Frontage G		Frontage Type: Secondary		Length: 160.53 ft	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	10 ft Min	-	-	-	-



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