## **ZONING FEASIBILITY REPORT**



#### Address(es)

NW 27th Ave, Miami Gardens 0030, Miami Gardens, FL, 33056 16801 NW 27 AVE, Miami Gardens, FL, 33056 NW 167th St, Miami Gardens 0020, Miami Gardens, FL, 33056

Folio Number(s)

3421100450030 3421100450010 3421100450020

Report Date: 4/2/2025



## **DETAILED INFORMATION**

## PROPERTY INFORMATION

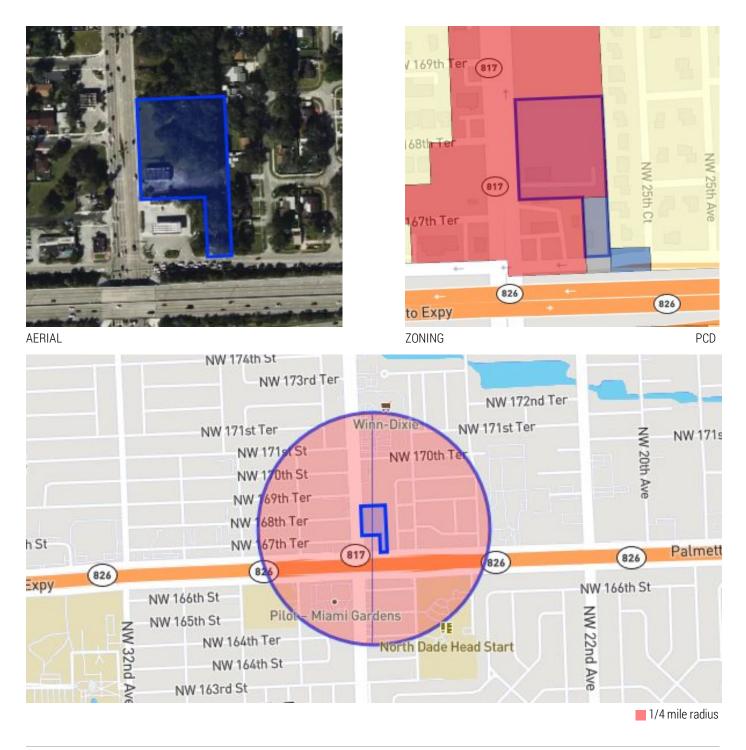
Lot Area (Property Records)	105,459 sqft - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Zoning	Planned Corridor Development ( <b>PCD</b> ), and Office District ( <b>0F</b> )
Overlay	Entertainment Overlay (EO) -The area is intended to revitalize commercial centers in the city thereby generating revenue and providing ample and convenient shopping for residents. The EO district also encourages and supports large-scale development or entertainment driven uses including, but not limited to, hotels, theaters, cultural centers, indoor recreation facilities, alcoholic beverages uses, commercial activities, with the purpose of attracting customers and visitors from local, regional, national, and international areas. The EO district is depicted on the official zoning map and overlay areas designated planned corridor development (PCD).
Additional Information	

## **BUILDING PARAMETERS**

Liner Building Depth	50 ft
Maximum Tower Depth	80 ft
Maximum Tower Length Residential	180 ft
Efficiency	20 %



# ZONING ALLOWANCES Property Location





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## **ZONING ALLOWANCES Allowed Uses**

NEOIDEIVITAL	
Affordable Housing	PC-3
Large Multifamily	P
Small Multifamily	מיחם
LODGING	
Large Lodging	_
OFFICE	
General Office	
Medical Office	D
COMMERCIAL	
Accessory Commercial Unit	Р
Adult Fatartainmant	Р
	P
Medical/Speciality	Р
Commercial	
Retail Commercial	Р
CIVIC	
Cultural Buildings	P
Government Buildings	P
	P
Poligious Puildings	Р
CIVIC SUPPORT	
Assembly	P
Modical Clinic/Hospital	P
Utilities (no huilding)	Р

DECIDENTIAL

CIVIC SUPPORT (CONT.)	
Utilities Buildings	D
EDUCATIONAL	
Adult Education	Р
Day Care	_ n
School	D
INDUSTRIAL	
Light Industrial	Р
Storage Facilities	D.
AGRICULTURAL	
Agricultural Land	PC-3
Agricultural Structures	DO 0

PC-1 PC-2 PC-3 PC-4 PC-5 Not Permitted Permitted Variation Permit Conditional Permit Special Permit Exception Permit Other Permit



# **ZONING ALLOWANCES**Maximum Lot Capacity

#### **BUILDING INTENSITY**

FAR	3
Maximum Built Area	316,377 ft <sup>2</sup>
Building Coverage	70 %
Maximum Building Footprint	75,385 ft²
Dwelling Units Allowed	Unlimited
Maximum Commercial Area	316,377 ft <sup>2</sup>
Maximum Office Area	316,377 ft <sup>2</sup>
Minimum Open Space	N/A

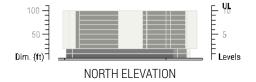
## HEIGHT LIMITATIONS (LEVELS)

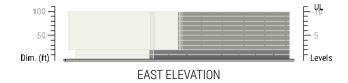
Total Building Height	10 Levels



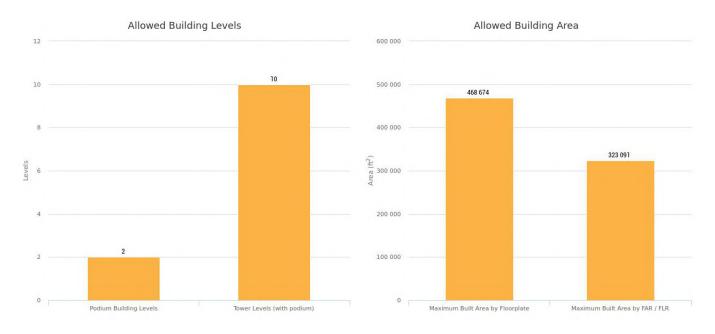


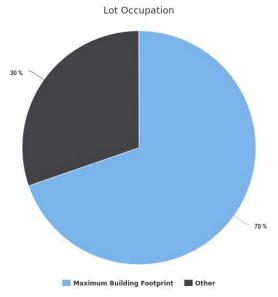
# ZONING ALLOWANCES Illustrations





# **ZONING ALLOWANCES**Statistics

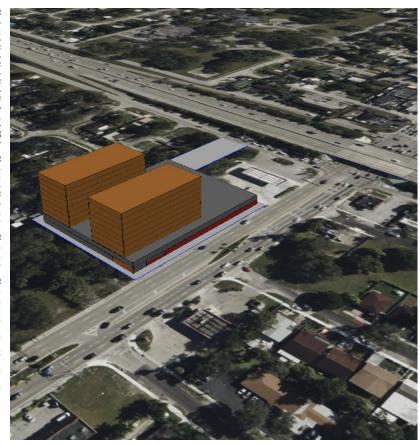






## **MIXED-USE (RETAIL + HOTEL)**

TOTAL BUILDING AREA	292,000 ft <sup>2</sup>
Total Building Height	10 Levels
Maximum Building Footprint	75 395 ft2
Maximum Liner Footprint	15 922 ft2
Maximum Tower Footprint	20,000 ft <sup>2</sup>
Common Space Area	58,400 ft²
Building Coverage	70.0
FAR	3
LODGING AREA NET	280,000 ft <sup>2</sup>
Lodging Rooms	800 DU
Lodging Room Average Size	350 ft²
Lodging Height (Levels)	9 Levels
COMMERCIAL AREA NET	12,000 ft <sup>2</sup>
Commercial Height (Levels)	1 Levels
PARKING AREA	134,946 ft <sup>2</sup>
Total Parking Required	448 Snaces
Parking Structure Height	2 Levels
Total Provided Parking Capacity	490 Spaces
On-Street Parking Capacity	36 Spaces
Parking Structure Capacity	345 Spaces
Surface Parking Capacity	109 Spaces

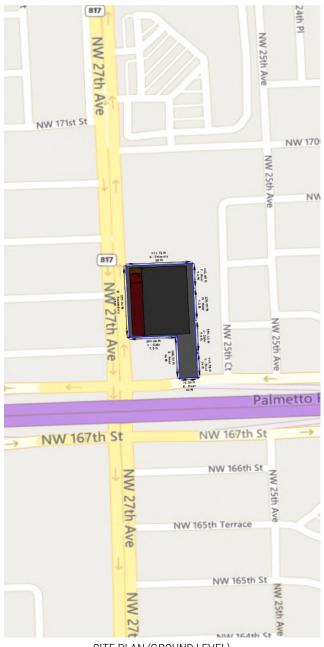






# CAPACITY ANALYSIS Illustrations

## MIXED-USE (RETAIL + HOTEL)





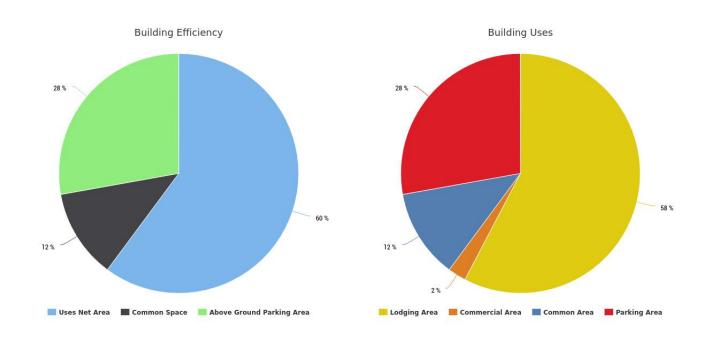
SITE PLAN (GROUND LEVEL)

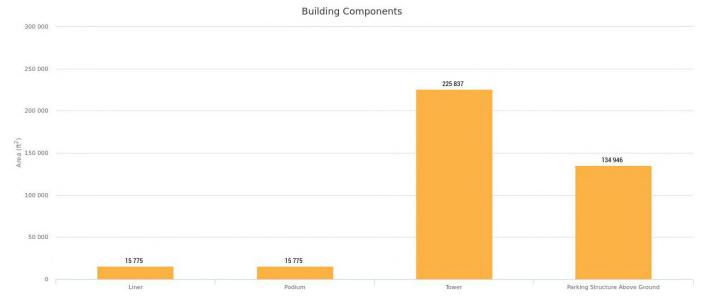




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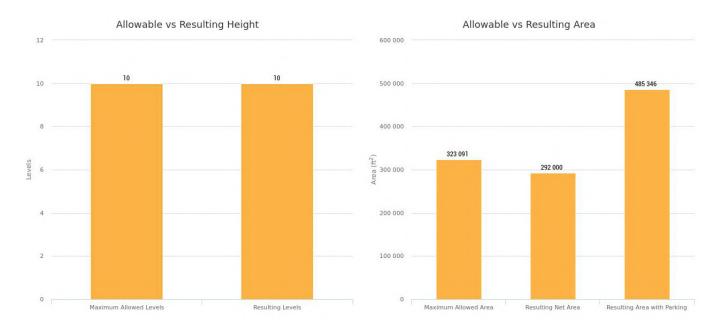
## MIXED-USE (RETAIL + HOTEL)







## MIXED-USE (RETAIL + HOTEL)

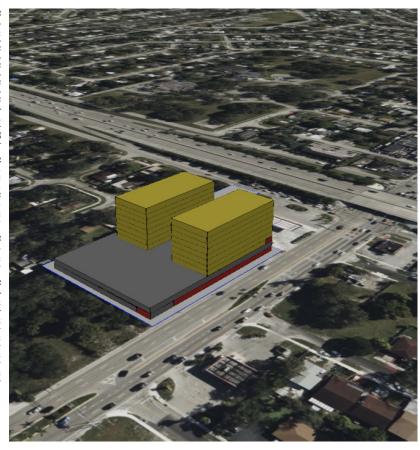


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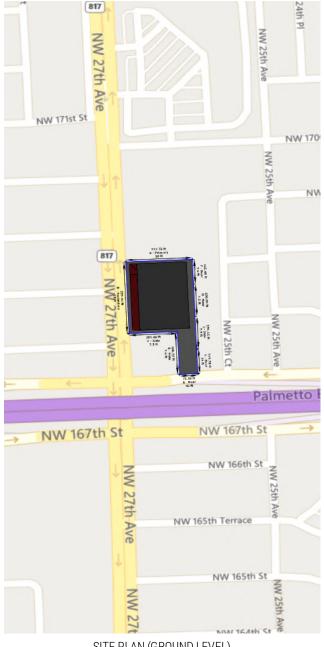


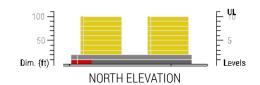
## MIXED-USE (RETAIL + RESIDENTIAL)

TOTAL BUILDING AREA	312,320 ft <sup>2</sup>
Total Building Height	10 Levels
Maximum Building Footprint	70.010.00
Maximum Liner Footprint	0 207 ft2
Maximum Tower Footprint	00 000 42
Common Space Area	
Building Coverage	70 %
FAR	3
RESIDENTIAL AREA NET	304,580 ft <sup>2</sup>
Residential Units	388 DU
	785 ft²
Residential Height (Levels)	9 Levels
COMMERCIAL AREA NET	7,740 ft <sup>2</sup>
Commercial Height (Levels)	1 Levels
PARKING AREA	138,341 ft <sup>2</sup>
Total Parking Required	461 Cn0000
Parking Structure Height	2 Levels
Total Provided Parking Capacity	468 Spaces
Parking Structure Capacity	354 Spaces
Surface Parking Capacity	114 Spaces



## MIXED-USE (RETAIL + RESIDENTIAL)





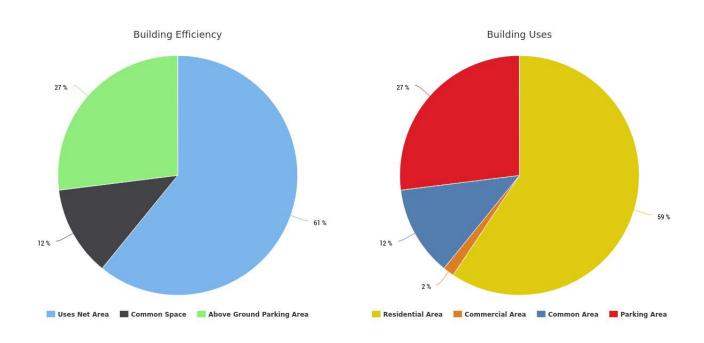
SITE PLAN (GROUND LEVEL)

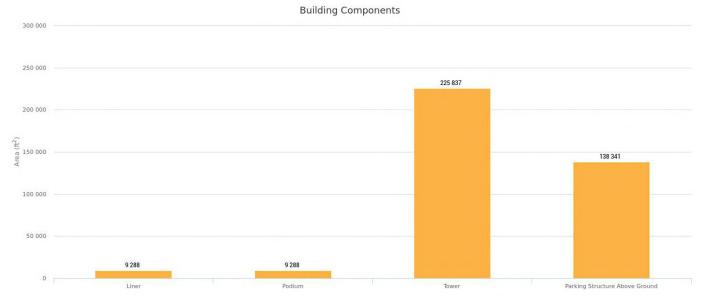




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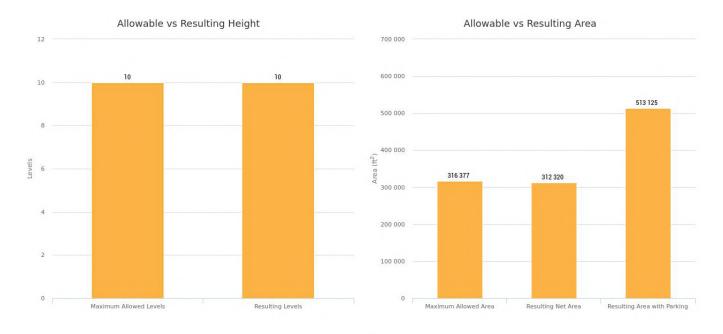
## MIXED-USE (RETAIL + RESIDENTIAL)







## MIXED-USE (RETAIL + RESIDENTIAL)

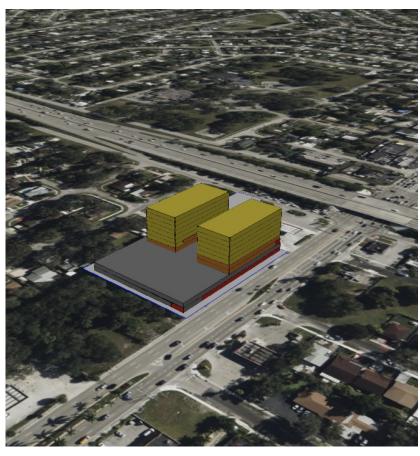


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## MIXED-USE (RETAIL + HOTEL + RESIDENTIAL)

TOTAL BUILDING AREA	322,800 ft <sup>2</sup>
Total Building Height	10 Levels
Maximum Building Footprint	75,385 ft²
Maximum Liner Footprint	9,494 ft²
Maximum Tower Footprint	20,000 ft <sup>2</sup>
Common Space Area	64,560 ft <sup>2</sup>
Building Coverage	70 %
FAR	3
RESIDENTIAL AREA NET	268,800 ft <sup>2</sup>
Residential Units	350 DU
Residential Units Average Size	768 ft²
Residential Height (Levels)	7 Levels
LODGING AREA NET	45,000 ft <sup>2</sup>
Lodging Rooms	150 DU
Lodging Room Average Size	300 ft²
Lodging Height (Levels)	2 Levels
COMMERCIAL AREA NET	9,000 ft <sup>2</sup>
Commercial Height (Levels)	2 Levels
PARKING AREA	141,276 ft <sup>2</sup>
Total Parking Required	500 Spaces
Parking Structure Height	2 Levels
	2 2010
Total Provided Parking Capacity	506 Spaces
Total Provided Parking Capacity	506 Spaces

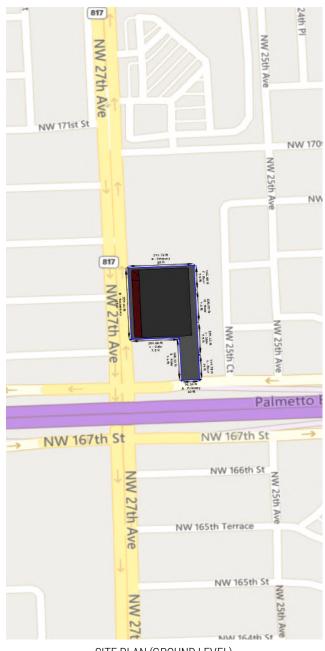


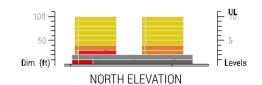




## CAPACITY ANALYSIS Illustrations

## MIXED-USE (RETAIL + HOTEL + RESIDENTIAL)





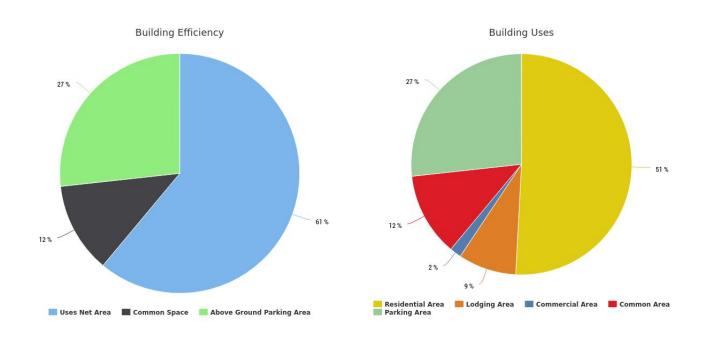
SITE PLAN (GROUND LEVEL)

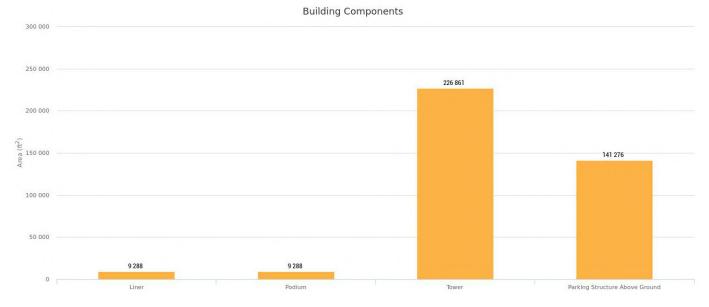




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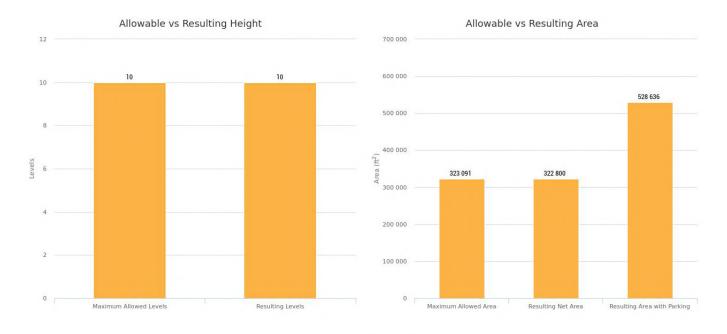
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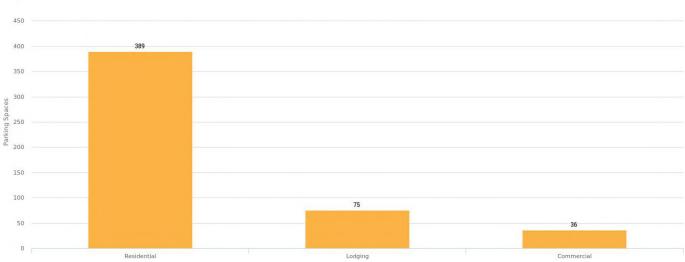




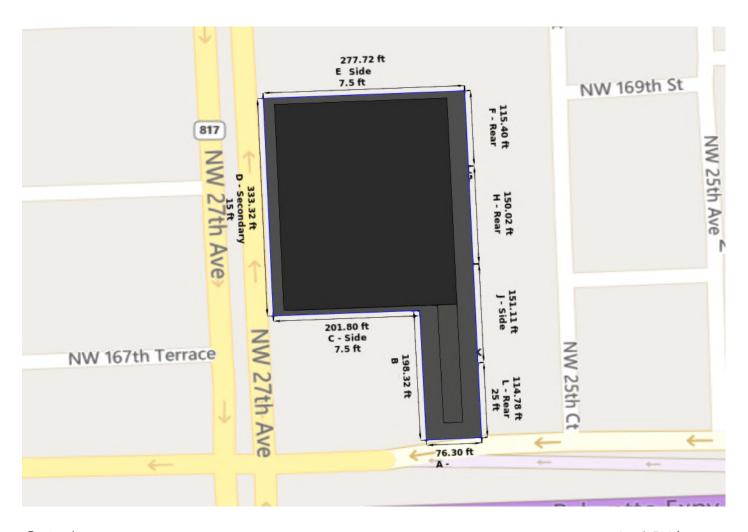
## MIXED-USE (RETAIL + HOTEL + RESIDENTIAL)



## Parking Required per Use







Fre	ontage A				Length: 76.3 ft	
Ту	ре	Podium	Tower	-	-	-
	ight	1-2 Levels	3-10 Levels	-	-	-
Set	tback	25 ft Min	10 ft Min	-	-	-
Fro	ontage B				Length: 198.32 ft	
Ту	pe	Podium	Tower	-	-	-
 Ty <sub> </sub>	pe ght	Podium 1-2 Levels	Tower 3-10 Levels	-	-	- - -
Ty <sub>l</sub>	pe ght	Podium 1-2 Levels	Tower	-	-	- - - -



Frontage C				Length: 201.8 ft
Туре	Podium	Tower	-	-
Height	1-2 Levels	3-10 Levels	-	-
Setback	7.5 ft Min	10 ft Min	-	-
Frontage D				Length: 333.32 ft
Туре	Podium	Tower	-	-
Height	1-2 Levels	3-10 Levels	-	-
Setback	15 ft Min	10 ft Min	-	-
Frontage E				Length: 277.72 ft
Гуре	Podium	Tower	-	-
Height	1-2 Levels	3-10 Levels	-	-
Setback	10 ft Min	10 ft Min	-	-
Frontage F				Length: 115.4 ft
Туре	Podium	Tower	-	-
Height	1-2 Levels	3-10 Levels	-	-
Setback	7.5 ft Min	10 ft Min	-	-
Frontage G				Length: 0 ft
Гуре	Podium	Tower	-	-
Height	1-2 Levels	3-10 Levels	-	-
Setback	7.5 ft Min	10 ft Min	-	-
Frontage H				Length: 150.02 ft
Туре	Podium	Tower	-	-
Height	1-2 Levels	3-10 Levels	-	-
Setback	7.5 ft Min	10 ft Min	-	-



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Frontage I				Length: 0 ft
Туре	Podium	Tower	-	
Height	1-2 Levels	3-10 Levels	-	
Setback	7.5 ft Min	10 ft Min	-	
Frontage J				Length: 151.11 ft
Туре	Podium	Tower	-	
Height	1-2 Levels	3-10 Levels	-	
Setback	7.5 ft Min	10 ft Min	-	
Frontage K				Length: 0 ft
Туре	Podium	Tower	-	
Height	1-2 Levels	3-10 Levels	-	
Setback	7.5 ft Min	10 ft Min	-	
Frontage L				Length: 114.78 ft
Туре	Podium	Tower	-	
Type  Height	Podium 1-2 Levels	Tower 3-10 Levels		
			- - -	