

ZONING FEASIBILITY REPORT



Folio Number(s)	01-02-07-070-1160 01-02-07-070-1170
Address(s)	1022 SW 3rd Avenue, Miami, FL, 33130 1036 SW 3rd Avenue, Miami, FL, 33130
Report Date	3/25/2016



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Folio Number	Various	Lot Area	8,600 sqft	WILLIAM R. ALVAREZ
Address	Various	Zoning Code	Miami 21 (November 2015)	Sterling One Realty
City	Various	Parcel Zoning	T6-24-O	270 SW 25 Road
				Miami, FL 33129
				305-285-2322

ZONING ALLOWANCES

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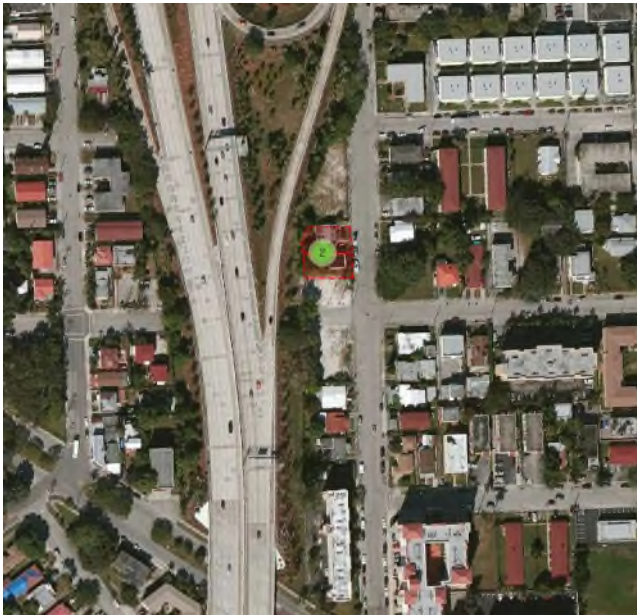
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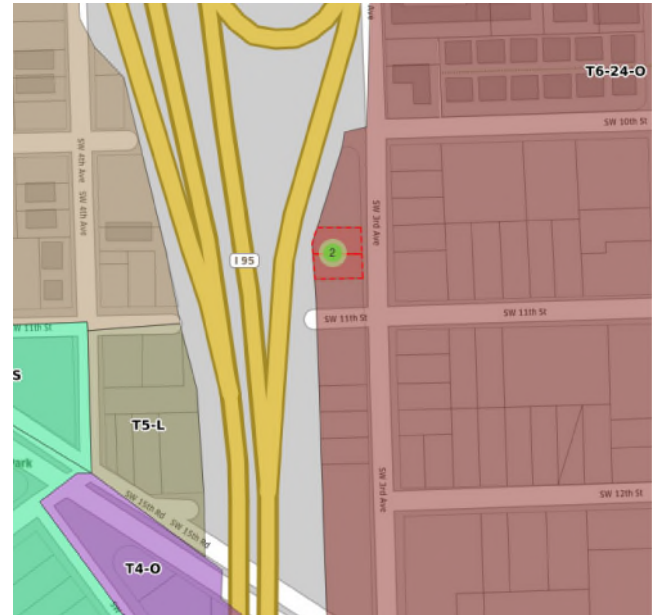


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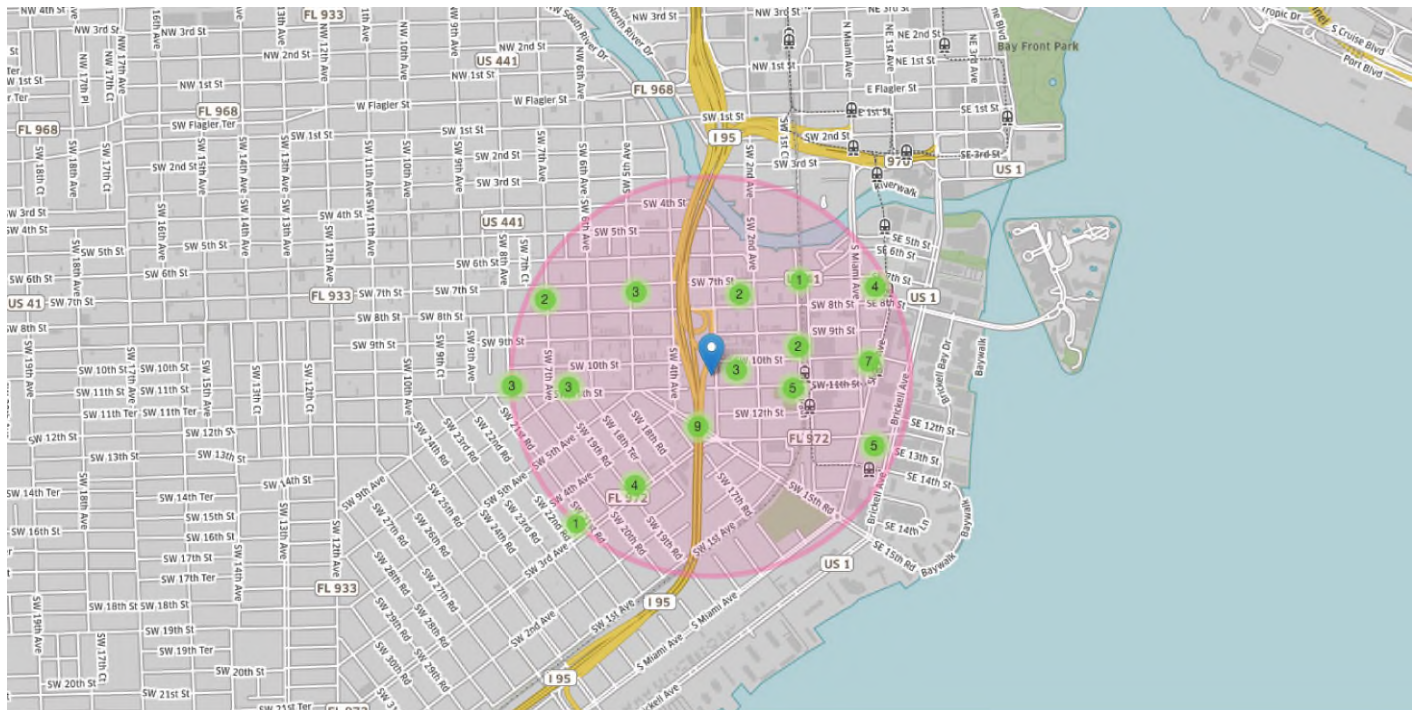
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Aerial



Zoning



Transportation

Metrorail/Metromover/Metrobus Stations 0.5 Mile Radius

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RESIDENTIAL

Single Family Residence	R
Community Residence	R
Ancillary Unit	N
Two Family Residence	R
Multi Family Housing	R
Dormitory	R
Home Office	R
Live - Work	R
Work - Live	N

LODGING

Bed & Breakfast	R
Inn	R
Hotel	R

OFFICE

Office	R
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COMMERCIAL

Auto - Related Commercial Establs.	W
Entertainment Establs.	R
Entertainment - Adult	N
Food Service Establs.	R
Alcohol Beverage Serv.	E
General Commercial	R
Marine Related Comm.	W
Open Air Retail	W
Place of Assembly	R
Recreation Establs.	R

CIVIC

Community Facility	W
Recreational Facility	R
Religious Facility	R

CIVIC SUPPORT

Community Support Fac.	W
Infrastructure and Util.	W
Major Facility	N
Marina	W
Public Parking	W
Rescue Mission	N
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

INDUSTRIAL

Auto - Related Industrial Establs.	N
Manufacturing and Proccesing	N
Marine Related Industrial Establs.	N
Products and Services	N
Storage / Distribution Facility	N

N Not Allowed

R by Right

W by Warrant

E by Exception

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BUILDING INTENSITY

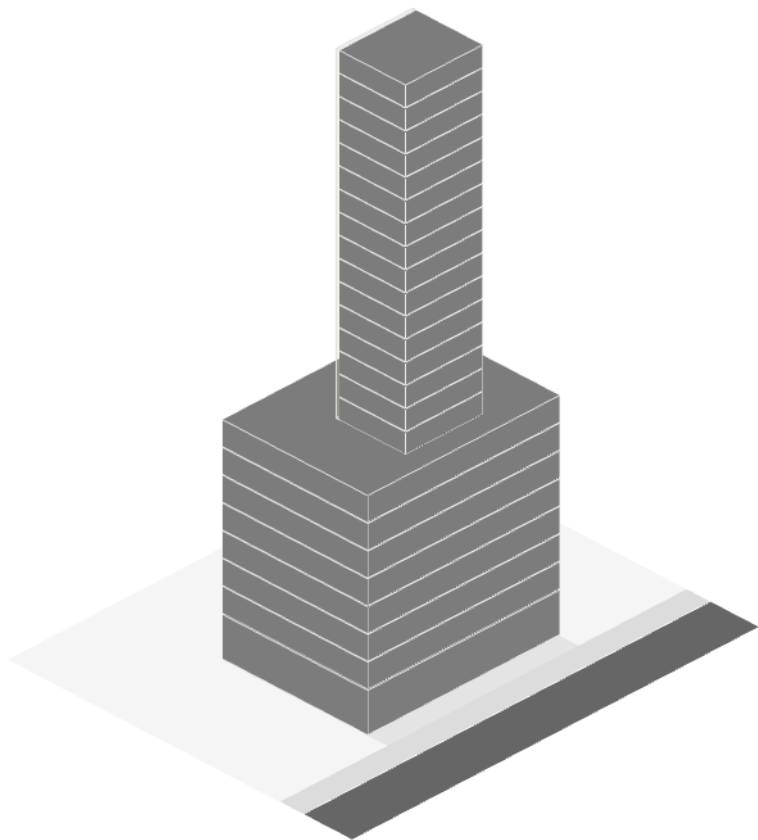
Dwelling Units per Acre	150 du/acre
Dwelling Units Allowed	29 units
Maximum Commercial Area	60,200 ft²
Maximum Office Area	60,200 ft²
Maximum Commercial Establishment Area	55,000 ft²
FLR	7
Maximum Built Area	60,200 ft²
Maximum Building Footprint	7,600 ft²
Lot Coverage	90 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

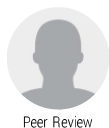
Total Building Height	24 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	16 Levels
Bonus Allowed Height	24 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

SETBACKS

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	N/A
Side Minimum Setback	0 ft
Rear Minimum Setback	0 ft
Second Layer Dimension	15 ft



Lot
 Other Lot
 Building Setback limit
 Principal Street
 Main Building



Peer Review

This assemblage of two lots is zoned T6-24-0, and it's within the Little Havana density increase overlay area. This analysis assumes the development potential as of right. In this assemblage the controlling factor for development potential is the FLR. This assemblage can take advantage of the TOD parking reduction, with a waiver process, thanks to the proximity to a metrorail and metromover stations, however this analysis does not include this parking reduction. This analysis also assumes a Variance to increase the lot coverage to 90% to increase parking layout efficiency.



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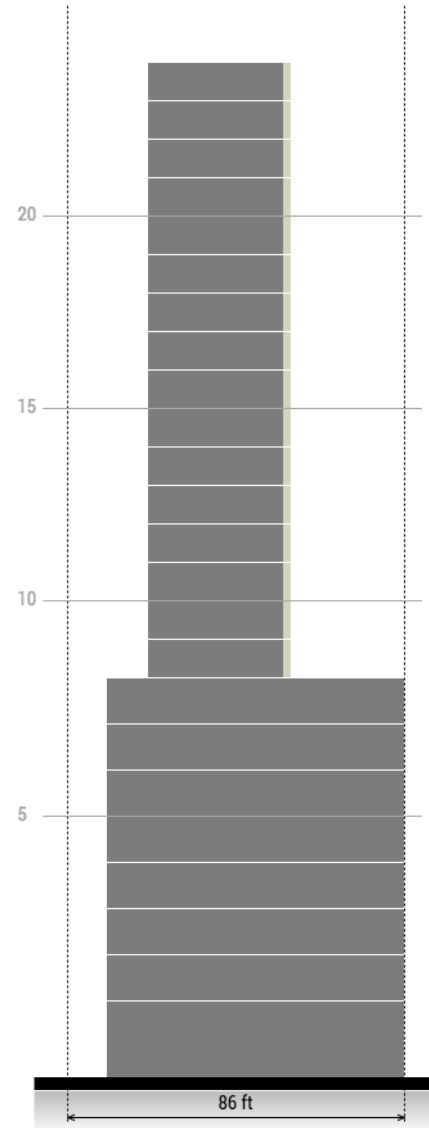
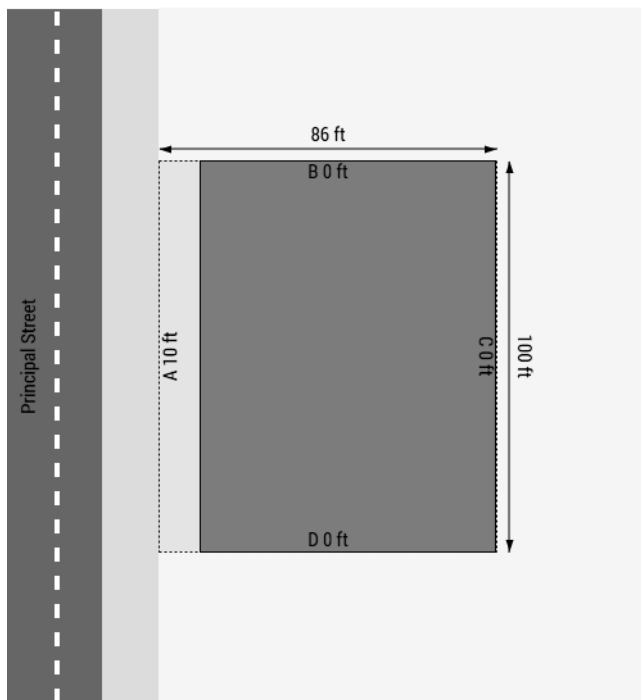
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SITE PLAN (GROUND LEVEL)

ELEVATION



Lot
 Principal Street

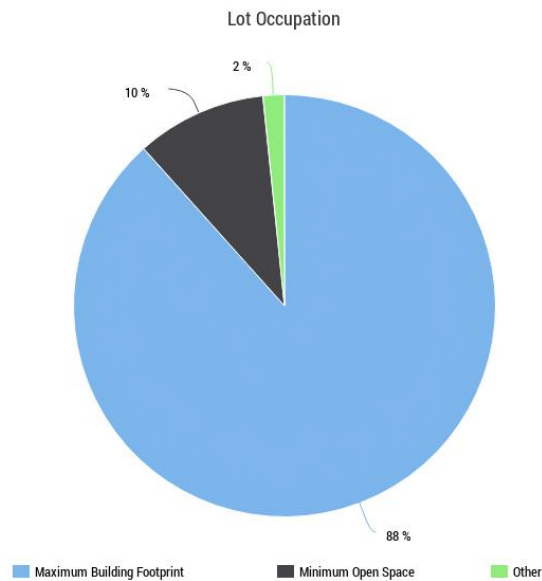
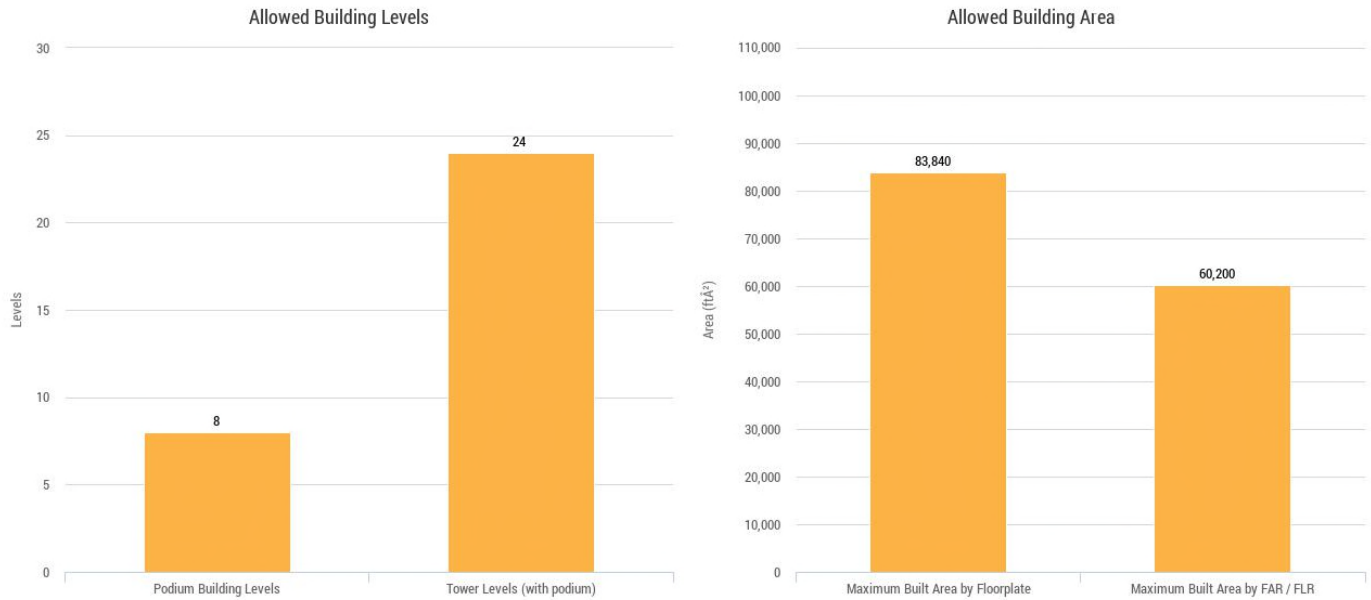
Main Building
 Other Lot

Main Building

Building Setback limit

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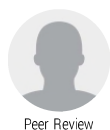
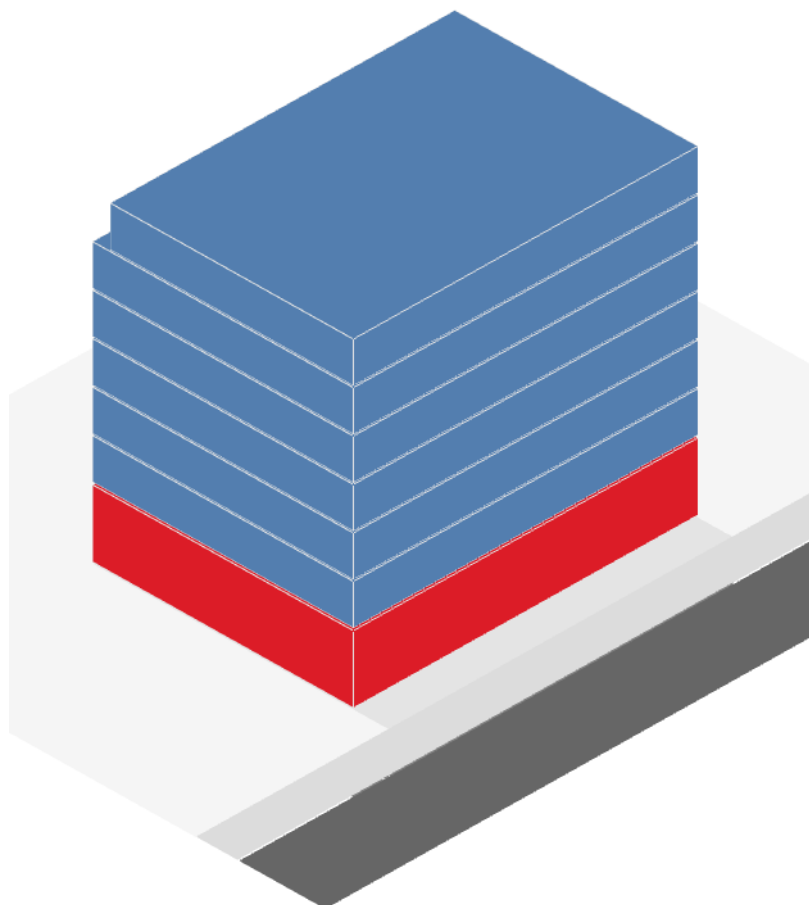
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TOTAL BUILDING AREA	52,680 ft²
Total Building Height	7 Levels
Maximum Building Footprint	7,600 ft²
Maximum Liner Footprint	7,600 ft²
Maximum Tower Footprint	1,440 ft²
Maximum Commercial Tower Footprint	N/A
Common Space Area	8,780 ft²
Lot Coverage	90 %
FLR	7

OFFICE AREA NET	37,600 ft²
Office Height (Levels)	7 Levels

COMMERCIAL AREA NET	6,300 ft²
Commercial Height (Levels)	1 Levels

PARKING AREA	17,200 ft²
Total Parking Required	66 Spaces
Total Shared Parking Required	63 Spaces
Parking Structure Height	2 Levels
Total Provided Parking Capacity	63 Spaces
On-Street Parking Capacity	3 Spaces
Off-Site Parking Capacity	N/A
Parking Structure Capacity	N/A
Parking Structure Area	N/A
Underground Parking	60 Spaces
Underground Parking Area	17,200 ft²
Surface Parking Capacity	N/A



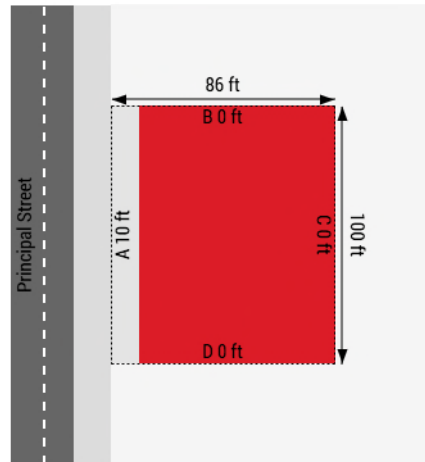
Peer Review

This capacity analysis shows retail on the ground level, and office uses above. This analysis assumes two levels of underground robotic parking.

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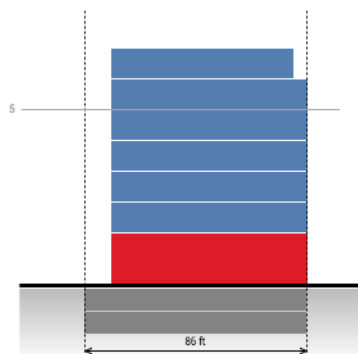
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SITE PLAN (GROUND LEVEL)



Lot
 Commercial
 Principal Street
 Other Lot

ELEVATION

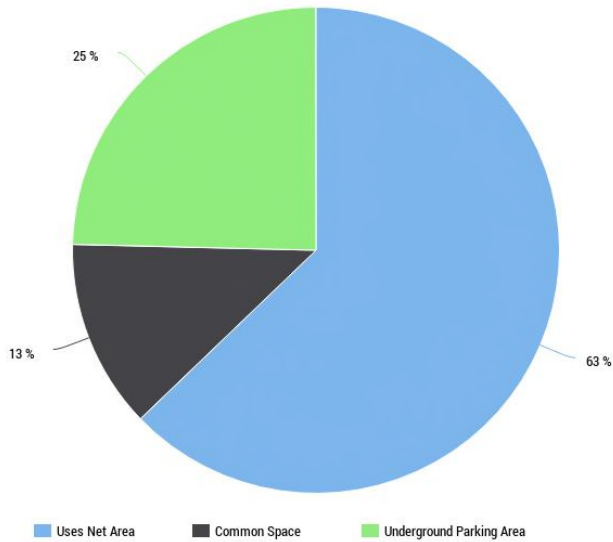


Commercial
 Office
 Parking

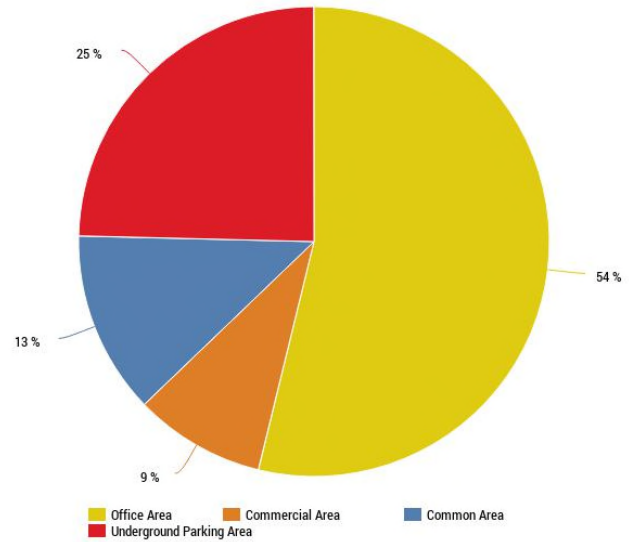
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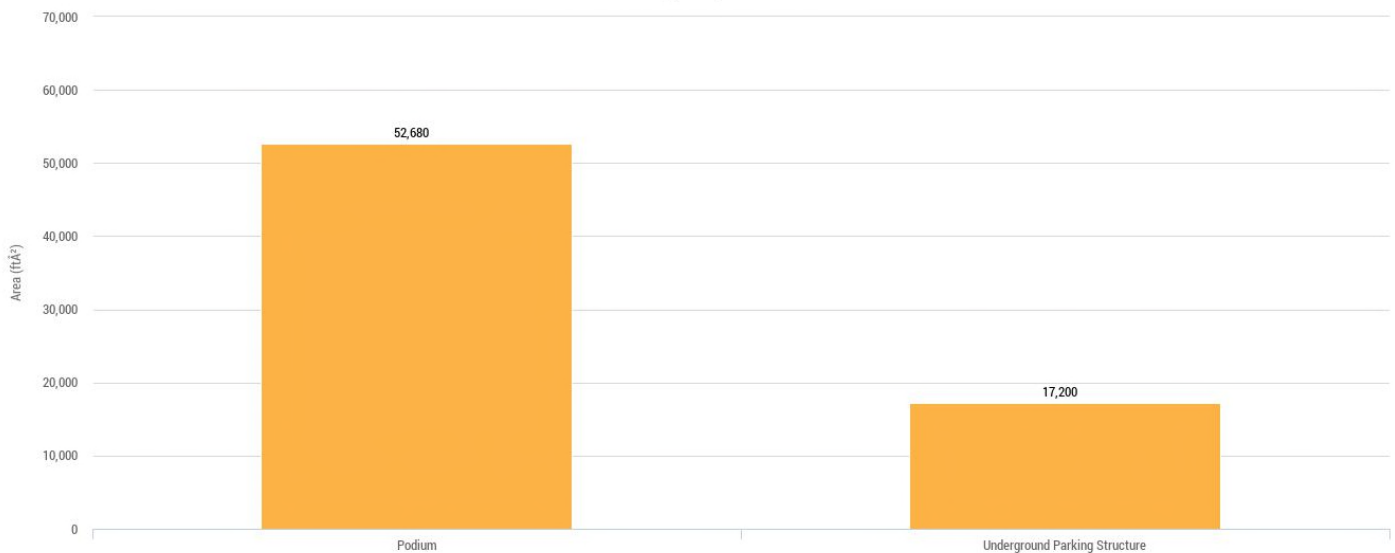
Building Efficiency



Building Uses



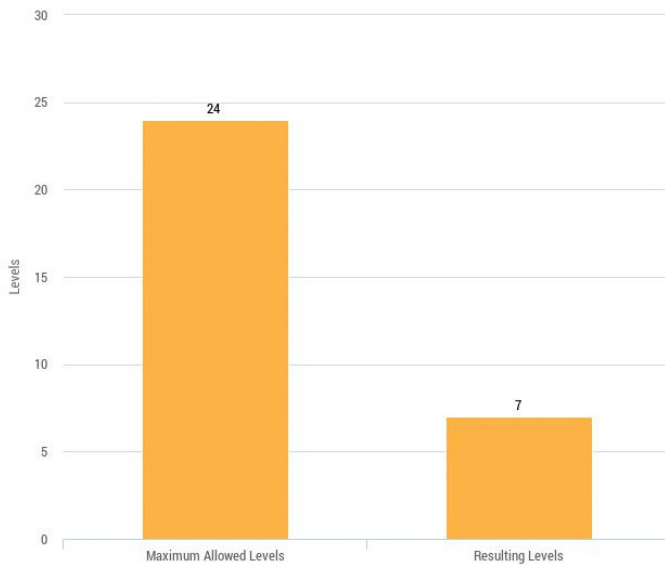
Building Components



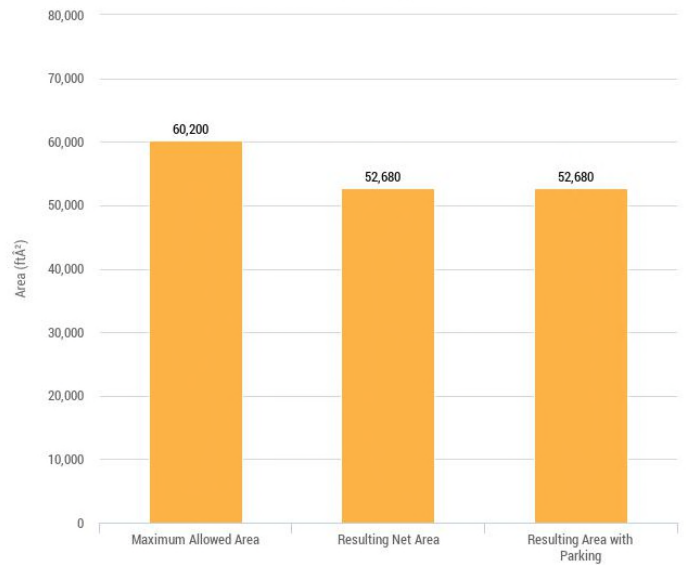
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Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use

