

ZONING FEASIBILITY REPORT



Address(es)

NW 37th Ave, Unincorporated Miami Dade
4001 NW 37th Ave, Unincorporated Miami Dade
4010 NW 36th Ave, Unincorporated Miami Dade

Folio Number(s)

3031210001130
3031210001140
3031210001480

Report Date: 4/25/2022

Folio Number **3031210001130, 1140, 1480**
 Address **Multiple**
 City **Unincorporated Miami Dade**

Lot Area **126,575 sqft**
 Zoning Code **Unincorporated Miami Dade**
 Parcel Zoning **IU-1**

Enrique Montoya
 ELM Group at Keller Williams
<https://elmrealestategroup.com>

ZONING ALLOWANCES

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Property Location

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Lot Area 126,575 sqft

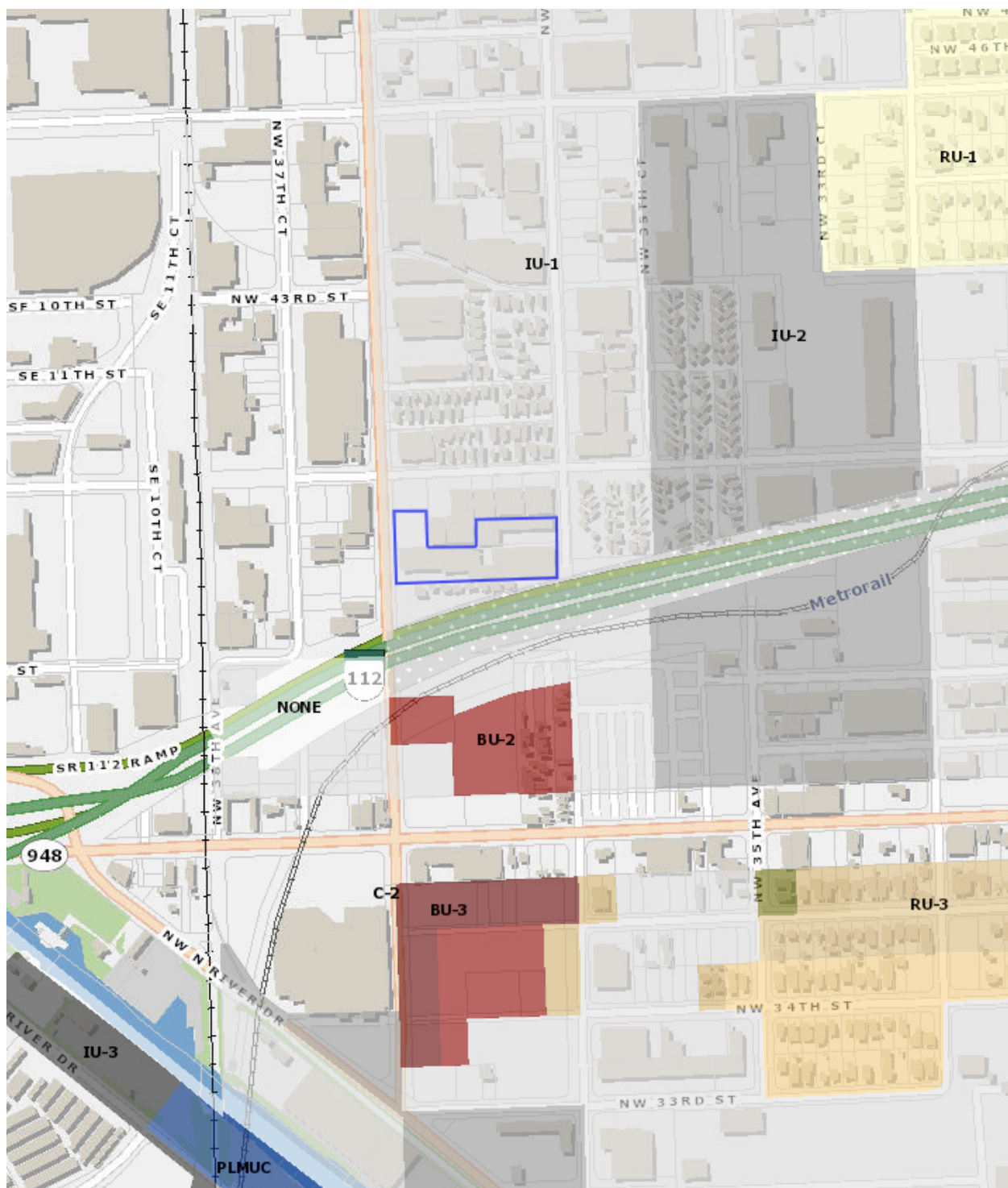
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RESIDENTIAL

Watchman's or caretaker's quarters - industrial use **P**

LODGING

Hotel **C**
 Motel **C**

OFFICE

Banks with drive-thru facilities **P**
 Banks without drive-thru facilities **P**
 Office building **P**

COMMERCIAL

Adult entertainment **P**
 Animal hospital within soundproof, air-conditioned building **P**
 Automobile parking lots and garages **P**
 Bakery - wholesale only with incidental retail **P**
 Bottling of beverages **P**
 Brew Pubs (restaurant, pub or bar with brewery, distillery or winery) **C**
 Brewery **C**

COMMERCIAL (CONT.)

Cabinet working and carpentry shops **P**
 Distillery **C**
 Dry cleaning and dyeing **P**
 Food products, grinding/cooking/roasting/preserving/drying/smoking/airing. Meats, fish, fruits, vegs. **P**
 Home improvement center **C**
 Movie and television studios with indoor sound stages/studios **P**
 Movie and television studios with outdoor lots/backlots **P**
 Night clubs **C**
 Novelty works **P**
 Printing shops **P**
 Pubs and bars **P**
 Railroad shops **P**
 Restaurant with outdoor dining **C**
 Restaurants with accessory cocktail lounge-bar **P**
 Telephone answering service/Telephone exchange **P**
 Telephone service unit yards **P**
 Winery **P**

CIVIC

Police and fire stations **P**
 * Religious facilities **C**

CIVIC SUPPORT

Adult day care center **P**
 Auditorium **P**
 Family day care/after school care **C**
 Post offices, self service post offices, stations and branches, mail processing centers **P**
 Private club, lodge, fraternity or sorority **P**

EDUCATIONAL

* Colleges and universities **P**
 Technical Trade Schools **P**

INDUSTRIAL

Aircraft hangars and repair shops, aircraft assembling and manufacturing **P**
 Armories, arsenals **P**
 Automobile and truck sales, new/used incl. rentals, wholesale distribution and repairs **P**
 Automobile body shop and top work and painting **P**

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



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INDUSTRIAL (CONT.)

* Automobile self-service gas station	C
* Automobile service station	C
Blacksmith, gas steam fitting shops	P
Boat or yacht repair/overhaul, boat building	P
Boat slips for repair and overhauling of boats	P
Canning factories	P
Carpet cleaning	P
Caterers	P
Cold storage warehouse and pre-cooling plants	P
Concrete, clay or ceramic products, hand or small mixer manufacture	P
Contractors offices and yard	P
Dispensing facilities for Low-THC or medical cannabis	P
Dog kennels	C
Dredging base, keeping of dredging supplies, dredges, machinery or boat storage, repairs, rebuilding	P
Electric substation	P
Engines, gas, gasoline, steam and oil, sales and service	P

INDUSTRIAL (CONT.)

Fertilizer storage	P
Fruit packing and fruit preserving	P
Furniture manufacturing	P
Garage, storage mechanical, incl. buses, trucks, heavy equipment	C
Glass installation	P
Ice manufacture	P
Insecticide, mixing, packaging and storage	P
Laboratories, material testing	P
Leather goods manufacturing excl. tanning	P
Livery stables for riding clubs, stable for sheltering horses	P
Locksmith shops, sharpening and grinding shops	P
Lumber yards	P
Machine shops	P
Marine warehouses	P
Mattress manufacturing and renovating	P
Metallizing processes	P
Milk or ice distributing station	P
Mill-work shops	P

INDUSTRIAL (CONT.)

Ornamental metal workshops	P
Oxygen storage and filling of cylinders	P
Passenger and freight stations and terminals, boats, trucks, buses and railroads	P
Pharmaceutical storage	C
Poultry markets and commercial chicken hatcheries	P
Power or steam laundries	P
Radio and television transmitting stations and studios	P
Ship chandlers	P
Shipyards and dry docks	P
Sign painting shops	P
Steel fabrication	P
Storage warehouse for food, fodder, etc.	P
Taxidermy	C
Telecommunications hubs	C
Textile, hosiery and weaving mills	C
Upholstery and furniture repairs	P
Utility work centers - power and telephone, etc.	P
Vending machine sales and service	P

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



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ZONING ALLOWANCES

Maximum Lot Capacity

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Parcel Zoning IU-1

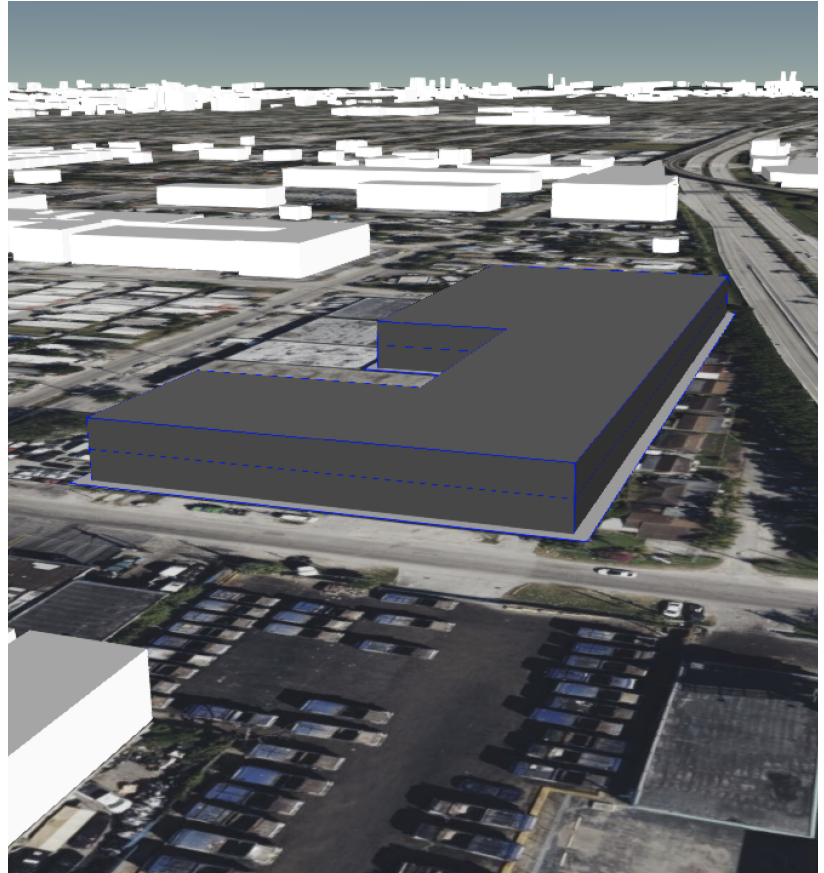
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BUILDING INTENSITY

FLR	N/A
Maximum Built Area	227,850 ft ²
Building Coverage	90 %
Maximum Building Footprint	113,925 ft ²
Dwelling Units per Acre	N/A
Dwelling Units Allowed	N/A
Minimum Open Space	N/A

HEIGHT LIMITATIONS*

Total Building Levels	2 Levels
Total Maximum Height	35 ft



*Notes:

Sec. 33-52. Except where a greater height may be approved as a result of a public hearing, the maximum height of a building shall be 35 feet, two stories, except as specified in each district and as specified elsewhere in the Code.

Sec. 33-57. Any portion of a building in the BU-2, BU-3, IU-1, IU-2 and IU-3 Districts which is between thirty-five (35) and forty (40) feet in height shall be setback at least twenty-five (25) feet from the lot line adjacent to any street or thoroughfare. Thereafter one (1) additional foot of setback shall be provided for each five (5) feet of additional height.

Sec. 33-58. No building in IU-C, IU-1, IU-2 or IU-3 Districts shall be of a height greater than the width of the widest street upon which such building abuts, except after application is made and permit issued as a result of public hearing.

■ Main Building

■ Lot

■ Building Setback limit



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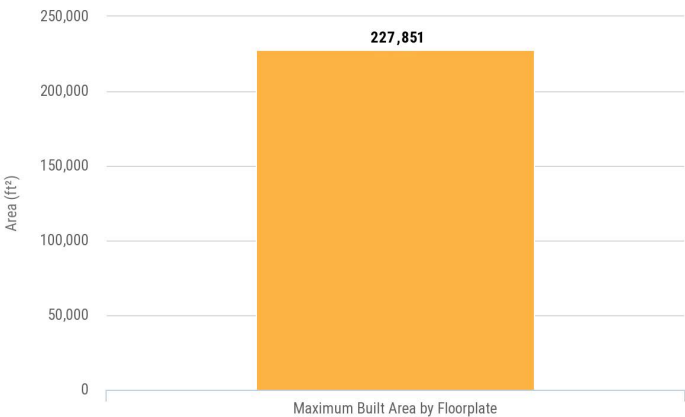
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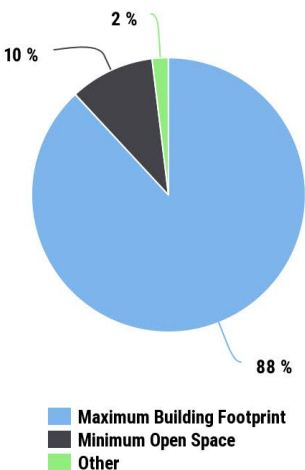
Allowed Building Levels



Allowed Building Area



Lot Occupation





CAPACITY ANALYSIS

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TOTAL BUILDING AREA 249,730 ft²

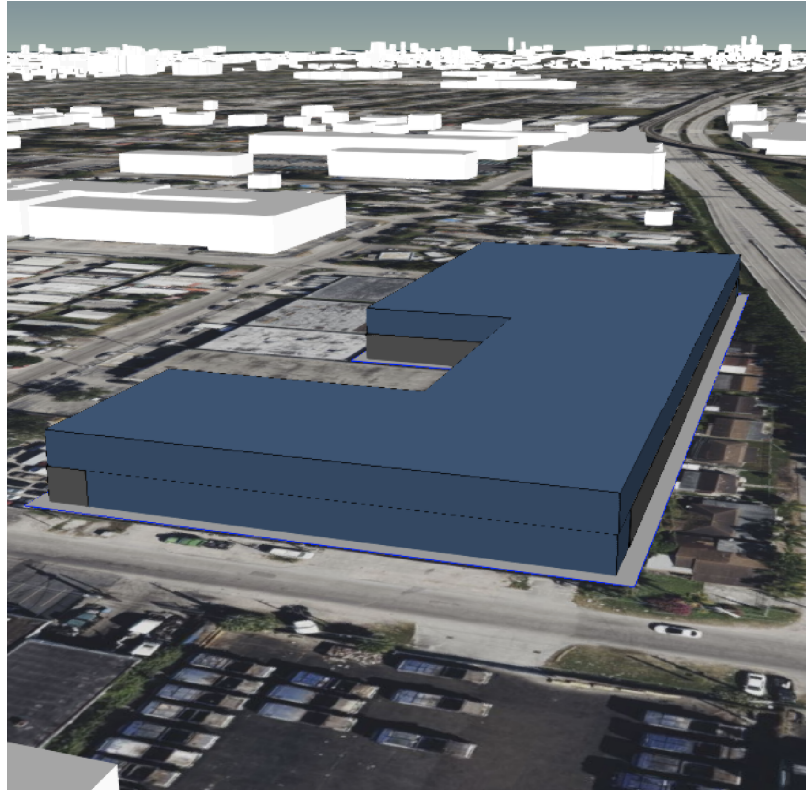
Total Building Height	2 Levels
Maximum Building Footprint	113,925 ft ²
Maximum Liner Footprint	14,195 ft ²
Common Space Area	25,000 ft ²
Building Coverage	90 %

INDUSTRIAL AREA NET 125,000 ft²

Industrial Height (Levels)	2 Levels
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PARKING AREA* 99,730 ft²

Total Parking Required	62 Spaces
Parking Structure Height	1 Levels
Total Provided Parking Capacity	255 Spaces



Note*:

Parking varies according to the use, Sec. 33-124 (n)Industrial.(1)Requirements for warehouses. For a warehouse building, one parking space shall be provided for each 1,000 square feet of gross floor area in the building up to 10,000 square feet and then one space for each 2,000 square feet of gross warehouse floor area thereafter

■ Parking ■ Industrial ■ Lot



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CAPACITY ANALYSIS

Illustrations

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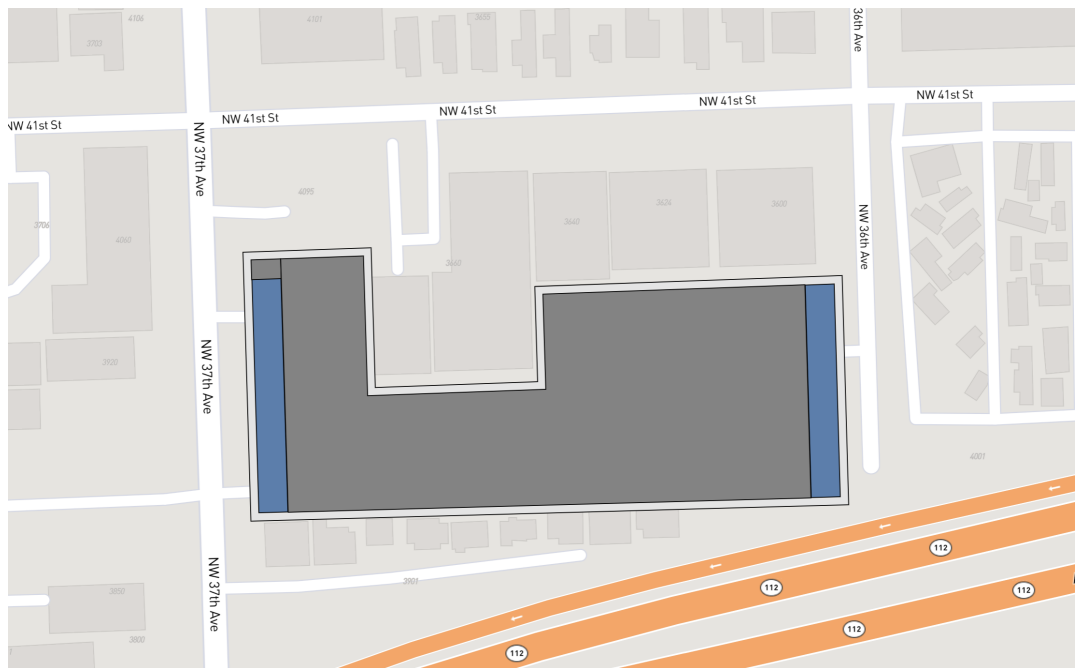
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SITE PLAN (GROUND LEVEL)



REAR VIEW



Industrial Parking Lot



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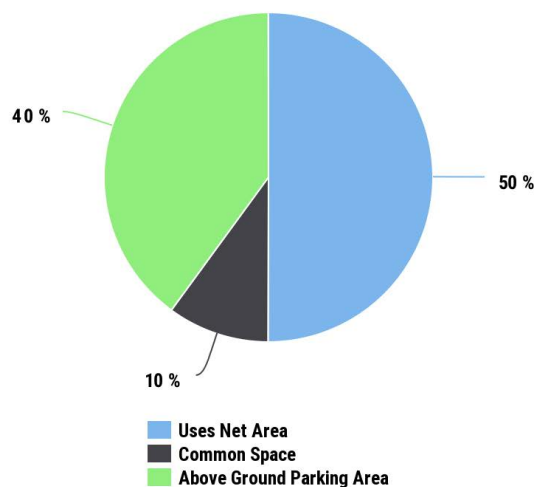
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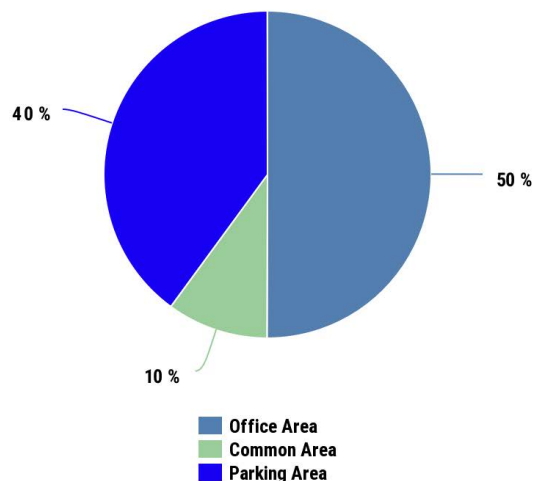
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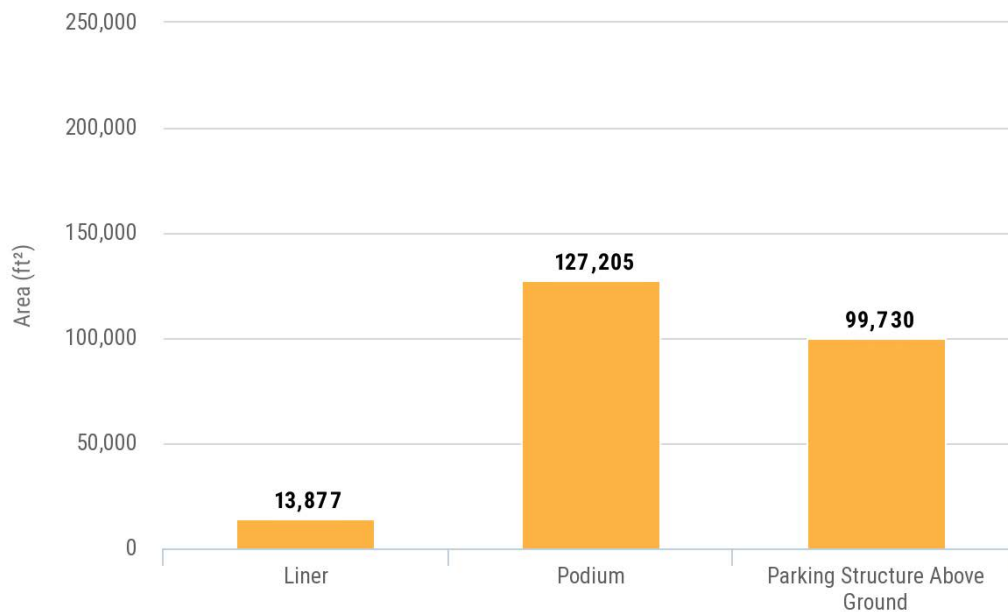
Building Efficiency



Building Uses



Building Components





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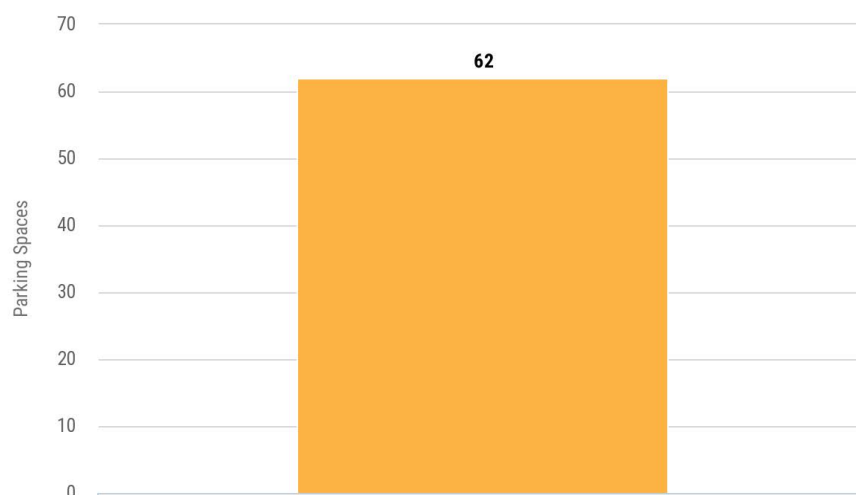
Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use



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PROPERTY INFORMATION

Lot Area (Property Records)	126,575 sqft - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Overlay	FAA150' Height Limitation.

BUILDING PARAMETERS

Liner Building Depth	30 ft
Efficiency	20 %
Ground Level Height	17 ft
Base Level Height	17 ft



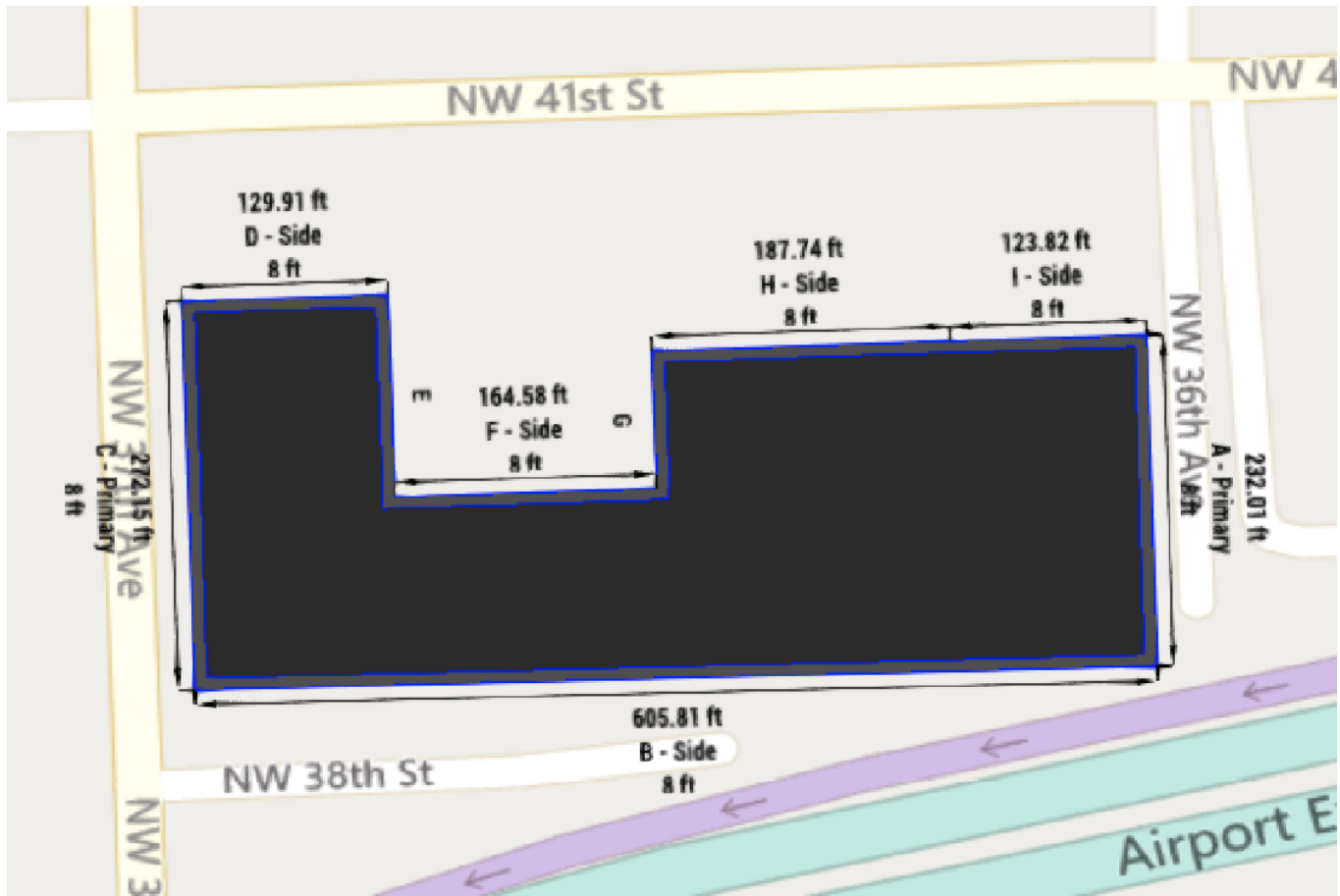
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Sec. 33-51. - Setbacks in business and industrial districts

The minimum setback distances and spacing requirements in all business districts and in IU-1, IU-2 and IU-3 Industrial Districts (see Section 33-273 for IU-C setback requirements) shall be as follows:

(a)Front—20 feet.

(b)Side street—15 feet, except:(1)Where the business or industrial lot abuts an RU, EU or GU lot, then the side street setback shall be 25 feet on any part of the business or industrial structure located within 25 feet of the residential district boundary, except as provided in paragraph (2) below. (2)Where a business or industrial lot abuts a GU lot that is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence on the GU lot at the time of the approval of the building permit for the business or industrial use, the setback shall be 15 feet from the side street property line.

(c)Interior side—0 feet where the adjacent property is a BU or IU District and where the use of the building is limited exclusively to business or industrial use. The wall along the side property line shall be constructed in accordance with the Florida Building Code. Other interior side setbacks shall be as follows:(1)5 feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.(2)10 feet for such portions of the business structure as are devoted to residential use.(3)15 feet where the adjacent property is zoned RU or EU or GU, except that, where a business or industrial lot abuts a GU lot that is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence on the GU lot at the time of the approval of the building permit for the business or industrial use, then the setback shall be:(i)0 feet where the wall along the interior side property line is unpierced and constructed in accordance with the Florida Building Code; or(ii)5 feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

(d)Rear—20 feet from residential district boundary, except that credit shall be given for full width of dedicated alleys in computing this setback.(1)5 feet from business or industrial district boundary, where any openings are provided in wall of proposed structure, adjacent to rear lot line.(2)0 feet from business or industrial district boundary where no openings are proposed in wall of proposed structure, adjacent to rear lot line.(3)Same setbacks shall apply for accessory buildings as apply to principal structures.

(e)Structures containing residential uses or mixed residential-business uses shall comply with residential setbacks (for the entire building) as may be required for the residential use in the residential district.

(f)Spacing between buildings shall conform with Miami-Dade Fire Rescue requirements.