The background of the slide is a high-angle aerial photograph of a residential area. The foreground shows a cluster of houses with white and light-colored exteriors, surrounded by green lawns and trees. A paved road runs horizontally across the middle ground. In the distance, more houses and buildings are visible under a clear blue sky.

Part 2

The Property

Property Overview

Address: 7900 NW 21st Ave, Miami, FL 33147

Parcels: 30-3110-057-1822

Lot Size: 9,450 SF (0.21 acre) lot

Zoning: NCUAD

Benefits: 25% Workforce Density Bonus

100% parking waiver

Approved units: 26 with 2 retail spaces

Allowed Uses: Residential and commercial

Approved stories: 5

Lot Dimensions: 70 x 135

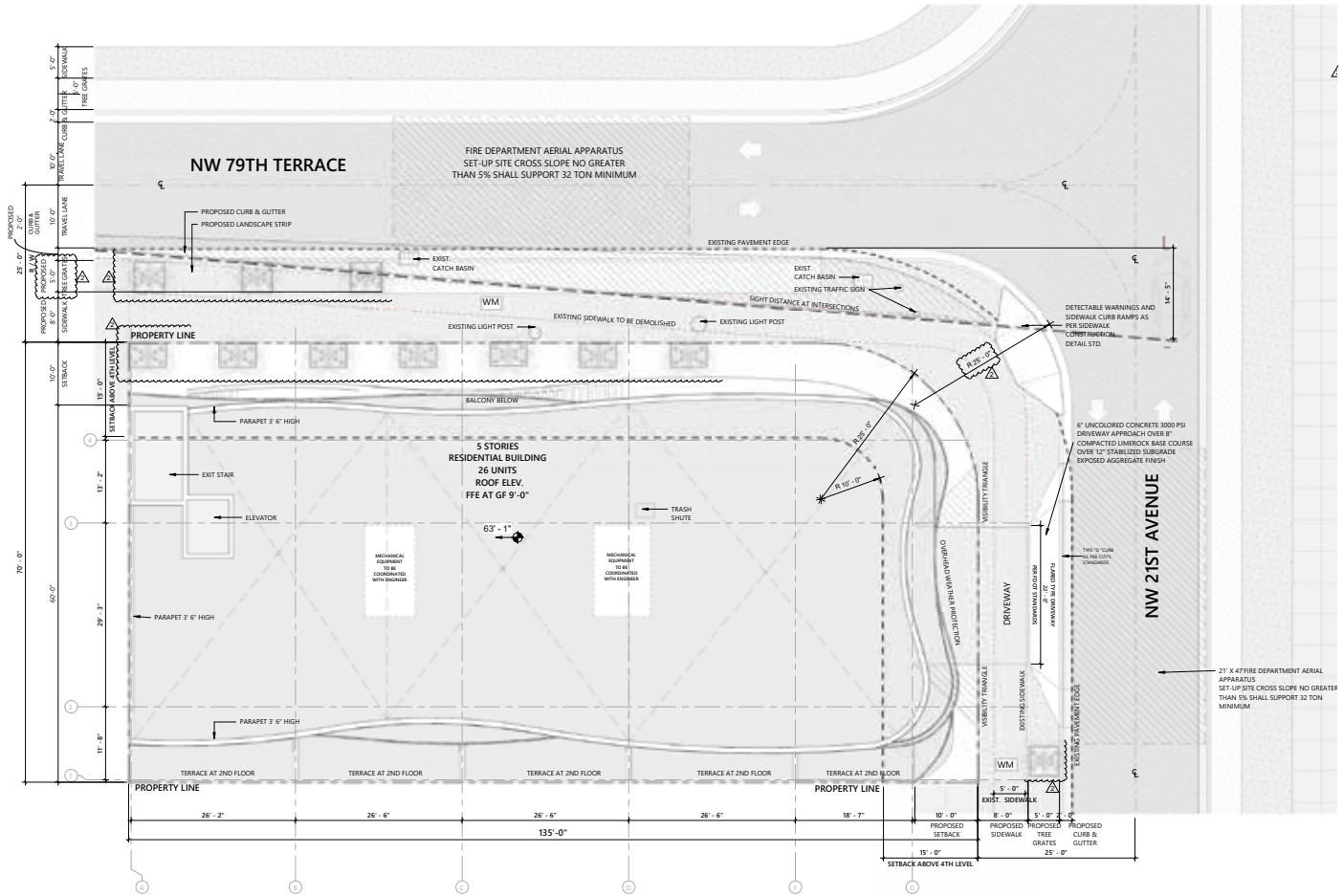


The subject property is located directly off Northwest 21st Avenue and Northwest 79th Street in the West Little River neighborhood on the outskirts of Hialeah. The property benefits from its prime location in a dense residential corridor and being surrounded by a myriad of amenities, retailers and transportation access.



Rendering

Site Plan



General Site Information

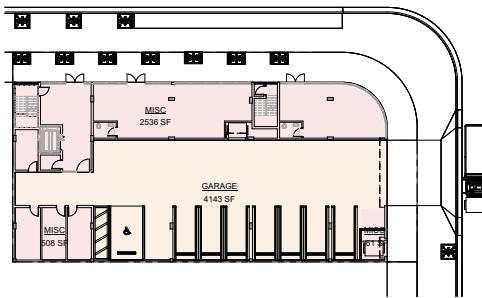
DATE: NOV 27 2023	7900 NW 21st Avenue MIAMI FL 33467
ISA	
FOLIO #	30-3110-057-1822
LEGAL DESCRIPTION:	10 53 41 .22 AC PB 34-19, REV PL WEST LITTLE RIVER, E135.04FT OF N70FT OF TR-21, LOT SIZE 70.00 X 135, OR 12063-0020 0284 5, COC 23027-2289 01 2005 6.

LOT AREA:	9,450 SQ.FT. / 0.216 ACRES
YEAR BUILT:	N/A
SCOPE OF WORK	
NEW CONSTRUCTION OF MIXED-USE BUILDING	
GOVERNING CODES	
FLORIDA FIRE PREVENTION CODE 2020 FLORIDA BUILDING CODE 2020 2020 NATIONAL ELECTRIC CODE 2020 FBC MECHANICAL 2020 FBC PLUMBING 2020 FBC ACCESSIBILITY	

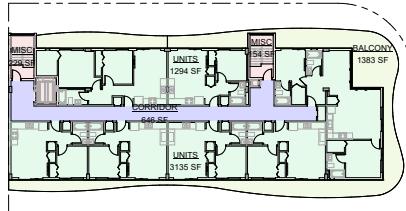
ZONING GUIDELINES:		
ZONING: NCUAD (North Central Urban Area District)		
FLOOD ZONE:	X	
LOT SIZE:	REGULAR	
LOT NET AREA:	9,450 SQ.FT. = 0.216 ACRES	
LOT GROSS AREA:	15,203.88 SQ.FT. = 0.349 ACRES	
URBAN CENTER:	NORTH CENTRAL	
LAND USE:	MC	
SUB DISTRICT:	CENTER	
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	MINIMUM = 2 STORIES MAXIMUM = 8 STORIES	5 STORIES
DENSITY	MAXIMUM = 60 DU/ACRE $60 \times 0.349 = 20.94$ DU DENSITY WHU BONUS = 12.5% WHU SET ASIDE = 25% BONUS = 26.17 DU TOTAL DENSITY = 26 DU 4 DU SET ASIDE FOR WHU	26 DU TOTAL 4 DU SET ASIDE FOR WHU
PARKING	100% PARKING REDUCTION FOR PARCELS LESS THAN 15,000 SF	8 PARKING SPACES 2 P.S RESERVED FOR RESERVED FOR EVSE (ELECTRIC VEHICLE SUPPLEMENT EQUIPMENT)
SETBACKS		
FRONT	10'-0"	10'-0"
FRONT ABOVE 4TH LEVEL	15'-0"	15'-0"
SIDE	0'-0"	0'-0"
REAR	0'-0"	10'-0"

Floor Plans

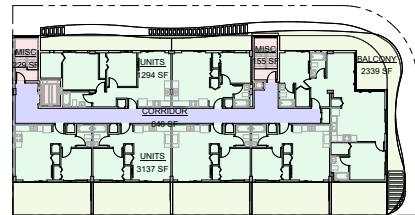
MIAMI-DADE COUNTY
PROCESS NO.: A23-085
DATE: NOV 27 2023
Y: ISA



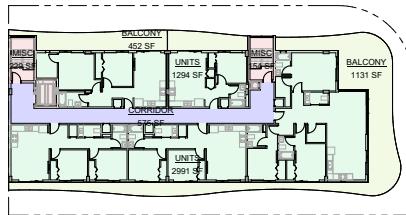
1 GROUND FLOOR
111'0" x 1'-0"



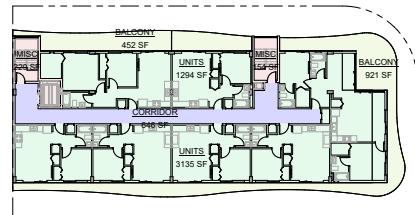
4 4TH LEVEL
111'0" x 1'-0"



2 2ND LEVEL
111'0" x 1'-0"



5 5TH LEVEL
111'0" x 1'-0"

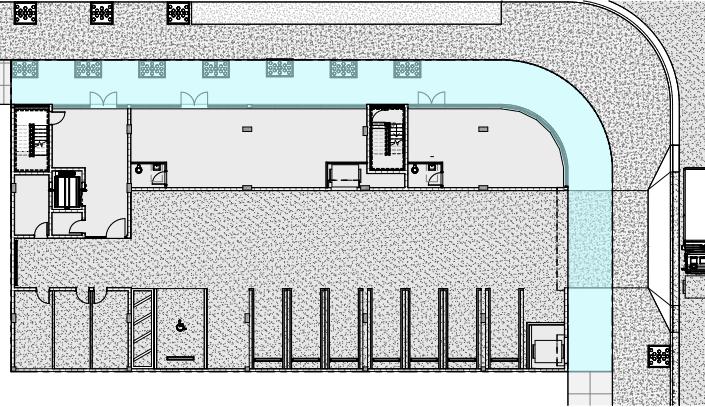


3 3RD LEVEL
111'0" x 1'-0"

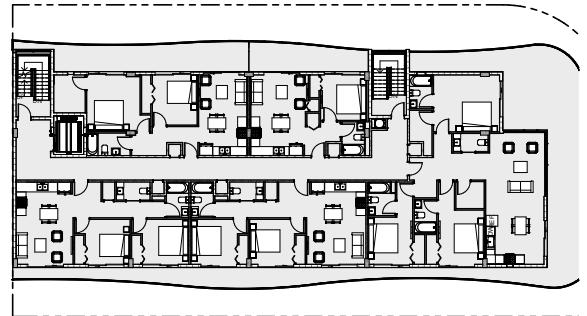
AREA DIAGRAMS		
NAME	AREA	INCIDENCE
BALCONY	6278 SF	19%
CORRIDOR	2513 SF	7%
GARAGE	4143 SF	12%
MISC	4178 SF	13%
UNITS	11757 SF	49%
TOTAL BUILDING SF:	35647 SF	

Open Spaces

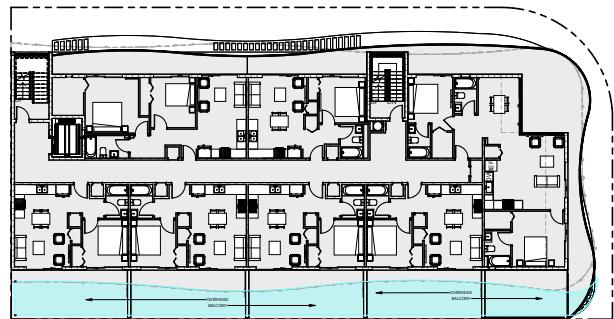
MIAMI-DADE COUNTY
PROCESS NO.: A23-085
DATE: NOV 27 2023
Y: ISA



1 GROUND LEVEL FLOOR PLAN - OPEN SPACE
3/32" x 1'0"



3 5TH - OPEN SPACE
3/32" x 1'0"



2 2nd-4TH LVL - OPEN SPACE
3/32" x 1'0"

OPEN SPACE CALCULATION	
ALLOWED/REQUIRED	PROPOSED
GROUND FLOOR: 1,983 SF	
2ND FLOOR: 876 SF	
3RD FLOOR: 0 SF	
OPEN SPACE 10%: 9,318 SF x 10% = 932 SF	
4TH FLOOR: 0 SF	
5TH FLOOR: 0 SF	
6TH FLOOR: 0 SF	
7TH FLOOR: 0 SF	
TOTAL OPEN SPACE	TOTAL: 2,859 SF (30.5%)