

An aerial photograph of a city, likely Miami, with a dense residential area in the foreground and a city skyline in the distance. The image is overlaid with a semi-transparent blue filter. The text "Part 2" is centered in the middle of the image.

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

8 | Fraca Residences

General Site Information

DATE: NOV 27 2023
PROJECT ADDRESS: 7900 NW 21st Avenue
MIAMI | FL | 33467

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

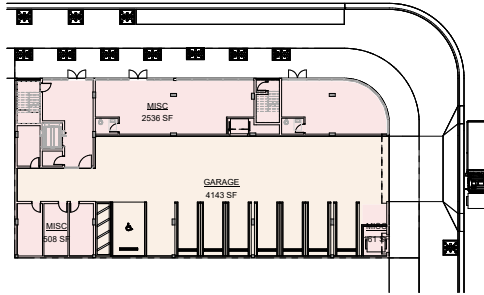
SUB DISTRICT:

CENTER

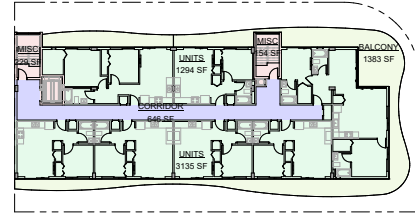
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	MINIMUM = 2 STORIES MAXIMUM = 8 STORIES	5 STORIES
DENSITY	MAXIMUM = 60 DU/ACRE 60 X 0.349 = 20.94 DU DENSITY WHU BONUS = 12.5% WHU SET ASIDE = 25% BONUS = 26.17 DU TOTAL DENSITY = 26 DU 4 DU SET ASIDE FOR WHU	26 DU TOTAL 4 DU SET ASIDE FOR WHU
PARKING	100% PARKING REDUCTION FOR PARCELS LESS THAN 15,000 SF	8 PARKING SPACES 2 P.S RESERVED FOR RESERVED FOR EVSE (ELECTRIC VEHICLE SEPPLEMENT 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

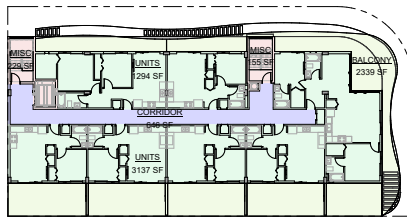
IAM-DADE COUNTY
PROCESS NO.: A23-085
ATE: NOV 27 2023
F: ISA



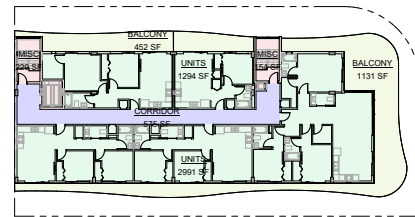
1 GROUND FLOOR
1/8" = 1'-0"



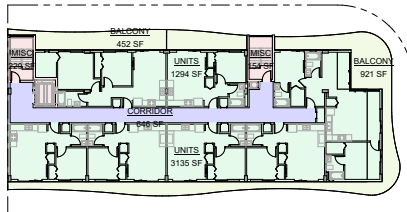
4 4TH LEVEL
1/8" = 1'-0"



2 2ND LEVEL
1/8" = 1'-0"



5 5TH LEVEL
1/8" = 1'-0"



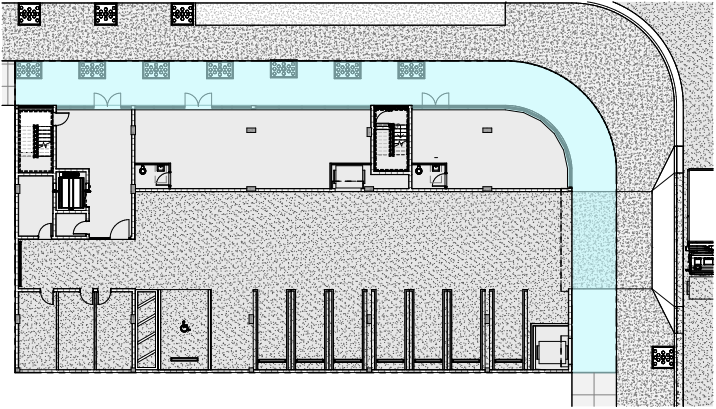
3 3RD LEVEL
1/8" = 1'-0"

AREA DIAGRAMS

NAME	AREA	PERCENTAGE
BALCONY	6878 SF	19%
CORRIDOR	2513 SF	7%
GARAGE	4143 SF	12%
MISC	4738 SF	13%
UNITS	17325 SF	49%
TOTAL BUILDING SF	33647 SF	

Open Spaces

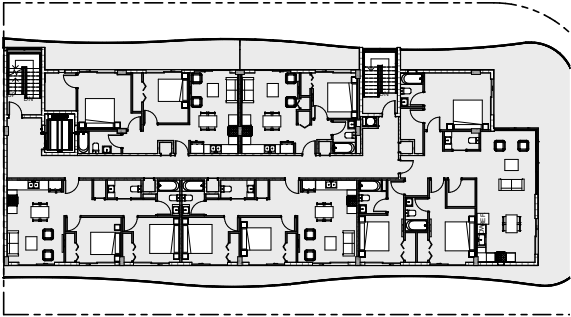
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1

GROUND LEVEL FLOOR PLAN - OPEN SPACE

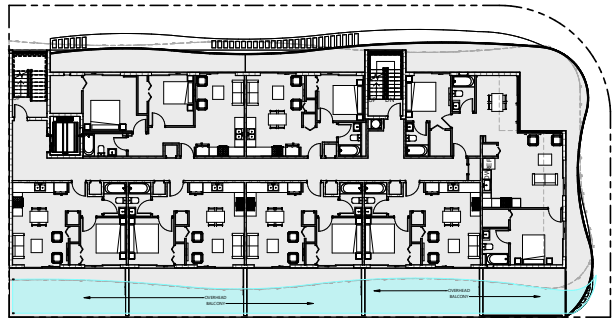
3/32" = 1'-0"



3

5TH - OPEN SPACE

3/32" = 1'-0"



2

2nd-4TH LVL - OPEN SPACE

3/32" = 1'-0"

OPEN SPACE CALCULATION	
ALLOWED/REQUIRED	PROPOSED
	GROUND FLOOR: 1,883 SF
	2ND FLOOR: 876 SF
	3RD FLOOR: 0 SF
	4TH FLOOR: 0 SF
	5TH FLOOR: 0 SF
	6TH FLOOR: 0 SF
	7TH FLOOR: 0 SF
OPEN SPACE 10% 9,318 SF x 10% = 932 SF	
TOTAL OPEN SPACE	TOTAL: 2,899 SF (30.9%)