

ZONING FEASIBILITY REPORT

Folio Number(s)	01-32-30-018-0230 01-32-30-018-0260
Address(s)	2699 Biscayne Blvd, Miami, FL, 33137 330 NE 27th Street, Miami, FL, 33137
Report Date	1/24/2016



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Address	Various	Zoning Code	Miami (November 2015)
City	Various	Parcel Zoning	T6-36A-0

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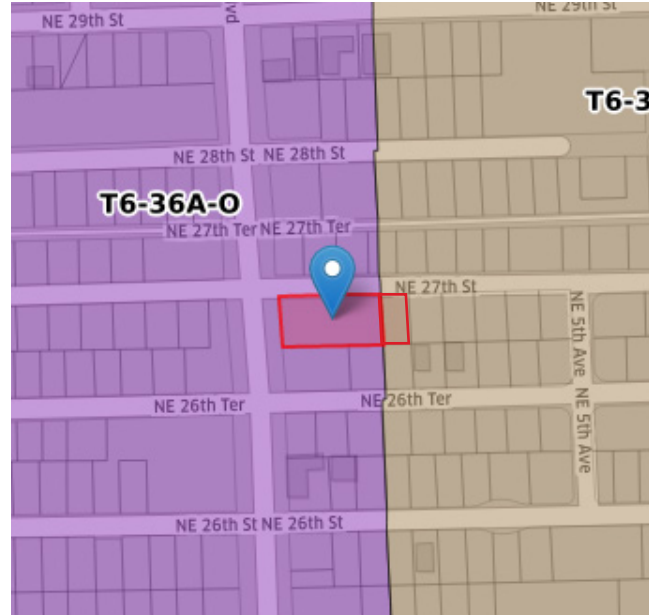
ZONING ALLOWANCES

Property Location

Folio Number	Various	Lot Area	20,314 sqft
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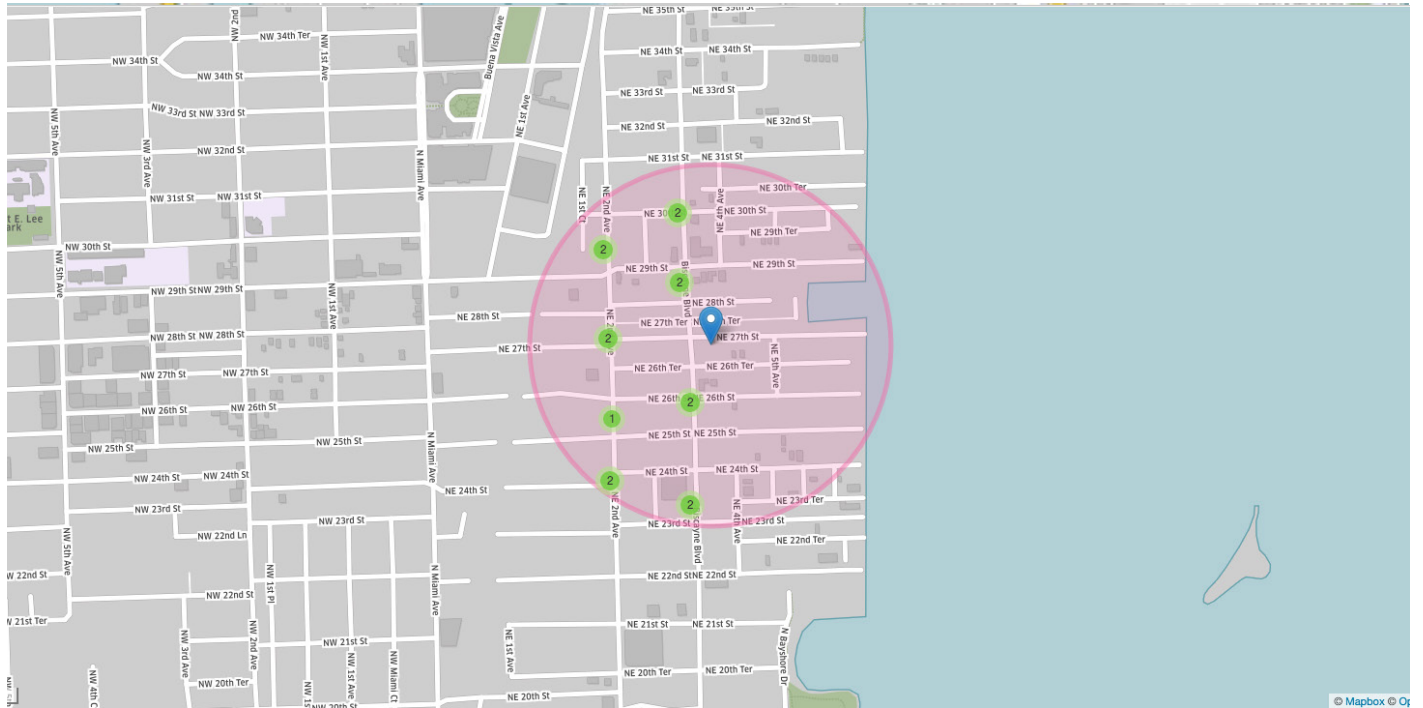


AERIAL



ZONING

T6-36A-0



MAP

■ Metrobus Station
 ■ 0.25 Mile Radius

ZONING ALLOWANCES Allowed Uses

Folio Number	Various	Lot Area	20,314 sqft
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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 Processing	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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ZONING ALLOWANCES Maximum Lot Capacity

Folio Number	Various	Lot Area	20,314 sqft
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BUILDING INTENSITY

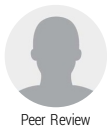
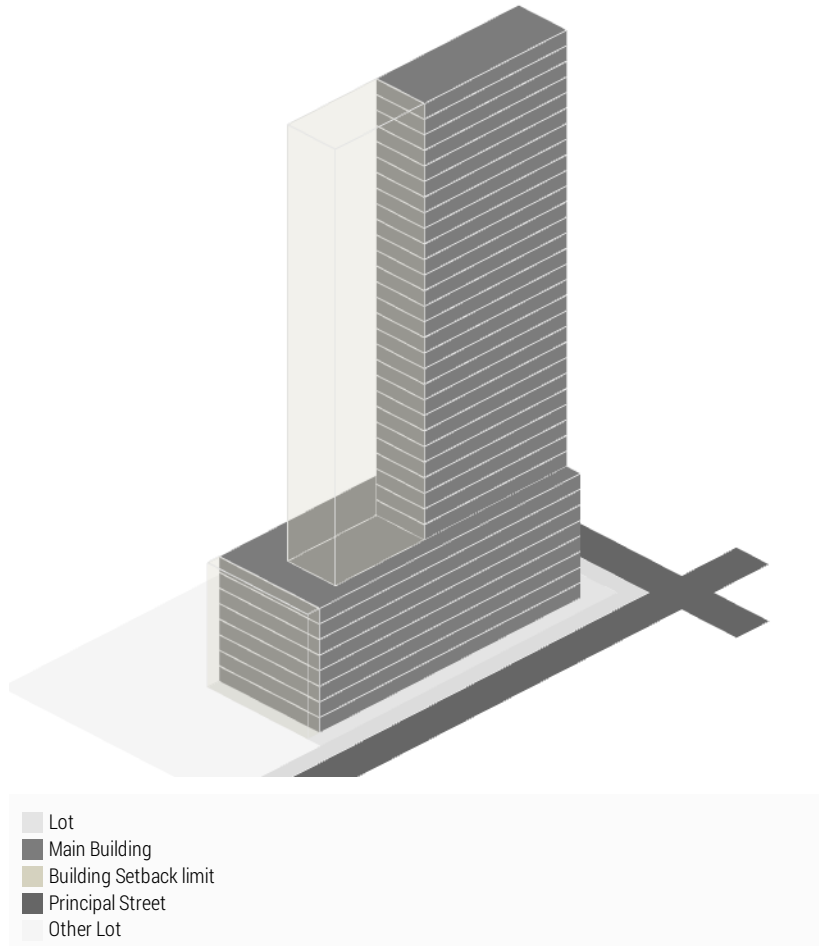
Dwelling Units per Acre	150 du/acre
Dwelling Units Allowed	70 units
Maximum Commercial Area	243,768 ft ²
Maximum Office Area	243,768 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FAR	12
Maximum Built Area	243,768 ft ²
Maximum Building Footprint	16,212 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	36 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	28 Levels
Tower Bonus Max. Height	N/A
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	N/A
Rear Minimum Setback	0 ft
Second Layer Dimension	15 ft



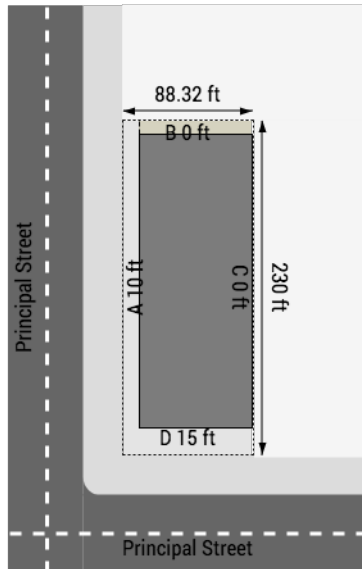
These properties are zoned T6-36A-0, and they qualify for the TOD parking reduction benefit because of proximity to a Transit Corridor. The complete assemblage have been split into two regular shape pieces that will be part of the same development, this is piece A. The frontage to Biscayne Blvd is too small to be considered the primary frontage (minimum 100 ft), therefore 27th Street will need to be the primary frontage for this assemblage. This assemblage is too narrow for a proper parking structure, therefore as much parking spaces required should be allocated in the assemblage immediately adjacent.

ZONING ALLOWANCES

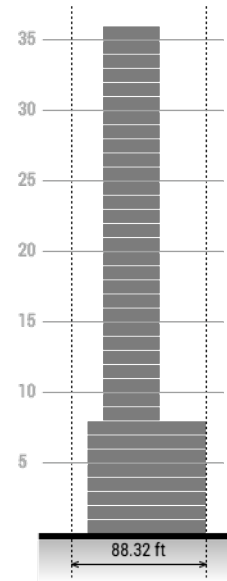
Illustrations

Folio Number	Various	Lot Area	20,314 sqft
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SITE PLAN (GROUND LEVEL)



ELEVATION



- Lot
- Main Building
- Building Setback limit
- Principal Street
- Other Lot

Main Building



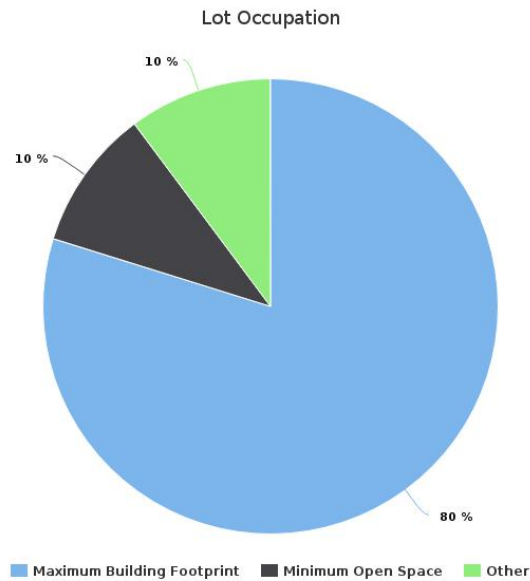
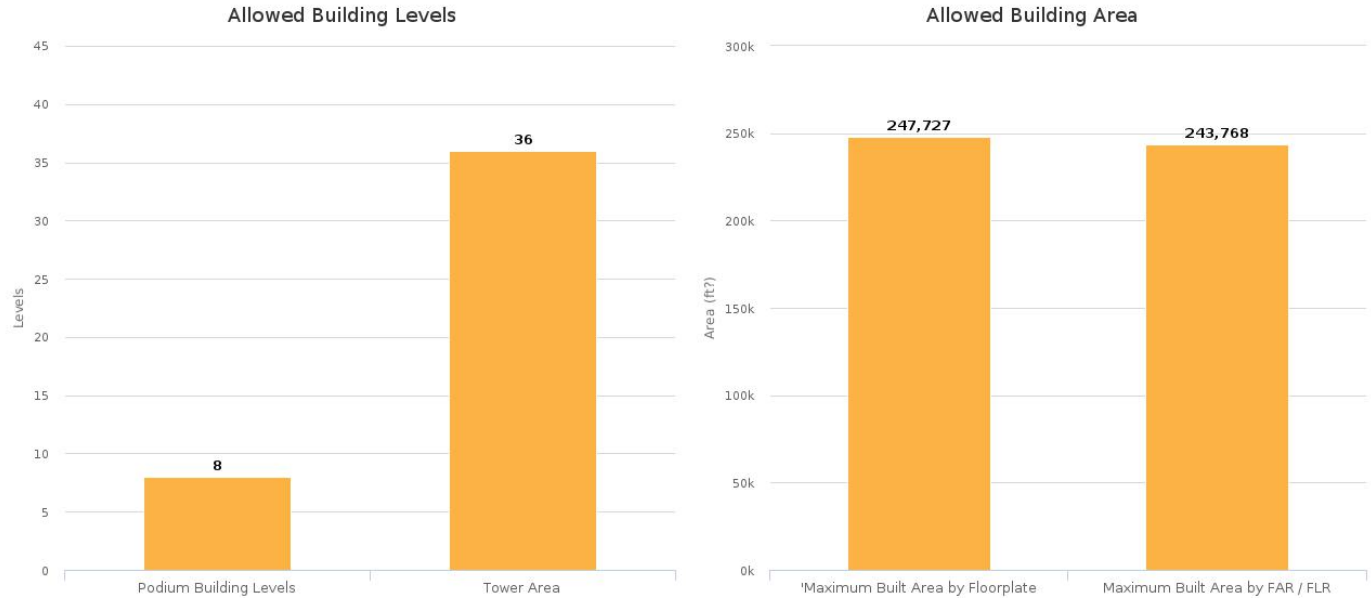
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ZONING ALLOWANCES

Statistics

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CAPACITY ANALYSIS

Maximum Capacity

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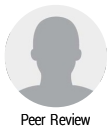
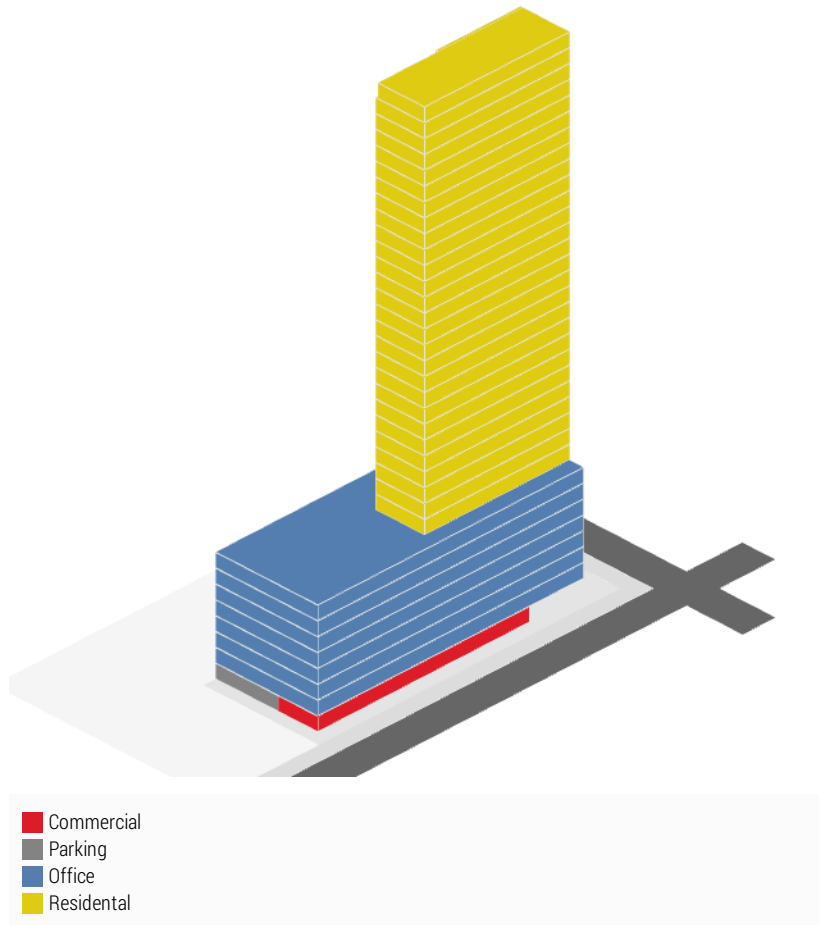
TOTAL BUILDING AREA	243,240 ft²
Total Building Height	35 Levels
Maximum Building Footprint	16,212 ft²
Maximum Liner Footprint	5,785 ft²
Maximum Tower Footprint	4,215 ft²
Common Space Area	41,983 ft²
Lot Coverage	80 %
FAR	12

RESIDENTIAL AREA NET	93,100 ft²
Residential Units	70 DU
Residential Units Average Size	1,330 ft²
Residential Height (Levels)	28 Levels

OFFICE AREA NET	93,000 ft²
Office Height (Levels)	8 Levels

COMMERCIAL AREA NET	4,730 ft²
Commercial Height (Levels)	1 Levels

PARKING AREA	6,958 ft²
Total Required Parking Spaces	248 Spaces
Total Shared Parking Required	214 Spaces
Parking Structure Height (Levels)	1 Levels
Total Provided Parking Capacity	215
Parking Structure Capacity (Above ground)	24
Parking Structure Capacity (Below ground)	N/A
On-Street Parking Capacity	11

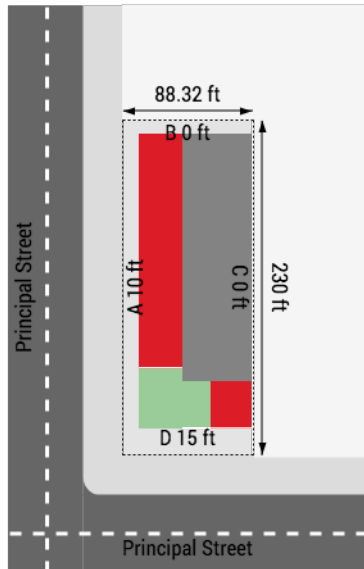


This mixed-use proposal shows a ground level liner with one level of parking behind, then 7 levels of office space above the ground level, and the maximum amount of residential units allowed above on a tower. This tower has been manually reduced in length to 110 ft (Miami 21 allows a maximum residential tower length of 180 ft), to achieve a taller tower and to allow for enough space on top of the podium for a pool and other amenities. To achieve this proposal 180 parking spaces from this piece A have been allocated within the parking structure of piece B.

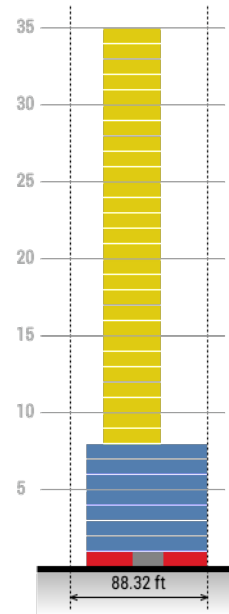
CAPACITY ANALYSIS Illustrations

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CAPACITY ANALYSIS SITE PLAN (GROUND LEVEL)



CAPACITY ANALYSIS ELEVATION



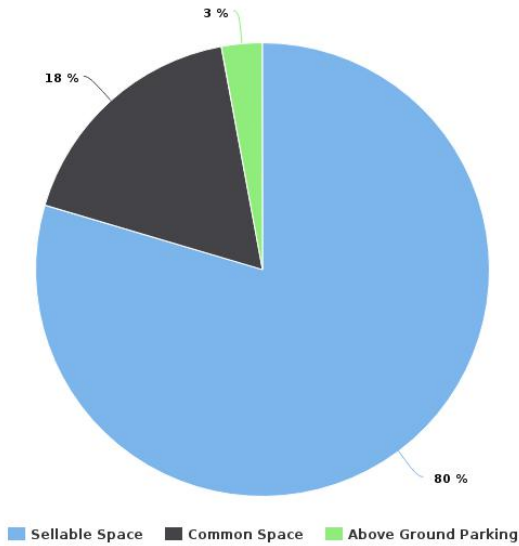
- | | |
|--|---|
| Lot | Commercial |
| Open Space | Parking |
| Commercial | Office |
| Parking | Residential |
| Principal Street | |
| Other Lot | |

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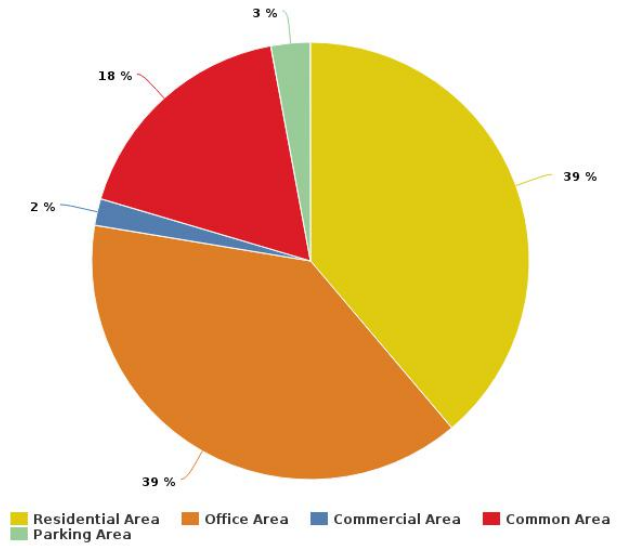
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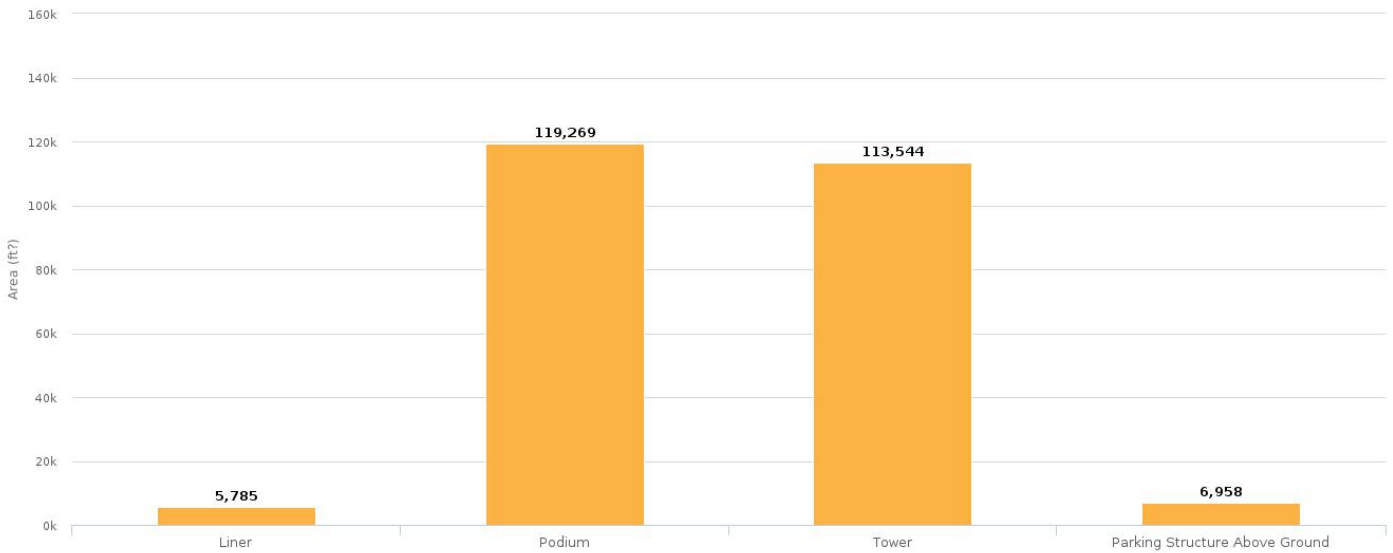
Sellable vs Common Space



Building Uses



Building Components



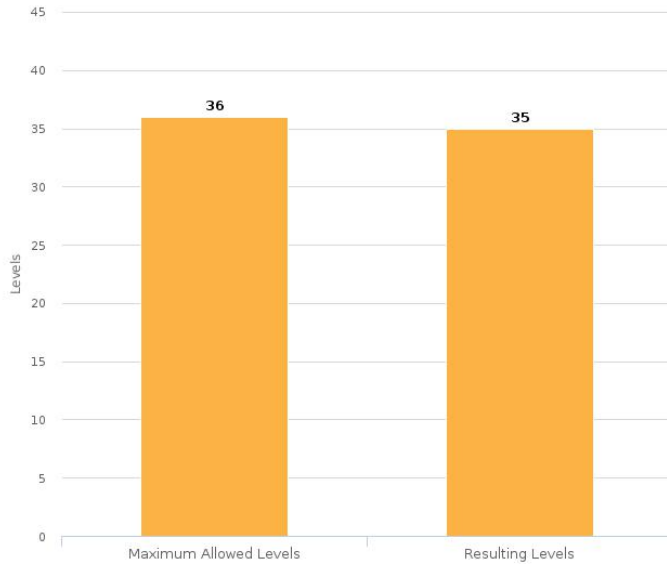
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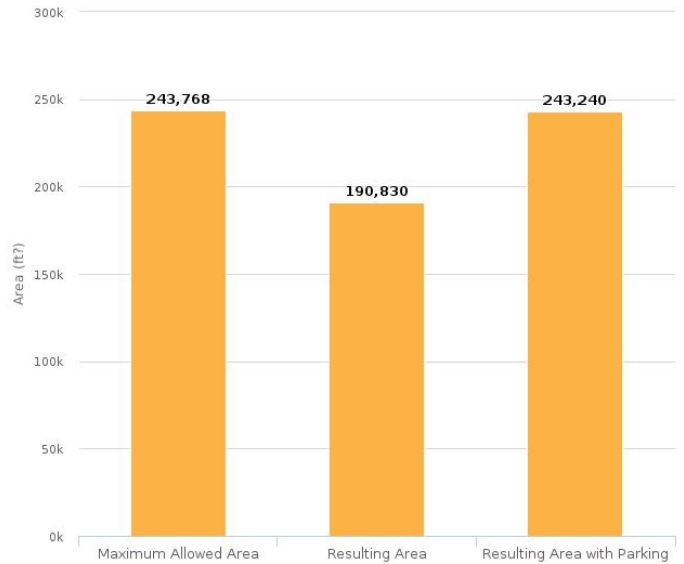
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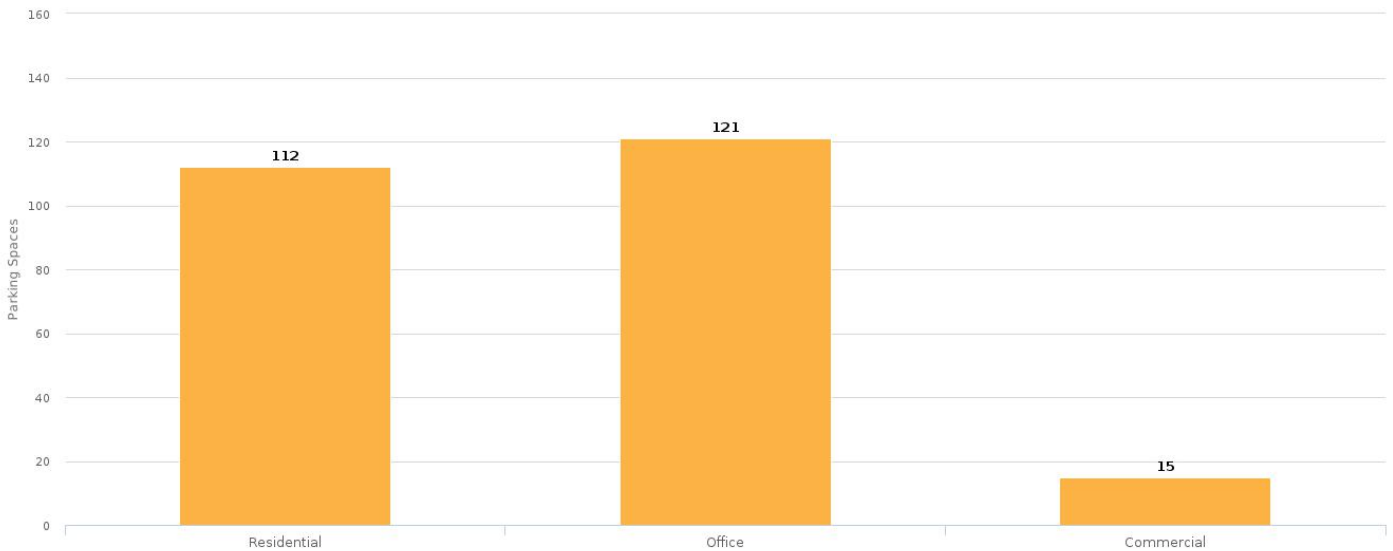
Allowable vs Resulting Height



Allowable vs Resulting Area



Parking Required per Use



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