

# ZONING FEASIBILITY REPORT

## CENTURY 21®

Address(es)  
Garfield St, Hollywood, FL, 33024

Folio Number(s)  
514112050701

Report Date: 12/16/2021

Folio Number 514112050701  
Address Garfield St  
City Hollywood

Lot Area 5297 sqft  
Zoning Code City of Hollywood - 2020  
Parcel Zoning C-MU

Christian Giraldo  
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### ZONING ALLOWANCES

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# CENTURY 21

## ZONING ALLOWANCES

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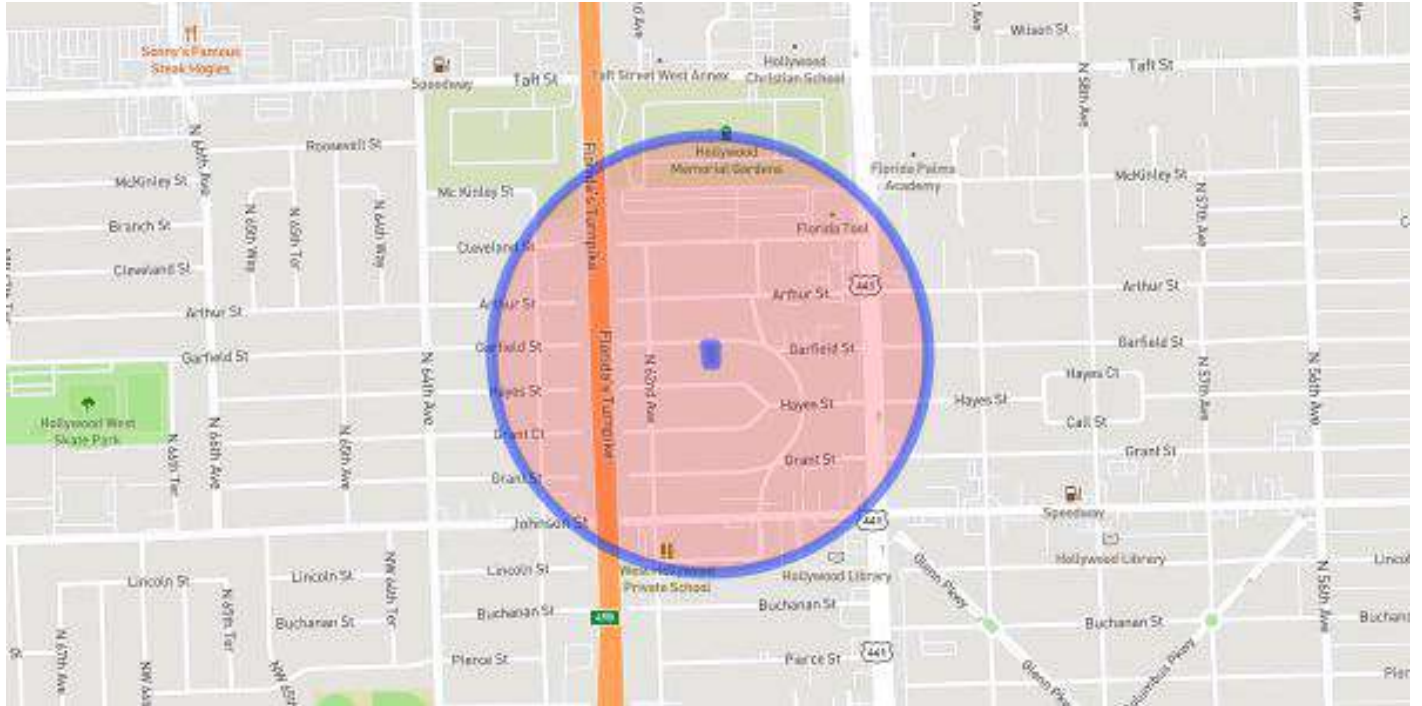


AERIAL VIEW



ZONING MAP

C-MU



■ 1/4 mile radius

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### RESIDENTIAL

Live-Work	P
Multi-Family Residential, except on the ground floor adjacent to Sheridan St, Taft St, and State Rd	P
Single Family Residential, except on the ground floor adjacent to Sheridan St, Taft St, and State Rd	P

### LODGING

Hotel	P
Motel	P

### OFFICE

Offices	P
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### COMMERCIAL

Amusement uses (indoor/outdoor)	P
Antique, Consignment, Collectible, and Vintage Store	P
Automotive Rental	P
Assembly of pre- manufactured parts for sale on the premises	P
Automotive sales, new	P
Bar, Lounge, or Night Club	P
Commercial Uses	P

### COMMERCIAL (CONT.)

Coin Laundry	P
Dry Cleaner	P
Food Processing	P
Funeral Homes	P
Personal Services	P
Restaurant	P
Retail sales (indoor)	P
Service Stations	SE
Parking Lots and Garages (commercial), except fronting State Road 7	P
Automotive Truck Rental	SE

### CIVIC

Day care facilities	SE
Institutional	P
Places of worship, meeting halls and fraternal lodges	P
Museum, Art Gallery, and Similar Cultural Uses	P

### EDUCATIONAL

Adult Educational Facilities	P
School, Grades K-12	SE
Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)	P

### INDUSTRIAL

Artisan and Maker	P
Contractor Shop and Storage (Indoor)	P
Microbrewery, Microdistillery, and Microwinery	P
Outdoor storage	SE

NP      P      SE  
Not Permitted    Permitted    Special Exception

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## ZONING ALLOWANCES

### Maximum Lot Capacity

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#### BUILDING INTENSITY

Maximum Built Area	34,547 ft <sup>2</sup>
Building Coverage	95 %
Maximum Building Footprint	4,318 ft <sup>2</sup>
Dwelling Units per Acre	36 du/acre
Dwelling Units Allowed	4 units
Maximum Commercial Area	34,547 ft <sup>2</sup>
Maximum Office Area	34,547 ft <sup>2</sup>
Minimum Open Space	5 %

#### HEIGHT LIMITATIONS (LEVELS)

Total Building Height	8 Levels
Principal Building Max. Level (Podium)	8 Levels
Principal Building Max. Height (Podium)	85 ft

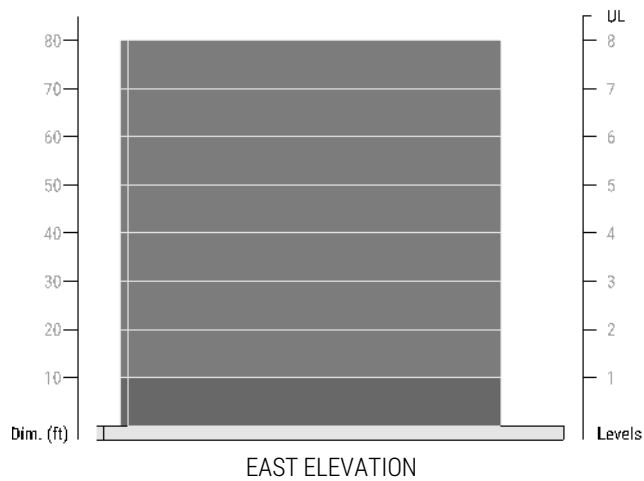
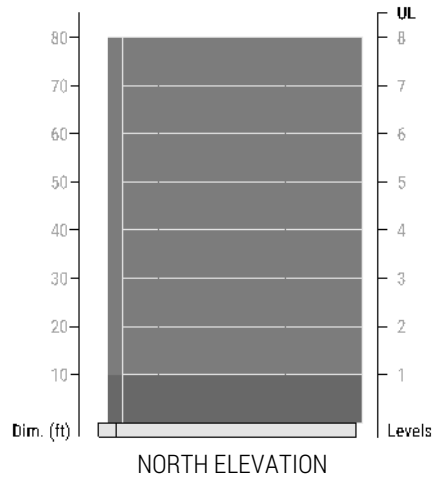


■ Main Building    ■ Building Setback limit    ■ Lot

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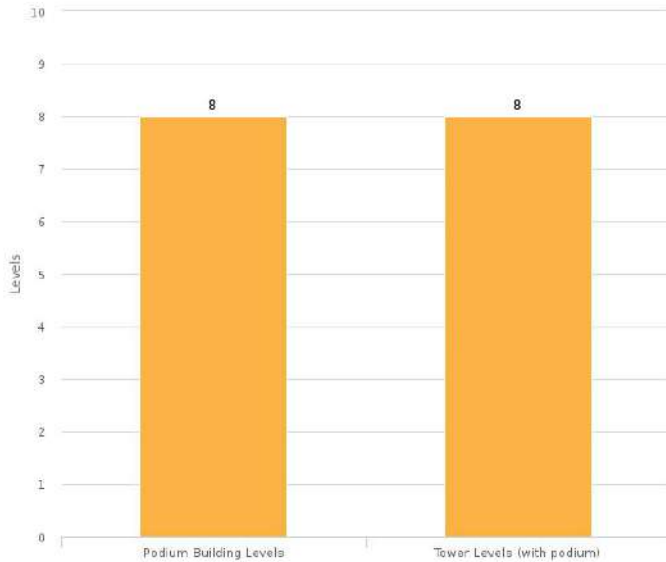
Lot Main Building

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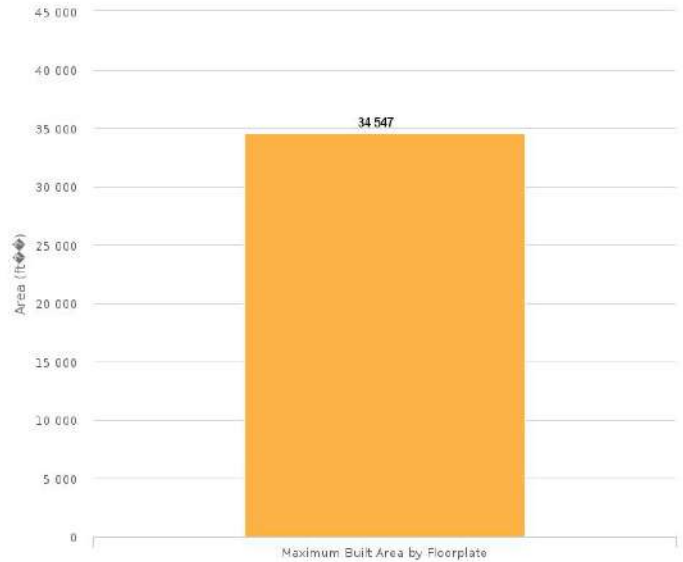
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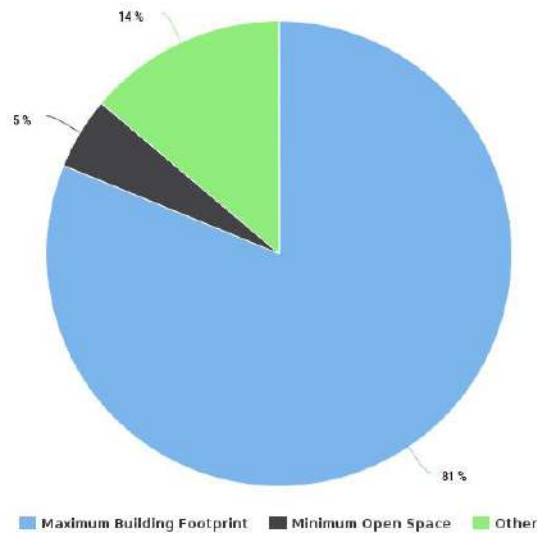
**Allowed Building Levels**



**Allowed Building Area**



**Lot Occupation**



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## CAPACITY ANALYSIS Maximum Capacity

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<b>TOTAL BUILDING AREA</b>	<b>6,800 ft<sup>2</sup></b>
Total Building Height	2 Levels
Maximum Building Footprint	3,400 ft <sup>2</sup>
Maximum Liner Footprint	1,450 ft <sup>2</sup>
Building Coverage	95 %
<b>RESIDENTIAL AREA NET</b>	<b>4,850 ft<sup>2</sup></b>
Residential Units	3 DU
Residential Units Average Size	1,616 ft <sup>2</sup>
Residential Height (Levels)	2 Levels
<b>PARKING AREA</b>	<b>1,950 ft<sup>2</sup></b>
Total Shared Parking Required	6 Spaces
Parking Structure Height	1 Levels
Total Provided Parking Capacity	6 Spaces
Parking Structure Capacity	6 Spaces
Parking Structure Area	1,950 ft <sup>2</sup>

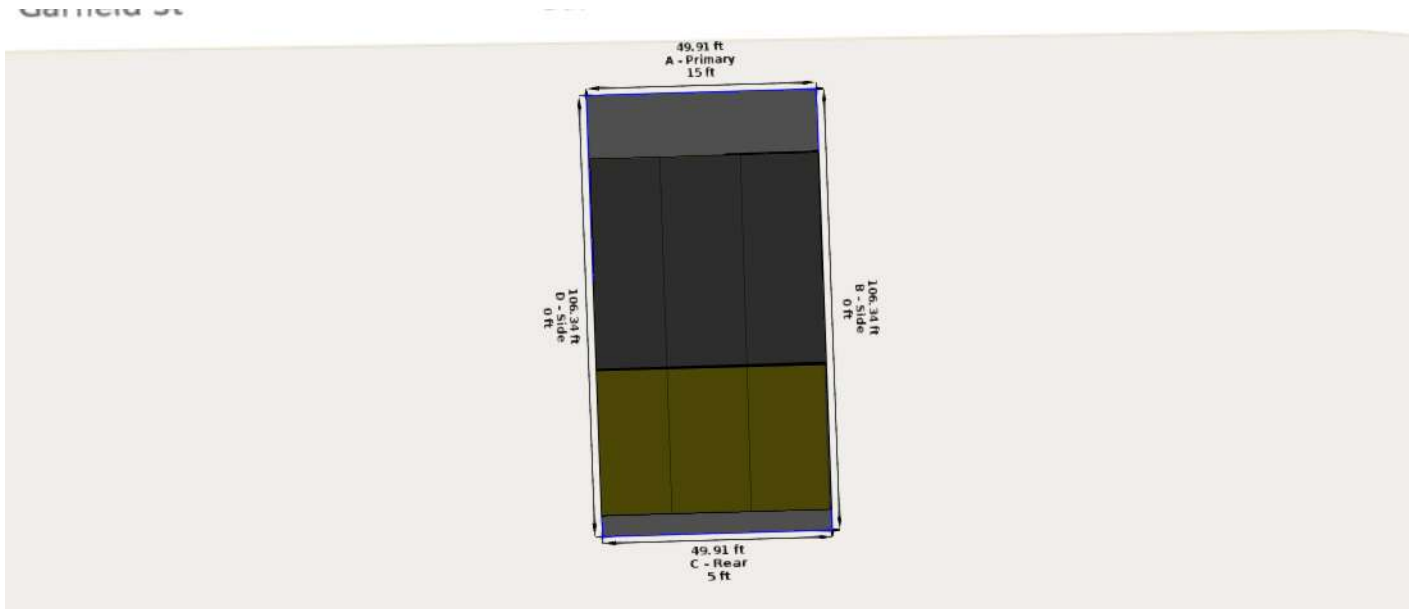


■ Residential   
 ■ Parking   
 ■ Lot

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SITE PLAN (GROUND LEVEL)



FRONT VIEW

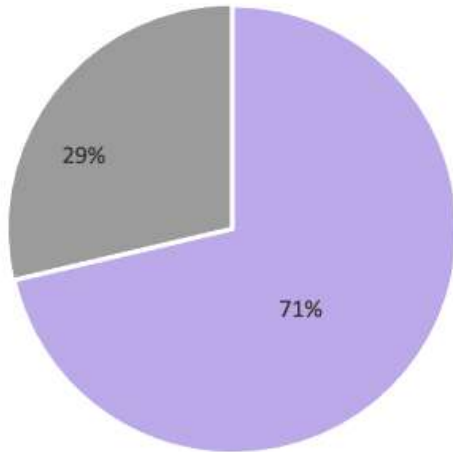
■ Residential    ■ Parking    ■ Lot

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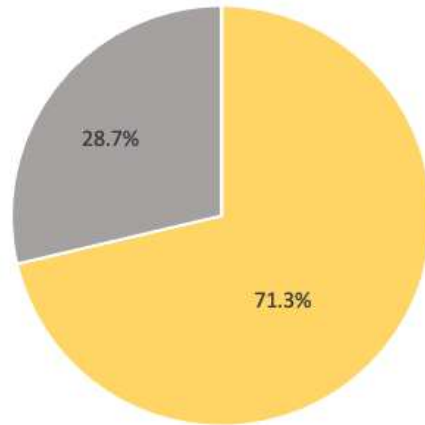
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**Building Efficiency**



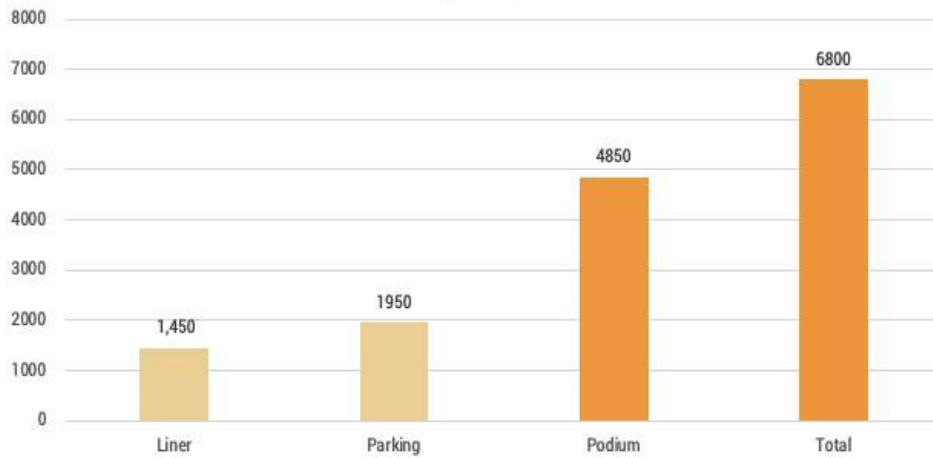
■ Uses Net Area ■ Common Space  
 ■ Parking Area

**Building Uses**



■ Residential Net Area  
 ■ Parking Area

**Building Components**

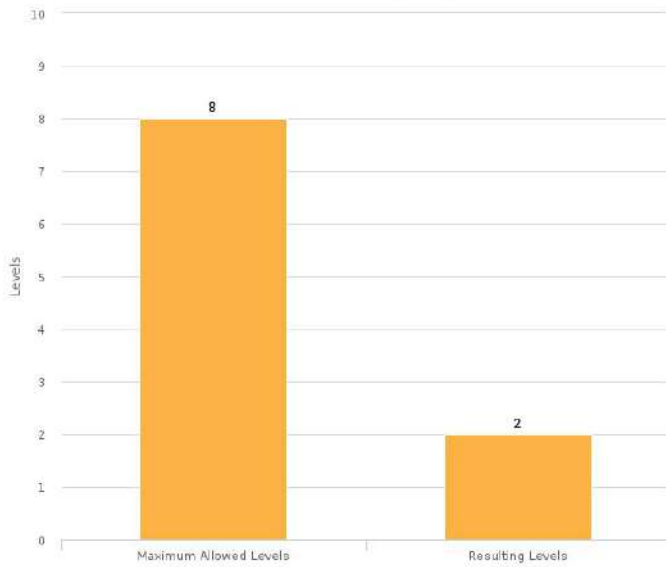


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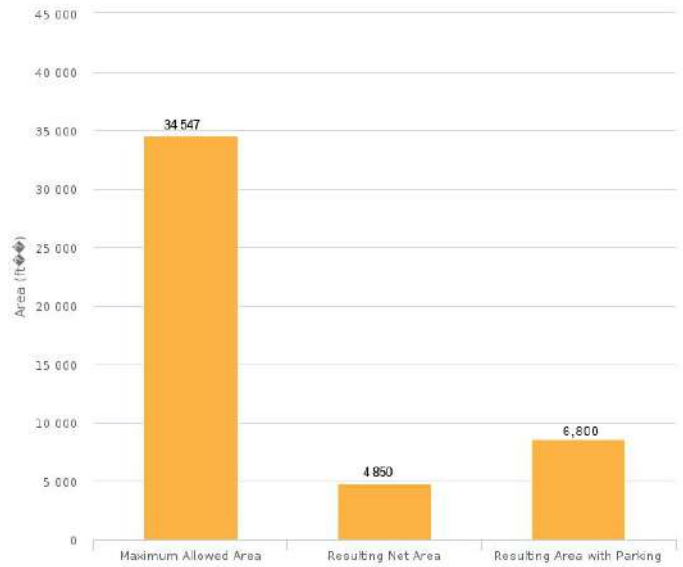
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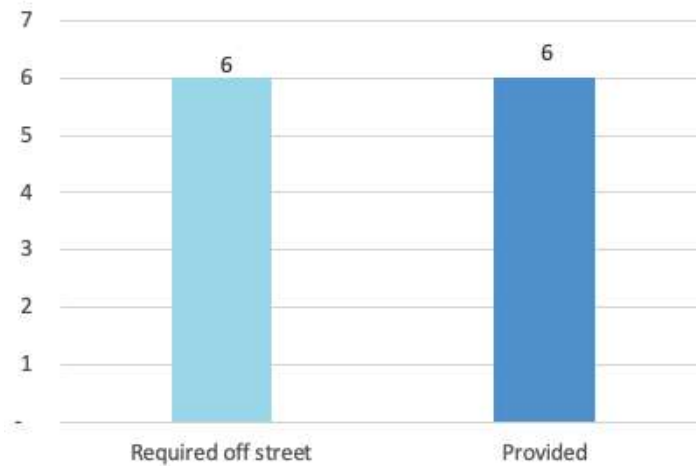
**Allowable vs Resulting Height**



**Allowable vs Resulting Area**



**Off-Street Parking**



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### PROPERTY INFORMATION

Lot Area (Property Records)	<b>5,297 sqft</b> - Lot area value derived from publicly available data. To determine the accurate lot area a survey must be performed.
Average Slope	<b>0 %</b>

### EXISTING BUILDING INFORMATION

Building Area	- sqft
Height	- ft
Levels	- Levels

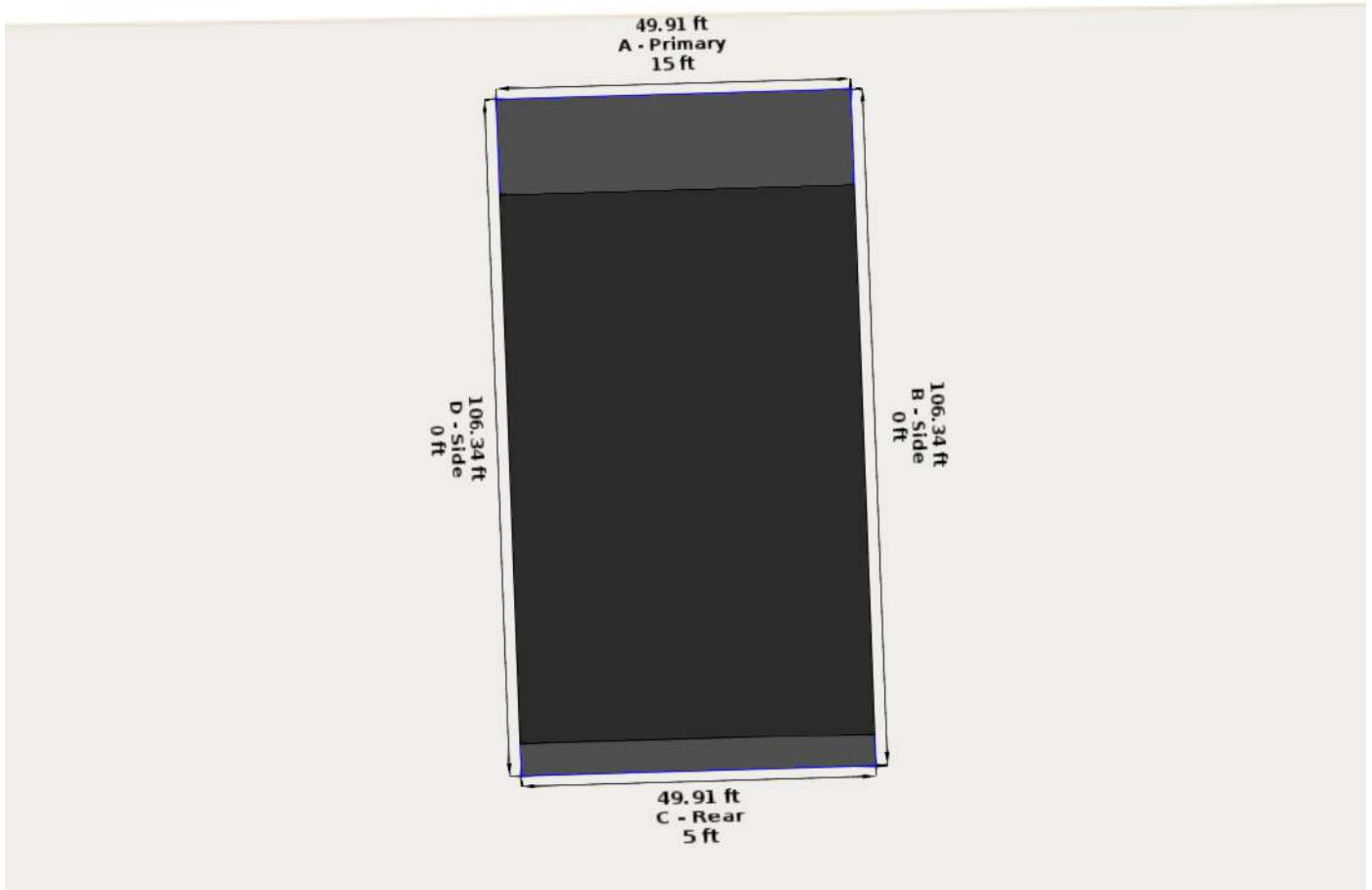
### BUILDING PARAMETERS

Liner Building Depth	<b>30 ft</b>
Minimum Tower Length or Depth	<b>30 ft</b>
Maximum Tower Depth	<b>80 ft</b>
Maximum Tower Length Residential	<b>300 ft</b>
Maximum Tower Length Commercial	<b>300 ft</b>
Efficiency	<b>20 %</b>
Ground Level Height	<b>10 ft</b>
Base Level Height	<b>10 ft</b>
Tower Level Height	<b>10 ft</b>

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Frontage A		Frontage Type: Primary		Length: 49.91 ft	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	15 ft Min	-	-	-	-
Frontage B		Frontage Type: Side		Length: 106.34 ft	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-

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<b>Frontage C</b>		<b>Frontage Type: Rear</b>		<b>Length: 49.91 ft</b>	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	5 ft Min	-	-	-	-

<b>Frontage D</b>		<b>Frontage Type: Side</b>		<b>Length: 106.34 ft</b>	
Type	Podium	-	-	-	-
Height	1-8 Levels	-	-	-	-
Setback	0 ft Min	-	-	-	-