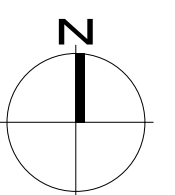
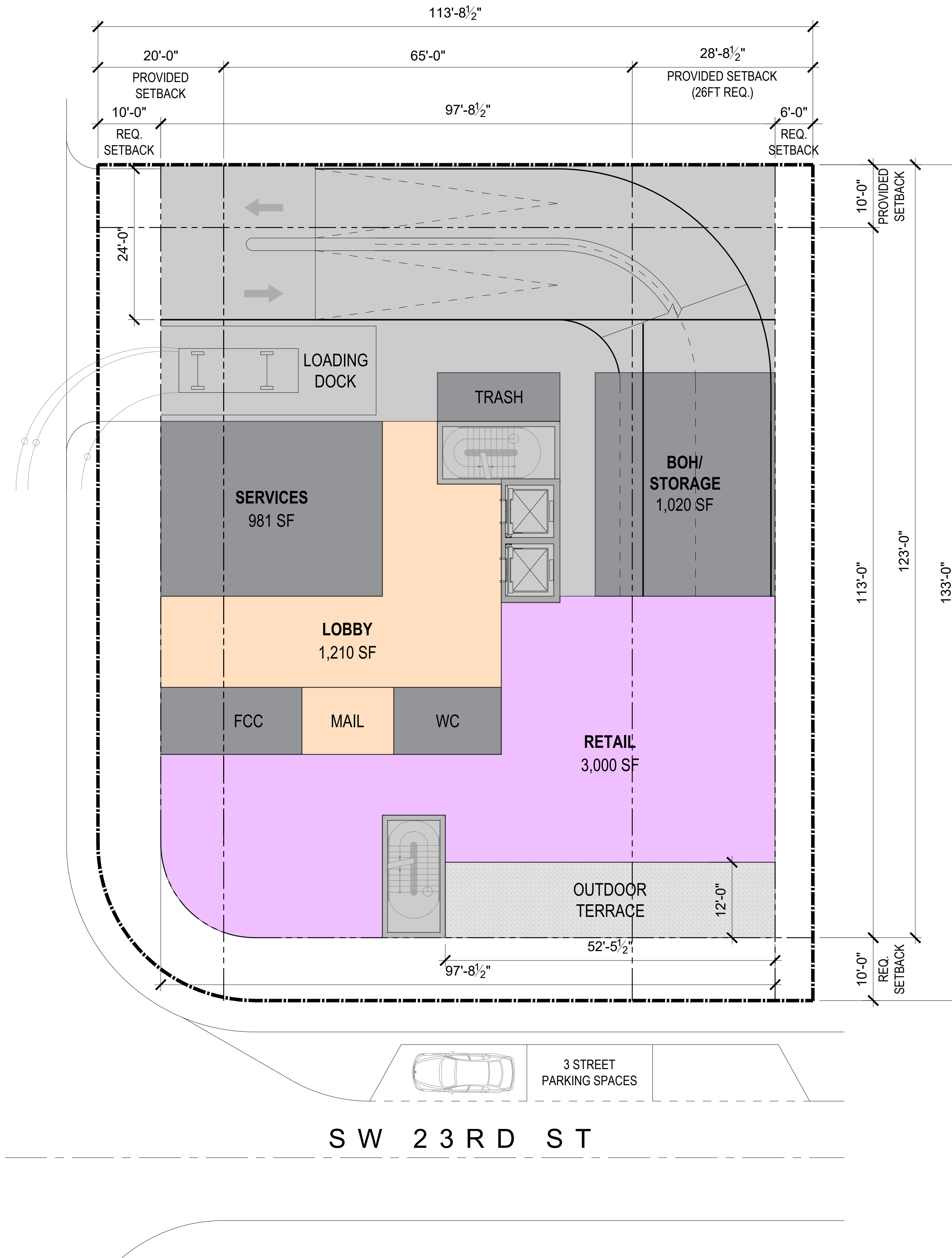


MIAMI 21 ZONING DATA SHEET, TRANSECT ZONE T6-8 O

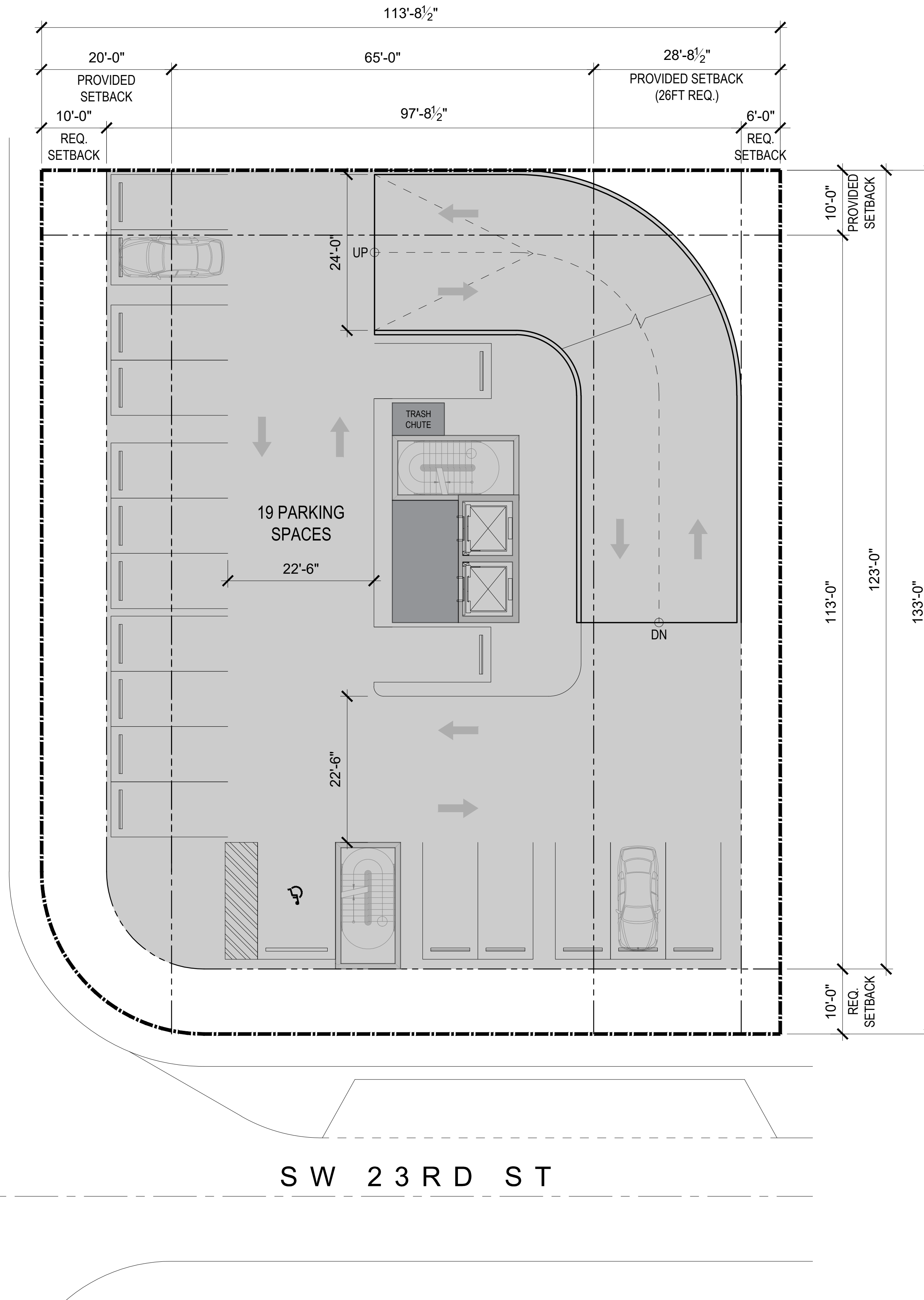
BUILDING DISPOSITION LOT OCCUPATION	Miami 21 Zoning Code	Required (#'s)	Provided (#'s)
a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.	Same	14,990 s.f. (0.34 acres)
b. Lot Width	50 ft min.	Same	113.72 ft
c. Lot Coverage			
1-8 Stories	80% max.	11,992 s.f.	11,992 s.f. (80%)
Above 8 Story	15,000 sq. ft max. Floorplate for Residential & Lodging / 30,000 sq. ft max. Floorplate for Office & Commercial	N/A	N/A
d. Floor Lot Ratio (FLR)	5	74,950 sf	68,105 sf
e. Frontage at front Setback	70% min.	79.6 ft (70%)	97.7 ft (86%)
f. Open Space Requirements	10% Lot Area min.	1,499 s.f (10%)	2,281 sf (15%)
g. Density (see also Diagram 9)	150 du/acre max.	51 du max.	24 du
<b>BUILDING SETBACK</b>			
a. Principal Front	10 ft min.; 20 ft min. above Podium	Same	10 ft ; 20ft above 3rd level
b. Secondary Front	10 ft min.; 20 ft min. above Podium	Same	10 ft
c. Side	0 ft min.; 30 ft min. above Podium	Same	N/A
d. Rear	0 ft min.; 30 ft min. above Podium	Same	0 ft ; 10'-0" ft above 3rd level
g. Abutting Side or Rear T3	6ft min. for Lots less than 120ft deep 26 ft. min. from 39 ft. to 95 ft. in height 46 ft. min. above 95 ft. in height	Same	6ft min up to 39ft in height 28'-8 1/2" ft from 39 ft. to 95 ft. in height
<b>BUILDING CONFIGURATION FRONTAGE</b>			
a. Common Lawn	Prohibited	Same	None
b. Porch & Fence	Prohibited	Same	None
c. Terrace or L.C.	Prohibited	Same	None
d. Forecourt	Permitted	Same	None
e. Stoop	Permitted	Same	None
f. Shopfront	Permitted (T6-8L & T6-8O only)	Same	None
g. Gallery	Permitted by Special Area Plan	Same	None
h. Arcade	Permitted by Special Area Plan	Same	None
<b>BUILDING HEIGHT</b>			
Min. Height	2 Stories	Same	8 Stories
Max. Height	8 Stories	Same	8 Stories
Max. Benefit Height	4 Sto. all Transect Zones except T3	N/A	N/A
<b>PARKING CALCULATION</b>			
Res. Parking	1.5 per unit	36 spaces	36 spaces
Visitor Parking	1 per 10 units	3 spaces	3 spaces
Retail	3 spaces every 1000 s.f.	3,000 s.f. / 1000*3 = 3 spaces	5 spaces
TOTAL		42 spaces	44 spaces

FLR CALCULATION	Parking	FLR Area	Rentable	Dwelling Units	EFFCY
Ground	3	11971	4274	-	36%
Parking Level-2	19	11713	-	-	-
Parking Level-3	22	9996	-	-	-
Level-4	-	6885	5553	4	81%
Level-5	-	6885	5553	5	81%
Level-6	-	6885	5553	5	81%
Level-7	-	6885	5553	5	81%
Level-8	-	6885	5553	5	81%
<b>Total</b>	<b>44</b>	<b>68105</b>	<b>32039</b>	<b>24</b>	<b>47%</b>
				Average Unit Size	1,111 sqft
<b>Unit Mix</b>					
Level	1B	2B	TOTAL		
G					
2					
3					
4	2	2	4		
5	3	2	5		
6	3	2	5		
7	3	2	5		
8	3	2	5		
TOTAL	14	10	24		
Percentage	58%	42%	100%		

SW 37TH AVE  
(DOUGLAS ROAD)

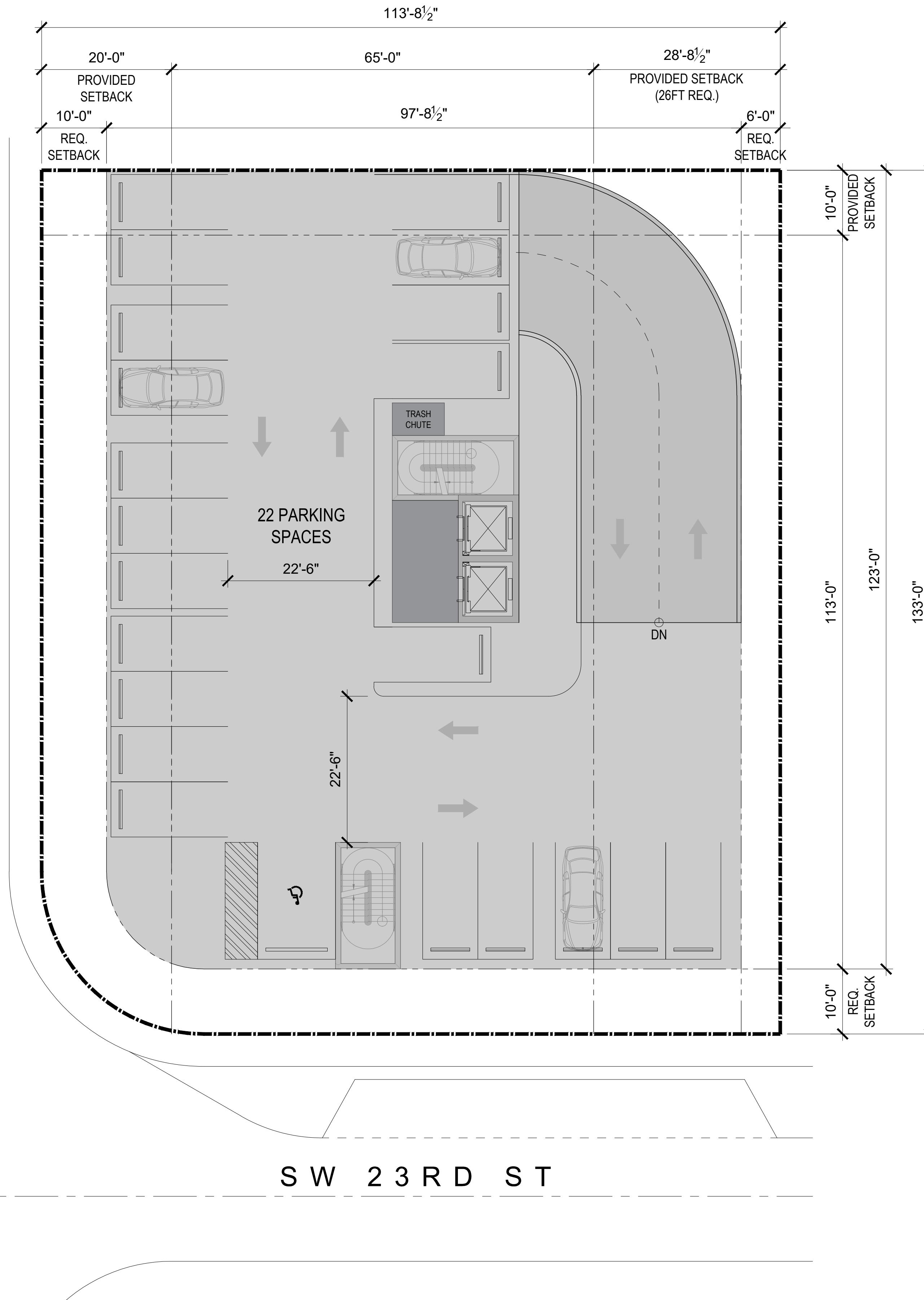


SW 37TH AVE  
(DOUGLAS ROAD)

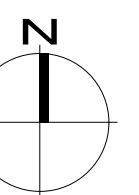


SW 23RD ST

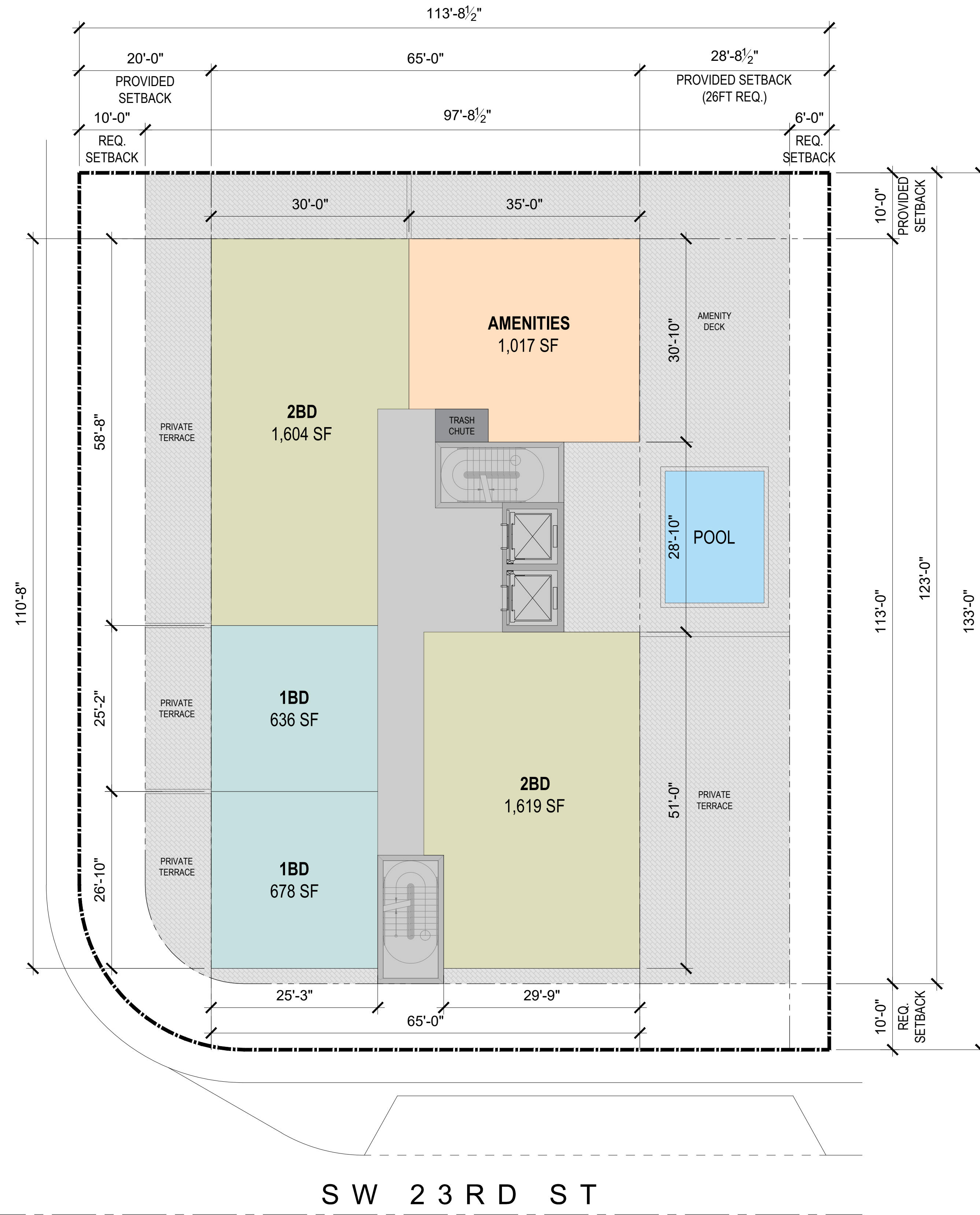
SW 37TH AVE  
(DOUGLAS ROAD)



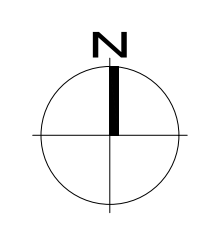
SW 23RD ST



SW 37TH AVE  
(DOUGLAS ROAD)



SW 23RD ST



SW 37TH AVE  
(DOUGLAS ROAD)

