

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Wednesday, June 14, 2017**

**12:00 PM**

**Joint Workshop with Planning and Zoning Board**

**City Commission Conference Room**

## **CITY COMMISSION WORKSHOP**

***FORT LAUDERDALE CITY COMMISSION***

***JOHN P. "JACK" SEILER Mayor - Commissioner  
BRUCE G. ROBERTS Vice Mayor - Commissioner - District I  
DEAN J. TRANTALIS - Commissioner - District II  
ROBERT L. McKINZIE - Commissioner - District III  
ROMNEY ROGERS - Commissioner - District IV***

***LEE R. FELDMAN, City Manager  
JOHN HERBST, City Auditor  
JEFFREY A. MODARELLI, City Clerk  
CYNTHIA A. EVERETT, City Attorney***

**ROLL CALL**

**Present 5** - Vice Mayor Bruce G. Roberts, Commissioner Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers and Mayor John P. "Jack" Seiler

**QUORUM ESTABLISHED**

**Also Present:** City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, Assistant City Attorney D'Wayne Spence, and City Auditor John Herbst

**Planning and Zoning Board Members Present:** Chair Leo Hansen, Vice Chair Catherine Maus, Howard Elfman, Rochelle Golub, Richard C. Heidelberger, Stephanie Jean, Alan Tinter

Not Present: Steve Glassman

**No e-comments were submitted for this meeting.**

**Call to Order**

Mayor Seiler called the Planning and Zoning Joint Workshop Meeting to order at 12:09 p.m.

**OLD/NEW BUSINESS**

Mayor Seiler asked if Commissioner McKinzie's vacancy on the Planning and Zoning (P&Z) Board had been filled. City Clerk Modarelli confirmed it would be on the Resolution for Board and Committee appointments at the June 20, 2017 City Commission Meeting.

Mayor Seiler gave an overview of the purpose of Joint Meetings with Boards and Committee and the need for clear communications.

Chair Leo Hansen reviewed the P&Z Board's purpose of interpreting and implementing the rule of the Unified Land Development Regulations (ULDR). Additional responsibilities include making decisions about what is best for the City of Fort Lauderdale. He noted the Board's desire to hear from the Commission should they feel they are not meeting these goals.

Vice Mayor Roberts arrived at 12:12 p.m.

Mayor Seiler confirmed his belief in the current process, noting the reasons being Board and Committee appointments and the valuable role they provide to the City as a result of their areas of expertise.

Commissioner Rogers arrived at 12:13 p.m.

Mayor Seiler asked Vice Mayor Roberts and Vice Chair Catherine Maus if they had any comments. There were no additional comments.

Mayor Seiler noted the meeting would begin with the Zonar software presentation by Gridics, Inc.

Jason Doyle, Chief Executive Officer, described the company as a Real Estate Data and Analytics Consultant Technology Company. Their software product entitled Zonar addresses planning and zoning issues on the municipal and county levels. Mr. Doyle explained the background and development of Zonar and its developer Max Zabala, Architect and Urban Planner.

Mr. Doyle discussed Zonar's interface with Zoning Code, allowing for three-dimensional color-based maps, illustrations, and visualization for things such as projects, corridor analysis, etc. He explained the use of Zonar in the City of Miami (Miami) citing specific examples and discussing additional capabilities of its core software that can be tailored to meet Planning and Zoning Department (P&Z) needs.

In response to Mayor Seiler's question, Mr. Doyle explained Zonar's history and its work with Miami's Code data and capabilities for additional modules.

Max Zabala, Director of Product, Zonar, expounded on its capabilities once calibrated for every zone. It can illustrate any parcel, group of parcels and proposed future changes and development. Staff will find it user-friendly for presenting future zoning and development proposals for P&Z Board consideration. Felipe Azenha, Director of Business Development for Gridics, confirmed that parameters of a development proposal could be inserted to visualize and illustrate its effect.

In response to Vice Chair Catherine Maus's question about having a developer portal to input their project data and allow all stakeholders to be on the same page, Mr. Zabala confirmed working towards this goal, acknowledging developer's desire to streamline the process. Currently, when a development proposal is submitted, the data would be uploaded by P&Z Staff for a visualized review. Zonar's data is exportable.

In response to Board Member Alan Tinter's question regarding capacity analysis, Mr. Zabala explained how Zonar analyzes issues such as maximum height, number of units and necessary parking to determine whether adjustments for density issues. Further comments and discussions continued on Zonar's capabilities to adjust proposals to meet current zoning.

In response to Assistant City Attorney D'Wayne Spence's question about Zonar's data in a Quasi-Judicial setting, Mr. Doyle stated they had not encountered this situation. Mr. Doyle commented on their disclosures to use Zonar as a guideline and efforts to achieve 95 percent level of assurance.

Richard Heidelberger discussed large scale projects that focus only on site lines within a particular parcel rather than the relationship with other developments. He gave the Bahia Mar project as an example and its impact on the intercoastal north of Las Olas south to the Sails project. Mr. Heidelberger acknowledged the value of this type of software allowing Staff the ability to address various development concerns and putting them into context.

Mr. Zabala explained the Codes and Best Practices of the Code data are input based on mathematical representations. The module he is currently working on addresses infrastructure based on additional layering of data. Mr. Doyle confirmed this module would be density data driven, giving examples of how it will impact decisions for future development and upgrades to existing infrastructure.

Mayor Seiler commented on his preference of using a local company. City Manager Feldman gave a brief overview of issues relating to a previous vendor. He confirmed this presentation is to determine the Commission and P&Z Board's desire to acquire this type of software.

Chair Hansen discussed his favorable view of this type of software, acknowledging the benefits of Zonar and commenting on the importance of visually addressing infrastructure, traffic issues, and future proposed developments in real time.

In response to Commissioner Rogers's question, Mr. Doyle explained the three-dimensional model illustrates what currently exists and undeveloped property in layers that can be switched on and off. Mr. Zabala expounded on additional uses of the software. In response to Mayor Seiler's question about the timeline for availability of the infrastructure module, Mr. Zabala explained the details involved, stating it could be available in approximately two months.



In response to Commissioner Rogers's question, Mr. Doyle explained the steps involved in the initial data input for the modules and the need for a Staff point person responsible for inputting ongoing data.

In response to Vice Chair Maus's question, Mr. Zabala confirmed their ability to create a traffic module. Developing this would take approximately three months. Mayor Seiler noted the importance of accuracy in a traffic module.

Commissioner Trantalis asked if the infrastructure and traffic module development would be done concurrently. Mr. Doyle discussed how they prioritize software development. Once a module is developed, additional municipalities would have the ability to use the modules based on their data input.

In response to Mayor Seiler's question, Mr. Doyle confirmed the Request for Proposal (RFP) in Miami was sole sourced. Discussions continued on a timeline. Commissioner Trantalis commented on the importance of this type of tool to adequately determine and approve the viability of future development. It would allow the Commission to make intelligent decisions, avoiding conflicting information.

Commissioner McKinzie recommended Staff's review and vetting of the proposed software. Further discussions continued on this topic. Vice Mayor Roberts confirmed the Commission's request to City Manager Feldman to bring this item forward.

City Manager Feldman confirmed this software provides Staff with additional tools. He discussed concerns about the Staff time necessary to build the model. Discussions continued on permitting at the Development Review Committee (DRC) level.

Anthony Fajardo, Director of Sustainable Development, confirmed his agreement with City Manager Feldman that this is a beneficial tool for Staff, assuring it will provide Staff with a streamlined digital process with multiple uses. He acknowledged it would initially require Staff time to work with Zonar for accurate data input. Vice Mayor Roberts agreed on the benefit to the public, suggesting the possibility of hiring Staff for the data input.

Mayor Seiler commented on the advantages of this type of software providing information to the public, Staff, and Boards and Committees who address development issues and issues such as requests for variances. He confirmed no one was in disagreement. There was a consensus to explore this expeditiously.

In response to Mayor Seiler's question, Mr. Zabala confirmed the timeline for data input in Miami was approximately four weeks, explaining the process and procedures involved. He confirmed it would require one to two Staff personnel working with Gridics on data input. Mr. Doyle emphasized the importance of a Staff point person with extensive Code knowledge to validate the input values of the Codes, confirming Gridics has the staff to do data input.

***Illustrations and examples of items discussed by Mr. Doyle and Mr. Zabala are attached to these minutes.***

[17-0796](#)

Discussion - Affordable Housing

Anthony Fajardo, Director of Sustainable Development, introduced his Staff and outlined the presentation, confirming it was requested by the Commission on April 4, 2017, to have a Joint Workshop on Affordable Housing options. Mr. Fajardo's presentation gave an overview of Affordable Housing and its five options. Mayor Seiler commented on the importance of examining the expansion of the County's Affordable Housing Requirement.

Mr. Fajardo gave an explanation of the Affordable Housing Requirement, giving developers an idea of the pricing ranges for Affordable Housing. He confirmed the County's position on current City policy that resulted in the 15 percent requirement for each 5,000 dwelling units received by the City, noting the possibility of future requirements.

In response to City Manager Feldman's question about the County endorsing other County municipality's Affordable Housing policy, Jim Hetzel, Principal Planner - Sustainable Development, stated he was not aware of any. He would inquire with the County Planning Council about any cities in the County having a city-wide policy. Mr. Fajardo said the County had raised this issue in many of its municipalities.

In response to Commissioner Trantalis's question, Mr. Fajardo explained a City-wide policy could put the 15 percent of the required Affordable Housing units wherever Planning and Zoning decided to locate. Commissioner Trantalis discussed negative aspects of regulating Affordable Housing outside of the downtown area, creating pockets of Affordable Housing. Mr. Fajardo confirmed all available options would be addressed with the goal of being in sync and partnership with the County.

In response to Mayor Seiler's question about the current policy required on flex units, Mr. Fajardo explained current policy on

mixed-use flex projects is tied to the Land Use Plan and its underlying land use. Discussions continued on this limitation. Ella Parker, Urban Planning and Design Manager, explained the limitation of 50 units per acre governed by the County Land Use Plan, explaining the details of this requirement.

Mr. Fajardo presented the following proposed options detailed in the Affordable Housing presentation:

Option 1: Flex Unit Policy

Option 2: Pay in Lieu of Fee (Affordable Housing Trust Fund)

Option 3: Reduction of Building Permit Fees

Option 4: Property Tax Rebate for Affordable Housing (Rental Only)

Option 5: Remove Affordable Housing from the Downtown RAC

Mr. Fajardo emphasized any of these options can be combined to achieve an Affordable Housing Policy. Commissioner McKinzie noted his understanding of the County requirements to include Affordable Housing in specific areas. Mayor Seiler discussed his meetings with individual County Commissioners since the Joint Workshop with the Board of Broward County Commissioners regarding expanding an area outside the Downtown RAC for the sole use of Affordable Housing.

Commissioner Rogers stated the need for clarification on the County's Workforce Housing Criteria and how it integrates with the 15 percent requirement for Affordable Housing. Mr. Hetzel explained that if Workforce Housing met the definition of the Affordable Housing brackets and were integrated, the goal would be achieved.

Commissioner Rogers discussed the need to expand to the South Andrews RAC and become proactive, utilizing the benefits of the upcoming Wave project. Mr. Hetzel expounded on the aspects and benefits of having a solid Affordable Housing Policy that would negate the County from the requiring the 15 percent.

In response to Mayor Seiler's question regarding needs to ensure the Workforce Housing qualifies and moves forward toward that goal, Mr. Fajardo stated policy language needs to be developed and implemented. He also noted the importance of meeting with the County on a regular basis to ensure an ongoing agreement that the Affordable Housing Policy meets the County's intent. Discussions

continued on meeting the income bracket requirement policy. Commissioner Rogers commented on the need for a broad spectrum, noting the County's cutoff date for not allowing existing Affordable Housing projects to be counted toward the goal.

Commissioner Trantalis commented on the need to add diversity to the downtown area for the health of the downtown environment, recommending working towards this goal and the need to carefully plan to achieve the desired results and inclusionary zoning.

Commissioner Rogers commented on the City of Delray's success with its Affordable Housing Policy, commenting that it touches on the Affordable Housing Trust Fund and Workforce Housing.

Mr. Hetzel commented on other programs of which he is aware that buy-down unit costs for affordable housing. He confirmed moderate income levels (between the thresholds of 80 and 81 percent) receive no assistance from the state or federal government.

Mr. Fajardo commented that housing and transportation cost studies acknowledge affordable housing located next to public transportation was a positive attribute. The Wave and Brightline work towards this goal. Mr. Fajardo discussed the importance having a City-wide Affordable Housing Policy that works in sync with the County. Commission Rogers expounded on this point and the need to be strategic in all areas of the City.

In response to Mayor Seiler's question regarding the demands on the Building Department and the consequences of Option 3 that would reduce building permit revenue, Mr. Fajardo confirmed the availability of adequate funds, commenting they are looking at changing the current fees. He noted this has worked in other communities, confirming the reduction in fees is adjustable.

In response to Commissioner Trantalis's question, Mr. Fajardo stated the Building Department is five percent away from being fully staffed, noting there will always be a shortfall due to attrition and personnel departures. Commissioner Trantalis commented on the prospect of hiring additional people and always be staffed. Commissioner McKinzie commented on the industry's efforts to hasten the building permit process. Mayor Seiler stated the Building Department is doing an outstanding job. Mr. Fajardo confirmed the Building Department has added over 30 positions over the last year. The Building Department has a recruiter who proactively addresses replacement of retiring employees.

In response to Commissioner Trantalis's question, Mr. Fajardo confirmed ongoing work with the land management software project known as Accela. He said the duration of implementation is 18-24 months and they are six months into the project. He emphasized the need to allocate sufficient time for it to be correctly implemented, confirming the current contract is for 24 months. City Manager Feldman noted it is approximately a year from completion.

Mayor Seiler clarified his earlier comments for Board Member Stephanie Jean, stating they were about temporarily decreasing the Building Department fees, not taking funds away. Ms. Jean discussed her perception of building in the City based on comments she received.

Mr. Heidelberger discussed his experience with building in surrounding municipalities as compared to the City. He commented on his experience with living in a multiple income level apartment in Cambridge confirming that all unit interiors were identical, questioning how to achieve this goal. Mayor Seiler noted the costs of Affordable Housing could be addressed with Affordable Housing Trust Funds. Mr. Heidelberger commented Affordable Housing should not look any different than regular housing.

Vice Chair Maus said she would not select Option 3 - Reduction of Building Permit Fees. Mayor Seiler confirmed her desire not to pursue this option.

Mr. Fajardo discussed Option 4 - Property Rebate for Affordable Housing, stating it would need legal review and has been done in other areas. It is a rebate on taxes, similar to other options that are incentives for developers. Further discussion on this topic ensued.

Mr. Fajardo discussed Option 5 - Having a city-wide policy that would allow the examination of the County's 15 percent Affordable Housing requirement and the criteria involved.

Mayor Seiler asked for input on the ability to expand the RAC by several blocks solely for Affordable Housing or to be near transportation development. It would encourage developers to put Affordable Housing near available transportation.

Chair Hansen commented on the desire of planners to see the integration of Affordable Housing with other units, suggesting integration of a percentage for Affordable Housing. Mayor Seiler discussed the increased property values within the Downtown RAC, explaining his reasoning for its expansion. Commissioner Trantalis

commented on the viability of expanding the Downtown RAC boundaries due to the expansion of the downtown area, noting the need for having Affordable Housing to maintain a vital urban core.

Board Member Rochelle Golub commented this is the natural evolution of Affordable Housing and is similar to areas such as Flagler Village. Mayor Seiler discussed the limited expansion of the Downtown RAC, emphasizing the need to accommodate the requirement for Affordable Housing.

Mayor Seiler discussed the need to remove flex units from the barrier island and to relocate them. Mayor Seiler expounded on the positive aspects related to expanding the Downtown RAC to accomplish the Affordable Housing goal.

In response to Vice Chair Maus's concern about expanding the Downtown RAC into existing residential neighborhoods, Mayor Seiler stated the Commission and P&Z Board would identify the areas of expansion. Vice Mayor Roberts concurred, citing the area of South Andrews Avenue. Further comments, examples of possible opportunities, and the amount of Workforce Housing needed in the SW area near Broward General Hospital ensued.

Ms. Golub asked for confirmation about the areas being discussed that are not adjacent to the Downtown RAC. City Manager Feldman clarified it is not changing the boundaries of the Downtown RAC; they are changing the underlying land use rezoning. He expounded on the details involved in counting it toward a part of the County Affordable Housing requirement in the boundary around one of the RAC's. Mayor Seiler stated there would be certain areas where this would not be encouraged, i.e., current residential areas.

Ms. Jean noted the County's specificity, asking if these discussions would be adequate to meet the County's requirements for the Downtown RAC. Mayor Seiler stated this would not move forward if it did not meet the County's requirement. He confirmed his conversations with individual County Commissioners. Four had agreed with an expansion for Affordable Housing only and allowing it to qualify.

Discussions continued about using a combination of the presentation options to achieve the Affordable Housing goal. Commissioner Rogers commented this approach would work if the Commission and the P&Z Board is strategic in its planning and if the City has a policy. He discussed the need for expansion to go south.

Chair Hansen asked Mr. Fajardo how soon this policy could be ready. Mayor Seiler requested Staff prepare a policy to be reviewed by the P&Z Board and the City Attorney's Office for presentation to the Commission. It would also be presented to the County to ascertain if the policy meets their Affordable Housing requirement.

City Manager Feldman suggested a Joint Meeting of the P&Z Board and the Affordable Housing Advisory Board to review and comment on this Joint Workshop's recommendations, acknowledging the importance of keeping the process moving forward.

Ms. Jean suggested Staff meet with the Affordable Housing Advisory Board to brief them on what will be proposed to give members background on this issue. A Joint Meeting with the P&Z Board could follow. There was a consensus on this recommendation. All options were confirmed as viable except for Option 2, giving a credit against Building Fees. Mayor Seiler reiterated Option 5's wording would be revised to replace "Remove" with "Examine."

Mayor Seiler confirmed agreement on the following Affordable Housing Options presented:

1. Adopt New Mixed Use Zoning Category & Flex Unit Policy for Commercial Land Use Corridors
2. Pay In Lieu of Fee (Affordable Housing Trust Fund)
4. Property Tax Rebate for Affordable Housing (Rental Only)
5. Examine Affordable Housing Requirement

Mayor Seiler asked Chair Hansen if he had any further comments or questions. Chair Hansen asked Mr. Fajardo to advise when the Joint Meeting with the P&Z Board and the Affordable Housing Advisory Board is scheduled, confirming the P&Z Board will move forward as quickly as possible.

In response to Mayor Seiler, there were no further comments.

***A copy of Mr. Fajardo's Affordable Housing presentation is attached to these minutes.***

## OTHER BUSINESS

None.

## **ADJOURNMENT**

Mayor Seiler adjourned the meeting at 1:51 p.m.



JOINT WORKSHOP:  
CITY COMMISSION & PLANNING AND ZONING BOARD

June 14, 2017



## Downtown Regional Activity Center – Affordable Housing Options

City of Fort Lauderdale | Department of Sustainable Development





# OVERVIEW

## AFFORDABLE HOUSING DEFINITION & EXISTING POLICY

### AFFORDABLE HOUSING OPTIONS:

- 1 - ADOPT NEW MIXED USE ZONING CATEGORY & FLEX UNIT POLICY FOR COMMERCIAL LAND USE CORRIDORS
- 2 - PAY IN LIEU OF FEE
- 3 - REDUCTION OF BUILDING PERMIT FEES
- 4 - PROPERTY TAX REBATE FOR AFFORDABLE HOUSING (RENTAL ONLY)
- 5 - REMOVE AFFORDABLE HOUSING REQUIREMENT





# AFFORDABLE HOUSING DEFINITION

- Affordable housing means housing for which monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage, generally:

Very low = 50% / Low = 80% / Moderate = 120% of the median income limits adjusted for family size household

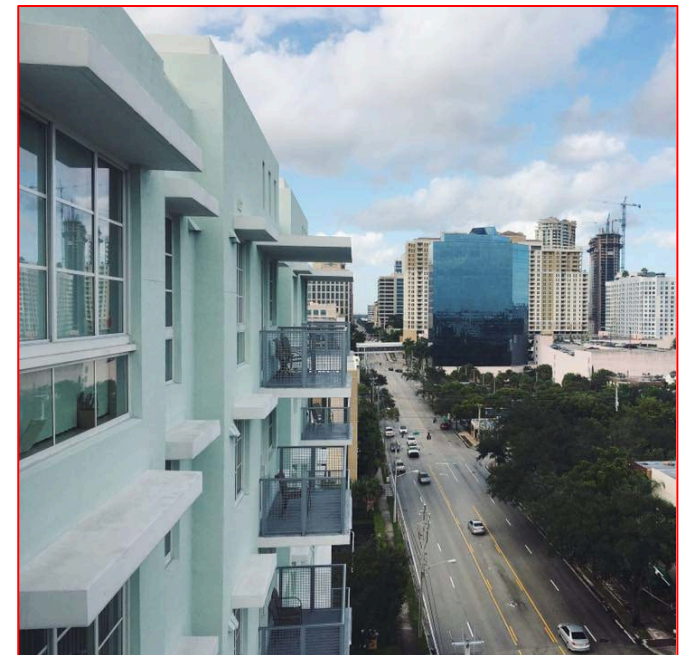
- Note: Workforce housing is included as Affordable Housing, Moderate Income described above means housing for households where the income does not exceed 140% of the median annual income within the County
- Broward County Median Income (April 2017): \$64,000

	% of Average Median Income	Household Income
<b>Very Low</b>	50%	\$32,050
<b>Low</b>	80%	\$51,280
<b>Moderate</b>	120%	\$76,920
<b>Workforce</b>	140%	\$89,740



# EXISTING AFFORDABLE HOUSING POLICY

- Current Broward County land use amendment process requires analysis of affordable housing
- Potentially clusters affordable housing in specific areas
- Affordable housing is a regional issue that requires stronger regional partnerships and standardized monitoring





# OPTION 1- FLEX UNIT POLICY

Adopt New Mixed Use Zoning Category & Flex Unit Policy for Commercial Land Use Corridors

Include a provision for affordable housing (i.e. permit up to 50 units per acre if 15% of dwelling units qualify as affordable, otherwise 43 units per acre)

- Corridors offer an opportunity to provide a mixed-use environment with local supporting amenities
- Develop form-based standards to buffer adjacent neighborhoods

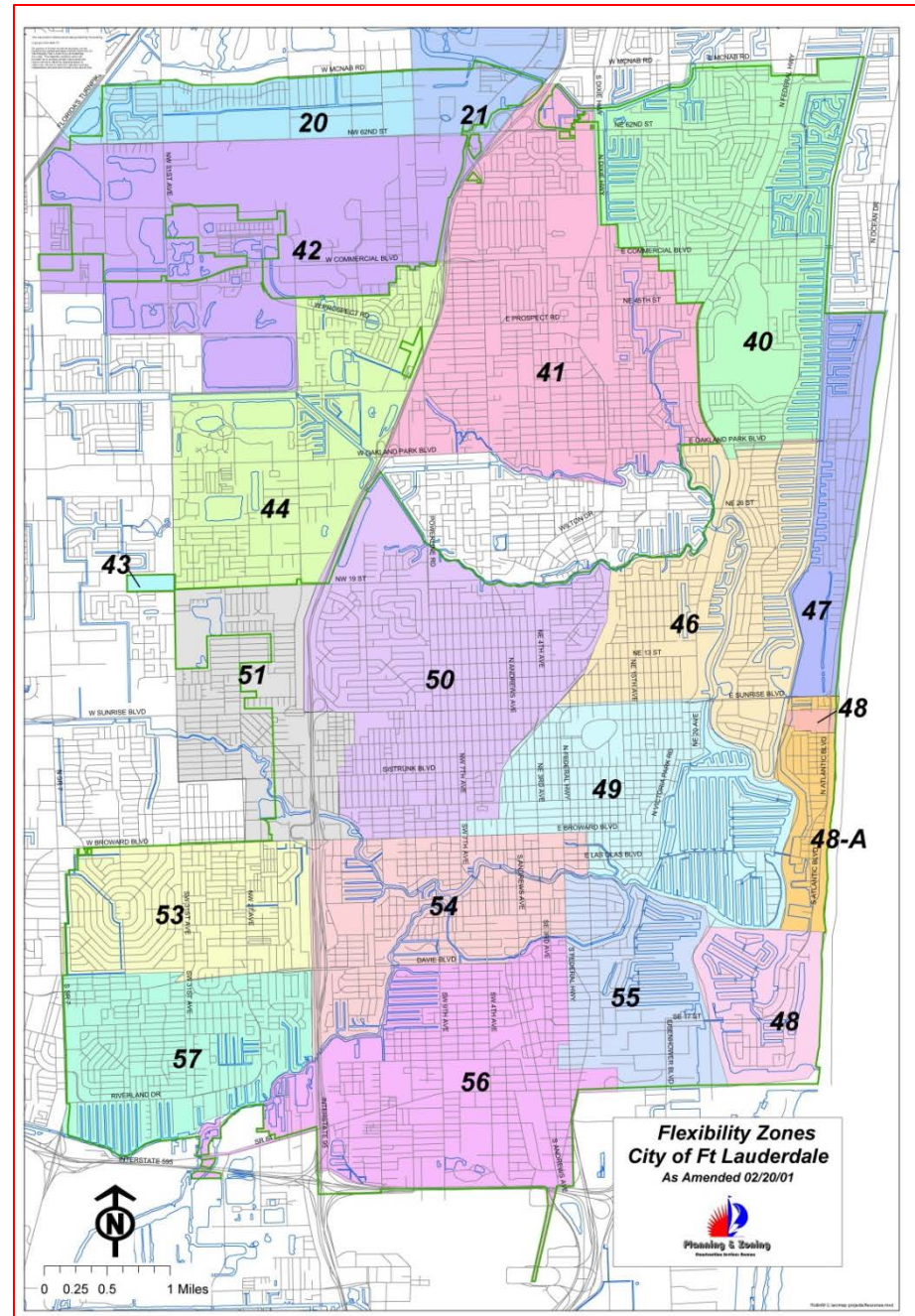




# OPTION 1- FLEX UNIT POLICY

## #BrowardNext Amendments offer potential for:

- Unified strategy for 18,000 flex units currently available as a long term plan
- Amended BCLUP allows 5,000 units at a time
- Requires Broward County Planning Council and County Commission approval

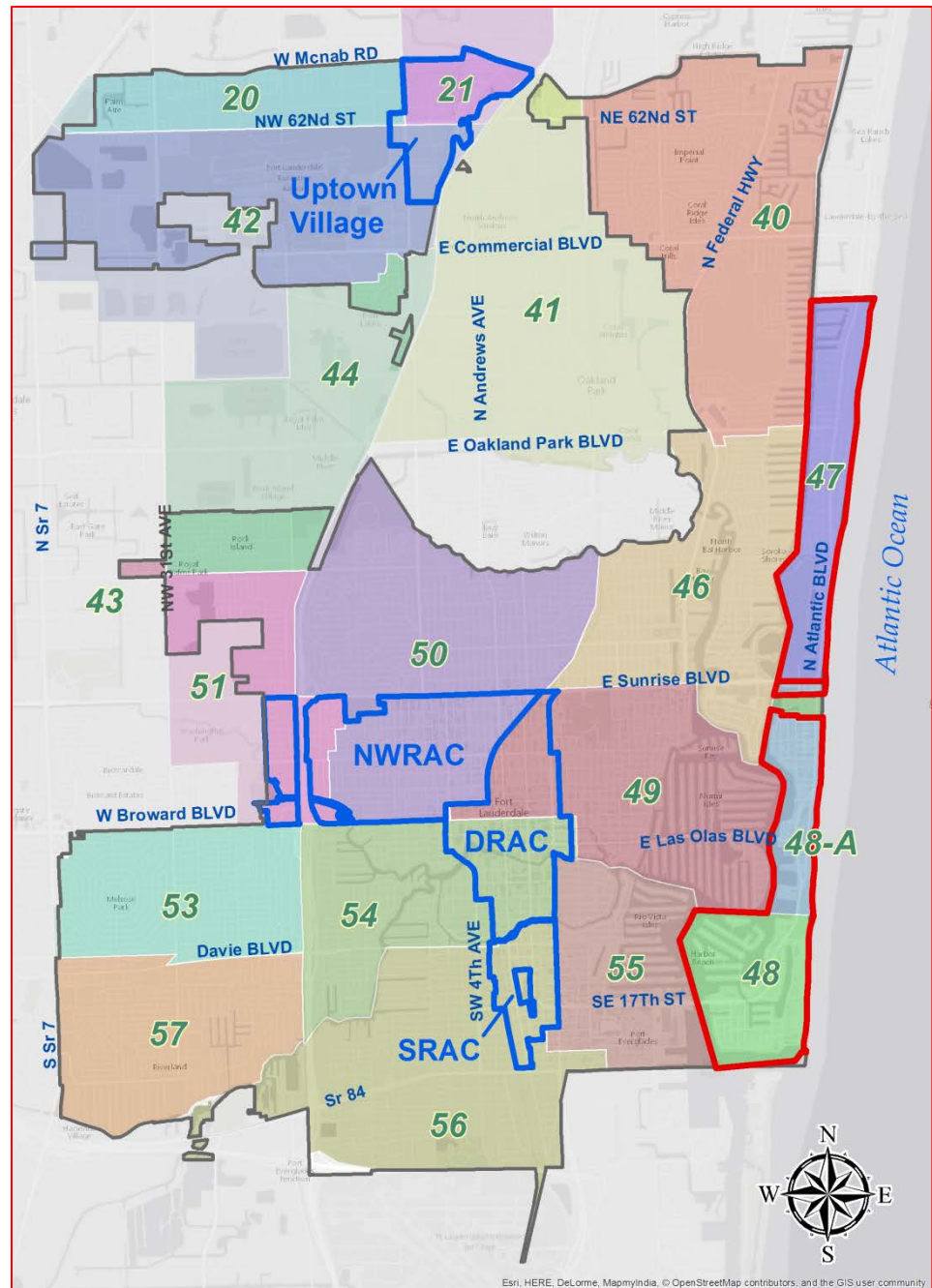


# OPTION 1- FLEX UNIT POLICY

Initial Strategy:

Transfer barrier island flex units to:

- Downtown RAC,
- South Andrews RAC
- NW RAC
- Uptown Village
- New Mixed Use zoning areas along major corridors





# OPTION 2 - PAY IN LIEU OF FEE

- Fee to be Determined
- Use Existing Trust Fund
- Annual Reports for Monitoring

For Example:

Municipality	Required In Lieu Fee
Berkeley	\$15-34K per unit
Chicago	\$100k per unit
Denver	\$0.4-\$1.70 per square foot
San Jose	\$17-28 per square foot



Aria Apartments, Denver



Acton Courtyard, Berkeley



Armstrong Place, San Francisco





# AFFORDABLE HOUSING TRUST FUND

- Fund created in January 2017 for affordable housing-related revenue and contributions;
- Proceeds from the sale of all city owned residential surplus lots shall be deposited into the trust fund;
- Provides support for affordable and workforce housing pursuant to guidelines recommended by the Affordable Housing Advisory Committee (AHAC);
- Ordinance allows the AHAC to create a Local Housing Assistance Program for fund administration



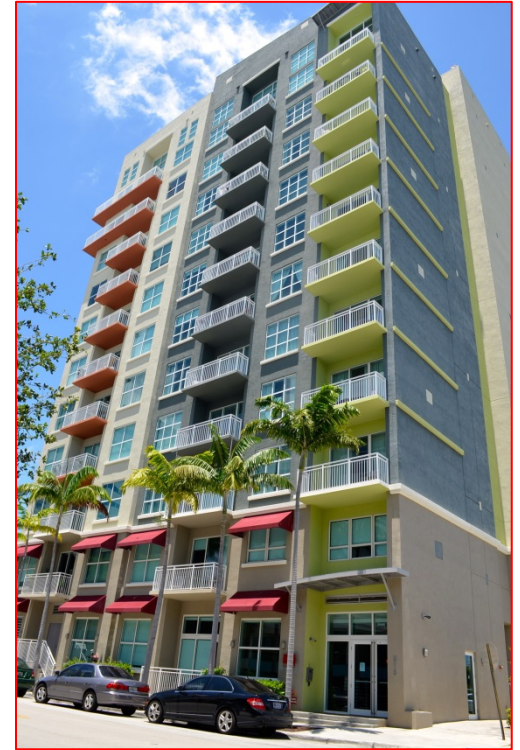


# OPTION 3 - REDUCTION OF BUILDING PERMIT FEES

- Affordable requirement on site would receive a partial refund of all building permit fees after receiving a certificate of occupancy

For example:

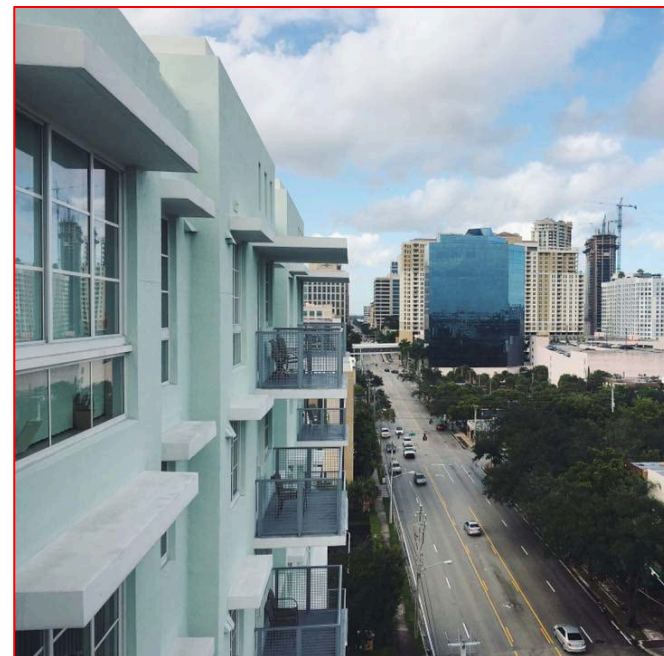
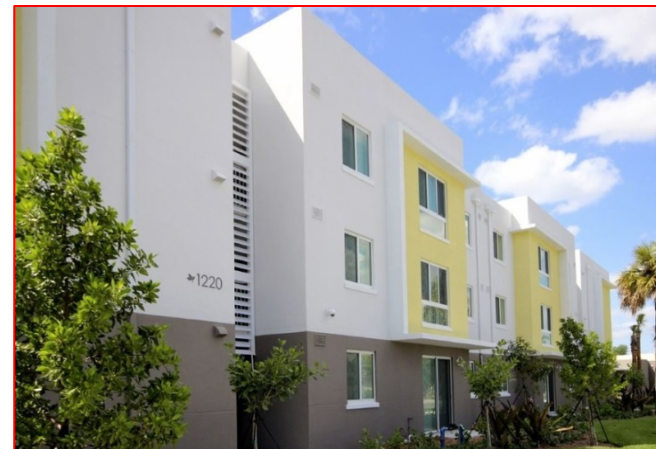
% of Affordable Housing Provided	% Refund of Building Permit Fees
15%	50%
10%	30%
<10%	10%





# OPTION 4 - PROPERTY TAX REBATE FOR AFFORDABLE HOUSING (RENTAL ONLY)

- 75% rebate of all city property taxes not to exceed \$250,000;
- Rebate period for 10 years for properties that meet 15% requirement for on-site workforce housing;
- Rebate period for 15 years for properties that meet 15% requirement for on-site affordable housing;
- Within 300 feet of a transit station, 100% rebate for 7 years and 75% rebate for 3 years of all city property taxes not to exceed \$250,000;
- **Legal review of tax rebate option required.**







# OPTION 5 - REMOVE AFFORDABLE HOUSING REQUIREMENT FROM THE DOWNTOWN RAC

- Pursue this as result of completion of citywide affordable/workforce housing program, trust fund, and new policies through use of flex units and HCD activities





JOINT WORKSHOP:  
CITY COMMISSION & PLANNING AND ZONING BOARD

June 14, 2017



City of Fort Lauderdale | Department of Sustainable Development





# Project Name



**CITY OF MIAMI**

PLANNING AND ZONING DEPARTMENT

01.22.2017

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## Cover Letter

Report output date

Applicant Name  
Applicant Company  
Applicant Address

Dear Applicant,

Pursuant to your submission dated March 10, 2017 requesting zoning review and approval for the above-mentioned property, and in response to said request, please be advised of the following.

This is a review report subject to Zoning review and compliance with the requirements of the Miami 21 Code, as applicable. The following comments were generated based on a review of the submitted plans and associated documents to assist in permit applications based on the applicant's modifications of the project / plans as required herein. The following comments must be satisfactorily addressed, with written responses provided to the Office of Zoning.

Additional comments will be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as re-submittals are provided and may revise previous comments based on additional information provided.

Very truly yours,

Reviewer's Name  
Zoning Plans Processor  
Planning and Zoning Department  
City of Miami  
305.416.2643

BM: mt  
c: Zoning Verification File



## Project Information

### Applicable Zoning Code

Project Name	Review based on	Development	Building
Capital at Brickell	Miami 21, November 2015	Development 1	Building 1

### Building Information

Address	Municipality	Zoning Classification	Folio Number
5575 NW 7 <sup>th</sup> Ave	Miami, FL	T6-8-O	1-31-13-046-0100
5576 NW 7 <sup>th</sup> Ave	Miami, FL	T6-8-O	1-31-13-046-0200

### Overlay Applied

Overlay Name			
Omni – Density Increase South East Overtown	Design District	Coral Way	Pre-existing Non-conformity

### Applicable Building Type

Typology Name
Mixed Use Low Rise

## Location Map



AERIAL VIEW



ZONING MAP

T6-80-0

T5-R



0.25 MILE RADIUS LOCATION MAP

Please note that the Planning and Zoning Department reviews Permit proposals based on Miami 21 Zoning Code and the Miami City Code of Ordinances published on November 2015.

## Review Report – Development 1, Building 1

This is an analysis of the zoning values provided in zoning legend in comparison with the required values as per the current zoning code.

✓ In Compliance, ✗ Not In Compliance

General Information	
a. Municipality	City of Miami, FL
b. Zoning Classification	T6-48b-O
c. Folio Number	XXX-XX-XXX, XXX-XX-XXX
d. Property Address	169 E Flagler St, 106 Mary St

Lot Disposition	Provided		Required		Result	Note	Variation
a. Lot Area	1,500,00	SF	3,000,000 5,000,000	SF Min SF Max	✓		
b. Lot Width	300	FT	80 100	FT Min SF Max	✓		
c. Lot Coverage	78	%	80	% Max	✓		
Podium Floorplate	96,022	SF	96,085	SF Max	✓		
Tower Floorplate Residential	19,800	FT	19,800	SF Max	✓		(a)
<b>Tower Length Residential</b>	<b>90</b>	<b>FT</b>	<b>180</b>	<b>FT Max</b>	✗	1	
Tower Floorplate Commercial	19,800	FT	19,800	SF Max	✓		
Tower Length Commercial	180	FT	215	FT Max	✓		
d. Floor Lot Ratio (FLR)	27	FLR	27	FLR	✓		
e. Frontage at front Setback	90	%	70	% Min	✓		
f. Open Space Requirements	20	%	10	% Min	✓		
<b>g. Density</b>	<b>162</b>	<b>DU/acre</b>	<b>160</b>	<b>DU/acre</b>	✗	2	

Building Setbacks	Provided		Required		Result	Note	Variation
a. Principal Front	10	FT	22	FT Min	✓		
b. Secondary Front	10	FT	10	FT Min	✓		
c. Side	10	FT	10	FT Min	✓		
d. Rear	0	FT	10	FT Min	✓		
e. Tower Principal Front	20	FT	50	FT Min	✓		
f. Tower Secondary Front	20	FT	23	FT Min	✓		
g. Tower Side	30	FT	30	FT Min	✓		
h. Tower Rear	30	FT	30	FT Min	✓		
i. Abutting Side or Rear (T5)							
1-5 Story	5	FT	5	FT Min	✓		
6-8 Story	5	FT	5	FT Min	✓		
Above 8 Story	5	FT	5	FT Min	✓		

Please note that the Planning and Zoning Department reviews Permit proposals based on Miami 21 Zoning Code and the Miami City Code of Ordinances published on November 2015.

Building Setbacks <i>(continued)</i>	Provided	Required	Result	Note	Variation
<b>j. Abutting Side or Rear (T4)</b>					
1-5 Story	5 FT	5 FT Min	✓		
6-8 Story	5 FT	5 FT Min	✓		
Above 8 Story	5 FT	5 FT Min	✓		
<b>k. Abutting Side or Rear (T3)</b>					
1-5 Story	5 FT	5 FT Min	✓		
6-8 Story	5 FT	5 FT Min	✓		
Above 8 Story	5 FT	5 FT Min	✓		

Building Height	Provided	Allowed	Result	Note	Variation
a. Podium Height	8 Levels	2 Levels Min			
		8 Levels Max	✗	3	
	36 FT	35 FT Max			
b. Tower Height	48 Levels	48 Levels Max	✓		
c. Penthouse Height	80 Levels	80 Levels Max	✓		
d. Total Height	110 FT	120 FT Max	✓		

Uses: Residential	Provided	Allowed	Result	Note	Variation
a. Ancillary Unit	150 Units	300 Units Max	✓		
	450 Avg SF	250 Avg SF Min	✓		
b. Two Family Residence	110 Units	100 Units Max	✗	4	
	950 Avg SF	900 Avg SF Min			

Uses: Lodging	Provided	Allowed	Result	Note	Variation
a. Hotel	100 Rooms	300 Rooms			
	250 Avg SF	310 Avg SF Min	✓		
		350 Avg SF Max			

Uses: Office	Provided	Allowed	Result	Note	Variation
a. Office	1 Levels	2 Levels Max			
	12.5 %	25 % Max	✓		
	4,000 SF	8,000 SF Max			

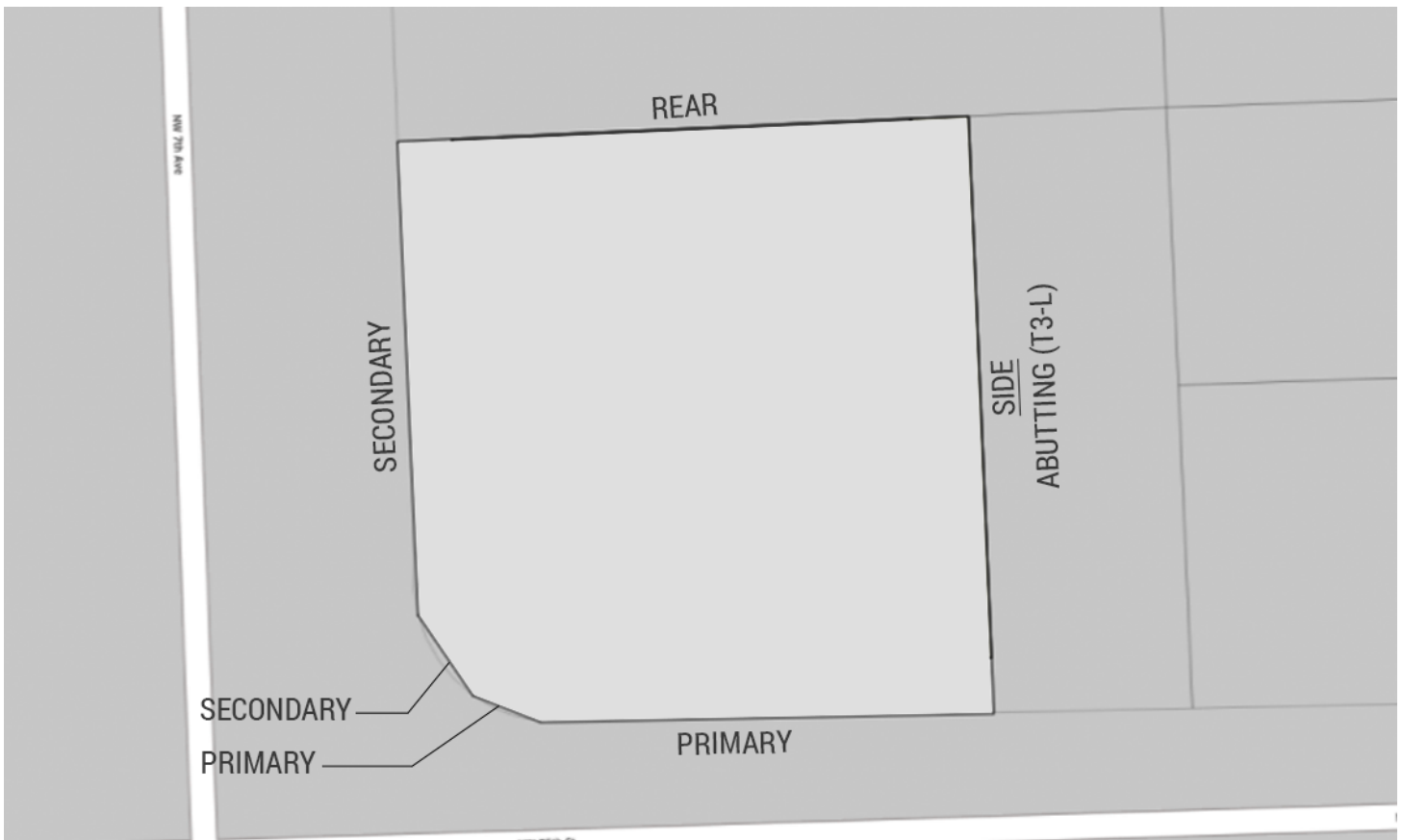
Uses: Commercial	Provided	Allowed	Result	Note	Variation
a. Food Service Establishments	1 Levels	2 Levels Max			
	12.5 %	25 % Max	✓		
	4,000 SF	8,000 SF Max			

Parking	Provided	Required	Result	Note	Variation
a. Residential	673 Spaces	673 Spaces	✓		(b)
b. Lodging	46 Spaces	46 Spaces	✓		(c)
c. Commercial	177 Spaces	177 Spaces	✓		(c)

Please note that the Planning and Zoning Department reviews Permit proposals based on Miami 21 Zoning Code and the Miami City Code of Ordinances published on November 2015.

Parking <i>(continued)</i>	Provided	Required	Result	Note	Variation
d. Office	85 Spaces	90 Spaces	✓		

Exceptions	
(a) Title	Description
(b) Title	Description
(c) Title	Description



FRONTAGE DESIGNATION SITE PLAN

## Review Notes – Development 1, Building 1

1. Article 5, Section 5.5.6(b): Residential tower length for this zones must be maximum 180 ft in length and maximum 15,000 sqft.
2. Density does not comply to code.
3. Article 5, Section 5.5.6(b): The maximum podium height measured from the sidewalk must be 35 ft.
4. This is the minimum required for a T6-48 zone, no additional capacity.

## General Comments

- I. Tree mitigation will be needed for the required trees that are not able to be planted on the lot.
- II. Number the on street parking spaces proposed and that will be counted towards the overall parking requirements. Provide letter from the Miami Parking authority indicating the number of street parking spaces available for use by this project.
- III. Project must comply with the Coral way beautification master plan. The master plan can be found at [http://www.miamigov.com/planning/docs/guidelines/DG\\_CoralWay.pdf](http://www.miamigov.com/planning/docs/guidelines/DG_CoralWay.pdf)
- IV. Provide a Unity of title certificate for the lots.
- V. The areas for retail are inconsistent. The parking calculations indicate an area of 4,700 sf of retail. The areas chart indicates an area of 5,300 sf of retail and the ground floor plan indicates an area of 5,330 sf of retail. Clarify the retail area and update the parking calculations
- VI. Article 7, Section 7.1.2.5(a)(3): The zoning administrator does not support the dominant setback for the stairs along coral way. The building must maintain the required 10'-0" front setback along Coral Way so the street can evolve into a grand boulevard with wide sidewalks lined by multi story mixed use buildings. Push the stairs back to maintain the required 10' front setback.
- VII. Article 5, Section 5.5.6(b): Unpaved Green Space shall be a minimum five percent (5%) of the Lot Area. Provide a Green space diagram and calculations illustrating compliance.
- VIII. Article 3, Section 3.5.2: Mezzanines may not exceed thirty-three percent (33%) of the Habitable Space Floor Area. Mezzanines extending beyond thirty-three percent (33%) of the Floor Area shall be counted as an additional floor. Reduce the mezzanine so that it is no greater than 33% of the Floor area. Provide a diagram and calculations illustrating compliance.
- IX. Article 4, Table 5: Buildings with over 100,000 sf of commercial (public storage) require 3 loading docks. Reduce the commercial area to under 100,000 sf or add a 3rd loading dock.
- X. Article 9, Section 9.8(h): All parking lots adjacent to a right-of-way or private street shall be screened by a continuous planting and/or three (3) foot high wall with a seven (7) foot landscaped strip incorporating said planting and/or wall on private property. Parking space #1, which is a surface parking space, will need to be either removed or enclosed within the building because it lacks the required 7' landscape strip and screen wall.
- XI. Article 4, Table 5: Parking Sharing between uses is encouraged in order to reduce the total number of required parking spaces.
- XII. Article 5, Section 5.5.4: Parking should be accessed by an Alley. Parking shall be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages. Vehicular ingress/egress from the Principle Front (Coral Way) is not permitted. Remove the vehicular ingress/egress from Coral Way.

- XIII. Article 5, Section 5.5.5(b): Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback; except as may be further allowed by Chapter 54 of the City Code; above the first Story, cantilevered balconies, bay windows, roofs and Facade components promoting energy efficiency such as shading and Screening devices that are non-accessible, may encroach a maximum of three (3) feet into the Setback. Other cantilevered portions of the Building shall maintain the required Setback. The Screen wall along SW 21st Terr. is not allowed to encroach into the first layer (10' setback). Relocate the wall to maintain the required 10' setback.
- XIV. Article 5, Section 5.5.5(d): The Facade of a parking garage that is not concealed behind a Habitable Liner shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Fully enclose the garage along both Coral Way and SW 21st Terr. to prevent views into the garage.
- XV. Article 4, Table 12, Parking Standards: Minimize the impact of automobile parking and driveways on the pedestrian environment and adjacent properties, especially T3 areas. For pedestrian and vehicular safety minimize conflict points such as the number and width of driveways and curb cuts. Are 2 egress points along SW 21st Terr. necessary for 15 parking spaces and 2 loading spaces? Consider eliminating the easternmost egress point along SW 21st Terr. so that there is (1) 12' ingress and (1) 12' egress.



## Variance Report – Development 1, Building 1

The project is subject to review and compliance with the requirements of all City Departments, as applicable. The following comments are intended to assist and expedite permit applications based on the applicant's modifications of the project / plans as suggested herein.

### Pedestrian Passage

**Article 5, Section 5.6.1(i):** For sites with three hundred and forty (340) feet Frontage length or more, a cross-Block passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross-Block Pedestrian Passage. If the Frontage Line of a site is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross-Block passage shall be provided. The frontage line along NE 25th St. is greater than 340' in length and there are points along the frontage line which are more than 650' from the nearest intersection (NE 25th St & Biscayne Blvd.). Provide the required vehicular cross block passage.

### Override Setback

**Article 5, Section 5.6.5(d):** The Façade of a parking garage that is not concealed behind a Habitable Liner and all Elevations shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Exposed spandrels shall be prohibited. The eastern façade of the parking garage needs to be screened to conceal the internal elements/ spandrels in order to prevent light pollution from impacting the neighboring property.

### Override Lot Coverage

**Article 5, Section 5.6.1(f):** At the first Story, Facades along a Frontage Line shall have frequent doors and windows; pedestrian entrances shall occur at a maximum spacing of seventy five (75) feet and vehicular entries shall occur at a minimum spacing of sixty (60) feet unless approved by Waiver. The proposed design does not provide pedestrian entrances every 75. Provide the required pedestrian entrances or seek a waiver of the pedestrian entrance requirement.

### General Comments

1. Provide a letter from the Miami Parking Authority indicating the number of on-street parking spaces available for use by the project.
2. Provide FLR Diagrams and calculations.
3. Number the parking spaces and provide a total for each floor.

## Waiver Report – Development 1, Building 1

The project is subject to review and compliance with the requirements of all City Departments, as applicable. The following comments are intended to assist and expedite permit applications based on the applicant's modifications of the project / plans as suggested herein.

### Pedestrian Passage

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### TOD

Staff notes that the site is located in close proximity to the Brickell Station. Provide a survey indicating the distance between the transit station and the T-3 residential district. Please note the City of Miami GIS system indicates that the site is located approximately 435' where a minimum distance of 500' is required from a T3 Transect Zone. As such the applicant is unable to request said reduction. Please see image below.



500' radius from the subject site

### General Comments

Additional comments will be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on additional information provided.

## Warrant Report – Development 1, Building 1

The project is subject to review and compliance with the requirements of all City Departments, as applicable. The following comments are intended to assist and expedite permit applications based on the applicant's modifications of the project / plans as suggested herein.

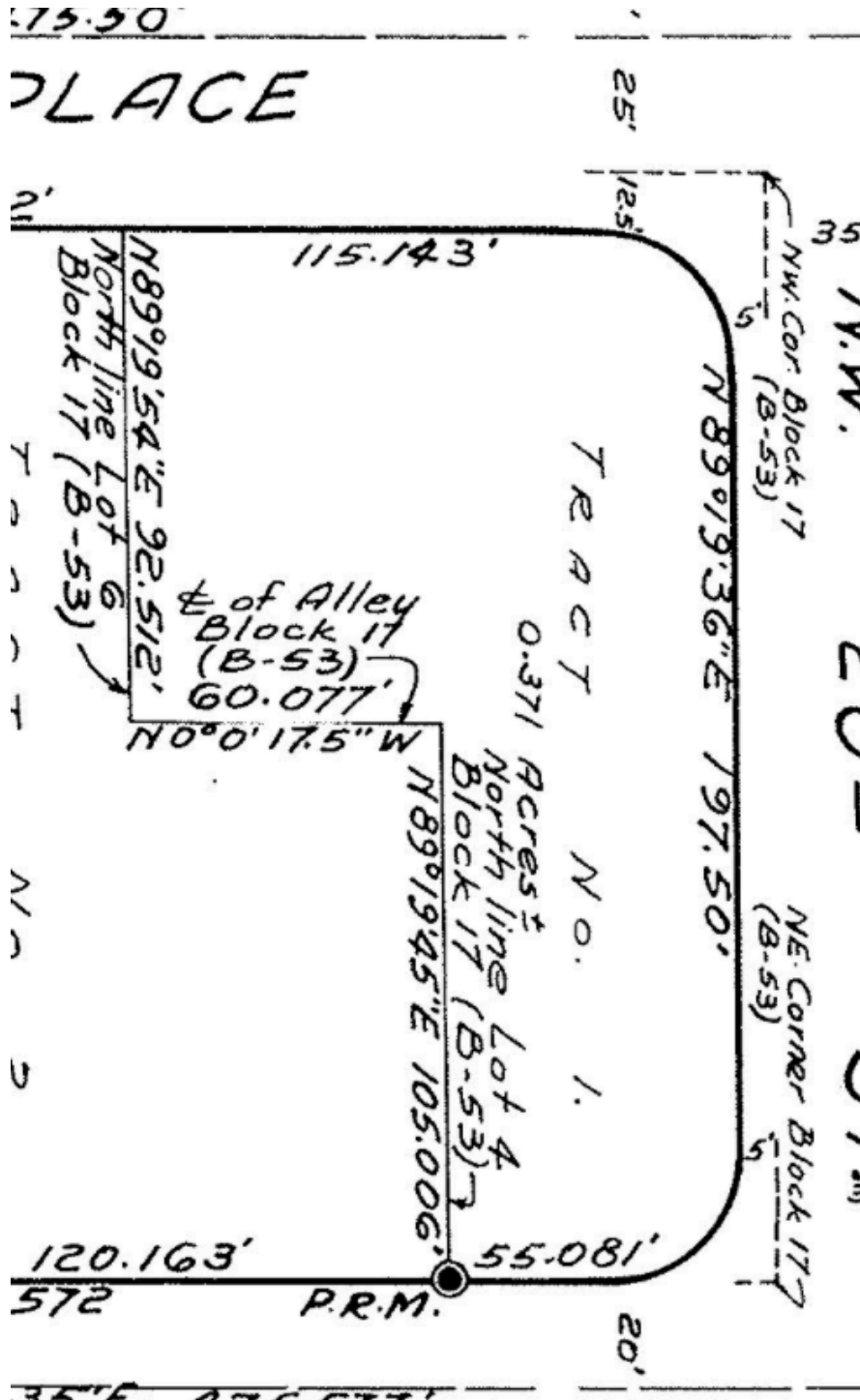
**Article 6, Table 13:** To allow a public storage facility within a T5-O Transect Zone.

### General Comments

Additional comments will be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on additional information provided.

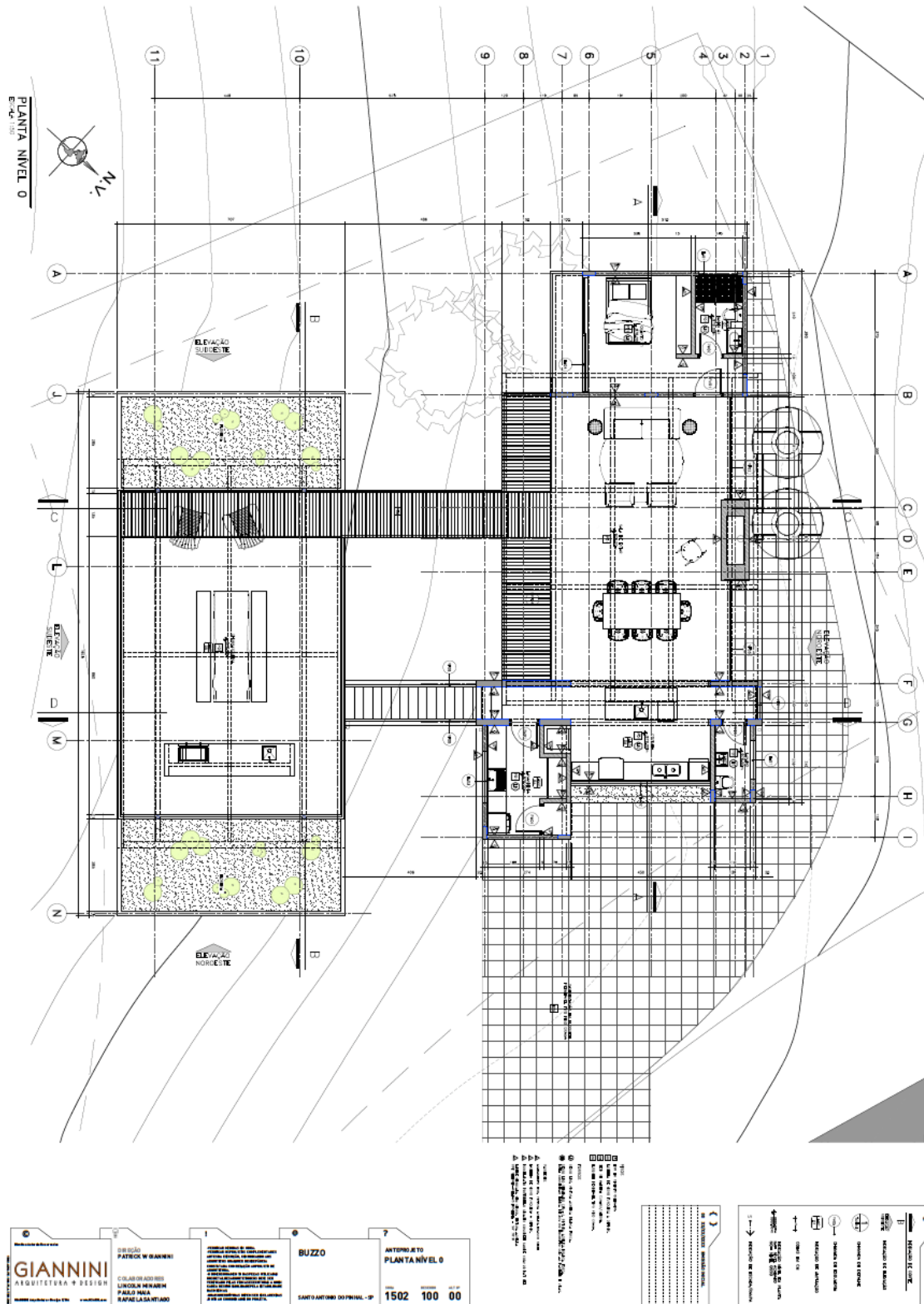
# Appendix

File Name	Created On	Modified On	# Pages
Survey.pdf	01.22.2017	01.23.2017	01

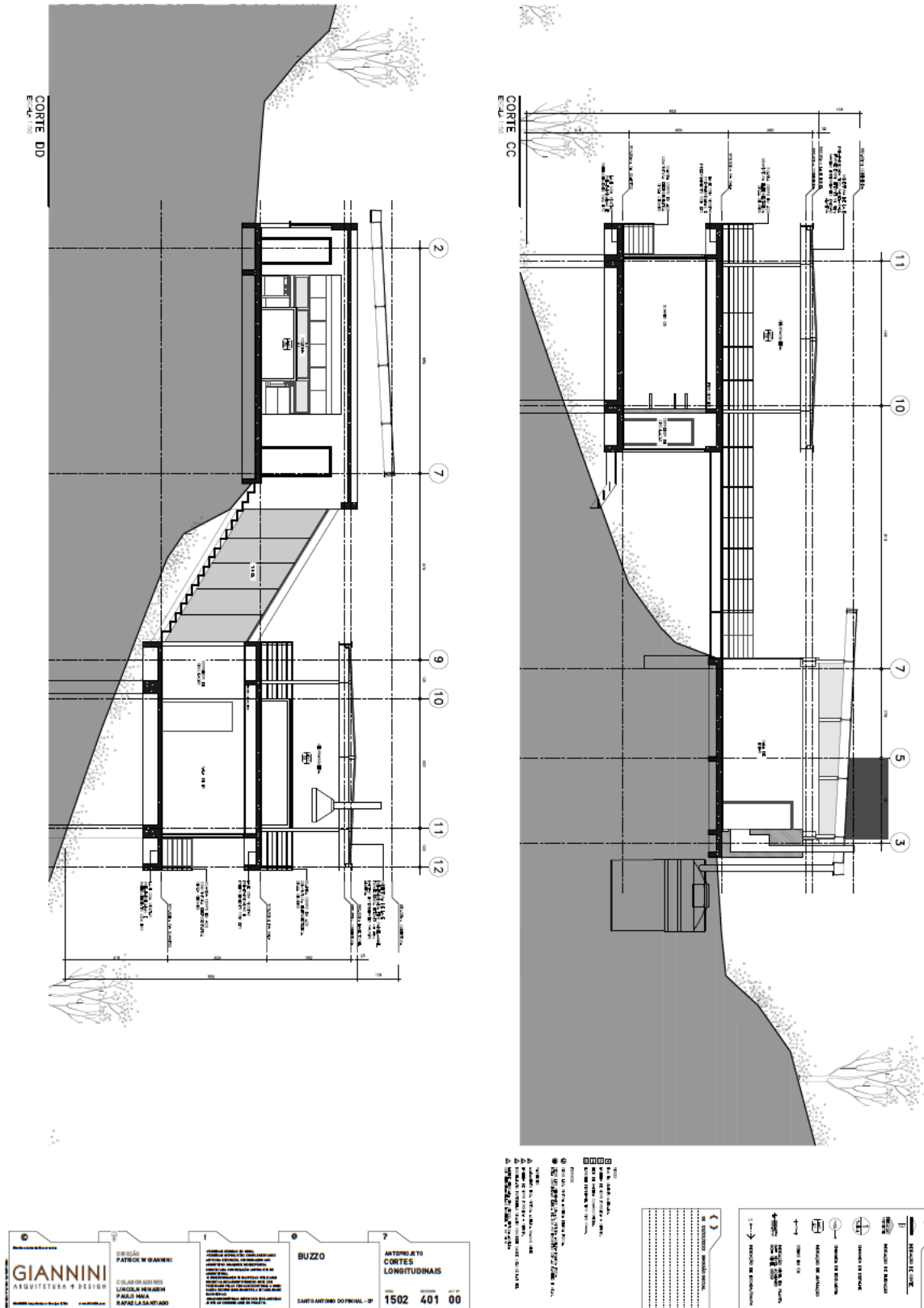


Please note that the Planning and Zoning Department reviews Permit proposals based on Miami 21 Zoning Code and the Miami City Code of Ordinances published on November 2015.

File Name	Created On	Modified On	# Pages
Site Plan.pdf	01.22.2017	01.23.2017	02



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# Project Name



**CITY OF MIAMI**

PLANNING AND ZONNING DEPARTMENT

01.22.2017

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## Cover Letter

Report output date

Applicant Name  
Applicant Company  
Applicant Address

Dear Applicant,

Pursuant to your submission dated March 10, 2017 requesting zoning review and approval for the above-mentioned property, and in response to said request, please be advised of the following.

This is a review report subject to Zoning review and compliance with the requirements of the Miami 21 Code, as applicable. The following comments were generated based on a review of the submitted plans and associated documents to assist in permit applications based on the applicant's modifications of the project / plans as required herein. The following comments must be satisfactorily addressed, with written responses provided to the Office of Zoning.

Additional comments will be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as re-submittals are provided and may revise previous comments based on additional information provided.

Very truly yours,

Reviewer's Name  
Zoning Plans Processor  
Planning and Zoning Department  
City of Miami  
305.416.2643

BM: mt  
c: Zoning Verification File

## Project Information

### Applicable Zoning Code

Project Name	Review based on	Development	Building
Capital at Brickell	Miami 21, November 2015	Development 1	Building 1

### Building Information

Address	Municipality	Zoning Classification	Folio Number
5575 NW 7 <sup>th</sup> Ave	Miami, FL	T6-8-0	1-31-13-046-0100
5576 NW 7 <sup>th</sup> Ave	Miami, FL	T6-8-0	1-31-13-046-0200

### Overlay Applied

Overlay Name			
Omni – Density Increase South East Overtown	Design District	Coral Way	Pre-existing Non-conformity

### Applicable Building Type

Typology Name
Mixed Use Low Rise

## Location Map



AERIAL VIEW



ZONING MAP

T6-80-0

T5-R



0.25 MILE RADIUS LOCATION MAP

Please note that the Planning and Zoning Department reviews Permit proposals based on Miami 21 Zoning Code and the Miami City Code of Ordinances published on November 2015.

## Review Report – Development 1, Building 1

This is an analysis of the zoning values provided in zoning legend in comparison with the required values as per the current zoning code.

✓ In Compliance, ✗ Not In Compliance

General Information	
a. Municipality	City of Miami, FL
b. Zoning Classification	T6-48b-O
c. Folio Number	XXX-XX-XXX, XXX-XX-XXX
d. Property Address	169 E Flagler St, 106 Mary St

Lot Disposition	Provided		Required		Result	Note	Variation
a. Lot Area	1,500,00	SF	3,000,000 5,000,000	SF Min SF Max	✓		
b. Lot Width	300	FT	80 100	FT Min SF Max	✓		
c. Lot Coverage	78	%	80	% Max	✓		
Podium Floorplate	96,022	SF	96,085	SF Max	✓		
Tower Floorplate Residential	19,800	FT	19,800	SF Max	✓		(a)
<b>Tower Length Residential</b>	<b>90</b>	<b>FT</b>	<b>180</b>	<b>FT Max</b>	✗	1	
Tower Floorplate Commercial	19,800	FT	19,800	SF Max	✓		
Tower Length Commercial	180	FT	215	FT Max	✓		
d. Floor Lot Ratio (FLR)	27	FLR	27	FLR	✓		
e. Frontage at front Setback	90	%	70	% Min	✓		
f. Open Space Requirements	20	%	10	% Min	✓		
<b>g. Density</b>	<b>162</b>	<b>DU/acre</b>	<b>160</b>	<b>DU/acre</b>	✗	2	

Building Setbacks	Provided		Required		Result	Note	Variation
a. Principal Front	10	FT	22	FT Min	✓		
b. Secondary Front	10	FT	10	FT Min	✓		
c. Side	10	FT	10	FT Min	✓		
d. Rear	0	FT	10	FT Min	✓		
e. Tower Principal Front	20	FT	50	FT Min	✓		
f. Tower Secondary Front	20	FT	23	FT Min	✓		
g. Tower Side	30	FT	30	FT Min	✓		
h. Tower Rear	30	FT	30	FT Min	✓		
i. Abutting Side or Rear (T5)							
1-5 Story	5	FT	5	FT Min	✓		
6-8 Story	5	FT	5	FT Min	✓		
Above 8 Story	5	FT	5	FT Min	✓		

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Building Setbacks <i>(continued)</i>	Provided	Required	Result	Note	Variation
<b>j. Abutting Side or Rear (T4)</b>					
1-5 Story	5 FT	5 FT Min	✓		
6-8 Story	5 FT	5 FT Min	✓		
Above 8 Story	5 FT	5 FT Min	✓		
<b>k. Abutting Side or Rear (T3)</b>					
1-5 Story	5 FT	5 FT Min	✓		
6-8 Story	5 FT	5 FT Min	✓		
Above 8 Story	5 FT	5 FT Min	✓		

Building Height	Provided	Allowed	Result	Note	Variation
a. Podium Height	8 Levels	2 Levels Min			
		8 Levels Max	✗	3	
	36 FT	35 FT Max			
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c. Penthouse Height	80 Levels	80 Levels Max	✓		
d. Total Height	110 FT	120 FT Max	✓		

Uses: Residential	Provided	Allowed	Result	Note	Variation
a. Ancillary Unit	150 Units	300 Units Max	✓		
	450 Avg SF	250 Avg SF Min	✓		
b. Two Family Residence	110 Units	100 Units Max	✗	4	
	950 Avg SF	900 Avg SF Min			

Uses: Lodging	Provided	Allowed	Result	Note	Variation
a. Hotel	100 Rooms	300 Rooms			
	250 Avg SF	310 Avg SF Min	✓		
		350 Avg SF Max			

Uses: Office	Provided	Allowed	Result	Note	Variation
a. Office	1 Levels	2 Levels Max			
	12.5 %	25 % Max	✓		
	4,000 SF	8,000 SF Max			

Uses: Commercial	Provided	Allowed	Result	Note	Variation
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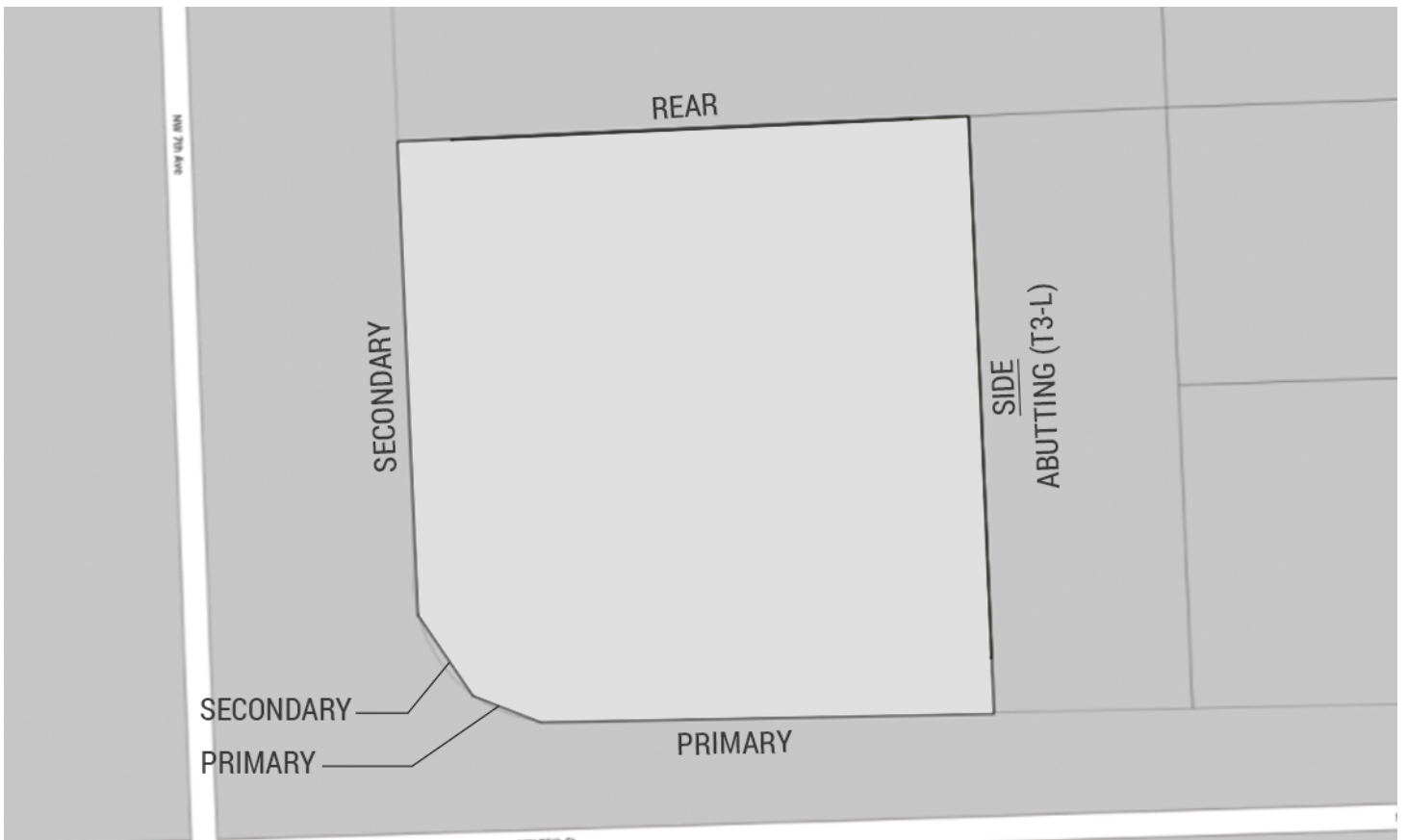
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Parking <i>(continued)</i>	Provided	Required	Result	Note	Variation
d. Office	85 Spaces	90 Spaces	✓		

Exceptions	
(a) Title	Description
(b) Title	Description
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FRONTAGE DESIGNATION SITE PLAN

## Review Notes – Development 1, Building 1

1. Article 5, Section 5.5.6(b): Residential tower length for this zones must be maximum 180 ft in length and maximum 15,000 sqft.
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## General Comments

- I. Tree mitigation will be needed for the required trees that are not able to be planted on the lot.
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- IV. Provide a Unity of title certificate for the lots.
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## Variance Report – Development 1, Building 1

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### Pedestrian Passage

**Article 5, Section 5.6.1(i):** For sites with three hundred and forty (340) feet Frontage length or more, a cross-Block passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross-Block Pedestrian Passage. If the Frontage Line of a site is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross-Block passage shall be provided. The frontage line along NE 25th St. is greater than 340' in length and there are points along the frontage line which are more than 650' from the nearest intersection (NE 25th St & Biscayne Blvd.). Provide the required vehicular cross block passage.

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## Waiver Report – Development 1, Building 1

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500' radius from the subject site

### General Comments

Additional comments will be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on additional information provided.

## Warrant Report – Development 1, Building 1

The project is subject to review and compliance with the requirements of all City Departments, as applicable. The following comments are intended to assist and expedite permit applications based on the applicant's modifications of the project / plans as suggested herein.

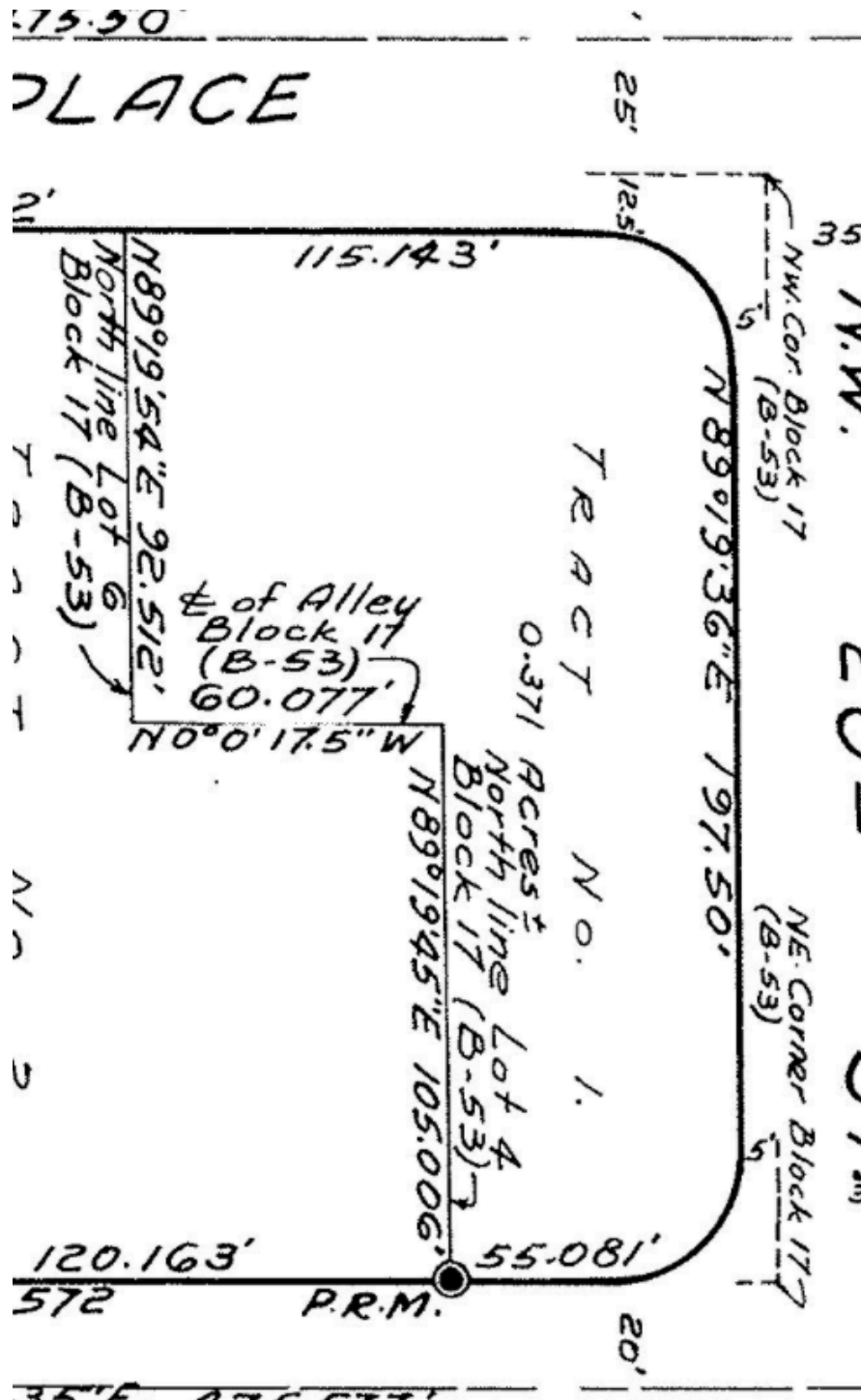
**Article 6, Table 13:** To allow a public storage facility within a T5-O Transect Zone.

### General Comments

Additional comments will be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on additional information provided.

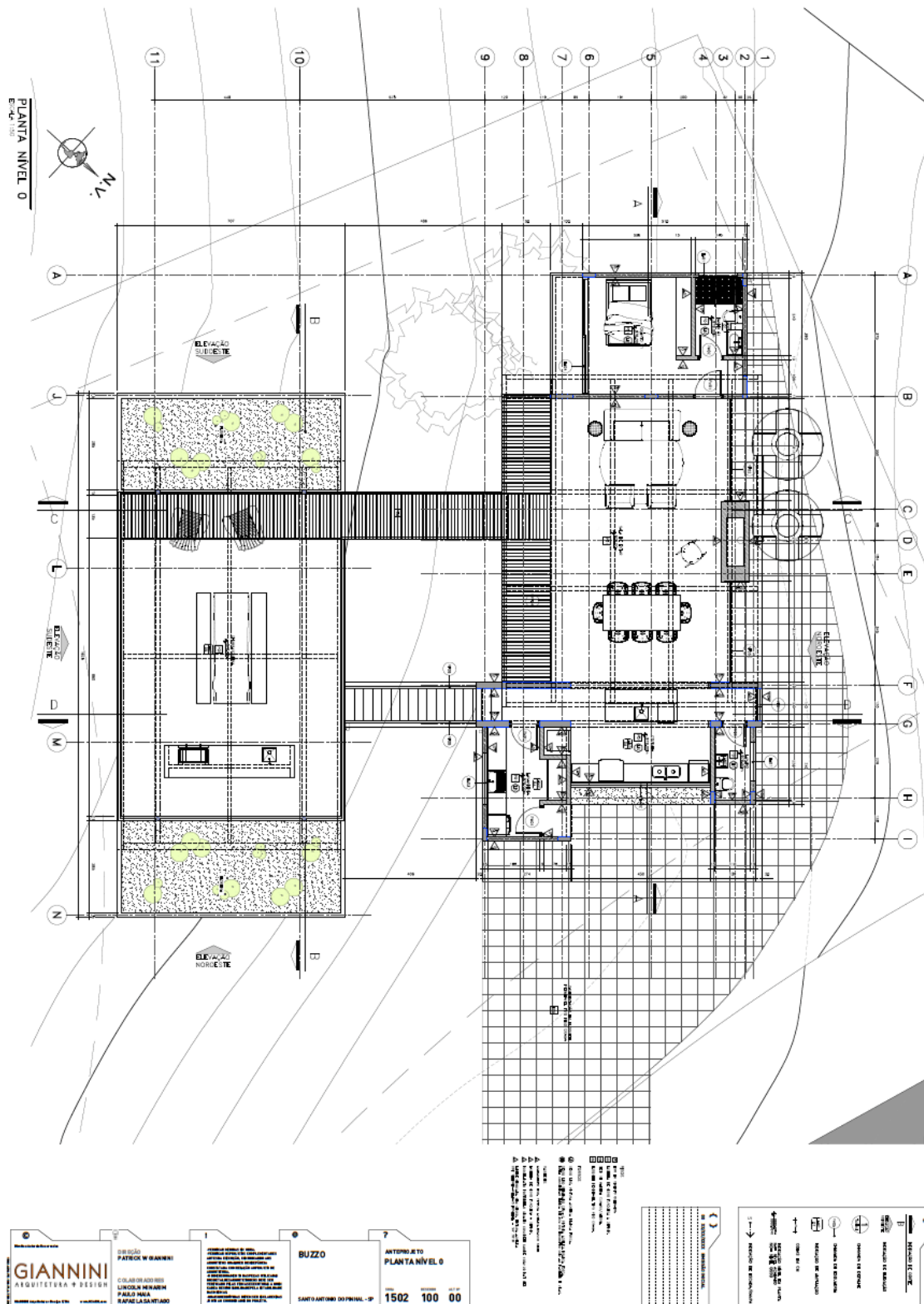
## Appendix

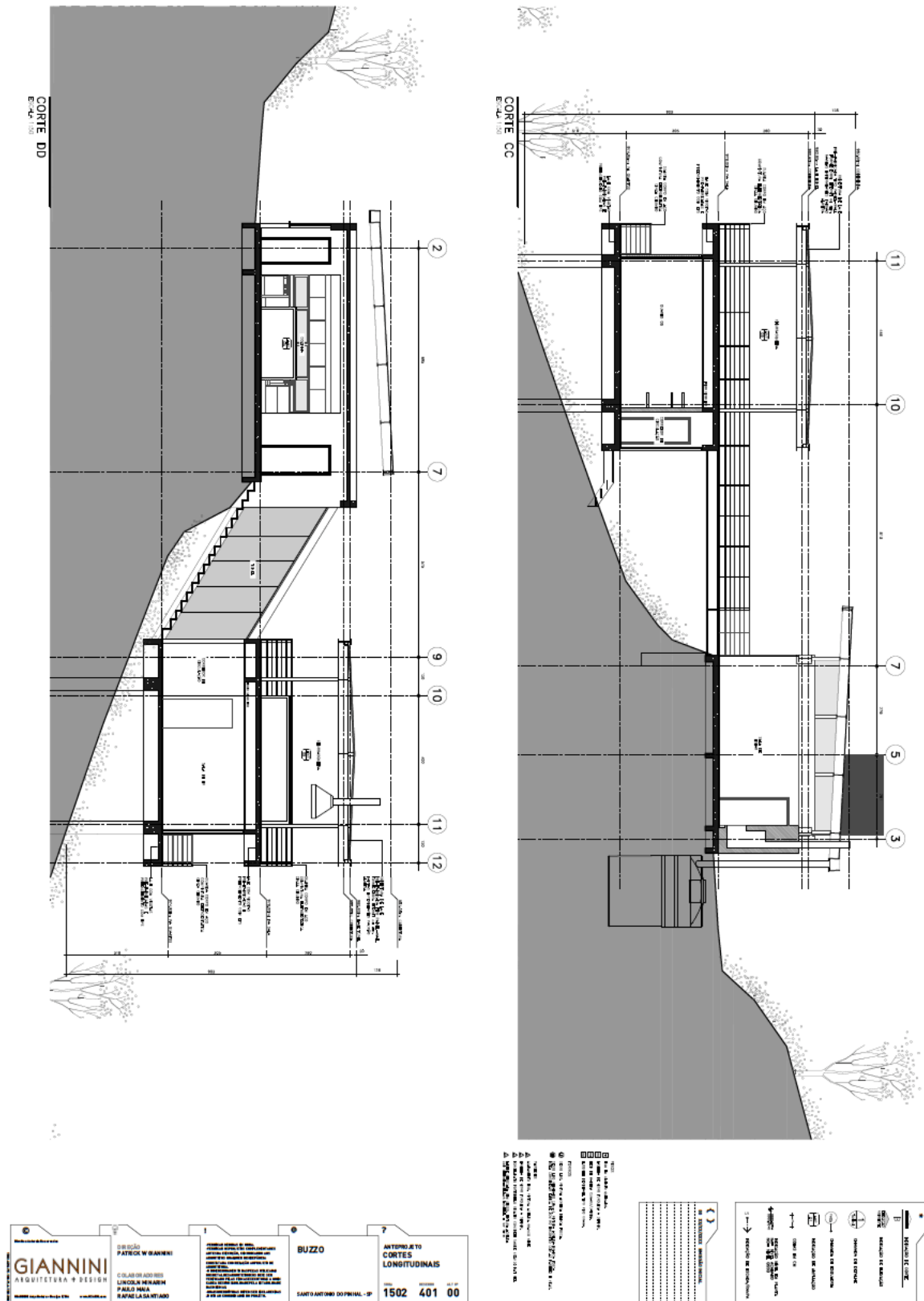
File Name	Created On	Modified On	# Pages
Survey.pdf	01.22.2017	01.23.2017	01



Please note that the Planning and Zoning Department reviews Permit proposals based on Miami 21 Zoning Code and the Miami City Code of Ordinances published on November 2015.

File Name	Created On	Modified On	# Pages
Site Plan.pdf	01.22.2017	01.23.2017	02

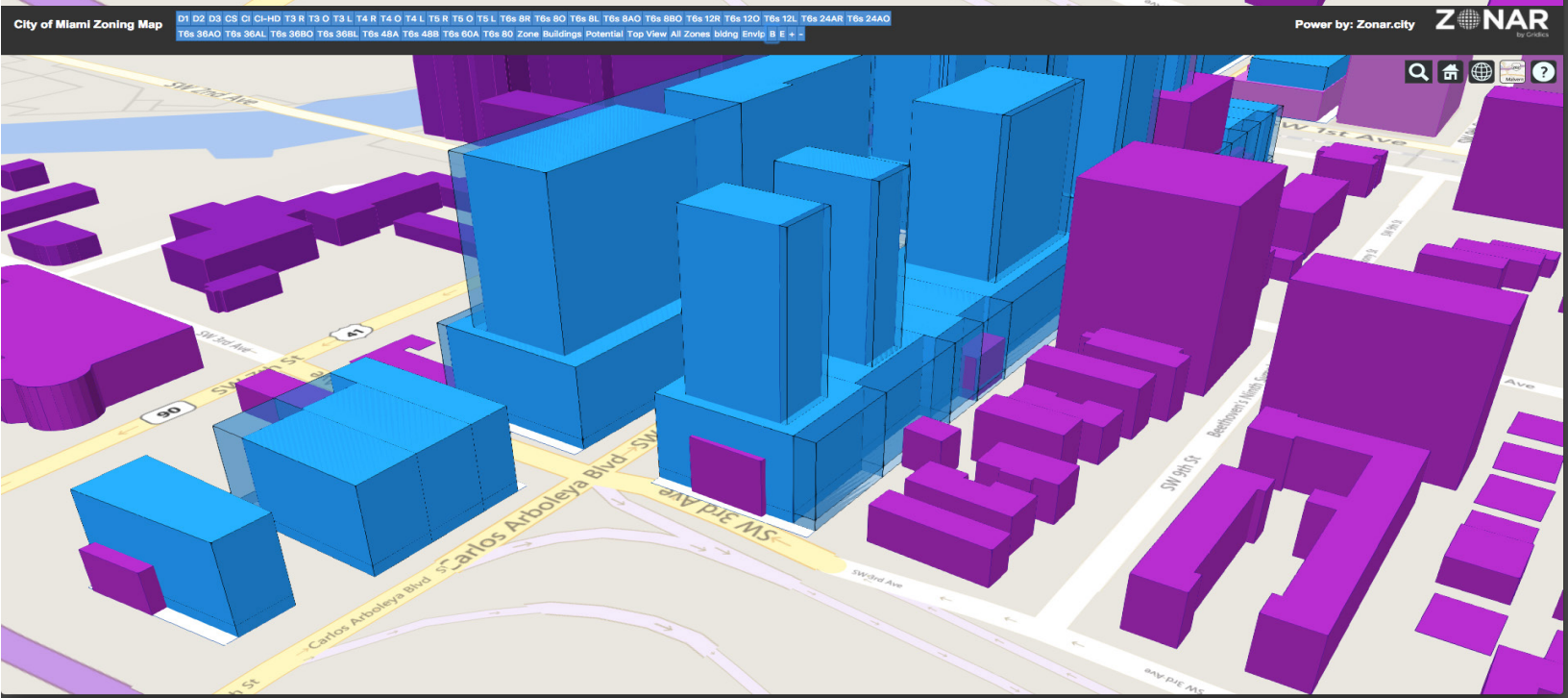
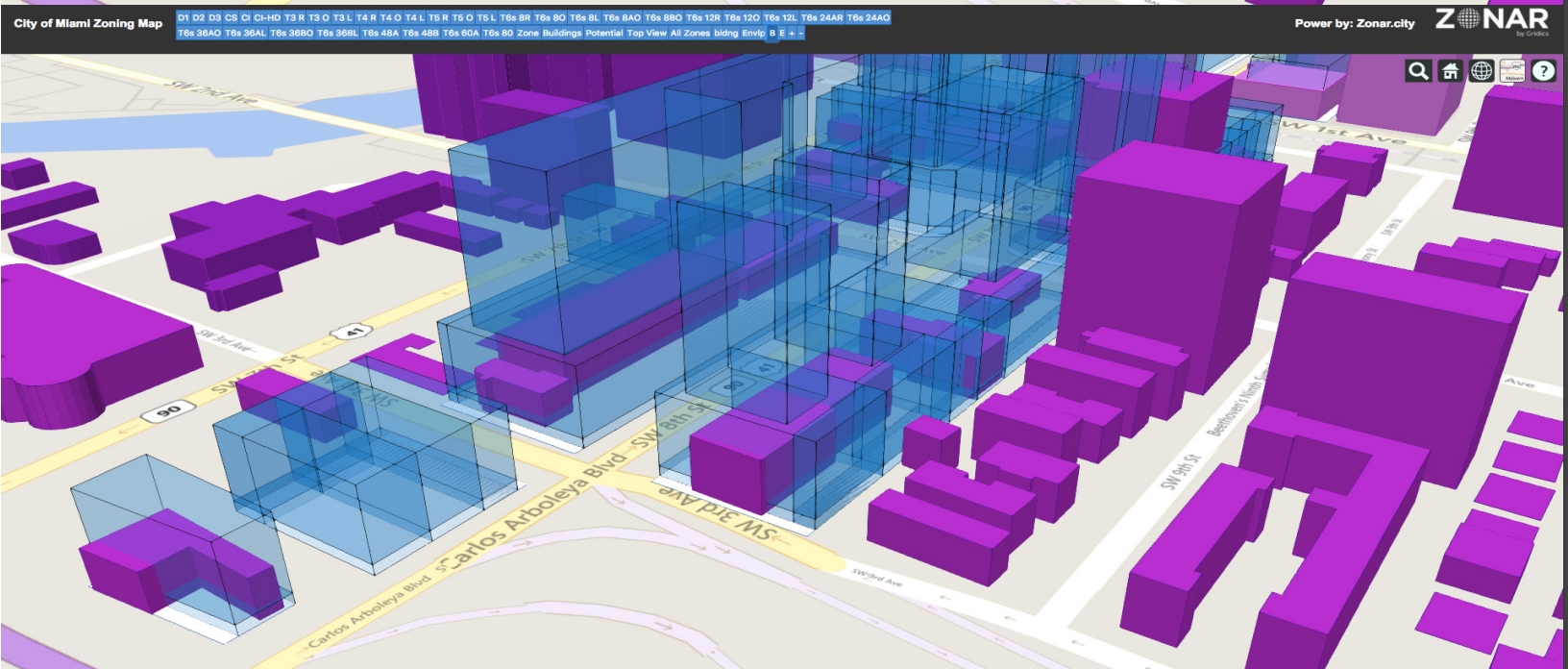














Lot Information

Zoning Code

Miami

Zone

T6

Sub-Zone

8

Type

Open

Lot Area

Lot Area (PR)

Selected Frontage

A

Thoroughfare Type

Primary

Thoroughfare Width

78

ft

On-Street Parking Available

☐

Location Variables

+

Additional Options

+

Variances

+

**Corridor-Analysis**  
Corridor-Analysis > New Development 1 > New Building 3

Building Parameters 3D View

Active Notifications

- 1 Lot Area Discrepancy
- 1 Potential Subdivision Area
- 1 Pedestrian Passage


Maximum Lot Capacity

Lot Area (P/R)	71,500 ft²
Lot Area in Acres	1.642 acres
Dwelling Units per Acre	150 du/acre
Dwelling Units Allowed	246 units
FLR	5
Lot Coverage	80 %
Minimum Open Space	10 %
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	N/A

Allowed Uses +

Allowed Frontage Types +

Legend: Main Building, Building Setback limit, Lot



The screenshot shows the top of the ZONAR by Gridics application. It features a dark blue header with the ZONAR logo (a globe icon) and the text "by Gridics". Below the header is a light gray navigation bar with two items: "Lot Information" with a minus sign icon, and "Location Variables" with a plus sign icon.

Zoning Allowances
Capacity Analysis
Calibration
Plan Review

### Demo-MultiLot

Demo-MultiLot

Building Parameters
3D View

Main Building
Building Setback limit
Lot

#### Active Notifications

- Lot Area Discrepancy
- Potential Subdivision Area

#### Maximum Lot Capacity

Lot Area	141,222 ft²
Lot Area in Acres	3.25 acres
Dwelling Units per Acre	36 - 150 du/acre
Dwelling Units Allowed	432 units
FLR	0 - 12
Lot Coverage	60 - 80 %
Minimum Open Space	10 - 15 %
Principal Building Max. Height (Podium)	3 - 8 Levels
Principal Building Min. Height (Podium)	0 - 2 Levels
Principal Tower Allowed Height	0 - 28 Levels

#### Allowed Uses

Allowed Frontage Types

Zoning Allowances
Capacity Analysis
Calibration
Plan Review

Demo-MultiLot
Demo-MultiLot

888 Building Parameters
3D View

Active Notifications

Summary

Maximum DU Allowed 293

76 DU Left

or Maximum Lodging Rooms Allowed 248

152 rooms Left

Maximum Office Area 1,071,164

225,234 ft² Left

Maximum Commercial Area 1,071,164

225,234 ft² Left

Maximum Allowed Building Area 1,071,164

30,036 ft² Left

Results

+

Givens

+

Saved

Save

Generate Report