



ZONING & PROJECT DATA		
<b>ZONING DATA</b>		
<b>Property Information</b>		
Folio:	35-3007-001-0161	
Property Address:	109 NW 90 ST DORAL FLORIDA	
<b>Site Area:</b>	<b>Square Footage (sf)</b>	<b>Acres (ac)</b>
Gross Area	66,142.00 sf	1.52 ac
Net Area	60,890.00 sf	1.40 ac
Existing Zoning:	GU	
Land Use:	MF-3	
Required Density	19 du/ac	29 units
Proposed Density	18 du/ac	28 units
<b>REGULATORY GUIDELINES</b>		
<b>Building Setbacks</b>	<b>Required</b>	<b>Proposed</b>
Front (NW 90th Street)	25'-0"	34'-8"
Rear (South)	25'-0"	25'-1"
Side Interior (East)	15'-20'	20'-0"
Side Interior (West)	15'-20'	142'-0"
<b>Max. Building Coverage</b>	30% 42,623 sf	19% 11,423 sf
<b>Min. Open Space</b>	25% 15,223 sf	43% 26,372 sf
<b>Building Height</b>	6-story/75'	30'-0" (3 Stories)
<b>PARKING</b>		
<b>Required Off-Street Parking</b>	<b># DU or sf</b>	<b># Spaces</b>
<b>Residential Uses</b>		
2BD Units @ 2sp/unit	24 units	48 sp
3BD Units @ 2sp/unit	4 units	12 sp
<b>Grand Total Required :</b>		<b>60 sp</b>
<b>Provided</b>	<b>Standard</b>	<b>HC</b>
Surface ( Off-Street )	58 sp	3 sp
<b>Grand Total Provided :</b>		<b>61 sp</b>



4955 SW 75th Avenue  
 Miami, Florida 33155  
 T. 786.879.8882  
 F. 786.350.1515  
 www.modisarchitects.com

# DORAL MULTIFAMILY

109 NW 90 ST DORAL FLORIDA

# ZONING STUDY SITE PLAN

#21035  
 02/16/2021  
 SCALE: 1/16"=1'-0"