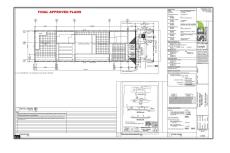
Land/boat Docks For Sale

- 2181 NW 90th St, Miami, Florida 33147





	Department of Regulatory and Economic Re Development Services	
	I-DADE 111 NW 1" Street - St	
		128-1902
COUNTY		375-1806
	www.miamidade.gov/	economy
July 21	1, 2023	
Briana	Gowen	
	a Real Estate Inc	
4926 W	Vood Duck Circle	
Vero B	leach, FL 32967	
	RE: Folio: 30-3103-023-0190	
	Case # J2023000252	
1423327 © Mam Dear M	VALS02223 As. Gowen:	
	in response to your zoning verification request. Be advised the above referenced property is zone Central Urban Area District (NCUAD) and designated Mixed-Use Corridor (MC) within the Cent	
eight (8	strict. The intensities for the properties are as follows: building height two (2) stories minimum an 8) stories maximum and 60 dwelling units per acre. Your request seeks confirmation of the followin ne which are answered in the order as they appear in your submitted letter of intent.	
1)	The new number of cost and bloc height for this property. I have attached the survey and genes a bodge or 2.287.8 kp my calculations that would be + 107 ans 220 + 41.7 and the 20% wor bodge or 2.087 kp my calculations that would be + 107 ans 220 + 41.7 and the 20% wor force borous applies = 52.1167 tunts. This just at boostenit built a situat a survail to, but i would be a flow wedgement. Matter if ans's higher ablowed density in unnicroprotected Manni-Daels County is 250 density must be reare. If the answer is a survail to the survey of the	nk ie st
	of roma (cr. 255 dwelling units per acce. The submitted survey prepared by Nova Surveyor inxed-use is 255 dwelling units per acce. The submitted survey prepared by Nova Surveyor Inc. revealed the property is approximately 7,283 square feet or .16 acres including credit the right-of-way: therefore, the maximum density committed under the Live Local Act is 4	ns pr
	units. Be further advised that the highest allowed density does not include stacking an	

Address Map



Basic Details

Property Type:Land/boat DocksListing Type:For SaleListing ID:A11423927Price:\$399,000Lot Area:7,288 Sqft

Country:	US	
State:	FL	
County:	Miami-Dade County	
City:	Miami	
Zipcode:	33147	
Street:	2181 NW 90th St	
Building Name:	PHELANS MANOR	
Floor Number:	0	
Longitude:	W81° 45' 59.5''	
Latitude:	N25° 51' 23.8''	

Agent Info



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🐱 daniel@lomardiproperties.com