

LITTLE RIVER DESIGN CHARRETTE

Documentation of Results

Monday July 14- Monday July 21

FIU Student Participants

Edgardo Betancourt

Dayanah Eloi

Dani Menendez

Esther Monterrey

Haley Perry

Jacqueline Rowe

FIU Faculty Participants

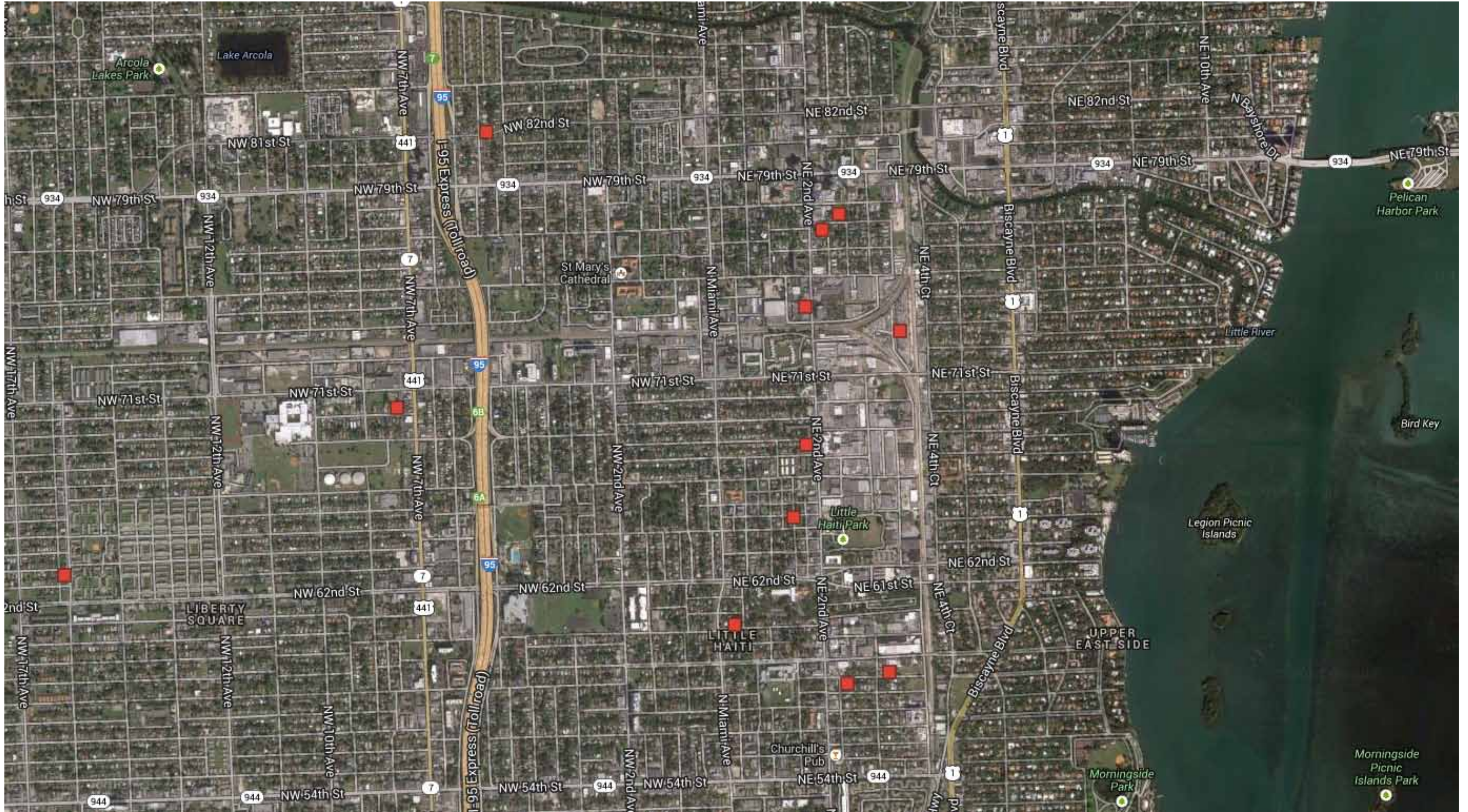
Jason Chandler

Nick Gelpi

Mark Marine

Roberto Rovira

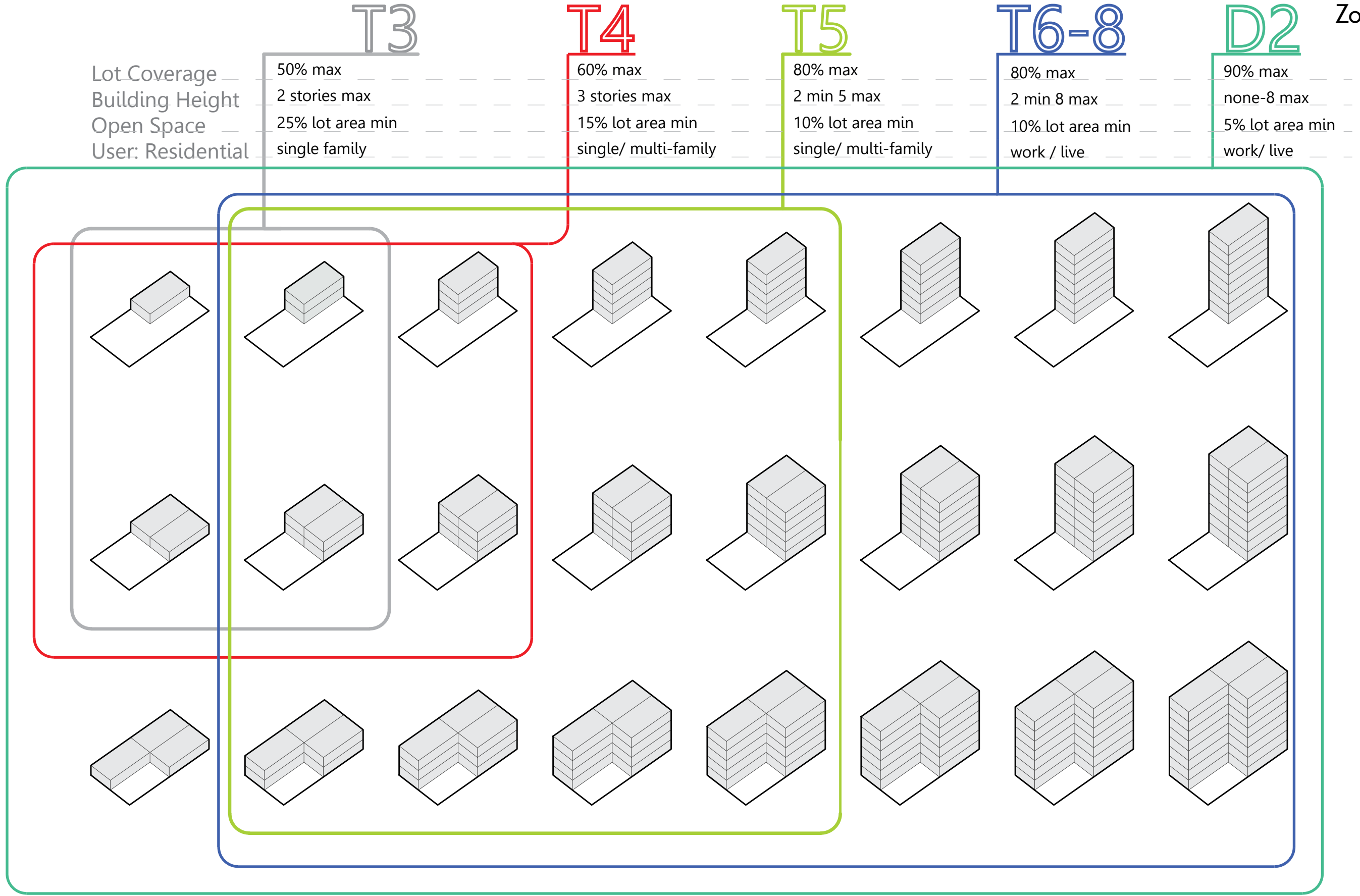
OVERVIEW (Site)

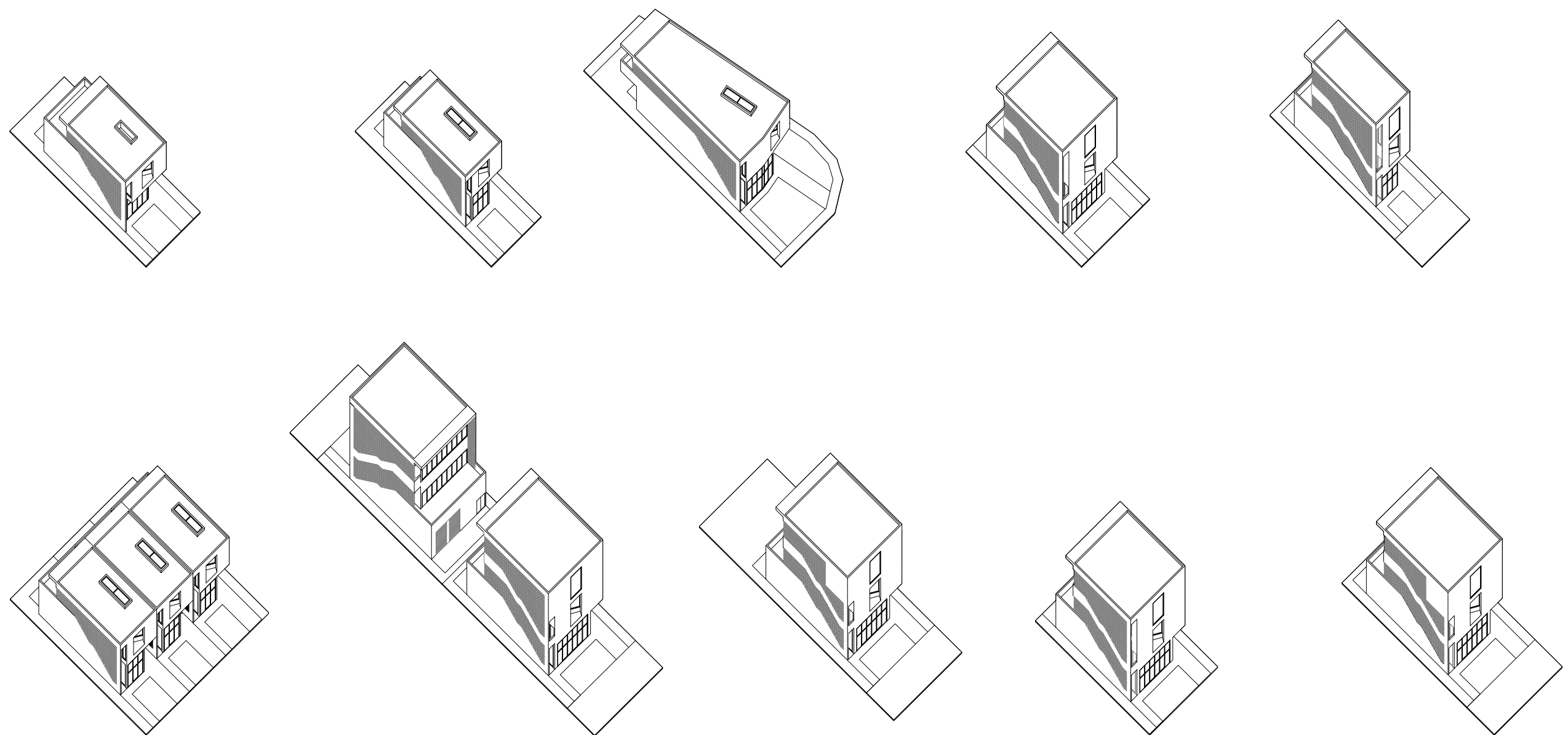


The Little River Business District is a submarket within Miami's Little Haiti Neighborhood. The rough boundaries are the Little River to the north, NE 71st Street to the south, Miami Avenue to the west, and Biscayne Boulevard to the east. As rents continue to rise in nearby Design District and Wynwood, many tenants are being displaced and are looking to the Little River Business District as an alternative thanks to the similarity of the markets.

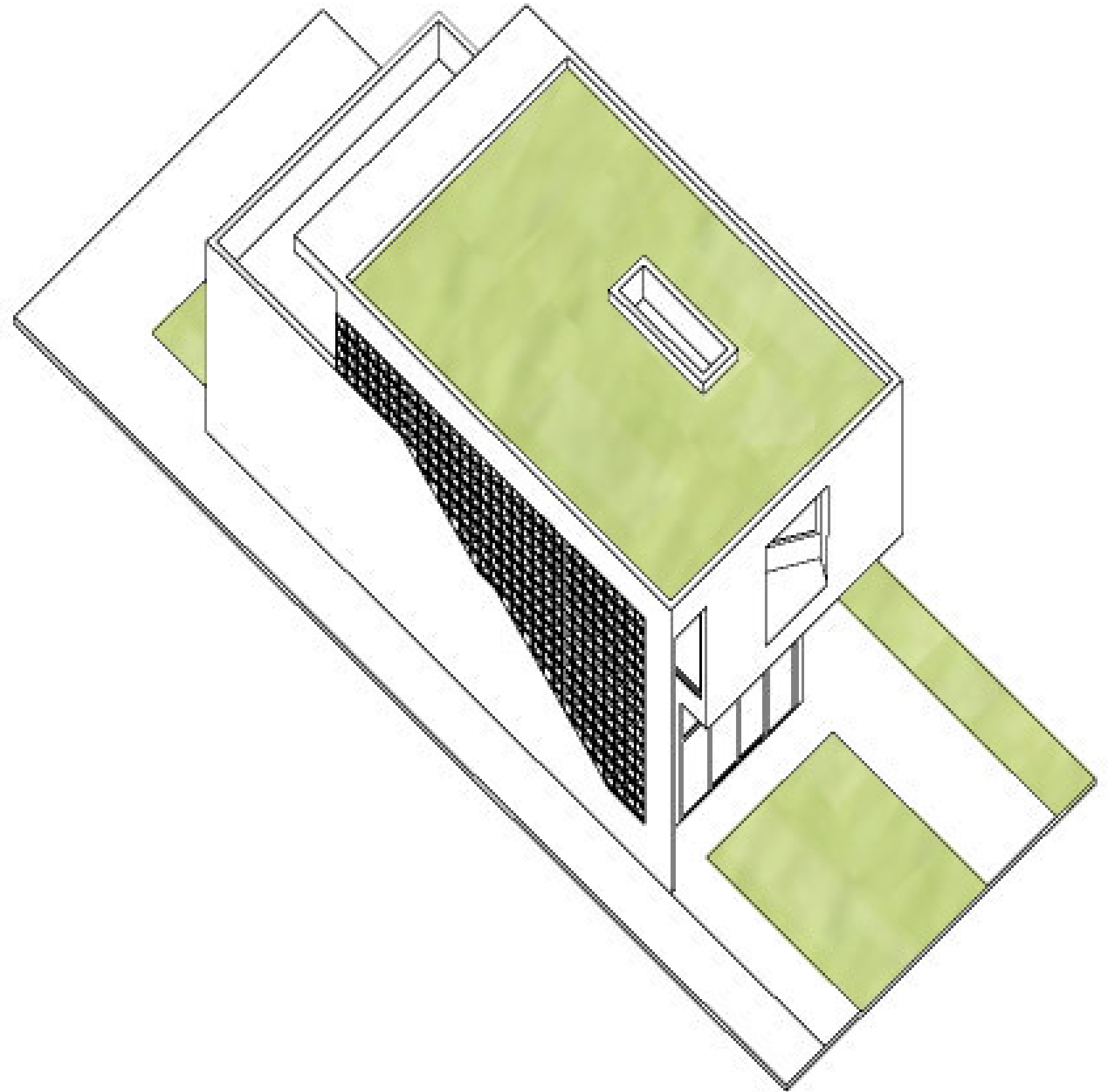
Tenants currently interested in the Little River Business District are demanding improved creative warehouse and office space. Factors contributing to the district's gentrification are the close proximity of the Miami Design District and the new Development of the nearby Buena Vista and Edgewater communities, where construction of multimillion-dollar high rises, night clubs, restaurants, entertainment, and cultural centers are well under way, resulting in increased property values.

Zoning Diagram

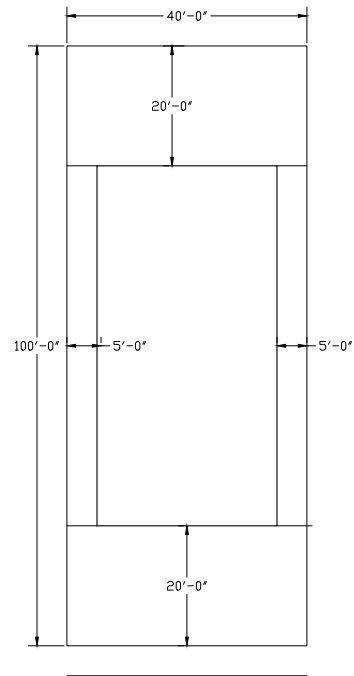




321 NE 58th Terrace



321 NE 58th Terrace



NE 58TH TER

BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	4,000 sf
Lot Diminsions	40' x 100'
Lot Coverage	50% max first floor
	30% max second floor

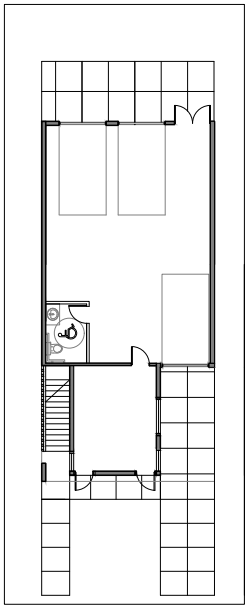
Zone Code	T3
Zone Land Use	11
Green Space	25% Lot Area min

BUILDING SETBACK	
Principal Front	20 ft min
Secondary Front	10 ft min
Side	5 ft min 20% Lot Width total min
Rear	20ft min

BUILDING CONFIGURATION

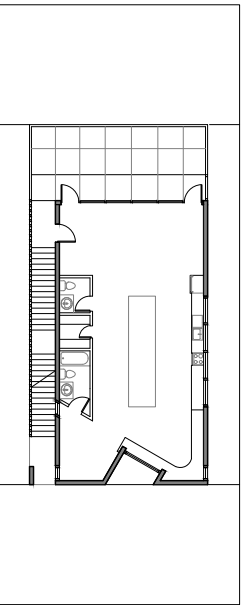
BUILDING HEIGHTS	
Principal Building	2 Stories and 25 ft to eave max
Outbuilding	2 Stories and 25 ft to eave max

PARKING	
Facade Width	T3 R & T3 L 30% max
	T3 O 60% max



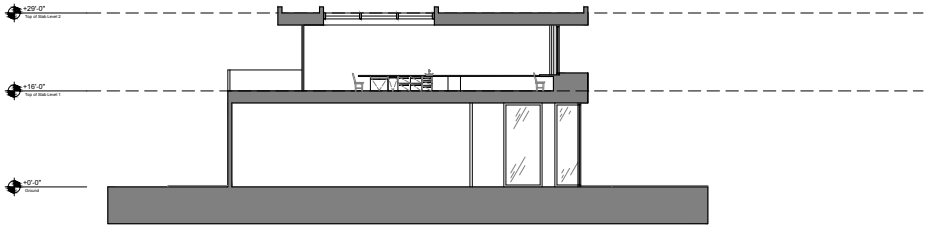
NE 58TH TER

FIRST FLOOR PLAN

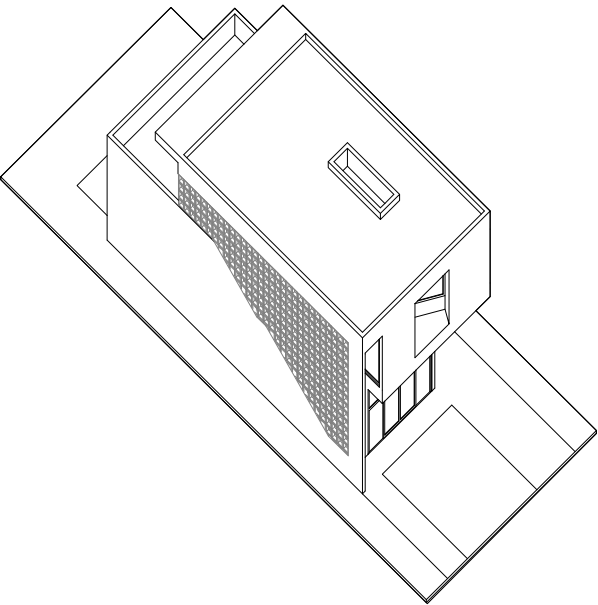


NE 58TH TER

SECOND FLOOR PLAN



SECTION

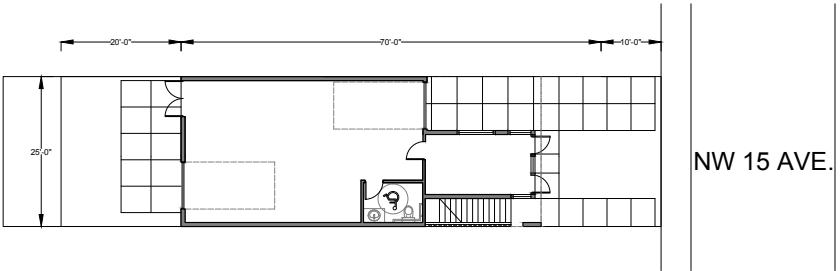
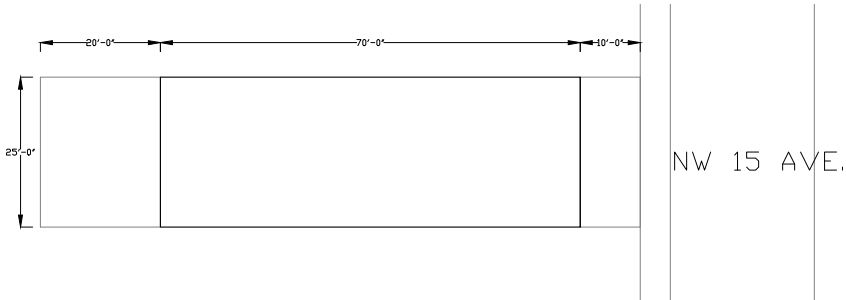


AXONOMETRIC

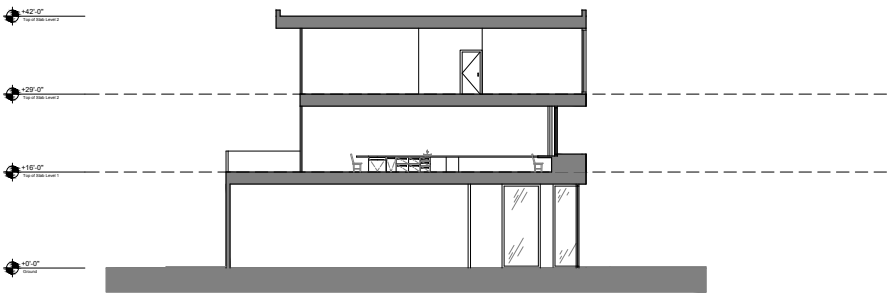
6280 NW 15th Avenue



6280 NW 15th Avenue



FIRST FLOOR PLAN



SECTION

BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	2,500 sf
Lot Diminsions	25'x100'
Lot Coverage	60%

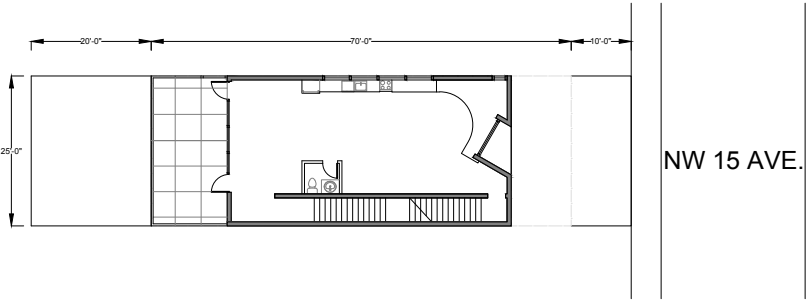
Zone Code	T4L
Zone Land Use	110
Green Space	n/a

BUILDING SETBACK	
Principal Front	10 ft min
Secondary Front	10 ft min
Side	0 ft or 5 ft Abutting Setback
Rear	5 ft min

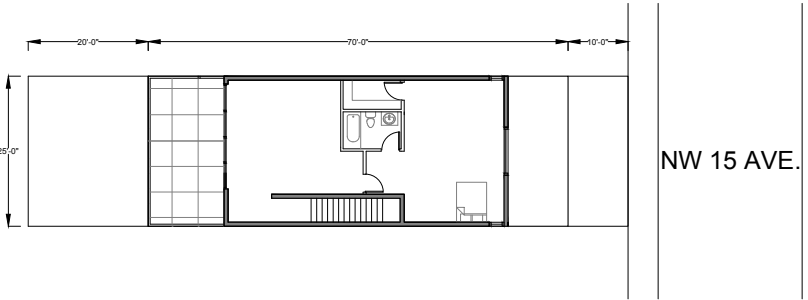
BUILDING CONFIGURATION

BUILDING HEIGHTS	
Principal Building	3 Stories max and 40 ft max
Outbuilding	2 Stories max

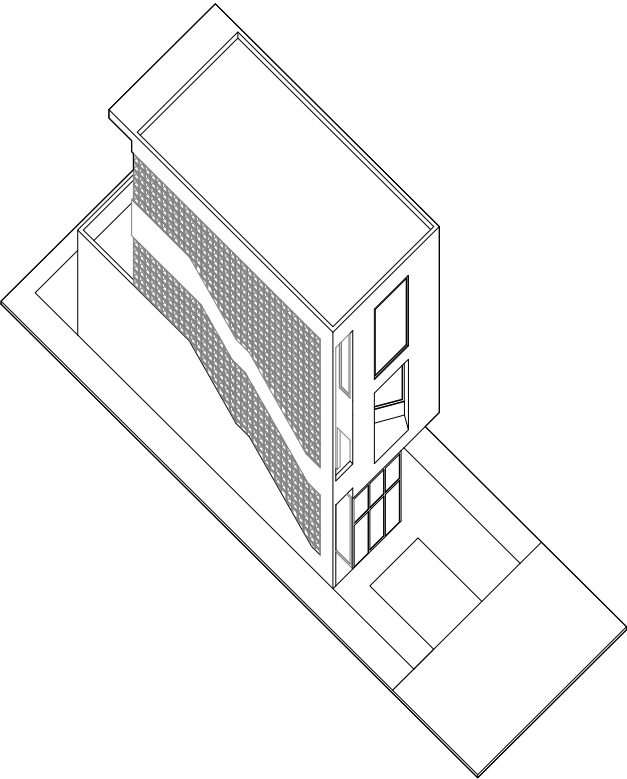
PARKING	
Facade Width	30% max



SECOND FLOOR PLAN



THIRD FLOOR PLAN

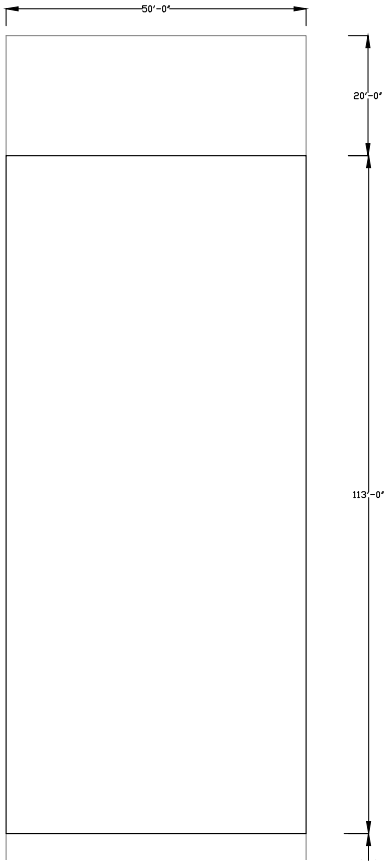


AXONOMETRIC

733 NW 70th Street



733 NW 70th Street



BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	7,150 sf
Lot Diminsions	50' x 143'
Lot Coverage	60%

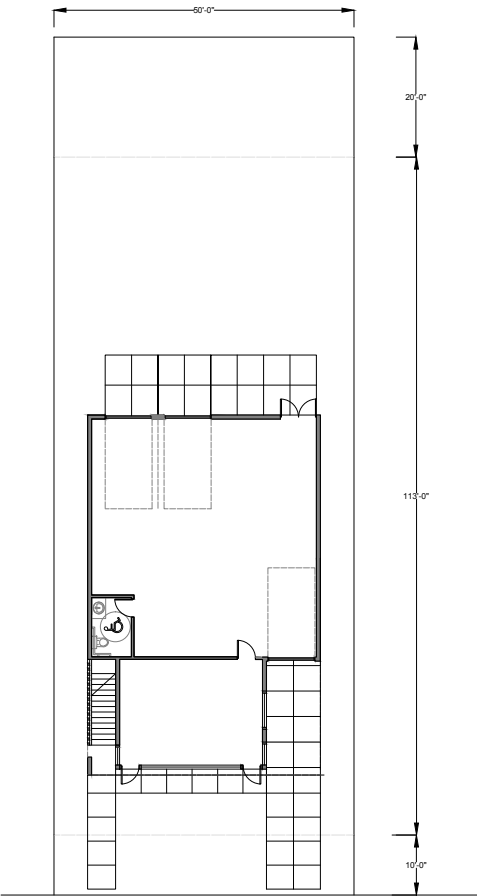
Zone Code	T4L
Zone Land Use	804
Green Space	n/a

BUILDING SETBACK	
Principal Front	10 ft min
Secondary Front	10 ft min
Side	0 ft or 5 ft Abutting Setback
Rear	5 ft min

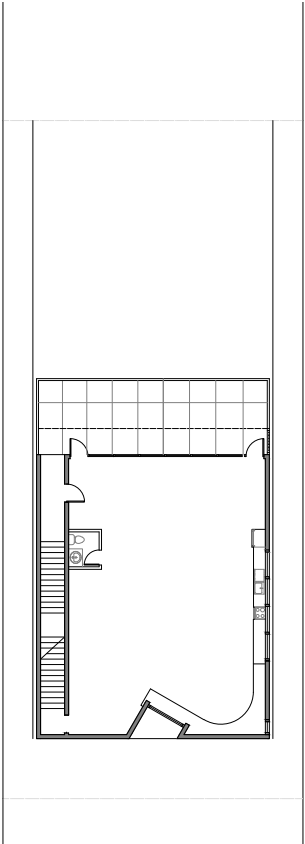
BUILDING CONFIGURATION

BUILDING HEIGHTS	
Principal Building	3 Stories max and 40 ft max
Outbuilding	2 Stories max

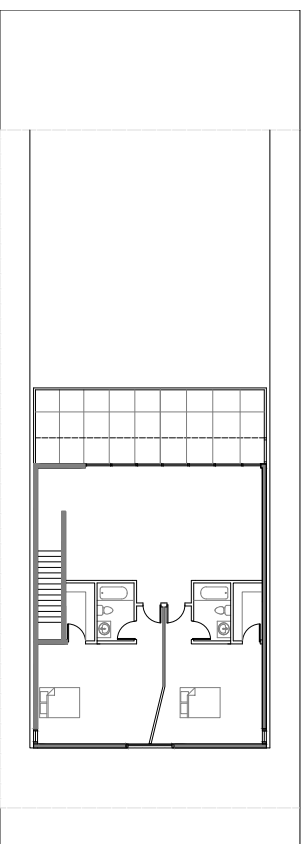
PARKING	
Facade Width	30% max



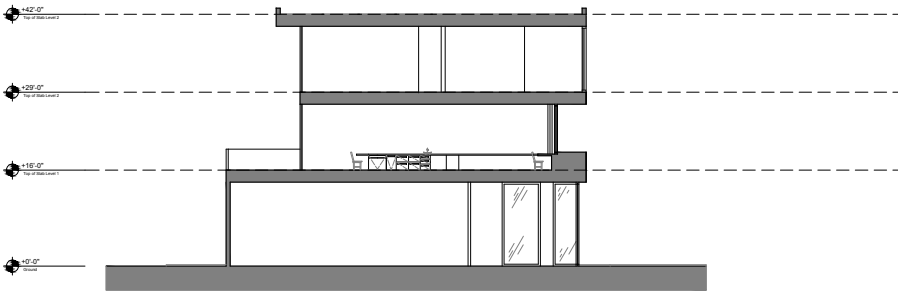
FIRST FLOOR PLAN



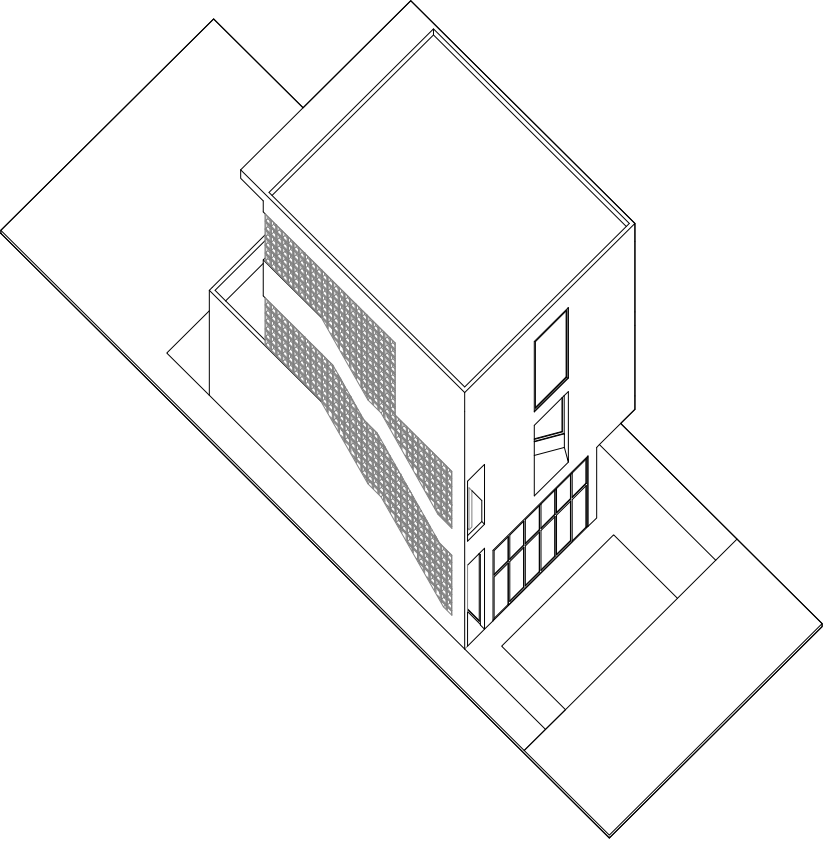
SECOND FLOOR PLAN



THIRD FLOOR PLAN



SECTION



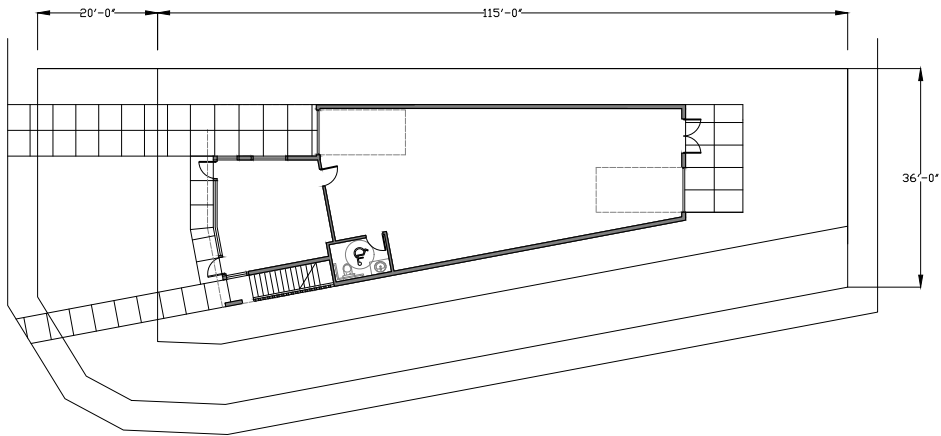
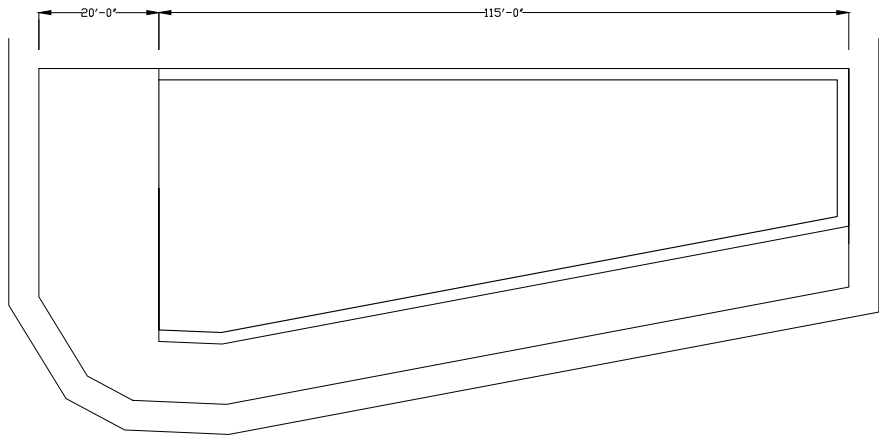
AXONOMETRIC



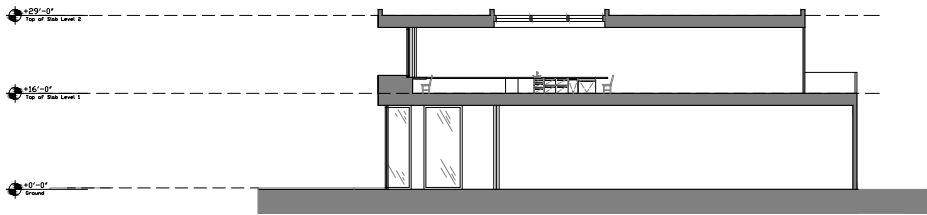
545 NW 81st Street



545 NW 81st Street



FIRST FLOOR PLAN



SECTION

BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	7,531 sf
Lot Diminsions	56 x 135
Lot Coverage	50% max first floor
	30% max second floor

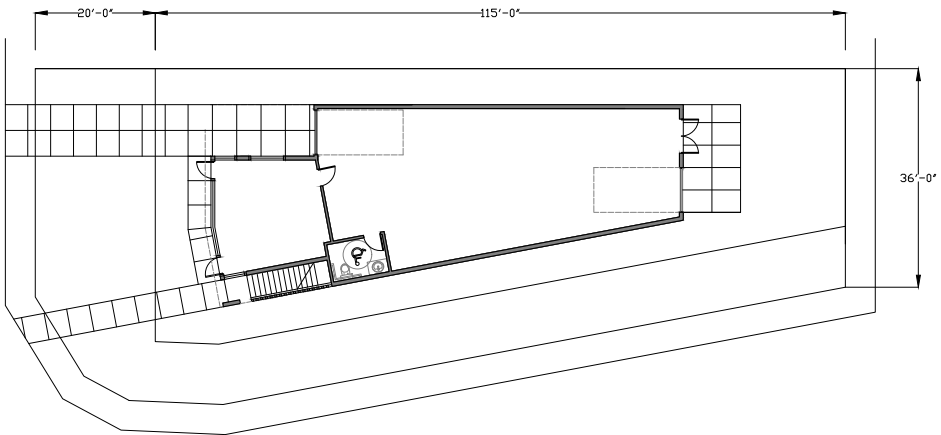
Zone Code	T3
Zone Land Use	20
Green Space	25% Lot Area min

BUILDING SETBACK	
Principal Front	20 ft min
Secondary Front	10 ft min
Side	5 ft min 20% Lot Width total min
Rear	20ft min

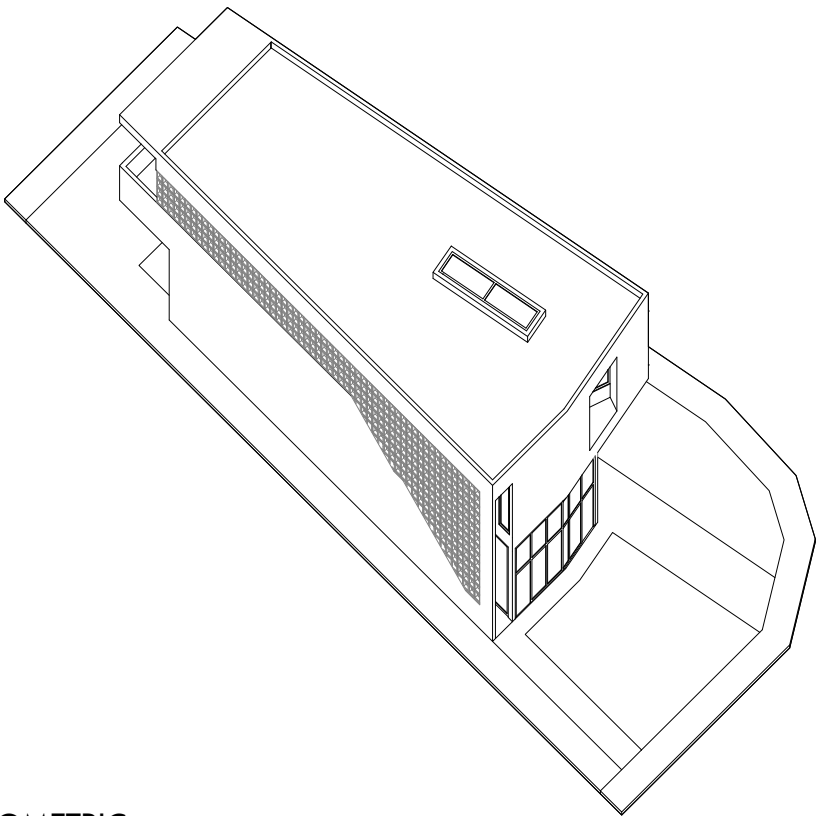
BUILDING CONFIGURATION

BUILDING HEIGHTS	
Principal Building	2 Stories and 25 ft to eave max
Outbuilding	2 Stories and 25 ft to eave max

PARKING	
Facade Width	T3 R & T3 L 30% max
	T3 O 60% max

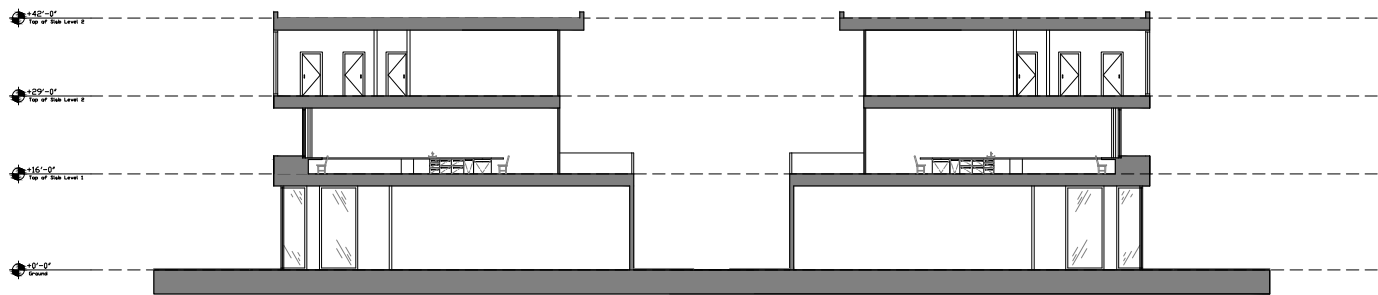


SECOND FLOOR PLAN

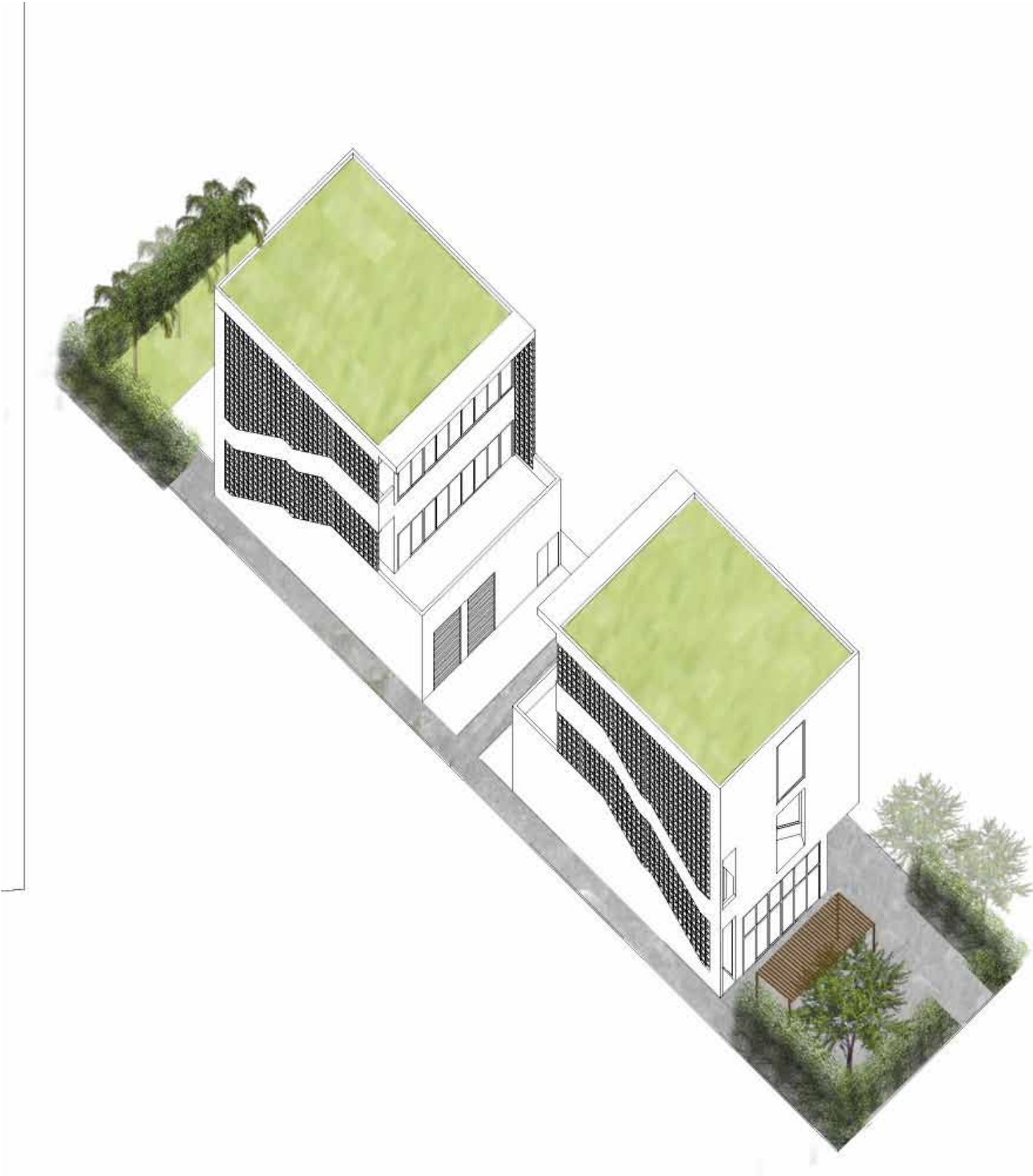


AXONOMETRIC

260 NE 78th Street



SECTION



260 NE 78th Street

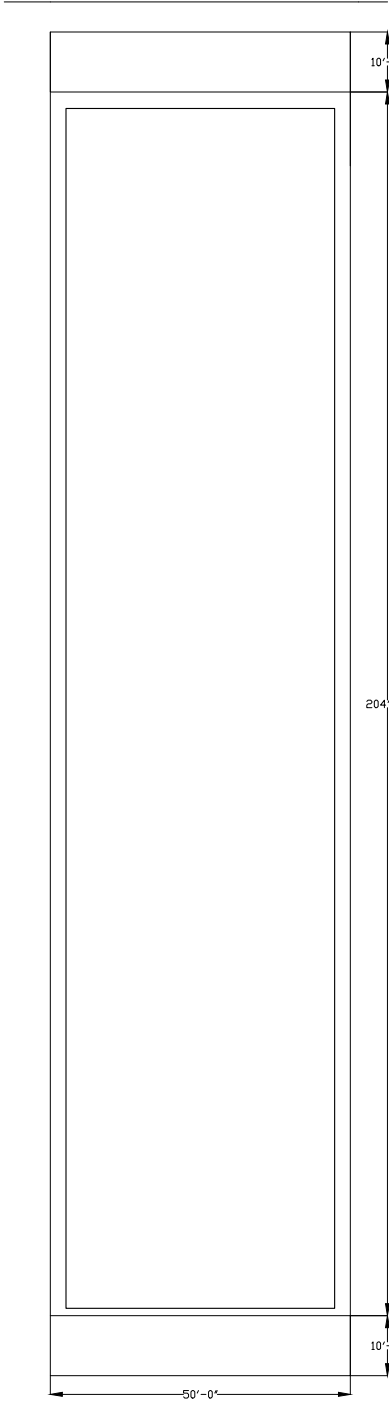


NE 78th Street

NE 78th Street

NE 78th Street

NE 78th Street



BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	11,200 sf
Lot Diminsions	50' x 224'
Lot Coverage	80% max

Zone Code	T5R
Zone Land Use	804
Green Space	n/a

BUILDING SETBACK

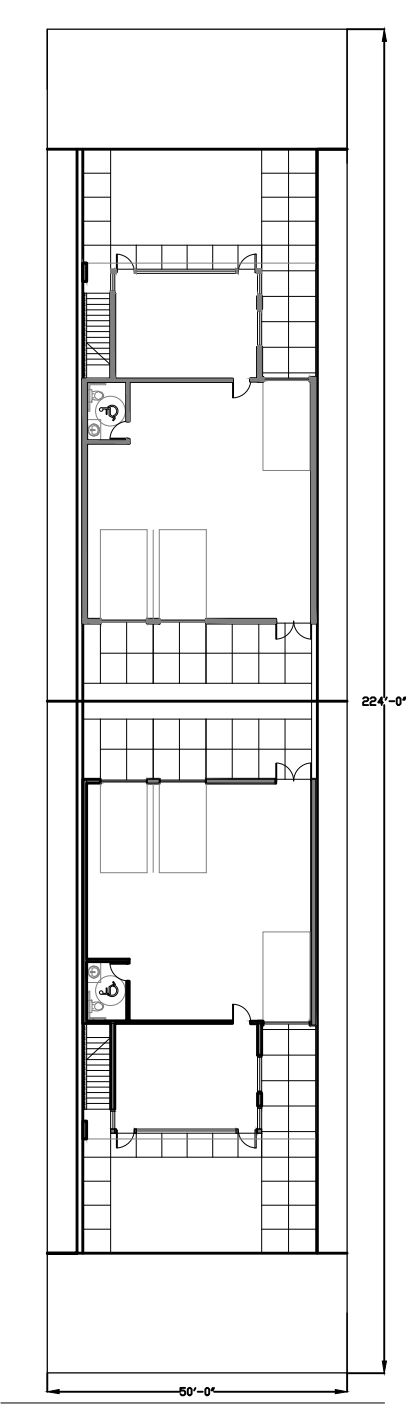
Principal Front	10 ft min
Secondary Front	10 ft min
Side	0 ft min
Rear	0 ft min

BUILDING CONFIGURATION

BUILDING HEIGHTS	
Min Height	2 Stories
Max Height	5 Stories

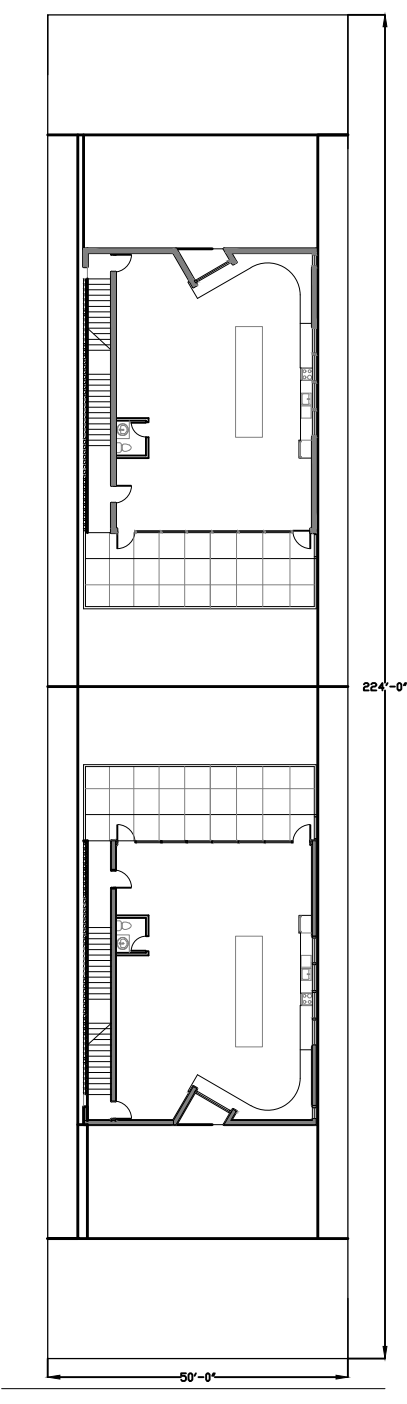
PARKING	
Side Width	5% max

NE 77th Street



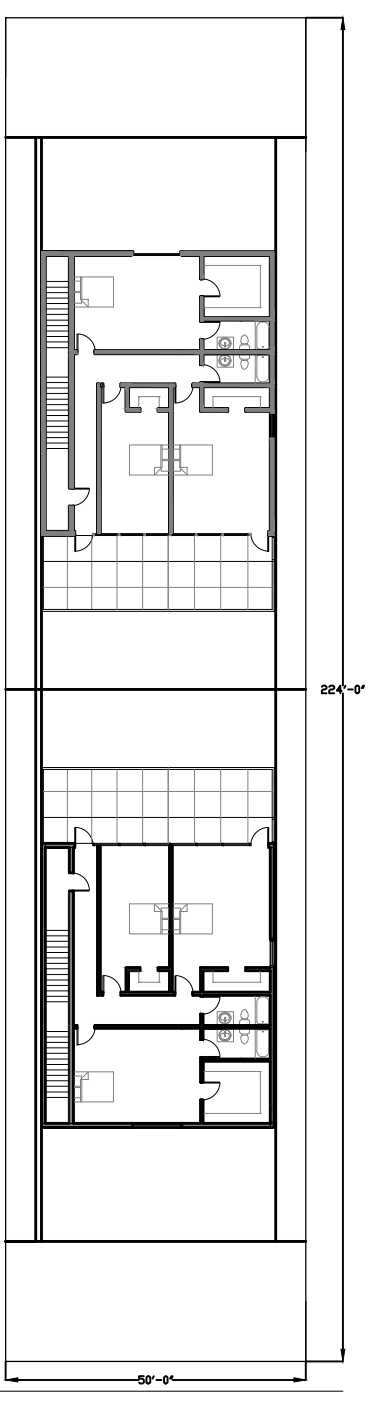
NE 77th Street

FIRST FLOOR PLAN



NE 77th Street

SECOND FLOOR PLAN



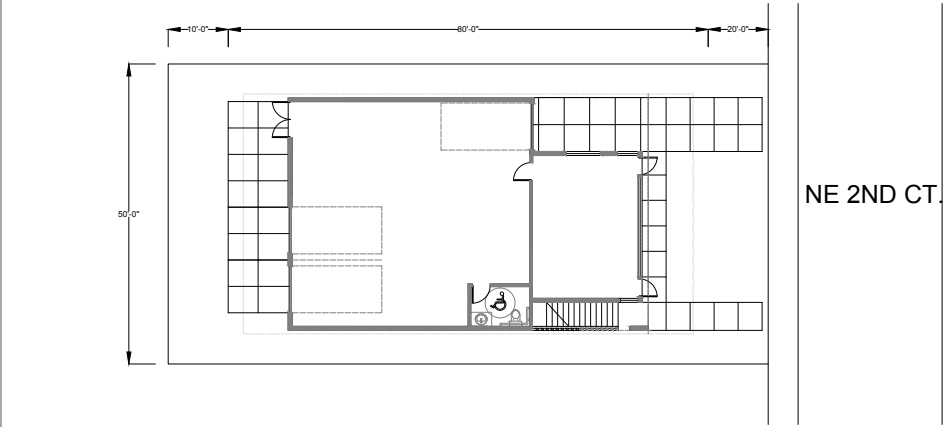
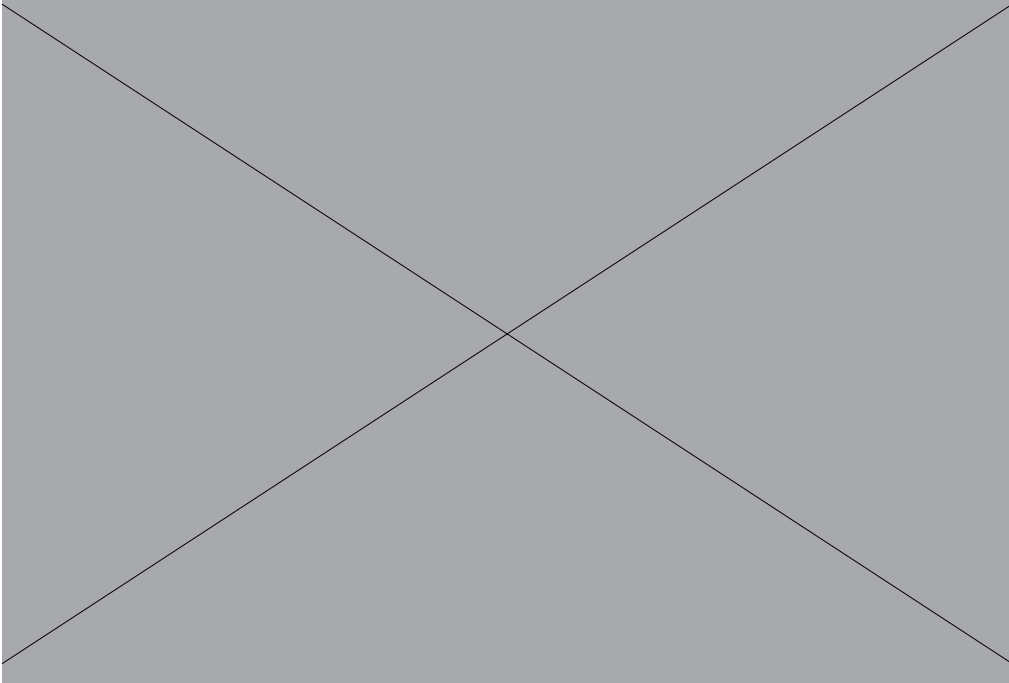
NE 77th Street

THIRD FLOOR PLAN

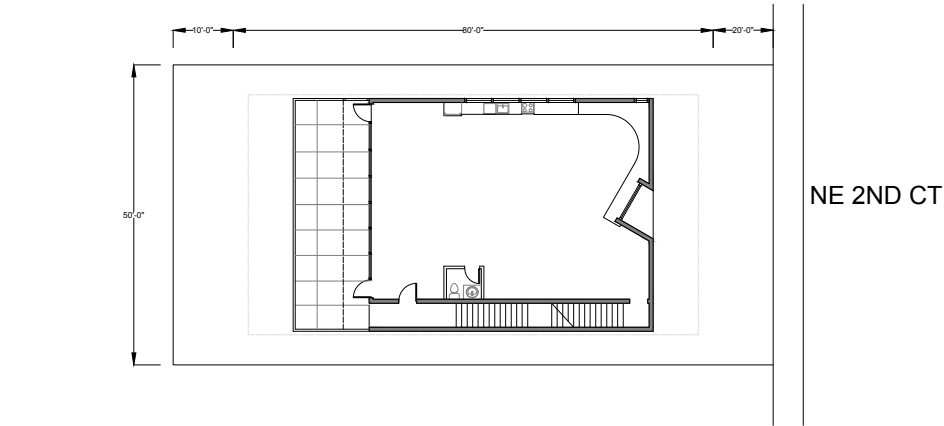
7640 NE 2nd Court



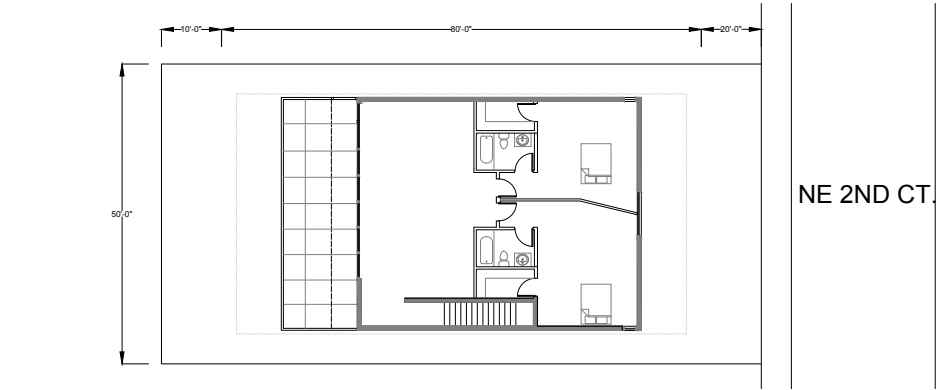
7640 NE 2nd Court



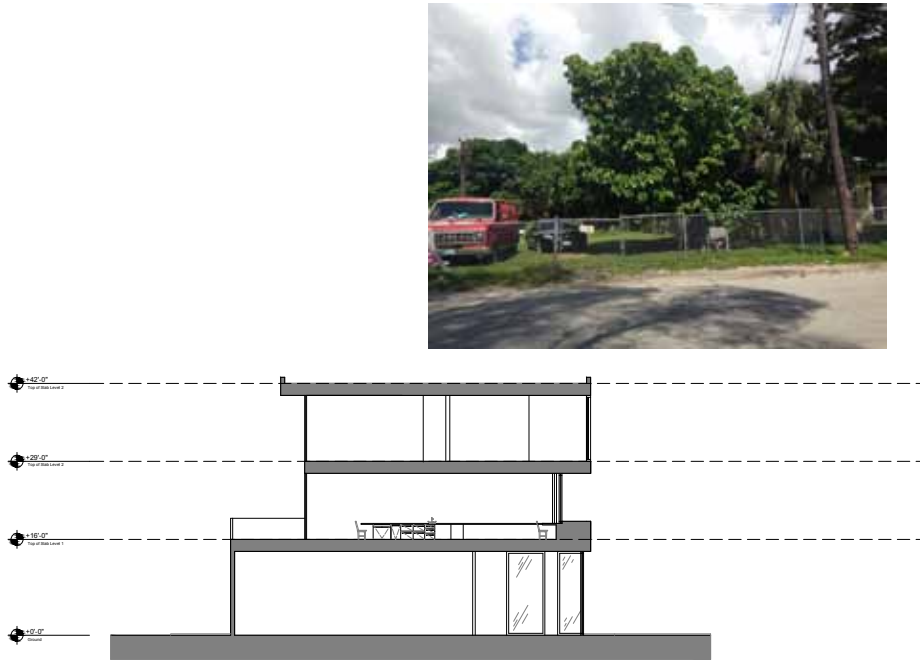
FIRST FLOOR PLAN



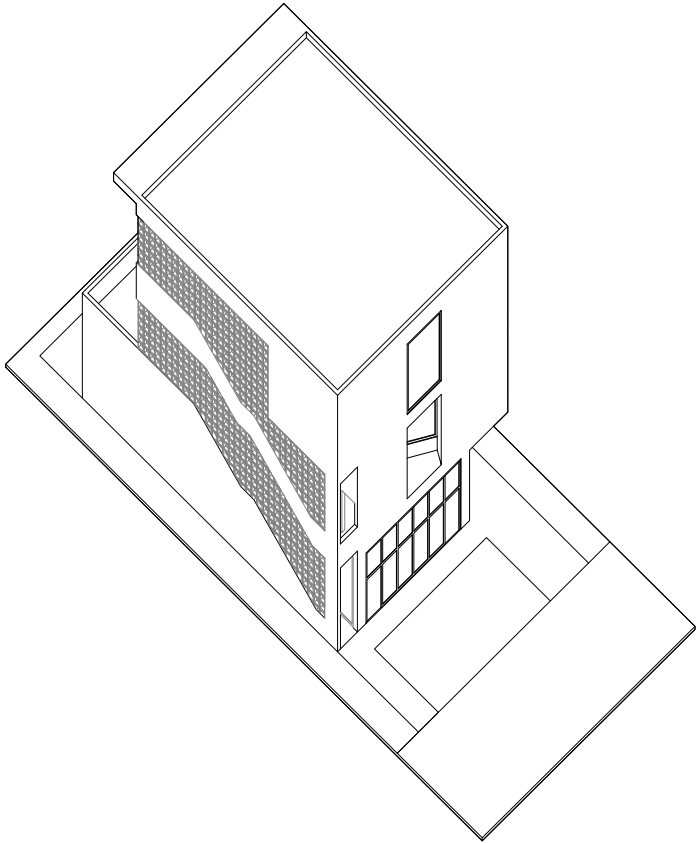
SECOND FLOOR PLAN



THIRD FLOOR PLAN



SECTION



AXONOMETRIC

BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	5,000 sf
Lot Diminsions	50' x 100'
Lot Coverage	80% max

Zone Code	T6-80
Zone Land Use	804
Green Space	n/a

BUILDING SETBACK	
Principal Front	10 ft min; 20 ft min,above 8th story
Secondary Front	10 ft min; 20 ft min,above 8th story
Side	0 ft min; 30 ft min,above 8th story
Rear	0 ft min; 30 ft min,above 8th story

BUILDING CONFIGURATION

BUILDING HEIGHTS	
Min Height	2 Stories
Max Height	80 Stories

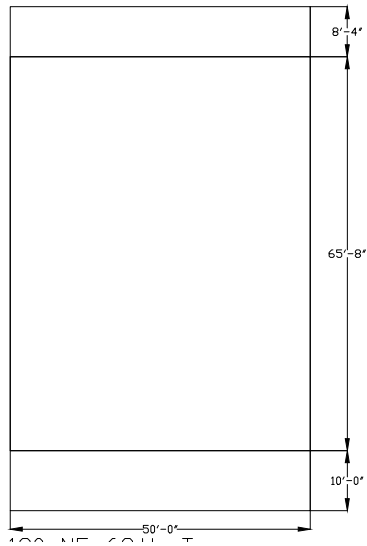
PARKING	
Facade Width	50 max

180 NE 68th Terrace

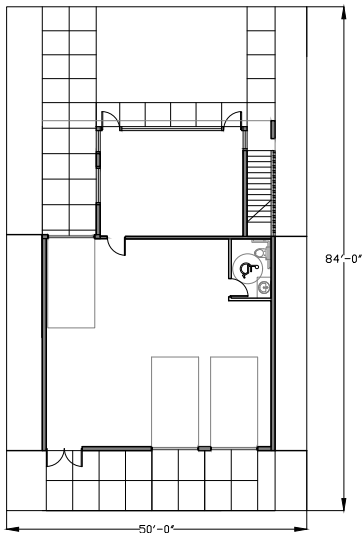


180 NE 68th Terrace

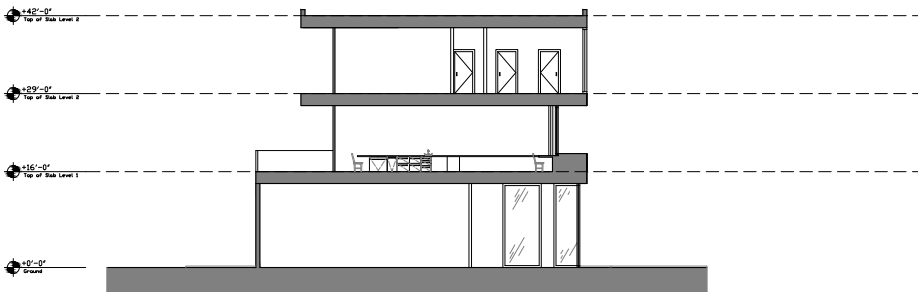
NE 68th Terrace



NE 68th Terrace



FIRST FLOOR PLAN



SECTION

BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	4,200 sf
Lot Diminsions	50' x 84'
Lot Coverage	80% max

Zone Code	T5R
Zone Land Use	804
Green Space	n/a

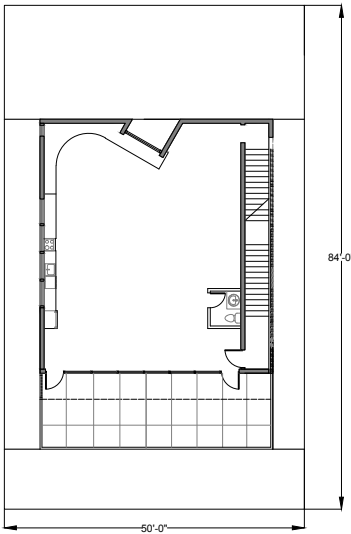
BUILDING SETBACK	
Principal Front	10 ft min
Secondary Front	10 ft min
Side	0 ft min
Rear	0 ft min

BUILDING CONFIGURATION

BUILDING HEIGHTS	
Min Height	2 Stories
Max Height	5 Stories

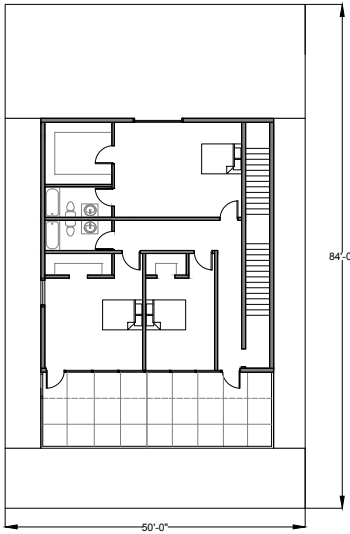
PARKING	
Facade Width	5% max

NE 68th Terrace

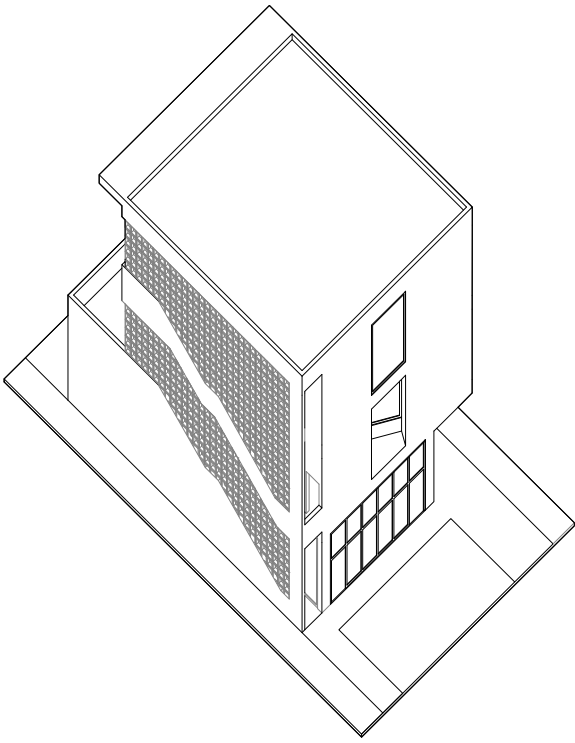


SECOND FLOOR PLAN

NE 68th Terrace



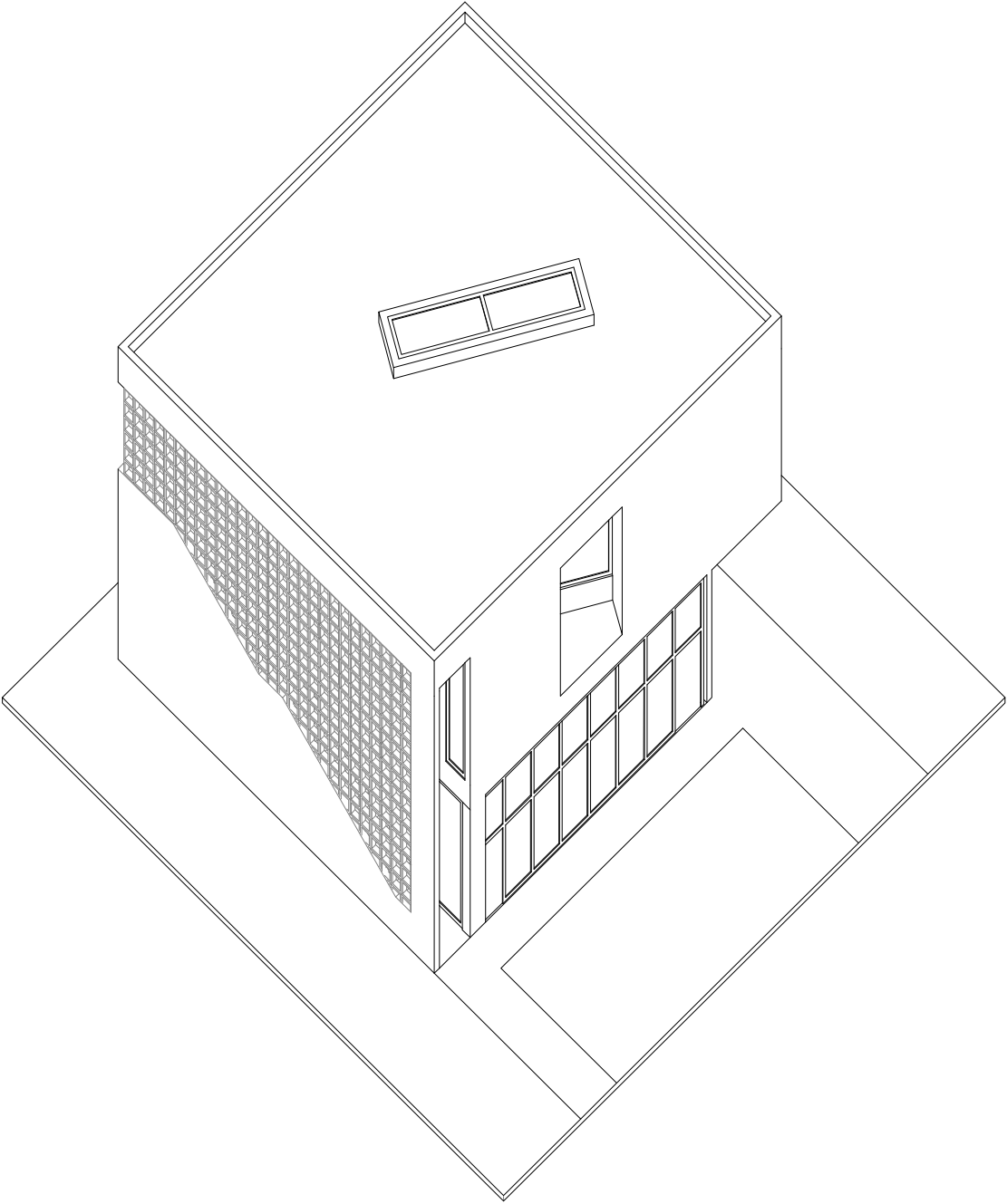
THIRD FLOOR PLAN



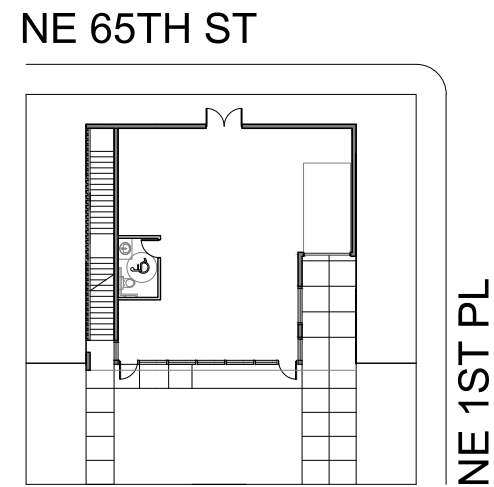
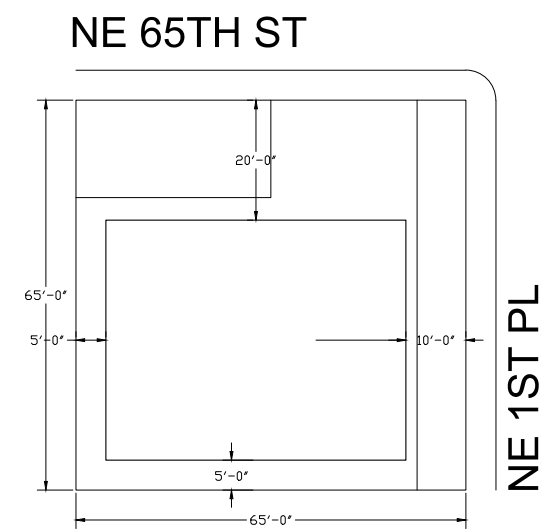
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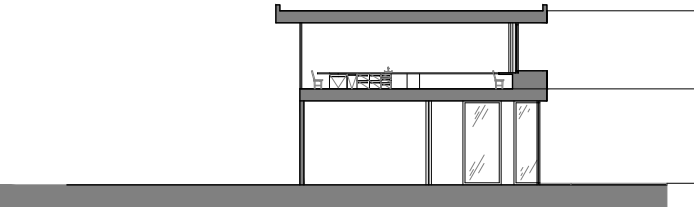
6442 NE 1st Place



6442 NE 1st Place



FIRST FLOOR PLAN



SECTION

BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	4,225 sf
Lot Diminsions	65' x 65'
Lot Coverage	50% max first floor
	30% max second floor

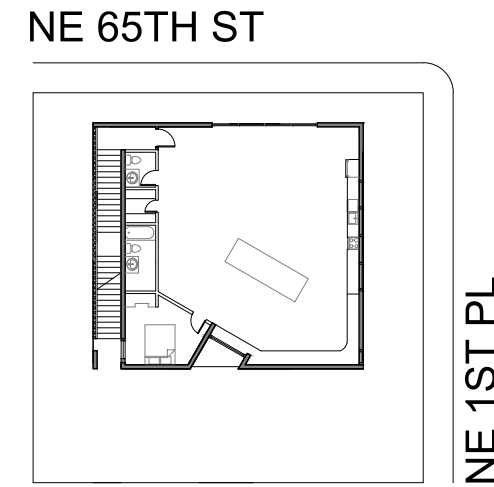
Zone Code	T3
Zone Land Use	20
Green Space	25% Lot Area min

BUILDING SETBACK	
Principal Front	20 ft min
Secondary Front	10 ft min
Side	5 ft min 20% Lot Width total min
Rear	20ft min

BUILDING CONFIGURATION

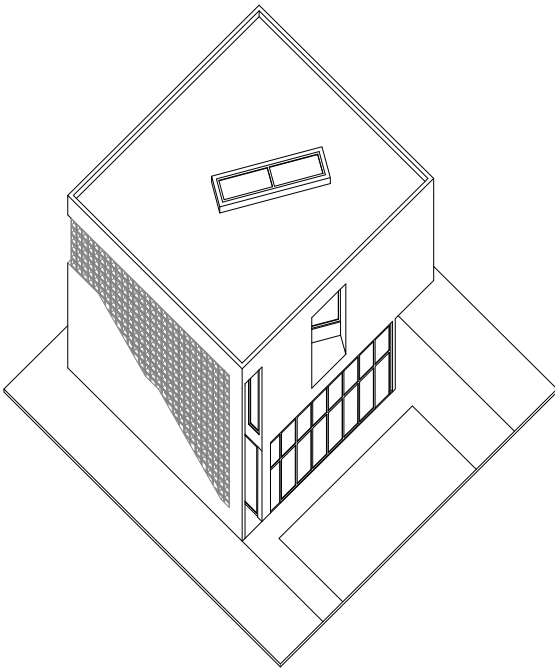
BUILDING HEIGHTS	
Principal Building	2 Stories and 25 ft to eave max
Outbuilding	2 Stories and 25 ft to eave max

PARKING	
Facade Width	T3 R & T3 L 30% max
	T3 O 60% max



6442 NE 1 PL

SECOND FLOOR PLAN

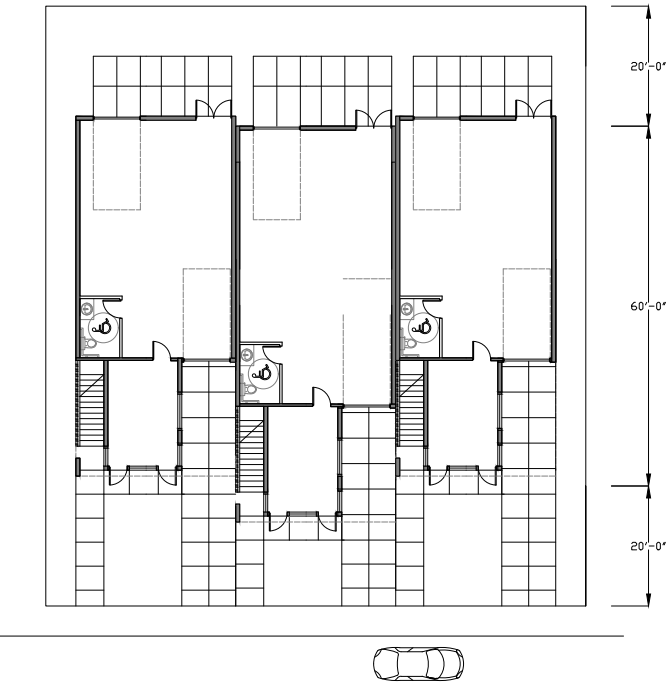
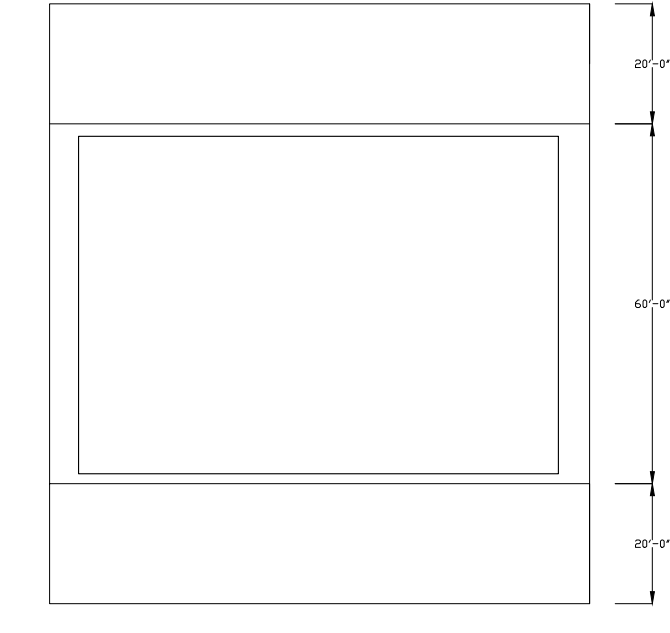


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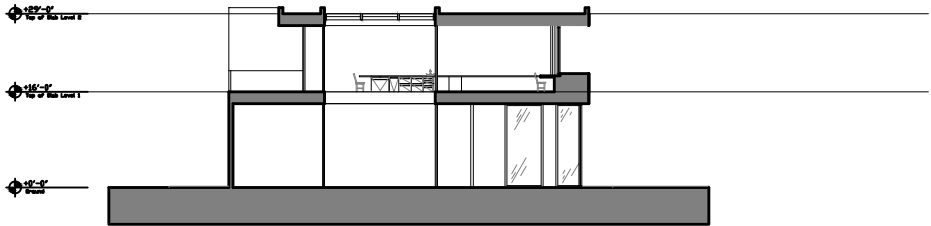
35 NE 60th Street



35 NE 60th Street



FIRST FLOOR PLAN



SECTION

BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	9,000 sf
Lot Diminsions	100' x 90'
Lot Coverage	50% max first floor
	30% max second floor

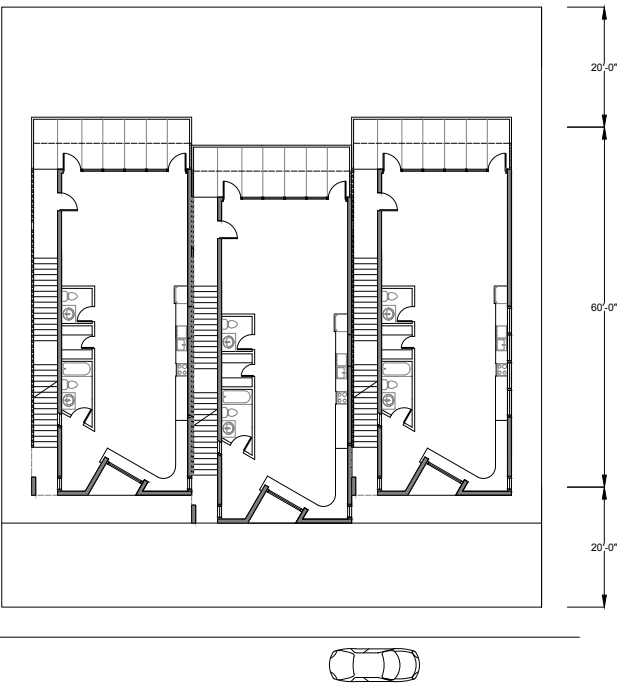
Zone Code	T3
Zone Land Use	10
Green Space	25% Lot Area min

BUILDING SETBACK	
Principal Front	20 ft min
Secondary Front	10 ft min
Side	5 ft min 20% Lot Width total min
Rear	20ft min

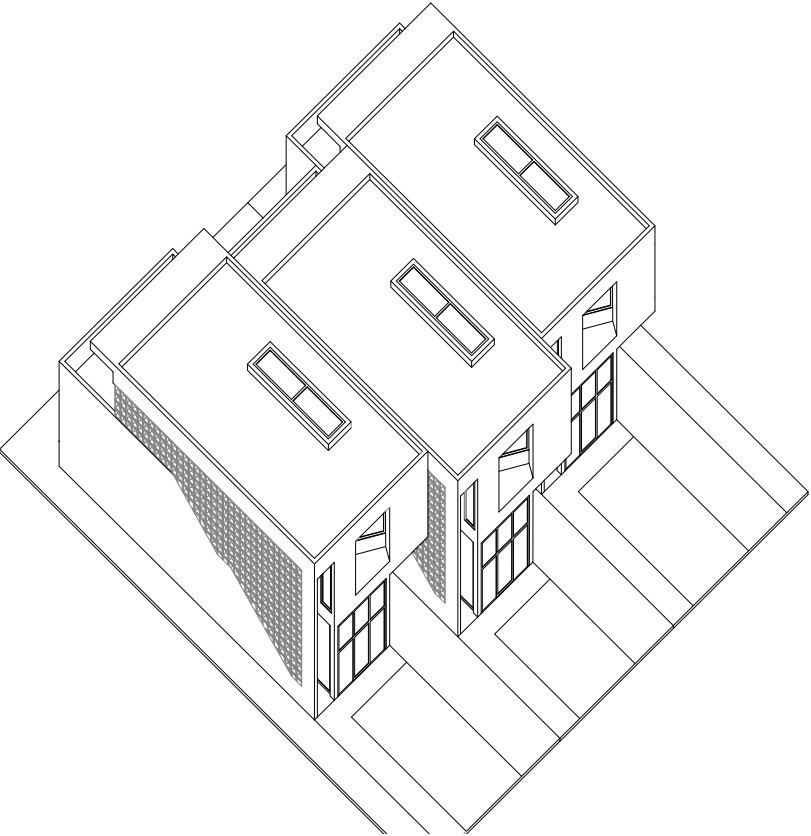
BUILDING CONFIGURATION

BUILDING HEIGHTS	
Principal Building	2 Stories and 25 ft to eave max
Outbuilding	2 Stories and 25 ft to eave max

PARKING	
Facade Width	T3 R & T3 L 30% max
	T3 O 60% max



SECOND FLOOR PLAN



AXONOMETRIC

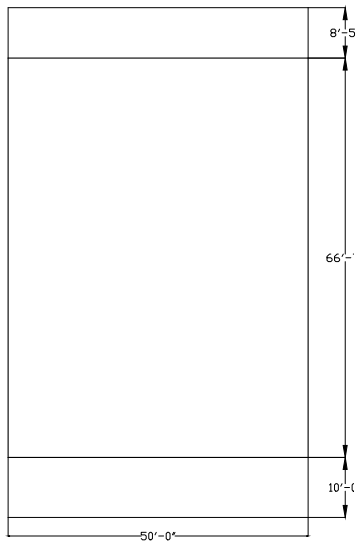
236 NE 58th Terrace



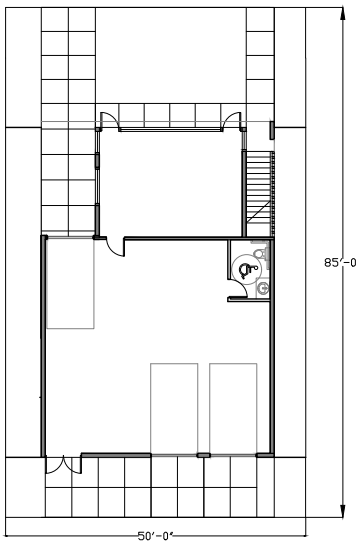
236 NE 58th Terrace



NE 58th Terrace

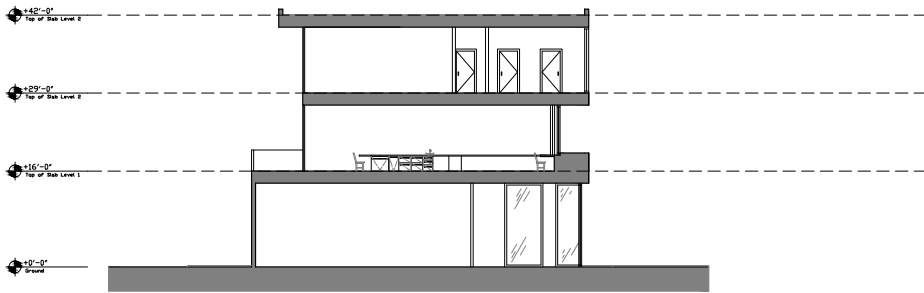


NE 58th Terrace



FIRST FLOOR PLAN

SECTION



BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	4,250 sf
Lot Diminsions	50' x 85'
Lot Coverage	80% max

Zone Code	T5R
Zone Land Use	804
Green Space	n/a

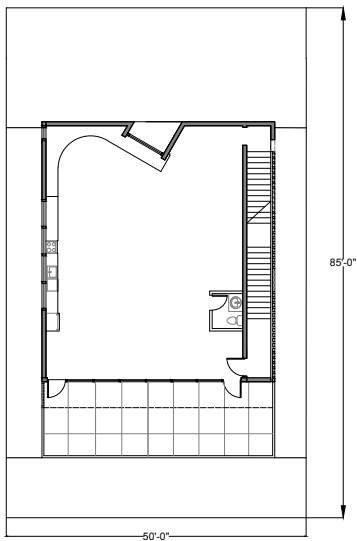
BUILDING SETBACK	
Principal Front	10 ft min
Secondary Front	10 ft min
Side	0 ft min
Rear	0 ft min

BUILDING CONFIGURATION

BUILDING HEIGHTS	
Min Height	2 Stories
Max Height	5 Stories

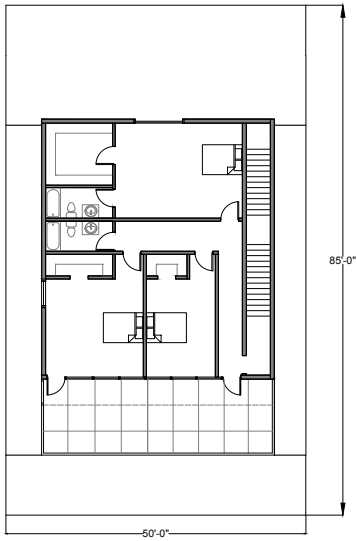
PARKING	
Facade Width	5% max

NE 58th Terrace



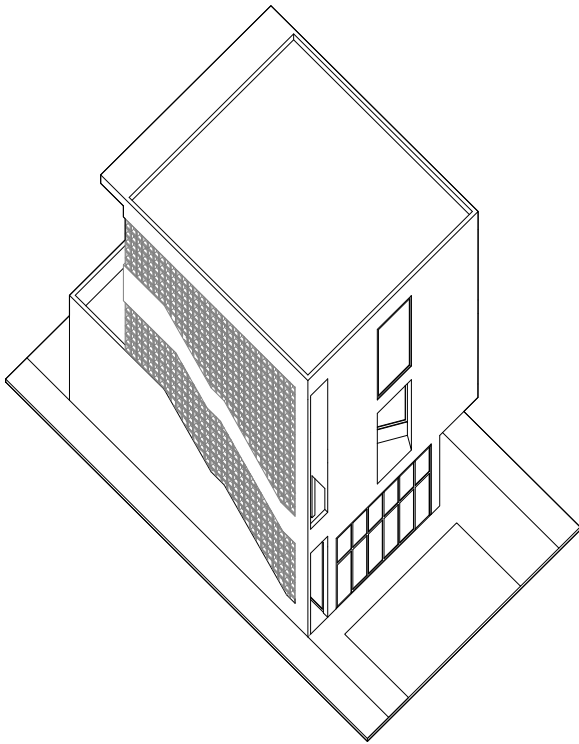
SECOND FLOOR PLAN

NE 58th Terrace

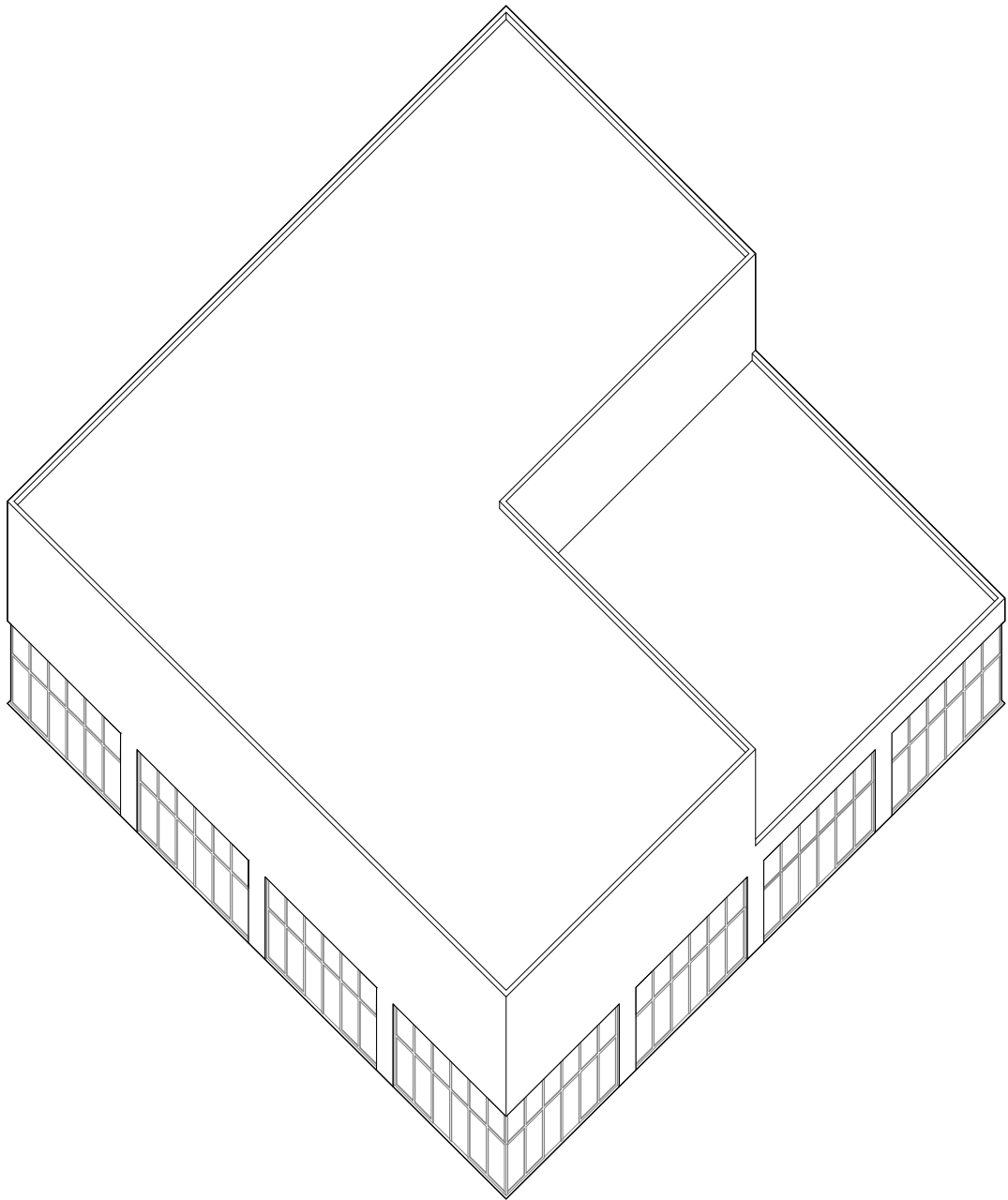


THIRD FLOOR PLAN

AXONOMETRIC



351 NE 79th STREET



7205 NE 4th Avenue



BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	160,808 sf
Lot Diminsions	n/a
Lot Coverage	90% max

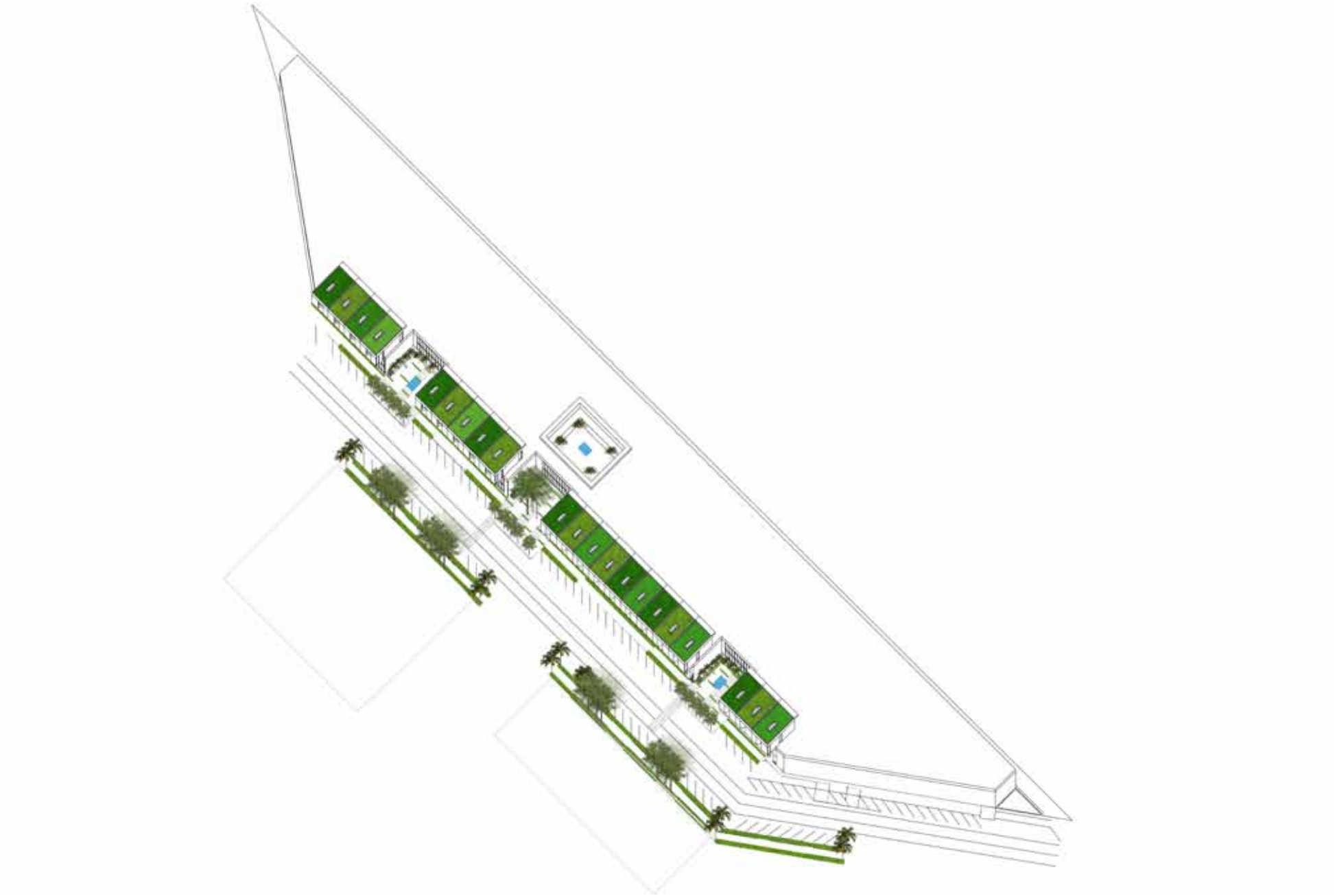
Zone Code	D2
Zone Land Use	640
Green Space	5% Lot Area min

BUILDING SETBACK	
Principal Front	10 ft min
Secondary Front	10 ft min
Side	0 ft min
Rear	0 ft min

BUILDING CONFIGURATION

BUILDING HEIGHTS	
Min Height	None
Max Height	8 Stories max

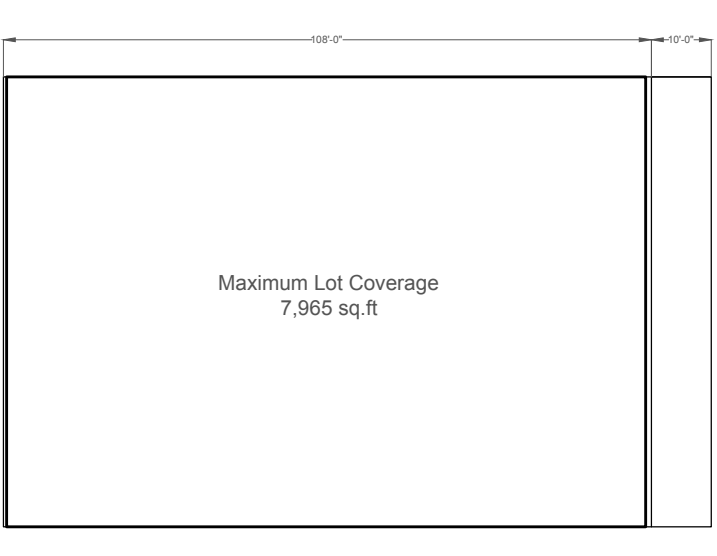
PARKING	
Facade Width	5 % min



7205 NE 4th Avenue



7330 NE 2nd Avenue



BUILDING DISPOSITION

LOT OCCUPATION	
Lot Area	8,850 sf
Lot Diminsions	75' x 118'
Lot Coverage	90% max

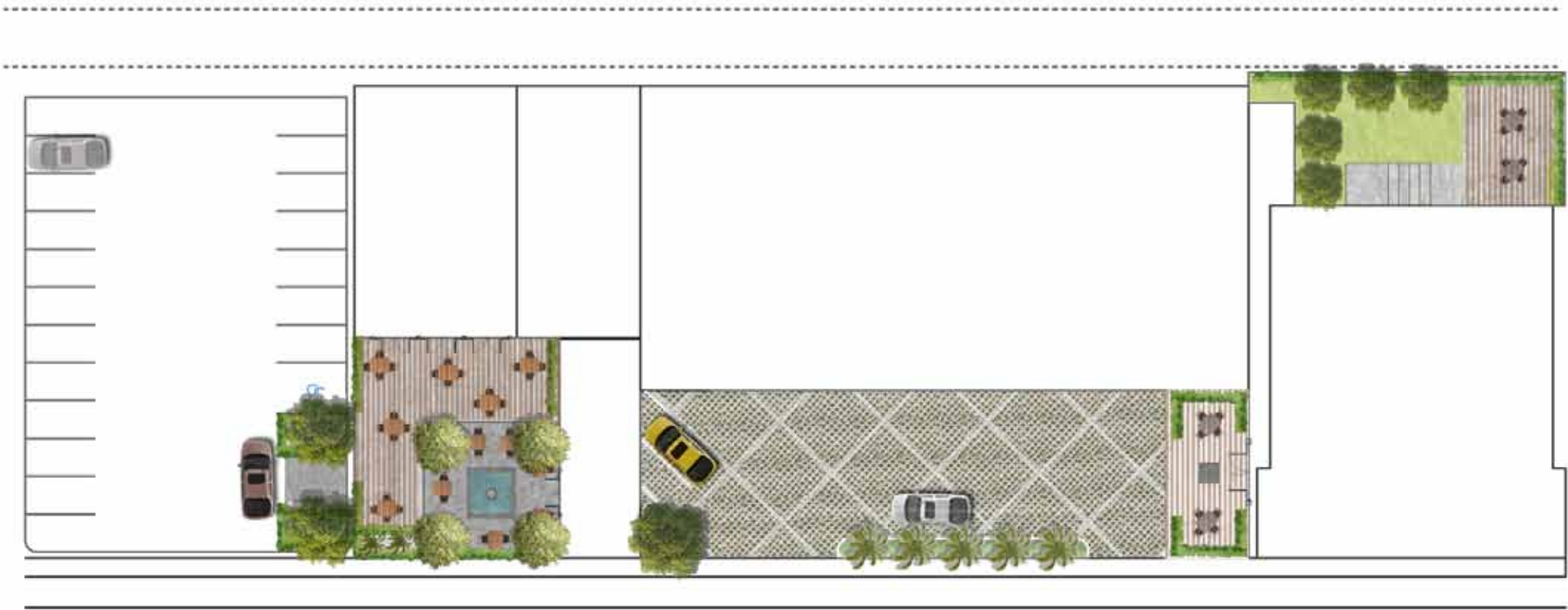
Zone Code	D2
Zone Land Use	320
Green Space	n/a

BUILDING SETBACK	
Principal Front	10 ft min
Secondary Front	10 ft min
Side	0 ft min
Rear	0 ft min

BUILDING CONFIGURATION

BUILDING HEIGHTS	
Min Height	none
Max Height	8 Stories max

PARKING	
Facade Width	5% max



7330 NE 2nd Avenue

