

7831 NW Miami Pl, Miami, FL 33150

Can a one-story showroom go here, and what else is allowed?

PREPARED FOR

Komuna Miami, LLC · our showroom lot
Sample from public records · as of 30 September 2026

PARCEL

7831 NW Miami Pl, Miami, FL 33150

VERDICT

■ Fits, with conditions.

By right in T6-8-O (Art. 4, Table 3), with two permit-level conditions: a lot under the 5,000-sq-ft minimum (Sec. 7.2.7) and one story against the 2-story minimum (Illus. 5.6).

IN SHORT

Showroom, shop, office, inn or apartments, all without a public hearing. Up to 8 stories, a 2,966-sq-ft footprint, 12 apartments or 25 keys; two 14 × 33 ft Komuna units fit today.

The parcel

Folio	01-3112-057-0070 · City of Miami (Property Appraiser, PA)
Lot	3,708 sq ft, 51.5 × 72 ft (PA); GIS: 3,205 sq ft, 53.6 × 60.5 ft
On the lot	Vacant commercial land; no building on record (PA)
Zoning	T6-8-O, Urban Core; Future Land Use General Commercial (City GIS)
Overlays	Opportunity Zone 14.01 to 2028; NW 79 St Transit Corridor; no SAP, CRA, TOD
Flood	Zone X (county, Aug 2026); City FEMA 2021 layer: AE, BFE 7 ft NAVD88

Standards that govern this lot

RULE	VALUE ON THIS LOT	SOURCE
Uses	Showroom, retail, office, lodging, apartments: all by right	<i>Art. 4, Table 3</i>
Lot size	3,708 sq ft under the 5,000 minimum: lot of record, buildable	<i>Illus. 5.6; Sec. 7.2.7</i>
Density	150 du/ac: 12 apartments (PA area) or 25 keys at 0.5 du each	<i>Art. 4, Table 4; Sec. 3.4</i>
Height	8 stories max, 12 with public benefit; 2 min, one story settled at permit	<i>Art. 5, Illus. 5.6</i>
Coverage, FLR	80%: 2,966 sq ft (PA), 2,594 (GIS); FLR 5: 18,540 sq ft	<i>Art. 5, Illus. 5.6</i>
Setbacks, frontage	Front 10 ft; sides, rear 0 ft; 70% frontage built; 10% open	<i>Art. 5, Illus. 5.6</i>
Parking	3 per 1,000 sq ft: 2 spaces for one unit; 30% less by Waiver near transit	<i>Art. 4, Table 4; Sec. 7.1.2.5</i>

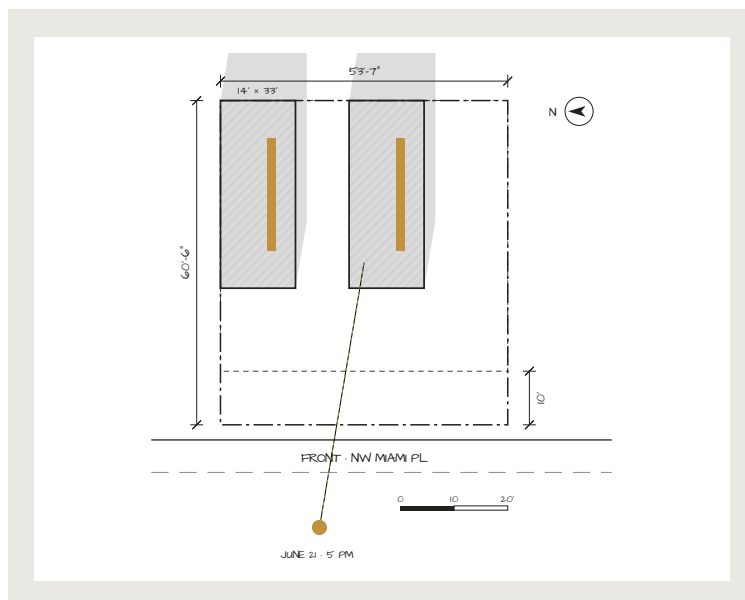


Plate 1. Lot 53.6 × 60.5 ft from the county GIS parcel (PA card: 51.5 × 72 ft). Dashed: buildable area behind the 10-ft front setback. Hatched: two 14 × 33 ft Komuna units 10 ft apart; shadows June 21, 5 pm, 11-ft units. Street side and north from county GIS. A diagram, not a design.

What fits

- By right: a showroom, shop or office, one unit now and up to 8 stories later; or 12 apartments or a 25-key inn.
- Two 14 × 33 ft Komuna units fit 10 ft apart; three on the PA dimensions.
- Parking on a 53-ft-wide lot is the practical limit: 2 spaces for one unit, fewer by Waiver.
- Lot size and one story are settled at permit, not at a hearing (Sec. 7.2.7; pre-application on file).

Permit path

#	STEP	AUTHORITY	TIME
1	Boundary survey and title search	Surveyor; title agent	Before design
2	Pre-application; parking Waiver	City Planning	Before permit
3	Building permit (HVHZ)	City of Miami; DERM	With permit
4	Certificate of Use, Business occupancy	City of Miami	At opening

Costs known today

This Lot Check	US multifamily or commercial lot: \$999, delivered within 48 hours
Survey, city and impact fees	By quote, and per the City and County fee schedules
Komuna state-approved units	From \$250 per sq ft

Next steps

- Order a boundary survey: it fixes the lot lines and the unit count.
- Confirm the flood zone at msc.fema.gov; AE means a 7-ft BFE.
- Book a pre-application meeting with the City of Miami.
- Test-fit parking and the units with a Komuna Site Plan Study.

Sample study, prepared from public records as of 30 September 2026. This study is an informational desk review of public records and adopted codes as of the date shown. It is not legal advice, a survey, an appraisal or a zoning verification letter, and it does not guarantee permit approval. Confirm with the authority having jurisdiction before relying on it. Plate 1 is a diagram, not sealed drawings; verify every figure with the City of Miami.

With the compliments of

Mart J. Kral

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Order another study, or call