

PROJECT DATA

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127

- **ZONING CLASIFICATION – T-5-O (NRD-1)**
- **NET LOT AREA –6,750 s.f.** (After 10 FT Dedication – Original Lot Size: 7,250 s.f.)

- **DENSITY**
Dwelling Units Allowed (150 units/net acre)..... 23 Units

- **SETBACKS**
Front (NW 28th Ave)
Required..... 5'-0"
Rear
Required..... 0'-0"
Side
Required..... 0'-0"

- **HEIGHT**
T-5—O Allowable..... 5 Floors
T-5—O Allowable (With Bonuses)..... 8 Floors

- **BUILDING FOOTPRINT**
Allowable..... 0.80 (5,400 s.f.)

- **GREEN SPACE**
Minimum..... 0.10 (675 s.f.)

OPTION #1 (Retail & Office Spaces)

- 3-Story Building keeping Building Under 10,000 s.f. (No Parking Required)
- Retail – 3,000 s.f.
- Office – 6,000 s.f.

OPTION #2 (Office Building)

- 5-Story Building with 10 parking spaces on ground floor
- Office – 20,000 s.f. - 60 Parking Spaces
- (Need to purchase 50 spaces from parking fund.)

OPTION #3 (Residential Building)

- 5-Story Building with 10 parking spaces on ground floor
- 23 Units – 20,000 s.f. - 37 Parking Spaces
- (Need to purchase 27 spaces from parking fund.)

***Information must be independently verified by Purchaser.**