

APPROVED MULTI-FAMILY DEVELOPMENT SITE

MIAMI, FL



APPROVED MULTI-FAMILY DEVELOPMENT SITE

MIAMI, FL

PROPERTY INFO	
Address	NE corner of NW 123rd Street and NW 27th Avenue in Miami
Municipality	Unincorporated Miami-Dade County
Size	1.8 Acres
Zoning	NCUAD - North Central Urban Area District

DEVELOPMENT PROGRAM	
Unit Count	195 Units with alternative plan of 137 Units
Height	12-Stories (8-Stories for 137 Unit plan)
Retail	3,600 SF (Required by Code)
Status	Site Plan Approved with Civil and Construction Documents ready for submittal

**Designated Urban Areas receive priority via the FHFC Funding Guidelines*

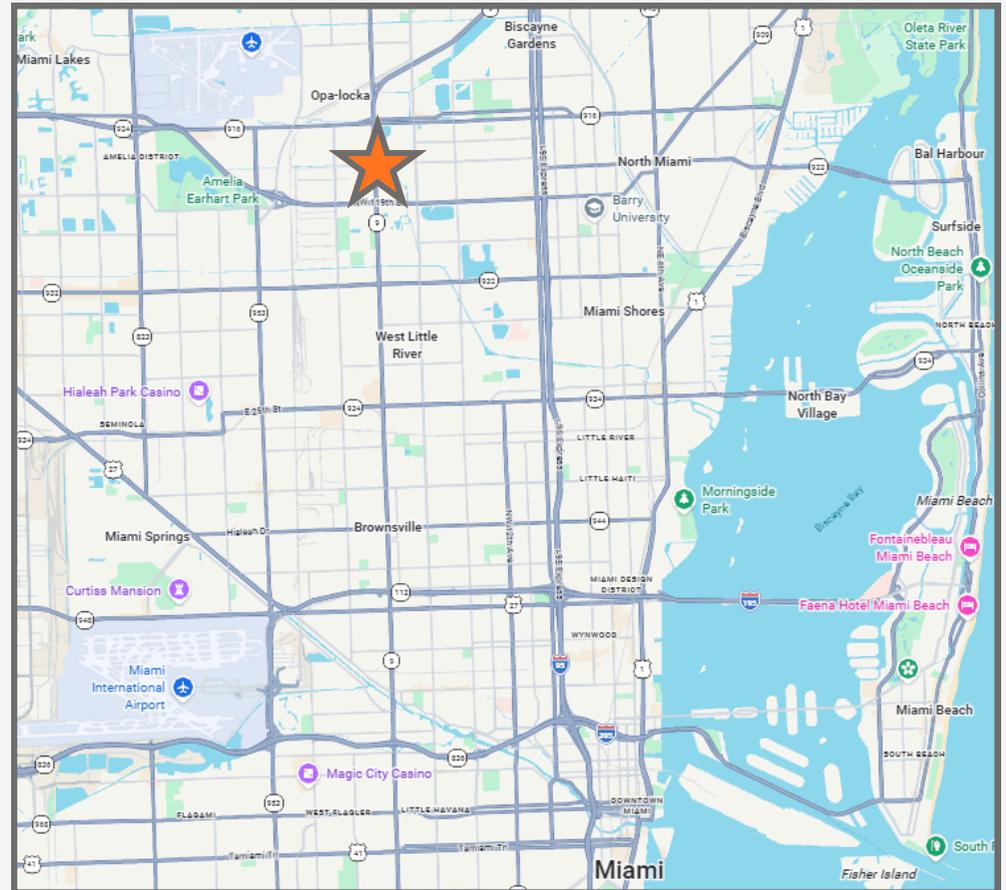
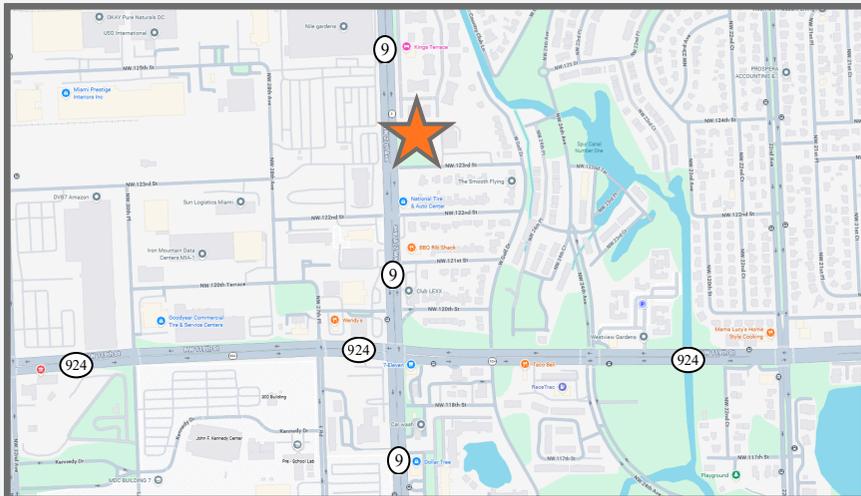


APPROVED MULTI-FAMILY DEVELOPMENT SITE

MIAMI, FL

The property benefits from a **recently completed county sewer expansion**, with **utility connection directly adjacent to the property**. Included in the offering are **complete architectural, civil, and construction drawings** that are fully coordinated and **ready for immediate permit submittal**.

Additionally, the site is located within an “Urban Center” under its NCUAD Zoning Designation, a classification that **aligns with priority criteria for FHFC funding**.



APPROVED MULTI-FAMILY DEVELOPMENT SITE

MIAMI, FL

Apartments at Westview is a **1.8-acre development site** located at the northeast corner of NW 123rd Street and NW 27th Avenue in unincorporated Miami-Dade County with convenient access to Interstate 95, the Florida Turnpike, and SR 441. The property is **fully approved for a 195-unit, 12-story multifamily development**, with **an alternate plan for 137 units in an 8-story configuration**.

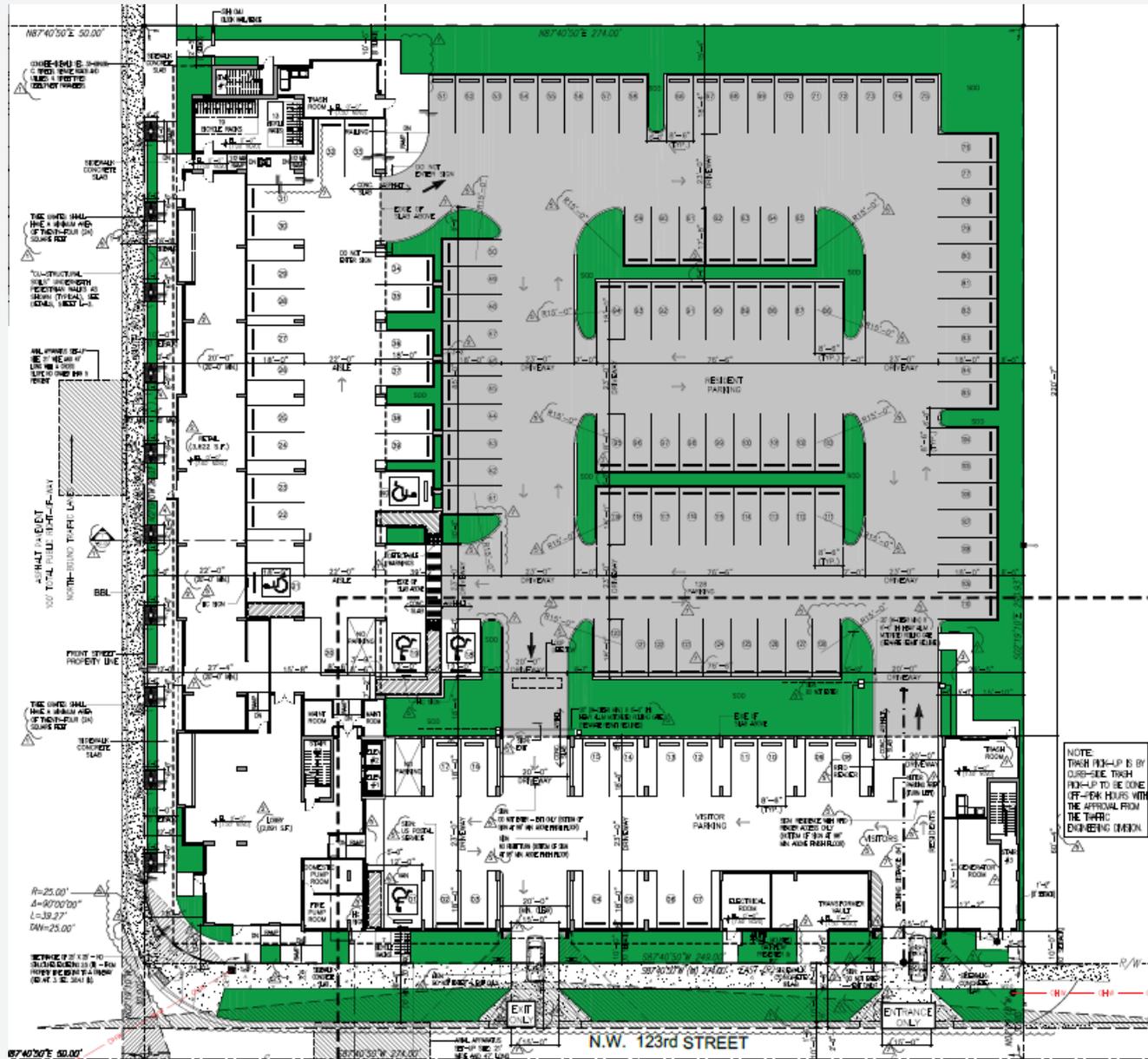
Apartments at Westview sits **within a federally designated Qualified Opportunity Zone** and benefits from strong visibility along a major transit corridor, well suited for affordable or workforce housing.

Utilities are in place and a **full set of architectural, civil, and construction drawings** has been completed, positioning the project for immediate permit submittal and making it **well-suited for LIHTC financing**.



APPROVED MULTI-FAMILY DEVELOPMENT SITE

MIAMI, FL



APPROVED MULTI-FAMILY DEVELOPMENT SITE

MIAMI, FL

SITE	DATA	
1) ZONING: NORTH CENTRAL URBAN AREA DISTRICT (NCUAD) DESIGNATED LAND USE (MM AND MC) SUB-DISTRICTS DESIGNATION: (CENTER) Δ		
2) LAND AREA:		
NET LAND AREA +/-	79,580 S.F.	1.83 ACRES (100%)
R/W AREA	20,216 S.F.	
TOTAL GROSS AREA	99,796 S.F.	2.29 ACRES
	ALLOWED/REQUIRED	PROVIDED
3) DENSITY PROPOSED = ALLOWED 90 UNITS PER ACRE (MAX.) = (2.29 AC X 90 U/AC = 206) Δ	206 UNITS	137 UNITS
4) FLOOR AREA RATIO CALCULATION: 79,580 SF (NET LOT AREA) X 1 = (33-284.84.1(B)(2)(a)(ii)) (IN THE CENTER SUB-DISTRICT, A MINIMUM FLOOR AREA RATIO OF 1)	79,580 S.F. (MIN) (79,580 S.F. X 1)	171,197 S.F.
5) RETAIL REQUIREMENT 10 S.F./UNIT	1,370 S.F. (10 S.F. X 137 UNITS) Δ	3,622 S.F. Δ
6) LOT COVERAGE	-	28,645 S.F. Δ (SEE DIAGRAM ON SHT A0.08)
7) OPEN SPACE (10% MIN. OF NET AREA)	Δ 7,958 S.F. (MIN) (10% X 79,580 S.F.)	Δ 8,906 S.F. (SEE DIAGRAM ON SHT A0.08)
8) PARKING: REFER TO. SEC 33-284.86 (F) (2)		
64 UNITS A X 1.00	64.0 SPACES	
73 UNITS B X 1.50	109.5 SPACES	
RETAIL (3,622 S.F. /250 S.F.)	14.5 SPACES	
TOTAL	188 SPACES Δ	
PARKING REDUCTIONS:		
WORK FORCE HOUSING (0% REDUCTION)	Δ 0	
TRANSIT CORRIDOR (40% REDUCTION)	75.2	
MIXED USE BUILDING (10% REDUCTION)	18.8	
SUB TOTAL	94	
TOTAL (188 SP REQD. - 94 SP PARKING REDUCTION) Δ	94 SPACES	128 SPACES Δ
9) SETBACKS	REQD.	PROP.
N.W. 27th AVENUE (FRONT PRINCIPAL) (MINOR STREET)	10'	10'-0"
N.W. 123rd STREET (FRONT SECONDARY) (MINOR STREET)	10'	10'-0"
REAR (EAST)	0'	1'-2"
SIDE (NORTH)	0'	10'-5"
10) TOTAL NUMBER OF BUILDINGS:	-	1
11) TOTAL HEIGHT OF EACH BUILDING:	2-12	8
12) MIN. LOT WIDTH	100'	274.00' (NORTH) 290.93' (EAST)

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the listing agent, team, or Seller and should not be made available to any other person or entity without written consent.

DISCLAIMER

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The listing agent, team, or Seller has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of any improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, the listing agent, team, or Seller has not verified, and will not verify, any of the information contained herein, nor has the listing agent, team, or Seller conducted any investigation regarding these matters and they make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any. ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

NON-ENDORSEMENT NOTICE

The listing agent or team is not affiliated with, sponsored by, or endorsed by any company or organization referenced in this marketing package other than. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of listing agent or team, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of the agent's company, and is solely included for the purpose of providing information about this listing to prospective customers.

INVESTMENT ADVISORS CONTACT INFO

MICHAEL LEWIN

Director of Brokerage

Tel: (561) 236-5391

MLewin@GoKatalyst.com

DON GINSBURG

President

Tel: (954) 868-7102

DG@GoKatalyst.com



Experts in Land and Development Sites across Florida