

# WYNWOOD TOWER

330 NW 37TH ST.  
MIAMI, FL 33127



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Date: 4/11/2024





# MIAMI 21 ZONING INFORMATION | (BILL 102 APPLICATION)

PROJECT NAME	WYNWOOD TOWER
PROPERTY ADDRESS	330, 334, 344, 356 NW 37TH ST. MIAMI FL, 33127
LEGAL DESCRIPTION	TBD
FOLIO #	
ZONING	T6-8-O (NRD-2 WYNWOOD NORTE OVERLAY)
NET LOT AREA	24,180 SQ. FT. / 0.555 ACRES

LOT OCCUPATION	T6-8-O	T6-36-O (Comparator Site Within 1 Mile)	PROPOSED
LOT AREA	5000 s.f. min.	N/A	24,180 s.f.
LOT WIDTH	50 ft. min.	N/A	225 ft.
LOT COVERAGE	80% max.	N/A	79.92%
	Above 8 Stories / 18,000 s.f. max. for residential & lodging	N/A	9282 s.f.
FLOOR LOT RATIO (FLR)	36***	N/A	14.75
FRONTAGE AT FRONT	70% min.	N/A	97.39%
OPEN SPACE	10% Lot Area min.	N/A	20%
DENSITY	1000 du/ac (SB 328)	N/A	1000 du/ac (SB 328)*
USE	Mixed use (65% min. residential)	N/A	97.5% Residential

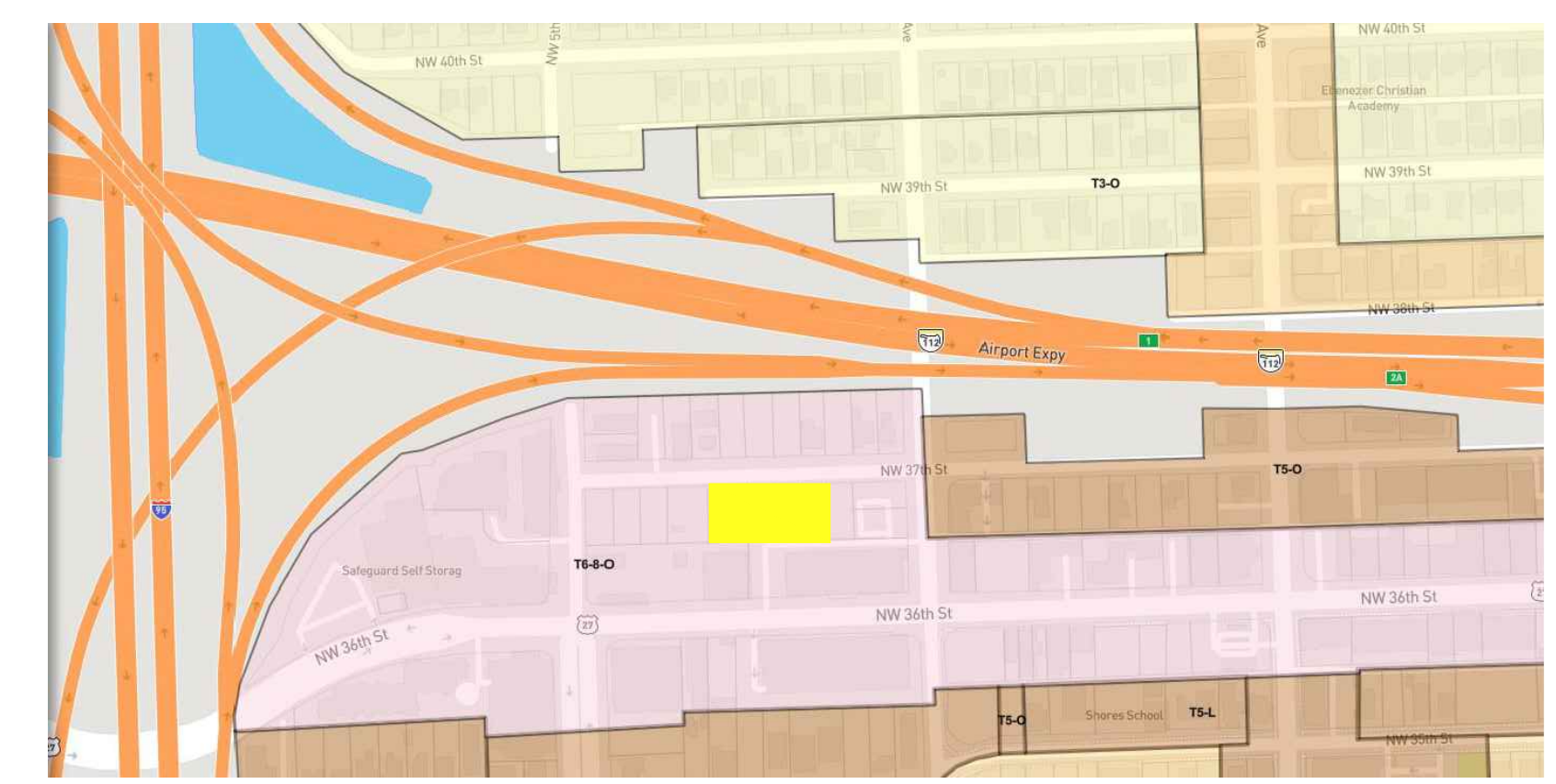
FRONTAGE		
COMMON LAWN	Prohibited	N/A
PORCH & FENCE	Prohibited	N/A
TERRACE OR L.C.	Prohibited	N/A
FORECOURT	Permitted	N/A
STOOP	Permitted	N/A
SHOPFRONT	Permitted (T6-8-L & T6-8-O)	N/A
GALLERY	Prohibited by Special Area Plan	N/A
ARCADE	Prohibited by Special Area Plan	N/A



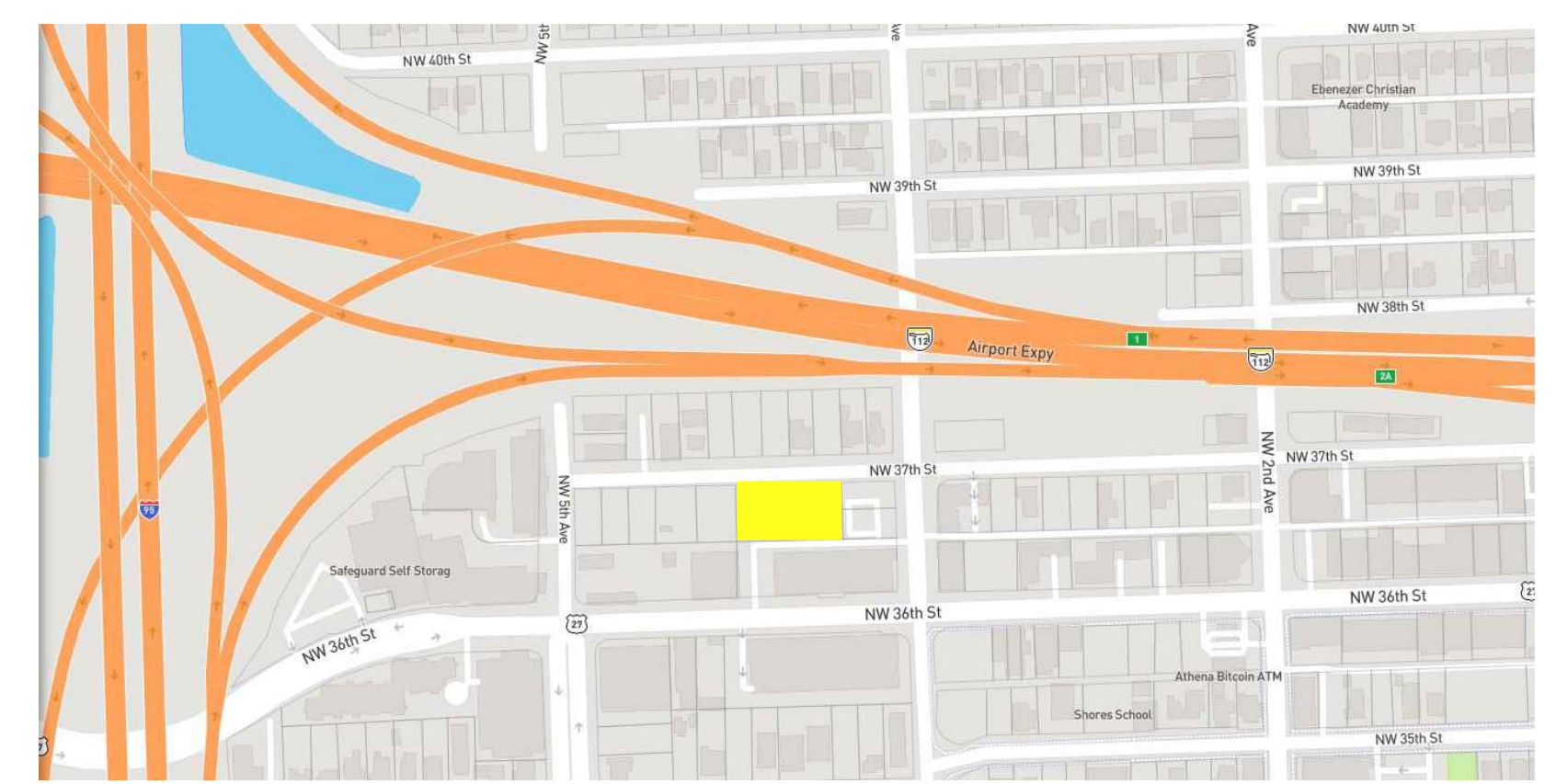
**SITE LOCATION**  
SCALE: NTS

LOT OCCUPATION	T6-8-O	T6-36-O (Comparator Site Within 1 Mile)	PROPOSED
<b>BUILDING SETBACK</b>			
PRINCIPAL FRONT	5 ft. min.; 15 ft. min. above 6th Story	N/A	5'-0"
SIDE	0 ft. min.; 10' ft. min. above 6th Story	N/A	21'-6" (EAST) 0'-0"(WEST)
REAR	0 ft. min.; 10 ft. min. above 6th Story	N/A	7'-6"
ABUTTING SIDE OR REAR T5	N/A	N/A	N/A
ABUTTING SIDE OR REAR T4	6 ft. min. 1st through 5th story. 26 ft. min. above 5th story	N/A	N/A
ABUTTING SIDE OR REAR T3	10% of Lot depth min. 1st through 2nd story. 26' ft. min. 3rd-5th Story. 46 ft. min. above 5th story.	N/A	N/A
<b>BUILDING HEIGHT</b>			
MIN. HEIGHT	2 Stories	N/A	36 stories
MAX. HEIGHT	36 Stories (SB 328)***	N/A	
MAX. BENEFIT HEIGHT	4 Story Abutting all Transect Zones except T3	N/A	
FAA HEIGHT RESTRICTION	450 ft max.		370 Ft

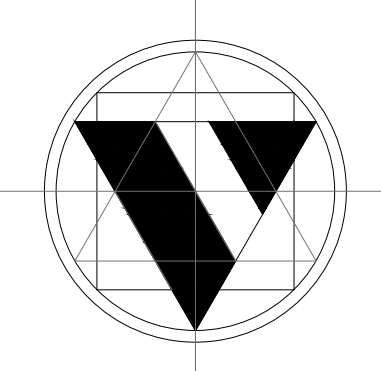
\* BILL 328: SECTION 125.01055 (7) (b) ALLOWS FOR MAX. DENSITY PERMITTED IN CITY OF MIAMI = 1,000 DU/ACRE  
 \*\* BILL 328: SECTION 125.01055 (7) (d) ALLOWS FOR HIGHEST CURRENTLY ALLOWED HEIGHT IN THE JURISDICTION WITHIN 1 MILE OF THE PROPOSED DEVELOPMENT = 36 STORIES  
 \*\*\* BILL 328: SECTION 125.01055 (7) (d) ALLOWS FOR 150% OF THE HIGHEST CURRENTLY ALLOWED FLOOR AREA RATIO (FLOOR LOT RATIO) ON ANY INCORPORATED LAND IN THE COUNTY.



**MIAMI 21 ZONING**  
SCALE: NTS



**SITE CONTEXT**  
SCALE: NTS



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REVISIONS

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ZONING INFORMATION

SHEET NO.

**A-01**



UNIT MATRIX			
	QTY	FLOOR AREA	TOTAL
STUDIO - 1	12	433 SQ.FT.	5,196 SQ.FT.
STUDIO - 2	12	410 SQ.FT.	4,920 SQ.FT.
STUDIO UNIT TOTAL	24		10,116 SQ.FT.
1 BED - 1	55	595 SQ.FT.	32,725 SQ.FT.
1 BED - 2	11	548 SQ.FT.	6,028 SQ.FT.
1 BED - 3	40	630 SQ.FT.	25,200 SQ.FT.
1 BED - 4	11	595 SQ.FT.	6,545 SQ.FT.
1 BED - 5	11	633 SQ.FT.	6,963 SQ.FT.
1B UNIT TOTAL	128		77,461 SQ.FT.
2 BED - 1	19	883 SQ.FT.	16,777 SQ.FT.
2 BED - 2	9	883 SQ.FT.	7,947 SQ.FT.
2 BED - 3	9	896 SQ.FT.	8,064 SQ.FT.
2 BED - 4	9	952 SQ.FT.	8,568 SQ.FT.
2B UNIT TOTAL	46		41,356 SQ.FT.
PENTHOUSE	1	9,749 SQ.FT.	9,749 SQ.FT.
<b>TOTAL</b>	<b>199</b>		<b>138,682 SQ.FT.</b>

**UNIT MATRIX**  
SCALE: NTS

PARKING COUNT			
	SPACES	HANDICAP	TOTAL
ON STREET	6	0	6
1ST LEVEL	8	1	9
2ND LEVEL	18	1	19
3RD LEVEL	33	1	34
4TH LEVEL	33	1	34
5TH LEVEL	33	1	34
6TH LEVEL	33	1	34
7TH LEVEL	23	1	24
8TH LEVEL	25	0	25
9TH LEVEL	27	0	27
<b>TOTAL</b>	<b>239</b>	<b>7</b>	<b>246</b>
EV (INCLUDED IN TOTAL)	31	2	33

LOADING BERTHS CALCULATIONS	
RESIDENTIAL	199
TOTAL UNITS	199
BERTH SIZE	LOADING BERTHS
420 SF	1 PER FIRST 100 UNITS
200 SF	1 PER EACH ADDITIONAL 100
TOTAL BERTHS REQUIRED	1 x 420 SF (SUBSTITUED W/ 2 X 200 SF ) + 1 X 200 SF = 3 SMALL LOADING BERTHS

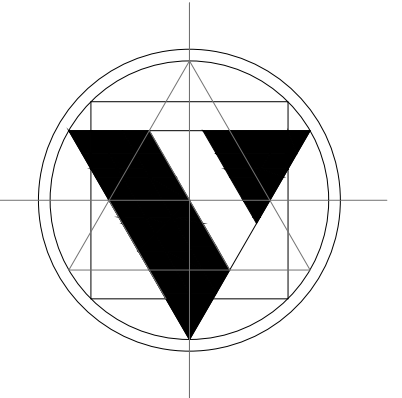
**PARKING AND LOADING COUNT**  
SCALE: NTS



**TRANSIT PARKING REDUCTION MAP**  
SCALE: NTS

UNITS UNDER 650 SF (STUDIO + 1-BED)	152 units	x	1.00 =	152 p.s.	On Site:	233 p.s.
UNITS OVER 650 SF (2-BED + PENTHOUSE)	47 units	x	1.50 =	71 p.s.	On Street:	6 p.s.
GUEST PARKING	199 units	/	10.00 =	20 p.s.	Handicapped:	7 p.s.
COMMERCIAL	6880 SF	x	0.003 =	21 p.s.		
SHARING FACTOR	21	/	1.20 =	17 p.s.		
<b>Total Parking Required</b>				<b>260 p.s.</b>		
<b>Parking Reduction by Waiver</b>						
Total Parking Required	260					
30% Parking Reduction	78	30%				
<b>Total Parking Required after reduction</b>				<b>196 p.s.</b>	<b>Provided:</b>	<b>246 p.s.</b>
<b>Total Required Parking After Reduction</b>	<b>196</b>					
EVSE ready spaces	246 p.s.	x	20 % =	49.2 p.s.	Provided	50 p.s.

**PARKING CALCULATIONS**  
SCALE: NTS



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ZONING INFORMATION

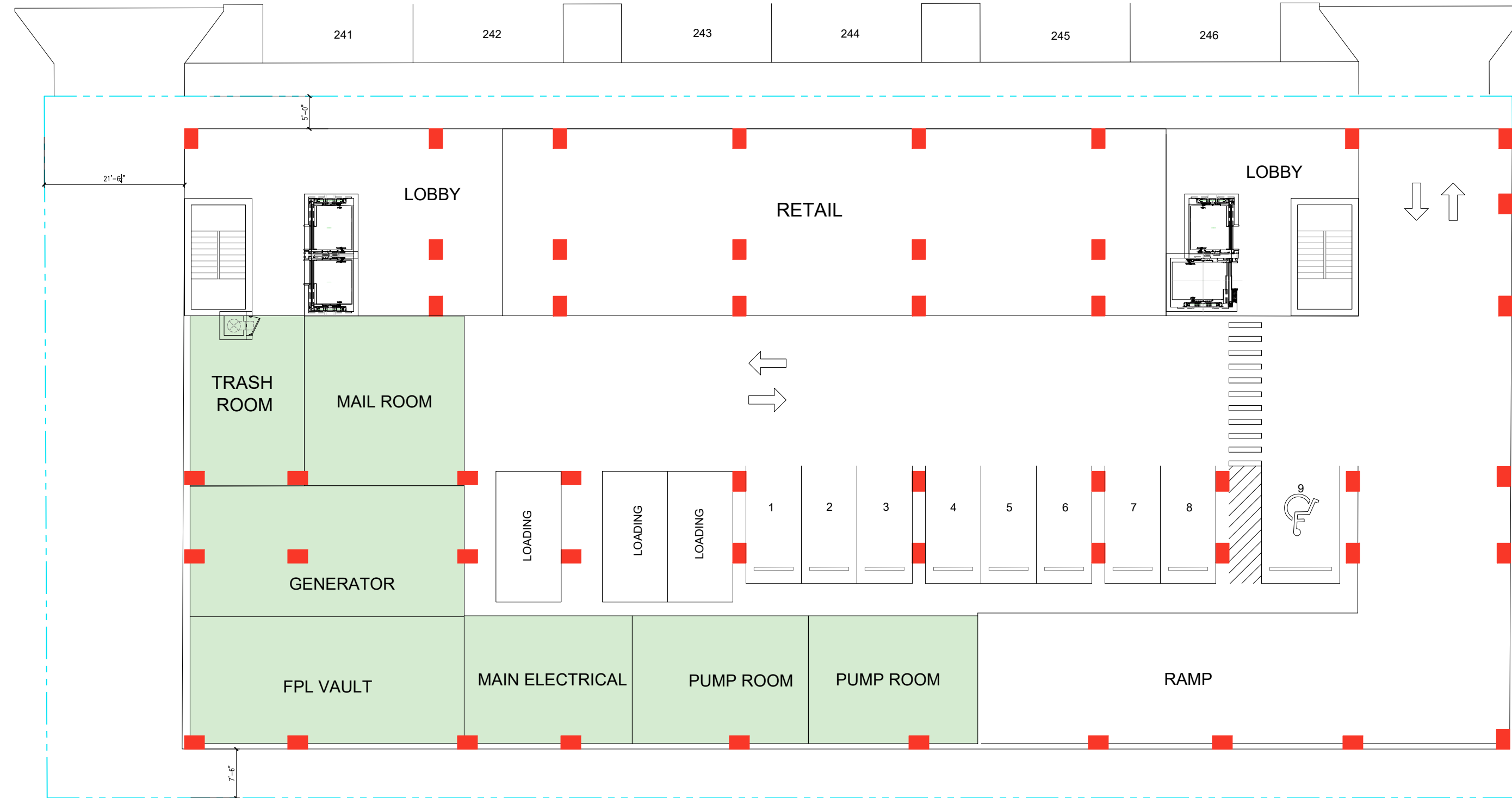
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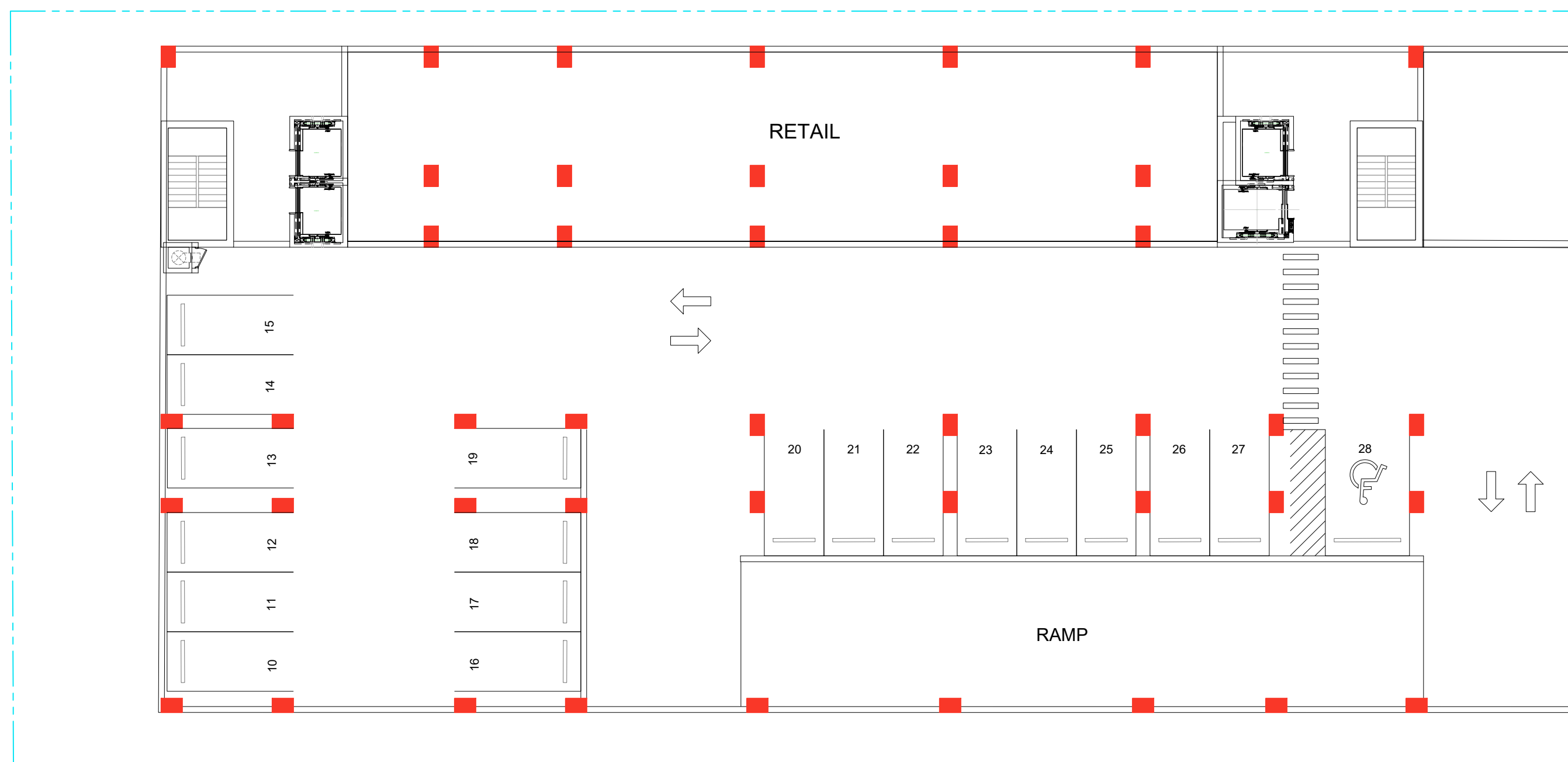


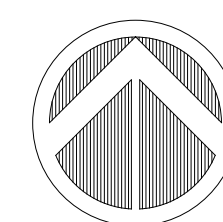


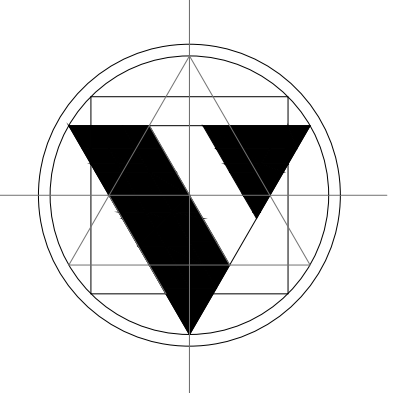




 **1ST FLOOR**  
SCALE: 1/16" = 1'-0"



 **2ND FLOOR**  
SCALE: 1/16" = 1'-0"



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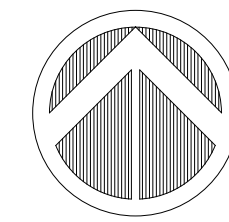
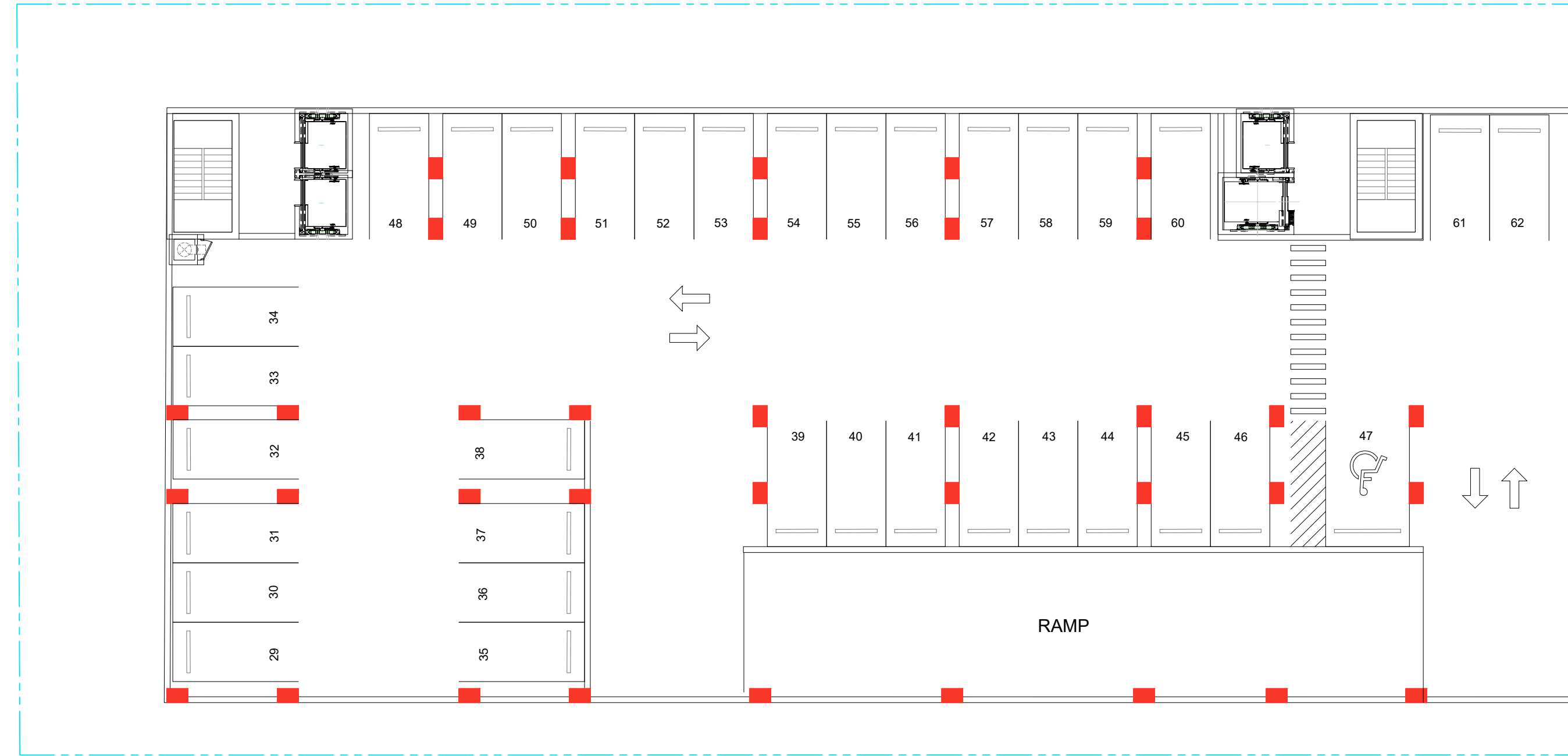
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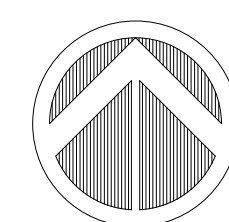
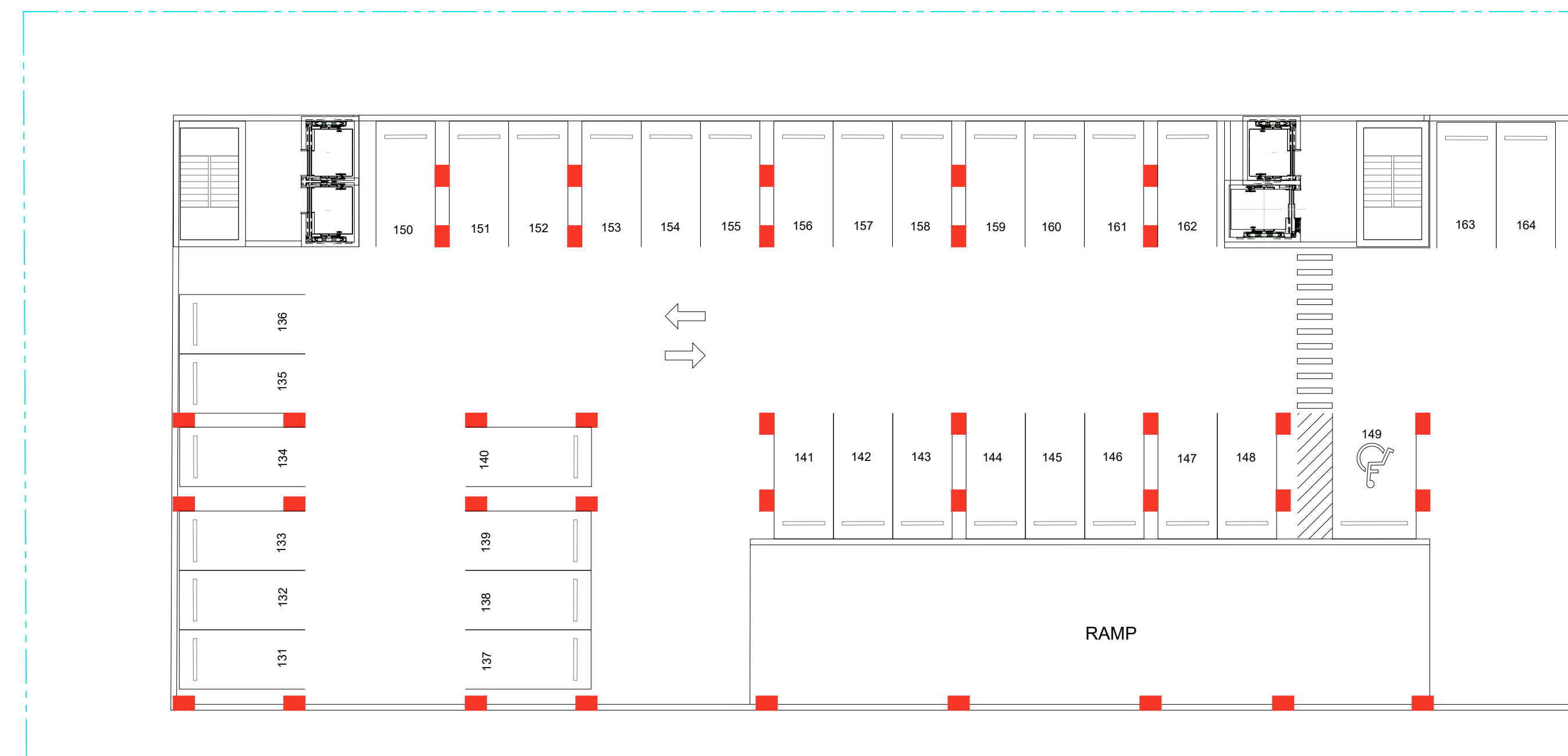
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SHEET NO.:  
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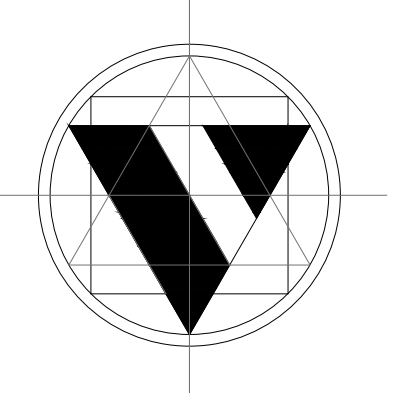




**3RD - 5TH FLOOR**  
SCALE: 1/16" = 1'-0"



**6TH FLOOR**  
SCALE: 1/16" = 1'-0"



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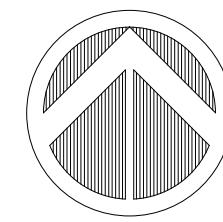
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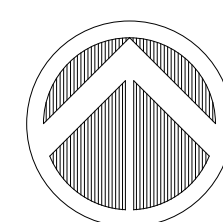
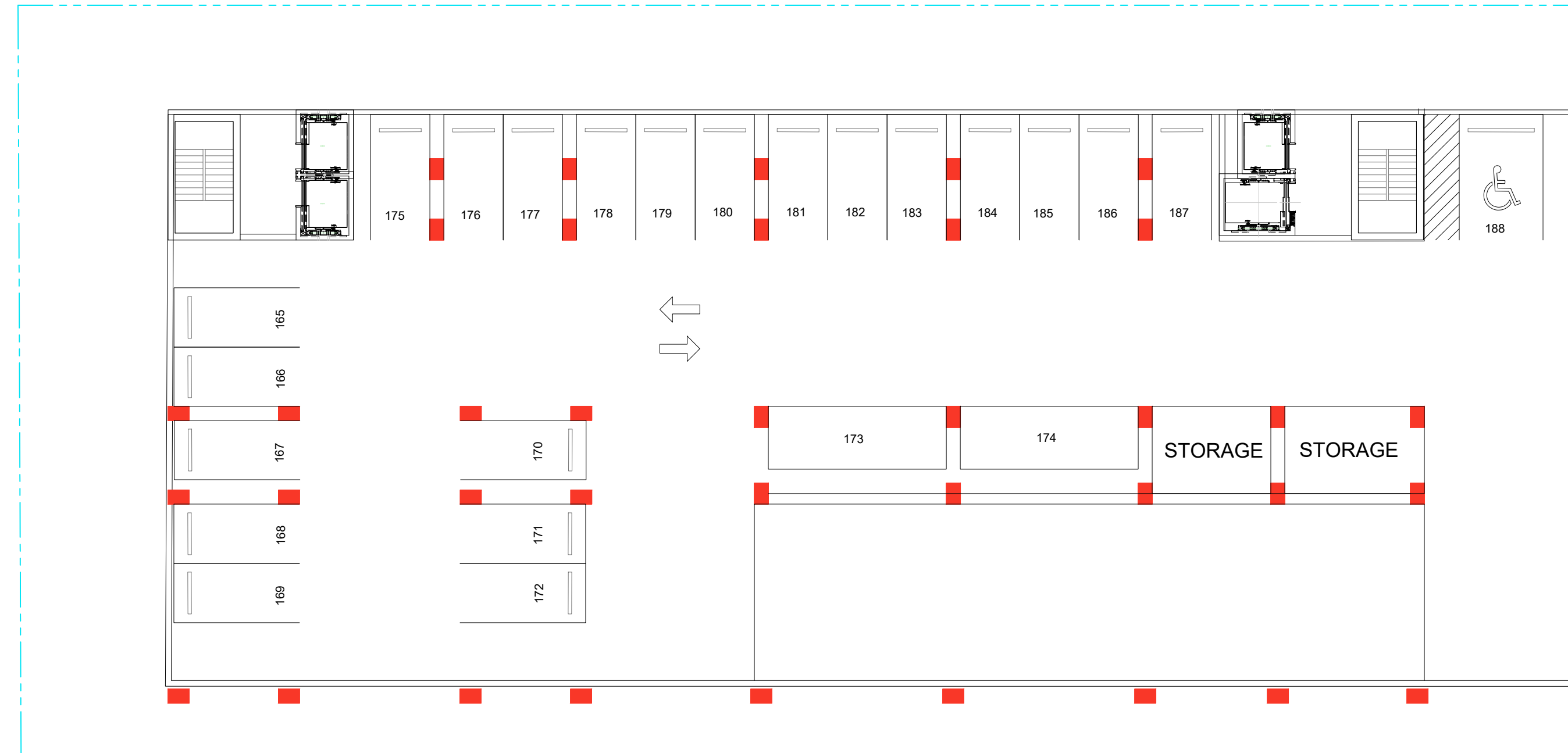
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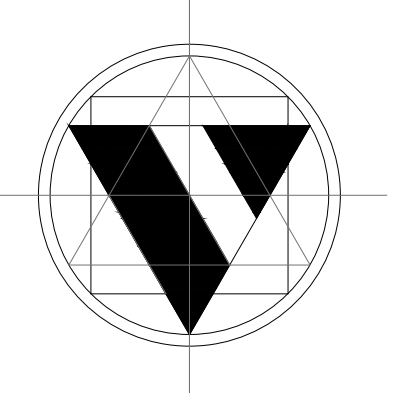
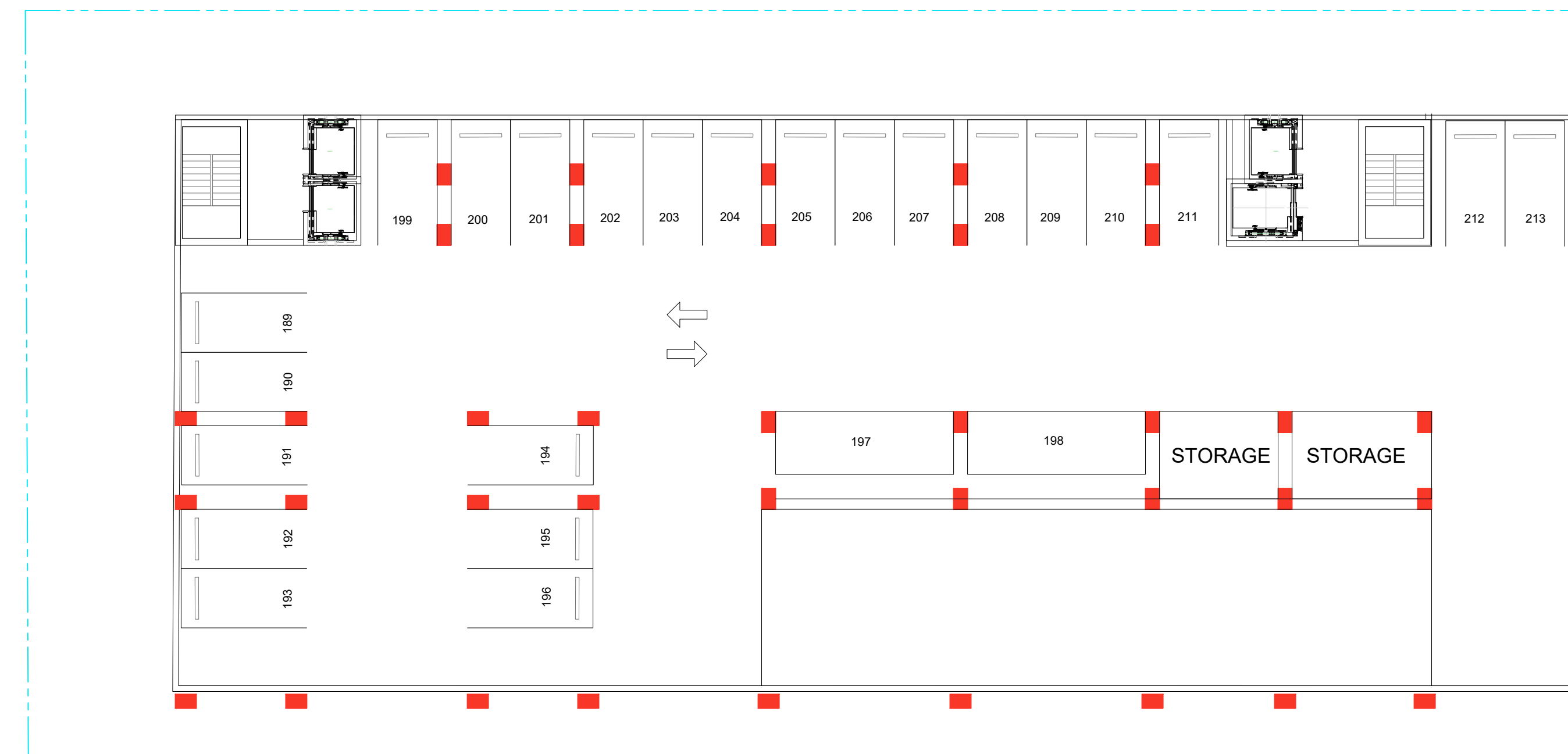




**7TH FLOOR**  
SCALE: 1/16" = 1'-0"



**8TH FLOOR**  
SCALE: 1/16" = 1'-0"



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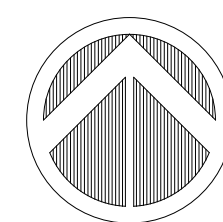
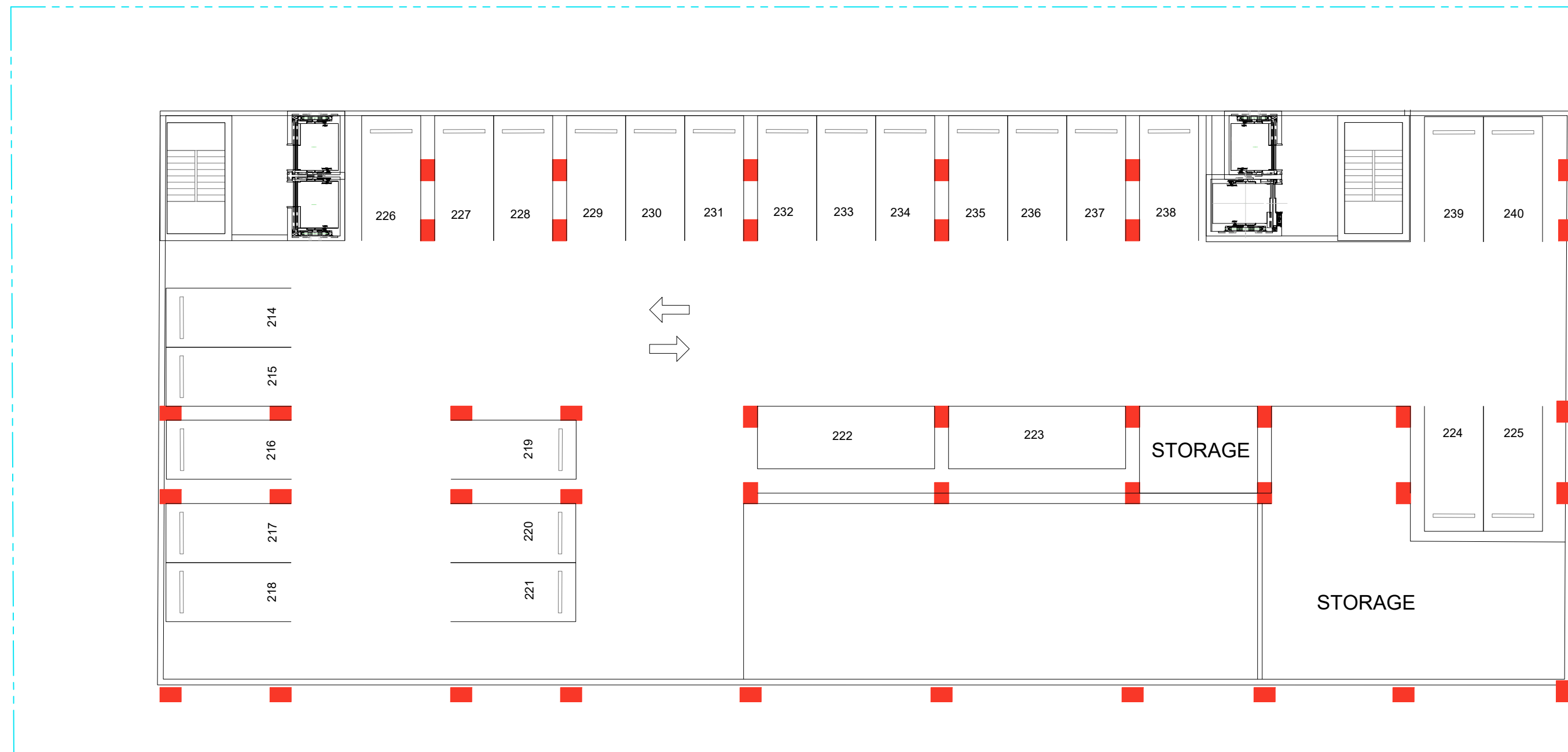
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FLOOR PLAN

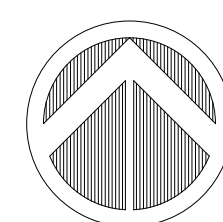
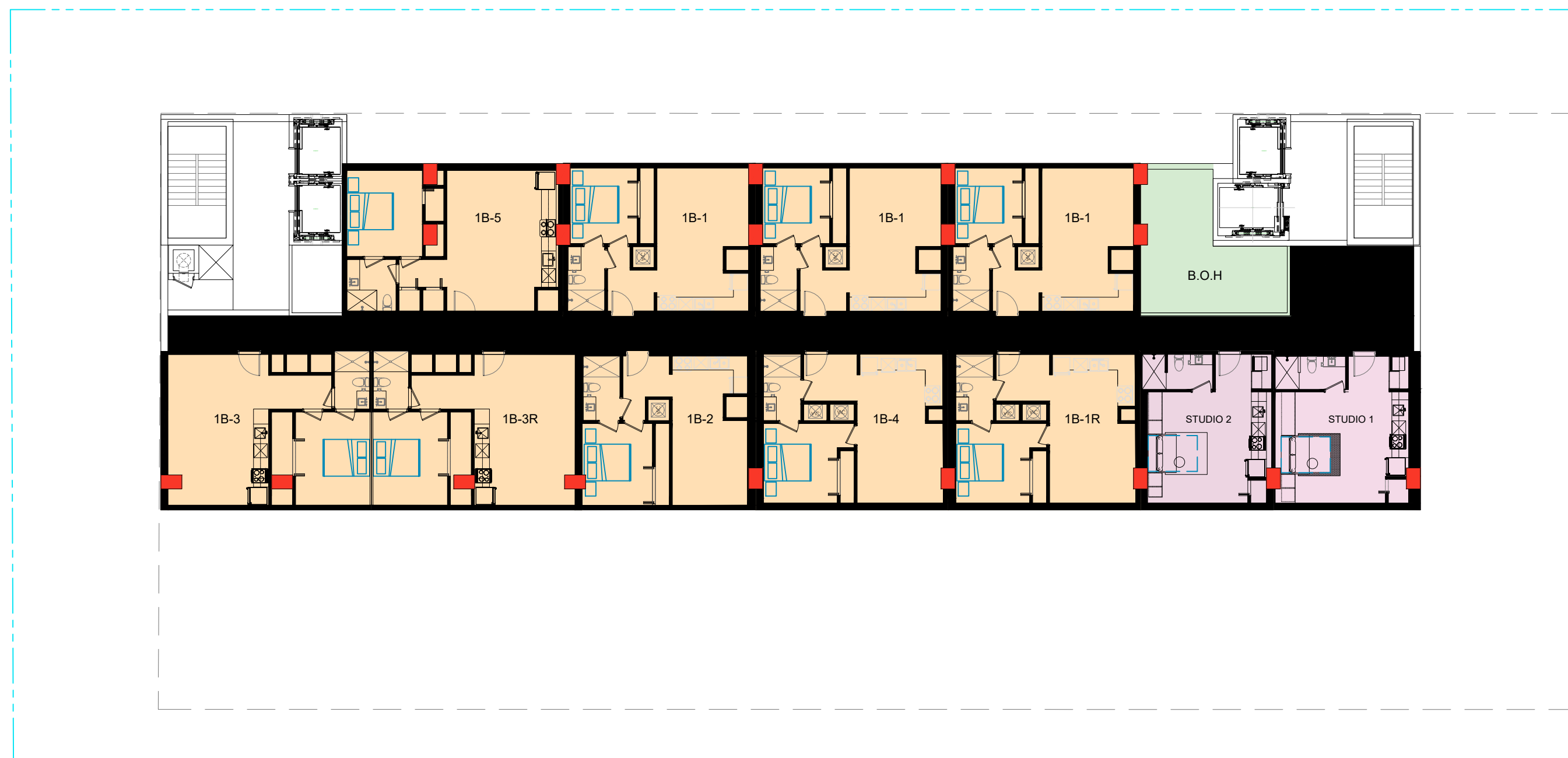
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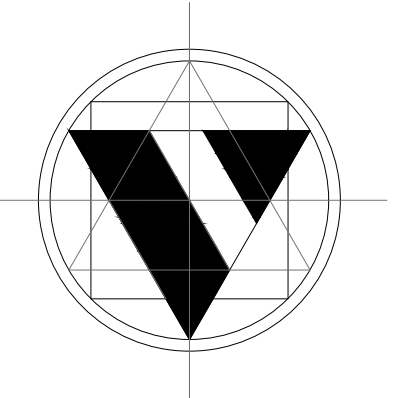




**9TH - 16TH FLOOR**  
SCALE: 1/16" = 1'-0"



**17TH FLOOR**  
SCALE: 1/16" = 1'-0"



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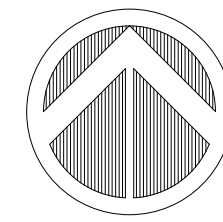
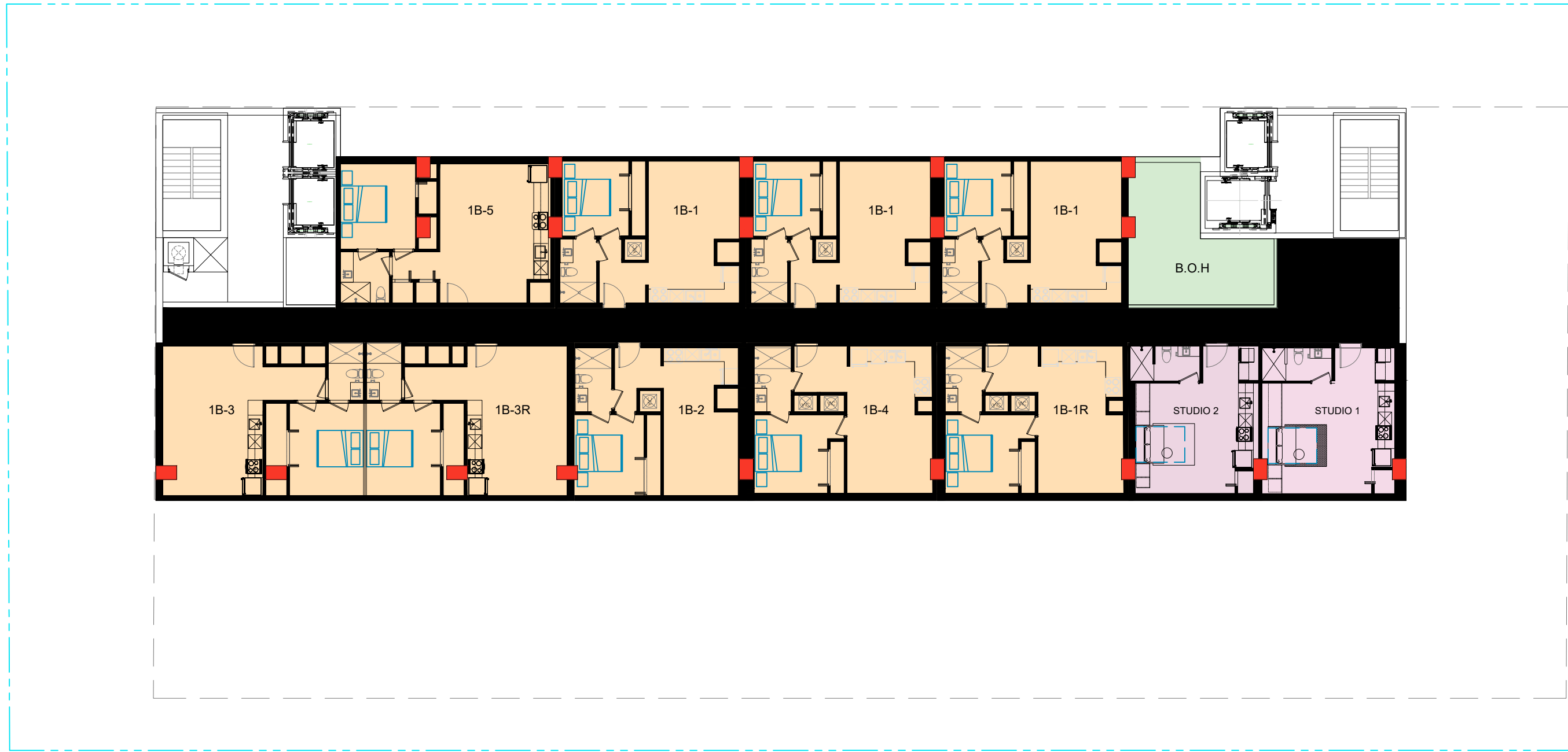
SHEET TITLE:

FLOOR PLAN

SHEET NO.:

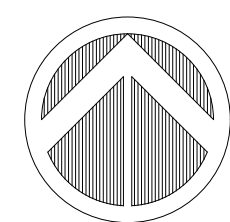
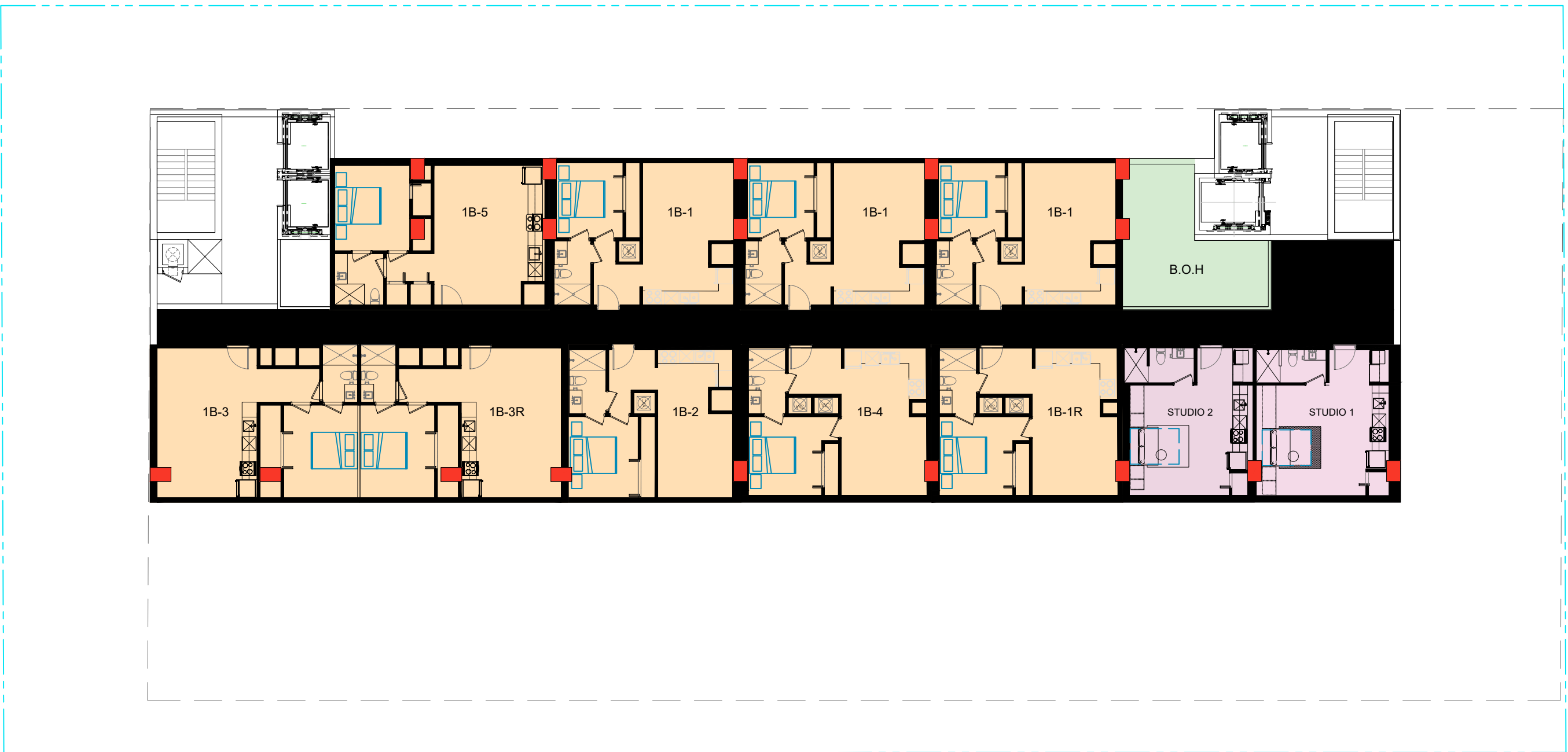
A-07





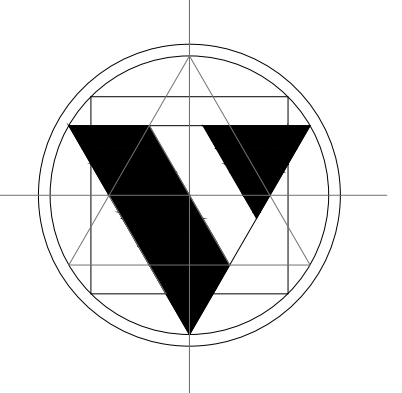
**18TH FLOOR**

SCALE: 1/16" = 1'-0"



**19TH - 26TH FLOOR**

SCALE: 1/16" = 1'-0"



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 A.A. 0003363  
 770 Ponce De Leon Blvd., Suite 308  
 Coral Gables, FL 33134

305.476.9212  
 305.476.9291  
 www.urbanism.com

CLIENT / OWNER:

**AG WYN, LLC**

2955 PADDOCK RD.  
 WESTON, FL 33331

CONSULTANTS:

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 BLISS & NYITRAY  
 5833 Waterford District #400, Miami, FL 33126  
 (305) 442-7086

**CIVIL ENGINEERS:**  
 KIMLEY-HORN  
 2 Alhambra Plaza, Suite 500, Coral Gables, FL 33134  
 (305) 673-2025

**M.E.P. ENGINEERS:**  
 JGP ENGINEERING GROUP  
 3553 NW 79th Ave, Miami, FL 33122  
 (786) 436-9292

**LANDSCAPE ARCHITECT:**  
 INNOVATIONS-DESIGN GROUP  
 717 Ponce de Leon Blvd, Coral Gables, FL 33134  
 (305) 921-9811

**WYNWOOD  
 TOWER  
 330 NW 37 ST.  
 MIAMI, FL 33127**

PROJECT #2821

REVISIONS

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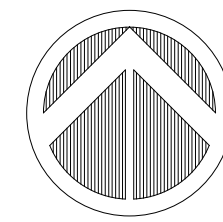
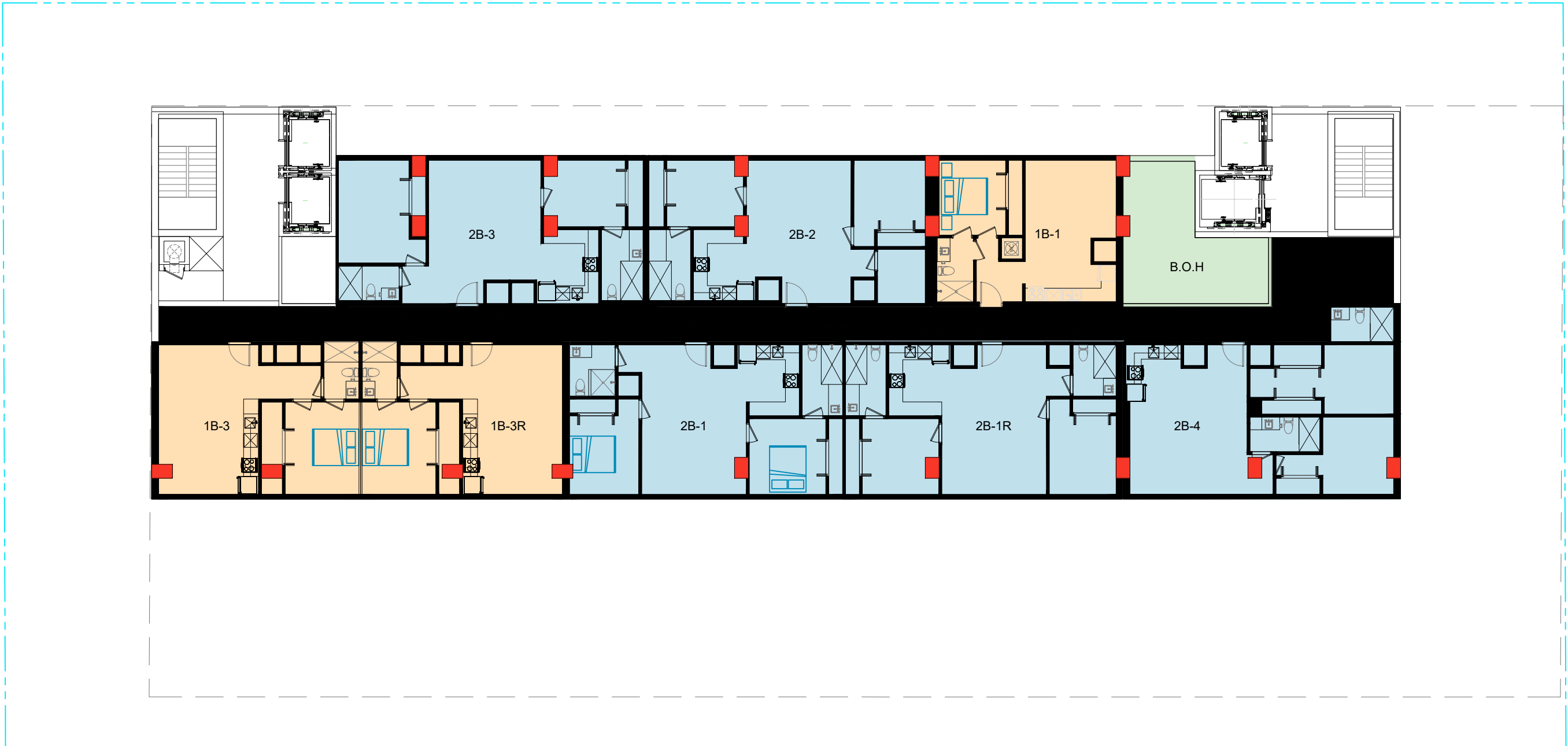
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**FLOOR PLAN**

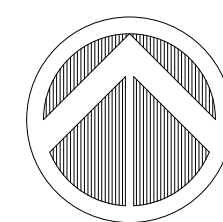
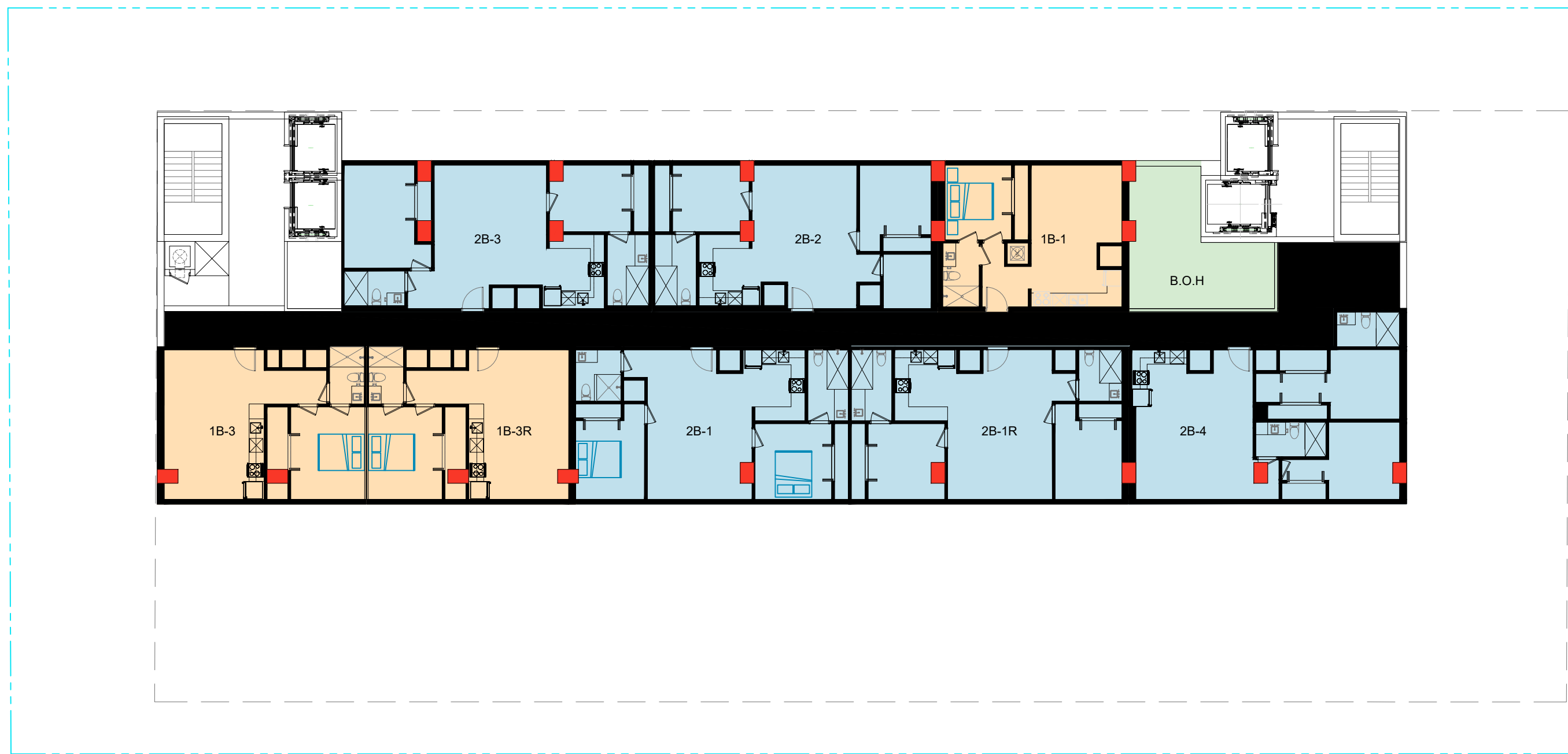
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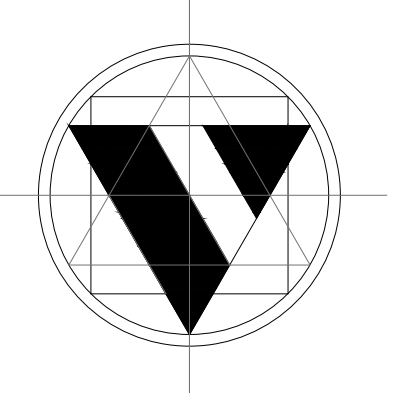




**27TH FLOOR**  
SCALE: 1/16" = 1'-0"



**28TH FLOOR**  
SCALE: 1/16" = 1'-0"



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**CIVIL ENGINEERS:**  
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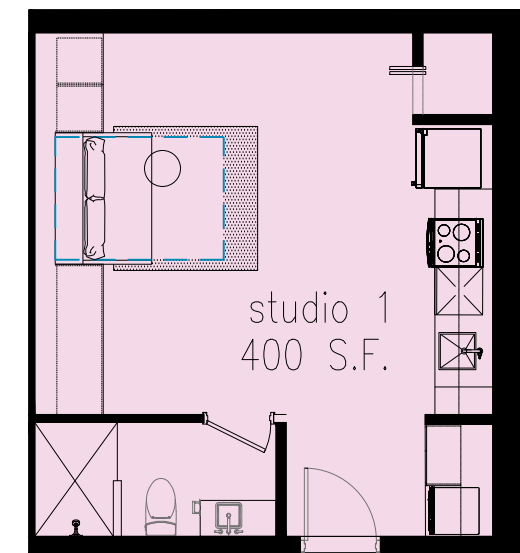
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**FLOOR PLAN**

SHEET NO.:  
**A-09**

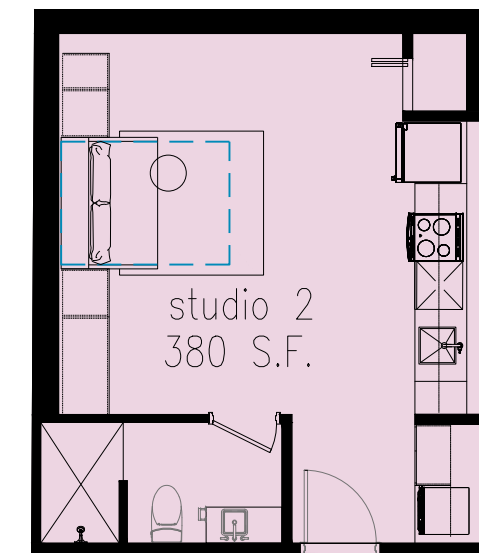




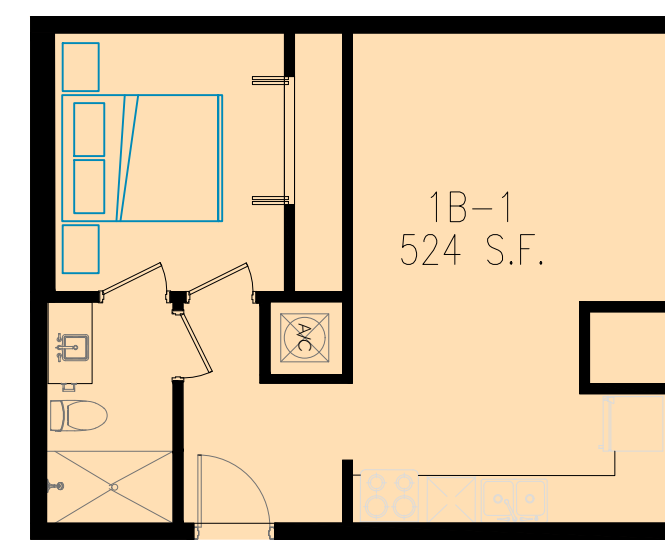




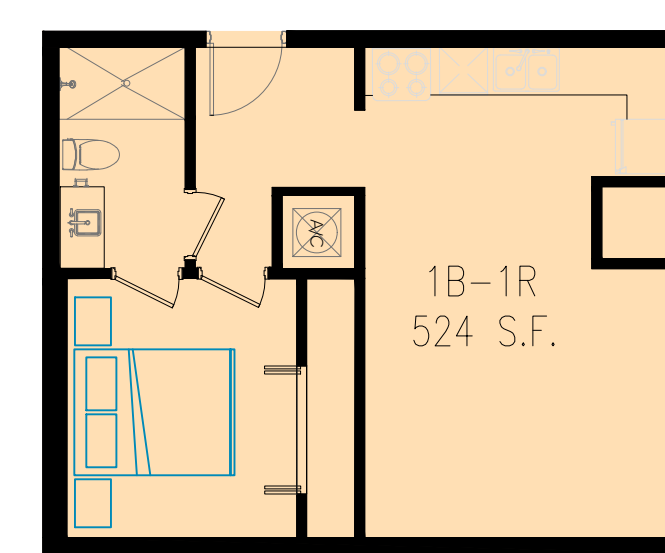
STUDIO AREA TABULATIONS	
STUDIO 1	
TOTAL A/C FLOOR AREA :	400 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	400 S.F.



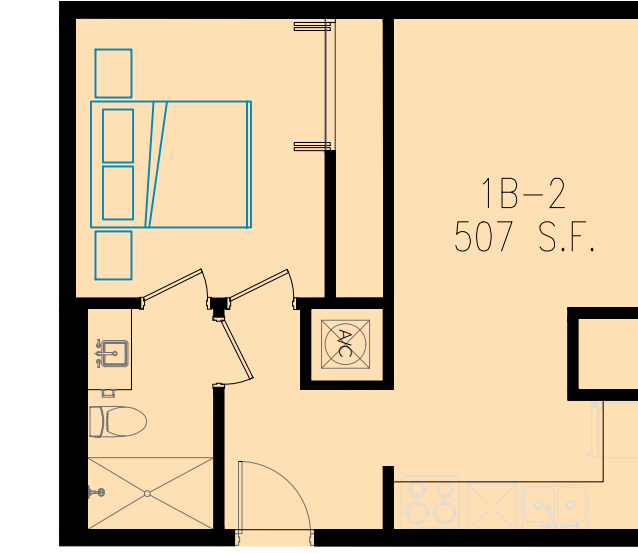
STUDIO AREA TABULATIONS	
STUDIO	
TOTAL A/C FLOOR AREA :	380 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	380 S.F.



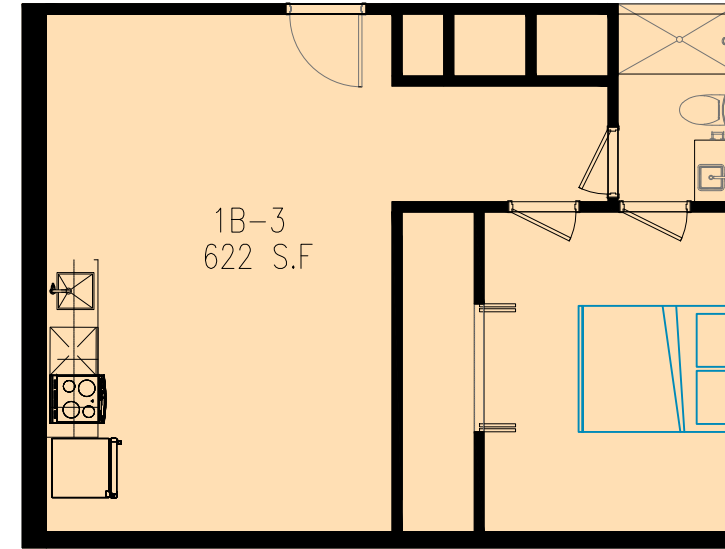
1 BEDROOM AREA TABULATIONS	
1B-1	
TOTAL A/C FLOOR AREA :	524 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	524 S.F.



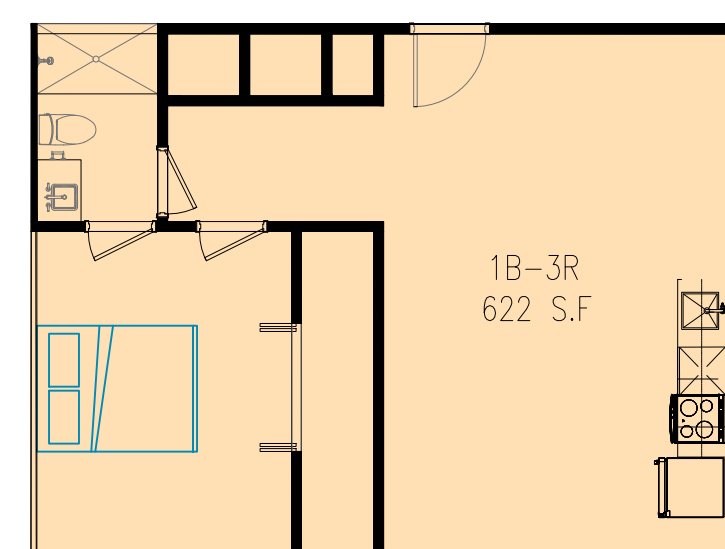
1 BEDROOM AREA TABULATIONS	
1B-1R	
TOTAL A/C FLOOR AREA :	524 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	524 S.F.



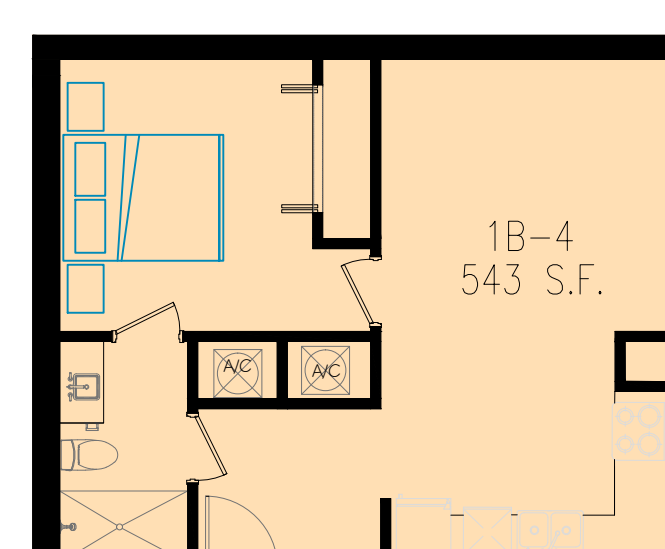
1 BEDROOM AREA TABULATIONS	
1B-2	
TOTAL A/C FLOOR AREA :	507 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	507 S.F.



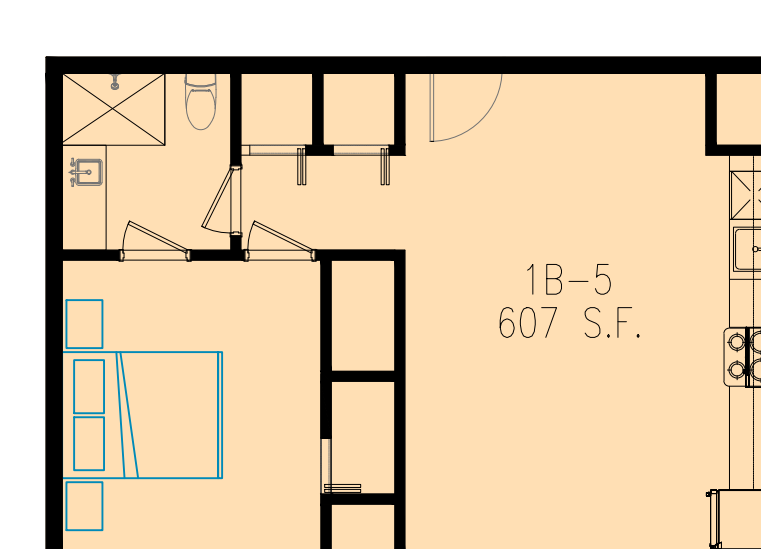
1 BEDROOM AREA TABULATIONS	
1B-3	
TOTAL A/C FLOOR AREA :	622 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	622 S.F.



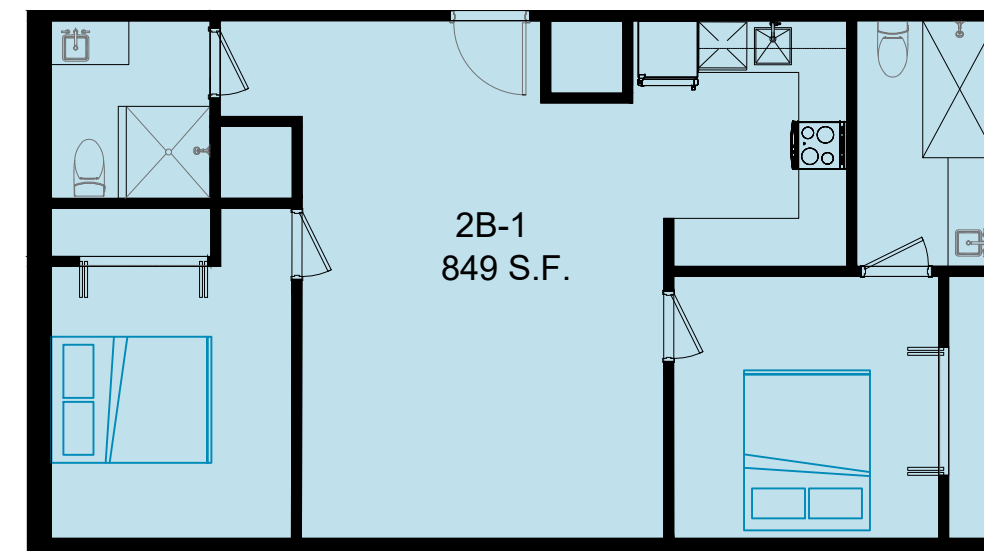
1 BEDROOM AREA TABULATIONS	
1B-3R	
TOTAL A/C FLOOR AREA :	622 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	622 S.F.



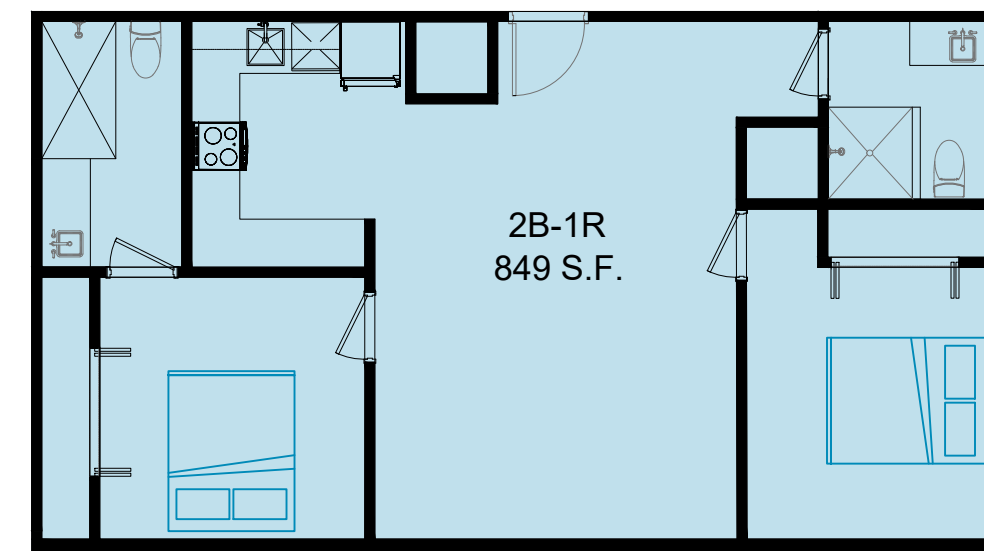
1 BEDROOM AREA TABULATIONS	
1B-4	
TOTAL A/C FLOOR AREA :	543 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	543 S.F.



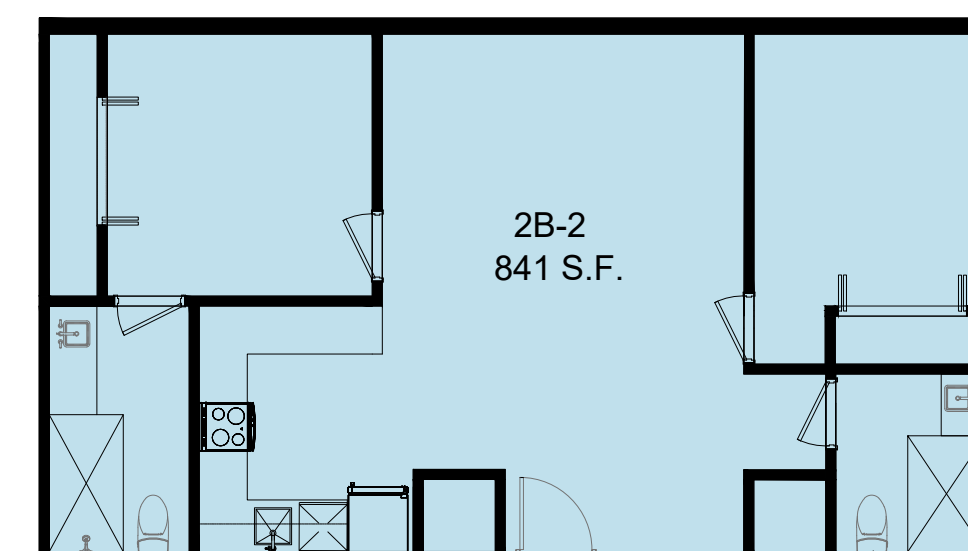
1 BEDROOM AREA TABULATIONS	
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TOTAL A/C FLOOR AREA :	607 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	607 S.F.



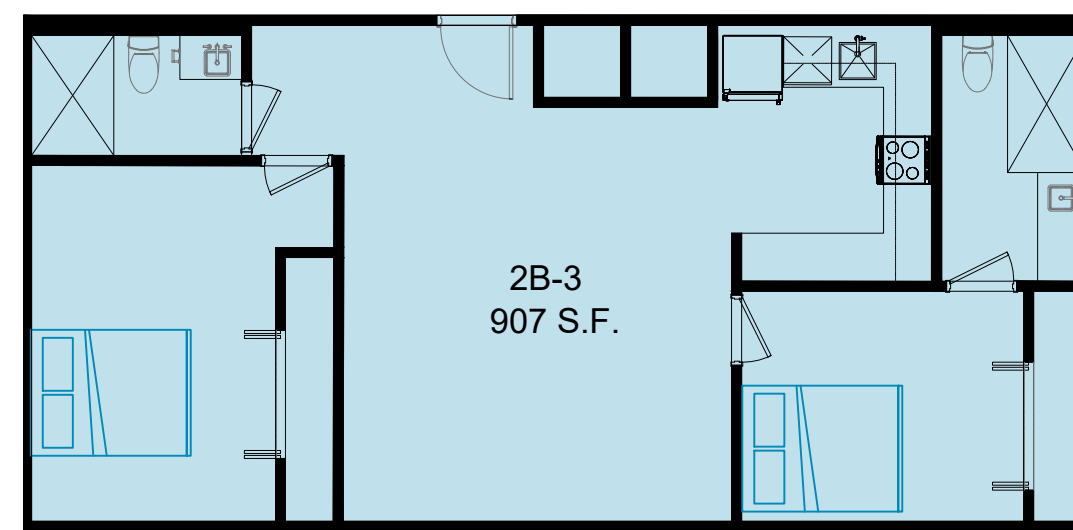
2 BEDROOM AREA TABULATIONS	
2B-1	
TOTAL A/C FLOOR AREA :	849 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	849 S.F.



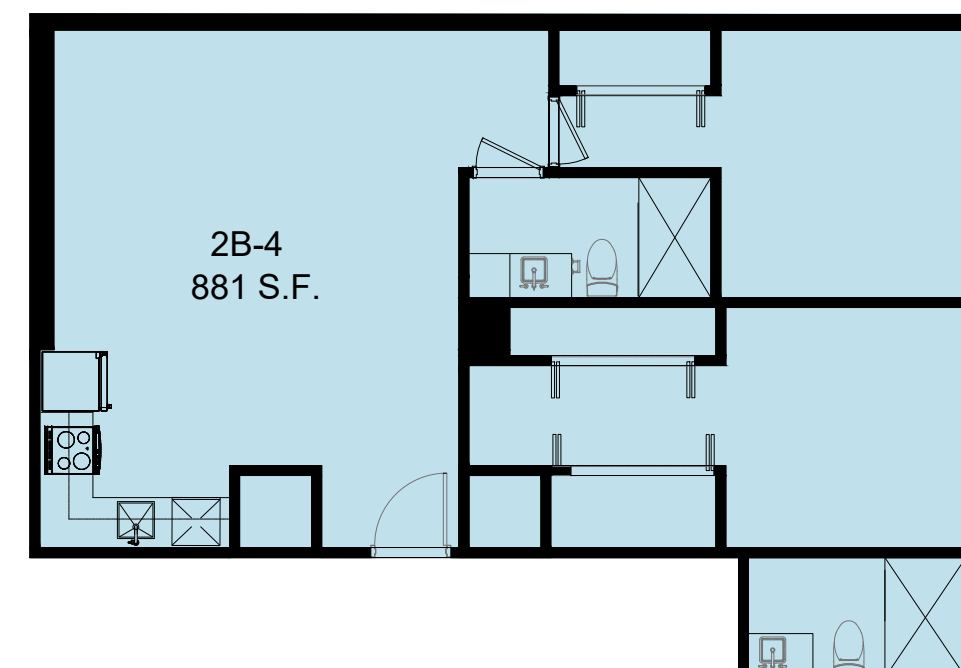
2 BEDROOM AREA TABULATIONS	
2B-1R	
TOTAL A/C FLOOR AREA :	849 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	849 S.F.



2 BEDROOM AREA TABULATIONS	
2B-2	
TOTAL A/C FLOOR AREA :	841 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	841 S.F.

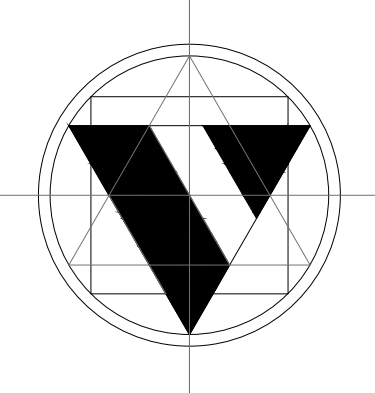


2 BEDROOM AREA TABULATIONS	
2B-3	
TOTAL A/C FLOOR AREA :	907 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	907 S.F.



2 BEDROOM AREA TABULATIONS	
2B-4	
TOTAL A/C FLOOR AREA :	881 S.F.
EXT. BALCONIES: (VARIES BY FLOOR)	
TOTAL GROSS AREA	881 S.F.

**UNIT PLANS**  
SCALE: 1/8" = 1'- 0"



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WESTON, FL 33331

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**WYNWOOD  
TOWER  
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PROJECT #2821

REVISIONS	

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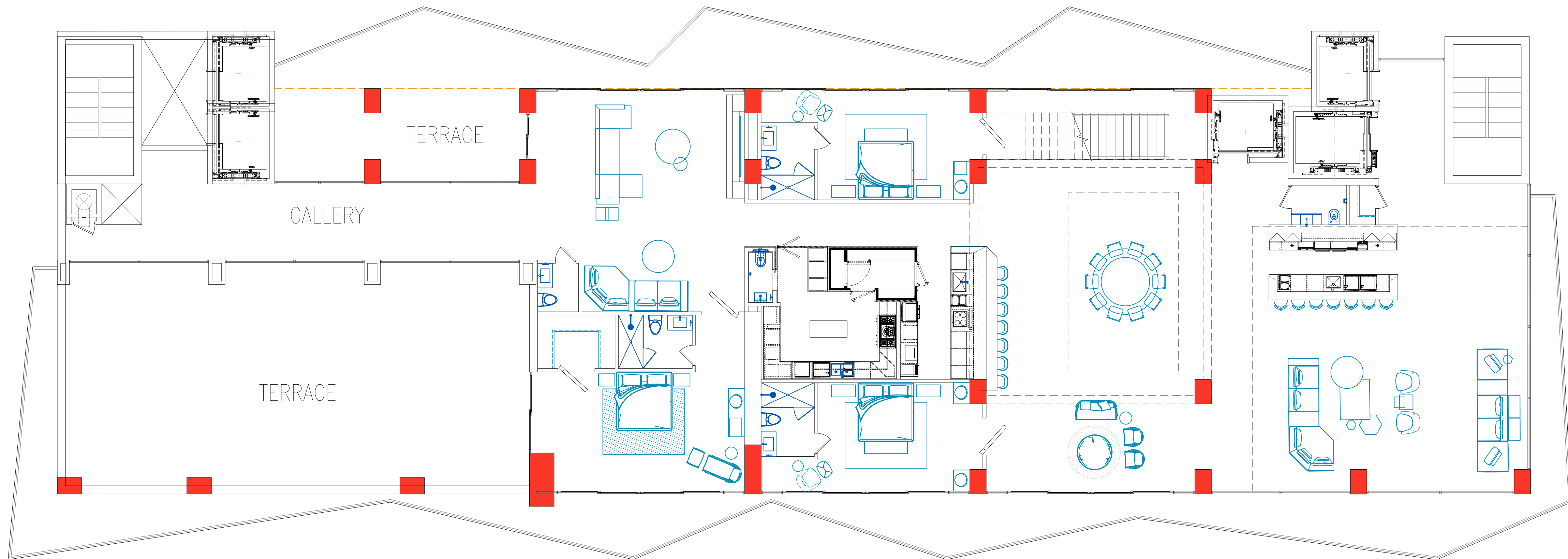
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**UNIT PLAN**

SHEET NO.:

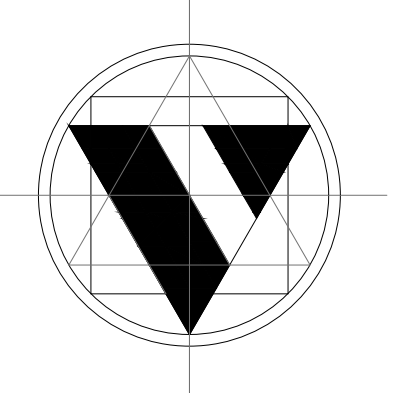
**A-11**





**PENTHOUSE UNIT PLANS**

SCALE: 1/8" = 1'-0"



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**LANDSCAPE ARCHITECT:**  
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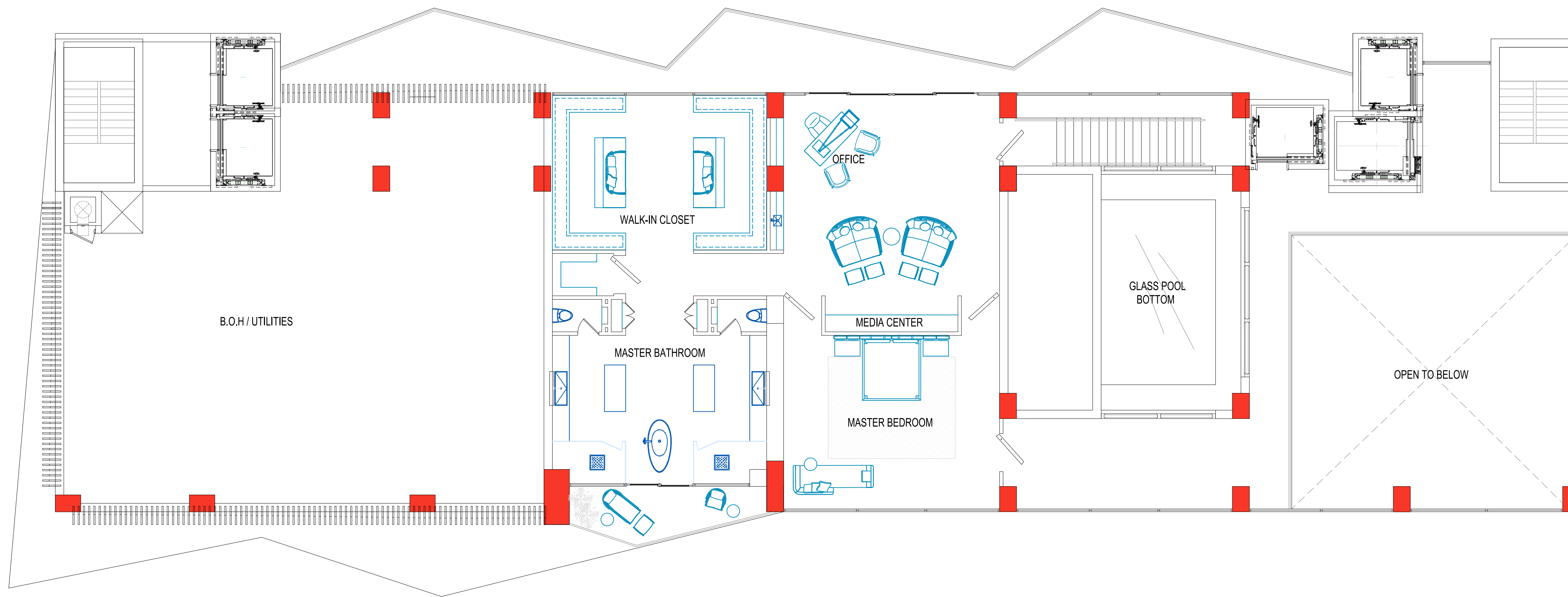
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**UNIT PLANS**

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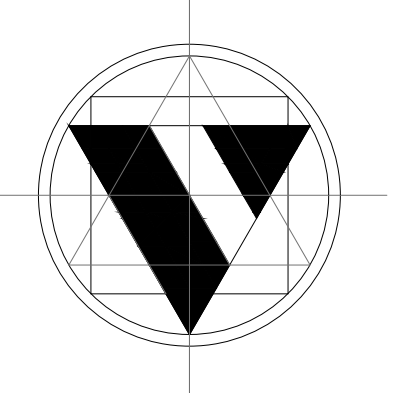
**A-12**





**PENTHOUSE UNIT PLANS**

SCALE: 1/8" = 1'-0"



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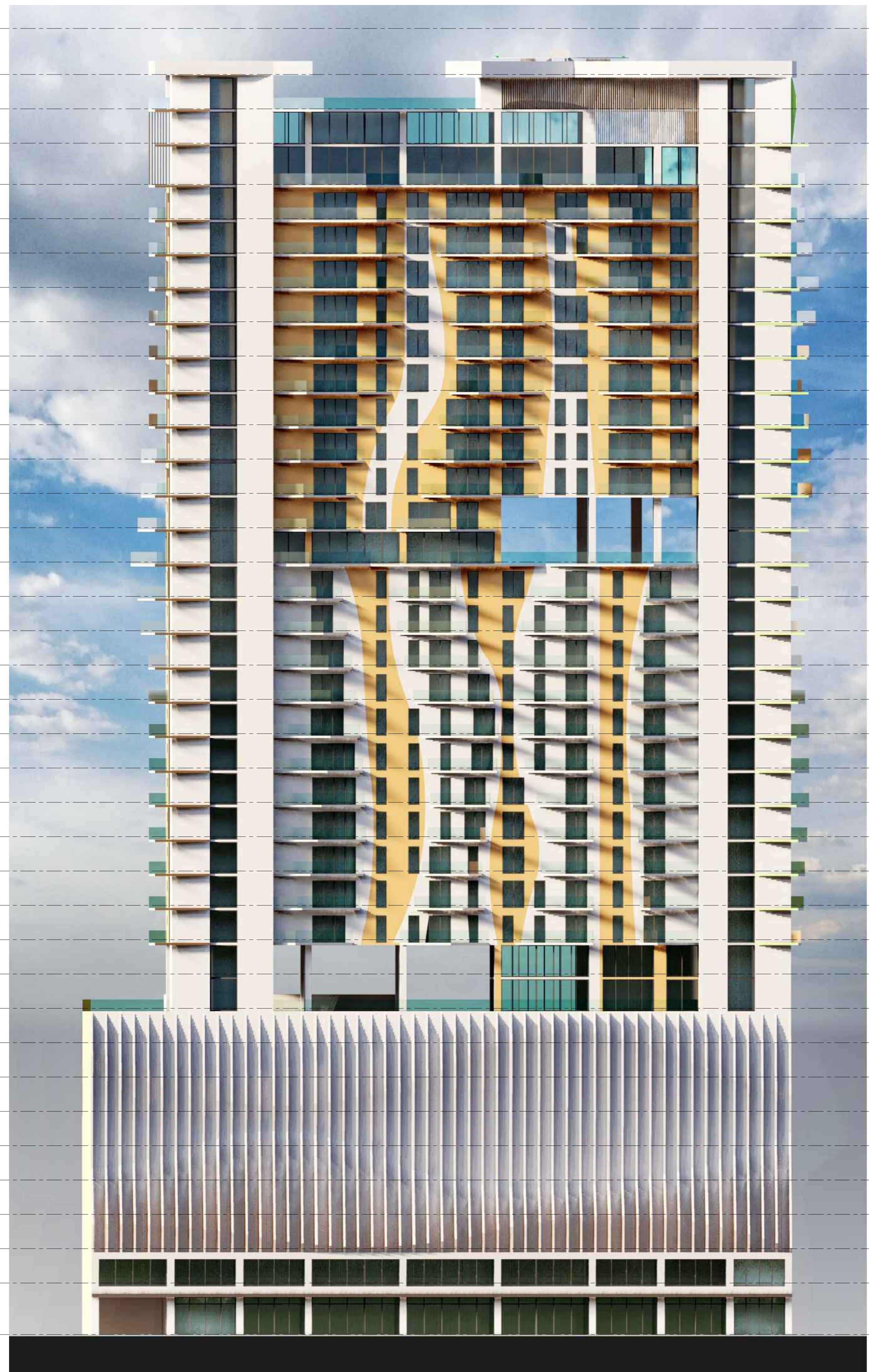
**UNIT PLAN**

SHEET NO.:

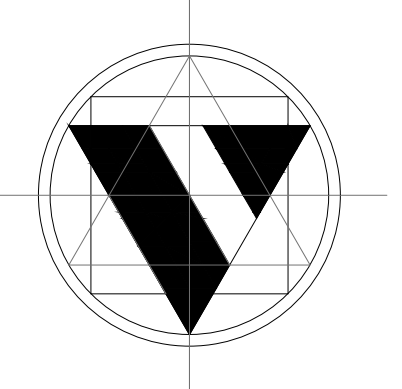
**A-13**



- FAN HEIGHT LIMIT 282'-0"
- ROOF 286'-0"
- LEVEL 36 334'-0"
- LEVEL 35 334'-0"
- LEVEL 34 334'-0"
- LEVEL 33 334'-0"
- LEVEL 32 334'-0"
- LEVEL 31 334'-0"
- LEVEL 30 334'-0"
- LEVEL 29 334'-0"
- LEVEL 28 334'-0"
- LEVEL 27 334'-0"
- LEVEL 26 334'-0"
- LEVEL 25 334'-0"
- LEVEL 24 334'-0"
- LEVEL 23 334'-0"
- LEVEL 22 334'-0"
- LEVEL 21 334'-0"
- LEVEL 20 194'-0"
- LEVEL 19 184'-0"
- LEVEL 18 174'-0"
- LEVEL 17 164'-0"
- LEVEL 16 154'-0"
- LEVEL 15 144'-0"
- LEVEL 14 134'-0"
- LEVEL 13 124'-0"
- LEVEL 12 114'-0"
- LEVEL 11 104'-0"
- LEVEL 10 94'-0"
- LEVEL 9 84'-0"
- LEVEL 8 74'-0"
- LEVEL 7 64'-0"
- LEVEL 6 54'-0"
- LEVEL 5 44'-0"
- LEVEL 4 34'-0"
- LEVEL 3 24'-0"
- LEVEL 2 14'-0"
- LEVEL 1 4'-0"




**NORTH ELEVATION**  
 SCALE: N.T.S.



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SHEET TITLE:  
**ELEVATION**

SHEET NO.:  
**A-14**





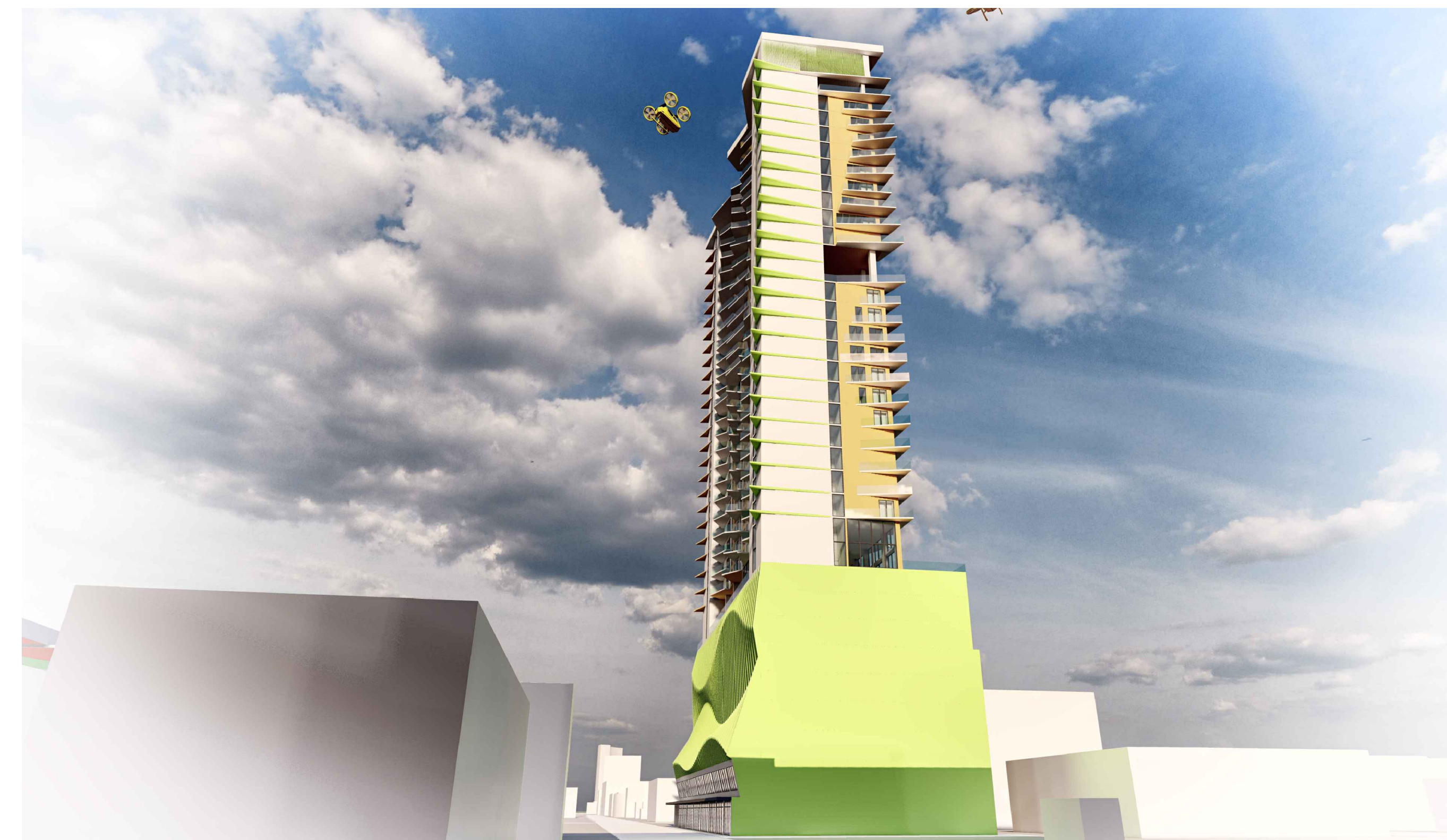
**VIEW FROM EXPRESSWAY - NORTH / WEST FACADE**  
SCALE: NTS



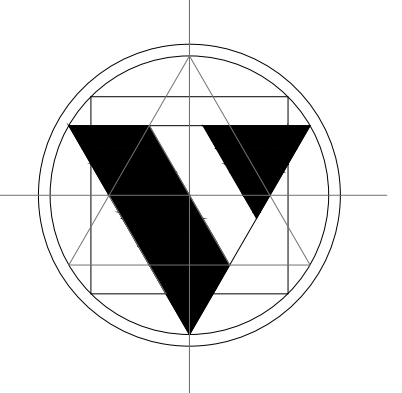
**VIEW FROM 37TH AVE - NORTH FACADE**  
SCALE: NTS



**VIEW FROM 36TH ST - SOUTH FACADE**  
SCALE: NTS



**VIEW FROM 37TH AVE - WEST FACADE**  
SCALE: NTS



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SHEET TITLE:

RENDERINGS

SHEET NO.:

**A-15**





VIEW FROM 37TH AVE - NORTH / EAST FACADE  
SCALE: NTS



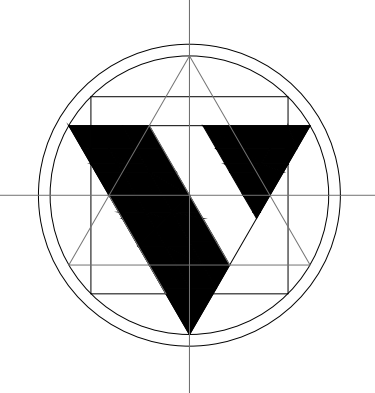
VIEW FROM EXPRESSWAY - NORTH / EAST FACADE  
SCALE: NTS



VIEW FROM 36TH ST - SOUTH / EAST FACADE  
SCALE: NTS



VIEW FROM 36TH AVE - SOUTH / WEST FACADE  
SCALE: NTS



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REVISIONS

NO.	DESCRIPTION	DATE

DATE:

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SHEET TITLE:

RENDERINGS

SHEET NO.:

A-16

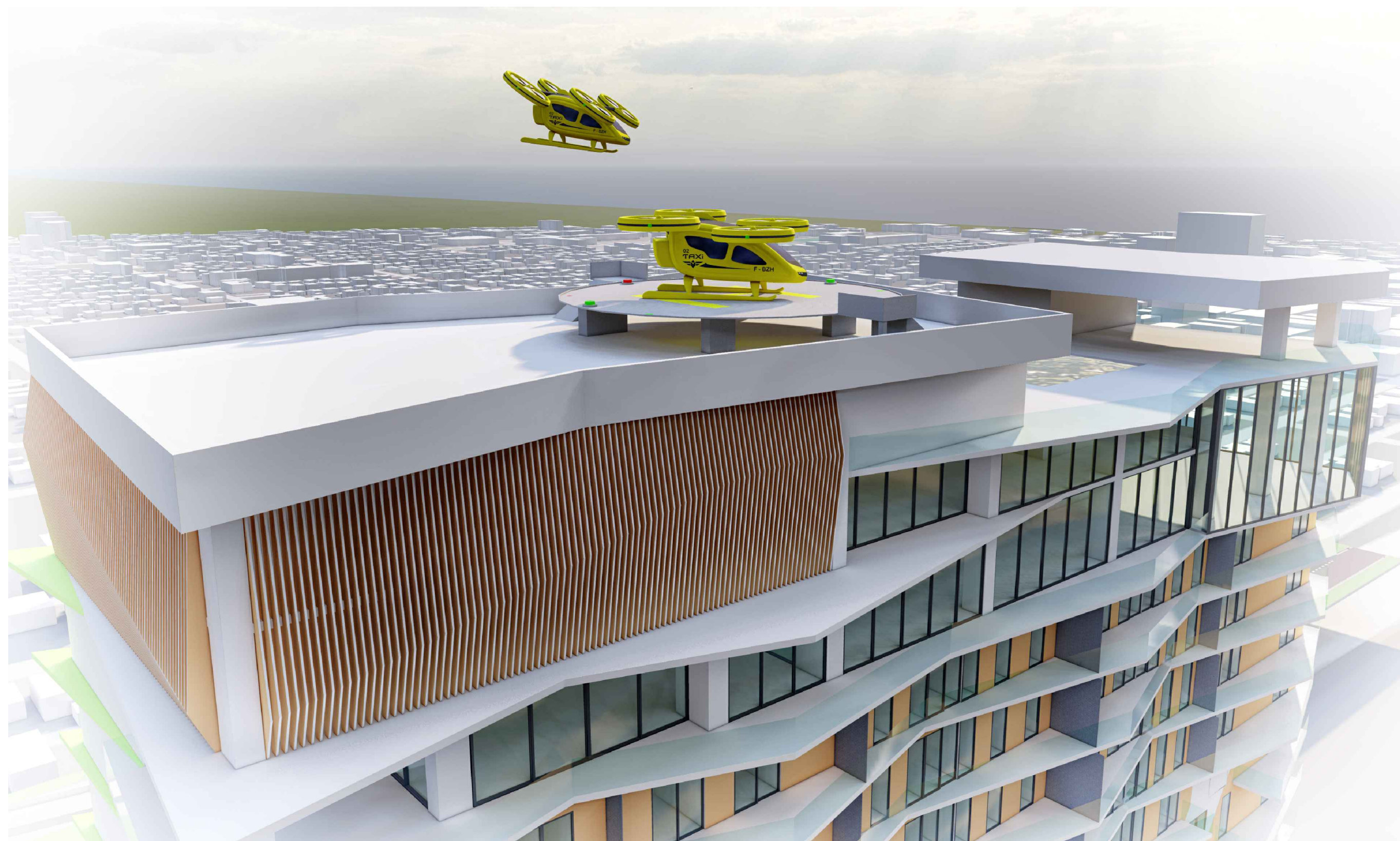




VIEW FROM 37TH AVE - NORTH / EAST FACADE  
SCALE: NTS



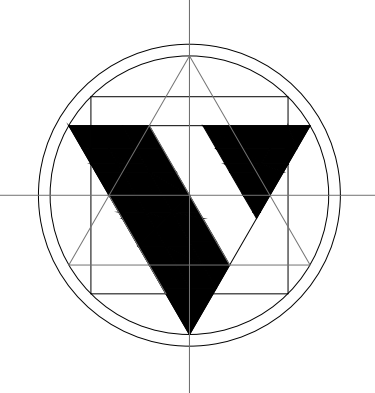
VIEW FROM EXPRESSWAY - NORTH / EAST FACADE  
SCALE: NTS



VIEW FROM 36TH ST - SOUTH / EAST FACADE  
SCALE: NTS



VIEW FROM 36TH AVE - SOUTH / WEST FACADE  
SCALE: NTS



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REVISIONS

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RENDERINGS

SHEET NO.:

A-16





VIEW FROM 29TH FLOOR - EAST VIEW

SCALE: NTS



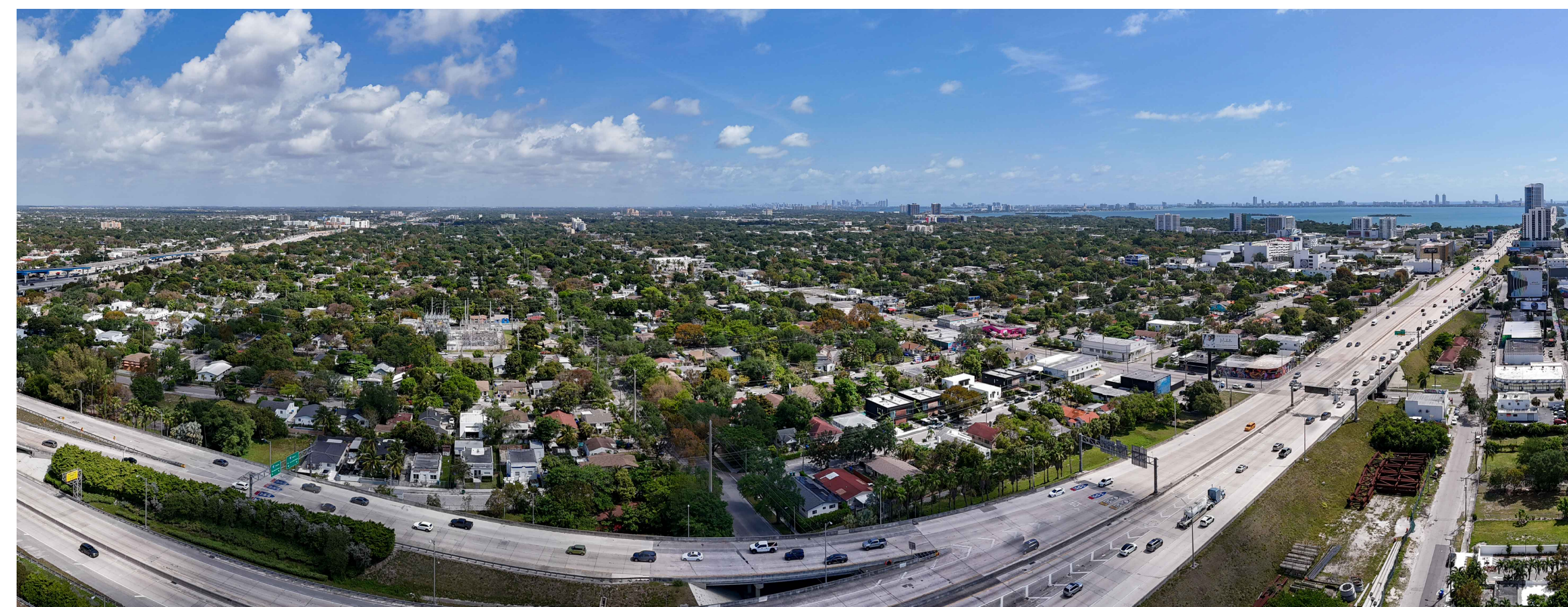
VIEW FROM 29TH FLOOR - EAST VIEW

SCALE: NTS



VIEW FROM 29TH FLOOR - SOUTH VIEW

SCALE: NTS



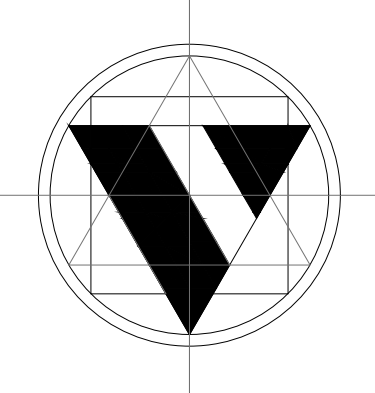
VIEW FROM 29TH FLOOR - NORTH / EAST VIEW

SCALE: NTS



VIEW FROM 29TH FLOOR - WEST VIEW

SCALE: NTS



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SHEET TITLE:

SITE PHOTOS

SHEET NO.:

A-18