

PLANNING, ZONING AND APPEALS BOARD FACT SHEET

File ID: 15-00977ap *Quasi-Judicial*

Title: A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OR DENIAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), PURSUANT TO ARTICLES 3 AND 7 OF THE MIAMI 21 CODE, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, THE REZONING OF CERTAIN PARCELS FOR THE DEVELOPMENT OF APPROXIMATELY **23.46 ACRES** (1,022,917 SQ FT) FOR THE "**MANA WYNWOOD SPECIAL AREA PLAN (SAP)**", A MIXED USE DEVELOPMENT COMPRISED OF SELECTED PARCELS, BOUNDED APPROXIMATELY BY NW 24 ST TO THE NORTH INCLUDING SPECIFIC PARCELS FRONTING NORTHWEST 24 STREET TO THE NORTH, NW 6 AVENUE TO THE WEST, NW 22 STREET TO THE SOUTH, AND NW 2 AVENUE TO THE EAST, MIAMI, FLORIDA; AS DESCRIBED IN EXHIBIT "A", ATTACHED AND INCORPORATED; THE **MANA WYNWOOD SPECIAL AREA PLAN (SAP)** CONSISTS OF A PHASED PROJECT DIVIDED INTO SIX (6) PARTS WHICH INCLUDES APPROXIMATELY 9,719,083 SQ FT OF DEVELOPMENT CONSISTING OF THE FOLLOWING: A) APPROXIMATELY 3,482 RESIDENTIAL UNITS; B) APPROXIMATELY 8,483 PARKING SPACES; C) APPROXIMATELY 51,146 SQ FT OF CIVIC SPACE; AND D) APPROXIMATELY 168,287 SQUARE FEET OF OPEN SPACE; THE **MANA WYNWOOD SPECIAL AREA PLAN (SAP)** WILL MODIFY THE TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS, WHERE A SECTION IS NOT SPECIFICALLY MODIFIED, THE REGULATIONS AND RESTRICTIONS OF MIAMI 21 CODE APPLY; THE SQUARE FOOTAGES ABOVE ARE APPROXIMATE AND MAY INCREASE OR DECREASE AT TIME OF BUILDING PERMIT BUT SHALL NOT EXCEED 9,719,083 SQ FT OF DEVELOPMENT; AND SHALL CONTAIN A MINIMUM OF 51,146 SQ FT OF CIVIC SPACE, AND A MINIMUM OF 168,287 SQ FT OF OPEN SPACE; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Location: Approximately 1801 NW 3rd Street [Commissioner Frank Carollo - District 3]

Applicant(s) Iris Escarra, Esquire on behalf of Mannigan Holdings, LLC, Marcella Realty, LLC, Megan Holdings, LLC, Melanie Holding, LLC Mizrachi Holdings, LLC, Wynwood Holdings, LLC, 2294 NW 2 Avenue Property LLC and Mapton Holdings, LLC
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Purpose: This will allow the area to be Master Planned to allow a greater integration of public improvements and infrastructure and greater flexibility as part of the "Mana Wynwood Special Area Plan (SAP)."

Finding(s):
Planning and Zoning Department: Recommended approval with conditions.

Planning, Zoning and Appeals Board: December 16, 2015