

**CITY COMMISSION  
FACT SHEET**

**File ID:** 15-00977da

**Title:** AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), APPROVING A DEVELOPMENT AGREEMENT, PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BETWEEN THE MANA WYNWOOD APPLICANT ENTITIES, AS DESCRIBED IN EXHIBIT "A", ATTACHED AND INCORPORATED, AND THE CITY OF MIAMI, FLORIDA, RELATING TO THE REZONING OF CERTAIN PARCELS FOR THE DEVELOPMENT OF APPROXIMATELY 23.46 ± ACRES FOR THE MANA WYNWOOD SPECIAL AREA PLAN ("MANA WYNWOOD SAP"), COMPRISED OF SELECTED PARCELS, BOUND APPROXIMATELY BY NORTHWEST 24<sup>TH</sup> STREET TO THE NORTH INCLUDING SPECIFIC PARCELS FRONTING NORTHWEST 24<sup>TH</sup> STREET TO THE NORTH, NORTHWEST 6<sup>TH</sup> AVENUE TO THE WEST, NORTHWEST 22<sup>ND</sup> STREET TO THE SOUTH, AND NORTHWEST 2<sup>ND</sup> AVENUE TO THE EAST, MIAMI, FLORIDA, AS DESCRIBED IN EXHIBIT "B", ATTACHED AND INCORPORATED; FOR THE PURPOSE OF THE REDEVELOPMENT OF THE SELECT PARCELS FOR MIXED USES; AUTHORIZING THE FOLLOWING USES INCLUDING, BUT NOT LIMITED TO: RESIDENTIAL, COMMERCIAL, LODGING, CIVIC, EDUCATIONAL AND CIVIL SUPPORT, PARKING GARAGE AND ANY OTHER USES AUTHORIZED BY THE MANA WYNWOOD SAP, AND PERMITTED BY THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN - FUTURE LAND USE MAP DESIGNATION AND THE MIAMI 21 CODE, THE ZONING ORDINANCE OF THE CITY OF MIAMI; AUTHORIZING A DENSITY OF APPROXIMATELY 150 UNITS PER ACRE; AUTHORIZING A BUILDING HEIGHT OF BETWEEN 1 AND 24 STORIES BASED ON THE TRANSECT ZONE, INCLUSIVE OF AVAILABLE BONUSES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR SAID PURPOSE; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

**Location:** Approximately Northwest 24th Street to the north, Northwest 6th Avenue to the west, Northwest 22nd Street to the south and Northwest 2nd Avenue to the east [Commissioner Keon Hardemon - District 5]

**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, Mapton Holdings, LLC, Malux Realty LLC, Milana Holdings LLC and Millie Realty LLC

**Purpose:** Authorizing the City Manager to execute a development agreement that 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 SAP. blic improvements and infrastructure and greater flexibility as part of the Mana Wynwood SAP.

**Finding(s):**  
**Planning and Zoning  
Department**

**Recommendation:** Recommended approval.

**City Commission:** April 28, 2016