



# City of Miami

## Legislation

### Ordinance

City Hall  
3500 Pan American  
Drive  
Miami, FL 33133  
www.miamigov.com

File Number: 15-00977da

Final Action Date:

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 24TH STREET TO THE NORTH INCLUDING SPECIFIC PARCELS FRONTING 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, 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.

WHEREAS, the Mana Wynwood Special Area Plan ("Mana Wynwood SAP") consists of approximately 23.46 ± acres of selected parcels, as described in Exhibit "B", qualifying as a Special Area Plan as per Article 3, Section 3.9 of the Miami 21 Code, the Zoning Ordinance of the City of Miami ("Miami 21 Code"); and

WHEREAS, pursuant to Section 3.9.1.f. of the Miami 21 Code, development within a Special Area Plan shall be pursuant to a recorded development agreement; and

WHEREAS, the aforementioned location for the proposed Mana Wynwood SAP currently contains underutilized buildings and vacant lots; and

WHEREAS, the entire development will consist of approximately 9,719,083 square feet of development with A) approximately 3,487 residential units; B) approximately 8,483 parking spaces; C) approximately 51,146 square feet of civic space; and D) approximately 168,287 square feet of open space; and

WHEREAS, the proposed Mana Wynwood SAP will facilitate the redevelopment and benefit to the area by creating residential units, flex space and commercial uses as well as civic and open space for the enjoyment of the general public; and

WHEREAS, the requested Mana Wynwood SAP will integrate public improvements and infrastructure while providing greater flexibility resulting in a higher quality or specialized building and streetscape design; and

WHEREAS, projects such as this are critically important to the economic revitalization and enhancement of the City of Miami ("City") in general, and specifically the Wynwood area; and

WHEREAS, the Mana Wynwood SAP will create certain recurring and non-recurring financial benefits as well as temporary and permanent jobs; and

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. The 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 relating to development of the approximately 23.46 ± acres, is hereby approved.



Section 3. The Development Agreement is applicable only to selected parcels bound approximately by Northwest 24th Street to the north including specific parcels fronting 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, Miami, Florida, as described in Exhibit "B", subject to the development parameters set forth therein.

Section 4. The City Manager is authorized {1} to execute the Development Agreement, in substantially the attached form, for said purpose.

Section 5. If any section, part of a section, paragraph, clause, phrase, or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 6. This Ordinance shall become effective immediately upon its adoption and signature of the Mayor. {2}

APPROVED AS TO FORM AND CORRECTNESS:

  
VICTORIA MÉNDEZ  
CITY ATTORNEY  


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Footnotes:

{1} The herein authorization is further subject to compliance with all requirements that may be imposed by the City Attorney, including but not limited to those prescribed by applicable City Charter and Code provisions.

{2} This Ordinance shall become effective as specified herein unless vetoed by the Mayor within ten (10) days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission or upon the effective date stated herein, whichever is later.