

**CITY COMMISSION  
FACT SHEET**

**File ID:** 15-00977ap

**Title:** 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 ("MIAMI 21 CODE"), AS AMENDED, APPROVING THE REZONING OF CERTAIN PARCELS FOR THE DEVELOPMENT OF APPROXIMATELY 23.48 ACRES (1,022,917 SQUARE FEET) FOR THE MANA WYNWOOD SPECIAL AREA PLAN ("MANA WYNWOOD SAP"), A MIXED USE DEVELOPMENT COMPRISED OF SELECTED PARCELS, BOUNDED 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 "A", ATTACHED AND INCORPORATED; THE MANA WYNWOOD SAP CONSISTS OF A PHASED PROJECT DIVIDED INTO SIX (6) PARTS WHICH INCLUDES APPROXIMATELY 9,719,083 SQUARE FEET OF DEVELOPMENT CONSISTING OF THE FOLLOWING: A) APPROXIMATELY 3,482 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; THE MANA WYNWOOD SAP WILL MODIFY THE TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS, WHERE A SECTION IS NOT SPECIFICALLY MODIFIED, THE REGULATION AND RESTRICTION OF THE MIAMI 21 CODE SHALL APPLY; THE SQUARE FOOTAGES ABOVE ARE APPROXIMATE AND MAY INCREASE OR DECREASE AT TIME OF BUILDING PERMIT BUT SHALL NOT EXCEED 9,719,083 SQUARE FEET OF DEVELOPMENT; 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 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:** 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 SAP.

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

**Recommendation:** Recommended approval with conditions.

**Planning, Zoning and  
Appeals Board:**

Recommended approval on March 2, 2016, by a vote of 11-0.

**City Commission:**

First Reading continued from April 28, 2016 and May 26, 2016 to June 23, 2016.