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**Steven J. Wernick, Esq. AICP**

**Firm Principal  
Managing Partner**



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**PRACTICE AREA EXPERTISE**

**Land Use + Zoning**

Land Use Planning  
Zoning | Land Development Regulations  
Historic Preservation  
Platting and Subdivision Law  
Concurrency & Impact Fees

**Real Estate Development**

Multifamily Residential  
Lodging | Hospitality  
Office | Commercial Development  
Infill Development  
Water + Sewer

**Local Government Affairs**

Municipal + County Law  
Public Hearing Advocacy

**Neighborhood Revitalization**

Emerging Neighborhood Planning  
Special Districts

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Steven J. Wernick is an experienced land use attorney and serves as the Firm's Principal and Managing Partner. Steve maintains an innovative, client-driven practice infused with a passion for placemaking.

Steve has significant experience representing real estate developers, property owners, and other real estate industry clients as an advocate and local land use counsel – skillfully navigating the intricacies of local government regulations and the development approval process to help clients add value, deliver on great projects and re-imagining urban core neighborhoods.

Steve's work in recent years has been most prominent with projects under development within Wynwood. Starting with his work for Goldman Properties on the *Wynwood Garage* and Fortis' *250 Wynwood*, Steve has worked with numerous local and national developers on more than 1 million square feet of combined office, hotel, residential, and retail projects throughout Wynwood over the past decade: *545 Wyn*, *CUBE Wynwd*, *Wynwood 25*, and *Moxy Wynwood*. Previously, Steve worked as special counsel for the Wynwood BID in creation and adoption of the Wynwood NRD-1, which was recognized by American Planning Association with the 2017 National Planning Award in Economic Development.

Steve regularly works on zoning and development approvals for mixed-use projects throughout Miami's urban core neighborhoods. Notable projects recognizable today include ZOM's *Met 3*, *Met Square*, *Solitaire*, and *Maizon Brickell*, *The Arbor* and numerous buildings in the development pipeline in Bay Harbor Islands, including both hotels constructed in the past decade - the *Grand Beach Hotel* and *Tryp by Wyndham*. Additionally, Steve was intimately involved in developing and securing entitlements for the *Miami Design District Retail Street Special Area Plan*. He also represents several co-living developers and managed STR companies who have invested significant capital into expanding into the Miami market.

Steve is also a go-to advisor on best practices for zoning and TOD legislation. He helped craft the City of Miami's micro-unit legislation adopted in December 2017 to facilitate innovation in multifamily development around transit stations.

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## SKILLSET

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Thought Leadership  
Public Speaking & Advocacy  
Persuasive Writing  
Media Relations & Copywriting  
Strategic Planning & Advisory Services  
Zoning Development Feasibility Analysis  
Crafting of Innovative Zoning Tools  
Stakeholder Coalition Building  
Local Government Legislation and LDRs

## EDUCATION

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### JD, University of Florida

Order of the Coif, Florida Law Review

### MRP, University of North Carolina- Chapel Hill

Masters in Regional Planning, Real Estate  
Development

### BA, Boston University

Bachelor's in American Studies  
Magna cum laude

## PROFESSIONAL LICENSES AND CERTIFICATIONS

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American Institute of Certified Planners  
Member of Florida Bar  
US Southern District, Florida (11<sup>th</sup> Circuit)

*Go-to Expert on Emerging Neighborhoods.* Through his passion for placemaking and neighborhood revitalization, hands-on approach, and civic involvement, Steve has built a reputation for a unique understanding of the dynamics of emerging neighborhoods. Steve has a unique ability to understand and communicate with diverse community stakeholders, which allows him to help facilitate various activation strategies ranging from temporary use of vacant land and project-specific development approvals to consensus-driven initiatives involving the creation of special districts.

- In 2014-2015, Steve advised the Wynwood BID and helped craft the legislation implementing the Wynwood Neighborhood Revitalization District (NRD-1) in the City of Miami, which brought widespread recognition to the City's first NRD, including the 2017 APA Gold Award for Best Economic Development Plan.
- Steve has been active in Little River // Miami, with the ongoing transformation of a former warehouse district along the FEC Rail Spur into a maker-driven craft retail and service district
- In 2018, Steve represented Westdale Wynwood LP in its rezoning application for a 4-acre site in Wynwood North to facilitate a more robust mix of housing product in the neighborhood.

*Collaborative Planning for Catalyst Projects.* Steve has been instrumental in coordinating multi-stakeholder initiatives for community planning, zoning and public policy initiatives, including the *Wynwood Norte Community Vision*, identifying win-win solutions for community reinvestment on behalf of various property owners, developers and non-profit institutions. This work often calls on Steve's experience in drafting land development regulations and ancillary legislation to support neighborhood revitalization objectives.

In 2016-2017, Steve worked to secure up to \$65 million in park impact fees combined from City of Coral Gables and City of Miami to be allocated to The Underline – Miami's most ambitious transportation & recreation project stretching 10+ miles through 4 different jurisdictions in Miami-Dade County, and he continues to serve on the Board of Directors of Friends of the Underline coordinating a cohesive approach to planning for long-term sustainability of the Underline.

### Speaking and Publishing

- Bisnow Series, "Evolution of Wynwood", Speaker, June 2018
- The Miami Herald, Author, "Irma Revealed Weaknesses, But Presented Opportunities for a More Resilient Miami", October, 2017

- Annual Environmental and Land Use Law Capstone Colloquium at the UF Levin College of Law, Speaker, "*100 Years of Zoning*," November 3, 2016
- 2015 Florida Planning Association Conference, Speaker, "*Wynwood: From Garment District to 24/7 Neighborhood*," September 2015
- Powell on Real Property, §78C, Author, "*Smart Growth*," 2015
- 2011 Florida Bar Environmental and Land Use Law Section Update: Power to the People, Speaker, "Smart Growth and Mobility: A Tale of Two Cities," August, 2011
- The Miami Herald, Co-Author, "Public-private partnerships help the economy," June, 2011
- Florida Real Estate Journal, Vol. 17, No. 4, Author, "Preserving Land Entitlements in a Recessionary Economy," June, 2009
- Powell on Real Property, §79.D08, Author, "Golf Course Conversions: The Challenges of Urban Reuse, 2008
- Zoning & Planning Law Report, Author, "Diamonds in the Rough: Judicial Reaction to Golf Course Conversions," 2007

Steve is regularly asked to speak at conferences and to media outlets on evolving trends in planning and zoning, and is cited by courts and secondary law sources nationwide, including *Powell on Real Property* and *Land Use Planning and the Environment: A Casebook* (2010)

#### **Awards**

- Super Lawyers Magazine – Florida (2013-2018)
- Daily Business Review – Real Estate Lawyer of the Year (2017)
- Builders Association of South Florida – Joseph G. Goldstein Legislative Leadership Award (2017)
- South Florida Business Journal 40 under 40 (2017)
- CHS Child Advocate of the Year (2015)

#### **Community Service and Leadership Roles**

- ULI SE Florida, Caribbean – Advisory Board (2018-2019)
- Friends of the Underline, Inc. – Board Member (2017-2019)
- Children's Home Society of Florida, Inc. – State Board of Directors (2016-2019)
- City of Miami Waterfront Advisory Board, Chairman (2015- 2017)