

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

Real Estate Development

Multifamily Residential

Lodging | Hospitality

Office | Commercial Development

Infill Development

Concurrency & Impact Fees

Local Government Affairs

Municipal + County Law

Public Hearing Advocacy

Neighborhood Revitalization

Emerging Neighborhood Planning

Special Districts

Steven J. Wernick is an experienced land use attorney and serves as the Firm's Principal and Managing Partner. Steve maintains a multi-disciplinary practice infused with a passion for placemaking that makes him more than just an attorney.

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 deliver on great projects and revitalize urban core neighborhoods.

Steve's work in recent years has been most prominent with projects under development in Wynwood, Miami's emerging arts district undergoing a significant transformation into a 24/7 live, work, play neighborhood that has become an epicenter for global art tourism and expansion of Miami's tech hub.

Starting with his work for Goldman Properties on a portfolio of adaptive reuse projects in the former warehouse district and the award-winning *Wynwood Garage*, Steve has worked with local and national developers on entitlements for a majority of the new retail, office, multifamily and hospitality development constructed in Wynwood over the past decade, including notable projects:

- **250 Wynwood** – 11 unit 6-story live/work building completed in 2015 that laid the groundwork for the NRD-1 Zoning
- **CUBE Wynwd** – 90,000+ SF 8-story boutique office building in the heart of Wynwood's NW 24th Street, completed in 2018
- **Wynwood 25** – Wynwood's first market-rate apartment building completed in 2019, rising 8-stories and 400,000 SF+ floor area, with 289 units and 31,000 SF of ground floor retail; and the first transfer of development rights (TDRs) from a qualified Legacy Structure in Wynwood
- **545 Wyn** – 300,000 SF 10-story class A office building with wrap around retail space and an art-infused open parking garage developed by Sterling Bay and completed in 2020
- **Wynwood Annex & Gateway at Wynwood** office buildings

Projects in the pipeline include **The Moxy Wynwood**, FifiField's **Wynwood Station**, Magellan Housing's **Wynwood Works** (a 210-unit affordable/workforce housing project in partnership with the Omni CRA), **Wyn on 5th**, **LIVWRK Wynwood**, **Mohawk Wynwood** and **29N/Wynwood Plaza**, Wynwood's largest mixed-use project to

SKILLSET

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

EDUCATION

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

American Institute of Certified Planners
(AICP)
Member of Florida Bar
US Southern District, Florida (11th Circuit)

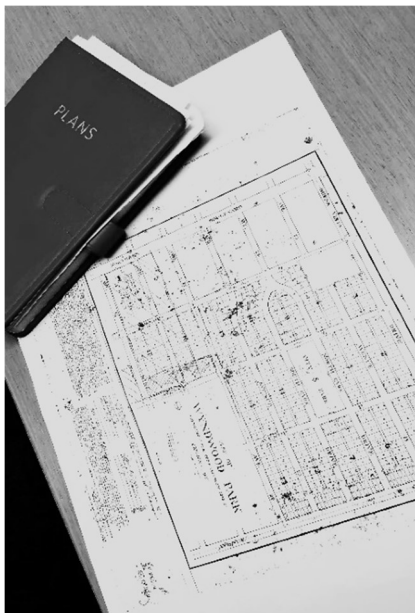
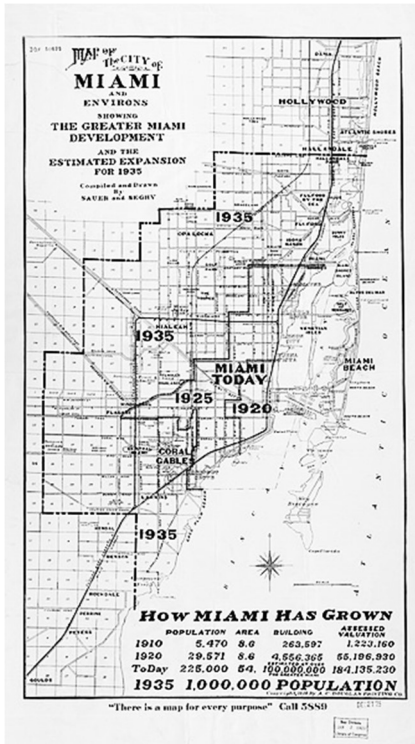
date with over 900,000 square feet under development through a partnership between L&L Holdings and Carpe Real Estate Partners.

Previously, Steve worked as special counsel for the Wynwood BID in creation and adoption of the Wynwood NRD-1, recognized by the American Planning Association with the 2017 National Planning Award in Economic Development. Additionally, Steve has been involved in numerous projects in Bay Harbor Islands, Edgewater, North Miami, Miami Beach and other waterfront communities in South Florida and was intimately involved in developing and securing entitlements for the *Miami Design District Retail Street Special Area Plan* – including infrastructure improvements and regulating plan to facilitate over 1 million square feet of development of luxury retail, art and civic space.

Steven J. Wernick is a trusted advisor on best practices for planning and creative zoning tools to support neighborhood revitalization. His background as a trained urban planner and member American Institute of Certified Planners (AICP) allows him to understand factors important to local government officials in advancing effective strategies that get stakeholders to *Yes*.

Emerging Neighborhoods and Special District Legislation. Steve has built a reputation for understanding the dynamics of emerging neighborhoods. With a unique ability to communicate with diverse community stakeholders, Steve is regularly asked to lead and facilitate a variety of creative placemaking initiatives.

- *Wynwood Arts District NRD-1.* In 2014-2015, Steve helped craft legislation implementing the Wynwood Neighborhood Revitalization District (NRD-1), which brought recognition to the City of Miami's first NRD, including 2017 APA Award: Best Economic Development Plan.
- *Micro-unit Legislation.* In 2017, Steve led a research effort to support micro-unit legislation sponsored by Miami Mayor Francis Suarez to study and incorporate best practices from Austin, Seattle, DC and other first-tier markets – to expand housing options tied to transit-served districts in Miami.
- *Underline Special District & Impact Fee Allocation.* In 2016-2017, Steve worked to secure up to \$65 million in park impact fees from City of Coral Gables and City of Miami to be allocated to The Underline – Miami's ambitious urban trail project stretching 10+ miles through multiple jurisdictions. Steve currently chairs a committee studying The Underline Special District, including value capture mechanisms for long-term sustainability.



- *El Portal Form-Based Zoning Code*. Steve acted as special counsel to the Village of El Portal's Planning Director advising on best practices implementation for creation/adoption of the Village's Form Based Code in 2017.
- *Wynwood Norte Community Vision Plan & NRD-2*. In 2020-2021, Steve co-authored and guided the Wynwood Norte Neighborhood Revitalization District (NRD-2), the City of Miami's 2nd NRD, through community engagement and public hearing approvals. As a 141-acre overlay district, the NRD-2 was the largest neighborhood rezoning under Miami 21 and brought together various stakeholders through Wynwood Community Enhancement Association to support a measured and context-sensitive rezoning that allows for additional density while promoting the character of the neighborhood.

Speaking and Publishing

- 2021 Florida Planning Association Conference, co-panelist, The Underline: Revitalizing Communities through Green Infrastructure, Aug 31, 2021
- 2020 Florida Planning Association Conference, Speaker, Wynwood Norte: Mitigating Displacement through Community Vision Plan, September 9, 2020
- Lexis Nexis: Zoning Review in Commercial Real Estate Financing Transactions (FL), Author, August 2020.
- 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
- Environmental and Land Use Law Capstone Colloquium 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 and Recognition

- Builders Association of South Florida – President’s Award (2021)
- Super Lawyers Magazine – Florida (2013-2021)
- 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

- University of Miami School of Architecture, Adjunct Professor (2020 – Present)
- Wynwood Community Enhancement Association, Advisor/*Pro Bono* Counsel) (2019 – Present)
- ULI SE Florida, Caribbean – Advisory Board (2018-2020)
- Friends of the Underline, Inc. – Board Member (2017–Present)
- Children’s Home Society of Florida, Inc. – State Board of Directors (2016-2019)
- City of Miami Waterfront Advisory Board, Chairman (2015- 2017)