

Scott Robins proposes apartment project in Wynwood

By [Brian Bandell](#) | June 10, 2022

Scott Robins and Bay Road Partners have proposed an apartment complex in the Wynwood Arts District of Miami with studios and one-bedroom units. The project would only have enough parking spaces for about a quarter of the residents.

The Wynwood Design Review Committee on June 13 will consider the application for the project by LRF Wynwood LLC, a joint venture between the Miami Beach-based developers. It concerns the vacant site of 0.9 acres at 35-83 N.W. 27th St.



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The developers previously received approval for a [hotel/apartment complex](#) on the site, but construction didn't move forward. In response to changes in the real estate market, the developer came up with a new plan, said Miami-based attorney [Steven Wernick](#), who represents them.

Totalling 182,483 square feet in five stories, the building would have 203 apartments, 15,104 square feet of commercial space, and 48 parking spaces. The units would range from 463 square feet for studios and 860 square feet for one-bedroom apartments.

There would be a rooftop pool deck among the 9,008 square feet of amenities. Wernick said that would include a gym, a pet station and an outdoor fitness area. The project would have a pedestrian paseo underneath the building.

The zoning in Wynwood allows developers to build fewer than one parking space per unit. Wernick said this project reduced the parking requirement further by boosting the number of bike racks to 170.

“The zoning encourages more bike racks on site as the neighborhood becomes more walkable,” Wernick said. “The people that are looking to reside in Wynwood are choosing to do so because of the amenities in the neighborhood. More people are working from home and using car-sharing services.”

Some of the newer apartment buildings in downtown Miami and Brickell have fewer than one parking space per unit, and a few have no parking whatsoever. However, those neighborhoods are served by mass transit systems, which are not present in Wynwood. However, there has been a boom in office development in Wynwood in the last few years as the neighborhood attracts more companies.

Wernick also noted the city has flexible zoning when it comes to short-term rentals. The developer could elect to use part of the building for stays shorter than 30 days after it opens. Short-term tenants are less likely to need parking.

Miami-based Arquitectonica designed the project for LRF Wynwood. Wernick said the developer hopes to file for building permits by the end of 2022.

<https://www.bizjournals.com/southflorida/news/2022/06/10/robins-proposes-apartment-project-in-wynwood.html>