
Erin L. Grafton

Senior Planner



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PRACTICE AREA EXPERTISE

Land Use + Zoning

Zoning | Land Development Regulations
Transfer of Development Rights (TDR/TDD)
Concurrency and Growth Management

Real Estate Development

Multifamily Residential
Affordable/Workforce Housing
Infill Development

Local Government Affairs

Resiliency Initiatives and Resource
Management

Neighborhood Revitalization

Emerging Neighborhood Planning
Special Districts
Economic Development & Temporary Use
Permits

Erin L. Grafton is Senior Planner at Wernick & Co, PLLC, where she provides a variety of client services related to land use planning, zoning and development approvals to support urban redevelopment and re-use projects throughout municipalities in South Florida.

Erin started her career at Akerman LLP, an AMLaw 100 law firm, coordinating site due diligence, zoning and impact fee analysis, and managing administrative and public hearing applications, including multiple projects constructed or in the pipeline in Wynwood and throughout the City of Miami. Prior to joining Wernick & Co, she worked for Terra Group as a Development Associate, where she led day-to-day project management from acquisition through pre-development/pre-construction milestones, managing \$500 million worth of development projects in Miami-Dade County.

As Senior Planner at Wernick & Co, Erin quarterbacks projects through various phases of the development approval process in City of Miami, City of North Miami, Town of Bay Harbor Islands and jurisdictions across Miami-Dade County. Erin's work includes significant experience coordinating and processing applications for transfer of density and development rights in connection with historic and non-historic properties.

Erin brings capabilities and experience in creative placemaking, problem solving, and strategic urban planning solutions for emerging neighborhoods. Since 2018, Erin has been involved in the Wynwood Norte Community Vision Plan, providing an existing conditions assessment for the 200+ acre neighborhood, spatial mapping, and identifying creative zoning solutions for implementation of Vision Plan objectives, including facilitating production of missing middle housing and diverse housing supply. Erin's role continued, working closely with City of Miami Staff on implementation of the Wynwood Norte Neighborhood Revitalization District (NRD-2), which received unanimous approval by City of Miami Commission in March 2021.

Erin received a Bachelor's degree in Urban Studies from College of Charleston and a Master's Degree in Real Estate Development and Urbanism from the University of Miami. She is actively involved in the Young Leaders Group of Urban Land Institute (ULI) Southeast Florida / Caribbean Chapter and showcases leadership through her involvement in the Housing Affordability Committee.

Erin brings high energy, dedication and experience working on mixed-use urban redevelopment projects coupled with her expertise in creative planning, public policy and economic development.

SKILLSET

Quarterbacking Multi-Disciplinary Development Teams and Design Professionals

Preparation and Filing of Local Government Applications

Execution of Action Plans for Measured Success

Project Management and Collaboration with Design Professionals

Strategic Planning & Advisory Services

Zoning Development Feasibility Analysis

Research and Monitoring of Local Government Legislation and Policymaking

EDUCATION

BA, College of Charleston

Bachelor of Arts, Urban Studies

MRED+U, University of Miami

Masters of Real Estate Development and Urbanism

Notable Client Representations

- Representation of Florida-based and national developers throughout the Wynwood Neighborhood Revitalization District (NRD-1), including processing special permit applications, coordinating design review presentations and advising clients and design professionals on zoning compliance to ensure successful entitlement path outcomes.
- Representation of owner of historic landmark property in Downtown Miami on largest application to date for the transfer of development density utilizing City of Miami TDD Program.
- Representation of *Apis Living*, a small-scale multifamily residential developer on portfolio of infill development site plan/waiver approvals in Little Havana, Health District, and Wynwood Norte.
- Representation of *Magellan Housing, LLC*, on Wynwood Works, a new 120-unit attainable and mixed income project, in unique partnership with the Omni CRA, tracking to be Wynwood's first new attainable housing constructed since the adoption of Wynwood Neighborhood Revitalization District
- Representation of *City of Greenville, SC*, in connection with preparation and delivery of an action plan for the Village of West Greenville, an emerging arts and enterprise node anchoring Greenville's textile crescent; including coordination and analysis of existing conditions data and managing client relationship to deliver work product for approval by City's Planning Commission.