

November 29, 2022

Wynwood Norte NRD-2 Amendments Expand Opportunities for Missing Middle Housing

On November 17, 2022, the City of Miami Commission approved a set of text amendments to the recently-adopted Wynwood Norte Neighborhood Revitalization District (NRD-2), synchronizing density across the NRD-2 boundaries at 150 units/acre, in line with the City's Future Land Use Map for the neighborhood. Specifically, the NRD-2 amendments remove unit count restrictions for small and medium sized lots in the T4 transect zone to give developers and architects more flexibility to introduce multifamily residential buildings within the neighborhood.

NRD-2 Zoning Framework for Wynwood Norte. Following on the 2019 Wynwood Norte Community Vision Plan – a stakeholder-driven initiative to reclaim the neighborhood's built environment and spur reinvestment – the City of Miami worked with the Wynwood Community Enhancement Association, Plusurbia Design and Wernick & Co, PLLC to craft new zoning regulations tailored to Wynwood Norte.



Adopted in March 2021, the NRD-2 is a zoning overlay district intended to facilitate new housing opportunities attainable to new and existing residents, while providing for intentional growth compatible with the unique identity and character of this diverse and eclectic community bordering the Wynwood Arts District (to the south), Midtown (to the east), and I-195 (to the north).

The NRD-2 zoning framework provides for more intensive mixed-use development along the commercial corridors of NW 36th Street, N Miami Avenue, NW 2nd Avenue and NW 5th Avenue, while facilitating small-scale infill residential buildings in the neighborhood's interior. The NRD-2 allows more flexibility than typically found in the City's zoning code, particularly for T4 and T5 transect zones, where building envelope standards allow for bonus height through participation in the Wynwood Norte Public Benefits Program and a maximum density of 150 units/acre, as compared to 36 units/acre – 65 units/acre, respectively in T4 and T5 transect zones.

NRD-2 Amendments Remove T4 Unit Caps; Incentivize Mixed-Income Housing. The T4 standards in the NRD-2 previously imposed a maximum unit count of 16 units for *Small Lots* (lot area up to 7,500 square feet); and 24 units for *Medium Lots* (lot area between 7,500 and 20,000 square feet).

By removing unit caps in the T4 zone, the legislation effectively allows developers and their architects to design a range of multifamily projects and floorplans to fit the market on lots up to 20,000 square feet, within a building envelope of three (3) stories. Medium lots are increasingly more likely candidates for participation in the Wynwood Norte Public Benefits Program, which

offers developers a 4th story plus a lot coverage boost for delivering 20% 2-bedroom units affordable to households earning 80% - 100% Area Median Income (AMI).

The NRD-2 Amendments include a handful of additional updates to the T4 standards (Section 5.1, Appendix P of Miami 21), increasing maximum lot coverage to 70% for *Small Lots* in the T4 zone; requiring all new T4 buildings incorporate façade/roof treatments compatible with the neighborhood's residential character; and clarifying permissibility of shopfront features for ground floor retail in T4-L zones that reflect the neighborhood's traditional character.

NRD-2 Overlay District Promotes Reinvestment. The NRD-2 Amendments were sponsored by District 5 Commissioner Christine King- whose district includes Wynwood Norte, in addition to the Wynwood Arts District, Little Haiti and other urban core neighborhoods north of downtown Miami in need of new quality housing opportunities attainable to working families.

The NRD-2 offers some of the most flexible standards for small and medium lot residential development found in Miami. This involves a menu of parking reductions in line with traditional walkable neighborhoods, including waivers for transit corridor/TOD reductions and an exception from minimum parking requirements for projects under 20,000 square feet in floor area. Development within T5 and T6 transect zones are also eligible to participate in the Wynwood Norte Parking Trust Fund, as another mechanism for relief from strict on-site parking requirements.

Additionally, the NRD-2 includes innovative zoning concepts designed to attract and retain local businesses, including axing parking requirements for micro-retail spaces less than 500 square feet and special permitting for Retail Merchandising Units and outdoor dining.

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If we can be of assistance or you would like more information about how these zoning overlay regulations may apply to a project in your pipeline, please do not hesitate to contact us.

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