

---

**Erin L. Grafton**

**Senior Planner**



[ELG@WERNICKCO.COM](mailto:ELG@WERNICKCO.COM)

PH. 786.232.0900

---

**PRACTICE AREA EXPERTISE**

***Land Use + Zoning***

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

***Real Estate Development***

Mixed Use Development  
Multifamily Residential  
Affordable/Workforce Housing  
Infill Development

***Local Government Affairs***

Policymaking

***Neighborhood Revitalization***

Emerging Neighborhood Planning  
Special Districts  
Creative Economic Development Solutions

---

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 adaptive reuse 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 throughout Miami-Dade County. 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 milestones for projects on Miami Beach.

As Senior Planner at Wernick & Co, Erin leads 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 managing applications for transfer of density and development rights in connection with historic and non-historic properties. Most recently, Erin coordinated the largest transfer of development density approval in City of Miami History from the historic Alfred I. duPont Building in Downtown Miami.

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 revitalization of Wynwood Norte, preparing and delivering an existing conditions assessment for the 200+ acre neighborhood, spatial mapping, and identifying creative zoning solutions for implementation of the Wynwood Norte Community Vision Plan, facilitating production of missing middle housing and diverse housing supply. Erin's role included working closely with City of Miami Staff on creation and implementation of the Wynwood Norte Neighborhood Revitalization District (NRD-2), which received unanimous approval by City of Miami Commission in March 2021. The Wynwood Norte Community Vision Plan has received numerous awards and recognition, including the 2021 top neighborhood plan from the FL Chapter of the American Planning Association.

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 Southeast Florida / Caribbean Chapter and showcases leadership through her

---

## SKILLSET

---

Leading 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

## EDUCATION

---

**BA, College of Charleston, 2014**

Bachelor of Arts, Urban Studies

**MRED+U, University of Miami, 2018**

Master of Real Estate Development and Urbanism

---

involvement in the ULI Housing Affordability Committee and various philanthropic initiatives on behalf of YLG.

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.

### Notable Client Representations

- Representation of numerous 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 Alfred I. duPont Building, 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 growing portfolio of urban infill development sites, and coordinating special permit application approvals in Little Havana, Health District, and Wynwood Norte.
- Representation of *Magellan Housing, LLC*, on Wynwood Works, the first new Attainable and Mixed-Income Housing Project since the adoption of the Wynwood Neighborhood Revitalization District (NRD-1).
- 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.
- Representation of *Seventh Ave. Group, LLC* in connection with securing unanimous City Council approvals for Emblem Tower, the first new 139-unit multifamily residential building along the NW 7<sup>th</sup> Avenue Corridor in North Miami.