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'A great comeback story': Miami approves new zoning for neighborhood near Wynwood

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A neighborhood on the north side of Wynwood has been rezoned, with the hopes of spurring more investment and redevelopment in the area.

The City Commission unanimously approved the Wynwood Norte rezoning plan on March 25. The plan covers 140 acres west of Midtown Miami and north of Wynwood. The largest pocket of development would be on Northwest 36th Street, the north side of Northwest 29th Street and North Miami Avenue. The new zoning would allow up to eight stories of mixed-use development, or five stories for purely residential.

With more flexible parking requirements under the new zoning, it would be easier to build two- and three-story apartment buildings and small retail spaces. A fourth story could be added for projects with 20% affordable housing.

"It's about reinvesting in the schools, parks, safer streets, small businesses, and bringing back a healthy mix of housing affordable to working families," said [Yoni Bornstein](#), president of the Wynwood Community Enhancement Association (CEA).

The rezoning process was largely driven by residents of the neighborhood, who advocated for the creation of the Wynwood Norte Neighborhood Revitalization District with this legislation.



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New zoning was approved that would transform Wynwood Norte in Miami.

While Miami's overall population has grown in recent years, the population in Wynwood Norte has fallen by nearly 50% since 1985. There are many vacant lots, so the hope is the new zoning will encourage more building to welcome new residents and businesses.

"Wynwood Norte is a great comeback story," said attorney [Steve Wernick](#), who represents the Wynwood CEA and worked on the zoning changes. "Two years ago, the future of this neighborhood was in question. The Wynwood Norte Neighborhood Revitalization District reflects the resilience and perseverance of this community, to shape an action plan that encourages growth and infill development inclusive of the existing community."

Miami-Dade County owns about nine acres with older affordable housing units in Wynwood Norte. This zoning could allow the county to build more housing on that site.

The Bakehouse Art Complex is also considering plans for affordable housing for artists on its 2.3-acre campus in the neighborhood.

"Today's approval allows us to pursue our collective vision to preserve and revitalize one of Miami's most beloved urban neighborhoods," said [Cathy Leff](#), executive director of Bakehouse and a board member of the Wynwood CEA.

PlusUrbia crafted the Wynwood Norte community vision plan.

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