

20-story apartment tower planned in Miami



By **Brian Bandell** – Senior Reporter, South Florida Business Journal
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A 20-story apartment tower is being proposed for Miami's Arts & Entertainment District.

On Feb. 19, the city's Urban Development Review Board will consider the plans for Wynwood Haus at 1765 N. Miami Ave., located about three blocks south of the Wynwood Arts District.

It's in the Arts & Entertainment District, where a host of apartment buildings and condos have been built in recent years. The area includes the Adrienne Arsht Center for the Performing Arts and the School Board Metromover Station.

The Wynwood Haus development site is directly south of the historic Miami City Cemetery, the only cemetery in the city. The cemetery has heavy tree cover around the grave sites.

Wynwood Haus LLC, a joint venture between TSG Group and Lineaire Group, paid \$5.91 million in March 2019 for the 0.69-acre site. It's currently vacant.

The project would total 272,996 square feet, with 224 apartments, 5,204 square feet of commercial space, and 222 parking spaces. The parking garage would be on floors two through five, with the apartments on floors six through 19. The top floor would have amenities, including a pool, a gym and a community center.

The apartments would range from 394 to 945 square feet. It would have 42 micro units, 126 one-bedroom units, and 56 two-bedroom units.

TSG Group and Lineaire Group said the project would serve Miami's growing population and its demand for multifamily housing. It's also in an Opportunity Zone, which could carry significant tax benefits. They said Wynwood Haus would cater to young professionals attracted to the amenities and lifestyle of nearby Wynwood.

"Centrally located between Downtown and Wynwood, Wynwood Haus is walking distance from the School Board Metromover Station, providing access to Virgin MiamiCentral, Downtown, Brickell, the University of Miami, Dadeland Mall, and more without the use of an automobile," TSG Group and Lineaire Group said in a statement. "Additionally, Wynwood Haus offers immediate access to two of Miami's most vital arterial freeways – I-95 and SR-836 – and is within a 15-minute drive of each of Miami's premier points of interest, including South Beach."

Wynwood Haus was designed by Corwil Architects. Attorney **Carlos R. Lago** represents the developers in the application.

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