revuelta

architecture
international

72+COLLINS HOTEL & CONDOMINIUM

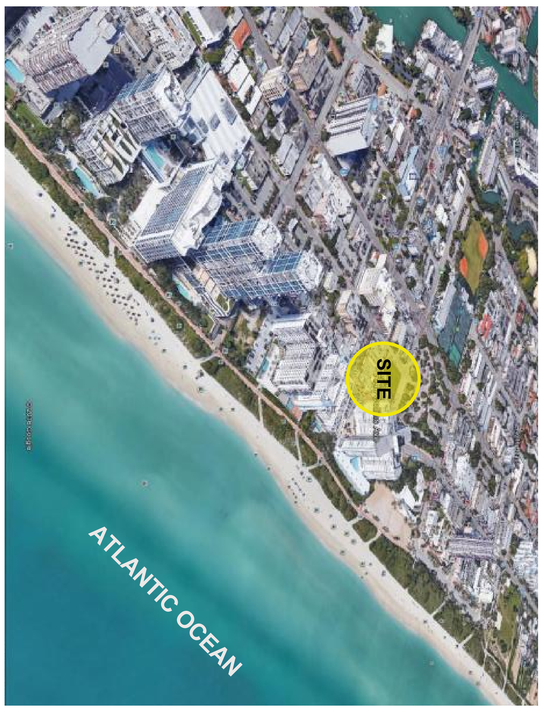
CITY OF MIAMI BEACH DESIGN REVIEW BOARD

A DEVELOPMENT OF

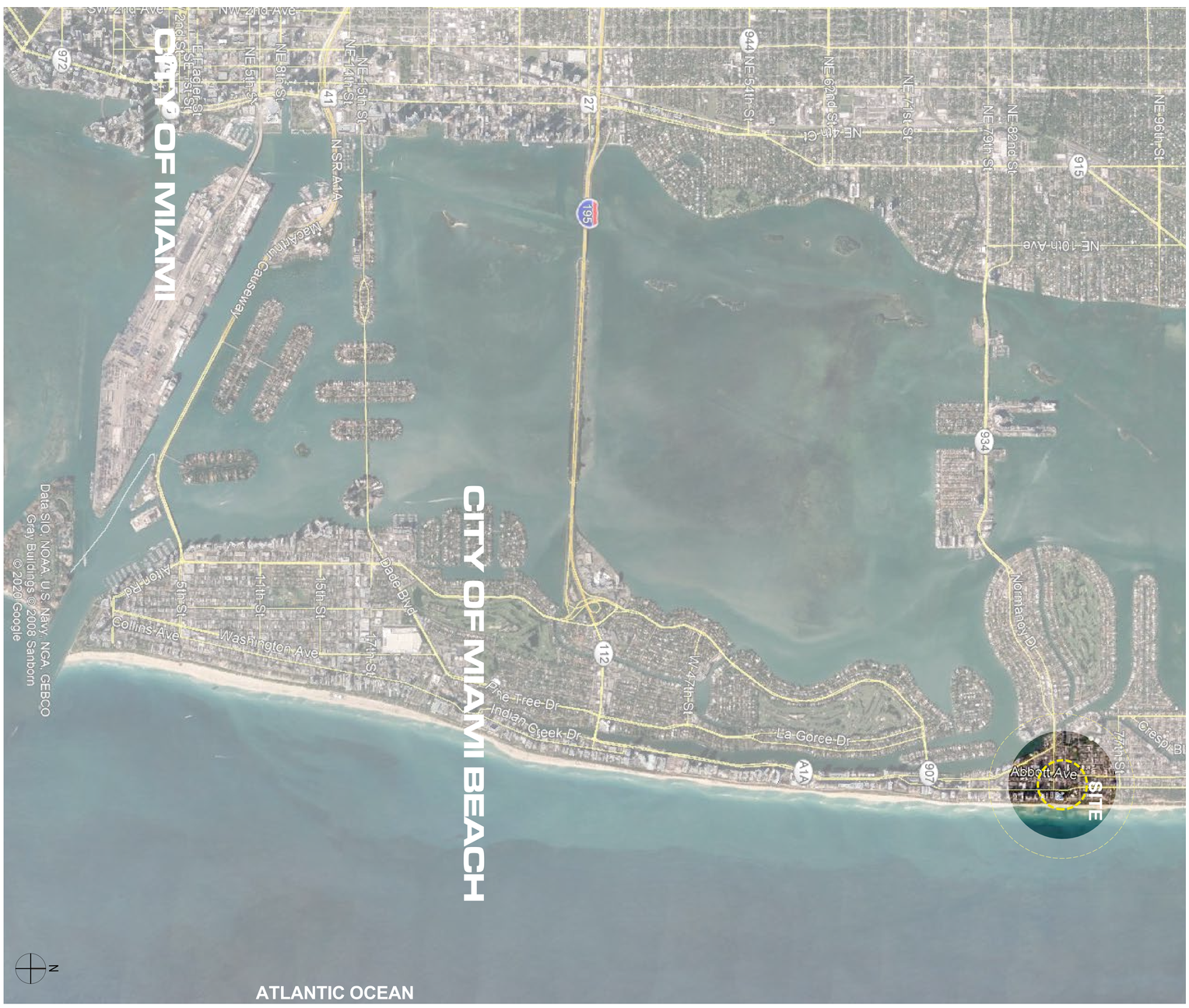
COLLINS & 72nd. DEVELOPERS

FEBRUARY 2, 2021

CITY OF MIAMI BEACH



NORTH MIAMI BEACH



LOCATION PLAN

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta architecture international

SITE - EXISTING DENNY'S

THE PARKING LOT BEHIND DENNY'S CURRENTLY EXISTS AS AN EYESORE, UNSCREENED FROM THE STREET WITH TWO OPEN DUMPSTERS. THIS CONDITION WILL REMAIN

INDEFINITELY

IF THE PROPOSED PLANS ARE NOT APPROVED

DENNY'S EXISTING CONDITIONS

DENNY'S EXISTING CONDITIONS

THE PROJECT RECEIVED APPROVAL FROM THE DRB IN 2018 AND IT IS VESTED UNDER THAT APPROVAL AND UNDER THE ZONING CODE THAT WAS IN EFFECT AT THE TIME

THIS MODIFICATION SEEKS ONLY ONE THING.

TO TEMPORARILY LEAVE AND INCORPORATE THE SMALL PARKING LOT BEHIND DENNY'S INTO THE APPROAVED PROJECT DURING THE TERM OF THE DENNY'S LEASE AND THEN FILL IN THE PARKING LOT WITH RETAIL SPACE AFTER THE DENNY'S LEASE IS OVER.

COLLINS AVENUE & 72ND STREET

CURRENT APPROVED DESIGN

AS A STAND-ALONE PROPERTY, THE DENNY'S PROPERTY WOULD BE ENTITLED TO KEEP ITS OWN CURB CUT - AND THIS EXISTING CONDITION WOULD REMAIN INDEFINITELY IF THE PROPOSED PHASED DEVELOPMENT PERMIT PROJECT IS NOT APPROVED. THE PROPOSED PROJECT TAKES EIGHT SEPARATE PARCELS, WHICH COULD HAVE SEVERAL DIFFERENT CURB CUTS, AND COMBINES THE DRIVEWAYS INTO ONE LOCATION FOR PHASE 2 AND MANTAINS AND IMPROVES THE DENNY'S CURB CUT AND PARKING LOT FOR PHASE 1.

LOT EXISTING CONDITIONS

COLLINS AVENUE & 72ND STREET

LOT EXISTING CONDITIONS

COLLINS AVENUE & 72ND STREET

AERIAL VIEW NORTH ELEVATION - APPROVED

COLLINS AVENUE & 72ND STREET

AERIAL VIEW PROPOSED NEW NORTH ELEVATION – PHASE 1

COLLINS AVENUE & 72ND STREET

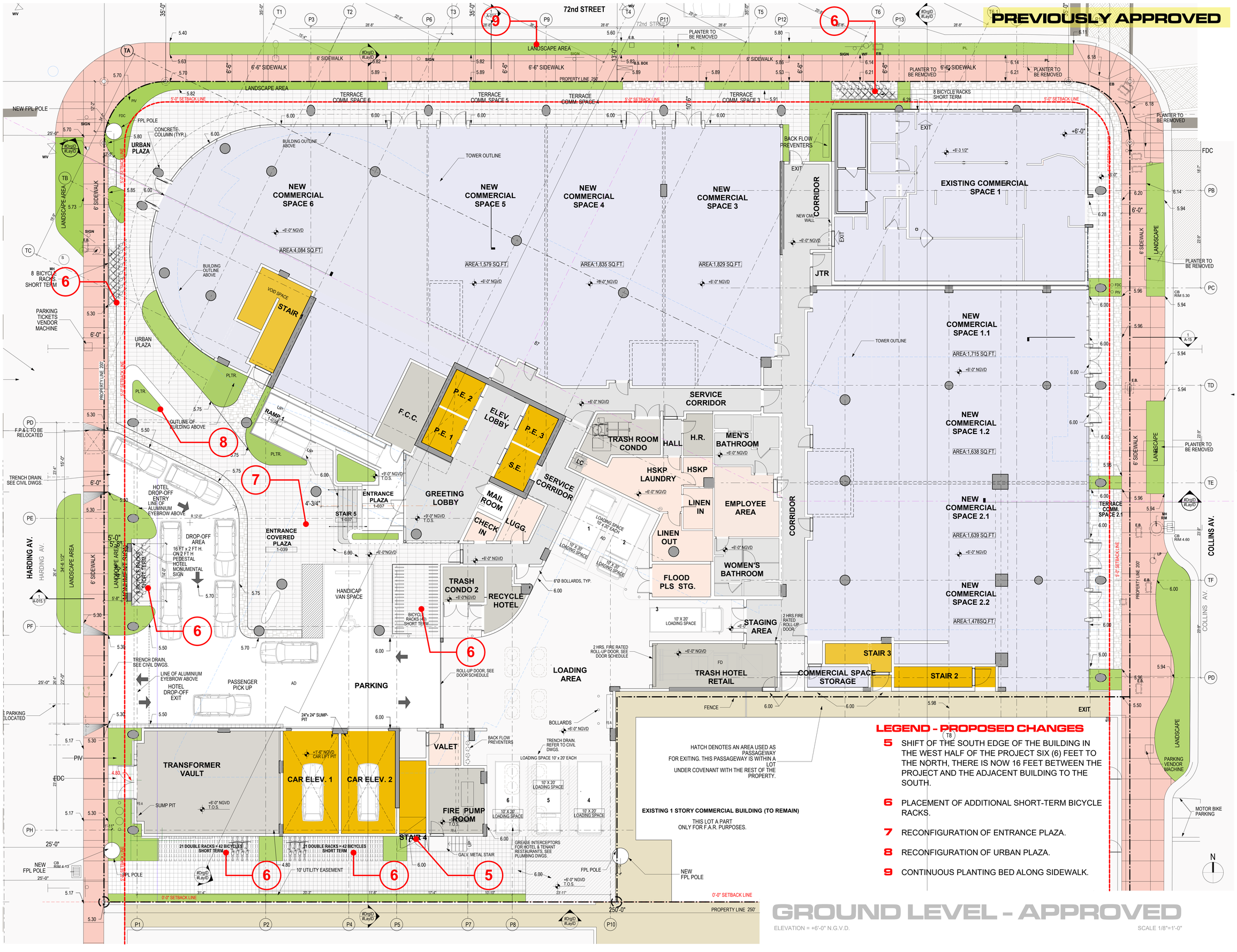
AERIAL VIEW NORTH ELEVATION - PHASE 2

THE PROPOSED PLANS PLACE THE PARKING LOT BEHIND A DECORATIVE SCREENED GATE THAT WILL REMAIN CLOSED ACROSS THE DRIVEWAY UNLESS IN USE AND THERE WILL BE A **RETAIL DISPLAY WINDOW**, OR A **ROTATING ART DISPLAY** IN FRONT OF THE PARKING SPACES.

THESE DISPLAYS WILL HAVE ACCESS PANELS IN THE BACK TO CHANGE AND FOR MAINTENANCE.

FURTHERMORE, THE TRASH ROOM INSIDE OF THE PARKING LOT WILL ALSO BE SCREENED SO THAT WHEN THE GATE INTO THE PARKING LOT IS OPEN, THE DUMPSTERS WILL NOT BE VISIBLE.

PREVIOUSLY APPROVED



LEGEND - PROPOSED CHANGES

5 SHIFT OF THE SOUTH EDGE OF THE BUILDING IN THE WEST HALF OF THE PROJECT SIX (6) FEET TO THE NORTH, THERE IS NOW 16 FEET BETWEEN THE PROJECT AND THE ADJACENT BUILDING TO THE SOUTH.

6 PLACEMENT OF ADDITIONAL SHORT-TERM BICYCLE RACKS.

7 RECONFIGURATION OF ENTRANCE PLAZA.

8 RECONFIGURATION OF URBAN PLAZA.

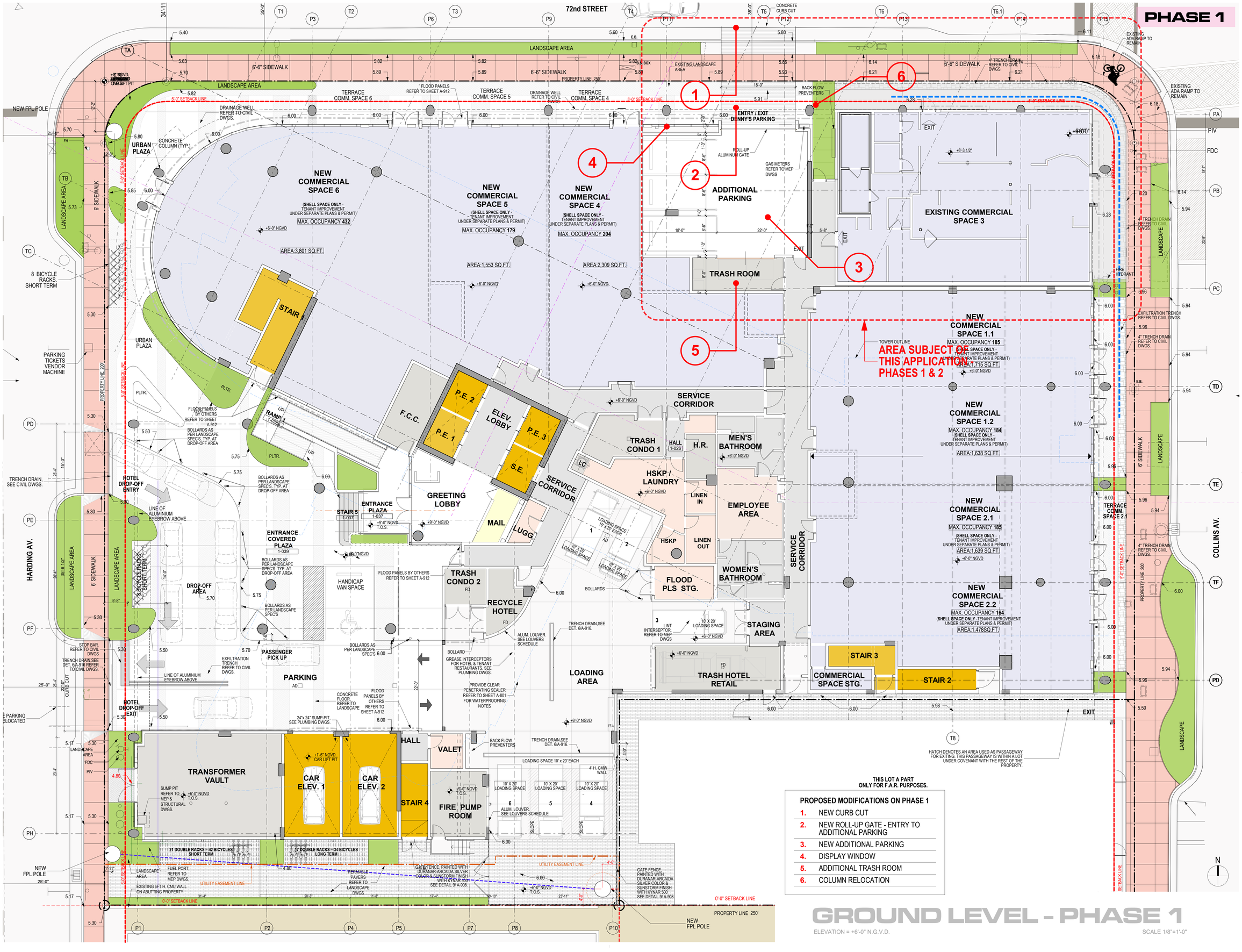
9 CONTINUOUS PLANTING BED ALONG SIDEWALK.

GROUND LEVEL - APPROVED

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



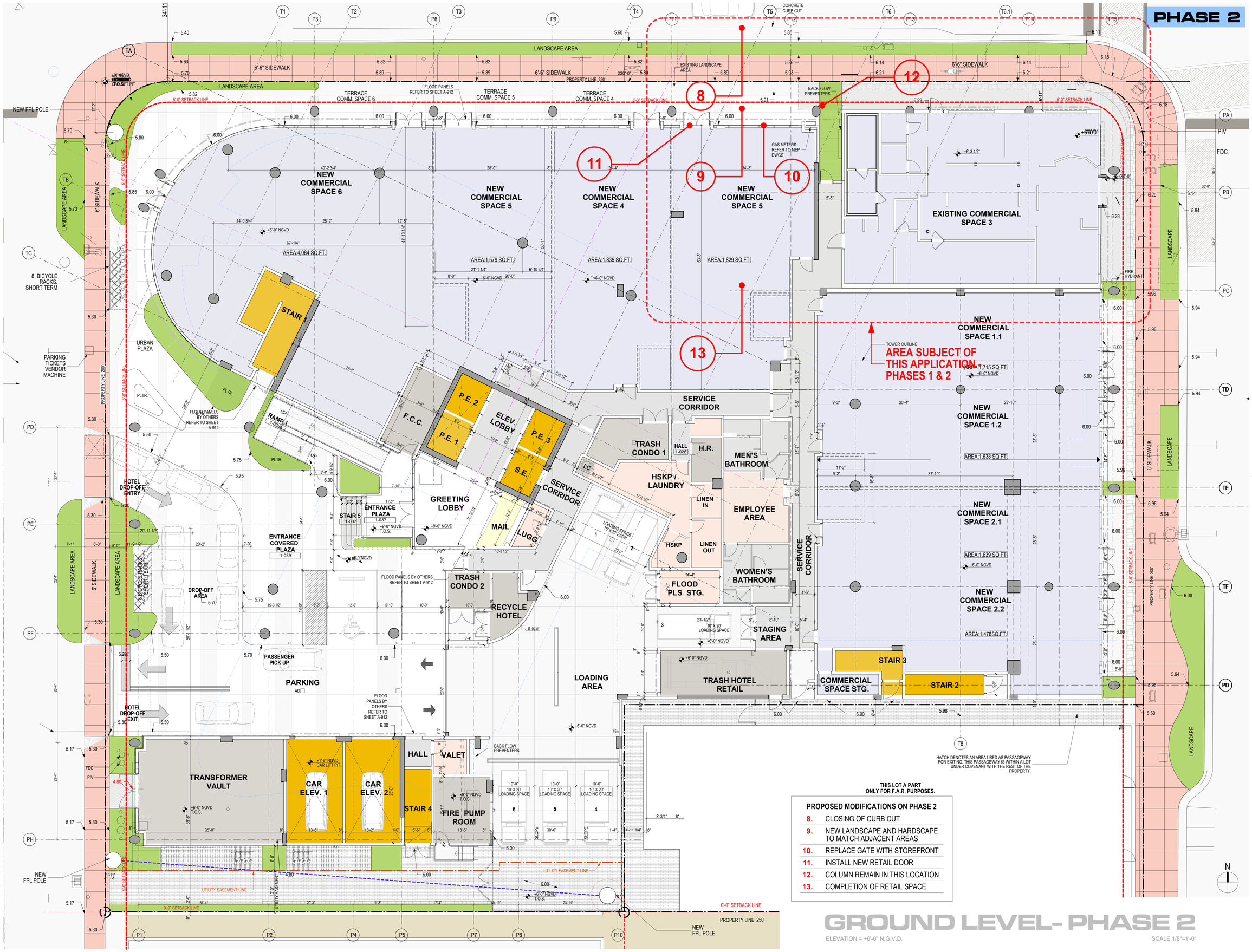
GROUND LEVEL - PHASE 1

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta architecture international



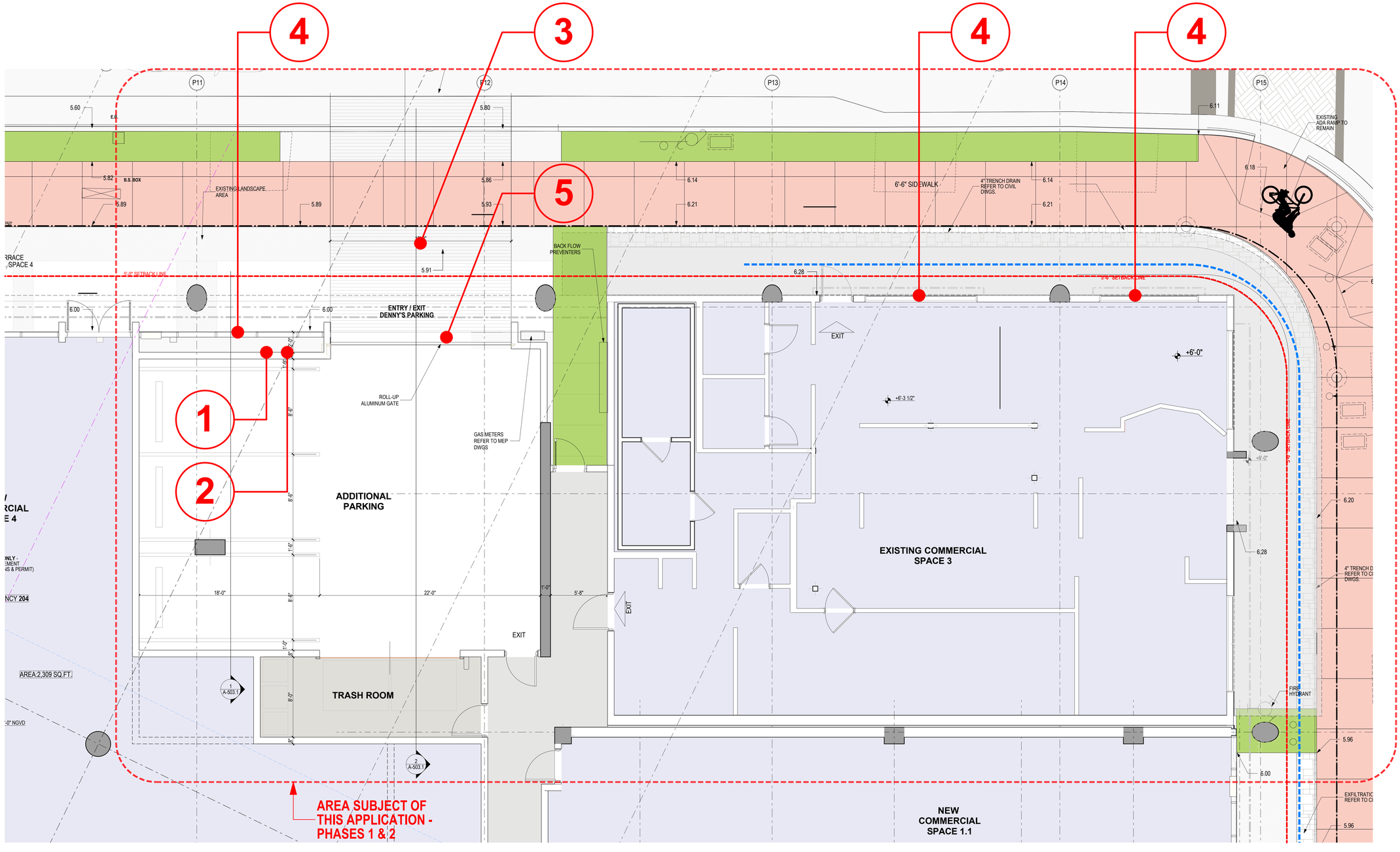
GROUND LEVEL- PHASE 2

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

ALL OF THE VARIANCES ARE ONLY REQUIRED FOR THE **TEMPORARY PHASE 1** IMPROVEMENTS TO ACCOMODATE THE DENNY'S LEASE.



VARIANCES

1. SEC. 142-745 (e)(2)(b). EXCEPT WHERE REQUIRED FOR DRIVEWAYS AND UTILITY INFRASTRUCTURE, THE GROUND FLOOR SHALL CONTAIN HABITABLE SPACE WITH A MINIMUM DEPTH OF 50 FEET FROM BUILDING FACADE. **2 FT PROVIDED.**

2. SEC. 142-745 (e)(2)(e). GROUND FLOOR AND SURFACE PARKING SHALL SETBACK A MINIMUM OF 50 FEET FROM THE BUILDING FACADE AND BE CONCEALED FROM VIEW FROM THE CLEAR PEDESTRIAN PATH. **2 FEET PROVIDED.**

3. SEC. 142-745 (e)(3). DRIVEWAYS AND VEHICLE ACCESS TO OFF-STREET PARKING AND LOADING SHALL BE PROHIBITED ON CLASS A FRONTAGE, UNLESS IT IS THE ONLY MEANS OF EGRESS TO THE SITE. **ONE DRIVEWAY PROVIDED ON 72 STREET, WHIS IS A CLASS A FRONTAGE.**

4. SEC. 142-745 (a)(8)(b). FRONTAGE FOR COMMERCIAL, HOTEL, AND ACCESS TO UPPER LEVEL FRONTAGE SHALL CONTAIN A MINIMUM OF 70 PERCENT CLEAR GLASS WINDOWS WITH VIEWS INTO HABITABLE SPACE. **21.56 % PROVIDED.**

5. SEC. 142-745 (a)(10)(a). PARKING FACILITIES SHALL BE ENTIRELY SCREENED FROM VIEW FROM PUBLI RIGHTS-OF-WAY AND CLEAR PEDESTRIAN PATHS.

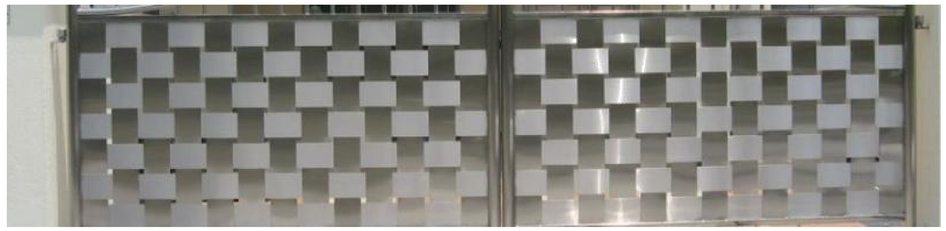
VARIANCES REQUESTED

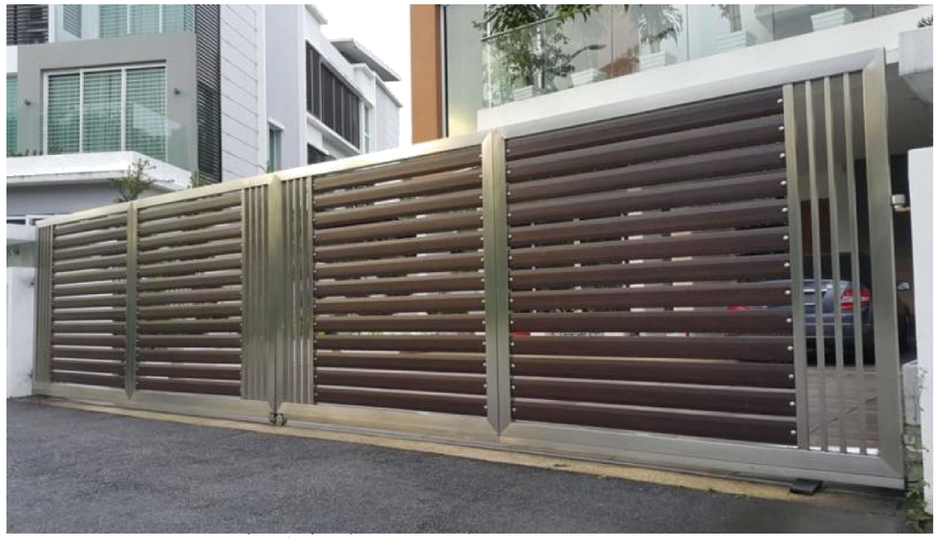
PARTIAL GROUND LEVEL FLOOR PLAN | 1

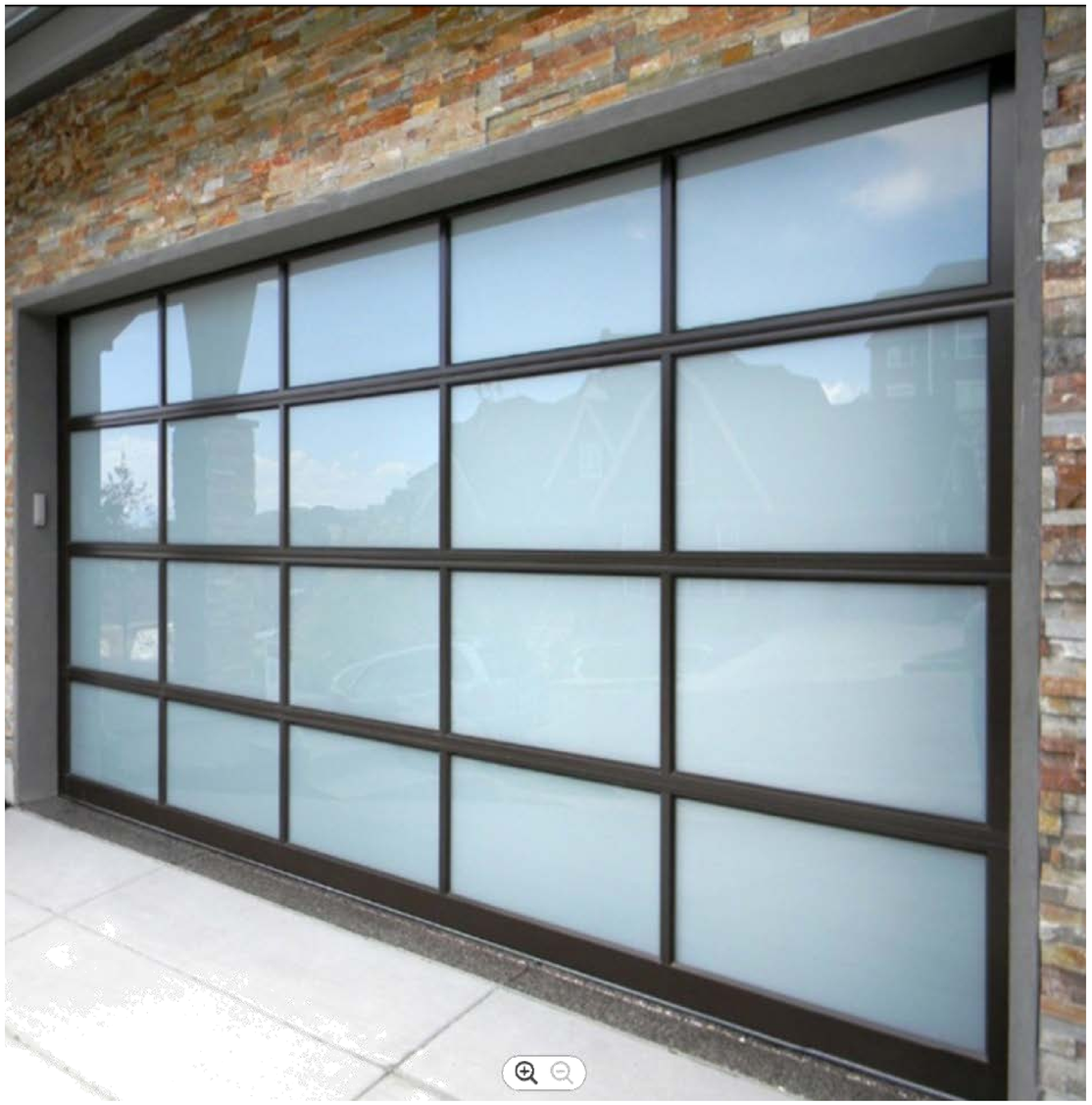
ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

N

SAMPLES OF ART-DISPLAY - DESIGN INTENT







SAMPLES OF GATES - DESIGN INTENT

SINCE THE BEGINNING, THIS DEVELOPMENT HAS BEEN SENSITIVE IN RECOGNIZING THAT PUBLIC ART HUMANIZES THE BUILT ENVIRONMENT AND INVIGORATE PUBLIC SPACES. IT ADDS UNIQUENESS TO OUR COMMUNITIES.

THIS IS THE REASON WHY A MURAL WELCOMING PASSERBY'S TO NORTH BEACH, WAS CONCEIVED FOR THE SOUTHERN FACADE OF THE BUILDING INDICATING THAT ART AND CULTURE HAVE AN IMPORTANT PLACE IN NORTH BEACH.

FOLLOWING THE SAME THEORY, WE PROPOSE TO HAVE THE ENCLOSURE OF THE PARKING LOT BY DENNY'S TO BE A DISPLAY OPPORTUNITY FOR LOCAL ARTISTS TO SHOWCASE THEIR WORKS OF ART. WE PLAN TO WORK ALONGSIDE ONE OF THE LOCAL GALLERIES SO THAT THE DISPLAY MAY FEATURE DEFFERENT ARTISTS.

VIEW OF COLLINS & 72nd. CORNER

PHASE 1 - WITH PROPOSED CURB CUT ON 72nd STREET

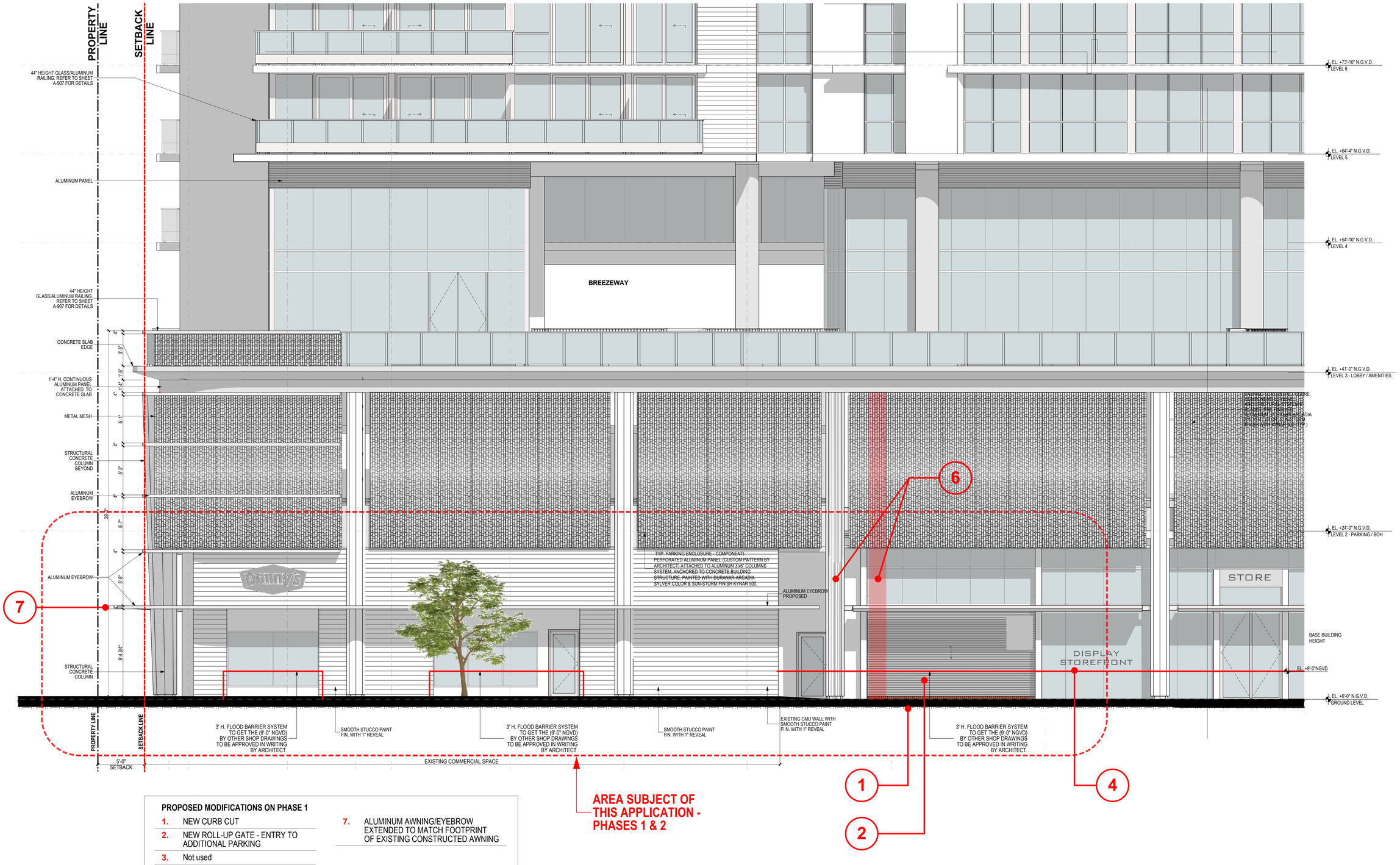
WITHOUT APPROVAL OF THE PHASED DEVELOPMENT PERMIT THE PROJECT WILL NOT BE ABLE TO GO FORWARD AND NORTH BEACH WILL LOSE OUT ON A WELL-DESIGNED PROJECT THAT WOULD TRANSFORM AN IMPORTANT BLOCK WITHIN NORTH BEACH.

THE PROPOSED PROJECT WOULD BRING CONSTRUCTION JOBS AND PERMNANENT JOBS, PERMIT REVENUE AND INCREASED PROPERTY TAXES DURING THE PANDEMIC WHEN NOT ALL PROJECTS ARE MOVING FORWARD.

THE DEVELOPER HAS HAD COUNTLESS MEETINGS WITH DENNY'S AND HAS OFFERED NUMEROUS SOLUTIONS TO DENNY'S THAT WOULD HAVE AVOIDED KEEPING THE PARKING LOT.

HOWEVER, DENNY'S HAS REJECTED ALL OFFERS.

Denny's
THANK YOU



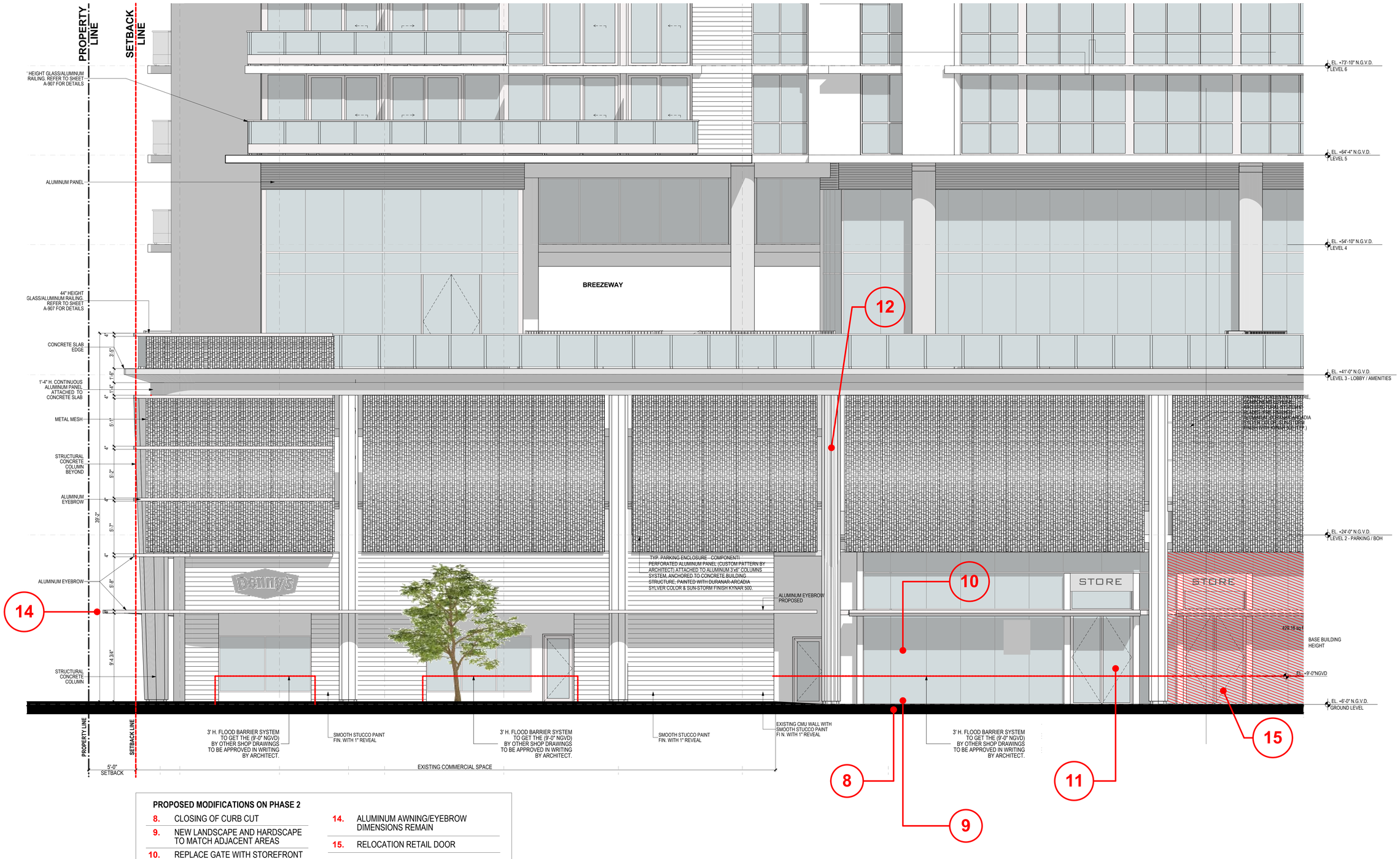
PROPOSED MODIFICATIONS ON PHASE 1

1. NEW CURB CUT
2. NEW ROLL-UP GATE - ENTRY TO ADDITIONAL PARKING
3. Not used
4. DISPLAY WINDOW
5. Not used
6. COLUMN RELOCATION
7. ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING

ELEVATION NORTH CORNER FACADE - PHASE 1

SCALE 1/4"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



PROPOSED MODIFICATIONS ON PHASE 2

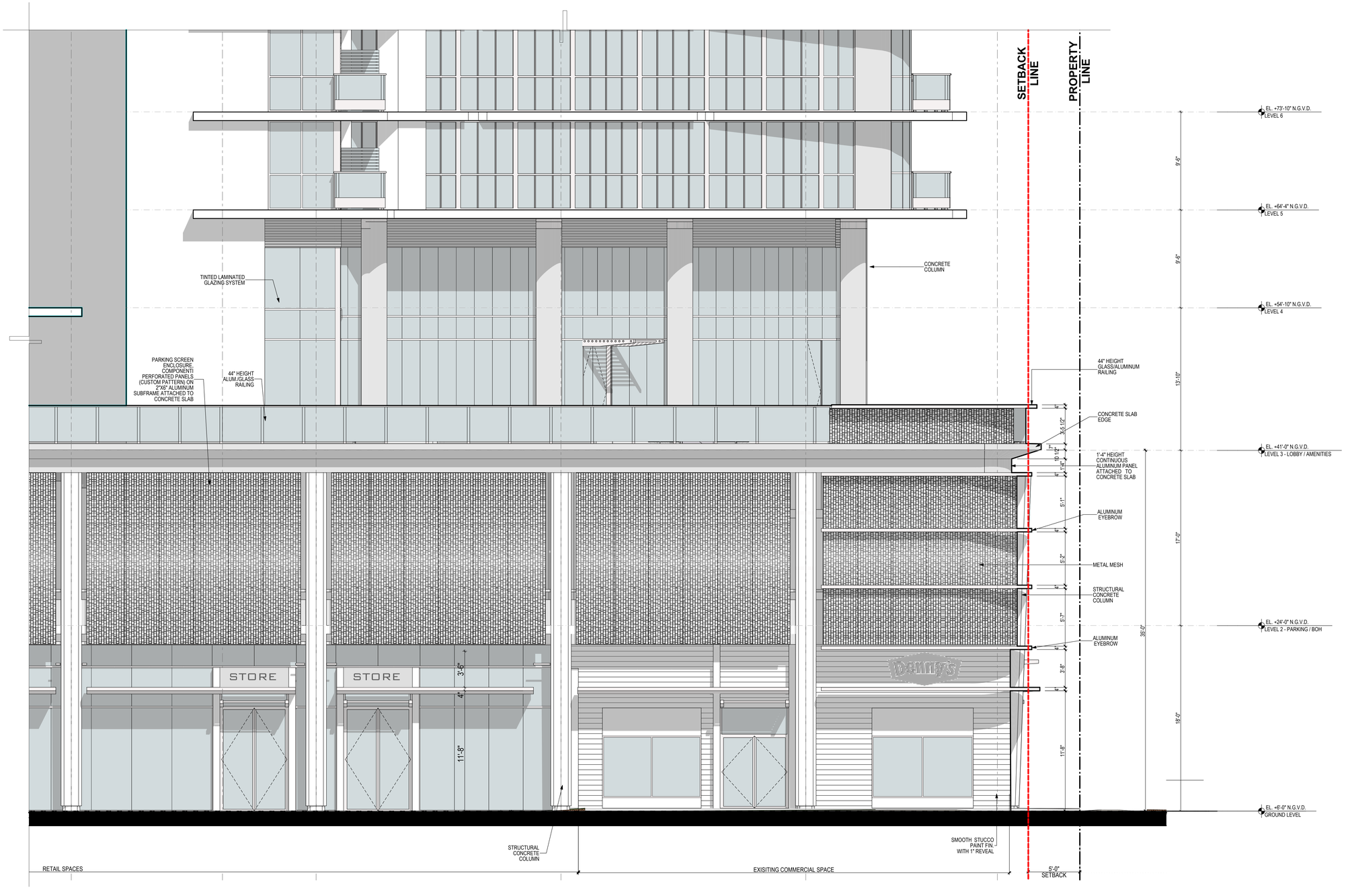
8.	CLOSING OF CURB CUT
9.	NEW LANDSCAPE AND HARDSCAPE TO MATCH ADJACENT AREAS
10.	REPLACE GATE WITH STOREFRONT
11.	INSTALL NEW RETAIL DOOR
12.	COLUMN REMAIN IN THIS LOCATION
13.	COMPLETION OF RETAIL SPACE
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

ELEVATION NORTH CORNER FACADE - PHASE 2

SCALE 1/4"=1'-0"

PREVIOUSLY APPROVED

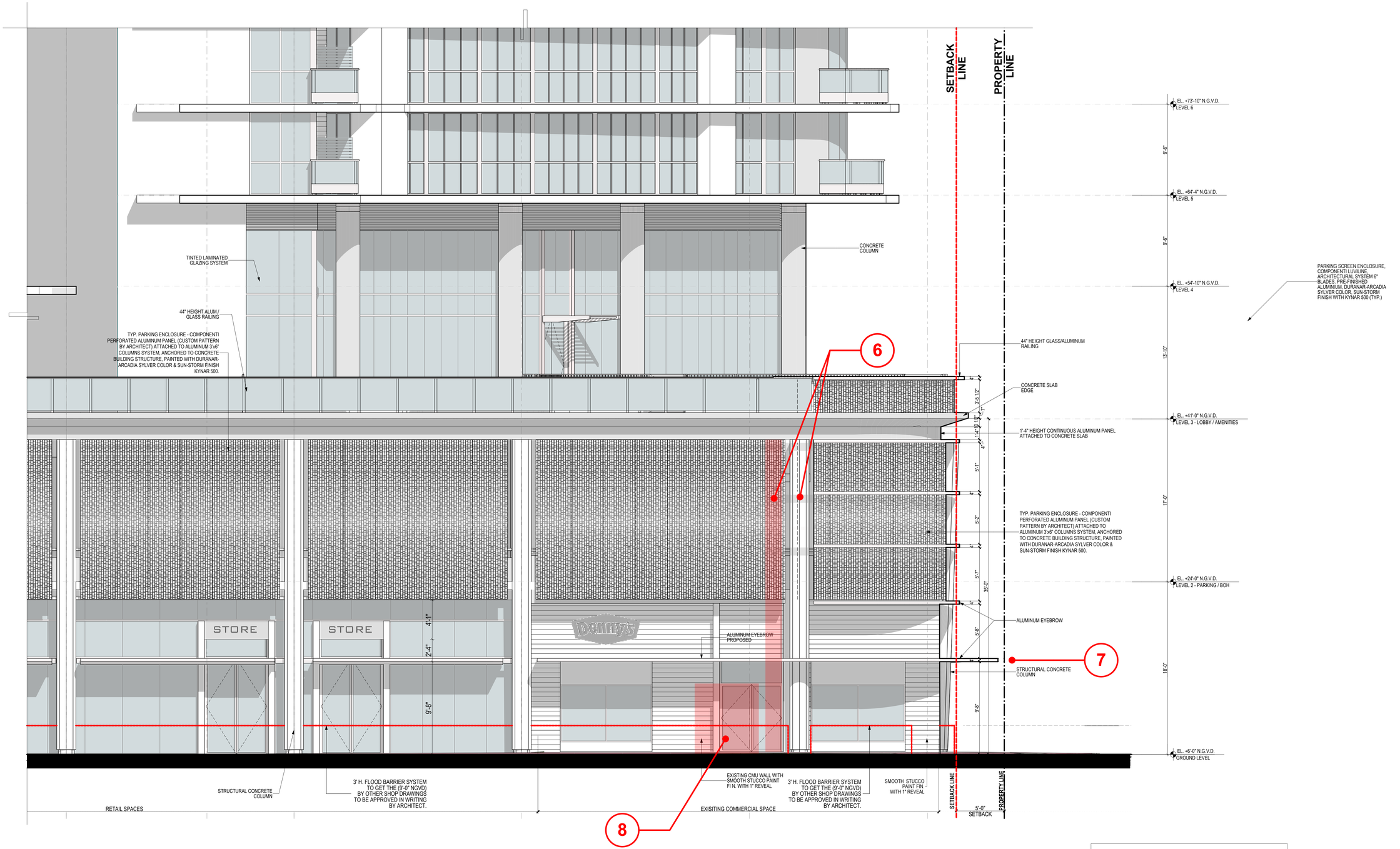
revuelta
architecture
international



ELEVATION EAST CORNER FACADE - APPROVED

SCALE 1/4"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



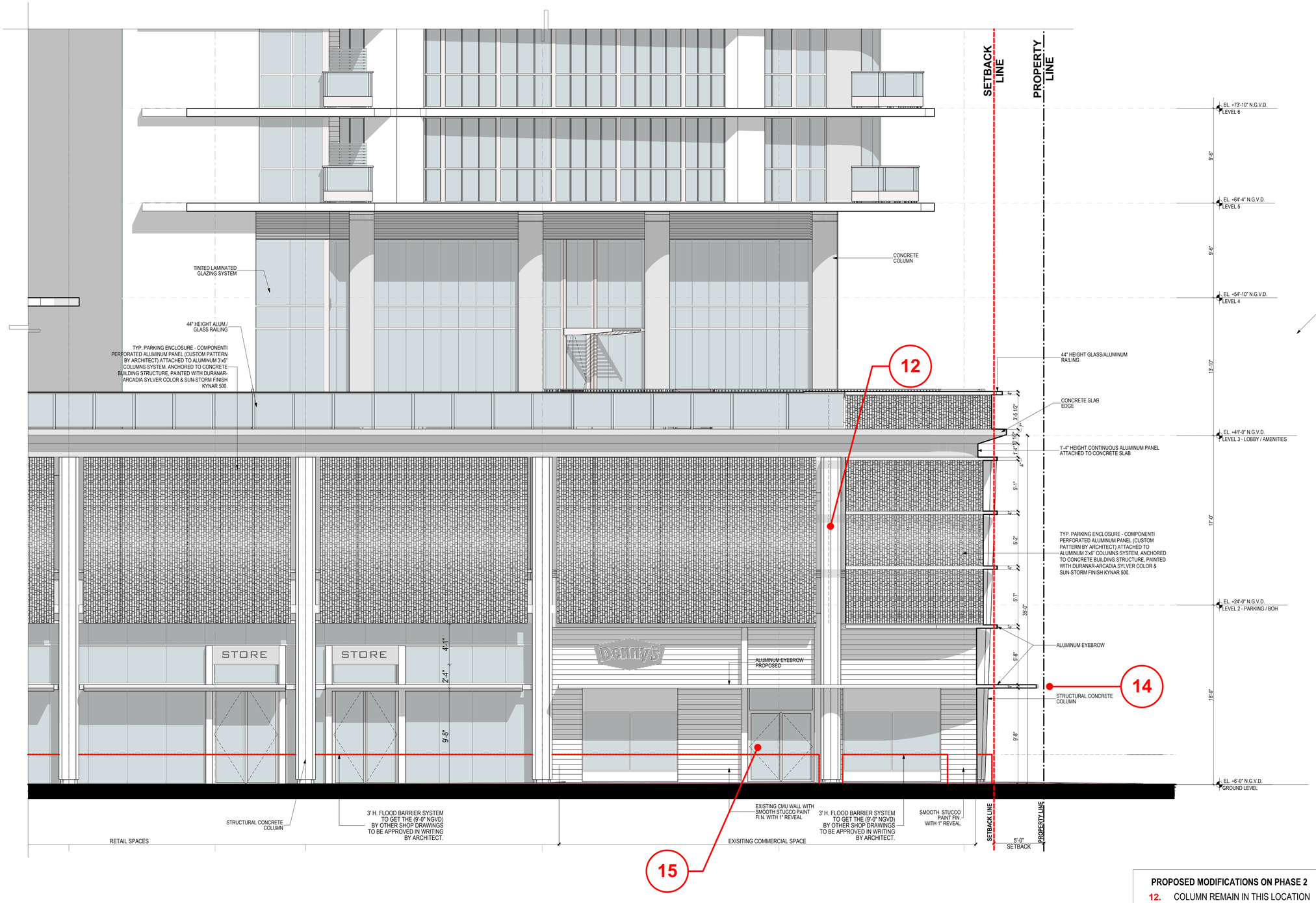
PROPOSED MODIFICATIONS ON PHASE 1

6.	COLUMN RELOCATION
7.	ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING
8.	RETAIL DOOR RELOCATION

ELEVATION EAST CORNER FACADE - PHASE 1

SCALE 1/4"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



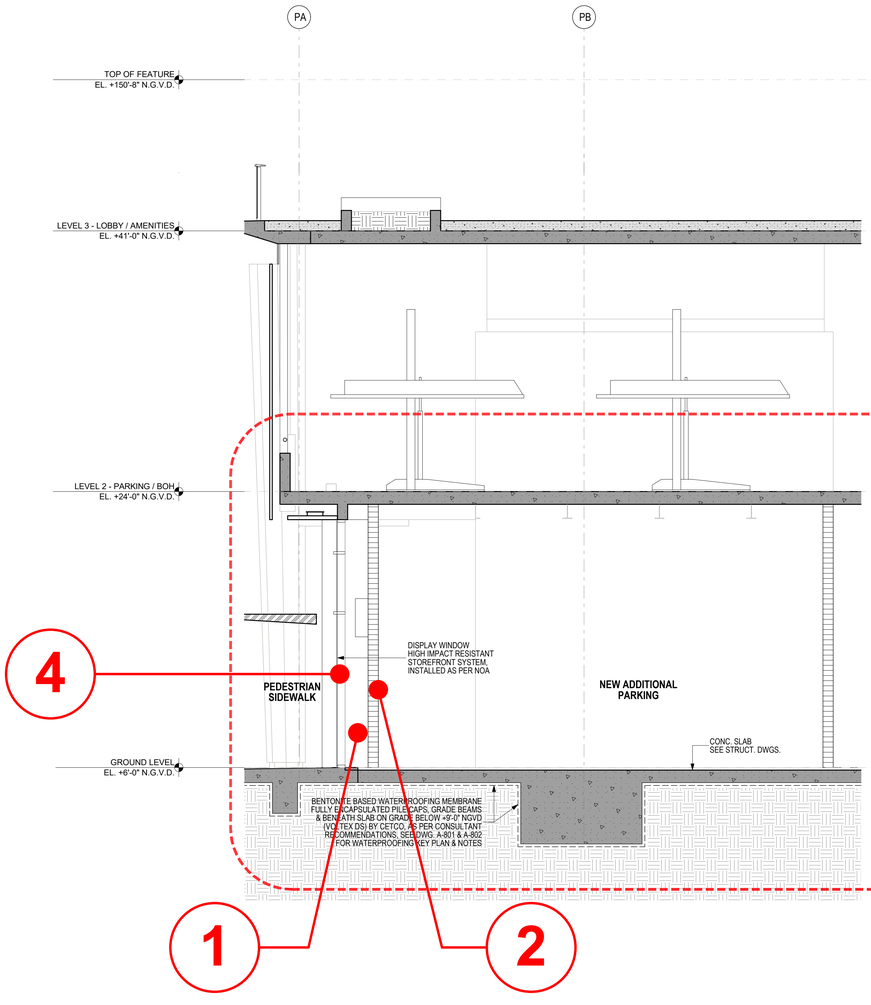
PROPOSED MODIFICATIONS ON PHASE 2

12.	COLUMN REMAIN IN THIS LOCATION
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

ELEVATION EAST CORNER FACADE - PHASE 2

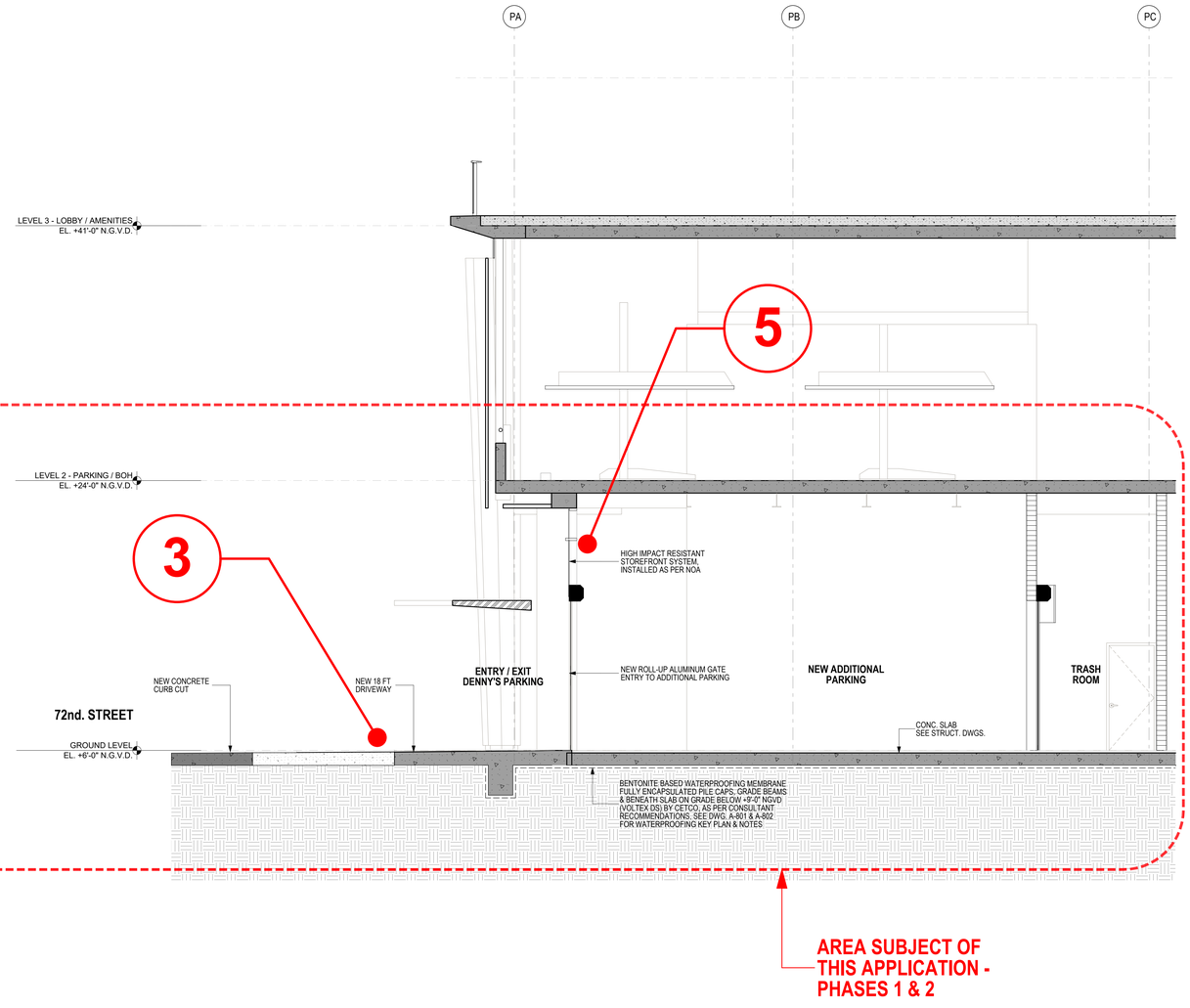
SCALE 1/4"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



PARTIAL SECTION | 1

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"



PARTIAL SECTION | 2

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

VARIANCES

1. SEC. 142-745 (e)(2)(b). EXCEPT WHERE REQUIRED FOR DRIVEWAYS AND UTILITY INFRASTRUCTURE, THE GROUND FLOOR SHALL CONTAIN HABITABLE SPACE WITH A MINIMUM DEPTH OF 50 FEET FROM BUILDING FACADE. **2 FT PROVIDED.**

4. SEC. 142-745 (a)(8)(b). FRONTAGE FOR COMMERCIAL, HOTEL, AND ACCESS TO UPPER LEVEL FRONTAGE SHALL CONTAIN A MINIMUM OF 70 PERCENT CLEAR GLASS WINDOWS WITH VIEWS INTO HABITABLE SPACE. **21.56 % PROVIDED.**

2. SEC. 142-745 (e)(2)(e). GROUND FLOOR AND SURFACE PARKING SHALL SETBACK A MINIMUM OF 50 FEET FROM THE BUILDING FACADE AND BE CONCEALED FROM VIEW FROM THE CLEAR PEDESTRIAN PATH. **2 FEET PROVIDED.**

5. SEC. 142-745 (a)(10)(a). PARKING FACILITIES SHALL BE ENTIRELY SCREENED FROM VIEW FROM PUBLI RIGHTS-OF-WAY AND CLEAR PEDESTRIAN PATHS.

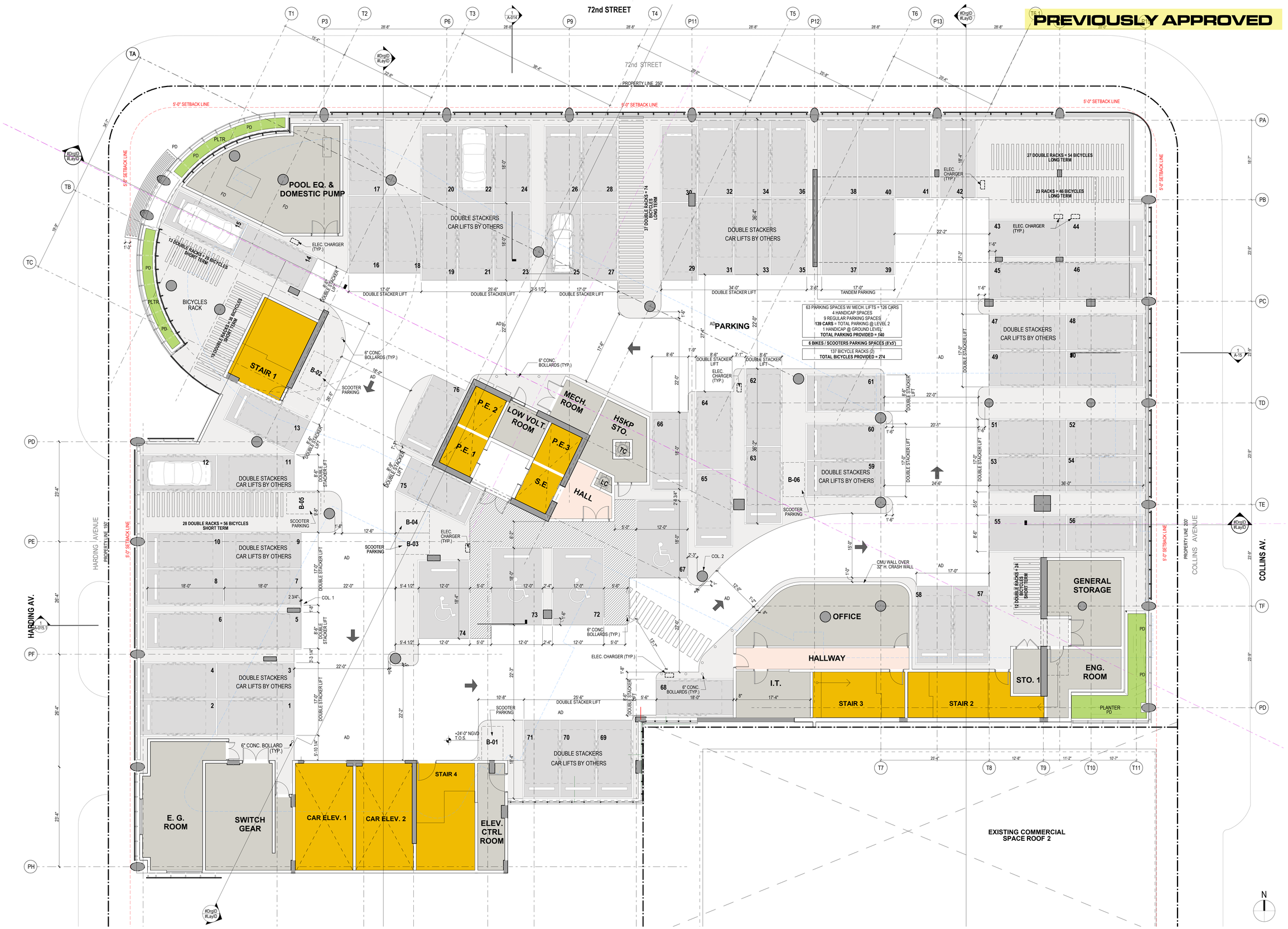
3. SEC. 142-745 (e)(3). DRIVEWAYS AND VEHICLE ACCESS TO OFF-STREET PARKING AND LOADING SHALL BE PROHIBITED ON CLASS A FRONTAGE, UNLESS IT IS THE ONLY MEANS OF EGRESS TO THE SITE. **ONE DRIVEWAY PROVIDED ON 72 STREET, WHIS IS A CLASS A FRONTAGE.**

VARIANCES REQUESTED

PARTIAL SECTIONS - ADDITIONAL PARKING

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

PREVIOUSLY APPROVED



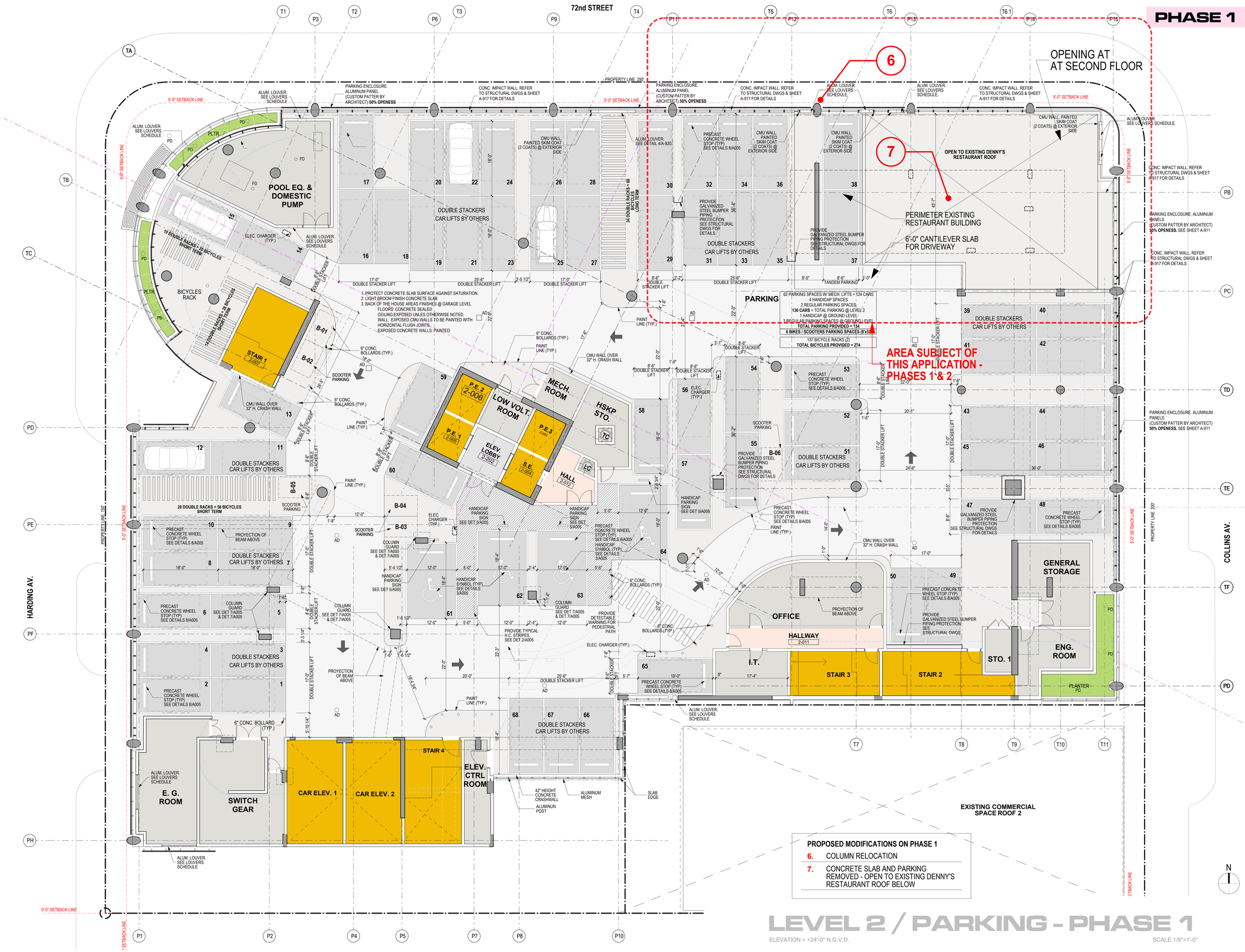
72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

LEVEL 2 / PARKING - APPROVED

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

revuelta architecture international

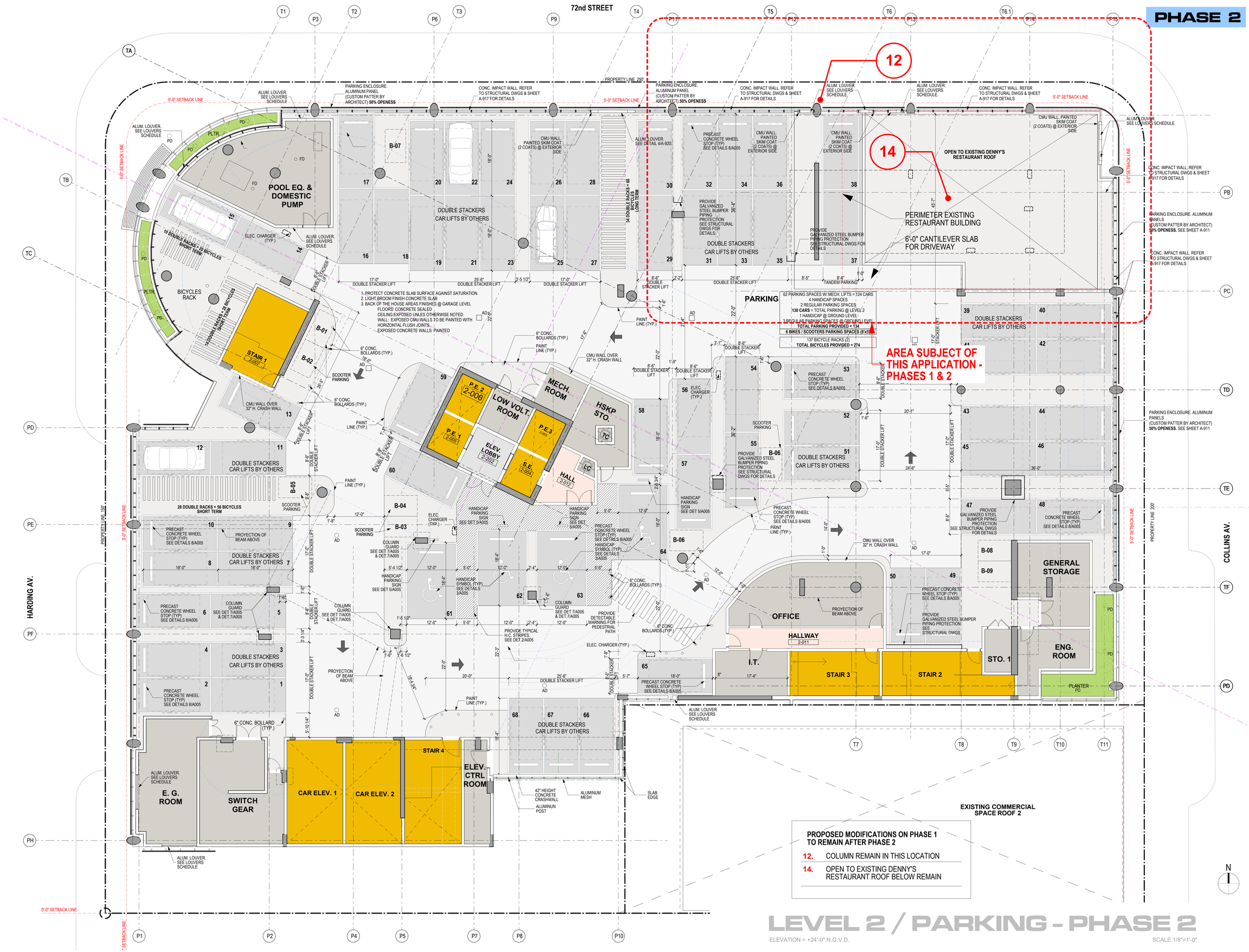


LEVEL 2 / PARKING - PHASE 1

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



LEVEL 2 / PARKING - PHASE 2

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

revuelta architecture international

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL