

# 72 + COLLINS CONDOMINIUM

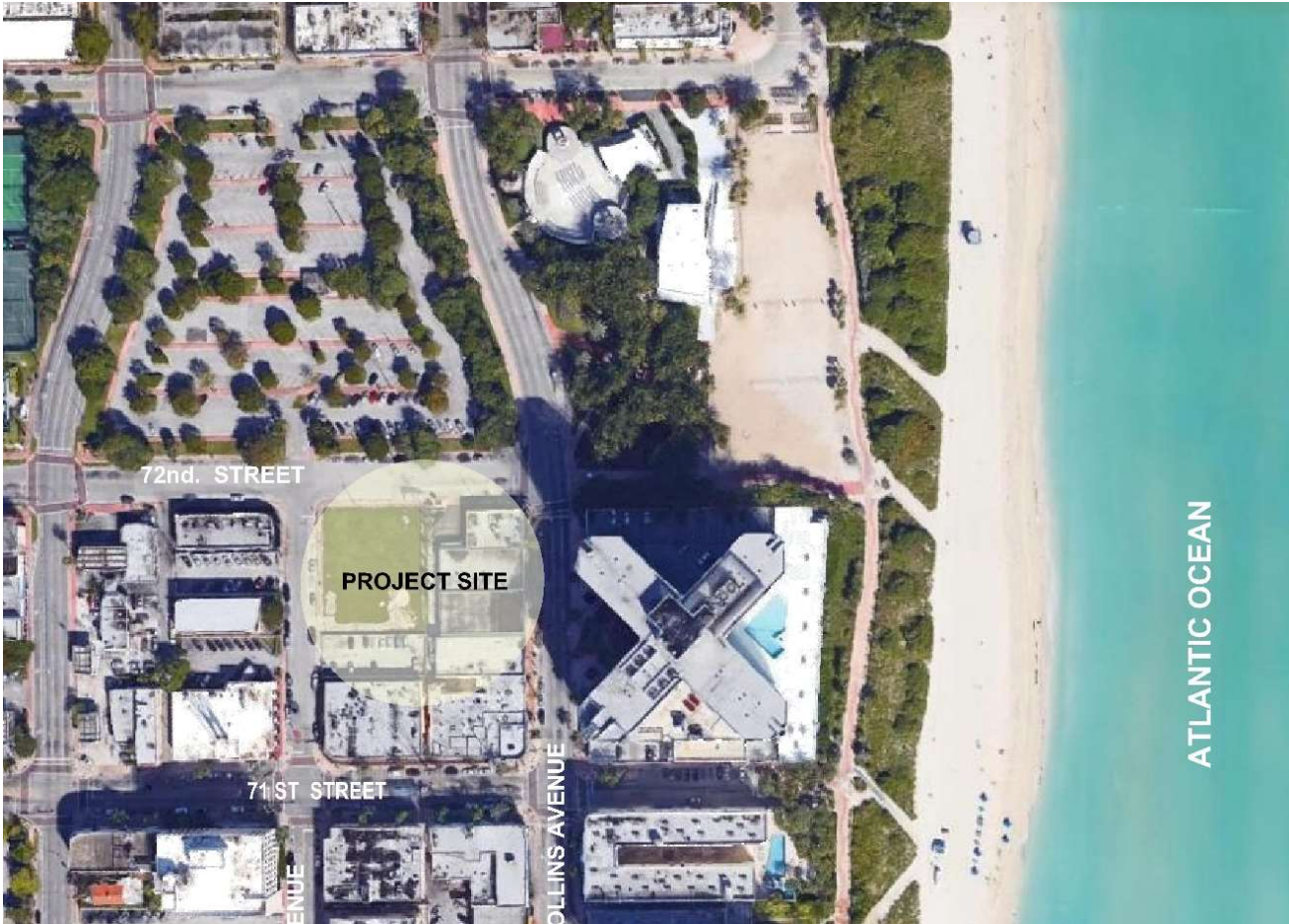
**CITY OF MIAMI BEACH  
DESIGN REVIEW BOARD  
DRB 22-0835**

**Select Modifications to Previously  
Approved Project**

**A DEVELOPMENT OF  
COLLINS & 72nd DEVELOPERS**



# Location





# Existing Conditions





# Existing Conditions



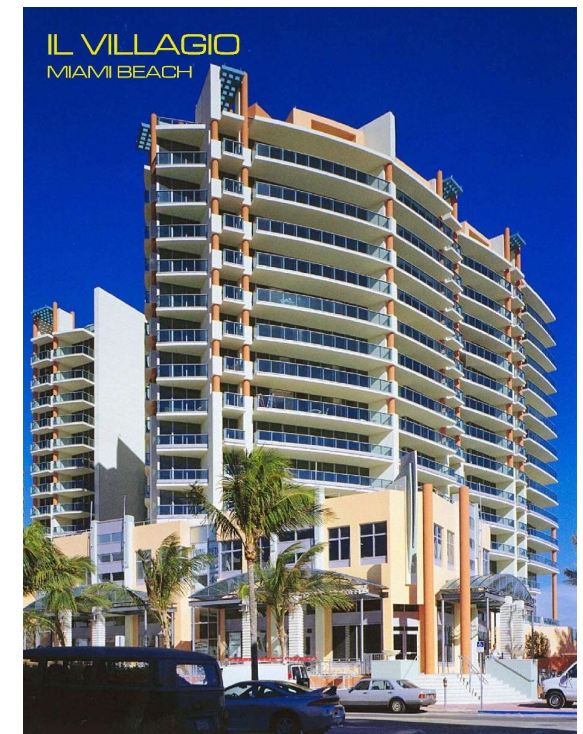


# Status Update:

- ❖ Mixed use project with three-story commercial base and residential tower above. Currently approved by DRB as a two-phase project:
  - Phase 1 retains a curb cut and parking for Denny's on 72<sup>nd</sup> Street
  - Phase 2 kicks in after Denny's closes for continuous retail frontage
- ❖ Hotel component has been eliminated, resulting in limited changes to plan and facade. Proposed modifications include:
  1. Balconies in front of all condo units (as in originally-approved concept);
  2. Changes at the pool deck level (largely invisible from street);
  3. Addition of a rooftop amenity (largely invisible from street).
  4. Improvements to Harding Frontage and interior garage configuration guided by Staff

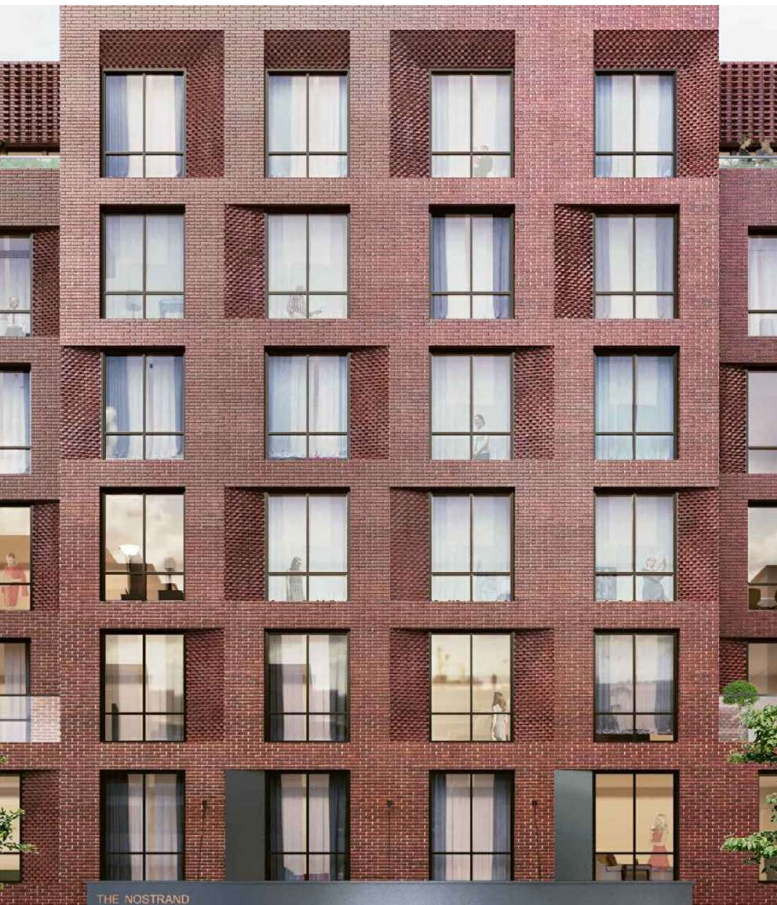


**Revuelta International** has been shaping Miami and Miami Beach for decades. Built projects include:





# Northlink Capital



Northlink Capital is a privately held real estate investment and development company headed by Robert Rosenthal. Mr. Rosenthal has over 20 years of experience in the Real Estate industry and has been involved in acquiring, financing, and the management of over \$2 Billion worth of Real Estate.





# Community Outreach has included:

- Normandy Sud HOA
- Normandy Shores HOA
- Biscayne Point HOA
- Stillwater Drive HOA
- Park View Island Sustainable Association
- Normandy Fountain Business Association
- Altos del Mar HOA
- Biscayne Beach NA
- North Beach CRA
- Burleigh House





# Approved project supports NoBe CRA Goals:

ONE word that comes to mind about North Beach NOW



ONE word that comes to mind about North Beach IN THE  
FUTURE



- Project reinvigorates key dilapidated site at significant NoBe cultural corner near the Bandshell.
- Will bring new residents and activity to the Community
- Micro units provide variety of affordability within one structure to help attract creative class
- Reflects the MiMo character



# Design Compatibility

- ❖ Project activates key area in NoBe
- ❖ Project widens sidewalks to encourage activity while providing protected areas from sun and rain
- ❖ Project maintains a typical Miami Beach scale of three stories at the base, the residential tower is behind and above. This means that with perspective, the tower has a lessened impact on the pedestrian experience.
- ❖ Architectural syntax references both Art Deco and MiMo, appropriate to this Miami Beach location and specified by Plan NoBe
- ❖ No changes from current approval to proposal in how the building meets the street on Collins Avenue or 72<sup>nd</sup> Street; multiple improvements along Harding Avenue as guided by staff



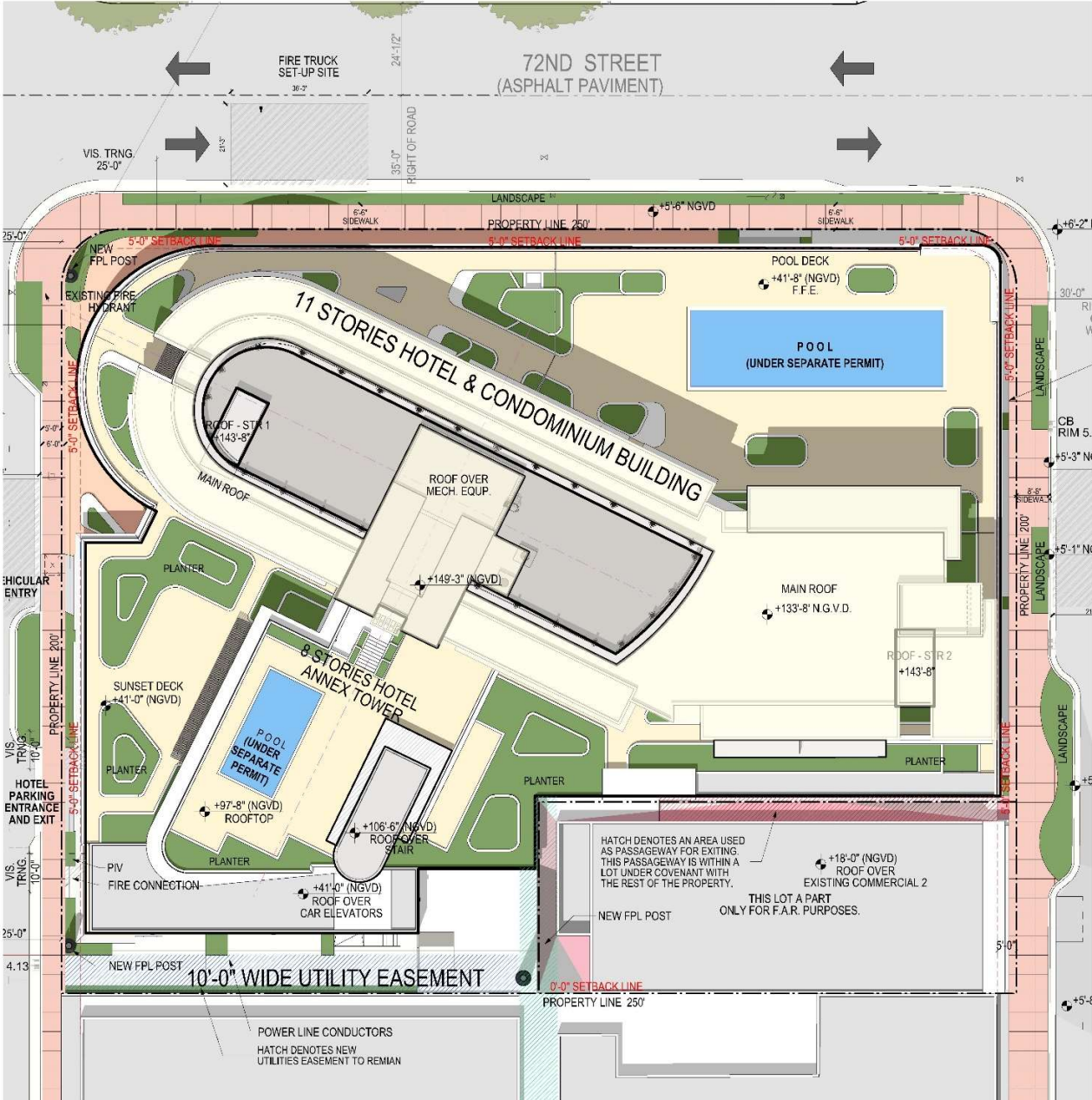
# Requested modifications include:

1. Change from eyebrows back to balconies (consistent with original DRB approval) where hotel rooms have become condominiums, starting on Level 4.
2. Modifications at the pool deck level, including moving glazing outside of the columns and increasing separation of the annex
3. Addition of a Rooftop Amenity
4. Multiple improvements to Harding Avenue frontage.



# Site Plan Comparison

HARDING AVENUE

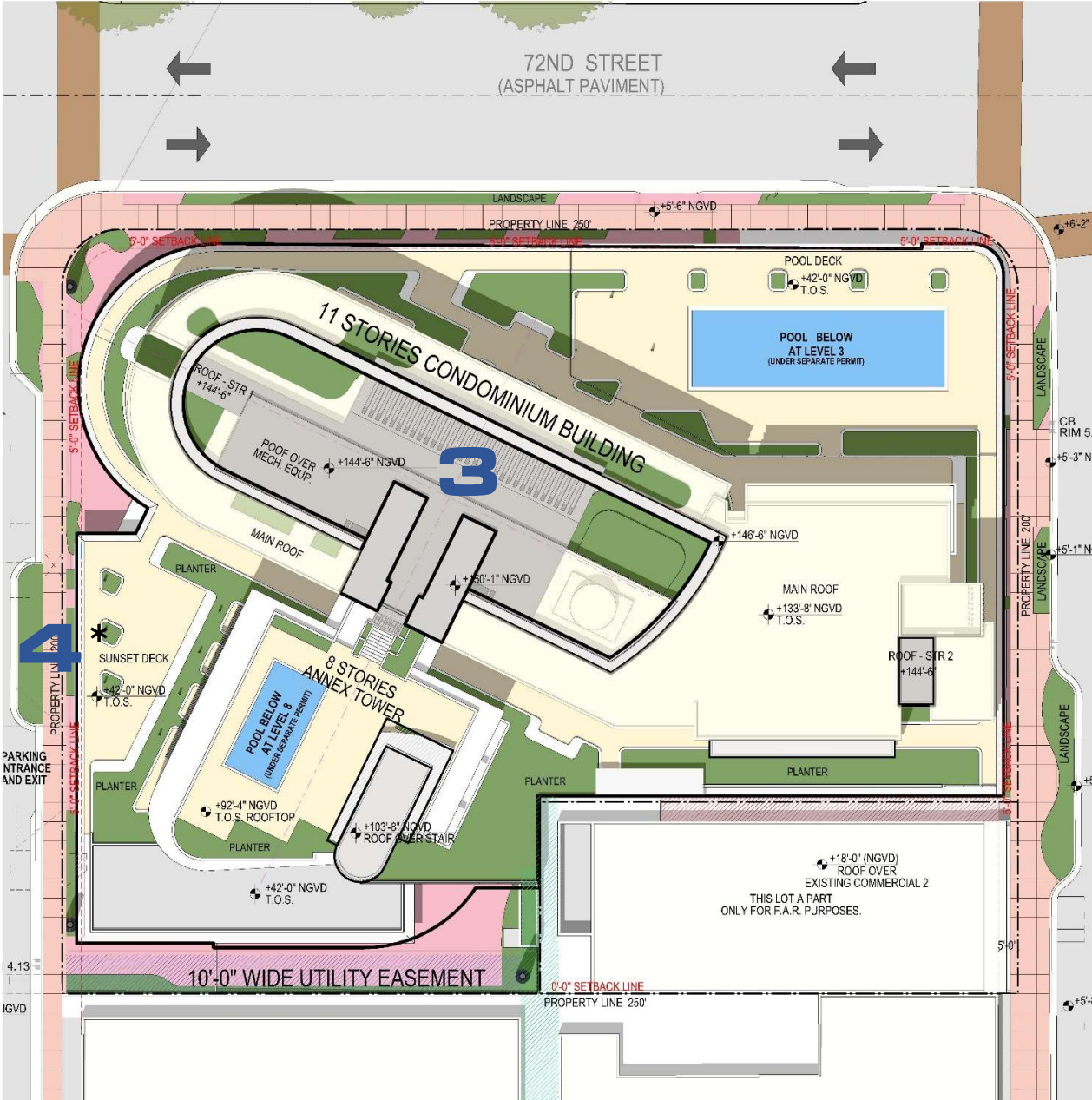


COLLINS AVENUE

As Approved\*

\*Note: 72<sup>nd</sup> St curb cut to be eliminated in Phase 2

HARDING AVENUE



COLLINS AVENUE

As Proposed\*

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Multiple Improvements to Harding



# Collins and 71<sup>st</sup> View



As Approved



As Proposed

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Improvements to Harding



# Collins View - Closer



As Approved



As Proposed

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Improvements to Harding



# Collins and 72<sup>nd</sup> View



As Approved\*

\*Note: 72<sup>nd</sup> St curb cut to be eliminated in Phase 2

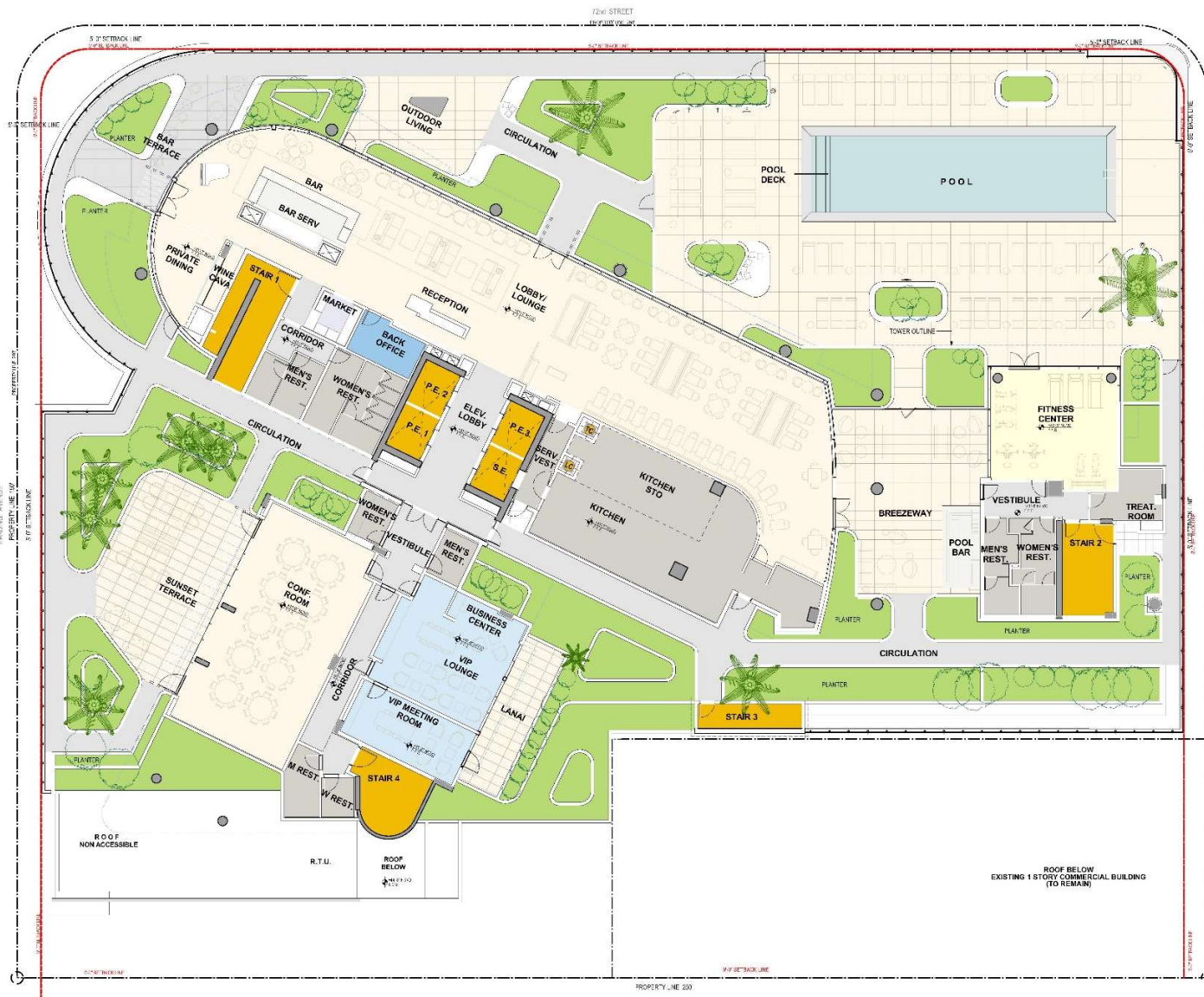


As Proposed\*

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Improvements to Harding



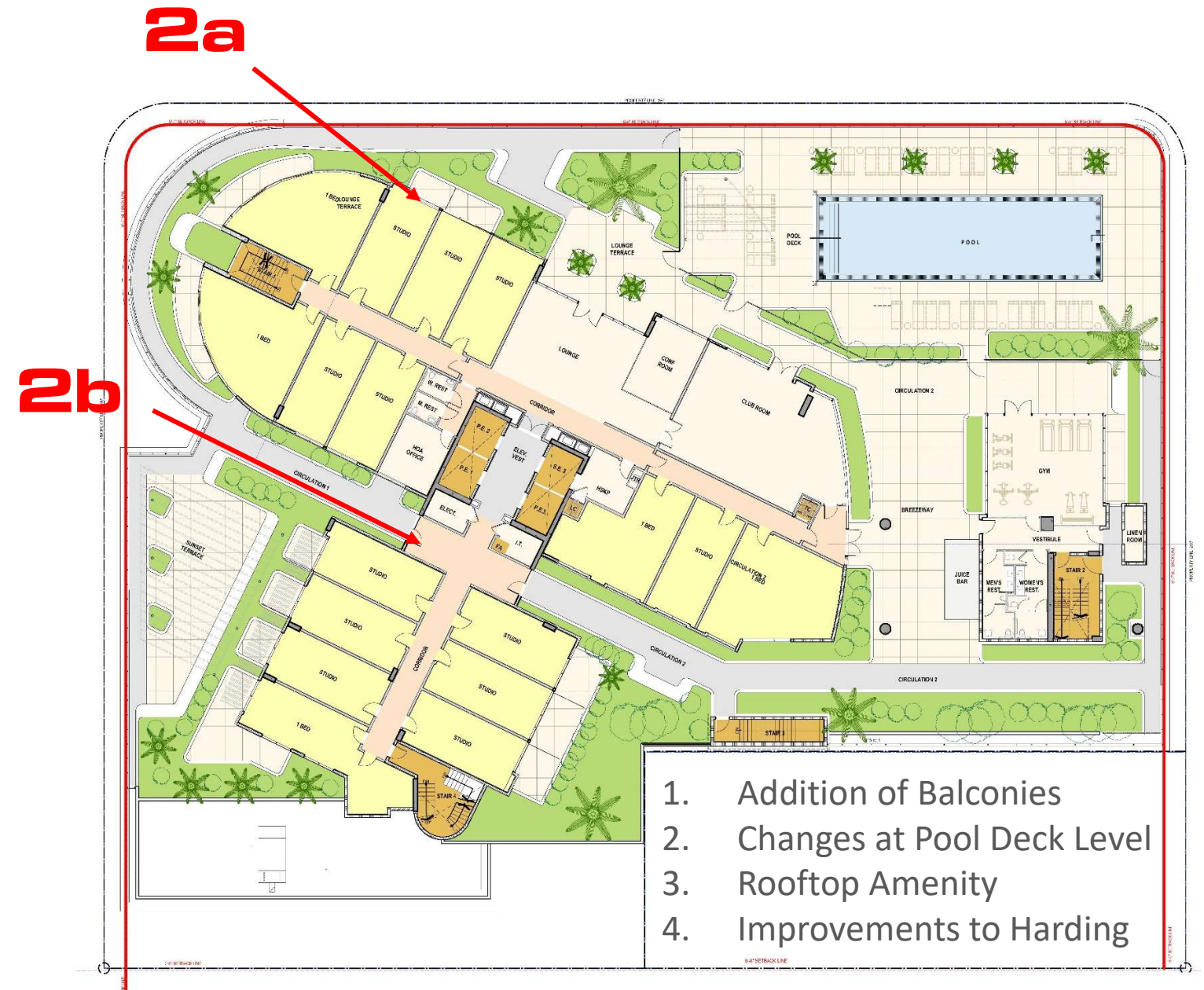
# Pool Deck Level 3 – Plan



As Approved

## COLORS LEGEND

CONDOMINIUM UNITS	
COMMON AREAS B.O.H.	
B.O.H. MECHANICAL	
VERTICAL CIRCULATIONS	
INTERIOR CIRCULATIONS	
B.O.H. MECHANICAL	
LANDSCAPE	



As Proposed

- 2a - glazing location
- 2b - greater separation of Annex

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Improvements to Harding



# Pool Deck Level 3 - View



As Approved\*

\*Note: 72<sup>nd</sup> St curb cut to be eliminated in Phase 2



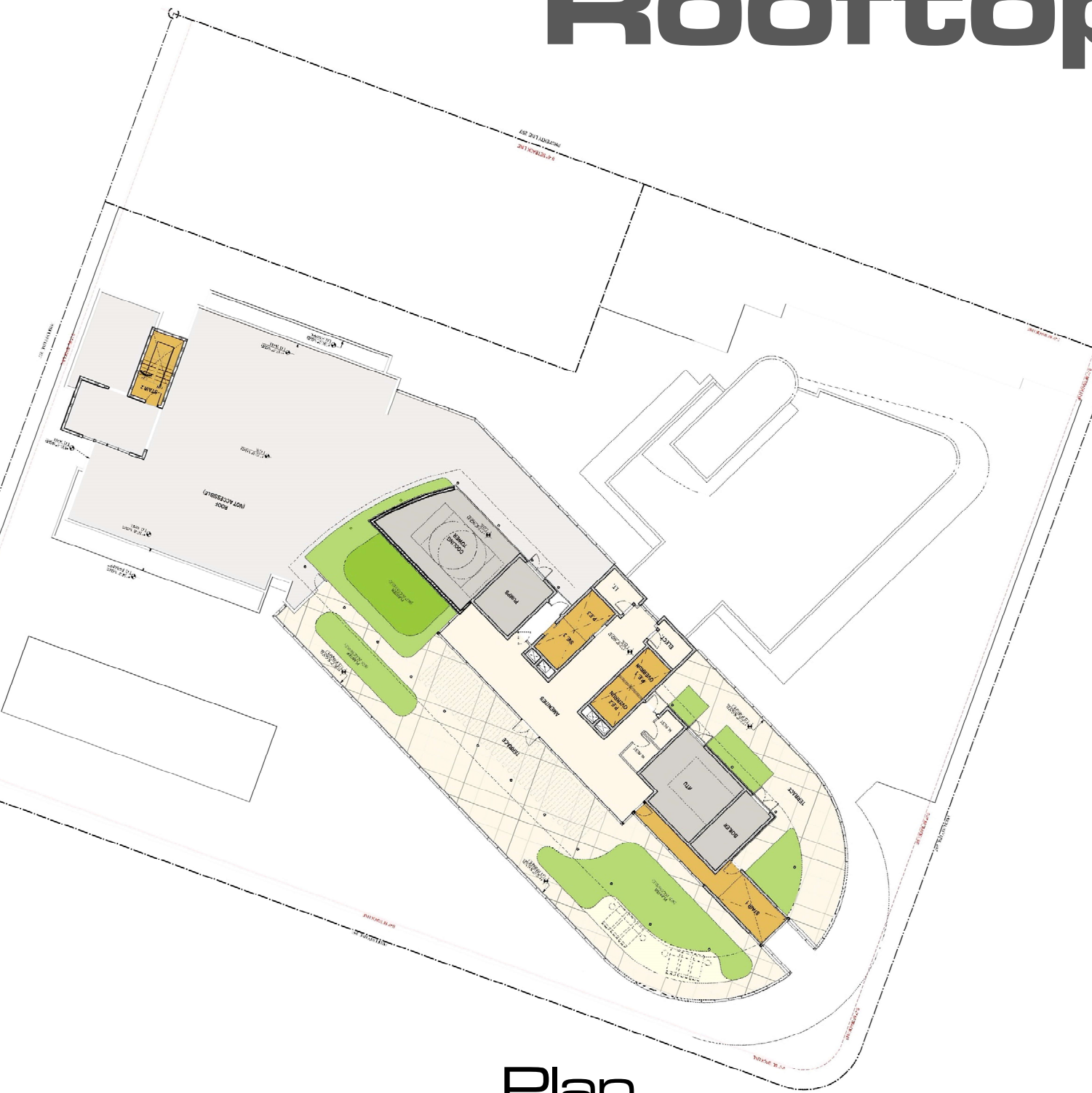
As Proposed

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Improvements to Harding

**2a** - glazing location



# Rooftop Amenity



Plan



View



# Harding and 72<sup>nd</sup> View



As Approved\*

\*Note: 72<sup>nd</sup> St curb cut to be eliminated in Phase 2



As Proposed\*

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Improvements to Harding



# Harding Frontage Improvements, guided by Staff input, include:

- a. Enlarging and bringing the lobby closer to the street for better street activation;
- b. Replacing the porte-cochère with street-front retail to improve the urban condition;
- c. Internalizing the car drop-off area, further removing the vehicular activity from the pedestrian realm;
- d. Changing out car elevators for a ramp for better traffic flow along Harding;
- e. Adding a display window in front of the FPL vault; and
- f. Adding additional landscaping.



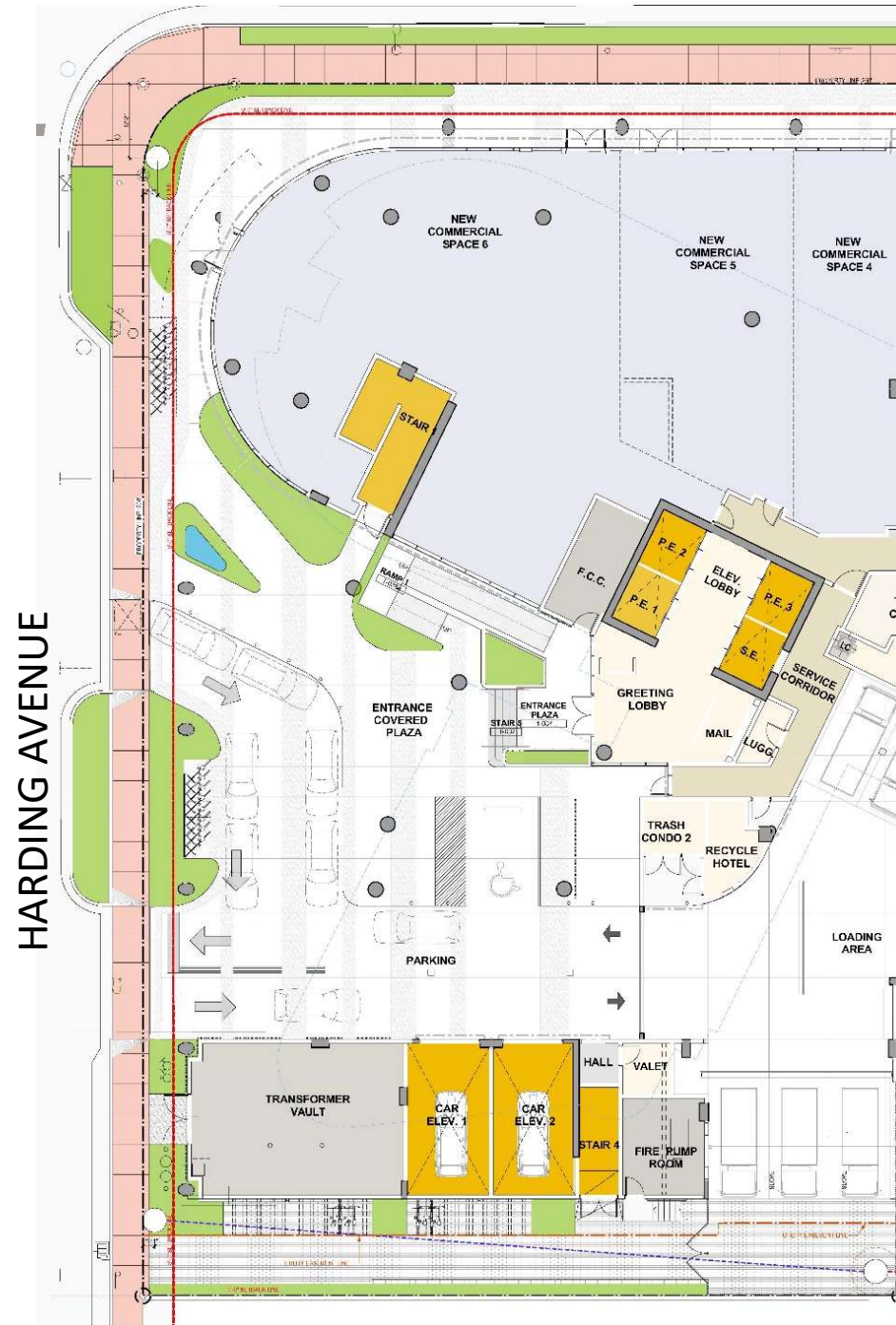
# Harding Frontage - Plan

## COLORS LEGEND

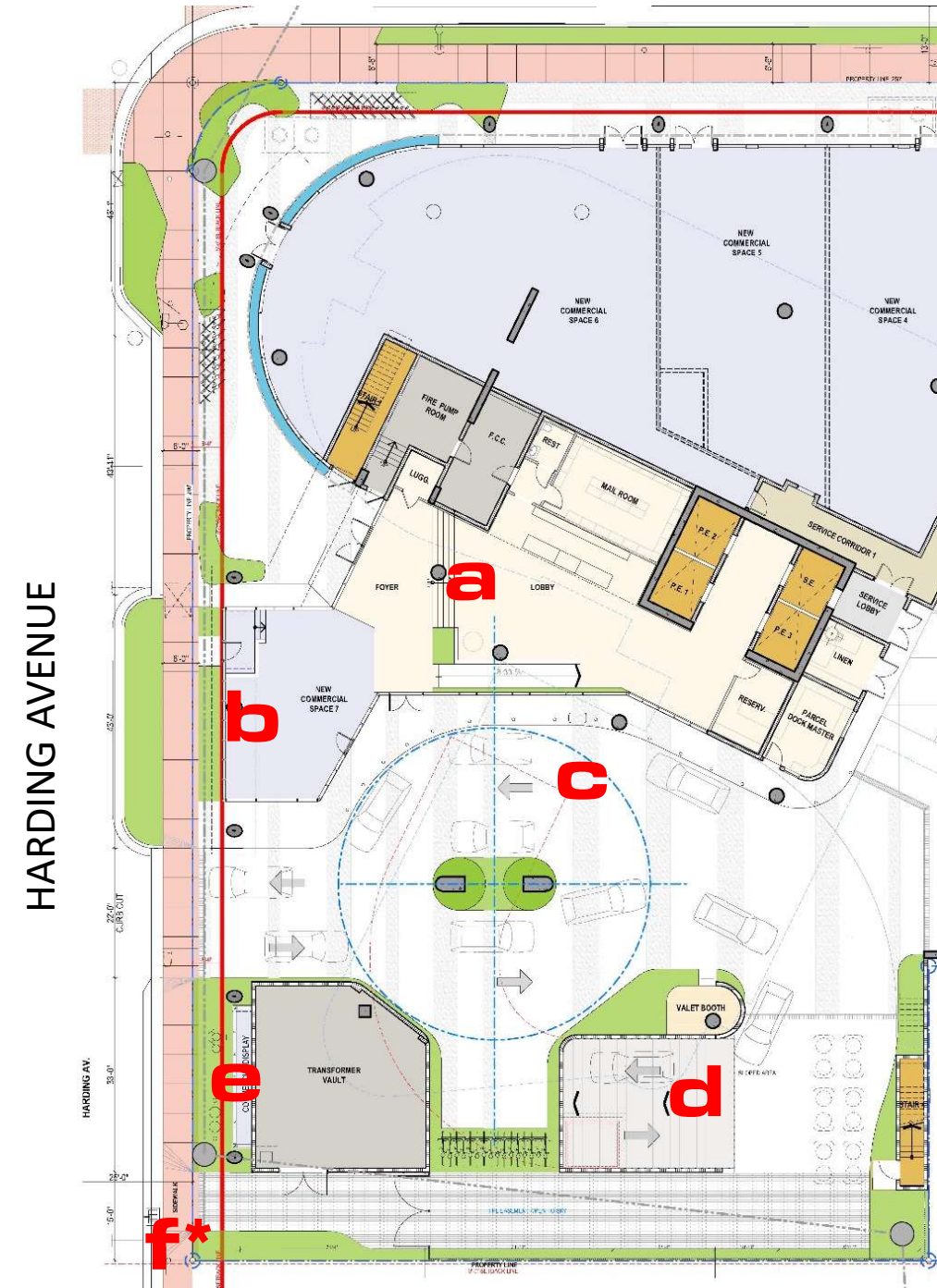
	COMMERCIAL SPACES
	COMMON AREAS B.O.H. - INCLUDING LOBBY
	B.O.H. MECHANICAL
	VERTICAL CIRCULATIONS
	INTERIOR CIRCULATIONS
	UTILITY EASEMENT
	LANDSCAPE

## KEY

- a.** LARGER LOBBY, CLOSER TO STREET
- b.** RETAIL FRONTING HARDING
- c.** INTERNALIZED DROP OFF
- d.** CAR RAMP
- e.** ART OR DISPLAY WINDOW SCREENING FPL
- f\*** ADDITIONAL LANDSCAPING  
\*numerous locations



As Approved



As Proposed



# Harding Frontage - View



As Approved



As Proposed

1. Addition of Balconies
2. Changes at Pool Deck Level
3. Rooftop Amenity
4. Improvements to Harding\*

\*Several locations



# Harding Frontage – Close Up 1





# Harding Frontage – Close Up 2





**Thank You.**