

BRICKELL FLATIRON

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*INFILL.* IT'S A WORD YOU'LL HEAR more and more in the coming decade, especially as tiny buildings built for an earlier era come down and new ones go up. It refers to new development on either unused or underutilized land and comes to you from the folks who coined the term "best and highest use." South Florida's eastern neighborhoods, developed for an era of wildly cheap fuel and a culture that was consumed by the automobile, are morphing. It's now all about walkable density with less concern for the car and old-fashioned parking requirements. Some people rejoice that this day has come, others fight it tooth and nail. The fact remains, the day *has* come, and some designers are rising to the occasion with beautiful designs, like those of architect Luis Revuelta for the Brickell Flatiron, a project a decade in the making due to rise on mostly vacant land.

*Tropic's* senior editor Hilary Lewis reported on the first iteration of a design for this space in the December, 2006 edition of *HOME Miami*, our earlier publication. At that point, the project was scheduled to be both offices and condominiums, and was designed by Enrique Norten. The product of site-specific conditions, that earlier design focused on silhouette and aerodynamics. Alas, the Great Recession was about to pounce on South Florida, and the interest in both commercial office space and residential vaporized in a matter of months.

Rendering of Brickell Flatiron's 64th level roofdeck, pool, spa and fitness center.



The new boom, which has eclipsed the last in scale and strength, has made development of sites like this a top priority once more, but in Miami at least, the lion's share of this boom is now being developed as residential, not commercial space. Enter Ugo Colombo, CMC Group and Revuelta, who are currently in the construction phase with 64-story Brickell Flatiron. CMC is no newcomer to the table, having developed Bristol Tower, Epic Residences & Hotel and the Santa Maria among others. The architect they've chosen to work with is renown as well, having designed high-end residential such as those listed above as well as Grovenor House in Coconut Grove, The Bath Club on Miami Beach, and La Rive in Fort Lauderdale.

And while infill in New York might have meant amenities limited to doorman and live-in super, this is Miami, and Revuelta and the CMC Group have come up with a stunner of a building that includes a lap pool on the roof at floor 18, as well as a 64th floor rooftop spa with pool, cabanas and fitness center with yoga, Pilates, weight training, sauna, steam and more. Residents using these facilities will do so in complete peace, as they will be floating in the pool, 750 feet in the air.

RESIDENTS USING BRICKELL FLATIRON'S ROOFTOP POOL AND SPA WILL DO SO IN COMPLETE PEACE, AS THEY WILL BE FLOATING IN THE POOL, 750 FEET IN THE AIR.



**This split-plan, 2-bedroom, 2.5 bath unit has 1,369 interior square feet with an additional 288 square feet of terrace space.**

Revuelta, like Norton before him, studied the site and its potential long and hard, coming up with an organic, streamlined form that allowed for 14 different floor plans. There are no less than six, high-speed elevators to service these residential units, and the average size of an apartment is about 1,350 square feet. Balconies bow out from the building in elongated, elliptical forms, giving each unit deep, outside spaces that are sensuously curved. Finishes, according to CMC are top notch, including porcelain flooring, Miele appliances, Bosch washer and dryers, as well as honed marble and Zucchetti fixtures in the baths.

Truly a mixed-use product, Brickell Flatiron will have nearly 40,000 square feet of retail on the ground level, activating the neighborhood, topped by over 500 residences. Common areas are to be inspired by the aesthetic of artist Julian Schnabel, and will feature large-scale pieces of his work. Prices start at \$455,000 and occupancy of this full-service, pet-friendly property is currently scheduled for 2016. ■

BALCONIES BOW OUT FROM THE BUILDING IN ELONGATED, ELLIPTICAL FORMS, GIVING EACH UNIT DEEP, OUTSIDE SPACES THAT ARE SENSUOUSLY CURVED.