

Mixed-use projects from Swerdlow, Kushner, TSG Group proposed in Miami

Swerdlow and Terra are planning Target-anchored apartment and retail project

TRD MIAMI / By Katherine Kallergis
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UPDATED, Feb. 14, 12:46 p.m.: A handful of big name developers will present their projects in Overtown, Allapattah, Wynwood, and on the Miami River next week at the Miami Urban Development Review Board.



From top left, clockwise: Wynwood 28, the Allapattah apartment building, Miami Riverside Center, and the Target-anchored mixed-use project in Miami's Overtown

Target-anchored mixed-use project in Miami's Overtown

The Swerdlow Group and Terra are proposing to build a mixed-use project with affordable and market-rate housing and retail space in Overtown. Swerdlow won a request for proposals from the city's Southeast Overtown/Park West Community Redevelopment Agency for the property at 249 Northwest Sixth Street.

Block 55 would have 556 apartments, including 402 market-rate units and 154 affordable senior housing units, and roughly 350,000 square feet of Class A retail space, anchored by Target. The project would also include a public promenade along Northwest Seventh Street with retail, restaurants and a city of Miami NET office, according to a statement from Swerdlow. Arquitectonica is designing the 240-foot-tall building.

Other tenants include YouFit and Aldi. Greg Masin of Cushman & Wakefield will lead retail leasing.

If it's approved, the developer plans to break ground on Block 55 this year.

Allapattah apartment building

Pointe Companies filed plans for an apartment building in northwest Allapattah.

2323 Pointe Group LLC is proposing an eight-story, 116-unit residential building with office and retail space at 2323 Northwest 36th Street. The nearly 168,000-square-foot building, designed by Modis Architects, would have about 7,700 square feet of retail space and 3,220 square feet of office space, 129 parking spaces and bicycle parking.

Pointe Companies, which lists a Bay Harbor Islands address, is seeking waivers to substitute a commercial loading berth with two residential loading berths, a 10 percent reduction in parking, and other waivers.

Wynwood 28

Block Capital Group and Kushner Companies are taking their plans for Wynwood 28 to the city for approval. It's one of two projects the partners are working on together in Wynwood.

The 230,131-square-foot development, at 127 Northwest 27th Street, calls for 40 residential units, 15,797 square feet of commercial/retail space, and 44,637 square feet of office space in two buildings that will be five and eight stories tall. It would include 232 parking spaces and 19 bicycle parking spots.



Wynwood Haus

TSG Group and Lineaire Group submitted plans for Wynwood Haus, a multifamily building that would be developed in an Opportunity Zone.

The 224-unit, 273,000-square-foot project would also have about 5,200 square feet of retail space. The 20-story building is planned for 1765 North Miami Avenue.

TSG Group, led by managing partners Camilo Lopez and Jorge Escobar, and Lineaire, led by Diego Bonet, George Samarjian and Alejandro Bonet, paid \$5.9 million for the 30,000-square-foot site last year.

Miami Riverside development

The Adler Group is going before the city's UDRB for approval of the Miami Riverside Center redevelopment. The 1.3 million-square-foot project would include a 20-story office building and 38-story residential tower at 444 and 460 Southwest Second Avenue, which is currently home to the city's Miami Riverside complex.

Adler's Lancelot Miami River LLC entered into lease and development management and construction agreements with the city in June 2019 for the project. It will include 430 residential units and about 278,000 square feet of office space.

Miami Worldcenter apartment building

Lalezarian Properties is planning a 560-unit, 52-story tower at Miami Worldcenter.

The nearly 835,000-square-foot project will include about 3,100 square feet of commercial space.

Miami Worldcenter developers Nitin Motwani and Art Falcone sold the 2.5-acre lot at Northwest Eighth Street between North Miami and Northeast First avenues to Lalezarian Properties last year for \$43 million.

Based in Long Island, New York, Lalezarian is a family-owned property management and development firm that leases both residential and commercial buildings, primarily in Manhattan.