

**NEW APPLICATIONS 6**

**MIAMI BEACH**  
Land Use Boards

**Design Review Board**

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: May 15, 2025  
TITLE: DRB24-1072, 299 72ND STREET

**PROPERTY**

299 72nd STREET

**FILE NO.**

DRB24-1072

**APPLICANT**

City of Miami Beach

**IN RE:**

An application has been filed requesting Design Review Approval for the construction of a new five-story community complex, with a parking garage, library, community center, aquatics center, fitness center, retail, multi-purpose fields, and jogging track; including variances to modify the clear pedestrian path requirement, reduce habitable floor requirements, reduce habitable depth requirements, remove the driveway and vehicle access limitations, reduce setback for surface parking, removal of upper level residential or commercial requirement for main use parking garages, and remove requirement for the ground floor to contain residential or commercial uses on main use parking garages; and including one or more waivers, to replace an existing public parking lot.

**PRIOR ORDER NUMBER:**

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item,  
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond  
Funds?**

No



