



# 72<sup>ND</sup> STREET COMMUNITY COMPLEX

DESIGN REVIEW BOARD - FINAL  
SUBMITTAL DRB24-1072  
289 72ND STREET MIAMI BEACH, FLORIDA 33141  
MARCH 6, 2025



Digitally signed  
by Natalia  
Livian  
Date: 2025.03.07  
18:21:26 -05'00'

EXHIBIT B

PART 1 OF 2

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

1300 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139 www.miamibeachfl.gov  
305.673.3700

COMMERCIAL - ZONING DATA SHEET  
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM	Project Information	Zone Number (C)	Use Group (C)	Year Built	Year Ren
1	Address: 299 72ND STREET, MIAMI BEACH, FL 33141	299	299	2007	2007
2	Request for amendments, Supplemental Architectural Significance:	299	299	2007	2007
3	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
4	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
5	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
6	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
7	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
8	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
9	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
10	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
11	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
12	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
13	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
14	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
15	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
16	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
17	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
18	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
19	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
20	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
21	Is the project within a local historic district? (Yes or No)	No	No	2007	2007
22	Is the project within a local historic district? (Yes or No)	No	No	2007	2007



WJ ARCHITECTS  
(772) 832-5568  
www.wjarc.com  
A001644

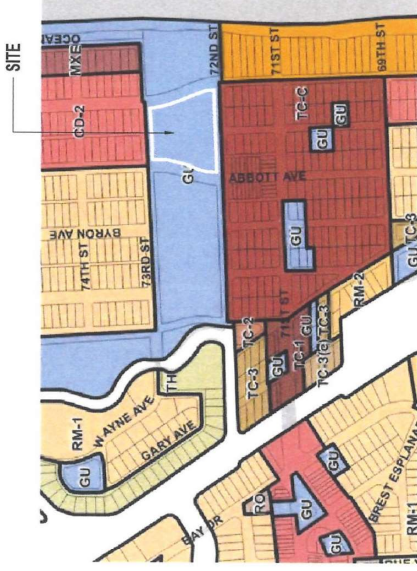


MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

ZONING DATA SHEET

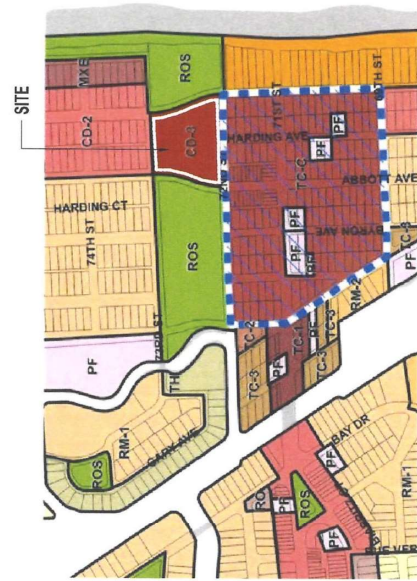
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A001b



CURRENT ZONING MAP

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhouse residential
- RM-1 Residential medium density, low intensity
- RM-2 Residential medium density, medium intensity
- RM-3 Residential medium density, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
- U-1 Urban light industrial
- MX-1 Mixed use entertainment
- MX-2 Mixed use entertainment
- MX-3 Mixed use entertainment
- MX-4 Mixed use entertainment
- MX-5 Mixed use entertainment
- MX-6 Mixed use entertainment
- MX-7 Mixed use entertainment
- MX-8 Mixed use entertainment
- MX-9 Mixed use entertainment
- MX-10 Mixed use entertainment
- MX-11 Mixed use entertainment
- MX-12 Mixed use entertainment
- MX-13 Mixed use entertainment
- MX-14 Mixed use entertainment
- MX-15 Mixed use entertainment
- MX-16 Mixed use entertainment
- MX-17 Mixed use entertainment
- MX-18 Mixed use entertainment
- MX-19 Mixed use entertainment
- MX-20 Mixed use entertainment
- MX-21 Mixed use entertainment
- MX-22 Mixed use entertainment
- MX-23 Mixed use entertainment
- MX-24 Mixed use entertainment
- MX-25 Mixed use entertainment
- MX-26 Mixed use entertainment
- MX-27 Mixed use entertainment
- MX-28 Mixed use entertainment
- MX-29 Mixed use entertainment
- MX-30 Mixed use entertainment
- MX-31 Mixed use entertainment
- MX-32 Mixed use entertainment
- MX-33 Mixed use entertainment
- MX-34 Mixed use entertainment
- MX-35 Mixed use entertainment
- MX-36 Mixed use entertainment
- MX-37 Mixed use entertainment
- MX-38 Mixed use entertainment
- MX-39 Mixed use entertainment
- MX-40 Mixed use entertainment
- MX-41 Mixed use entertainment
- MX-42 Mixed use entertainment
- MX-43 Mixed use entertainment
- MX-44 Mixed use entertainment
- MX-45 Mixed use entertainment
- MX-46 Mixed use entertainment
- MX-47 Mixed use entertainment
- MX-48 Mixed use entertainment
- MX-49 Mixed use entertainment
- MX-50 Mixed use entertainment
- MX-51 Mixed use entertainment
- MX-52 Mixed use entertainment
- MX-53 Mixed use entertainment
- MX-54 Mixed use entertainment
- MX-55 Mixed use entertainment
- MX-56 Mixed use entertainment
- MX-57 Mixed use entertainment
- MX-58 Mixed use entertainment
- MX-59 Mixed use entertainment
- MX-60 Mixed use entertainment
- MX-61 Mixed use entertainment
- MX-62 Mixed use entertainment
- MX-63 Mixed use entertainment
- MX-64 Mixed use entertainment
- MX-65 Mixed use entertainment
- MX-66 Mixed use entertainment
- MX-67 Mixed use entertainment
- MX-68 Mixed use entertainment
- MX-69 Mixed use entertainment
- MX-70 Mixed use entertainment
- MX-71 Mixed use entertainment
- MX-72 Mixed use entertainment
- MX-73 Mixed use entertainment
- MX-74 Mixed use entertainment
- MX-75 Mixed use entertainment
- MX-76 Mixed use entertainment
- MX-77 Mixed use entertainment
- MX-78 Mixed use entertainment
- MX-79 Mixed use entertainment
- MX-80 Mixed use entertainment
- MX-81 Mixed use entertainment
- MX-82 Mixed use entertainment
- MX-83 Mixed use entertainment
- MX-84 Mixed use entertainment
- MX-85 Mixed use entertainment
- MX-86 Mixed use entertainment
- MX-87 Mixed use entertainment
- MX-88 Mixed use entertainment
- MX-89 Mixed use entertainment
- MX-90 Mixed use entertainment
- MX-91 Mixed use entertainment
- MX-92 Mixed use entertainment
- MX-93 Mixed use entertainment
- MX-94 Mixed use entertainment
- MX-95 Mixed use entertainment
- MX-96 Mixed use entertainment
- MX-97 Mixed use entertainment
- MX-98 Mixed use entertainment
- MX-99 Mixed use entertainment
- MX-100 Mixed use entertainment



FUTURE LAND USE MAP

- Single family residential
- Two family residential
- Three family residential
- Four family residential
- Five family residential
- Six family residential
- Seven family residential
- Eight family residential
- Nine family residential
- Ten family residential
- Eleven family residential
- Twelve family residential
- Thirteen family residential
- Fourteen family residential
- Fifteen family residential
- Sixteen family residential
- Seventeen family residential
- Eighteen family residential
- Nineteen family residential
- Twenty family residential
- Twenty-one family residential
- Twenty-two family residential
- Twenty-three family residential
- Twenty-four family residential
- Twenty-five family residential
- Twenty-six family residential
- Twenty-seven family residential
- Twenty-eight family residential
- Twenty-nine family residential
- Thirty family residential
- Thirty-one family residential
- Thirty-two family residential
- Thirty-three family residential
- Thirty-four family residential
- Thirty-five family residential
- Thirty-six family residential
- Thirty-seven family residential
- Thirty-eight family residential
- Thirty-nine family residential
- Forty family residential
- Forty-one family residential
- Forty-two family residential
- Forty-three family residential
- Forty-four family residential
- Forty-five family residential
- Forty-six family residential
- Forty-seven family residential
- Forty-eight family residential
- Forty-nine family residential
- Fifty family residential
- Fifty-one family residential
- Fifty-two family residential
- Fifty-three family residential
- Fifty-four family residential
- Fifty-five family residential
- Fifty-six family residential
- Fifty-seven family residential
- Fifty-eight family residential
- Fifty-nine family residential
- Sixty family residential
- Sixty-one family residential
- Sixty-two family residential
- Sixty-three family residential
- Sixty-four family residential
- Sixty-five family residential
- Sixty-six family residential
- Sixty-seven family residential
- Sixty-eight family residential
- Sixty-nine family residential
- Seventy family residential
- Seventy-one family residential
- Seventy-two family residential
- Seventy-three family residential
- Seventy-four family residential
- Seventy-five family residential
- Seventy-six family residential
- Seventy-seven family residential
- Seventy-eight family residential
- Seventy-nine family residential
- Eighty family residential
- Eighty-one family residential
- Eighty-two family residential
- Eighty-three family residential
- Eighty-four family residential
- Eighty-five family residential
- Eighty-six family residential
- Eighty-seven family residential
- Eighty-eight family residential
- Eighty-nine family residential
- Ninety family residential
- Ninety-one family residential
- Ninety-two family residential
- Ninety-three family residential
- Ninety-four family residential
- Ninety-five family residential
- Ninety-six family residential
- Ninety-seven family residential
- Ninety-eight family residential
- Ninety-nine family residential
- One hundred family residential

**WJ** IN ARCHITECTS  
 (771) 827-5566  
 www.wjarchitects.com  
 A05644

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA 33141

DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

**EXHIBIT B**  
**A002**



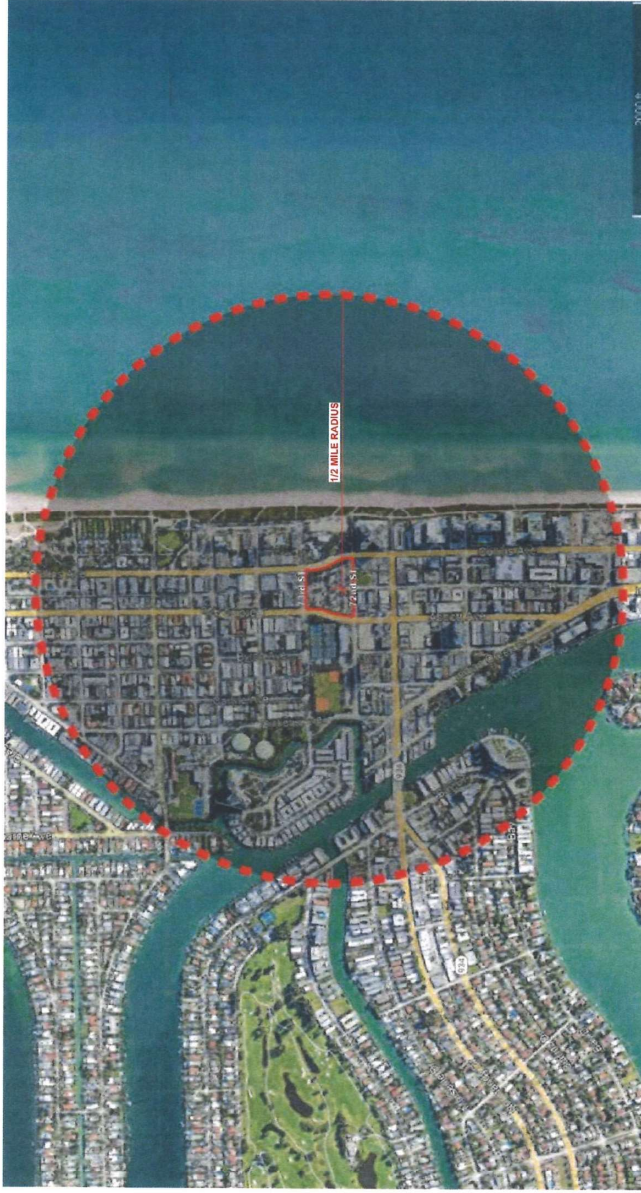


EXHIBIT B

CONTEXT LOCATION MAP

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

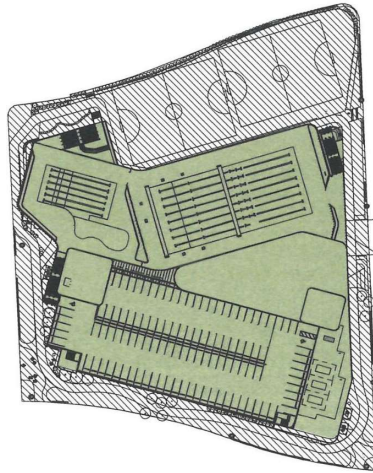
A003

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

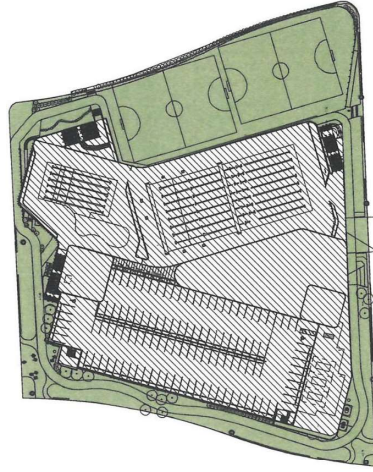
WJ ARCHITECTS  
(771) 872-5566  
www.wjarc.com  
A000004



© 2024 WJ ARCHITECTS, INC.



■ LOT COVERAGE = 99,525 sf. (60%)



■ OPEN SPACE = 67,518 sf. (40%)



**ZONING DIAGRAMS - LOT COVERAGE**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

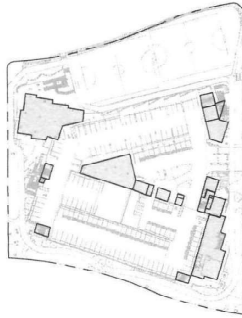
**WA** WA ARCHITECTS  
(727) 822-5666  
www.waarch.com  
A000424

*Handwritten signature*

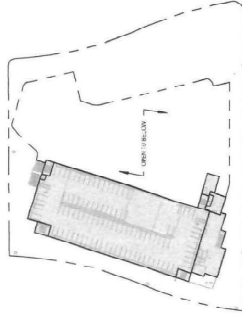
© 2024 WA ARCHITECTS, INC.

**EXHIBIT B**  
**A004**

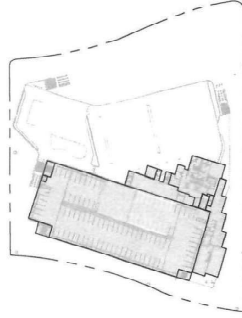
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



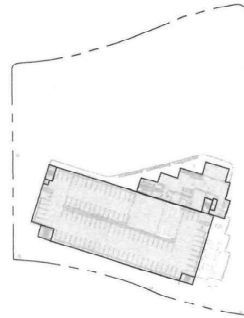
LEVEL 01 FAR = 19,127 sf.



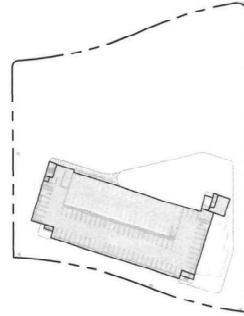
LEVEL 02 FAR = 40,760 sf.



LEVEL 03 FAR = 48,595 sf.



LEVEL 04 FAR = 43,510 sf.



LEVEL 05 FAR = 35,810 sf.

**TOTAL FAR PER LEVEL**

LEVEL 1	19,127 sf.
LEVEL 2	40,760 sf.
LEVEL 3	48,595 sf.
LEVEL 4	43,510 sf.
LEVEL 5	35,810 sf.
<b>BUILDING TOTAL</b>	<b>187,802 sf.</b>



WA ARCHITECTS  
727.822.5566  
www.waarch.com  
A00524

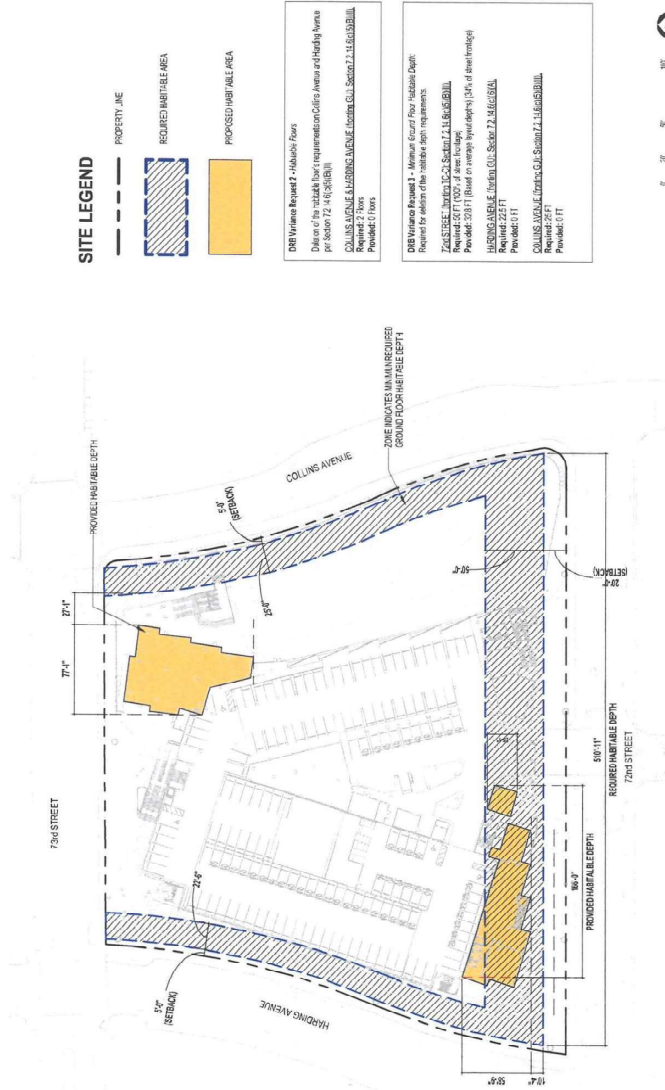
*Handwritten signature*

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**ZONING DIAGRAMS - FAR**  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A005**

EXHIBIT B





WA ARCHITECTS  
 (772) 622-5566  
 www.waarchitects.com  
 635047

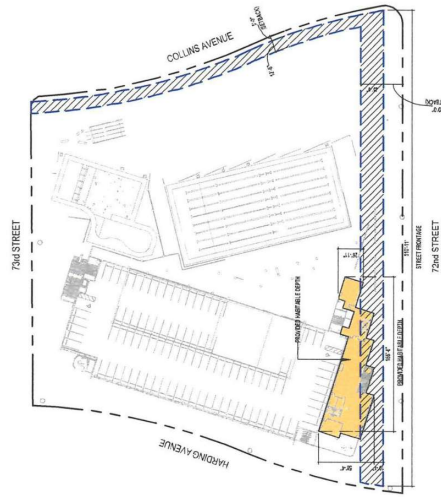
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA, 33141

**HABITABLE FLOORS & DEPTH DIAGRAM**

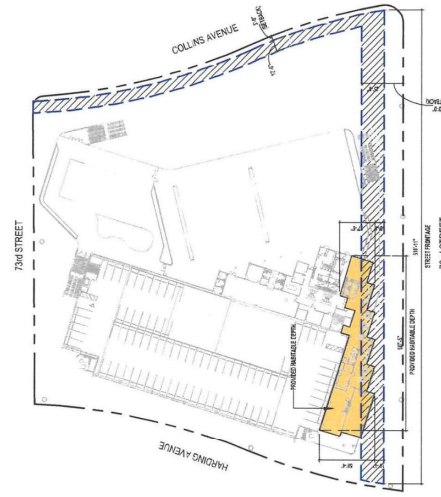
DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

**A007**





LEVEL 2 - HABITABLE DEPTH



LEVEL 3 - HABITABLE DEPTH

SITE LEGEND

PROPERTY LINE



REQUIRED HABITABLE AREA



PROPOSED HABITABLE AREA

DBS Minimum Required 4' - Minimum Second and Third Floor Habitable Depth:  
 Definition of the Habitable depth requirements:  
 72ND STREET MINIMUM (LOCAL SECTION 7.2.4.6) 14'-0" (14'-0")  
 Required: 20'-0" (65% of floorplate)  
 Provided: 20'-0" (65% of floorplate)  
 COLLINS AVENUE MINIMUM (LOCAL SECTION 7.2.4.6) 14'-0" (14'-0")  
 Required: 20'-0" (65% of floorplate)  
 Provided: 20'-0" (65% of floorplate)



**WJ ARCHITECTS**  
 (772) 872-5566  
 www.wjarc.com  
 AIA/CES

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA 33141

**HABITABLE FLOORS & DEPTH DIAGRAM**  
 DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025  
**A008**

**EXHIBIT B**



# **SITE LEGEND**

- PROPERTY LINE
- SETBACK LINE

DRB Review Report 1 - Driveway/vehicle access to off-street parking and  
 access to driveway vehicle access to be provided.  
 72nd STREET (Access to Collins Avenue) 17-14-2020  
 Required for Review  
 Project: Proposed

## **DRIVEWAY SEPARATION DIAGRAM**

**WA** ARCHITECTS  
 (727) 822-5565  
 www.waac.com  
 1750 14th

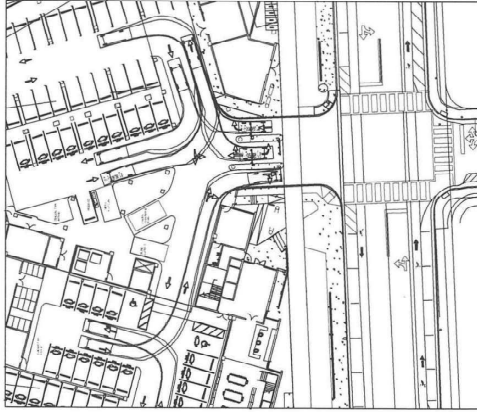
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA 33141

DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

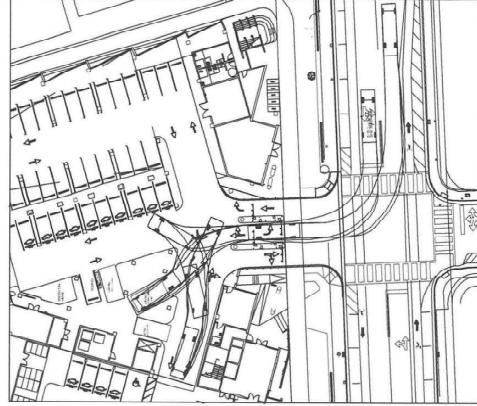
**A009**

**EXHIBIT B**

A010



10' BOX TRUCK - 19.5'x7'



GARBAGE TRUCK WM - 34'x9.5'



MANEUVERING DIAGRAM

EXHIBIT B

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET

MIAMI BEACH, FLORIDA. 33141

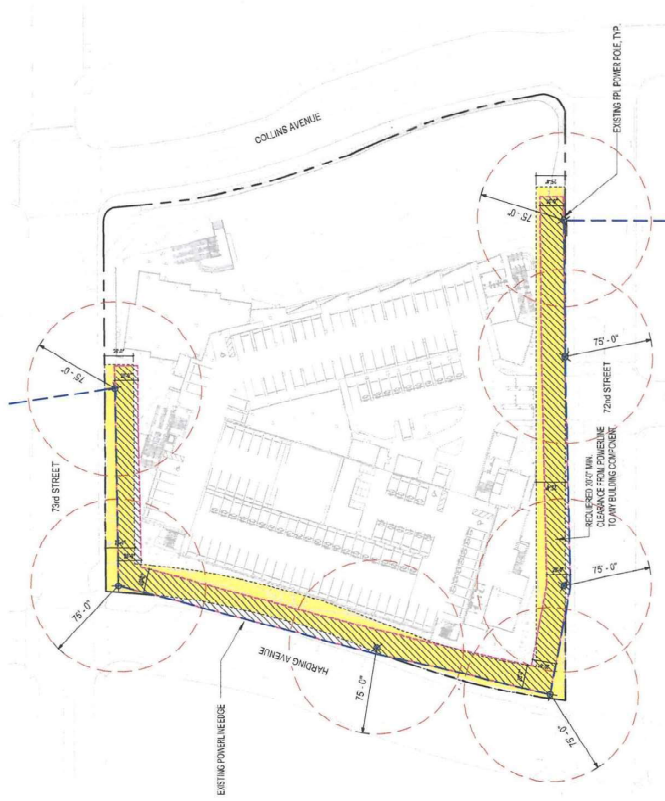
**WA** ARCHITECTS  
(727) 822-5568  
www.wa-arch.com  
F0004471

*Handwritten signature*

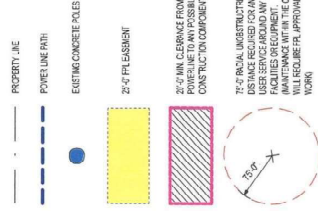
© 2025 WA ARCHITECTS, INC.

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A011**



# FPL EASEMENT LEGEND



NOTE: 20' FPL EASEMENT MUST BE 24' WIDE AND 20' HIGH. 24' FPL EASEMENT MUST BE 24' WIDE AND 24' HIGH.



EXHIBIT B

## FPL EASEMENT AND POWERLINE CLEARANCES

### MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA, 33141

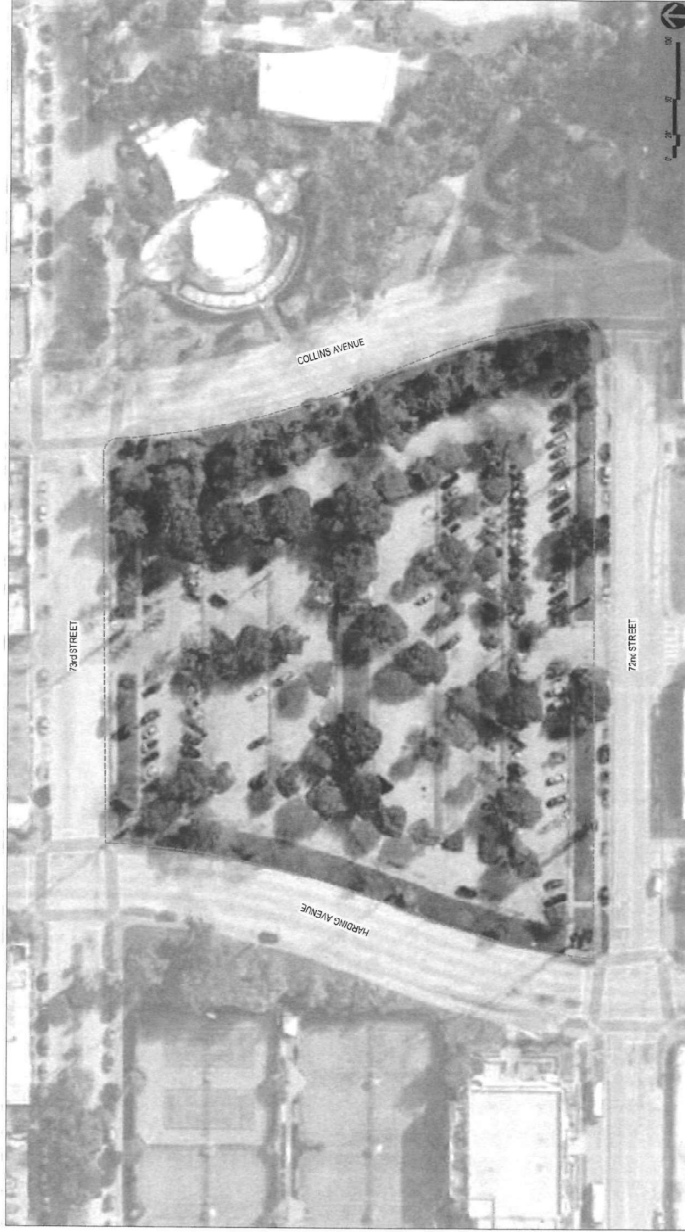
**WJ ARCHITECTS**  
7273 122-5586  
www.wjarc.com  
WJ-001-01

*WJ*

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A012**





CONTEXT SITE PLAN EXISTING

EXHIBIT B  
**A018**

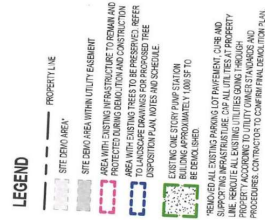
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

299 72ND STREET

MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(777) 822-5555  
www.waarch.com  
ARCHITECTS  
A COMMITMENT TO EXCELLENCE



**WJ**  
WJ ARCHITECTS  
(727) 822-5566  
www.wjarc.com  
AR94244

U.S. District Court  
Southern District of New York

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

0 20' 100'

**DEMOLITION PLAN**

**A019**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A019



**EXHIBIT B**  
**A020**

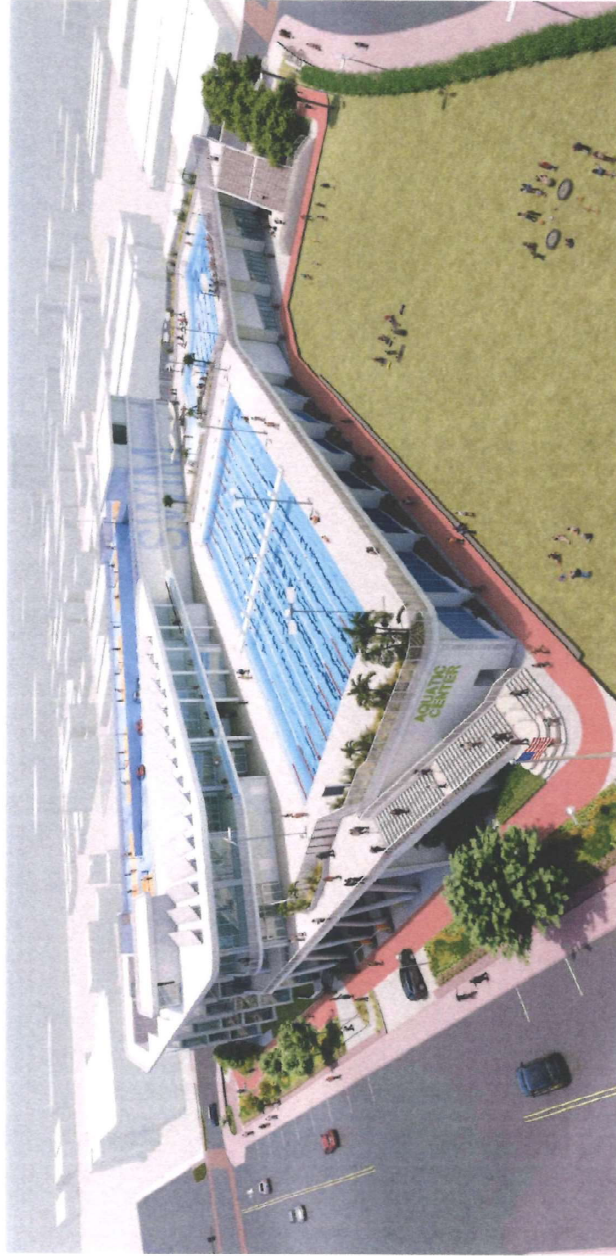
**CONTEXT SITE PLAN PROPOSED**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA ARCHITECTS**  
(727) 822-5556  
www.wa-arch.com  
A020-011

**WA**  
© 2024 WA Architects, Inc.



3D RENDERING #  
**EXHIBIT B**  
**A021**

DRB24 - 1072  
FINA. SUBMITTAL  
FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** **WJ ARCHITECTS**  
(726) 825-5536  
WWW.WJ-ARCH.COM  
00000001  
© 2024 WJ Architects, Inc.





3D RENDERING #**A022**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

299 72ND STREET  
MIAMI BEACH, FLORIDA, 33141

**WA** ARCHITECTS  
(722) 825-5586  
WWW.WAFC.COM  
ARCHITECTS

*Handwritten signature*

© 2024 WAFC, INC.

EXHIBIT B

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025





3D RENDERING #2

EXHIBIT B  
**A023**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WAJ** ARCHITECTS  
(727) 822-5586  
www.waj-arc.com  
A023-241  
© 2024 WAJ ARCHITECTS, INC.

*Handwritten signature*



EXHIBIT B

3D RENDERING #

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A024

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

 WA ARCHITECTS  
7271 822-5586  
www.waarch.com  
A024-01

©Hennrichsen Architects, Inc.

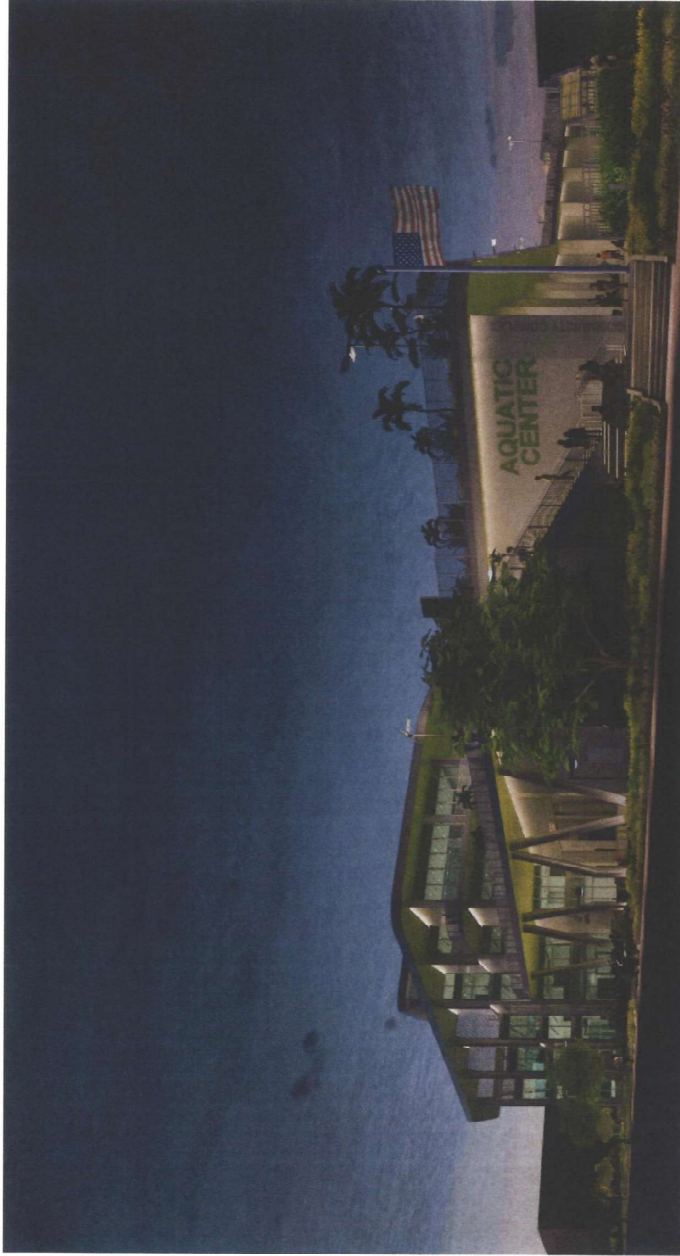


3D RENDERING #  
**EXHIBIT B**  
**A025**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
7271 825-5568  
www.waarch.com  
800-541-1000  
© 2025 WA Architects, Inc.





3D RENDERING #  
**EXHIBIT B**  
**A026**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5538  
WWW.WA-ARCH.COM  
FIDIC-1411  
© 2024 WA Architects, Inc.

*Handwritten signature*



EXHIBIT B

3D RENDERING #7

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A027

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WA** ARCHITECTS  
(727) 822-5506  
www.wa-arch.com  
P000001

*W. A. Architects*

© W. A. Architects, Inc.



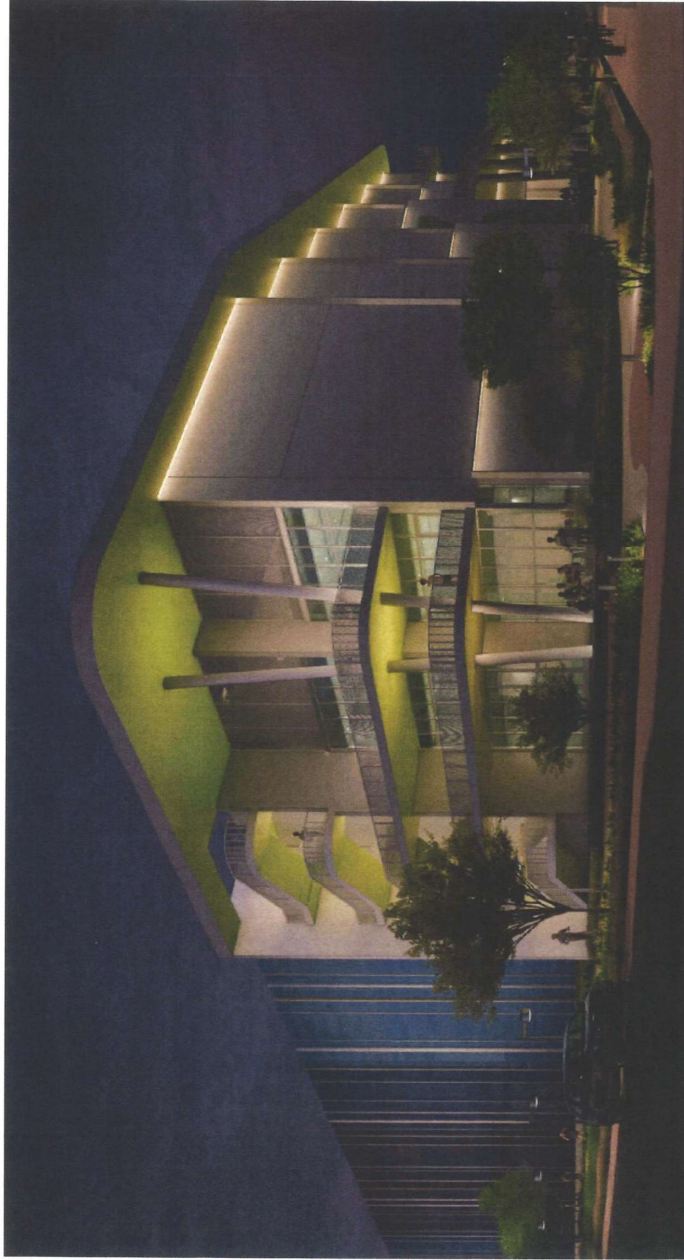


EXHIBIT B

3D RENDERING #

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A028

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5586  
www.wa-arch.com  
P0000041

*W. A. Architects*

© 2024 WA ARCHITECTS, P.C.



3D RENDERING #5

EXHIBIT B

**WA** ARCHITECTS  
(727) 822-5556  
www.waac.com  
ARCHITECTS

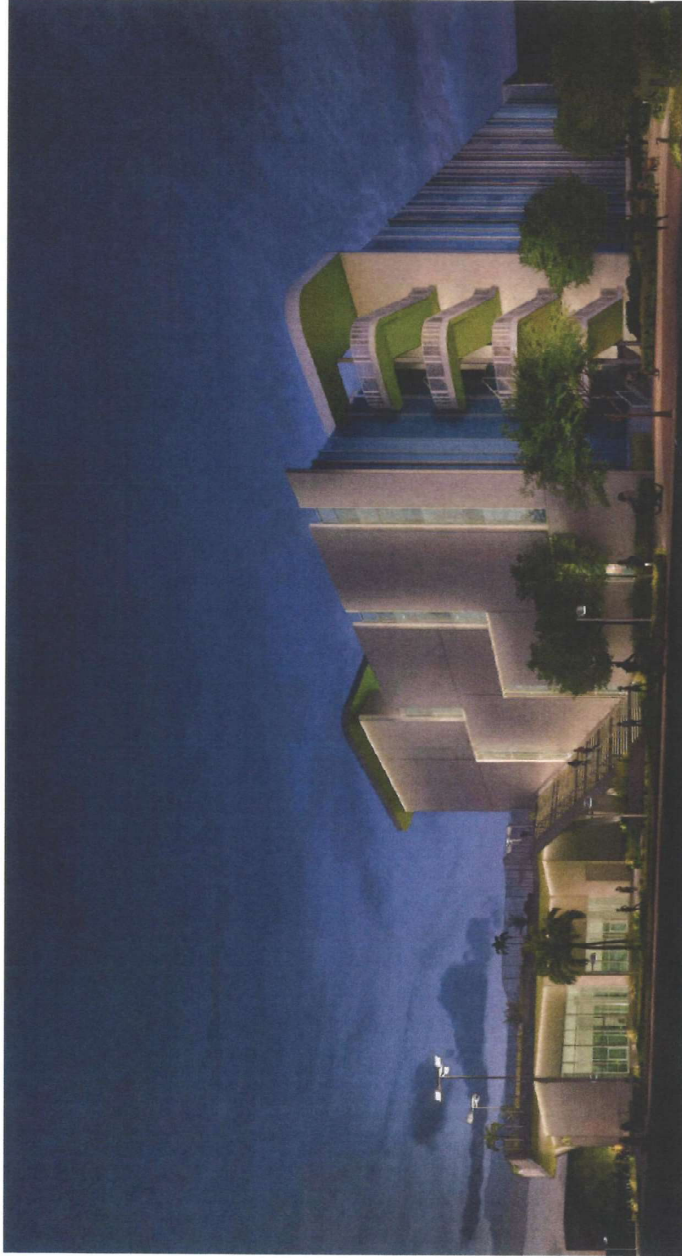
*Uthman*

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A029**

© 2024 WA Architects, Inc.



3D RENDERING #10

EXHIBIT B  
**A030**

**WA** ARCHITECTS  
(305) 522-5558  
www.wa-arch.com  
FIDELITY

*W. A.*

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025





EXHIBIT B

3D RENDERING #1

DRE24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A031

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5558  
www.wa-arch.com  
800-451-1111  
© 2024 WA Architects, Inc.

*WA*

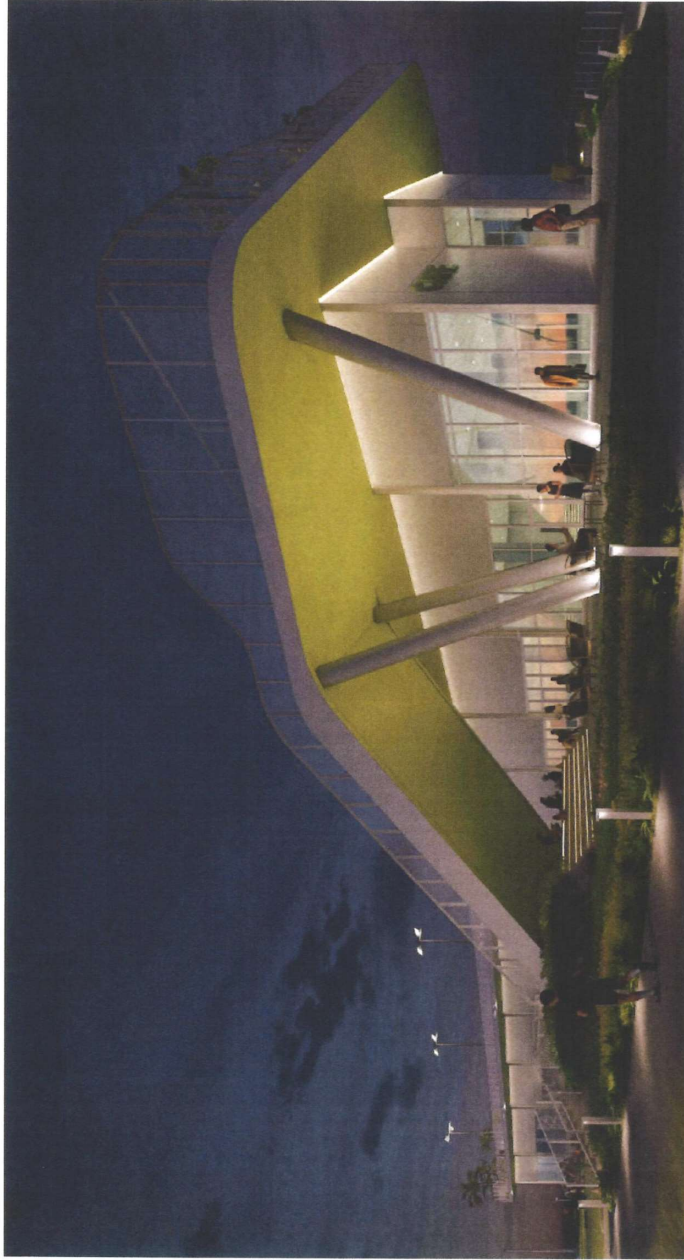


EXHIBIT B

3D RENDERING #12

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5556  
www.wa-arch.com  
P.O. BOX 1111  
MIAMI BEACH, FLORIDA 33131

*Handwritten signature*

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A032**





3D RENDERING #13

EXHIBIT B  
**A033**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WA** ARCHITECTS  
(727) 822-5556  
www.wa-arch.com  
P0000011

© 2024 WA Architects, Inc.

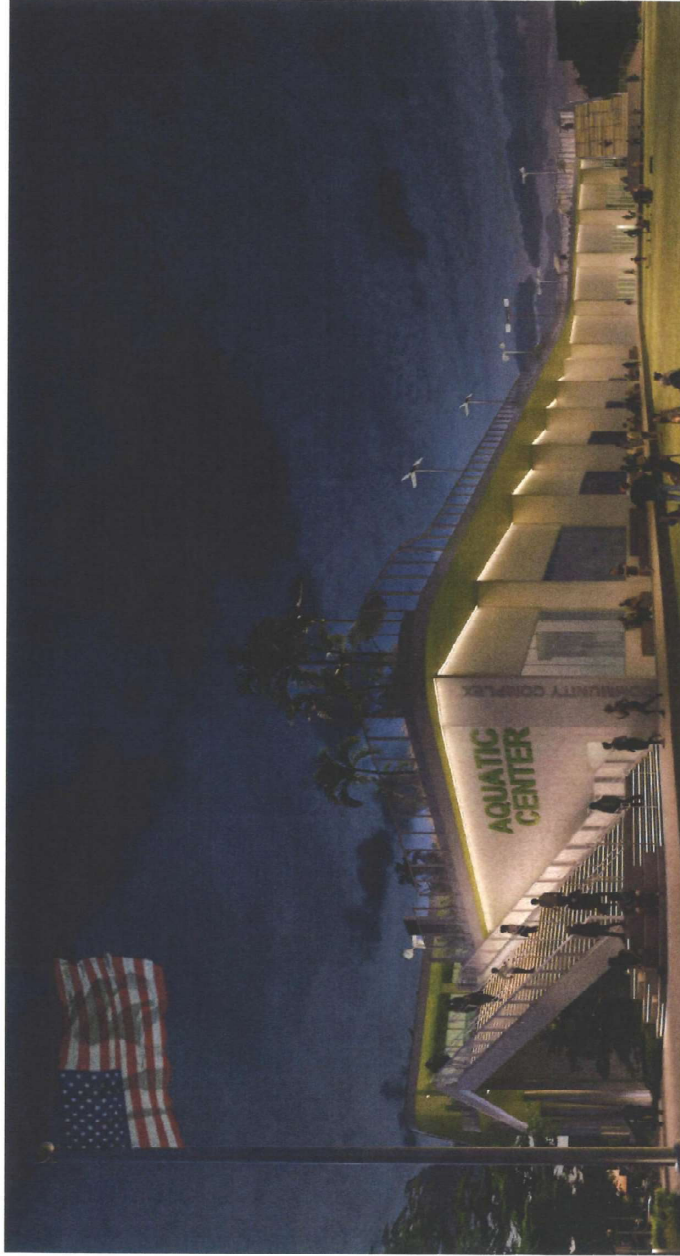


EXHIBIT B

3D RENDERING #1

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

DRB24 - 1072  
FINA. SUBMITTAL  
FEBRUARY 2, 2025

A034

299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** WA ARCHITECTS  
(727) 825-5558  
WWW.WA-FL.COM  
P025141

© 2024 WA ARCHITECTS, INC.

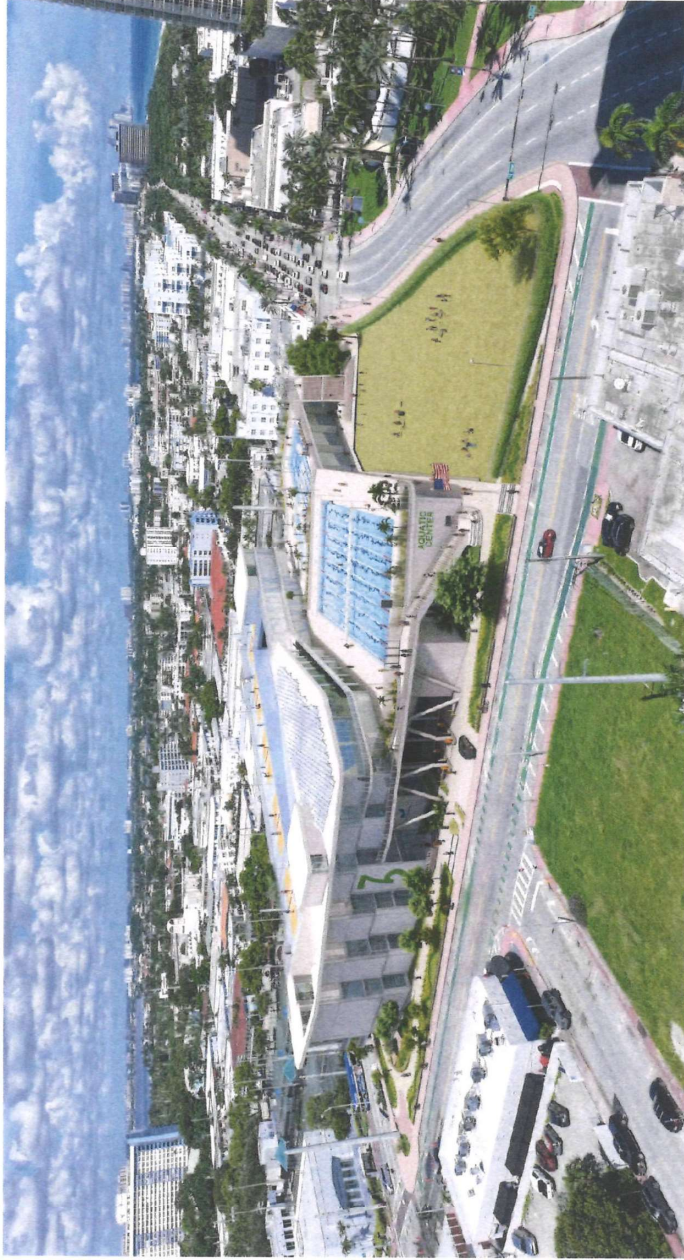


3D RENDERING #15  
**EXHIBIT B**  
**A035**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5596  
www.wa-arc.com  
P.O. BOX 111  
MIAMI BEACH, FLORIDA 33139





3D RENDERING #16  
**EXHIBIT B**  
**A036**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5506  
www.wa-arc.com  
P.O. Box 1471  
Clearwater Beach, Florida 34615



EXHIBIT B

3D RENDERING #1

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

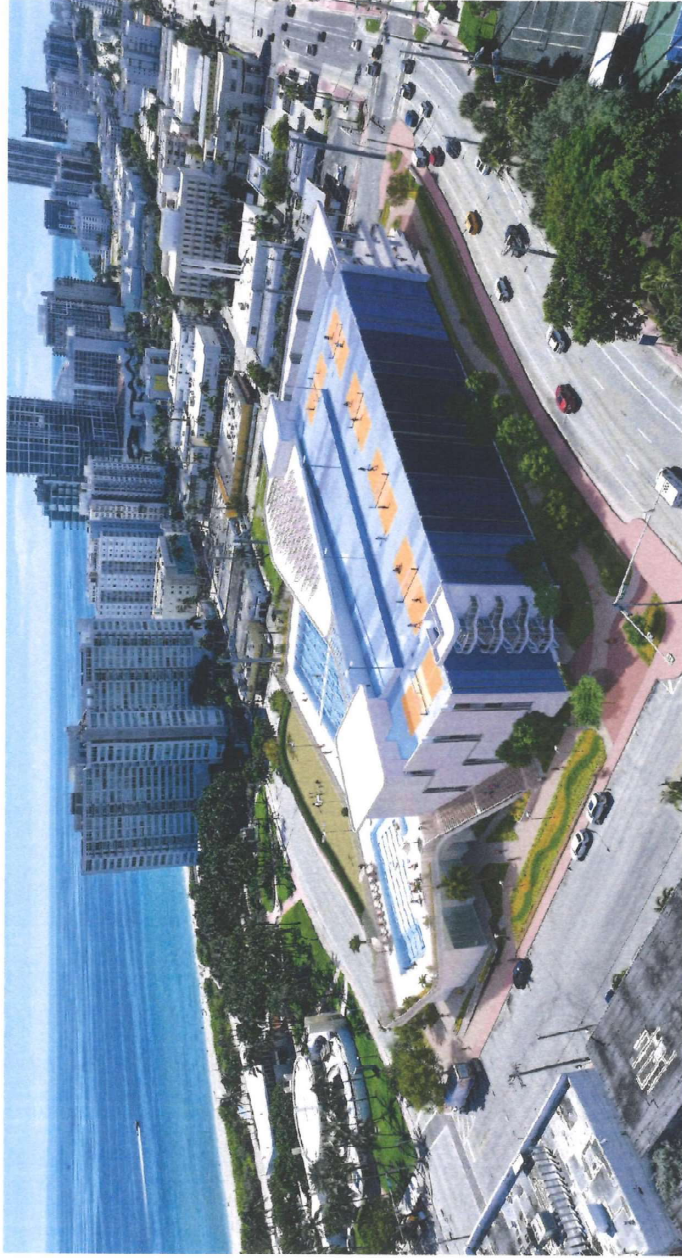
**WA** ARCHITECTS  
(727) 822-5556  
www.waac.com  
PAP0241

© 2024 WA Architects, Inc.

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A037**





3D RENDERING #1  
**EXHIBIT B**  
**A038**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5598  
www.waac.com  
(904) 471-  
© 2024 WA Architects, Inc.

*Handwritten signature*



3D RENDERING #1  
**EXHIBIT B**  
**A039**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** NJ ARCHITECTS  
(727) 822-5558  
www.wa-arch.com  
33141  
*WA*  
© 2025 WA ARCHITECTS, INC.





3D RENDERING #20  
EXHIBIT B

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
(727) 822-5555  
www.wa-arch.com  
A040-041  
©2024 WA Architects, Inc.

*Handwritten signature*

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A040**



# 72<sup>ND</sup> STREET COMMUNITY COMPLEX

DESIGN REVIEW BOARD - FINAL  
SUBMITTAL DRB24-1072  
289 72ND STREET MIAMI BEACH, FLORIDA 33141  
MARCH 9, 2025

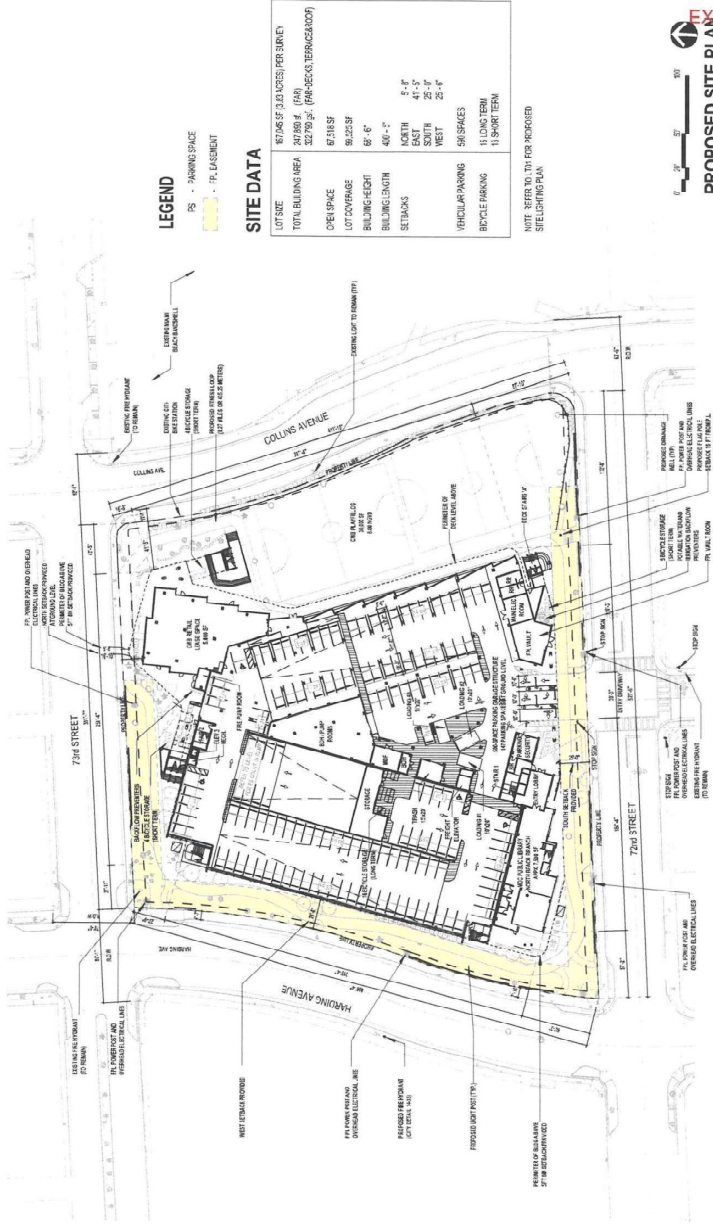


Digitally signed  
by Natalia  
Livian  
Date: 2025.03.07  
19:09:09 -05'00'



EXHIBIT B

PART 2 OF 2



# LEGEND

PS - PARKING SPACE  
 TS - TRAIL EASEMENT

## SITE DATA

LOT SIZE	87,000 SF (3.0 ACRES) PER BLOCK
TOTAL BUILDING AREA	847,000 SF (19.6 ACRES)
OPEN SPACE	82,000 SF (1.9 ACRES)
LOT COVERAGE	82.22%
BUILDING HEIGHT	6' - 4"
BUILDING LENGTH	400' - 5"
SETBACKS	NORTH 5' - 0" EAST 4' - 0" SOUTH 25' - 0" WEST 25' - 0"
VEHICULAR PARKING	500 SPACES
BIKE PARKING	11 LONG TERM 11 SHORT TERM

NOTE: REFER TO T-1 FOR RECORDING  
 SPECIFICATIONS

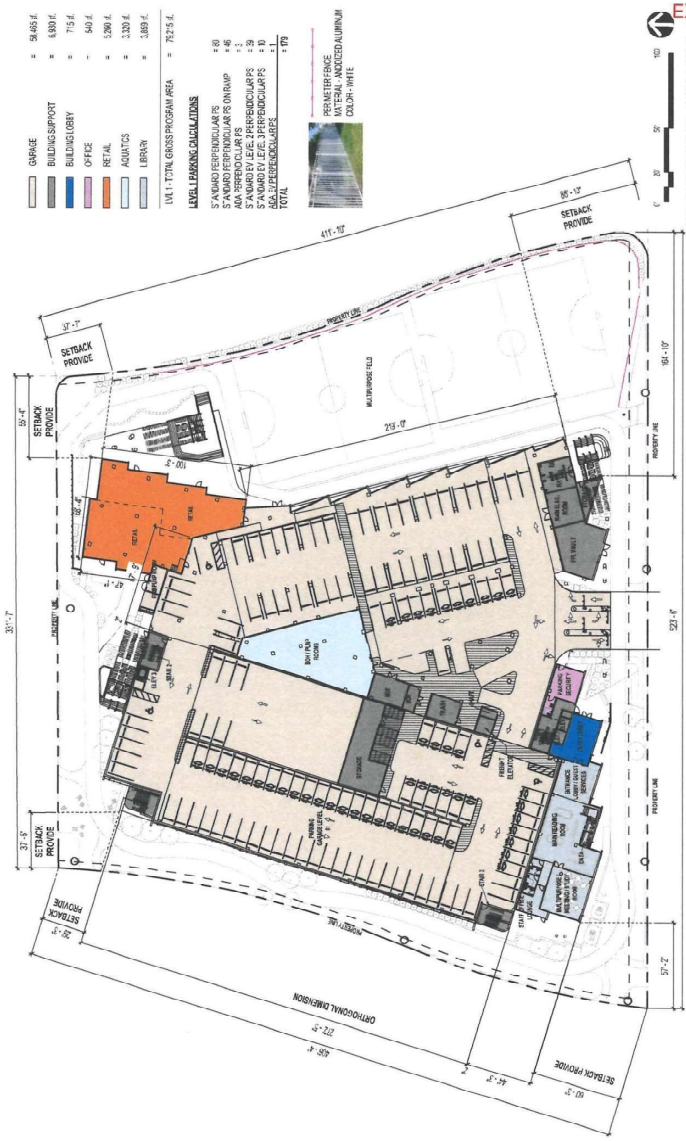
PROPOSED SITE PLAN  
**A100**

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA 33141

**WJ** ARCHITECTS  
 (212) 422-5558  
 WWW.WJARCHITECTS.COM  
 AEC/CAN

DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025





GARAGE	=	9,465 S.F.
BUILDING SUPPORT	=	4,800 S.F.
BUILDING LOBBY	=	715 S.F.
OFFICE	=	540 S.F.
RETAIL	=	3,200 S.F.
ADULTS	=	3,300 S.F.
LEARN	=	3,889 S.F.
<b>USE TOTAL GROSS PROGRAM AREA</b>	<b>=</b>	<b>72,515 S.F.</b>

<b>LEVEL PARKING CALCULATIONS</b>	
STANDARD PERPENDICULARS	= 20
STANDARD PERPENDICULARS ON RAMP	= 48
ADA STANDARD PERPENDICULARS	= 1
STANDARD PERPENDICULARS	= 10
STANDARD PERPENDICULARS	= 10
ADA PERPENDICULARS	= 1
<b>TOTAL</b>	<b>= 109</b>

PERMANENT SURFACE	WATERPROOFING
COULCH-WHITE	

**EXHIBIT B**  
**PROPOSED PLAN LEVEL OF**  
**A101**  
 DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA, 33141

**WA** ARCHITECTS  
 (727) 422-5566  
 www.waarchitects.com  
 02/2025/02/2025/02/2025



PROPOSED PLAN LEVEL 02

A102

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

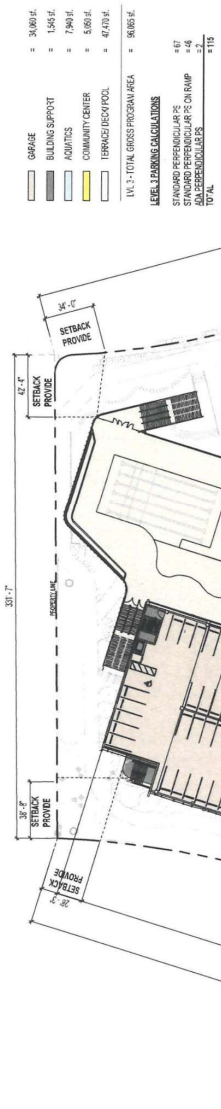
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WJ** **WJ ARCHITECTS**  
(727) 822-5566  
WWW.WJ3C.COM  
AR94244

*John*

WINSTON JONES ARCHITECTS, PC

(GWYNNE) *James Architects, Inc.*

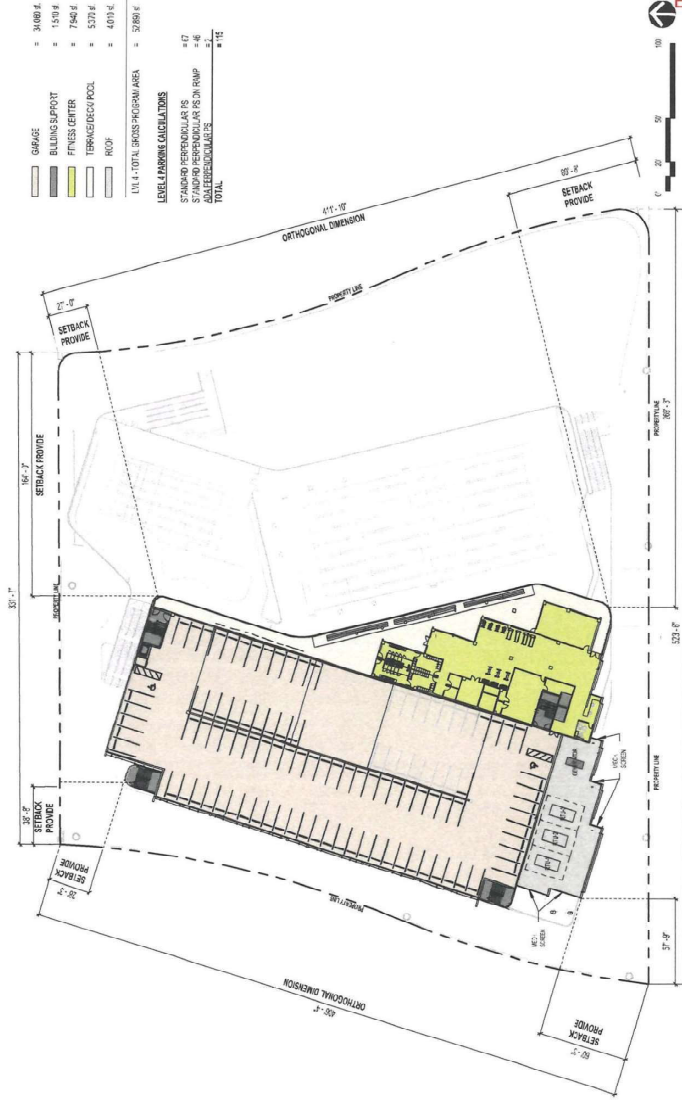


**WJ ARCHITECTS**  
 (727) 822-5555  
 www.wjarc.com  
 A00124

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA 33141

**PROPOSED PLAN LEVEL 03**  
 DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

**A103**



GRADE	= 34,080.4
BUILDING FOOTPRINT	= 15,914
FITNESS CENTER	= 7,462.4
TRAMPOLINE POOL	= 5,274.4
POOL	= 4,879.4
UNL4 - TOTAL GROSS PROGRAM AREA	= 39,866.4

#### LEVEL LAMINATE CALCULATIONS

STANDARD PERPENDICULARS	= 47
STANDARD PERPENDICULARS IN RAMP	= 46
STANDARD PERPENDICULARS	= 2
TOTAL	= 95

PROPOSED PLAN LEVEL 04

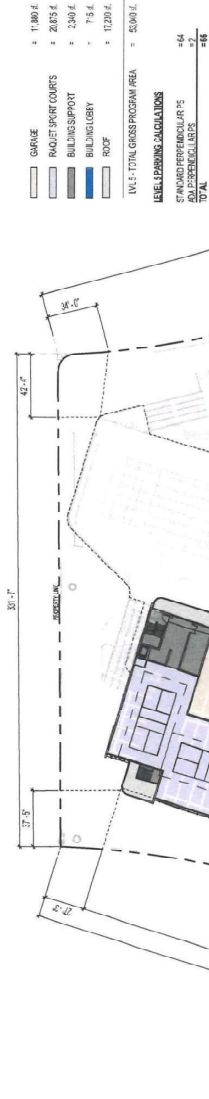
EXHIBIT B  
A104

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
259 72ND STREET  
MIAMI BEACH, FLORIDA 33141

WA ARCHITECTS  
(727) 822-5566  
www.waarchitects.com  
A08024

*Handwritten signature*

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



GARAGE	x 1,800 s.f.
PAVEMENT COURTS	x 2,835 s.f.
BUILDING SUPPORT	x 1,340 s.f.
BUILDING LOBBY	x 715 s.f.
ROOF	x 1,120 s.f.
<b>TOTAL TOTAL GROSS PROGRAM AREA</b>	<b>= 8,810 s.f.</b>

<b>USE, LIVING CALCULATIONS</b>	
STANDARD PERCENTAGES	= 44
ADJUSTED PERCENTAGES	= 47
<b>TOTAL</b>	<b>= 48</b>

**PROPOSED PLAN LEVEL 05**

**EXHIBIT B**

**A105**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

*Handwritten signature*

**WA** ARCHITECTS  
(727) 822-5566  
www.waarchitects.com  
833-5441

© 2024 WA ARCHITECTS, P.C.



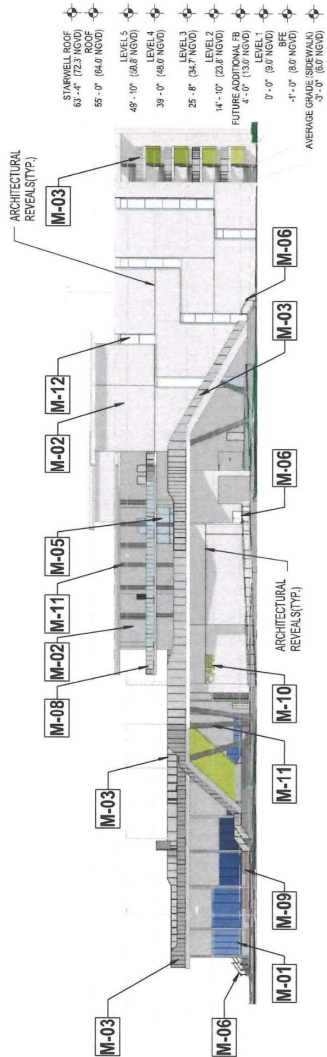


DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WJ ARCHITECTS**  
(721) 822-5556  
WWW.WJAC.COM  
AR34141



**MATERIAL LEGEND**

<b>M01</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE -1	<b>M02</b> SAND FINISH PLASTER STUCCO - PAINTED	<b>M03</b> ALUM RAILING WITH VINYL-MESH FABRIC	<b>M04</b> ANODIZED ALUMINUM FINIS	<b>M05</b> IMPACT RESISTANT STOREFRONT SYSTEM	<b>M06</b> ALUM. RAILING - GENERAL
<b>M07</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE -2	<b>M08</b> GLASS RAILING	<b>M09</b> COMPOSITE DECK	<b>M10</b> ANODIZED ALUM. SIGNAGE - BACKLIT	<b>M11</b> PP-CONC. COLUMN - PAINTED	<b>M12</b> TINTED-GLASS

**EXHIBIT B**

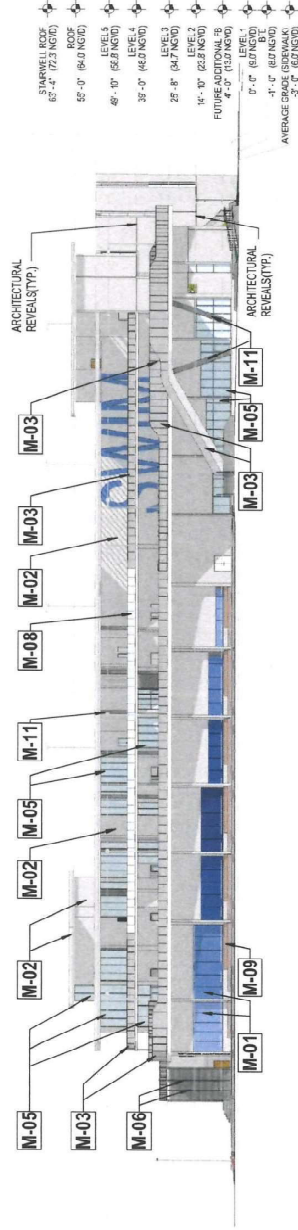
**PROPOSED ELEVATION NORTH**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WAJ ARCHITECTS**  
(727) 522-5586  
www.wajpc.com  
A02044

**DRB24 - 1072**  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A200**



#### MATERIAL LEGEND

<b>M01</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE -1	<b>M02</b> SMOOTH FINISH SMOOTH STUCCO - PAINTED	<b>M03</b> ALUM RAILING WITH MIN MESH FABRIC	<b>M04</b> ANODIZED ALUMINUM FINS	<b>M05</b> IMPACT RESISTANT ANODIZED ALUM STOREFRONT SYSTEM	<b>M06</b> ALUMIN RAILING - GENERAL
<b>M07</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE -2	<b>M08</b> GLASS RAILING	<b>M09</b> COMPOSITE DECK	<b>M10</b> ANODIZED ALUMIN. SIGNAGE - BACKLIT	<b>M11</b> PP-CONC. COLUMN - PAINTED	<b>M12</b> TINTED-GLASS

#### EXHIBIT B

PROPOSED ELEVATION EAST

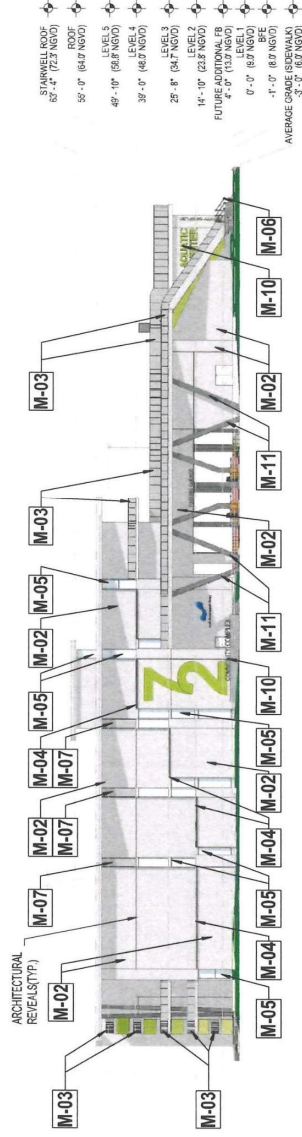
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA, 33141

WA  
WA ARCHITECTS  
(727) 322-5566  
www.wa-arch.com  
600-4471

*Signature*

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A201



# MATERIAL LEGEND

<b>M01</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1	<b>M02</b> SAND FINISH SMOOTH STUCCO - PAINTED	<b>M03</b> ALUM. RAILING WITH VINYL MESH FABRIC	<b>M04</b> ANODIZED ALUMINUM FINIS	<b>M05</b> IMPACT RESISTANT ANODIZED ALUMIN STOREFRONT SYSTEM	<b>M06</b> ALUMIN. RAILING- GENERAL
<b>M07</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE - 2	<b>M08</b> GLASS RAILING	<b>M09</b> COMPOSITE DECK	<b>M10</b> ANODIZED ALUMIN. SIGNAGE - BACKLIT	<b>M11</b> PIPE-CONC. COLUMN - PAINTED	<b>M12</b> TINTED-GLASS

## PROPOSED ELEVATION SOUTH

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA. 33141

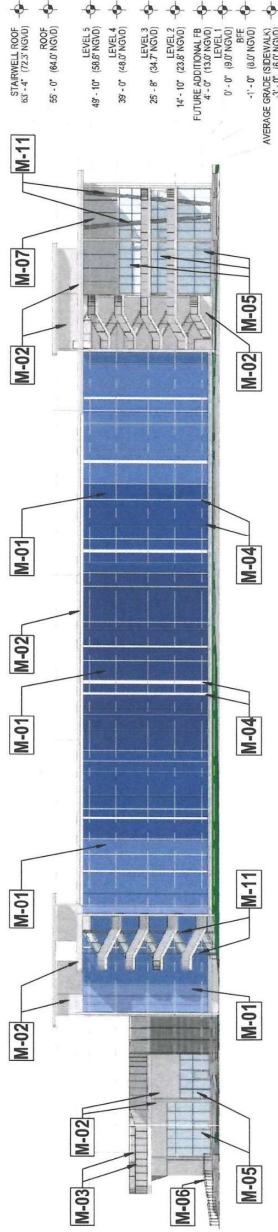
WAJ ARCHITECTS  
 (727) 322-5588  
 www.waj-arch.com  
 DRB24-01

DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

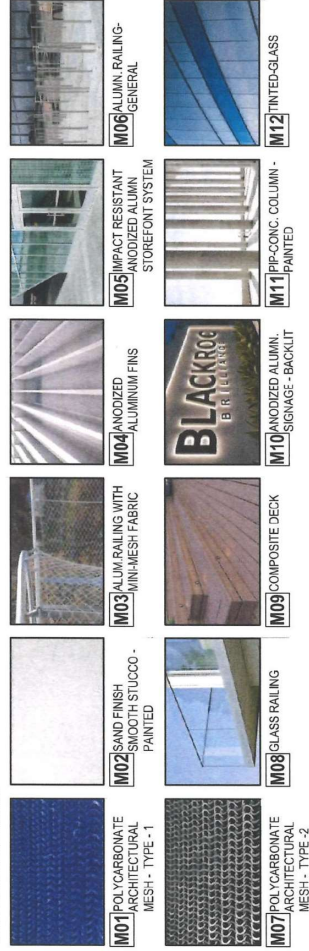
**A202**

01/24/2025 10:00 AM





#### MATERIAL LEGEND



**EXHIBIT B**  
**A203**

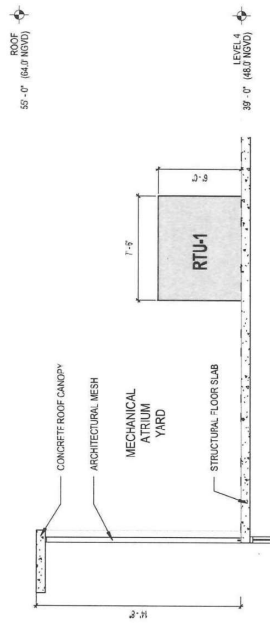
**PROPOSED ELEVATION WEST**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

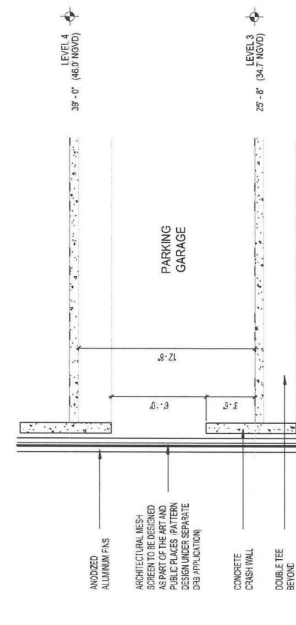
**WA** ARCHITECTS  
(727) 322-5556  
www.wa-arch.com  
RPS-241

*Signature*

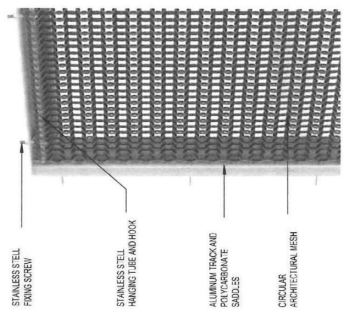
DR824 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



MECHANICAL ATRIUM YARD CLADDING



PARKING GARAGE CLADDING



TECHNICAL SPECIFICATIONS

MATERIAL		BIG CIRCULAR ARCHITECTURAL MESH FINE AND UV RESISTANT
VISUAL OPEN AREA	25% APPROXIMATELY	
PHYSICAL OPEN AREA	80% APPROXIMATELY	
WEIGHT	0.6 LBS/SF	
MAXIMUM SHEET SIZE	UNLIMITED HEIGHT AND WIDTH	
SHEET THICKNESS	0.6 INCHES	
DIMETER OF RING	0.6 INCHES INTERNAL / 1.10 INCHES EXTERNAL	

WJ ARCHITECTS

(727) 822-5566

www.wjarc.com

ANG-044

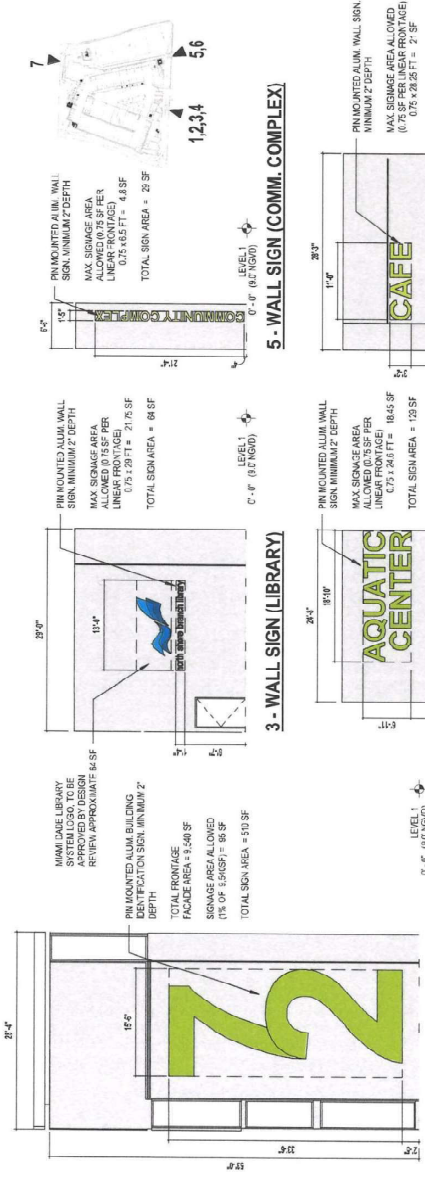
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

CLADDING DETAILS

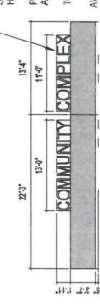
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

EXHIBIT

A204



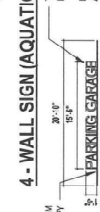
1 - WALL SIGN (BUILDING IDENTIFICATION)



2 - DETACHED SIGN (COMM. COMPLEX)



3 - WALL SIGN (LIBRARY)



4 - WALL SIGN (AQUATIC CENTER)



5 - WALL SIGN (COMM. COMPLEX)



6 - WALL SIGN (RETAIL)



7 - PROJECTION SIGN (GARAGE)

EXTERIOR SIGNAGE DETAILS

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

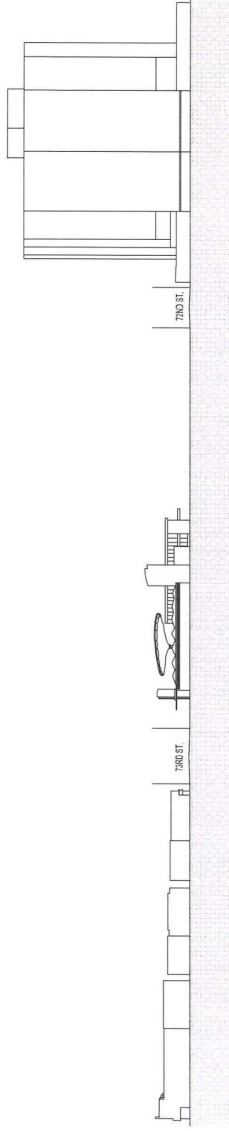
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

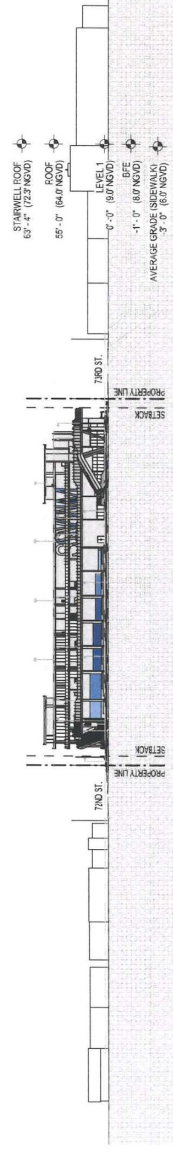
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE



CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE

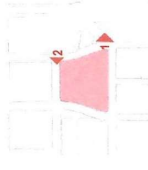


EXHIBIT B  
A210

CONTEXTUAL ELEVATIONS COLLINS AVENUE

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

DR824 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WA** ARCHITECTS  
(727) 822-5555  
www.waarchitects.com  
PSP-041

*Handwritten signature*

© WA ARCHITECTS, LLC



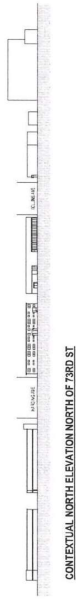


**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

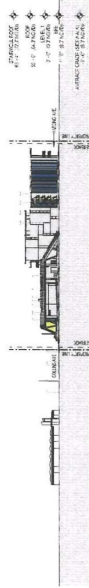
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



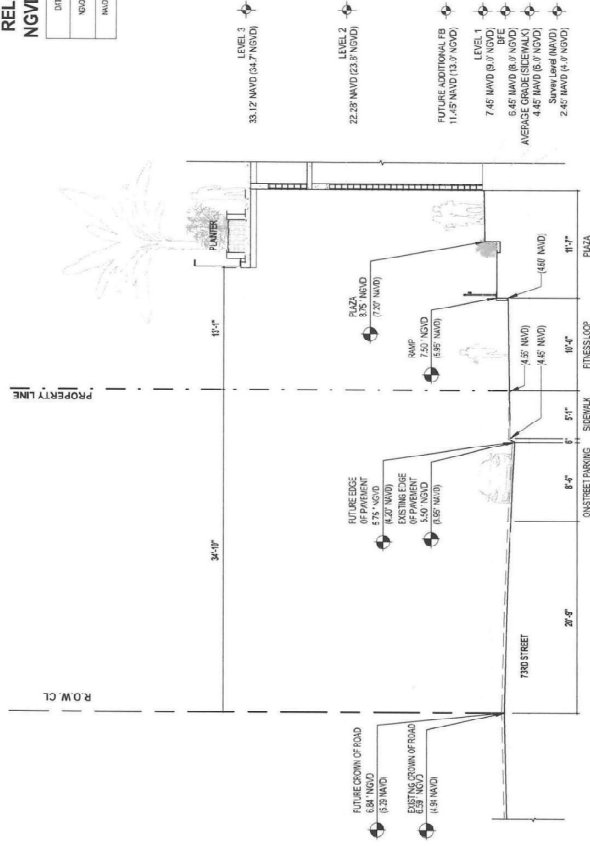
CONTEXTUAL NORTH ELEVATION NORTH OF 73RD ST



CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



DATUM	REFERENCE	ELEV
NGVD '50	+1.55 FT	124 FT
NAVD '88		126 FT



299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WJ ARCHITECTS**  
 (727) 822-5566  
[www.wja-c.com](http://www.wja-c.com)  
 AR94244

©Winterskyler Jones Architects, Inc.

# A300



DATUM	REFERENCE	ELEV
NGD 509	+1.55 FT	5.24 FT
BAUD 985		5.69 FT



**WJ ARCHITECTS**  
(727) 822-5566  
www.wjac.com  
ARS4244

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

DATUM	DIFFERENCE	ELEV
NGVD 1929	+1.65 FT	124 FT
NAVD 1988		126 FT



299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

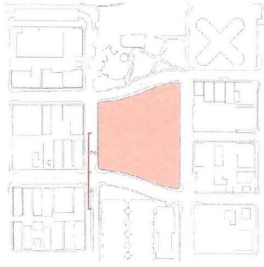
# A302

DATUM	REFERENCE	ELEV
NGVD 83	+1.65 FT	8.24 FT
NAVD 83		6.60 FT



**WJ ARCHITECTS**  
(727) 822-5566  
WWW.WJEC.COM  
ARSL44

**WJ ARCHITECTS**  
(727) 822-5566  
WWW.WJARC.COM  
ARS424



PHOTOS TAKEN ON 10/14/2024



1



2



WA ARCHITECTS  
(727) 822-5566  
www.wa-arch.com  
P.O. BOX 1411  
CLEARWATER, FL 34615, FL



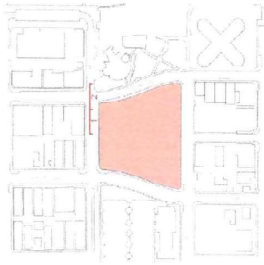
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

EXISTING SITE IMAGES

DR824 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A900**





PHOTOS TAKEN ON 10/14/2024



1



2

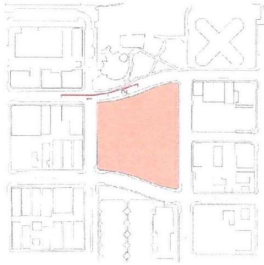
EXISTING CONTEXT IMAGES  
A901

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

WA  
ARCHITECTS  
(727) 322-5566  
www.wa-arch.com  
1924-1925

*Handwritten signature*

© 2024 WA ARCHITECTS, P.C.



PHOTOS TAKEN ON 10/14/2024

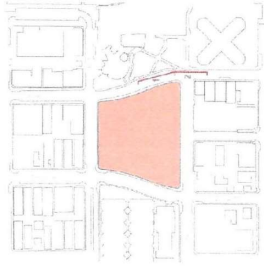


1



2

 WJ ARCHITECTS (727) 822-5565 www.wjarc.com A902-24		<b>MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX</b> 299 72ND STREET MIAMI BEACH, FLORIDA 33141	EXISTING CONTEXT IMAGES	<b>EXHIBIT B</b>
			DRB24 - 1072 FINAL SUBMITTAL FEBRUARY 2, 2025	<b>A902</b>



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES

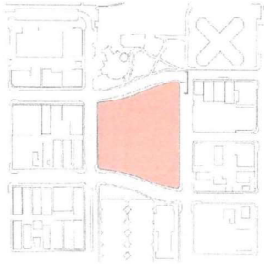
**A903**

**WA** ARCHITECTS  
(727) 822-5556  
www.waarch.com  
PSP-047

*W. A. Architects*

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141





PHOTOS TAKEN ON 10/14/2024



EXISTING CONTEXT IMAGES

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

**WA** ARCHITECTS  
7271 822-5566  
www.waarchitects.com  
839-0241

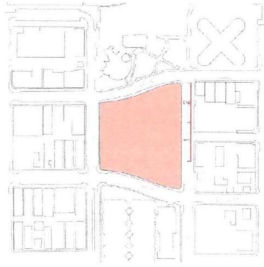
*Handwritten signature*

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A904**

© 2024 WA ARCHITECTS, LLC





PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES

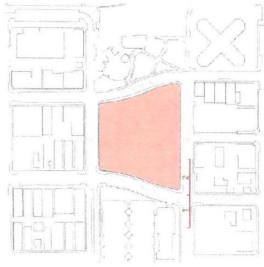
**EXHIBIT B**  
**A905**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WJ ARCHITECTS**  
(727) 822-5588  
www.wjarc.com  
A905-041



WJ ARCHITECTS, INC.



PHOTOS TAKEN ON 10/14/2024



1



2

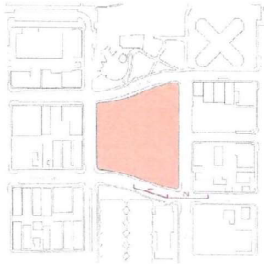
**EXISTING CONTEXT IMAGES**  
**A906**

**WA** ARCHITECTS  
(727) 822-5555  
www.waac.com  
ARCHITECTS  
© 2024 WA Architects, Inc.

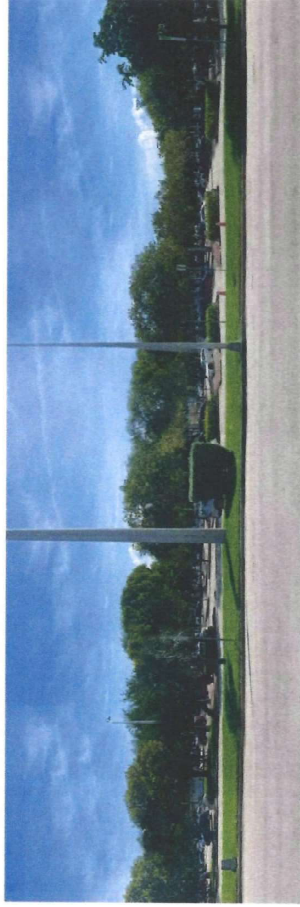
*U. Khan*

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES

**WA** ARCHITECTS  
727.922.5566  
www.waarchitects.com  
A90724

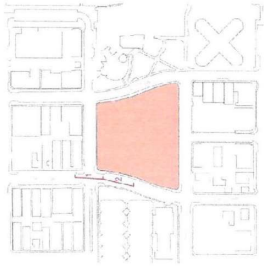
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A907**

©2024 WA Architects, Inc.





PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

WA ARCHITECTS  
(727) 822-5566  
www.wa-arch.com  
A908-04

*Ushin*

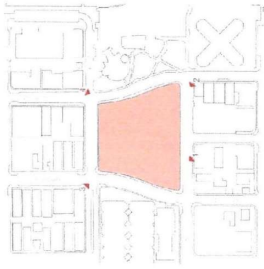
WA  
WATSON ARCHITECTS, INC.

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A908

EXHIBIT B





PHOTOS TAKEN ON 10/14/2024



1



2



3



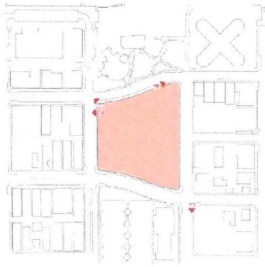
4



*Handwritten signature*

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

EXISTING CONTEXT IMAGES  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A909**



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

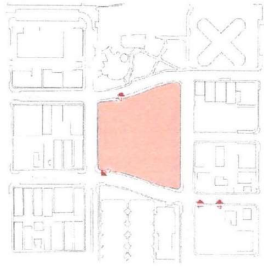
**WA** ARCHITECTS  
(727) 822-5566  
www.wa-c.com  
A910-041

*Handwritten signature*

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

EXISTING CONTEXT IMAGES  
**A910**  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

EXHIBIT B



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

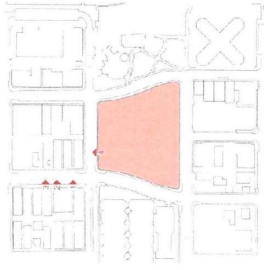


WAJ ARCHITECTS  
(727) 822-5555  
www.wajc.com  
ARCHITECTS

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

EXISTING CONTEXT IMAGES  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A911**

EXHIBIT B



PHOTOS TAKEN ON 10/14/2024



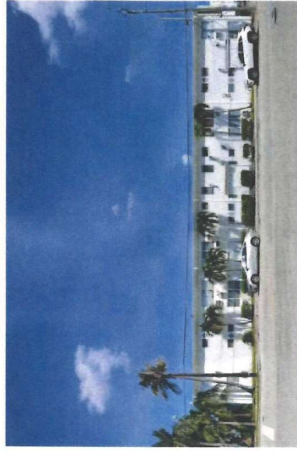
1



2



3



4



WAJ ARCHITECTS  
(727) 822-5586  
www.waj-arc.com  
A1954-041

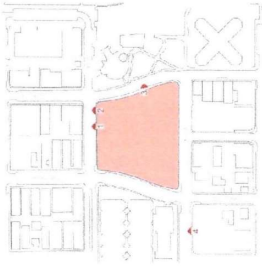
*Signature*

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

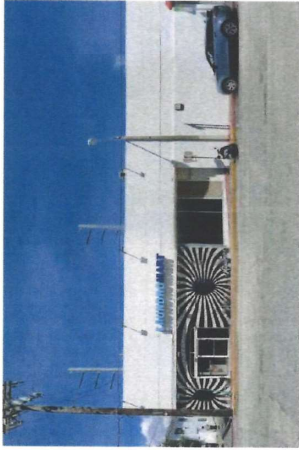
EXISTING CONTEXT IMAGES  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A912**

EXHIBIT B





PHOTOS TAKEN ON 10/14/2024



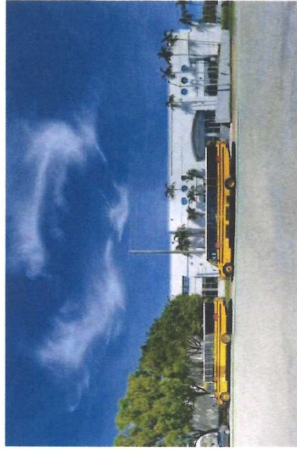
1



2



3



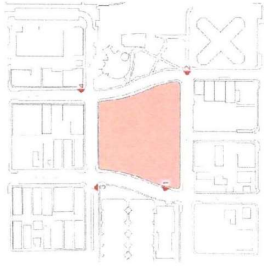
4



*Handwritten signature*

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

EXISTING CONTEXT IMAGES  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A913**



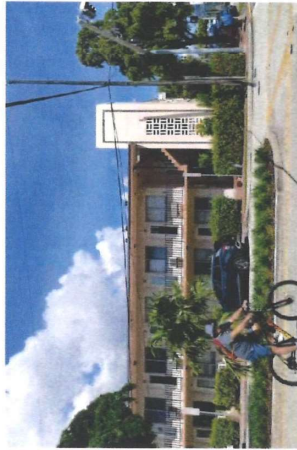
PHOTOS TAKEN ON 10/14/2024



1



2



3

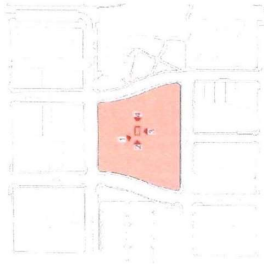


4

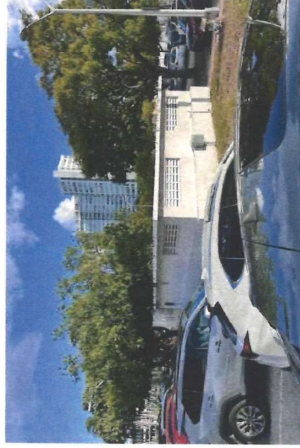


MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

EXISTING CONTEXT IMAGES  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A914**



PHOTOS TAKEN ON 01/25/2024



1



2



3



4

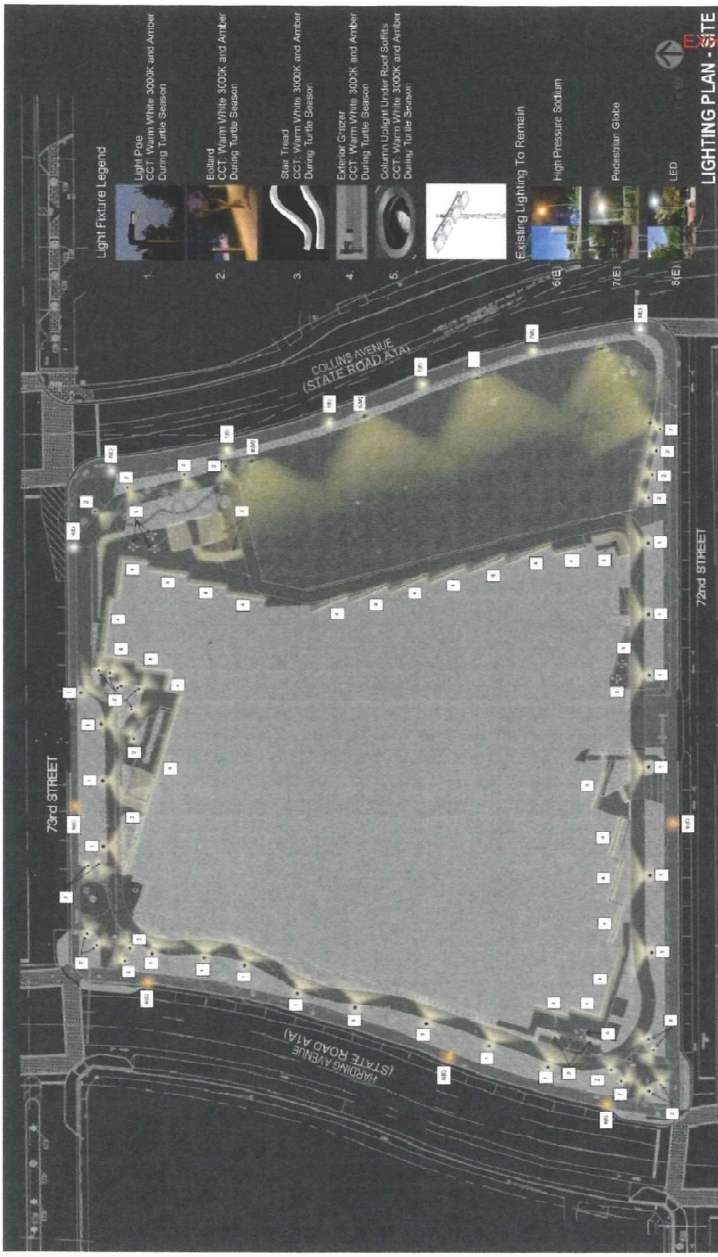


*Signature*

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

EXISTING CONTEXT IMAGES  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A915**





**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA 33141

**WJ ARCHITECTS**  
 (771) 822-5666  
 www.wjarc.com  
 #02-24

**DRB24 - 1072**  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

**LT01**

**LIGHTING PLAN - SITE**