

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING THE UPDATED CONCEPTUAL DESIGN FOR THE 72ND STREET COMMUNITY COMPLEX, WHICH WILL BE PRESENTED AT THE NEXT REGULARLY SCHEDULED MEETING OF THE DESIGN REVIEW BOARD, HAVING CONSIDERED AND ADDRESSED COMMENTS RECEIVED, INCLUDING: (1) THE ADDITION OF ONE LEVEL OF PARKING, (2) INCORPORATION OF A MYRTHA STAINLESS STEEL POOL SYSTEM, (3) ADDITION OF PICKLEBALL COURTS ON THE PARKING GARAGE ROOFTOP, (4) THE FEASIBILITY OF A FULL RUNNING TRACK AROUND THE FIELD, AND (5) INCORPORATION OF THE ART IN PUBLIC PLACES INTO SOME OF THE COMPONENTS OF THE PROJECT.

WHEREAS, on November 6, 2018, Miami Beach residents approved a ballot measure, which authorized the issuance of a General Obligation Bond (G.O. Bond) for, among other projects, the 72nd Street Community Complex Project (the "Project"); and

WHEREAS, the Project program included a 500-space parking structure, 50-meter competition pool with support amenities, 25-meter multi-purpose pool, 5,000-10,000 SF Miami-Dade County Library, 5,000 SF commercial/retail, 7,500 SF fitness center, 5,000 SF community center, 60,000 SF of Active Green Space and a jogging path; and

WHEREAS, on March 27, 2023, the City Commission adopted Resolution No. 2023-32559 authorizing the Administration to enter into negotiations with Wannemacher Jensen Architects, Inc. (WJA), and on September 25, 2023, the City executed an agreement (the "Agreement") with WJA in the amount of \$9,265,453; and

WHEREAS, WJA delivered a conceptual design in December 2023, which, following the preparation of conceptual cost estimates, exceeded the \$70M construction budget; and

WHEREAS, as a result, and in compliance with the terms of the Agreement, WJA was directed to re-design the project in order to meet the construction budget; and

WHEREAS, in February 2024, WJA submitted a revised design concept which, despite having reduced the projected construction cost, still exceeded the \$70M specified construction budget; and

WHEREAS, Certain value engineering (VE) strategies, representing cost savings, were identified for implementation, and confident that the project could be designed to budget, City staff authorized WJA to proceed to the 30 % schematic design; and

WHEREAS, in September 2024, WJA submitted the 30% schematic design with renderings, and the Construction Manager at Risk (CMR) estimated the project to be approximately 14% over the \$70 million construction budget, though previously identified value engineering strategies may help close the gap; and

WHEREAS, City staff began public outreach and stakeholder engagement, and the schematic design received favorable support at meetings of the General Obligation Bond Oversight Committee on November 14, 2024, and the Parks and Recreation Board and Committee for Quality Education on November 19, 2024; and

WHEREAS, the project currently includes a multi-level mixed-use parking garage with approximately 500 parking spaces, two pools, a Miami-Dade County library, retail and fitness spaces, a community center, and 60,000 square feet of active green space and jogging path, with a total project budget of \$101,742,327; and

WHEREAS, during the December 11, 2024 City Commission meeting, the Commission directed staff to add one level of parking, explore rooftop activation with pickleball courts, incorporate a Myrtha stainless steel pool system, study public demand, consider a running track, and continue public outreach; and

WHEREAS, the Administration advised that the additional level of parking would increase the project budget by approximately \$4.5 million; and

WHEREAS, following direction from City staff, WJA updated the conceptual design to include a fifth parking level and six rooftop pickleball courts, retained the Myrtha Pool system, and rejected the value engineering suggestion to change the pool structure; and

WHEREAS, in researching public demand, City staff contacted local groups including MDCPS, who responded positively and expressed interest in using the facility for school events and competitive swimming tournaments; and

WHEREAS, on January 14, 2025, WJA and City staff presented the updated conceptual design to the North Beach CRA Advisory Committee, which passed a motion in support of the project and recommended moving forward with the design process; and

WHEREAS, a hybrid public community meeting was held on February 12, 2025, during which the updated design was presented and public feedback included comments on temporary parking, security, spectator seating, traffic flow, tree preservation, and artistic elements for the parking garage façade; and

WHEREAS, WJA, in coordination with the Tourism & Culture Department, has issued a Call to Artist as part of the Art in Public Places (AIPP) component of the project; and

WHEREAS, all final materials for the May 15, 2025 Design Review Board meeting have been submitted to the Planning Department, incorporating comments from both Planning staff and community stakeholders, particularly regarding tree preservation and shade canopy.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA that the Mayor and City Commission hereby approve the updated conceptual design for the 72nd Street Community Complex, which

will be presented at the next regularly scheduled meeting of the Design Review Board, having considered and addressed comments received, including: (1) the addition of one level of parking, (2) incorporation of a myrtha stainless steel pool system, (3) addition of pickleball courts on the parking garage rooftop, (4) the feasibility of a full running track around the field, and (5) incorporation of the Art In Public Places into some components of the Project.


PASSED and **ADOPTED** this _____ day of _____, 2025.

ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *FA*

4/16/2025

Date