

C7 C 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) INCLUDE PICKLEBALL COURTS ON THE PARKING GARAGE ROOFTOP, (4) INVESTIGATE INCLUDING A FULL RUNNING TRACK AROUND THE FIELD, AND (5) INCORPORATE ART IN PUBLIC PLACES INTO SOME OF THE FINISHES OR SOLUTIONS.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: April 23, 2025

TITLE: 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) INCLUDE PICKLEBALL COURTS ON THE PARKING GARAGE ROOFTOP, (4) INVESTIGATE INCLUDING A FULL RUNNING TRACK AROUND THE FIELD, AND (5) INCORPORATE ART IN PUBLIC PLACES INTO SOME OF THE FINISHES OR SOLUTIONS.

**RECOMMENDATION**

The Administration recommends adopting the Resolution to approve the updated conceptual design for the 72 Street Community Complex Project (Project) to be presented at the May 2025 Design Review Board (DRB) meeting, as scheduled.

**BACKGROUND/HISTORY**

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 72 Street Community Complex Project. City staff and the design criteria professional developed a feasibility study and Design Criteria Package (DCP) while meeting with project stake holders to discuss and refine project requirements. 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.

After unsuccessful negotiations with the design-build proposers and termination of the Request for Qualification (RFQ) procurement process, on December 14, 2022, the Mayor and the City Commission (City Commission) authorized the issuance of a new RFQ (RFQ No. 2023-121-ND), for architectural and engineering design services for the Project.

On March 27, 2023, the City Commission adopted Resolution 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 (Agreement) with WJA in the amount of \$9,265,453.

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

In February 2024, WJA submitted a revised design concept which despite having reduced the



projected construction cost, still exceeded the \$70M specified construction budget. Certain value engineering (VE) strategies, representing cost savings, were identified for implementation. Confident that the project could be designed to budget, City staff authorized WJA to proceed to the 30% schematic design.

In September 2024, WJA submitted the 30% schematic design including renderings. The resulting cost estimate submitted by the Construction Manager at Risk (CMR) was approximately 14% over the \$70M construction budget. VE strategies previously identified could potentially resolve the budget concerns.

City staff commenced the public outreach and stakeholder engagement process. The schematic design was presented, and received favorable support, at the November 14, 2024 meeting of the General Obligation Bond Oversight Committee, and the November 19, 2024 meetings of the Parks and Recreation Board, and the Committee for Quality Education in Miami Beach.

The Project included a multi-level mixed-use parking garage, including approximately 500 parking spaces, a 50-meter competition pool with support amenities, a 25-meter multi-purpose pool, 7,500 SF Miami-Dade County library, 5,000 SF commercial/retail space, 7,500 SF fitness center, 5,000 SF community center, 60,000 SF of active green space and jogging path. The current total project budget is \$101,742,327.

## **ANALYSIS**

During the December 11, 2024, meeting of the City Commission, the project was discussed as part of agenda item R9 E. The City Commission directed the Administration to add one (1) level of parking, explore adding pickleball courts or other activation to the top level of parking, incorporate a Myrtha Pool Stainless Steel Pool System, research public demand for the facility, investigate including a full running track around the field and commence public outreach. The Administration advised that the cost to add one level of additional parking would increase the total project budget by approximately \$4.5M.

Following the December 11 meeting, at the direction of City staff, WJA updated the conceptual design to include a fifth level of parking, and six pickleball courts to the rooftop level, that could be activated when parking demands are low (Exhibit A), as requested by the City Commission. The Project will also maintain the Myrtha Pool system and decline the value engineering option which recommended changing the pool structure.

In response to the request to research market demand, with the goal of ensuring that the facility will be properly utilized, the City has contacted several local groups which might utilize the facility on a regular basis. Through the City's Department of Education and Performance Initiatives, we have contacted Miami-Dade County Public Schools (MDCPS) and other local non-MDCPS educational facilities. MDCPS responded positively, indicating that "this would be absolutely phenomenal." They anticipate that several schools would be interested in utilizing the facility, and that it could be a great opportunity for their GMAC Swimming Tournament or the FHSAA District/Regional Tournaments hosted by the schools. Given the interest by MDCPS, it can be assumed that two or three additional schools may be interested in utilizing the facility. Separately, Miami Beach High indicated, in addition to regular training, that they would host five to six home swim meets per year in the fall and a number of water polo matches in the spring. Miami Beach High which has 20–30 athletes on their aquatic teams have also previously hosted national and international water polo tournaments. Additional programming opportunities could include hosting collegiate teams for training camps, usually lasting 1–2 weeks. Additionally, the Director of the Fort Lauderdale Aquatic Complex indicated that we could easily attract Masters Swimming and potentially USA Swimming, as there are few facilities in Miami-Dade County that are available to these groups.

The City also conducted community outreach efforts and on January 14, 2025, WJA and City staff presented the updated conceptual design with renderings to the North Beach Community

Redevelopment Agency (NBCRA) Advisory Committee. The NBCRA passed a motion, submitted via LTC # 065-2025, supporting the conceptual design for the project as presented and recommended the continuation of the project design process toward the development of a world-class facility.

On February 12, 2025, a hybrid public community meeting was held, where WJA and City staff presented the updated conceptual design with renderings, reflecting the incorporation of the additional level of parking and pickleball courts placed at roof level for activation as requested by the City Commission. The meeting provided positive feedback and discussion which included the consideration of alternatives for temporary parking during construction, security concerns at all openings to the facility and pool, demand or need for a competition pool, concerns about adequate spectator seating for meets and events, traffic flow at garage entrance, preservation of as many mature trees as possible and maximizing shade canopy, creation of dimensional artistic screen for the west façade of the parking garage instead of a flat surface, shading for pickleball courts, and ensuring that the pickleball courts do not interfere with the full utilization of the garage when needed.

Additionally, the project team has carefully considered the suggestion to include a full running track around the multi-purpose field. This suggestion was challenging, and only made more so by other comments received, due to the fact that the size of the field is limited. Concerns regarding the preservation of existing, mature, landscaping and maximizing shade canopy at ground level, further reduced available area for the field. Nonetheless, the Project has ensured that a multi-purpose path circumnavigates the entire site, providing opportunities for both exercise and leisure activities, while maximizing the length of the path.

Finally, WJA has issued a Call to Artist to provide a unique work of art, as part of the Art in Public Places (AIPP) component of the project. The process has been coordinated with the Tourism & Culture Department which has provided feedback and guidance on the issuance of the Call to Artist. The selected artist will design and fabricate a unique art piece to be located at, and become a part of, the garage screening facing Harding Avenue. Other opportunities will also be explored.

All final documents (Exhibit B) for the May 15, 2025, Design Review Board (DRB) meeting have been submitted to the Planning Department. Comments received from the Planning Department staff and responses were incorporated into the final submittals. Comments received during the community outreach placed an emphasis on preserving existing trees and increasing shade canopy. Additional modifications to the DRB submittal resulting from feedback received from stakeholders will be incorporated and presented during the DRB presentation.

### **FISCAL IMPACT STATEMENT**

The current total project budget is \$101,742,327. Additional funding request in the amount of \$4.5M has been included in the FY 26 Capital Budget.

### **Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

### **FINANCIAL INFORMATION**

### **CONCLUSION**

The Administration recommends adopting the Resolution to approve the updated conceptual design for the 72 Street Community Complex Project (Project) to be presented at the May 2025 Design Review Board (DRB) meeting, as scheduled.

**Applicable Area**

North Beach

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

Yes

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Capital Improvement Projects

**Sponsor(s)**

**Co-sponsor(s)**

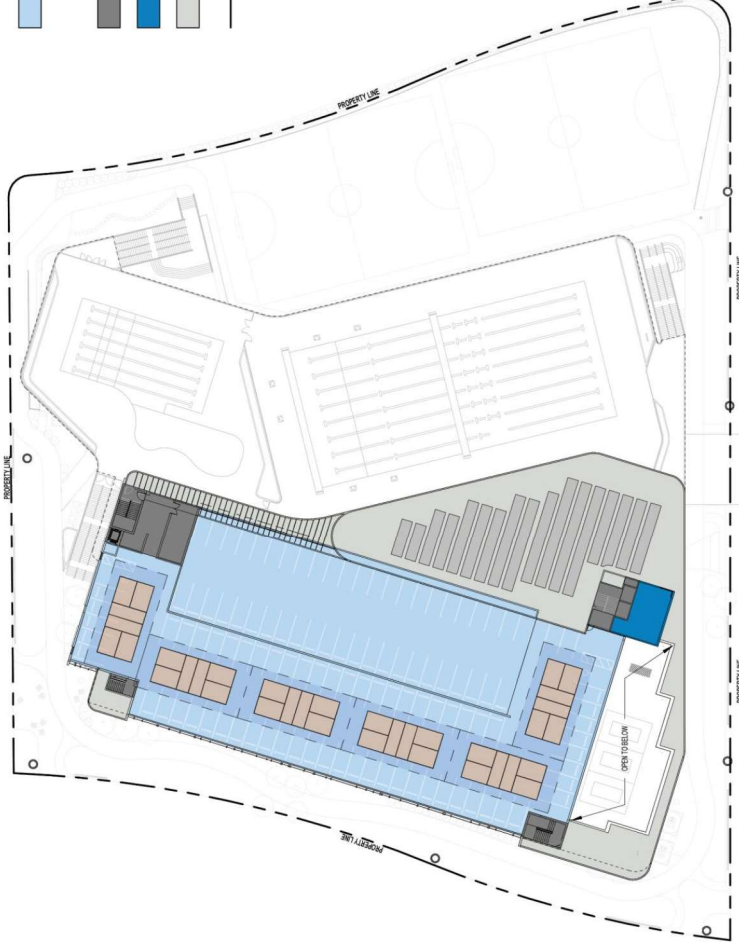
**Condensed Title**

Approval of Updated Conceptual Design for the 72nd Street Community Complex. CIP

**Previous Action (For City Clerk Use Only)**

# EXHIBIT A

|   |                  |           |
|---|------------------|-----------|
|  | GARAGE/ RACKET   | 32,755 SF |
|  | SPORT COURTS     |           |
|  | BUILDING SUPPORT | 2,340 SF  |
|  | BUILDING LOBBY   | 715 SF    |
|  | ROOF             | 17,230 SF |
| LVL 5 - TOTAL   |                  | 53,040 SF |





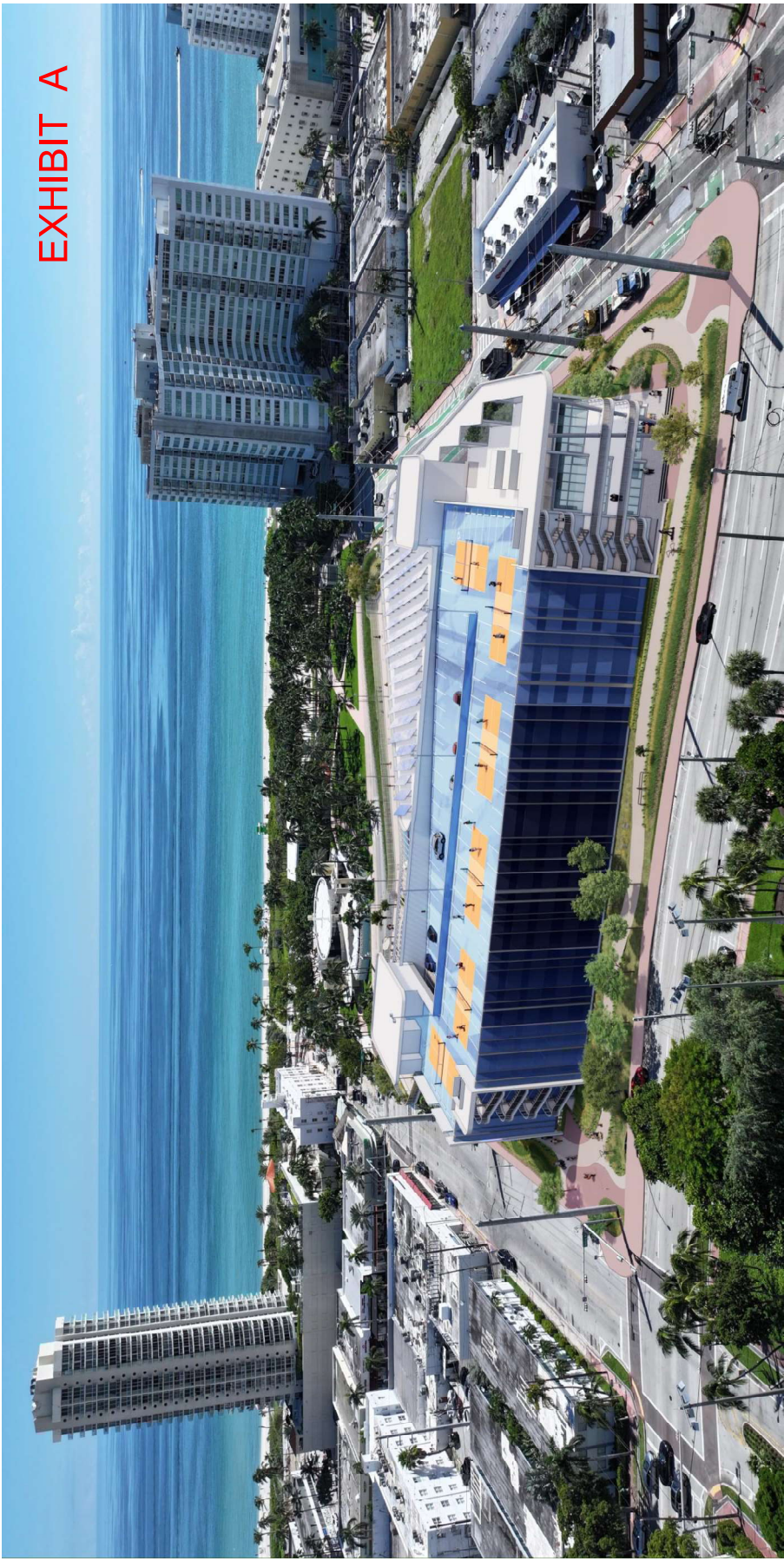


EXHIBIT A

















# 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

SITE ADDRESS: 299 72ND STREET, MIAMI BEACH, FL 33141

FOLIO NUMBER: 02-2202-000-0000 (THE PROJECT SITE IS PART OF A LARGER PROPERTY UNDER ONE FOLIO NUMBER THAT INCLUDES FOUR PARCELS SPANNING FROM THE EAST-SIDE OF COLLINS AVE TO WEST-SIDE OF DICKENS AVE.

LEGAL DESCRIPTION (partial): A PORTION OF GOVERNMENT LOT 6, SECTION 2, TOWNSHIP 33 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

LOT AREA:

167,045 SF +/- (3.83 ACRES)

ZONING:

GU - GOVERNMENT USE DISTRICT, CIVIC AND GOVERNMENT USE

ADJACENT ZONING DISTRICTS:

NORTH: CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT, AS PER DIVISION 3  
SOUTH: TC-C, TOWN CENTER - CENTRAL CORE DISTRICT, AS PER DIVISION 21

FUTURE LAND USE DESIGNATION:

CD-3, HIGH INTENSITY COMMERCIAL

FEMA FLOOD ZONE:

AE (EL-8) (BASED ON FEMA)

BASE FLOOD ELEVATION (BFE):

6.44 NAVD (8.7' NGVD)

BUILDING FOOTPRINT:

95,525 SF

MAX FLOOR AREA RATIO:

ALLOWED  
2.5 (41,613 GSF)

DENSITY:

N/A

PROPOSED  
1.1 (187,802 GSF)

SCOPE OF WORK

- A NEW FIVE (5) STORY COMMUNITY CENTER FACILITY, INCLUDING AN AQUATICS CENTER WITH A 50 METER COMPETITION POOL WITH SUPPORT AMENITIES AND A 25-METER MULTI-PURPOSE POOL, COMMERCIAL RETAIL, SHELL SPACE, A 500 SPACE PARKING STRUCTURE, A MIAMI DADE COUNTY PUBLIC LIBRARY, A FITNESS CENTER, A COMMUNITY CENTER, ACTIVE GREEN SPACE AND JOGGING PATH.

|   |  |  |
|---|--|--|
| MAX BUILDING HEIGHT:  | ALLOWED<br>137.5 FT / 87.5 FT                    | PROPOSED<br>65.5 FT                        |
| BUILDING SETBACKS   | Avg. MIN.  | PROPOSED                                   |
| 73RD STREET (NORTH):  | 10 FT  | 10 FT (WITH 5' ENCROACHMENT ABOVE (LV. 1)) |
| COLLINS AVE (EAST):   | 5 FT (GRADE TO 35 FT)                            | 32 FT                                      |
| 72ND ST (SOUTH):  | 10 FT  | 20 FT                                      |
| HARDING AVE (WEST):   | 5 FT   | 15 FT                                      |
| OFF-STREET PARKING:   | PER MIAMI BEACH RESILIENCY CODE: PARKING TIER 1  |  |
| MIN. REQUIRED PER USES:                                     | 174 PS   |  |
| TOTAL PROVIDED:   | 550 PS   |  |
| REGULAR PS  | ADA PS   | ADA / EV PS                                |
| 561   | 11   | 1  |
| EV PS   |  | 17   |
| TOTAL   |  | 590 PS                                     |
| OFF-STREET LOADING:   | USE  | REQUIRED                                   |
| RETAIL AREA (3,372 SF):                                     | PER MBRC, ARTICLE II, SEC. 5.2.6                 |  |
| COMMUNITY CENTER:   | 1 BERTH - OVER 2,000 SF BUT NOT OVER 10,000 SF   | 1 BERTH                                    |
| LIBRARY, FITNESS CENTER (3,076 SF):                         | OVER 10,000 SF BUT NOT OVER 100,000 SF           | 2 BERTHS                                   |
|   | MIN. REQUIRED LOADING BERTHS:                    | 3 BERTHS                                   |
|   | TOTAL LOADING BERTHS PROVIDED:                   | 3 BERTHS                                   |
| BICYCLE OFF-STREET PARKING PER MBRC, ARTICLE II, SEC. 5.2.5 |  |  |
| TYPE  | REQUIREMENT                                      | BUILDING AREA                              |
| MIN. SHORT-TERM   | 1 PER BUSINESS / 4 PER PROJECT / 1 PER 10,000 SF | 35,748 SF                                  |
| MIN. LONG-TERM  | 1 PER BUSINESS / 2 PER 5,000 SF                  | 35,748 SF                                  |



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

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

ZONING DATA  
EXHIBIT B  
A001a

1300 Convention Center Drive, 3rd Floor  
Miami Beach, Florida 33139 www.miamibeachfl.gov  
305.373.3700

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                  | 3000            | 3000          | 2007       |          |
| 2    | Request for amendments, Supplemental Architectural Significance: | 3000            | 3000          | 2007       |          |
| 3    | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 4    | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 5    | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 6    | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 7    | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 8    | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 9    | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 10   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 11   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 12   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 13   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 14   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 15   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 16   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 17   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 18   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 19   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 20   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 21   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |
| 22   | Is the project within a local historic district? (Yes or No)     | No              | No            | 2007       |          |



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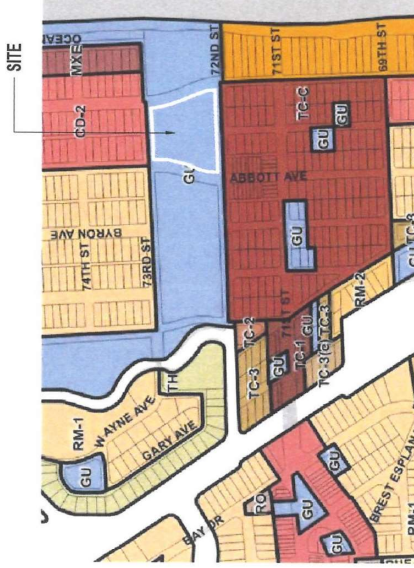


MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

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
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- 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
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- 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  
AUGUST

*Signature*

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

**EXHIBIT B**  
**A002**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025



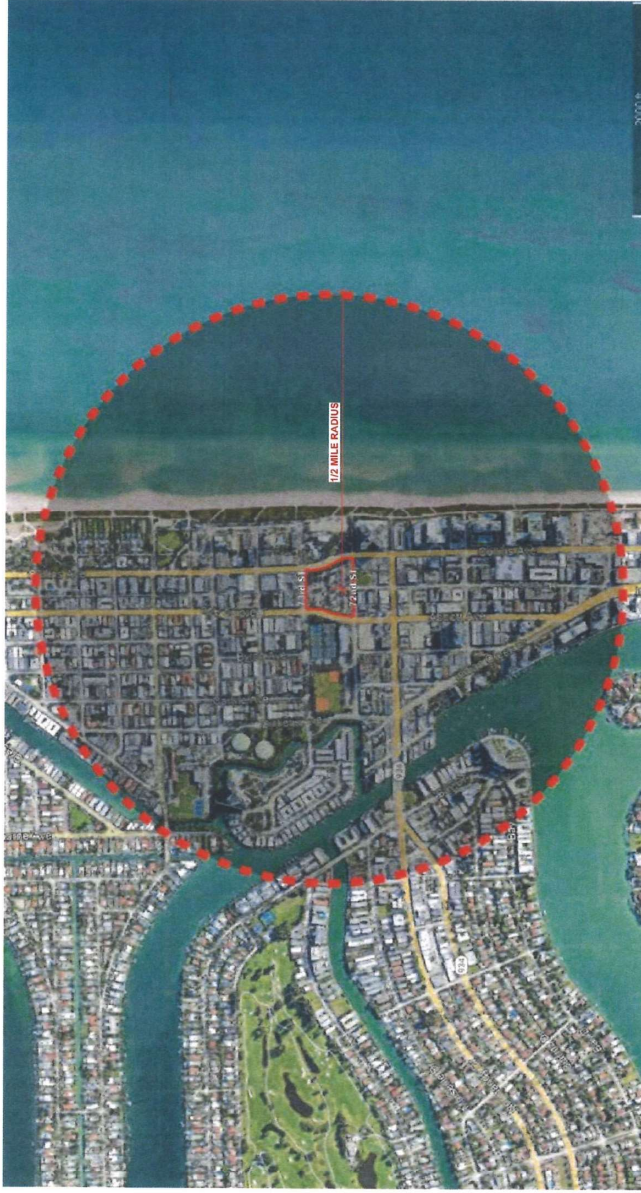


EXHIBIT B

CONTEXT LOCATION MAP

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A003**

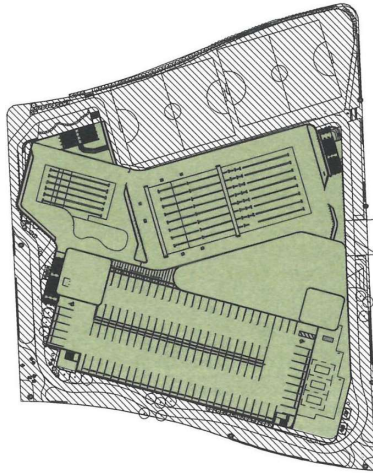
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

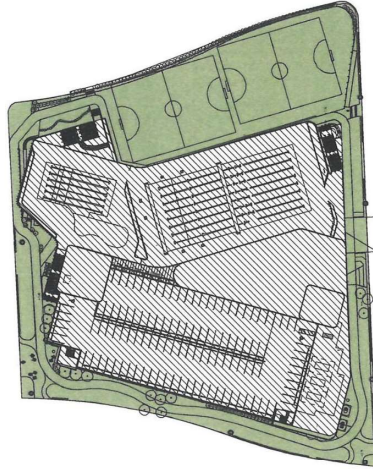
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*Signature*

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LOT COVERAGE = 99,525 sq. ft. (60%)



OPEN SPACE = 67,518 sq. ft. (40%)

ZONING DIAGRAMS - LOT COVERAGE



MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

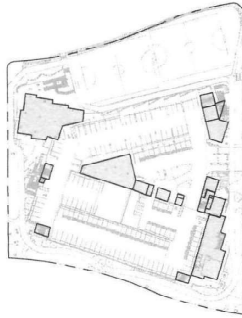
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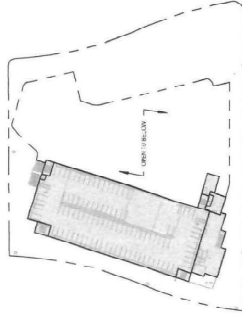
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**EXHIBIT B**  
**A004**

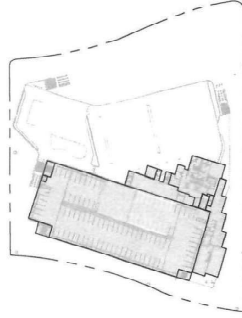
DRB24 - 1072  
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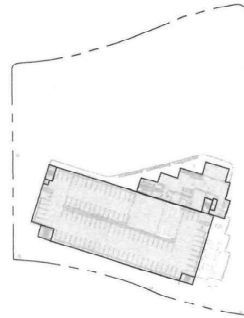
LEVEL 01 FAR = 19,127 sf.



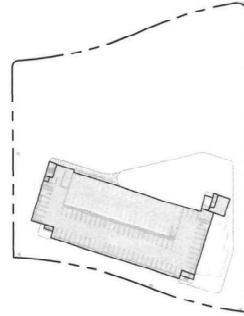
LEVEL 02 FAR = 40,760 sf.



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> |



*Signature*

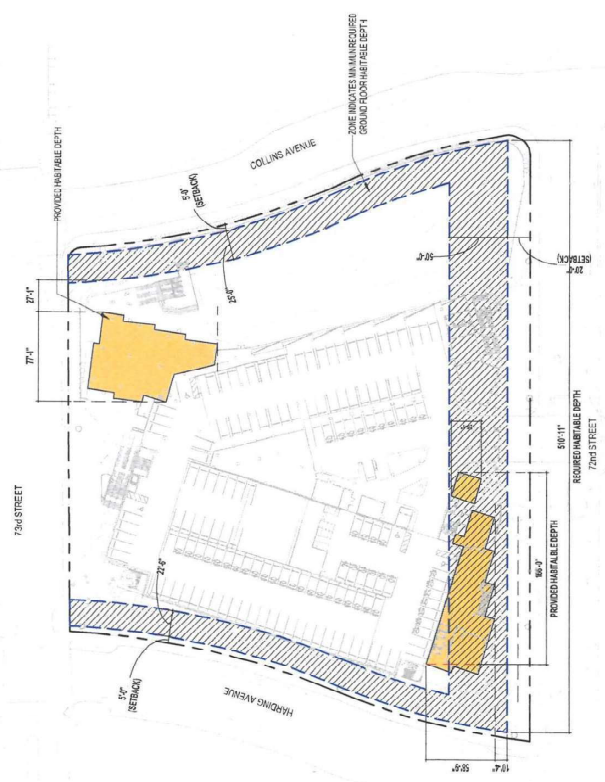
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
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**ZONING DIAGRAMS - FAR**  
DRB24 - 1072  
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FEBRUARY 2, 2025  
**A005**

EXHIBIT B

MIAMI BEACH, FLORIDA. 33141





# **SITE LEGEND**

- PROPERTY LINE
- REQUIRED HABITABLE AREA
- PROPOSED HABITABLE AREA

**DRB Variance Request - Habitable Area**  
 Deletion of the required floor requirements on Collins Avenue at Harding Avenue per Section 12-146.05(8)(a)  
 COLLINS AVENUE 14.05(8)(a) VARIANCE Requesting C.U. Section 12-146.05(8)(a)  
 Required: 2' from  
 Provided: 0' from

**DRB Variance Request - Minimum Ground Floor Height**  
 Requesting for deletion of the minimum ground floor height requirements  
 ZONE 1000 - Minimum Ground Floor Height 8'11" (Based on aerial imagery)  
 Required: 8'11" (Based on aerial imagery)  
 Provided: 0' (Based on aerial imagery)

**DRB Variance Request - Minimum Ground Floor Height**  
 Requesting for deletion of the minimum ground floor height requirements  
 ZONE 1000 - Minimum Ground Floor Height 8'11" (Based on aerial imagery)  
 Required: 8'11" (Based on aerial imagery)  
 Provided: 0' (Based on aerial imagery)

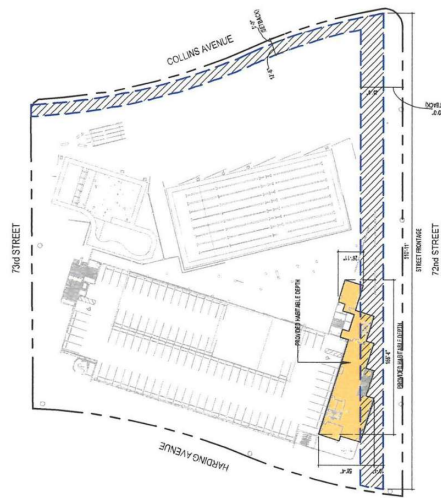
**HABITABLE FLOORS & DEPTH DIAGRAM**

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**A007**

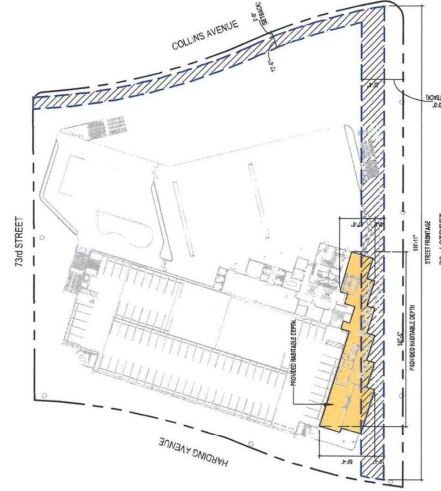
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LEVEL 2 - HABITABLE DEPTH

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) 4' 0" (1219mm)  
 Required: 28 FT (85% of Footings)  
 Provided: 28 FT 7 1/2" (Based on average wind direction) (95% of Footings)  
 COLLINS AVENUE MINIMUM (LOCAL SECTION 7.2.4.6) 4' 0" (1219mm)  
 Required: 25 FT  
 Provided: 25 FT



LEVEL 3 - HABITABLE DEPTH

SITE LEGEND

PROPERTY LINE

REQUIRED HABITABLE AREA

PROPOSED HABITABLE AREA

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 AISC404

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**HABITABLE FLOORS & DEPTH DIAGRAM**  
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**A008**



**EXHIBIT B**



**SITE LEGEND**

- PROPERTY LINE
- SETBACK LINE

DRB Review Report 1 - Driveways include access to all street parking and  
 comply  
 Request for driveway access to be permitted.  
 72nd STREET (Access to Collins Avenue) 17-14-2020-0001  
 Required for Review  
 Project: Proposed

**DRIVEWAY SEPARATION DIAGRAM**



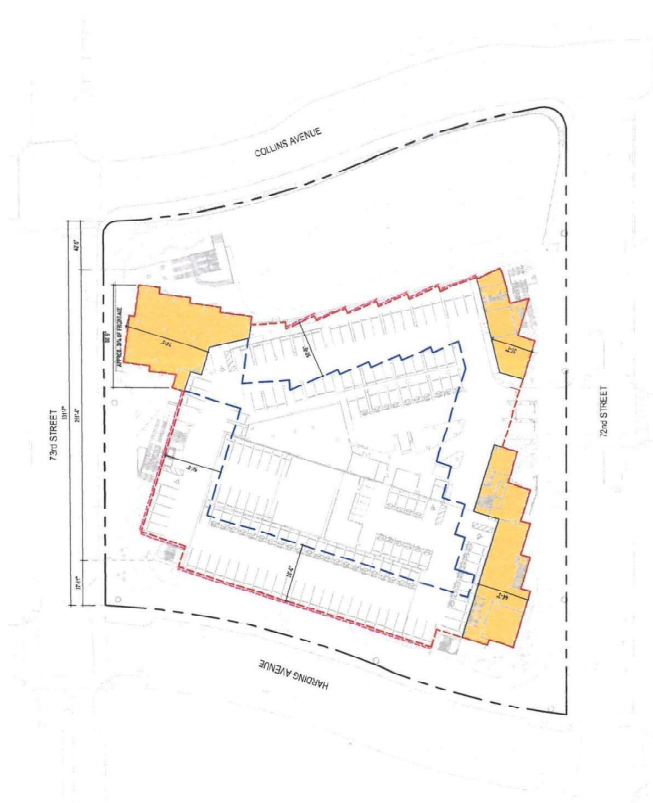
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**A009**

**EXHIBIT B**



# SITE LEGEND

- PROPERTY LINE
- 5th SETBACK LINE
- BUILDING PERIMETER CODE
- PROPOSED ARCHITECTURAL SCREENING PER SECTION 14.2.1(4) - WHERE PARKING IS NOT LIMITED BY HARBOR SPACE IT SHALL BE LIMITED BY FUTURE PARKING OTHER THAN THE AREA
- PROPOSED ARCHITECTURAL SCREENING AS PER SECTION 14.2.1(4) - WHERE PARKING IS NOT LIMITED BY HARBOR SPACE IT SHALL BE LIMITED BY FUTURE PARKING OTHER THAN THE AREA

DRB Variance Request 1 - Off Street Parking Location: Primary Review 142  
 Accepted: If shown for owner use the 5th  
 72nd STREET (Hwy 112) Section 12-4.3.5(5)(b)(i)  
 Referred: 50 FT  
 Provided: In Compliance

DRB Variance Request 1 - Parking Stairs: Primary Review 142  
 Deleted: Deleted all requirements  
 72nd STREET (Hwy 112) Section 12-4.3.5(5)(b)(i)  
 Provided: In Compliance per Section 12-4.3.5(5)(b)(i)

DRB Variance Request 1 - Parking Stairs  
 The parking garage in the building is a 2-story building that requires a minimum of 2  
 commercial units, an apartment of the first floor building located below a street  
 72nd STREET (Hwy 112) Section 12-4.3.5(5)(b)(i)  
 Provided: Building 5th (157-2)  
 Provided: 30' x 175'-4"

**EXHIBIT B**

**PARKING SCREENING DIAGRAM**

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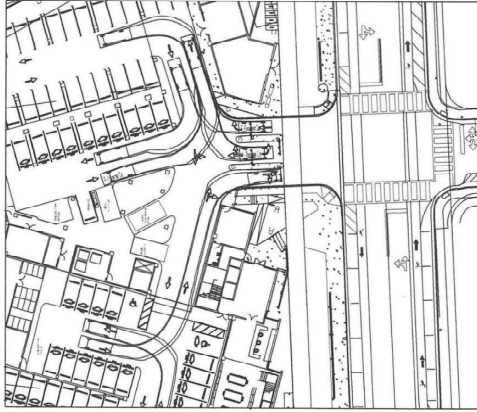
**A010**

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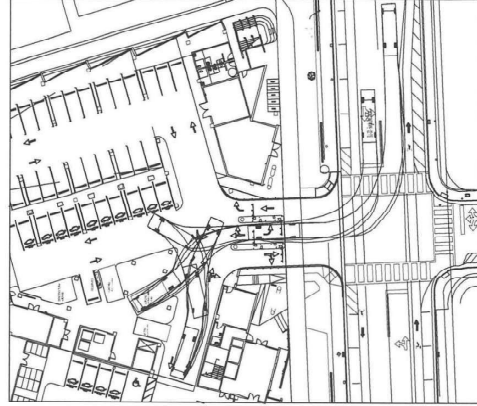
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10' BOX TRUCK - 19.5'x7'



GARBAGE TRUCK WM - 34'x9.5'



MANEUVERING DIAGRAM

EXHIBIT B

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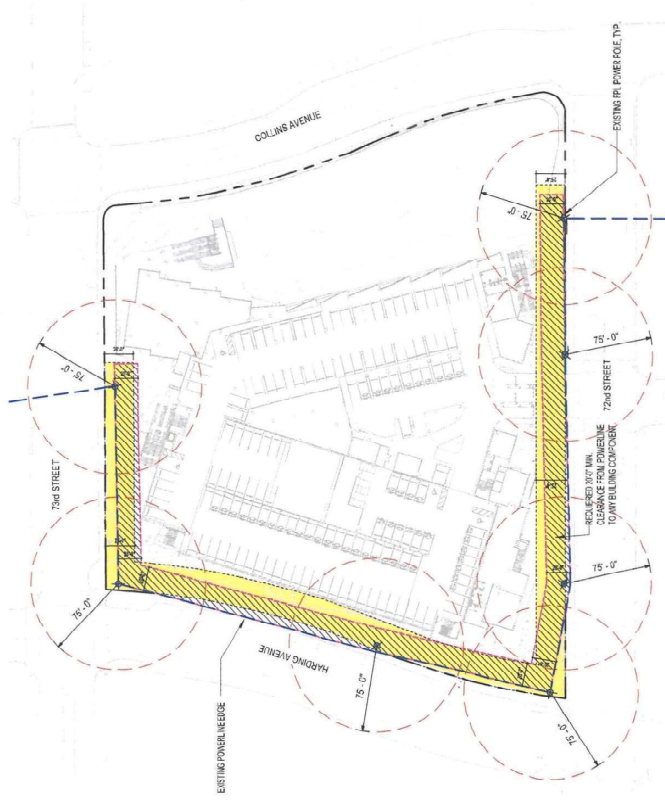
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**A011**



# FPL EASEMENT LEGEND

PROPERTY LINE  
 POWERLINE PATH

EXISTING CONCRETE POLES

24' FPL EASEMENT

24' MIN. CLEARANCE FROM EXISTING POWERLINE EASEMENT CONSTRUCTION COMPONENT

75' MIN. CLEARANCE FROM EXISTING POWERLINE EASEMENT CONSTRUCTION COMPONENT

NOTE: TREE IN FPL EASEMENT MUST BE 75' MIN. CLEARANCE FROM UTILITY POLE AND 15' MIN. CLEARANCE FROM EASEMENT



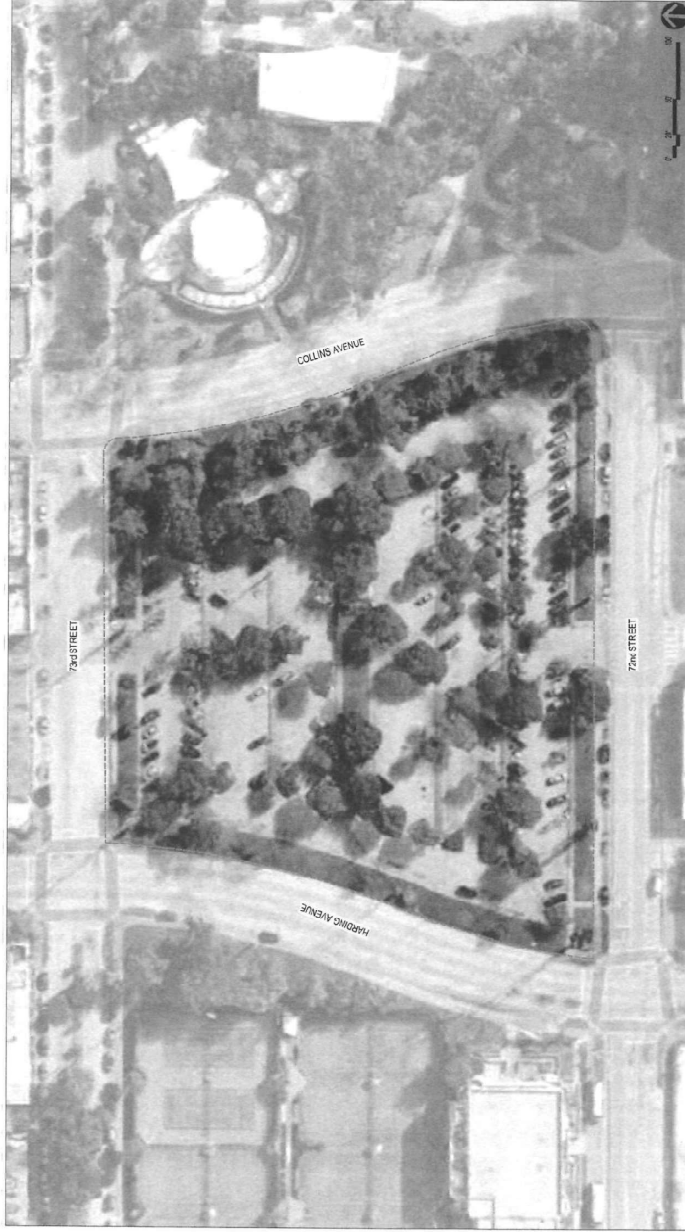
EXHIBIT B

FPL EASEMENT AND POWERLINE CLEARANCES  
 A012

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CONTEXT SITE PLAN EXISTING

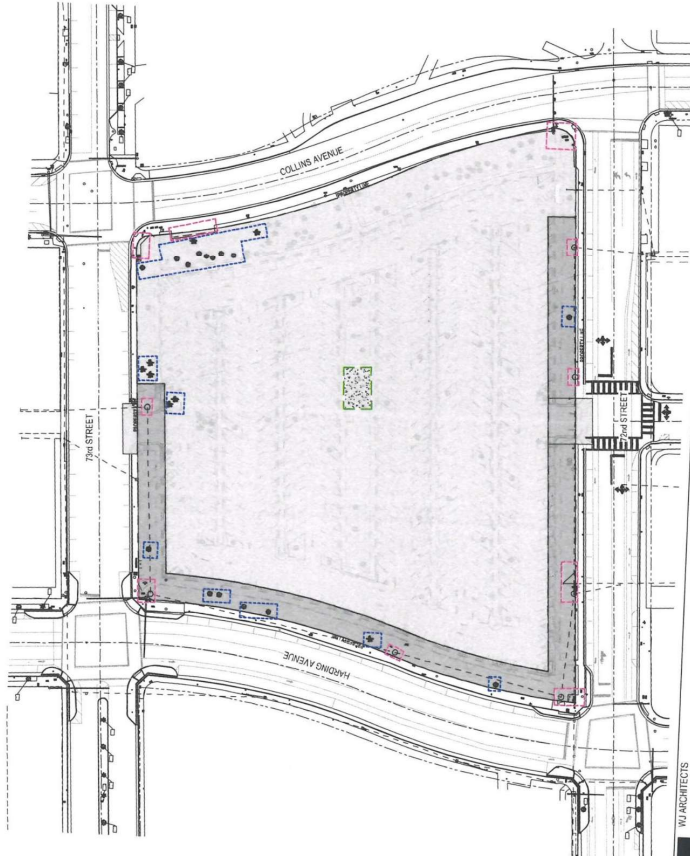
EXHIBIT B  
**A018**

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# LEGEND

- PROPERTY LINE
- SITE ZONE AREA
- EXISTING INFRASTRUCTURE TO REMAIN AND PROTECT DURING CONSTRUCTION
- AREA WITH EXISTING TREES TO BE PRESERVED FOR LANDSCAPE BENEFITS FOR PROPOSED THESE DISPOSITION PLAN NOTES AND SCHEDULE.
- EXISTING ONE STORY PUMP STATION
- REMOVED ALL EXISTING PARKING LOT INFRASTRUCTURE, CURB AND SUPPORTING INFRASTRUCTURE, CAP ALL UTILITIES GOING THROUGH PROPERTY AND EXISTING INFRASTRUCTURE TO REMAIN AND PROTECT DURING CONSTRUCTION TO COMPLY WITH FINAL DEMOLITION PLAN.

**DEMOLITION PLAN**  
**EXHIBIT B**  
**A019**  
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EXHIBIT B  
**A020**

CONTEXT SITE PLAN PROPOSED

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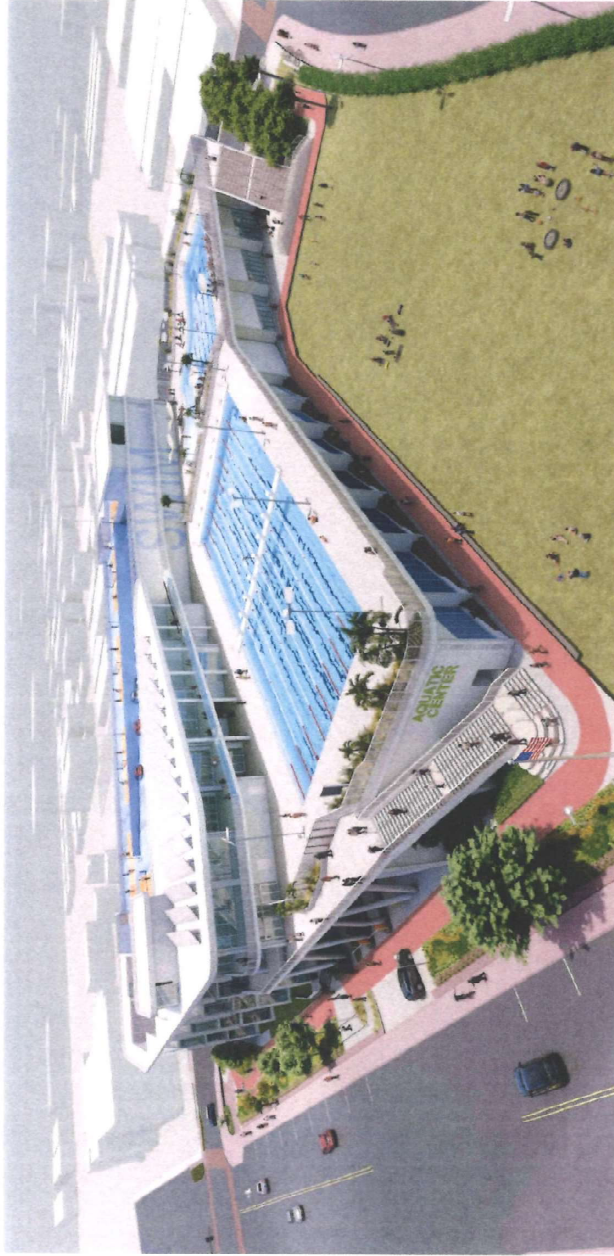
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**EXHIBIT B**  
**A021**

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3D RENDERING #2

EXHIBIT B  
**A023**

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EXHIBIT B

3D RENDERING #

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A024

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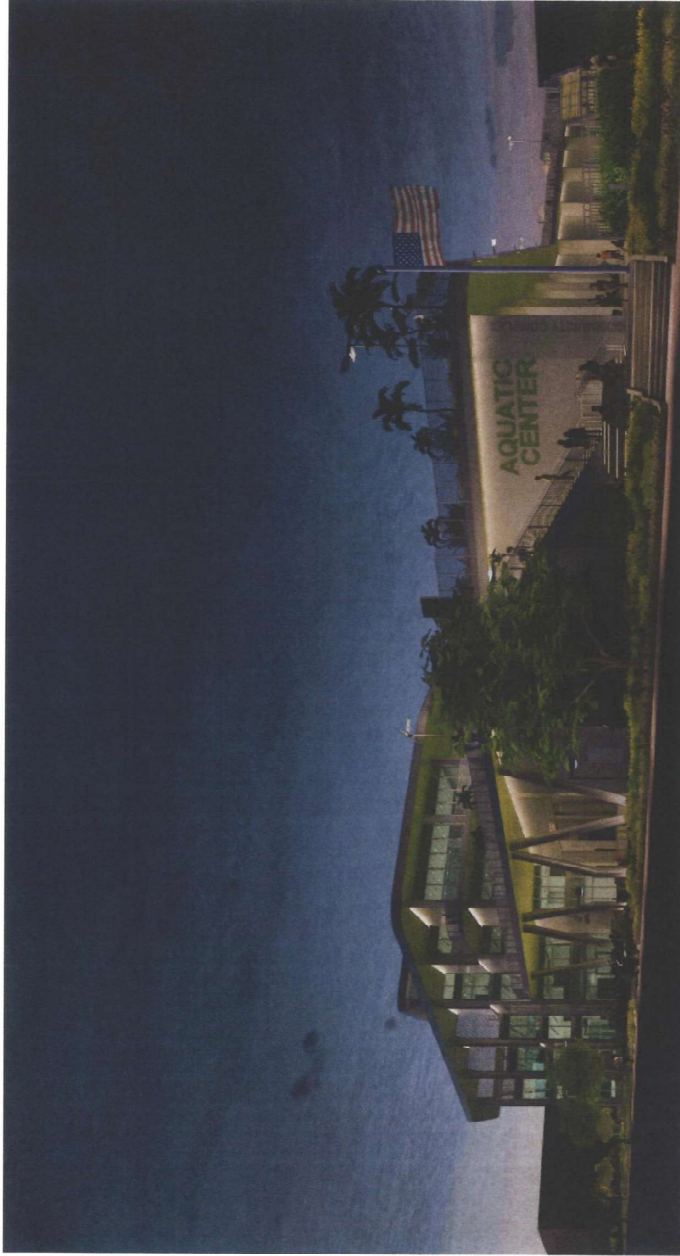


3D RENDERING #5  
**EXHIBIT B**  
**A025**

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**EXHIBIT B**  
**A026**

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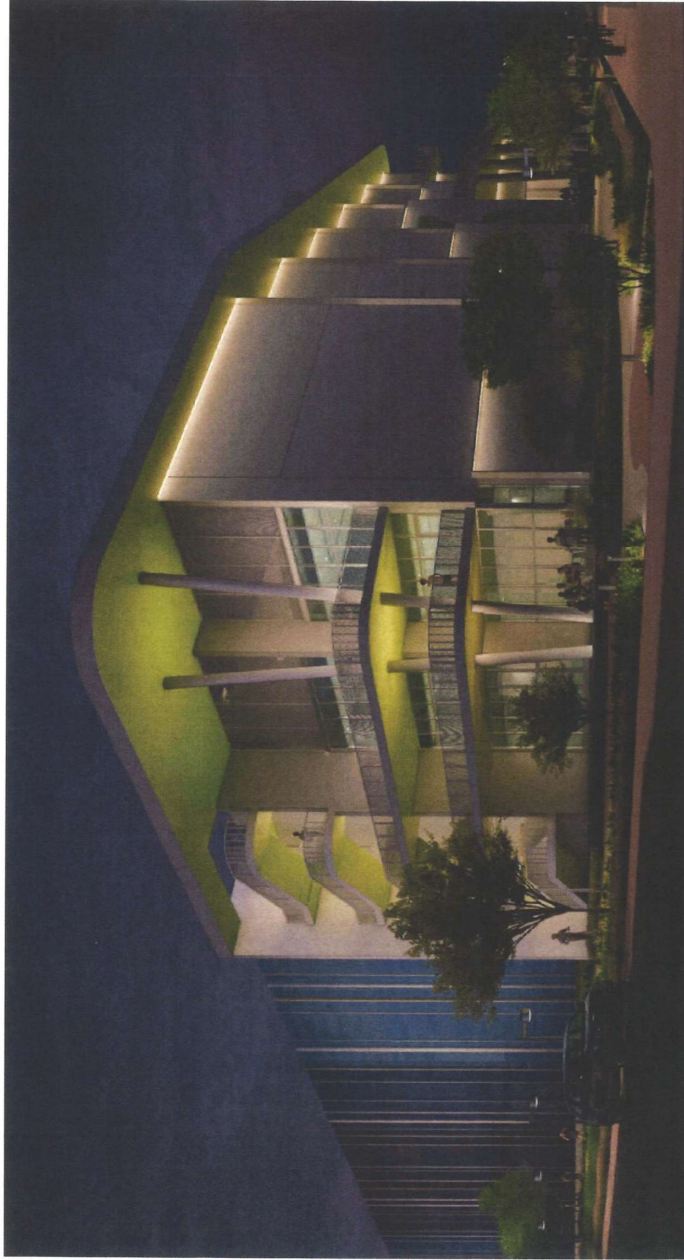
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A027

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**EXHIBIT B**  
**A028**

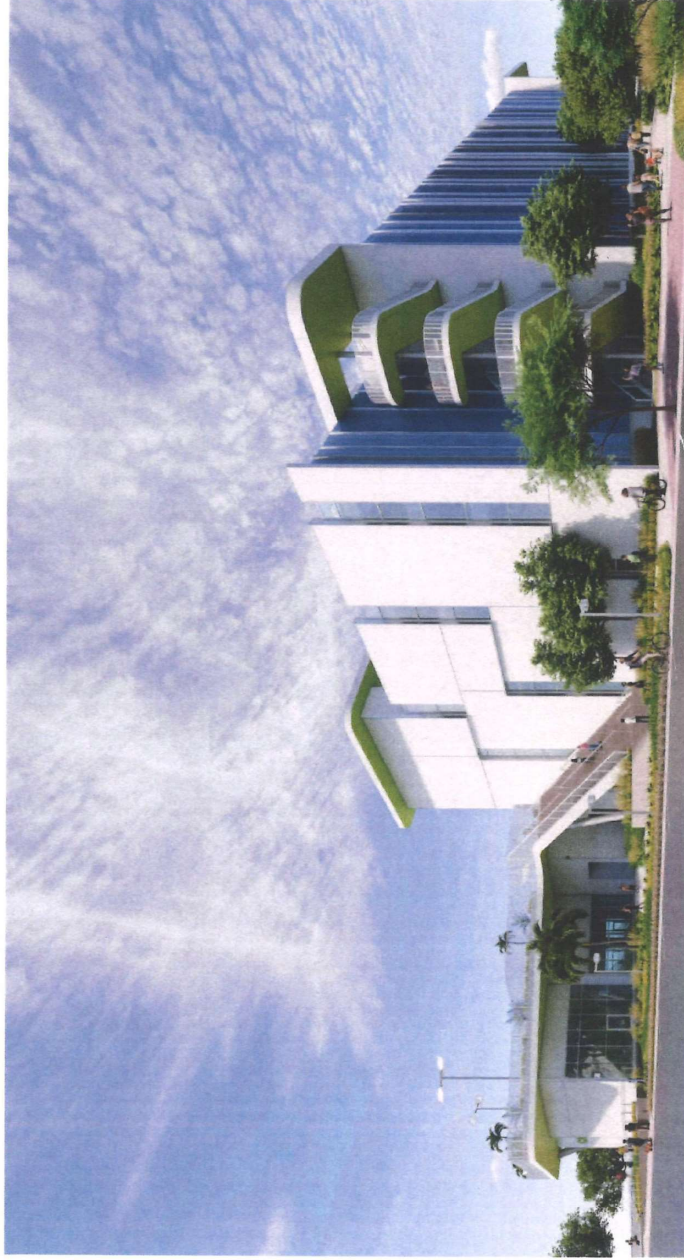
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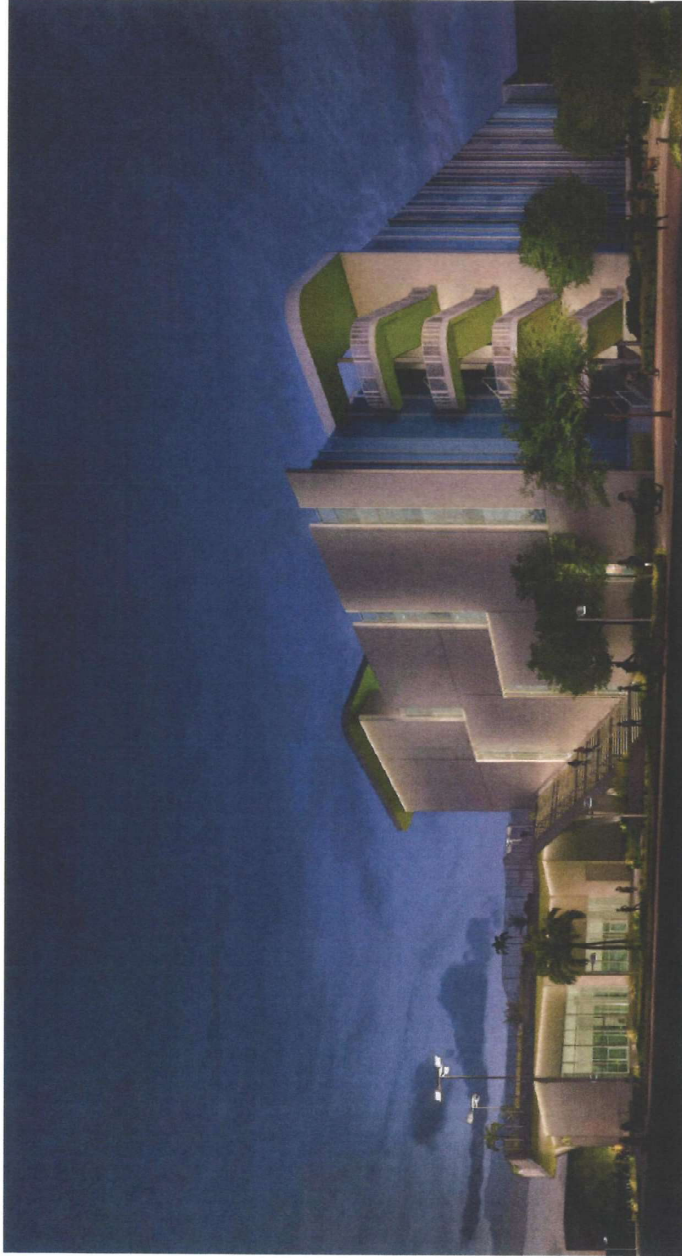
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**A029**



3D RENDERING #10

EXHIBIT B  
**A030**

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3D RENDERING #1

EXHIBIT B  
**A031**

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3D RENDERING #12

EXHIBIT B  
**A032**

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3D RENDERING #13

EXHIBIT B  
**A033**

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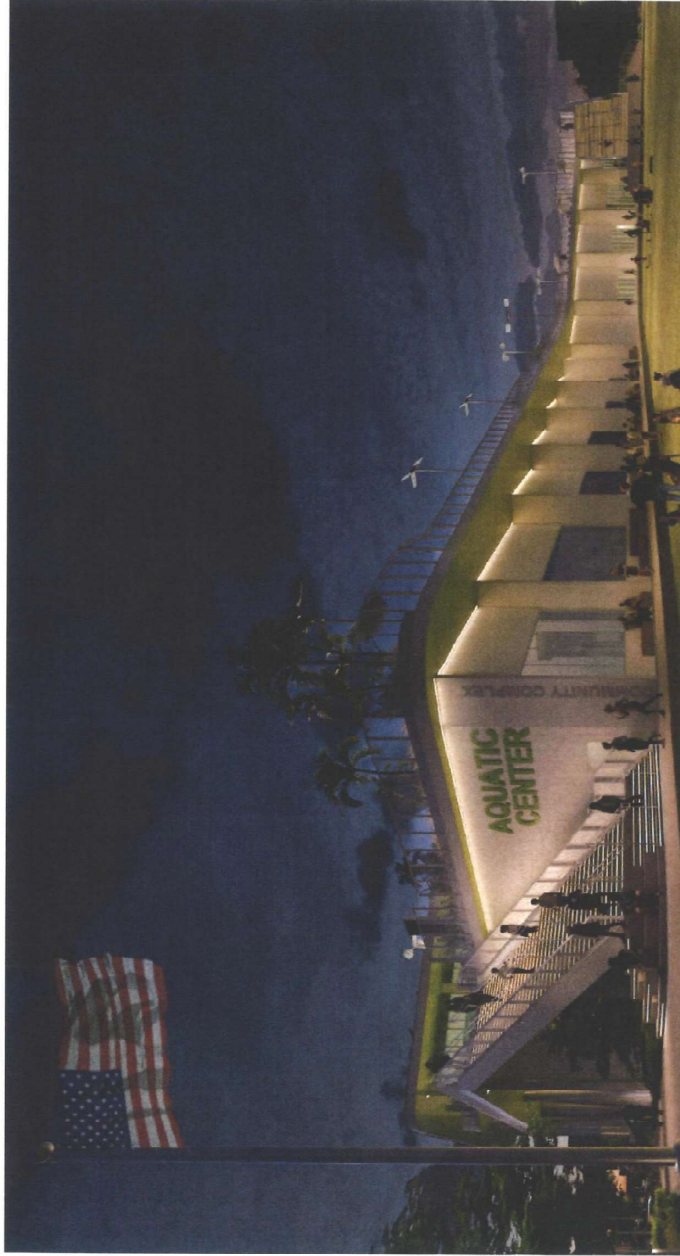


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3D RENDERING #1

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A034

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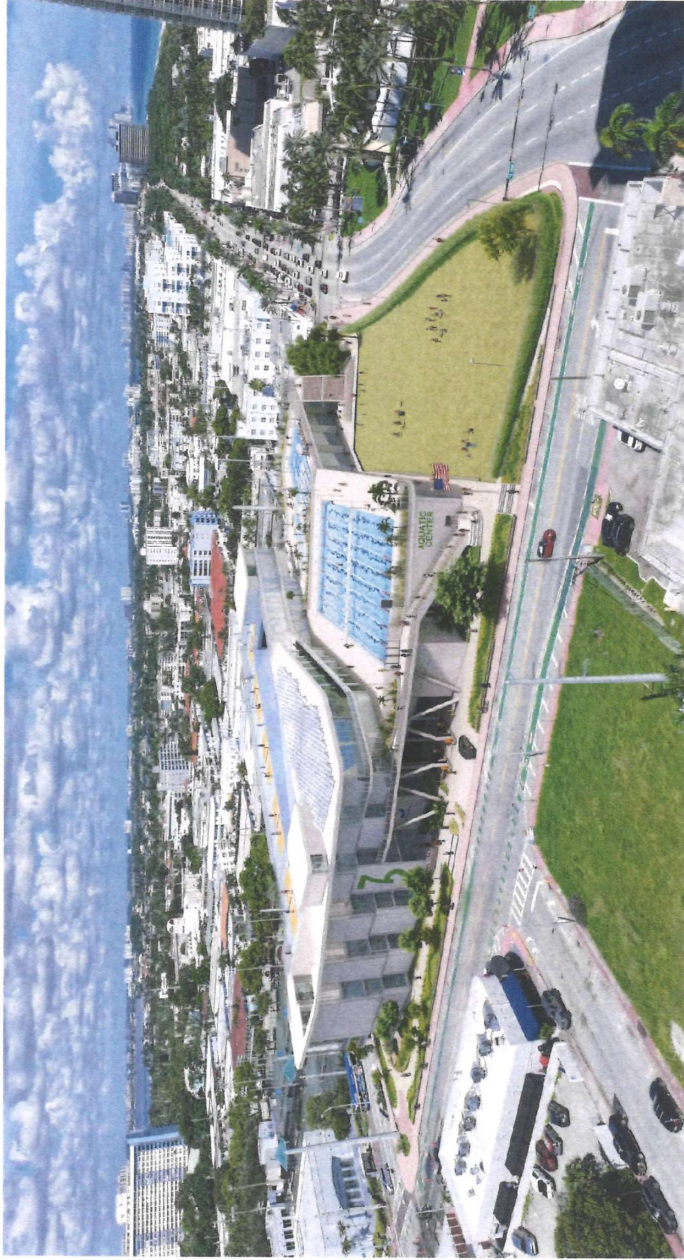
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**EXHIBIT B**  
**A035**

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

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EXHIBIT B

3D RENDERING #1

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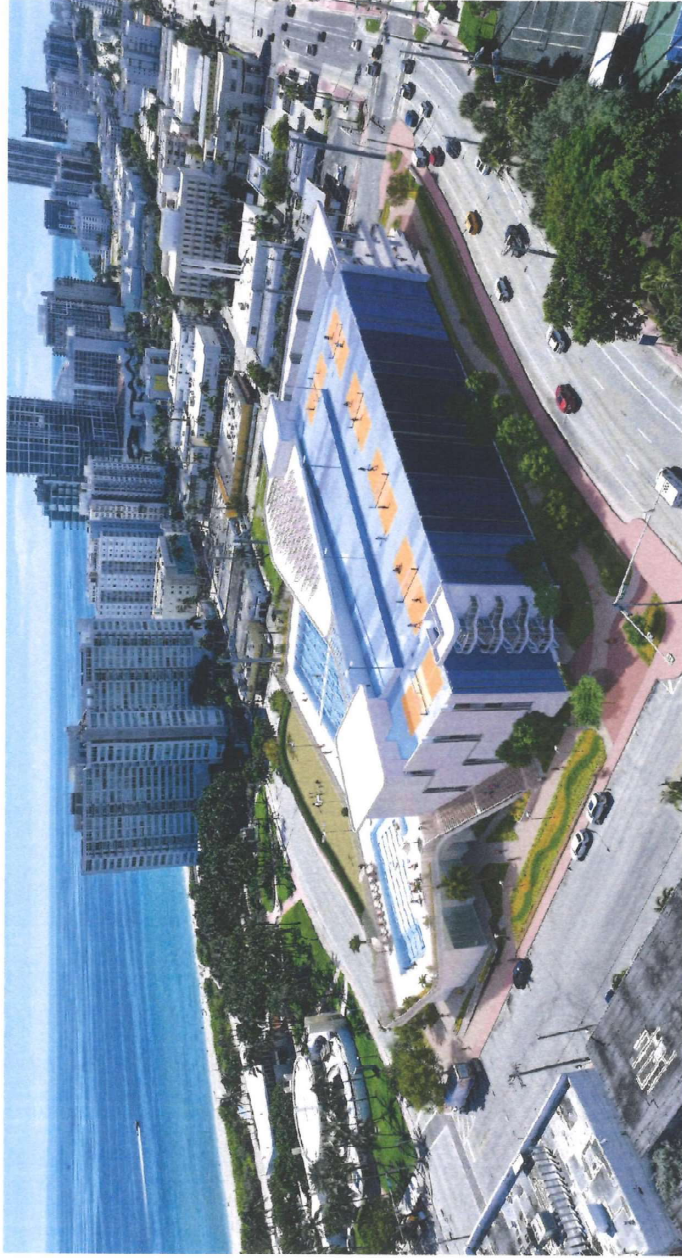
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**A037**



3D RENDERING #1  
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**A038**

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

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3D RENDERING #20  
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**A040**





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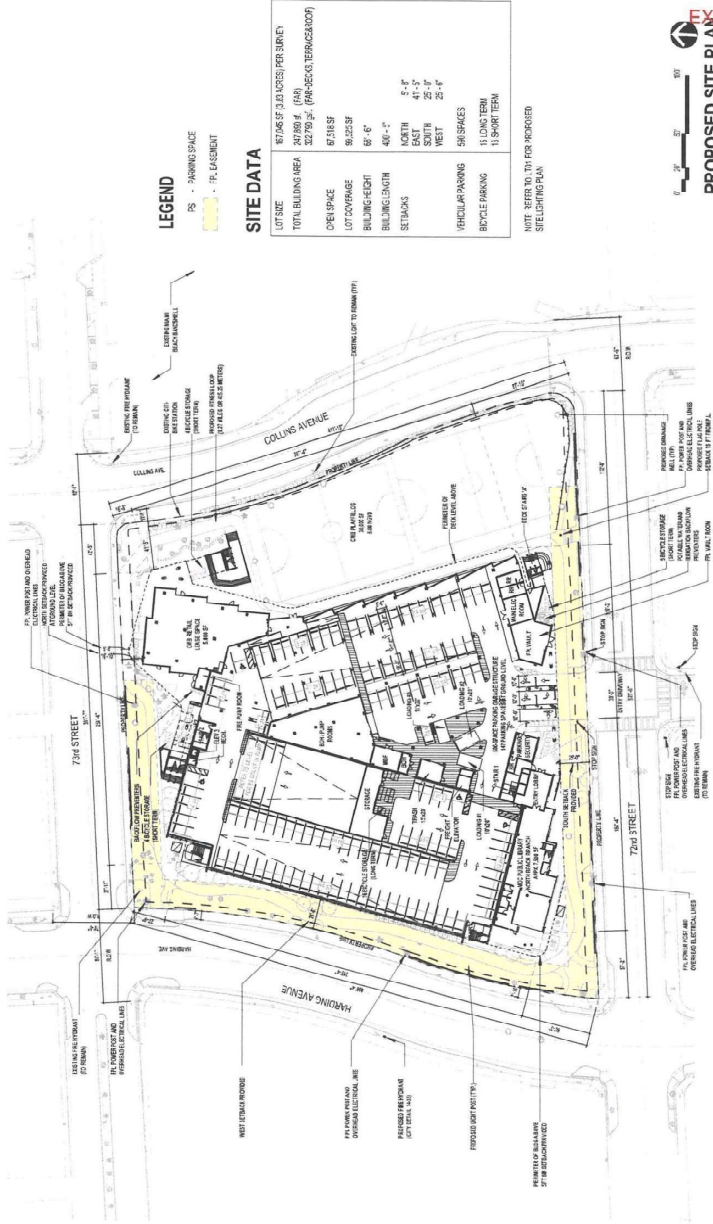
DESIGN REVIEW BOARD - FINAL  
SUBMITTAL DRB24-1072  
289 72ND STREET MIAMI BEACH, FLORIDA 33141  
MARCH 9, 2025



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

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PART 2 OF 2



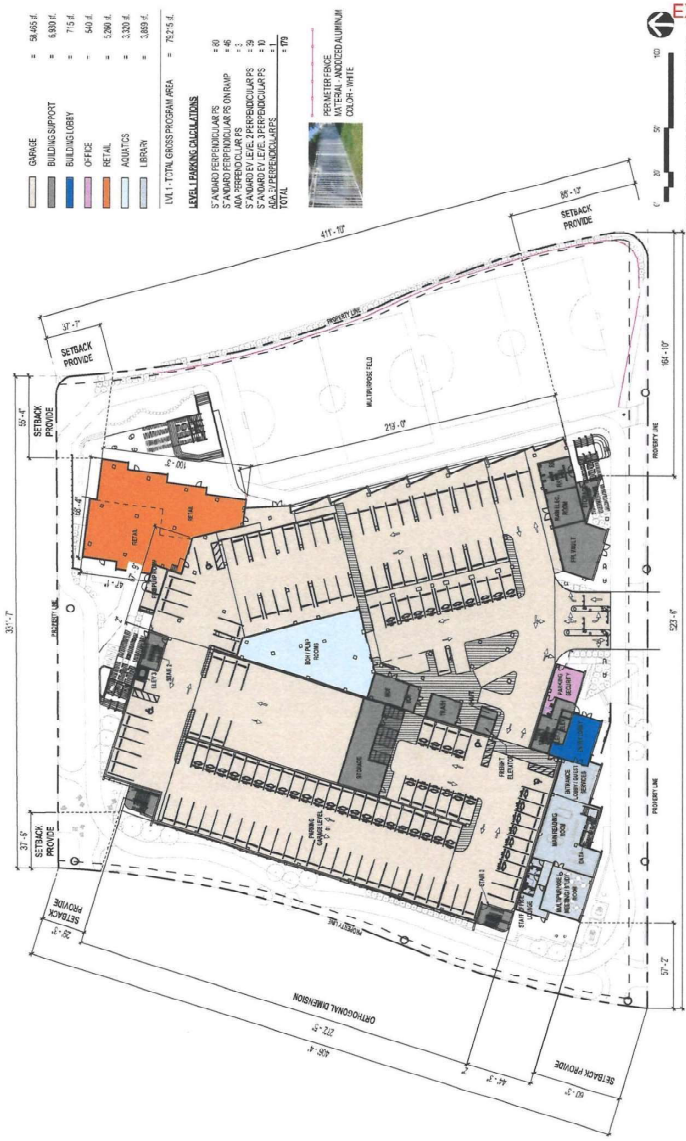


**PROPOSED SITE PLAN**  
**A100**

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|                                     |          |                    |
|-------------------------------------|----------|--------------------|
| 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           | = 30         |
| STANDARD PERPENDICULARS           | = 10         |
| ADA PERPENDICULARS                | = 1          |
| <b>TOTAL</b>                      | <b>= 119</b> |

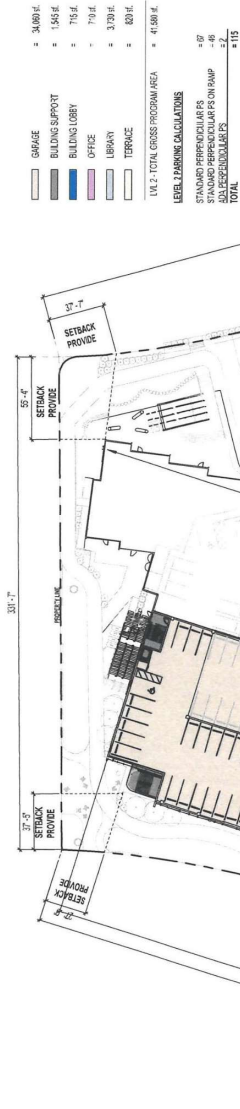
  

|                   |               |
|-------------------|---------------|
| PERMANENT SURFACE | WATERPROOFING |
| COUL- WHITE       | COUL- WHITE   |

**EXHIBIT B**  
**PROPOSED PLAN LEVEL OF**  
**A101**  
 DRB24 - 1072  
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 www.waarchitects.com  
 02/2025/02/2025/02/2025

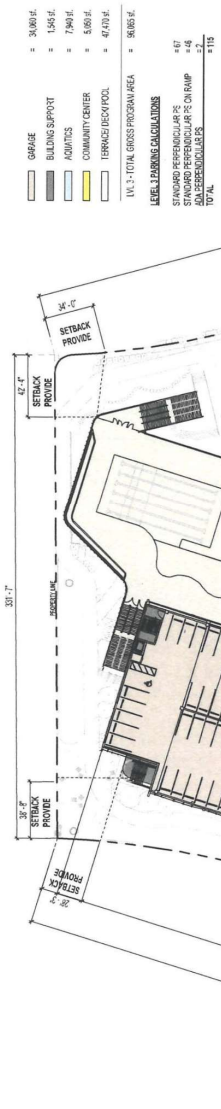


PROPOSED PLAN LEVEL 02  
**EXHIBIT B**  
**A102**

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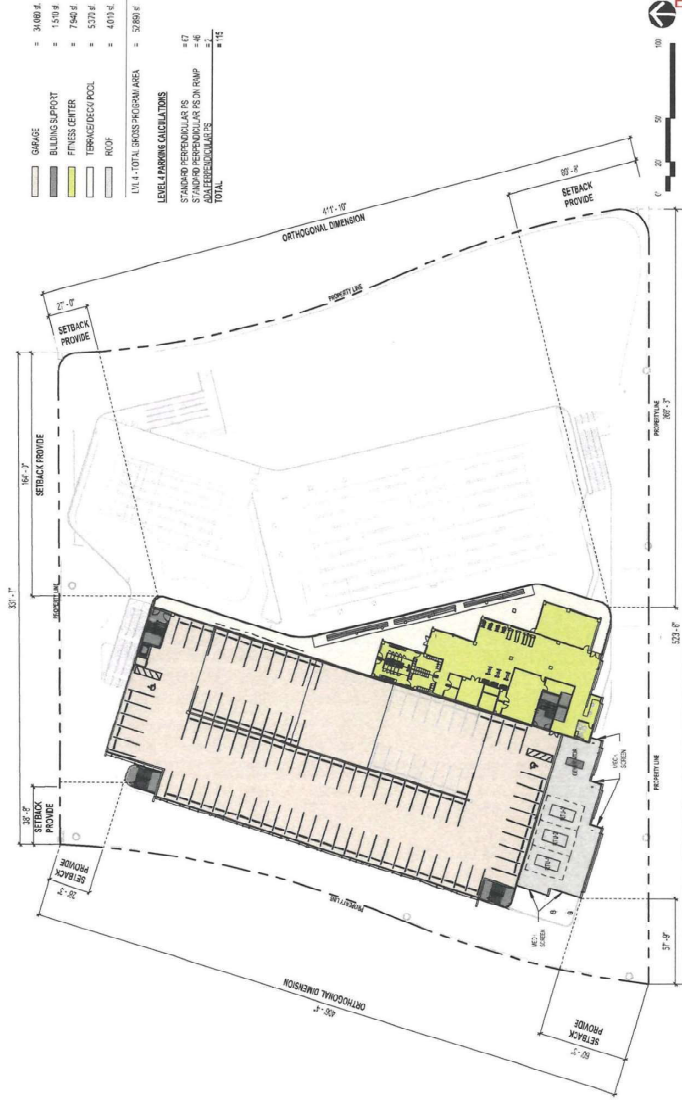
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**PROPOSED PLAN LEVEL 03**  
 DRB24 - 1072  
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**A103**





|                                 |            |
|---------------------------------|------------|
| GRADE                           | = 34,080.4 |
| BUILDING FOOTPRINT              | = 15,914   |
| FUNDS CENTER                    | = 7,461.6  |
| TRUNKAGE/POOL                   | = 5,274.4  |
| POOL                            | = 4,879.6  |
| UNL4 - TOTAL GROSS PROGRAM AREA | = 32,866.0 |

#### LEVEL LAMPING CALCULATIONS

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

PROPOSED PLAN LEVEL 04

EXHIBIT B  
A104

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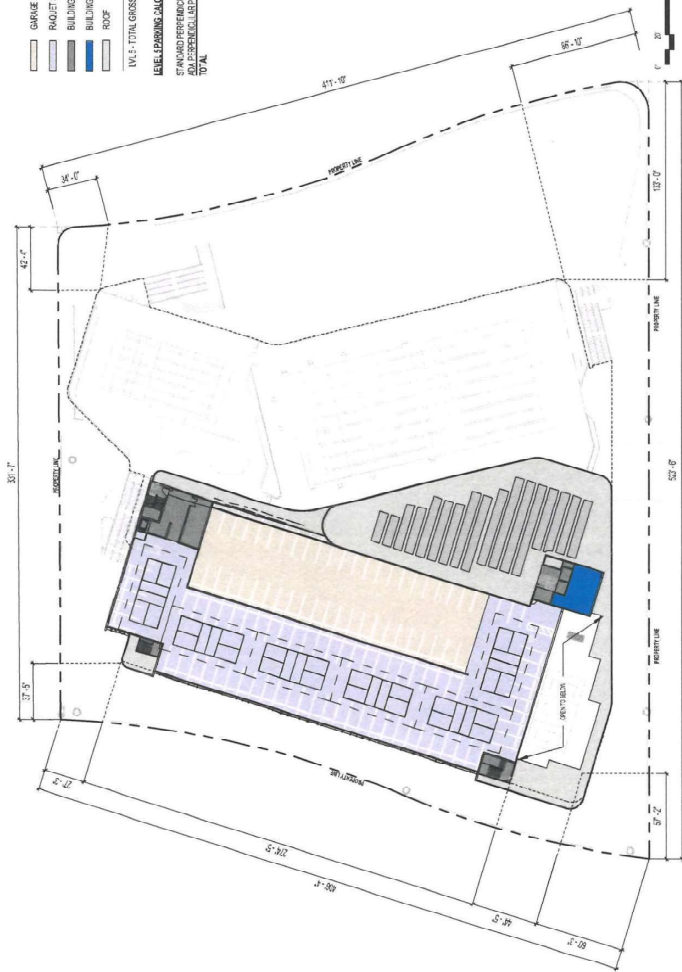
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|                                       |          |                    |
|---------------------------------------|----------|--------------------|
| GARAGE                                | =        | 1,800 S.F.         |
| PAVEMENT COURTS                       | =        | 2,835 S.F.         |
| BUILDING SUPPORT                      | =        | 1,340 S.F.         |
| BUILDING LOBBY                        | =        | 715 S.F.           |
| ROOF                                  | =        | 13,200 S.F.        |
| <b>TOTAL TOTAL GROSS PROGRAM AREA</b> | <b>=</b> | <b>20,990 S.F.</b> |

|                                     |             |
|-------------------------------------|-------------|
| <b>LEVEL 1 PARKING CALCULATIONS</b> |             |
| STANDARD PERPENDICULARS             | = 44        |
| ADA PERPENDICULARS                  | = 2         |
| <b>TOTAL</b>                        | <b>= 46</b> |



**PROPOSED PLAN LEVEL 01**

**EXHIBIT B**

**A105**

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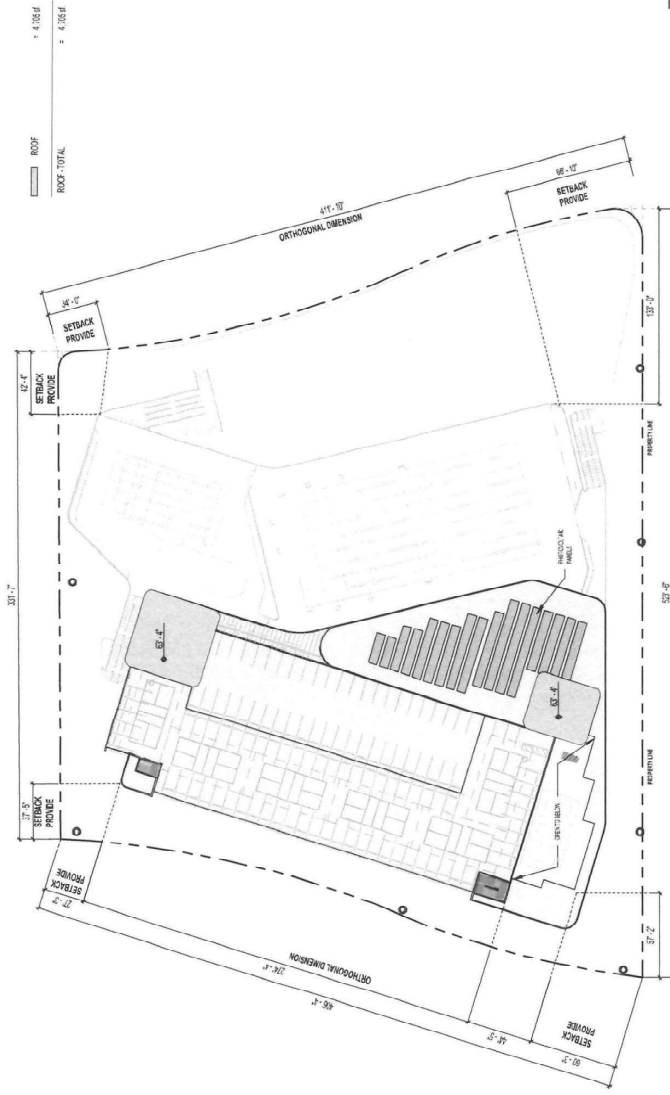
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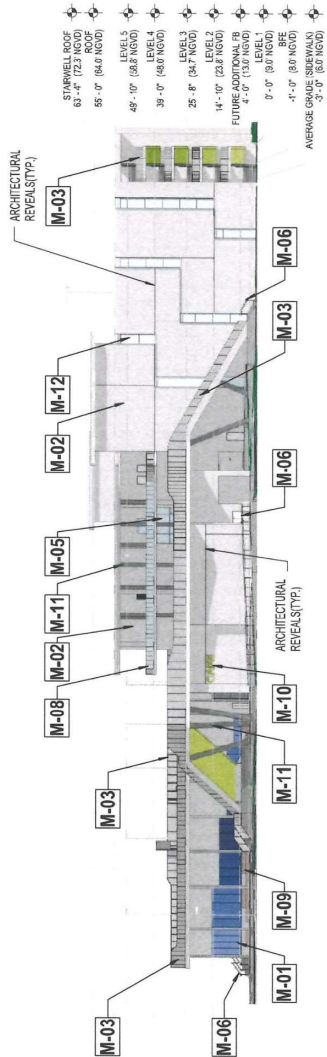
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PROPOSED ROOF PLAN  
 EXHIBIT B  
 A106  
 DR324 - 1072  
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**MATERIAL LEGEND**

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

**EXHIBIT B**

**PROPOSED ELEVATION NORTH**

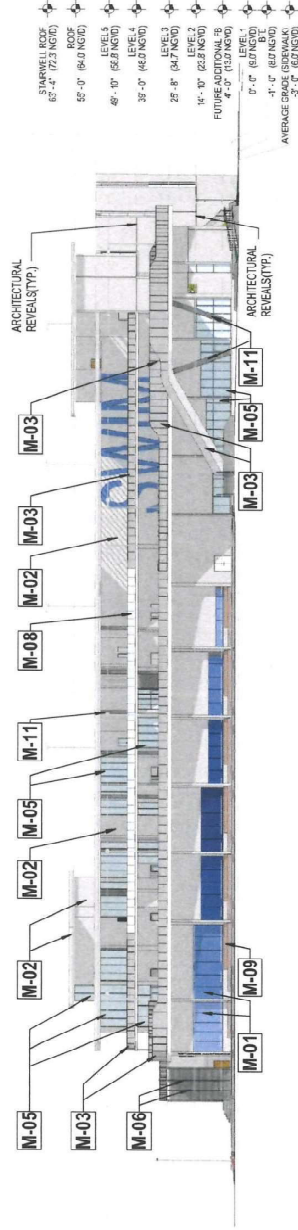
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**A200**

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#### MATERIAL LEGEND

|   |   |  |  |  |                                      |
|---|---|--|--|--|--------------------------------------|
|   |   |  |  |  |                                      |
|   |   |  |  |  |                                      |
| <b>M-01</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1 | <b>M-02</b> SMOOTH FINISH SMOOTH STUCCO - PAINTED | <b>M-03</b> ALUM RAILING WITH ALUM MESH FABRIC | <b>M-04</b> ANODIZED ALUMINUM FINIS            | <b>M-05</b> IMPACT RESISTANT ANODIZED ALUM STOREFRONT SYSTEM | <b>M-06</b> ALUMIN RAILING - GENERAL |
| <b>M-07</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE - 2 | <b>M-08</b> GLASS RAILING                         | <b>M-09</b> COMPOSITE DECK                     | <b>M-10</b> ANODIZED ALUMIN. SIGNAGE - BACKLIT | <b>M-11</b> PP-CONC. COLUMN - PAINTED                        | <b>M-12</b> TINTED-GLASS             |

#### EXHIBIT B

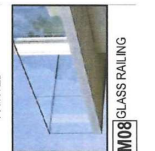
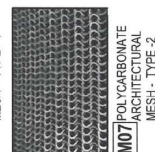
PROPOSED ELEVATION EAST

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**A201**



# A202

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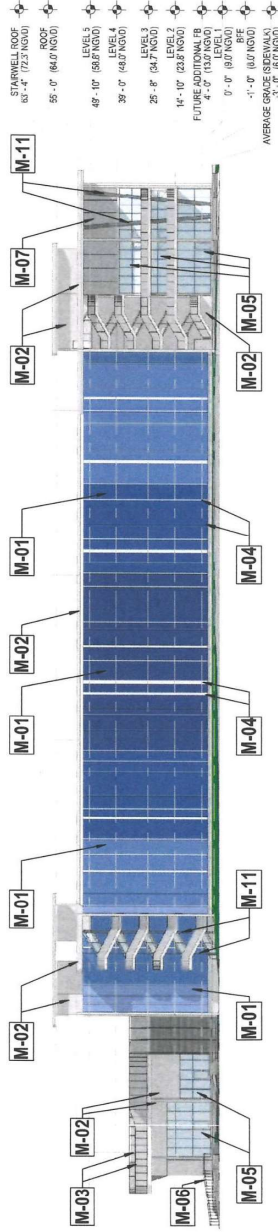
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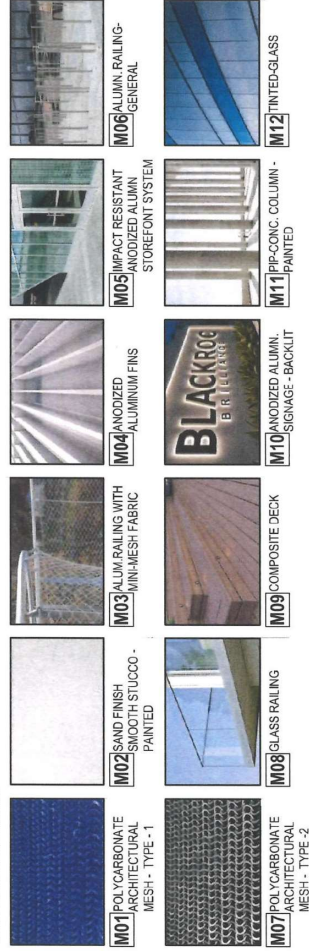
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AR94244



PROPOSED ELEVATION SOUTH



#### MATERIAL LEGEND



**EXHIBIT B**  
**A203**

**PROPOSED ELEVATION WEST**

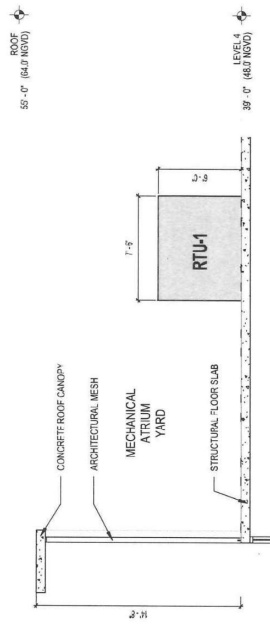
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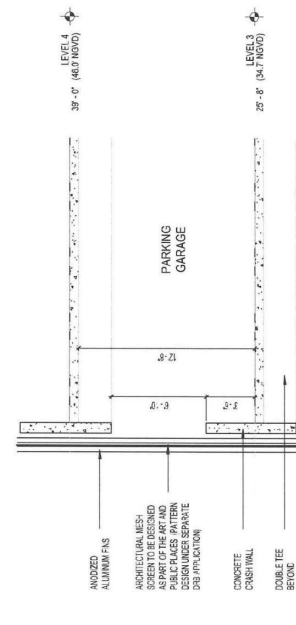
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OWNER: MIAMI BEACH, FLORIDA

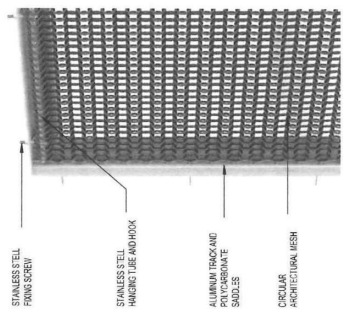
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MECHANICAL ATRIUM YARD CLADDING



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 |

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ANG-CL4

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CLADDING DETAILS

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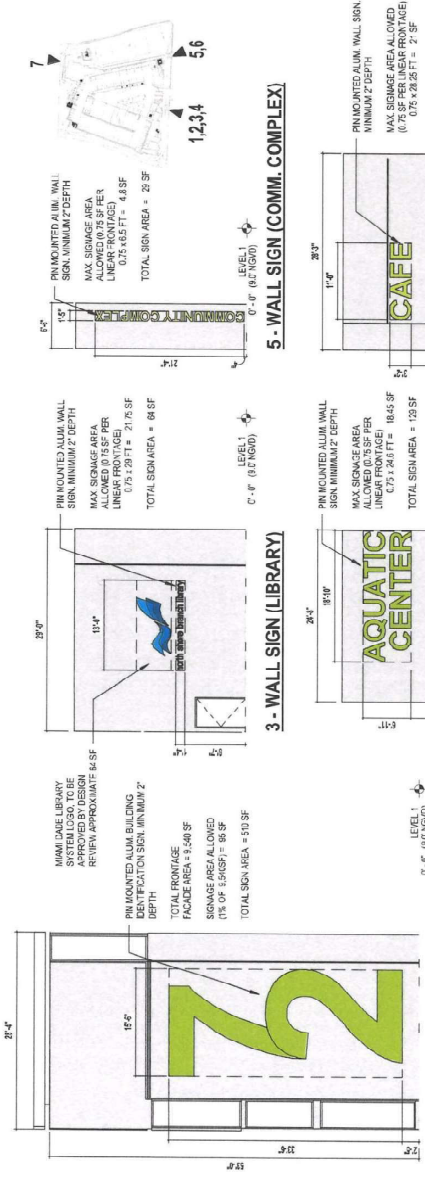
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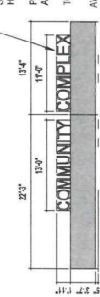
EXHIBIT

A204





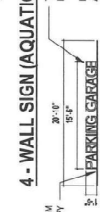
1 - WALL SIGN (BUILDING IDENTIFICATION)



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

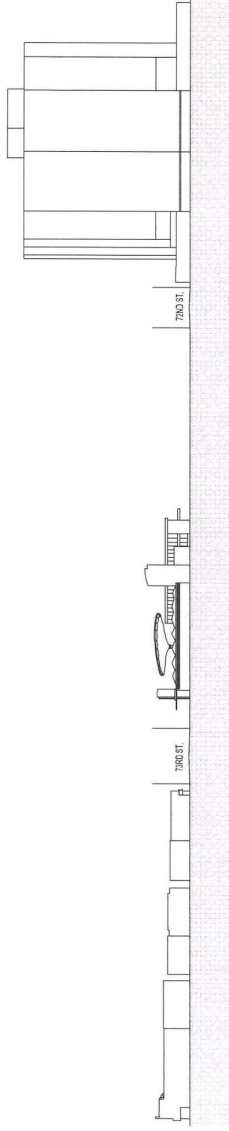


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A350241

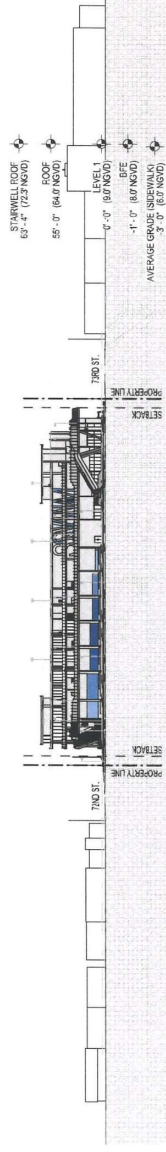
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A205



CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE



CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE

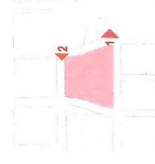


EXHIBIT B  
A210

CONTEXTUAL ELEVATIONS COLLINS AVENUE

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CONTEXTUAL ELEVATIONS 72ND STREET

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A211

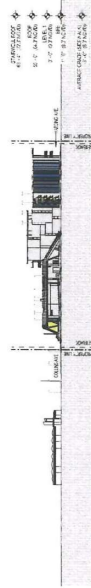
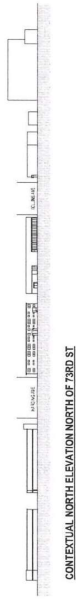
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CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



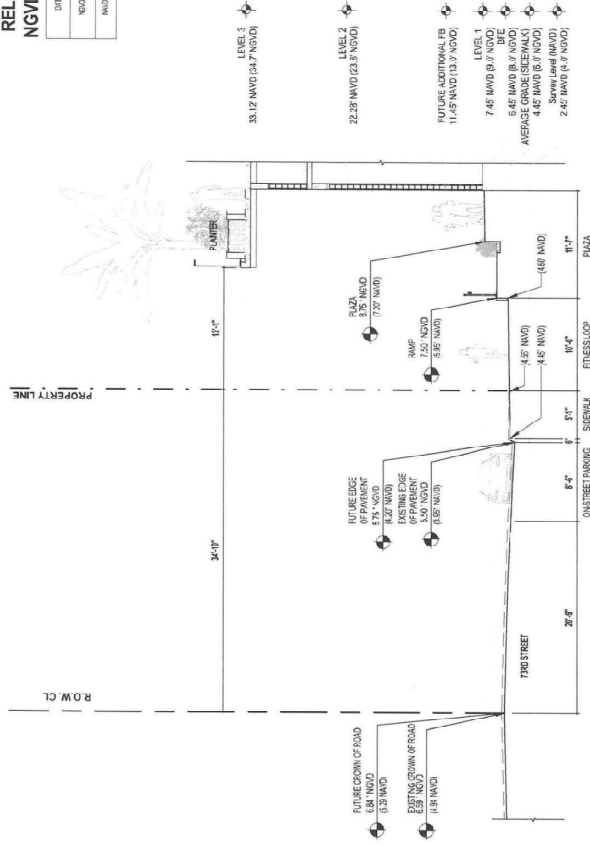
WATKINS ASSOCIATES  
ARCHITECTS  
2500 N.W. 10TH AVENUE  
SUITE 200  
MIAMI, FL 33137

CONTEXTUAL ELEVATIONS 73RD STREET  
**EXHIBIT B**  
**A213**

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

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



73RD STREET FUTURE HARMONIZATION-

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 AR91244

*WJ Architects*

Wintermute Jones Architects, Inc.

| DATUM   | REFERENCE | ELEV    |
|---------|-----------|---------|
| NGVD 50 | +1.55 FT  | 5.24 FT |
| NAVD 88 |           | 5.63 FT |



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AR54244

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| DATUM     | DIFFERENCE | ELEV   |
|-----------|------------|--------|
| NGVD 1929 | +1.66 FT   | 124 FT |
| NAVD 1988 |            | 126 FT |



299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

# A302



| DATUM   | REFERENCE | ELEV    |
|---------|-----------|---------|
| NO. 109 | +1.55 FT  | 8.24 FT |
| PAID 98 |           | 6.69 FT |

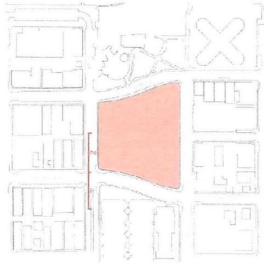


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PROPOSED FRONTAGE WEST

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A303



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1



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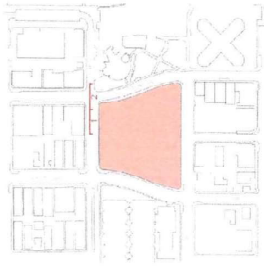


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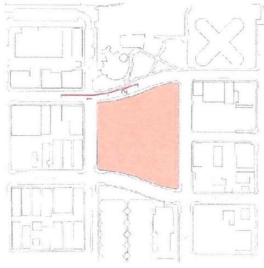
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EXISTING CONTEXT IMAGES  
A901

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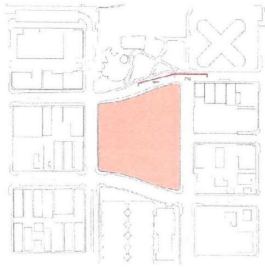
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|  |   |  |   |                  |
|--|---|--|---|------------------|
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|  |   |  | DRB24 - 1072<br>FINAL SUBMITTAL<br>FEBRUARY 2, 2025 | <b>A902</b>      |





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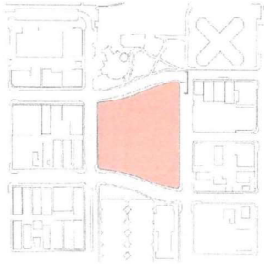
EXISTING CONTEXT IMAGES

**A903**

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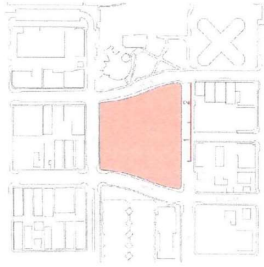
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**A904**

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2



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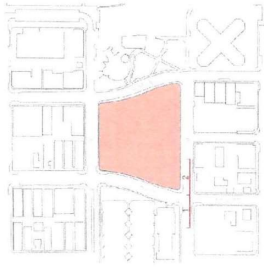
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EXHIBIT B

A905



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2

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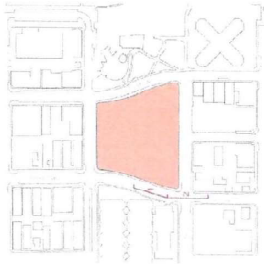
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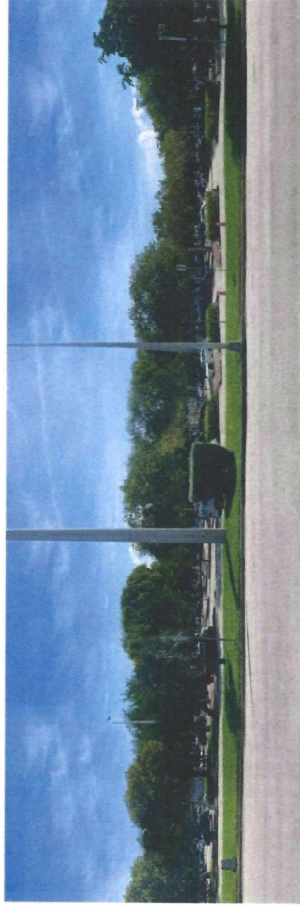
*U. Khan*

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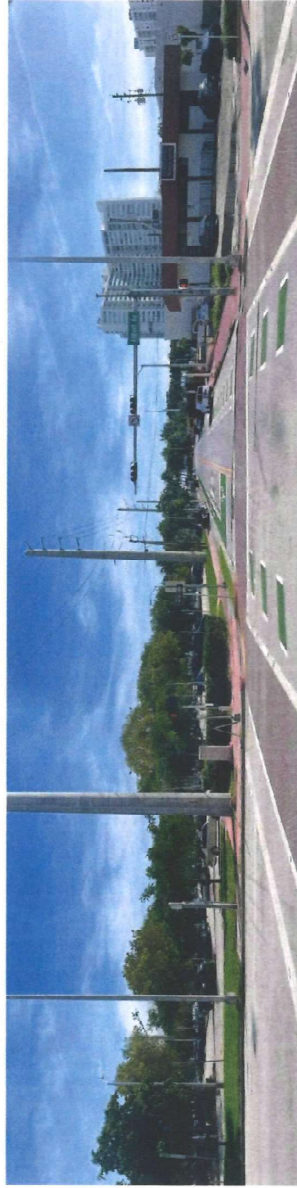




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1



2



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watsonarch.com  
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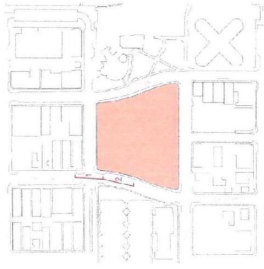


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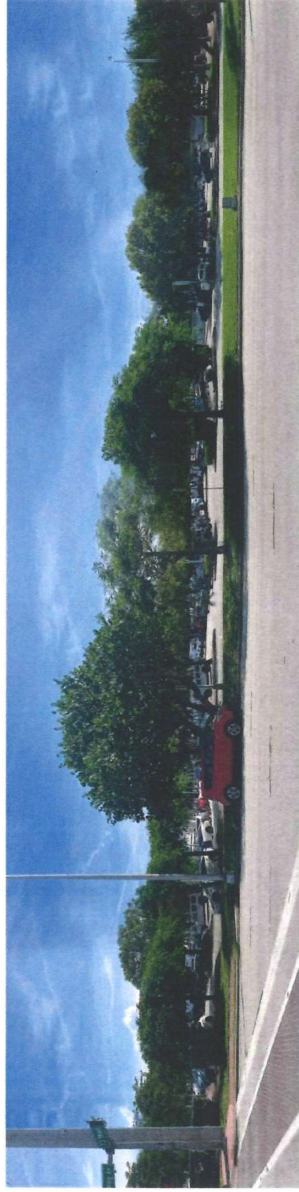
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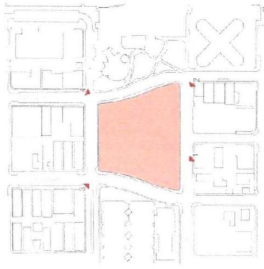
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299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

**WA** ARCHITECTS  
(727) 822-5566  
www.waarchitects.com  
A908-004

*Ushin*

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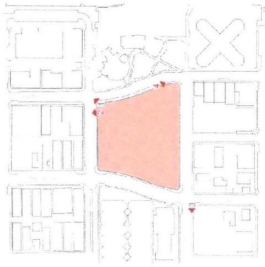


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EXISTING CONTEXT IMAGES  
DRB24 - 1072  
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FEBRUARY 2, 2025  
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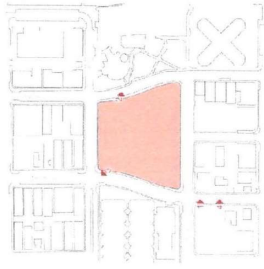
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FINAL SUBMITTAL  
FEBRUARY 2, 2025

EXHIBIT B





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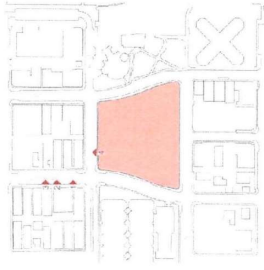
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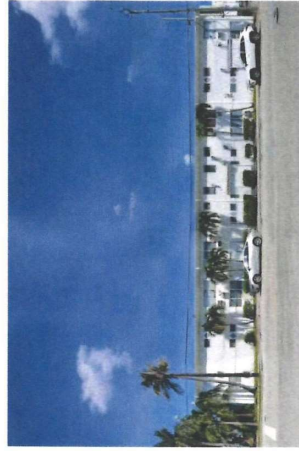
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FEBRUARY 2, 2025  
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EXHIBIT B



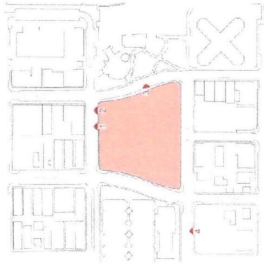
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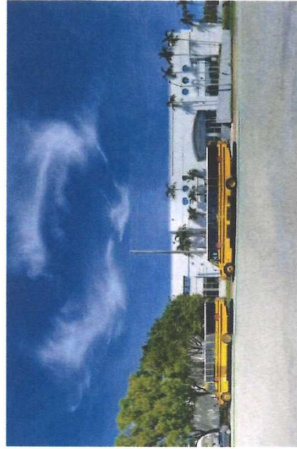
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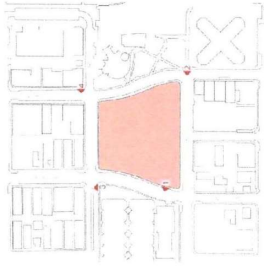
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FEBRUARY 2, 2025  
**A913**



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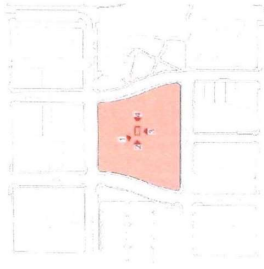


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FEBRUARY 2, 2025

EXISTING CONTEXT IMAGES  
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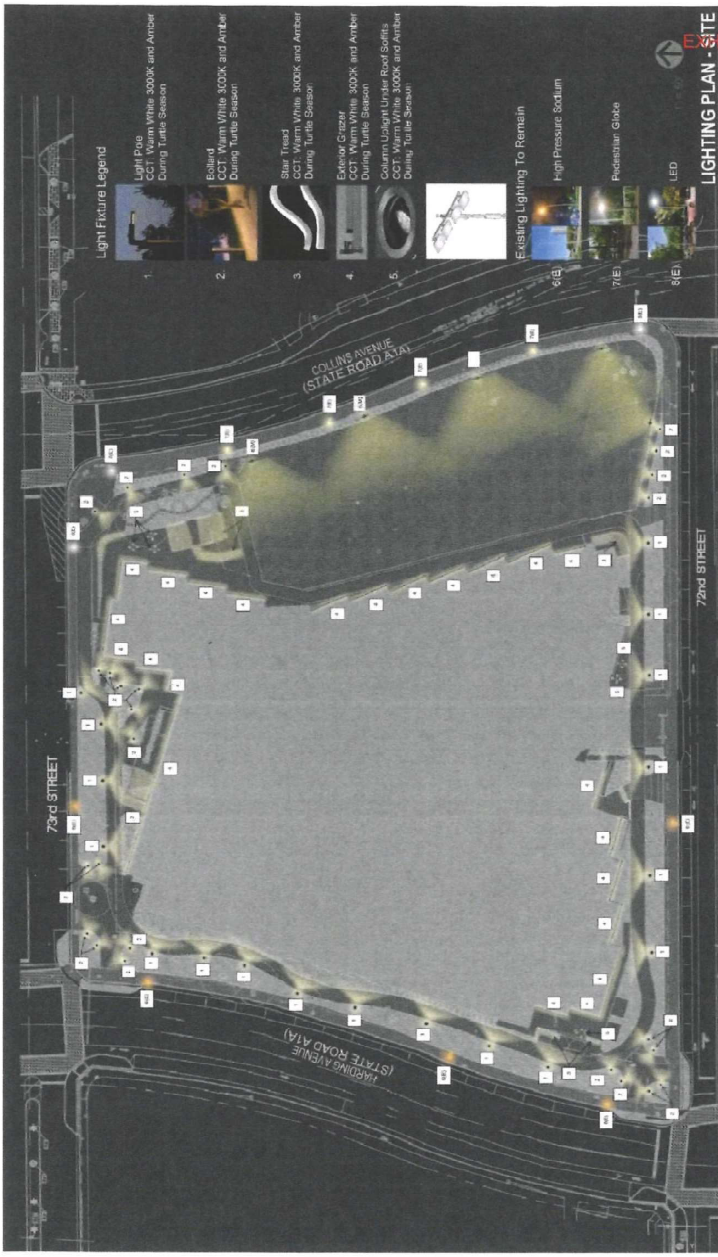


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**A915**



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**LT01**

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**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