

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:

# MIAMI BEACH

## 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)**

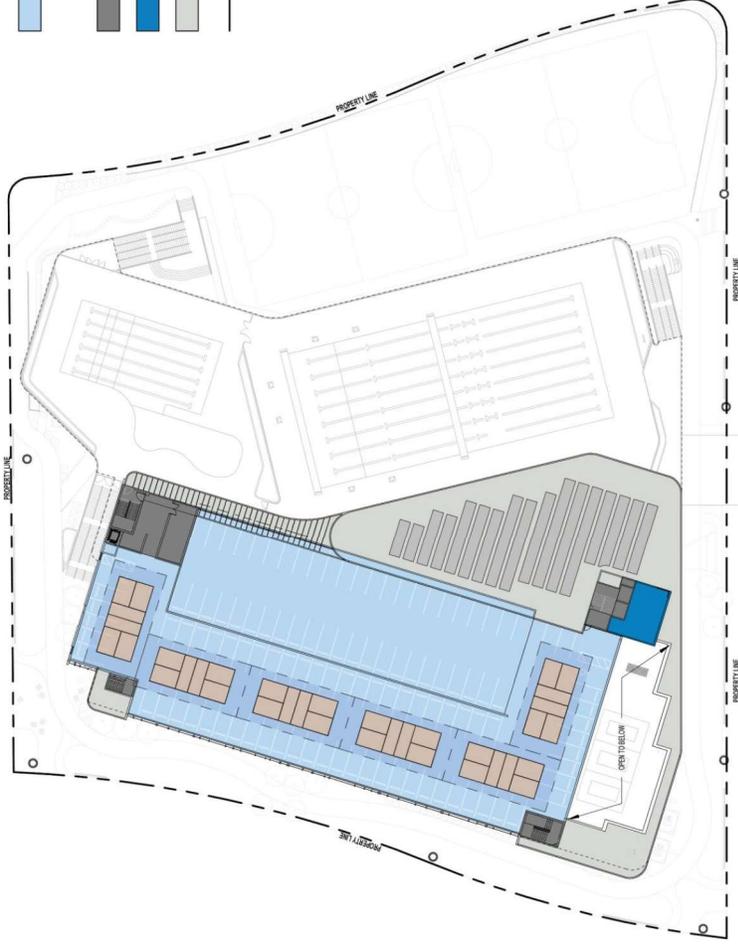
**Co-sponsor(s)**

**Condensed Title**

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

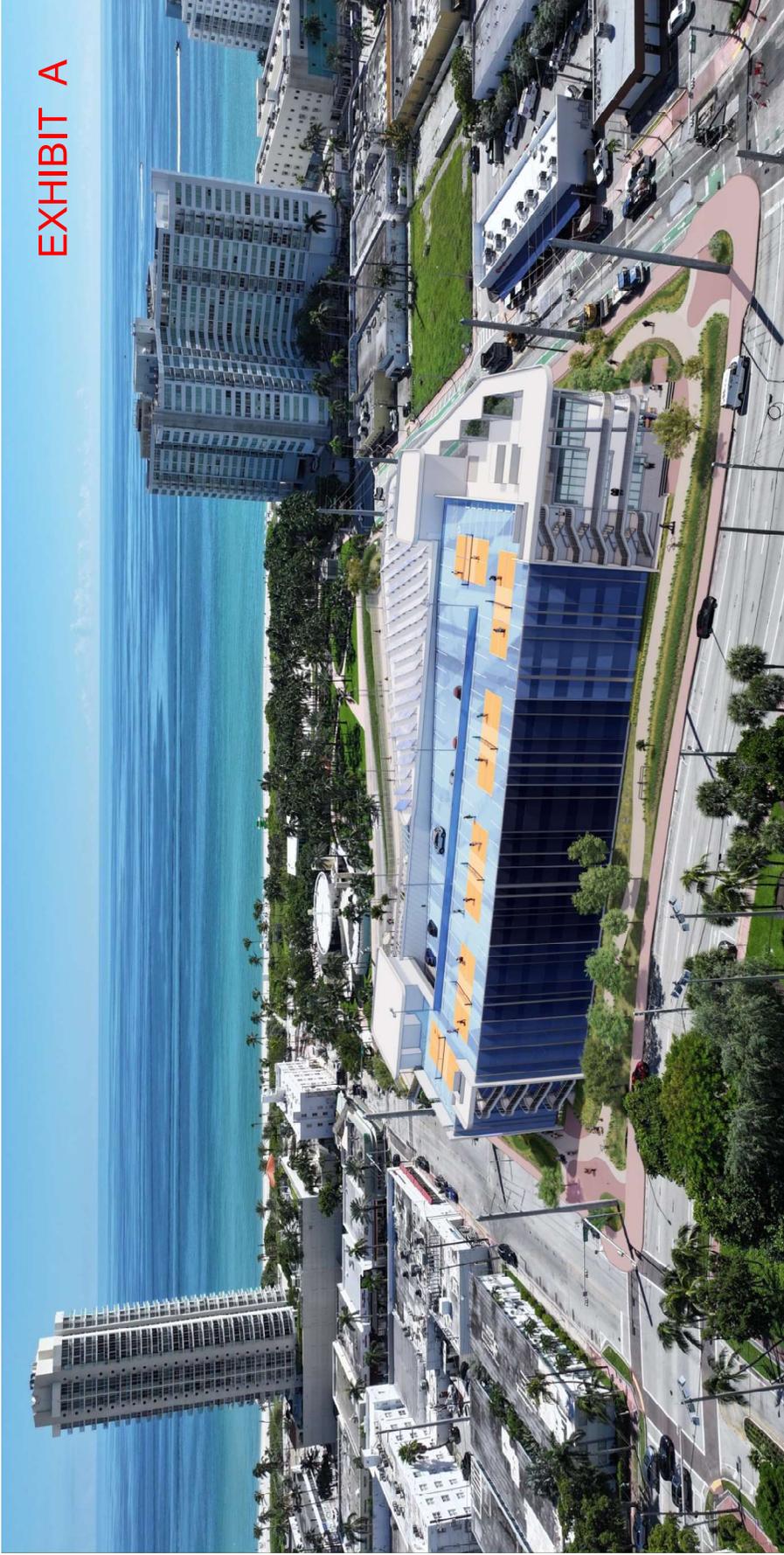
**Previous Action (For City Clerk Use Only)**

# EXHIBIT A



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

EXHIBIT A



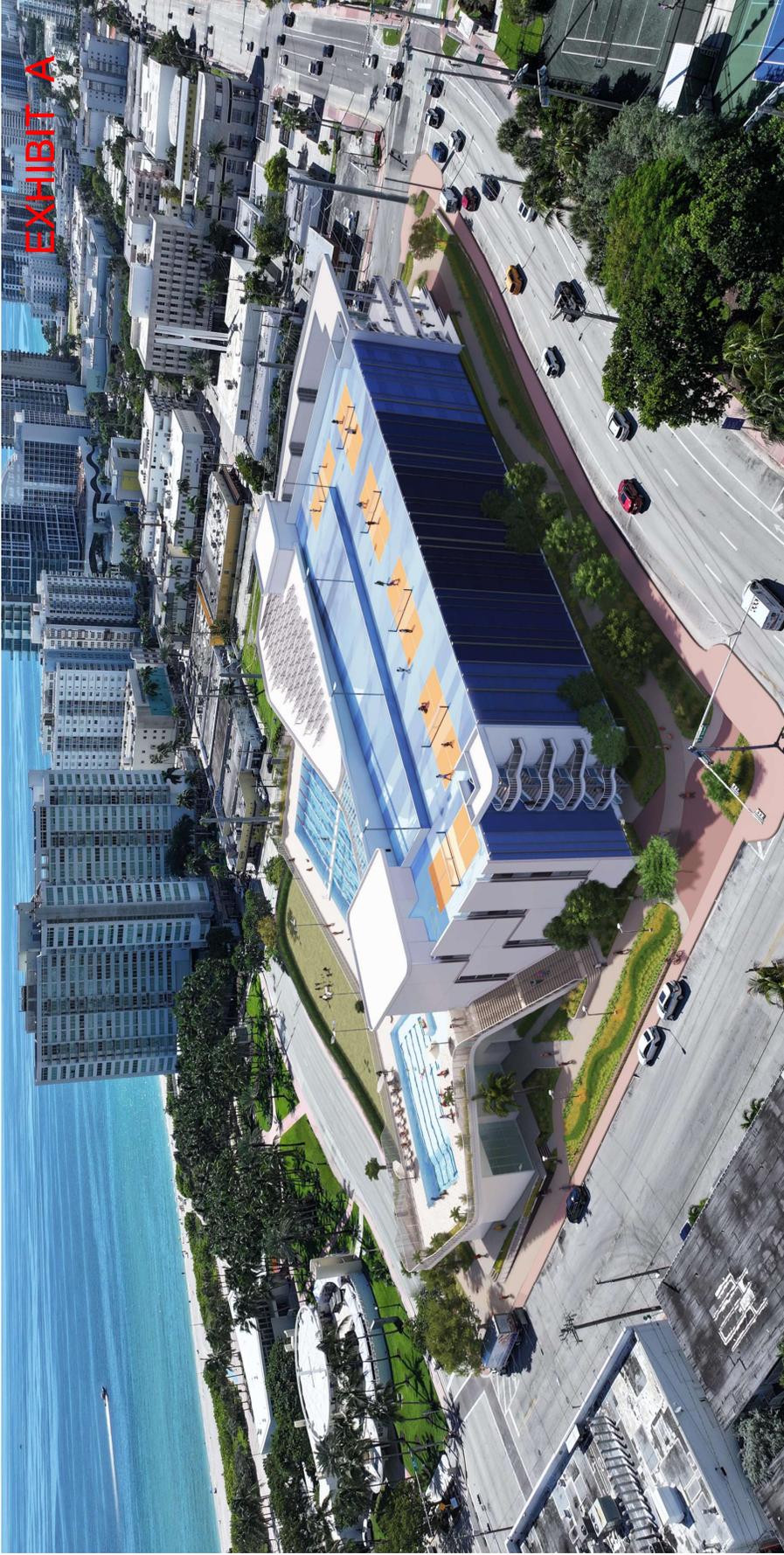
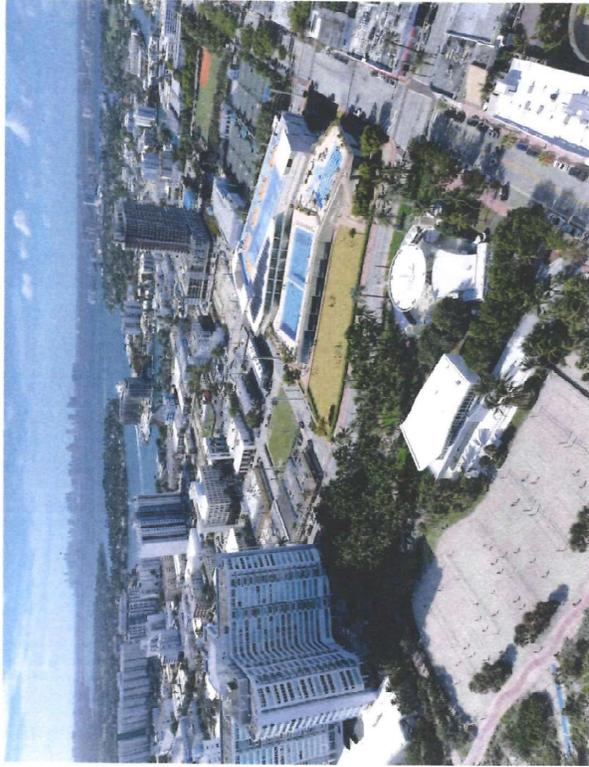


EXHIBIT A

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



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by Natalia  
Livian  
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EXHIBIT B

PART 1 OF 2

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

FOLIO NUMBER: 02-202-000-0020 (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 (part of): A PORTION OF GOVERNMENT LOT 6, SECTION 02, 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 5  
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 (E1-B) (BASED ON FEMA)

BASE FLOOD ELEVATION (BFE): 6'41" NAVD (8'07" NGVD)

BUILDING FOOTPRINT: 95,525 SF

MAX. FLOOR AREA RATIO: ALLOWED 2.5 (417,613 GSF)  
PROPOSED 1.1 (167,045 GSF)

DENSITY: N/A

**SCOPE OF WORK:**

- A NEW FIVE (5) STORY COMMUNITY CENTER FACILITY, INCLUDING AN AQUATICS CENTER WITH A 5.0 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 137.5 FT / 87.5 FT	PROPOSED 65.3 FT		
BUILDING SETBACKS:	AVG. MIN. 10 FT	PROPOSED 10 FT (WITH 5 FT ENCROACHMENT ABOVE (LVL 1))		
780 STREET (NORTH):	5 FT (GRADE TO 35 FT)	20 FT		
COLLINS AVE (EAST):	10 FT	20 FT		
720 ST (SOUTH):	5 FT	15 FT		
HARDING AVE (WEST):				
OFF-STREET PARKING:	PER MIAMI BEACH RESILIENCY CODE - PARKING TIER 1			
MIN. REQUIRED PER USE:	174 PS			
TOTAL PROVIDED:	590 PS			
REGULAR PS	ADA PS	ADA EN PS	EV PS	TOTAL
561	11	1	17	590 PS
PER MBRC, ARTICLE II, SEC. 5.2.6	AREA (SF)	REQUIRED		
RETAIL AREA (5,372 SF):	1 BERTH - OVER 2,000 SF BUT NOT OVER 10,000 SF	1 BERTH		
COMMUNITY CENTER:	OVER 10,000 SF BUT NOT OVER 100,000 SF	2 BERTHS		
LIBRARY, FITNESS CENTER (30,276 SF):	MIN. REQUIRED LOADING BERTHS:	3 BERTHS		
	TOTAL LOADING BERTHS PROVIDED:	3 BERTHS		
BICYCLE OFF-STREET PARKING PER MBRC, ARTICLE II, SEC. 5.2.5				
MIN. SHORT-TERM	REQUIREMENT	BUILDING AREA	PROPOSED	
1 PER BUSINESS / 4 PER PROJECT / 1 PER 10,000 SF		35,748 SF	3	SHORT TERM
MIN. LONG-TERM		35,748 SF		6 LONG TERM
1 PER BUSINESS / 2 PER 5,000 SF				

ZONING DATA EXHIBIT  
**A001a**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

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

*Signature*

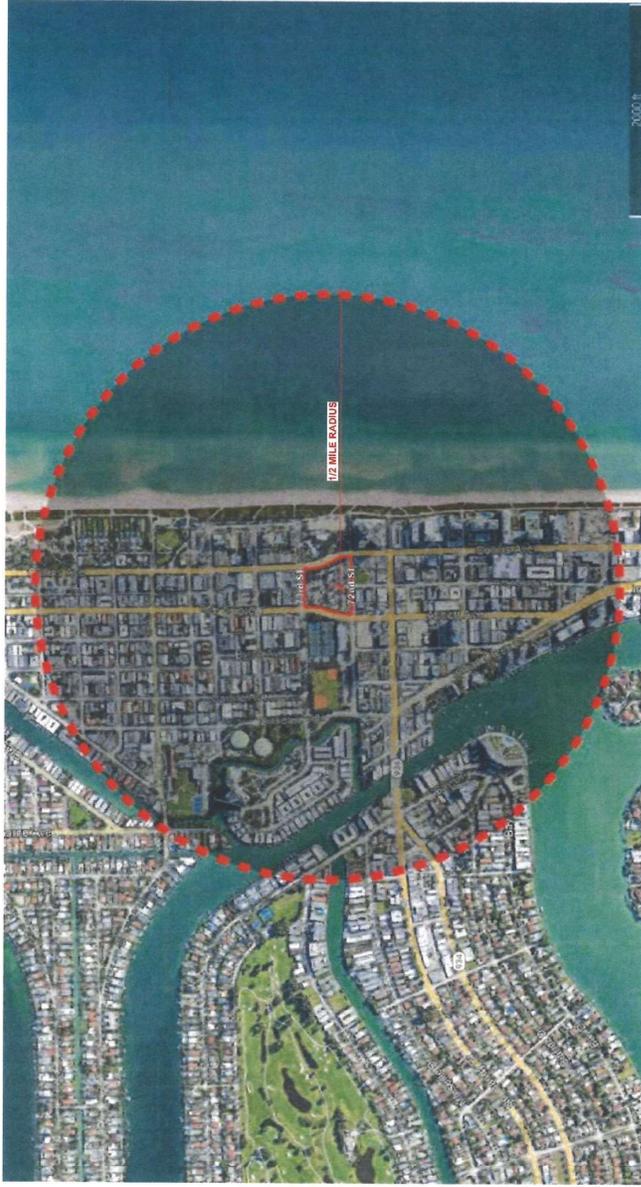
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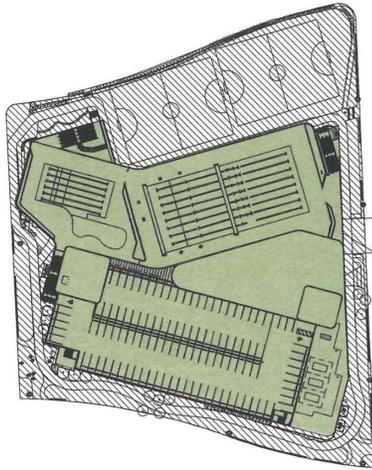




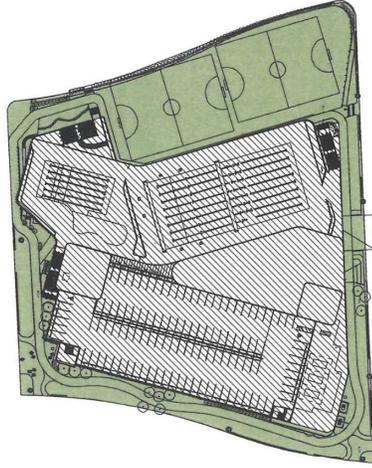
CONTEXT LOCATION MAP  
EXHIBIT B  
**A003**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
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■ LOT COVERAGE = 99,525 sf. (60%)



■ OPEN SPACE = 67,518 sf. (40%)



ZONING DIAGRAMS - LOT COVERAGE

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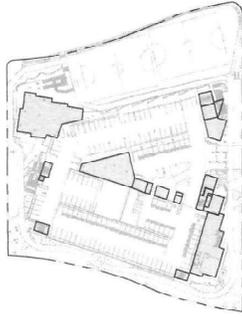


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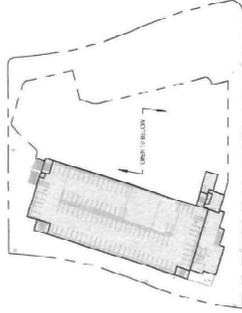
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A004**

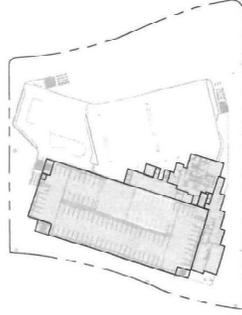
**EXHIBIT B**



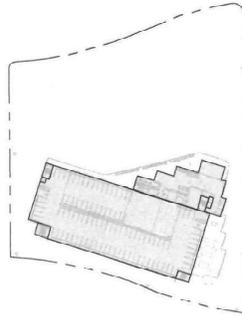
LEVEL 01 FAR = 19,127 sf.



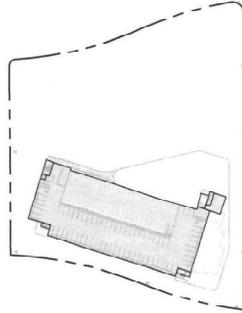
LEVEL 02 FAR = 40,760 sf.



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>



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









**SITE LEGEND**

- PROPERTY LINE
- SETBACK LINE

DRB Vehicle Report 1 - Driveway/vehicle access to off-street parking pad  
 owner  
 Request for driveway vehicle access to be permitted.  
 72ND STREET OFFICE, L.P., 299 72ND STREET, MIAMI BEACH, FL 33141  
 Request for Permit  
 Project: Proposed

**DRIVEWAY SEPARATION DIAGRAM**  
**EXHIBIT B**  
**A009**



DRB24 - 1072  
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 FEBRUARY 2, 2025

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**SITE LEGEND**

- PROPERTY LINE
- - - 5th SETBACK LINE
- - - BUILDING FOOTPRINT CODE
- PROPOSED ARCHITECTURAL SCREENINGS PER SECTION 14.2.2(4) - WHERE PARKING IS NOT LINED WITH HABITABLE SPACE IT SHALL BE LINED WITH TESTED PARKING OTHER THAN ASPHALT
- PROPOSED ARCHITECTURAL SCREENINGS AS PER SECTION 14.2.2(4) - WHERE PARKING IS NOT LINED WITH HABITABLE SPACE IT SHOULD BE SCREENED WITH TESTED PARKING OTHER THAN ASPHALT

**DRB Variance Request 1 - Off Street Parking Facilities: Primary Review R2D**  
 Accepted for review for owner use on 2/26/25  
 72nd STREET (Primary) T-C-3 Section 12-4.5.3(9)(B)(i)  
 Reopened: 30 FT  
 Provided: In Compliance

**DRB Variance Request 2 - Parking Garages: Primary Review R2D**  
 Division of approved plan requirements  
 72nd STREET (Primary) T-C-3 Section 12-4.5.3(9)(B)(i)  
 Provided: In Compliance per Section 7.1.2(2)(h)

**DRB Variance Request 3 - Parking Structures**  
 The parking garage in the building C-2 zone that is proposed residential or commercial use, as applicable of this final program, located below a street  
 72nd STREET (Primary) T-C-3 Section 12-4.5.3(9)(B)(i)  
 Provided: Section 6.2.1(5)(2) & (3)  
 Provided: Section 6.2.1(7)(4)-(7)

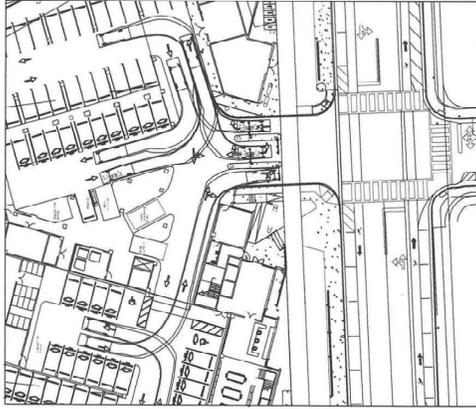
**EXHIBIT B**  
**PARKING SCREENING DIAGRAM**  
**A010**  
 DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
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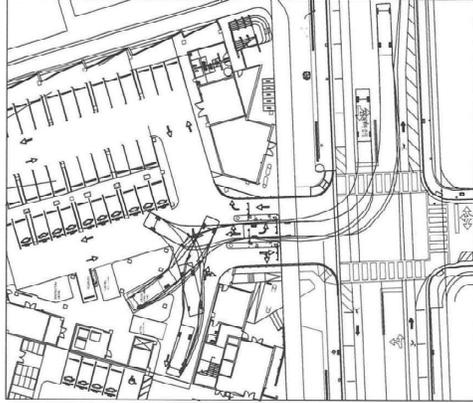
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 WJ004

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10' BOX TRUCK - 19.5'x7'

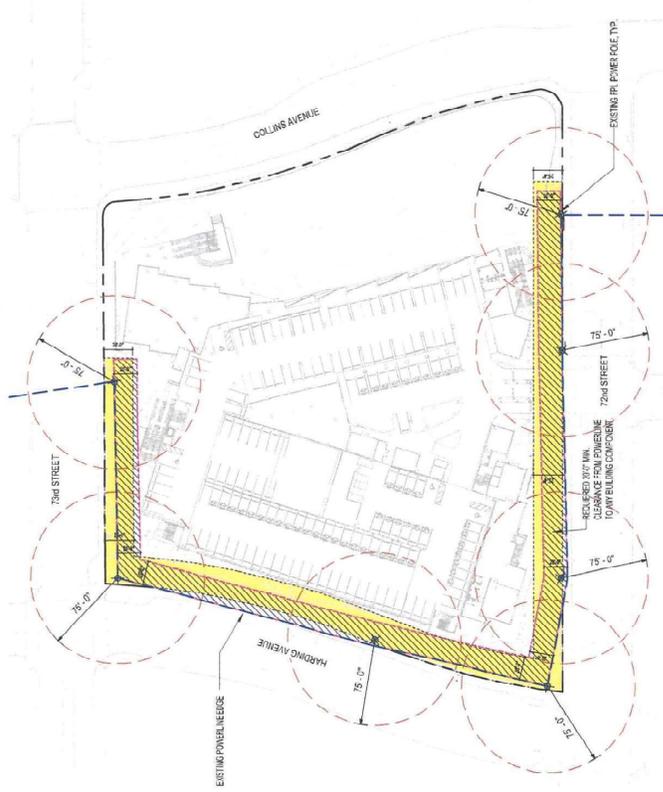


GARBAGE TRUCK WM - 34'x9.5'

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MANEUVERING DIAGRAM LIBIT  
 DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025  
**A011**



**FPL EASEMENT LEGEND**

- PROPERTY LINE
- POWERLINE PATH
- EXISTING CONCRETE POLES
- 2' FPL EASEMENT
- 2' FPL CLEARANCE FROM EXISTING UTILITY POLES FOR CONSTRUCTION
- 75' FPL CLEARANCE FROM EXISTING UTILITY POLES FOR USER SERVICE AROUND ANY FACILITIES AND EQUIPMENT. THIS CLEARANCE WILL REQUIRE APPROVAL FROM THE USER SERVICE PROVIDER.

NOTE: USER SERVICE PROVIDER MUST BE NOTIFIED OF ANY UTILITY POLES WITHIN THE 75' FPL CLEARANCE FROM EXISTING UTILITY POLES FOR CONSTRUCTION.



**FPL EASEMENT AND POWERLINE CLEARANCES**

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

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MIAMI BEACH, FLORIDA, 33141

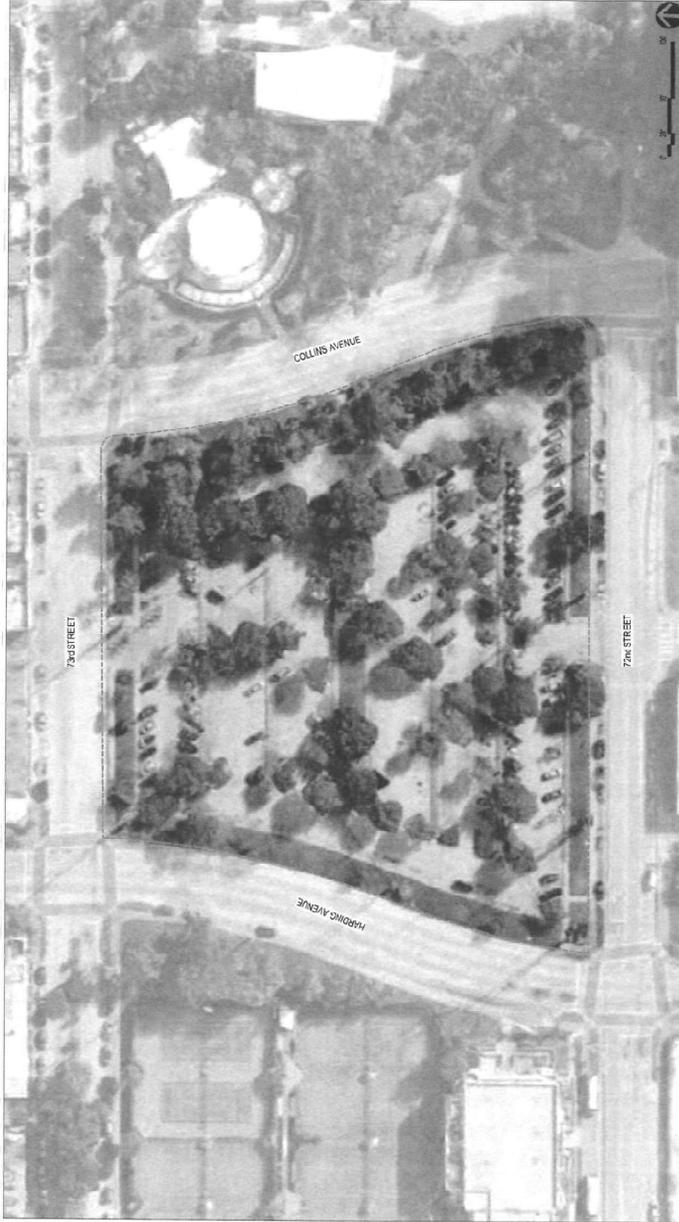
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A012

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**A012**

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**CONTEXT SITE PLAN EXISTING**

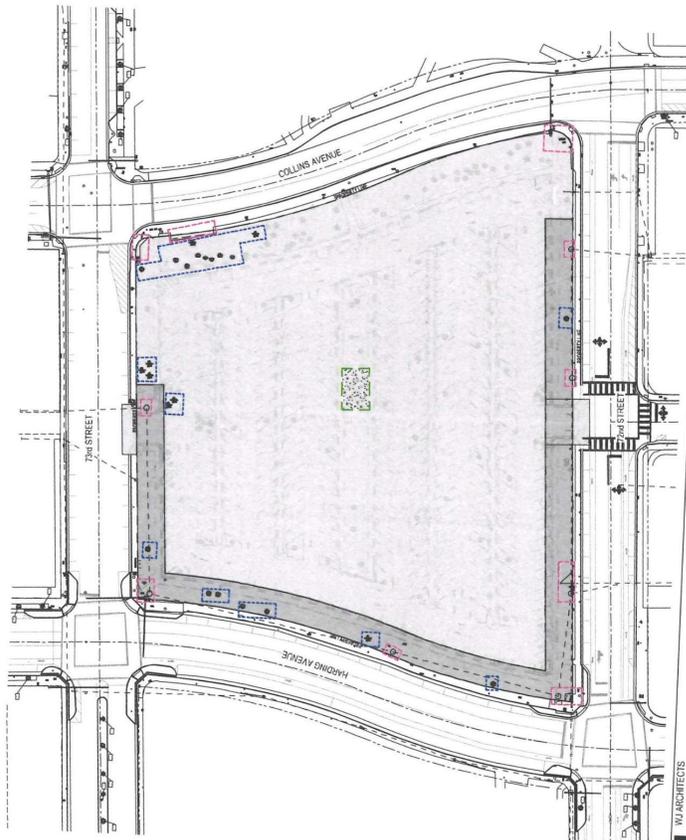
EXHIBIT B  
**A018**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

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**LEGEND**

- PROPERTY LINE
- SITE DEMO AREA
- SEE DEMO AREA WITHIN UTILITY EASEMENT
- EXISTING INFRASTRUCTURE TO REMAIN AND PROTECTED DURING CONSTRUCTION
- AREA WITH EXISTING TREES TO BE PRESERVED TO LANDSCAPE BRANWAMS FOR PROPOSED TREE DISPOSITION PLAN, NOTES AND SCHEDULE.
- EXISTING ONE STORY PUMP STATION
- EXISTING ONE STORY PUMP STATION TO BE DEMOLISHED
- REMOVED ALL EXISTING PARKING LOT PAVEMENT, CURB AND SUPPORTING INFRASTRUCTURE CAP ALL UTILITIES BEING THROUGH PROPERTY ACCESSORIES TO BE DEMOLISHED AND PROCEDURES CONTRACTOR TO COMPLY FINAL DEMOLITION PLAN.


**DEMOLITION PLAN**  
**EXHIBIT B**  
**A019**  
 DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

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**SITE PLAN**

**LEGEND**

- 1. POOL DECK
- 2. FITNESS LOOP
- 3. MULTI-PURPOSE FIELD
- 4. PICKLE BALL

VIEW TO WATER

**CONTEXT SITE PLAN PROPOSED**

**EXHIBIT B**

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
299 72ND STREET  
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*WJ Architects*

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A02024

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**A020**



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

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FINA. SUBMITTAL  
FEBRUARY 2, 2025

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3D RENDERING #**A022**

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3D RENDERING #  
**EXHIBIT B**  
**A023**

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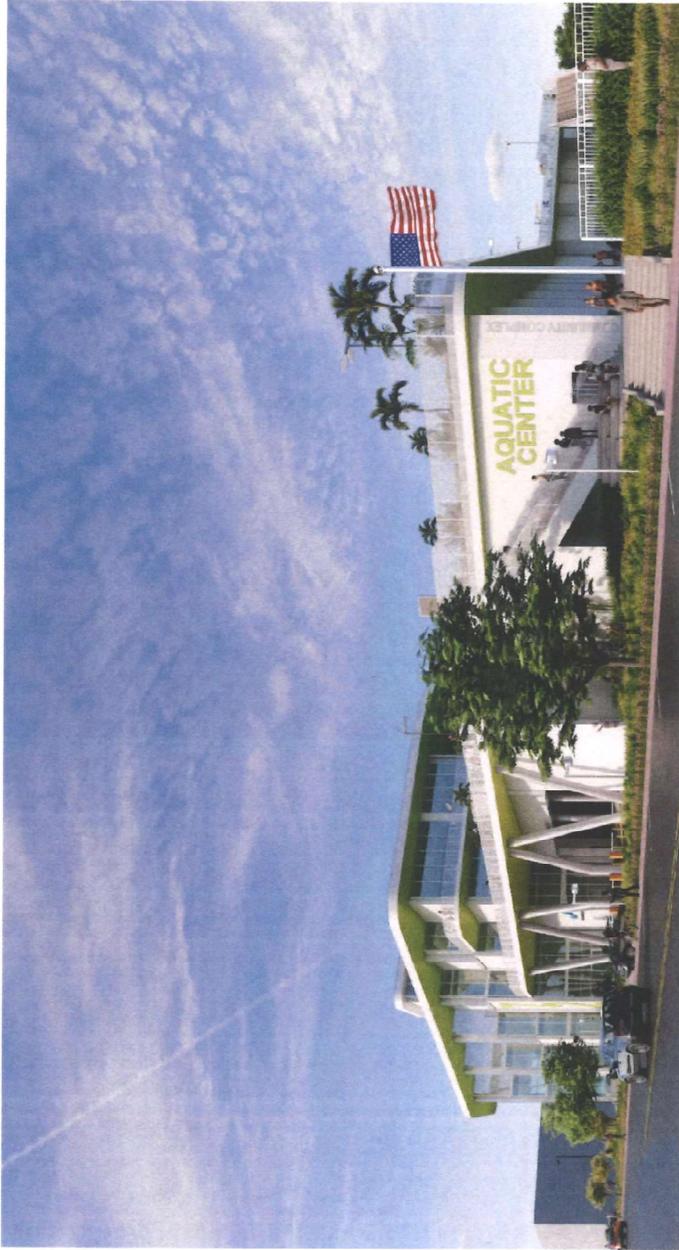


3D RENDERING #  
**EXHIBIT B**  
**A024**

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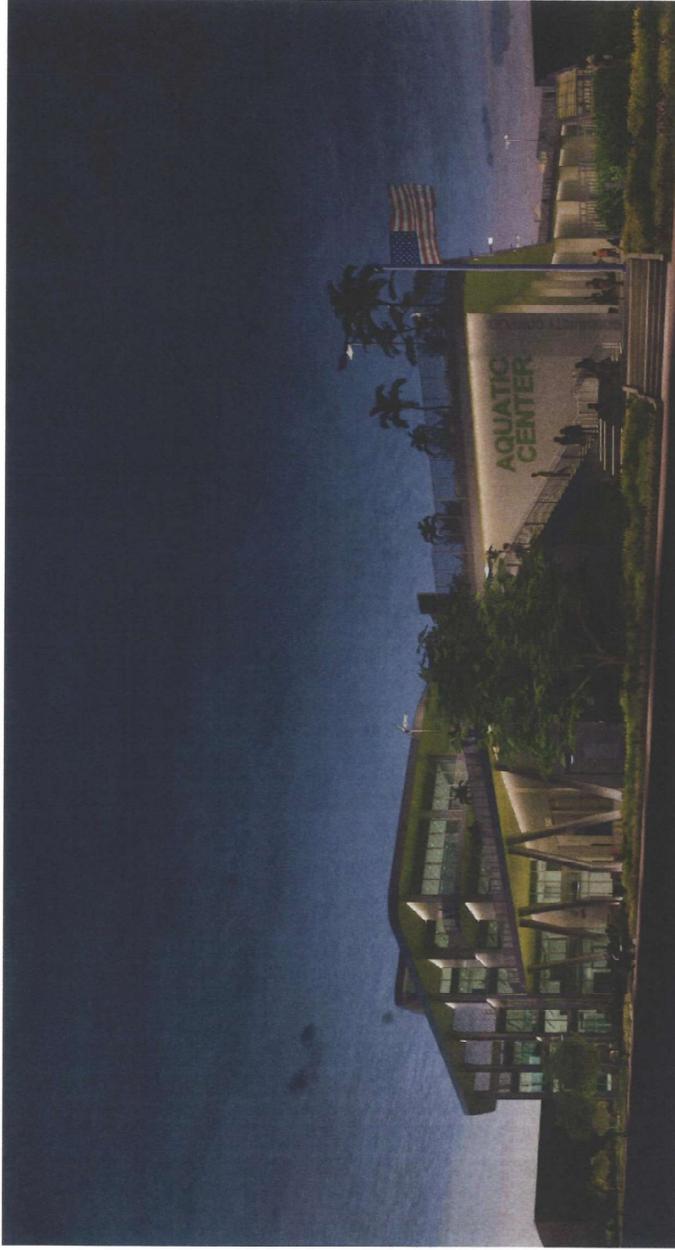


3D RENDERING #**EXHIBIT B**  
**A025**

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3D RENDERING #**A026**

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EXHIBIT **B**



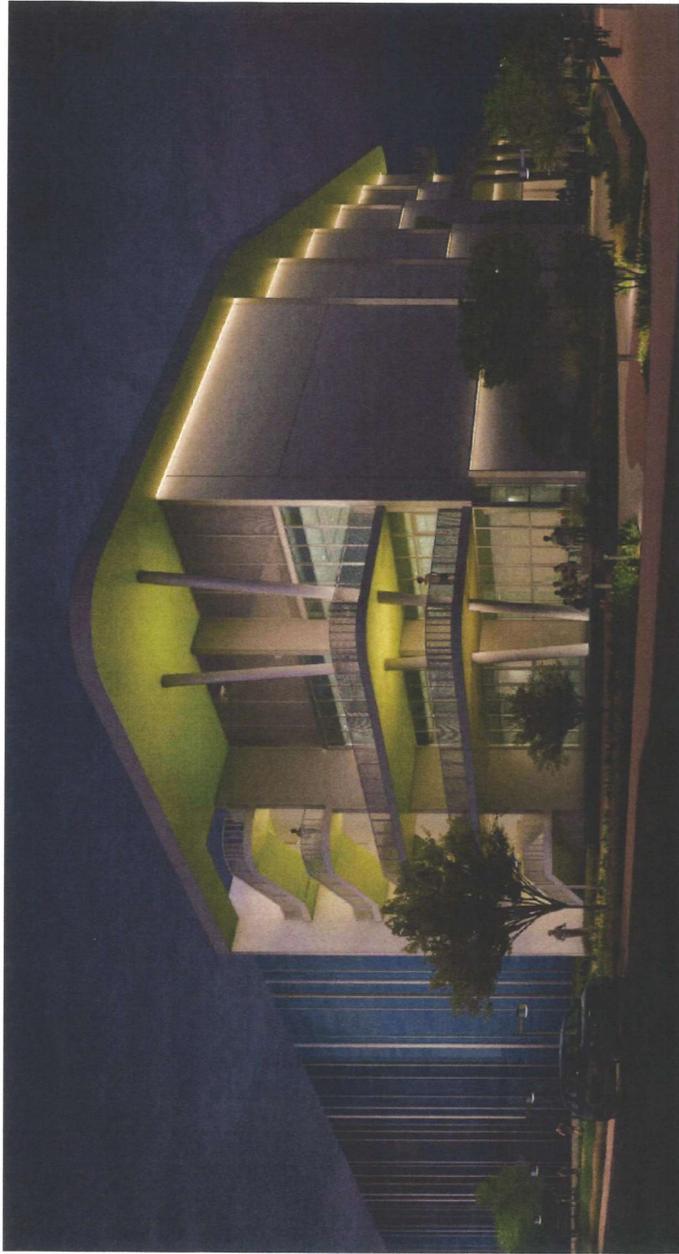
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**EXHIBIT B**  
**A027**

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3D RENDERING #  
**EXHIBIT B**  
**A028**

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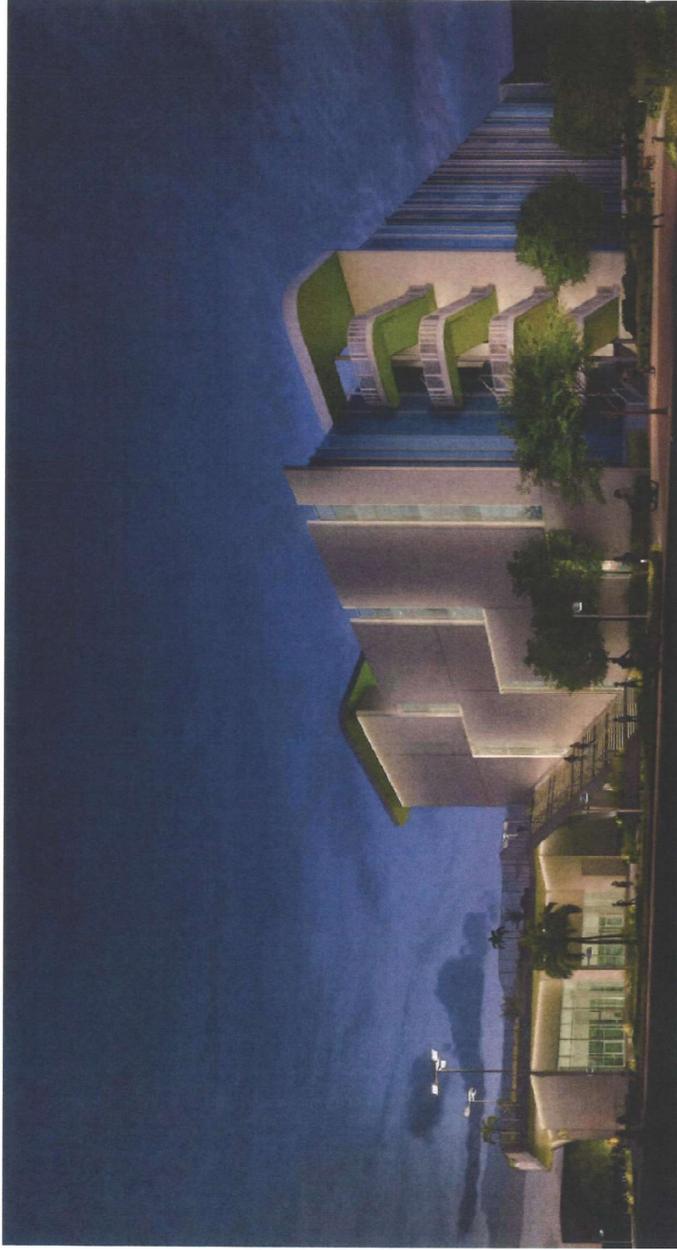
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**EXHIBIT B**  
**A029**

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A029/2/1

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3D RENDERING #16

EXHIBIT B  
**A030**

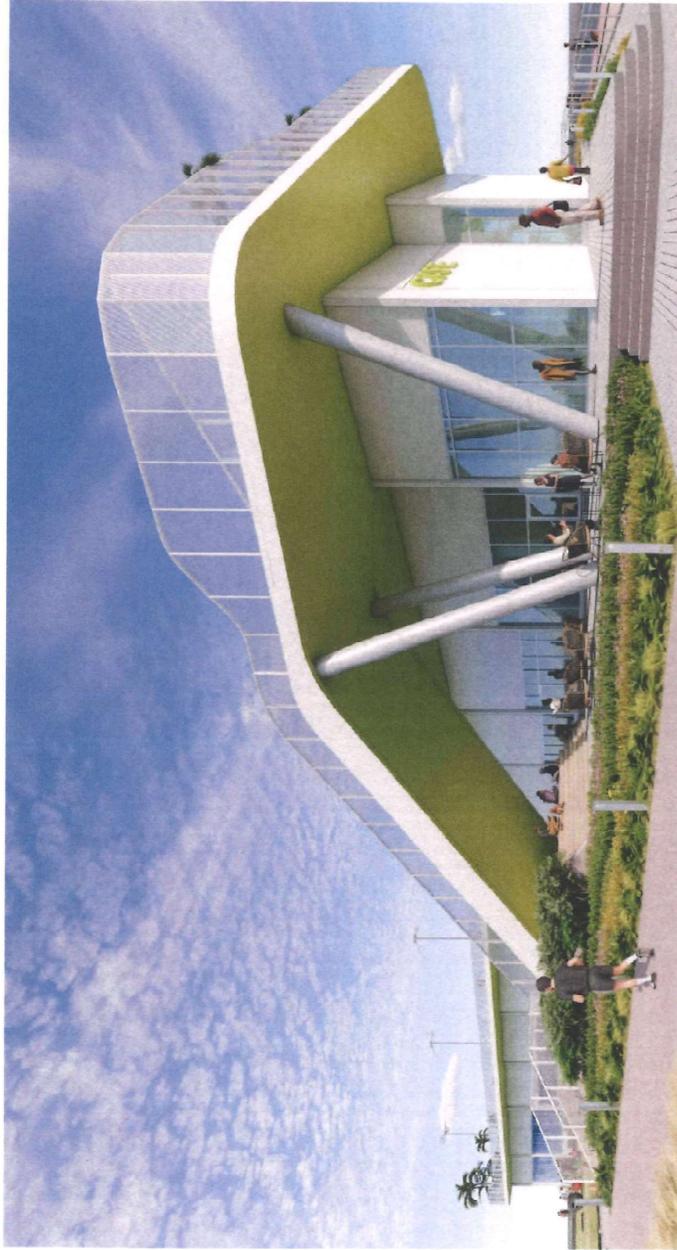
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3D RENDERING #1  
**EXHIBIT B**  
**A031**

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3D RENDERING #12  
**EXHIBIT B**  
**A032**

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3D RENDERING #13

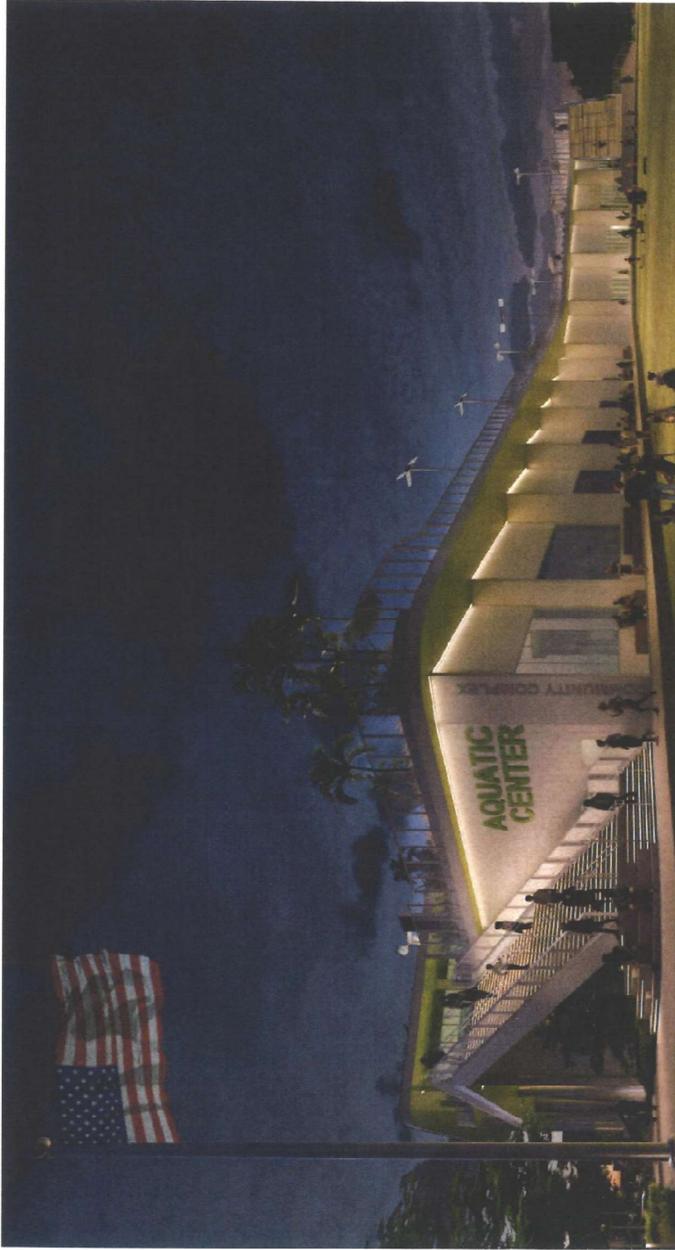
EXHIBIT B  
**A033**

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3D RENDERING #1  
EXHIBIT B

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**A034**

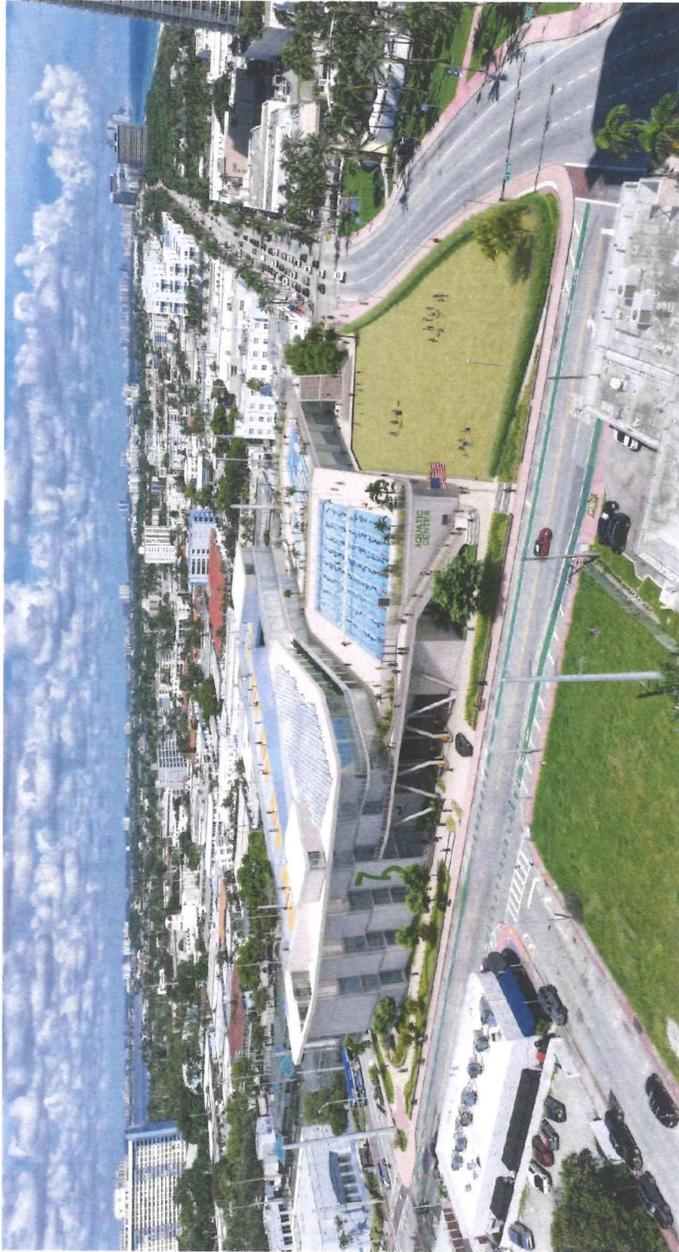


3D RENDERING #15  
**EXHIBIT B**  
**A035**

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

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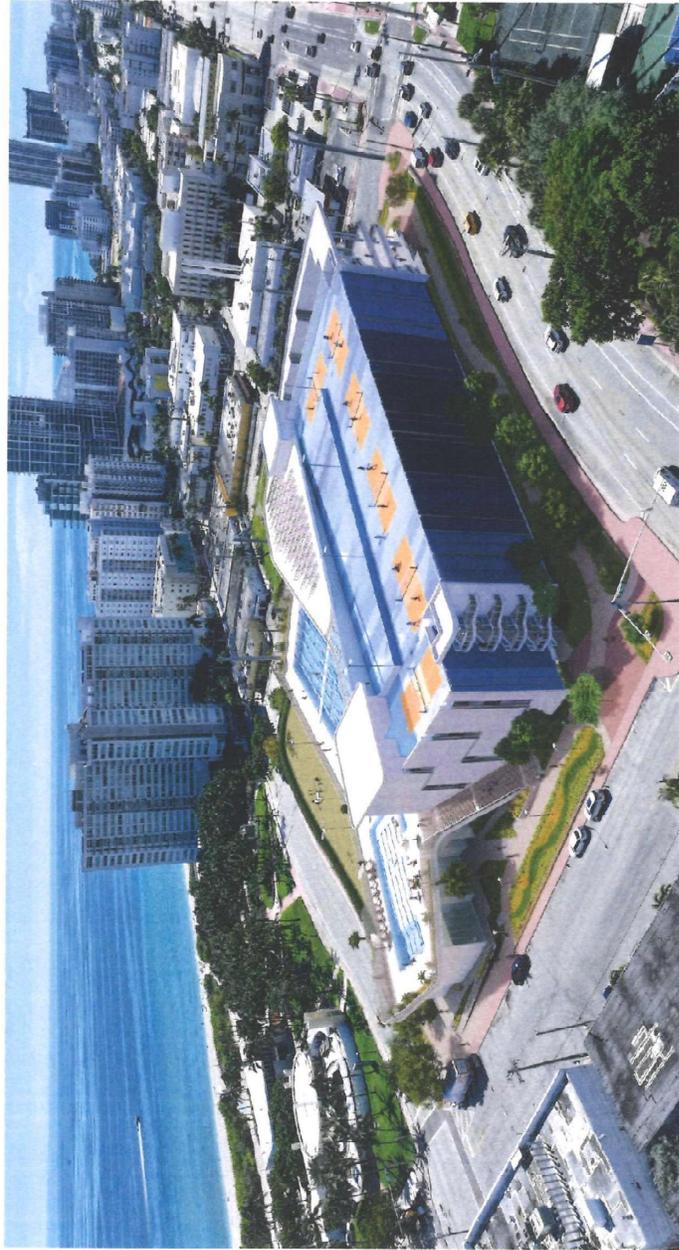
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**EXHIBIT B**  
**A037**

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3D RENDERING #1

EXHIBIT **A038**

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3D RENDERING #1

EXHIBIT B  
**A039**

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3D RENDERING #20  
**EXHIBIT B**

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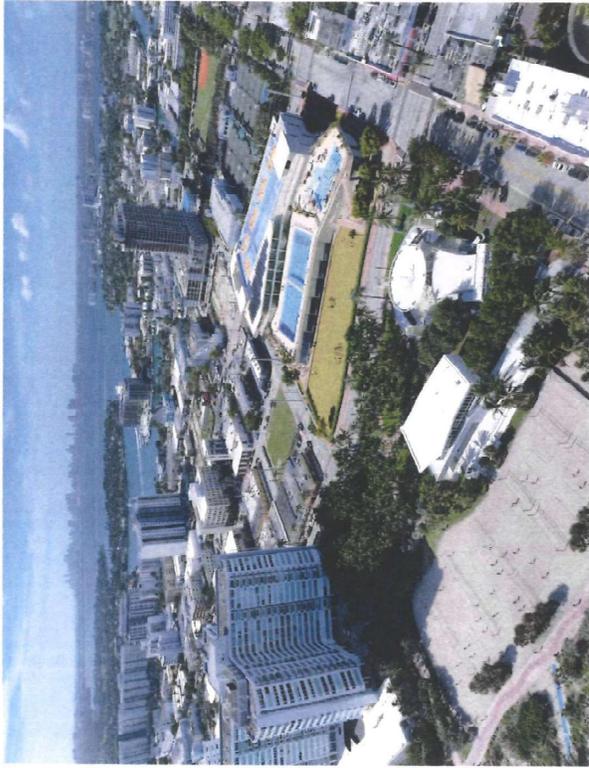
**A040**

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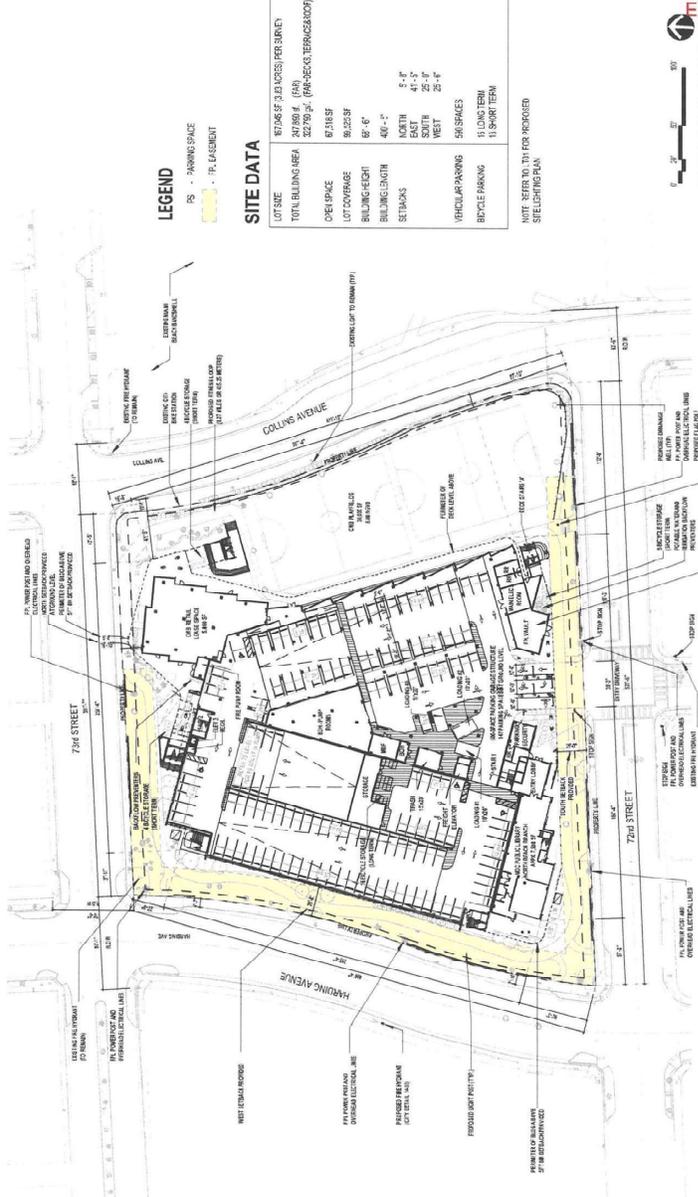
# 72<sup>ND</sup> STREET COMMUNITY COMPLEX

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



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

EXHIBIT B  
PART 2 OF 2



**LEGEND**

- PS - PARKING SPACE
- FF - FASSETMENT

**SITE DATA**

LOT SIZE	87,000 SQ. FT. (AS SHOWN FOR SURVEY)
TOTAL BUILDING AREA	147,750 SQ. FT. (AS SHOWN FOR SURVEY)
OPEN SPACE	80,250 SQ. FT. (AS SHOWN FOR SURVEY)
LOT COVERAGE	167%
BUILDING HEIGHT	8' - 6"
BUILDING LENGTH	400' - 0"
SETBACKS	NORTH 5' - 0" EAST 41' - 0" SOUTH 25' - 0" WEST 25' - 0"
VEHICLE PARKING	578 SPACES
BIKE PARKING	11 LONG TERM 11 SHORT TERM

NOTE: REFER TO T11 FOR REQUIRED SCHEDULING PLAN


  
**PROPOSED SITE PLAN LIBIT B**
  
**A100**

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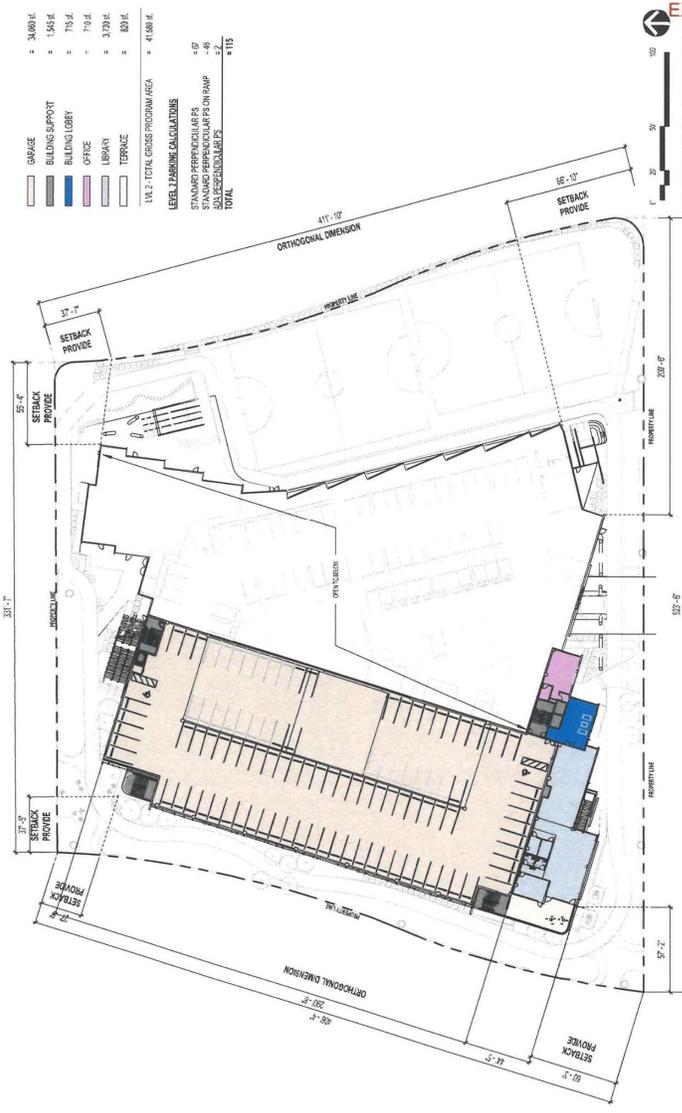
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*Signature*

STATE OF FLORIDA  
 COUNTY OF MIAMI BEACH, FL.





GARAGE	= 3,060 s.f.
BUILDING SUPPORT	= 1,545 s.f.
BUILDING LOBBY	= 715 s.f.
OFFICE	= 759 s.f.
LOBBY	= 3,729 s.f.
TERRACE	= 829 s.f.
<b>UV 2 TOTAL GROSS PROGRAM AREA</b>	<b>= 14,988 s.f.</b>

**LEVEL PARKING CALCULATIONS**

STANDARD PERPENDICULAR PS	= 49
STANDARD PERPENDICULAR PS ON RAMP	= 46
BISS PERPENDICULAR PS	= 2
<b>TOTAL</b>	<b>= 115</b>

**PROPOSED PLAN LEVEL 02**

**EXHIBIT B**

**A102**

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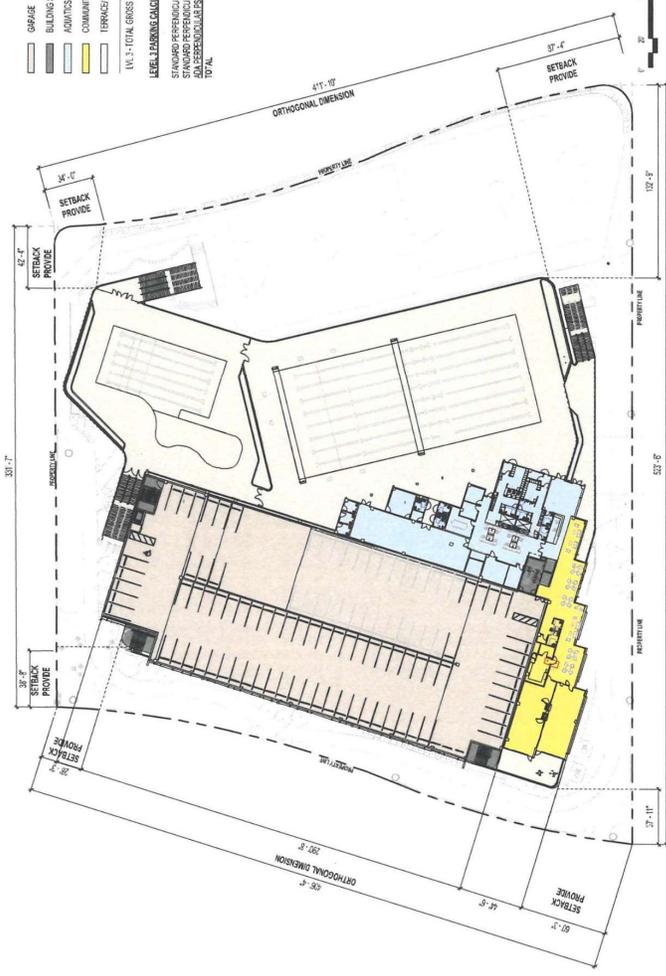
*WJ*

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	GARAGE	=	3,080 s.f.
	BUILDING SUPPORT	=	1,545 s.f.
	ADMITTS	=	7,840 s.f.
	COMMUNITY CENTER	=	6,880 s.f.
	TERRACE/DECK/POOL	=	42,700 s.f.
	TOTAL GROSS PROGRAM AREA	=	61,045 s.f.

**LEVEL 1 PLANNING CALCULATIONS**

STANDARD PERPENDICULAR PC	#47
STANDARD PERPENDICULAR PC ON RAMP	#48
STANDARD PERPENDICULAR PC	#49
TOTAL	#115

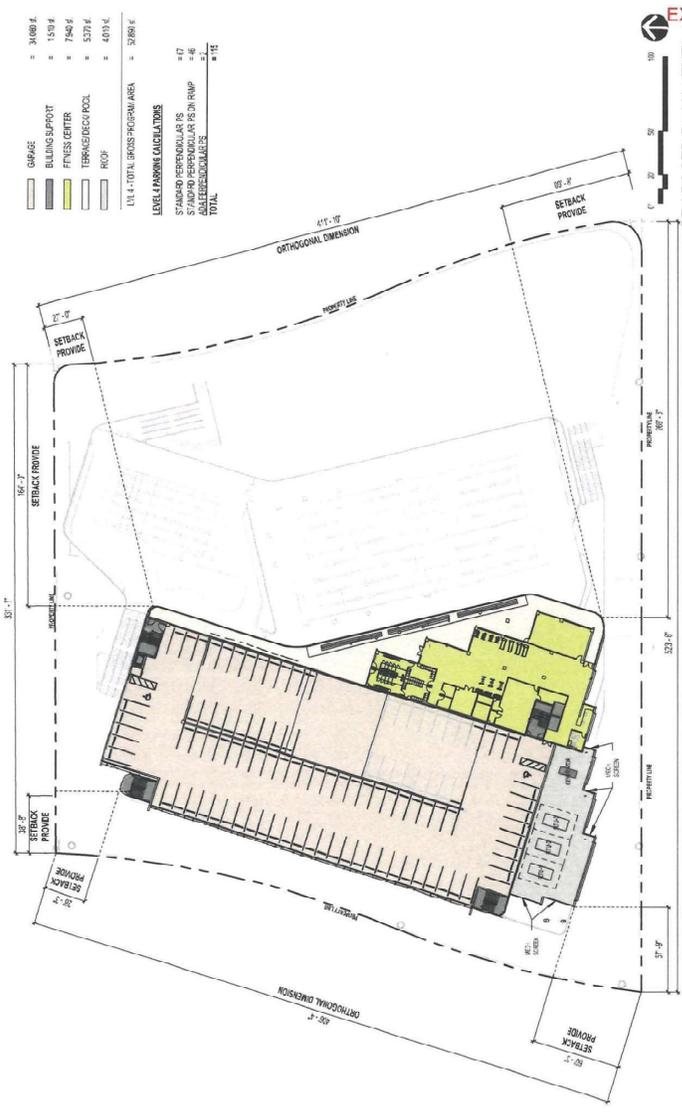


**PROPOSED PLAN LEVEL 03**  
**EXHIBIT B**  
**A103**  
 DRB24 - 1072  
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GARAGE	= 34,088 s.f.
BUILDING FOOTPRINT	= 1,509 s.f.
FITNESS CENTER	= 7,462 s.f.
TERRAZAS/DECK/POOL	= 5,274 s.f.
ROOF	= 4,079 s.f.
LV1.4 - TOTAL GROSS PROGRAM AREA	= 53,882 s.f.

**LEVEL MARKING CALCULATIONS**

STANDARD PERPENDICULAR RIS	= 17
STANDARD PERPENDICULAR RIS IN RAMP	= 46
QUALIFIED ENCLOSURE	= 2
TOTAL	= 65

**PROPOSED PLAN LEVEL 04**

**EXHIBIT B**

**A104**

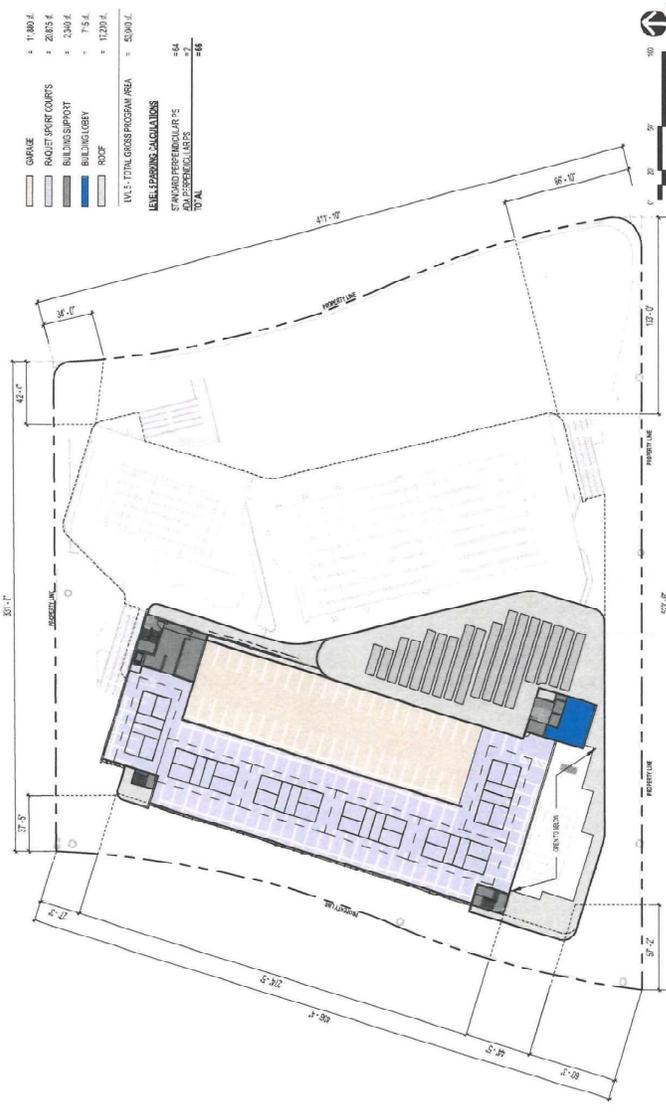
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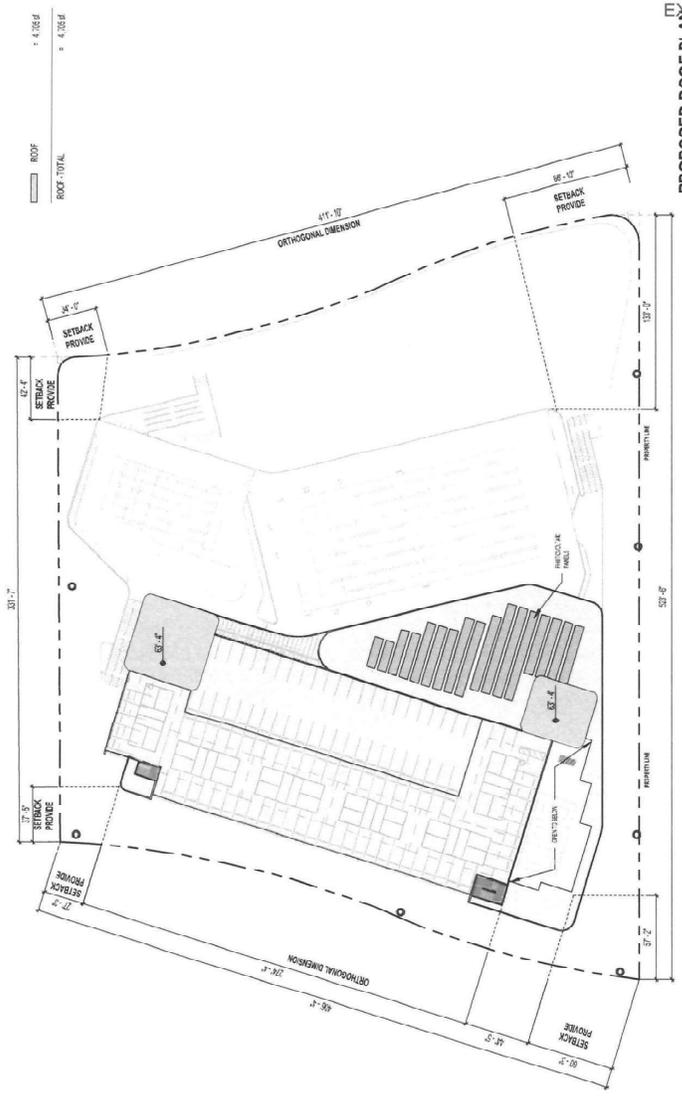
GARAGE	=	1,860.4
RAQUET SPORT COURTS	=	2,875.4
BUILDING SUPPORT	=	3,349.4
BUILDING LOBBY	=	7,754.4
ROOF	=	13,209.4
<b>TOTAL GROSS PROGRAM AREA</b>	<b>=</b>	<b>85,049.4</b>

<b>LEVEL EXPANSION CALCULATIONS</b>	
STANDARD PERIPHERALS	= 44
ADJ. PERIPHERALS	= 2
<b>TOTAL</b>	<b>= 46</b>

**PROPOSED PLAN LEVEL 05**  
**EXHIBIT B**  
**A105**  
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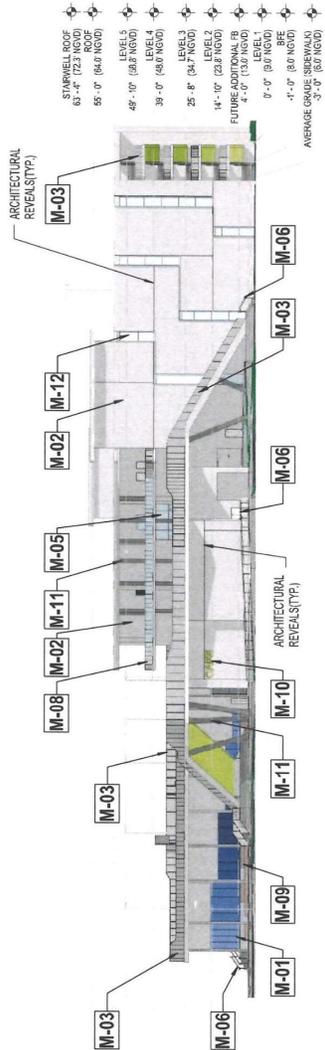


PROPOSED ROOF PLAN  
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**A106**

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**MATERIAL LEGEND**

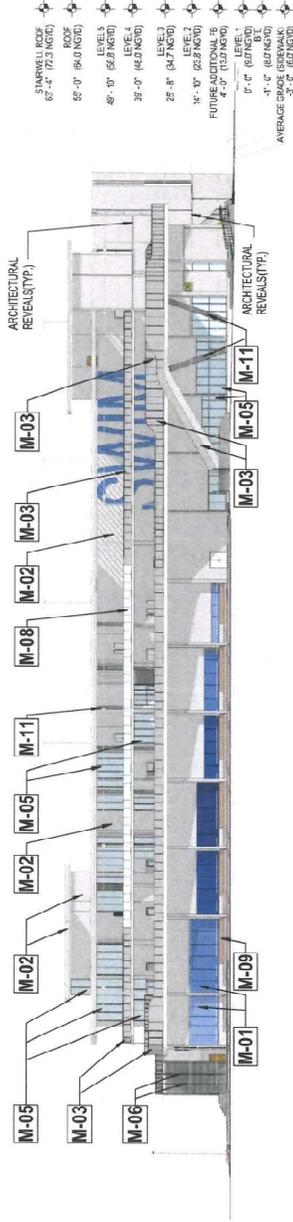
<b>M01</b> POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1	<b>M02</b> SAND FINISH MORTAR STUCCO - PAINTED	<b>M03</b> ALUM RAILING WITH MINI-MESH FABRIC	<b>M04</b> ANODIZED ALUMINUM FINIS	<b>M05</b> IMPACT RESISTANT POLYCARBONATE STOREFRONT SYSTEM	<b>M06</b> ALUM. RAILING - GENERAL
<b>M07</b> POLYCARBONATE 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**  
**A200**

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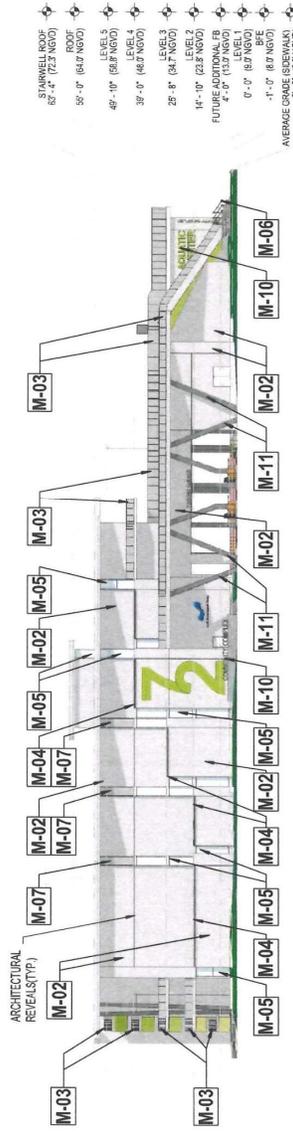


**MATERIAL LEGEND**


**PROPOSED ELEVATION EAST**  
**EXHIBIT B**  
**A201**  
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STARWELL ROOF  
87'-4" (72.3' NGVD)

ROOF  
50'-0" (61.0' NGVD)

LEVEL 5  
46'-10" (58.0' NGVD)

LEVEL 4  
38'-0" (48.3' NGVD)

LEVEL 3  
28'-8" (34.7' NGVD)

LEVEL 2  
14'-10" (23.8' NGVD)

FUTURE ADDITIONAL FB  
4'-0" (13.0' NGVD)

BPE  
0'-0" (0.0' NGVD)

AVERAGE GRADE (SEASIDE)  
-3'-0" (16.5' NGVD)

**MATERIAL LEGEND**


**EXHIBIT B**  
**A202**

**PROPOSED ELEVATION SOUTH**

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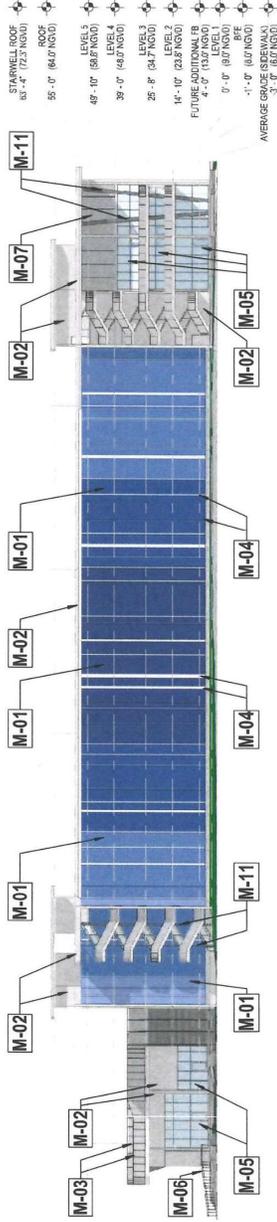
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STAIRWELL ROOF  
 85'-4" (85.0' NSD)  
 ROOF  
 55'-0" (84.0' NSD)  
 LEVEL 5  
 49'-10" (58.8' NSD)  
 LEVEL 4  
 39'-0" (48.0' NSD)  
 LEVEL 3  
 25'-8" (34.7' NSD)  
 LEVEL 2  
 14'-10" (23.8' NSD)  
 FUTURE ADDITIONAL FB  
 4'-0" (13.0' NSD)  
 0'-0" (0.0' NSD)  
 1'-0" (3.0' NSD)  
 3'-0" (9.0' NSD)  
 AVERAGE GRADE (SEASIDE)  
 -3'-0" (8.0' NSD)

**MATERIAL LEGEND**

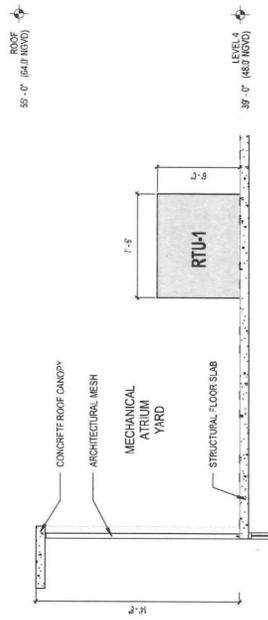
- M01** POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1
- M02** SAND FINISH SMOOTH STUCCO - PAINTED
- M03** ALUM RAILING WITH MINI-MESH FABRIC
- M04** ANODIZED ALUMINUM FINS
- M05** IMPACT RESISTANT ANODIZED ALUMINUM STOREFRONT SYSTEM
- M06** ALUMIN RAILING - GENERAL
- M07** POLYCARBONATE ARCHITECTURAL MESH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

**EXHIBIT B**  
**A203**  
 DR824 - 1072  
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 FEBRUARY 2, 2025

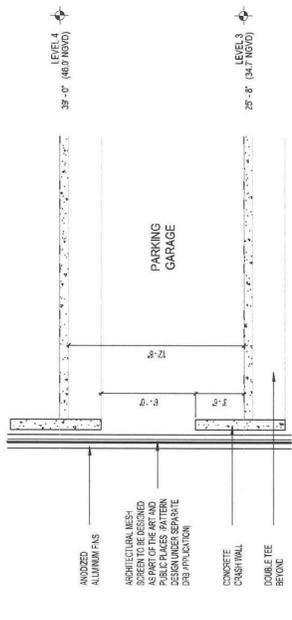
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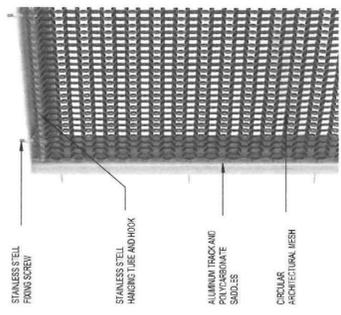
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**MECHANICAL ATRIUM YARD CLADDING**



**PARKING GARAGE CLADDING**



**TECHNICAL SPECIFICATIONS**

MATERIAL	BIG CIRCULAR ARCHITECTURAL MESH, FIRE AND UV RESISTANT
VISUAL OPEN AREA	25% APPROXIMATELY
PHYSICAL OPEN AREA	80% APPROXIMATELY
HEIGHT	0.8185F
MAXIMUM SHEET SIZE	UNLIMITED HEIGHT AND WIDTH
SHEET THICKNESS	0.8 INCHES
DIAMETER OF FIN	0.8 INCHES INTERNAL / 1.10 INCHES EXTERNAL

CLADDING DETAILS  
**A204**

DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

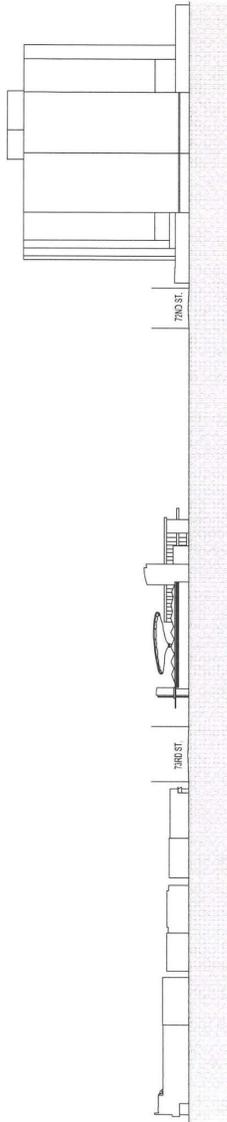
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 299 72ND STREET  
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 www.wjarc.com  
 ANS404

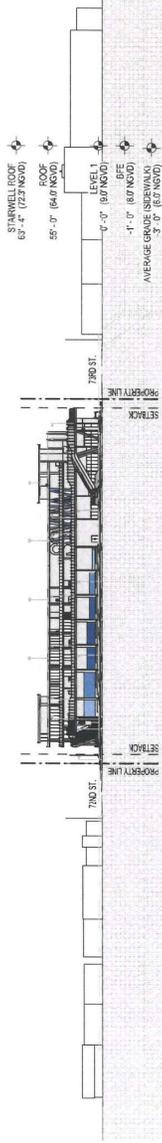



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CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE



CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE



EXHIBIT B

CONTEXTUAL ELEVATIONS COLLINS AVENUE

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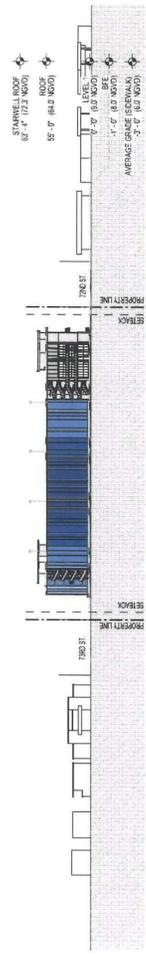
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FEBRUARY 2, 2025

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CONTEXTUAL EAST ELEVATION OF HARDING AVENUE



CONTEXTUAL ELEVATION OF HARDING AVENUE



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 APT 204  
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*[Signature]*

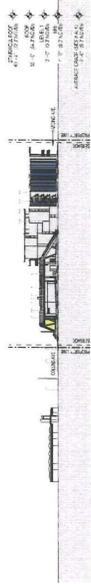
**CONTEXTUAL ELEVATIONS HARDING AVENUE**  
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
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DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2023

**EXHIBIT B**  
**A212**



CONTEXTUAL NORTH ELEVATION NORTH OF 73RD ST



CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



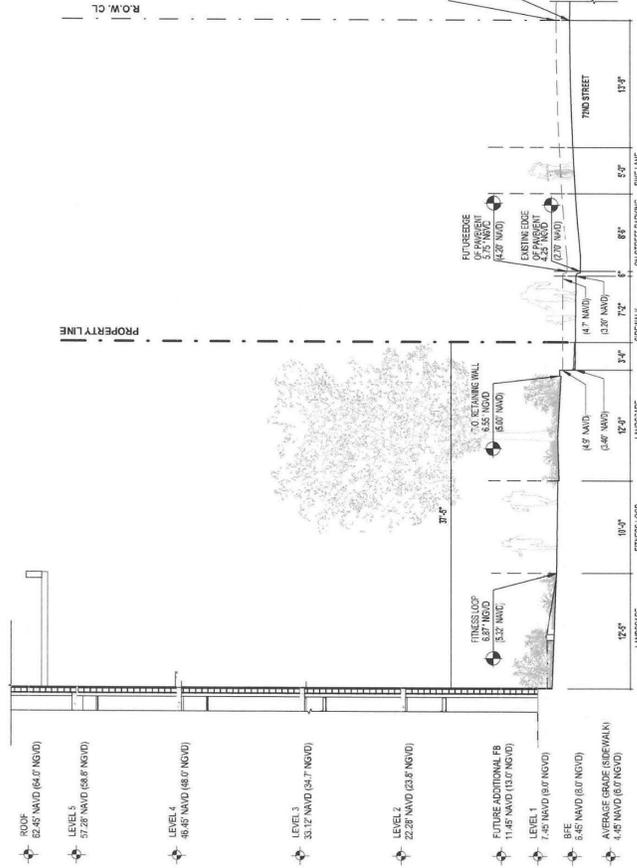

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 DR54-1072  
 FINAL SUBMITTAL  
 FEBRUARY 7, 2025  
**A213**  
 MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
 7257 72ND STREET  
 MIAMI BEACH, FLORIDA 33141





**RELATIONSHIP BETWEEN  
NGVD 1929 AND NAVD 1988**

DATE	REFERENCE	ELEV.
NOV 129	+1.85 FT	EXHT
MAY 198		EXHT



**PROPOSED FRONTAGE SOUTH**  
 DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025  
**A302**

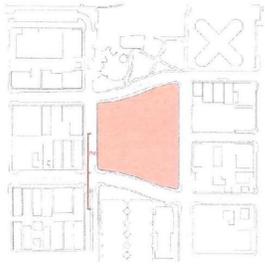
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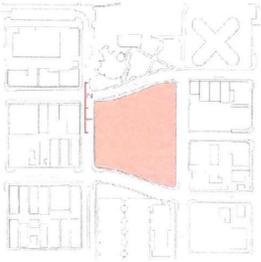
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EXISTING SITE IMAGES  
**EXHIBIT B**  
**A900**

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FEBRUARY 2, 2025



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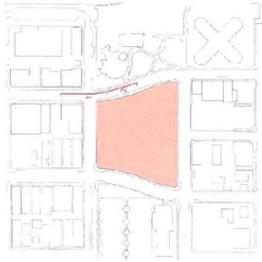
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**EXHIBIT B**  
**A901**

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 1030141

*Alston*

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PHOTOS TAKEN ON 10/4/2024



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**EXISTING CONTEXT IMAGES**  
**EXHIBIT B**

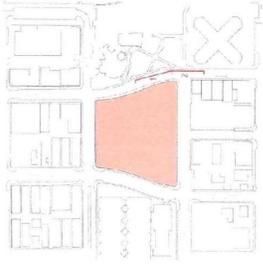
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**A902**

DRYDEN/STANTEC ARCHITECTS, P.C.



PHOTOS TAKEN ON 10/14/2024



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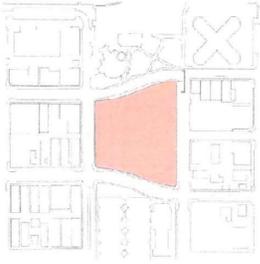
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EXISTING CONTEXT IMAGES  
DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025  
**A903**

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*W. Alan*

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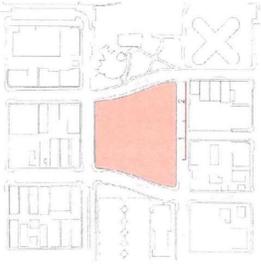


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**A904**

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 7271 822-5566  
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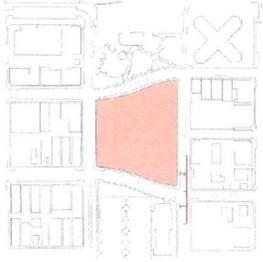
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 A905-041




MIAMI BEACH, FLORIDA



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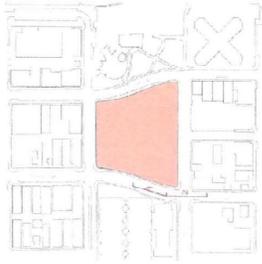
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 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

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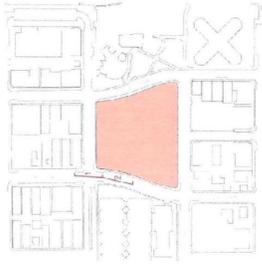
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 FEBRUARY 2, 2025  
**A907**

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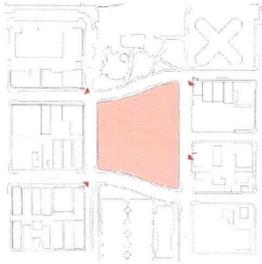


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 A908-024

*W. A. Architects*

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EXISTING CONTEXT IMAGES <sup>2</sup>  
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 DRB24 - 1072  
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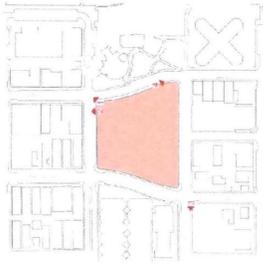
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*Altman*

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EXHIBIT B



PHOTOS TAKEN ON 10/14/2024



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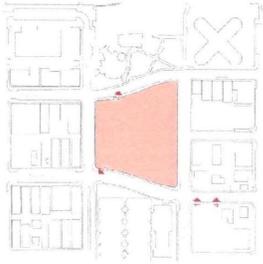
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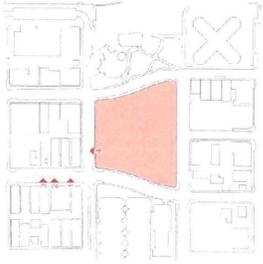
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EXISTING CONTEXT IMAGES  
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*WJ*



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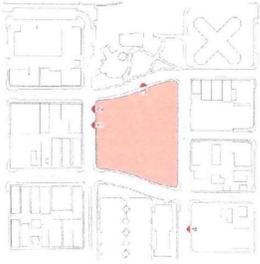
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A912

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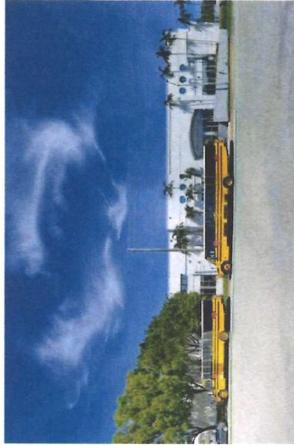
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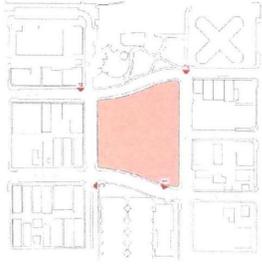


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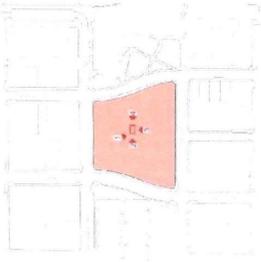
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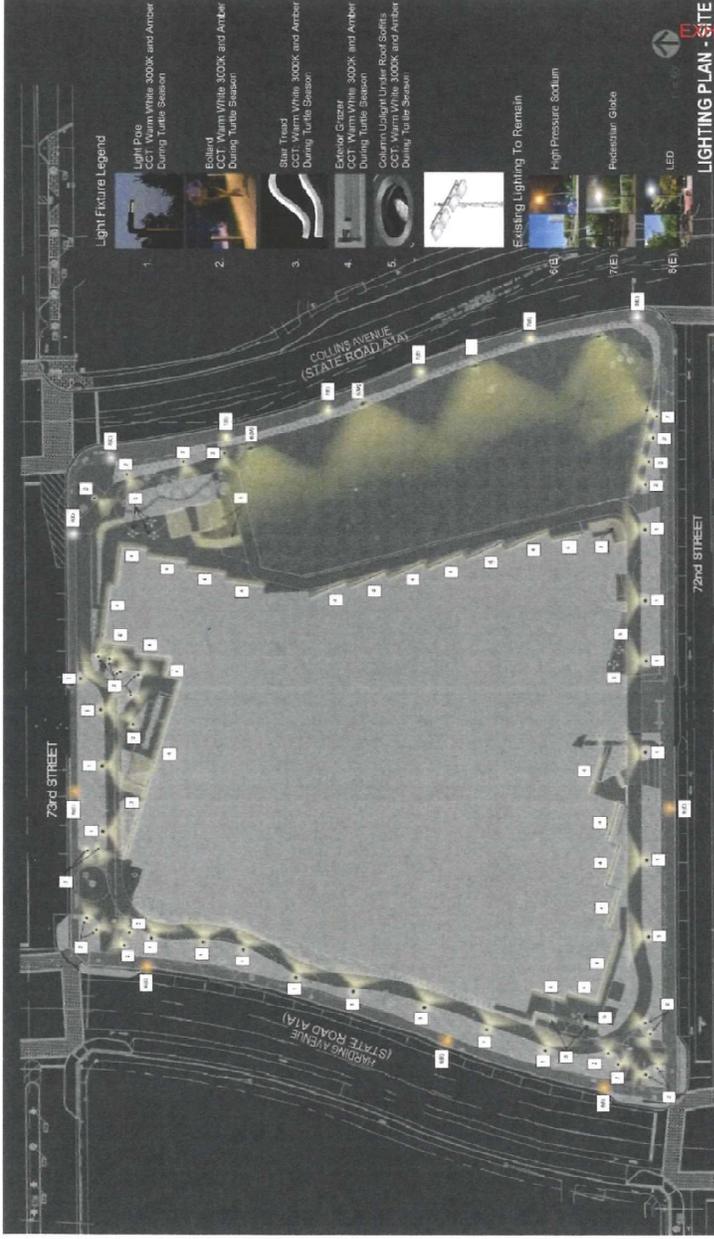


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 www.wjarc.com  
 RB24-01

*[Signature]*

**WJ ARCHITECT'S**  
 10000 BAYVIEW BLVD, SUITE 1000  
 MIAMI, FLORIDA 33154

**LIGHTING PLAN - SITE**

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