

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)**

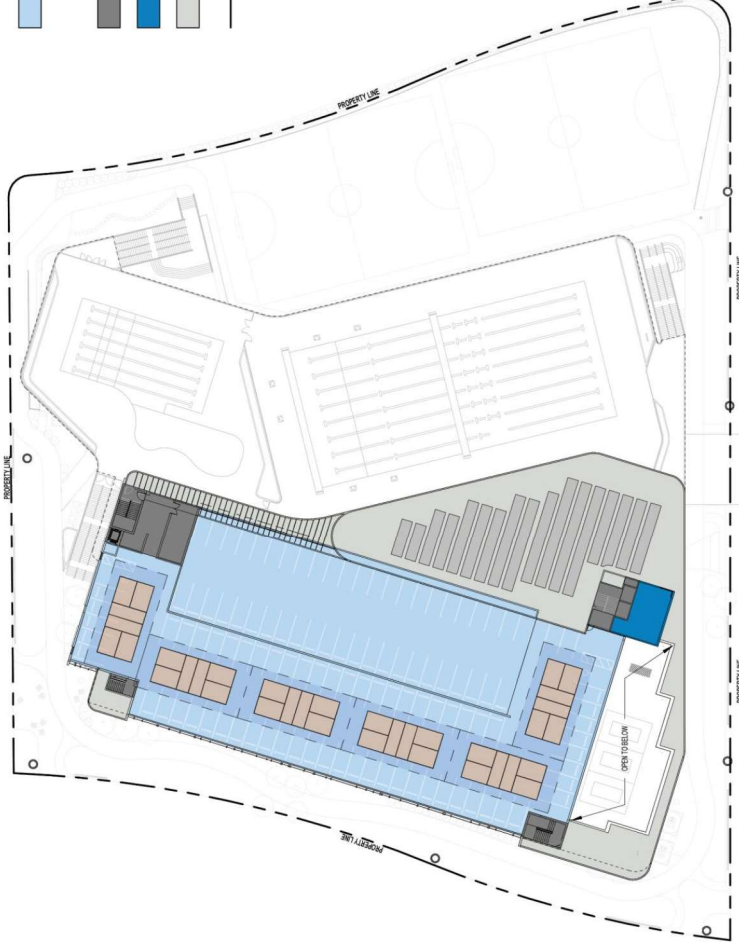
**Condensed Title**

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





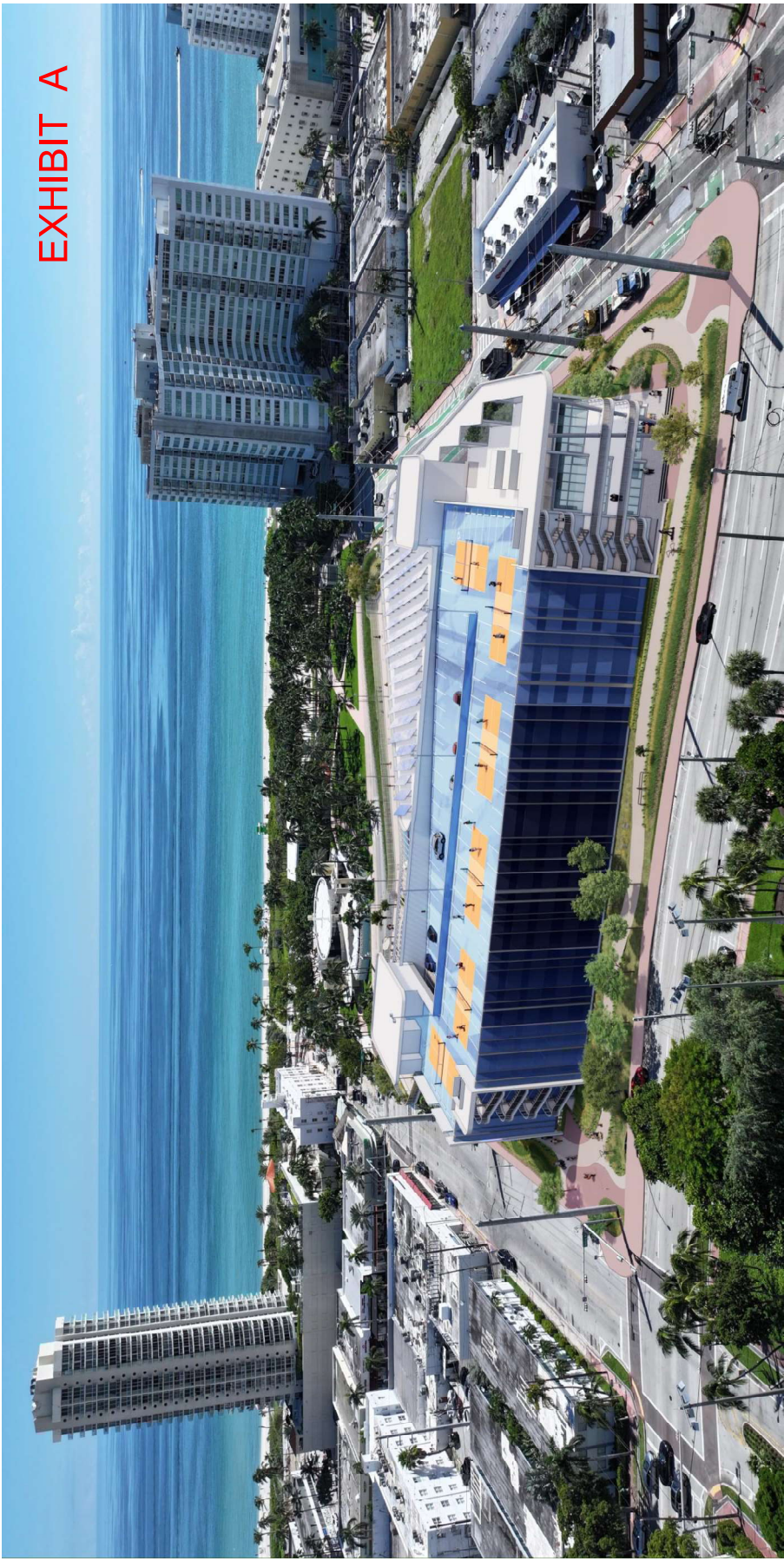


EXHIBIT A









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



ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUIRED. NO INFORMATION MAY BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTAL OF INCOMPLETE INFORMATION MAY RESULT IN A FAILED REVIEW.

[illegible]

Manuscript accepted 15 July 2004



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

*John*

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ZONING DATA SHEET

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

A001b





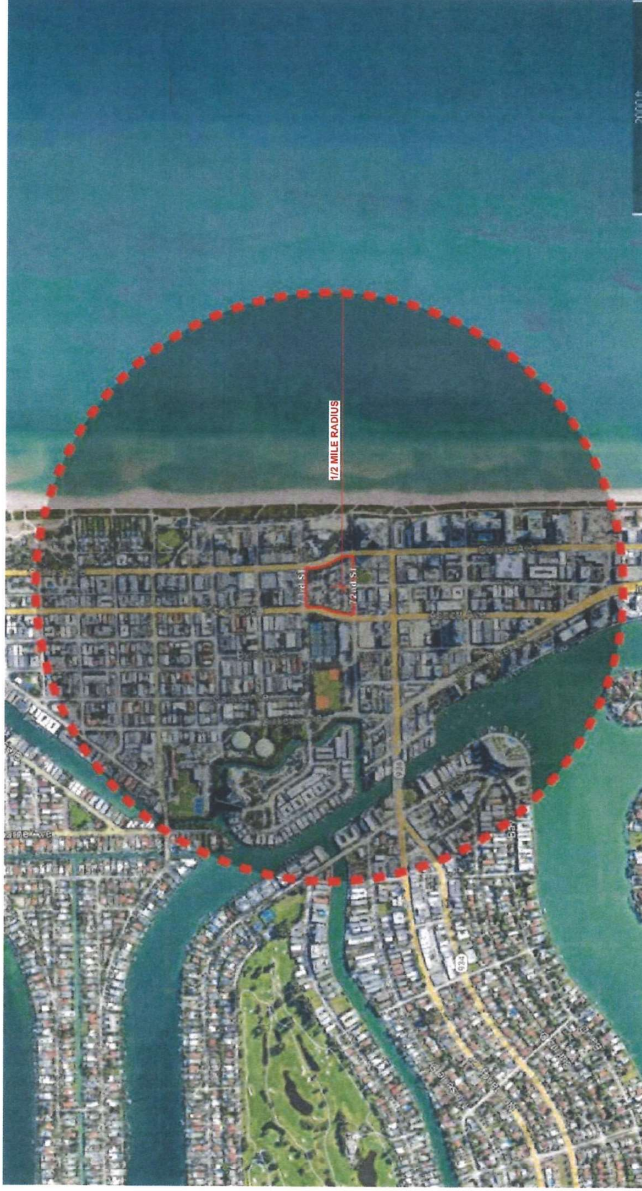


EXHIBIT B

CONTEXT LOCATION MAP

DRB24 - 1072  
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FEBRUARY 2, 2025

A003

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

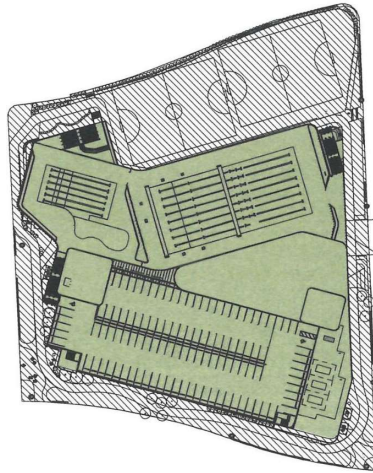
299 72ND STREET

MIAMI BEACH, FLORIDA 33141

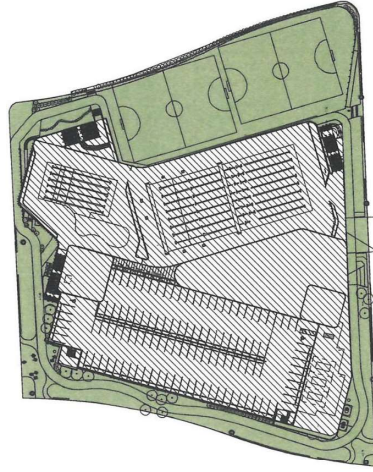
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LOT COVERAGE = 99,525 sq. ft. (60%)



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

ZONING DIAGRAMS - LOT COVERAGE



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299 72ND STREET  
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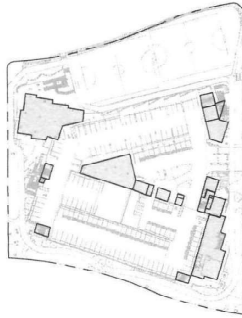
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A000424

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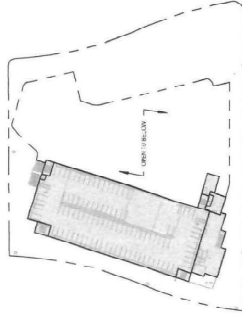
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EXHIBIT B  
A004

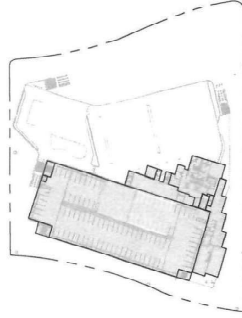
DRB24 - 1072  
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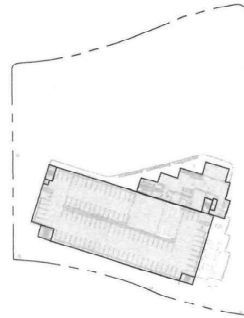
LEVEL 01 FAR = 19,127 sf.



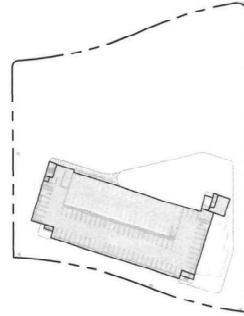
LEVEL 02 FAR = 40,760 sf.



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*

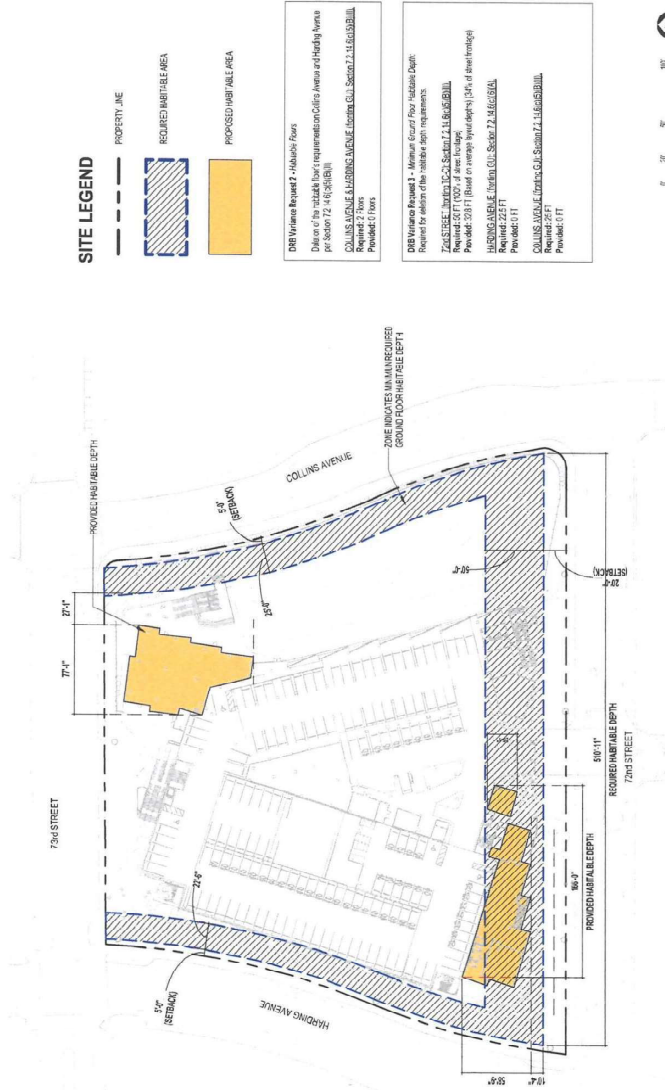
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**ZONING DIAGRAMS - FAR**  
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**A005**

EXHIBIT B

MIAMI BEACH, FLORIDA. 33141





# **SITE LEGEND**

- PROPERTY LINE
- REQUIRED HABITABLE AREA
- PROPOSED HABITABLE AREA

DRB Variance Request - Addition of Area  
 Deletion of the required floor requirements in Collins Avenue at Harding Avenue  
 per Section 12-14.5 (S.B. 855)  
 COLLINS AVENUE 14.5 (S.B. 855) Section 12-14.5 (S.B. 855)  
 Required: 2' from  
 Provided: 0' from

DRB Variance Request - Minimum Ground Floor Habitable Depth  
 Required for deletion of the required floor requirements  
 73rd Street Section 12-14.5 (S.B. 855) Section 12-14.5 (S.B. 855)  
 Required: 45' (Setback) 45' (Setback) 45' (Setback)  
 Provided: 35' (Setback) 35' (Setback) 35' (Setback)

Harding Avenue Section 12-14.5 (S.B. 855) Section 12-14.5 (S.B. 855)  
 Required: 25' (Setback) 25' (Setback) 25' (Setback)  
 Provided: 15' (Setback) 15' (Setback) 15' (Setback)

Collins Avenue Section 12-14.5 (S.B. 855) Section 12-14.5 (S.B. 855)  
 Required: 25' (Setback) 25' (Setback) 25' (Setback)  
 Provided: 15' (Setback) 15' (Setback) 15' (Setback)



**HABITABLE FLOORS & DEPTH DIAGRAM**

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

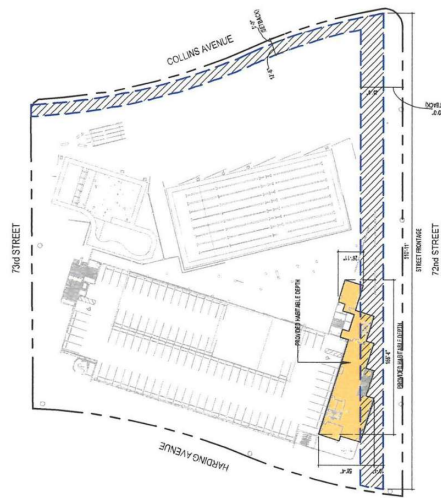
**A007**

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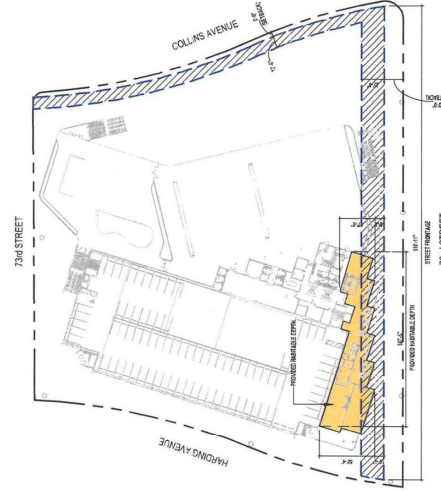
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 1727 622-5566  
 www.waarchitects.com  
 045047

*Signature*

OFFICE: 1727 622-5566



LEVEL 2 - HABITABLE DEPTH



LEVEL 3 - HABITABLE DEPTH

SITE LEGEND

PROPERTY LINE



REQUIRED HABITABLE AREA



PROPOSED HABITABLE AREA

DBS Minimum Required 4' - Minimum Second and Third Floor Habitable Depth:  
 Definition of the Habitable depth requirements:  
 72ND STREET: MINIMUM 10' (4' Section 7.2.4.6 (5) (b) (i) (ii))  
 Required: 20' FT (65% of footage)  
 Provided: 20' FT (65% of footage)  
 COLLINS AVENUE: MINIMUM 10' (4' Section 7.2.4.6 (5) (b) (i) (ii))  
 Required: 20' FT (65% of footage)  
 Provided: 20' FT (65% of footage)

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 AISC-04

*WJ*

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

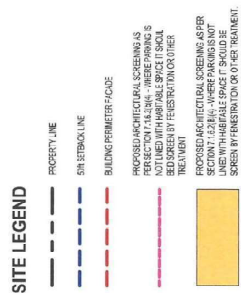
## **DRIVEWAY SEPARATION DIAGRAM**

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**A009**

**EXHIBIT B**



**DRB Variance Request 6 - Off-Street Parking Facilities: (Pending Review PLZ)**  
Acceptance of ground floor parking less than 50ft.  
72nd STREET (Joining TC-C); Section 12:45(c)(5)(B)(V).

Required: 50 FT  
Provided: In Conda

**DRB Variance Request 7 - Parking Spaces (Funding Review P02)**  
*Revision of original (a) not recommended*

2305 STREET, fronting CD-21, Section 22, T11, R20, N1

**Provided:** In Compliance per Section 7.1.6.2(b)(4)

**D183 Variance Request 8 - Parking Garage**  
The parking garage in the abutting C-2 zone shall not provide residential or commercial uses, as applicable, on the first level along any facade facing a street.

Provided: Required 60% (150¢)  
Provided 30% (75¢)



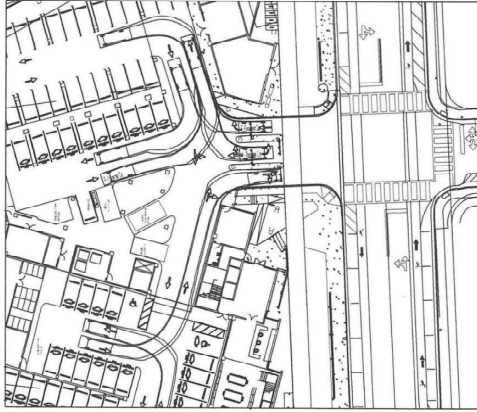
## PARKING SCREENING DIAGRAM

**A010**

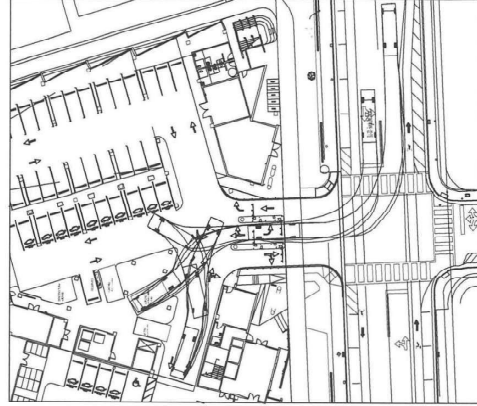
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10' BOX TRUCK - 19.5'x7'



GARBAGE TRUCK WM - 34'x9.5'



MANEUVERING DIAGRAM

EXHIBIT B

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET

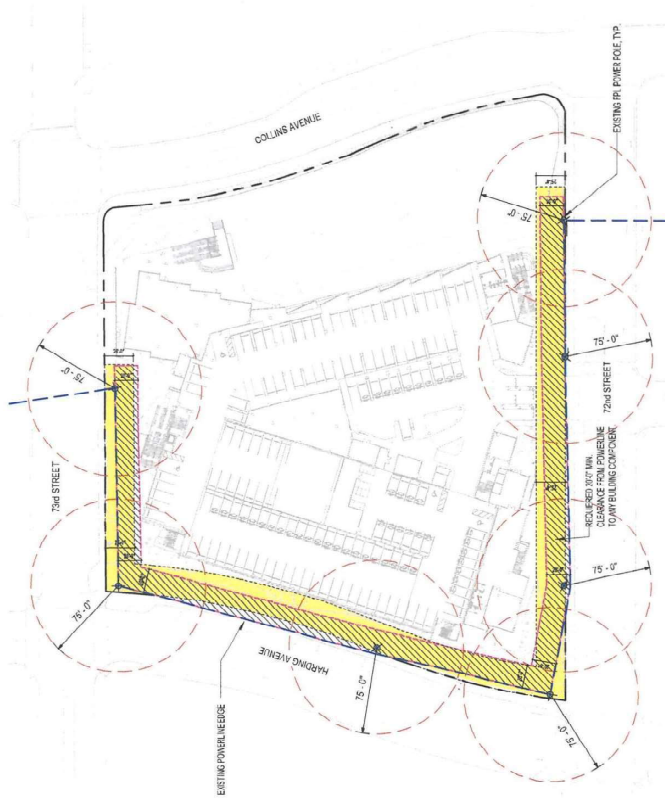
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**A011**



# FPL EASEMENT LEGEND

- PROPERTY LINE
- POWERLINE PATH
- EXISTING CONCRETE POLES
- 24' FPL EASEMENT
- 20' MIN. CLEARANCE FROM EXISTING POWER LINES REQUIRED TO AVOID CONFLICT ON COMPONENTS
- 24' FPL EASEMENT
- 20' MIN. CLEARANCE FROM EXISTING POWER LINES REQUIRED TO AVOID CONFLICT ON COMPONENTS
- 24' FPL EASEMENT
- 20' MIN. CLEARANCE FROM EXISTING POWER LINES REQUIRED TO AVOID CONFLICT ON COMPONENTS

NOTE: 20' MIN. CLEARANCE FROM EXISTING POWER LINES REQUIRED TO AVOID CONFLICT ON COMPONENTS



0 20 40 60 80 100

FEET

EXHIBIT B

FPL EASEMENT AND POWERLINE CLEARANCES

## MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

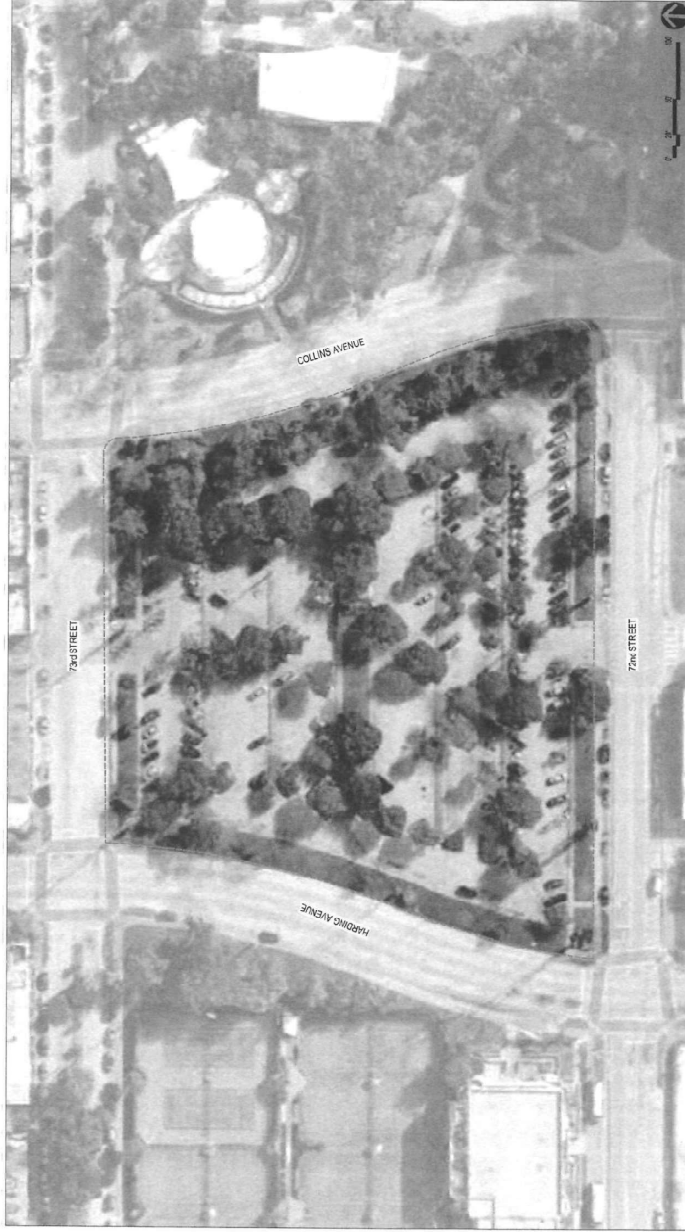
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A012-01

*Signature*

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FEBRUARY 2, 2025

A012



CONTEXT SITE PLAN EXISTING

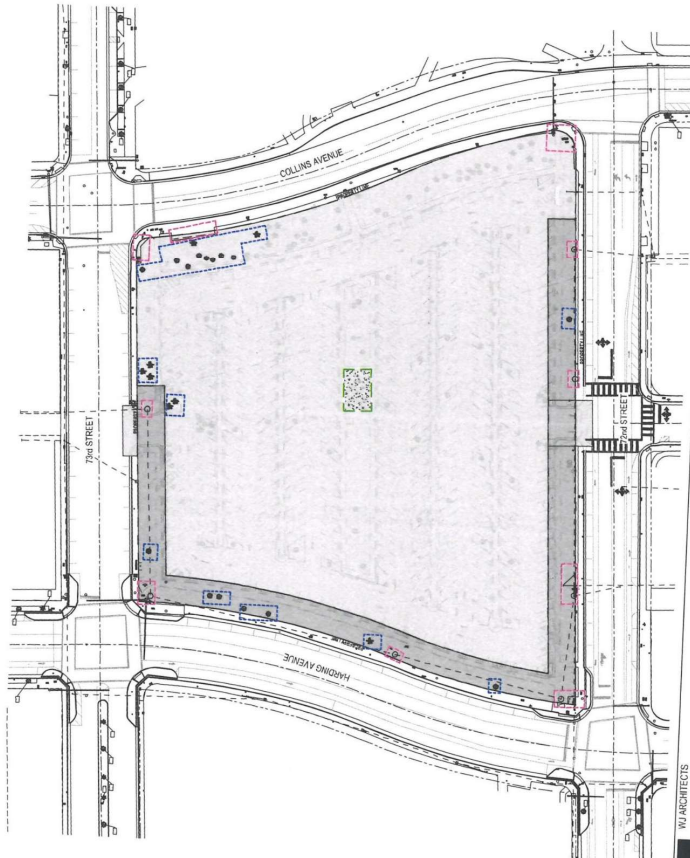
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**A018**

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FEBRUARY 2, 2025

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# LEGEND

- PROPERTY LINE
- SITE ZONE AREA
- SEE ZONE AREA WITHIN UTILITY EASIMENT
- AREAS WITH EXISTING INFRASTRUCTURE TO REMAIN AND PROTECTIVE DURING CONSTRUCTION
- AREAS WITH EXISTING TREES TO BE PRESERVED THESE TO LANDSCAPE BRANNING FOR PROPOSED THESE DISPOSITION PLAN NOTES AND SCHEDULE
- EXISTING ONE STORY PUMP STATION
- EXISTING ONE STORY PUMP STATION
- REMOVE ALL EXISTING PARKING LOT INFRASTRUCTURE, CURB AND SUPPORTING INFRASTRUCTURE, CAP ALL UTILITIES AT PROPERTY LINE AND REMOVE ALL EXISTING UTILITIES GOING THROUGH PROPERTY LATERAL TO THE STREET AND REMOVE ALL EXISTING PROCEDURES CONTRACTORS TO COMPLY FINAL DEMOLITION PLAN

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*Signature*

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

DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025





CONTEXT SITE PLAN PROPOSED

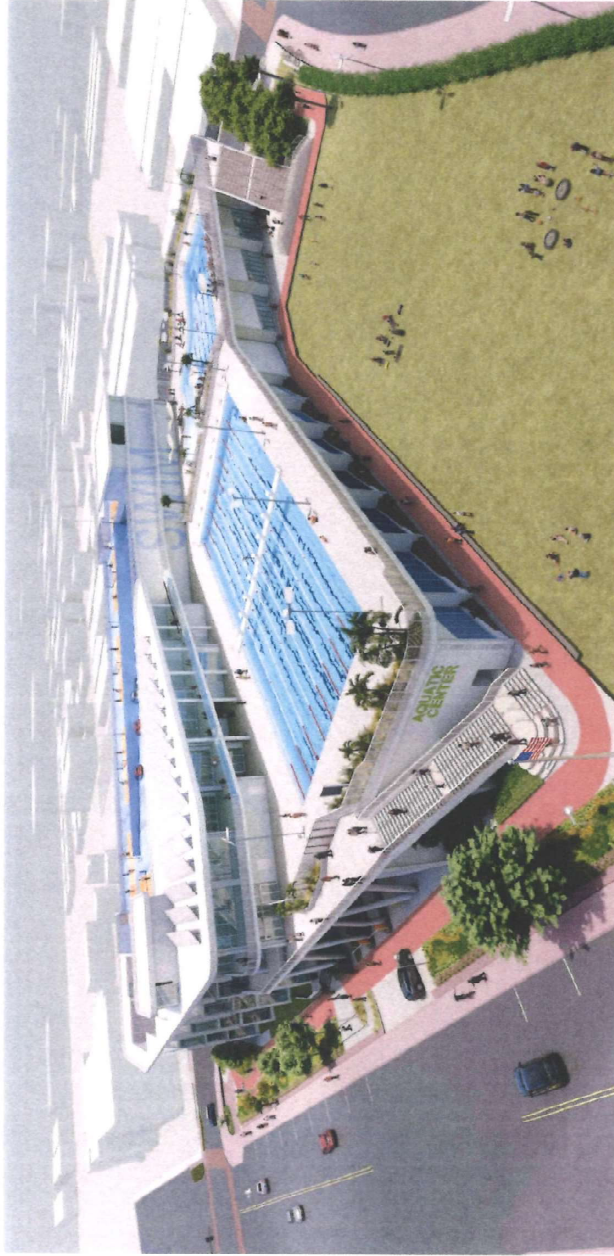
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EXHIBIT B  
A020

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

DRB24 - 1072  
FINA. SUBMITTAL  
FEBRUARY 2, 2025

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3D RENDERING #2

EXHIBIT B  
**A023**

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**A024**

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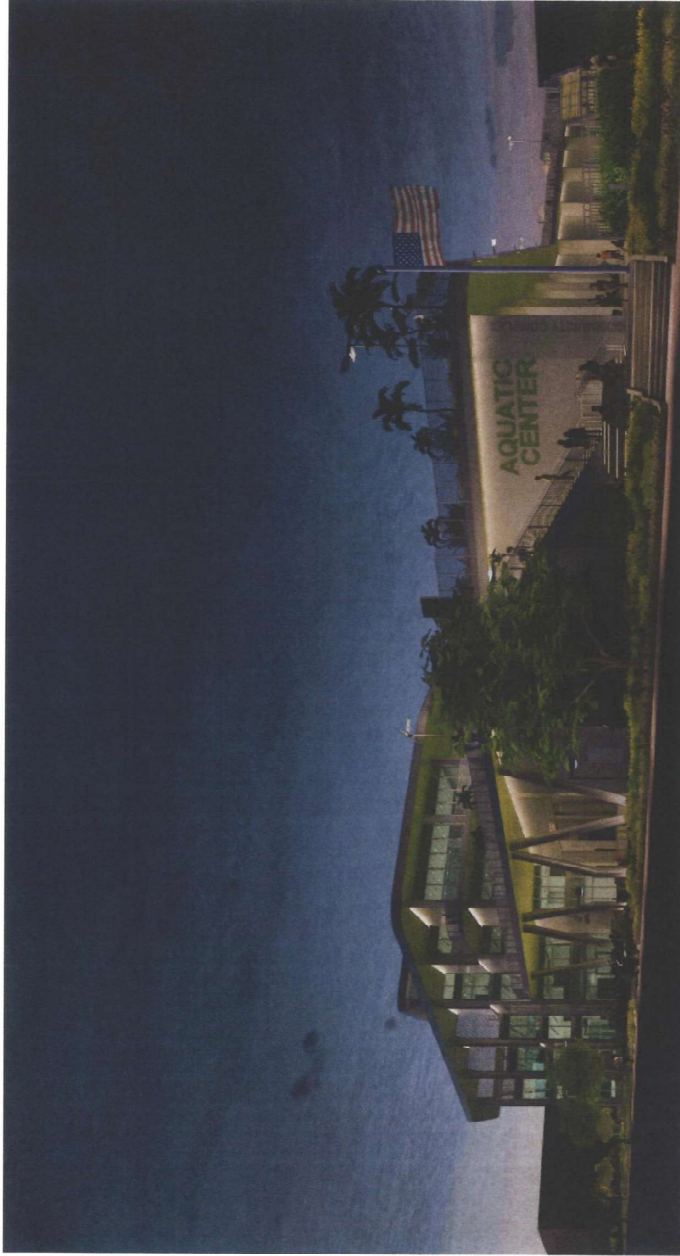


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**EXHIBIT B**  
**A025**

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3D RENDERING #7

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A027

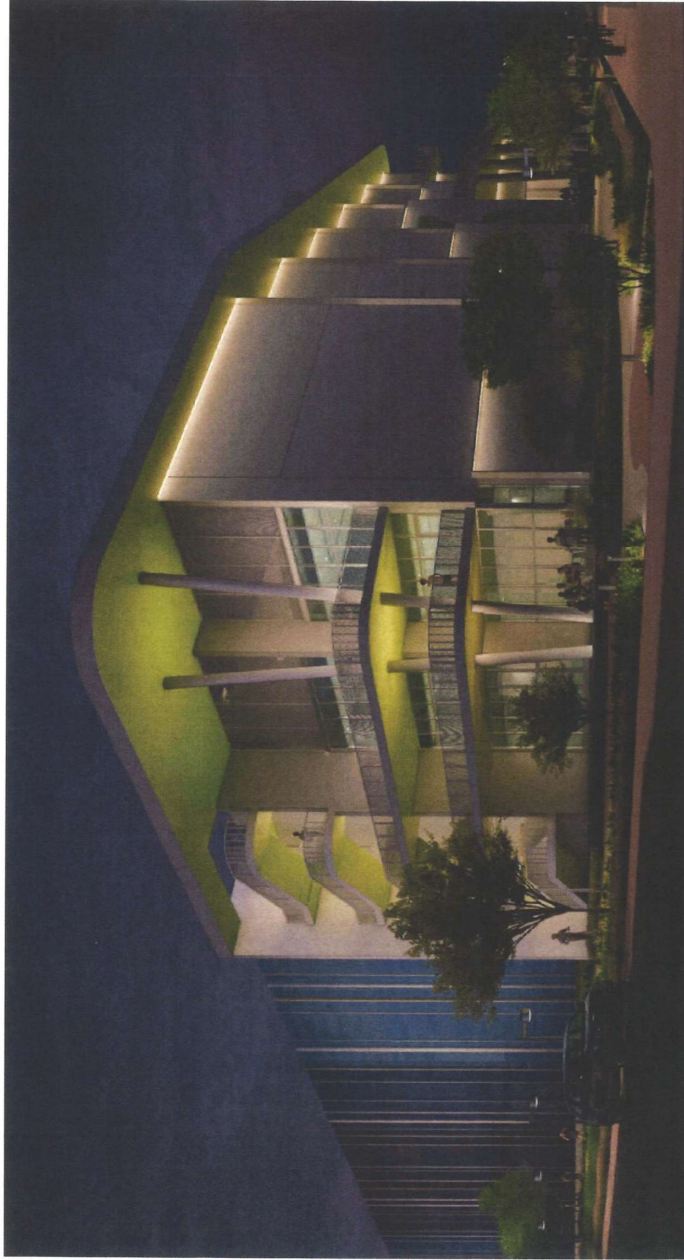
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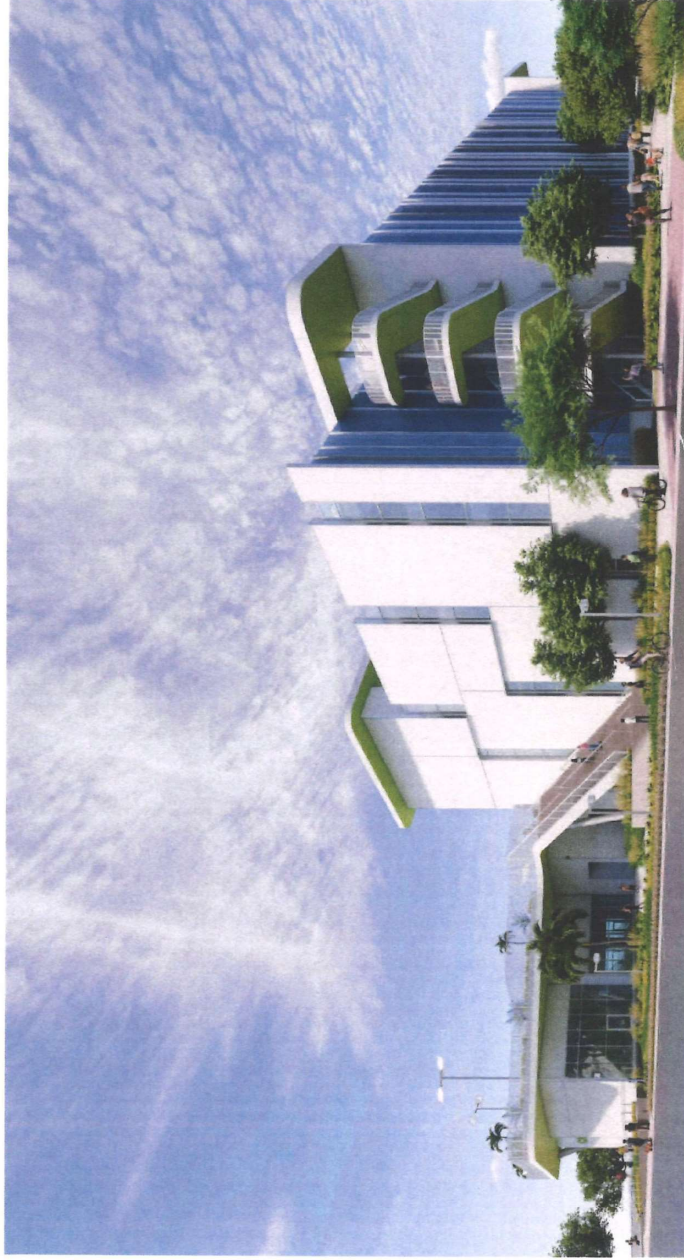


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**EXHIBIT B**  
**A028**

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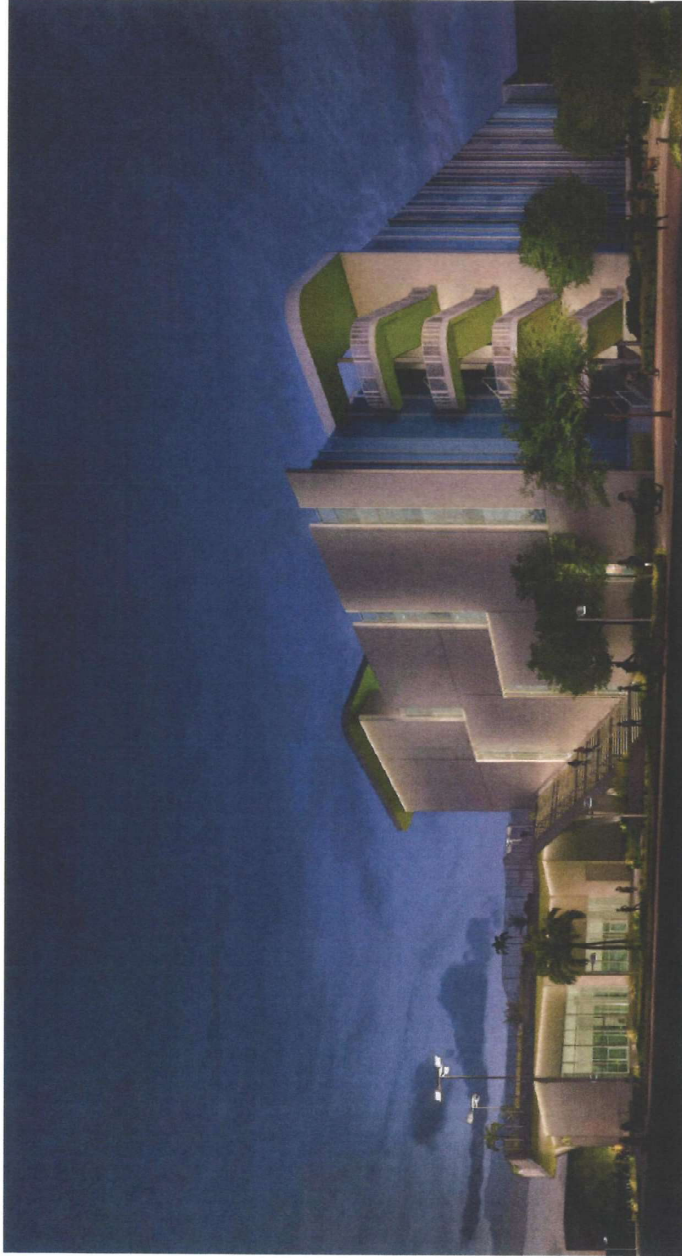
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**A029**



3D RENDERING #10

EXHIBIT B  
**A030**

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**A032**



3D RENDERING #13

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**A033**



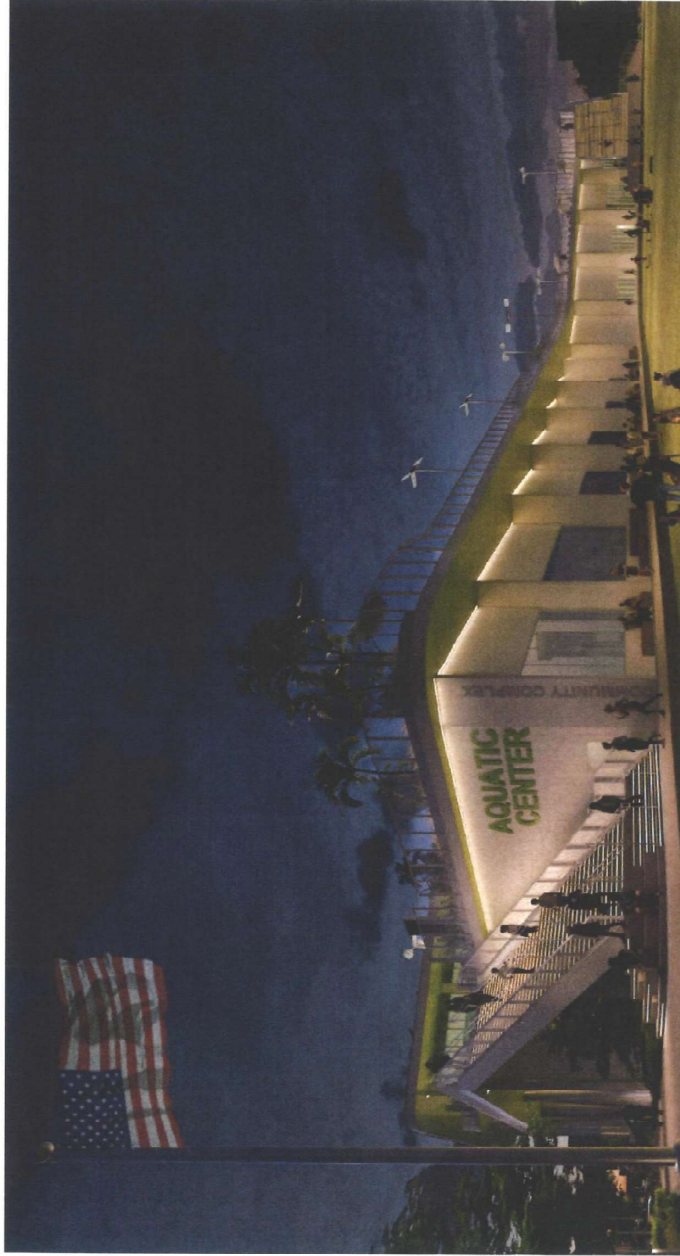


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3D RENDERING #1

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A034

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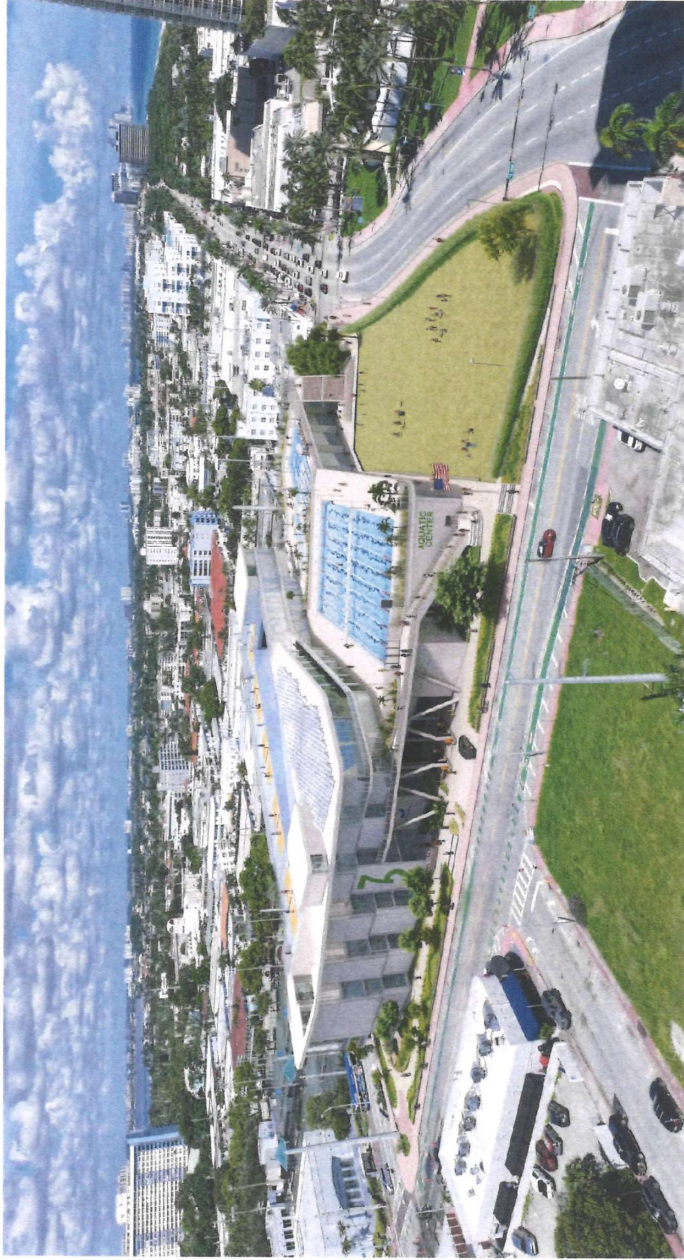




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**EXHIBIT B**  
**A035**

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

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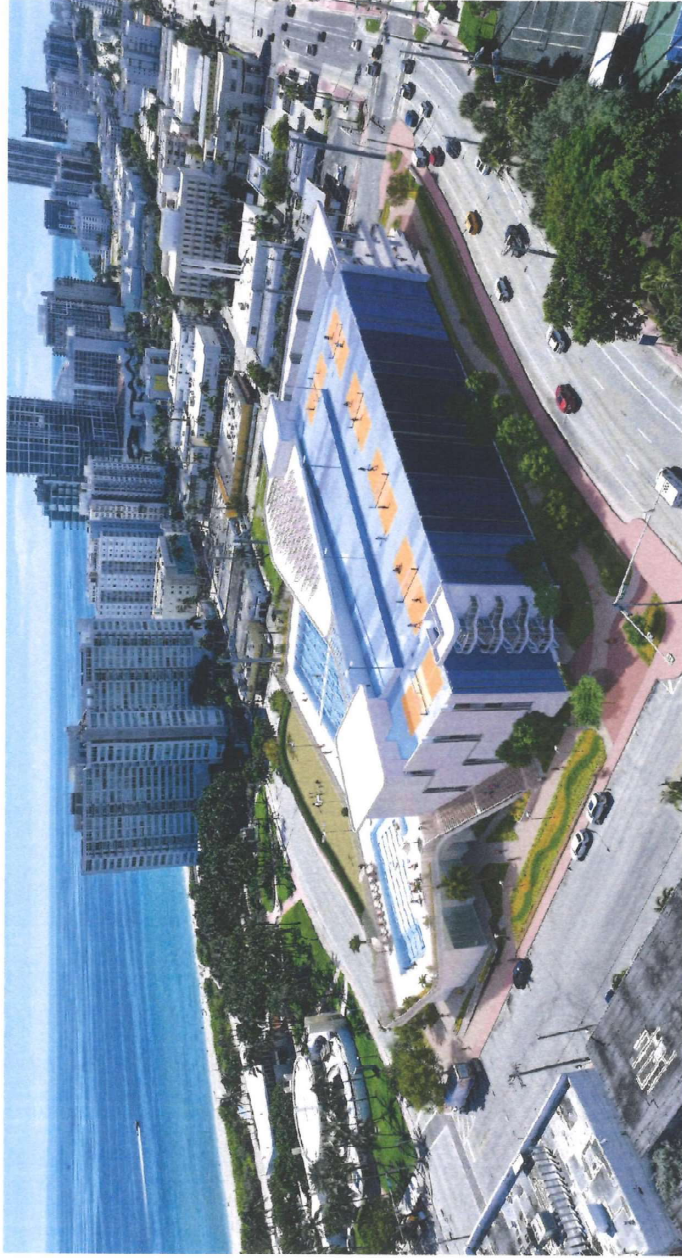
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**A037**



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

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**A039**

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

DESIGN REVIEW BOARD - FINAL  
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MARCH 9, 2025



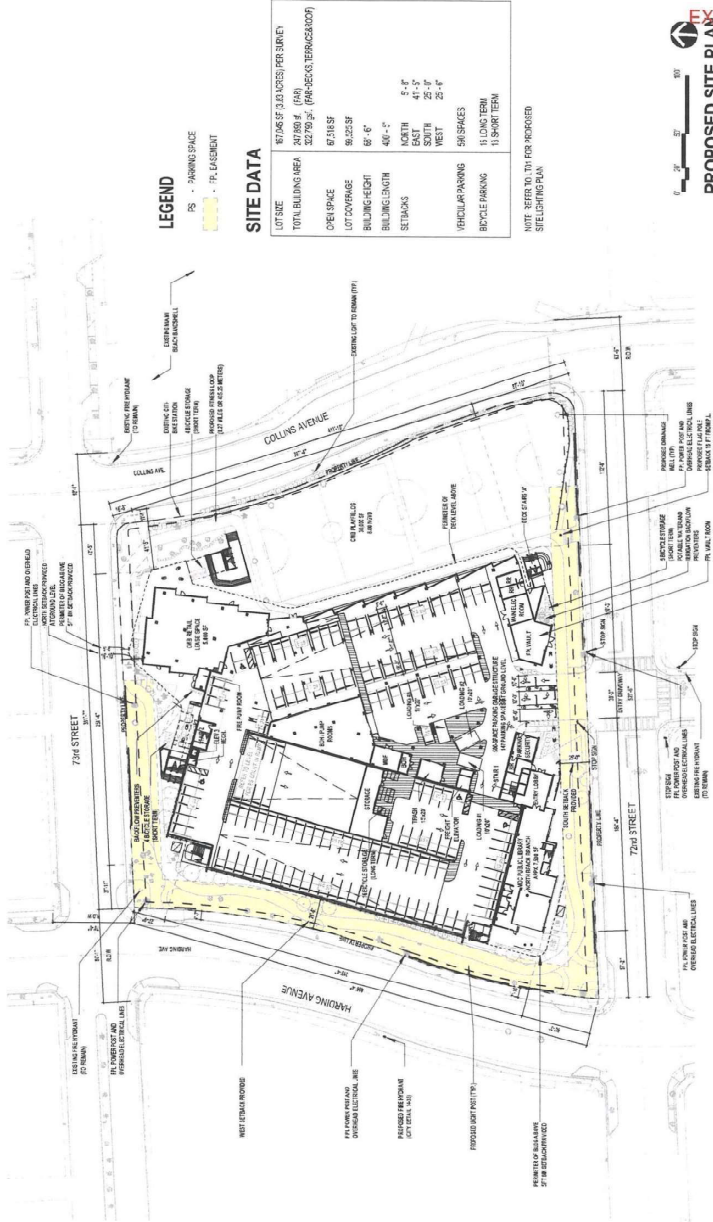
Digitally signed  
by Natalia  
Livian  
Date: 2025.03.07  
19:09:09 -05'00'



EXHIBIT B

PART 2 OF 2





# LEGEND

PS - PARKING SPACE  
 TS - TRAIL EASEMENT

## SITE DATA

LOT SIZE	87,000 SF (3.0 ACRES) FOR SUBJECT
TOTAL BUILDING AREA	847,000 SF (19.5 ACRES) (PARKING TERRACE 200,000 SF)
OPEN SPACE	80,000 SF
LOT COVERAGE	80.22%
BUILDING HEIGHT	8' - 4"
BUILDING LENGTH	400' - 5"
SETBACKS	NORTH 5' - 0" EAST 4' - 0" SOUTH 25' - 0" WEST 25' - 0"
VEHICULAR PARKING	500 SPACES
BIKE PARKING	11 LONG TERM 11 SHORT TERM

NOTE: REFER TO T-1 FOR RECORDING  
 SPECIFICATIONS

PROPOSED SITE PLAN  
**A100**

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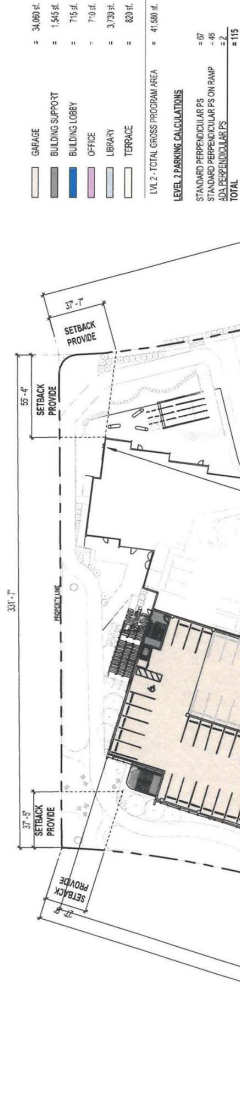
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**PROPOSED PLAN LEVEL 02**

**EXHIBIT B**

**A102**

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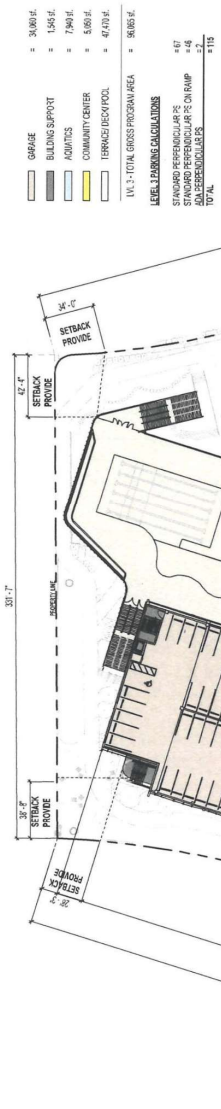
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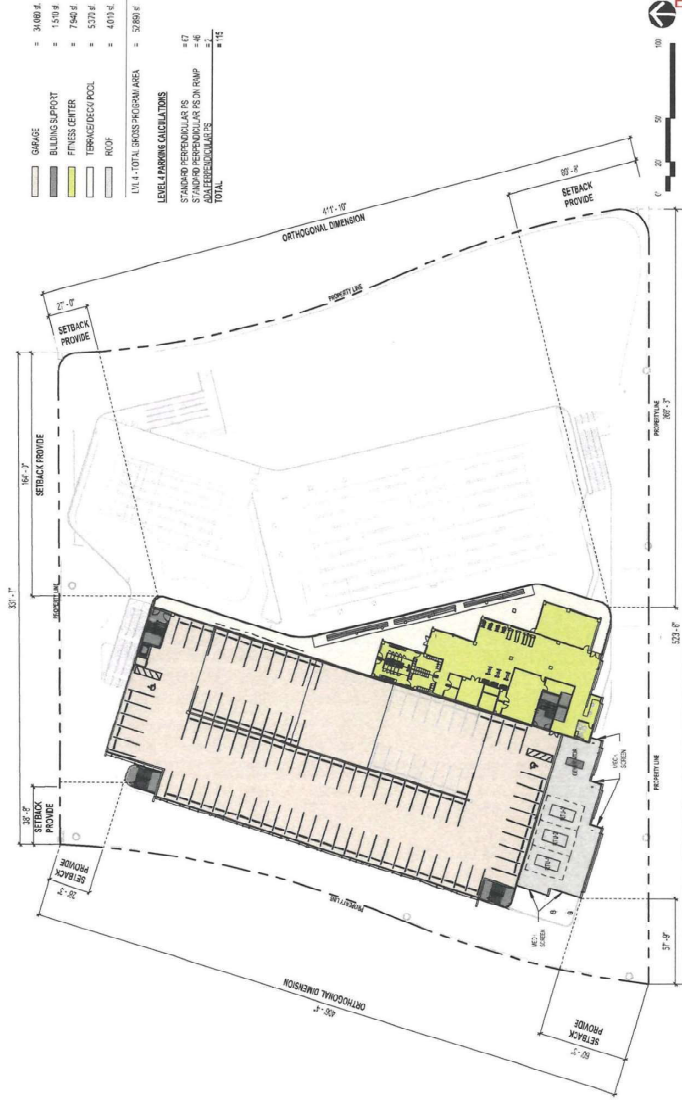


**PROPOSED PLAN LEVEL 03**  
**EXHIBIT B**  
**A103**  
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GRADE	= 34,080.4
BUILDING FOOTPRINT	= 159.4
FUNDS CENTER	= 740.4
TRUNKAGE/POOL	= 527.4
POOL	= 493.4
UNL4 - TOTAL GROSS PROGRAM AREA	= 3386.4

#### LEVEL LAMPING CALCULATIONS

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

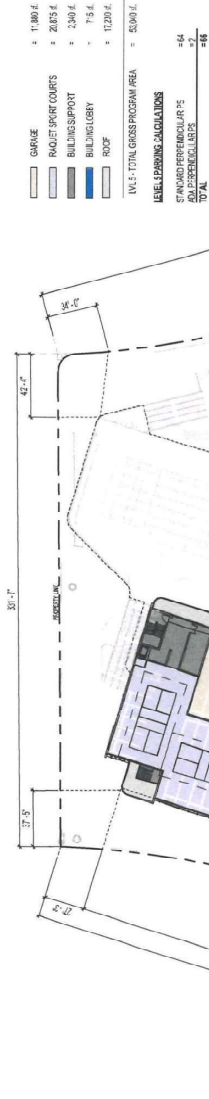
PROPOSED PLAN LEVEL 04

EXHIBIT B  
A104

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**PROPOSED PLAN LEVEL 05**

**EXHIBIT B**

**A105**

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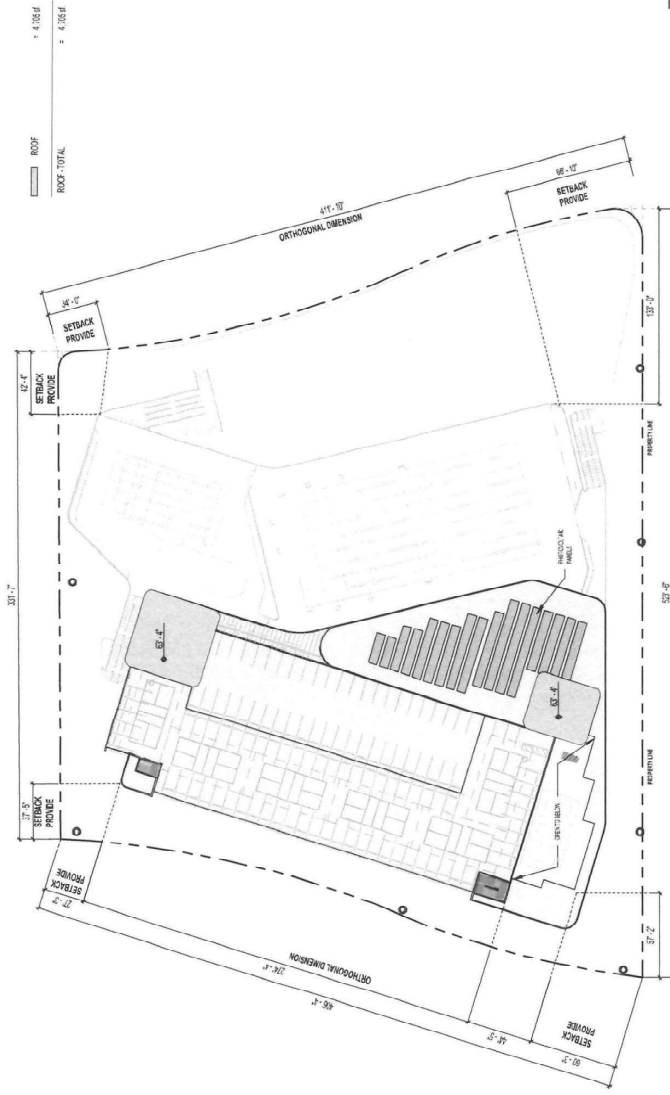
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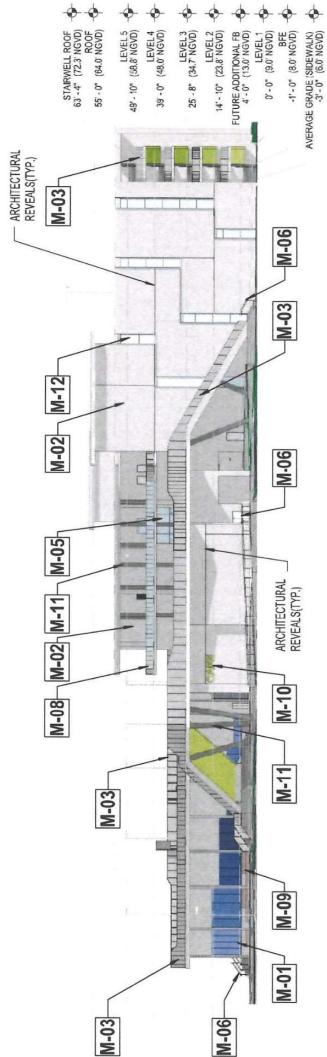


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PROPOSED ROOF PLAN  
 EXHIBIT B  
**A106**

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**MATERIAL LEGEND**

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

**EXHIBIT B**

**PROPOSED ELEVATION NORTH**

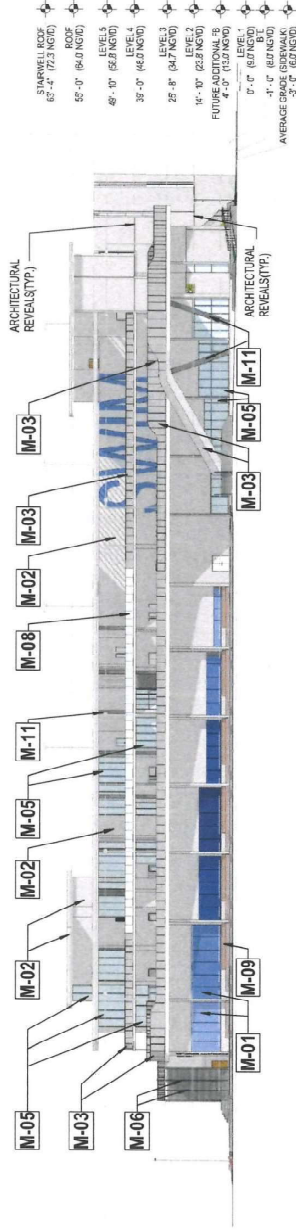
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**A200**





# 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-CONN. COLUMN - PAINTED	<b>M-12</b> TINTED GLASS

EXHIBIT B  
PROPOSED ELEVATION EAST  
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**A201**

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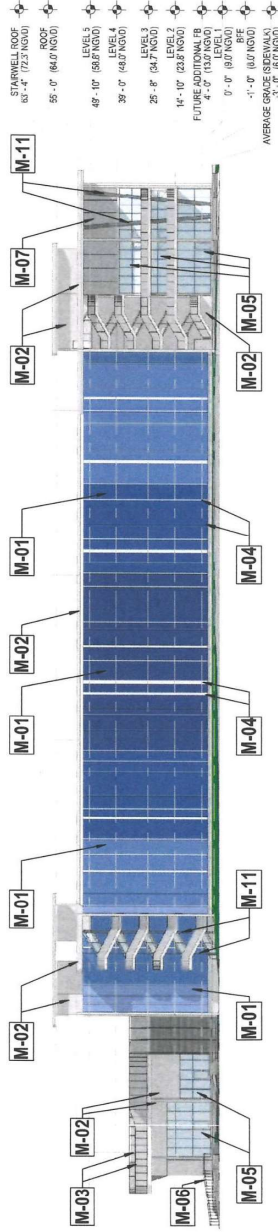
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MIAMI, FL 33136



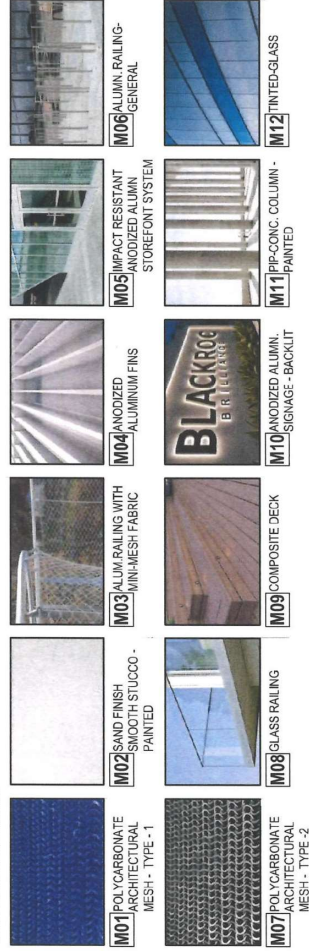
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# A202



# MATERIAL LEGEND



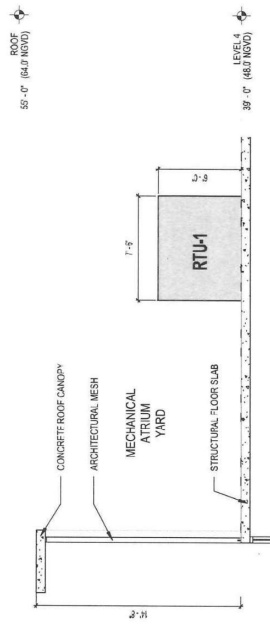
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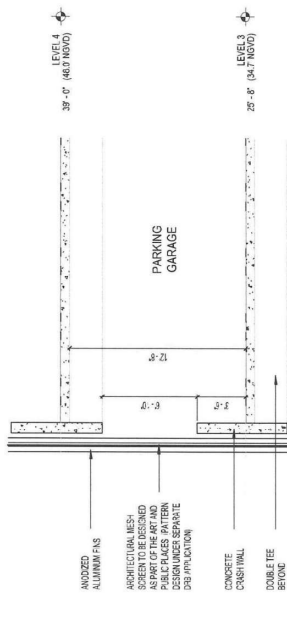
PROPOSED ELEVATION WEST

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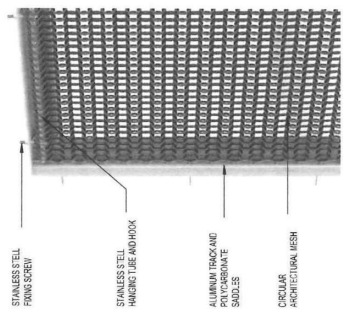
**A203**



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-044

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CLADDING DETAILS

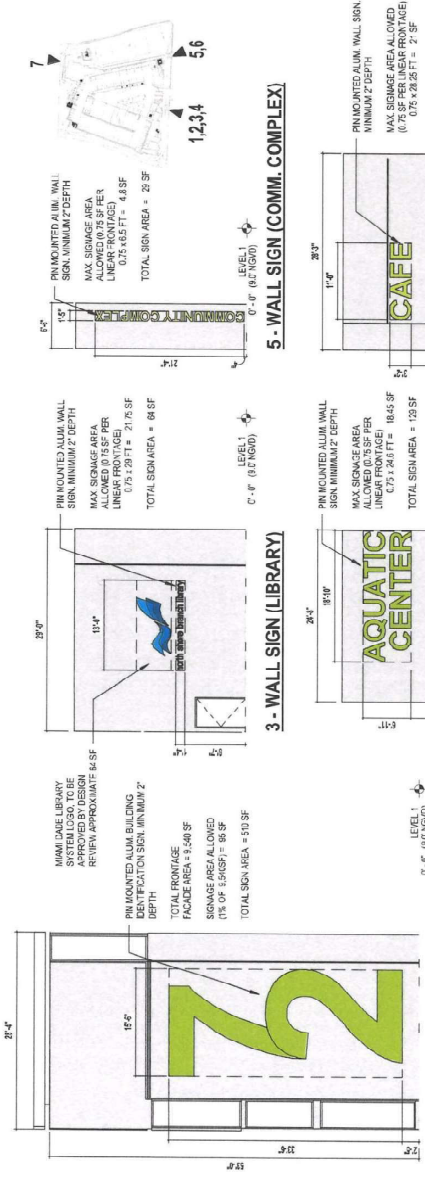
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A204





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)

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

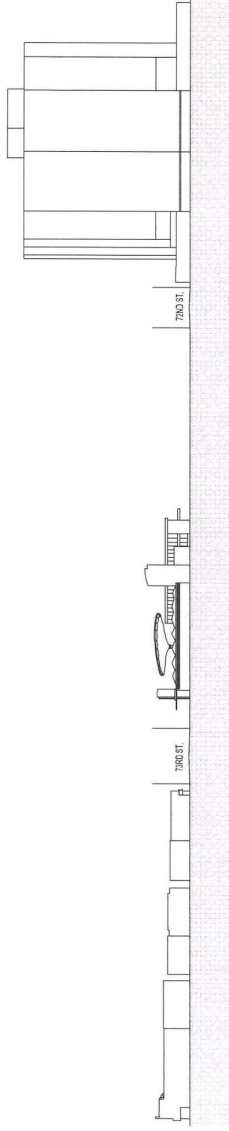
299 72ND STREET

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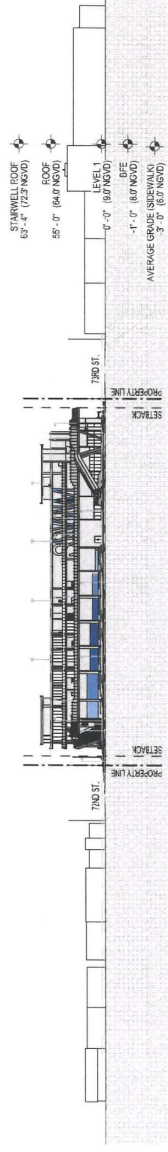
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A205

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A205

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CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE



CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE

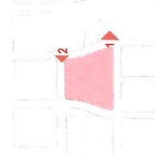


EXHIBIT B  
A210

CONTEXTUAL ELEVATIONS COLLINS AVENUE

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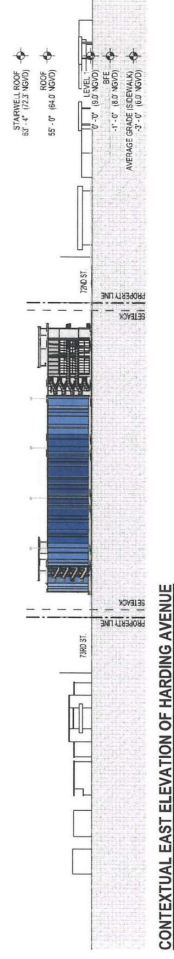
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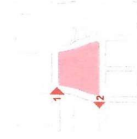
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CONTEXTUAL EAST ELEVATION OF HARDING AVENUE



CONTEXTUAL ELEVATION OF HARDING AVENUE





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DENVER, CO 80202



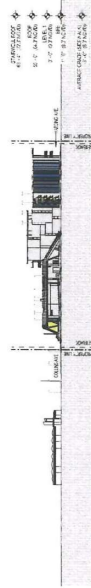
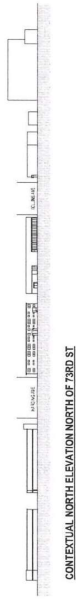
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

CONTEXTUAL ELEVATIONS HARDING AVENUE

DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2023

**A212**





CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET





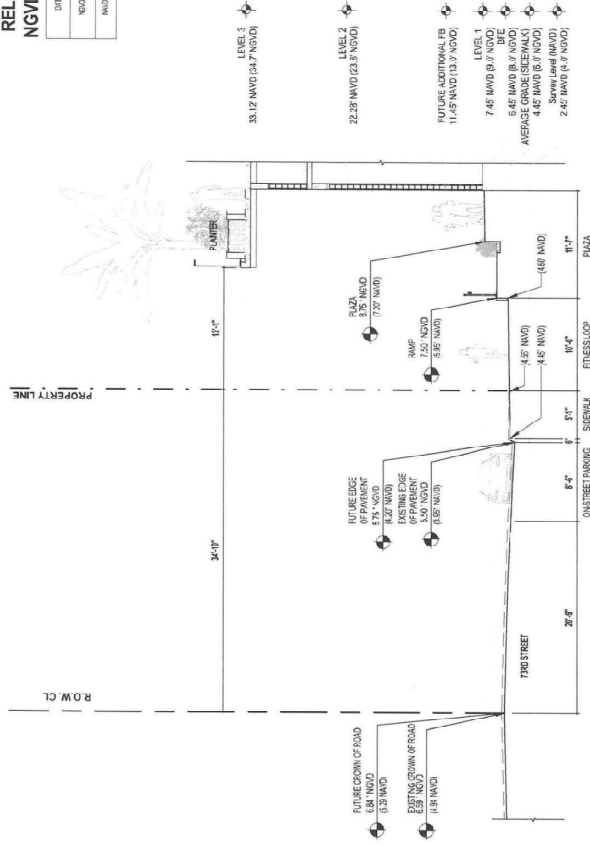
WATKINS ASSOCIATES  
ARCHITECTS  
1000 S.W. 15TH AVENUE  
SUITE 200  
MIAMI, FL 33134  
TEL: 305.371.1111  
WWW.WA-ARCHITECTS.COM

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

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX  
 259 72ND STREET  
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DATUM	REFERENCE	ELEV
NGVD '50	+1.55 FT	124 FT
NAVD '88		126 FT



299 72ND STREET  
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**WJ ARCHITECTS**  
 (727) 822-5566  
[www.wja-c.com](http://www.wja-c.com)  
 AR94244

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FEBRUARY 2, 2025

# A300

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



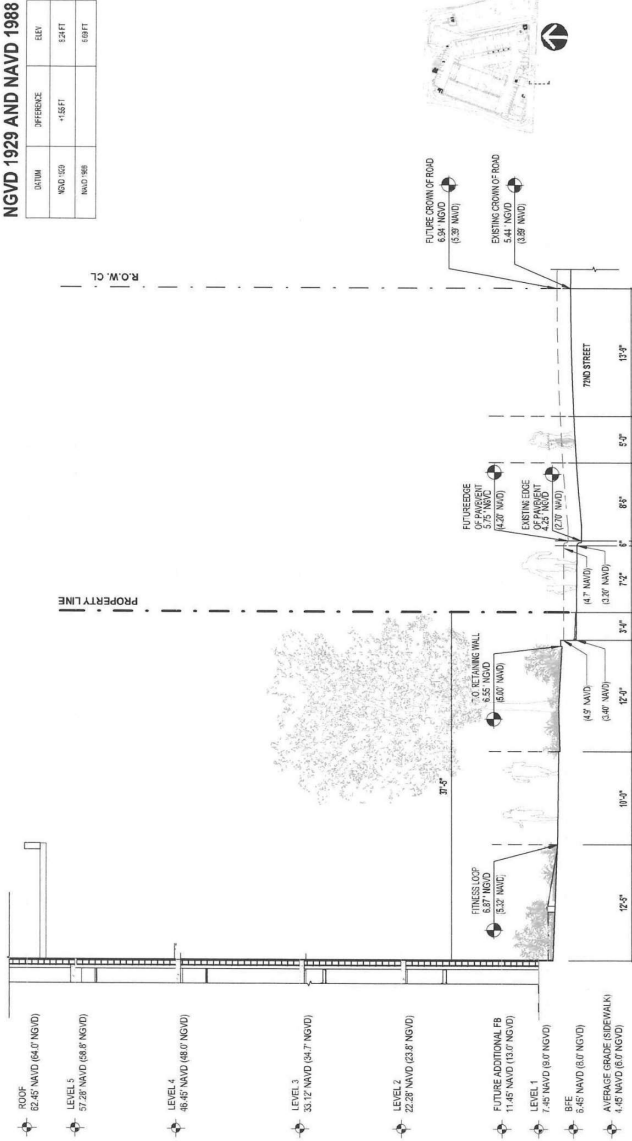
**WJ ARCHITECTS**  
(727) 422-5556  
[www.wjarc.com](http://www.wjarc.com)  
AR9144

*SWanner Architects, Inc.*

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FINAL SUBMITTAL  
FEBRUARY 2, 2025

RELATIONSHIP BETWEEN  
NGVD 1929 AND NAVD 1988

DATE	REFERENCE	REMARKS
NOV 12	11/11/11	11/11/11
NOV 12	11/11/11	11/11/11



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

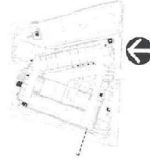
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299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

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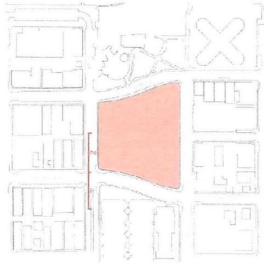


DATUM	REFERENCE	ELEV
NGVD 83	+1.65 FT	8.24 FT
NAVD 83		6.60 FT



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

PROPOSED FRONTAGE WEST	DRB24 - 1072 FINAL SUBMITTAL	EXHIBIT B A303
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PHOTOS TAKEN ON 10/14/2024

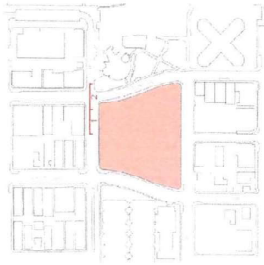


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 <p>WA ARCHITECTS (727) 822-5566 www.wa-arch.com P.O. BOX 1000 CLEARWATER, FL 34615, FL</p>		<p><b>MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX</b> 299 72ND STREET MIAMI BEACH, FLORIDA. 33141</p>	<p>EXISTING SITE IMAGES</p>
	<p>DR824 - 1072 FINAL SUBMITTAL FEBRUARY 2, 2025</p>	<p><b>A900</b></p>	<p><b>EXHIBIT B</b></p>



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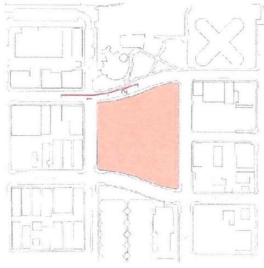


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EXISTING CONTEXT IMAGES  
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299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

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RJ ARCHITECTS  
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1000 1st Ave  
Miami Beach, FL 33139



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A902-24



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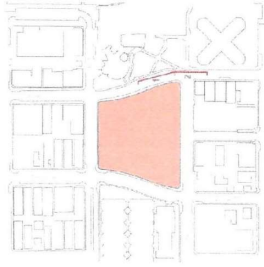
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DRB24 - 1072  
FINAL SUBMITTAL  
FEBRUARY 2, 2025

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EXHIBIT B





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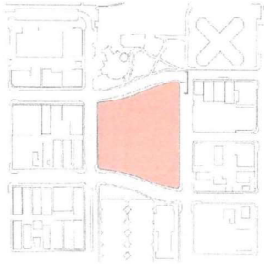
EXISTING CONTEXT IMAGES

**A903**

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EXISTING CONTEXT IMAGES

EXHIBIT B

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299 72ND STREET  
MIAMI BEACH, FLORIDA 33141

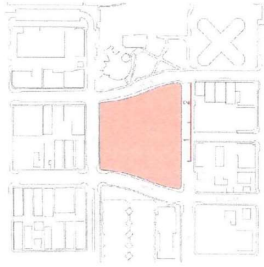
**WA** ARCHITECTS  
7271 822-5566  
www.waarchitects.com  
839-0241

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WATSON ARCHITECTS, LLC

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FEBRUARY 2, 2025

**A904**



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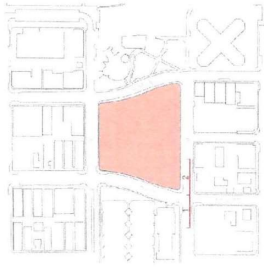
**EXHIBIT B**  
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**WAJ ARCHITECTS**  
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A905-041



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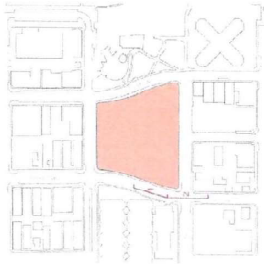


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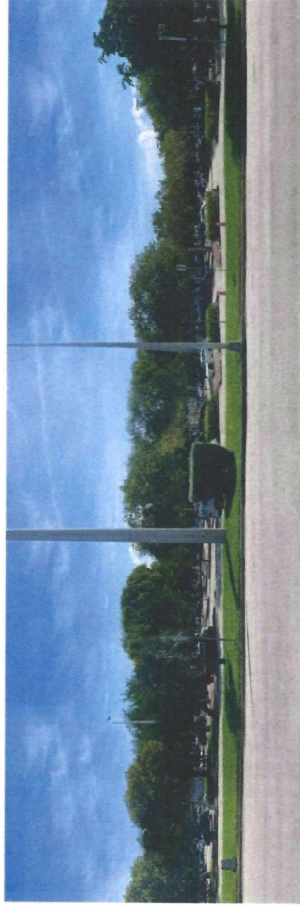
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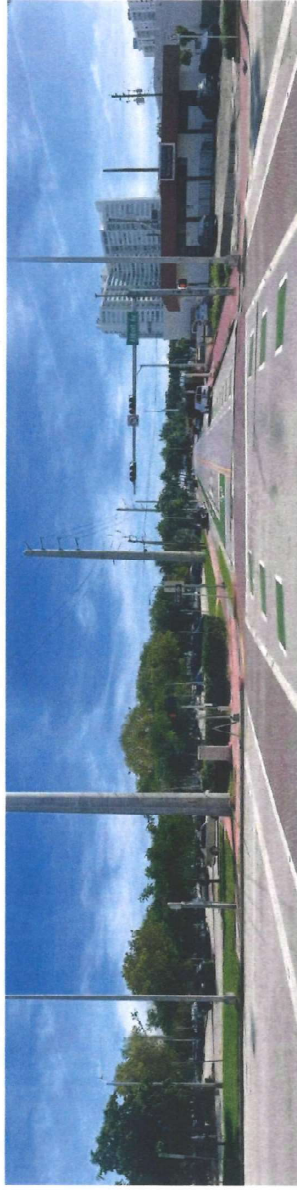




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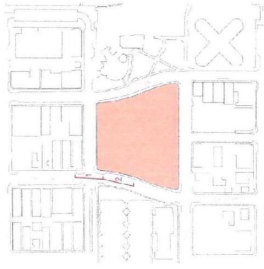
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FEBRUARY 2, 2025

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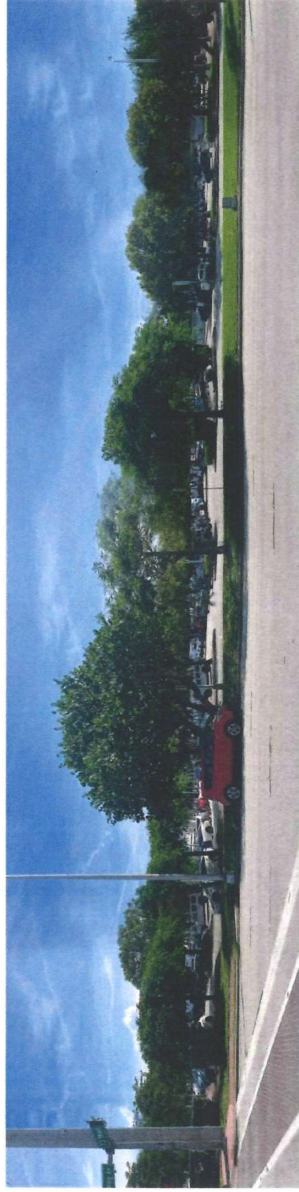
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A908-04

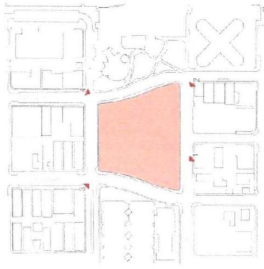
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WALTER ARONSON ASSOCIATES, INC.

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FEBRUARY 2, 2025

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EXHIBIT B



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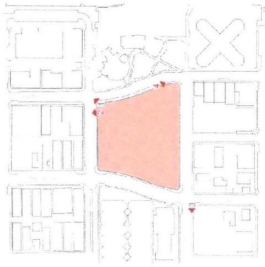
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FEBRUARY 2, 2025

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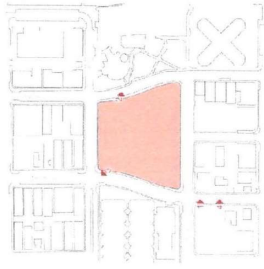
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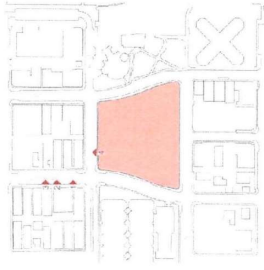


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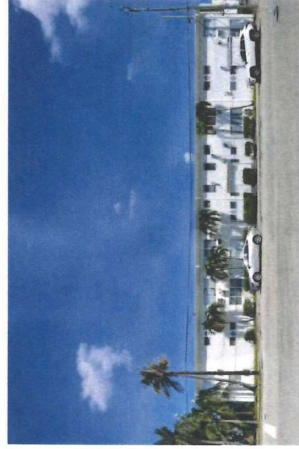
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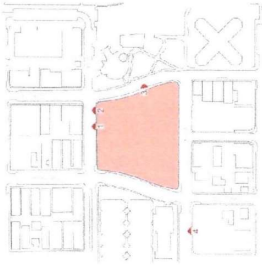
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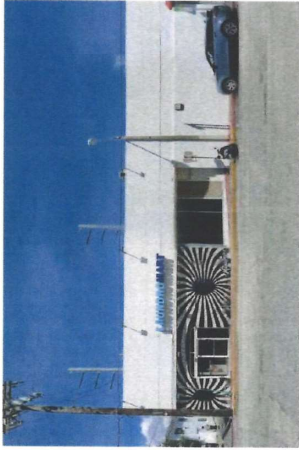
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www.waj-arc.com  
A1954-041  
WILLIAMSON, CHASE & ASSOCIATES, P.C.



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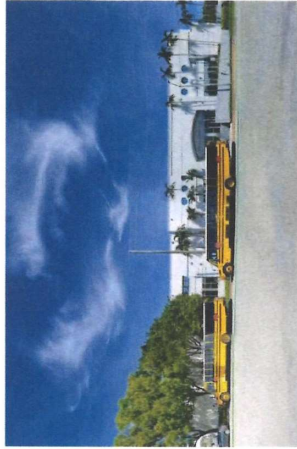
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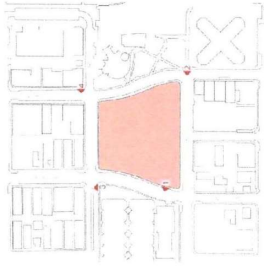
**WA**  
WJ ARCHITECTS  
(727) 822-5566  
info@wjarch.com  
A204204  
WJ ARCHITECTS, L.L.C.

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**EXHIBIT B**



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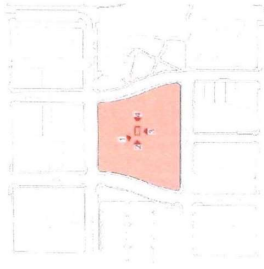


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FEBRUARY 2, 2025  
**A914**





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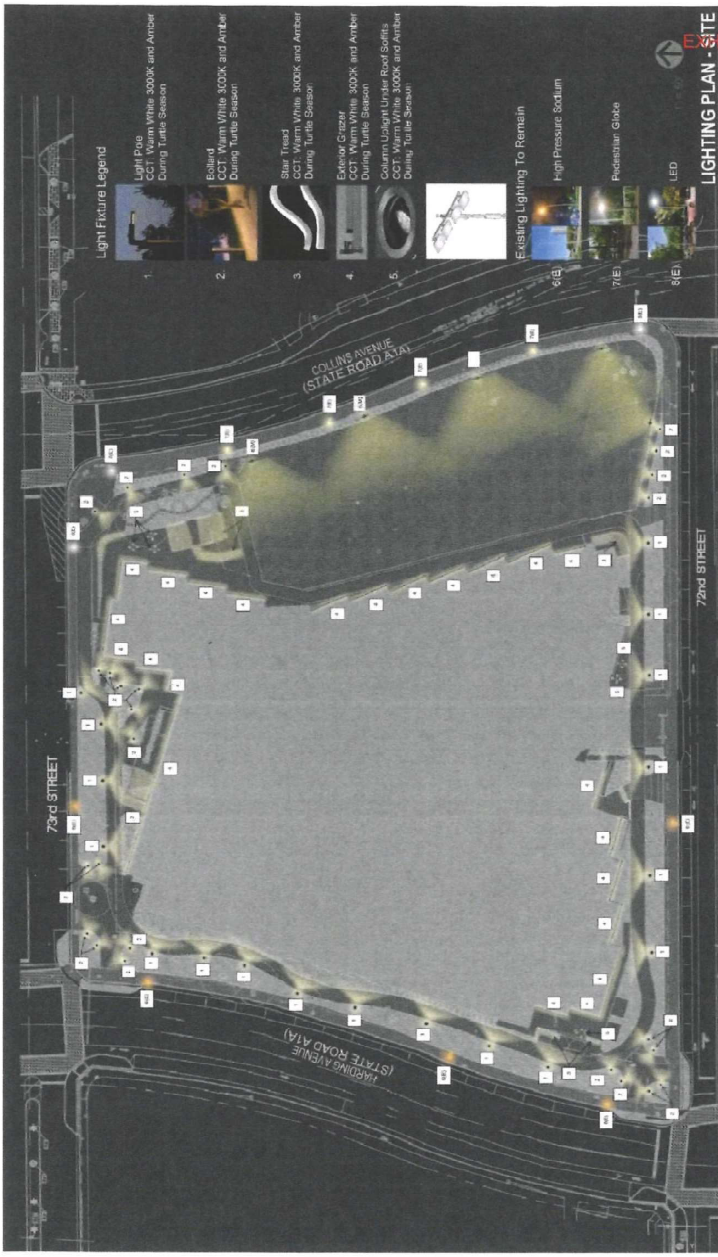
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**A915**



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 1271 BIC 5006  
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 305-241-1111

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

**LT01**

**LIGHTING PLAN - SITE**

**EXHIBIT B**

**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