



72ND STREET COMMUNITY COMPLEX

**DESIGN REVIEW BOARD - FINAL
SUBMITTAL DRB26-1161**

299 72ND STREET MIAMI BEACH, FLORIDA 33141
FEBRUARY 8, 2026



PART 1 OF 2

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

FOLIO NUMBER: 02-3202-000-0020 (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 WESTSIDE OF DICKENS AVE.

LEGAL DESCRIPTION (partial): A PORTION OF GOVERNMENT LOT 6, SECTION 2, TOWNSHIP 53 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 (EL.8)(BASED ON FEMA)

BASE FLOOD ELEVATION (BFE): 6.44' NAVD (8.0' NGVD)

BUILDING FOOTPRINT: 95,525 SF

MAX. FLOOR AREA RATIO: ALLOWED 2.5 (417,613 GSF) PROPOSED 1.2 (194,085 GSF)

DENSITY: N/A

MAX. BUILDING HEIGHT:	ALLOWED 137.5 FT / 87.5 FT	PROPOSED 66'-4" FT
BUILDING SETBACKS:	AVG. MIN.	PROPOSED
73RD STREET (NORTH):	10 FT	10 FT (WITH 5 FT ENCROACHMENT ABOVE LVL 1)
COLLINS AVE (EAST):	5 FT (GRADE TO 55 FT)	32 FT
72ND ST (SOUTH):	10 FT	20 FT
HARDING AVE (WEST):	5 FT	15 FT

OFF-STREET PARKING:	PER MIAMI BEACH RESILIENCY CODE: PARKING TIER 1
MIN. REQUIRED PER USES:	174 PS
TOTAL PROVIDED:	590 PS

REGULAR PS	ADA PS	ADA / EV PS	EV PS	TOTAL
561	11	1	17	590 PS

OFF-STREET LOADING:	PER MBRC, ARTICLE II, SEC. 5.2.6		
USE	AREA (SF)		REQUIRED
RETAIL AREA (5,372 SF):	1 BERTH - OVER 2,000 SF BUT NOT OVER 10,000 SF		1 BERTH
COMMUNITY CENTER, <u>LIBRARY, FITNESS CENTER (30,376 SF):</u>	<u>OVER 10,000 SF, BUT NOT OVER 100,000 SF</u>		<u>2 BERTHS</u>
	MIN. REQUIRED LOADING BERTHS:		3 BERTHS
	TOTAL LOADING BERTHS PROVIDED:		3 BERTHS

BICYCLE OFF-STREET PARKING: PER MBRC, ARTICLE II, SEC. 5.2.5

TYPE	REQUIREMENT	BUILDING AREA	REQUIRED	PROPOSED
MIN. SHORT-TERM	1 PER BUSINESS, 4 PER PROJECT / 1 PER 10,000 SF	35,748 SF4	4 SHORT TERM	13 SHORT TERM
MIN. LONG-TERM	1 PER BUSINESS / 2 PER 5,000 SF	35,748 SF	14 LONG TERM	16 LONG TERM

SCOPE OF WORK

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

ZONING DATA

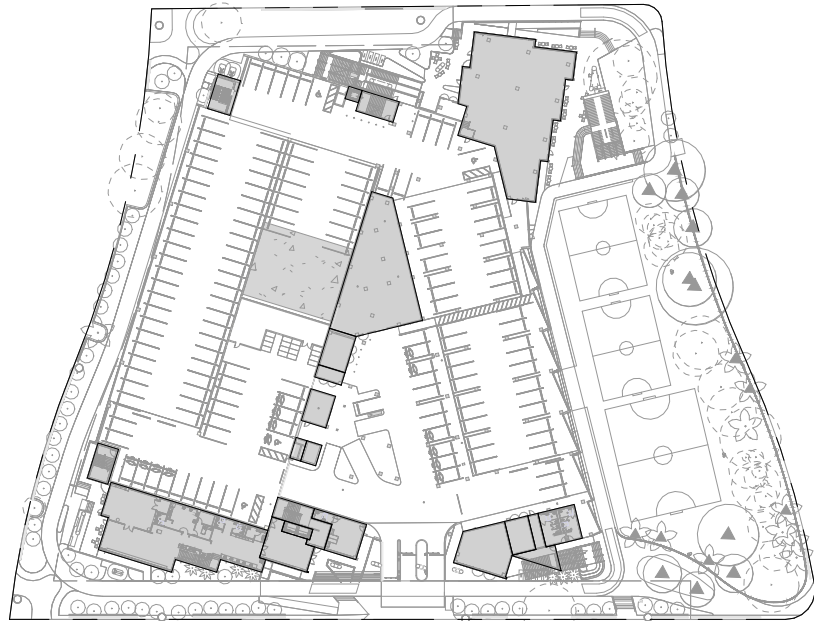


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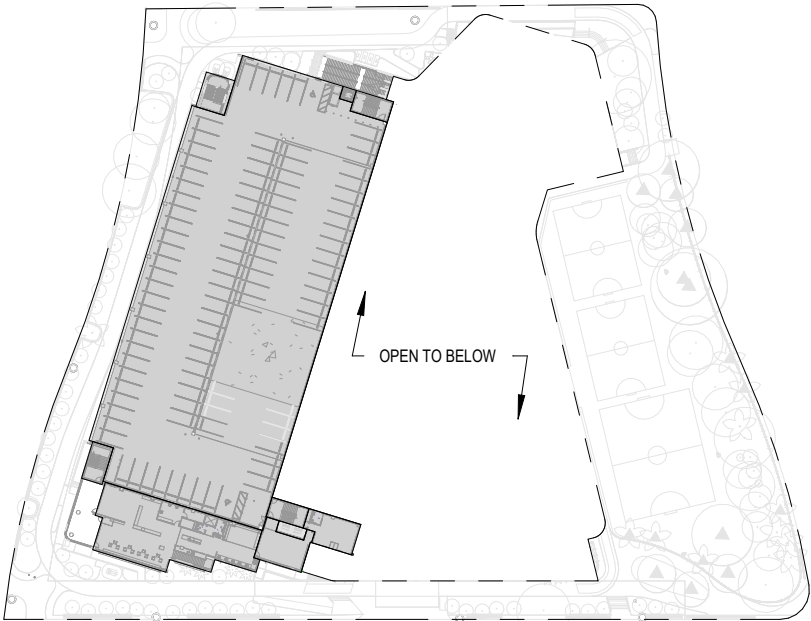
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LEVEL 01 AREA = 20,807 sf.



LEVEL 02 AREA = 43,207 sf.



LEVEL 03 AREA = 49,255 sf.



LEVEL 04 AREA = 44,049 sf.



LEVEL 05 AREA = 36,767 sf.

TOTAL AREA PER LEVEL

LEVEL 1	20,807 sf.
LEVEL 2	43,207 sf
LEVEL 3	49,255 sf.
LEVEL 4	44,049 sf.
LEVEL 5	36,767 sf.
TOTAL BUILDING AREA	194,085 sf.

LOT AREA - 167,045 SF

		FAR
ALLOWED	(417,613)	2.5
PROPOSED	(194,085)	1.2



ZONING DIAGRAMS - FAR



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SITE PLAN

LEGEND

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



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CONTEXT SITE PLAN PROPOSED

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A020

SUBSTANTIAL MODIFICATIONS

(COMPARISON VIEWS)

PREVIOUS DESIGN



CURRENT DESIGN



ADJUSTED MAIN
ENTRY PLAZA

UPDATED GUARDRAILS,
ANODIZED ALUMINUM
VERTICAL FINS

RELOCATED
SIGNAGE

RECONFIGURED COLUMNS,
PAINTED CONCRETE

ADJUSTED EYEBROW
THICKNESS, PAINTED STUCCO

SOUTH (72ND ST.) - VIEW 1



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SM-1

PREVIOUS DESIGN



CURRENT DESIGN



ADJUSTED MAIN
ENTRY PLAZA

RECONFIGURED COLUMNS,
PAINTED CONCRETE

UPDATED GUARDRAILS,
ANODIZED ALUMINUM
VERTICAL FINS

SOUTH (72ND ST.) - VIEW 2



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SM-2

PREVIOUS DESIGN



CURRENT DESIGN



- UPDATED PARKING GARAGE SCREEN DESIGN (AIPP)
- ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL
- RECONFIGURED COLUMNS, PAINTED CONCRETE
- CHANGED MATERIAL TO PERFORATED METAL SCREEN
- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS
- ADDED PAINTED CONCRETE BEAMS AND POWDER COATED ALUMINUM FINS ABOVE MECHANICAL ENCLOSURE

SOUTH WEST - VIEW 3



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SM-3

PREVIOUS DESIGN



CURRENT DESIGN



- ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL
- RECONFIGURED COLUMNS, PAINTED CONCRETE
- ADJUSTED SOUTH-WEST LIBRARY PLAZA
- CHANGED MATERIAL TO PERFORATED METAL SCREEN
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS
- ADDED FITNESS EQUIPMENT
- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO
- ADDED BEAMS ABOVE MECHANICAL ENCLOSURE, PAINTED CONCRETE
- ADDED POWDER COATED ALUMINUM FINS ABOVE MECHANICAL ENCLOSURE

SOUTH WEST - VIEW 4



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SM-4

PREVIOUS DESIGN



CURRENT DESIGN



- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO
- ADDED PLANTERS AT POOL DECK
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS
- UPDATED GRAPHICS FOR MESH SCREENS ALONG GARAGE
- UPDATED MURAL AT POOL DECK

SOUTH EAST - VIEW 5



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SM-5

PREVIOUS DESIGN



CURRENT DESIGN



- ADDED GLAZED OPENINGS
- RECONFIGURED PLAZA LAYOUT
- NEW MURAL GRAPHIC
- ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL
- ADDED FITNESS EQUIPMENT
- CHANGED MATERIAL TO PERFORATED METAL SCREEN
- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO
- ADDED COLUMN FOR STRUCTURE, PAINTED CONCRETE
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS

NORTH WEST - VIEW 6

PREVIOUS DESIGN



CURRENT DESIGN



- ADDED GLAZED OPENINGS
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS
- ADDED COLUMN FOR STRUCTURE, PAINTED CONCRETE
- RECONFIGURED PLAZA LAYOUT
- ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL
- CHANGED MATERIAL TO PERFORATED METAL SCREEN
- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO

NORTH (73RD ST.) - VIEW 7

PREVIOUS DESIGN

CURRENT DESIGN



ADDED BEAMS FOR STRUCTURAL
SUPPORT OF MONUMENTAL STAIR,
PAINTED CONCRETE

ADDED GLAZED
OPENINGS

RECONFIGURED COLUMNS,
PAINTED CONCRETE

UPDATED GUARDRAILS, ANODIZED
ALUMINUM VERTICAL FINS

NORTH EAST - VIEW 8



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SM-8

UPDATED RENDERS



BEAMS AND FINS
ABOVE MEACHINCAL
ENCLOSURE

ADJUSTED EYEBROW
THICKNESS

MAIN ENTRY PLAZA

COLUMNS

POOL DECK GUARDRAIL

3D RENDERING #1



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BEAMS AND FINS
ABOVE MEACHINCAL
ENCLOSURE

ADJUSTED EYEBROW
THICKNESS

PERFORATED METAL
SCREEN

POOL DECK GUARDRAIL

MAIN ENTRY PLAZA

COLUMNS

3D RENDERING #2



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3D RENDERING #3



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3D RENDERING #4



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3D RENDERING #5



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3D RENDERING #6



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3D RENDERING #7



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3D RENDERING #8



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3D RENDERING #9



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3D RENDERING #10



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3D RENDERING #11



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3D RENDERING #12



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3D RENDERING #13



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3D RENDERING #14



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3D RENDERING #15



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3D RENDERING #17



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3D RENDERING #18



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