



72ND STREET COMMUNITY COMPLEX

**DESIGN REVIEW BOARD
DRB26-1161**

299 72ND STREET MIAMI BEACH, FLORIDA 33141
JULY 09, 2026



2025. 05.15
DRB24-1072

Design and Required Variance were submitted under Application # DRB24-1072 and Presented at Design Review Board Meeting on May 15, 2025

2025. 06.16
Recorded Order

Design Review Board Approved the project overall design and all requested variance with conditions stated on Recorded order dated June 16, 2025

2025. 09.02
Design Development

Project Completed Design Development Documents on September 2, 2025

2026. 04.16
DRB26-1161

The Conditions stated in the Recorded Order dated June 16th 2025 were addressed in the Design Review Board submission under Application # DRB26-1161 and presented in the April 16, 2026 DRB meeting.

2026. 15.19
DRB Conditions

The Board approved the changes presented April 16th 2026 with conditions stated below.

2026. 07.09
DRB26-1161 Follow up

The Conditions Stated below are being address in this meeting:

1. The proposed AIPP parking garage screen design for the west elevation is not approved and shall be considered at a future meeting. The applicant is directed to explore alternative colors, in particular the green segments of the artistic screen.
2. The following elements of the site plan shall not be approved and shall be considered at a future meeting.
 - a. Activate the open space on the northeast corner of the building.
 - b. Improve connectivity and visibility to the northeast corner of the building.
 - c. Look for opportunities to create seating and community gathering opportunities in the northeast and southeast corners of the site adjacent to Collins Avenue.

PROJECT HISTORY



PREVIOUS SITE PLAN



CURRENT SITE PLAN

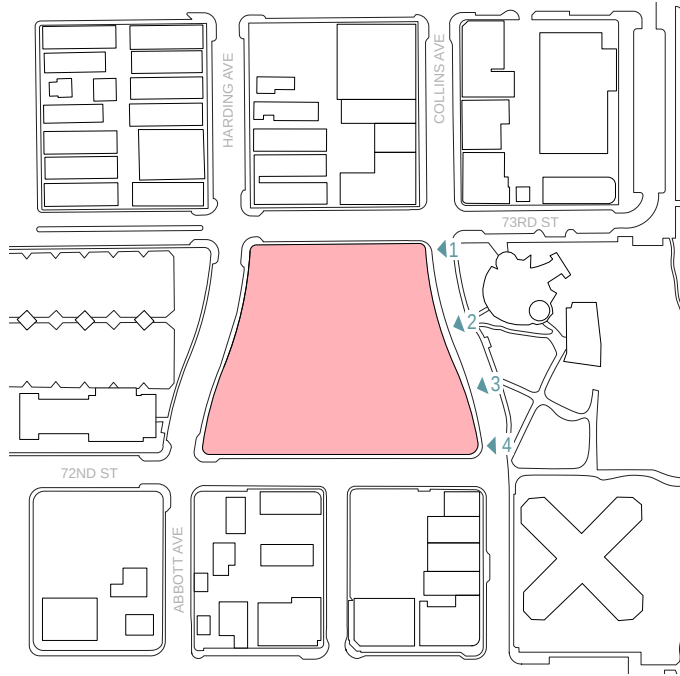
LEGEND

- PROPERTY LINE
- 25' FPL EASEMENT
- PAVING, SEE HARDSCAPE PLAN
- PLANTED AREA
- LAWN
- EXISTING PALM RELOCATED
- EXISTING PALM TO BE PRESERVED
- EXISTING TREE RELOCATED
- EXISTING TREE TO BE PRESERVED
- PROPOSED TREE
- PROPOSED PALM

1" = 50'

SITE PLAN

JULY 09, 2026



VIEW 01



VIEW 02



VIEW 03



VIEW 04



1 Preserved Existing Trees



2 Plaza Steps



3 Seat Wall



4 30,000 SF
Multi-Purpose Field



5 Built-in Seating



6 Bicycle Parking



7 Benches



8 Fitness Loop





Preserved Existing Trees



Plaza Steps



Seat Wall



30,000 SF
Multi-Purpose Field



2,760 SF Plaza with
Seating for 184 Persons



Bicycle Parking



Benches



Fitness Loop





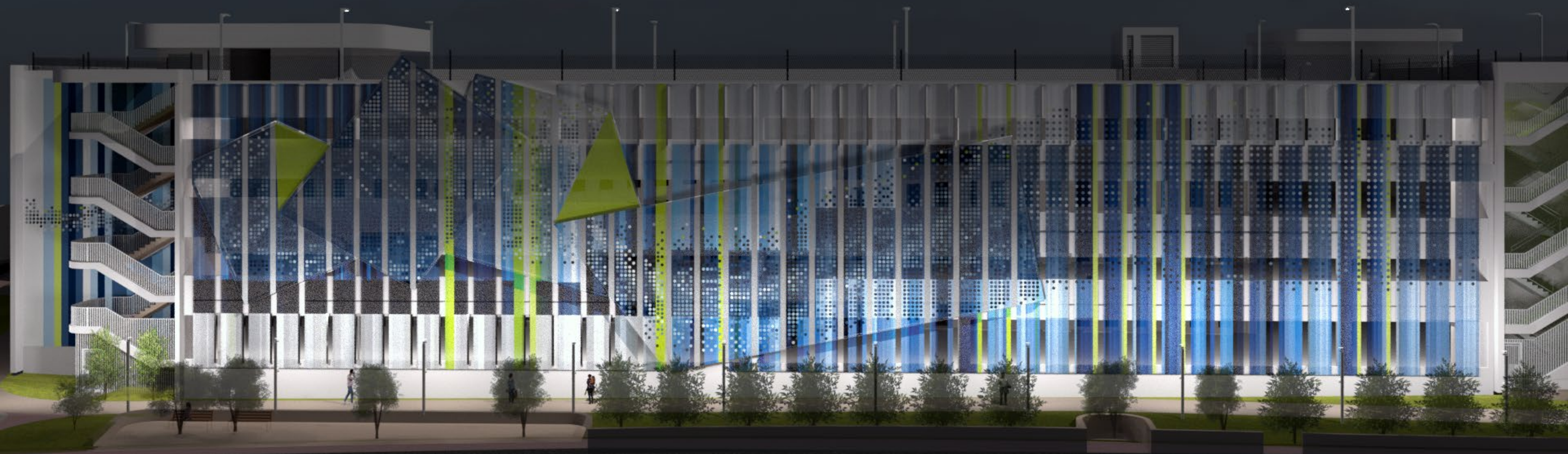




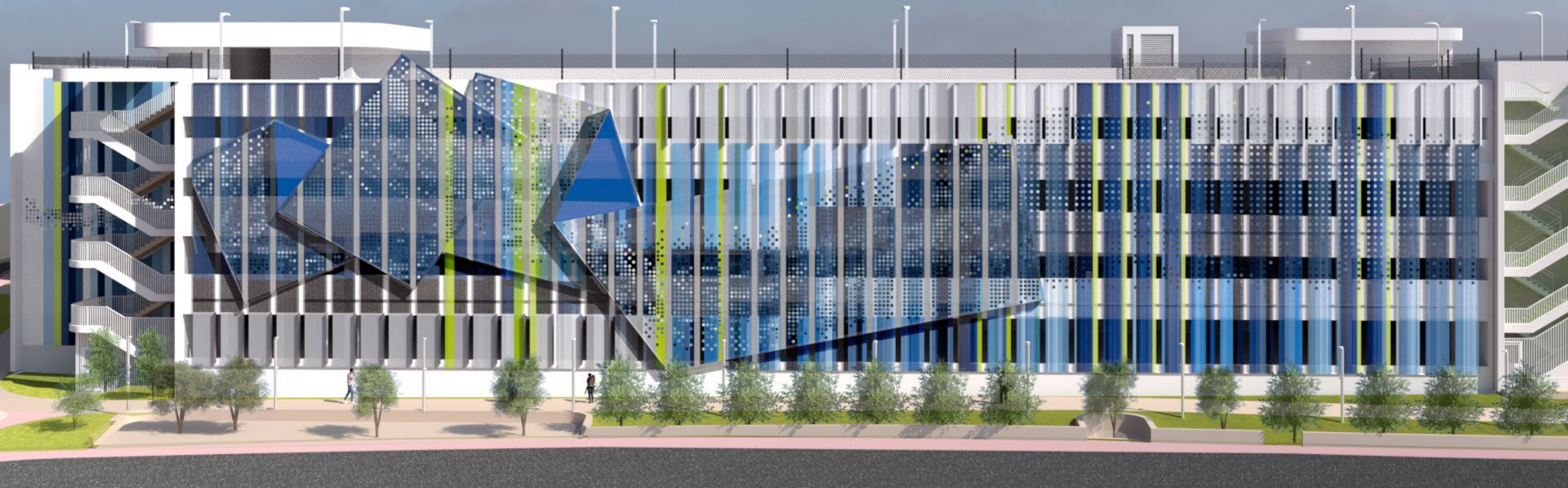
ART SCREEN COLOR SCHEMES

ORIGINAL COLOR SCHEME





ALTERNATE COLOR SCHEMES

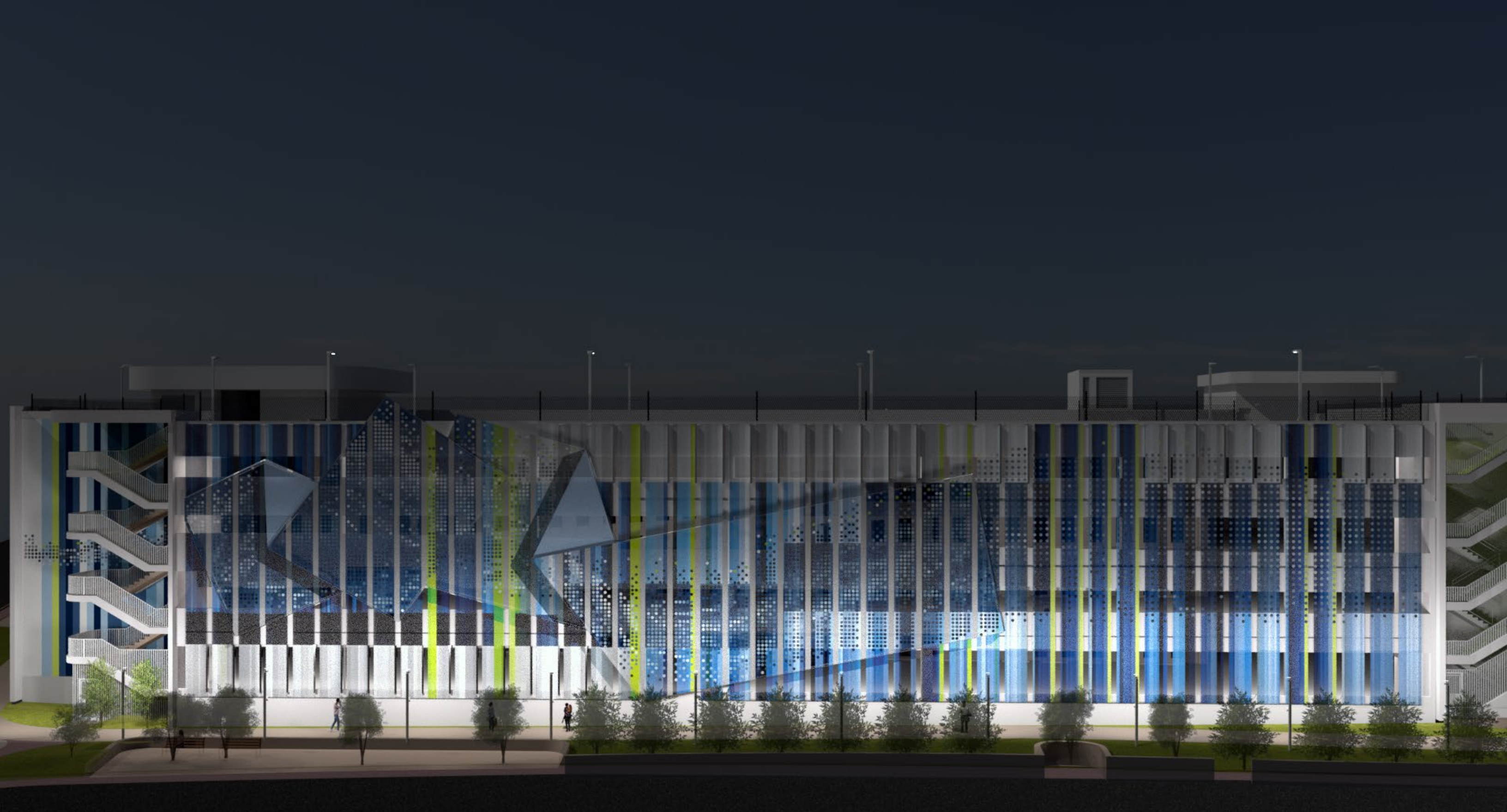












THANK YOU