



72ND STREET COMMUNITY COMPLEX

**DESIGN REVIEW BOARD - FINAL
SUBMITTAL DRB24-1072**

299 72ND STREET MIAMI BEACH, FLORIDA 33141
FEBRUARY 2, 2025



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	PROPOSED
2.5 (417,613 GSF)	1.1 (187,802 GSF)

DENSITY: N/A

MAX. BUILDING HEIGHT:	ALLOWED 137.5 FT / 87.5 FT	PROPOSED 65.5 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, LIBRARY, FITNESS CENTER (30,376 SF):	OVER 10,000 SF, BUT NOT OVER 100,000 SF	2 BERTHS
	MIN. REQUIRED LOADING BERTHS:	3 BERTHS
	TOTAL LOADING BERTHS PROVIDED:	3 BERTHS

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

TYPE	REQUIREMENT	BUILDING AREA	PROPOSED
MIN. SHORT-TERM	1 PER BUSINESS, 4 PER PROJECT / 1 PER 10,000 SF	35,748 SF	13 SHORT TERM
MIN. LONG-TERM	1 PER BUSINESS / 2 PER 5,000 SF	35,748 SF	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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MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET

MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072

FINAL SUBMITTAL

FEBRUARY 2, 2025

A001a

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 299 72ND STREET, MIAMI BEACH, FL 33141	Folio number(s):	02-3202-000-0020	Year built:	2027
2	Board file number(s), Determination of Architectural Significance:	DRB24-1072		Lot Area:	167,045 SF (3.83 Acres)
3	Located within a Local Historic District (Yes or No): No	Zoning District:	GU	Lot width:	523'-6" (72nd St.)
4	Individual Historic Site (Yes or No):	No		Lot Depth:	398'-6" (From 72nd St.)
5	Base Flood Elevation:	AE 8.00' NGVD (FEMA)	Grade value in NGVD:	6.0'	
6	Future Adjusted Grade (BFE+Grade / 2):	13.0 FT (NGVD)	Free board:	7.0 FT	
7	Proposed Use:	Mixed use project consisting of Municipal Recreational facilities / Swimming pools / Library / Retail/ Parking Garage Structure			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	Drawings will be included in the submittal.			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	417,613 SF	963 FT (Existing Pump Station)	187,802 SF	NONE
14	Building Height	137.5 FT	10 FT	65'-6" (Top of Parapet)	NONE
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20 FT (72nd St.)	185'-2" (Existing Pump Station)	25.25 FT	NONE
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	5 FT (Collins Ave.)	149'-4" (Existing Pump Station)	46.82 FT	NONE
d	Rear setback	N/A	N/A	N/A	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	174 PS	301 PS	590 PS	NONE
22	Loading	3 PS	0	3 PS	NONE

Notes: Indicate N/A if not applicable.

ZONING DATA SHEET

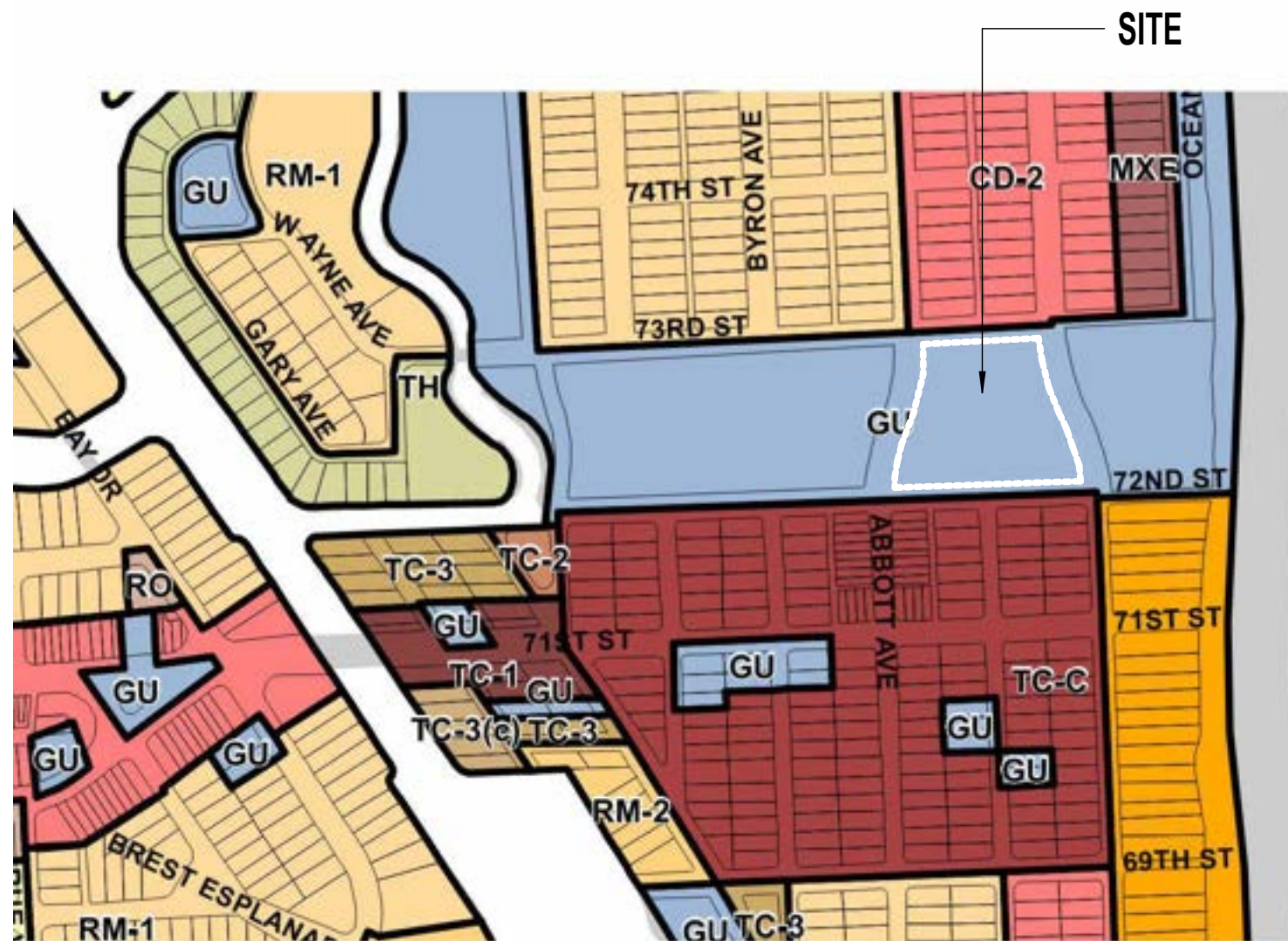


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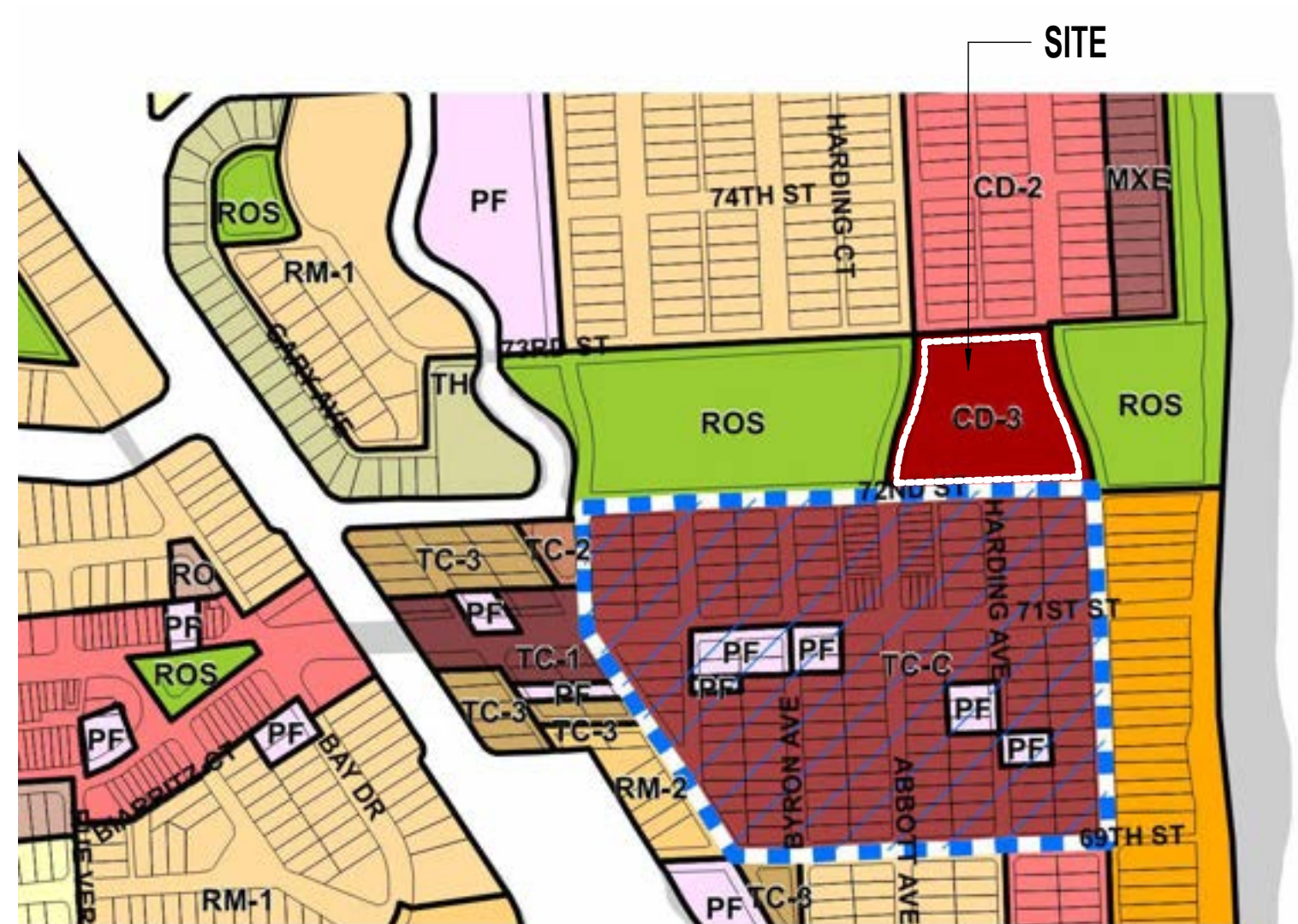
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CURRENT ZONING MAP

- | | |
|--|--|
| RS-1 Single family residential | CD-3 Commercial, high intensity |
| RS-2 Single family residential | I-1 Urban light industrial |
| RS-3 Single family residential | MXE Mixed use entertainment |
| RS-4 Single family residential | HD Hospital district |
| TH Townhome residential | MR Marine recreational |
| RM-1 Residential multifamily, low intensity | GU Civic and government use |
| RM-2 Residential multifamily, medium intensity | CCC Convention center district |
| RM-3 Residential multifamily, high intensity | RM-PRD Multifamily, planned residential development district |
| CD-1 Commercial, low intensity | RM-PRD-2 Multifamily, planned residential development district |
| CD-2 Commercial, medium intensity | WD-1 Waterway district |



FUTURE LAND USE MAP

- | | | |
|--|---|--|
| Single Family Residential (RS) | Medium Density Residential Performance Standard (R-PS-2) | Town Center Commercial (TC-2) |
| Townhome Residential (TH) | Medium-High Density Residential Performance Standard (R-PS-3) | Town Center Residential Office (TC-3) |
| Fisher Island Low Density Planned Residential (RM-PRD) | High Density Residential Performance Standard (R-PS-4) | Public Facility: Educational (PFE) |
| Allison Island Low Density Planned Residential (RM-PRD-2) | Low Intensity Commercial (CD-1) | Special Public Facilities: Educational (SPFE) |
| Low Density Multi Family Residential (RM-1) | Medium Intensity Commercial (CD-2) | Public Facility Hospital - PF (PF-HD) |
| Medium Density Multi Family Residential (RM-2) | High Intensity Commercial (CD-3) | Public Facility: Governmental Uses (PF) |
| High Density Multi Family Residential (RM-3) | Urban Light Industrial (I-1) | Public Facility: Convention Center Facilities (PF-CCC) |
| Medium-Low Density Residential Performance Standard (R-PS-1) | Residential / Office (RO) | Recreation and Open Space including Waterways (ROS) |
| | | Marine Recreation (MR) |

ZONING MAP

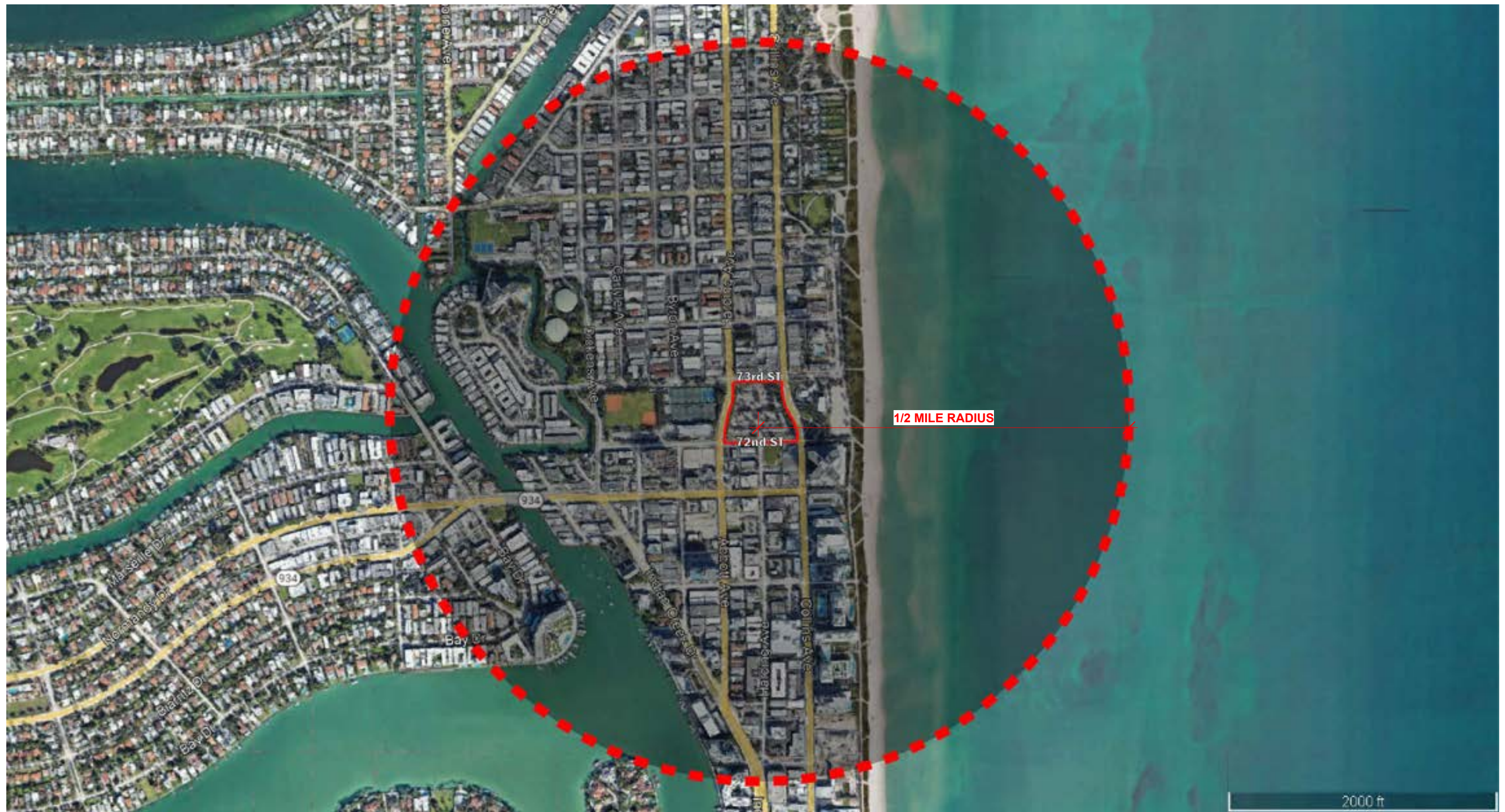


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CONTEXT LOCATION MAP

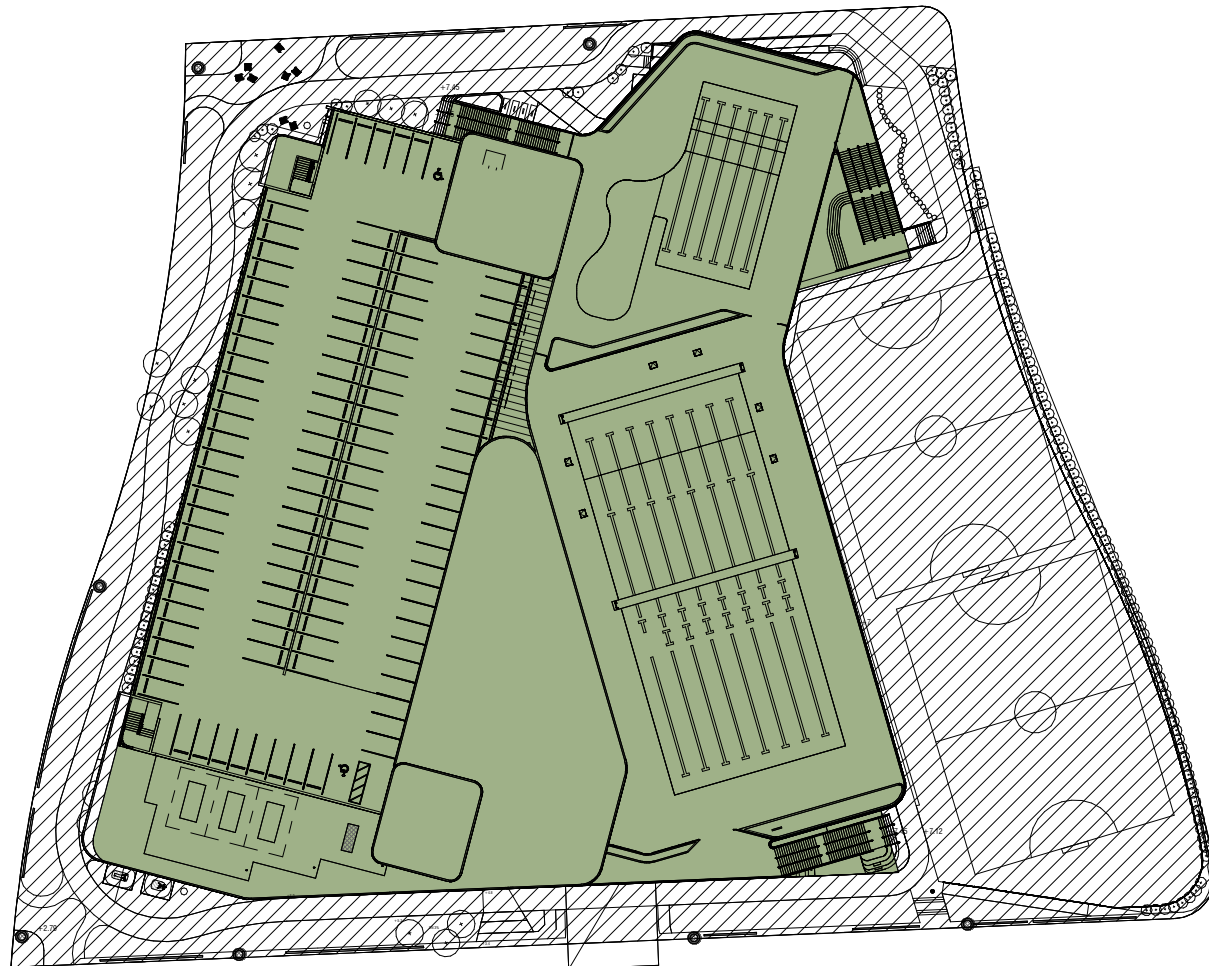


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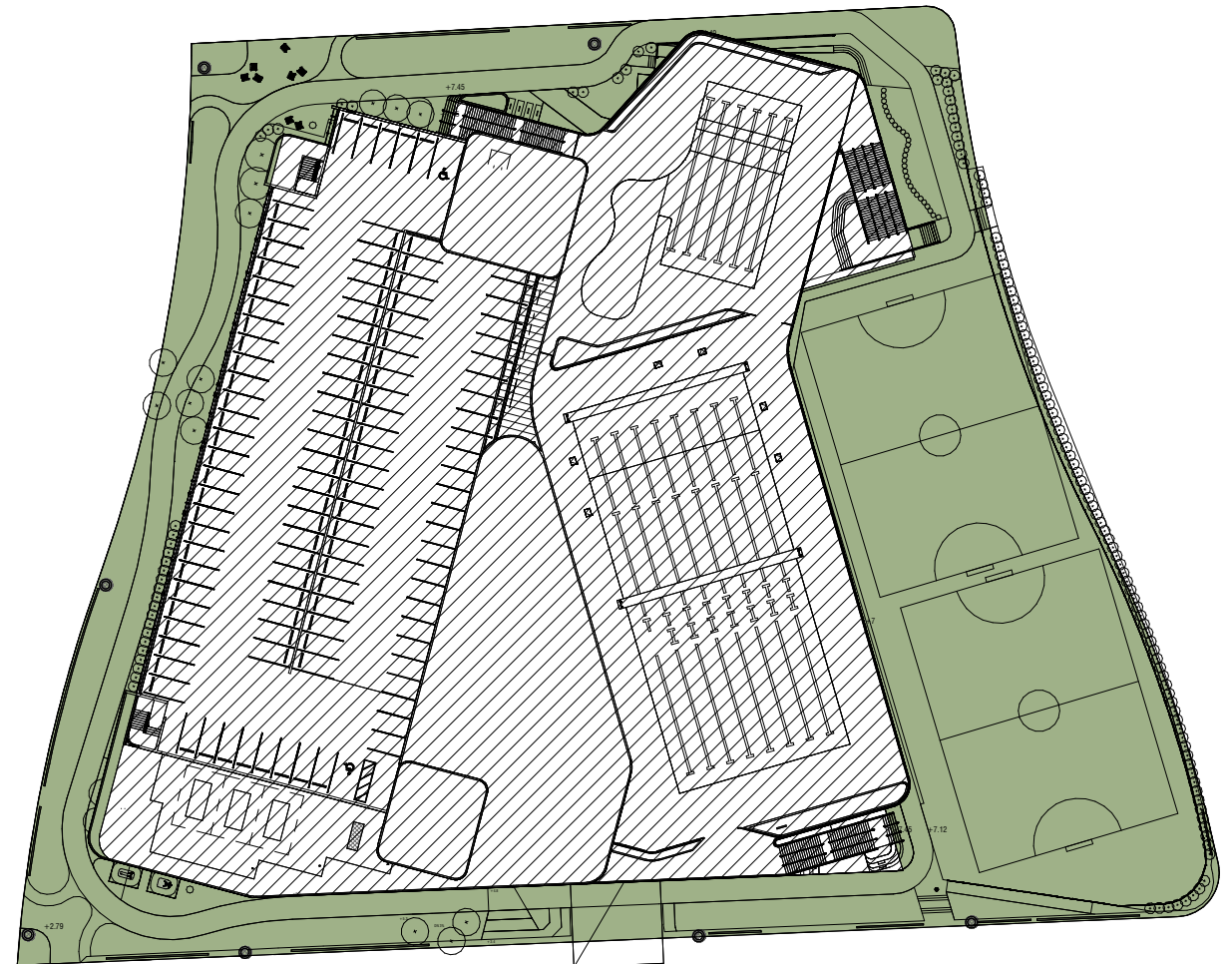
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A003



 **LOT COVERAGE = 99,525 sf. (60%)**



 **OPEN SPACE = 67,518 sf. (40%)**

0' 20' 50' 100'



ZONING DIAGRAMS - LOT COVERAGE

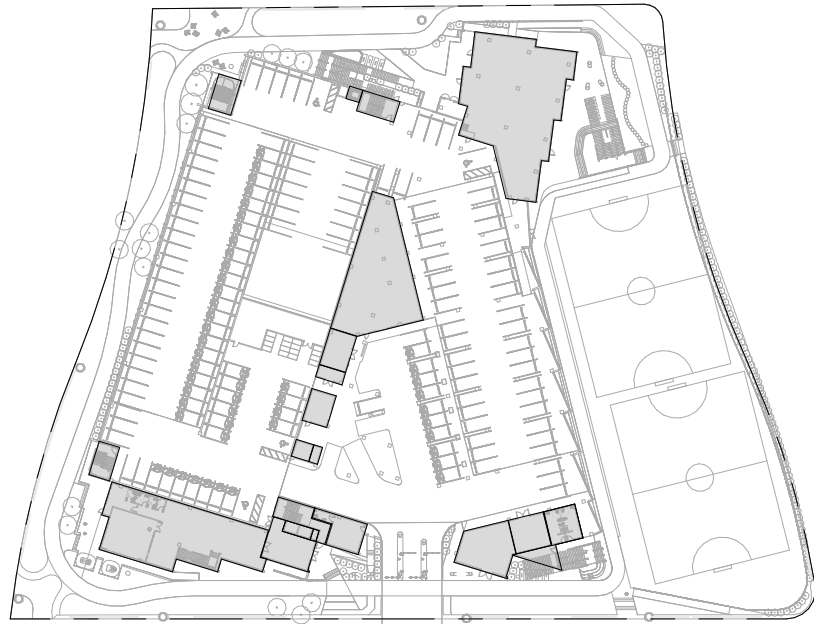


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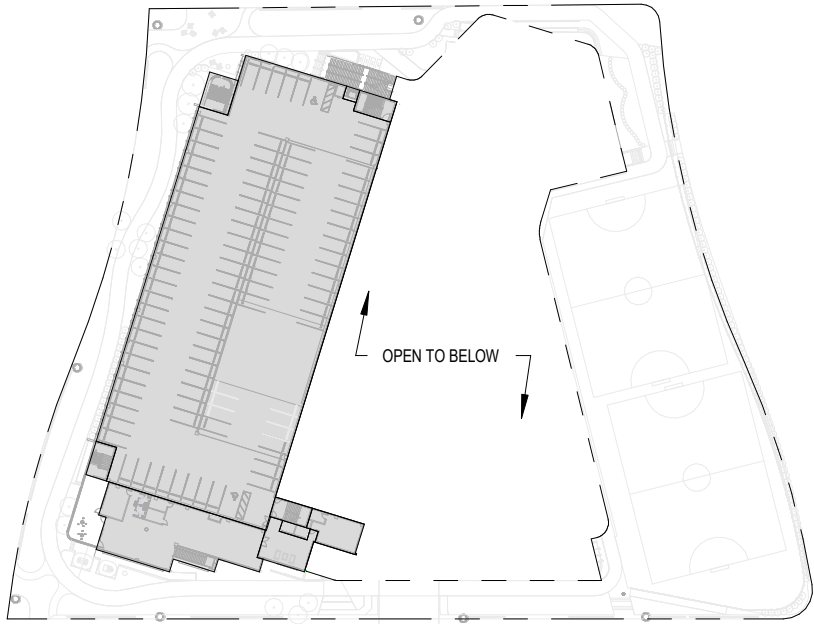
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A004



LEVEL 01 FAR = 19,127 sf.



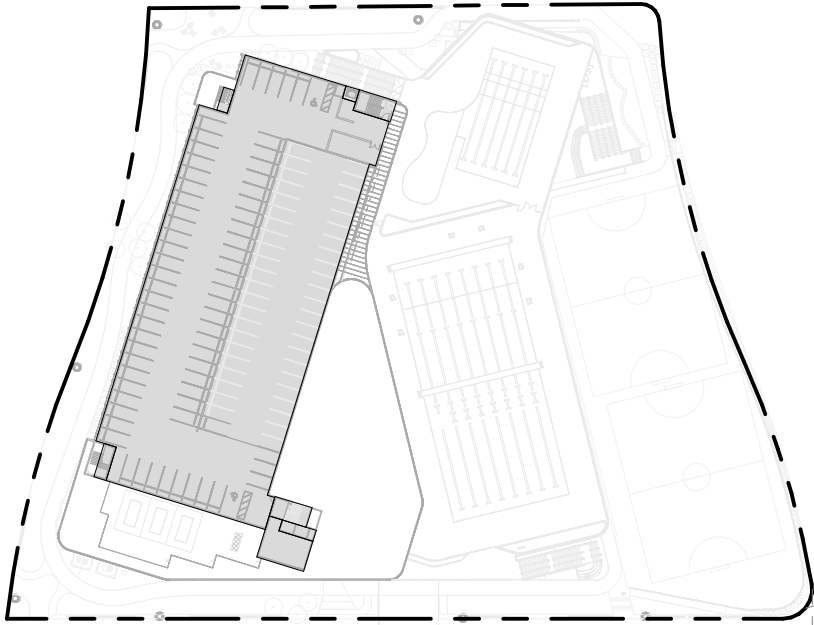
LEVEL 02 FAR = 40,760 sf.



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.
BUILDING TOTAL	187,802 sf.



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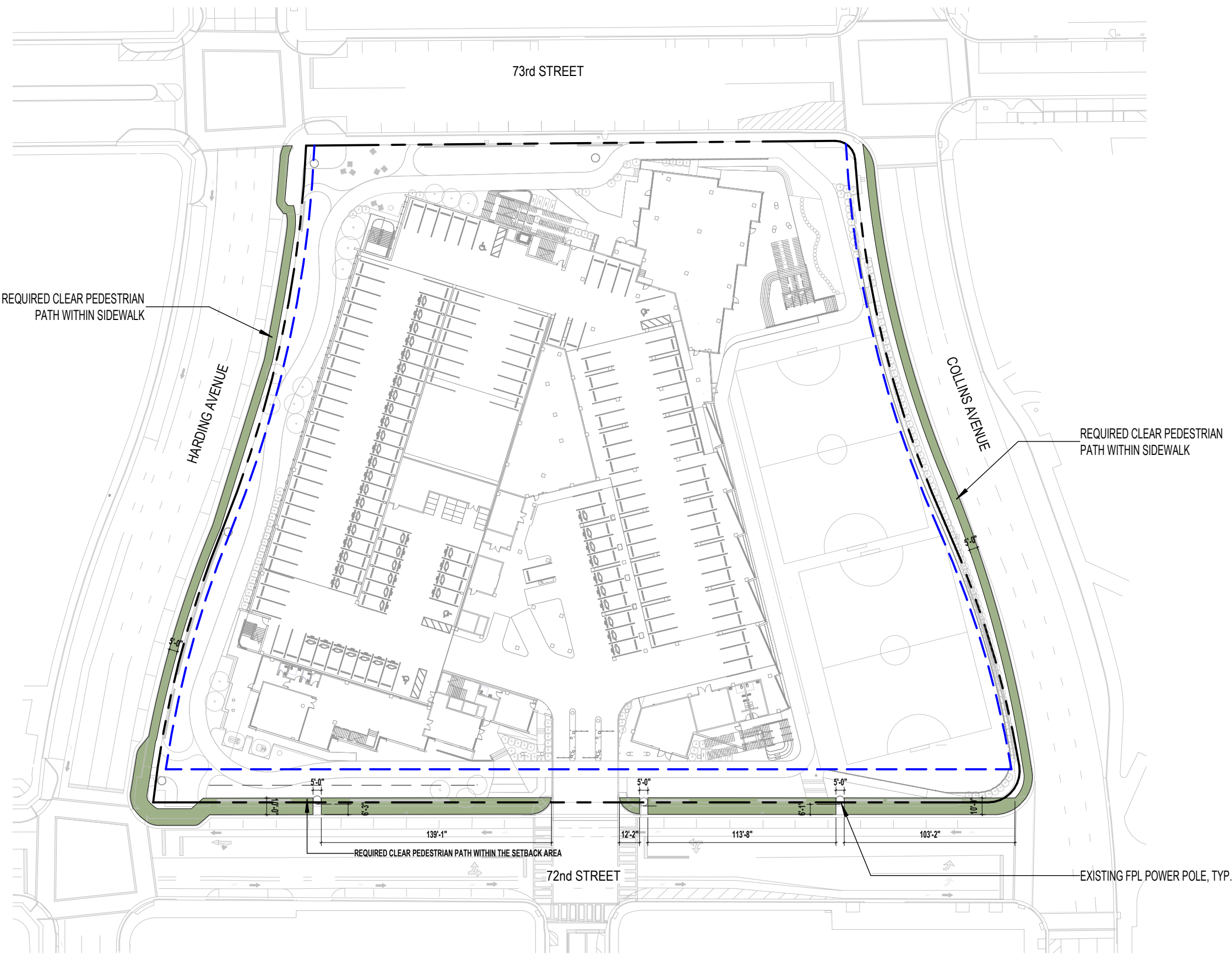


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ZONING DIAGRAMS - FAR

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A005



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE

DRB Variance Request 1: Clear Pedestrian Path:
Required for deletion of the clear path requirements. A continuous 10FT pedestrian path "fitness loop" is provided on the proposed design to activate to habitable areas and commercial uses.

72nd STREET (fronting TC-C): Section 7.2.14.6@1)(III)
Required: 10 FT
Provided: Varies

PEDESTRIAN PATH

STREET	REQUIRED	PROVIDED
COLLINS AVE	5' - 0"	5' - 0"
72nd STREET	10' - 0"	10' - 0"
HARDIN AVENUE	5' - 0"	5' - 0"
73rd STREET	0' - 0"	0' - 0"



CLEAR PEDESTRIAN PATH DIAGRAM

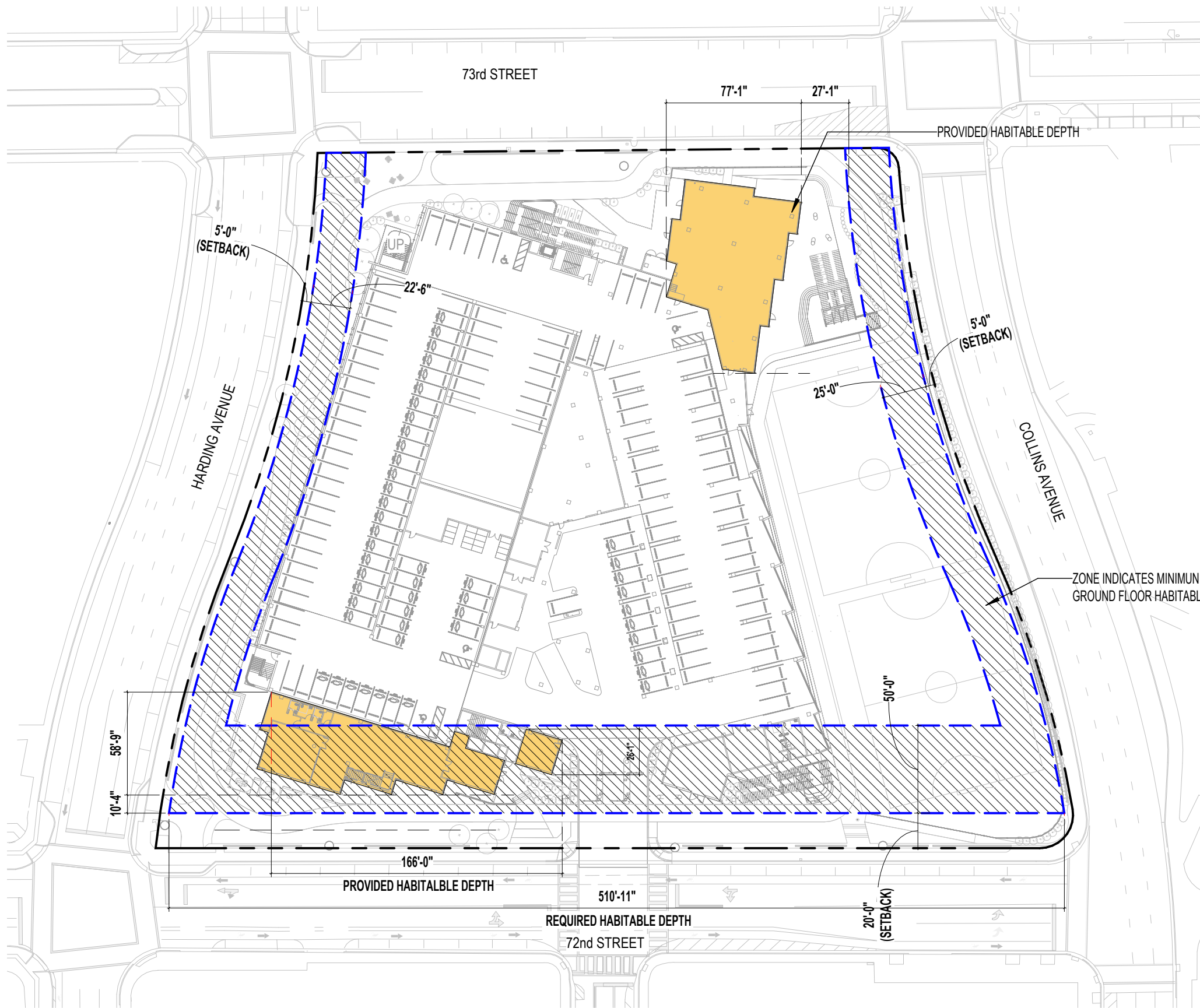


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A006



SITE LEGEND

- PROPERTY LINE
- REQUIRED HABITABLE AREA
- PROPOSED HABITABLE AREA

DRB Variance Request 2 - Habitable Floors

Deletion of the habitable floor's requirements on Collins Avenue and Harding Avenue per Section 7.2.14.6(c)(5)(B)(II)

COLLINS AVENUE & HARDING AVENUE (fronting GU): Section 7.2.14.6(c)(5)(B)(II).
Required: 2 Floors
Provided: 0 Floors

DRB Variance Request 3 - Minimum Ground Floor Habitable Depth:

Required for deletion of the habitable depth requirements.

72nd STREET (fronting TC-C): Section 7.2.14.6(c)(5)(B)(II).
Required: 50 FT (100% of street frontage)
Provided: 32.8 FT (Based on average layout depths) (34% of street frontage)

HARDING AVENUE (fronting GU): Section 7.2.14.6(c)(6)(A).
Required: 22.5 FT
Provided: 0 FT

COLLINS AVENUE (fronting GU): Section 7.2.14.6(c)(5)(B)(II).
Required: 25 FT
Provided: 0 FT

0' 20' 50' 100'



HABITABLE FLOORS & DEPTH DIAGRAM



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A007



LEVEL 2 - HABITABLE DEPTH



LEVEL 3 - HABITABLE DEPTH

DRB Variance Request 4 - Minimum Second and Third Floor Habitable Depth:
Deletion of the habitable depth requirements.

72nd STREET (fronting TC-C): Section 7.2.14.6(c)(5)(B)(IV).
Required: 25 FT (90% of frontage)
Provided: 47'-11" FT± (Based on average layout depths) (30% of frontage)

COLLINS AVENUE (fronting GU): Section 7.2.14.6(c)(5)(B)(IV)
Required: 12.5 ft
Provided: 0 ft

SITE LEGEND

- PROPERTY LINE
- [Blue dashed box] REQUIRED HABITABLE AREA
- [Yellow solid box] PROPOSED HABITABLE AREA



HABITABLE FLOORS & DEPTH DIAGRAM



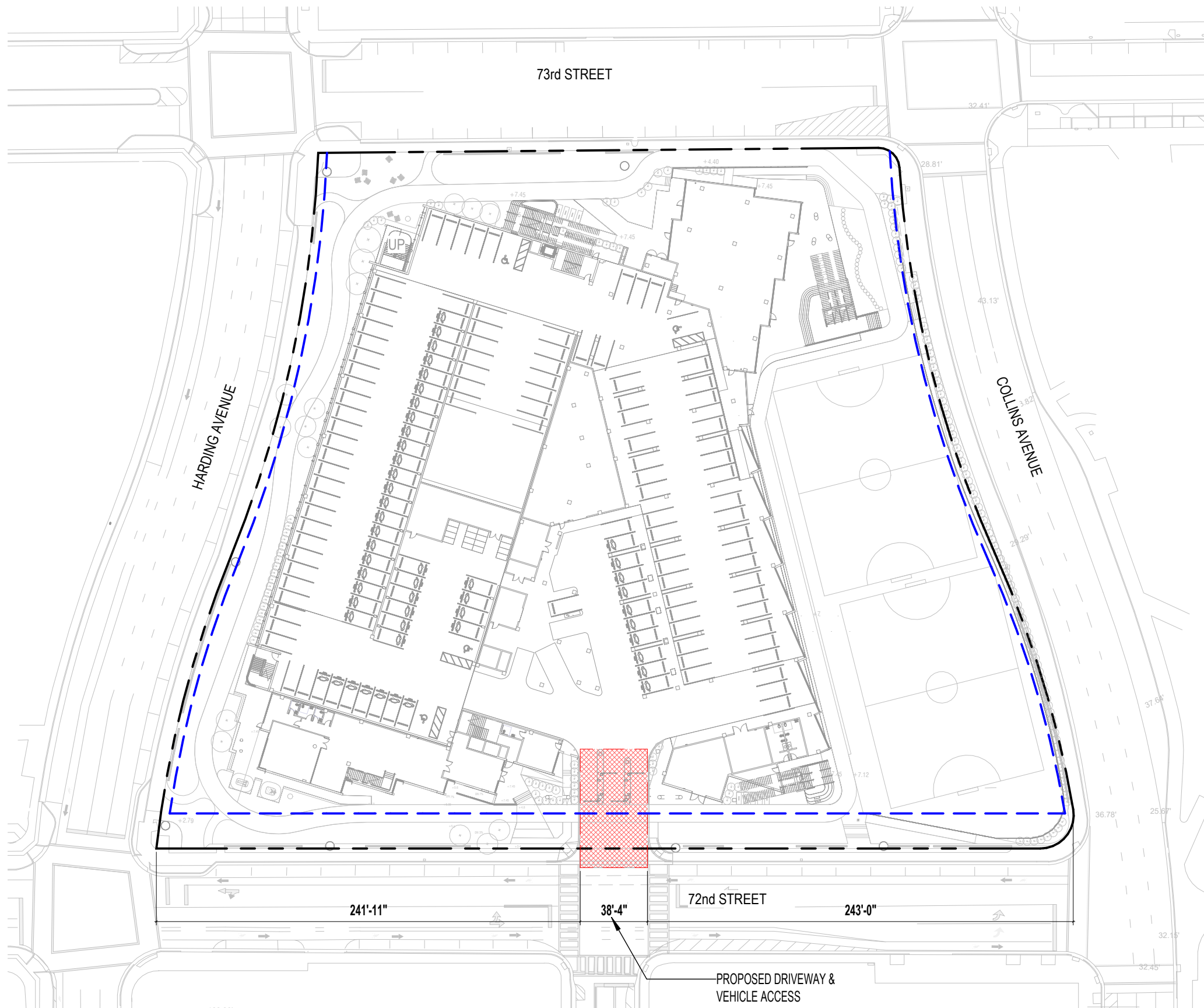
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A008



SITE LEGEND

--- PROPERTY LINE

--- SETBACK LINE

DRB Variance Request 5 - Driveways/Vehicle access to off-street parking and loading:
Required for driveway/ vehicle access to be permitted.

72nd STREET (fronting TC-C): Section 7.2.14.6(c)(5)(C).

Required: Not Permitted

Provided: Proposed

0' 20' 50' 100'



DRIVEWAY SEPARATION DIAGRAM



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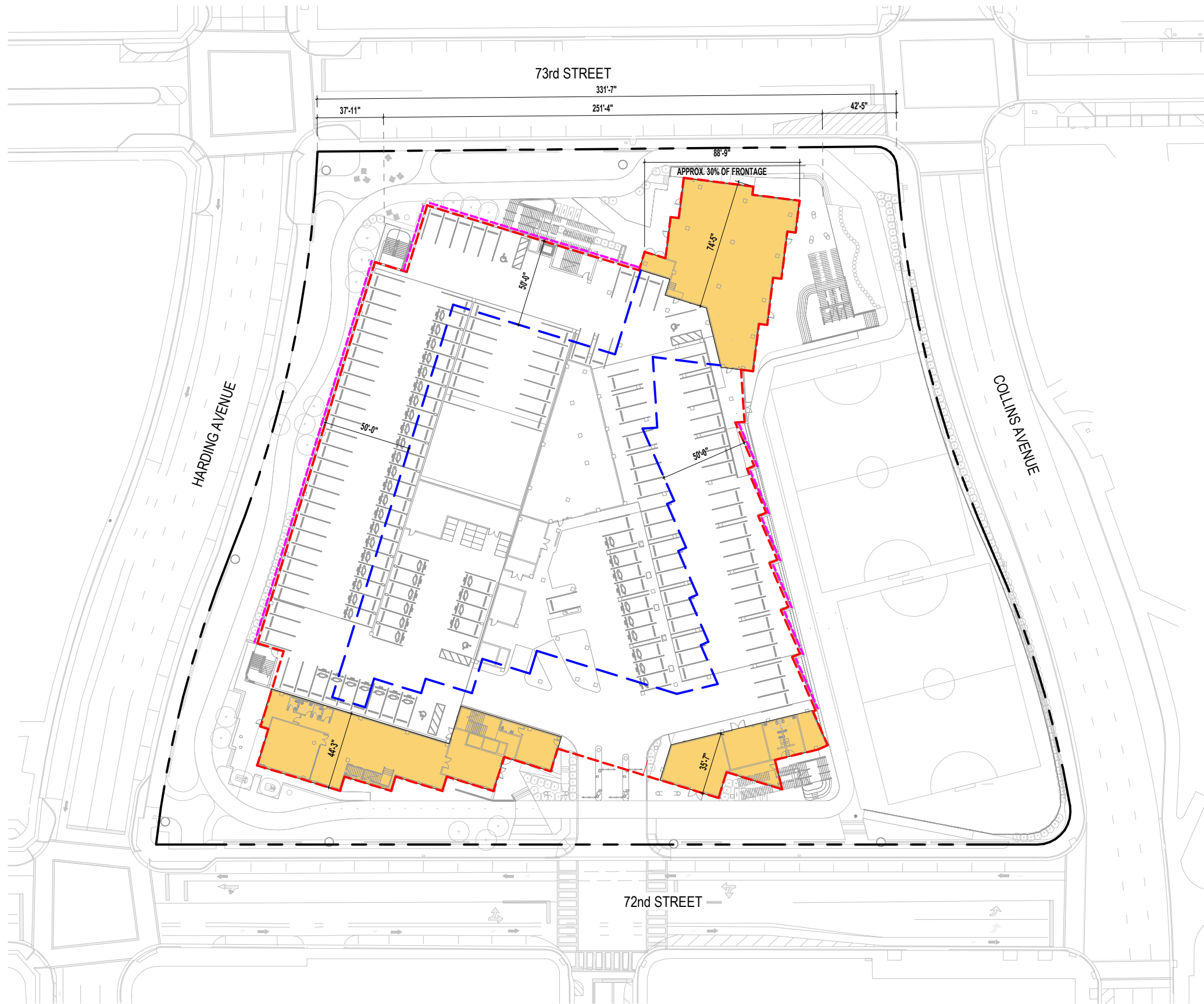
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A009



SITE LEGEND

- PROPERTY LINE
- 50ft SETBACK LINE
- BUILDING PERIMETER FACADE
- PROPOSED ARCHITECTURAL SCREENING AS PER SECTION 7.1.6.2(b)(4) - WHERE PARKING IS NOT LINED WITH HABITABLE SPACE IT SHOULD BE SCREEN BY FENESTRATION OR OTHER TREATMENT
- PROPOSED ARCHITECTURAL SCREENING AS PER SECTION 7.1.6.2(B)(4) - WHERE PARKING IS NOT LINED WITH HABITABLE SPACE IT SHOULD BE SCREEN BY FENESTRATION OR OTHER TREATMENT.

DRB Variance Request 6 - Off-Street Parking Facilities: (Pending Review P&Z)
Acceptance of ground floor parking less than 50ft.
72nd STREET (fronting TC-C): Section 7.2.14.6(c)(5)(B)(V),

Required: 50 FT
Provided: In Compliance

DRB Variance Request 7 - Parking Garages: (Pending Review P&Z)
Deletion of upper-level use requirements.

73rd STREET (fronting CD-2): Section 7.2.11.3(b)(1)

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

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

73rd STREET (fronting CD-2): Section 7.2.11.3(b)(2)

Provided: Required 60% (150'-8")
Provided 30% (75'-4")



PARKING SCREENING DIAGRAM



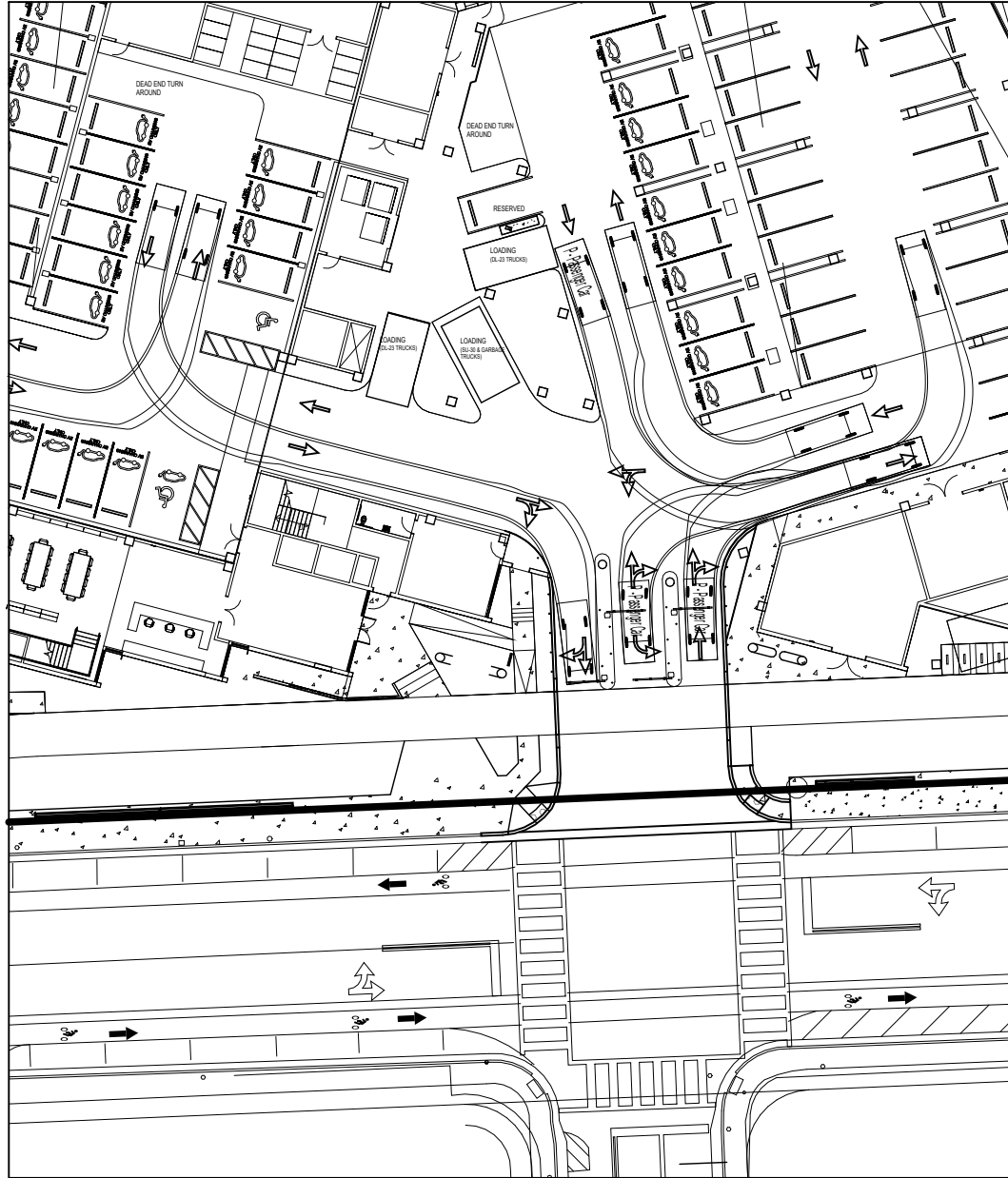
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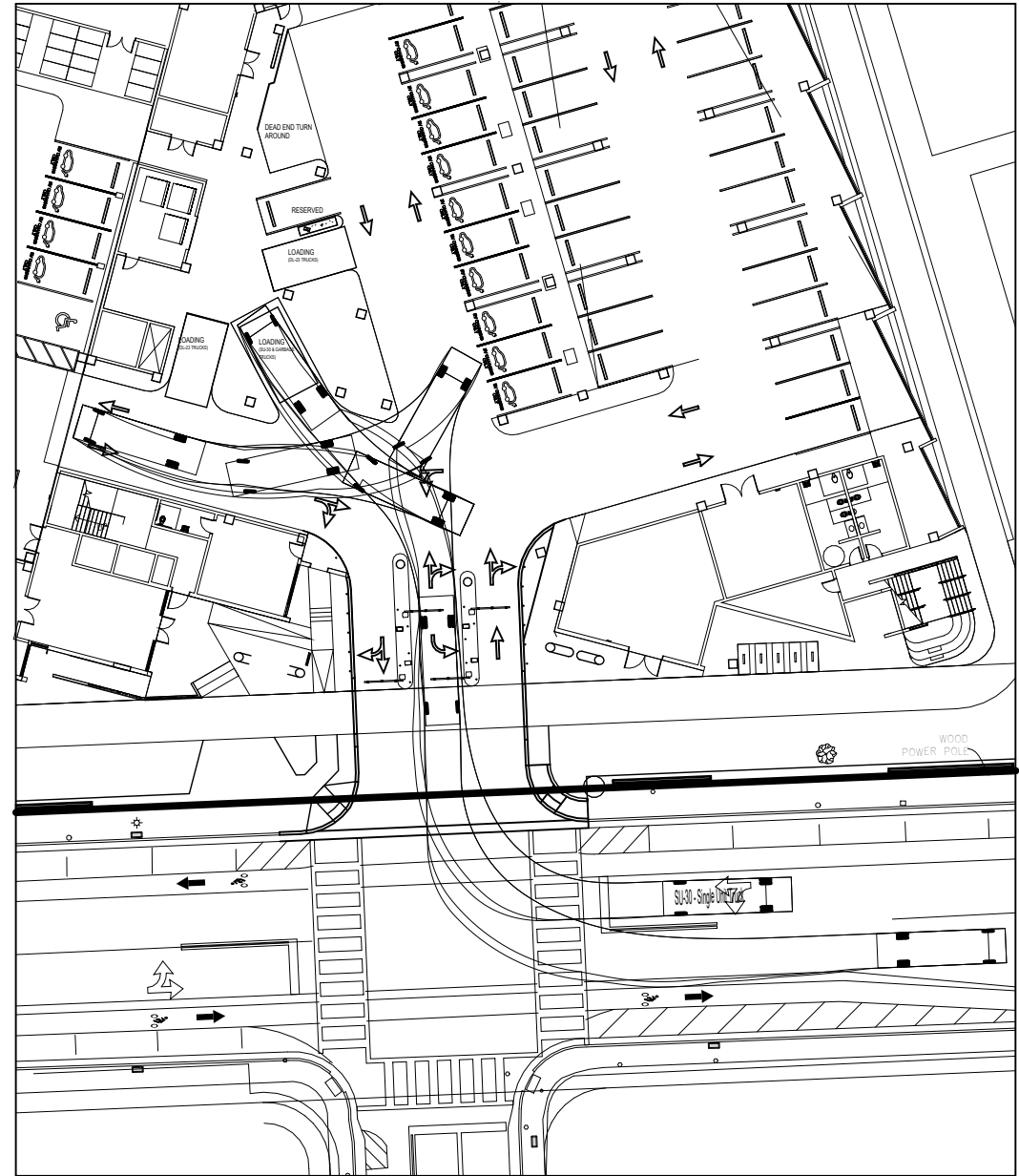
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A010



10' BOX TRUCK - 19.5'x7'



GARBAGE TRUCK WM - 34'x9.5'



MANEUVERING DIAGRAM



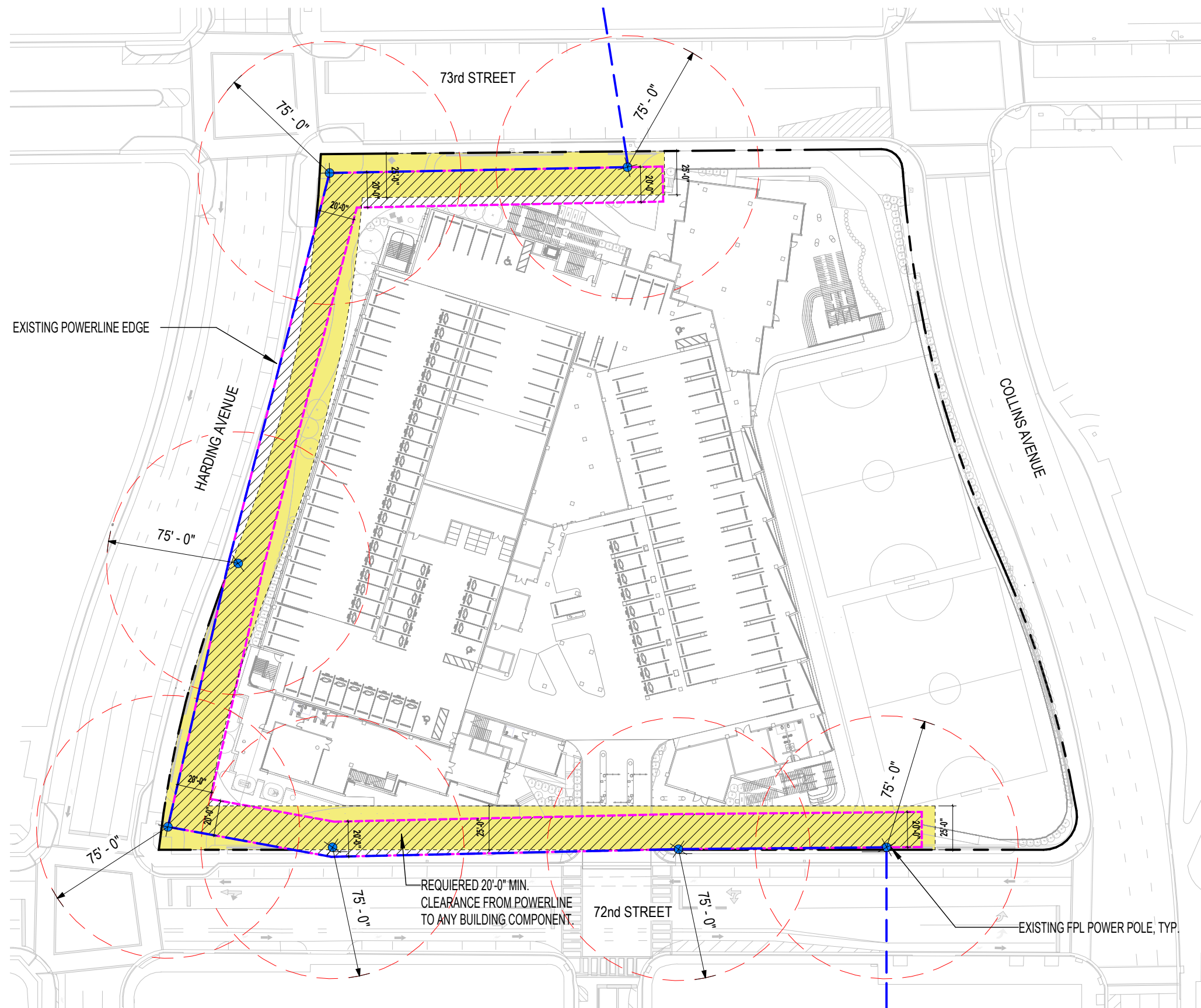
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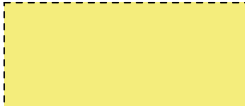
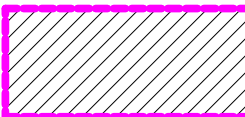
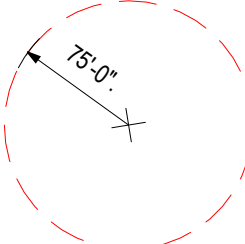
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A011



FPL EASEMENT LEGEND

-  PROPERTY LINE
-  POWER LINE PATH
-  EXISTING CONCRETE POLES
-  25'-0" FPL EASEMENT
-  20'-0" MIN. CLEARANCE FROM EXISTING POWERLINE TO ANY POSSIBLE CONSTRUCTION COMPONENT
-  75'-0" RADIAL UNOBSTRUCTED DISTANCE REQUIRED FOR ANY NON FPL USER SERVICE AROUND ANY FPL FACILITIES OR EQUIPMENT. (MAINTENANCE WITHIN THE CLEARANCE WILL REQUIRE FPL APPROVAL PRIOR TO WORK)

NOTE: TREES IN FPL EASEMENT MUST BE 75'-0" FROM EXISTING UTILITY POLE AND REACH A MATURE HEIGHT UNDER 14'-0"

0' 20' 50' 100'



FPL EASEMENT AND POWERLINE CLEARANCES



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A012



CONTEXT SITE PLAN EXISTING

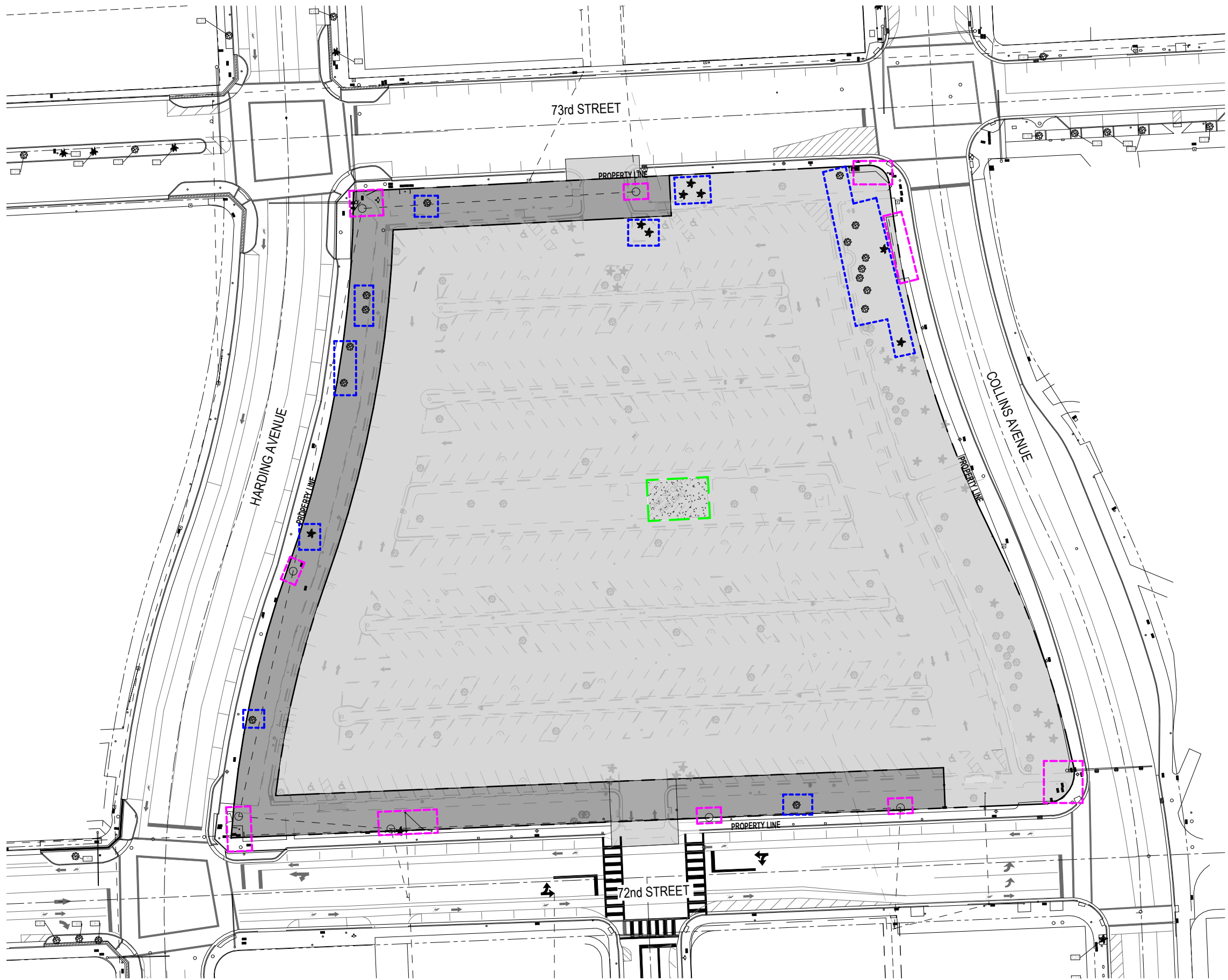


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A018



LEGEND

- PROPERTY LINE
- SITE DEMO AREA*
- SITE DEMO AREA WITHIN UTILITY EASEMENT
- AREA WITH EXISTING INFRASTRUCTURE TO REMAIN AND PROTECTED DURING DEMOLITION AND CONSTRUCTION
- AREA WITH EXISTING TREES TO BE PRESERVED. REFER TO LANDSCAPE DRAWINGS FOR PROPOSED TREE DISPOSITION PLAN, NOTES AND SCHEDULE.
- EXISTING ONE STORY PUMP STATION BUILDING APPROXIMATELY 1,000 SF TO BE DEMOLISHED.

*REMOVED ALL EXISTING PARKING LOT PAVFEMENT, CURB AND SUPPORTING INFRASTRUSTURE. CAP ALL UTILITIES AT PROPERTY LINE, REROUTE ALL EXISTING UTILITIES GOING THROUGH PROPERTY ACCORDING TO UTILITY OWNER STANDARDS AND PROCEDURES. CONTRACTOR TO CONFIRM FINAL DEMOLITION PLAN.



DEMOLITION PLAN

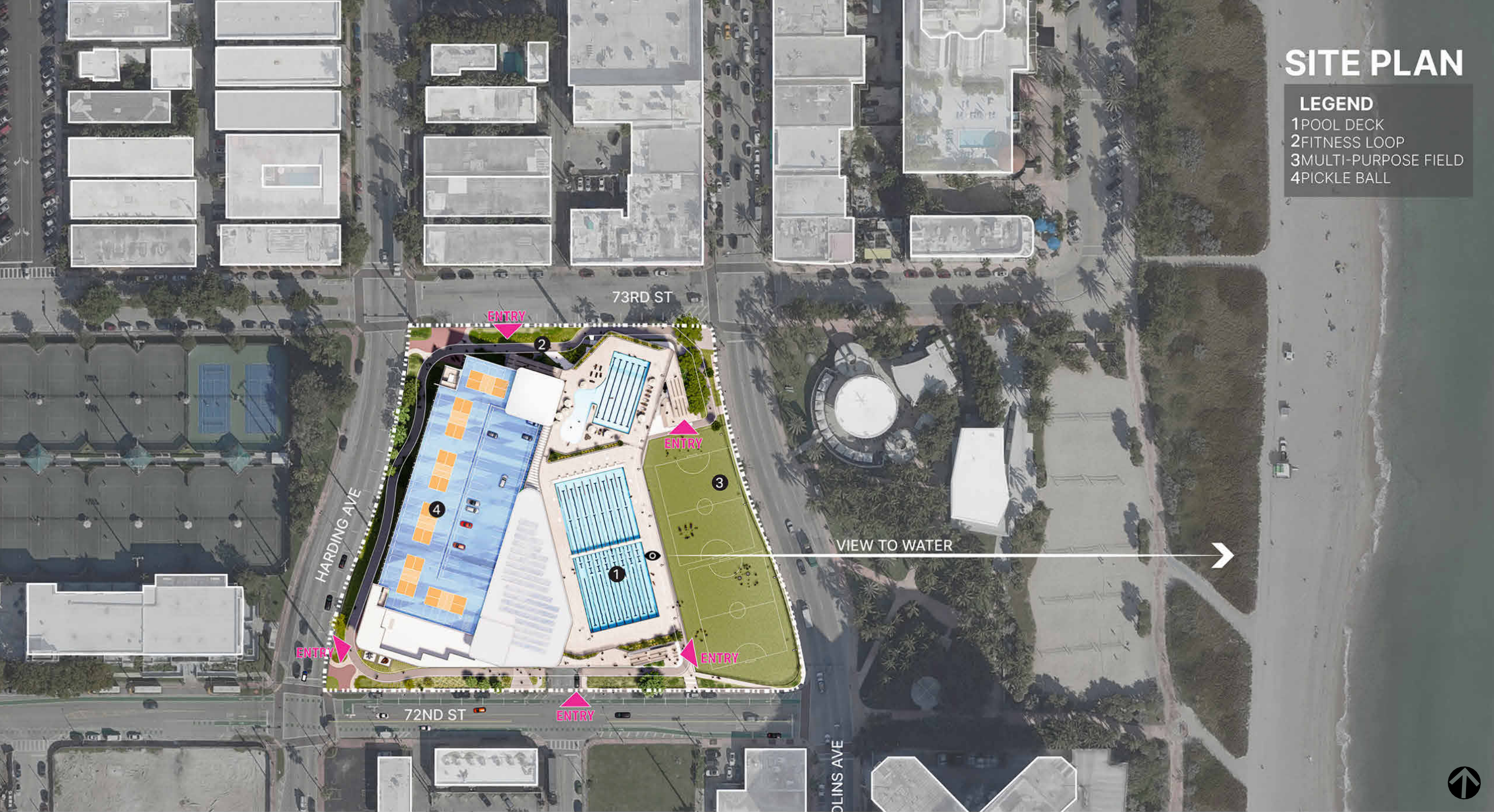


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SITE PLAN

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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3D RENDERING #1



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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 #16



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3D RENDERING #17



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3D RENDERING #18



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3D RENDERING #19



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3D RENDERING #20



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