



# Letter of Intent

**Date** March 09, 2025

**To** Rogelio Madan, Development & Resiliency Officer  
Philip Byrnes, Senior Planner  
Giselle Deschamps, Principal Planner  
Gabriela Freitas, Office Associate V

**From** Jason Jensen, AIA, LEED AP, Principal

**Project** **DRB24-1072** Miami Beach 72<sup>nd</sup> Street Community Complex

**Via** Email and Hardcopy

**Subject** Design Review Board Letter of Intent

## Letter of Intent for Miami Beach 72<sup>nd</sup> Street Community Complex

Dear Design Review Board Members:

The Office of Capital Improvements Projects of the City of Miami Beach is the Applicant for the 72<sup>nd</sup> Street Community Complex Project. Wannemacher Jensen Architects, as the Prime Consultant, are please to submit this project for your consideration. This project is part of a General Obligation Bond.

The project parameters are identified within the Design Criterial Package based prepared by Desman Design Management June 2020 (Revised 2022). This project aims to incorporate a new parking garage, library, community center, Aquatics center, Fitness Center, retail, Multi-purpose fields and jogging track. On-site improvemts include three Public Plaza and surrounding landscape, hardscape, lighting enhancements and public art. Existing city-owned utilities will be re-routed off-site to the adjacent roads and a new four-way stop will be incorporated at the Garage Entrance on 72<sup>nd</sup> and Harding.

### Project Intent

Design an iconic 5-story Community Complex that includes an Aquatic Center with a 50-meter competition pool and a 25-meter multi-purpose pool, a 590-space parking structure and combined (6) pickleball courts on the top level, a 7,800 sq. ft. Miami-Dade County Library, 5,000 sq. ft. of commercial/retail space, a 7,500 sq. ft. Fitness Center, a 5,000 sq. ft. Community Center, and 60,000 sq. ft. of active green space with a jogging path.

### Project Goals

- Meet all Design Criteria Package requirements
- Meet LEED Gold Certification
- Integrate building with the city of Miami Beach harmonization plan
- Preserve as many existing trees on site as possible
- Tie into existing urban fabric while respecting the historical heritage of the city.

- Provide resiliency for future potential flooding mitigation

**SITE DEMOLITION:**

Existing site conditions consist of an onsite parking lot, offsite parking (On 72<sup>nd</sup> Street, 73<sup>rd</sup> Street and Abbot Ave.), Portions of the Curved stone decorative walls along Collins Avenue, One Story Building with fencing enclosure, Access drive from 72<sup>nd</sup><sup>th</sup> and 73<sup>rd</sup> street.

- Existing parking lot including all driveways, curbs, islands, trees and vegetation to be removed.
- Existing fence, gravel and dirt to be removed and prepped for new construction.
- Existing stone curved wall on R.O.W Collins Avenue. To be removed.
- Existing sidewalk on R.O.W to remain along Collins Ave., 73<sup>rd</sup> St, And Harding/Abbot Ave.
- Existing Sidewalk on R.O.W to be expanded to 10' Depth where possible.
- All existing on-street parking to remain.
- Designated Existing R.O.W trees to remain.
- Existing R.O.W Light post, signage equipment and FPL power poles to remain.

**RESILIENCY AND ADAPTATION STANDARD SECTION 7.1.2:**

The proposed Design will meet the Resilience and adaptation standard and all of the requirements listed per the Design Criteria Package which includes the ability to increase the ground floor elevation by an additional 48 inches to mitigate any future sea rise conditions. The project frontages include local and FDOT roads for which the following harmonization coordination to be met. FDOT roads edge of pavement minimum elevation of 5.2 feet NAVD and 4.2 feet NAVD for local roads. The project site front yards and design features will be designed with maximum flexibility to accommodate the future work required for the harmonization.

Regarding the inclusion of sea level rise and resiliency review criteria per Section 7.1.2.4 of the City Resiliency Code. Below, please find our response outlining how the proposed project aligns with these criteria:

1. **Recycling and Salvage Plan:**  
A recycling or salvage plan will be implemented for any partial or total demolition associated with the project, in compliance with sustainability and waste management standards.
2. **Hurricane-Impact Windows:**  
All proposed window replacements will utilize hurricane-proof, impact-resistant materials to enhance storm resiliency.
3. **Resilient Landscaping:**  
The landscape design will feature resilient landscaping, including salt-tolerant, water-absorbent, native, or Florida-friendly plants, per Chapter 4 of the Land Development Regulations.
4. **Adopted Sea Level Rise Projections:**  
The project has considered the adopted sea level rise projections from the Southeast Florida

Regional Climate Action Plan. Additionally, the land elevation of the subject property and surrounding properties has been specifically studied to ensure compatibility and adaptability.

5. **Adaptability to Elevated Rights-of-Way:**

The design of the ground floor, driveways, and garage ramping has been carefully planned to be adaptable to the potential raising of public rights-of-way and adjacent land, providing sufficient clearance for future modifications accommodating up to three additional feet of height.

6. **Critical Systems Above Base Flood Elevation:**

All critical mechanical and electrical systems for new construction will be located above the base flood elevation, and redevelopment aspects will prioritize the relocation of such systems whenever practicable and economically reasonable.

7. **Stormwater Retention Systems:**

Stormwater retention systems will be integrated into the design, aligning with the city's goals to manage flood risks effectively.

8. **Cool or Porous Pavement Materials:**

Cool pavement materials or porous pavement materials will be utilized to mitigate heat island effects and enhance stormwater management.

9. **Minimizing Heat Island Effects:**

The design of the project incorporates strategies to minimize heat island effects through thoughtful landscaping, material selection, and shading.

10. **Vulnerability and Resiliency Compatibility:**

The proposed project does not adversely affect areas vulnerable to sea level rise and actively contributes to increasing the city's resiliency with respect to sea level rise. The design aligns with and supports the city's sea level rise mitigation and resiliency efforts.

**ANTICIPATED BUILDING / SITE VARIANCES:**

*Clear Pedestrian Path:*

**DRB Variance Request 1:**

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.

**72<sup>nd</sup> STREET (fronting TC-C): Section 7.2.14.6©(1)(III)**

- Required: A minimum 10ft wide "clear pedestrian path," free from obstructions, including, but not limited to, outdoor cafés, sidewalk cafés, landscaping, signage, utilities, and lighting, shall be maintained along all frontages.
- (6) An easement to the city providing perpetual public access shall be provided for portions of the clear pedestrian path that fall within the setback area.
- List of Hardships:
  - Existing FPL Poles
  - Required Driveway on 72<sup>nd</sup>

**Required:** 10 FT

**Provided:** Varies

*Refer to diagram on Sheet A006*

*Habitable Floors:*

**DRB Variance Request 2:**

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 (fronting GU): Section 7.2.14.6(c)(5)(B)(II).

- As per CMB listed RFP zoning requirements,  $((3+1)/2) = 2$  required
- List of Hardships:
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site
  - Required 30,000 SF Contiguous Multipurpose Field

**Required:** 2 Floors

**Provided:** 0 Floors

HARDING AVENUE (fronting GU): Section 7.2.14.6(c)(5)(B)(II).

- As per CMB listed RFP zoning requirements,  $((3+1)/2) = 2$  required
- List of Hardships:
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site
  - Required 30,000 SF Contiguous Multipurpose Field

**Required:** 2 Floors

**Provided:** 0 Floors

*Refer to diagram on Sheet A007*

*Minimum Ground Floor Habitable Depth:*

**DRB Variance Request 3:**

Required for deletion of the habitable depth requirements.

72<sup>nd</sup> STREET (fronting TC-C): Section 7.2.14.6(c)(5)(B)(II).

- Under class A frontages, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade.
- List of Hardships:
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site
  - Required 30,000 SF Contiguous Multipurpose Field
  - Existing FPL 25 ft easement
  - Required FPL Vault
  - Required Driveway on 72<sup>nd</sup>

**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),

- Under TC-C, as per Sec 7.2.14.6(c)(6)(B)(II), under class B frontages, the ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 45 feet from the building façade for the minimum required length along the setback line.
- Under CD-2, no provisions for minimum habitable depths are noted.
- As per Sec. 7.2.14.6(c)(6)(A), average of 45ft and 0ft =  $((45+0)/2) = 22.5\text{ft}$  required.
- List of Hardships:
  - Required 500 Space Parking Garage
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site
  - Existing FPL 25 ft easement

**Required:** 22.5 FT

**Provided:** 0 FT

COLLINS AVENUE (fronting GU): Section 7.2.14.6(c)(5)(B)(II),

- Under TC-C, as per Sec 7.2.14.6(c)(5)(B)(II), under class A frontages, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade.
- Under CD-2, as per Sec 7.2.11.3(a), no provisions for encroachments are noted.
- As per Sec. 7.2.14.6(c)(5)(B)(II), average of 50ft and 0ft =  $((50+0)/2) = 25\text{ft}$  required.
- List of Hardships:
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site
  - Required 30,000 SF Contiguous Multipurpose Field

**Required:** 25 FT

**Provided:** 0 FT

*Refer to diagram on Sheet A007*

*Minimum Second and Third Floor Habitable Depth:*

**DRB Variance Request 4:**

Deletion of the habitable depth requirements.

72nd STREET (fronting TC-C): Section 7.2.14.6(c)(5)(B)(IV),

- Under class A frontages, the second and third floors shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 25 feet from the building facade.
- List of Hardships:
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site
  - Required 30,000 SF Contiguous Multipurpose Field
  - Existing FPL 25 ft easement
  - Required FPL Vault
  - Required Driveway on 72<sup>nd</sup>

**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)

- Under class A frontages, the second and third floors shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 25 feet from the building facade. Under CD-2, as per Sec 7.2.11.3(a), no provisions for encroachments are noted.
- Under CD-2, as per Sec 7.2.11.3(a), no provisions for encroachments are noted.
- As per Sec. 7.2.14.6(c)(5)(B)(IV), average of 25ft and 0ft =  $((25+0)/2) = 12.5\text{ft}$  required
- List of Hardships:
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site
  - Required 30,000 SF Contiguous Multipurpose Field

**Required:** 12.5 ft

**Provided:** 0 ft

*Refer to diagram on Sheet A008*

*Driveways / Vehicle access to off-street parking and loading:*

**DRB Variance Request 5:**

Required for driveway/ vehicle access to be permitted.

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

- Under class A frontages, Driveways and vehicle access to off-street parking and loading shall be prohibited.
- (IV) If the only means of egress to the site is from a Class A frontage, automobile parking requirements may be waived by the design review board.
  
- List of Hardships:
  - Required Driveway on 72<sup>nd</sup>

**Required:** Not Permitted

**Provided:** Proposed

*Refer to diagram on Sheet A009*

*Off-Street Parking Facilities: (Pending Review P&Z)*

**DRB Variance Request 6:**

Acceptance of ground floor parking less than 50ft.

72nd STREET (fronting TC-C): Section 7.2.14.6(c)(5)(B)(V),

- Under class A frontages, ground floor and surface parking shall be setback a minimum of 50 feet from the building façade and be concealed from view from the clear pedestrian path.

**Required:** 50 FT

**Provided:** In Compliance

*Refer to diagram on Sheet A010*

*Parking Garages: (Pending Review P&Z)*

**DRB Variance Request 7:**

Deletion of upper-level use requirements.

73rd STREET (fronting CD-2):

- As per CMB listed RFP zoning requirements, for Main Use Parking Garages – All façades above the first level, facing a street or sidewalk, shall include a substantial portion of residential or commercial uses.
- List of Hardships:

- Required 590 Space Parking Garage
- Required programming adjacencies restricts available program area placement
- Limited program area available to develop the entire site

**Provided:** Noncompliance

**DRB Variance Request 8:**

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)(1)

- As per Sec 7.2.11.3(b)(1), for CD-2, residential or commercial uses, as applicable, at the first level along every facade facing a street.
- List of Hardships:
  - Required 500 Space Parking Garage
  - Required programming adjacencies restricts available program area placement
  - Limited program area available to develop the entire site

**Provided:** Noncompliance

**ANTICIPATED LANDSCAPE WAIVERS:**

**4.2.3 Minimum Standards**

*Required Street Tree size and spacing - Sec 4.2.3 (a) 2:*

Existing tree credits were calculated as follows:

- Street trees: within a 20-foot offset of the property line or within the FPL easement
- Lot trees: beyond a 20-foot offset of the property line

**Landscape Waiver Request 1:** Due to height limitations imposed by FPL along 72<sup>nd</sup> Street, Harding Ave, and 73<sup>rd</sup> Street frontages. FPL has limited the maximum growth height of trees planted within the easement at maturity to a max of 12-feet. Waiver request should be to eliminate the minimum height requirement beneath the FPL power lines.

- **Size:** Minimum height of 12-14 feet at the time of planting

**Landscape Waiver Request 2:** Given the amount of programming and development intensity required by the City as a condition of the contract. In order to meet the City's programming requirements, the City will need to grant a waiver to meet minimum street tree requirements.

- **Frequency:** 20' o.c. (even under powerlines *Sec 4.2.3(a)(2)*)
  - i. Total Required: 86 street trees
  - ii. Total Provided: 23 street trees
  - iii. Total Deficiency: 63 street trees

*Note that Section 4.2.4 allows for the property owner (City) to pay into the tree fund at a rate of \$2500/required tree if they are not able to fit all the trees on site. The fact that this section does not qualify or establish any criteria for its application it may serve as a means to not have to pursue a waiver. The total contribution to the Tree Fund for the Street Tree requirement would be **\$157,500.00***

**Breakdown:**

- iv. Collins frontage
  - 1. Minimum required: 21 trees
  - 2. Provided in 30% Plans: 2 trees (0 new trees + 2 existing trees credit) Deficiency: 19 trees
    - a. *Note that Palm #009 qualifies as a credit because it exceeds the minimum requirements per 4.2.3 (a)(3)*
    - b. *Note that Palm #018 qualifies as a credit because it exceeds the minimum requirements per 4.2.3 (a)(3)*
- v. Harding frontage
  - 1. Minimum required: 21 trees
  - 2. Provided in 30% Plans: 12 trees (7 new trees + 5 existing trees credit) Deficiency: 9 trees
    - a. *Note that Palm #062 does not meet the minimum height requirement to count towards a credit*
- vi. 72<sup>nd</sup> Street frontage
  - 1. Minimum required: 27 trees
  - 2. Provided in 30% Plans: 4 trees (3 new trees + 1 existing trees credit) Deficiency: 23 trees
    - a. *Note that Palm #060 does not meet the minimum height requirement to count towards a credit*
- vii. 73<sup>rd</sup> Street frontage
  - 1. Minimum required: 17 trees
  - 2. Provided in 30% Plans: 5 trees (0 new trees + 2 existing trees credit) Deficiency: 12 trees

- a. *Note that Palm #002 does not meet the minimum DBH requirement to count towards a credit*
- b. *Note that Palm #003 does not meet the minimum DBH requirement to count towards a credit*
- c. *Note that Palm #069 does not meet the minimum DBH requirement to count towards a credit*
- d. *Note that Palm #070 does not meet the minimum DBH requirement to count towards a credit*

*Required minimum number of (Lot) Trees - Sec 4.2.3 (c):*

**Landscape Waiver Request 3:** Due to the amount of programming and required development intensity required by the City as a condition of the contract. In order to meet the City's programming requirements, the City will need to grant a waiver to meet minimum site tree requirements.

*Note that Section 4.2.4 allows for the property owner (City) to pay into the tree fund at a rate of \$2500/required tree if they are not able to fit all the trees on site. The fact that this section does not qualify or establish any criteria for its application may serve as a means to not have to pursue a waiver. The total contribution to the Tree Fund for the Lot Tree requirement would be **\$175,000.00***

- b. Required for GU zoning:  $[22 \text{ trees per ac}] \times [3.83 \text{ ac}] = 85 \text{ trees}$
- c. Provided: 15 trees (6 new trees + 9 existing trees credit) Deficiency: 70 trees

*Specific to Sec 46 and Existing Trees to be Mitigated:*

Regarding (a) existing trees versus (b) street and lot trees as it relates to paying into the tree fund.

- The code is much more lenient on paying into the tree fund for street and lot trees than it is regarding removing and mitigating existing trees.
- Paying into the tree fund for tree mitigation requires many steps to precede it, including codified language that says that the Environment and Sustainability department shall first find reasonable locations off-site for transplant, etc.

In summary, since (a) it is unknown where the City has available land/areas to receive planting and therefore (b) unknown how many trees and of what size will be required to relocate, it is recommended that the City factor in an allowance of **\$950,000** for potential tree transplanting.

This concludes our letter of intent for the Miami Beach 72<sup>nd</sup> street Community Complex Project.

Sincerely,  
Wannemacher Jensen Architects, Inc.

Jason Jensen, AIA, LEED AP

