



## 72<sup>nd</sup> ST COMMUNITY COMPLEX

DRB MEETING

MAY 15, 2025



MIAMI BEACH

# Project Objectives

- Exceed the GOB and DCP program goals
- Meet established Project Budget
- Balance Parking and Community program needs
- Promote sustainable energy efficient strategies, LEED
  - Harmonized Resilient facility
  - Heart of the Community

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MIAMI BEACH



PARK VIEW ISLAND

NORTH SHORE

NORMANDY ISLES

NORMANDY DR

NORTH BEACH TOWN CENTER

HARDING AVENUE

73 ST

72 ST

COLLINS AVENUE

HARDING TOWNSITE

RESORT DISTRICT



Miami Beach  
Tennis  
Center and  
North Shore  
Park & Youth  
Center

Unidad of Miami  
Beach & Miami  
Beach Bandshell

Harding Ave

Collins Ave



73RD ST

72ND ST

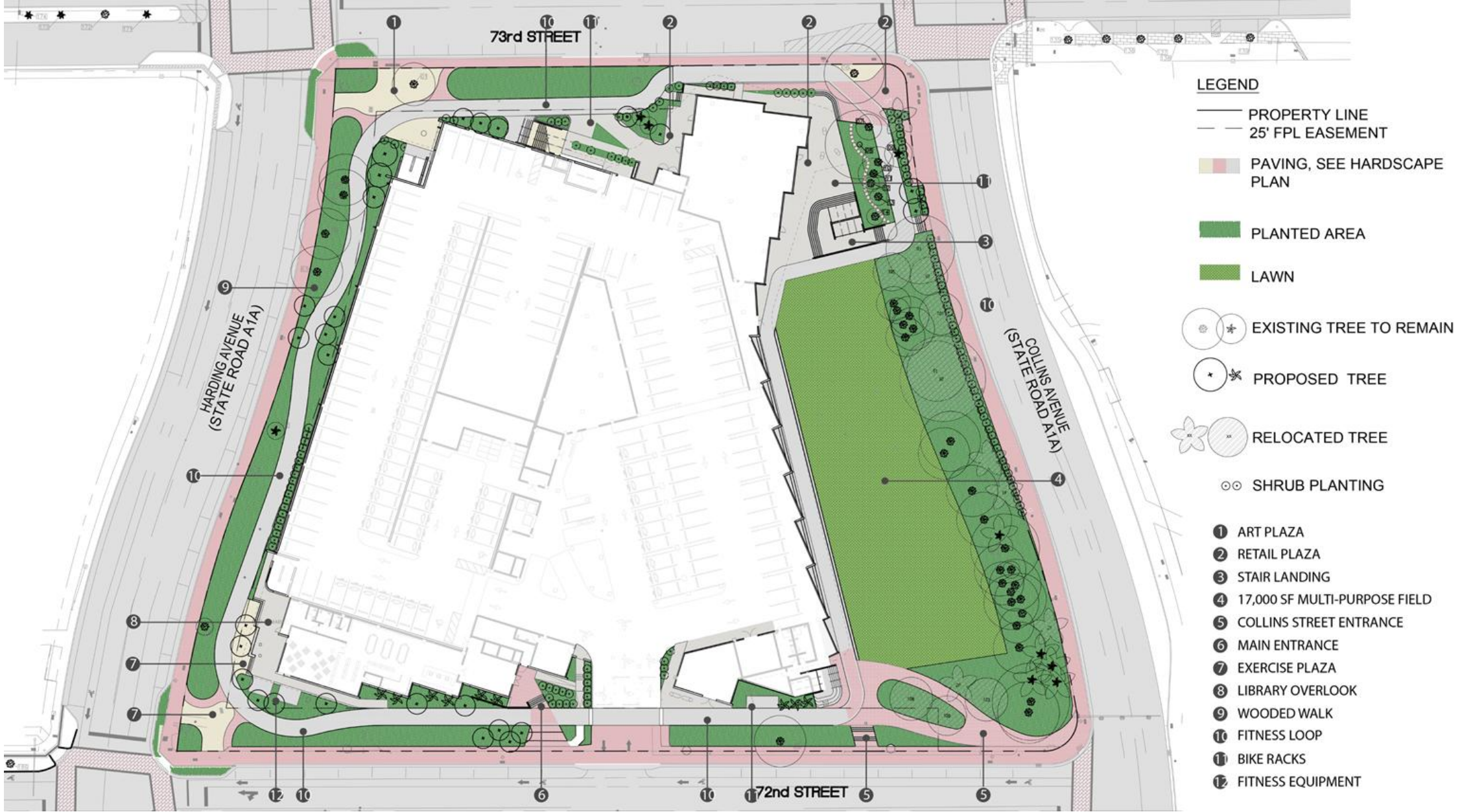
Abbot Ave

Collins Ave








**Pedestrian  
Site Access**

-  Pedestrian Site Acces
-  Vehicular Acces









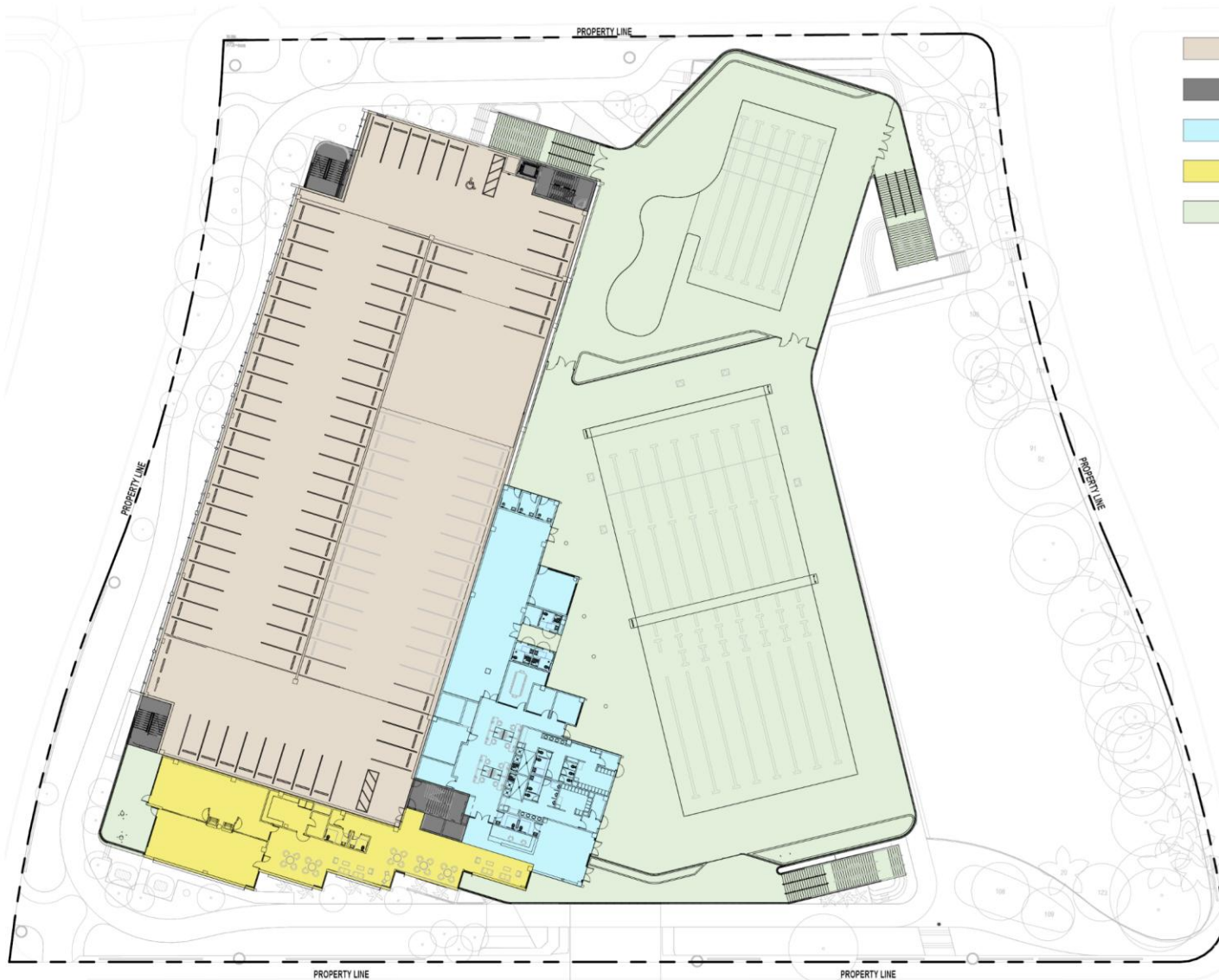




	GARAGE	=	58,465 sf.
	BUILDING SUPPORT	=	6,930 sf.
	BUILDING LOBBY	=	715 sf.
	OFFICE	=	540 sf.
	RETAIL	=	5,260 sf.
	AQUATICS	=	3,320 sf.
	LIBRARY	=	3,859 sf.
<b>LVL 1 - TOTAL</b>			<b>= 79,215 sf.</b>








	GARAGE	=	34,060 sf.
	BUILDING SUPPORT	=	1,545 sf.
	BUILDING LOBBY	=	715 sf.
	OFFICE	=	710 sf.
	LIBRARY	=	3,730 sf.
	TERRACE	=	820 sf.
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LVL 2 - TOTAL		=	41,580 sf.

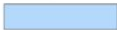





<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span>	GARAGE	=	34,060 sf.
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	BUILDING SUPPORT	=	1,545 sf.
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	AQUATICS	=	7,940 sf.
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	COMMUNITY CENTER	=	5,050 sf.
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	TERRACE/DECK/POOL	=	47,740 sf.
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	LVL 3 - TOTAL	=	96,065 sf.



	GARAGE	=	34,060 sf.
	BUILDING SUPPORT	=	1,510 sf.
	FITNESS CENTER	=	7,940 sf.
	TERRACE/DECK/POOL	=	5,370 sf.
	ROOF	=	4,010 sf.
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	LVL 4 - TOTAL	=	52,890 sf.



	GARAGE/RAQUET SPORT COURTS	=	32,755 sf.
	BUILDING SUPPORT	=	2,340 sf.
	BUILDING LOBBY	=	715 sf.
	ROOF	=	17,230 sf.
<b>LVL 5 - TOTAL</b>		<b>=</b>	<b>53,040 sf.</b>



PICKLEBALL  
COURTS

SPECTATOR  
SEATING

AQUATIC  
CENTER

PARKING  
ENTRY

FITNESS LOOP

MULTI-PURPOSE  
FIELD



FITNESS  
CENTER  
-----  
COMMUNITY  
CENTER  
-----  
LIBRARY

AQUATIC  
CENTER



- PICKLEBALL COURTS
- ART IN PUBLIC PLACES (AIPP) INSTALLATION TO BE DESIGNED
- COMMUNITY CENTER
- MDC LIBRARY
- FITNESS LOOP



PICKLEBALL  
COURTS

RETAIL  
ART IN PUBLIC PLACES  
(AIPP) INSTALLATION  
TO BE DESIGNED

FITNESS LOOP





























THANK YOU!



QUESTIONS?