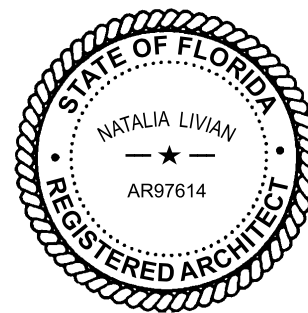




72ND STREET COMMUNITY COMPLEX

DESIGN REVIEW BOARD - FINAL
SUBMITTAL DRB26-1161

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



Digitally signed
by Natalia
Livian
Date:
2026.02.05
17:24:15 -05'00'

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, 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	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.

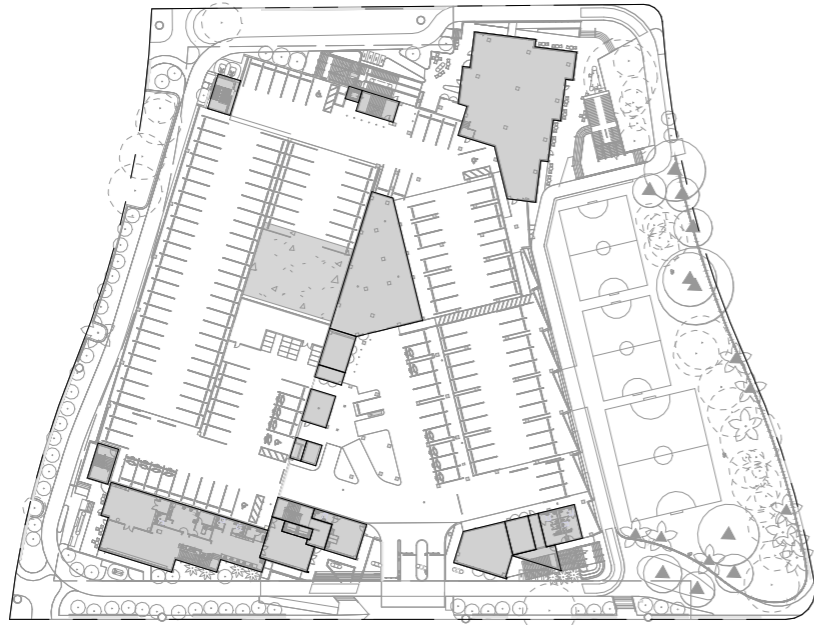
ZONING DATA



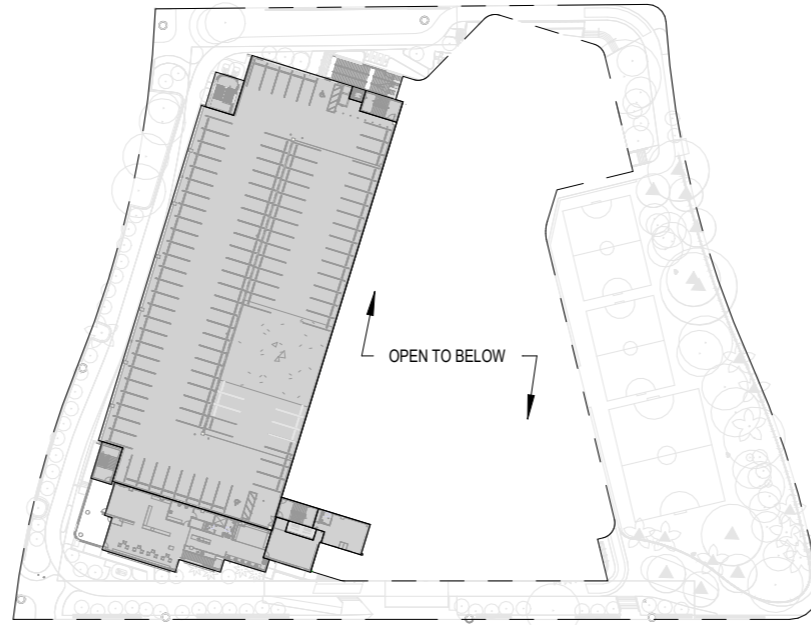
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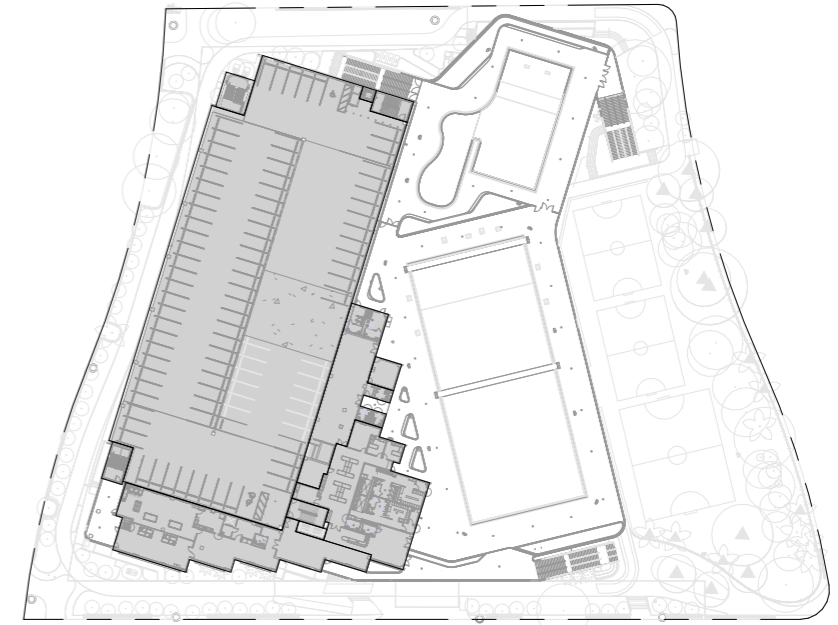
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LEVEL 01 AREA = 20,807 sf.



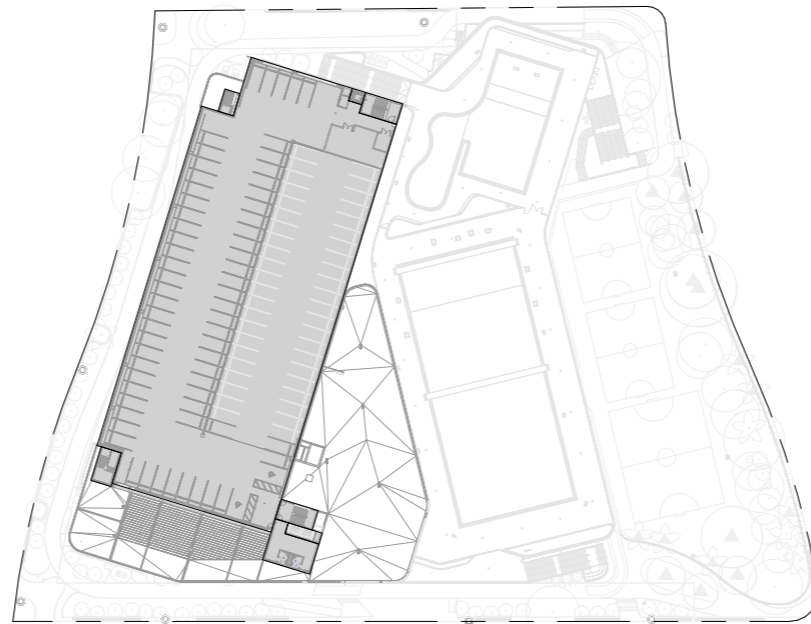
LEVEL 02 AREA = 43,207 sf.



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





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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SUBSTANTIAL MODIFICATIONS

(COMPARISON VIEWS)

PREVIOUS DESIGN



CURRENT DESIGN



- ADJUSTED MAIN ENTRY PLAZA
- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINES
- RELOCATED SIGNAGE
- RECONFIGURED COLUMNS, PAINTED CONCRETE

SOUTH (72ND ST.) - VIEW 1

PREVIOUS DESIGN



CURRENT DESIGN



ADJUSTED MAIN
ENTRY PLAZA

RECONFIGURED COLUMNS,
PAINTED CONCRETE

UPDATED GUARDRAILS,
ANODIZED ALUMINUM
VERTICAL FINIS

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

ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO

RECONFIGURED COLUMNS, PAINTED CONCRETE

UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS

CHANGED MATERIAL TO PERFORATED METAL SCREEN

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

PREVIOUS DESIGN



CURRENT DESIGN



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

SOUTH EAST - VIEW 5



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SM-5

PREVIOUS DESIGN



CURRENT DESIGN



ADDED GLAZED OPENINGS

UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS

ADDED COLUMN FOR STRUCTURE, PAINTED CONCRETE

RECONFIGURED PLAZA LAYOUT

ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO

CHANGED MATERIAL TO PERFORATED METAL SCREEN

NEW MURAL GRAPHIC

ADDED FITNESS EQUIPMENT

ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL

NORTH WEST - VIEW 6



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SM-6

PREVIOUS DESIGN



CURRENT DESIGN



ADDED GLAZED OPENINGS

UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINIS

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

RECONFIGURED COLUMNS, PAINTED CONCRETE

ADDED GLAZED OPENINGS

UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS

NORTH EAST - VIEW 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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- ADJUSTED EYEBROW THICKNESS
- PERFORATED METAL SCREEN
- GUARDRAIL
- MURAL GRAPHIC
- WALL OPENINGS
- COLUMN
- PLAZA LAYOUT
- AIPP SCREEN
- EGRESS STAIR ENCLOSURE
- PRESERVED EXISTING TREE

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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