



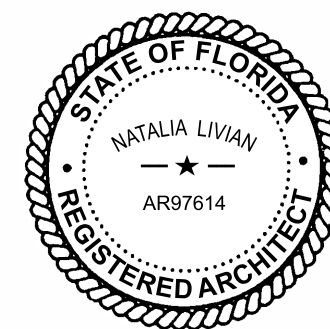
# 72<sup>ND</sup> STREET COMMUNITY COMPLEX

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

299 72ND STREET MIAMI BEACH, FLORIDA 33141  
MARCH 9, 2025



**PREVIOUSLY APPROVED DRB  
PLANS, FOR REFERENCE ONLY**



Digitally signed  
by Natalia  
Livian  
Date:  
2025.03.07  
18:21:26 -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 1.1 (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.

**PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY**

**ZONING DATA**



**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
 299 72ND STREET  
 MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072  
 FINAL SUBMITTAL  
 FEBRUARY 2, 2025

A001a

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): <b>NO</b>	Zoning District:	GU	Lot width:	523'-6" (72nd St.)
4	Individual Historic Site (Yes or No):	<b>No</b>		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

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Notes: Indicate N/A if not applicable.

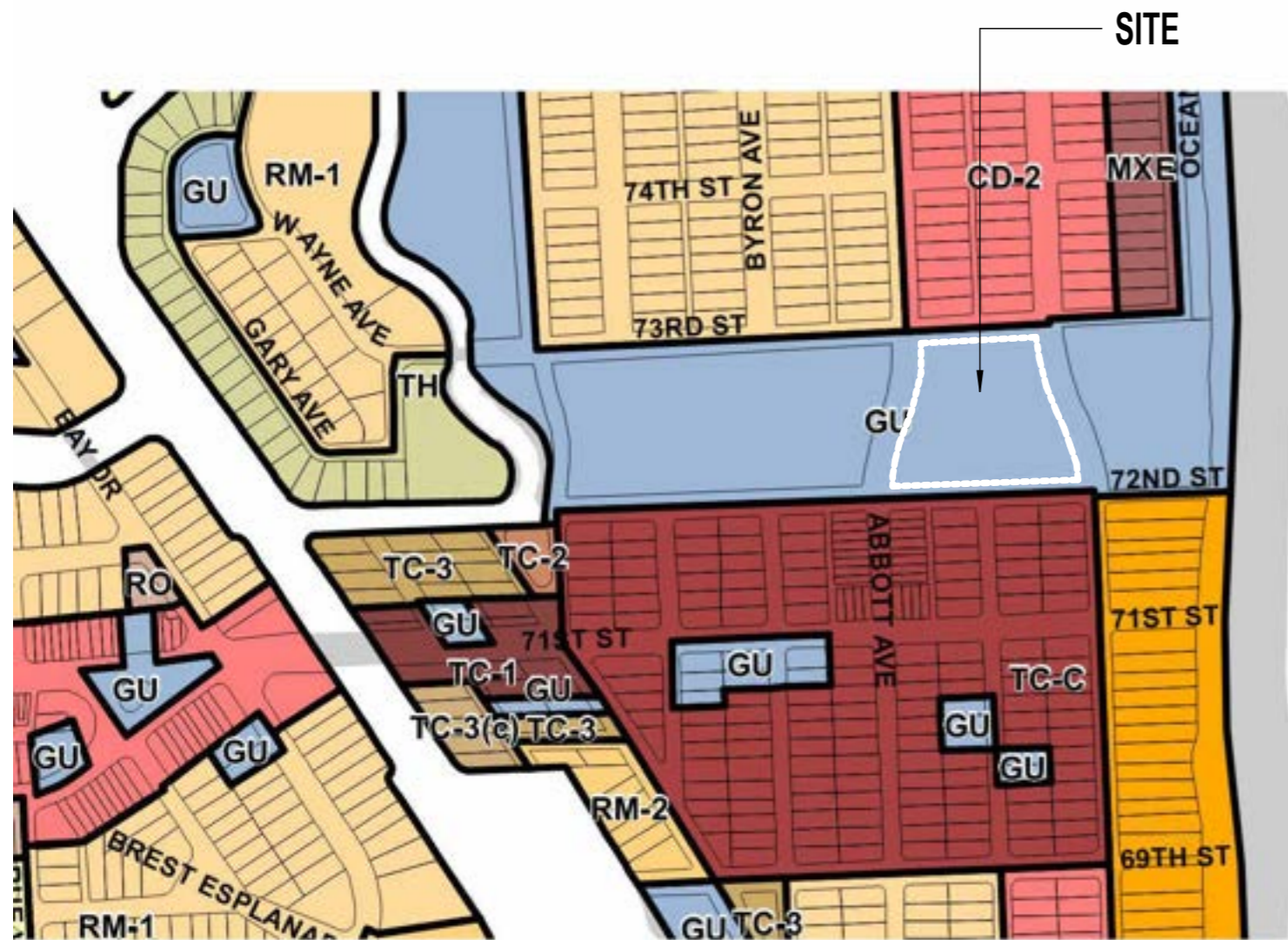
ZONING DATA SHEET



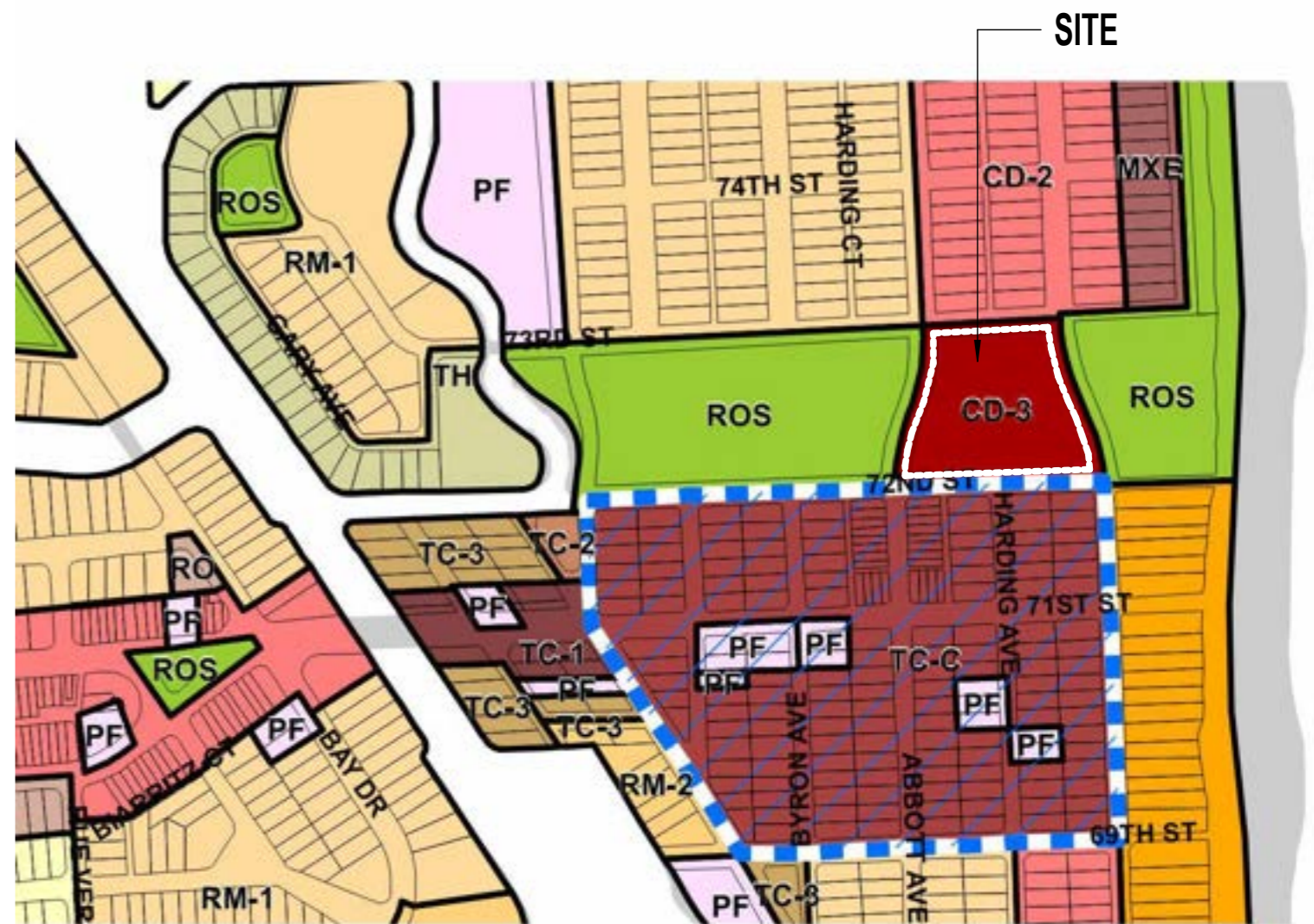
**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**  
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**A001b**



CURRENT ZONING MAP



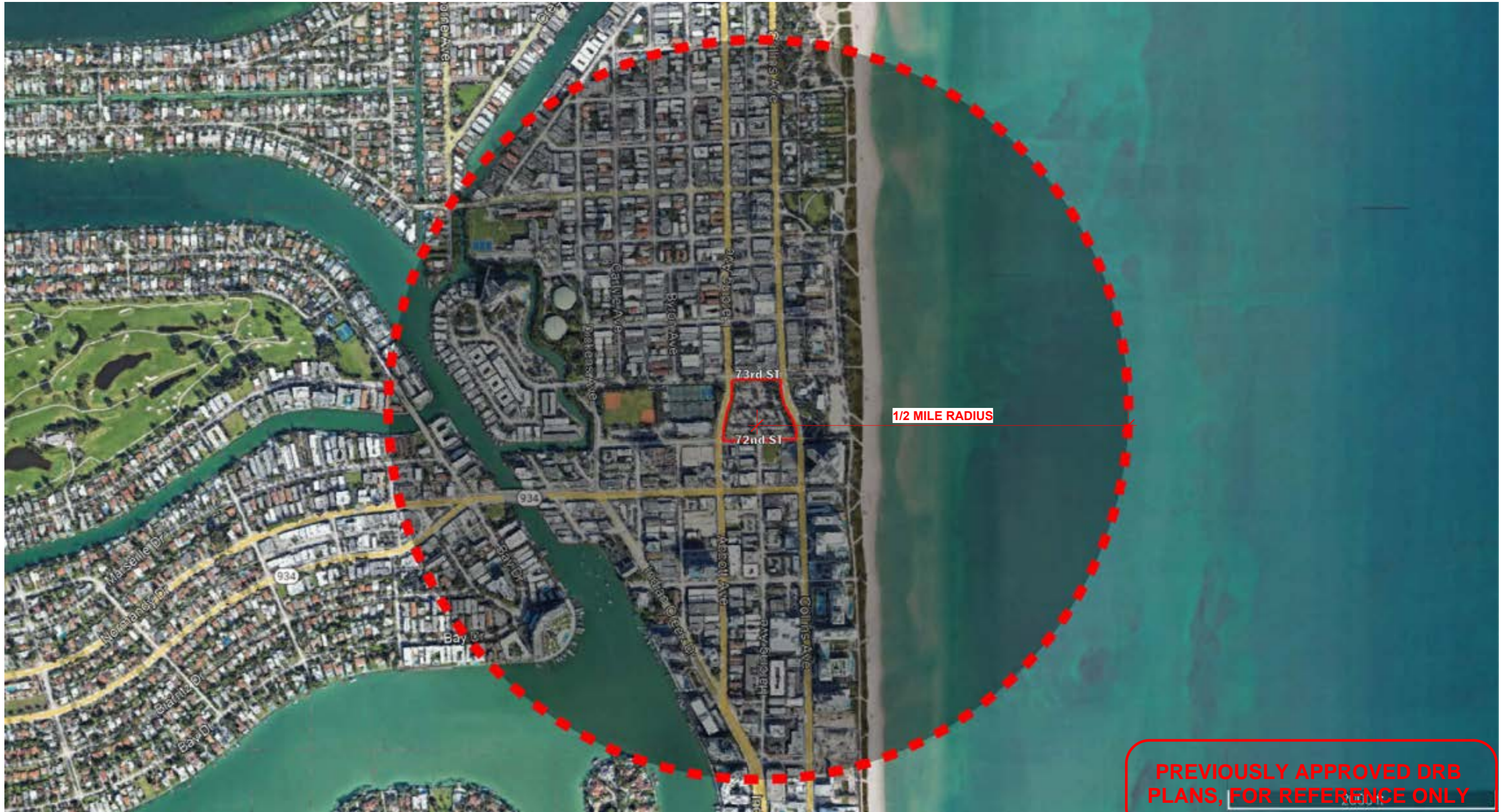
FUTURE LAND USE MAP

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>RS-1 Single family residential</li> <li>RS-2 Single family residential</li> <li>RS-3 Single family residential</li> <li>RS-4 Single family residential</li> <li>TH Townhome residential</li> <li>RM-1 Residential multifamily, low intensity</li> <li>RM-2 Residential multifamily, medium intensity</li> <li>RM-3 Residential multifamily, high intensity</li> <li>CD-1 Commercial, low intensity</li> <li>CD-2 Commercial, medium intensity</li> </ul> | <ul style="list-style-type: none"> <li>CD-3 Commercial, high intensity</li> <li>I-1 Urban light industrial</li> <li>MXE Mixed use entertainment</li> <li>HD Hospital district</li> <li>MR Marine recreational</li> <li>GU Civic and government use</li> <li>CCC Convention center district</li> <li>RM-PRD Multifamily, planned residential development district</li> <li>RM-PRD-2 Multifamily, planned residential development district</li> <li>WD-1 Waterway district</li> </ul> |
|---|---|

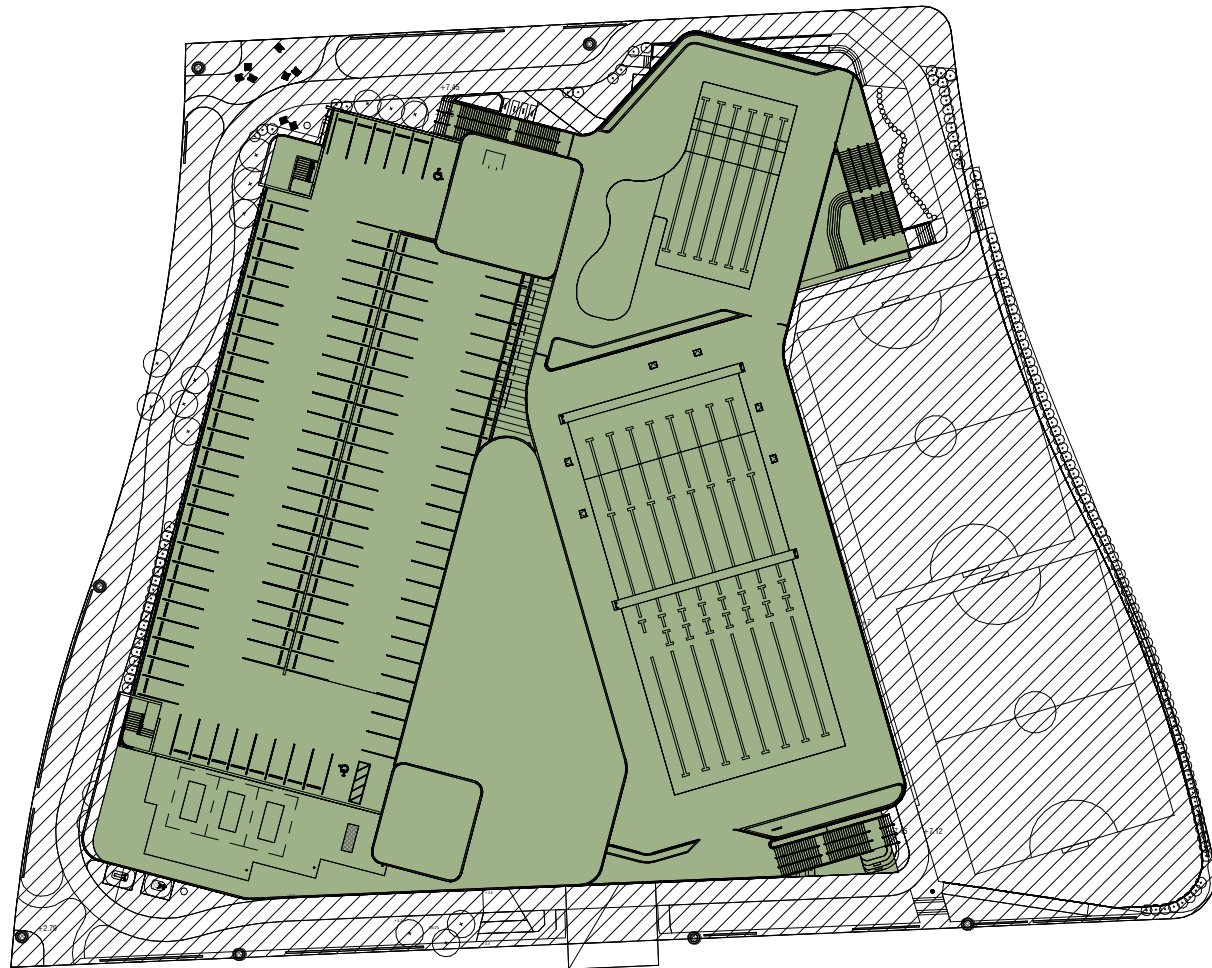
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>Single Family Residential (RS)</li> <li>Townhome Residential (TH)</li> <li>Fisher Island Low Density Planned Residential (RM-PRD)</li> <li>Allison Island Low Density Planned Residential (RM-PRD-2)</li> <li>Low Density Multi Family Residential (RM-1)</li> <li>Medium Density Multi Family Residential (RM-2)</li> <li>High Density Multi Family Residential (RM-3)</li> <li>Medium-Low Density Residential Performance Standard (R-PS-1)</li> </ul> | <ul style="list-style-type: none"> <li>Medium Density Residential Performance Standard (R-PS-2)</li> <li>Medium-High Density Residential Performance Standard (R-PS-3)</li> <li>High Density Residential Performance Standard (R-PS-4)</li> <li>Low Intensity Commercial (CD-1)</li> <li>Medium Intensity Commercial (CD-2)</li> <li>High Intensity Commercial (CD-3)</li> <li>Urban Light Industrial (I-1)</li> <li>Residential / Office (RO)</li> </ul> | <ul style="list-style-type: none"> <li>Town Center Commercial (TC-2)</li> <li>Town Center Residential Office (TC-3)</li> <li>Public Facility: Educational (PFE)</li> <li>Special Public Facilities: Educational (SPE)</li> <li>Public Facility Hospital - PF (PF-HD)</li> <li>Public Facility: Governmental Uses (PF)</li> <li>Public Facility: Convention Center Facilities (PF-CCC)</li> <li>Public Facility: Mass Transportation (PF-MT)</li> <li>Mass Recreation (MR)</li> </ul> |
|---|---|--|

**PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY**

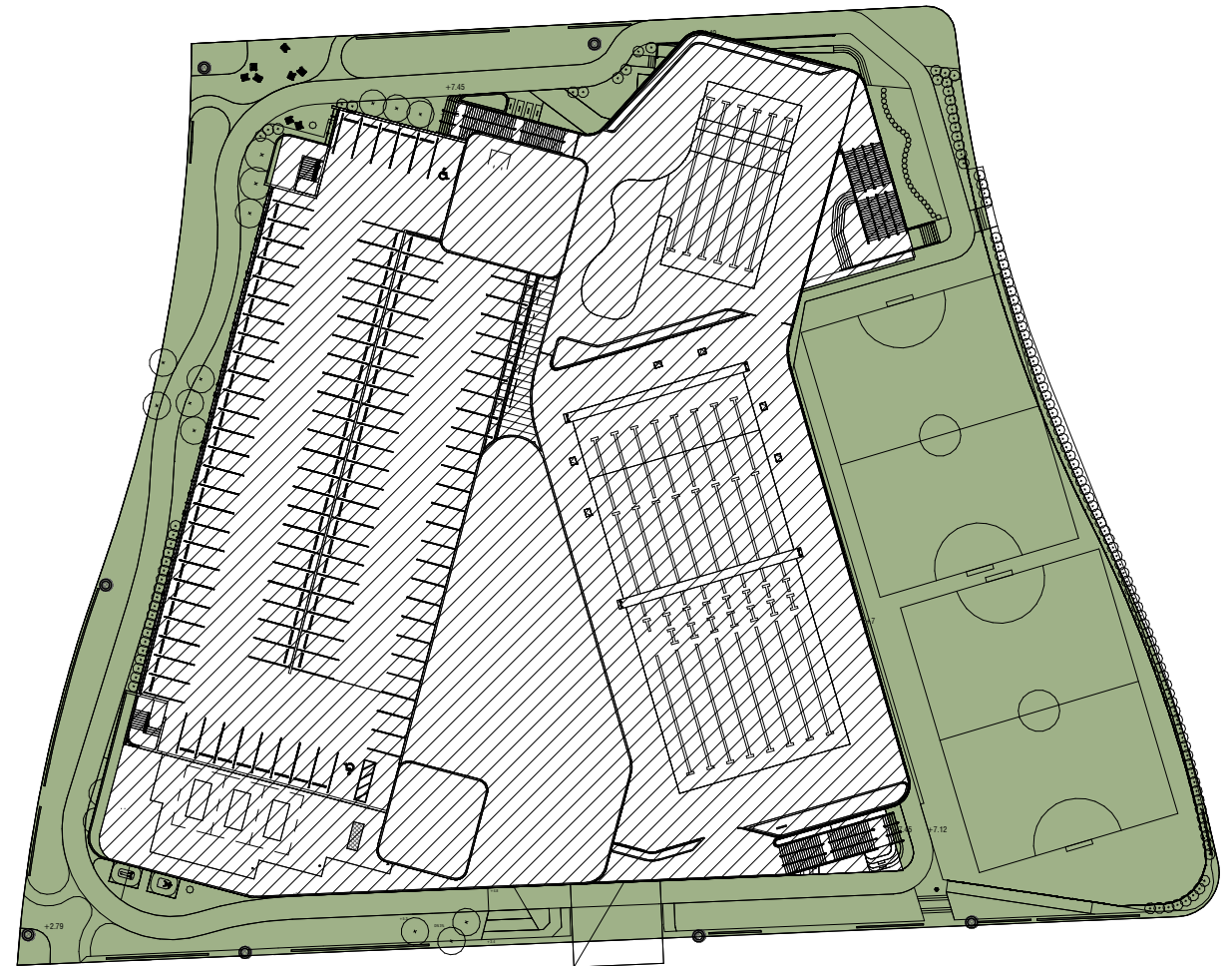
ZONING MAP



**CONTEXT LOCATION MAP**



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

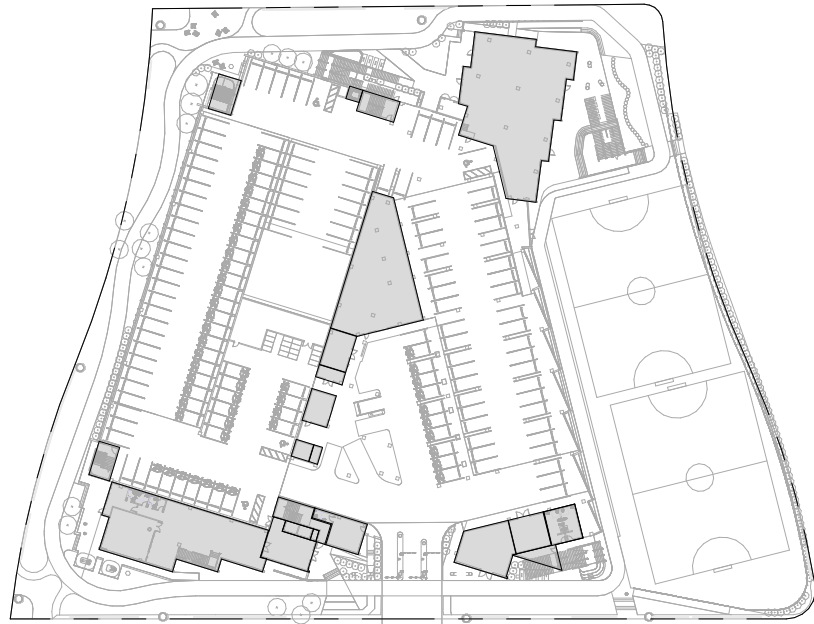


**OPEN SPACE = 67,518 sf. (40%)**

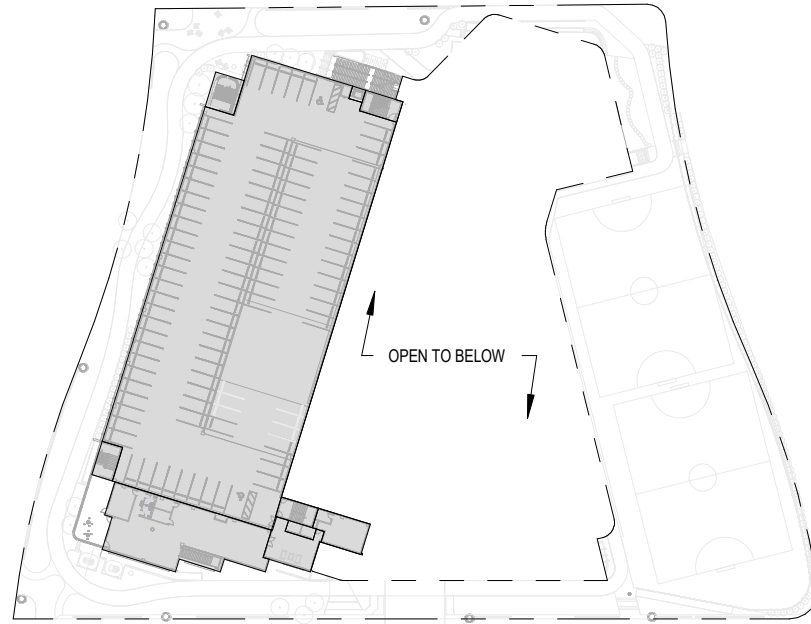
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**ZONING DIAGRAMS - LOT COVERAGE**



**LEVEL 01 FAR = 19,127 sf.**



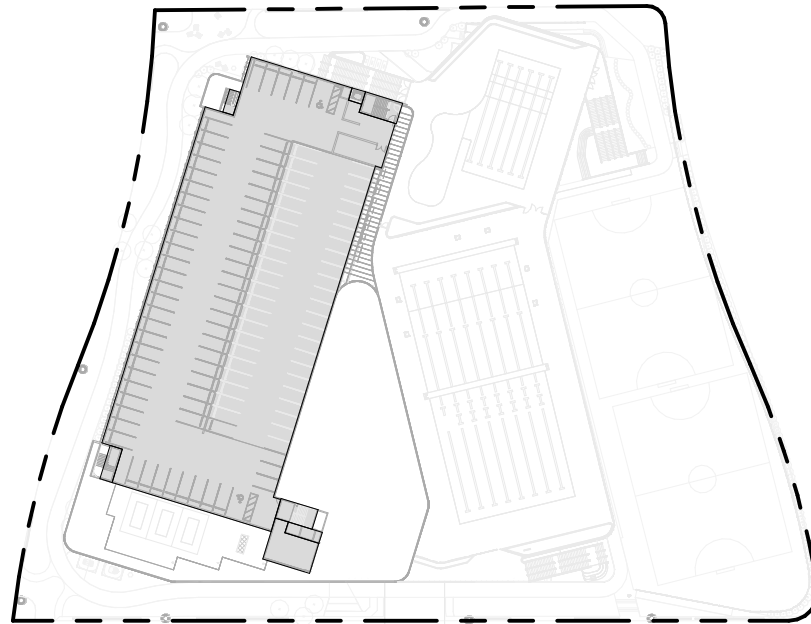
**LEVEL 02 FAR = 40,760 sf.**



**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.
<b>BUILDING TOTAL</b>	<b>187,802 sf.</b>

**PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY**

**ZONING DIAGRAMS - FAR**



### 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"

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0 20 50 100'

### CLEAR PEDESTRIAN PATH DIAGRAM



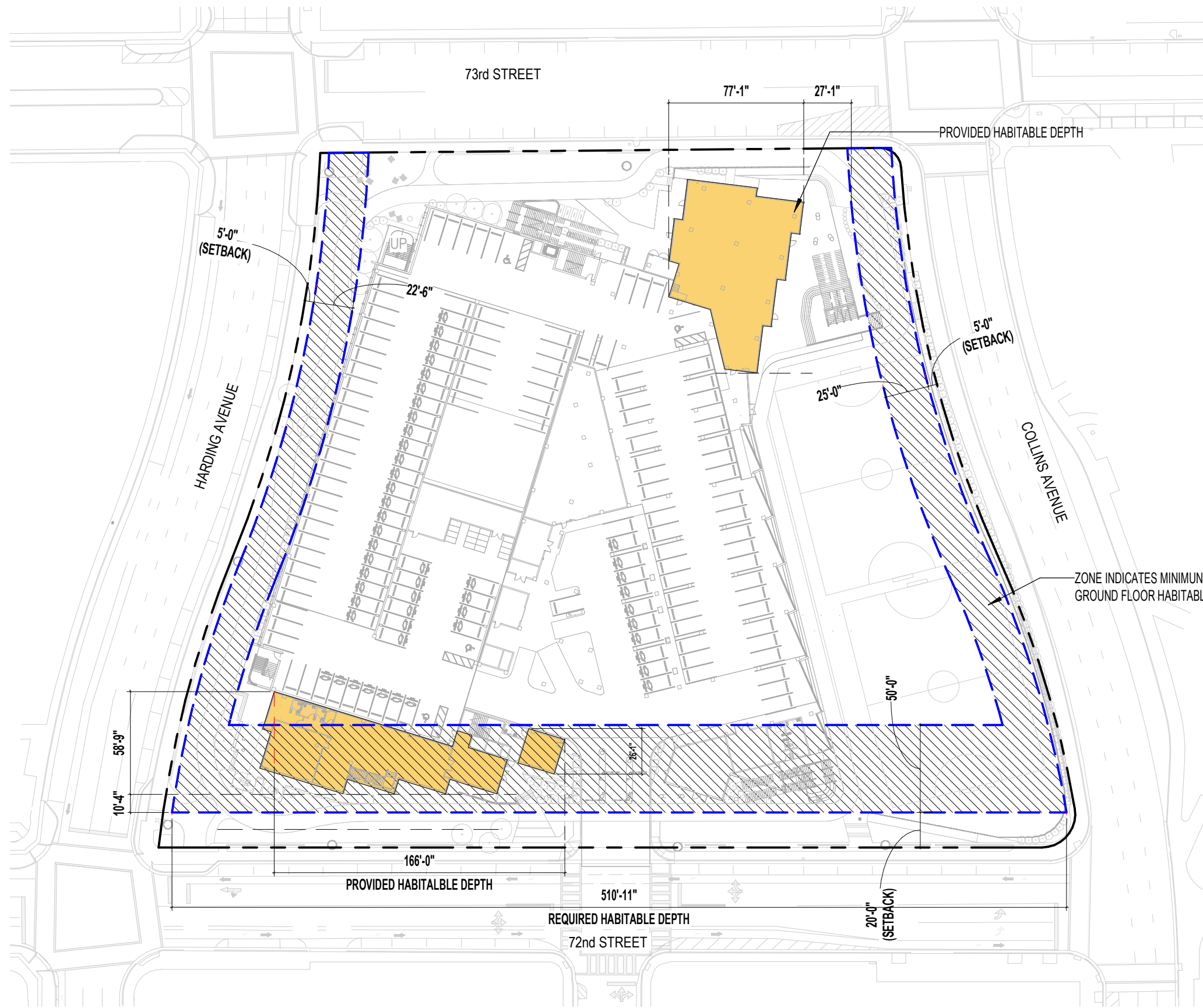
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 MIAMI BEACH, FLORIDA. 33141


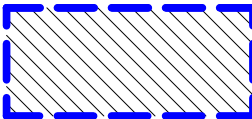

DRB24 - 1072  
 FINAL SUBMITTAL  
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# A006

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**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**

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**HABITABLE FLOORS & DEPTH DIAGRAM**



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**LEVEL 2 - HABITABLE DEPTH**




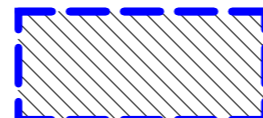

**LEVEL 3 - HABITABLE DEPTH**

**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

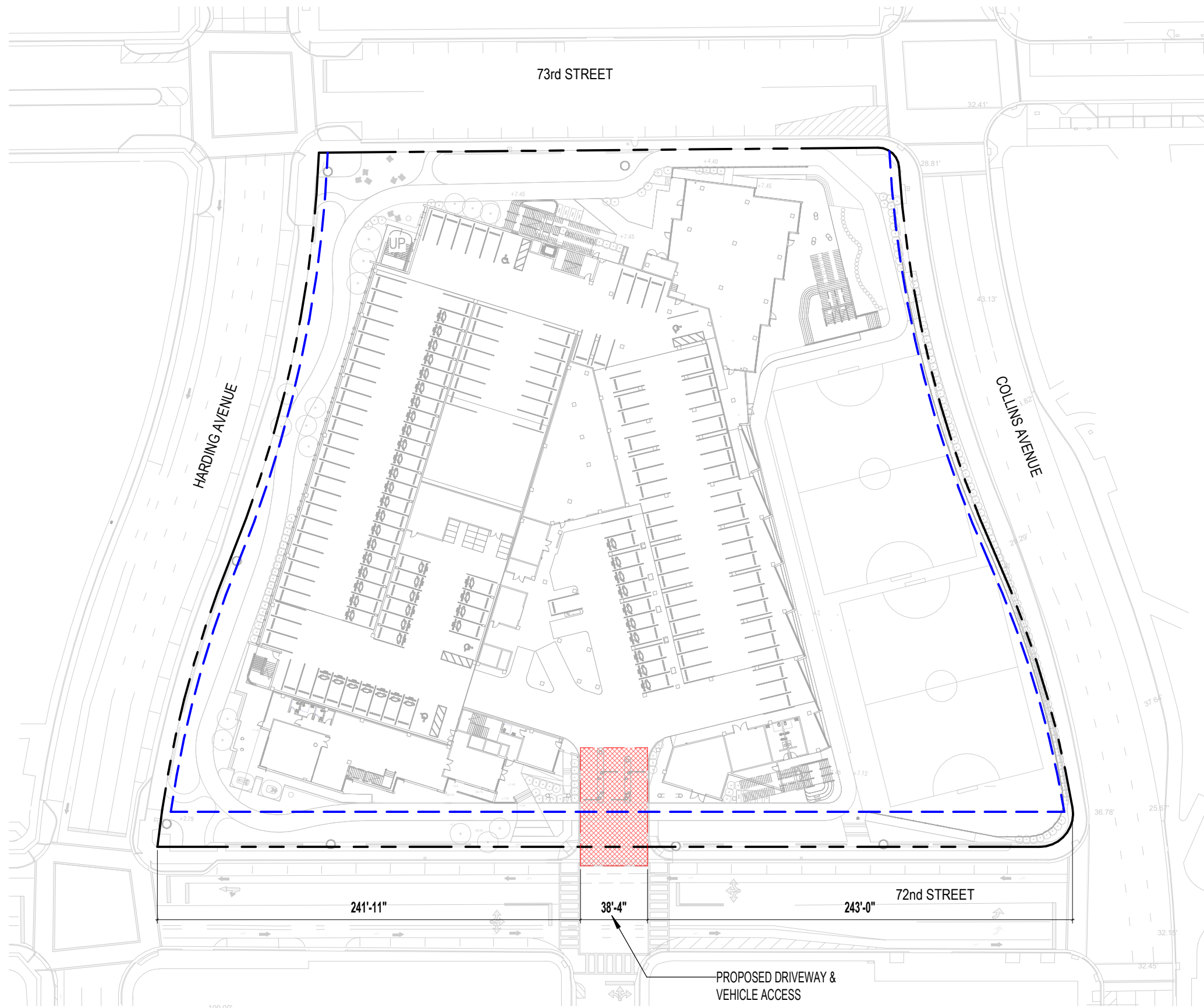
**SITE LEGEND**

-  PROPERTY LINE
-  REQUIRED HABITABLE AREA
-  PROPOSED HABITABLE AREA

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**HABITABLE FLOORS & DEPTH DIAGRAM**



**SITE LEGEND**

- PROPERTY LINE
- SETBACK LINE

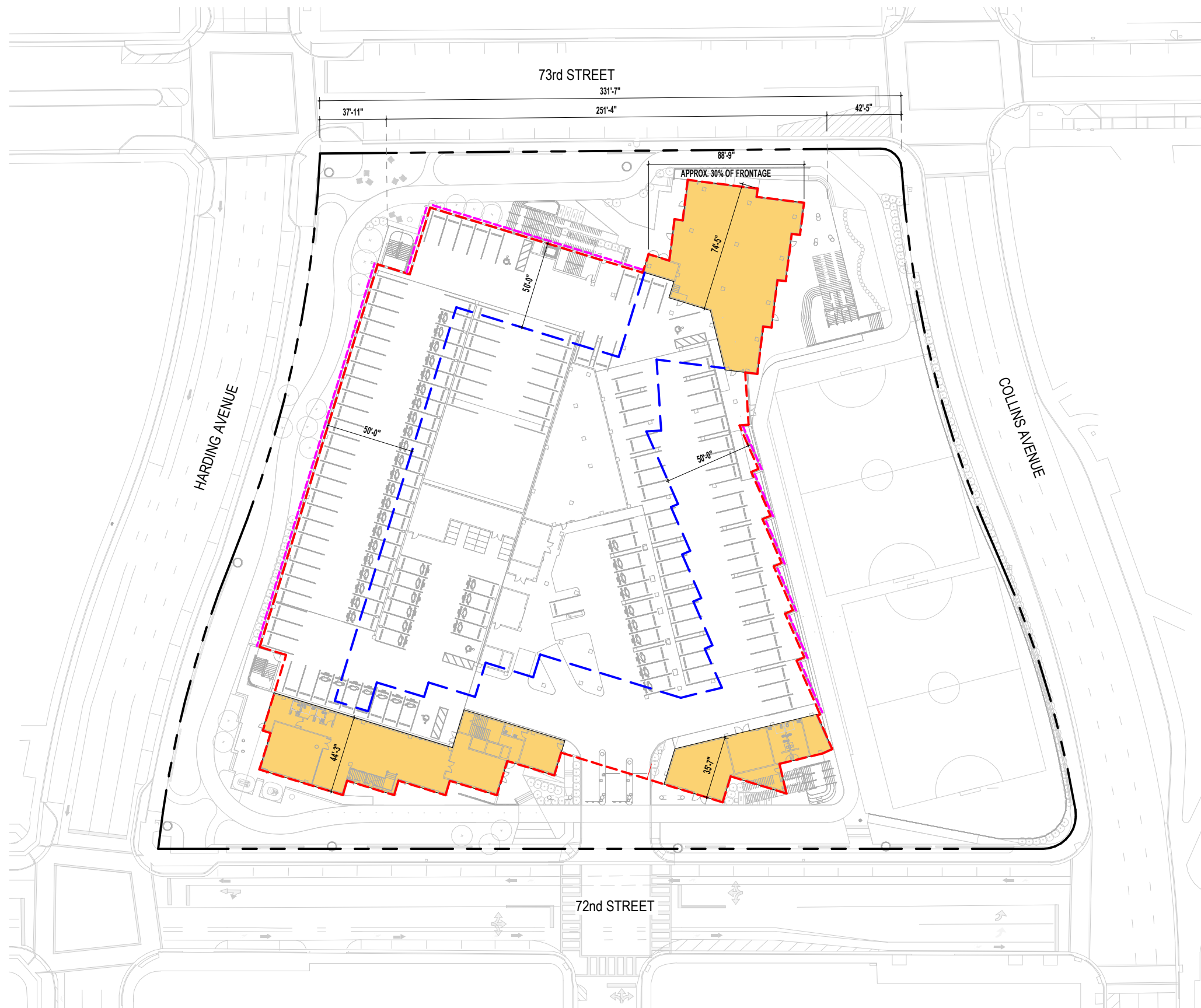
**DRB Variance Request 5 - Driveways/Vehicle access to off-street parking and loading:**  
 Required for driveway/ vehicle access to be permitted.

72nd STREET (fronting TC-C): Section 7.2.14.6(c)(5)(C).  
**Required:** Not Permitted  
**Provided:** Proposed

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**DRIVEWAY SEPARATION DIAGRAM**



## 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

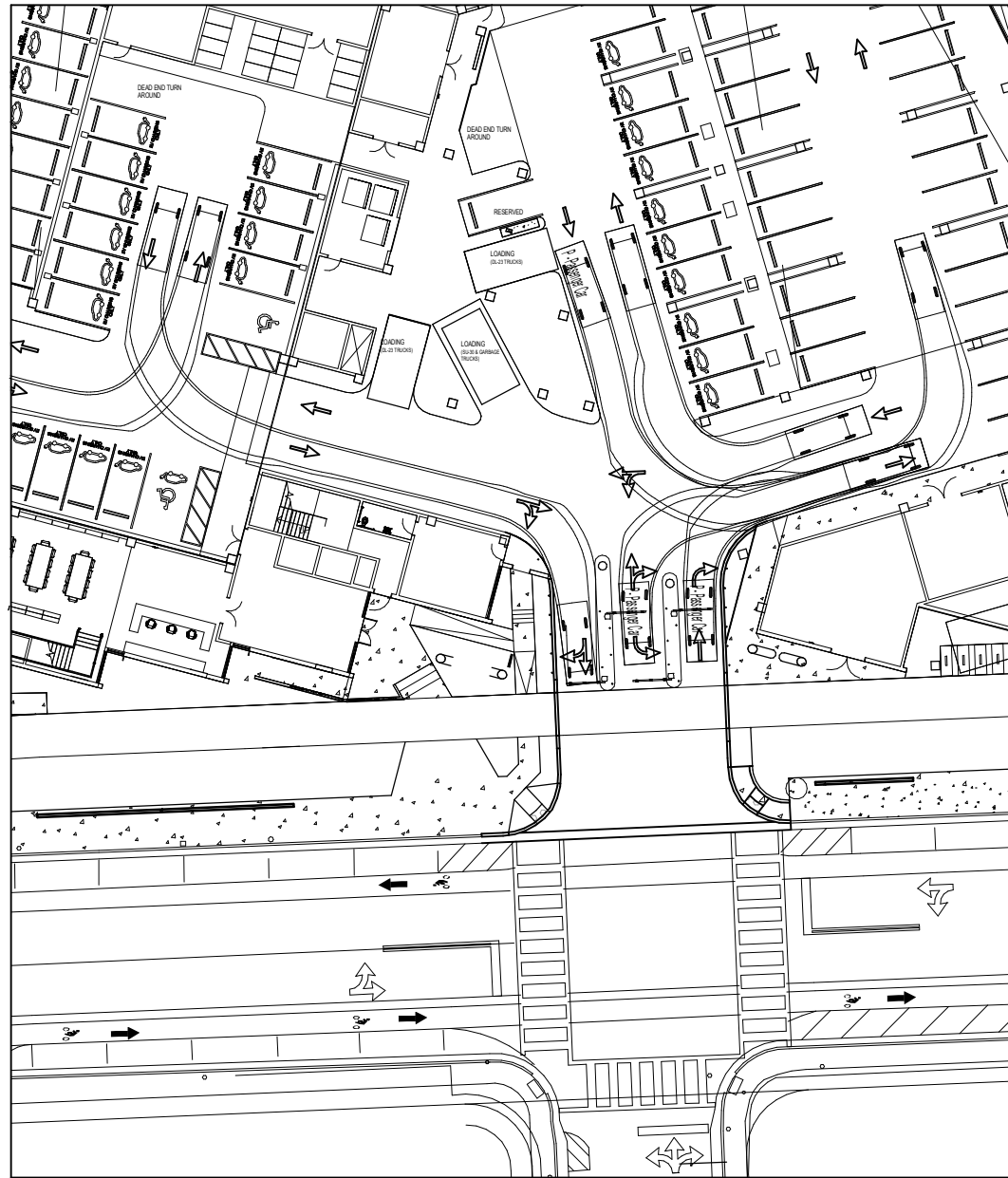
**DRB Variance Request 7 - Parking Garages:** (Pending Review P&Z)  
 Deletion of upper-level use requirements.  
 73rd STREET (fronting CD-2): Section 7.2.11.3(b)(1)  
**Provided:** In Compliance per Section 7.1.6.2(b)(4)

**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)

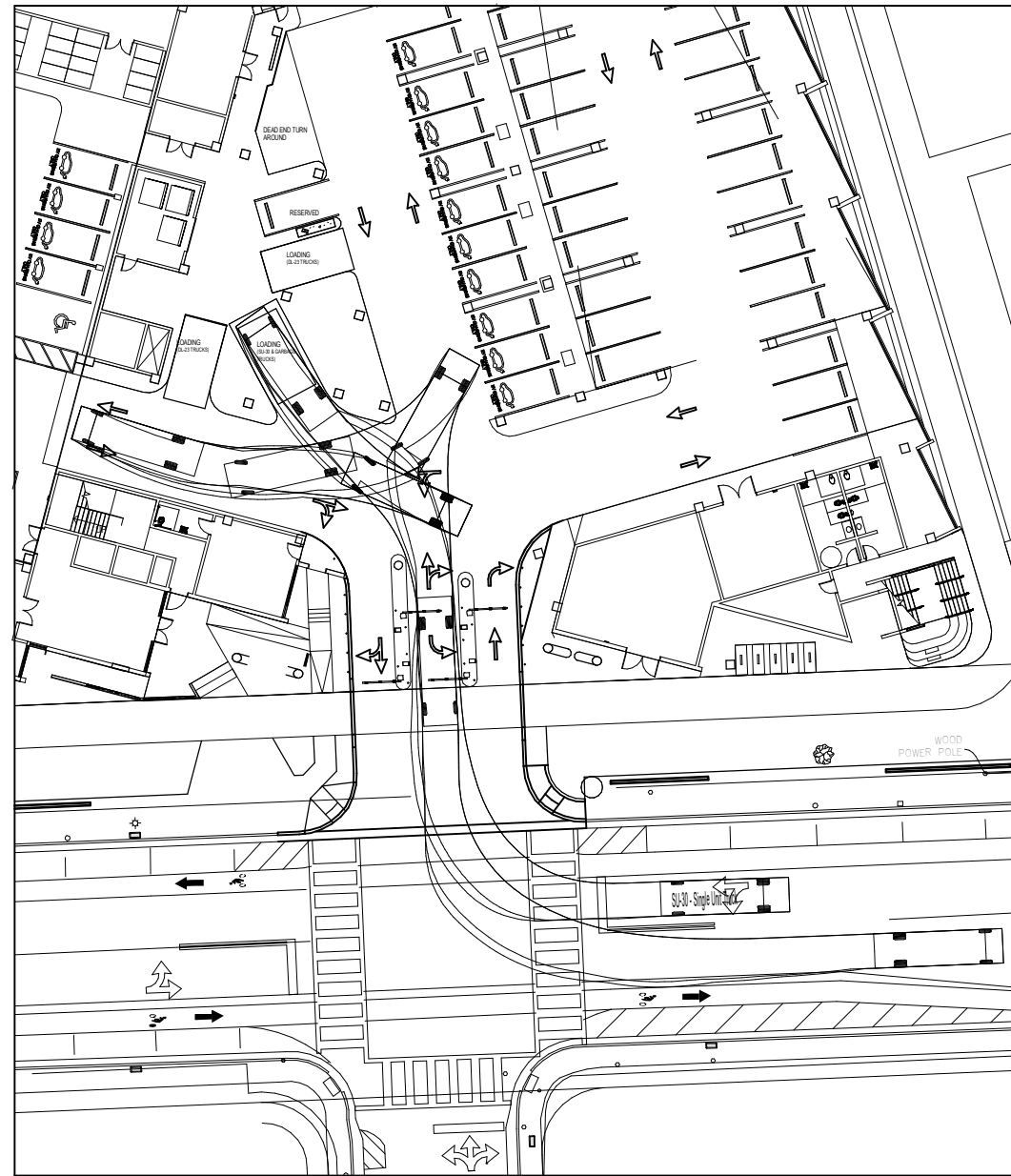
Provided: Required 60% (150'-8")  
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## PARKING SCREENING DIAGRAM



**10' BOX TRUCK - 19.5'x7'**



**GARBAGE TRUCK WM - 34'x9.5'**

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**MANEUVERING DIAGRAM**

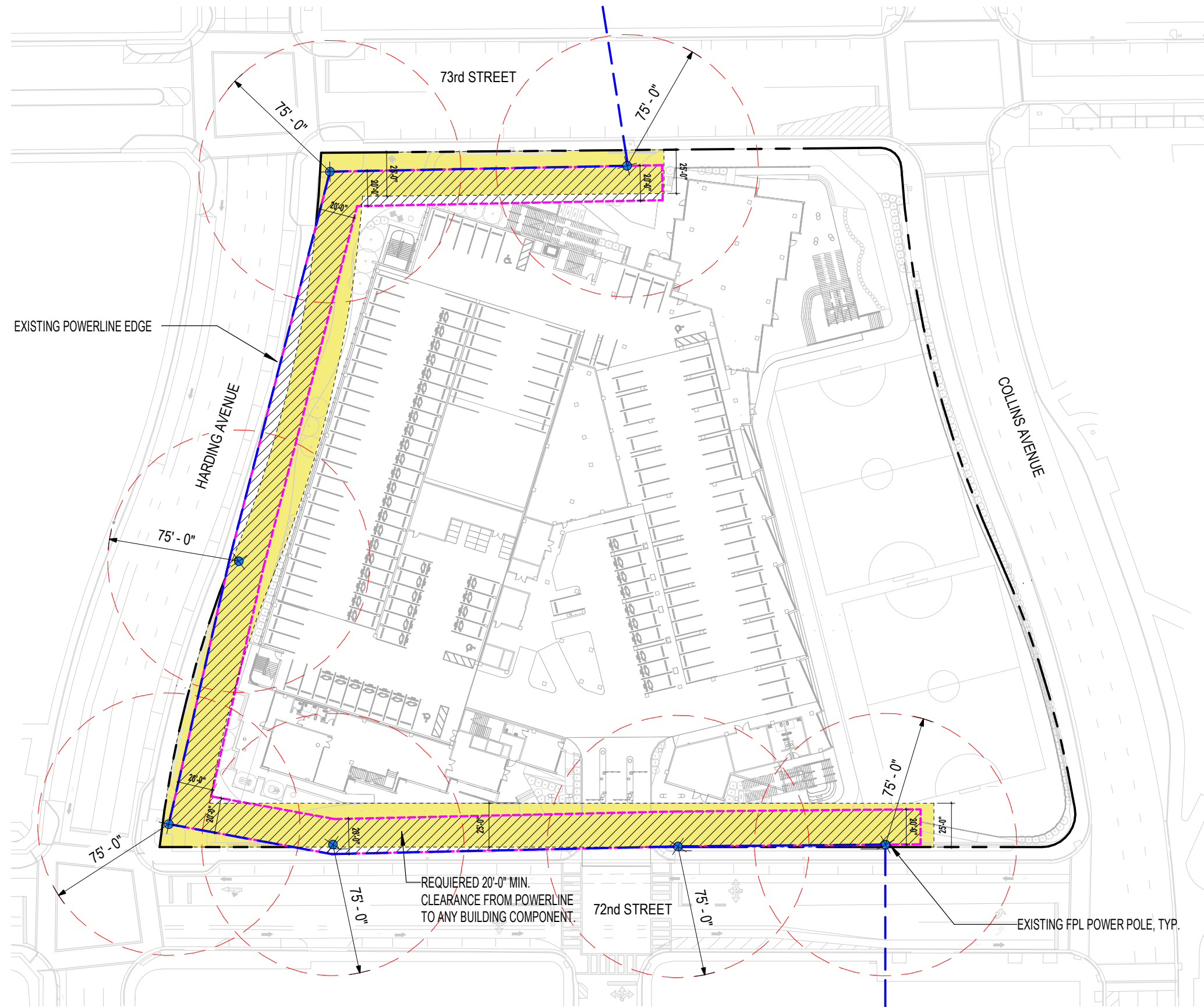


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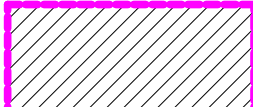
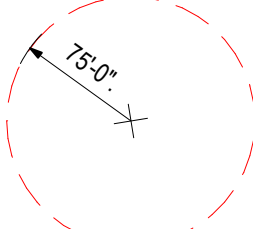
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**A011**



### 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"

**PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY**



### FPL EASEMENT AND POWERLINE CLEARANCES



73rd STREET

HARDING AVENUE

COLLINS AVENUE

72nd STREET

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**CONTEXT SITE PLAN EXISTING**

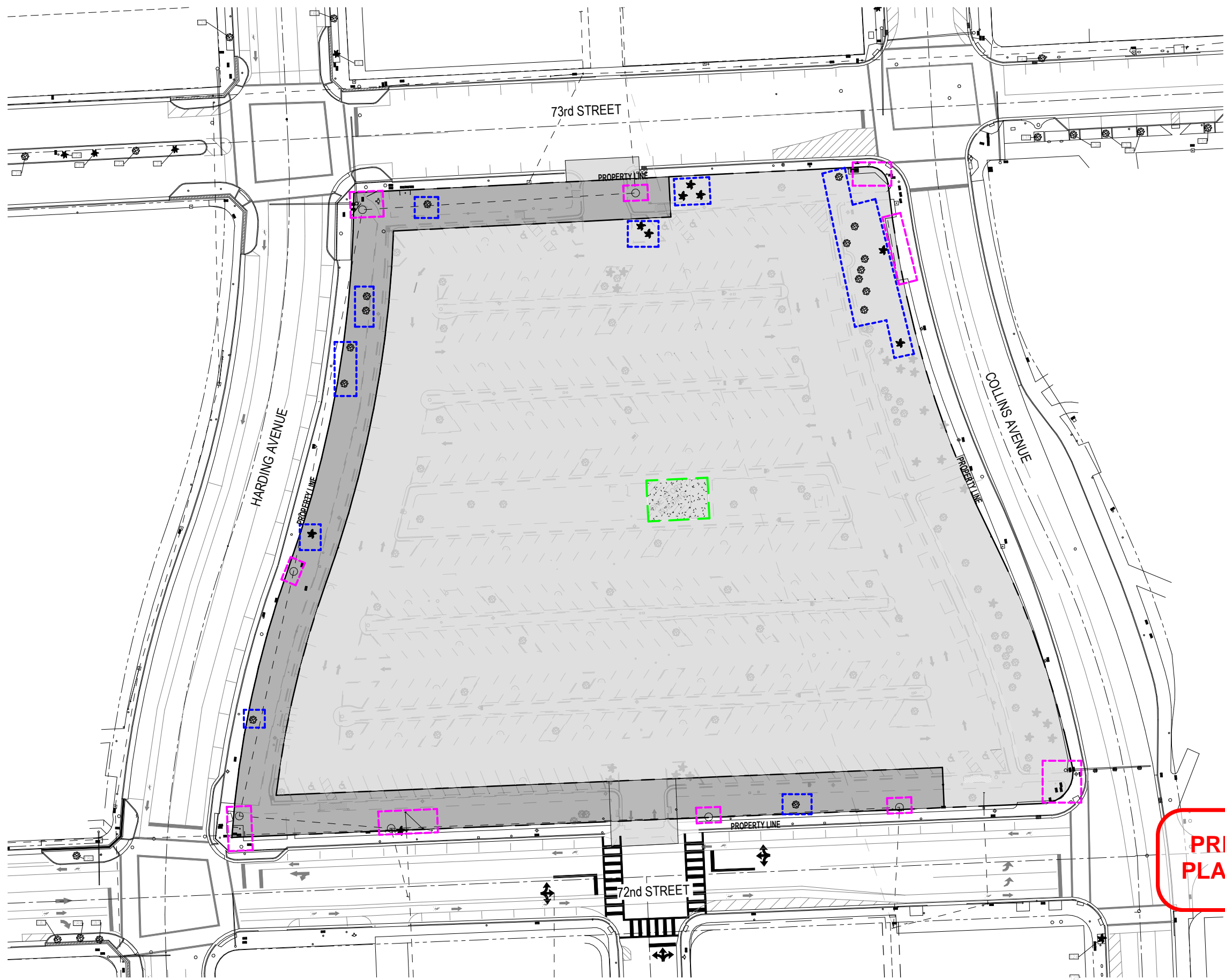


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**A018**



**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 PAVEMENT, CURB AND SUPPORTING INFRASTRUCTURE. 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.

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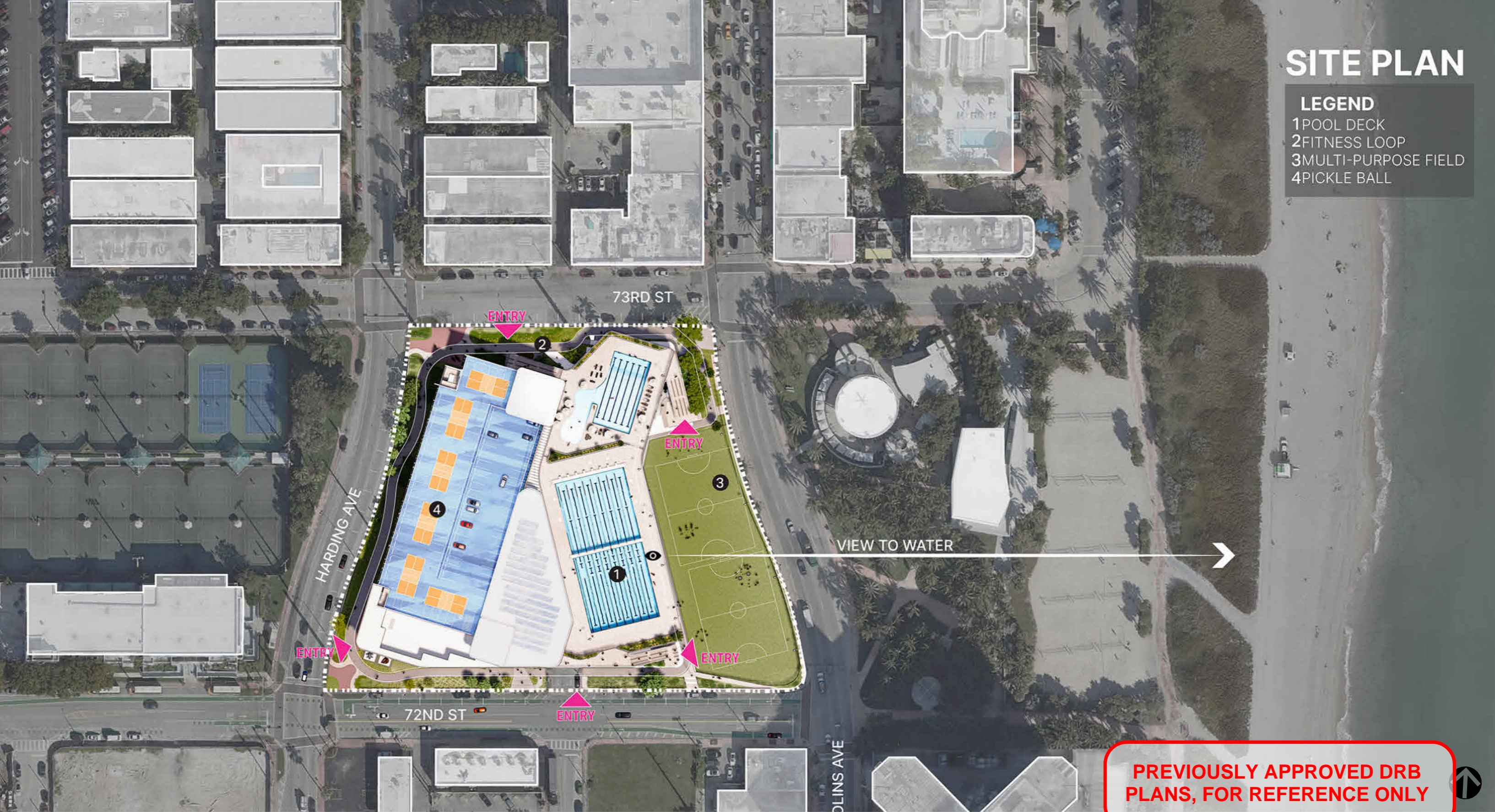


**DEMOLITION PLAN**

*Handwritten signature in blue ink.*

# 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 #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 #12**



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**3D RENDERING #13**



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**3D RENDERING #17**



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