

**NEW APPLICATIONS 4**

# MIAMIBEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: April 16, 2026  
TITLE: DRB26-1161 FKA DRB24-1072, 299 72ND STREET.

**PROPERTY**

299 72<sup>nd</sup> Street

**FILE NO.**

DRB26-1161

**APPLICANT**

City of Miami Beach

**IN RE:**

An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new five-story community complex, with a parking garage, library, community center, aquatics center, fitness center, retail, multi-purpose fields, and jogging track. Specifically, the applicant is proposing changes to the materials, design elements, landscaping, and other architectural features.

**PRIOR ORDER NUMBER:**

FKA DRB24-1072

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No