



72ND STREET COMMUNITY COMPLEX

DESIGN REVIEW BOARD PRESENTATION
DRB26-1161

299 72ND STREET MIAMI BEACH, FLORIDA 33141
APRIL 16, 2026



PROJECT HISTORY

The Overall project design and required variances were submitted under Application DRB24-1072 and was presented at the Design Review Board meeting on May 15, 2025.

The Design Review Board approved the project design and all requested variances with conditions as stated on the Recorded order dated June 16, 2025

The conditions stated in the Recorded order dated on June 16th 2025 being addressed in this meeting are as follows:

- 1.** The existing Seagrape street trees along the Collins Avenue Right-of-Way be preserved to the furthest extent possible, along with any of existing specimen trees on-site that are determined to be in overall good health for remaining in place or suitable for relocation.
- 2.** Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
- 3.** The final color, design, and details of the proposed architectural mesh (type 1) screening proposed for west elevation fronting Harding Avenue to screen the parking garages shall be subject to the review and approval by the Design Review Board at a future meeting.

**PRESERVATION OF EXISTING
SEAGRAPE TREES
&
SUBSTANTIAL
MODIFICATIONS
(SITE & BUILDING)**



SITE PLAN

LEGEND

- 1 POOL DECK
- 2 FITNESS LOOP
- 3 MULTI-PURPOSE FIELD
- 4 PICKLE BALL



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CONTEXT SITE PLAN PROPOSED

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A020





- LEGEND**
- PROPERTY LINE
 - 25' FPL EASEMENT
 - STANDARD SIDEWALK
 - EXPOSED AGG CONCRETE
 - CRUSHED OYSTER SHELL
 - FITNESS LOOP ROADLOCK PAVERS
 - SHELLOCK PAVERS
 - PLANTED AREA
 - LAWN
 - SPORTS FIELD FENCE
 - BIKE RACK
 - FITNESS BENCH

Digitally signed by Gianni Feoli
DN: cn=Gianni Feoli,
o=Gianni Feoli and Associates Inc.,
c=US
Date: 2026.02.06 07:16:56-0500

Gianni Feoli

1" = 50'

GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
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HARDSCAPE PLAN



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DRB26-1161
FIRST SUBMITTAL
FEBRUARY 6, 2026

LA02



BEAMS AND FINS
ABOVE MEACHINCAL
ENCLOSURE

ADJUSTED EYEBROW
THICKNESS

COLUMNS

POOL DECK GUARDRAIL

3D RENDERING #1



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A021



3D RENDERING #2



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FEBRUARY 8, 2026

A022



BEAMS AND FINS
ABOVE MEACHINCAL
ENCLOSURE

AIPP SCREEN

ADJUSTED EYEBROW
THICKNESS

PERFORATED METAL
SCREEN

GUARDRAIL

EGRESS STAIR ENCLOSURE

COLUMNS

3D RENDERING #3



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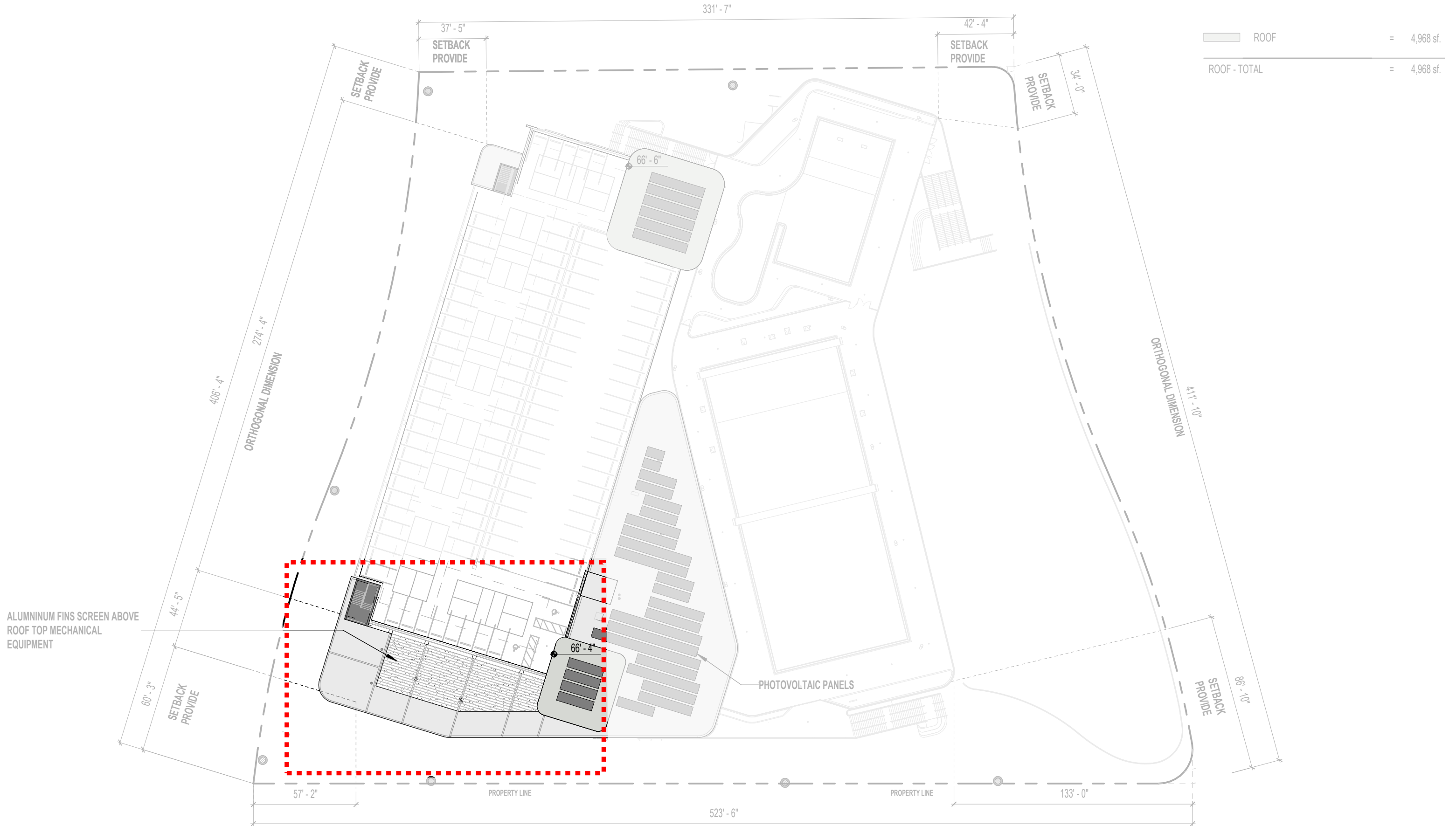
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A023



PROPOSED ROOF PLAN



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A106



3D RENDERING #4



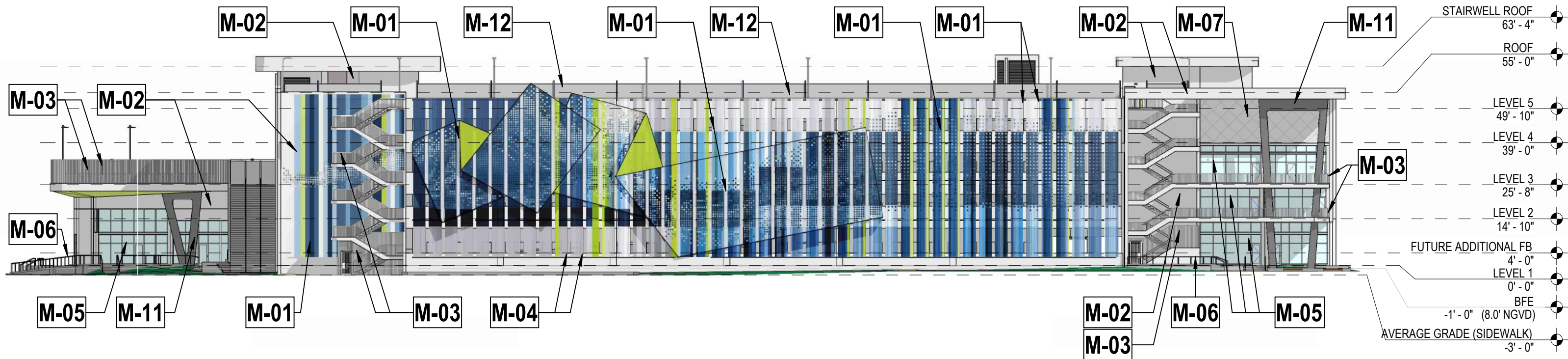
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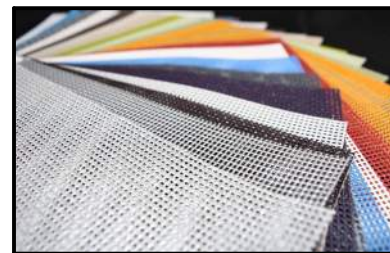
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FINAL SUBMITTAL
FEBRUARY 8, 2026

A024



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



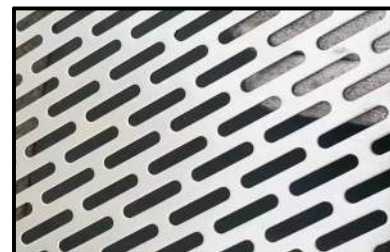
M04 ANODIZED
ALUMINUM FINIS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 ALUMINUM
PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 MICRO VINYL
COATED CHAINLINK

PROPOSED ELEVATION WEST



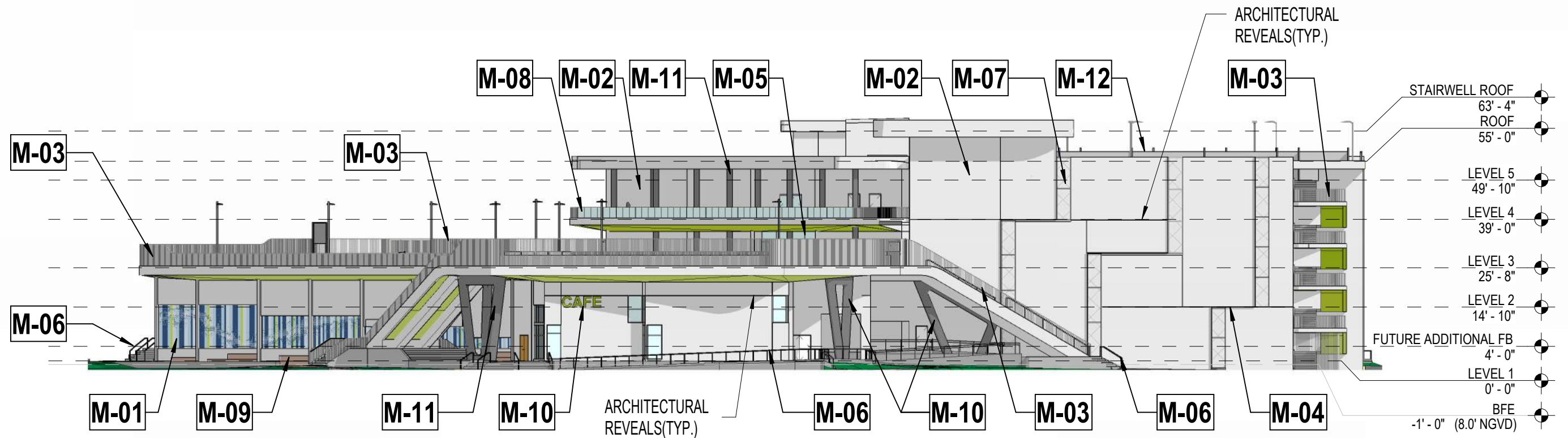
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A203



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



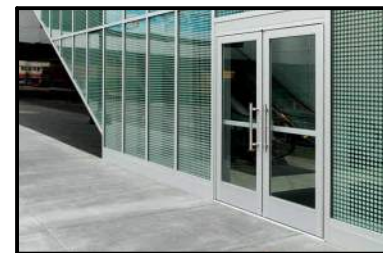
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



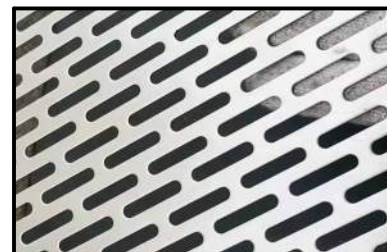
M04 ANODIZED
ALUMINUM FINS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 ALUMINUM
PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 MICRO VINYL
COATED CHAINLINK

PROPOSED ELEVATION NORTH



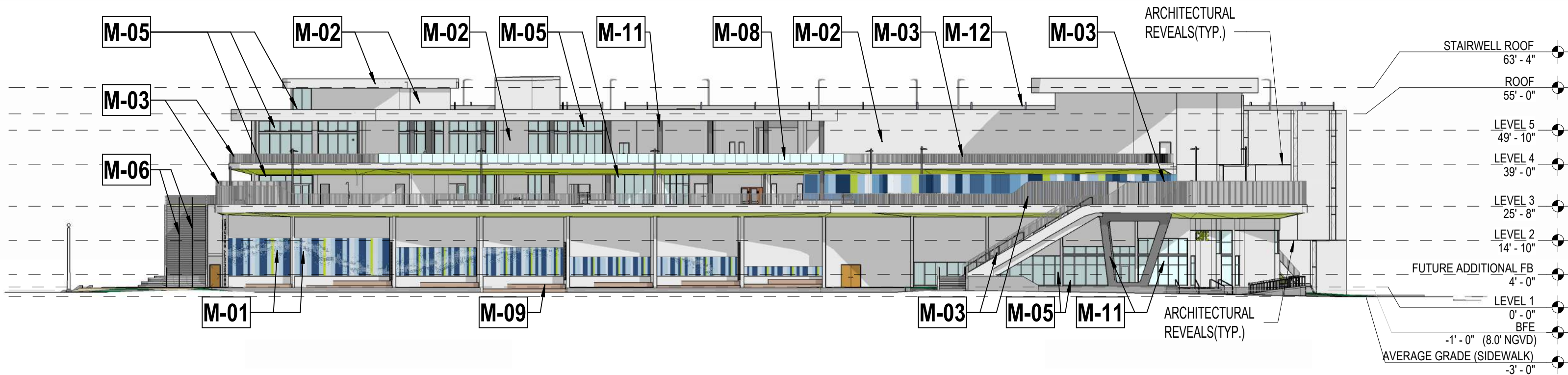
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A200



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



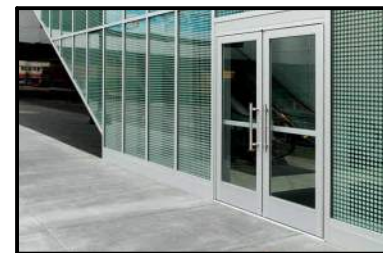
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



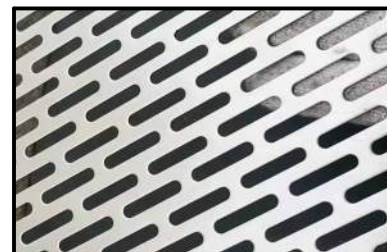
M04 ANODIZED
ALUMINUM FINS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 ALUMINUM
PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 MICRO VINYL
COATED CHAINLINK

PROPOSED ELEVATION EAST



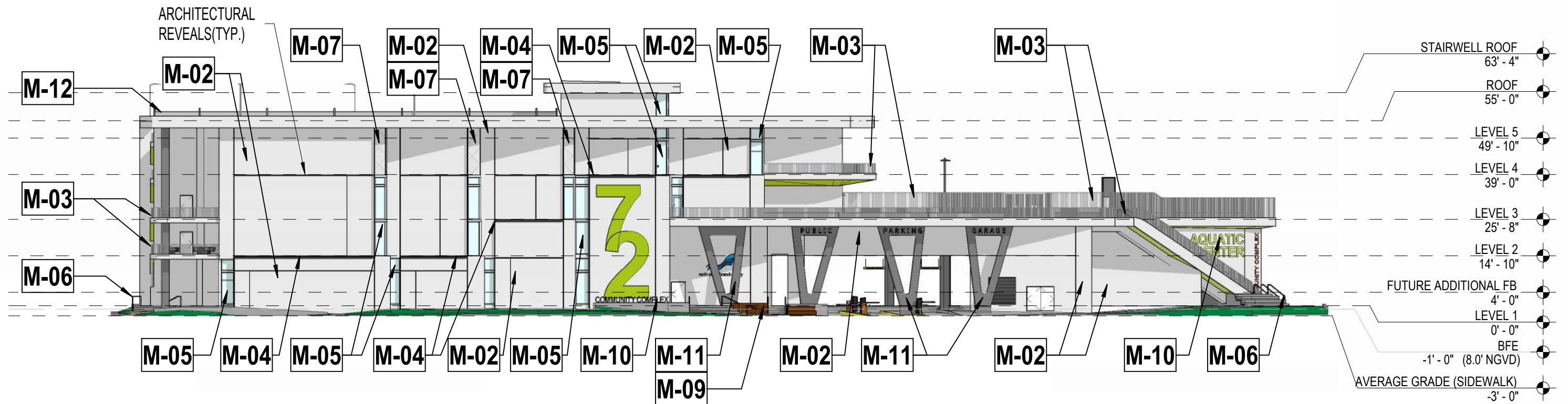
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FEBRUARY 8, 2026

A201



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



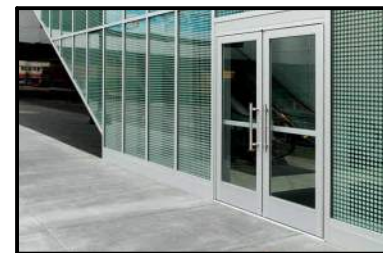
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



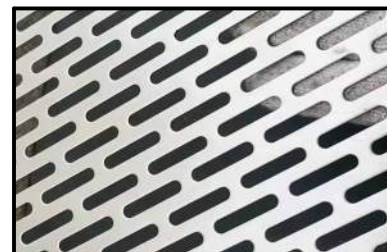
M04 ANODIZED
ALUMINUM FINS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 ALUMINUM
PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 MICRO VINYL
COATED CHAINLINK

PROPOSED ELEVATION SOUTH



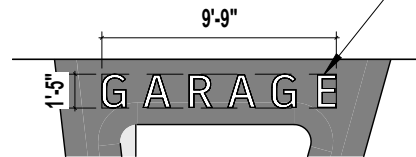
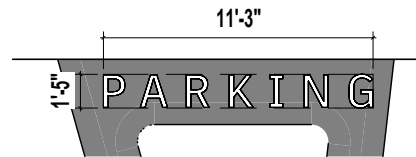
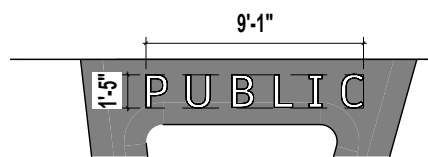
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A202



PIN MOUNTED ALUM. WALL SIGN.
MINIMUM 2" DEPTH

PER 6.2.6, MAX. PROJECTING SIGN
ARE ALLOWED = 15 SF

7 - PROJECTION SIGN (GARAGE)

EXTERIOR SIGNAGE DETAILS



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A205



3D RENDERING #13



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A033



3D RENDERING #5



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A025



3D RENDERING #15



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A035



3D RENDERING #7



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A027



3D RENDERING #9



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A029



3D RENDERING #11



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FEBRUARY 8, 2026

A031

PROPOSED ARCHITECTURAL MESH SCREENING - WEST ELEVATION

ART IN PUBLIC PLACES

Final Schematic Design submission for
artwork opportunity at

72nd St Community Complex "RISING"

by Atelier Manferdini

Date: 04/16/2026



North Beach
Oceanside
Park

Bark Beach

77th Street
Lifeguard Tower

Altos Del Mar Park

Chabad North Beach

Site

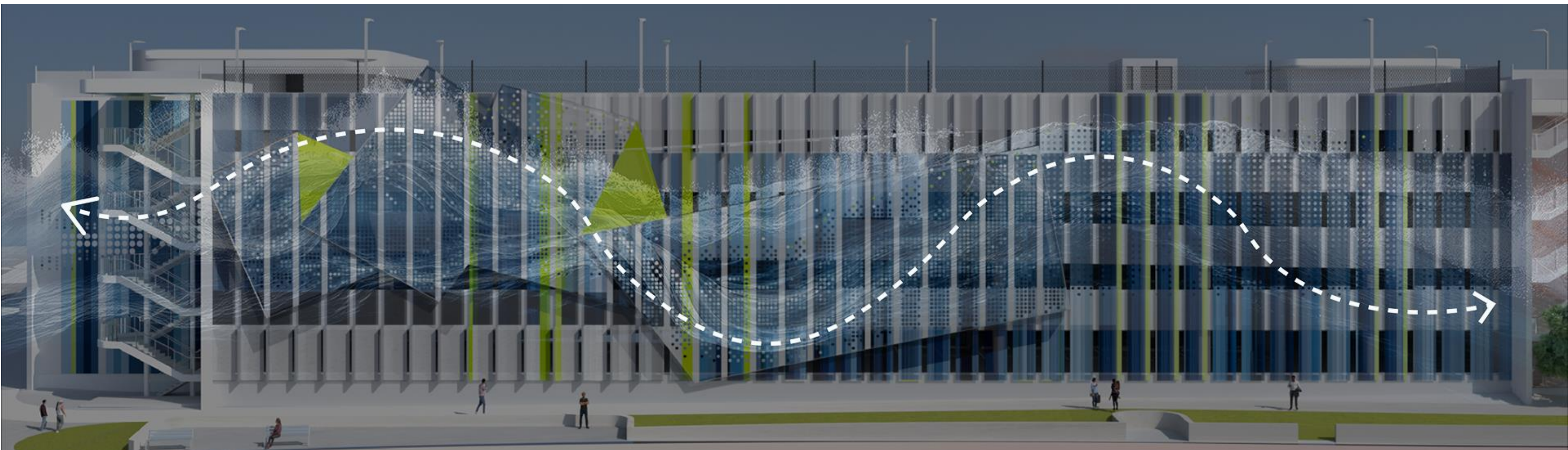
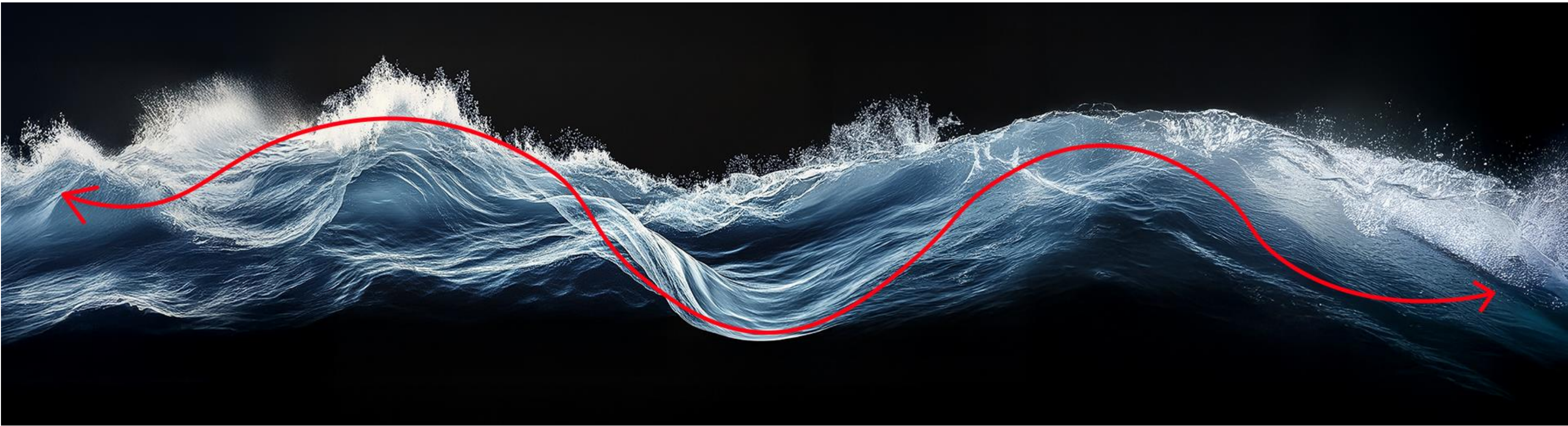
Beach Tennis

Temple Menorah

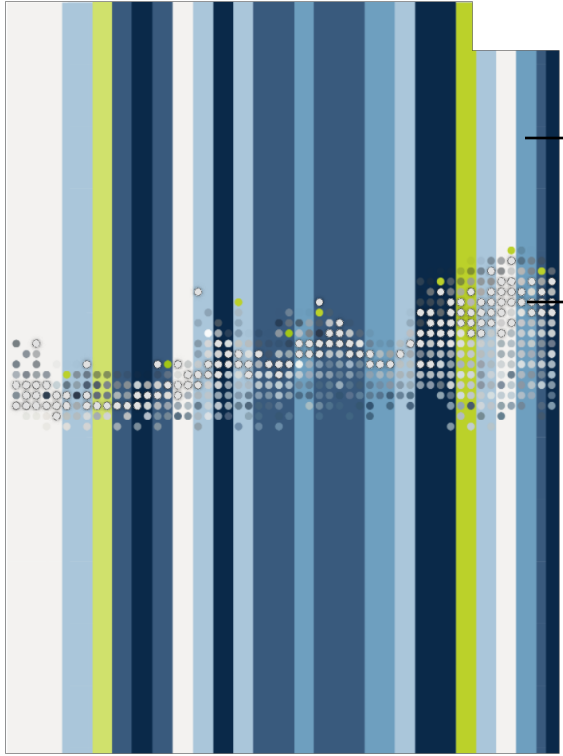
Parkview
Island Park

Miami Beach
Tennis Center





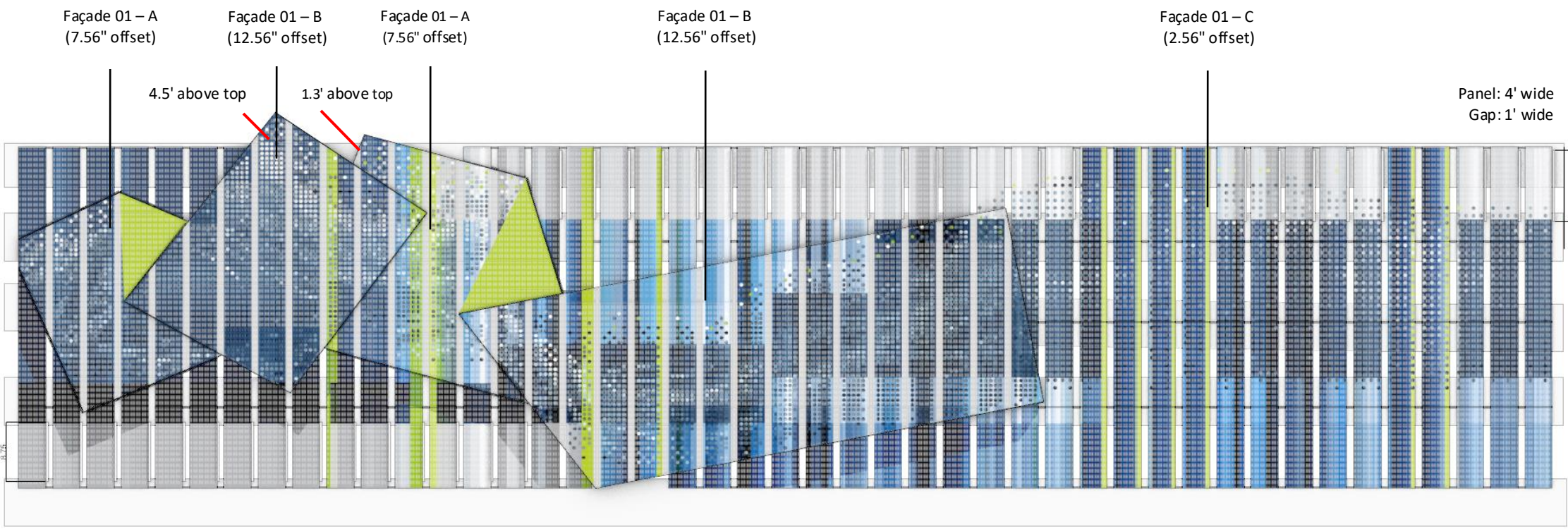




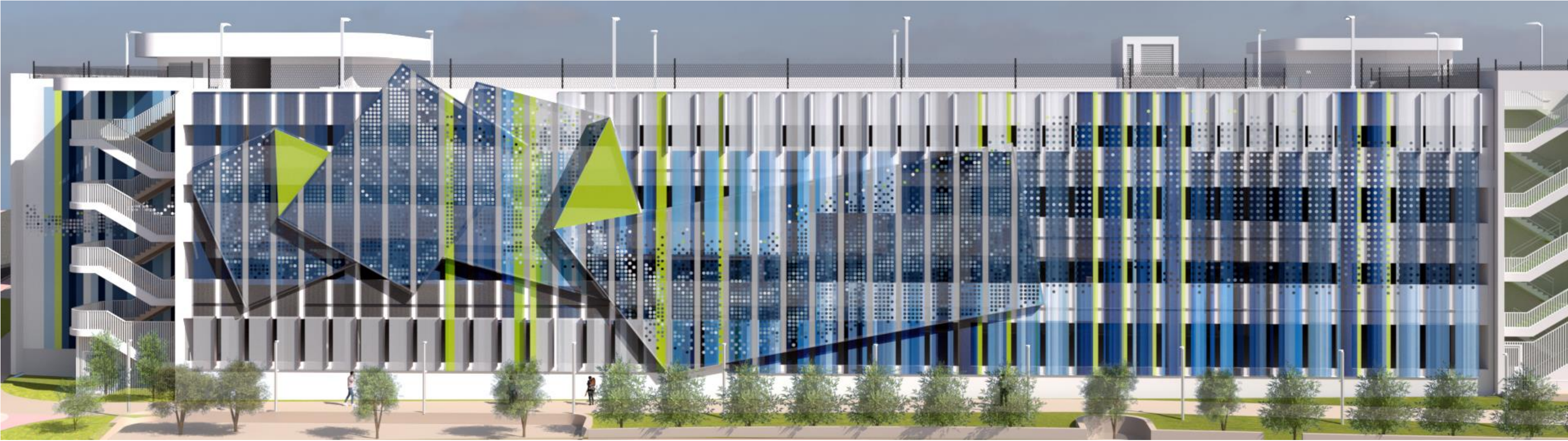
Façade 02

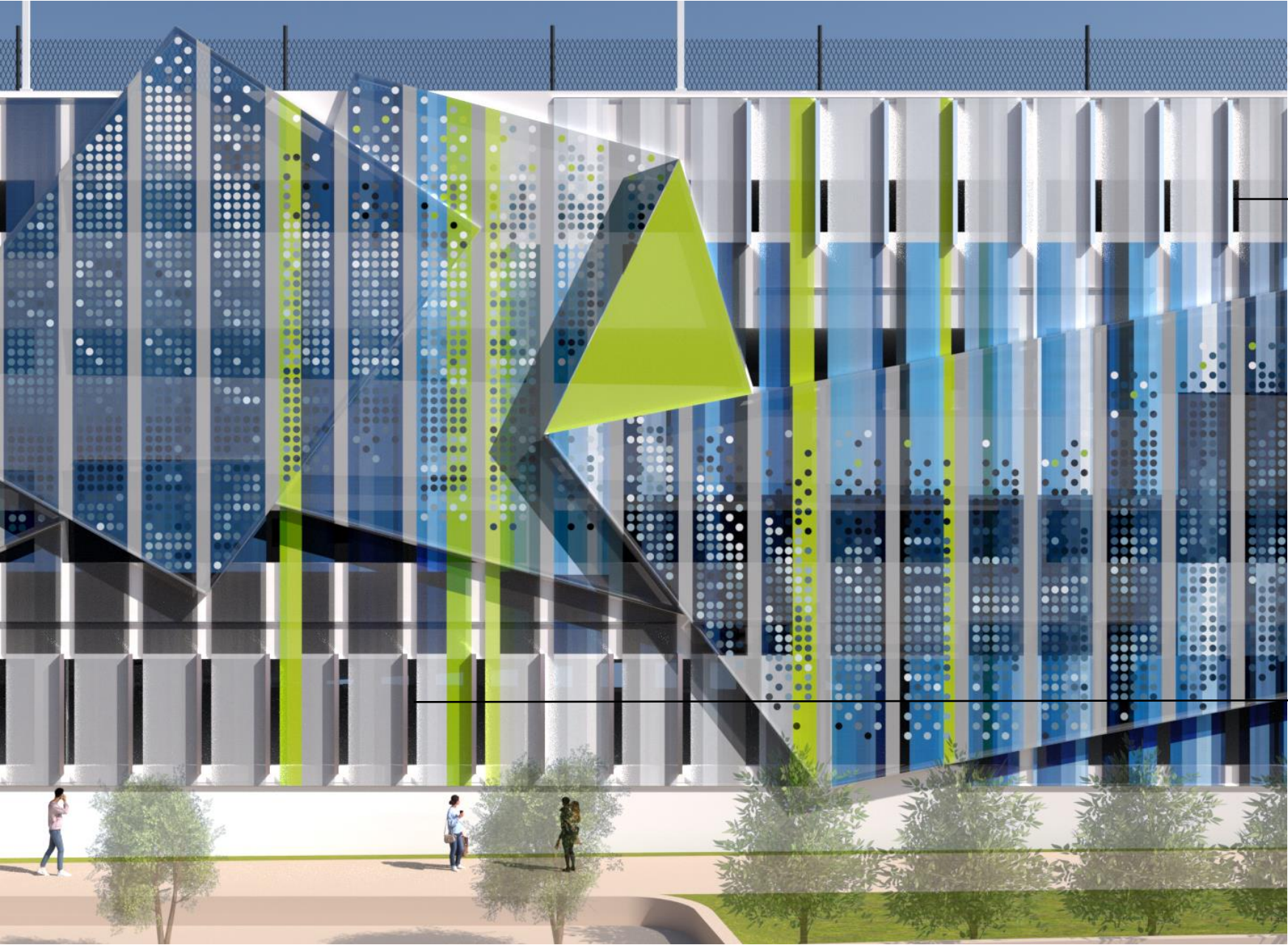
Painted Stripes

Painted Circles
6.4" dia.

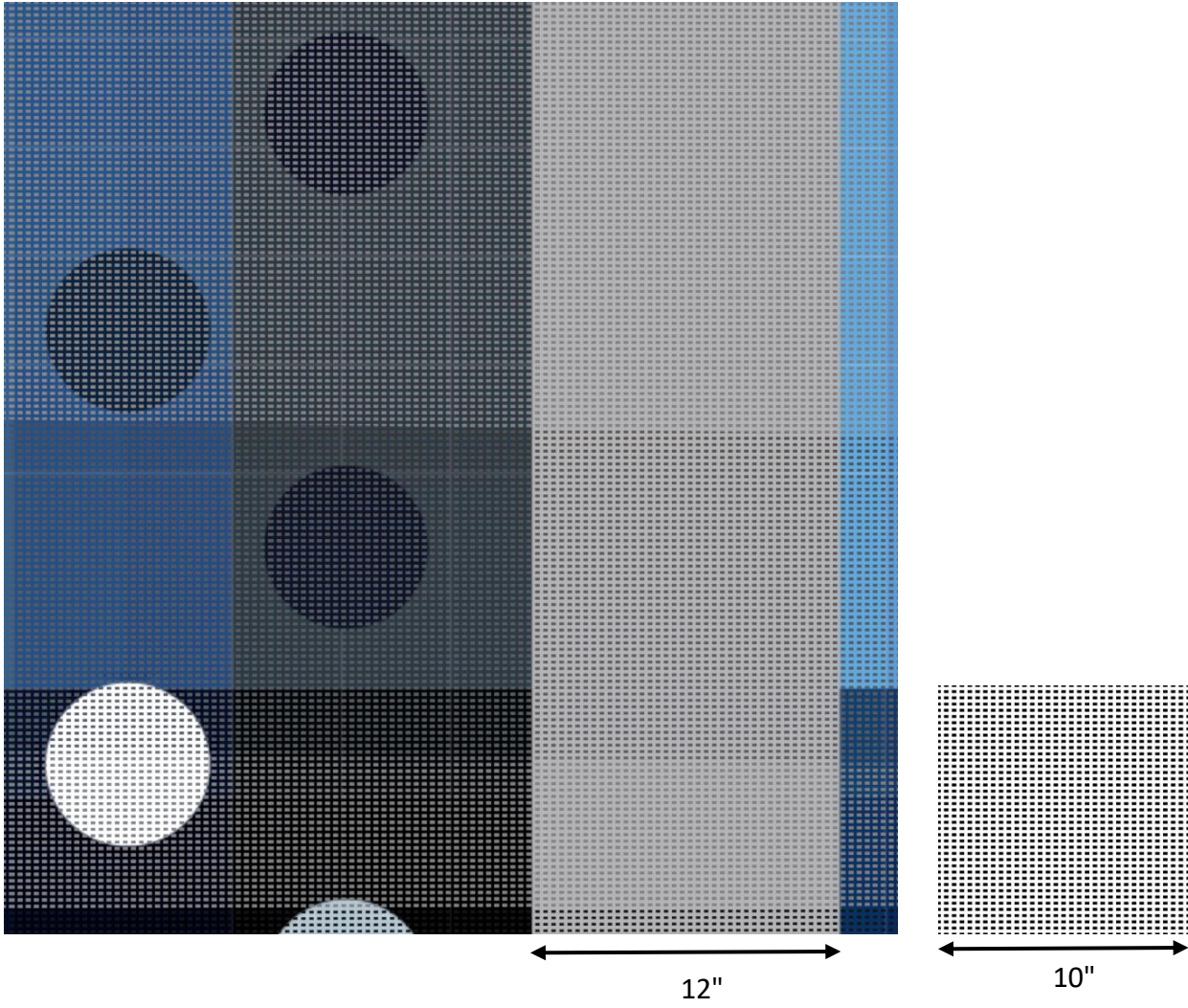


Façade 01





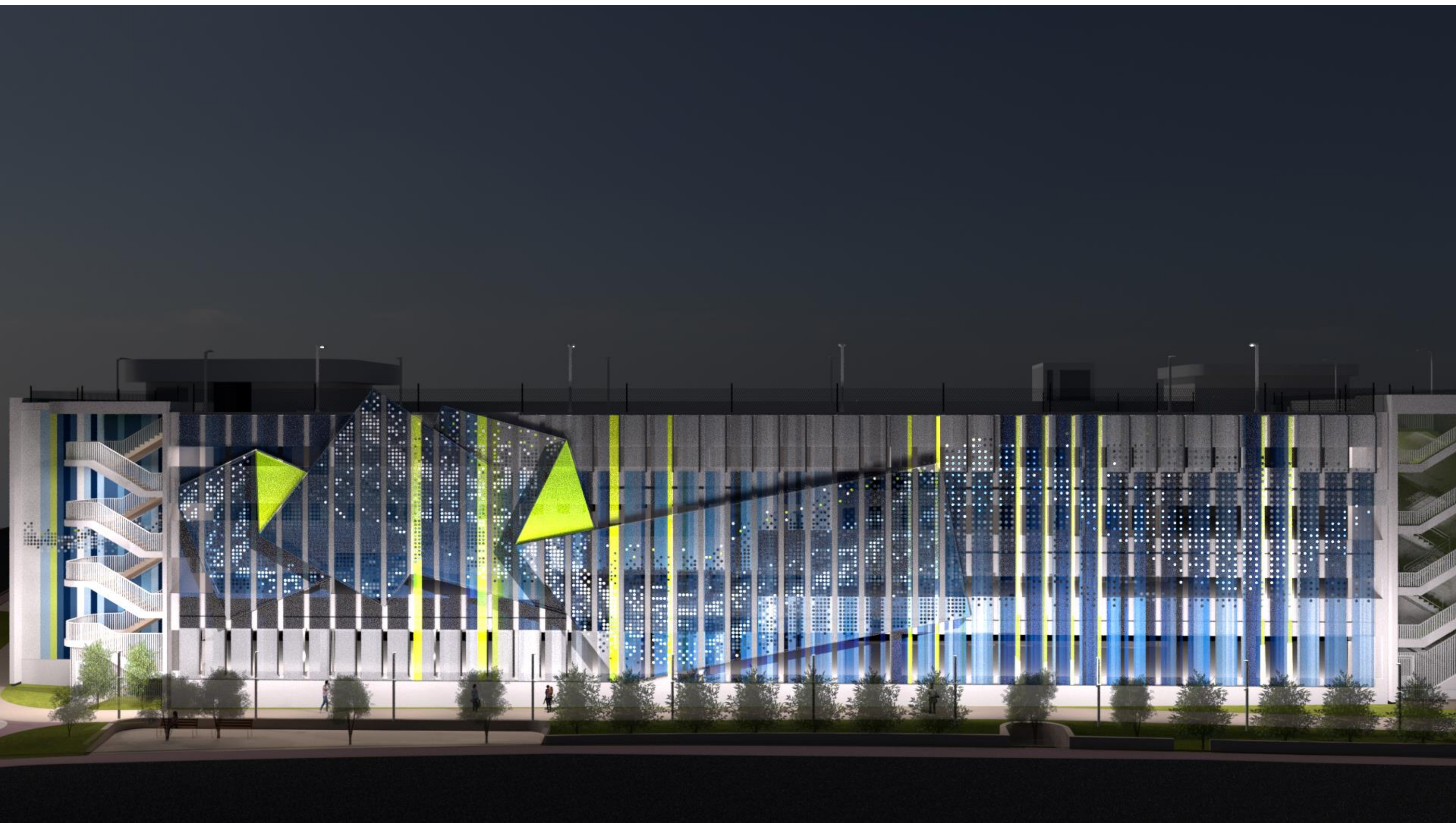
- A 22 aluminum fins in 4" x 126" x 8"
- B 15 aluminum fins in 4" x 105" x 8"

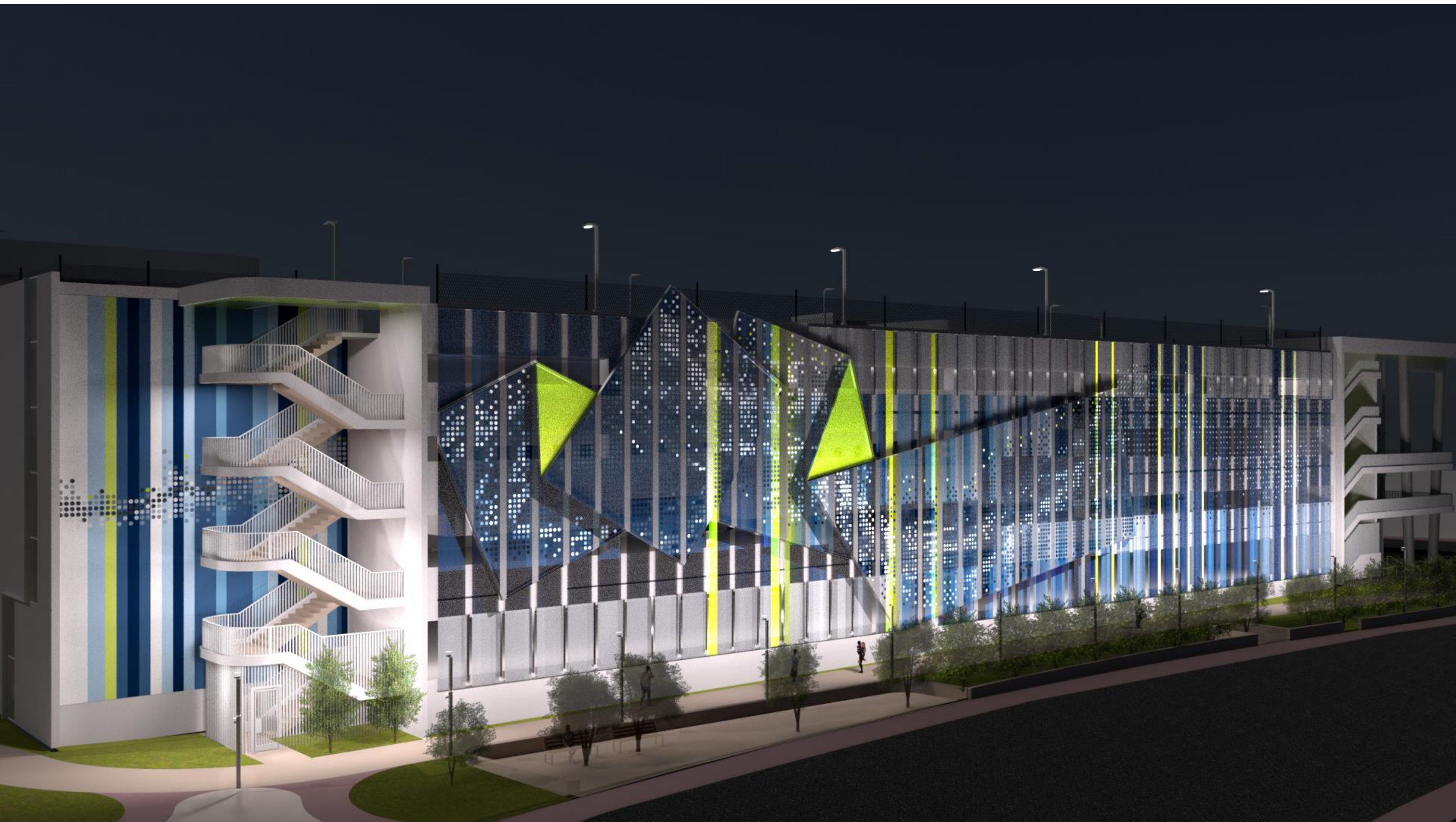


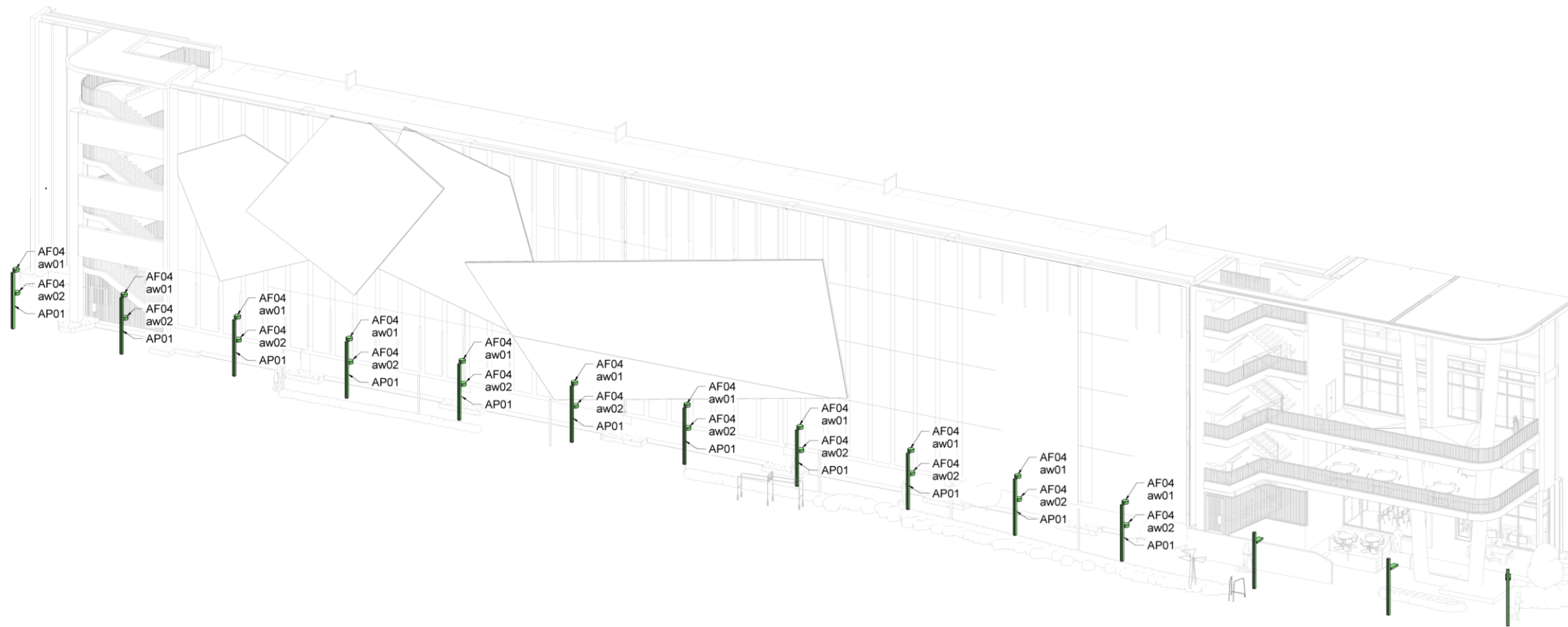


Painted Circles
6.4" dia.

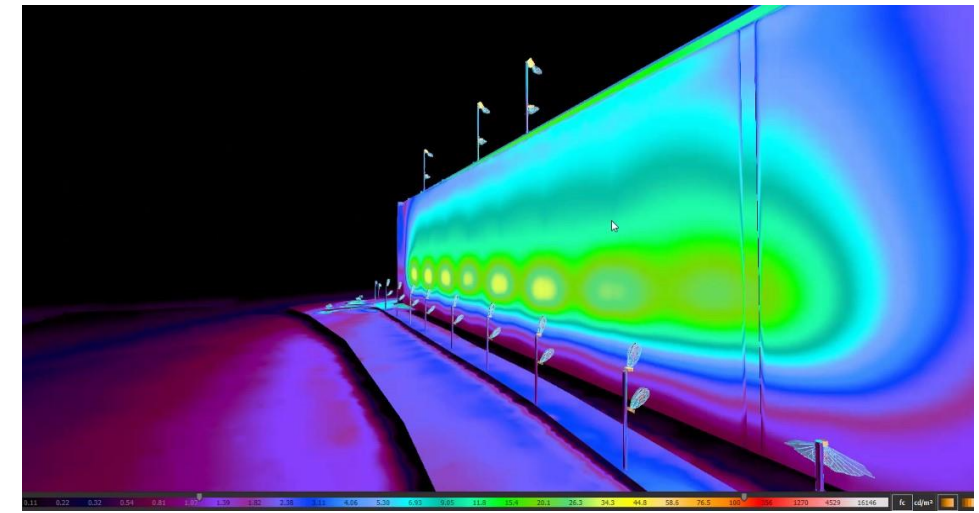
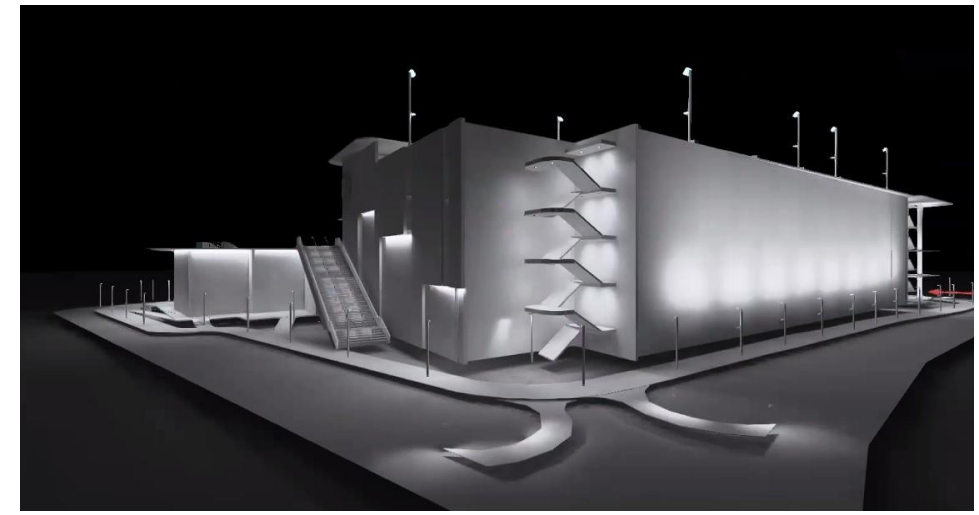
Painted Stripes





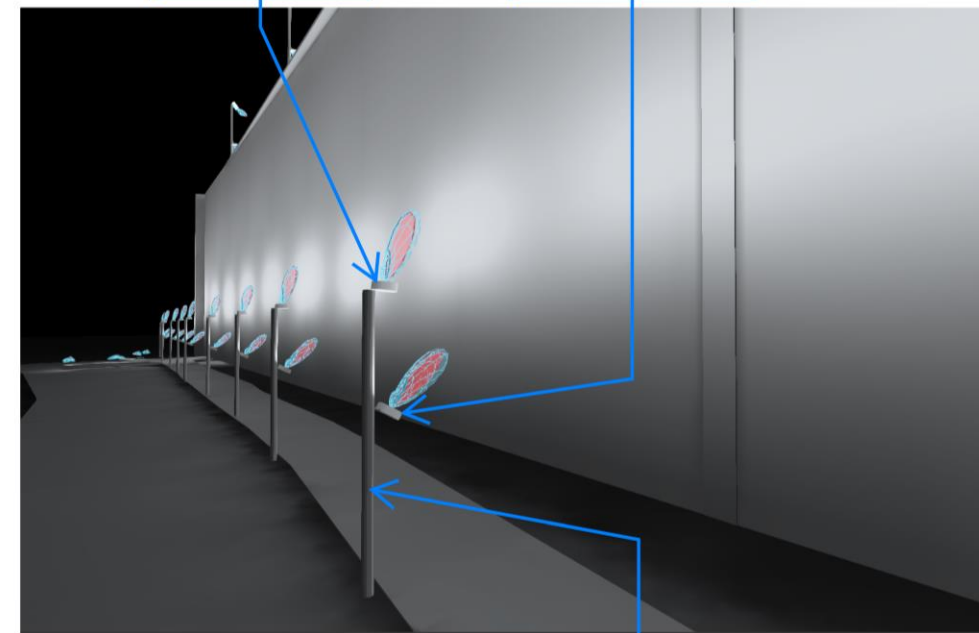


① WEST FACADE - ART IN PUBLIC PLACES ISOMETRIC



AF04
MOUNTED
12'-0" AFF,
5° TILT

AF04
MOUNTED
7'-0" AFF,
15°-20° TILT



AP01
12'-0" POLE

FlexFacades is a decorative screening system consisting of aluminum extrusions that tension the fabric skin made of durable PES. The turnkey system can be surface-mounted to a concrete structure or attached to a steel framework. FlexFacades provides protection from wind, heat, and solar glare, creating opportunities for reducing heating and cooling costs.

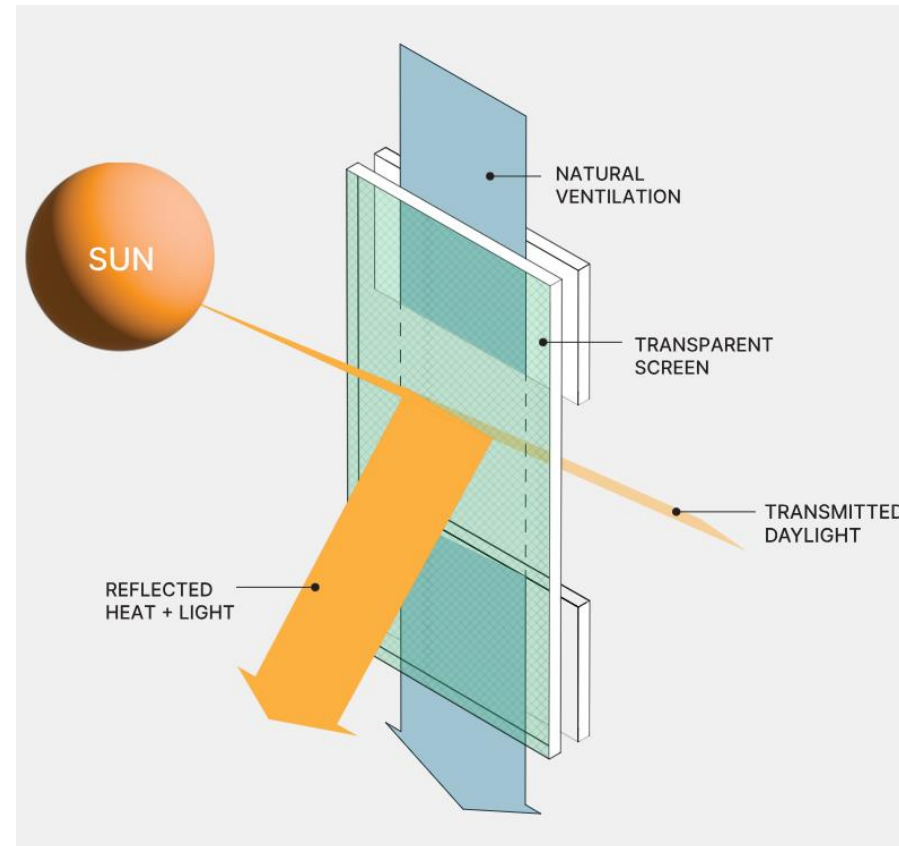
**FlexFacades Stretch Panels
(FL-SP)**



**FlexFacades Cladding + Steel
(FL-CL + 2D Steel)**



**The effects of heat and light with
tensile mesh facades**



System:

- Decorative screening system using aluminum extrusions to tension a fabric skin (PES)
- Can be surface-mounted to concrete or attached to a steel framework

Performance:

- Provides protection from wind, heat, and solar glare
- Allows ventilation while reducing heat gain

Benefits:

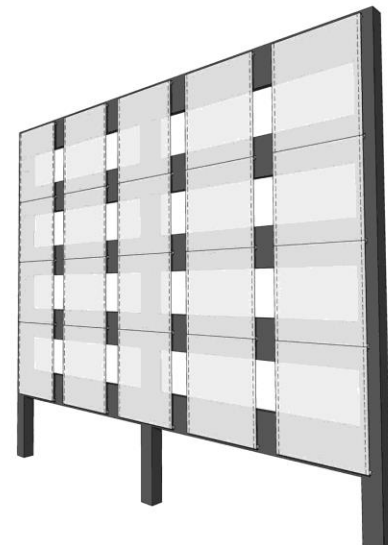
- Lightweight compared to metal systems
- Designed to withstand extreme weather conditions
- No expensive metal screen refinishing required

Design:

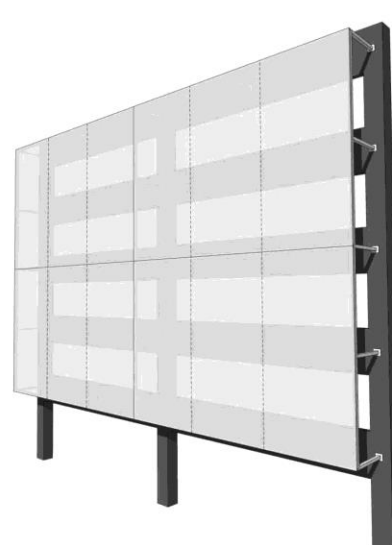
- Supports graphics, colors, and large-scale façade applications

Sustainability:

- 100% recyclable



Cost-effective rectangular panels that are only secured horizontally (top and bottom) of each panel.



2D decorative screening systems that are attached to a steel framework.

Architectural Tensile Mesh: Type 1A PES (Polyvinyl coated polyester) Ventilated Mesh



What is PES Mesh:

Polyvinyl coated polyester (PES) ventilated fabric mesh with select manufacturers utilizing additional protective Polyvinylidene fluoride (PVDF) fluoropolymer and tio2 coatings on both sides for protection and longevity while creating an easy-to-clean surface.



Performance:

- 10% to 50% open mesh
- Provides shading/screening, lowers heat gain
- Maintains views out and open airflow
- Most cost-effective ventilated screening material

Maintenance:

Easy-to-clean surface

- Use standard soap and low-pressure water to remove dirt and dust from the surface of the façade screen.
- Cleaning care is similar to other facade materials.
- Cleaning frequency would be similar to metal – when it looks visually dirty.

No scheduled maintenance is required.

Durability/ Lifecycle:

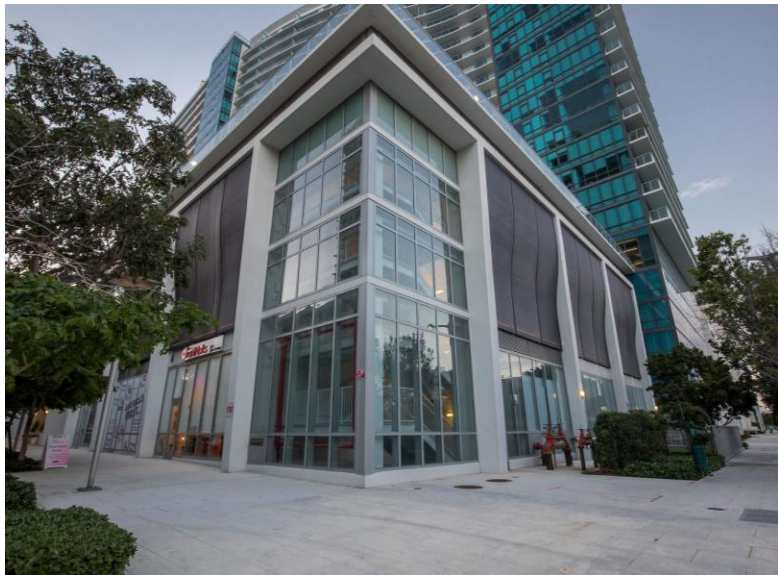
- Works well in variety of climates
- Steel / Aluminum structure can be in continual use allowing for the fabric, the least expensive element to be replaced after its estimated lifespan of 20 years.

Fire rating:

- Fire-resistant, passing ASTM E-84 “class A” and NFPA 701 typically (independent fire testing available upon request)

Warranty:

- 10-year minimum warranty



Miami Midtown 5 Tower

Product: FlexFacades Cladding Screens, FlexFacades Modular Panel Screens
Material: Type 1A-Ventilated PES
Ventilation: 28% Open
Location: Miami, FL

The façade structures are designed to full ASCE 7 code wind loads, which include the region's required design hurricane winds.



Quail Roost Transit Village

Product: FlexFacades Cladding Screens
Material: Type 1A-Ventilated PES
Ventilation: 34% Open
Location: Miami, FL

Using Structurflex’s FlexFacades system, the exterior of the garage was clad in tensioned mesh panels that served several purposes simultaneously.



Strata Wynwood

Product: FlexFacades Cladding Screens
Material: Type 1A-Ventilated PES
Ventilation: 34% Open
Location: Miami, FL

The graffiti-inspired tensile facade is supported by a structural steel framework.



BanESCO Bank North American Headquarters

Product: FlexFacades 3D Cladding Screens + Steel, FlexFacades Cladding on Steel
Material: Type 1A-Ventilated PES
Ventilation: 34% open on all screens
Location: Miami, FL

This project is located in the Miami-Dade region, where the façade systems provide ventilation while also protecting against extreme climate events.

THANK YOU!

QUESTIONS?



**(THE FOLLOWING SLIDES ARE FOR
REFERENCE ONLY AND NOT PART OF THE
PRESENTATION)**

SUBSTANTIAL MODIFICATIONS

(COMPARISON VIEWS)

PREVIOUS DESIGN

CURRENT DESIGN

(FOR REFERENCE ONLY AND NOT PART OF THE PRESENTATION)



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

SOUTH (72ND ST.) - VIEW 1



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SM-1

PREVIOUS DESIGN

CURRENT DESIGN

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ADJUSTED MAIN
ENTRY PLAZA

RECONFIGURED COLUMNS,
PAINTED CONCRETE

UPDATED GUARDRAILS,
ANODIZED ALUMINUM
VERTICAL FINS

SOUTH (72ND ST.) - VIEW 2



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SM-2

PREVIOUS DESIGN

CURRENT DESIGN

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- UPDATED PARKING GARAGE SCREEN DESIGN (AIPP)
- ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL
- RECONFIGURED COLUMNS, PAINTED CONCRETE
- CHANGED MATERIAL TO PERFORATED METAL SCREEN
- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS
- 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

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- 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

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ADDED PLANTERS
AT POOL DECK

ADJUSTED EYEBROW
THICKNESS, PAINTED
STUCCO

UPDATED GUARDRAILS,
ANODIZED ALUMINUM
VERTICAL FINs

UPDATED GRAPHICS
FOR MESH SCREENS
ALONG GARAGE

UPDATED MURAL
AT POOL DECK

SOUTH EAST - VIEW 5



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SM-5

PREVIOUS DESIGN

CURRENT DESIGN

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- ADDED GLAZED OPENINGS
- RECONFIGURED PLAZA LAYOUT
- NEW MURAL GRAPHIC
- ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL
- ADDED FITNESS EQUIPMENT
- CHANGED MATERIAL TO PERFORATED METAL SCREEN
- ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO
- ADDED COLUMN FOR STRUCTURE, PAINTED CONCRETE
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS

NORTH WEST - VIEW 6



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SM-6

PREVIOUS DESIGN

CURRENT DESIGN

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- ADDED GLAZED OPENINGS
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS
- 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

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ADDED BEAMS FOR STRUCTURAL
SUPPORT OF MONUMENTAL STAIR,
PAINTED CONCRETE

ADDED GLAZED
OPENINGS

RECONFIGURED COLUMNS,
PAINTED CONCRETE

UPDATED GUARDRAILS, ANODIZED
ALUMINUM VERTICAL FINS

NORTH EAST - VIEW 8



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SM-8

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MANUFACTURER: STEPLOCK
STYLE: SHELLOCK
COLOR: SILVER SAM
FINISH: POLISHED, ANTIQUED



MANUFACTURER: STEPLOCK
STYLE: SHELLOCK
COLOR: TAN
FINISH: POLISHED, ANTIQUED

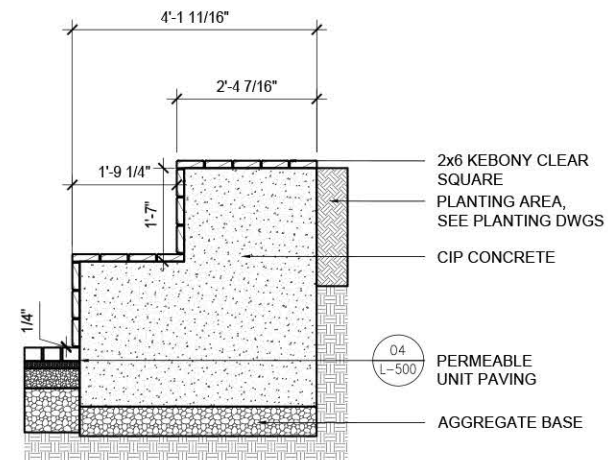
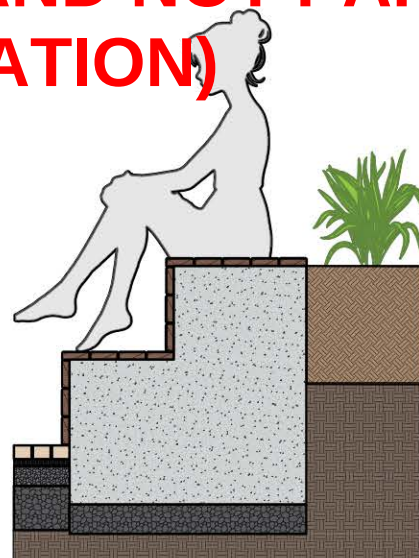


MANUFACTURER: STEPLOCK
STYLE: SHELLOCK
COLOR: IVORY
FINISH: POLISHED, ANTIQUED



KEBONY
2x6 CLEAR
BOARDWALK
DECKING #2522

EXAMPLE OF WEATHERING

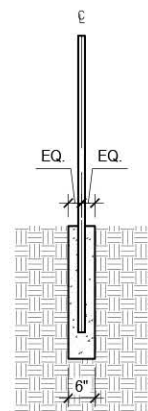
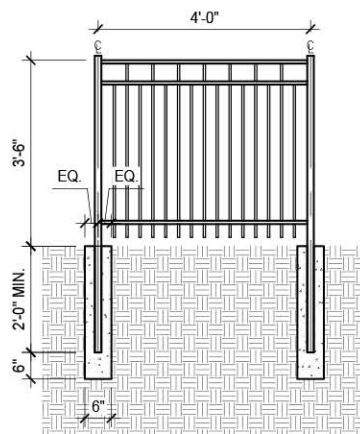


1 SOCIAL SEATING RETAINING WALL

NTS



ANODIZED ALUMINUM FINISH



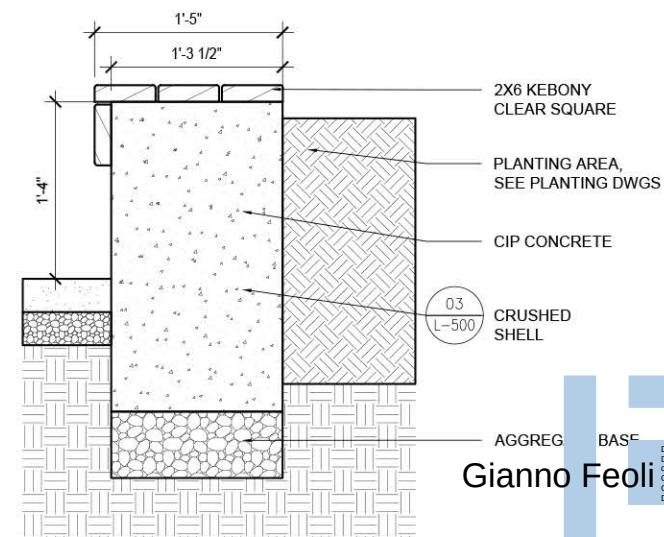
NOTES

1. FENCE DESIGNED BASED ON PROVINCIAL ALUMINUM FENCE FROM SUPERIOR FENCE AND RAIL



KEBONY
2x6 CLEAR
BOARDWALK
DECKING #2522

EXAMPLE OF WEATHERING



Gianno Feoli

Digitally signed by Gianno Feoli
DN: cn=Gianno Feoli,
o=Gianno Feoli and Associates Inc.,
c=US
Date: 2026.02.06 07:16:59-05'00'

2 SITE FENCE

NTS

3 RETAINING WALL WITH INTEGRATED SEATING

NTS

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED
LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY GIANNO A. FEOLI, R.L.A. ON THE DATE
INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

SITE DETAILS



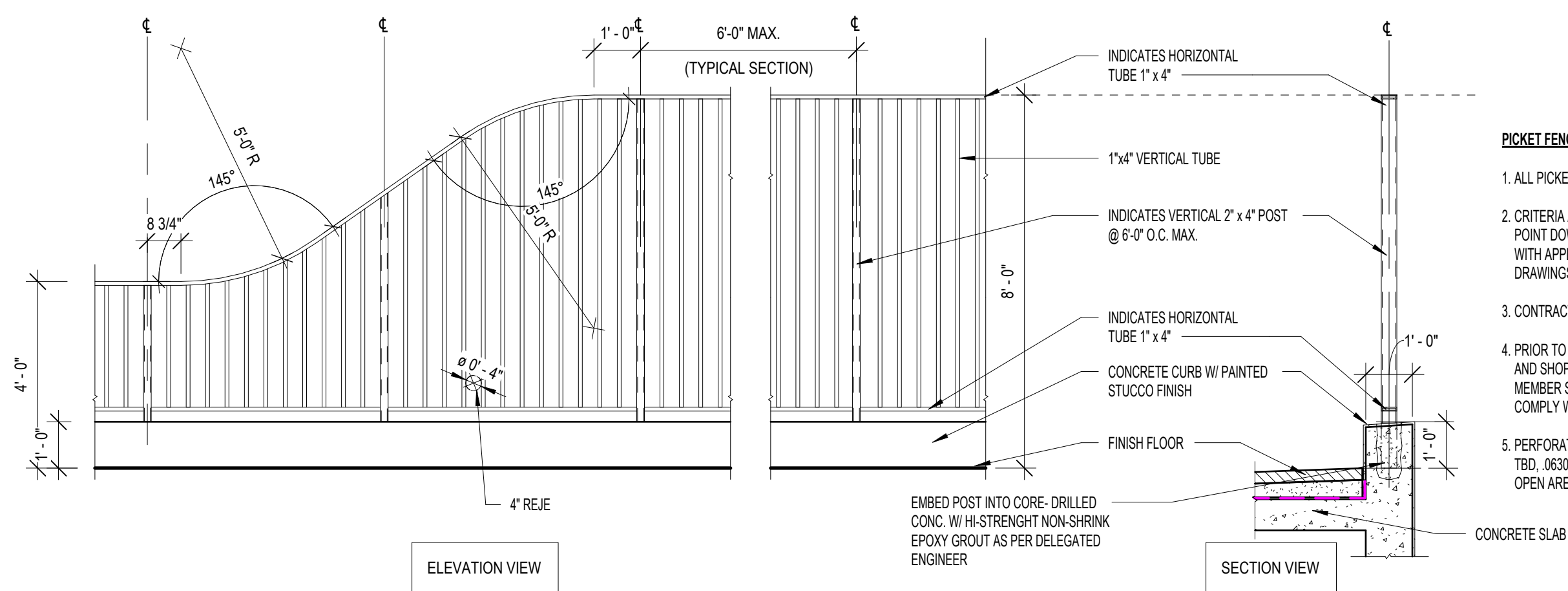
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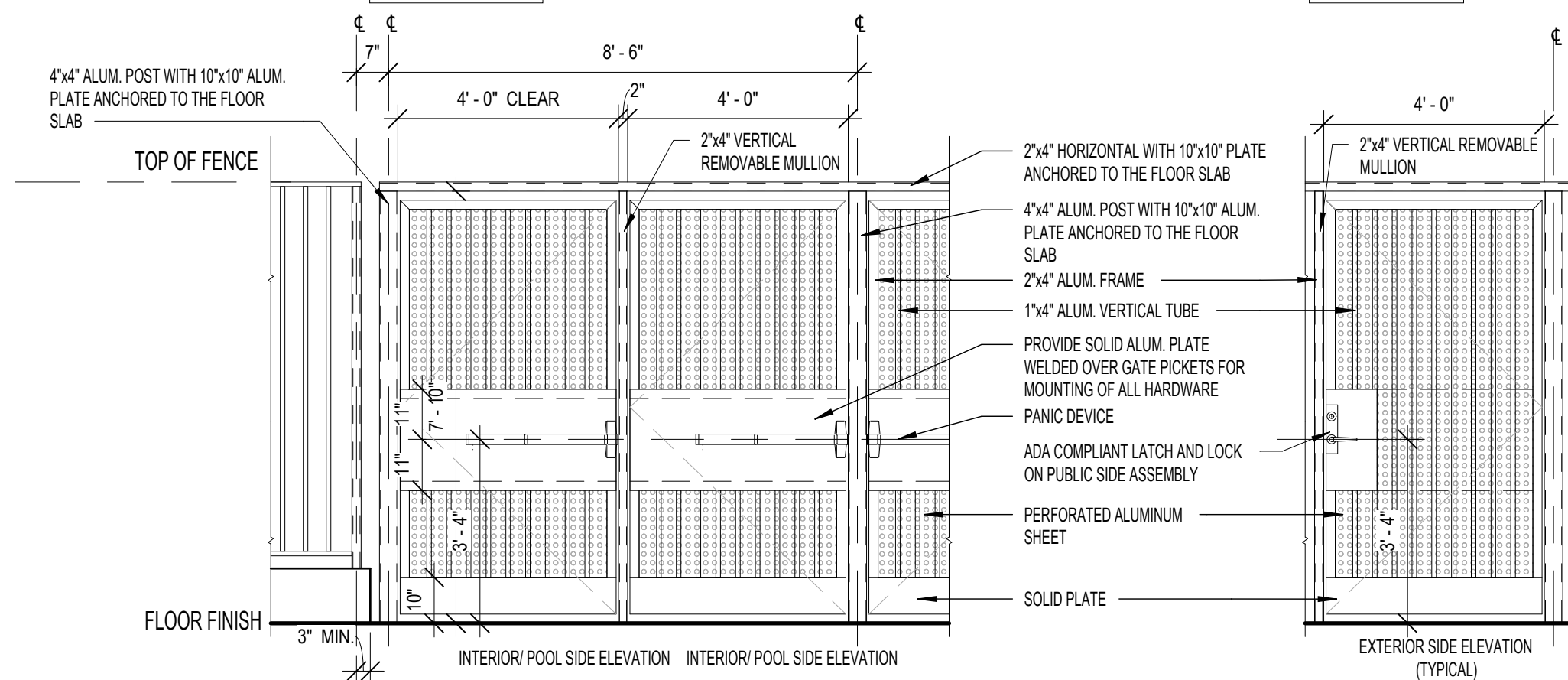
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FEBRUARY 6, 2026

LA04



PICKET FENCE GENERAL NOTES:

1. ALL PICKET FENCE/ GUARDRAIL MEMBERS SHALL BE ALUMIMUN W/ POWDER COATED FINISH.
2. CRITERIA AND LOADS: DESIGN AND CONSTRUCT RAILINGS TO WITHSTAND LOAD APPLIED AT ANY POINT DOWNWARD OR HORIZONTALLY, AS REQUIRED BY FLORIDA BUILDING CODE AND ASCE7 WITH APPLICABLE RISK CATEGORY. PROVIDE CONFIRMATION ON DELEGATED ENGINEERING DRAWINGS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT COLOR SAMPLES FOR ARCHITECT'S REVIEW.
4. PRIOR TO ANY FIELD WORK COMMENCING ALL FENCE REQUIRE ENGINEERED CALCULATIONS AND SHOP DRAWINGS SUBMITTED TO THE A/E DEMONSTRATING COMPLIANCE WITH FBC. ALL MEMBER SIZES/ SPACING SHOWN ARE MINIMUM SIZES. ACTUAL SIZING OF COMPONENTS TO COMPLY WITH STRUCTURAL CALCULATIONS AS DETERMINED BY THE DELEGATED ENGINEER.
5. PERFORATED ALUMINUM SHEET SHOULD BE SLOTTED, ALUMINUM, ALLOY 3003-H14, COLOR: TBD, .0630" THICK (MIN. 14 GAUGE), 1/8" ROUND x 1" ROUND-END SLOT, SIDE STAGGERED, 44% OPEN AREA.



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GUARDRAIL DETAILS



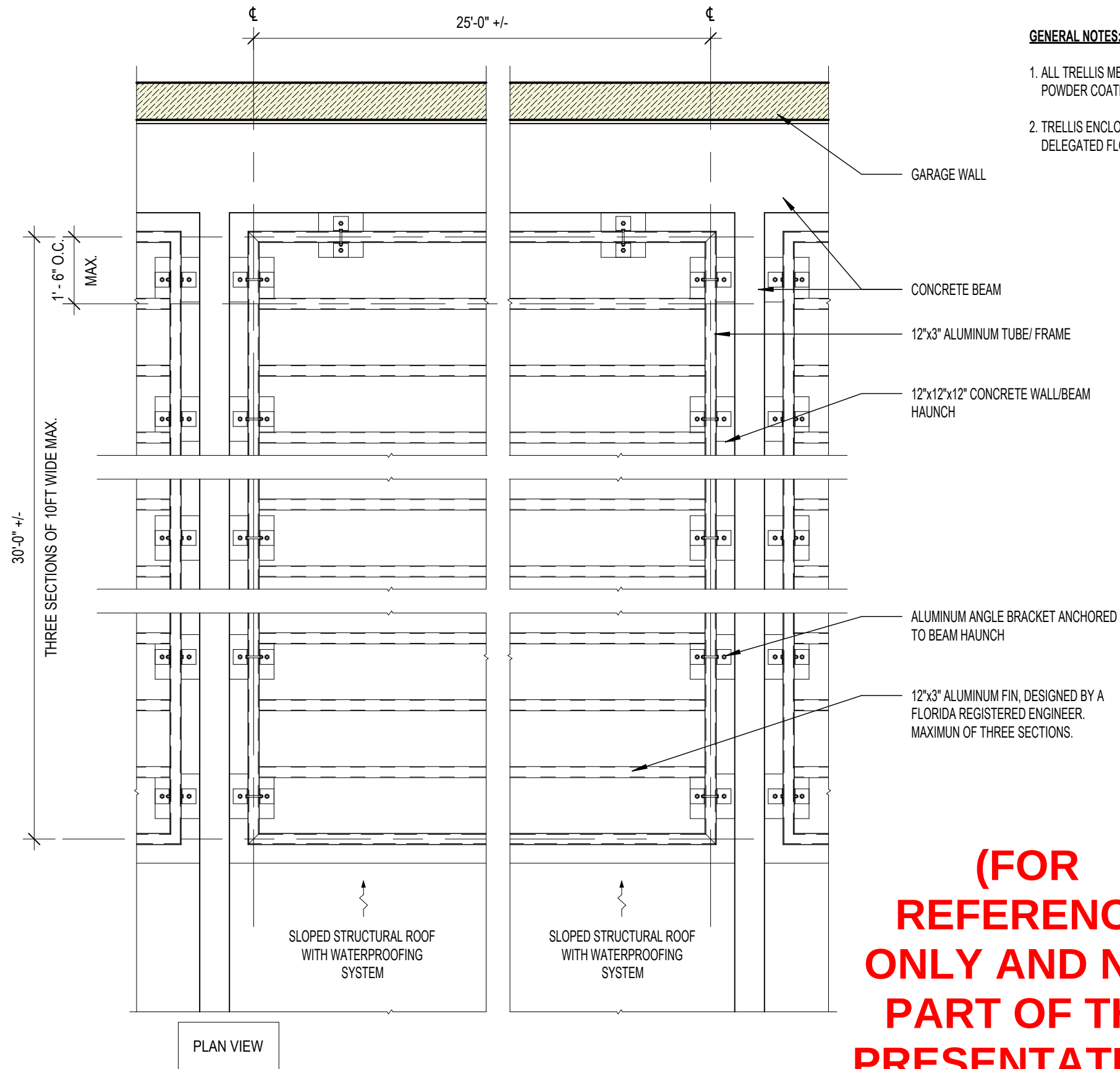
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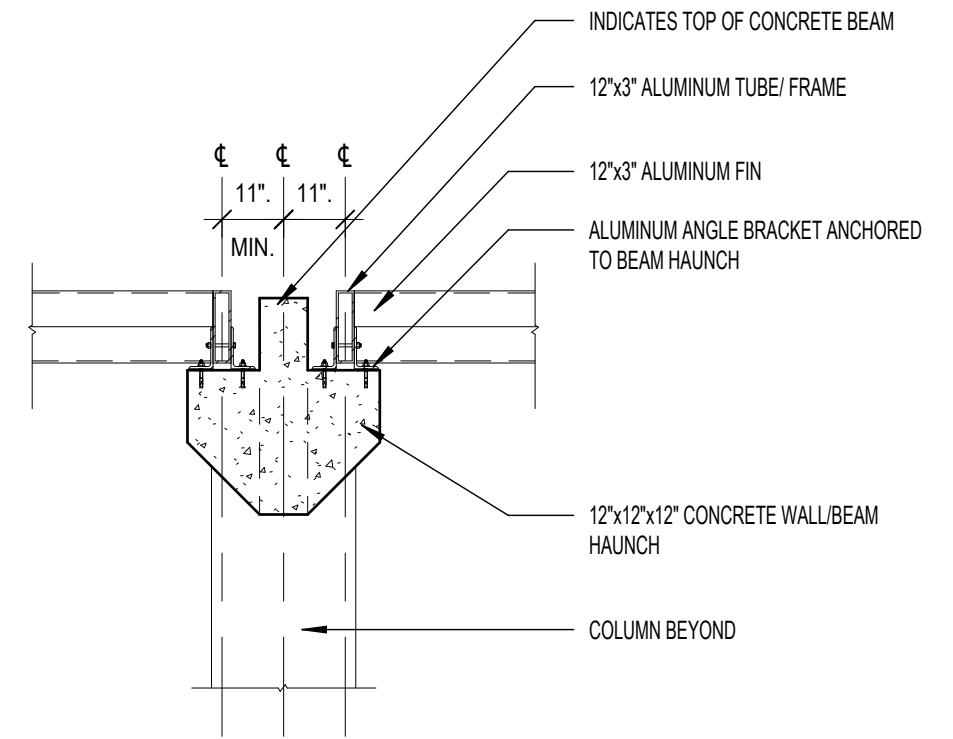
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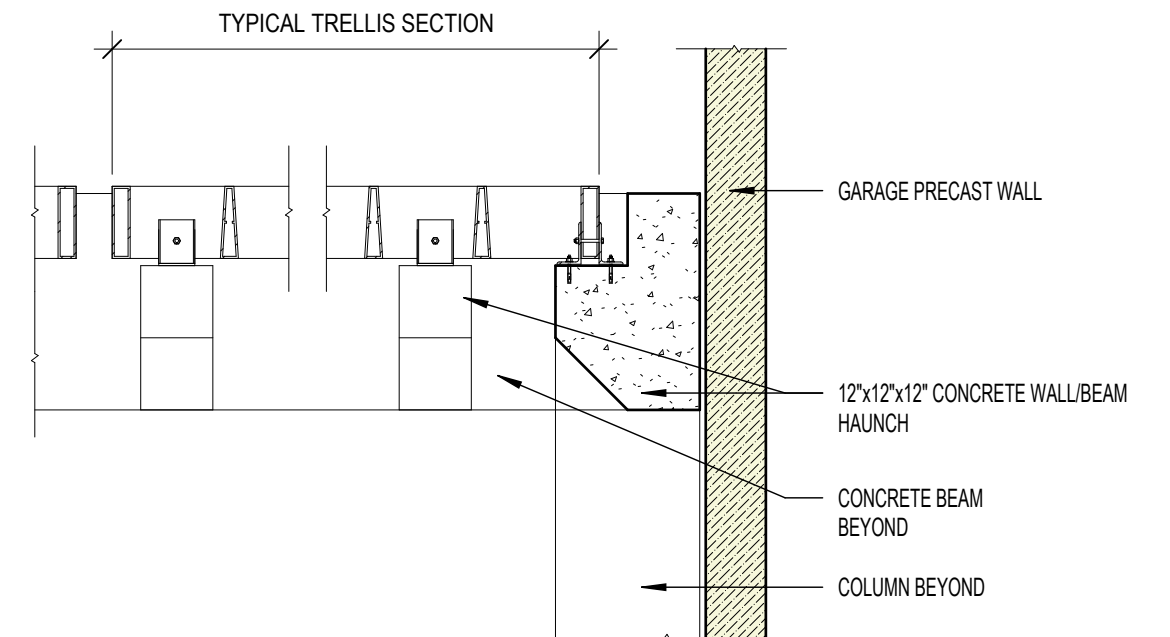
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SECTION VIEW



SECTION VIEW

MECHANICAL ENCLOSURE CANOPY DETAILS



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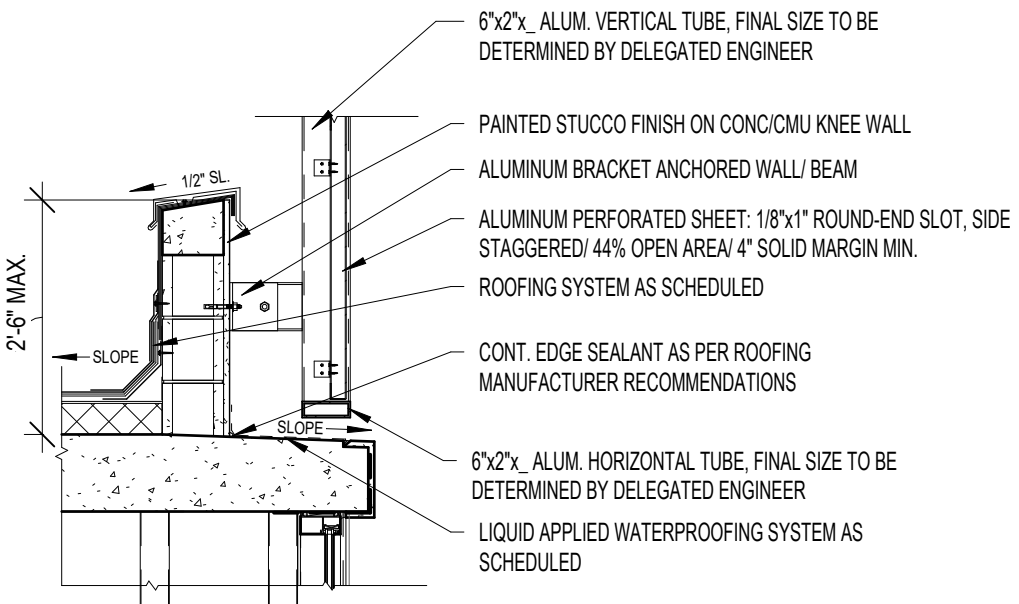
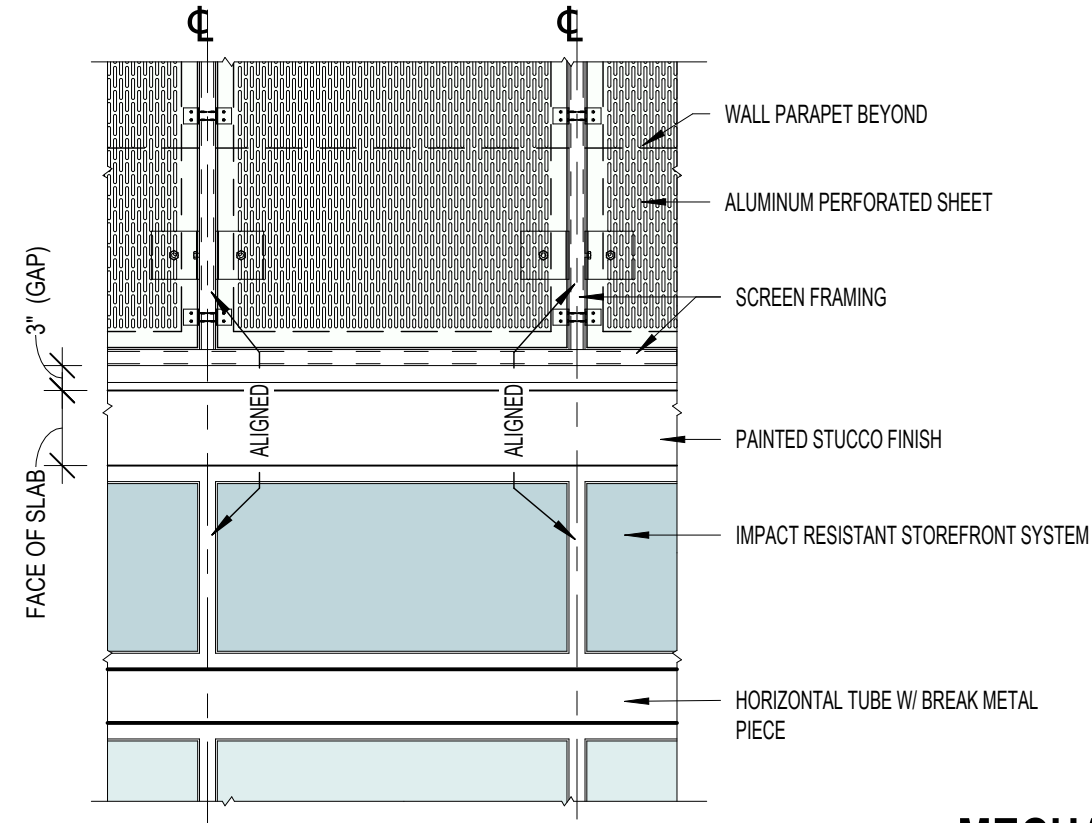
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TECHNICAL SPECIFICATIONS

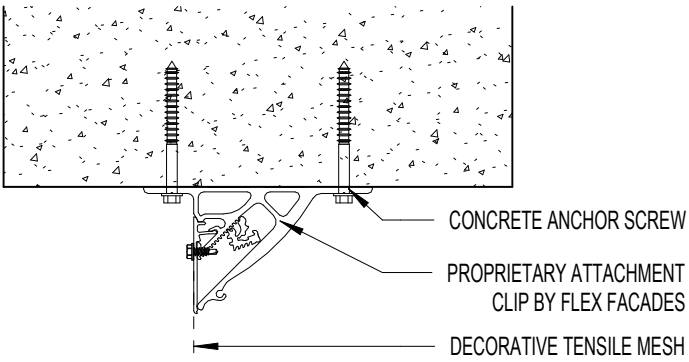
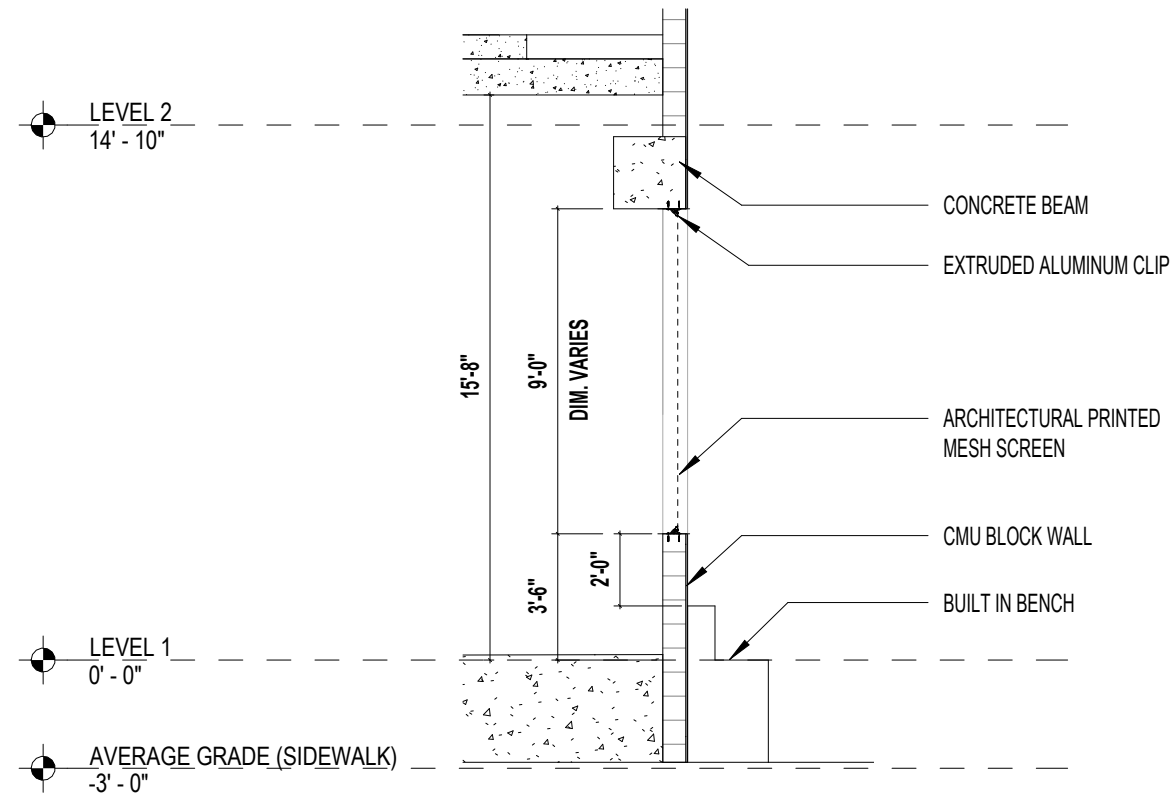
MATERIAL	MCNICHOLS PERFORATED METAL
PATTERN	SLOTTED, PERFORATED, SIDE STAGGERED
VISUAL OPEN AREA	44% APPROXIMATELY
PHYSICAL OPEN AREA	56% APPROXIMATELY
WEIGHT	0.51 LBS. SQUARE FOOT
MAXIMUM SHEET SIZE	36" x 120"
SCREEN THICKNESS	.0630"
SLOT SIZES	1/8" WIDTH, 1" LENGTH, 1-1/8" SLOT END CENTERS, 1/8" SLOT END BAR WIDTH, AND 1/4" SLOT SIDE CENTERS



MECHANICAL ATRIUM YARD CLADDING

TECHNICAL SPECIFICATIONS

MATERIAL	PES ARCHITECTURAL MESH FABRIC, FIRE AND UV RESISTANT
VISUAL OPEN AREA	28% APPROXIMATELY
PHYSICAL OPEN AREA	72% APPROXIMATELY
WEIGHT	15 OUNCES/SQUARE YARD MIN.
MAXIMUM SHEET SIZE	UNLIMITED HEIGHT AND 30' WIDTH MAX.
SCREEN THICKNESS	1/32 INCHES
OPENING SIZE	1/16 INCH X 1/16 INCH
COLOR	PRINTED PATTERN



NOTE:
FLEX FACADES FF-CL DECORATIVE CLADDING SYSTEM. INSTALLATION AND PROPRIETARY ATTACHMENT DETAILS PER APPROVED SHOP DRAWINGS

PARKING GARAGE CLADDING

CLADDING DETAILS

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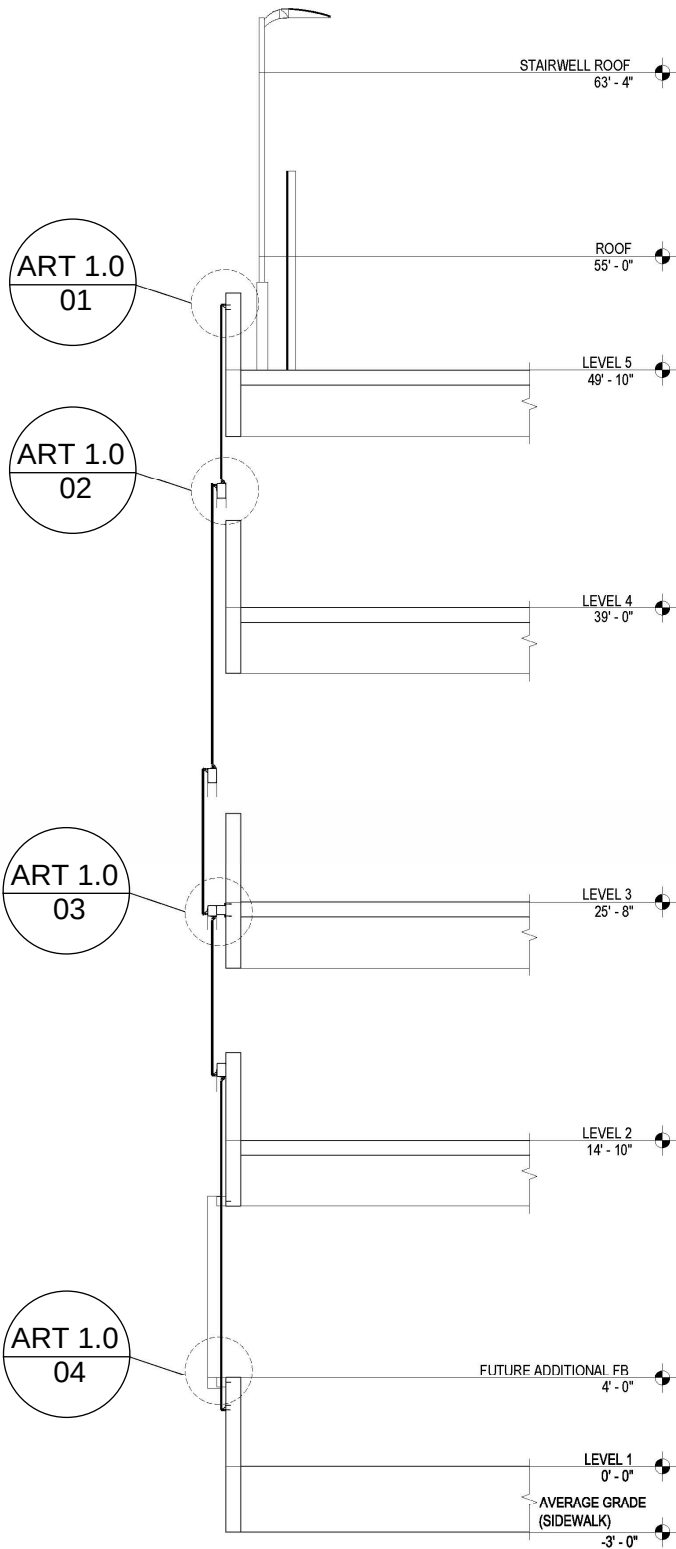
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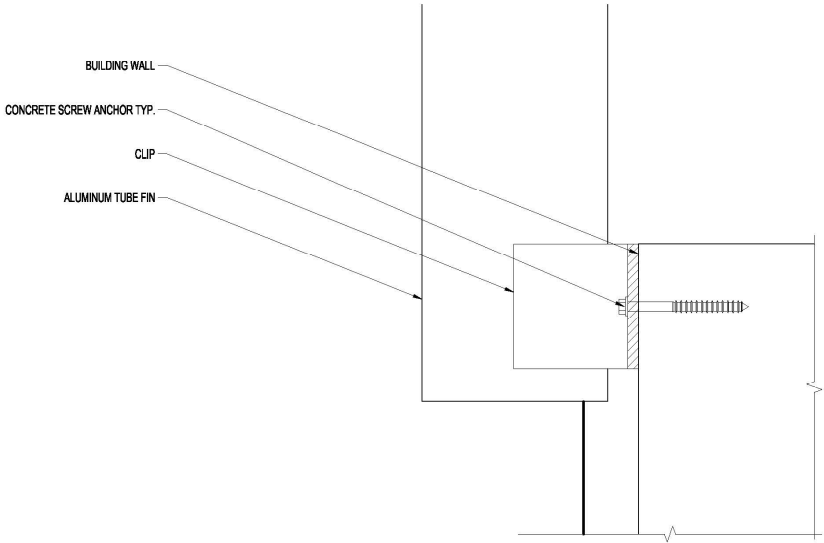
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FEBRUARY 8, 2026

A204



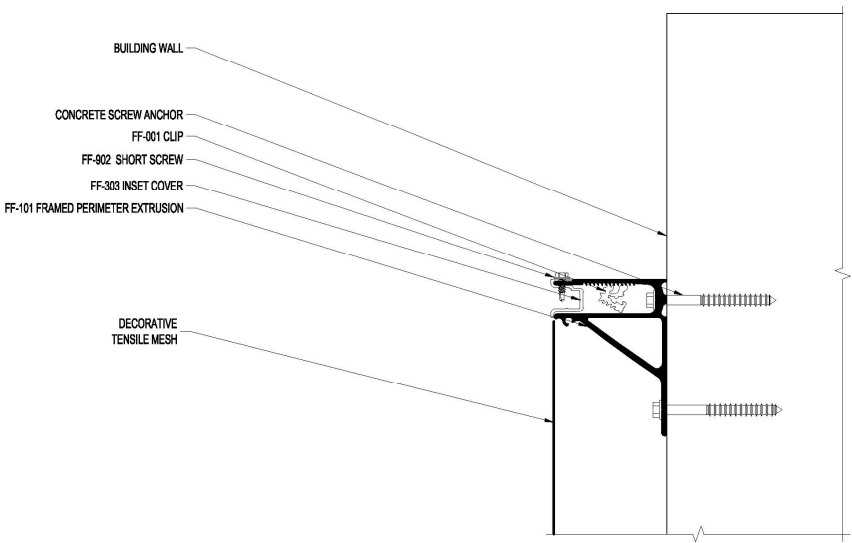
WALL SECTION
SCALE: 1/4" = 1'-0" 09



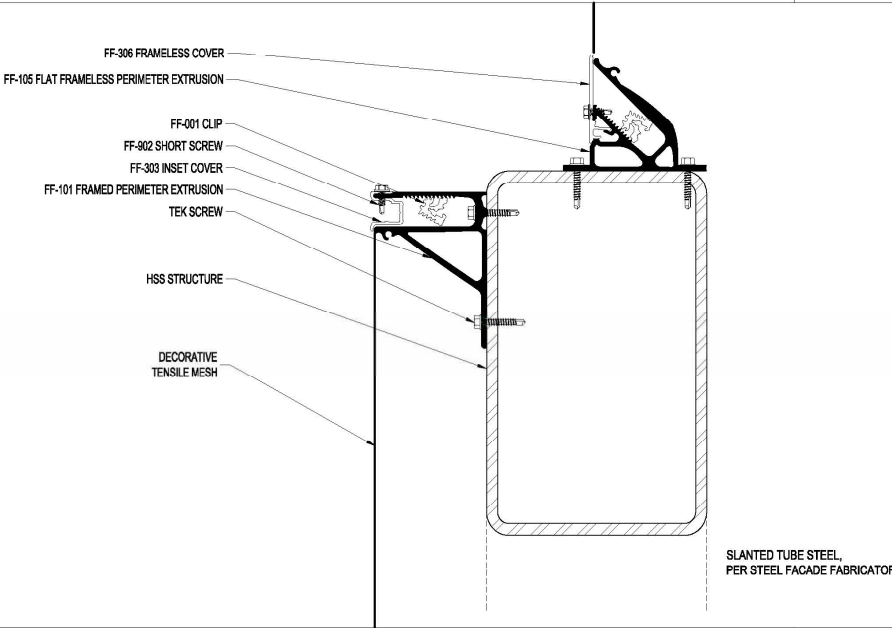
ALUMINUM FIN
SCALE: 6" = 1'-0" 04

NOTE: REFER TO THE
FOLLOWING SHEETS FOR
ENLARGED DETAILS

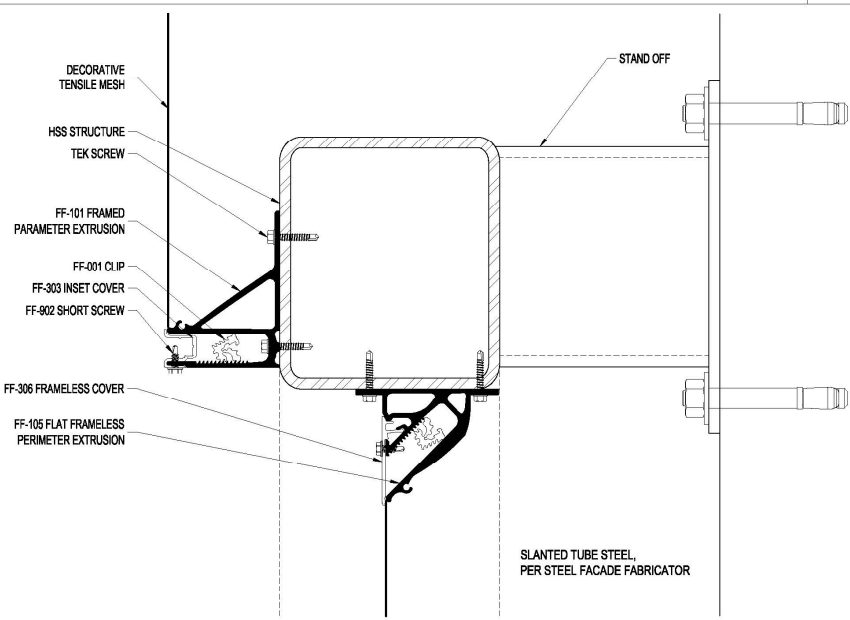
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FACADE C: TOP OF WALL
SCALE: 6" = 1'-0" 01



FACADE A: EXTRUSION ON STEEL
SCALE: 6" = 1'-0" 02



FACADE B: EXTRUSION ON STEEL + STAND OFF
SCALE: 6" = 1'-0" 03

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XXXXXX
XXXXXX
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XXXXXX
+1 (XXX)-XXX-XXXX

Owner

XXXX
XXXX
XXXX

Project

299 72nd St
Miami Beach, FL 33141
Location

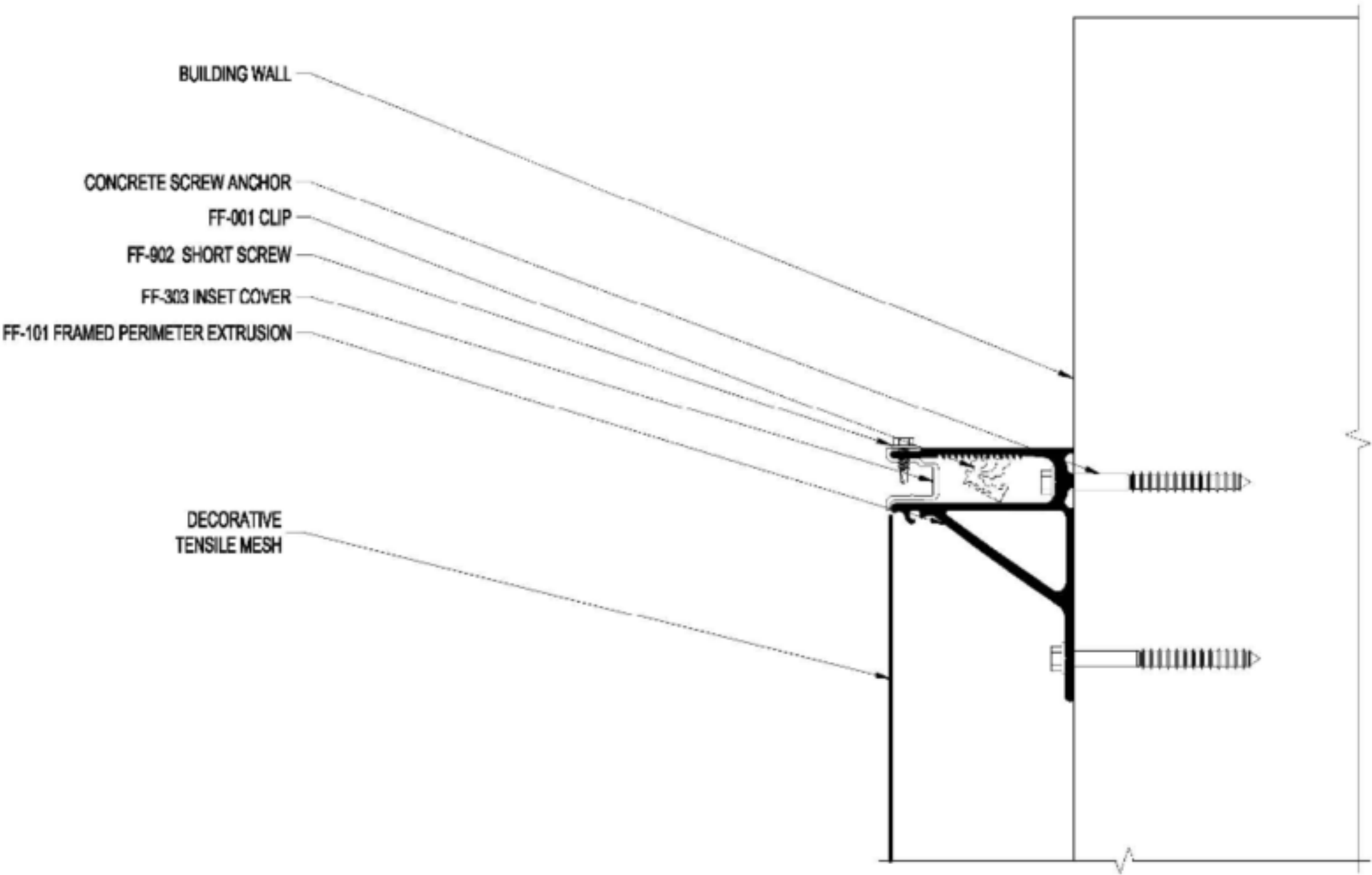
01 09 2026
Date (m/d/y):

AS NOTED
Scale

SECTION DETAILS
Content

ART 1.0
Sheet

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FACADE C: TOP OF WALL | 01
SCALE: 6" = 1'-0"

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Owner

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Project

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Location

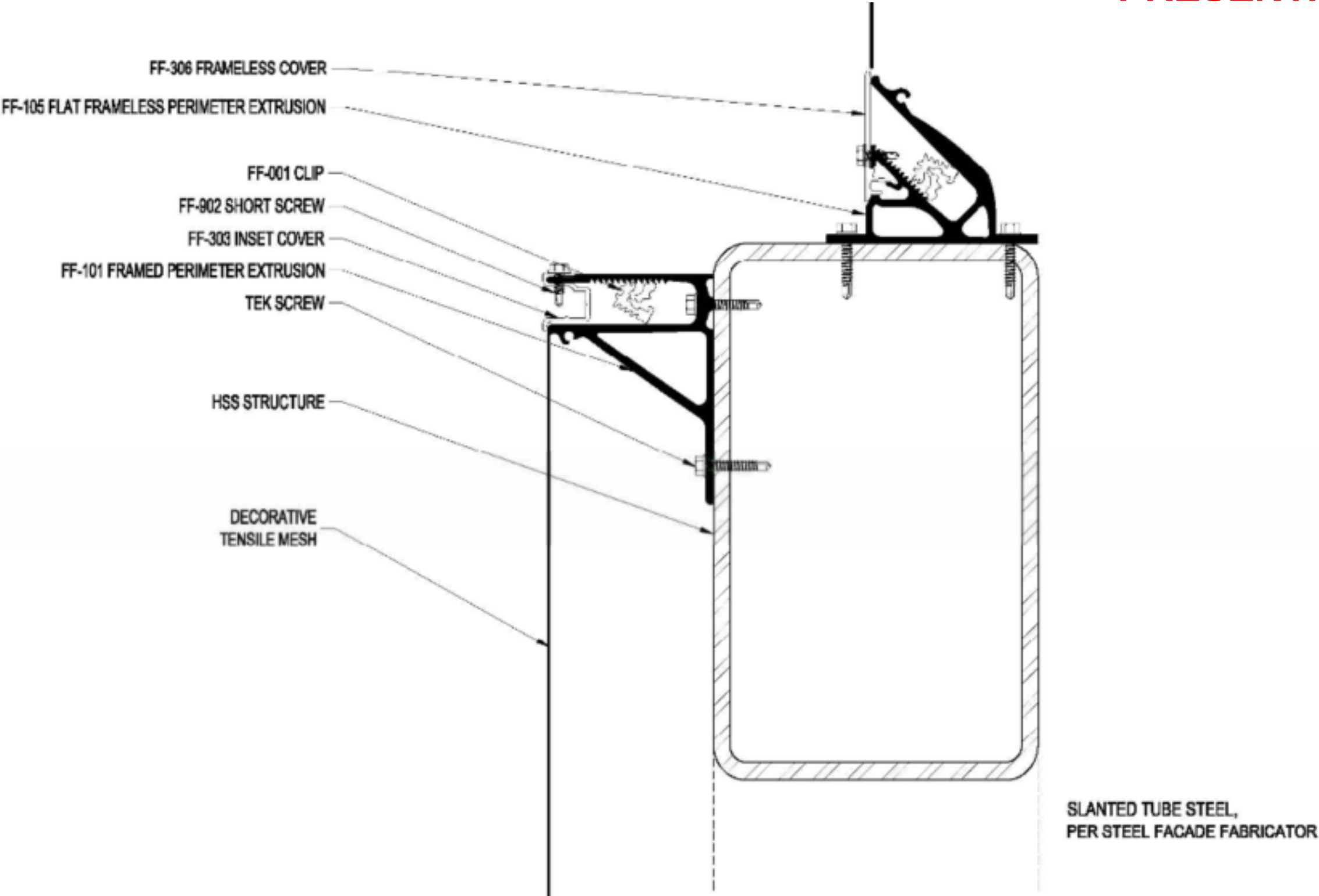
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AS NOTED
Scale

SECTION DETAILS
Content

ART 2.0
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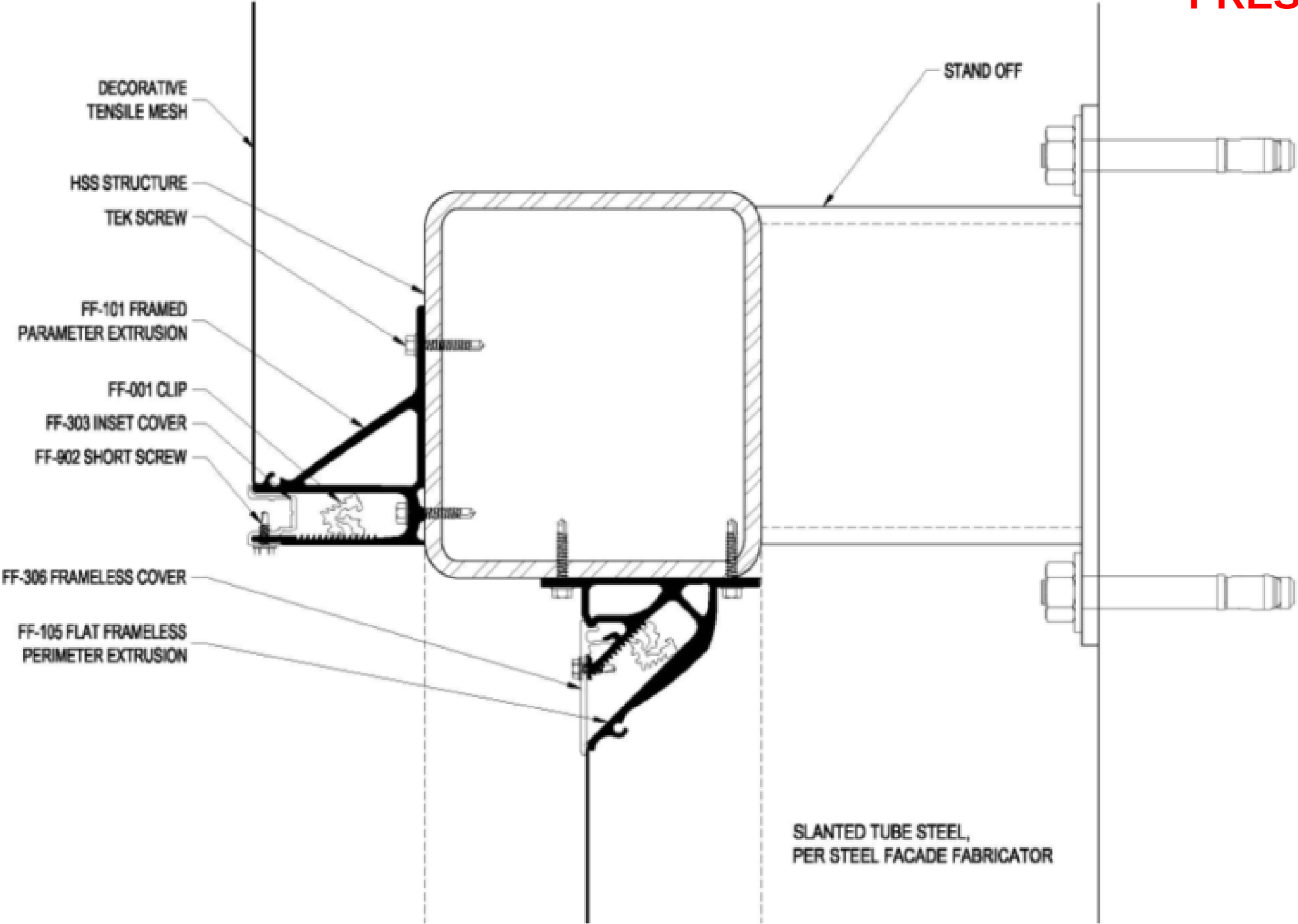
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FACADE A: EXTRUSION ON STEEL
SCALE: 6" = 1'-0"

02

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FACADE B: EXTRUSION ON STEEL + STAND OFF

SCALE: 6" = 1'-0"

03

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Project

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Location

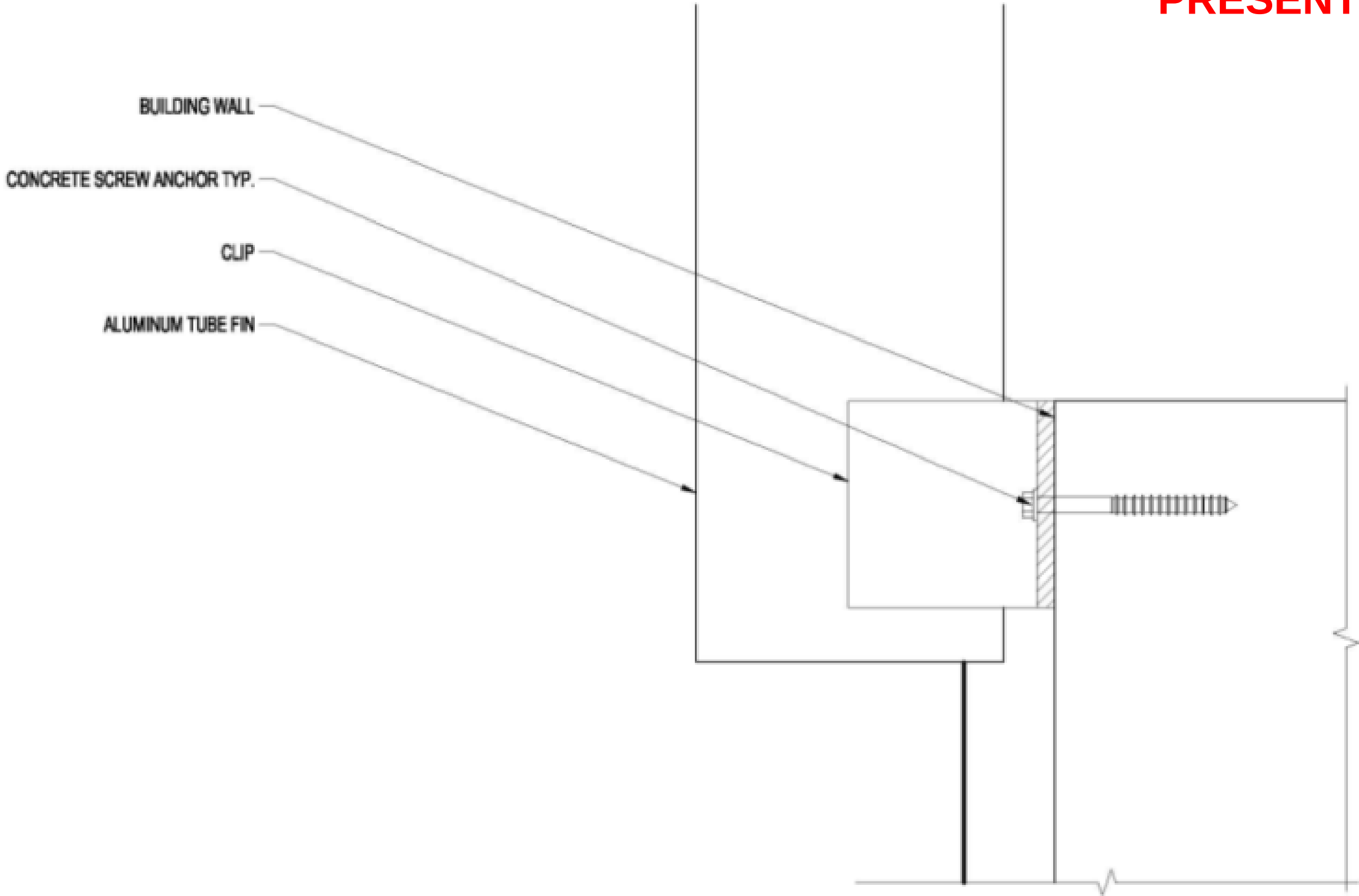
01 09 2026
Date (m/d/y):

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Scale

SECTION DETAILS
Content

ART 4.0
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ALUMINUM FIN | 04
SCALE: 6" = 1'-0"

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Date (m/d/yy):

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Scale

SECTION DETAILS
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3D RENDERING #6



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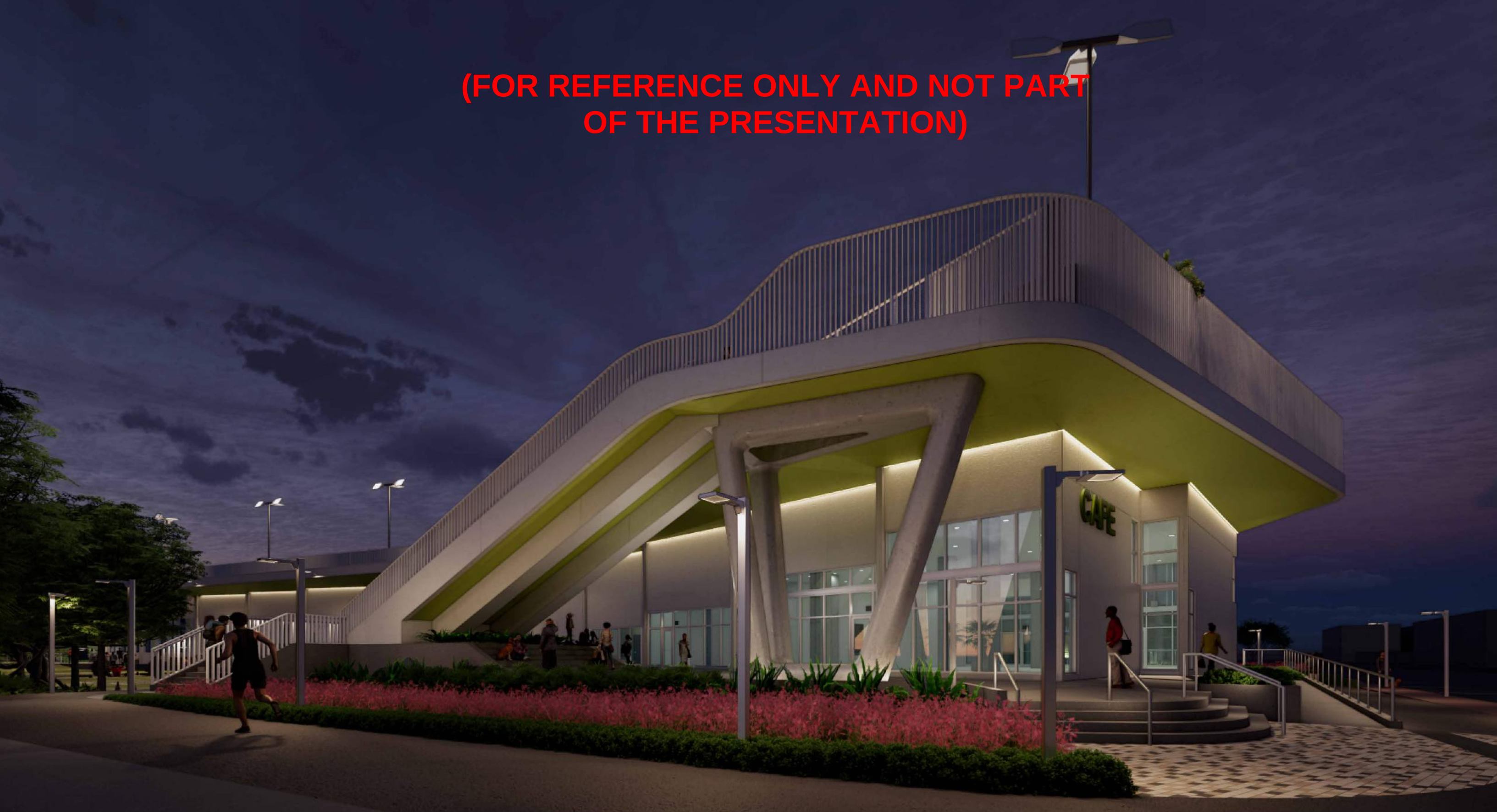
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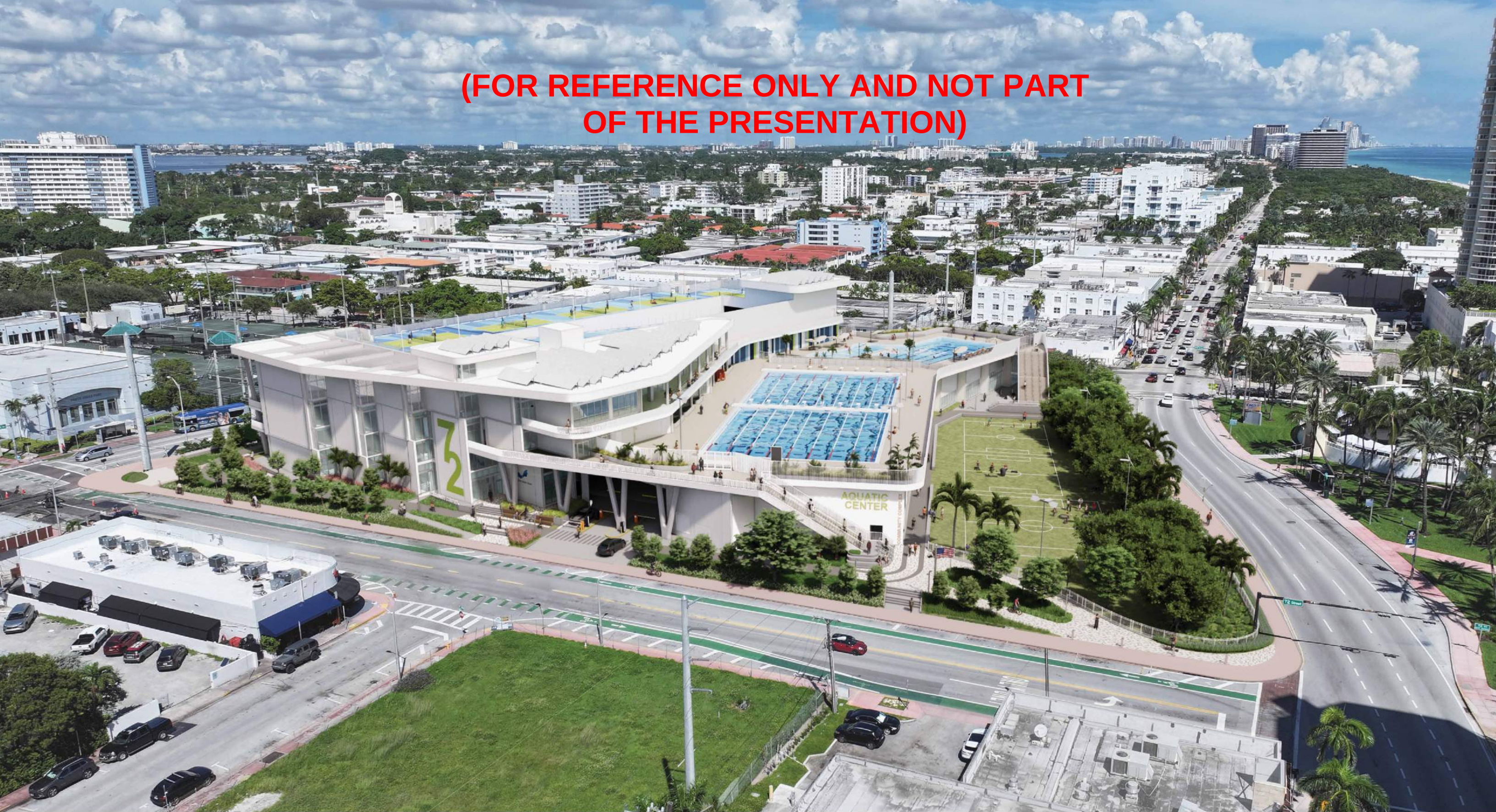
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3D RENDERING #17



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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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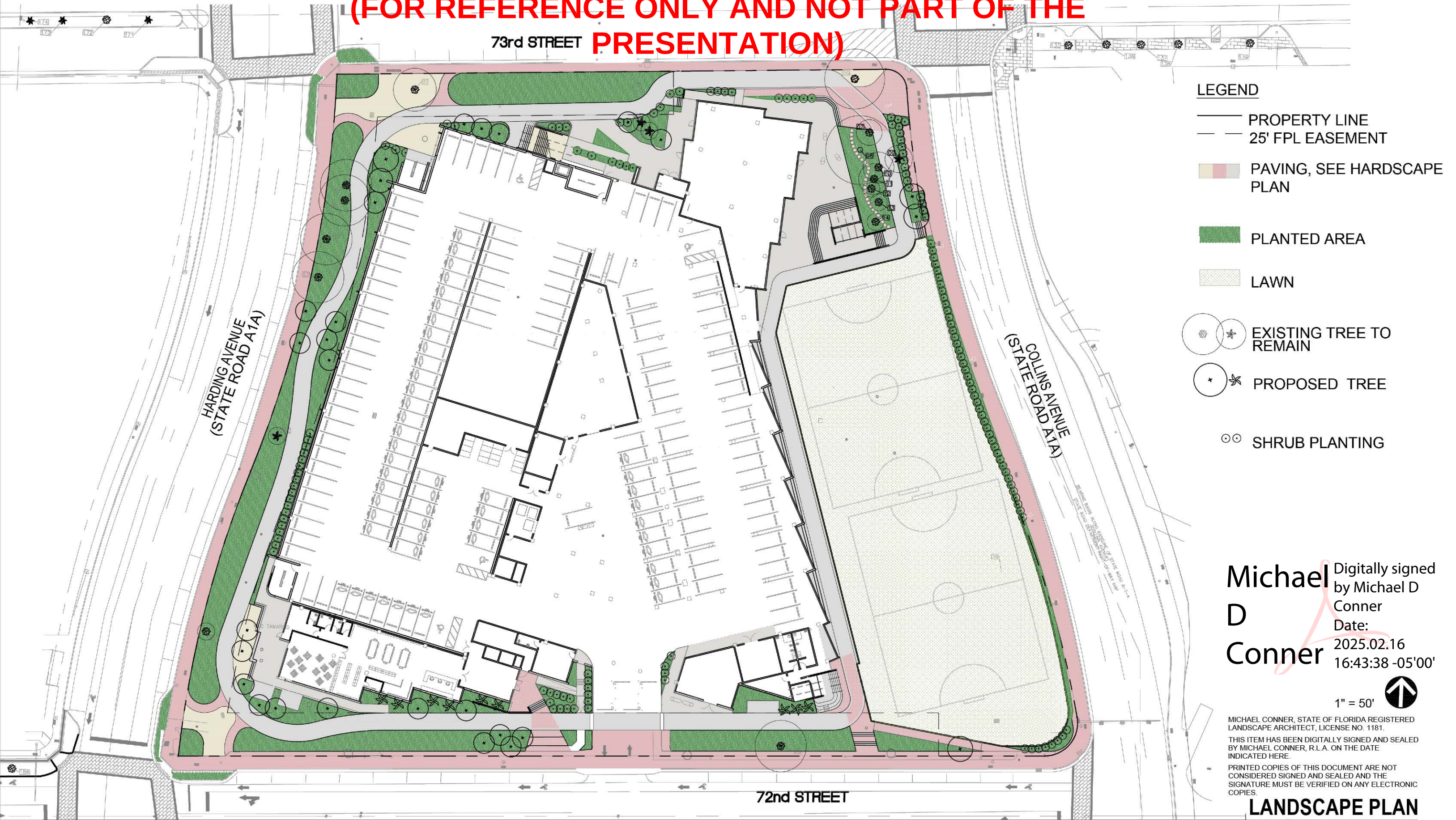
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FEBRUARY 14, 2025

LA01

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):	<u>OVER 10,000 SF, BUT NOT OVER 100,000 SF</u>	<u>2 BERTHS</u>
	MIN. REQUIRED LOADING BERTHS:	3 BERTHS
	TOTAL LOADING BERTHS PROVIDED:	3 BERTHS

BICYCLE OFF-STREET PARKING: PER MBRC, ARTICLE II, SEC. 5.2.5

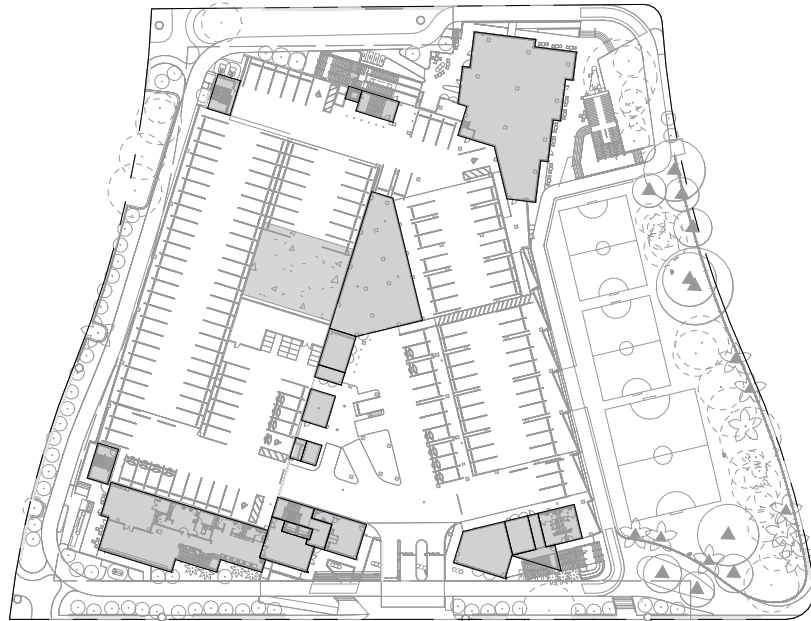
TYPE	REQUIREMENT	BUILDING AREA	REQUIRED	PROPOSED
MIN. SHORT-TERM	1 PER BUSINESS, 4 PER PROJECT / 1 PER 10,000 SF	35,748 SF4	4 SHORT TERM	13 SHORT TERM
MIN. LONG-TERM	1 PER BUSINESS / 2 PER 5,000 SF	35,748 SF	14 LONG TERM	16 LONG TERM

SCOPE OF WORK

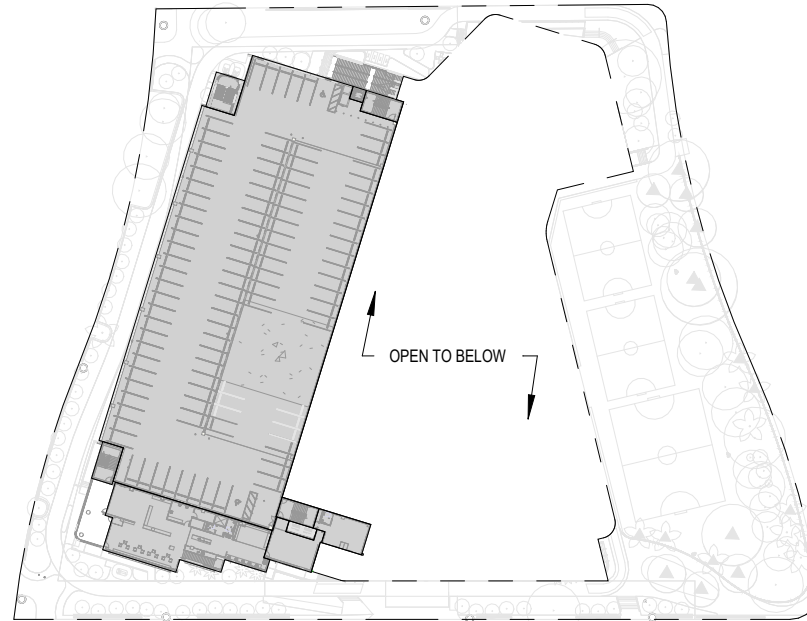
- A NEW FIVE (5) STORY COMMUNITY CENTER FACILITY, INCLUDING AN AQUATICS CENTER WITH A 50 METER COMPETITION POOL WITH SUPPORT AMENITIES AND A 25-METER MULTI-PURPOSE POOL. COMMERCIAL RETAIL SHELL SPACE. A 500 SPACE PARKING STRUCTURE, A MIAMI DADE COUNTY PUBLIC LIBRARY, A FITNESS CENTER, A COMMUNITY CENTER, ACTIVE GREEN SPACE AND JOGGING PATH.

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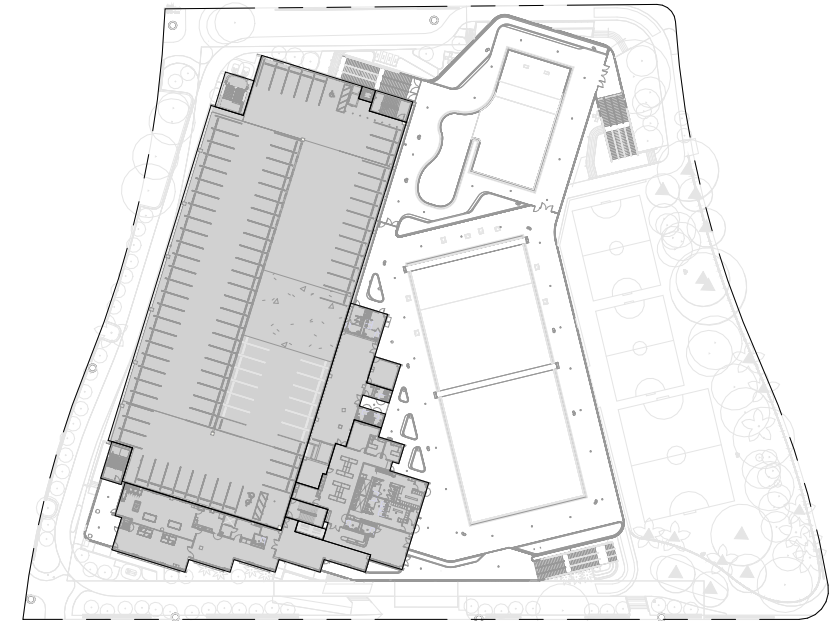
ZONING DATA



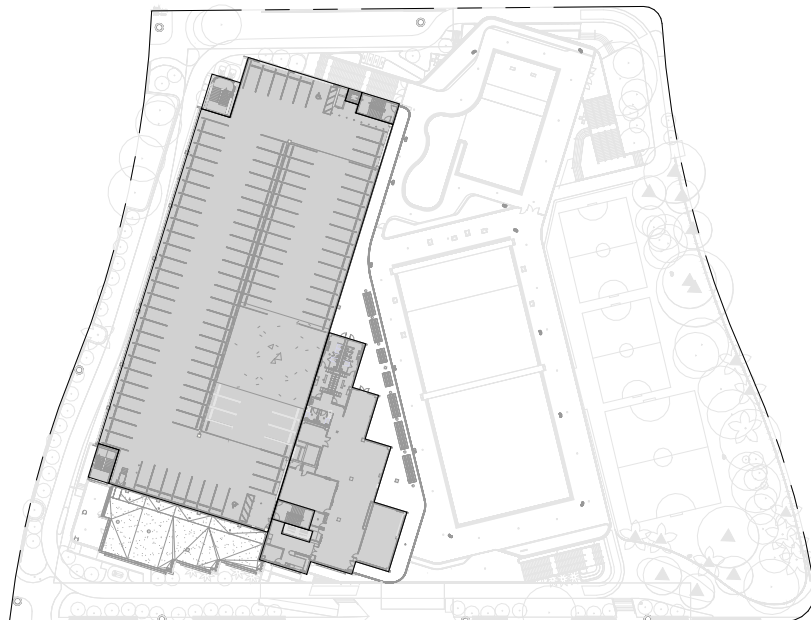
LEVEL 01 AREA = 20,807 sf.



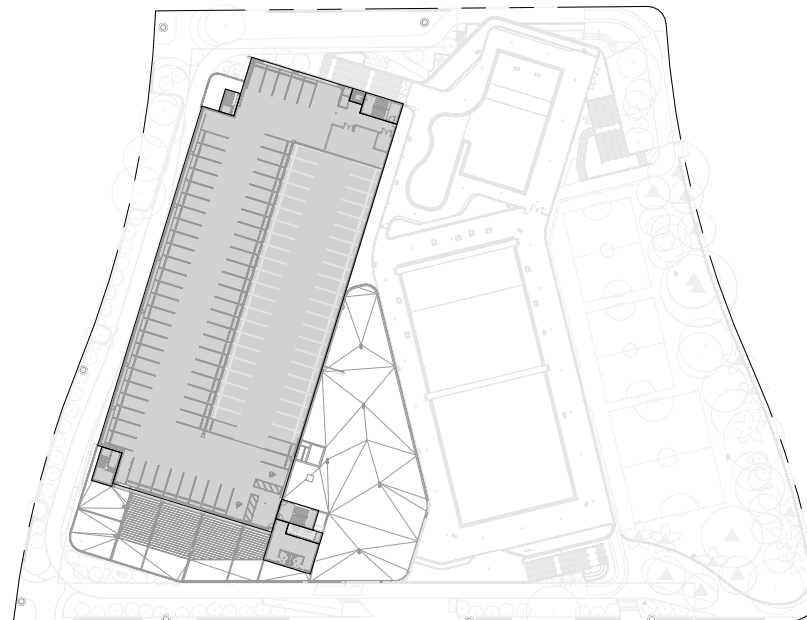
LEVEL 02 AREA = 43,207 sf.



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

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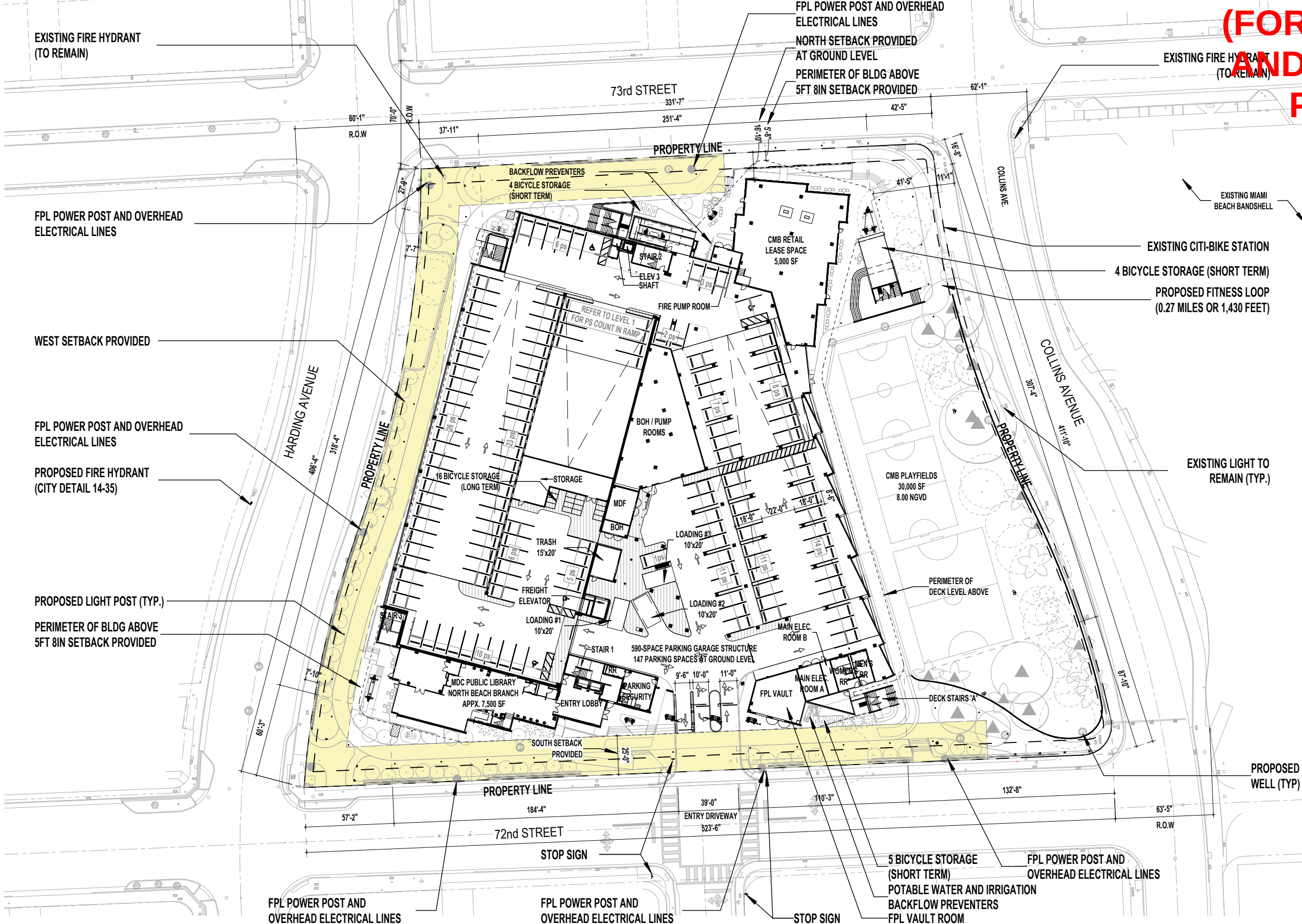
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ZONING DIAGRAMS - FAR

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LEGEND

- PS - PARKING SPACE
- FPL EASEMENT

SITE DATA

LOT SIZE	167,045 SF (3.83 ACRES) PER SURVEY
TOTAL BUILDING AREA	247,890 sf. (FAR) 322,790 gsf. (FAR+DECKS,TERRACE&ROOF)
OPEN SPACE	67,518 SF
LOT COVERAGE	99,525 SF
BUILDING HEIGHT	68' - 6"
BUILDING LENGTH	400' - 5"
SETBACKS	NORTH 5' - 8" EAST 41' - 5" SOUTH 25' - 0" WEST 25' - 6"
VEHICULAR PARKING	590 SPACES
BICYCLE PARKING	16 LONG TERM 13 SHORT TERM

NOTE: REFER TO LT01 FOR PROPOSED
SITE LIGHTING PLAN



PROPOSED SITE PLAN



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Handwritten signature in blue ink.

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About Atelier Manferdini

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Atelier Manferdini brings a wide range of experience and passion to design, art and place making

Atelier Manferdini, founded by Elena Manferdini and based in Venice, California, is a multidisciplinary design studio with over two decades of experience in architecture, design, and placemaking. With projects completed across the United States, Europe, and Asia, the studio operates at the intersection of art, architecture, and design.

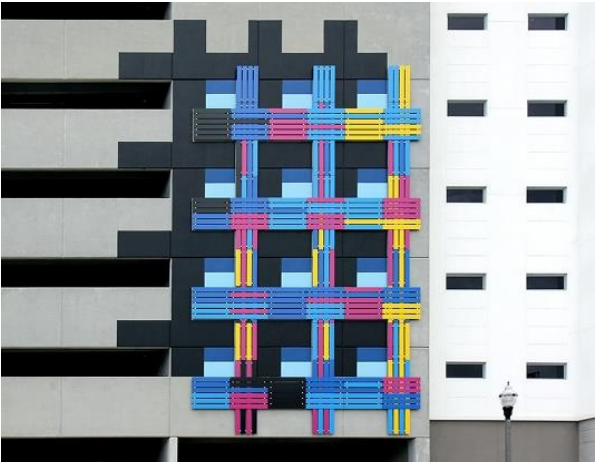
Its longstanding commitment to public art reflects a deep belief in creating meaningful and engaging spaces that foster a sense of community.



Hibiscus

Date: 2017
Client: James and Joyce McGhee
Location: Miami, FL
Medium: Powder coated aluminum
Dimension: 16' x 4' x 5"
Design Architect: Atelier Manferdini, Los Angeles, CA (U.S.A.)

Hibiscus-inspired, laser-cut aluminum panels reflect the school’s nature-based learning philosophy while creating dynamic light and unifying the building. The project won multiple 2017 awards, including AIA Miami honors and a green building award for K–12 schools.



Blank Facades

Date: 2017
Client: Allen Morris Company
Location: Saint Petersburg, FL
Medium: Powder coated laser cut aluminum
Dimension: 46' x 33' x 2'
Design Architect: Atelier Manferdini, Los Angeles, CA (U.S.A.)

An 8-story parking garage in a luxury apartment complex is reimagined with a new artistic façade applied to its core volume. The design adds colorful, human-scaled fenestrations to transform the garage’s typically anonymous, industrial aesthetic into a more expressive and contemporary presence.



Living Picture

Date: 2019
Client: UAP
Location: Dongguan, China
Medium: Glass and Metal
Dimension: 6m x 20m x 20cm
Design Architects: Atelier Manferdini, Los Angeles, CA (U.S.A.)

Living Picture is an interactive artwork at the Kaida Center in Dongguan that blends printed imagery with reflections of the surrounding landscape. Through a colorful wall, rotating elements, and printed glass, it invites visitors to engage physically while exploring the relationship between nature, technology, and urban space.



Inverted Landscapes

Date: 2015
Client: Zev Yaroslavsky Family Center
Location: Los Angeles, CA (U.S,A)
Medium: Glass, Tiles, Aluminum, Steel
Dimensions: 16' x 30' x 6"
Design Architects: Atelier Manferdini, Los Angeles, CA (U.S.A)

Inverted Landscapes by Elena Manferdini is a pair of public artworks that use photorealistic imagery and reflective elements to connect viewers with nature. By inviting personal reflection, the pieces blur boundaries between space, perception, and environment.



Bloom

Date: 2025
Client: City of Hope
Location: Duarte, CA
Medium: Tiles
Dimension: 14' x 150' x 1"
Design Architect: Atelier Manferdini, Los Angeles, CA (U.S.A.)

Bloom is a mural at City of Hope that uses nature-inspired forms and colors to support healing and well-being. Drawing from nearby trees, it creates an immersive, uplifting environment that reinforces the hospital’s mission of hope, resilience, and scientific progress.