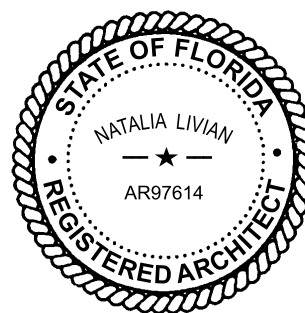




72ND STREET COMMUNITY COMPLEX

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

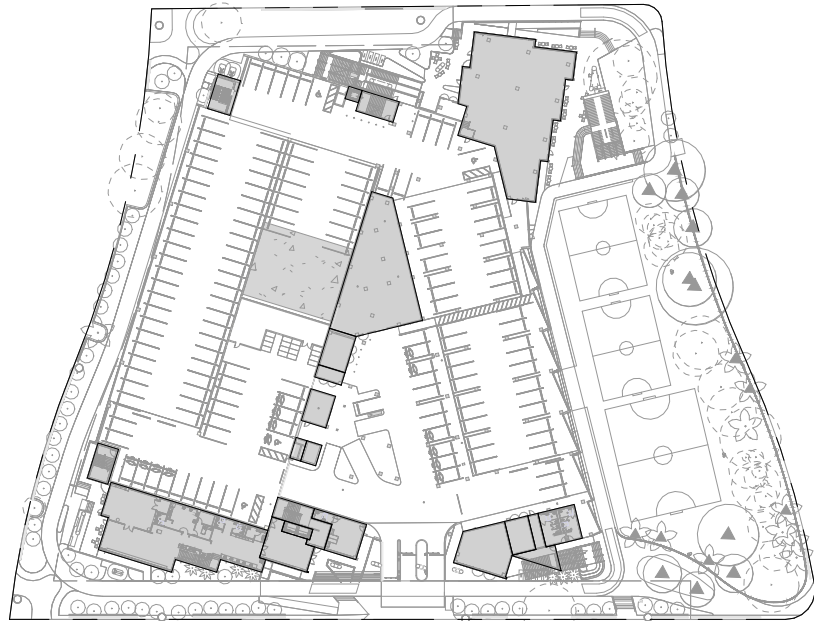
BICYCLE OFF-STREET PARKING: PER MBRC, ARTICLE II, SEC. 5.2.5

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

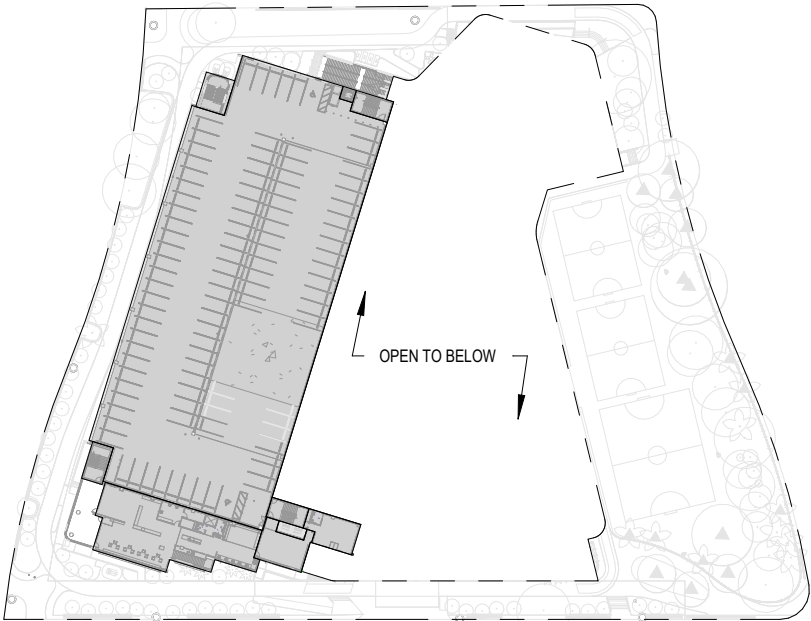
SCOPE OF WORK

- 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



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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A005



SITE PLAN

LEGEND

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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

CONTEXT SITE PLAN PROPOSED

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A020

SUBSTANTIAL MODIFICATIONS

(COMPARISON VIEWS)

PREVIOUS DESIGN



CURRENT DESIGN



- 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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244



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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

SM-1

PREVIOUS DESIGN



CURRENT DESIGN



ADJUSTED MAIN
ENTRY PLAZA

RECONFIGURED COLUMNS,
PAINTED CONCRETE

UPDATED GUARDRAILS,
ANODIZED ALUMINUM
VERTICAL FINS

SOUTH (72ND ST.) - VIEW 2



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

SM-2

PREVIOUS DESIGN



CURRENT DESIGN



- 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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

SM-4

PREVIOUS DESIGN



CURRENT DESIGN



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

SOUTH EAST - VIEW 5



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

SM-5

PREVIOUS DESIGN



CURRENT DESIGN



- 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

PREVIOUS DESIGN



CURRENT DESIGN



- 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



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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

SM-8

UPDATED RENDERS



BEAMS AND FINS
ABOVE MEACHINCAL
ENCLOSURE

ADJUSTED EYEBROW
THICKNESS

MAIN ENTRY PLAZA

COLUMNS

POOL DECK GUARDRAIL

3D RENDERING #1



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A021



BEAMS AND FINS
ABOVE MEACHINCAL
ENCLOSURE

ADJUSTED EYEBROW
THICKNESS

PERFORATED METAL
SCREEN

POOL DECK GUARDRAIL

MAIN ENTRY PLAZA

COLUMNS

3D RENDERING #2



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A022



3D RENDERING #3



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A023

- 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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A024



3D RENDERING #5



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A025



3D RENDERING #6



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A026



3D RENDERING #7



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A027



3D RENDERING #8



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A028



3D RENDERING #9



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A029



3D RENDERING #10



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A030



3D RENDERING #11



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A031



3D RENDERING #12



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A032



3D RENDERING #13



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A033



3D RENDERING #14



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A034



3D RENDERING #15



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A035



3D RENDERING #16



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A036



3D RENDERING #17



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A037



3D RENDERING #18



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A038



3D RENDERING #19



WJ ARCHITECTS

(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A039



3D RENDERING #20



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

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

DRB26 - 1161
FINAL SUBMITTAL
FEBRUARY 8, 2026

A040