

Design Review Board - Narrative Responses

February, 8, 2026

Plan Number: DRB26-1161
Type: Design Review Board - Modification of Board Approval
Status: Under Review
Project Name: Miami Beach 72nd Street Community Center
IVR Number: 369257
Applied Date: 01/09/2026
Expiration Date:
District: GU
Assigned To: Madan, Rogelio
Completion Date: 04/16/2026
Square Feet: 0.00
Valuation: \$0.00
Approval Expiration Date: 10/16/2027
Description: An application has been filed requesting Design Review Approval for review of Design Modifications and proposed Art in Public Places. Project was previously reviewed and approved under Application # DRB24-1072. Project consist of new construction for a community complex at 72nd street between Collins Avenue and Harding including competition and warm-up pools, commercial space, library/media center, fitness gym, running track, community space and a multi-level parking garage.

DRB - Planning Review – Fail Alejandro Garavito Completed: 1/29/2026

Correction Type: General Correction
Category: General Correction
Comment: Staff First Submittal Comments Design Review Board

Final Submittal & Formal Submittal (CSS):	02/08
Notice to proceed issued:	02/19
Agenda finalized & all fees paid by:	02/23
Tentative DRB meeting agenda date:	04/16

Draft Notice:

DRB26-1161 FKA DRB24-1072. 299 72nd STREET: 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 some exterior changes.

Please provide a narrative response to the comments listed below. Provide page location if applicable.

Correction Type: General Correction
Category: General Correction

Comment: 1. APPLICATION COMPLETENESS

- a. Application: Missing. Without a complete application the project cannot move forward.

Response: Completed

- b. Letter of Intent: Missing. Without a complete LOI. the project cannot move forward.

Response: Completed

- c. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1 .Provide a subtitle, number questions as presented in the code a to s.

Response: Completed

- d. Plans should be set up on 11x17. Please print one set on 11X17 and revise the text, dimensions, and scales (or graphic scales) for better legibility.

Response: Please refer to Sheet A100 for updates to the text size. Due to the size and scale of the project, it is challenging to accommodate all required information on an 11 x 17 sheet without cluttering the plan and impacting readability. The text size has been increased where possible to maintain legibility and clarity while preserving a clean and readable layout.

- e. To make files review easier please label the plans part 1 of 2 as “MM-DD-YYYY Plans 1”, plans part 2 of 2 as “MM-DD-YYYY Plans 2”, the atelier presentation as MM-DD-YYYY Plans 3, the previously approved DRB plans as “MM-DD-YYYY Plans 4 Previously approved plans”.

Response: Completed

- f. On the previously approved plans, provide a red stamp text (large font) on all the pages that reads: ‘Previously approved DRB plans, for reference only’.

Response: Completed

Correction Type: General Correction
Category: General Correction

Comment: 2. ARCHITECTURAL REPRESENTATION

- a. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

Response: Completed

- b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Completed

- c. Roof top mechanical equipment screening: In addition to the new beams above the mechanical area, the building shall have a fully integrated rooftop architectural treatment which substantially

screens all mechanical equipment from above. There are new tall projects coming up across from the street. Staff is recommending that horizontal fins/ louvers shall be installed to improve the appearance from above Please revise and provide details.

Response: Please refer to the updated plans and renderings on Sheets A020, SM-1, SM-3, SM-4, SM-7, A022, A023, A027, A028, A036, A037, A038, A039, A040, A106, and A207, which incorporate additional louvers to screen and conceal the rooftop mechanical equipment from above.

Please note that in some of the images, the openings between the structural beams may appear to be infilled with a solid, flat roof. This is not the case. This perceived condition is an optical effect resulting from the scale of the building as depicted in the renderings.

Sheet A207 clearly illustrates the enlarged plan and details of the proposed louvers located between the structural framing system, confirming that the required openings are maintained.

- d. SM-4: The previous design differs from the previously approved drawing set that shows a roof void where the mechanical equipment is located, this image is showing a flat roof, clarify/revise.

Response: The previously approved design did include a void at the roof above the mechanical equipment, which is required to provide adequate openings for air circulation. Due to the light-colored painted materials, the earlier image may have appeared as though the roof was flat rather than open. That said, the current design of the roof above the mechanical equipment continues to incorporate a required void to allow for proper ventilation and equipment performance. As the structural design was further developed, beams were introduced to provide support for the perimeter wall and roof slab above. Additionally, the roof slab width increased, which reduced the size of the opening. This condition is more apparent in the updated rendering, as the added structure creates a framework that more clearly defines the openings and makes the voids more evident.

The updated design addresses the previous comment and incorporates louvers to create a screened condition above the mechanical equipment. The proposed concrete beams and louvers will simplify construction and provide safer and easier access for maintenance, while maintaining the required airflow. In addition, the louvers will effectively shield the mechanical equipment from view from any future neighboring structures.

Correction Type: General Correction
Category: General Correction

Comment:

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

5. Notes These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

Response: *Noted. Submittal will follow Naming conventions as stated above.*

DRB - Planning Admin Review – Fail Freitas Gabriela Completed 1/2026

Correction Type: Planning Administration Corrections
Category: Planning Administration Corrections

Corrective Action: COMMENTS ISSUED BY 01/26/26 - Please have the following comments corrected/submitted by Final Submittal.

Comment: All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

Response: *Completed*

Correction Type: Planning Administration Corrections
Category: Planning Administration Corrections

Corrective Action: COMMENTS ISSUED BY 01/26/26 - Please have the following comments corrected/submitted by Final Submittal.

Comment: Submit signed and notarized application.

Response: *Completed*

Correction Type: Planning Administration Corrections
Category: Planning Administration Corrections

February 8, 2026

Corrective Action: COMMENTS ISSUED BY 01/26/26 - Please have the following comments corrected/submitted by Final Submittal.

Comment: Submit signed Letter of Intent.

***Response:** Completed*

LUB - Planning Landscape Review – Pass Byrnes Philip Completed 1/2026

Comment: None

***Response:** The Landscape plans have been resubmitted digitally signed and sealed by the Florida registered Landscape Architect. No modifications have been made to the plans.*

DRB - Planning Review – Not Required Modan Rogelio Completed: 1/29/2026

Comment: None

This concludes our narrative of responses report.

Sincerely,



Jason Jensen, AIA, LEED AP
Wannemacher Jensen Architects, Inc.