



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





- 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, ou=Gianni Feoli, email=gianni@gianni-feoli.com, 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.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARDSCAPE PLAN

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DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA02

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BEAMS AND FINS ABOVE MEACHINCAL ENCLOSURE

ADJUSTED EYEBROW THICKNESS

COLUMNS

POOL DECK GUARDRAIL

3D RENDERING #1



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FEBRUARY 8, 2026

A021



BEAMS AND FINS
ABOVE MEACHINCAL
ENCLOSURE

ADJUSTED EYEBROW
THICKNESS

PERFORATED METAL
SCREEN

POOL DECK GUARDRAIL

COLUMNS

3D RENDERING #2



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A022



BEAMS AND FINS ABOVE MEACHINCAL ENCLOSURE

AIPP SCREEN

ADJUSTED EYEBROW THICKNESS

PERFORATED METAL SCREEN

GUARDRAIL

EGRESS STAIR ENCLOSURE

COLUMNS

3D RENDERING #3



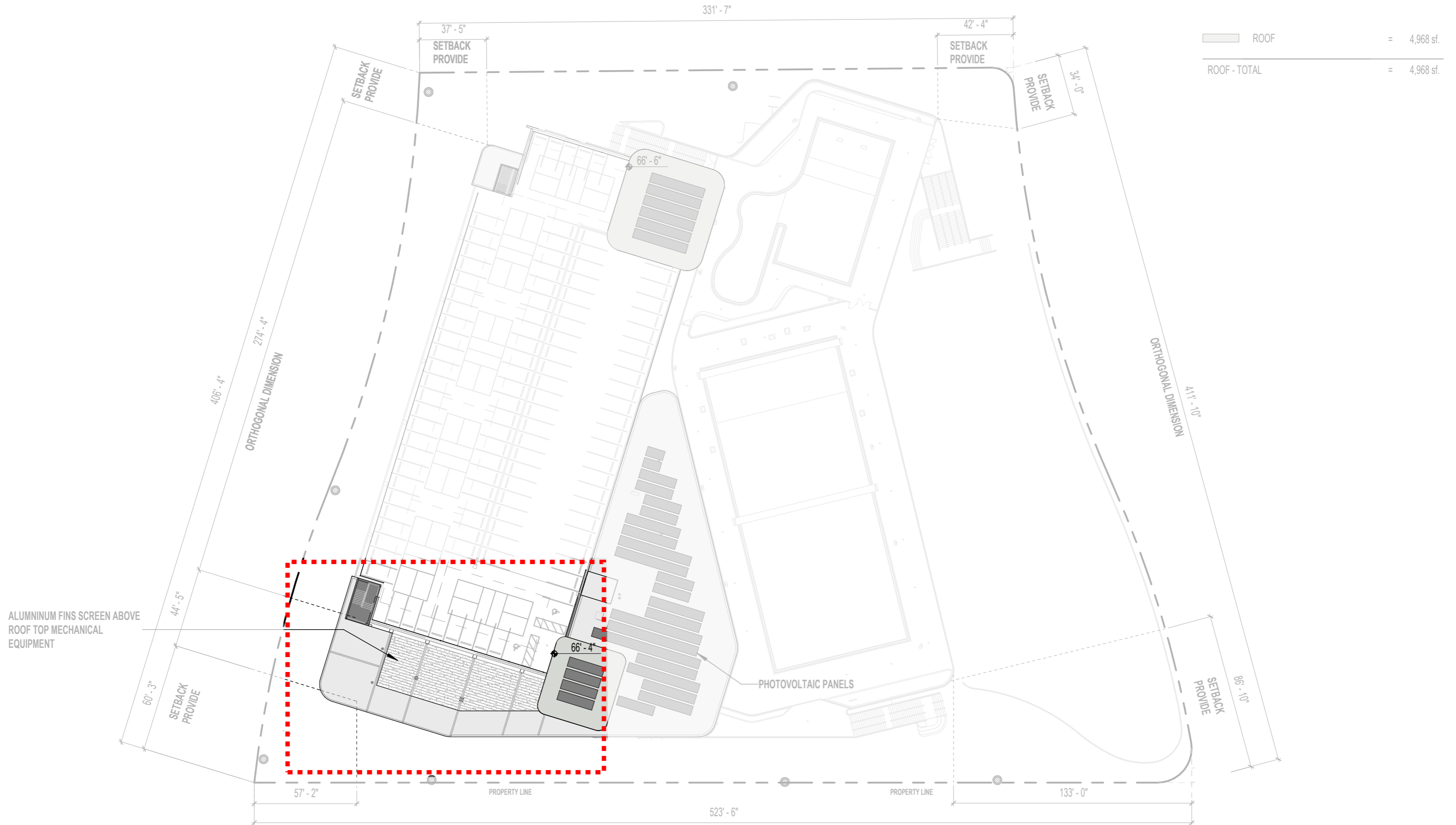
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A023



ROOF	=	4,968 sf.
ROOF - TOTAL	=	4,968 sf.

ALUMINUM FINS SCREEN ABOVE
ROOF TOP MECHANICAL
EQUIPMENT

PHOTOVOLTAIC PANELS

PROPOSED ROOF PLAN

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- ADJUSTED EYEBROW THICKNESS
- PERFORATED METAL SCREEN
- GUARDRAIL
- MURAL GRAPHIC
- WALL OPENINGS
- COLUMN
- AIPP SCREEN
- EGRESS STAIR ENCLOSURE

3D RENDERING #4

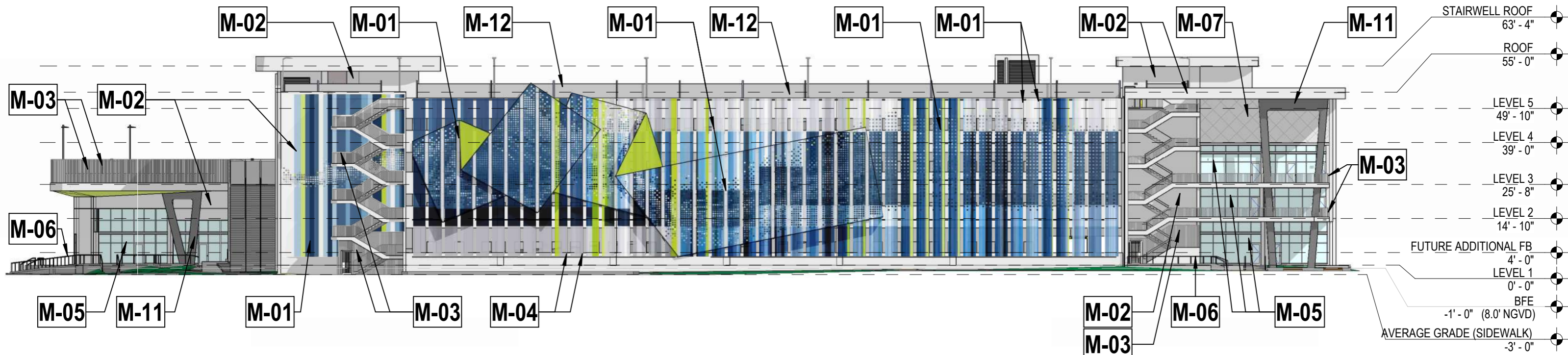
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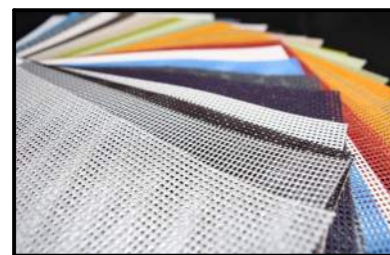
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A024



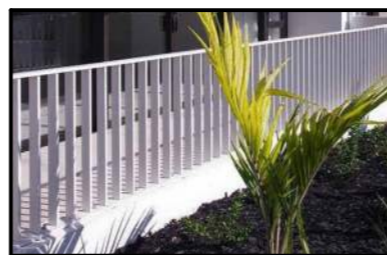
MATERIAL LEGEND



M01 PES VENTILATED FABRIC MESH



M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



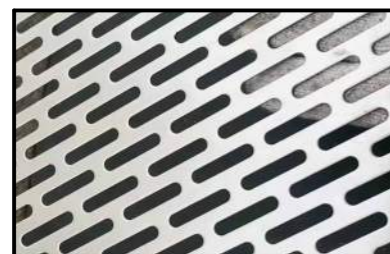
M04 ANODIZED ALUMINUM FINNS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFRONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 ALUMINUM PERFORATED SHEET



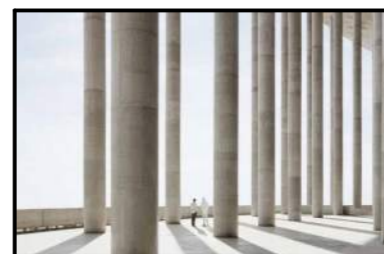
M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT

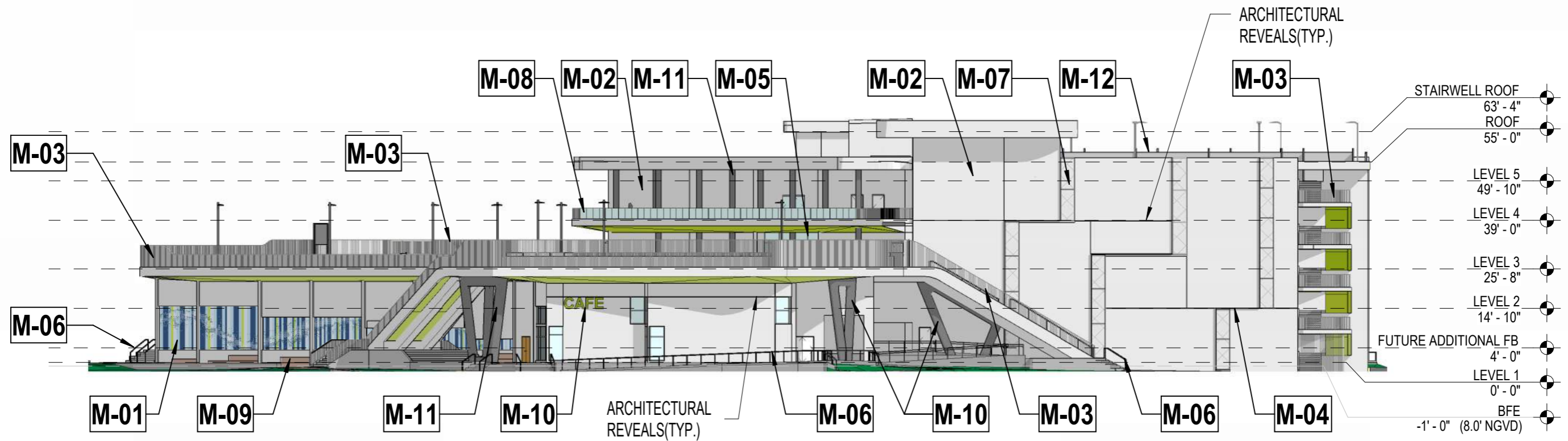


M11 PIP-CONC. COLUMN - PAINTED



M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION WEST



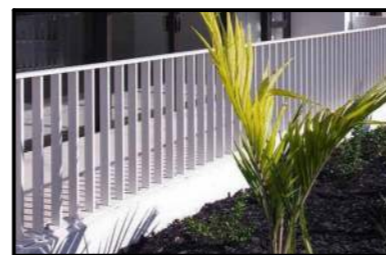
MATERIAL LEGEND



M01 PES VENTILATED FABRIC MESH



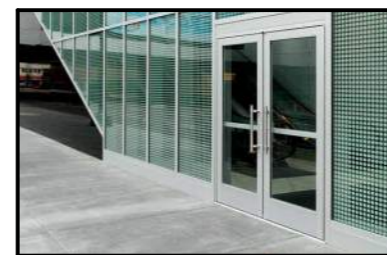
M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



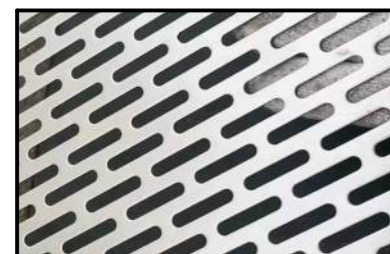
M04 ANODIZED ALUMINUM FINS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 ALUMINUM PERFORATED SHEET



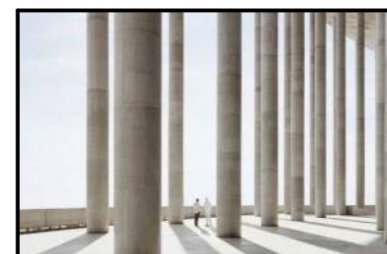
M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT

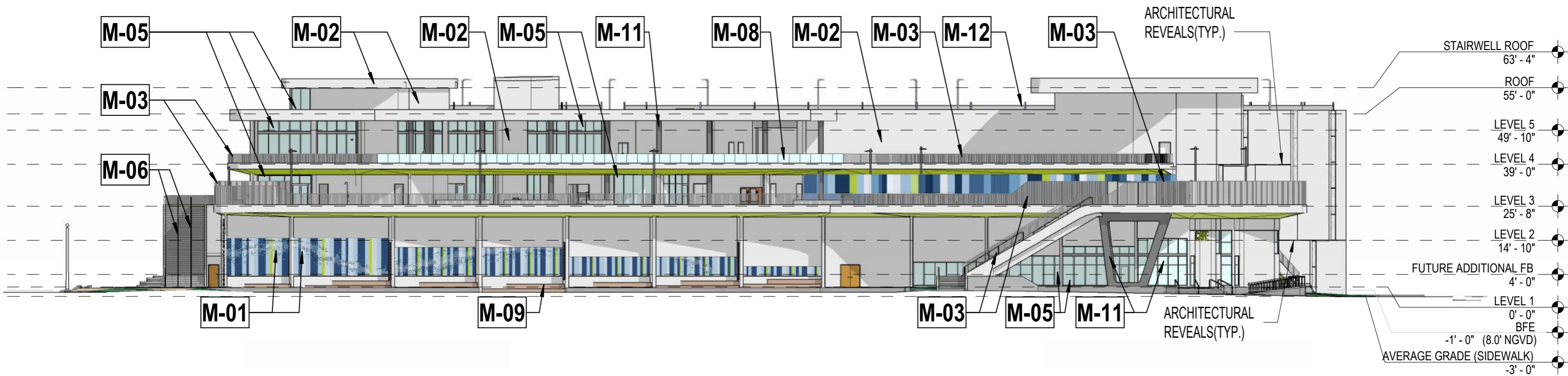


M11 PIP-CONC. COLUMN - PAINTED



M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION NORTH



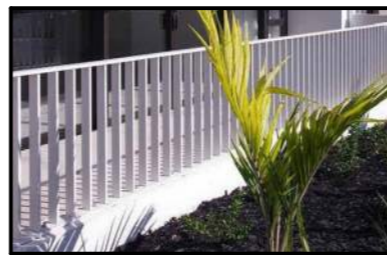
MATERIAL LEGEND



M01 PES VENTILATED FABRIC MESH



M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



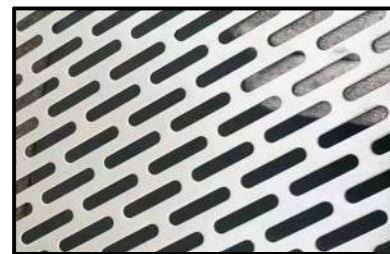
M04 ANODIZED ALUMINUM FINNS



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

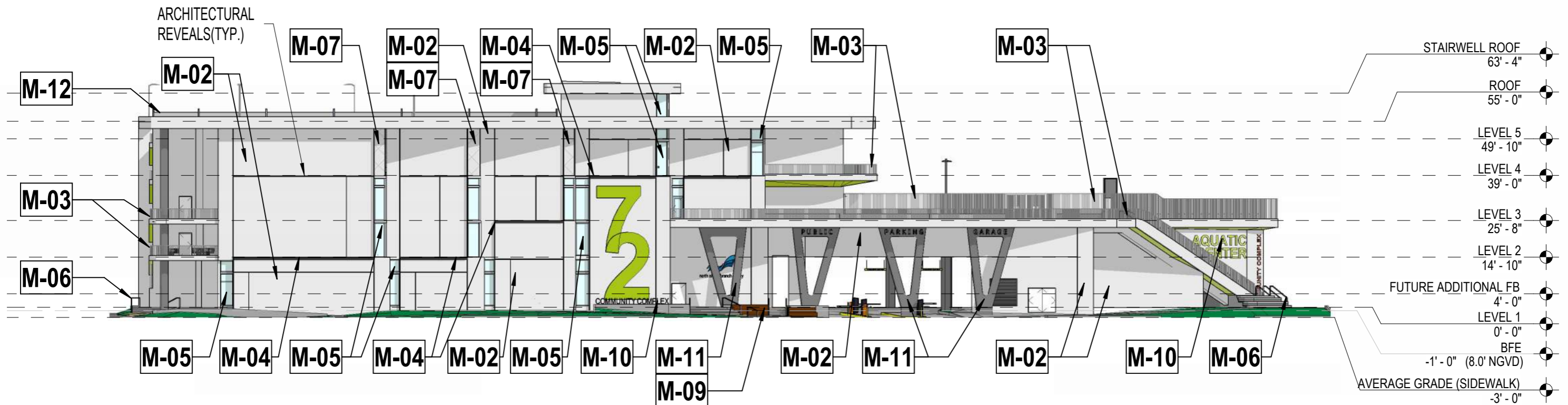


M11 PIP-CONC. COLUMN - PAINTED



M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION EAST



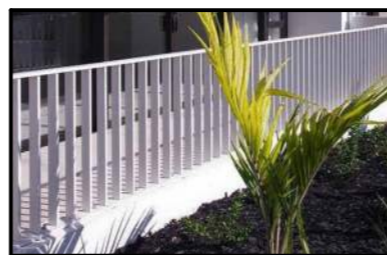
MATERIAL LEGEND



M01 PES VENTILATED FABRIC MESH



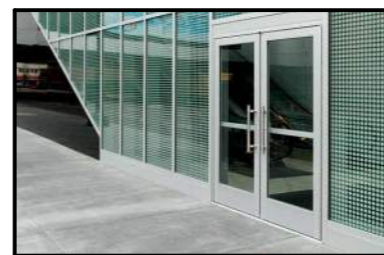
M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



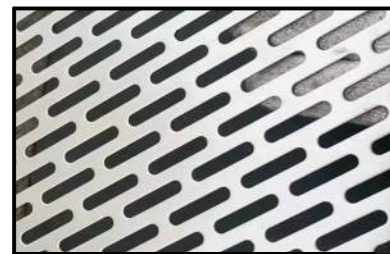
M04 ANODIZED ALUMINUM FINS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFRONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 ALUMINUM PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT

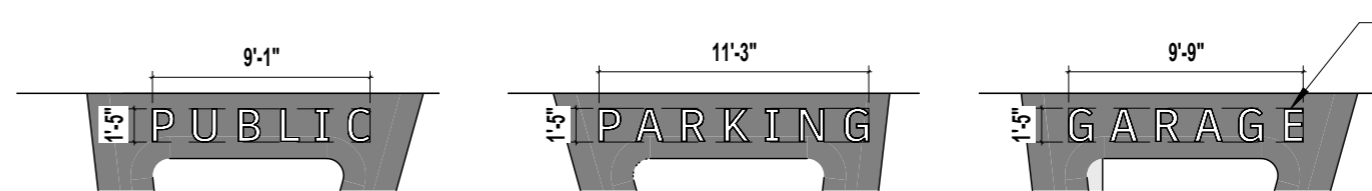


M11 PIP-CONC. COLUMN - PAINTED



M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION SOUTH



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



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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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

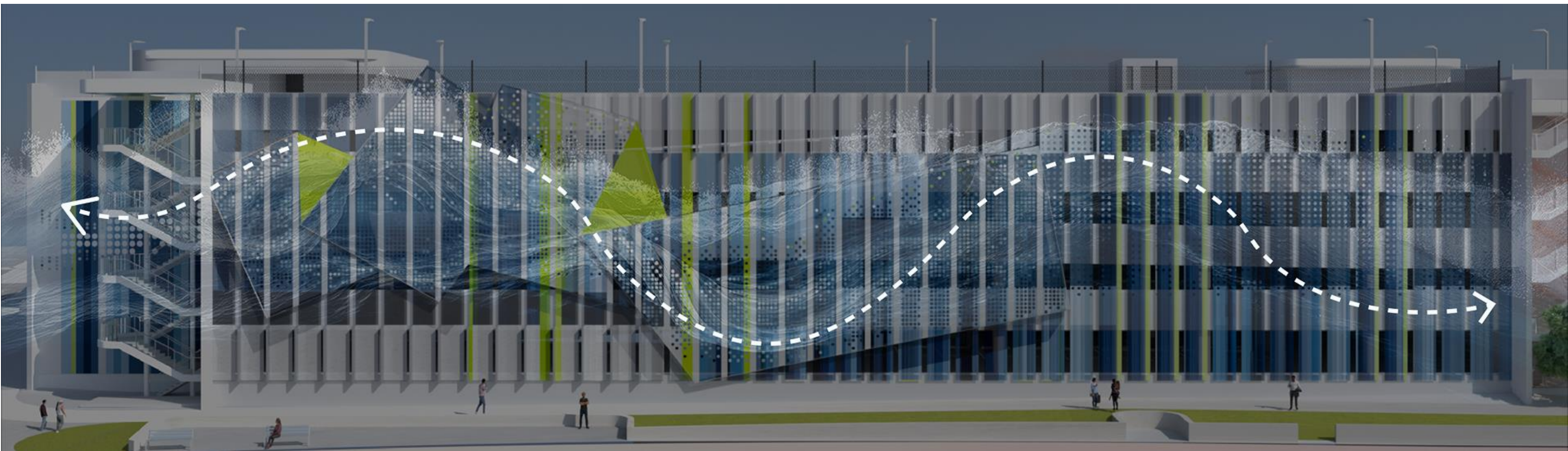
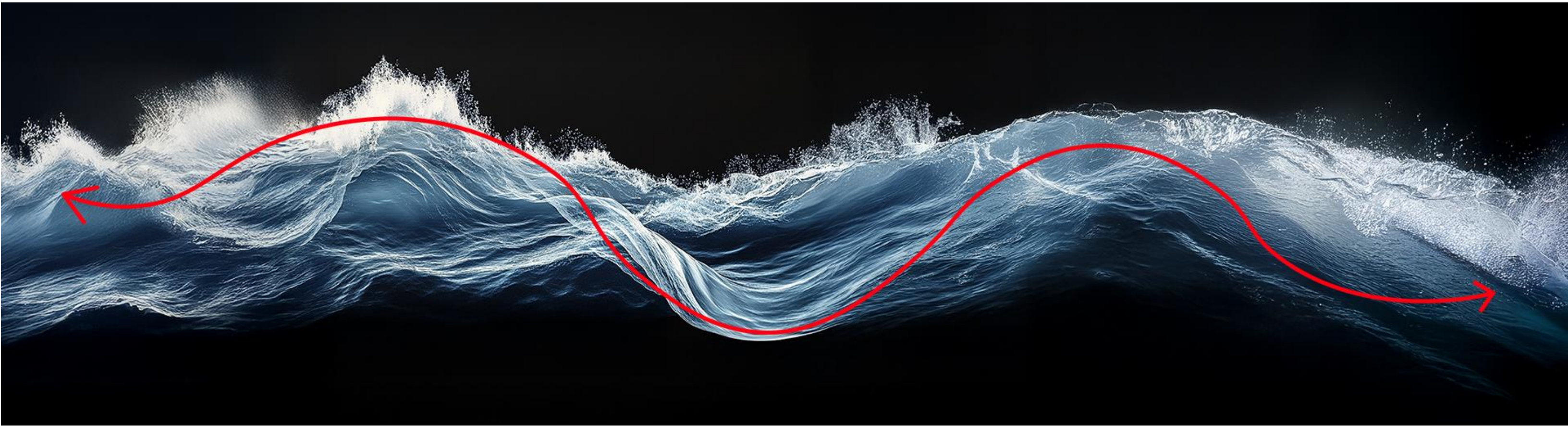
Beach Tennis

Temple Menorah

Miami Beach
Tennis Center

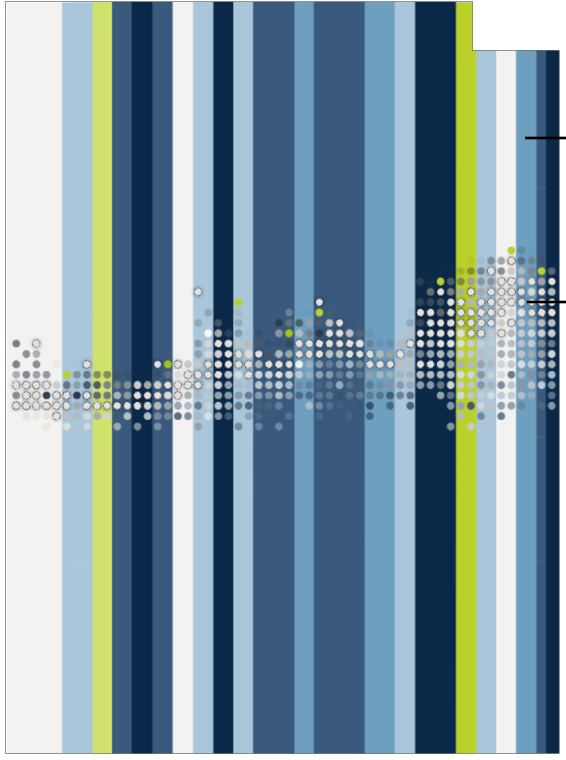
Parkview
Island Park



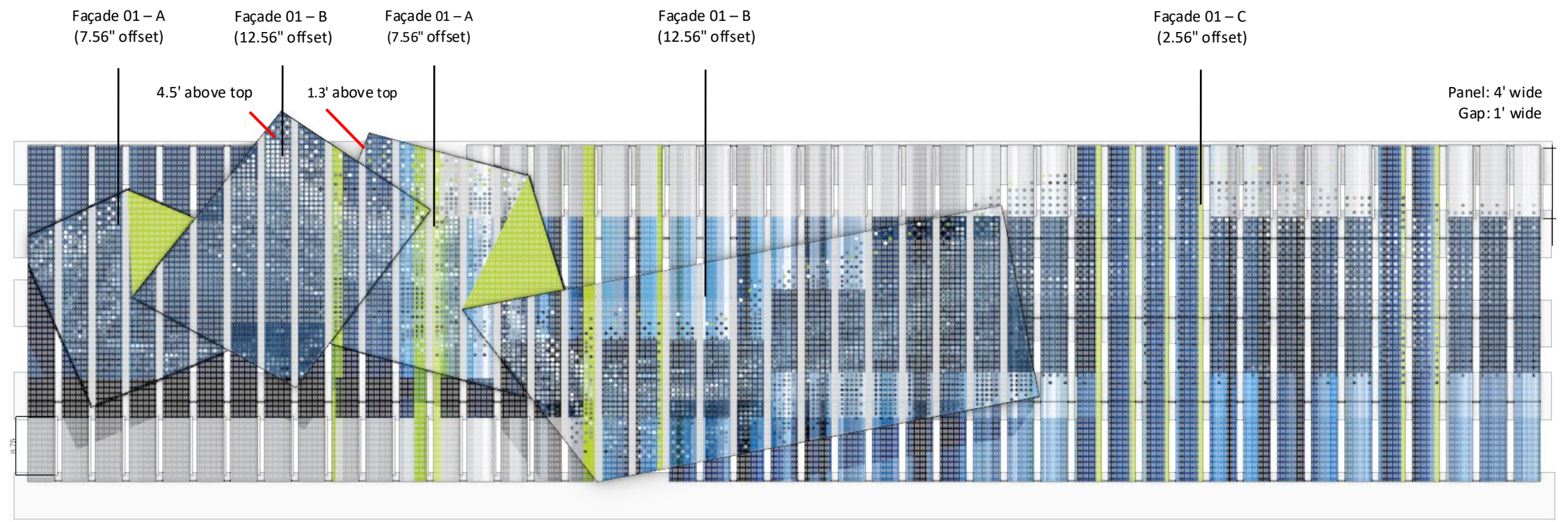


WAVE DIAGRAM

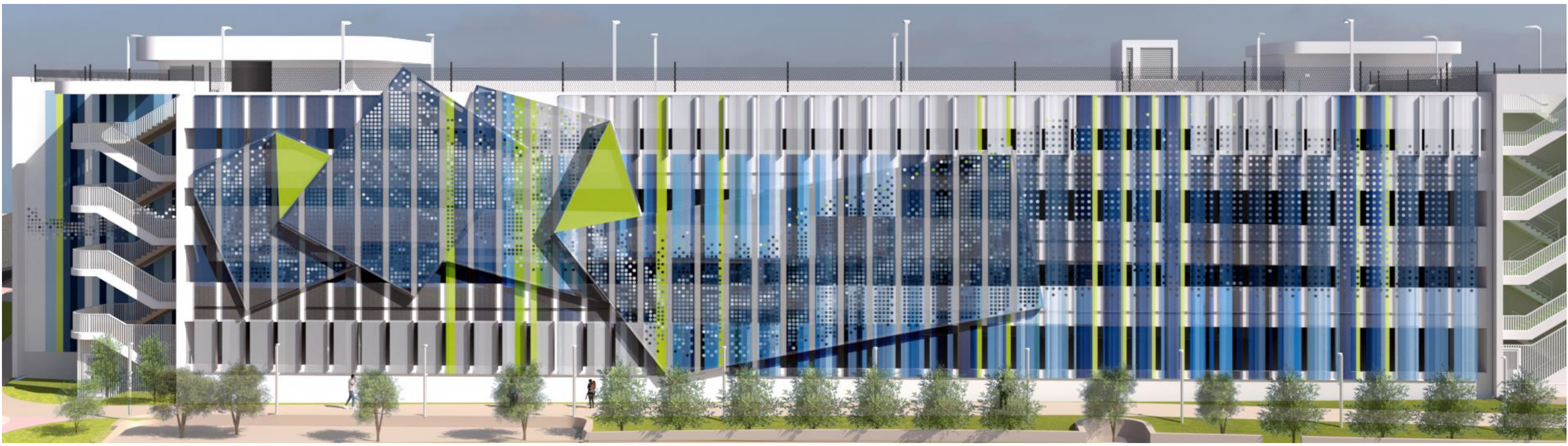




Façade 02



Façade 01



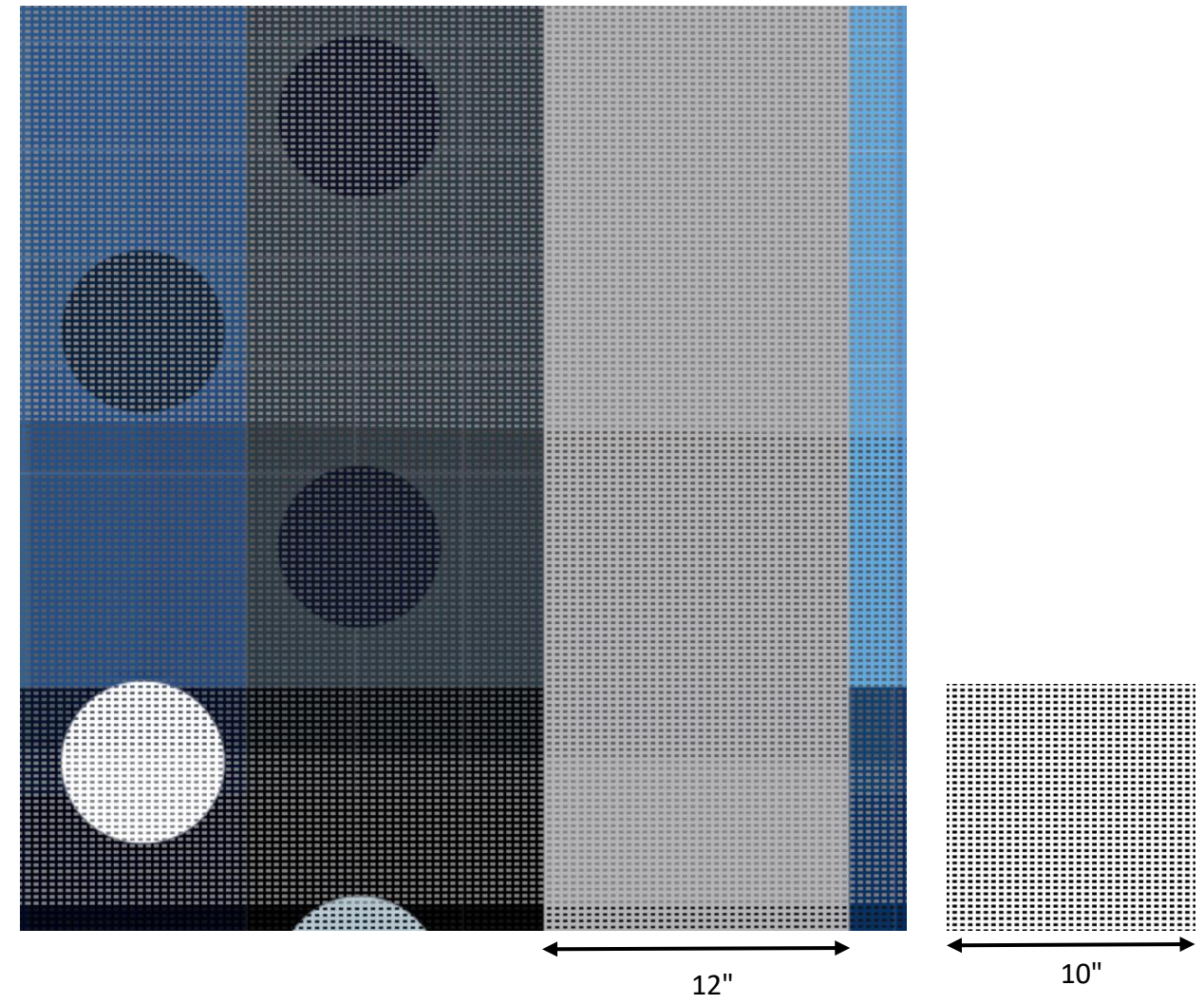


A 22 aluminum fins in 4" x 126" x 8"

B 15 aluminum fins in 4" x 105" x 8"

A

B



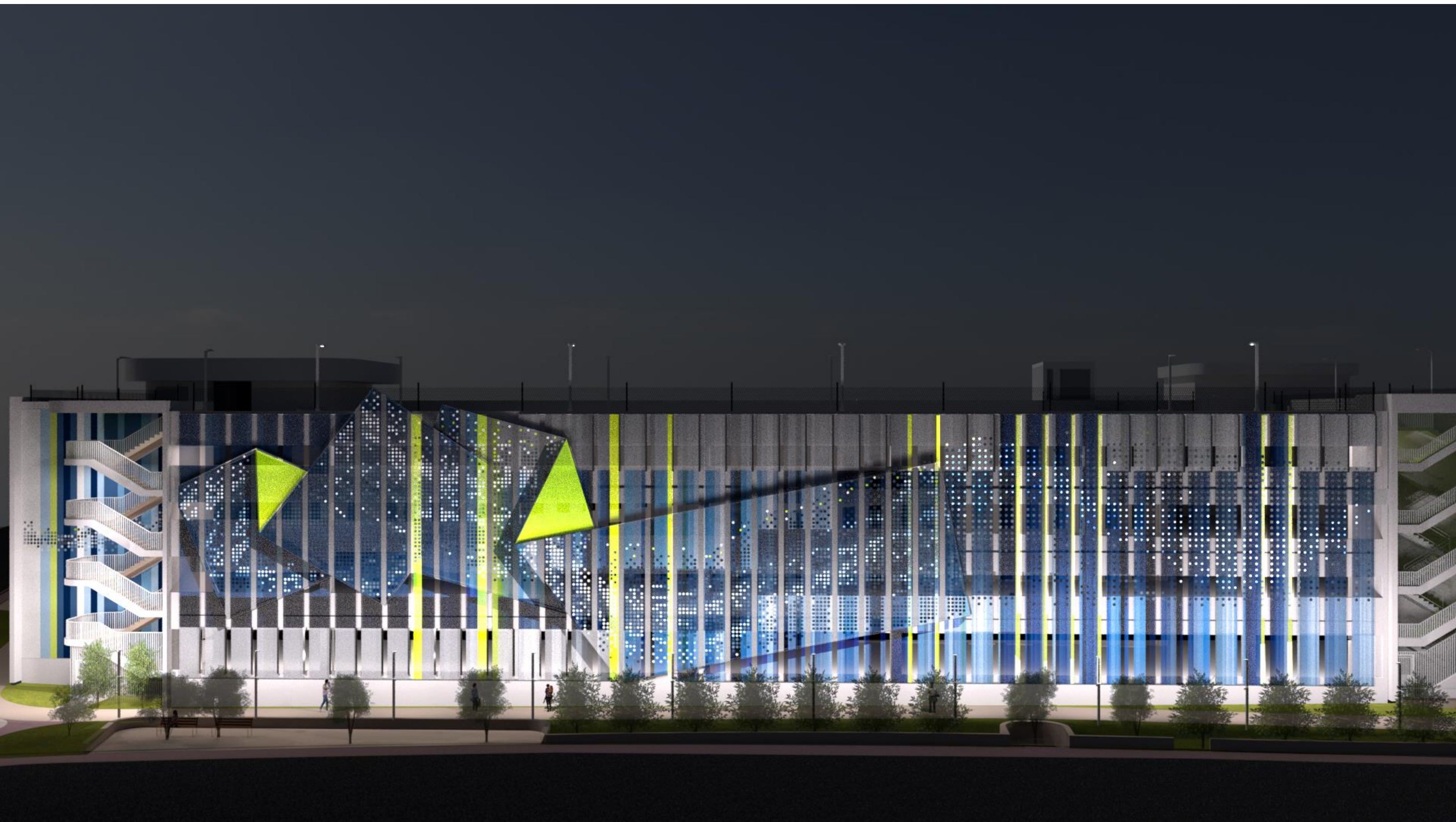
12"

10"

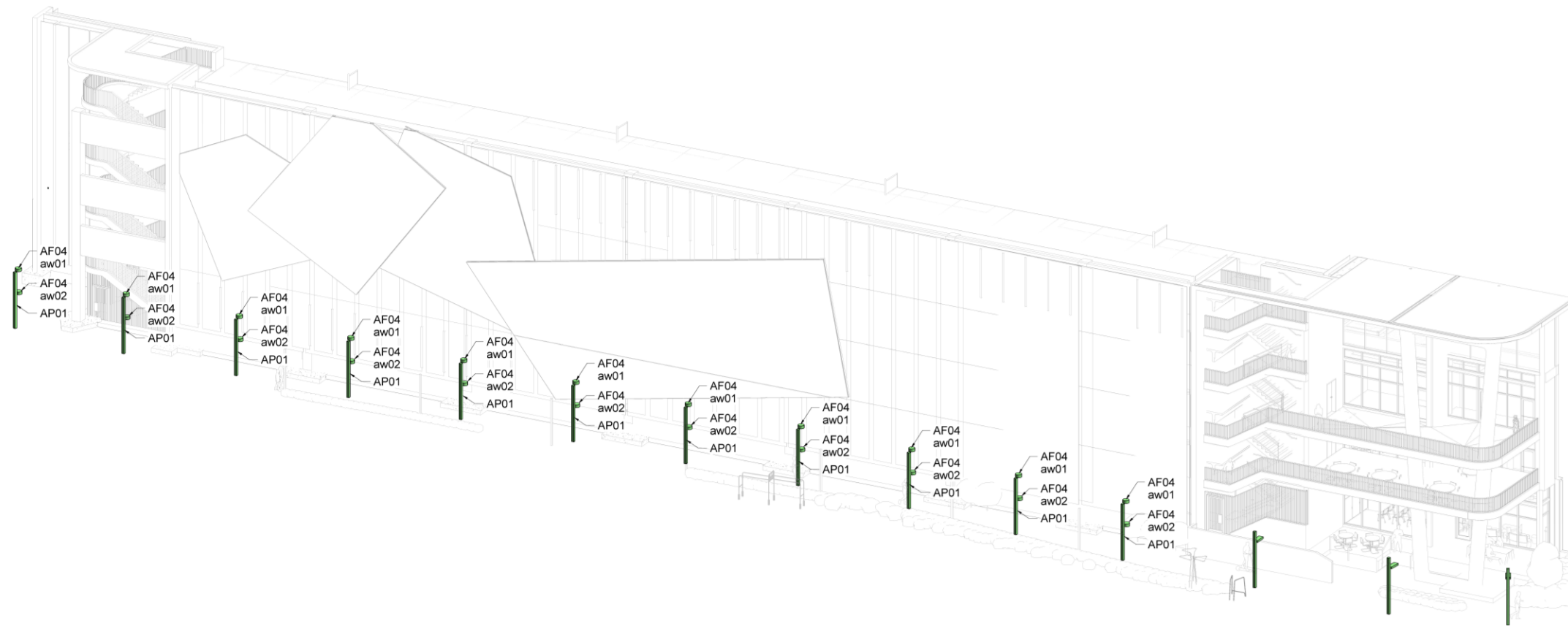


Painted Circles
6.4" dia.

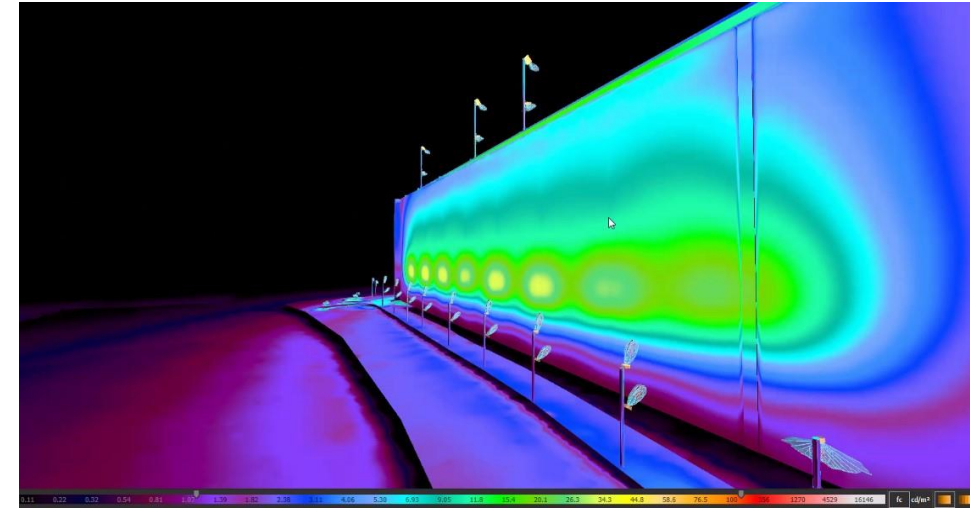
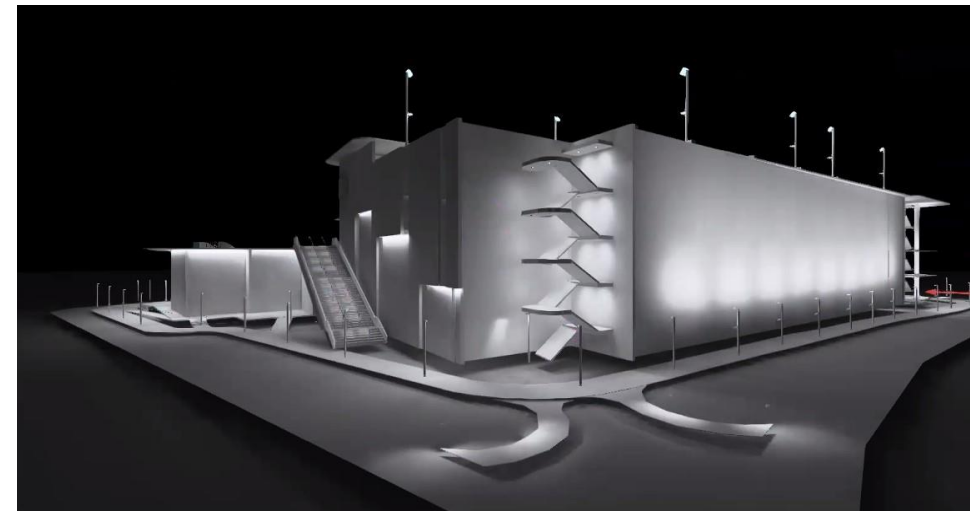
Painted Stripes





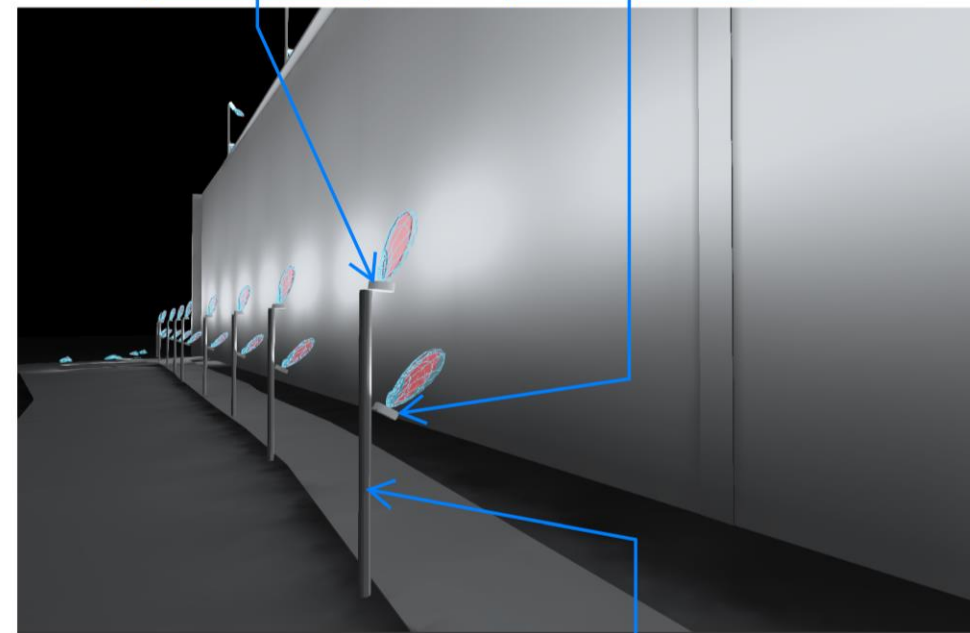


① WEST FACADE - ART IN PUBLIC PLACES ISOMETRIC



AF04
MOUNTED
12'-0" AFF,
5° TILT

AF04
MOUNTED
7'-0" AFF,
15°-20° TILT



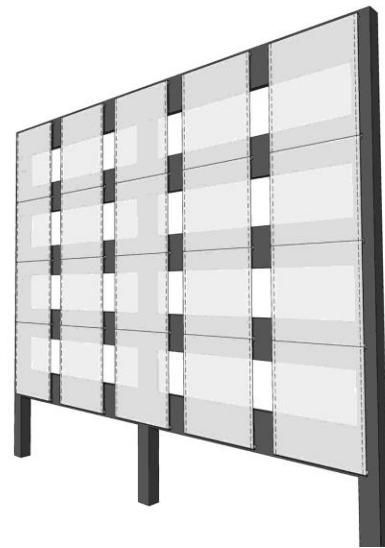
AP01
12'-0" POLE

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.

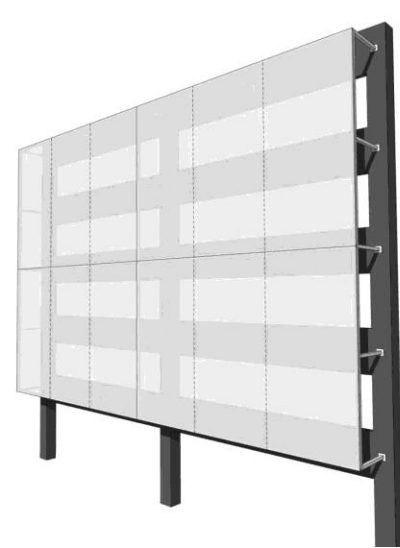
FlexFacades Stretch Panels (FL-SP)



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

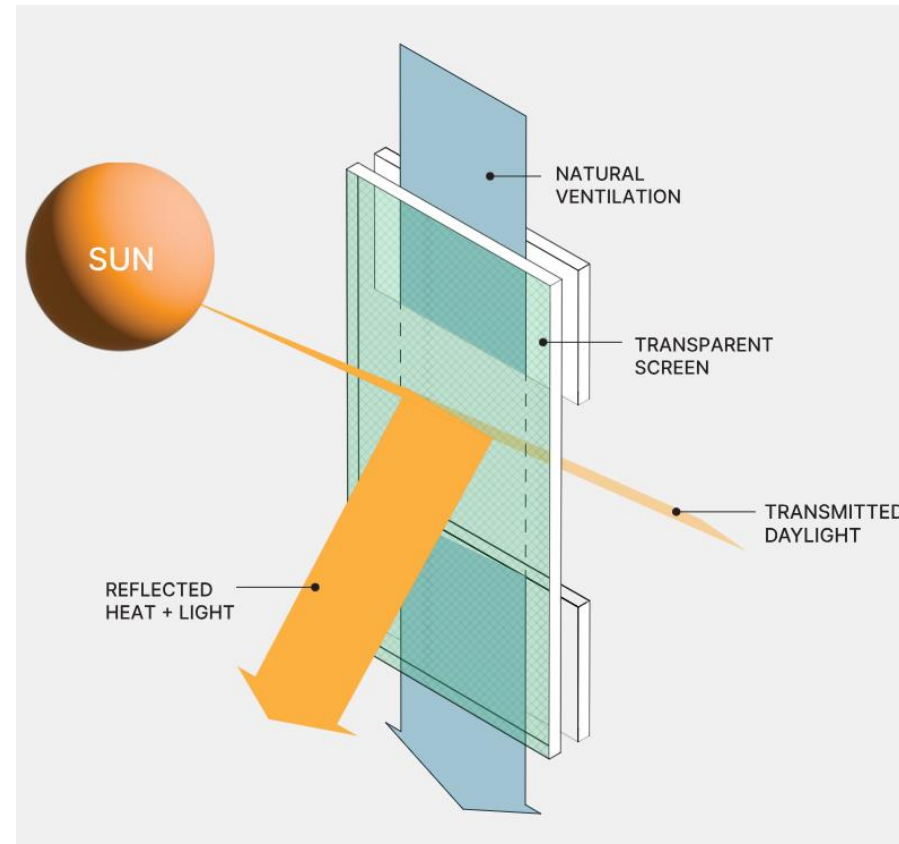


Cost-effective rectangular panels that are only secured horizontally (top and bottom) of each panel.



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

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

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:

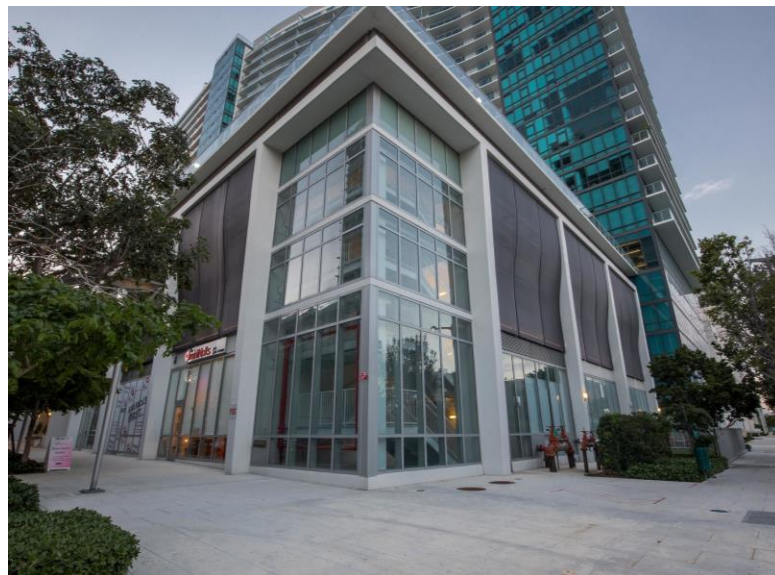
- Works well in variety of climates
- Steel / Aluminum structure can be in continual use allowing for the fabric, the least expensive element to be replaced after its estimated lifespan of 20 years.

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

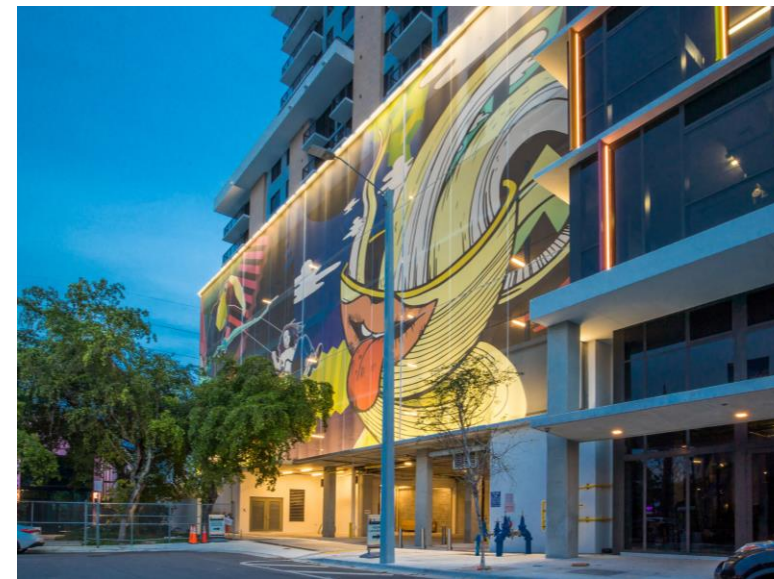
The façade structures are designed to full ASCE 7 code wind loads, which include the region's required design hurricane winds.



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

PREVIOUS DESIGN

CURRENT DESIGN

(FOR REFERENCE ONLY AND NOT PART OF THE PRESENTATION)



ADJUSTED MAIN
ENTRY PLAZA

RECONFIGURED COLUMNS,
PAINTED CONCRETE

UPDATED GUARDRAILS,
ANODIZED ALUMINUM
VERTICAL FINIS

SOUTH (72ND ST.) - VIEW 2

PREVIOUS DESIGN

CURRENT DESIGN

(FOR REFERENCE ONLY AND NOT PART OF THE PRESENTATION)



UPDATED PARKING GARAGE SCREEN DESIGN (AIPP)

ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL

ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO

RECONFIGURED COLUMNS, PAINTED CONCRETE

UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS

CHANGED MATERIAL TO PERFORATED METAL SCREEN

ADDED PAINTED CONCRETE BEAMS AND POWDER COATED ALUMINUM FINS ABOVE MECHANICAL ENCLOSURE

SOUTH WEST - VIEW 3



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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

(FOR REFERENCE ONLY AND NOT PART OF THE PRESENTATION)



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 GRAPHICS FOR MESH SCREENS ALONG GARAGE
- UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINIS
- 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

UPDATED GUARDRAILS, ANODIZED ALUMINUM VERTICAL FINS

ADDED COLUMN FOR STRUCTURE, PAINTED CONCRETE

RECONFIGURED PLAZA LAYOUT

ADJUSTED EYEBROW THICKNESS, PAINTED STUCCO

CHANGED MATERIAL TO PERFORATED METAL SCREEN

NEW MURAL GRAPHIC

ADDED FITNESS EQUIPMENT

ADDED EGRESS STAIR ENCLOSURE, TO MATCH GUARDRAIL

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 FINIS

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



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SM-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 FINIS

NORTH EAST - VIEW 8

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



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

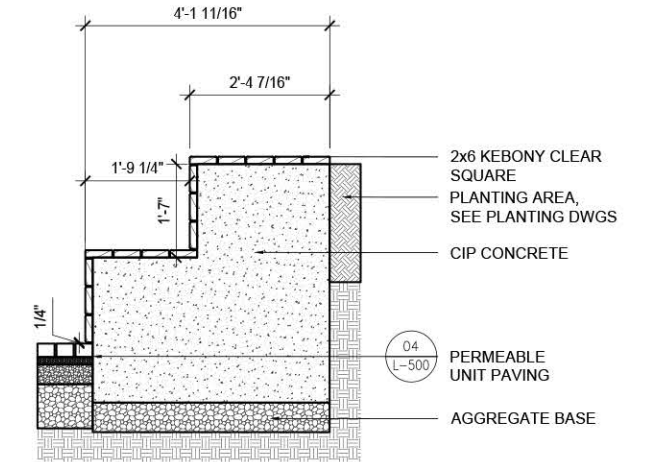
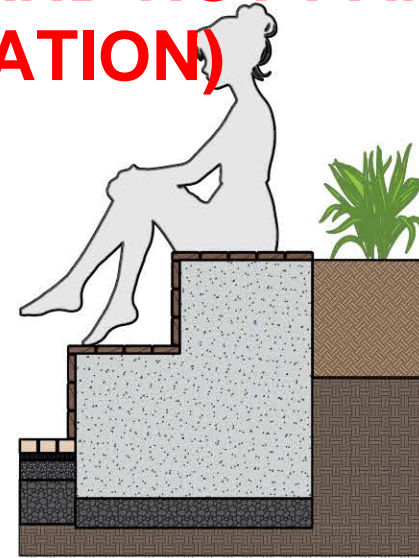


MANUFACTURER: STEPLOCK
STYLE: SHELLLOCK
COLOR: IVORY
FINISH: POLISHED, ANTIQUED



KEBONY
2x6 CLEAR
BOARDWALK
DECKING #2522

EXAMPLE OF WEATHERING

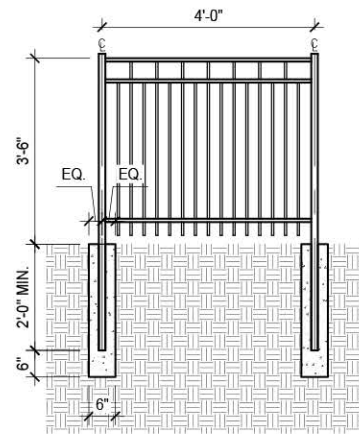


1 SOCIAL SEATING RETAINING WALL

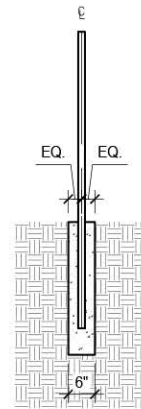
NTS



ANODIZED ALUMINUM FINISH



SECTION



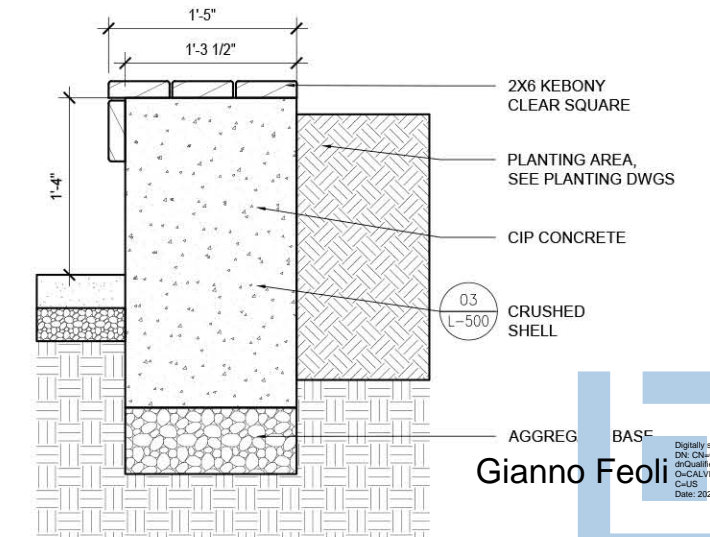
SECTION

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, ou=Gianno Feoli,
c=CA, email=4014160300001992F4332E000B584,
c=US
Date: 2026.02.06 07:16:59 -0500

2 SITE FENCE

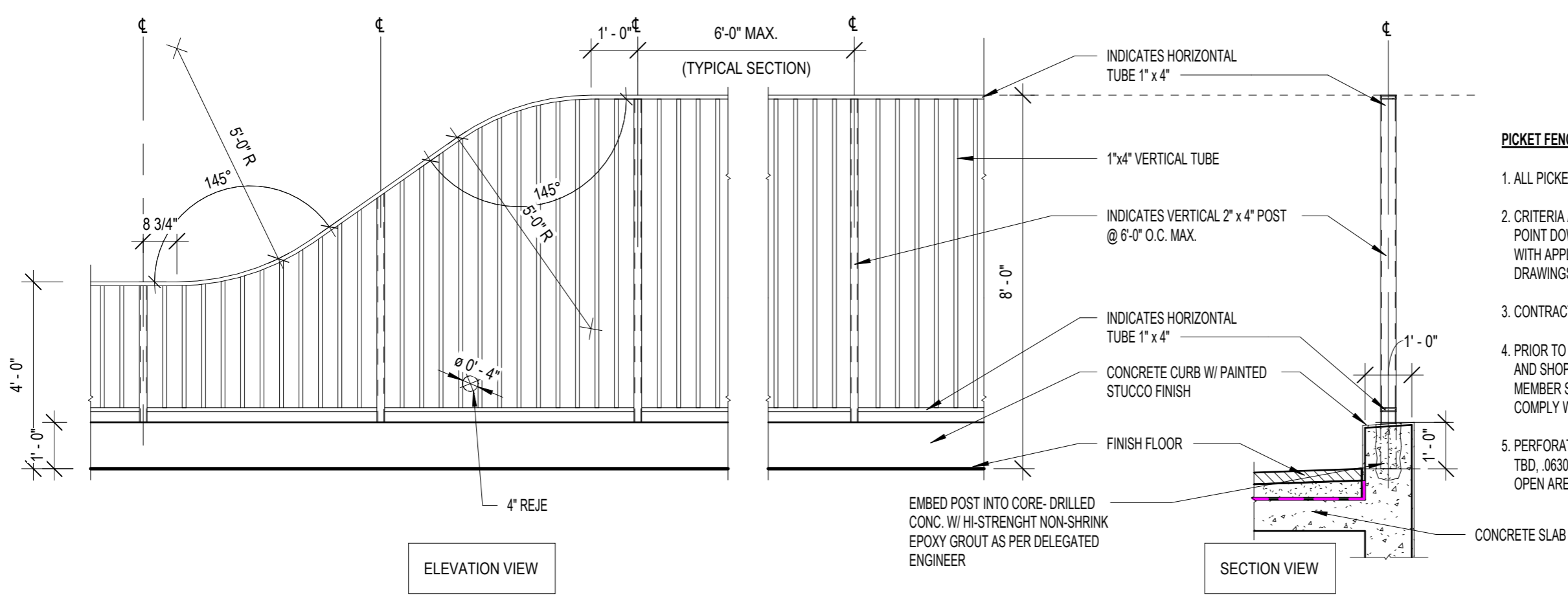
NTS

3 RETAINING WALL WITH INTEGRATED SEATING

NTS

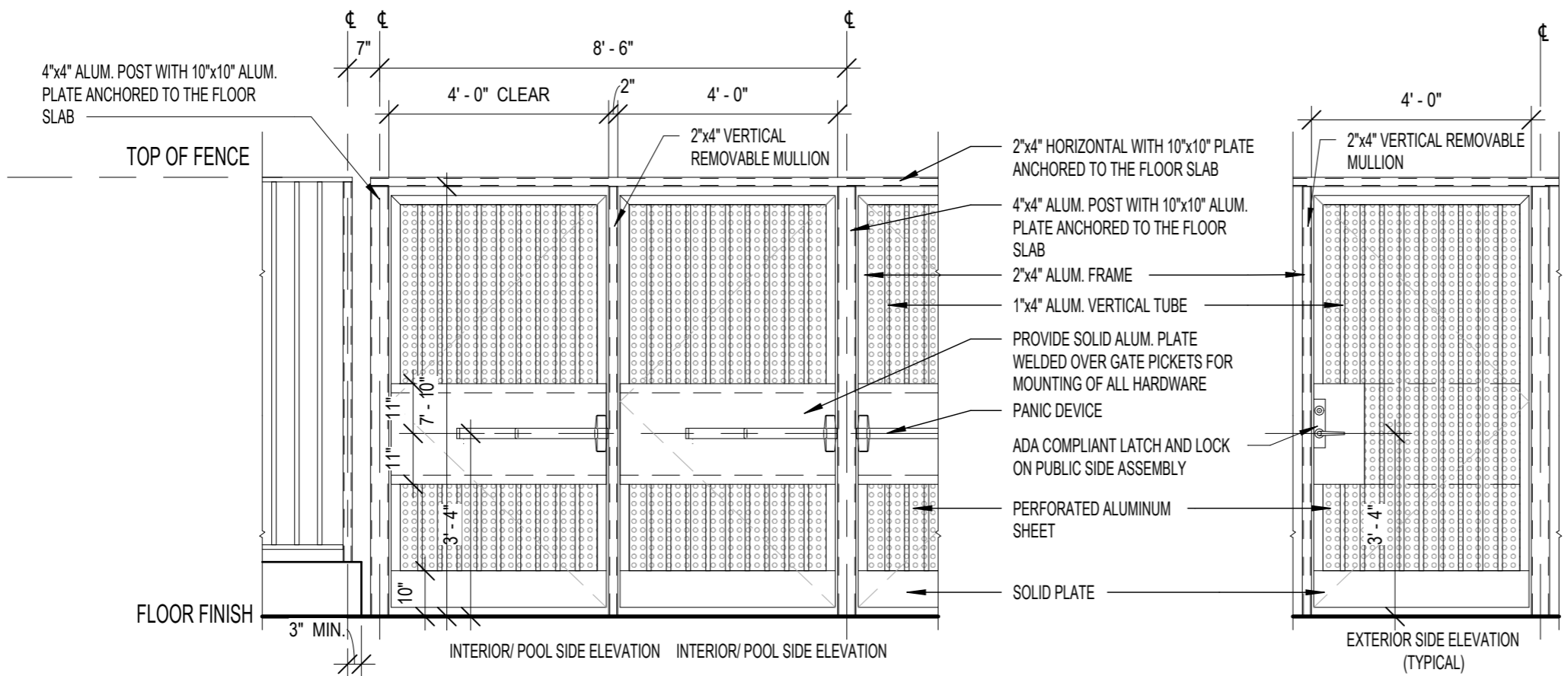
GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY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

SITE DETAILS



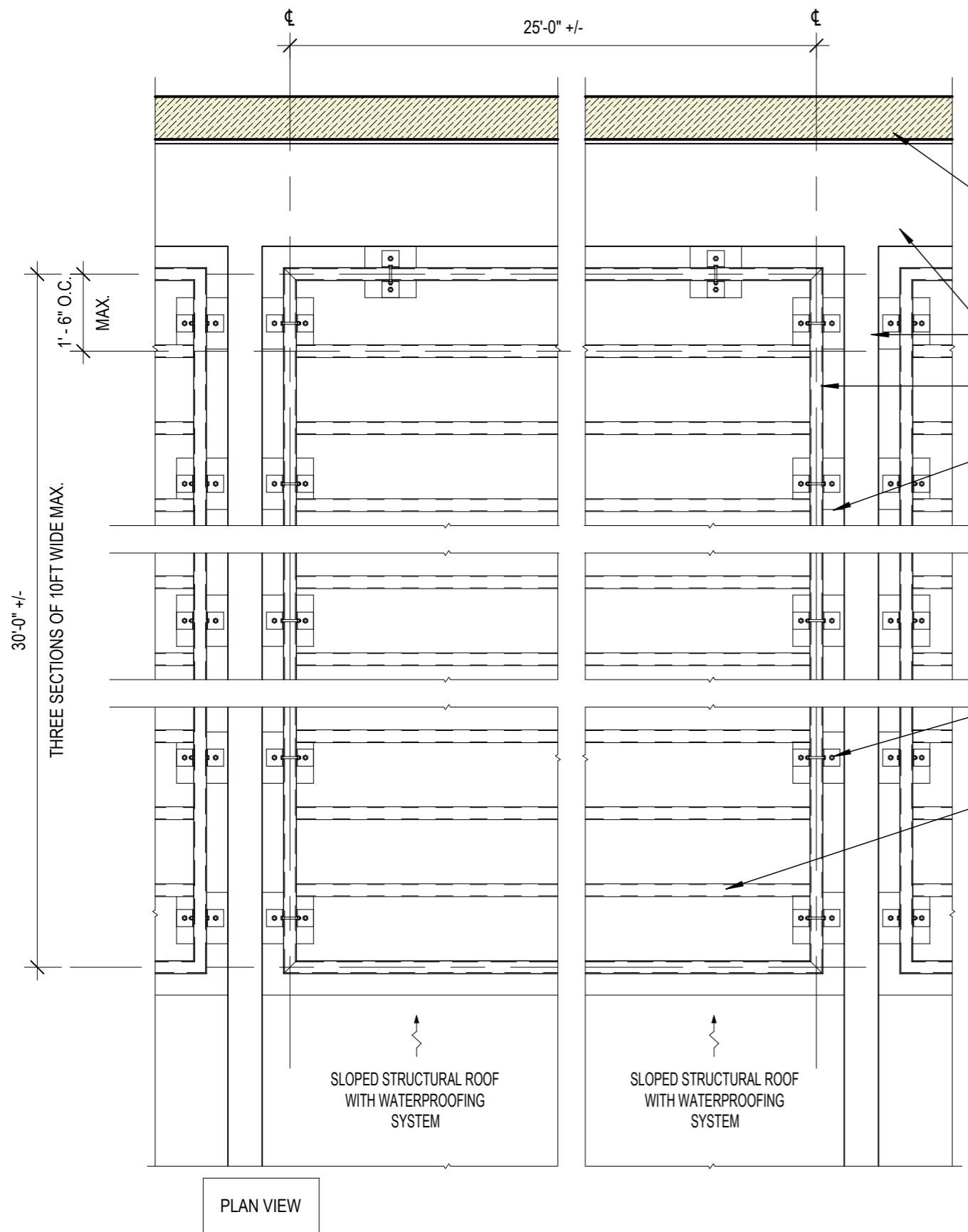
PICKET FENCE GENERAL NOTES:

1. ALL PICKET FENCE/ GUARDRAIL MEMBERS SHALL BE ALUMINUM 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



PLAN VIEW

GENERAL NOTES:

1. ALL TRELLIS MEMBERS SHALL BE ALUMINUM W/ POWDER COATED FINISH.
2. TRELLIS ENCLOSURE SHALL BE DESIGNED BY A DELEGATED FLORIDA REGISTERED ENGINEER.

GARAGE WALL

CONCRETE BEAM

12"x3" ALUMINUM TUBE/ FRAME

12"x12"x12" CONCRETE WALL/BEAM HAUNCH

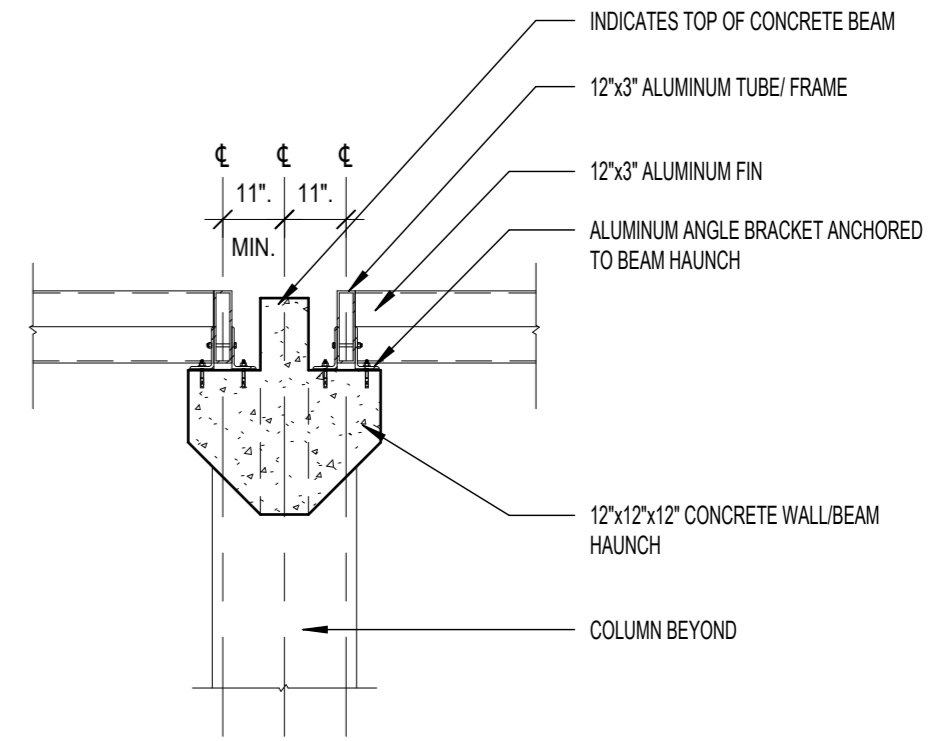
ALUMINUM ANGLE BRACKET ANCHORED TO BEAM HAUNCH

12"x3" ALUMINUM FIN, DESIGNED BY A FLORIDA REGISTERED ENGINEER. MAXIMUM OF THREE SECTIONS.

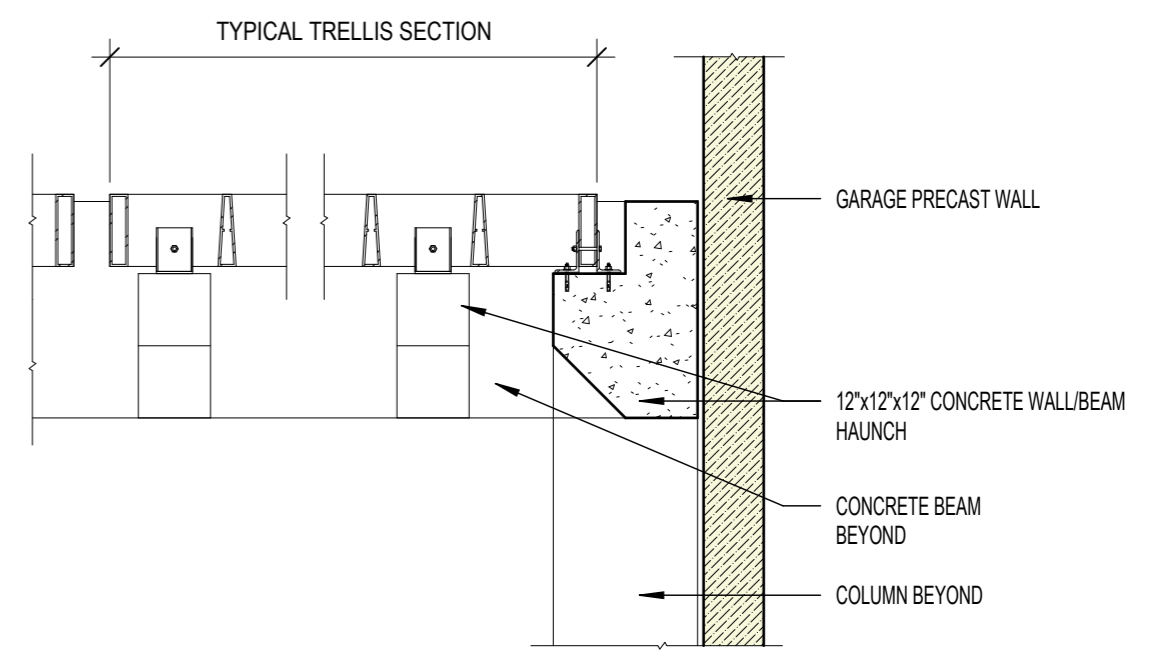
SLOPED STRUCTURAL ROOF WITH WATERPROOFING SYSTEM

SLOPED STRUCTURAL ROOF WITH WATERPROOFING SYSTEM

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SECTION VIEW

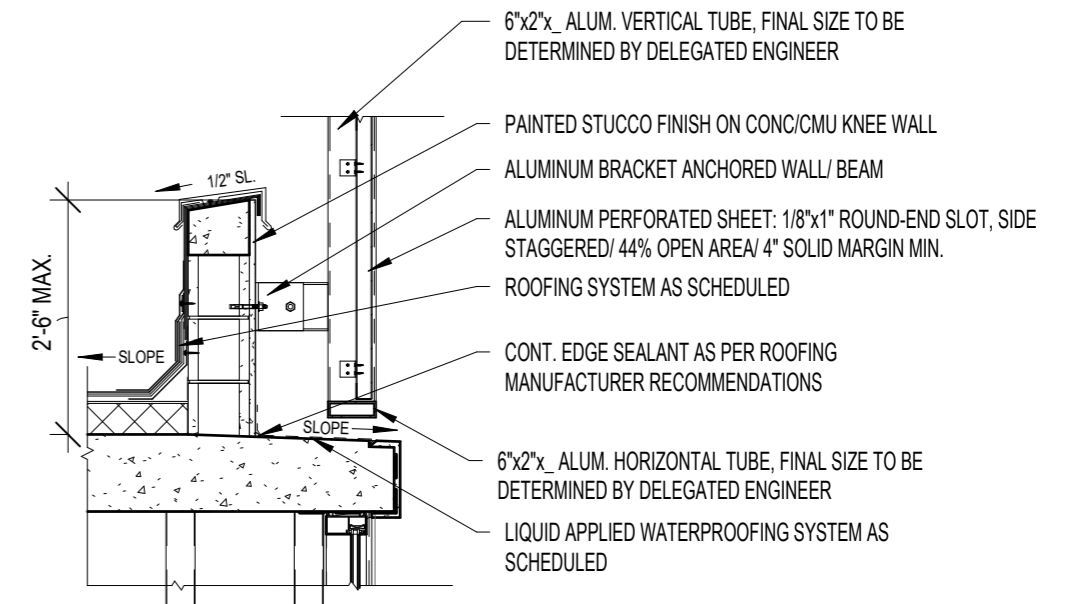
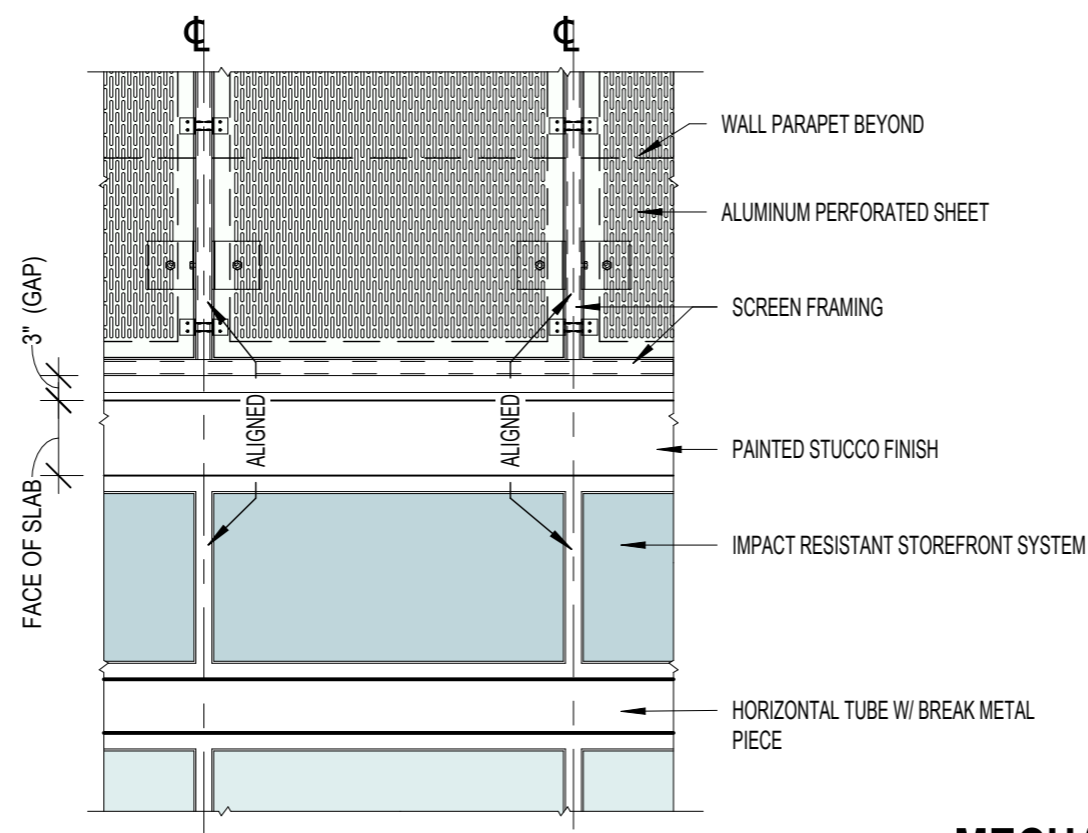


SECTION VIEW

MECHANICAL ENCLOSURE CANOPY DETAILS

TECHNICAL SPECIFICATIONS

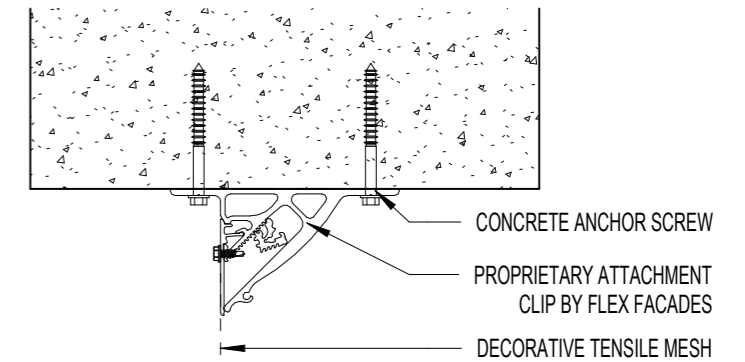
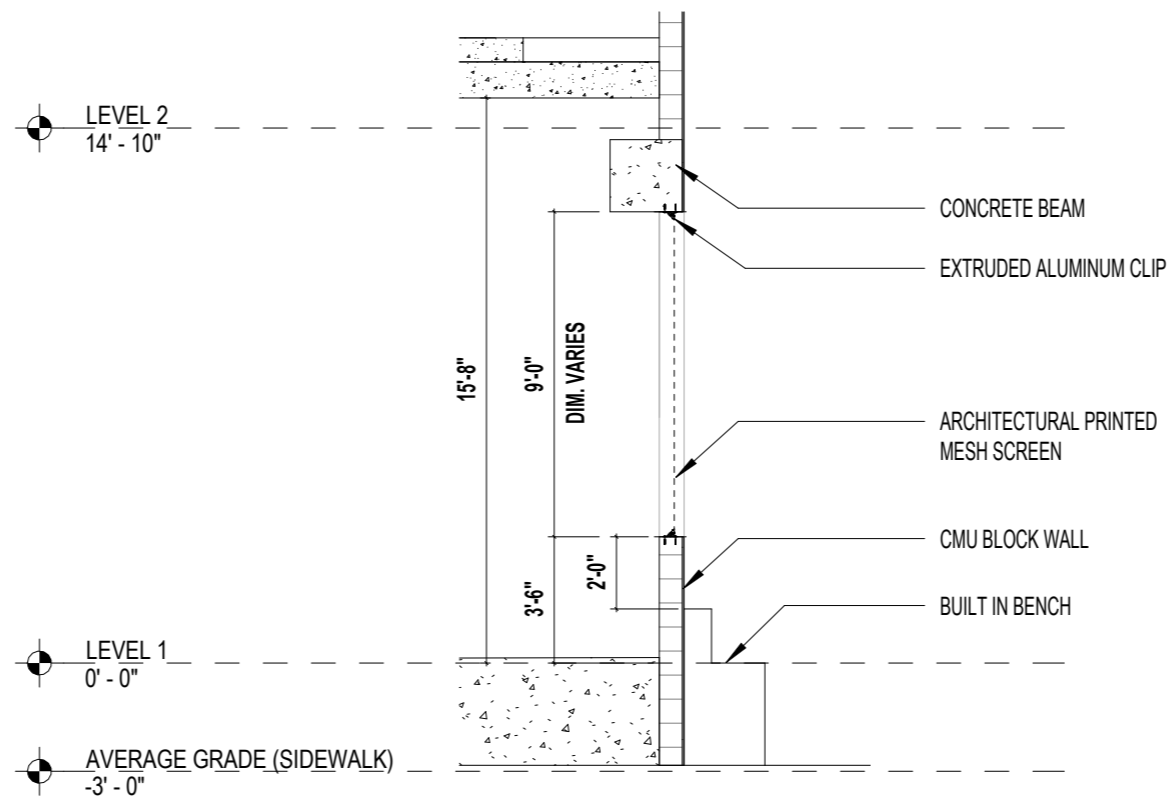
MATERIAL	MCNICHOLS PERFORATED METAL
PATTERN	SLOTTED, PERFORATED, SIDE STAGGERED
VISUAL OPEN AREA	44% APPROXIMATELY
PHYSICAL OPEN AREA	56% APPROXIMATELY
WEIGHT	0.51 LBS. SQUARE FOOT
MAXIMUM SHEET SIZE	36" x 120"
SCREEN THICKNESS	.0630"
SLOT SIZES	1/8" WIDTH, 1" LENGTH, 1-1/8" SLOT END CENTERS, 1/8" SLOT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

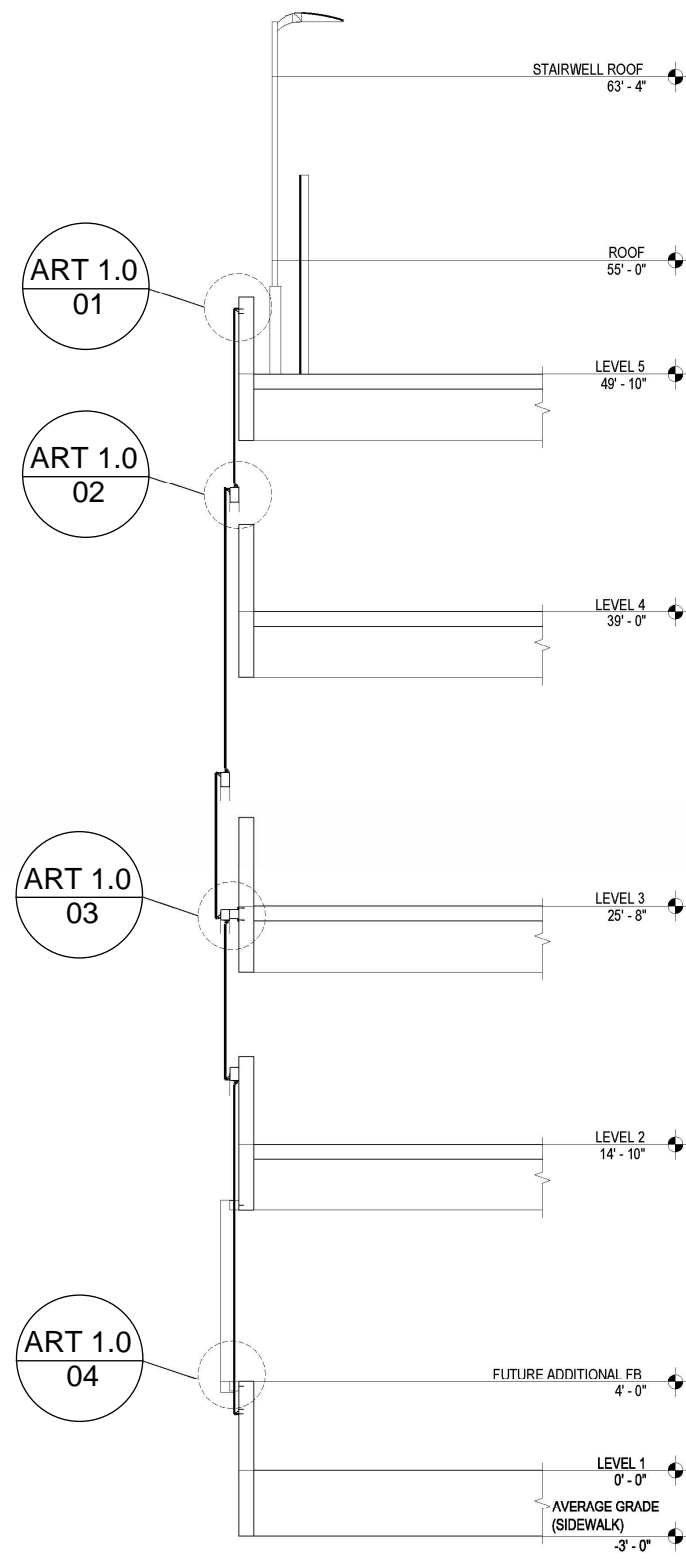


NOTE:
FLEX FACADES FF-CL DECORATIVE CLADDING SYSTEM. INSTALLATION AND PROPRIETARY ATTACHMENT DETAILS PER APPROVED SHOP DRAWINGS

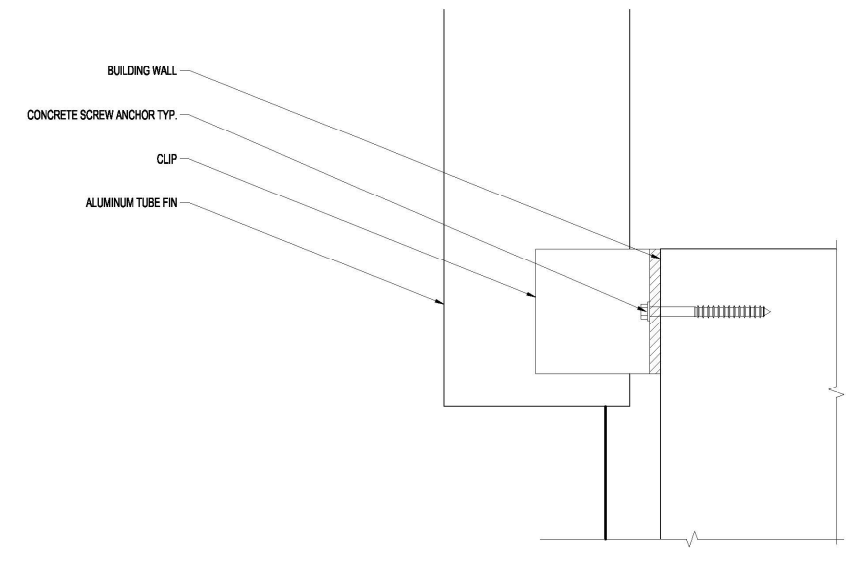
PARKING GARAGE CLADDING

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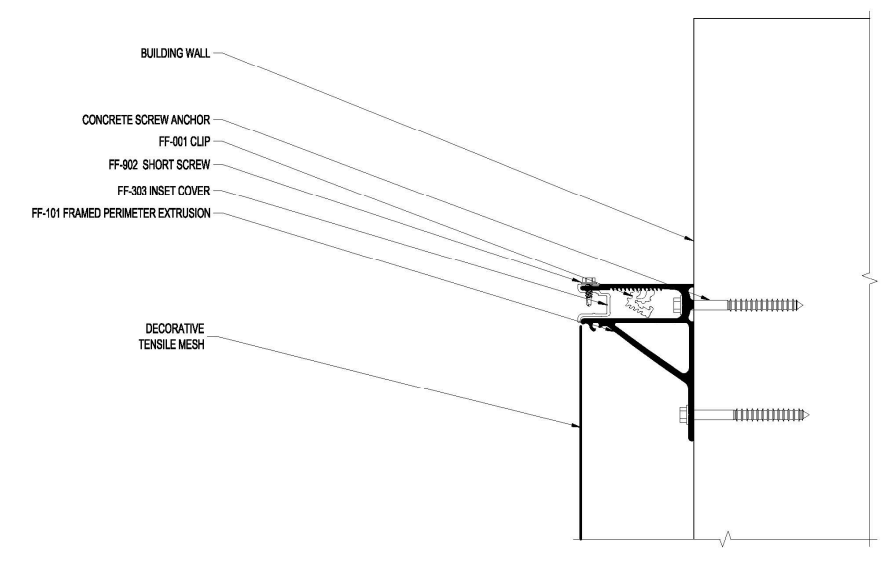
CLADDING DETAILS



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

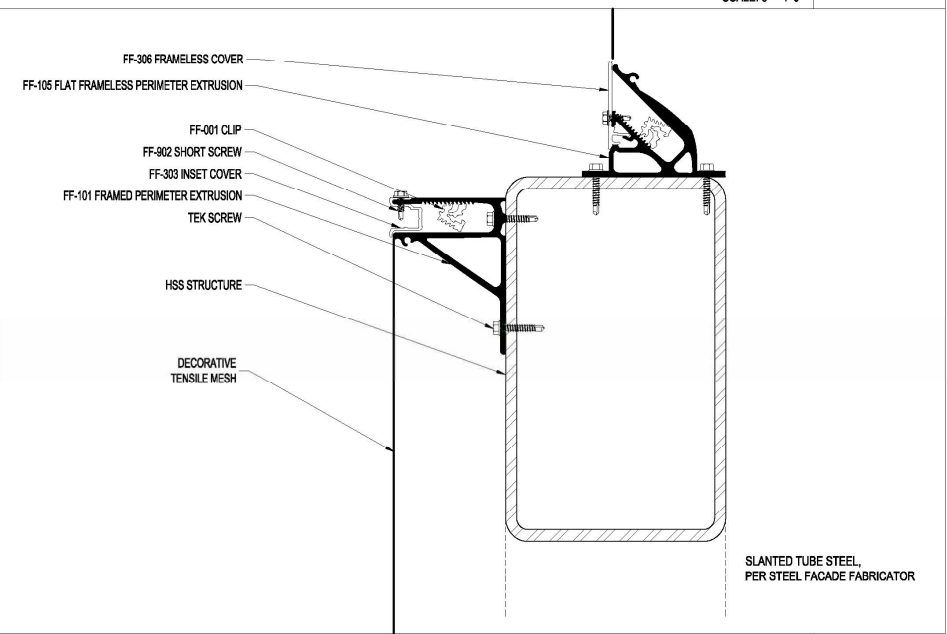


ALUMINUM FIN 04
SCALE: 6" = 1'-0"

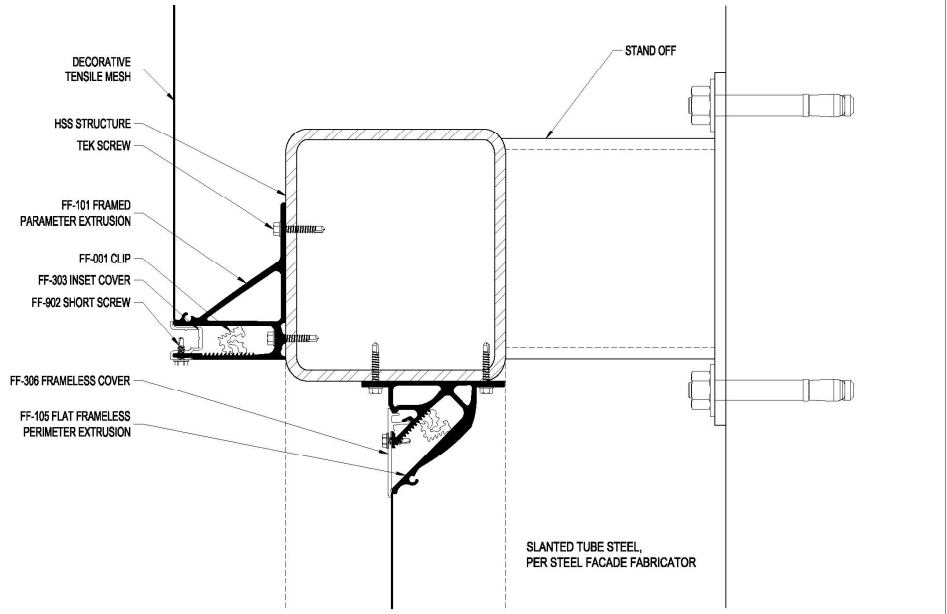


FACADE C: TOP OF WALL 01
SCALE: 6" = 1'-0"

NOTE: REFER TO THE FOLLOWING SHEETS FOR ENLARGED DETAILS



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



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

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Scope of work of these AM drawings is limited to concept design of the facade. For construction documents and details of building envelope refer to general architectural and structural drawings.
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XXXXXX
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+1 (XXX)-XXX-XXXX

Owner
XXXX
XXXX
XXXX
Project

299 72nd St
Miami Beach, FL 33141
Location

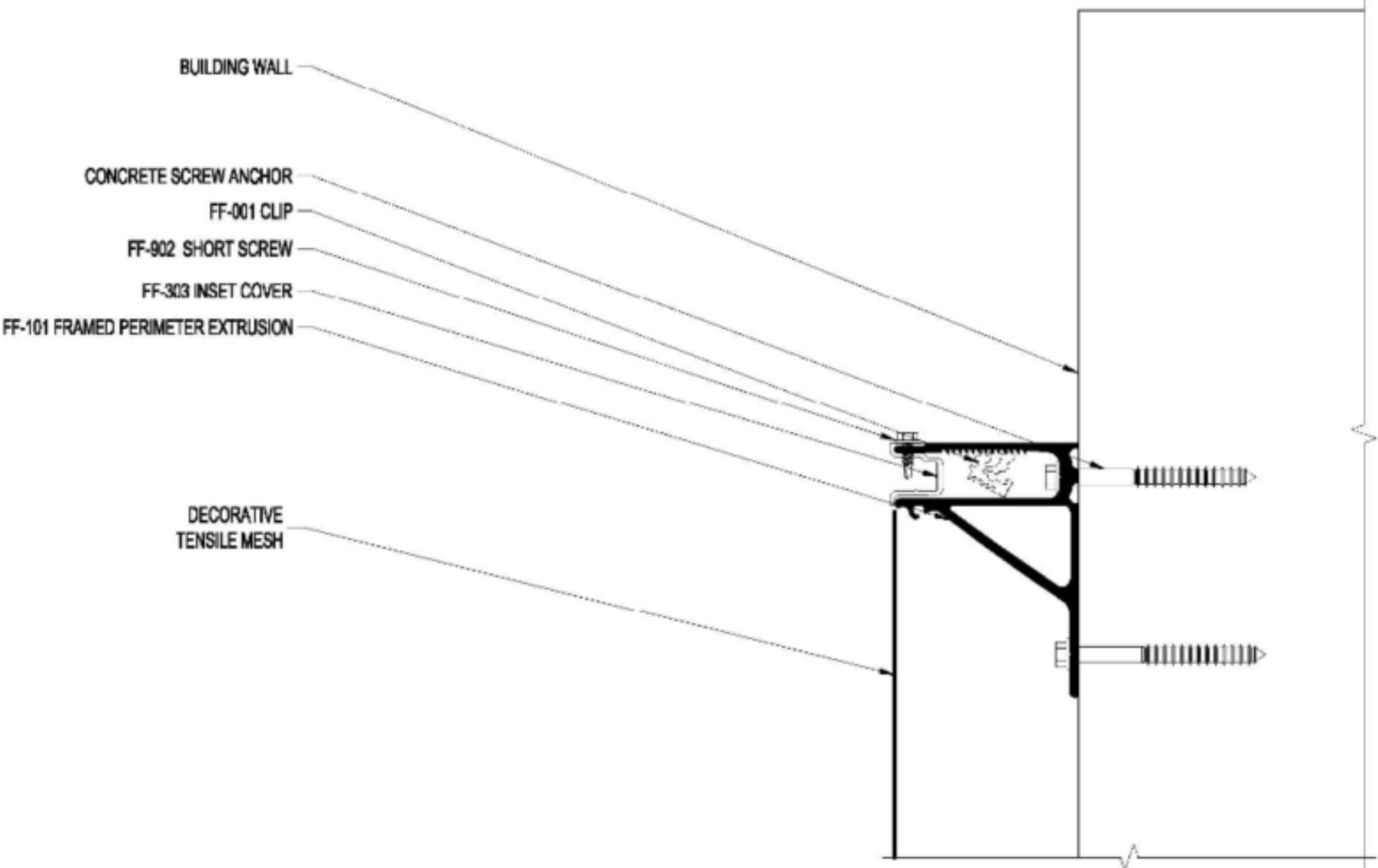
01 09 2026
Date (m/d/y):

AS NOTED
Scale

SECTION DETAILS
Content

ART 1.0
Sheet

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BUILDING WALL
CONCRETE SCREW ANCHOR
FF-001 CLIP
FF-902 SHORT SCREW
FF-303 INSET COVER
FF-101 FRAMED PERIMETER EXTRUSION

DECORATIVE
TENSILE MESH

FACADE C: TOP OF WALL

SCALE: 6" = 1'-0"

01

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e: info@ateliermanferdini.com
w: www.ateliermanferdini.com

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Owner

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Project

299 72nd St
Miami Beach, FL 33141
Location

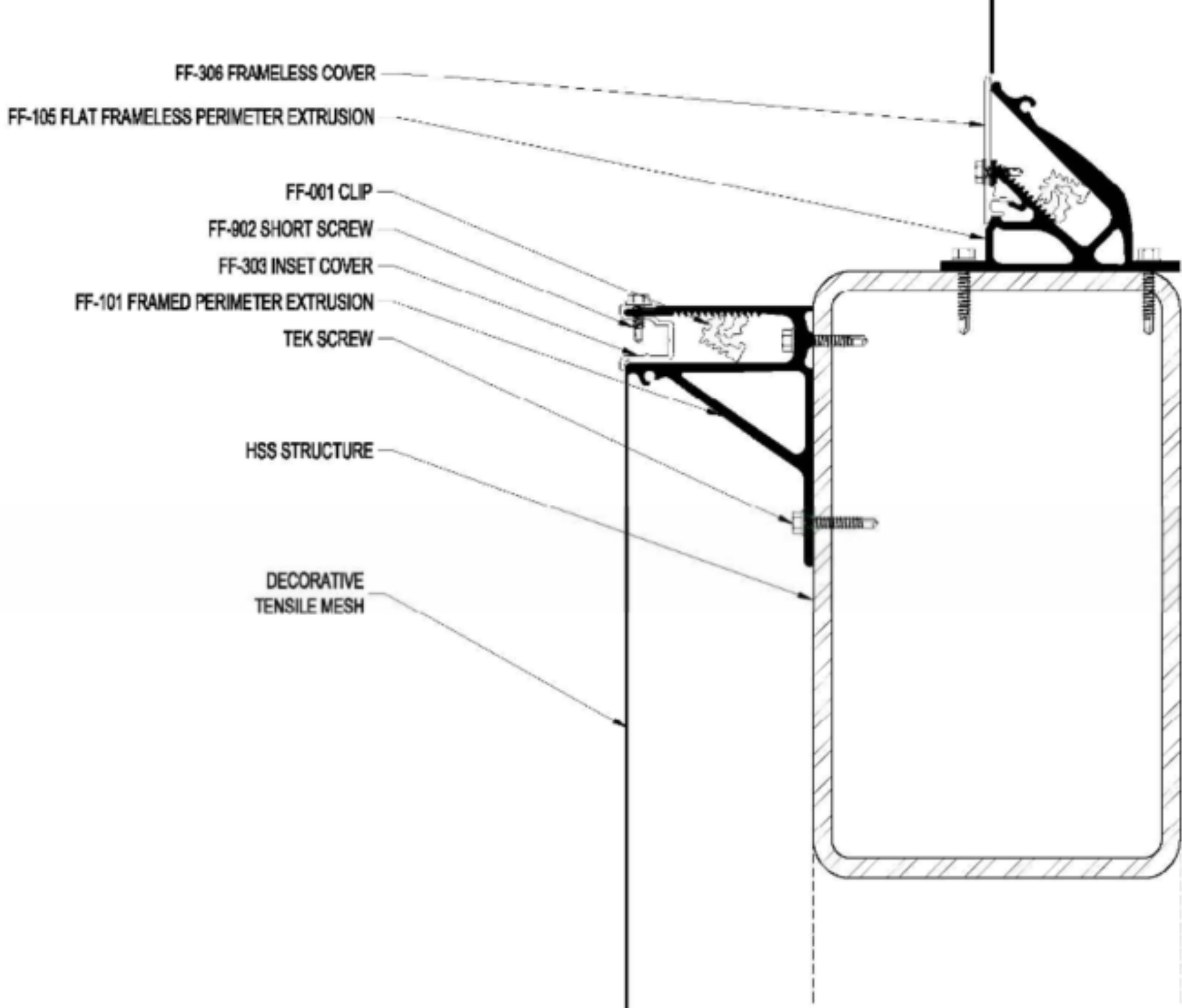
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Date (m/d/y):

AS NOTED
Scale

SECTION DETAILS
Content

ART 2.0
Sheet

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

02

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+1 (XXX)-XXX-XXXX

Owner
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Project

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Miami Beach, FL 33141
Location

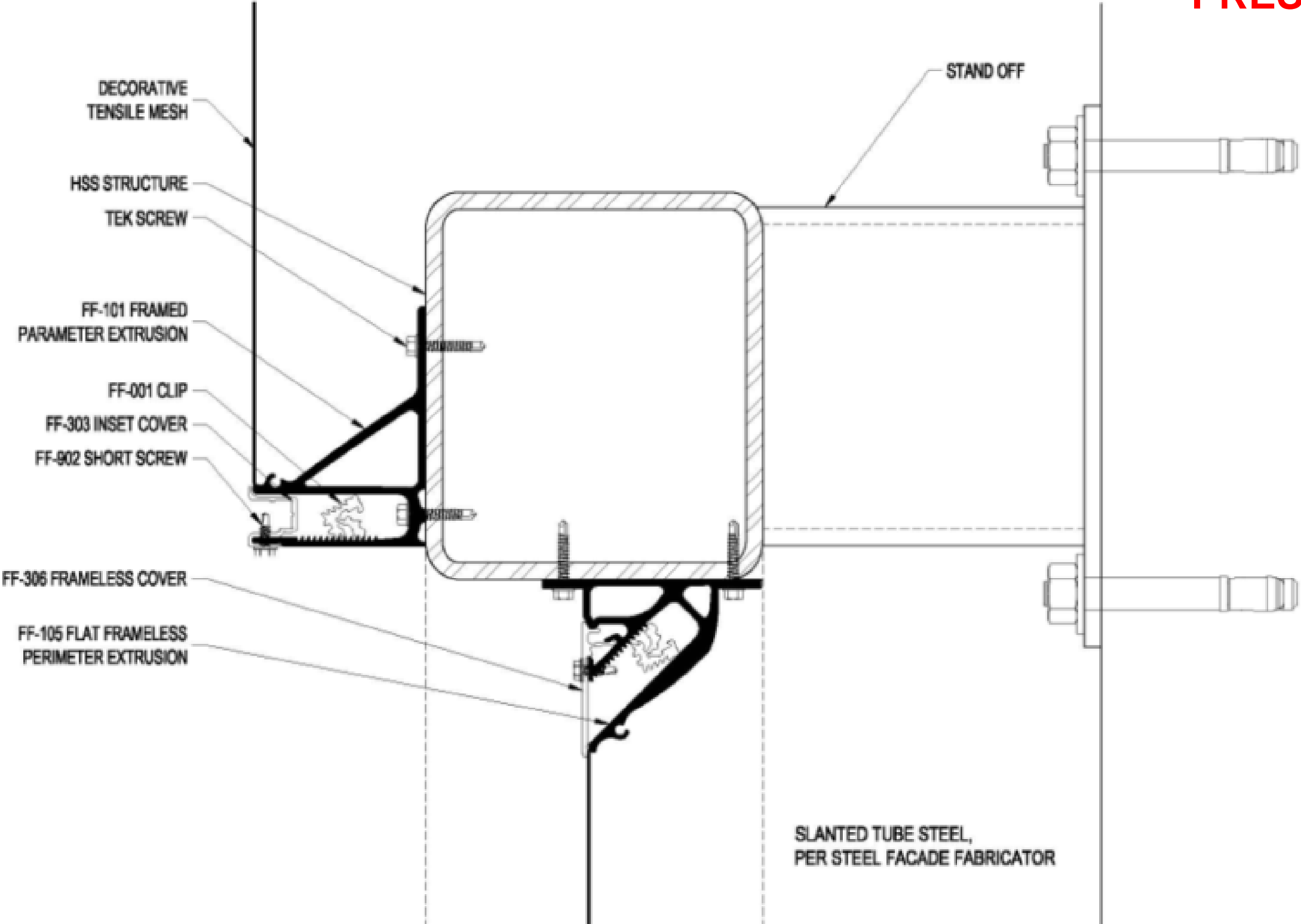
01 09 2026
Date (m/d/y):

AS NOTED
Scale

SECTION DETAILS
Content

ART 3.0
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FACADE B: EXTRUSION ON STEEL + STAND OFF

SCALE: 6" = 1'-0"

03

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Owner
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Project

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Miami Beach, FL 33141
Location

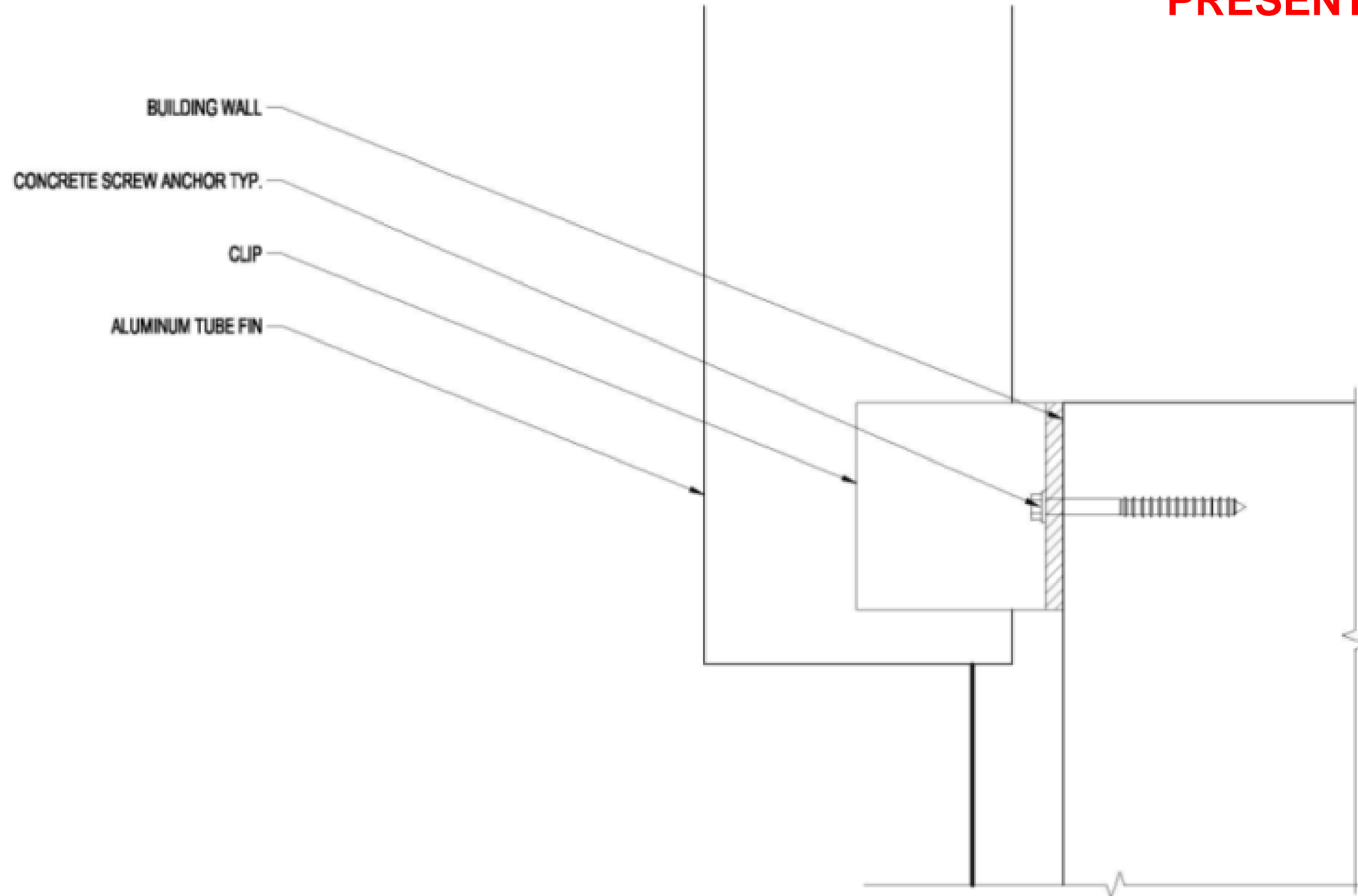
01 09 2026
Date (m/d/y):

AS NOTED
Scale

SECTION DETAILS
Content

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

04

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Owner
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Project

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Miami Beach, FL 33141
Location

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3D RENDERING #6



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3D RENDERING #8



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3D RENDERING #10



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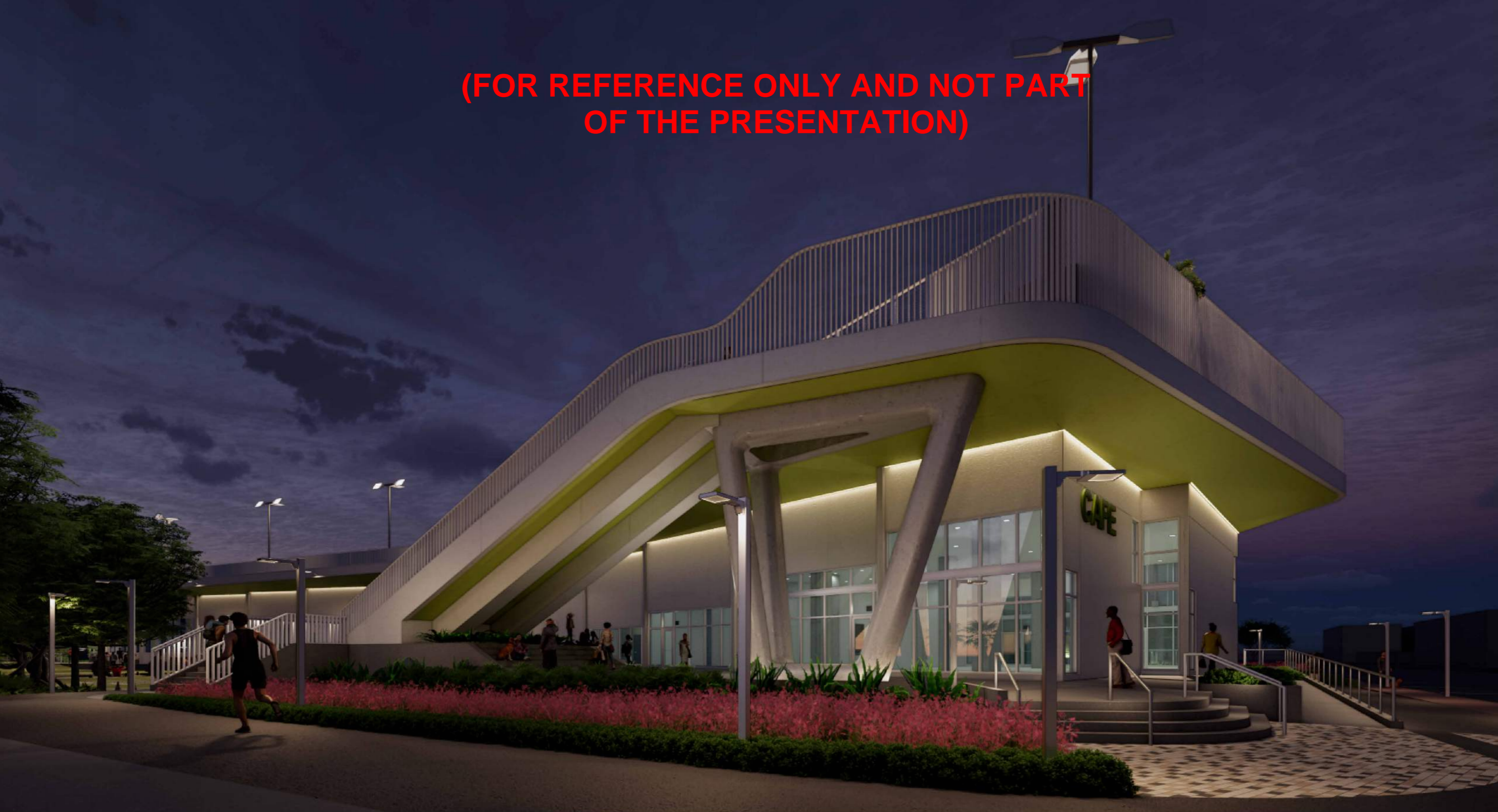
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3D RENDERING #18



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3D RENDERING #19



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FINAL SUBMITTAL
FEBRUARY 8, 2026

A039

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3D RENDERING #20



WJ ARCHITECTS

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MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
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A040

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73rd STREET

HARDING AVENUE
(STATE ROAD A1A)

COLLINS AVENUE
(STATE ROAD A1A)

72nd STREET

LEGEND

- PROPERTY LINE
- - - 25' FPL EASEMENT
- PAVING, SEE HARDSCAPE PLAN
- PLANTED AREA
- LAWN
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- SHRUB PLANTING

Michael D Conner Digitally signed by Michael D Conner
 Date: 2025.02.16 16:43:38 -05'00'

1" = 50' 

MICHAEL CONNER, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. 1181.
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL CONNER, 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.

LANDSCAPE PLAN

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DRB24 - 1072
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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):	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.

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ZONING DATA

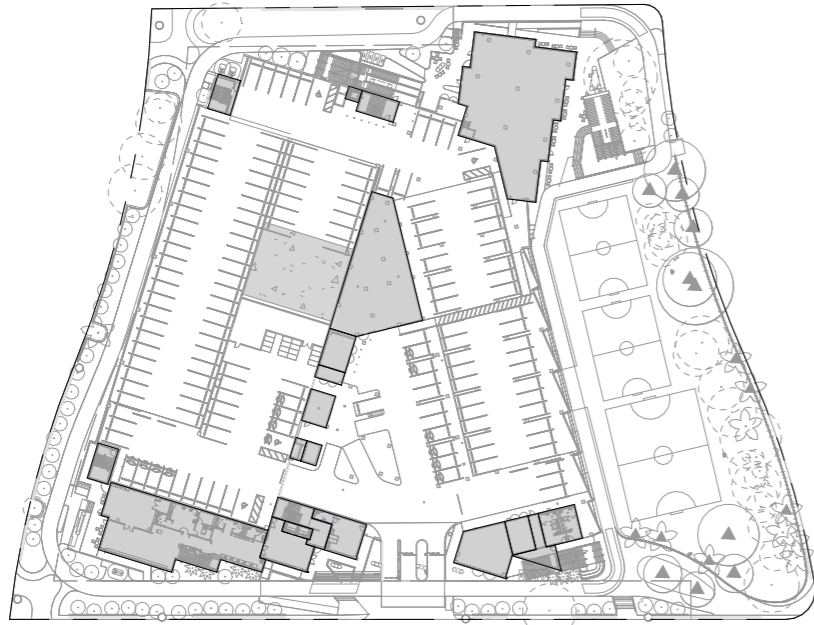


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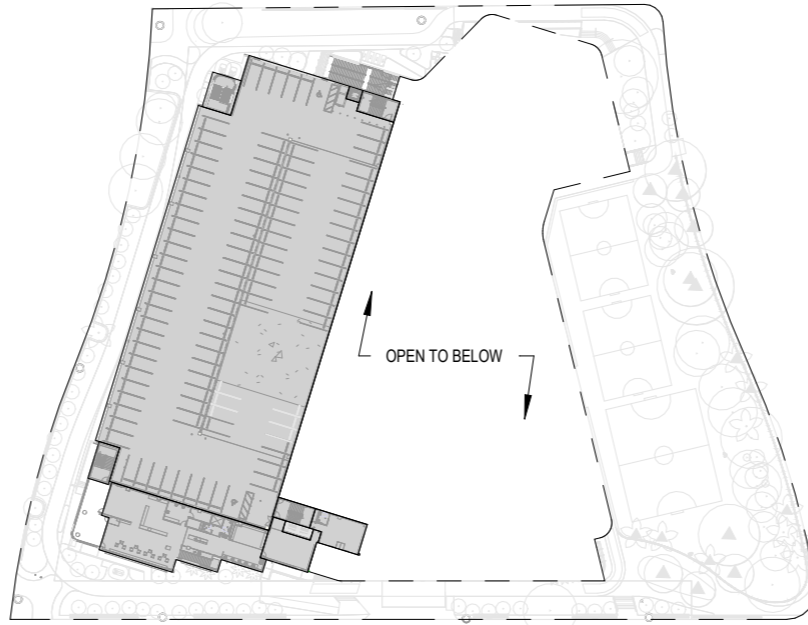
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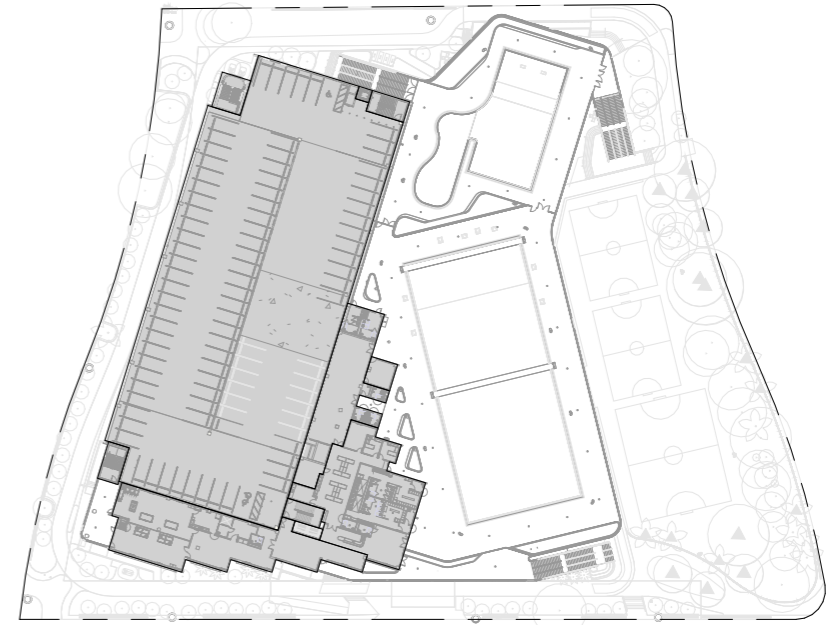
A001a



LEVEL 01 AREA = 20,807 sf.



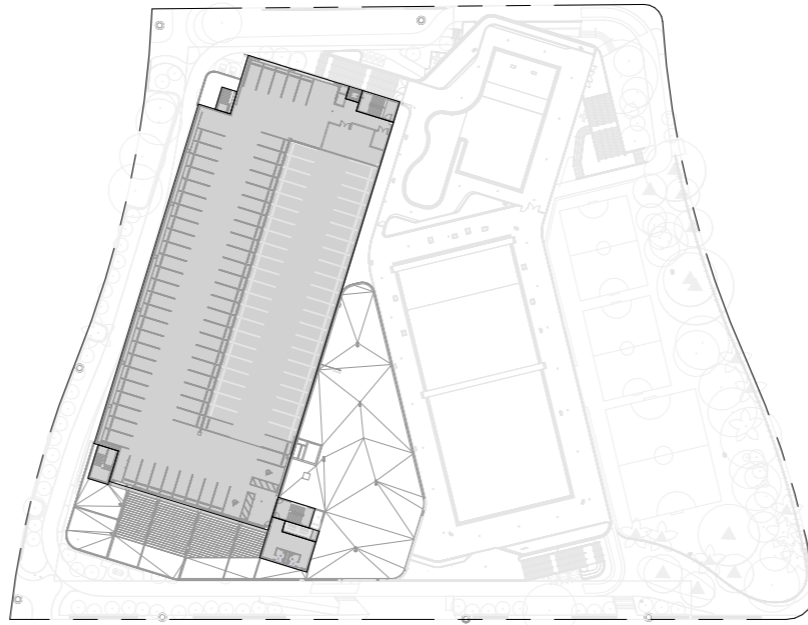
LEVEL 02 AREA = 43,207 sf.



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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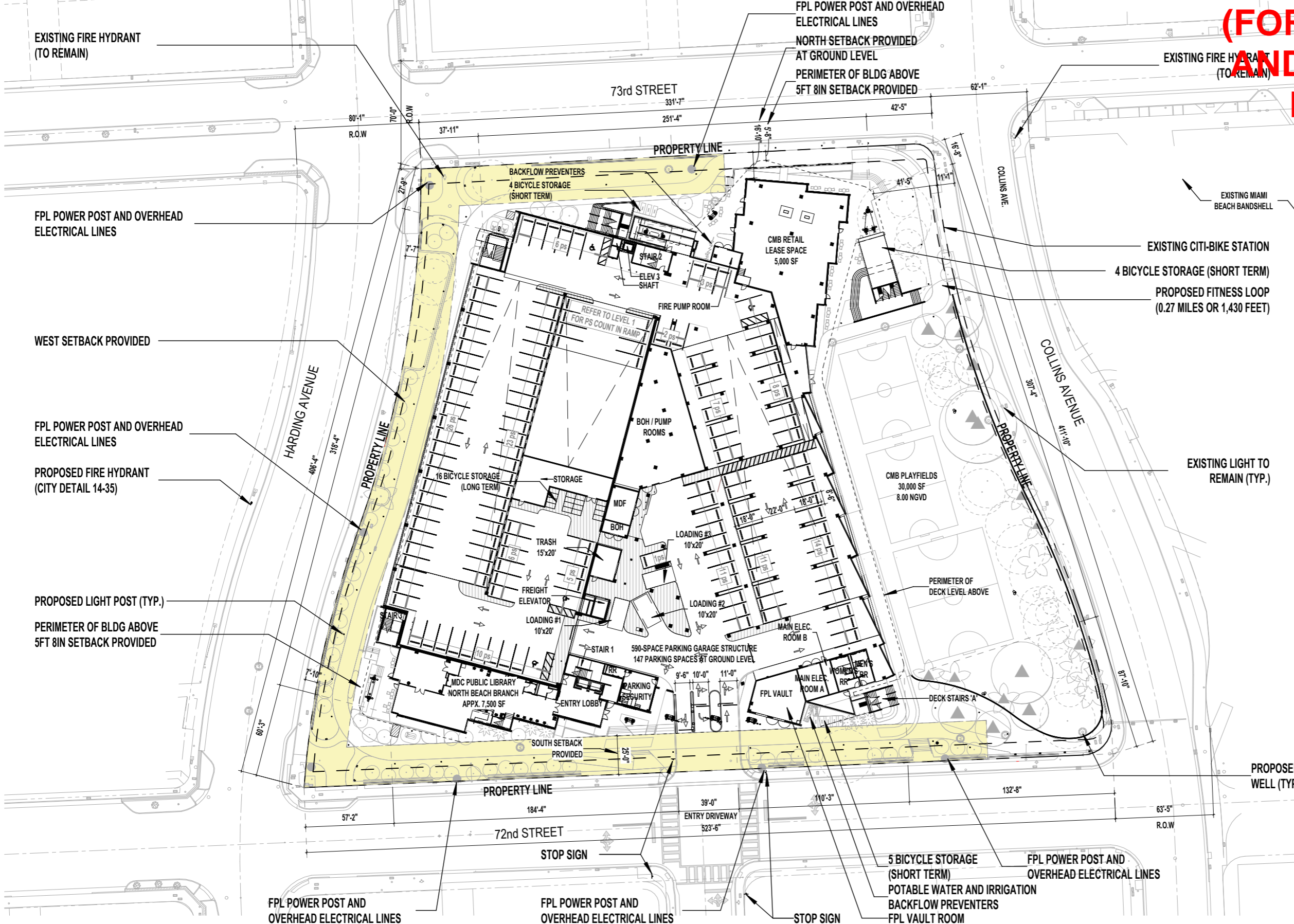
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ZONING DIAGRAMS - FAR



A005

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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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WJ Architects Signature

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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.

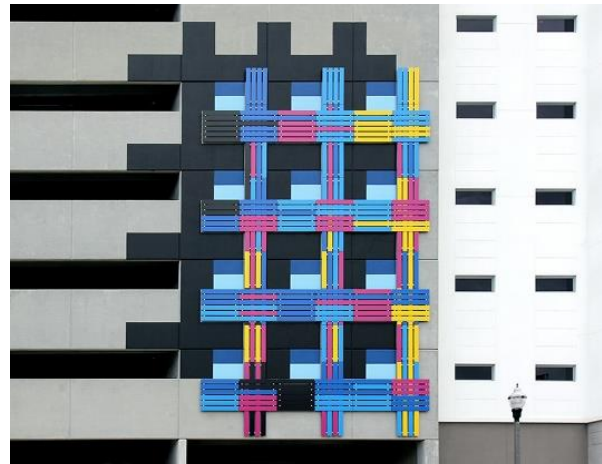
Its longstanding commitment to public art reflects a deep belief in creating meaningful and engaging spaces that foster a sense of community.



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.