



72ND & PARK
FINAL SUBMITTAL DRB
SUBMITTAL DEADLINE: 11.08.2021
DRB21-0751

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BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

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FINAL SUBMITTAL DRB
7145 CARLYLE AVE,
7144 BYRON AVE,
MIAMI BEACH, FL 33141

72ND & PARK
COVER SHEET
AND DRAWING INDEX

DATE:

11/08/21

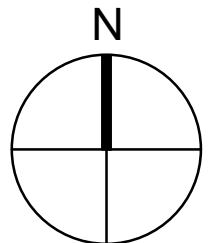
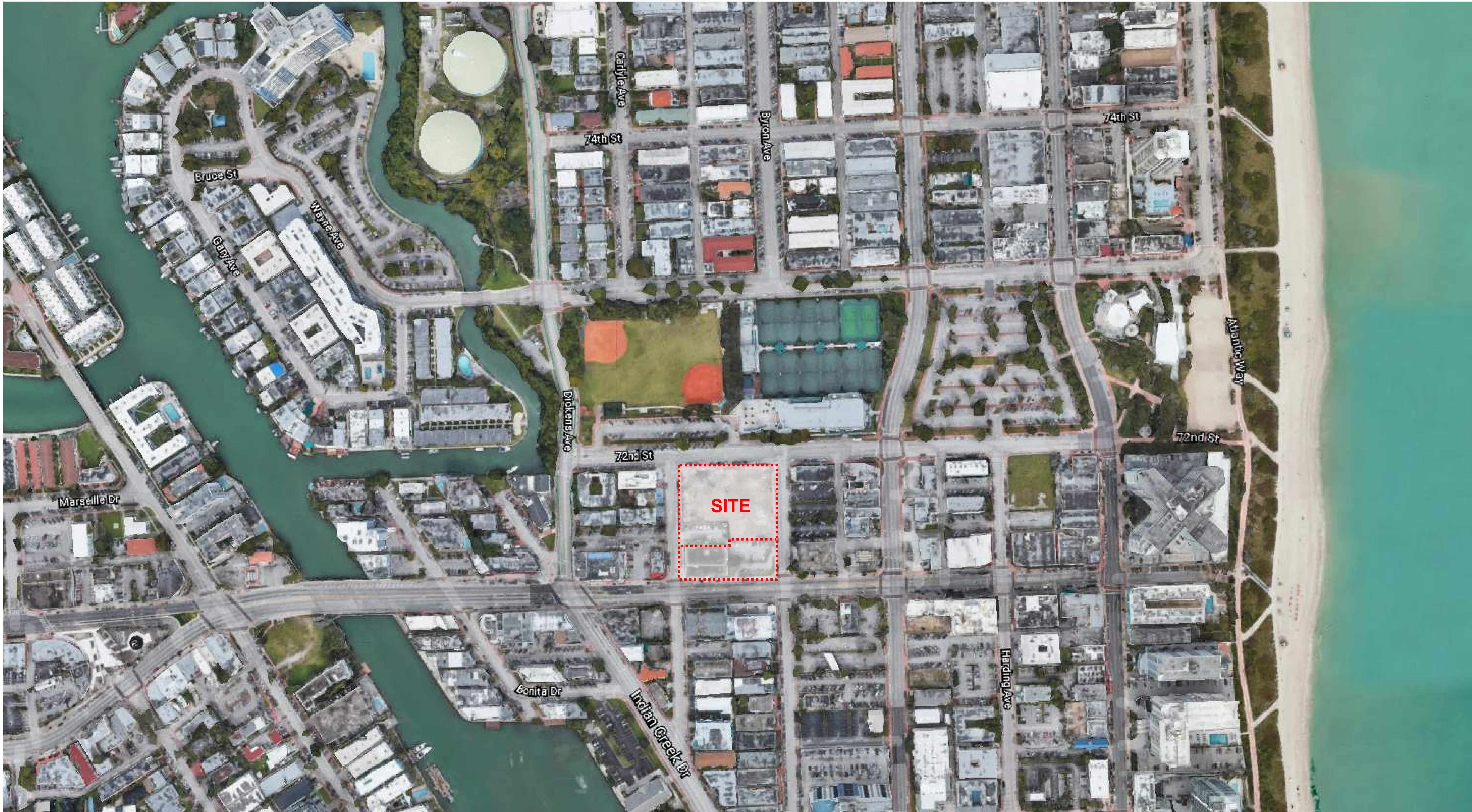
A0-00



72ND & PARK
FINAL SUBMITTAL DRB
SUBMITTAL DEADLINE: 07.08.2019

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Zoning Information

Lot addresses: 7145 CARLYLE AVE; 7144 BYRON AVE; 7135 CARLYLE AVE; 7134 BYRON AVE; 7125 CARLYLE AVE; 7118 BYRON AVE

Folio numbers: 02-3211-002-0260; 02-3211-002-0350; 02-3211-002-0270; 02-3211-002-0340; 02-3211-002-0280; 02-3211-002-0320

Zoning District: North Beach Town Center (TC-C) / Parking District #8

	Required	Allowed	Provided
1_Lot Occupation			
Lot Area			75,147 sf (1.725 AC)
FAR	3.5 FAR max.	75,147 SF x 3.5 = 263,015 sf	239,997 sf
DUA	150 DUA	150 DUA = 258 units	270 units (of which 121 units are microunits/co living and count as half a unit) Total = 210 units * See unit density count table sheet A0-04
3_Building Setbacks	Required	Allowed	Provided
72nd Street	20'-0" min. from back or curb / 5' - 0" from property line		22'-2" / 7' - 4"
Byron Ave	10'-0" min.		10'
Carlyle Ave	10'-0" min.		10'
4_Building Height	Required	Allowed	Provided
Max. building height	220'		220'

* Section 142-743 (b) (2) b - For lots greater than 45,000 SF the maximum building height is 200 ft.

Parking District #8			
8_Parking Requirements	Required	Allowed	Provided
Residential	Units under 550 sf : 0 space / unit	121 units x 0 = 0 spaces	326 spaces
	Units b/w 550 sf and 850 sf : 0.5 space / unit	103 units x 0.5 = 51.5 spaces	
	Units b/w 850 sf and 1,250 sf : 0.75 space / unit	46 units x 0.75 = 34.5 spaces	
	Total residential parking req.	86 spaces	
Retail	no required parking	no required parking	no required parking
TOTAL		86 spaces	326 spaces

* A total of 23 on street parking are being removed (Carlyle Ave 7 spaces, 72nd Street 11 spaces, and Byron Ave 5 spaces).

9_Bicycle parking Requirements			
Short-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / 10 units	270 units / 10 = 27 spaces	28 spaces
Retail	4 spaces per project	4 spaces	4 spaces
Total		31 spaces	32 spaces
Long-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / unit	270 spaces (270 units)	285 spaces
Retail	2 spaces per 5,000 sf	6 spaces (12,035 sf)	8 spaces
Total		276 spaces	293 spaces
Total (Short-term + Long-term)		307 spaces	325 spaces

10_Loading Requirements	Required	Allowed	Provided
Residential	3 bays of 200 sf per 200 units	4	4
	1 bay of 200 sf per each additional or fraction of 100 units		
Retail	1 bay per each retail space	2	2
	2 bays of 420 sf b/w 10,000 sf and 20,000 sf		
Total		6 loading bays	6 loading bays

Zoning Information

Lot addresses: 7145 CARLYLE AVE; 7144 BYRON AVE; 7135 CARLYLE AVE; 7134 BYRON AVE; 7125 CARLYLE AVE; 7118 BYRON AVE

Folio numbers: 02-32111-002-0260; 02-32111-002-0350; 02-32111-002-0270; 02-32111-002-0340; 02-32111-002-0280; 02-32111-002-0320

Zoning District: North Beach Town Center (TC-C) / Parking District #8

	Required	Allowed	Provided
1_Lot Occupation			
Lot Area			75,147 sf (1.725 AC)
FAR	3.5 FAR max.	75,147 SF x 3.5 = 263,015 sf	239,997 sf
DUA	150 DUA	150 DUA = 258 units	270 units (of which 121 units are microunits/co living and count as half a unit) Total = 210 units * See unit density count table sheet A0-04
3_Building Setbacks	Required	Allowed	Provided
72nd Street	20'-0" min. from back or curb / 5' - 0" from property line		22'-2" / 7' - 4"
Byron Ave	10'-0" min.		10'
Carlyle Ave	10'-0" min.		10'
4_Building Height	Required	Allowed	Provided
Max. building height	220'		220'

* Section 142-743 (b) (2) b - For lots greater than 45,000 SF the maximum building height is 200 ft.

Parking District #8			
8_Parking Requirements	Required	Allowed	Provided
Residential	Units under 550 sf : 0 space / unit	121 units x 0 = 0 spaces	258 spaces
	Units b/w 550 sf and 850 sf : 0.5 space / unit	103 units x 0.5 = 51.5 spaces	
	Units b/w 850 sf and 1,250 sf : 0.75 space / unit	46 units x 0.75 = 34.5 spaces	
	Total residential parking req.	86 spaces	
Retail	no required parking	no required parking	no required parking
TOTAL		86 spaces	258 spaces

* A total of 23 on street parking are being removed (Carlyle Ave 7 spaces, 72nd Street 11 spaces, and Byron Ave 5 spaces).

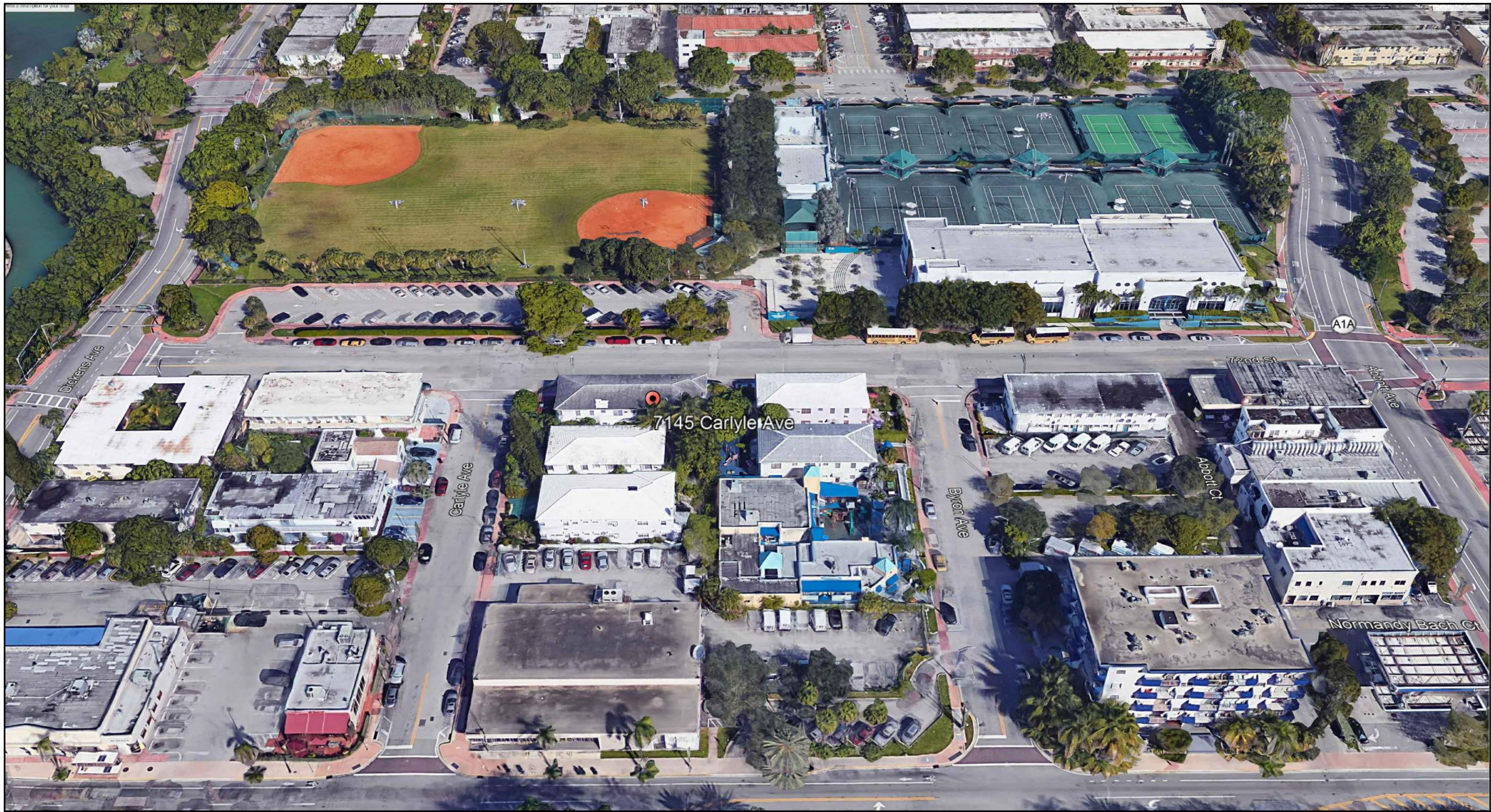
9_Bicycle parking Requirements			
Short-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / 10 units	270 units / 10 = 27 spaces	28 spaces
Retail	4 spaces per project	4 spaces	4 spaces
Total		31 spaces	32 spaces
Long-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / unit	270 spaces (270 units)	285 spaces
Retail	2 spaces per 5,000 sf	6 spaces (12,035 sf)	8 spaces
Total		276 spaces	293 spaces
Total (Short-term + Long-term)		307 spaces	325 spaces

10_Loading Requirements	Required	Allowed	Provided
Residential	3 bays of 200 sf per 200 units	4	4
	1 bay of 200 sf per each additional or fraction of 100 units		
Retail	1 bay per each retail space	2	2
	2 bays of 420 sf b/w 10,000 sf and 20,000 sf		
Total		6 loading bays	6 loading bays

Unit Density Count			
	Required	Allowed	Provided
Residential	Units under 550 sf : 0.5 units	121 units x 0.5 = 61 units	210 units
	Units b/w 550 sf and 850 sf : 1 unit	103 units x 1 = 103 units	
	Units b/w 850 sf and 1,250 sf : 1 unit	46 units x 1 = 46 units	
	Units above 1,250 sf : 1 unit	0 units x 1 = 0 units	
TOTAL		270 units	210 units

UNIT MIX	#	%	pkg. calc.
MICROUNIT/CO LIVE	121 units	44.80%	121 units between 0 sf -550 sf
STUDIO	17 units	6.29%	103 units between 550 sf - 850 sf
1 BD	37 units	13.70%	
1 BD + D	19 units	7.03%	
2 BD	30 units	11.11%	
2 BD + D	16 units	5.92%	46 units between 850sf - 1,250 sf
3 BD	30 units	11.11%	
Total	270 units	100.00%	270 units

UNIT MIX	MICROUNIT				STUDIO			1 BD				1 BD + D			2 BD		2 BD + D		3 BD		TOTAL
	400 sf	455 sf	510 sf	515 sf	570 sf	590 sf	600 sf	625 sf	630 sf	665 sf	715 sf	750 sf	770 sf	800 sf	820 sf	835 sf	1,020 sf	1,040 sf	1,095 sf	1,205 sf	
GROUND LEVEL																					
MEZZANINE LEVEL																					
LEVEL 02		14 units								1 units	1 units			1 units							17 units
LEVEL 03		14 units								1 units	1 units			1 units							17 units
LEVEL 04		14 units								1 units	1 units			1 units							17 units
LEVEL 05		7 units					1 units		1 units												9 units
LEVEL 06	1 units	9 units	1 units	1 units	1 units							1 units						1 units			15 units
LEVEL 07		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 08		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 09		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 10		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 11		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 12		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 13		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 14		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 15		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 16		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 17		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 18		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 19		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 20		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
LEVEL 21		4 units				1 units		2 units					1 units		1 units	1 units	1 units		1 units	1 units	13 units
ROOF LEVEL																					
TOTAL	1 units	118 units	1 units	1 units	1 units	15 units	1 units	30 units	1 units	3 units	3 units	1 units	15 units	3 units	15 units	15 units	15 units	1 units	15 units	15 units	270 units



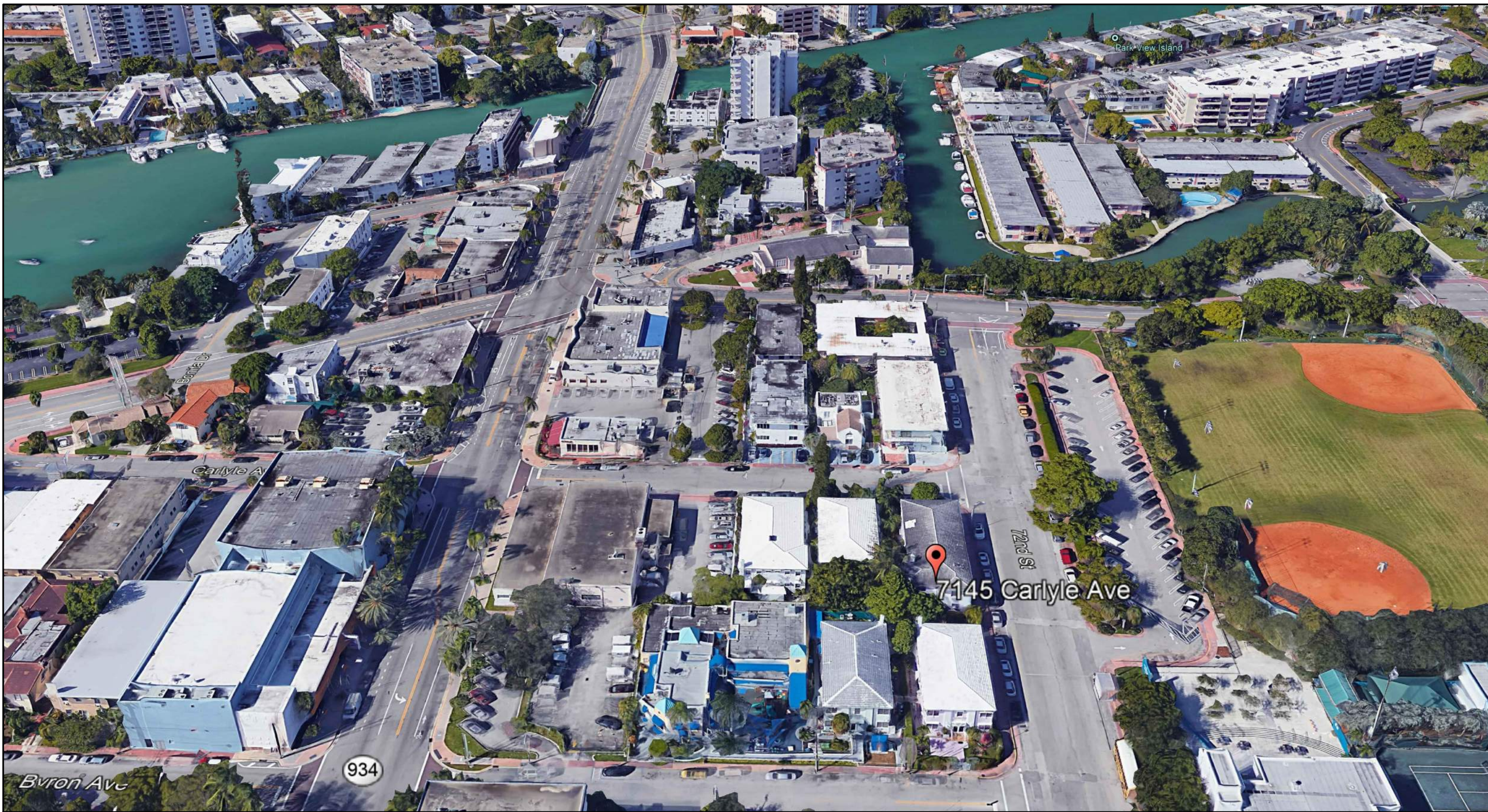
VIEW TOWARDS NORTH



VIEW TOWARDS EAST



VIEW TOWARDS SOUTH



VIEW TOWARDS WEST

ARQUITECTONICA

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FINAL SUBMITTAL DRB
7145 CARLYLE AVE,
7144 BYRON AVE,
MIAMI BEACH, FL 33141

72ND & PARK -
CONTEXT -
AERIAL VIEWS

PREVIOUS SUBMITTAL A0-05
APPROVED DATE: 08/05/2019
SHOWN FOR REFERENCE



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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FINAL SUBMITTAL DRB
7145 CARLYLE AVE,
7144 BYRON AVE,
MIAMI BEACH, FL 33141

72ND & PARK -
CONTEXT STUDY

PREVIOUS SUBMITTAL
APPROVED
SHOWN FOR REFERENCE

DATE: 08/05/2019
A0-06



LOCATION MAP



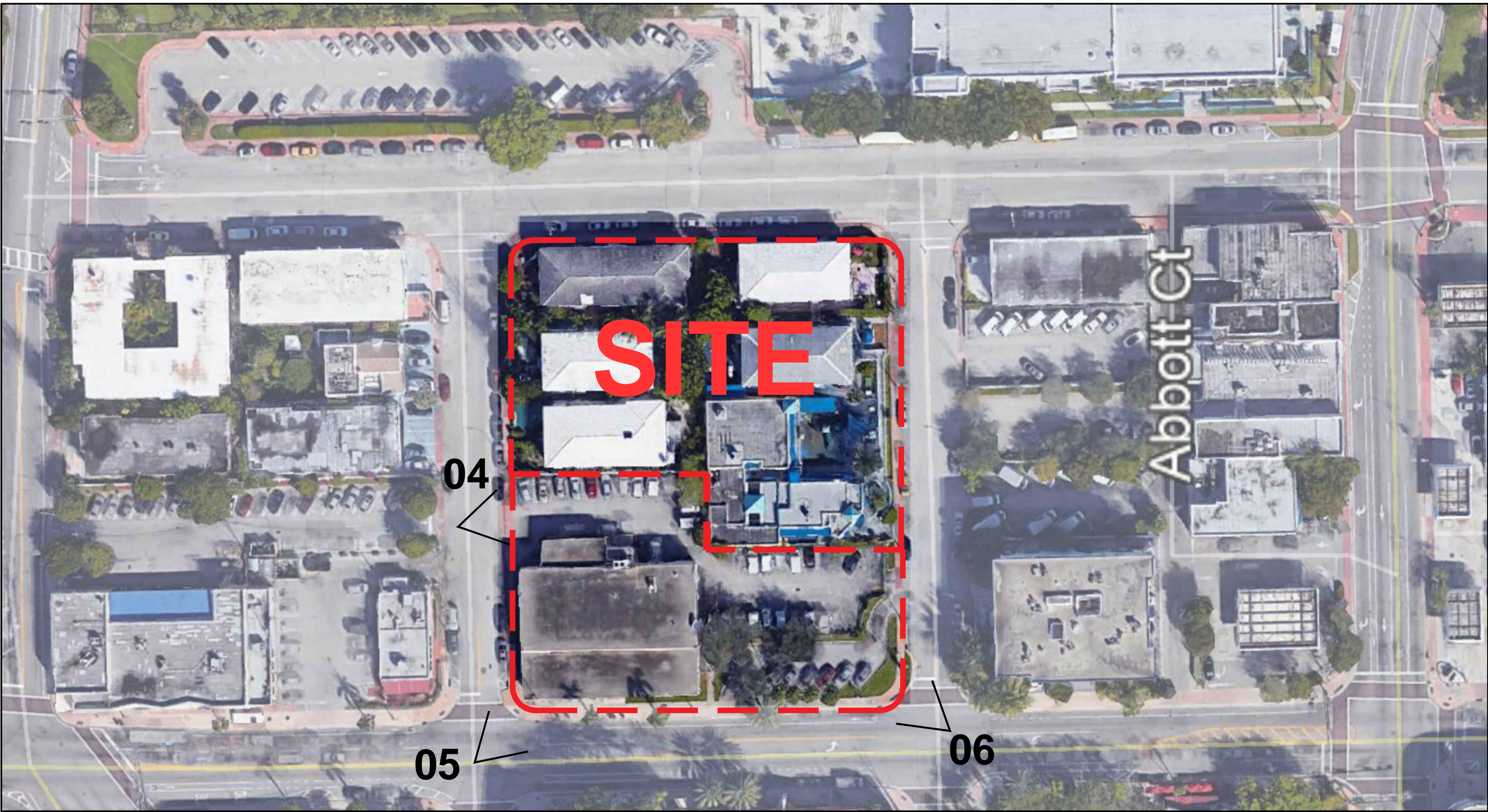
VIEW 01



VIEW 02



VIEW 03



LOCATION MAP



VIEW 04



VIEW 05



VIEW 06

		FAR	Parking	
Roof Terr.	Amenities	1,027 SF		
Level 21	Residential	10,870 SF		
Level 20	Residential	10,870 SF		
Level 19	Residential	10,870 SF		
Level 18	Residential	10,870 SF		
Level 17	Residential	10,870 SF		
Level 16	Residential	10,870 SF		
Level 15	Residential	10,870 SF		
Level 14	Residential	10,870 SF		
Level 13	Residential	10,870 SF		
Level 12	Residential	10,870 SF		
Level 11	Residential	10,870 SF		
Level 10	Residential	10,870 SF		
Level 09	Residential	10,870 SF		
Level 08	Residential	10,870 SF		
Level 07	Residential	10,870 SF		
Level 06M	Residential	10,870 SF		
Level 05	Resi/Amenities	12,870 SF		
Level 04	Residential	11,470 SF	85 Spaces	Parking
Level 03	Residential	11,240 SF	85 Spaces	Parking
Level 02	Residential	11,240 SF	85 Spaces	Parking
Mezz	Parking	1,019 SF	62 Spaces	Parking
Level 01	Retail	17,211 SF	9 Spaces	
TOTAL	PHASE I	239,997 SF	326 Spaces	
	allowable	263,015 SF		
		23,018 SF		
	PHASE II	22,965 SF		
		53 SF		

		FAR	Parking	
Roof Terr.	Amenities	1,027 SF		
Level 21	Residential	10,870 SF		
Level 20	Residential	10,870 SF		
Level 19	Residential	10,870 SF		
Level 18	Residential	10,870 SF		
Level 17	Residential	10,870 SF		
Level 16	Residential	10,870 SF		
Level 15	Residential	10,870 SF		
Level 14	Residential	10,870 SF		
Level 13	Residential	10,870 SF		
Level 12	Residential	10,870 SF		
Level 11	Residential	10,870 SF		
Level 10	Residential	10,870 SF		
Level 09	Residential	10,870 SF		
Level 08	Residential	10,870 SF		
Level 07	Residential	10,870 SF		
Level 06M	Residential	10,870 SF		
Level 05	Resi/Amenities	12,870 SF		
Level 04	Residential	11,470 SF	62 Spaces	Parking
Level 03	Residential	11,240 SF	62 Spaces	Parking
Level 02	Residential	11,240 SF	62 Spaces	Parking
Mezz	Parking	1,019 SF	63 Spaces	Parking
Level 01	Retail	17,211 SF	9 Spaces	Parking
TOTAL	PHASE I	239,997 SF	258 Spaces	
	allowable	263,015 SF		
		23,018 SF		
	PHASE II	22,965 SF		
		53 SF		

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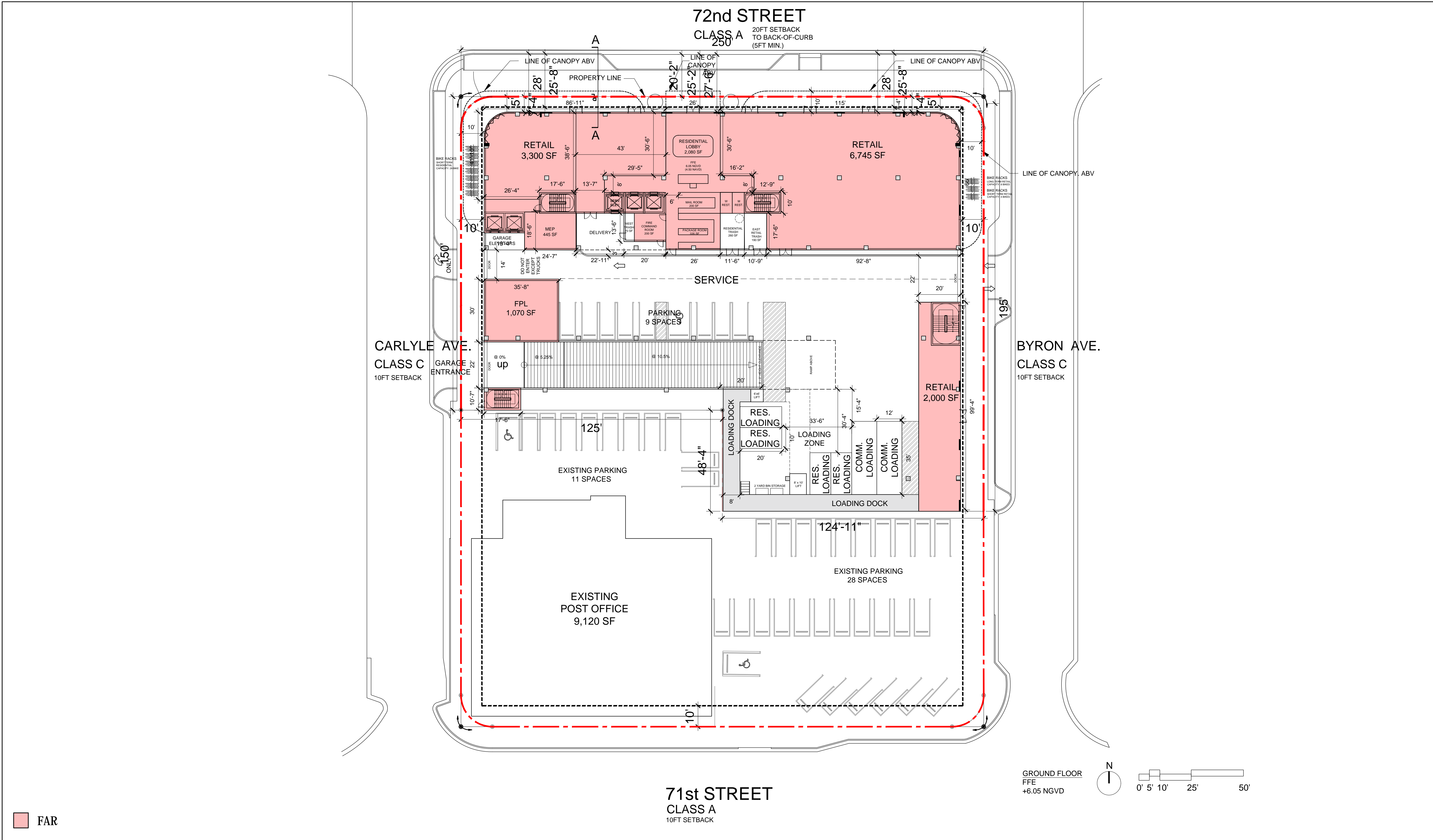
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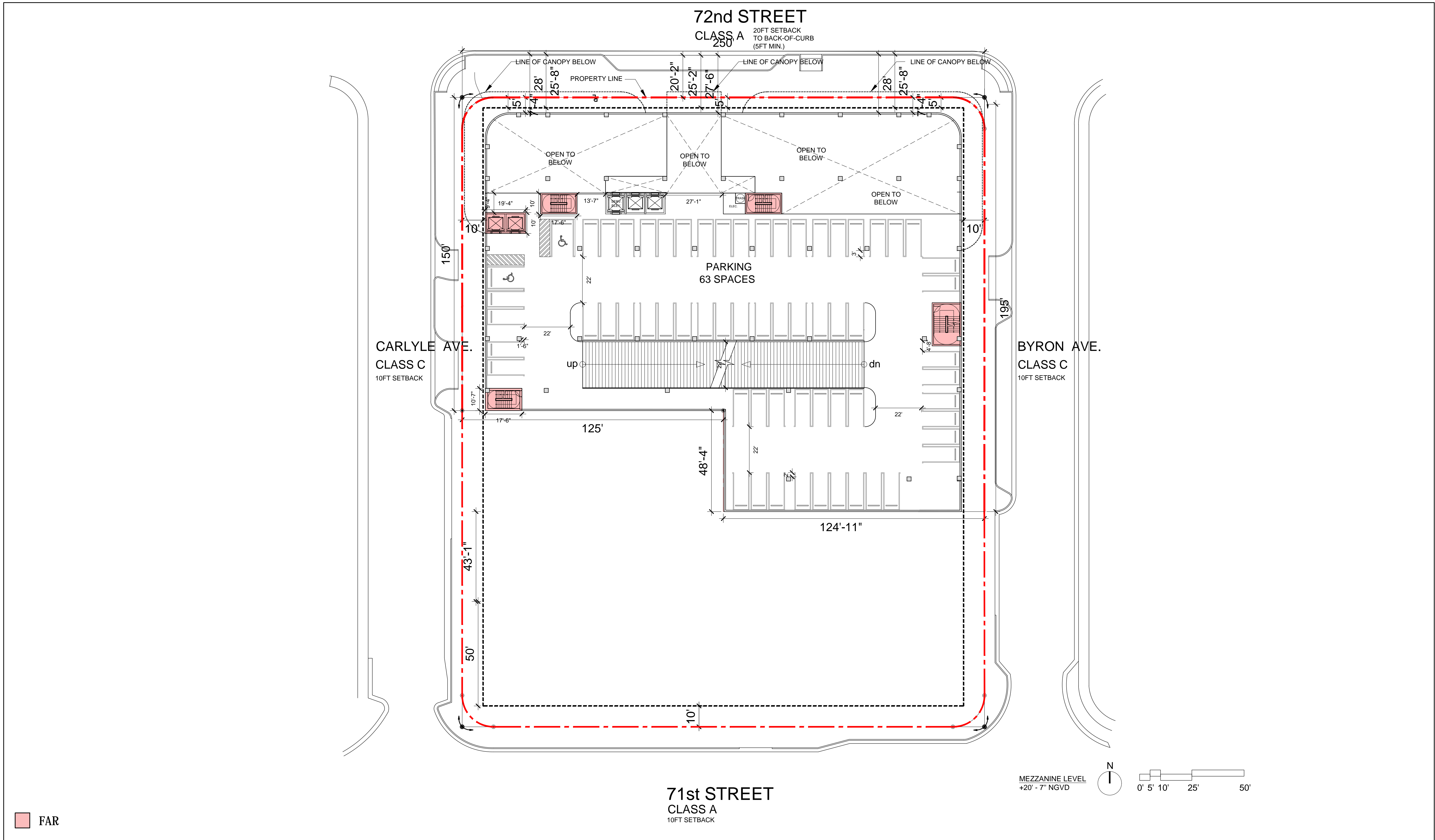
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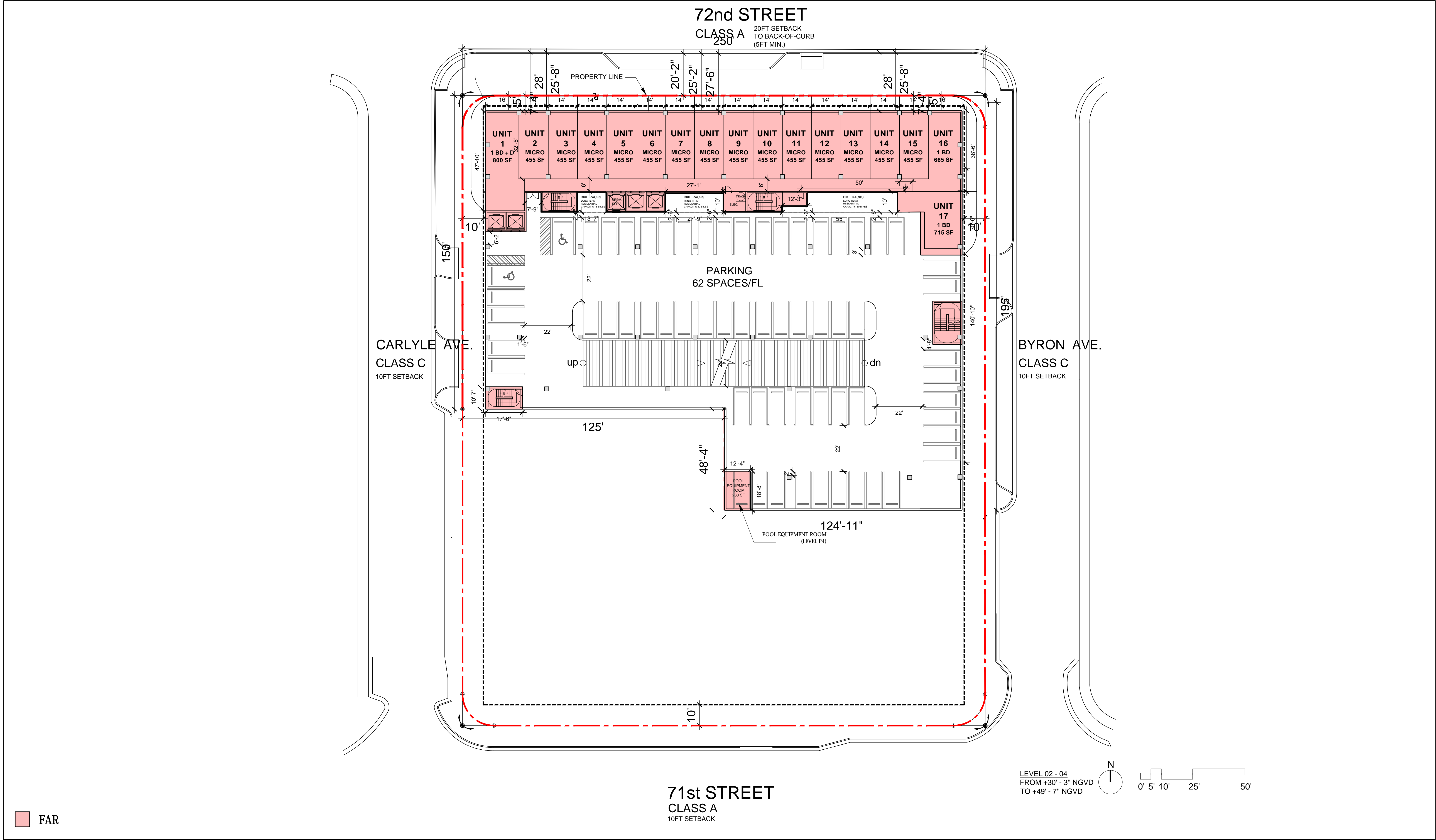
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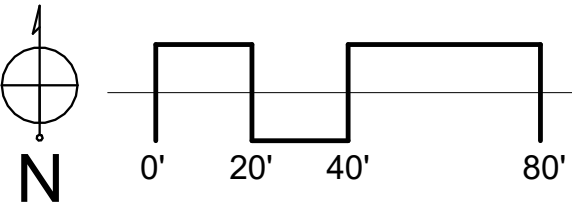
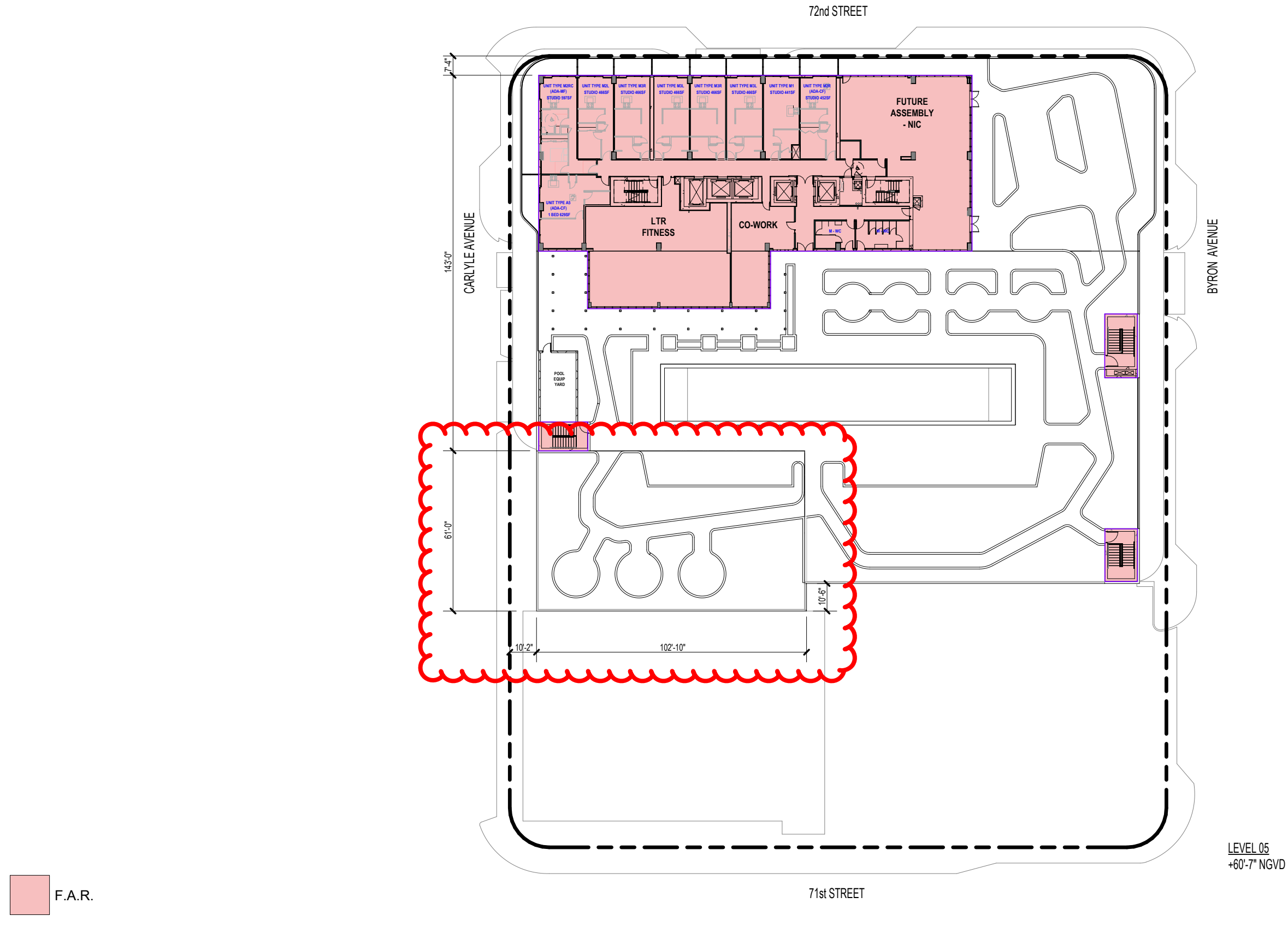
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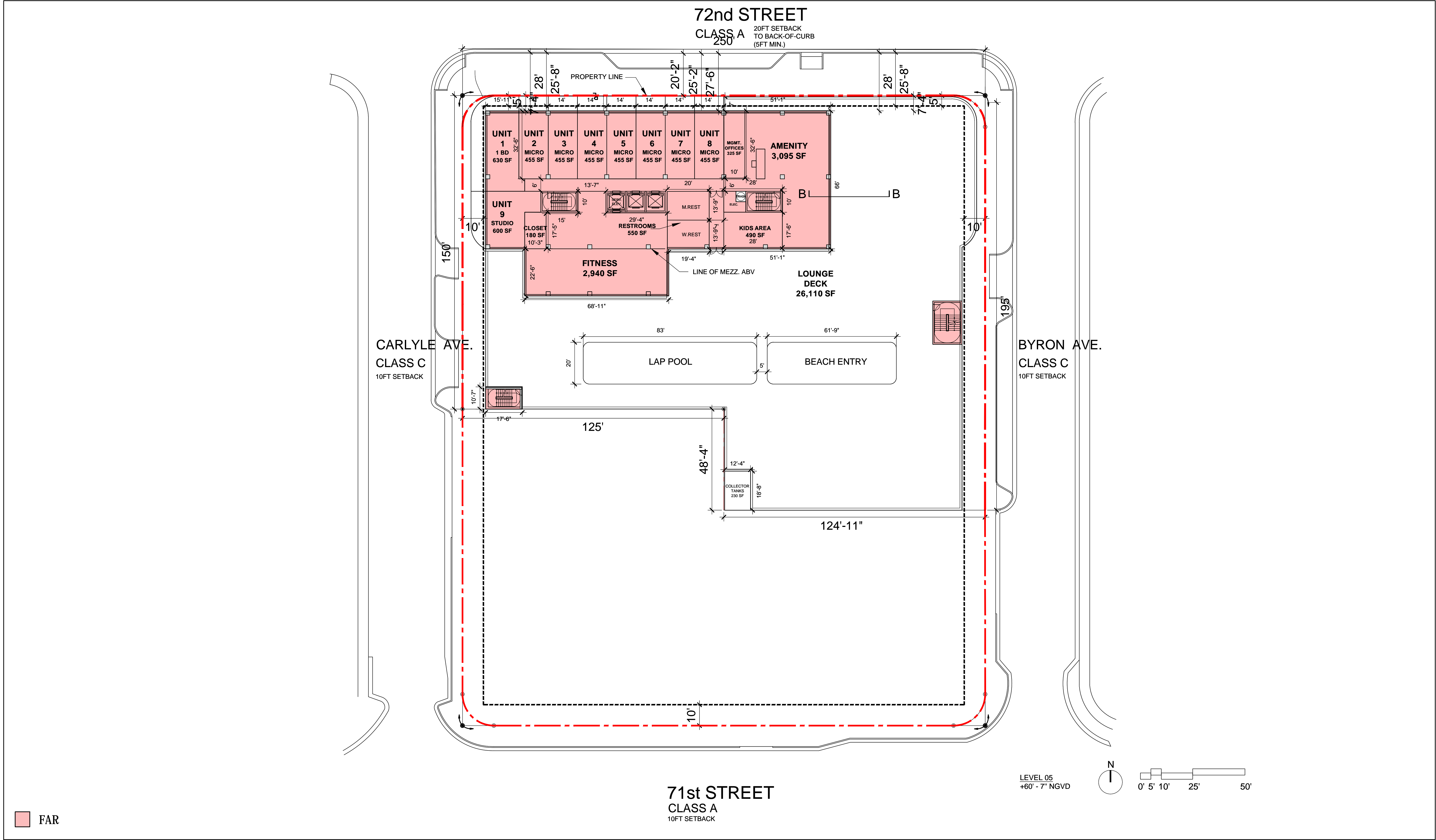
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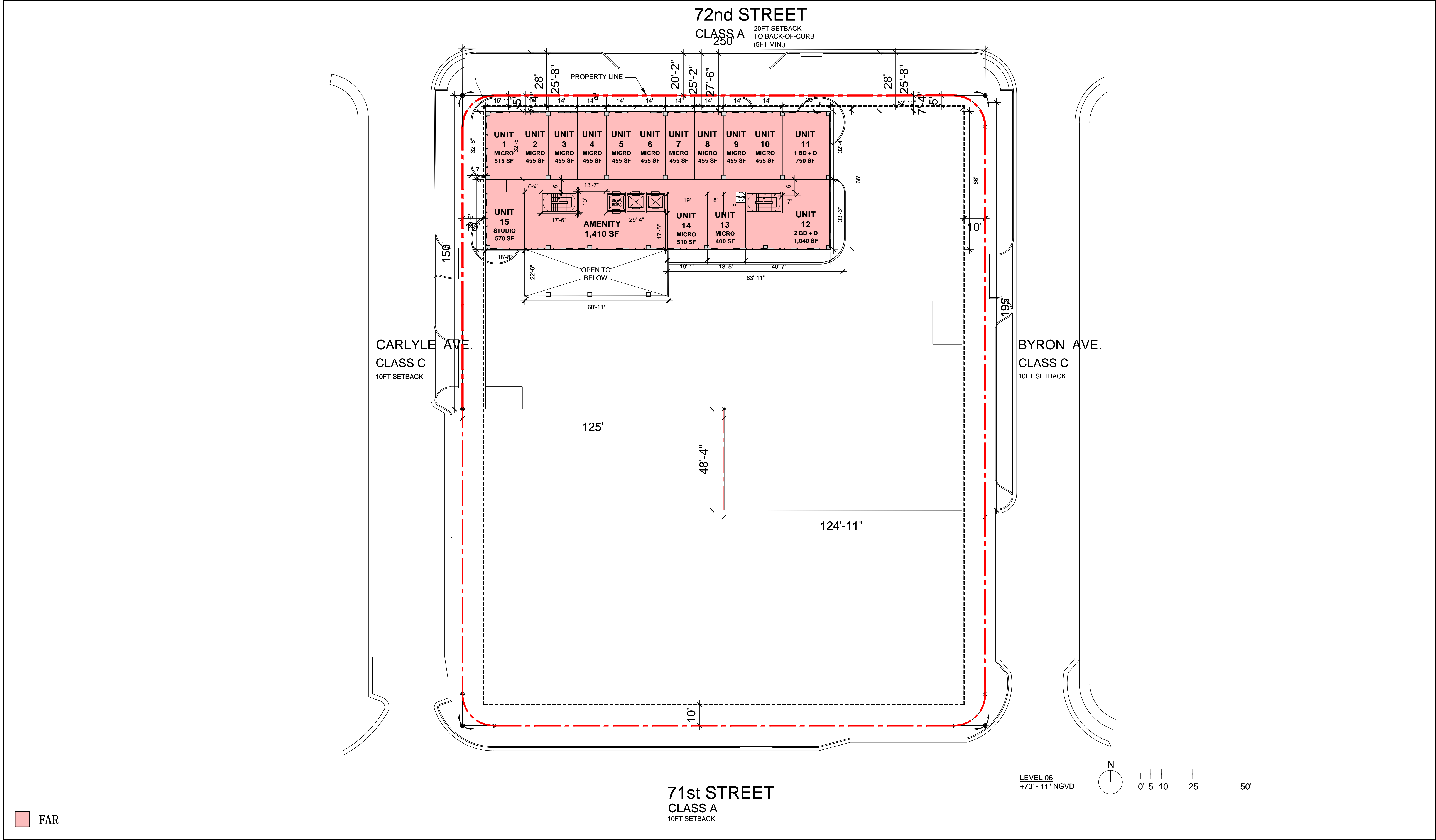
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72ND & PARK -
LEVEL 05 -
FAR DIAGRAMS

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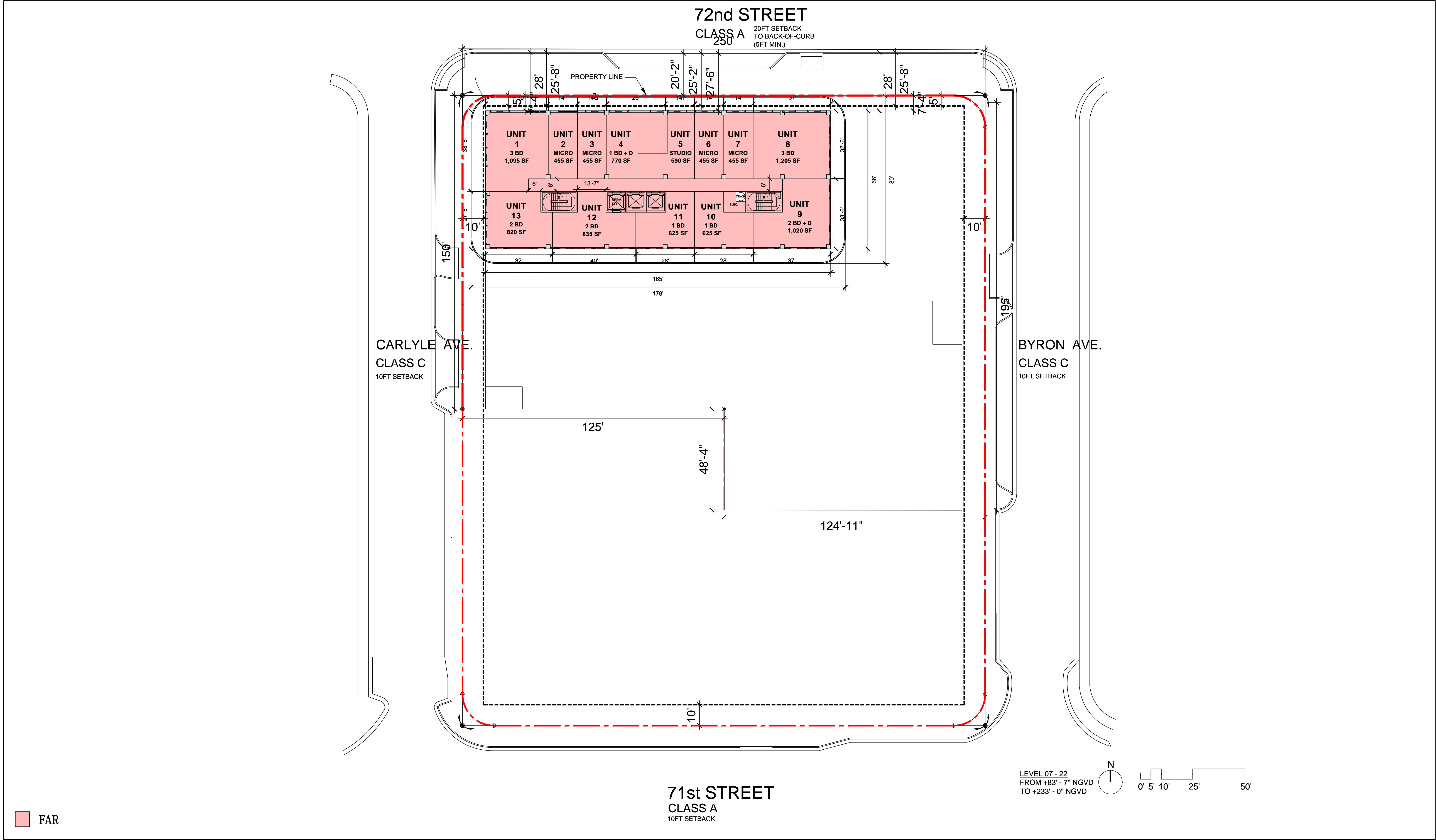
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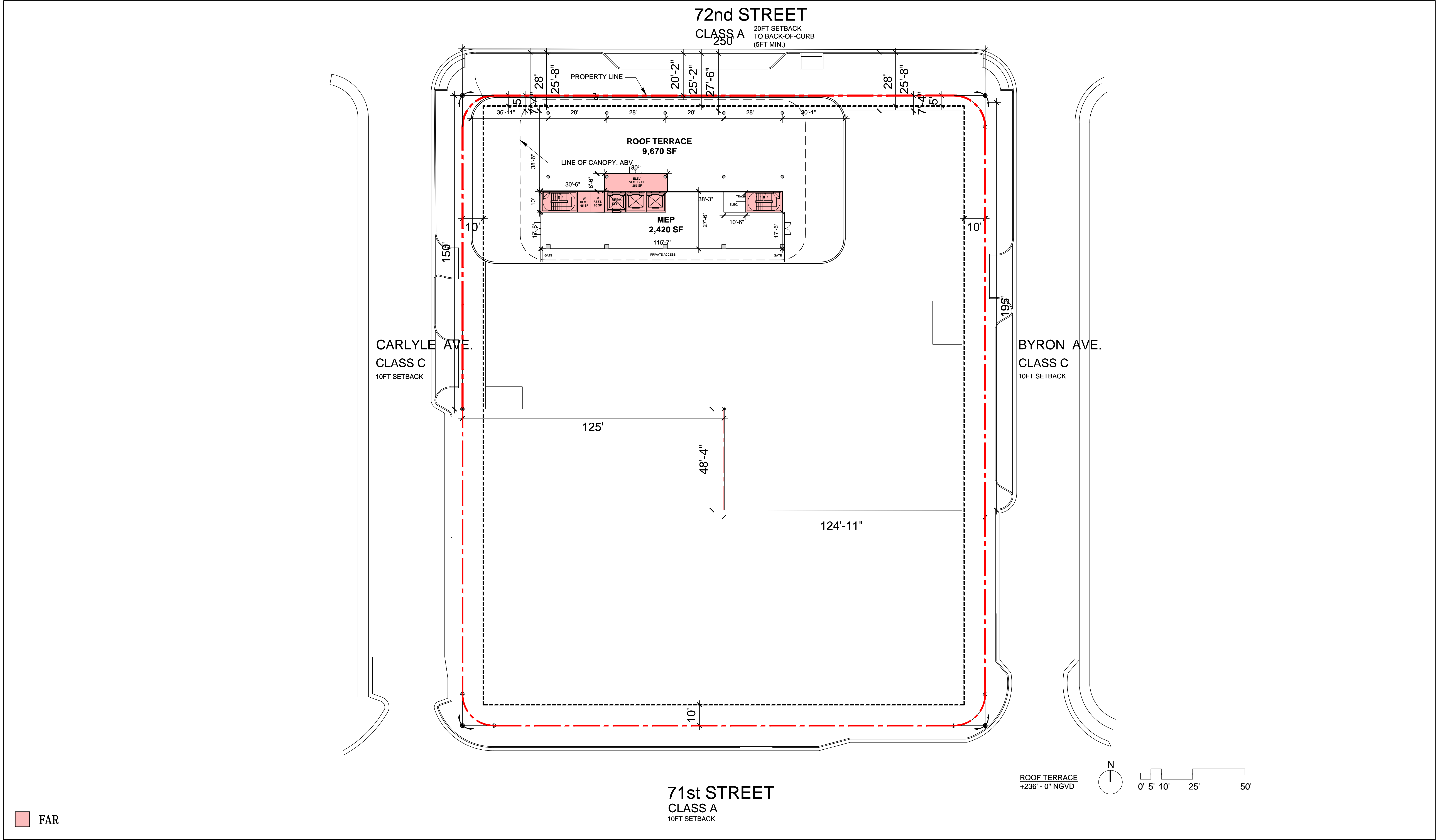
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LEVEL 06 -
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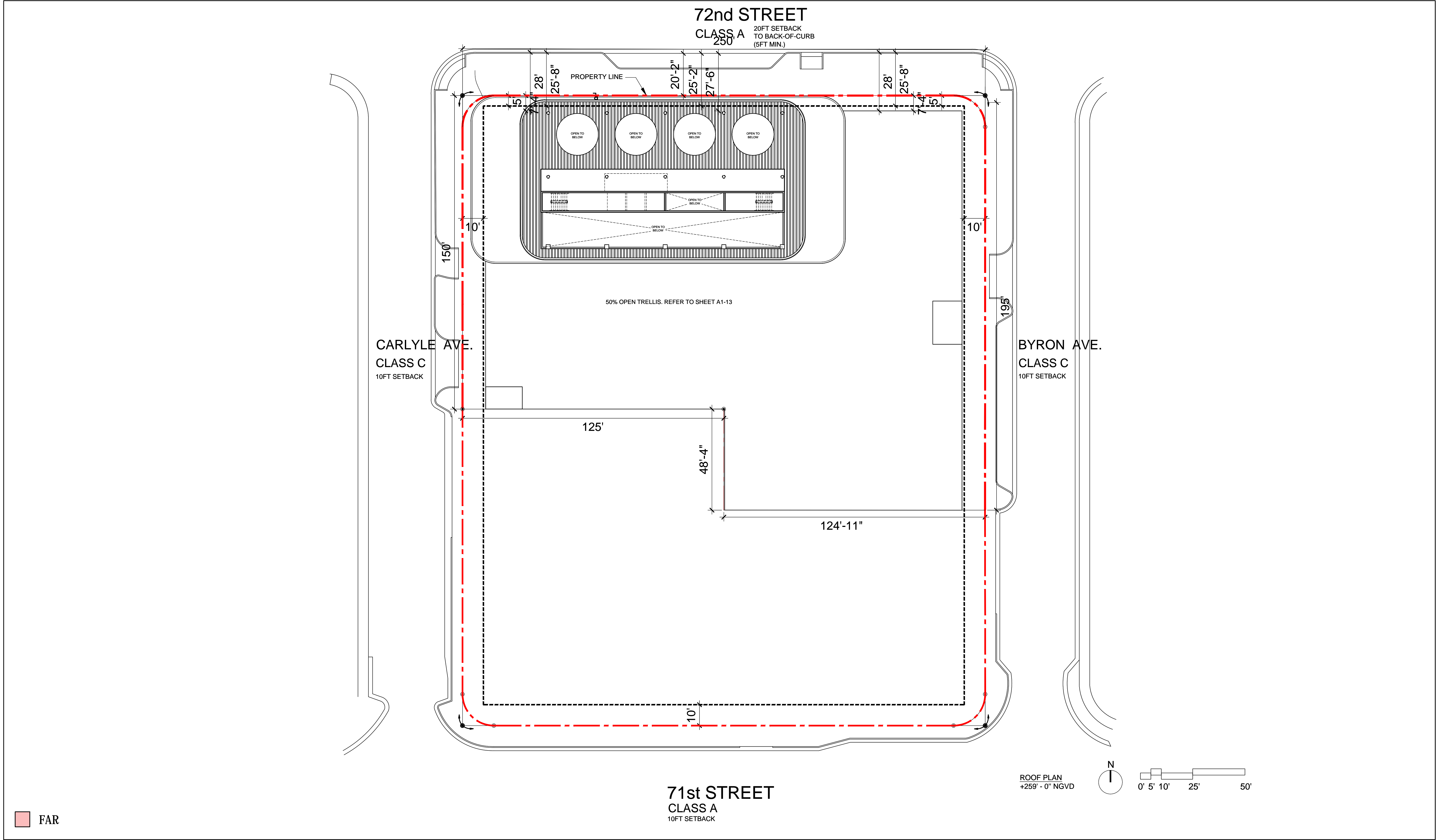
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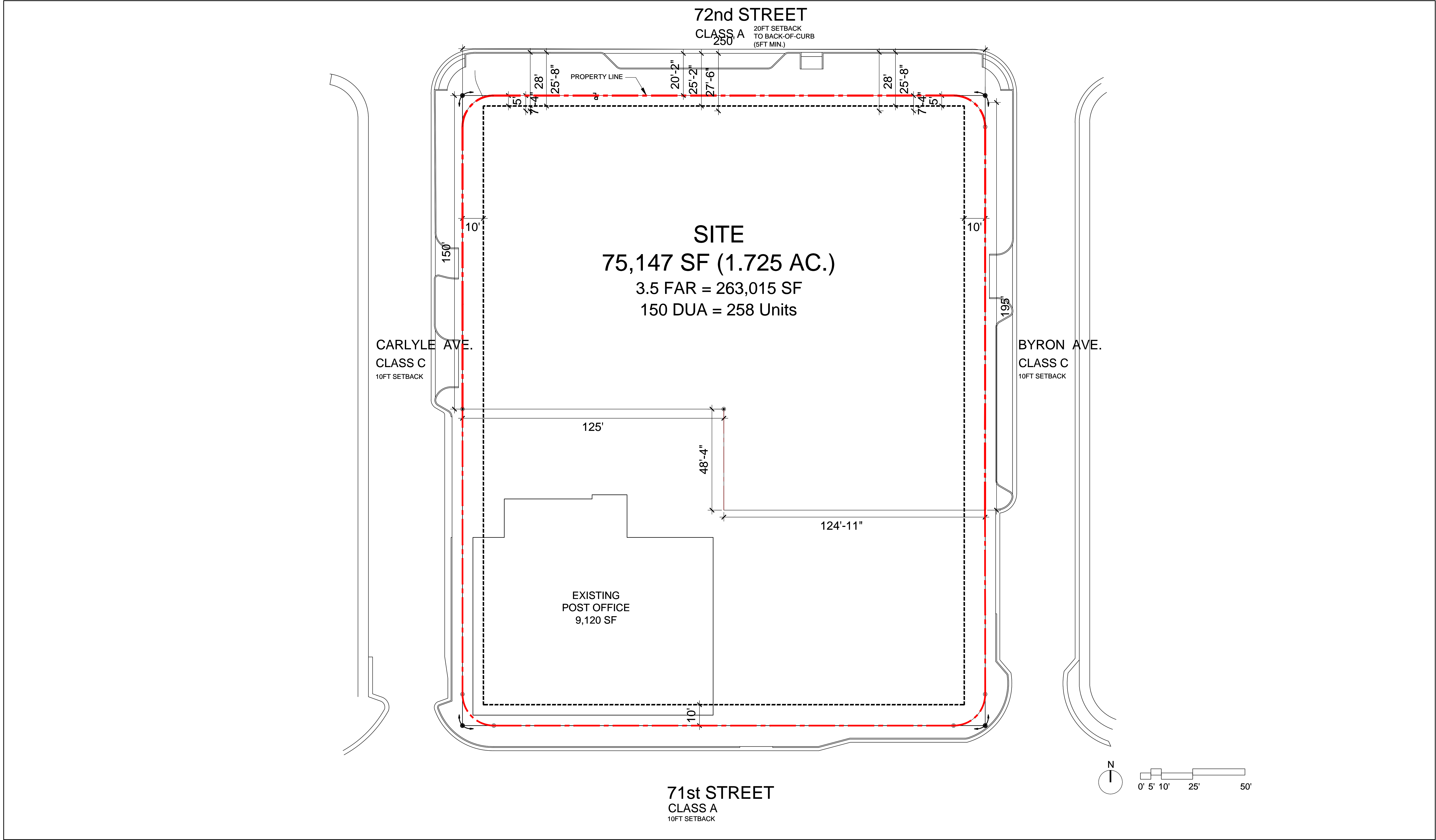
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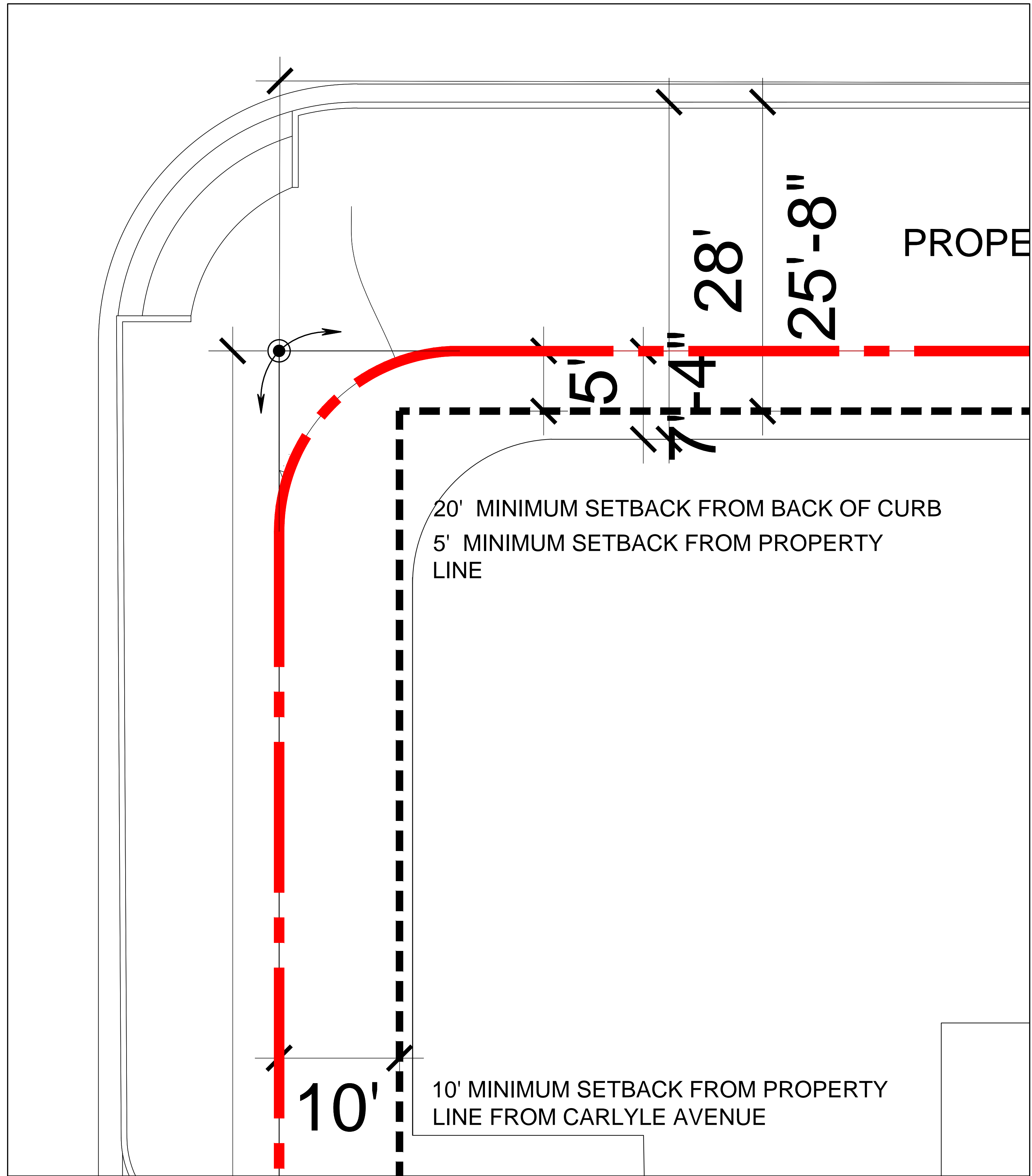
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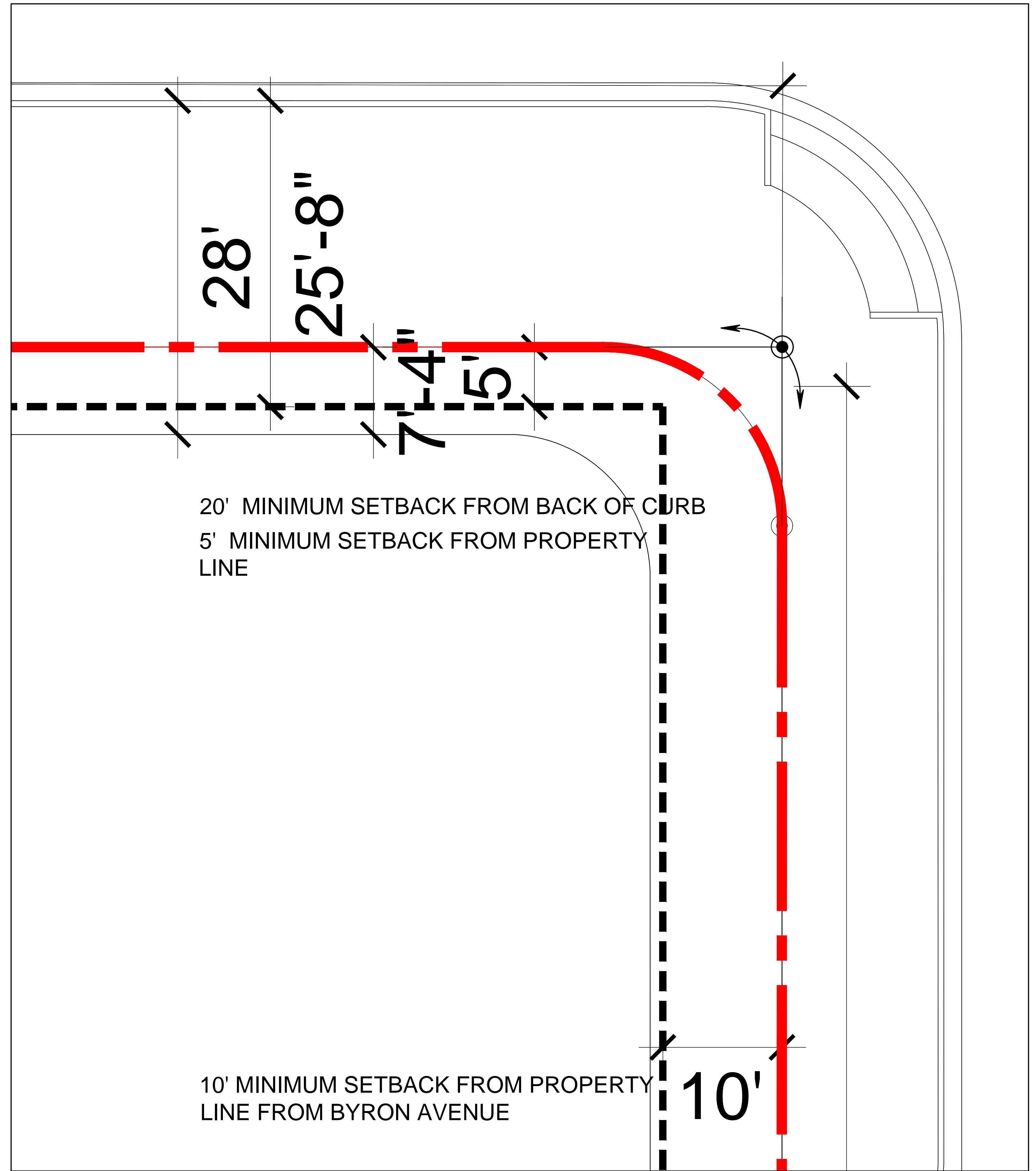








WEST CORNER 72ND STREET



EAST CORNER 72ND STREET