Exhibit B

The Byron Carlyle Cultural Art Center

THE TEAM: James Quinlan/Rhythm Foundation, Esther Park/Oolite Arts, Beth Boone/Miami Light Project, Vivian Marthell/0 Cinema, Sammy Gonzales/Young Musicians Unite, Nicholas Richberg/Miami New Drama, Ever Chavez/ FUNdarte, Carol Coombes/PRIDE, David Sexton/ Normandy Fountain Business Asc., Bruce Carter/Cultural Arts Council,Roberto Espejo/Architect.

THE CONCEPT: Multi-Disciplinary Cultural Arts Center with Cinema, Theater, Art Gallery, Recording Studio, Cafe,Teaching Space and Event Space.

THE AESTHETIC: Although the Byron was built in 1968 and is not a historically designated building, the emotional attachment our residents have to the Byron was definitely part of our discussions. We would want the final design to retain and reference key elements of the original 1968 structure with an added MIMO influence.

THE STATS: This preliminary study fits within the 3.5 FAR requirements for the building and a preliminary cost estimate for the first two floors (Cultural Center only) conducted by NV2A Group came in with in the range of $30m. The Art Force Housing component would need to be funded through a model like the one being implemented in the Collins Park Project with additional Work Force housing grants

BYRON CARLYLE CULTURAL ARTS CENTER

I. OVERVIEW

II.GROUND FLOOR

2700 SF Visual Arts Gallery
Public Lobby/Cafe/Concessions Area
200 Seat Black Box Theater Space
350 Seat Proscenium Theater Space
1 Rehearsal Studios / Event Spaces
3000 SF Recording/Podcast Studio and Office

lll. MEZZANINE LEVEL

2830 SF Shared Office Space for Arts Organizations and Non-Profits -
- Offices/Conference Rooms/Shared Reception Area and Ameneties
- 1 Rehearsal Studio

IV. LEVEL TWO

100 Seat Cinema and 75 Seat Cinema
2 Small Digital Media Flex Sapaces/Teaching Studio Space
Outdoor Terrace Event Space / Residential Amenity Terrace
Adjoining Indoor Event /Rehearsal Space

V. LEVEL THREE - LEVEL SEVEN

Art Force Housing (Total 72 Units Ranging from 580 SF to 900 SF)

VI. ROOF TOP EVENT SPACE



Visual Arts Gallery – With its exhibits visible from 71st Street, this 2700+ sq ft gallery would give the Byron Carlyle Cultural Arts Center an immediate and powerful impact on North Beach's Town Center. Though this is not a programming proposal, an exciting idea that came out of the discussion was that the gallery space would be curated by the City of Miami Beach's Art in Public Places. This would allow them to present work by important artists and would enable the many South Beach Arts Anchors like the Jewish Museum, Oolite Arts, Urban Design Studios, the Wolfsonian and the Bass Museum to share exhibits with North Beach.

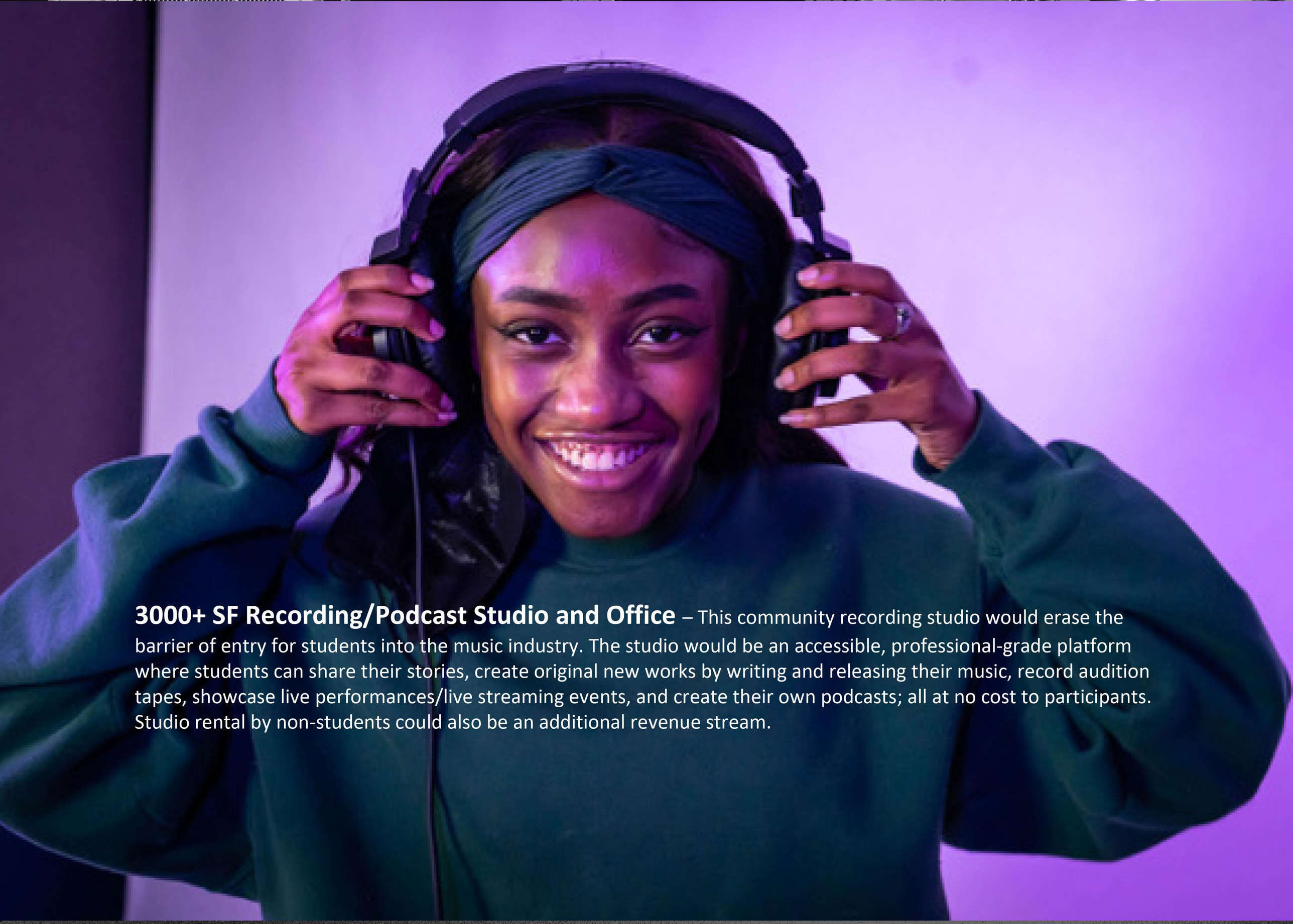
Lobby/Café/Concessions Area – This would also be visible from 71st Street and would be active even when a movieor a play isn't scheduled. The café could host singer/songwriter performances or poetry readings and would also provide a potential revenue stream for the Byron.

200 Seat Black Box Theater Space – Based on the successful Carnival Studio at the Arsht Center, this highly adaptable black box theater space would host plays, musicals, cabaret and smaller scale music events.

350 Seat Proscenium Theater Space – This more traditional theater space would allow for larger scale productions and indoor concerts. At 350 seats, the space would be in demand for rentals, which would provide a revenue stream for the Byron.



Rehearsal Studio – This large rehearsal space could service both theaters or be used as an event space or classroom for art classes.



3000+ SF Recording/Podcast Studio and Office – This community recording studio would erase the barrier of entry for students into the music industry. The studio would be an accessible, professional-grade platform where students can share their stories, create original new works by writing and releasing their music, record audition tapes, showcase live performances/live streaming events, and create their own podcasts; all at no cost to participants. Studio rental by non-students could also be an additional revenue stream.

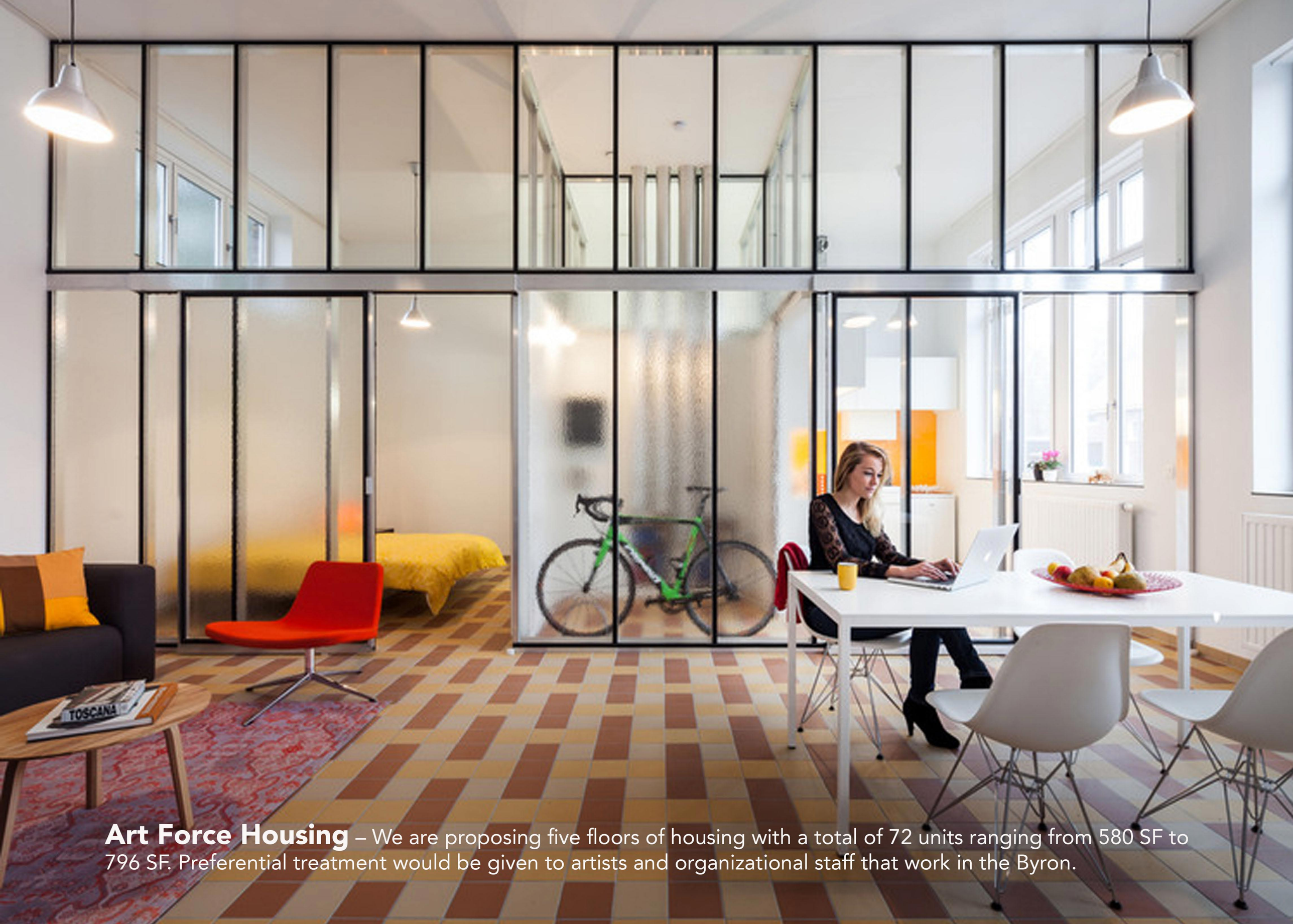
2830 SF Shared Office Space for Arts Organizations & Non-Profits – This would be an open, interactive office area patterned after the WeWork/Buro model with organizations being able to rent a desk, an office or a conference room and share a mutual reception area.



100 Seat Cinema and 75 Seat Cinema – The Byron was originally a movie theater and was most successful as a cinema space for O Cinema. With the closing of the Regal Lincoln Road Theaters and the Tower Cinema, there will be a demand for cinema spaces.

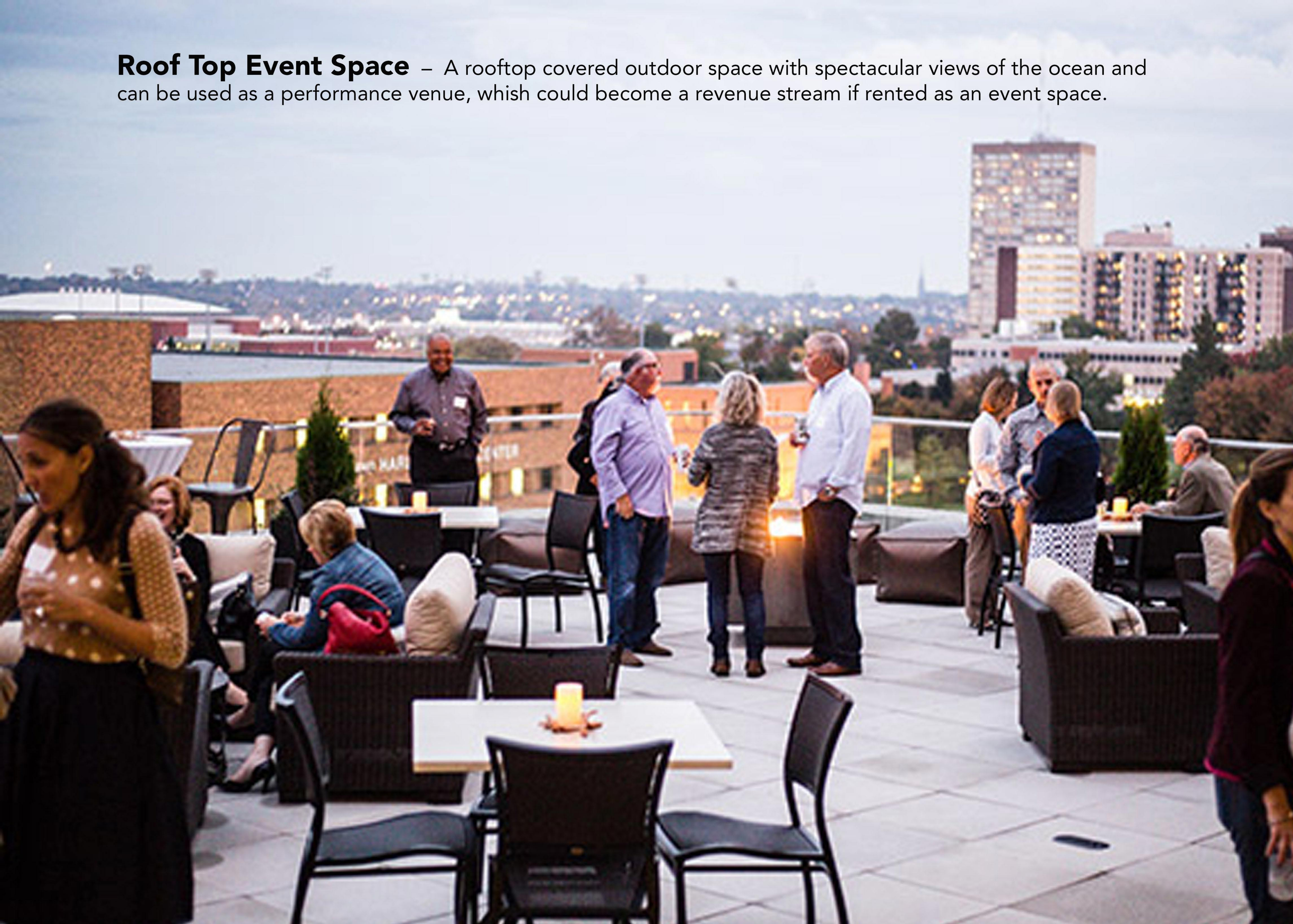
Two Smaller Cinema/Teaching Studio/Virtual Reality Spaces – These could be flexible cinema theater spaces, classroom for teaching artists, lecture spaces for visiting speakers and virtual reality spaces

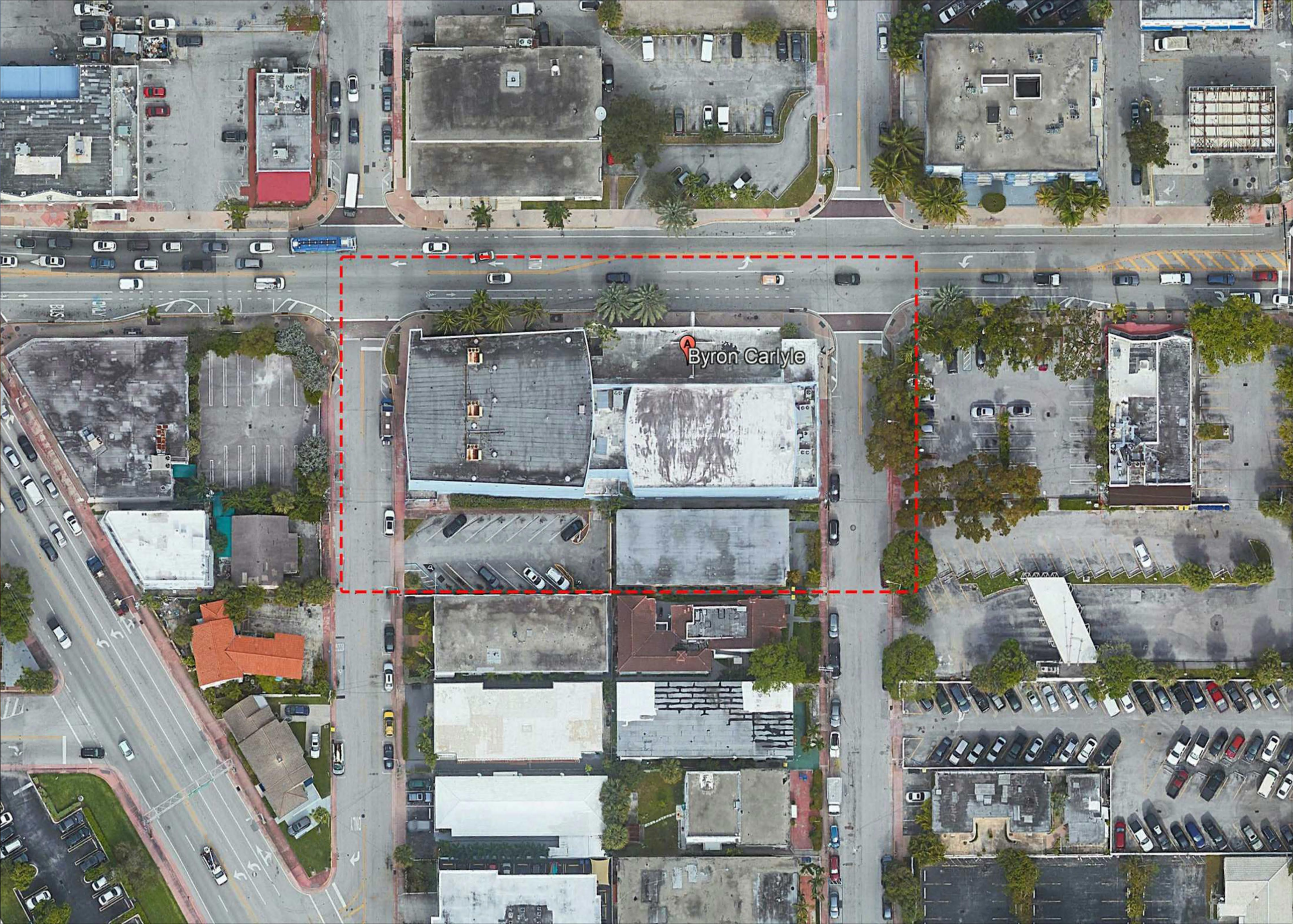
Outdoor Terrace/Indoor Event Space – Inspired by the success of the rooftop event space at New World Symphony, thisoutdoor space would provide an event space that is sorely needed in North Beach with a view of the Ocean. Rental of this space would provide a revenue stream for the Byron.
This would allow for outdoor events to move indoors during inclement weather or serve as an additional area for outdoor events.



Art Force Housing – We are proposing five floors of housing with a total of 72 units ranging from 580 SF to 796 SF. Preferential treatment would be given to artists and organizational staff that work in the Byron.

Roof Top Event Space – A rooftop covered outdoor space with spectacular views of the ocean and can be used as a performance venue, whish could become a revenue stream if rented as an event space.




Byron Carlyle
BUS

71st ST

Carlyle Ave.

Byron Ave.

Gallery
2363 SF

Offices
924 SF

UP

Lobby / Concession
4377 SF

Bathroom

Bathroom

UP

Stage

Fix Seating Theater
350 seat capacity
3733 SF

To Terrace

Rehearsal/Training
Studio
1938 SF

Rehearsal/Training
Studio

Black Box Theater
200 seat capacity
2110 SF

Recording Studios / Offices
3037 SF

UP

Storage

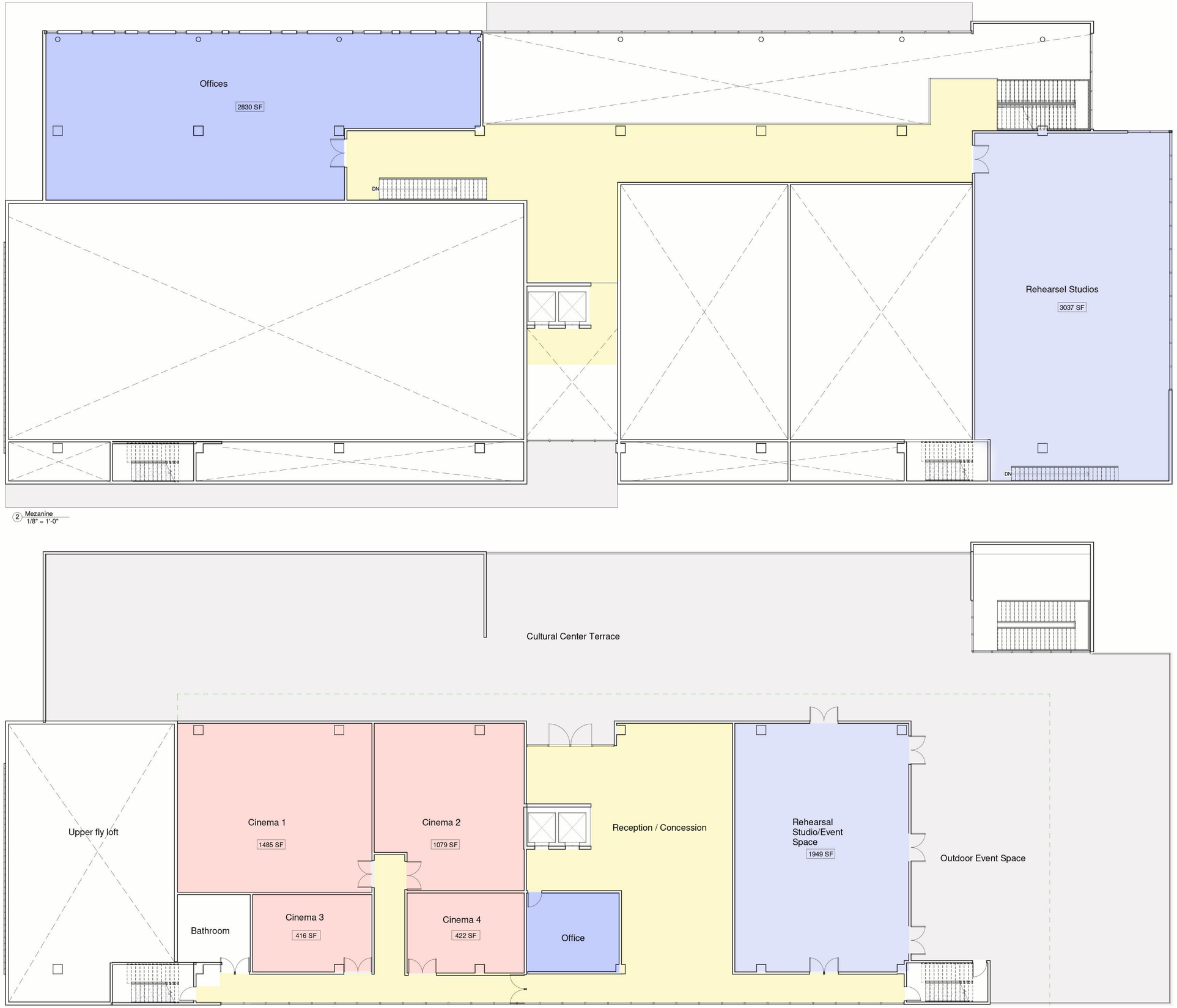
Storage

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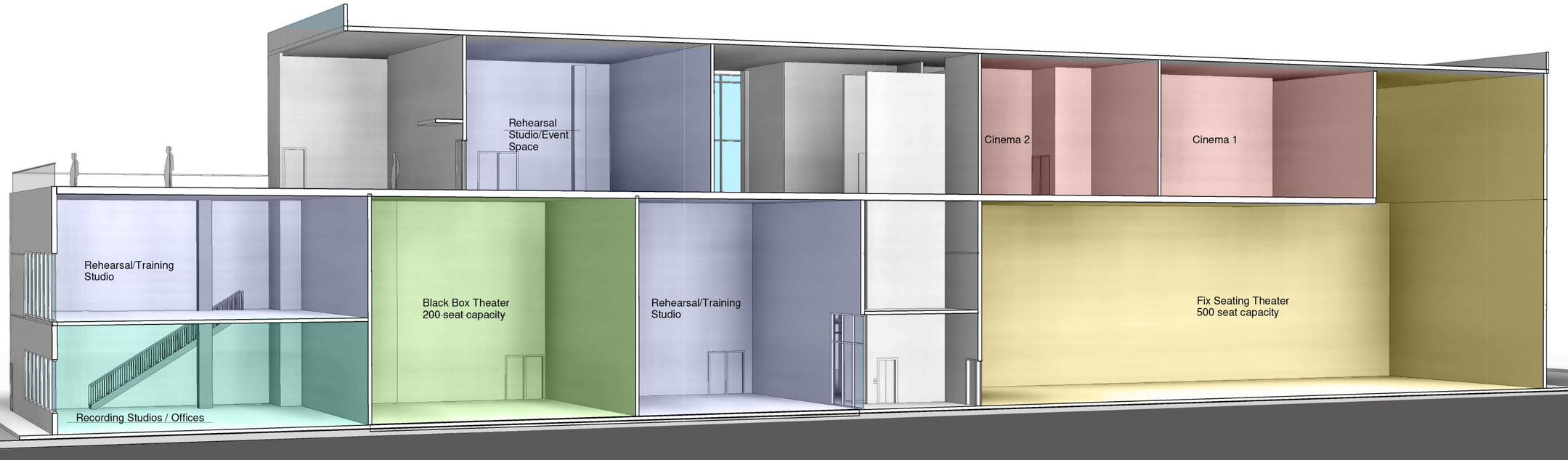
Parking / Park

1 Level 1
1" = 10'-0"



2 Mezanine
1/8" = 1'-0"

1 Level 2
1/8" = 1'-0"



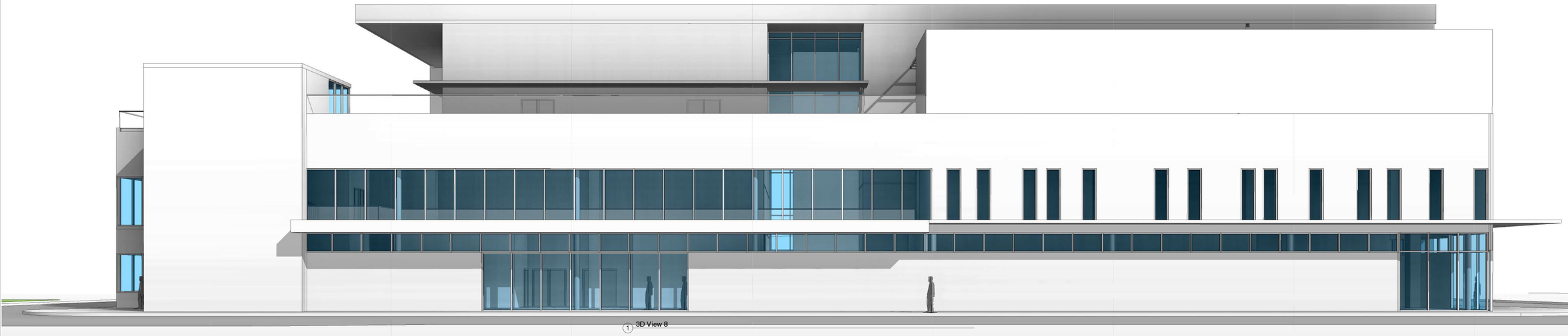
1 3D View Section 1

D THEATER - MOTION PICTURE

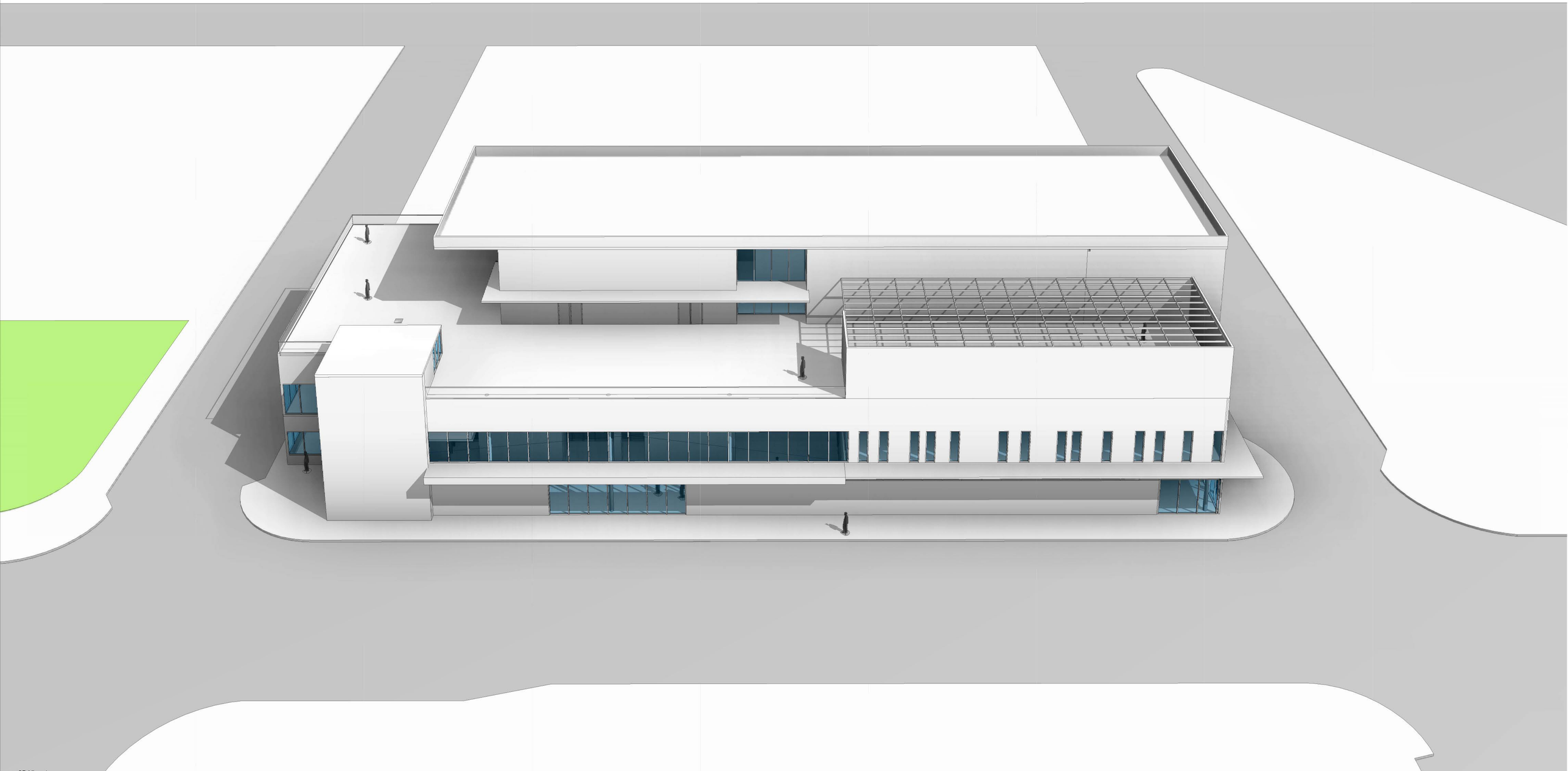
MIAMI PUBLIC LIBRARY
FLORIDA COLLECTION

Although the Byron was built in 1968 and is not a historically designated building, the emotional attachment our residents have to Byron was definitely part of our discussions

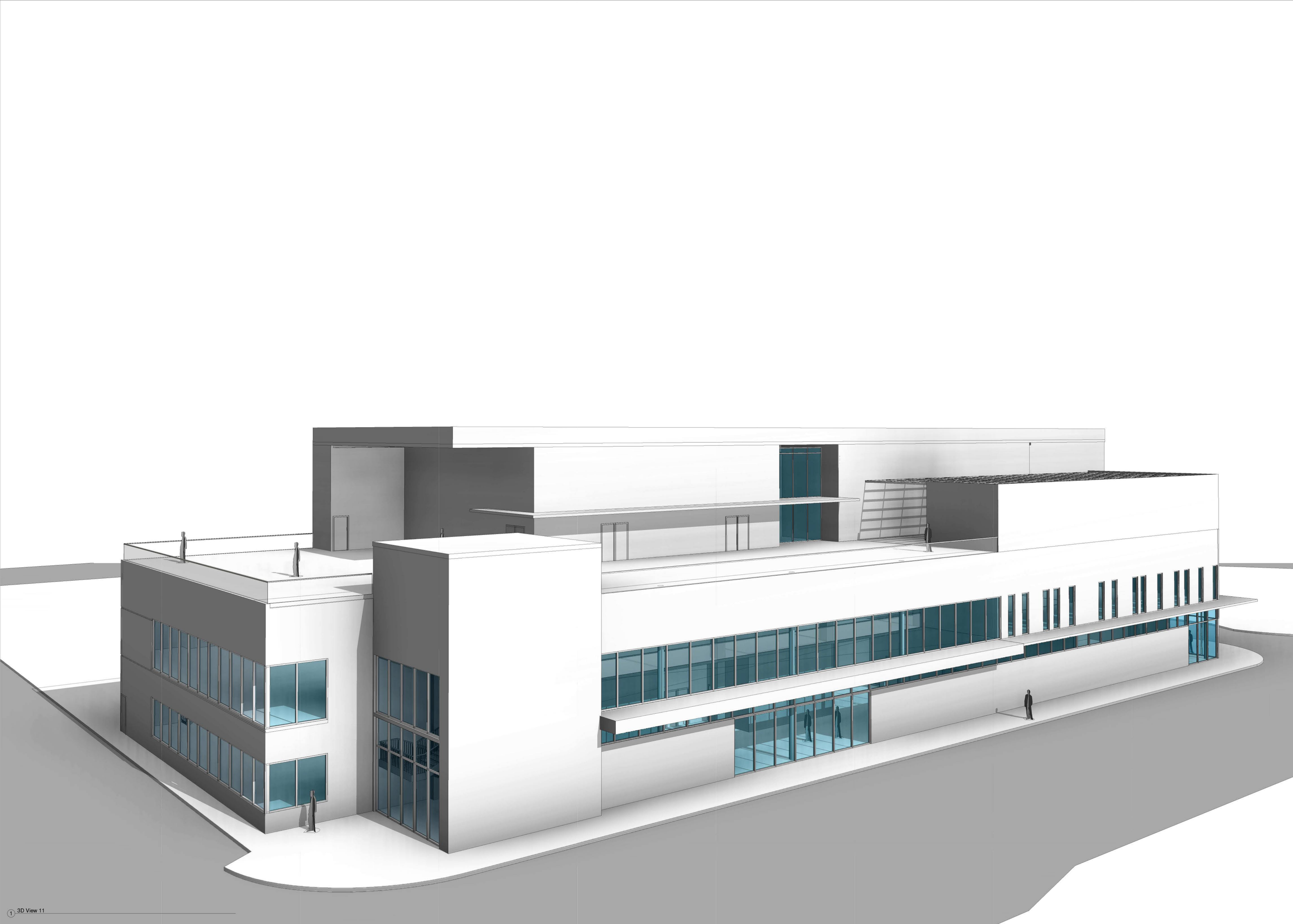




1 3D View 8



1 3D View 1



1 3D View 11

71st ST

Carlyle Ave.

Byron Ave.

Gallery
2363 SF

Offices
924 SF

UP

Lobby / Concession
3745 SF

Bathroom

Bathroom

UP

Stage

Fix Seating Theater
350 seat capacity
3733 SF

To Terrace

Residential
Lobby

Rehearsal/Training
Studio
1938 SF

Rehearsal/Training
Studio

Black Box Theater
200 seat capacity
2110 SF

Recording Studios / Offices
3037 SF

UP

Trash

Storage

Residential
Access

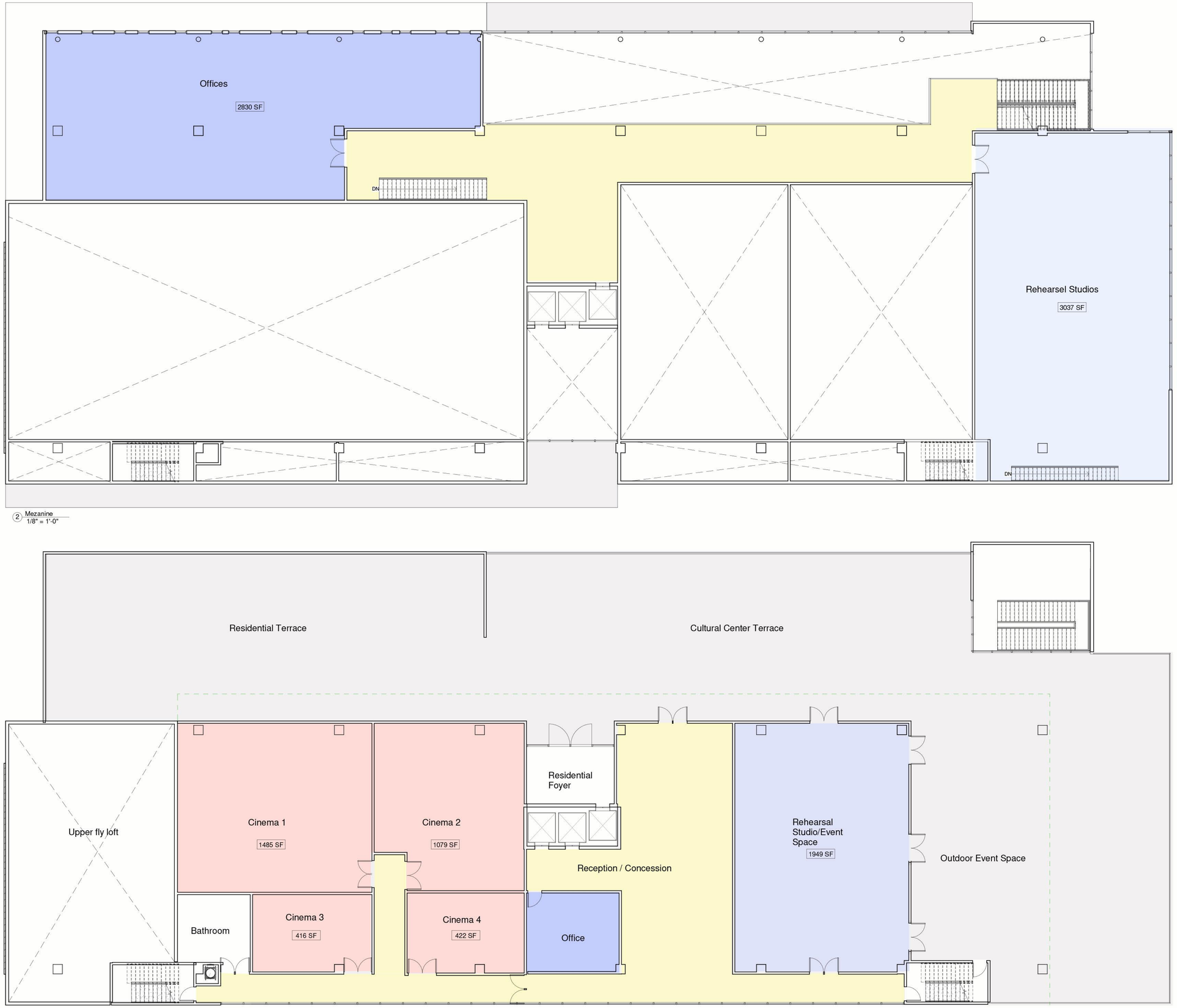
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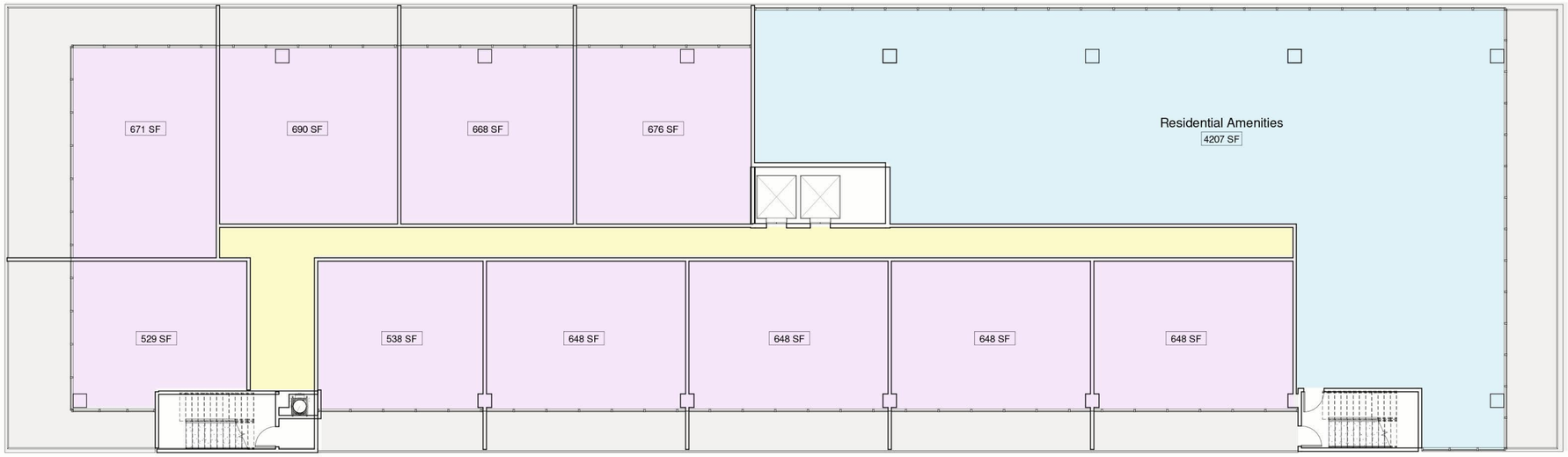
Residential Entry Garden

1 Level 1
1" = 10'-0"

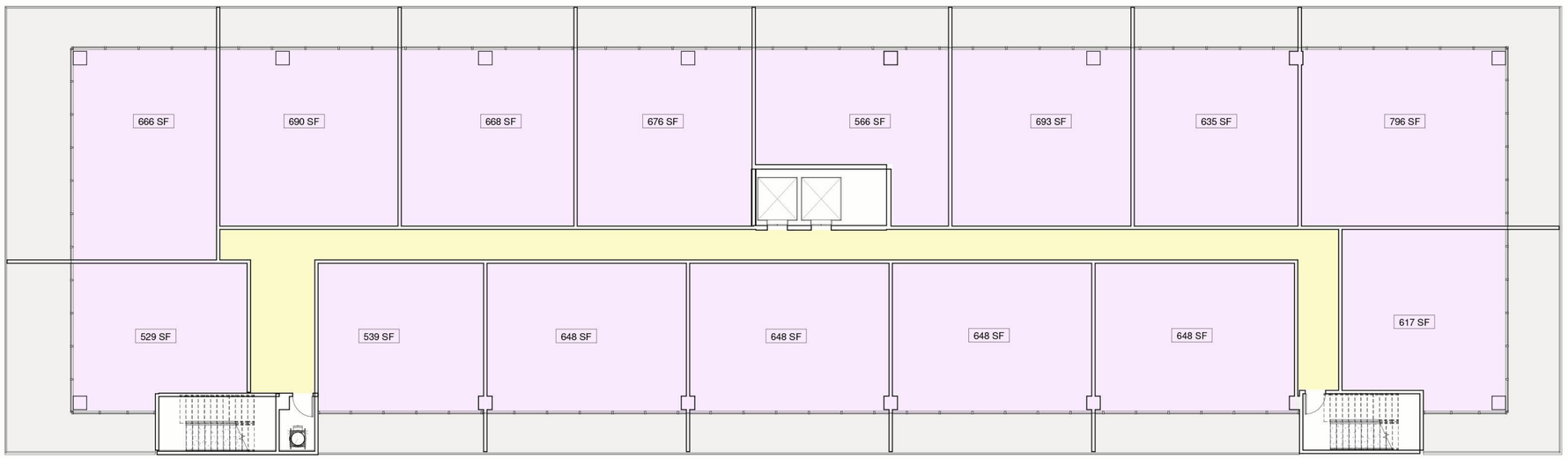


② Mezanine
1/8" = 1'-0"

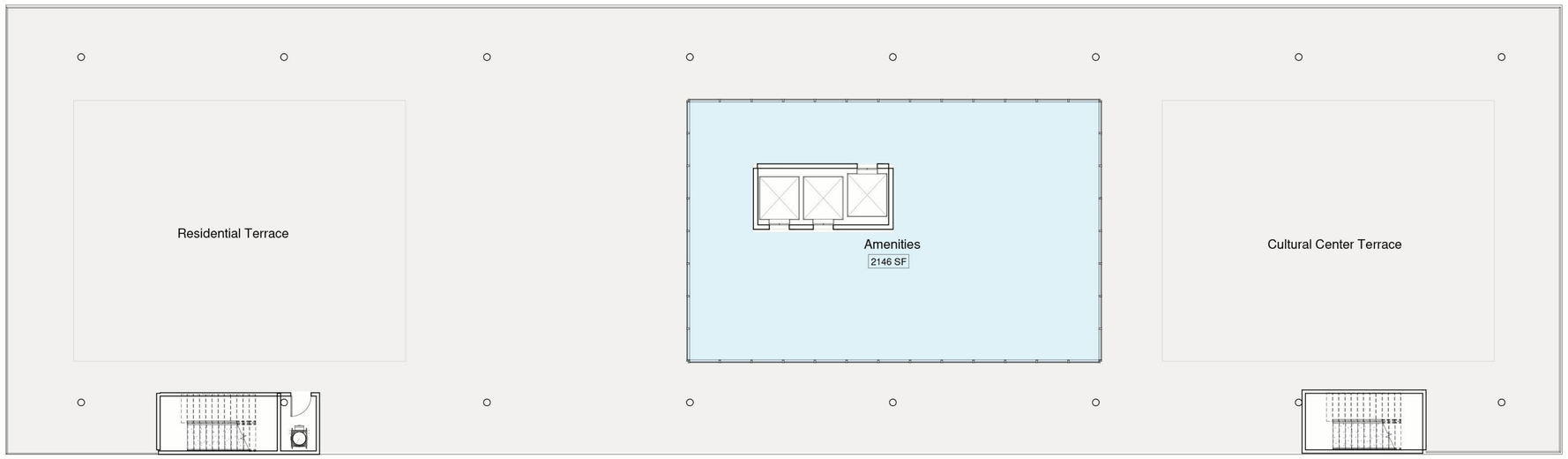
① Level 2
1/8" = 1'-0"



1 Level 3
1/8" = 1'-0"



2 Level 5
1/8" = 1'-0"

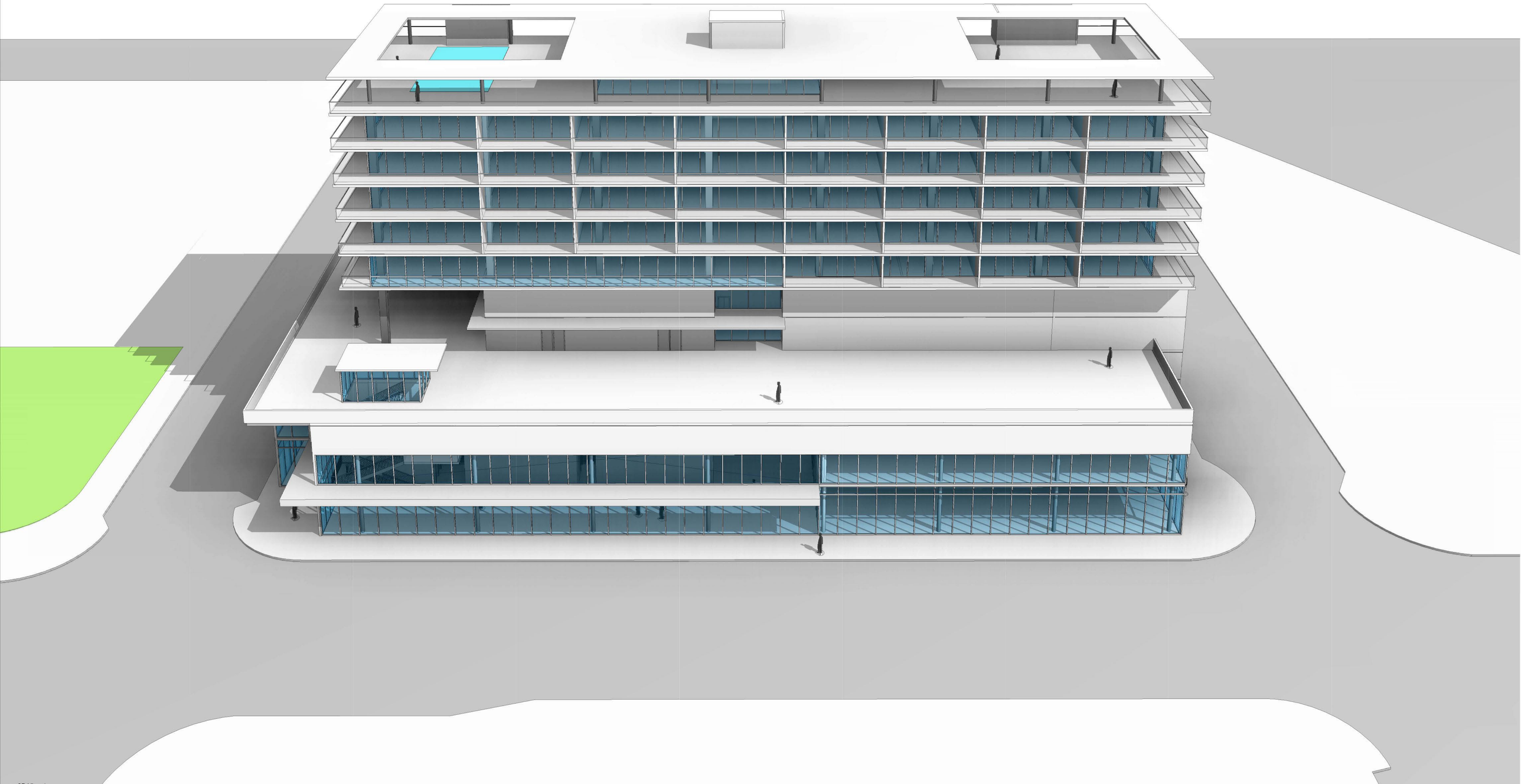


3 Level 8
1/8" = 1'-0"

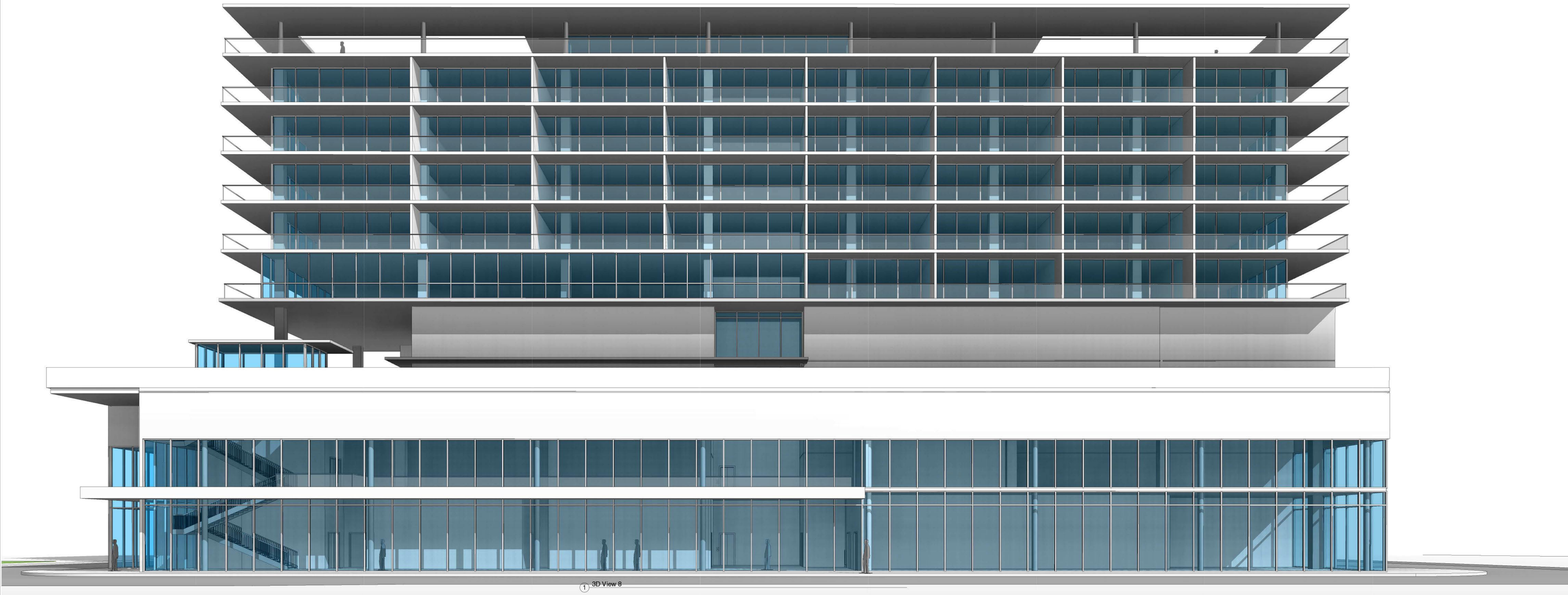
Residential Level
15 units per level
5 Levels
Total 72 Units Ranging from 580 SF to 900 SF.



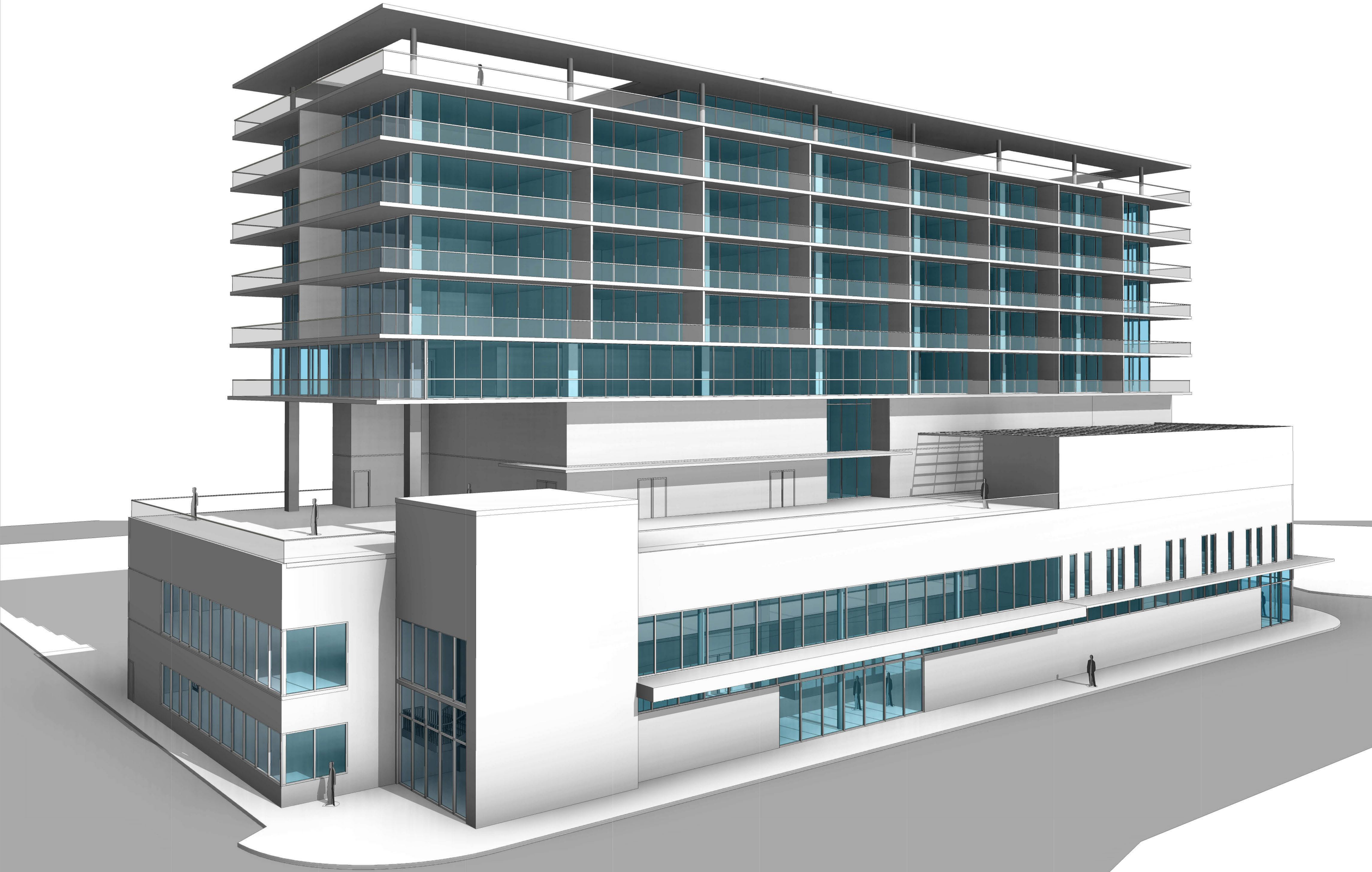
1 3D View Section 1



1 3D View 1



1 3D View 8



1 3D View 11

The Byron Carlyle Cultural Art Center

Thank You