



DRB25-1084
“ FINAL SUBMITTAL ”
05/19/2025

7729 Carlyle Ave., Miami Beach, FL

6 TOWNHOUSES PROJECT | NEW 4 STORIES TOWNHOUSES PROJECT, 6 UNITS (2 BEDROOMS, 2.5 BATHS.)
AND ROOF TOP TERRACES, 6 PARKING SPACES. C.B.S. CONSTRUCTION.



Gustavo J
Ramos
2025.05.16
13:50:36 -04'00'

Gustavo J. Ramos Architecture | Planning | Interiors
8935 N.W. 35 Lane. Suite 204, Miami, Florida, 33172 tel.: (786).202.4809

INDEX

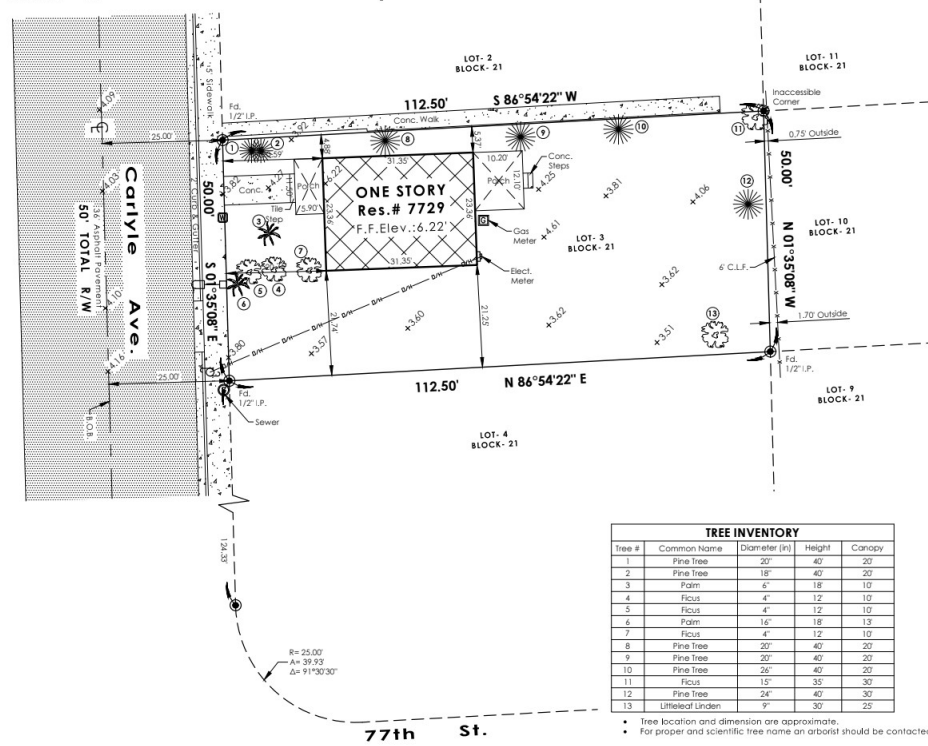
1. SURVEY
2. ZONING INFORMATION
3. LOCATION PLAN (1/2 MILE RADIUS)
4. ZONING DATA SHEET
5. ZONING INFO & F.A.R. DIAGRAMS
6. ZONING INFO & F.A.R. DIAGRAMS
7. ZONING INFO & F.A.R. DIAGRAMS
8. SITE PLAN
9. VARIANCES AND WAIVER DIAGRAMS
10. VARIANCES AND WAIVER DIAGRAMS
11. CURRENT PHOTOGRAPHS - EXTERIOR
12. CURRENT PHOTOGRAPHS - INTERIOR
13. SURROUNDING BUILDINGS, HEIGHTS & SETBACKS
14. CONTEXTUAL ELEVATION
15. CONTEXTUAL ELEVATION
16. CONTEXTUAL ELEVATION
17. CONTEXTUAL ELEVATION
18. DEMOLITION PLAN
19. GROUND FLOOR PLAN
20. SECOND FLOOR PLAN
21. THIRD FLOOR PLAN
22. FOURTH FLOOR PLAN
23. ROOF TERRACE PLAN
24. SOUTH ELEVATION
25. NORTH ELEVATION
26. EAST ELEVATION
27. WEST ELEVATION
28. SECTION 1
29. SECTION 2
30. CONTEXT IMAGE 1
31. CONTEXT IMAGE 2
32. RENDER VIEW 1
33. RENDER VIEW 2
34. RENDER VIEW 3
35. RENDER VIEW 4
36. RENDER VIEW 5
37. RENDER VIEW 6
38. RENDER VIEW 7
39. RENDER VIEW 8
40. BUILDING MATERIALS

7729 CARLYLE AVE., MIAMI BEACH, FL | SURVEY

1

BOUNDARY SURVEY

SCALE: 1" = 20'



Tree #	Common Name	Diameter (in)	Height	Canopy
1	Fine Tree	20"	40'	20'
2	Fine Tree	18"	40'	20'
3	PalM	6"	18'	10'
4	Ficus	4"	12'	10'
5	Ficus	4"	12'	10'
6	PalM	16"	18'	13'
7	Ficus	4"	12'	10'
8	Fine Tree	20"	40'	20'
9	Fine Tree	20"	40'	20'
10	Fine Tree	26"	40'	20'
11	Ficus	15"	35'	30'
12	Fine Tree	24"	40'	30'
13	Littleleaf Linden	9"	30'	25'

* Tree location and dimension are approximate.
 • For proper and scientific tree name an arborist should be contacted.

NOTES:
 Before any construction the setbacks must be checked.
 The certificate does not extend to any unnamed party.
 Elevations are referred to Miami Dade County BM# D-180 Elev. = 3.51' of N.G.V.D. of 1929
 There may be Easements recorded in Public Records not shown on this Survey.



LOCATION MAP
 NOT TO SCALE

PROPERTY ADDRESS: 7729 Carlyle Ave. Miami Beach, FL. 33141

LEGAL DESCRIPTION: Lot 3, Block 21, of ALTOS DEL MAR NO. 3, according to the plat thereof, recorded in Plat Book 8, Page 41, of the Public Records of Miami Dade County, Florida.

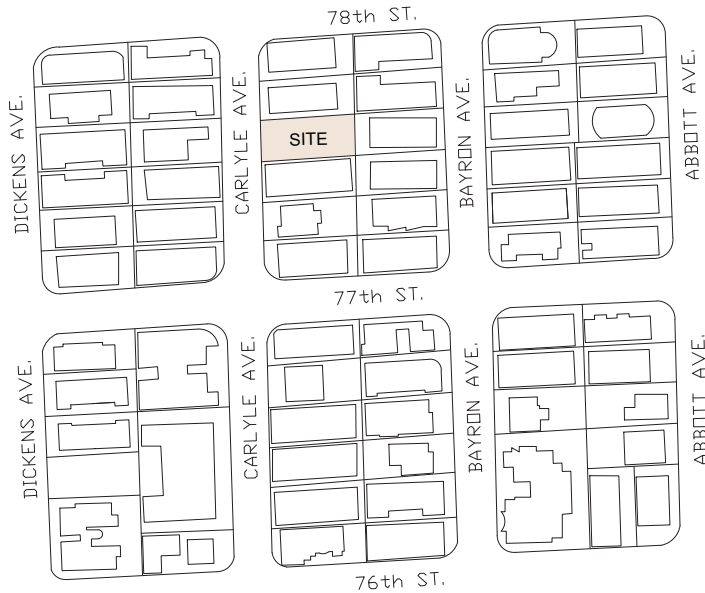
LEGEND AND ABBREVIATIONS	
A= ARC DISTANCE	P.B.= PLAT BOOK
ADJ.= ADJACENT	P.C.P.= PERMANENT CONTROL POINT
B.C.= BLOCK CORNER	P.C.= PAGE
BLDG.= BUILDING	P.O.B.= POINT OF BEGINNING
B.O.B.= BASE OF BEARINGS	P.O.C.= POINT OF COMMENCE
CL= CLEAR	P.P.= POOL PUMP
C.L.F.= CHAIN LINK FENCE	R= RADIUS
CONC.= CONCRETE	RES.= RESIDENCE
D.M.E.= DRAINAGE MAINT. EASEMENT	R/W.= RIGHT-OF-WAY
ENC.= ENCROACHMENT	TYP.= TYPICAL
FD.= FOUND	U.E.= UTILITY EASEMENT
F.ELEV.= FINISHED FLOOR ELEVATION	W.F.= WOOD FENCE
LF.= IRON FENCE	W.M.= WATER METER
LF.ELEV.= LOWEST FLOOR ELEVATION	Ø= DIAMETER
	⊕= CENTER LINE
	⊙= ELEVATION
	⊞= WATER METER
	⊞= POWER POLE
	⊞= LIGHT POLE
	⊞= MANHOLE
	⊞= CATCH BASIN
	⊞= SANITARY SEWER
	⊞= WATER VALVE
	⊞= TV BOX
	⊞= FPL TRANS.
	⊞= CONC. POWER POLE

JOB NUMBER: 240545

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 8-11-09, THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
 ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER: 120651 PANEL NUMBER 0326 SUFFIX L

LEGAL NOTES
 THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:1000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

<p>CERTIFIED TO: Ralph Walkin</p>	<p>DATE OF FIELD WORK: May 14, 2024 REVISED ON:</p>
<p>ARTURO R. TOIRAC PROFESSIONAL LAND SURVEYOR & MAPPER 14317 S.W. 45th Terrace Miami, Florida 33175 Tel: (305) 552-7304 Fax: (305) 229-8068 E-mail: enpav@yahoo.es</p>	<p>I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter SJ-17.050 thru SJ-17.052 F.A.C. pursuant to Section 472.027 F.S.</p> <p>ARTURO R. TOIRAC P.S.M. 3102</p> <p>Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.</p>



LOCATION MAP



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

PROJECT DESCRIPTION

THE NEW THREE & FOUR STORY MULTI-FAMILY (R-2 OCCUPANCY) BUILDING COMPRISED OF WALK-UP FLATS, LOCATED AT 7729 CARLYLE AVE., MIAMI BEACH, FLORIDA, SHALL HAVE A TOTAL OF 6 UNITS IN AN AREA OF 6,980 SQFT. THE UNITS WILL HAVE THE FOLLOWING PROVISIONS: 6 UNITS WITH 2 BEDROOMS AND 2.5 BATHROOMS.

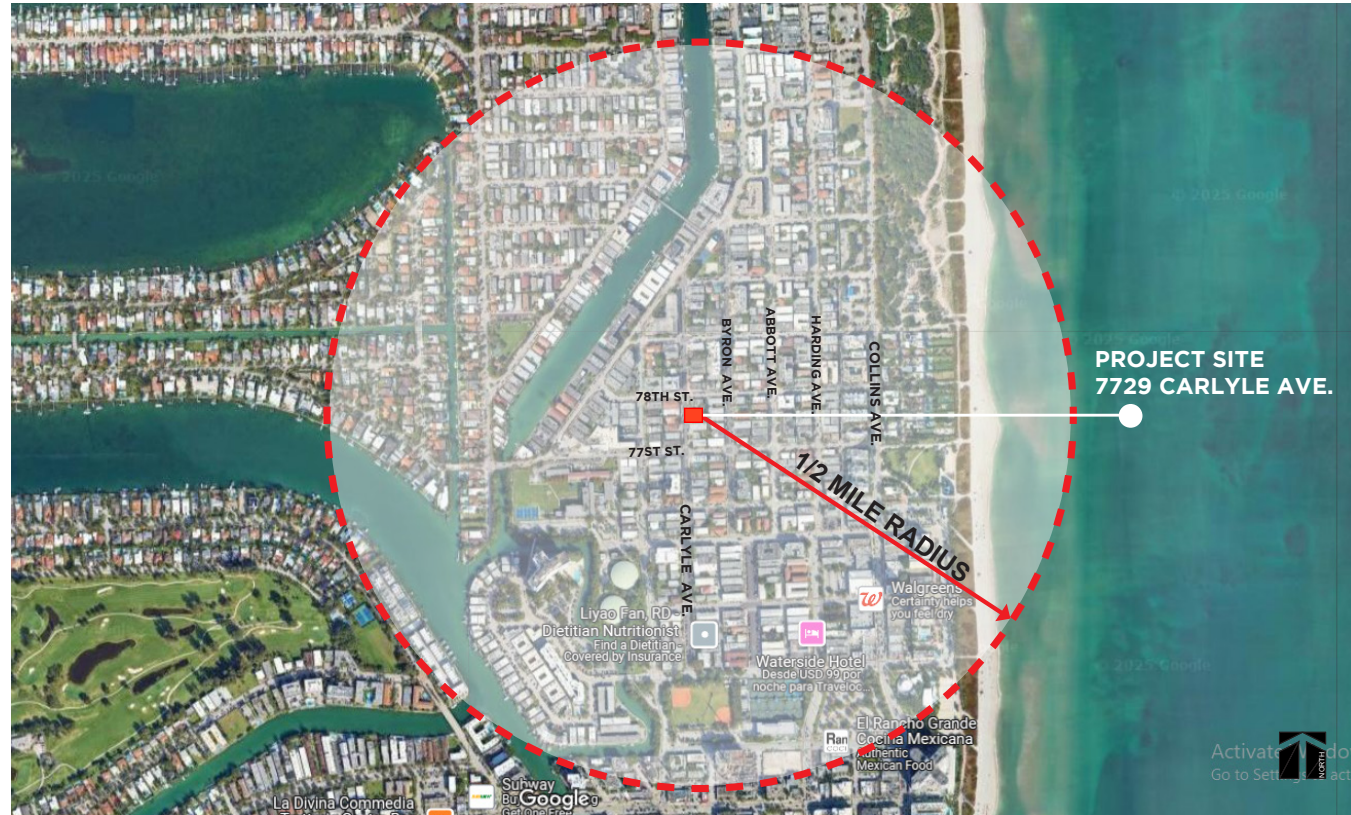
ALL THE UNITS SHALL BE ACCESSED AT GROUND LEVEL FROM CARLYLE AVE. THERE WILL BE A TOTAL OF 6 PARKING SPACES.

LEGAL DESCRIPTION	
FOLIO: 02-3202-007-1650 ALTOS DEL MAR NO 3 PB 8-41 LOT 3 BLK 21 LOT SIZE 50.00' X 112.50' PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ZONING: RM-1	
LOT SIZE: 5,625 S.F. / TOTAL AREA OF BLDG: 6,980 S.F.	
ZONING INFORMATION	
ZONING	RM-1
No. OF UNITS	6
LOT AREA	5,625 SQFT.
F.A.R.	1.25
	REQUIRED PROVIDED
TOTAL ALLOWABLE AREA	7031.25 SQFT. 6,980 SQFT. (TOTAL AREA OF BLDG)
No. OF STORIES	5 STORIES MAX. 4 STORIES
BUILDING HEIGHT	50'-0" 47'-6" TOP OF ROOF SLAB TO GRADE
	REQUIRED PROVIDED
SET BACKS	
FRONT	10'-0" 10'-0"
SIDE	5'-0" 6'-0"
SIDE (South)	10'-0" 8'-4" (VARIANCE REQ.)
REAR	5'-0" 6'-7"
	REQUIRED PROVIDED
PARKING	- 6 PARKING SPACES

FUTURE CROWN OF ROAD TABLE

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

Activate your account
Go to Settings

MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

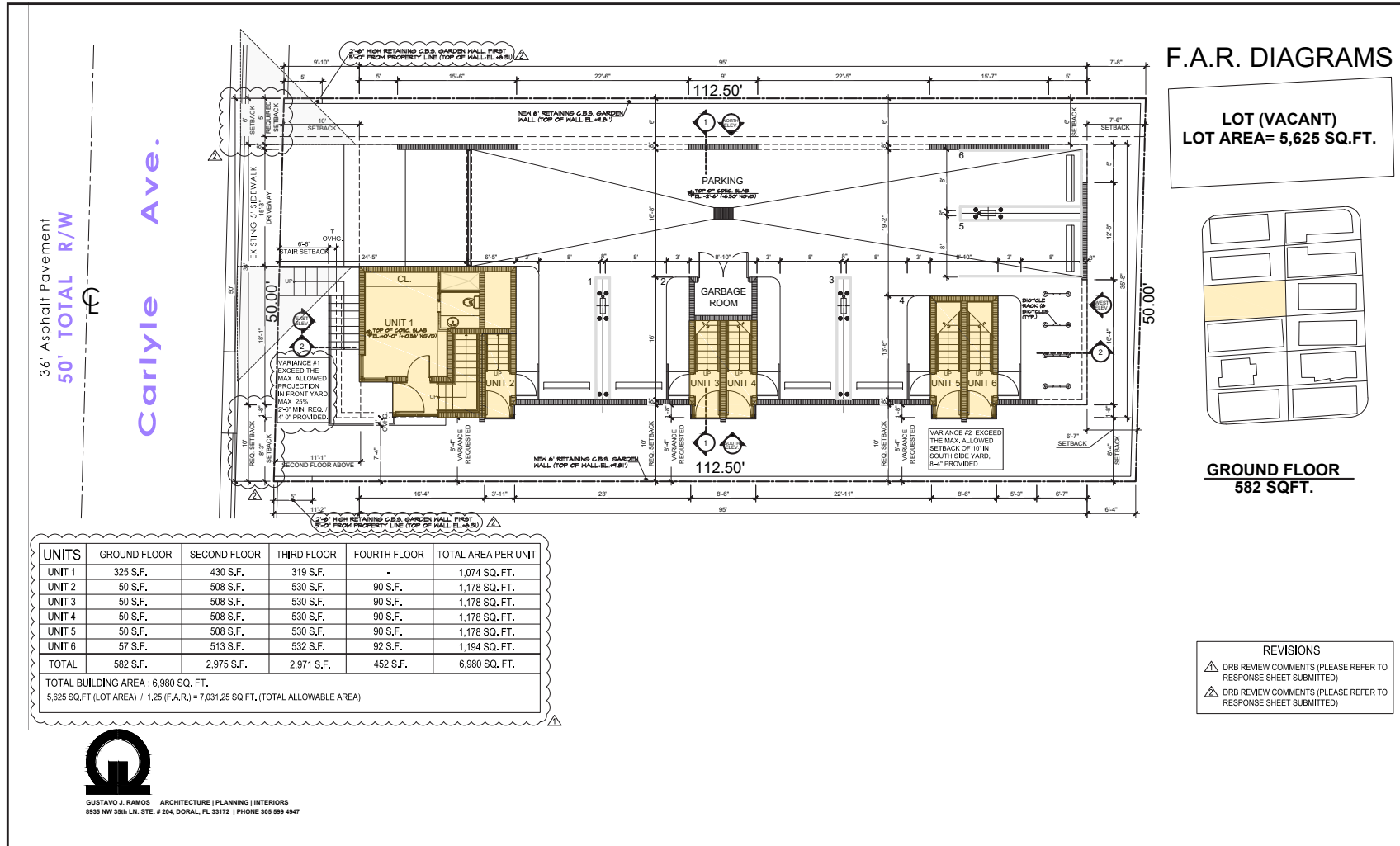
ITEM #	Project Information				
1	Address: 7729 CARLYLE AVE. MIAMI BEACH, FL. 33141	Folio number(s): 02-3202-007-1650	Year built:		
2	Board file number(s), Determination of Architectural Significance: DRB25-1084	Lot Area:	5,625.00 SQ.FT.		
3	Located within a Local Historic District (Yes or No): NO	Zoning District: RM-1	Lot width: 50.00 FT.		
4	Individual Historic Site (Yes or No): NO	Lot Depth: 112.50 FT.			
5	Base Flood Elevation: +8.00' NGVD	Grade value in NGVD: +3.80' NGVD			
6	Adjusted grade (BFE+Grade / 2): +5.90' NGVD	Free board:			
7	Proposed Use: RESIDENTIAL MULTIFAMILY				
8	Proposed Accessory Use: N/A				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan): PROVIDED				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	7,031.25 SQ.FT.		6,980.00 SQ.FT.	
14	Building Height	+ 50'-0"		+ 47'-9"	
15	At grade parking lot on the same lot				
a	Front setbacks	10'-0"		24'-5"	
b	Side interior setback	5'-0"		6'-0"	
c	Side facing street setback	N/A		N/A	
d	Rear setback	5'-0"		6'-7"	

ITEM #	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	10'-0"		10'-0"	
b	Side interior setback	10'-0"		8'-4" (Var. Req.)	
c	Side facing street setback	N/A		N/A	
d	Rear setback	5'-0"		6'-7"	
ITEM #	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A		N/A	
b	Side interior setback	N/A		N/A	
c	Side facing street setback	N/A		N/A	
d	Rear setback	N/A		N/A	
ITEM #	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	400 SQ.FT.		1,074 SQ.FT.	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	N/A		N/A	
ITEM #	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	500 SQ.FT.		1,178 SQ.FT.	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	N/A		N/A	
20	Required Open-space ratio (RPS, CPS)	30%		41%	
21	Parking	0		6	
22	Loading	N/A		N/A	

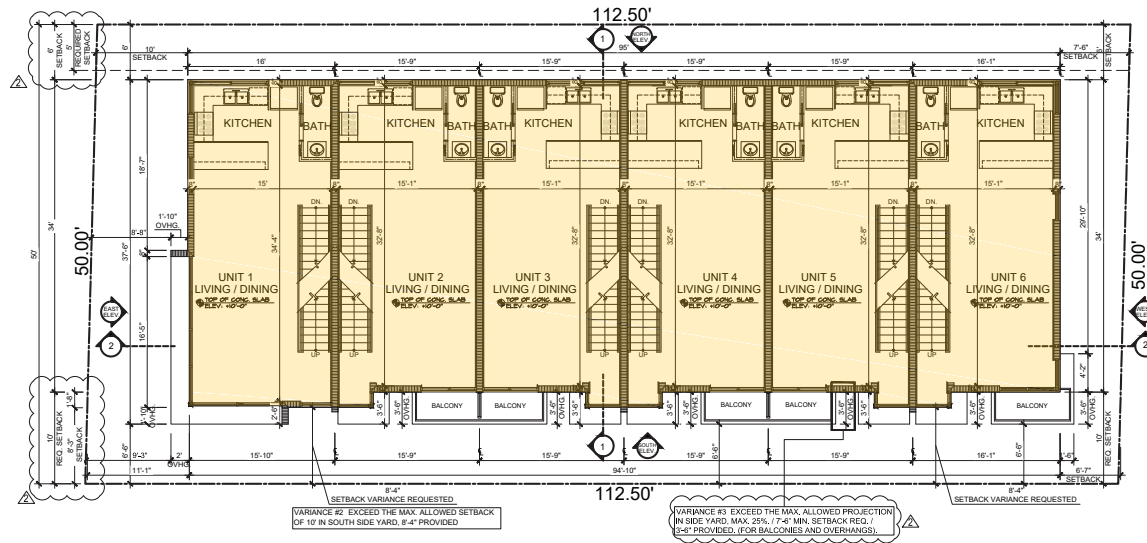
Notes: Indicate N/A if not applicable.



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

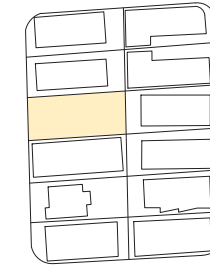


GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947



F.A.R. DIAGRAMS

LOT (VACANT)
LOT AREA= 5,625 SQ.FT.



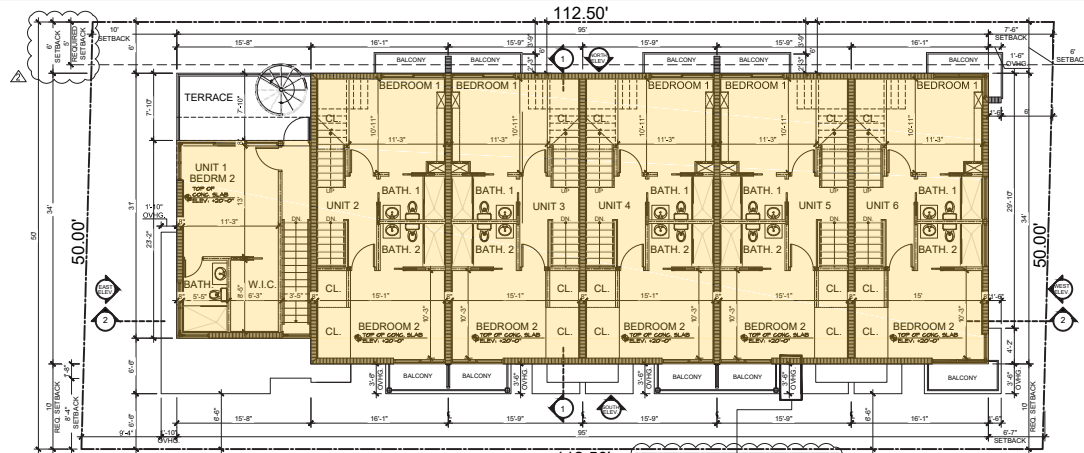
SECOND FLOOR
2,975 SQFT.

REVISIONS

- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4847

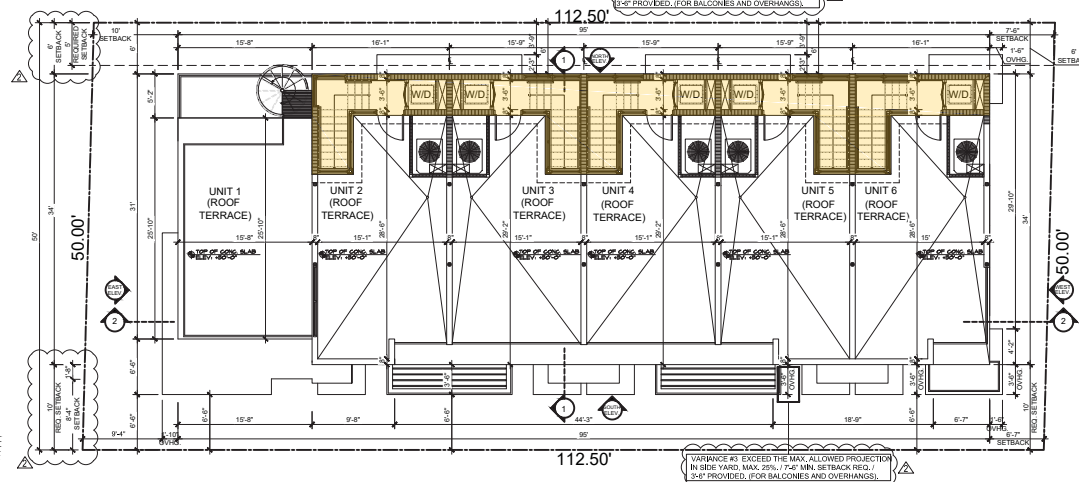


F.A.R. DIAGRAMS

LOT (VACANT)
LOT AREA= 5,625 SQ.FT.

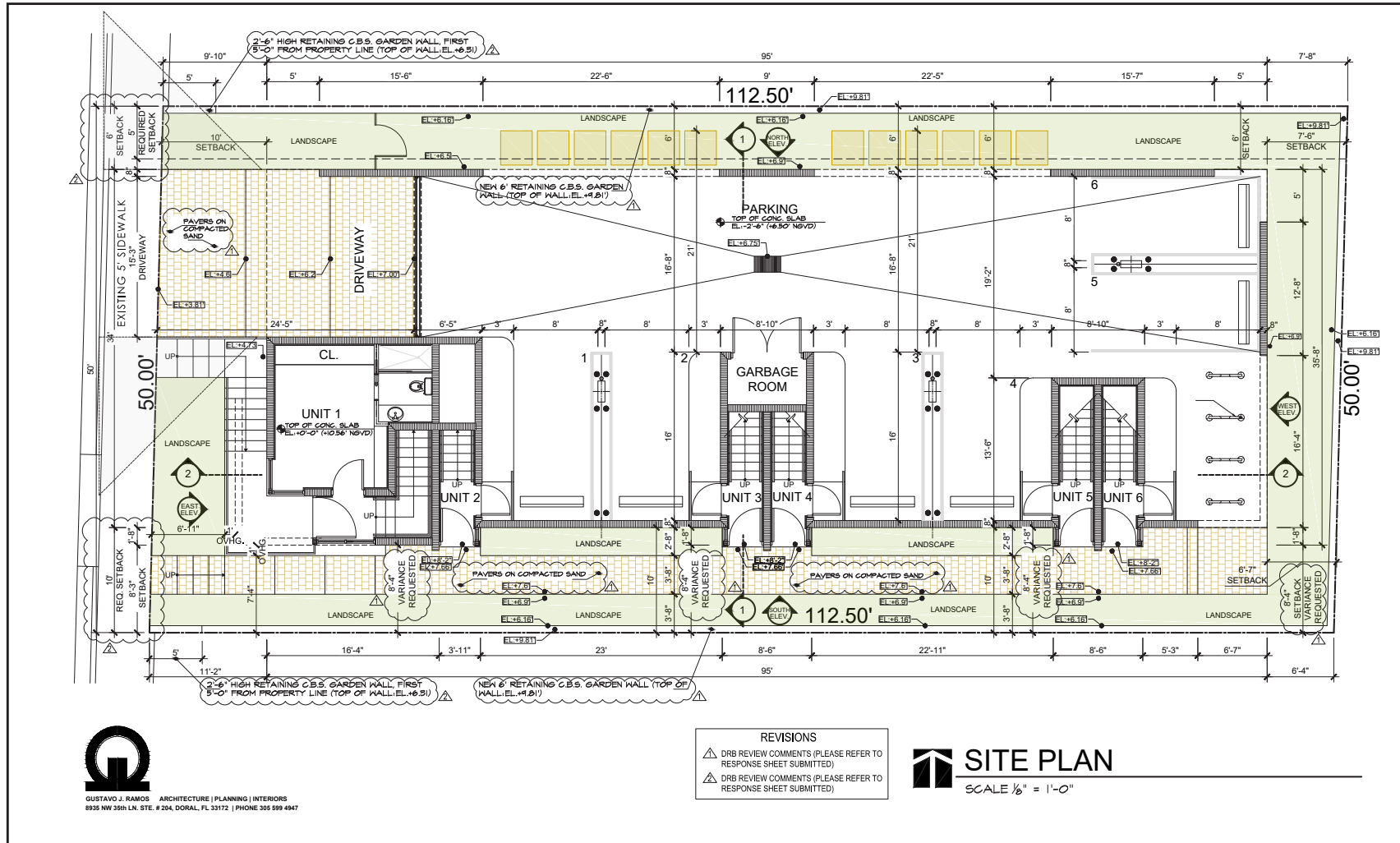


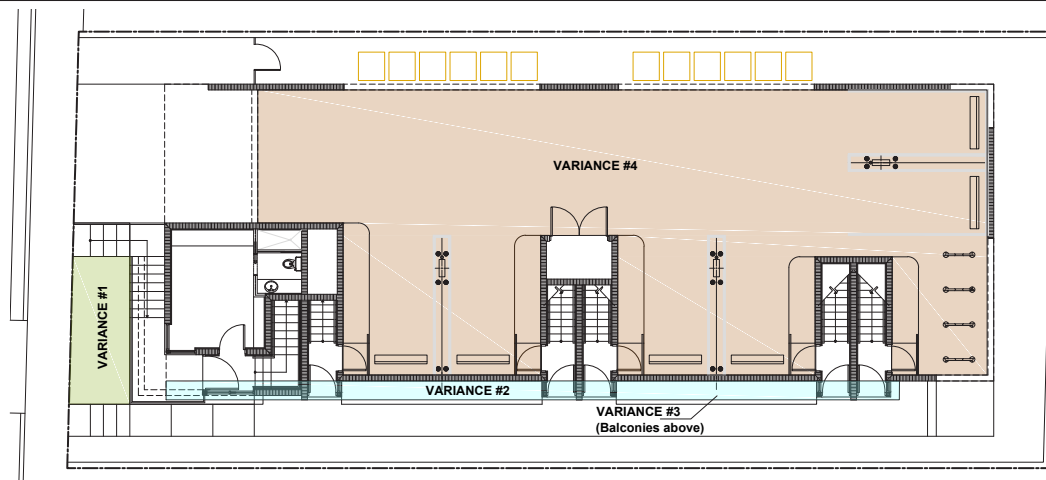
THIRD FLOOR
2,971 SQFT.



ROOF TERRACE
452 SQFT.







VARIANCES AND WAIVERS REQUEST
KEY MAP - Scale: N.T.S.

VARIANCES DESCRIPTION:

Variance # [1] - To provide 4'-0" Stair projection on the front façade of the Building. Required: 2'-6" (max. 25%) .

Variance # [2] - To provide 8'-4" side yard setback to portions of glass units entrances at Ground Floor and window projection on Second Floor Units.

Variance # [3] - To provide 3'-6" side yard balconies and overhangs projections on the south side of the Building. Required: 2'-6" (max. 25%) .

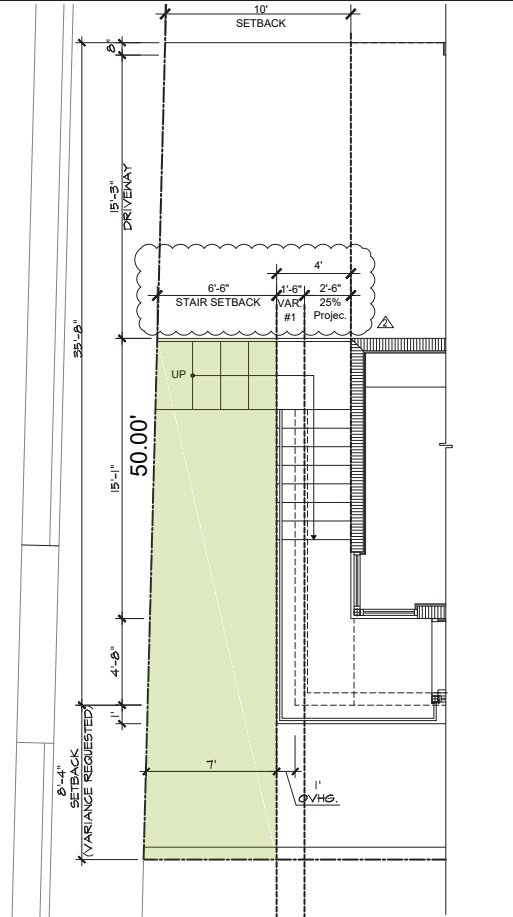
Variance # [4] - Parking clearance from BFE + 2.56', according to RM-1 zoning -12' min. required / 9'-0" provided.

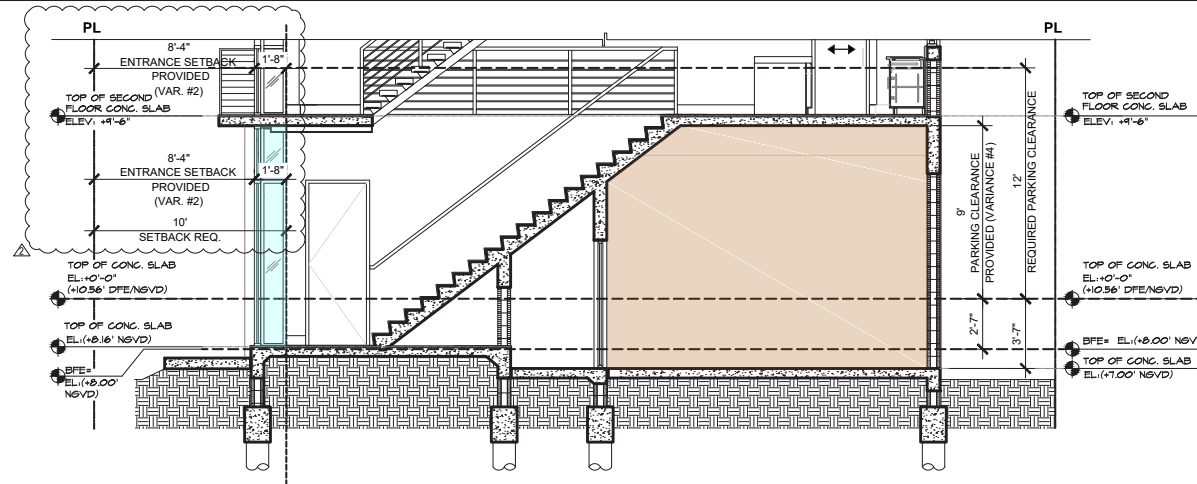
Waiver # [1] - To request a waiver for the stairwell bulkhead height within 20'-0" from the front setback.

VARIANCE #1
Scale: N.T.S.

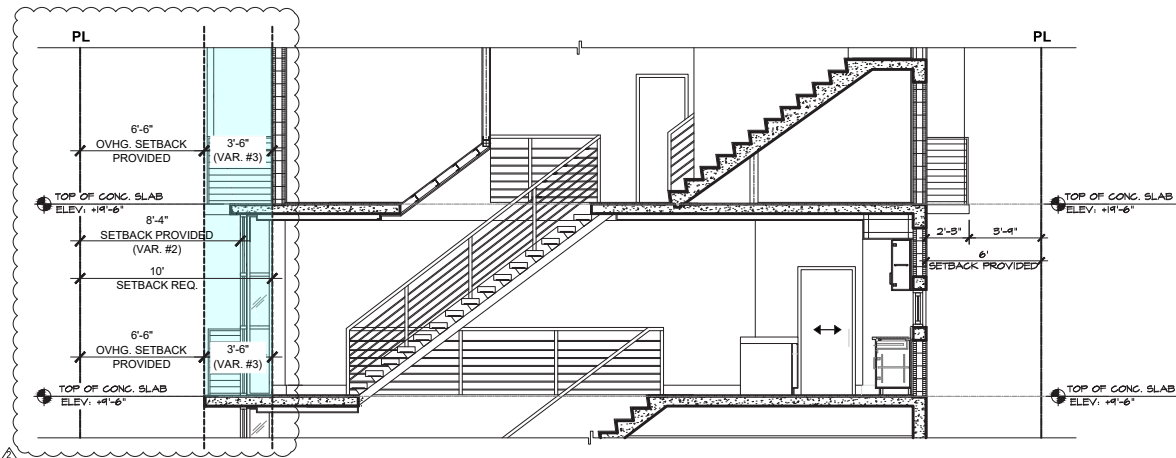
REVISIONS

- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)





**VARIANCE #2 AND
VARIANCE #4**
Scale: N.T.S.

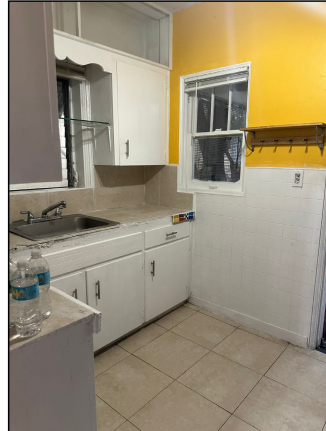


REVISIONS
 ▲ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
 ▲ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

VARIANCE #3
Scale: N.T.S.







LOCATION MAP



LEGEND

- 1 Story
- 2 Story
- 3 Story
- 4 Story
- 5 Story
- 9 Story
- < 5' Setback
- < 7.5' Setback
- < 10' Setback
- > 10' Setback



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

9 STORIES



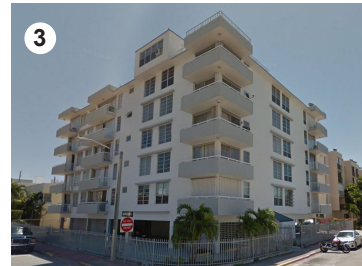
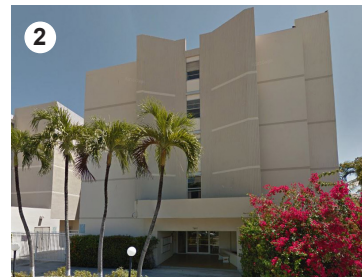
4 STORIES



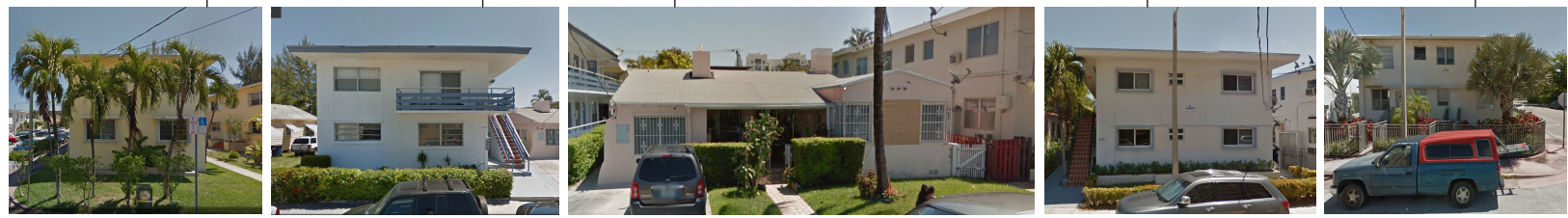
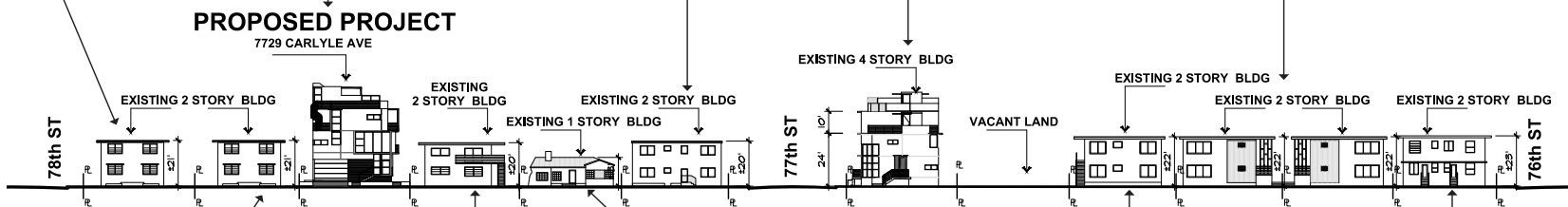
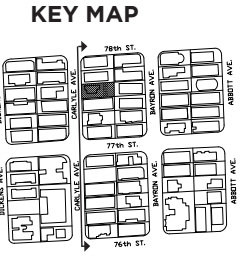
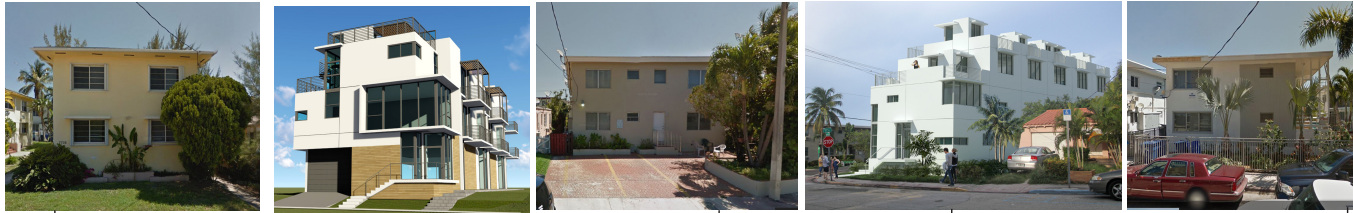
2 STORIES



5 STORIES



CARLYLE AVENUE | EAST ELEVATION

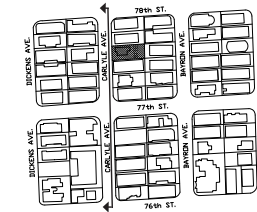


GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

CARLYLE AVENUE | WEST ELEVATION

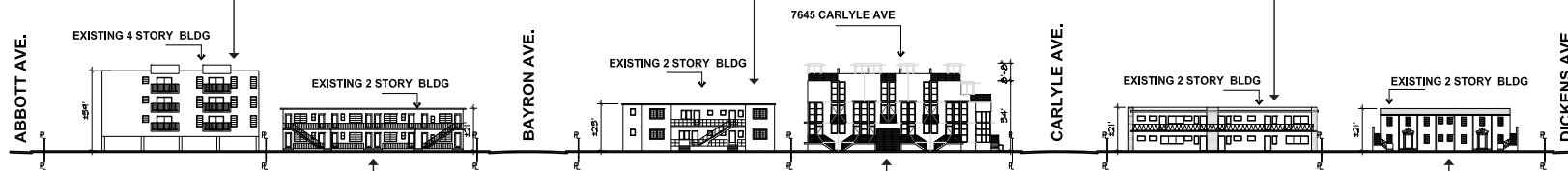
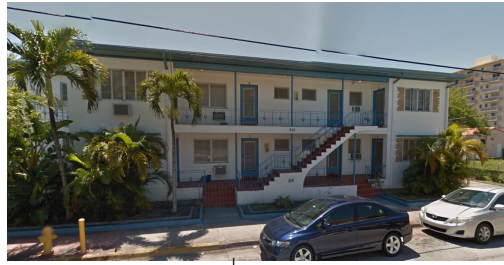
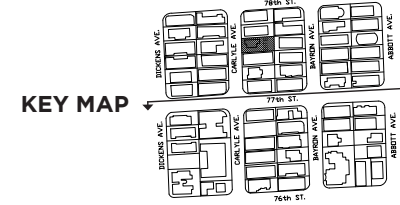


KEY MAP



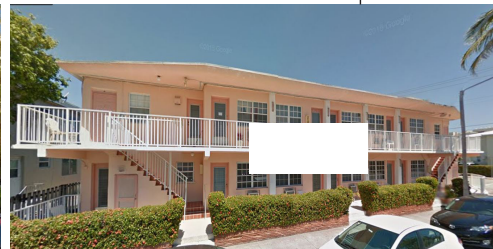
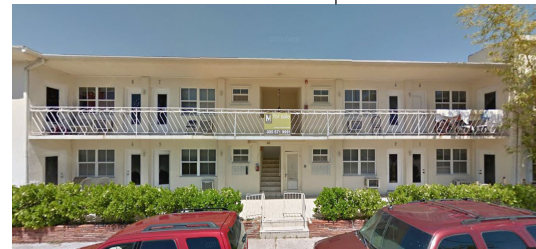
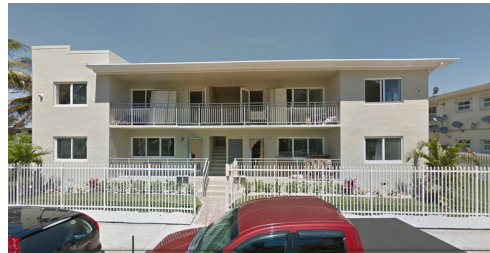
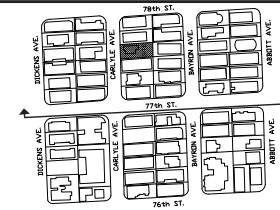
GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

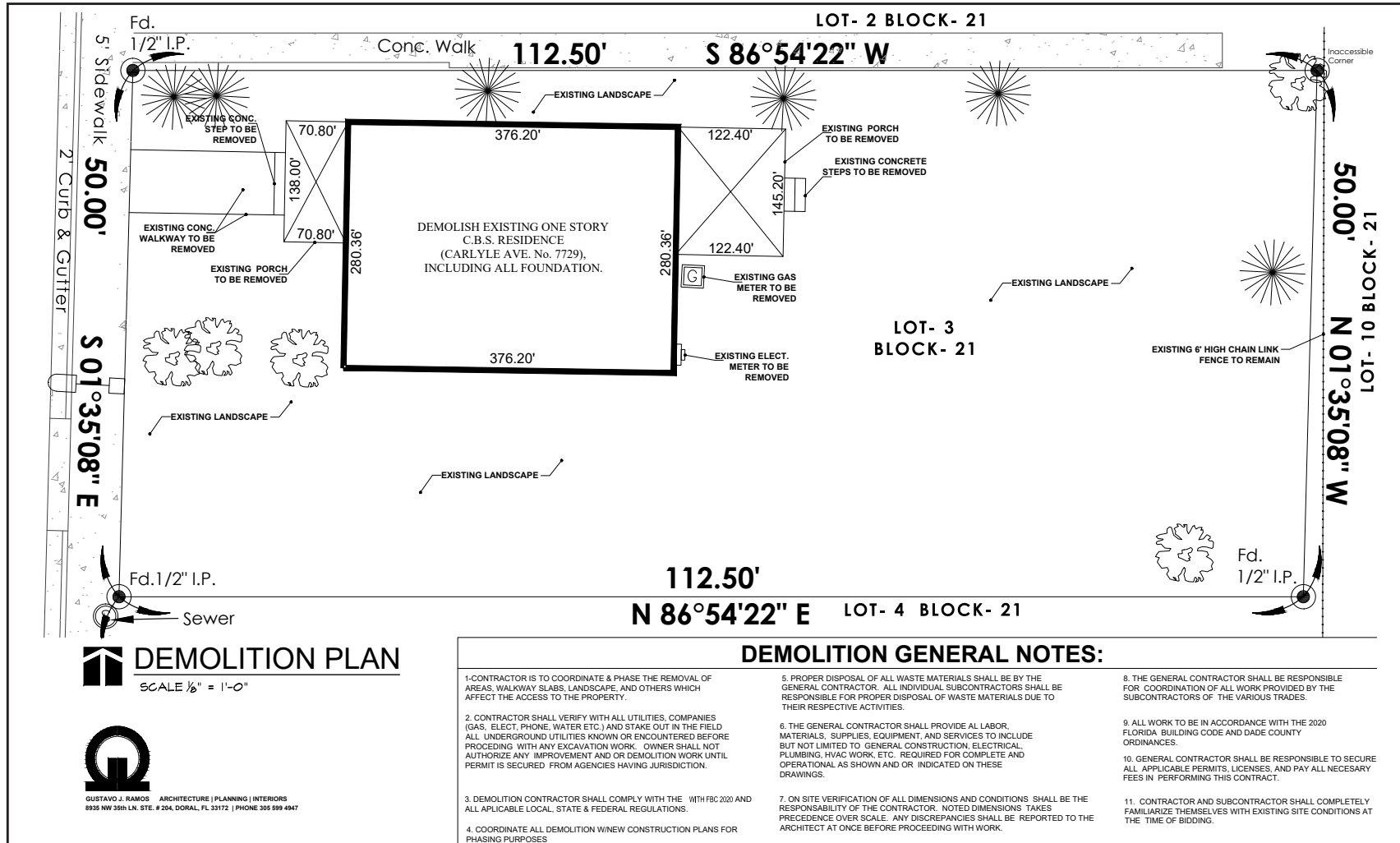
77th STREET | SOUTH ELEVATION



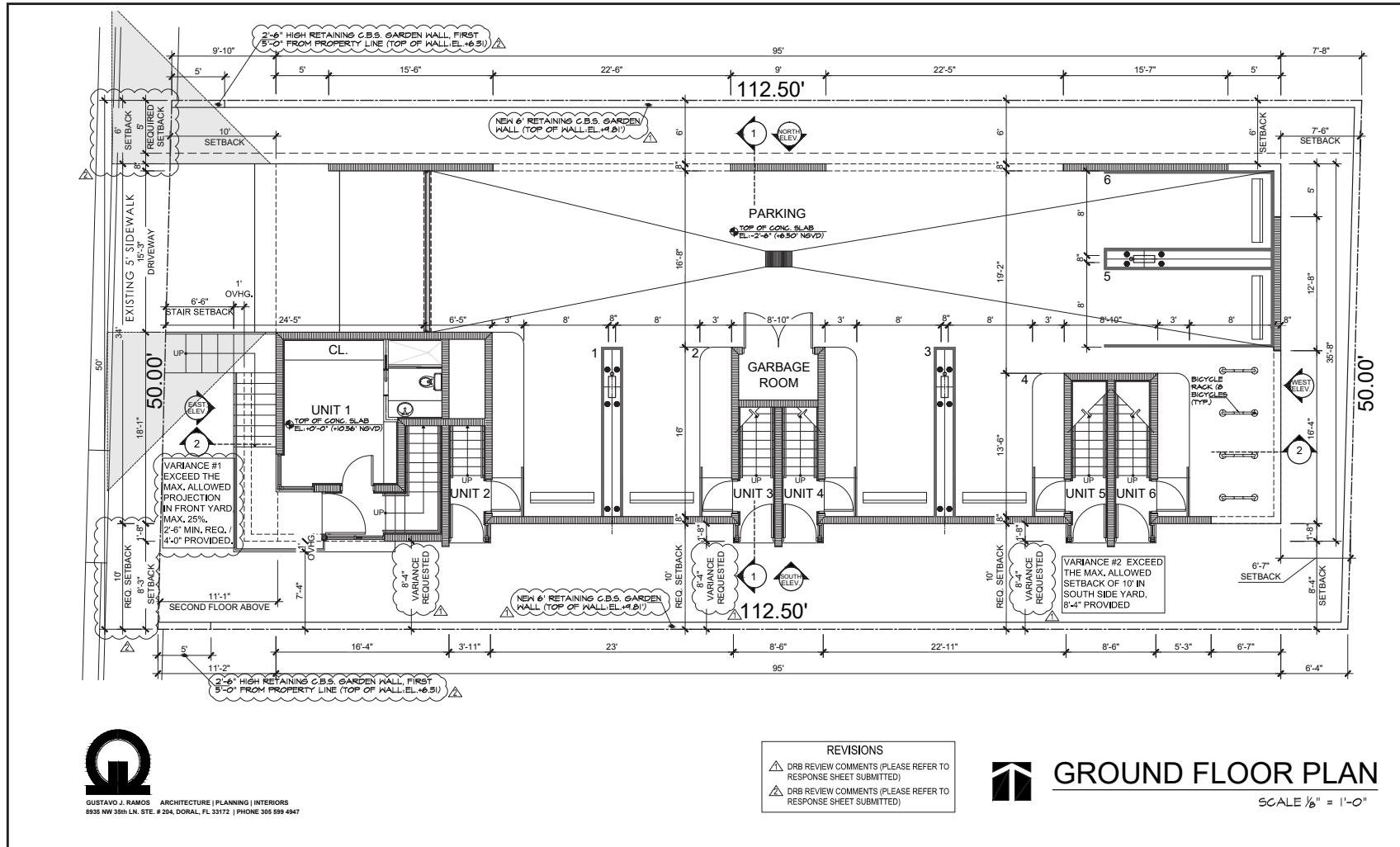
77th STREET | NORTH ELEVATION

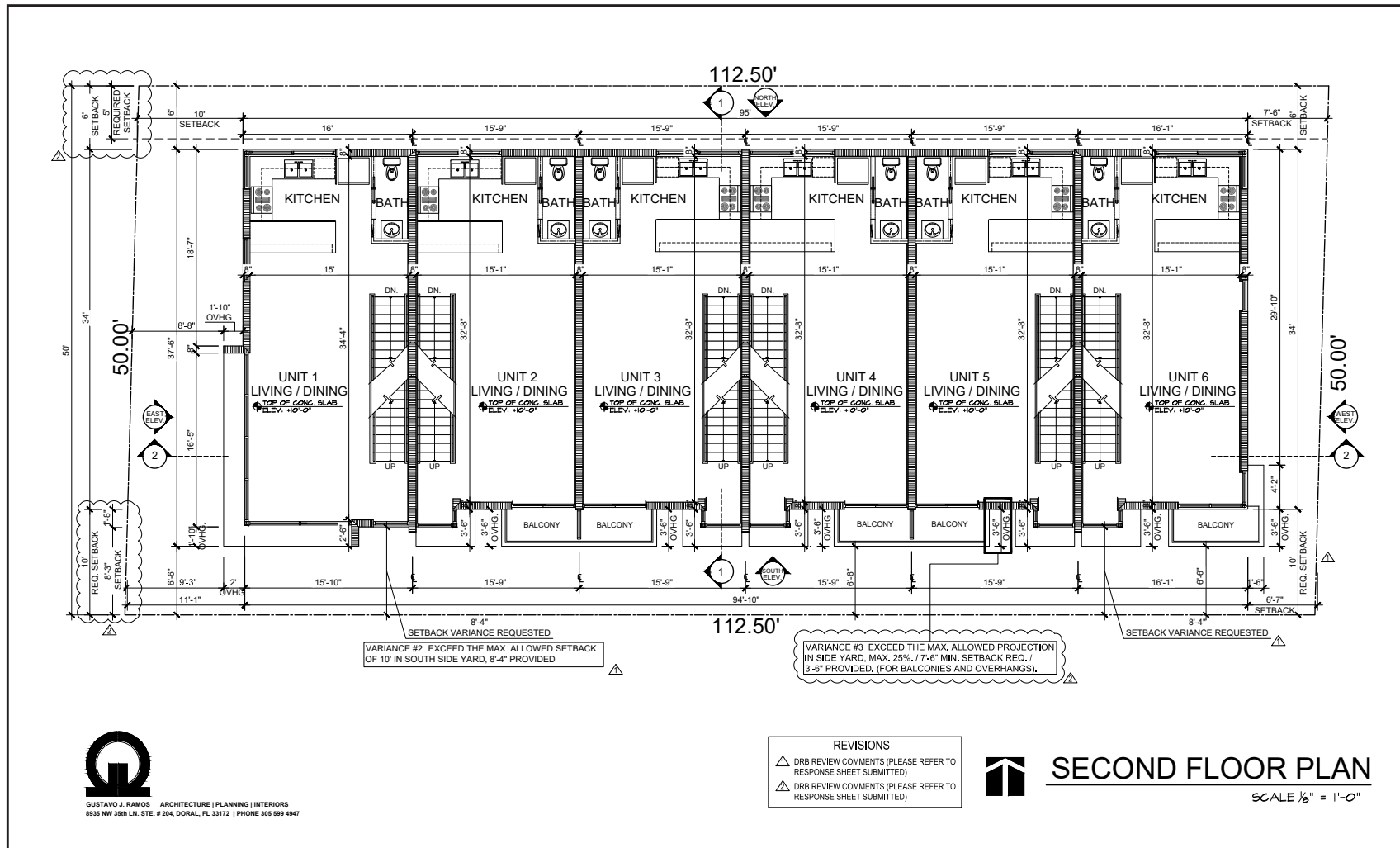
KEY MAP

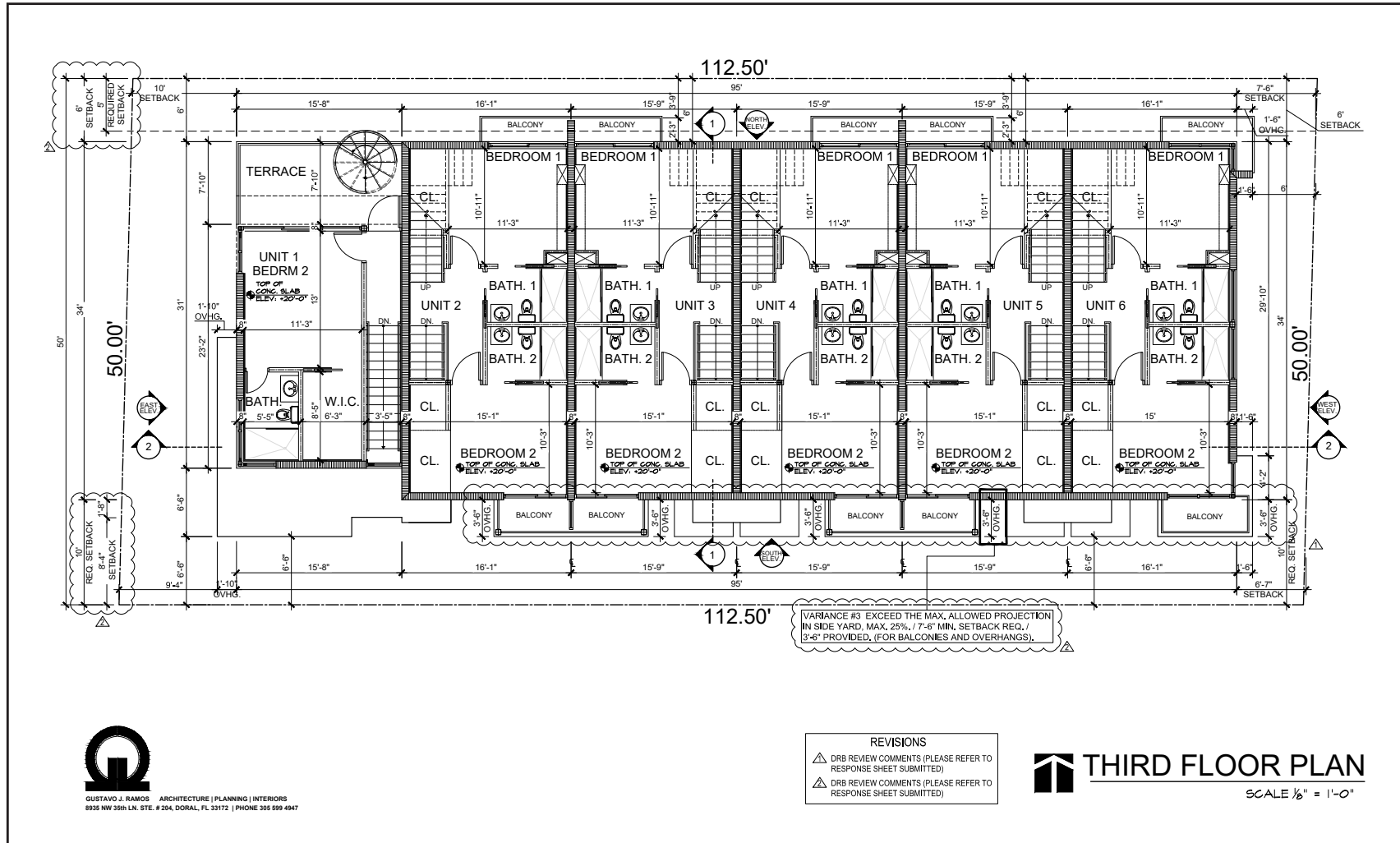


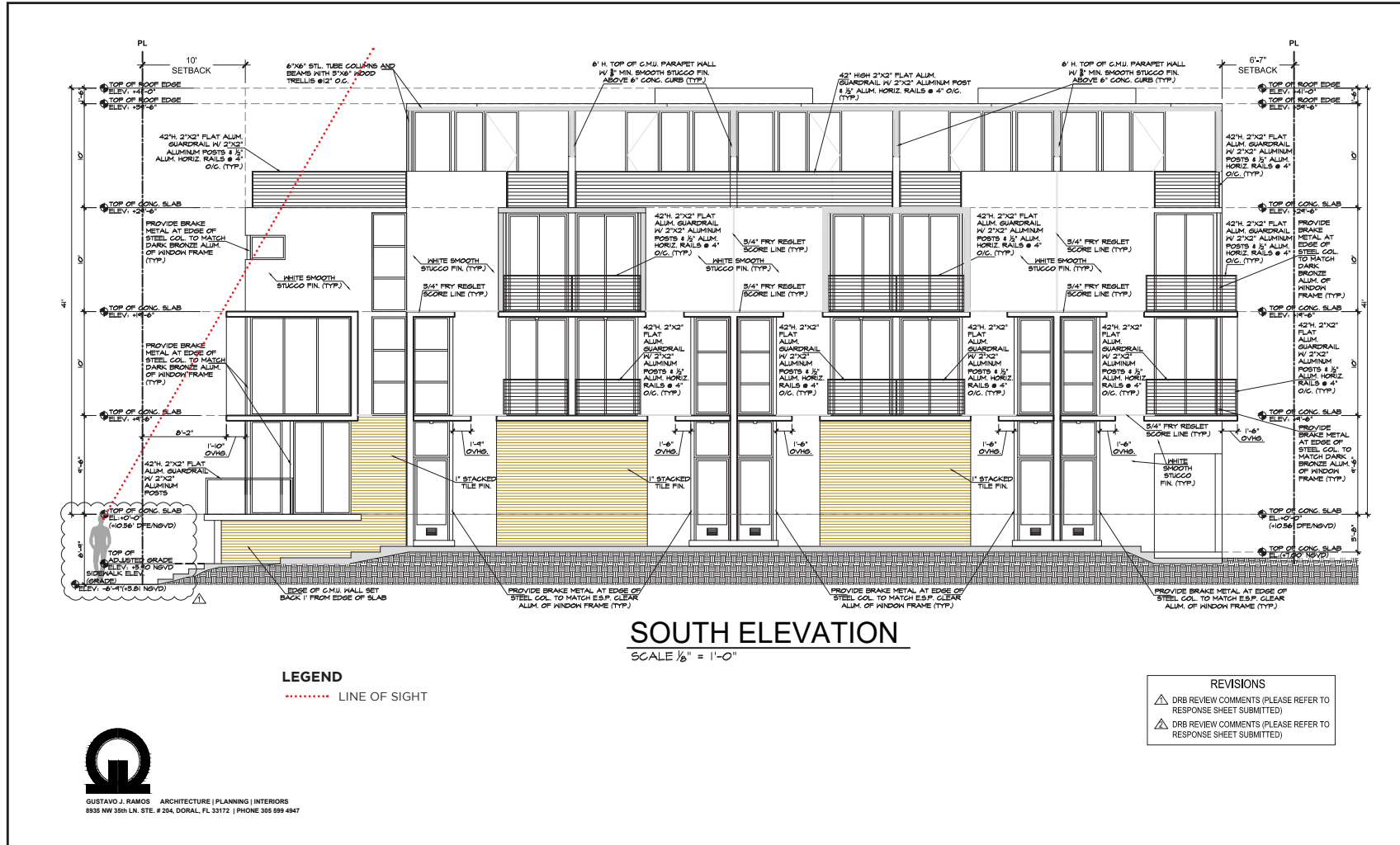


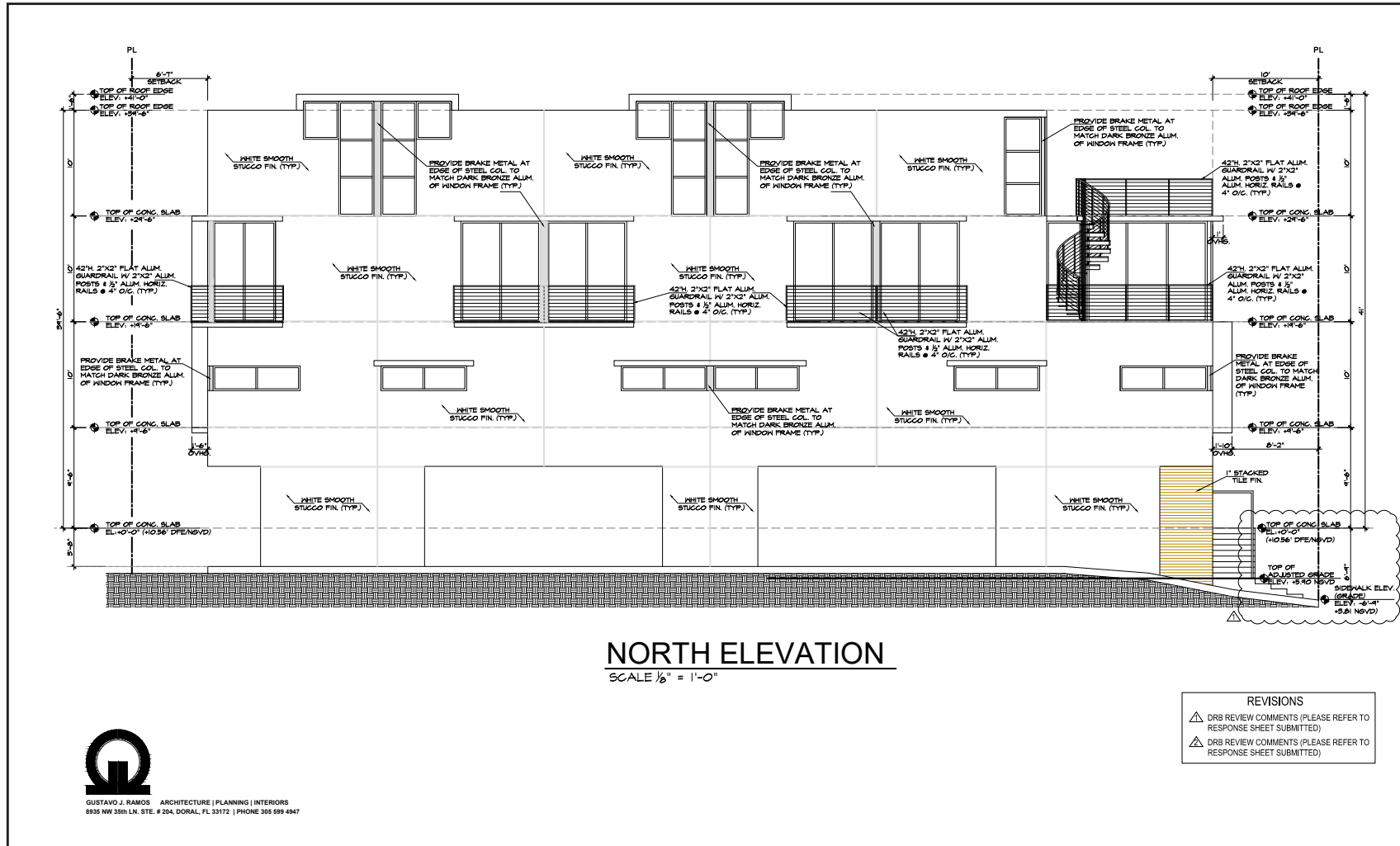
- DEMOLITION GENERAL NOTES:**
- CONTRACTOR IS TO COORDINATE & PHASE THE REMOVAL OF AREAS, WALKWAY SLABS, LANDSCAPE, AND OTHERS WHICH AFFECT THE ACCESS TO THE PROPERTY.
 - CONTRACTOR SHALL VERIFY WITH ALL UTILITIES, COMPANIES (GAS, ELECT, PHONE, WATER ETC.) AND STAKE OUT IN THE FIELD ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED BEFORE PROCEEDING WITH ANY EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT AND OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.
 - DEMOLITION CONTRACTOR SHALL COMPLY WITH THE WITH FBC 2020 AND ALL APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS.
 - COORDINATE ALL DEMOLITION W/NEW CONSTRUCTION PLANS FOR PHASING PURPOSES
 - PROPER DISPOSAL OF ALL WASTE MATERIALS SHALL BE BY THE GENERAL CONTRACTOR. ALL INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF WASTE MATERIALS DUE TO THEIR RESPECTIVE ACTIVITIES.
 - THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HVAC WORK, ETC. REQUIRED FOR COMPLETE AND OPERATIONAL AS SHOWN AND OR INDICATED ON THESE DRAWINGS.
 - ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKES PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING WITH WORK.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY THE SUBCONTRACTORS OF THE VARIOUS TRADES.
 - ALL WORK TO BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AND DADE COUNTY ORDINANCES.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL APPLICABLE PERMITS, LICENSES, AND PAY ALL NECESSARY FEES IN PERFORMING THIS CONTRACT.
 - CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS AT THE TIME OF BIDDING.

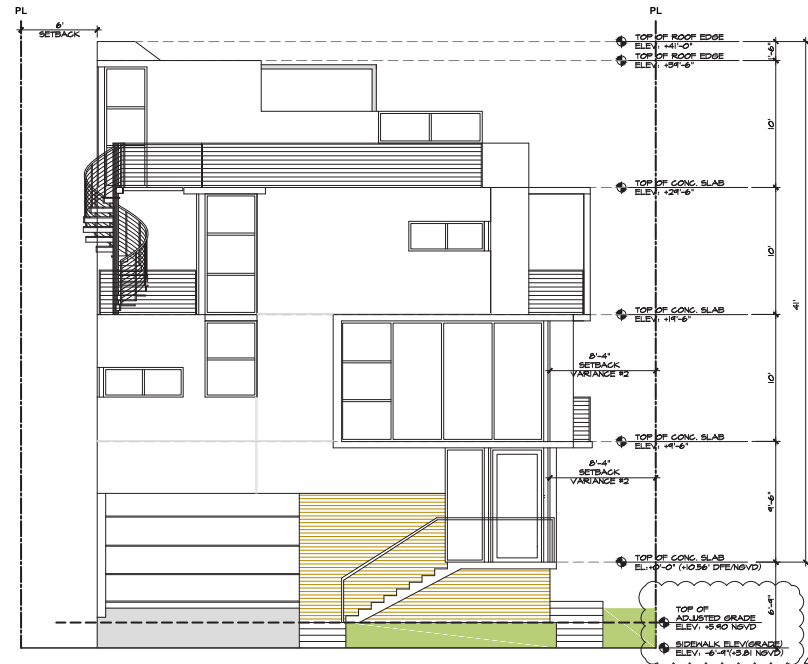










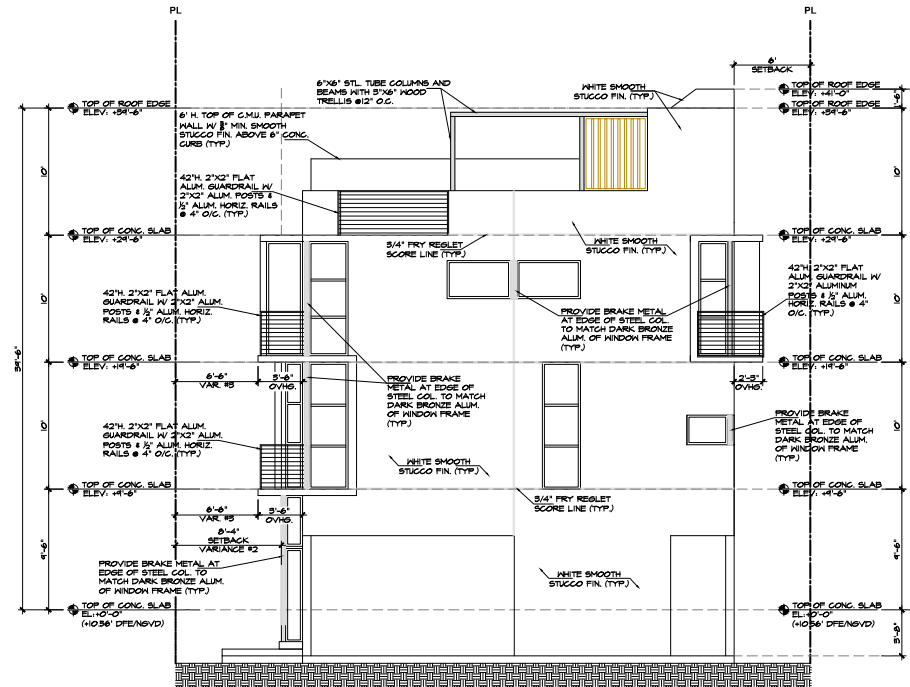


EAST ELEVATION

SCALE 1/8" = 1'-0"



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4847

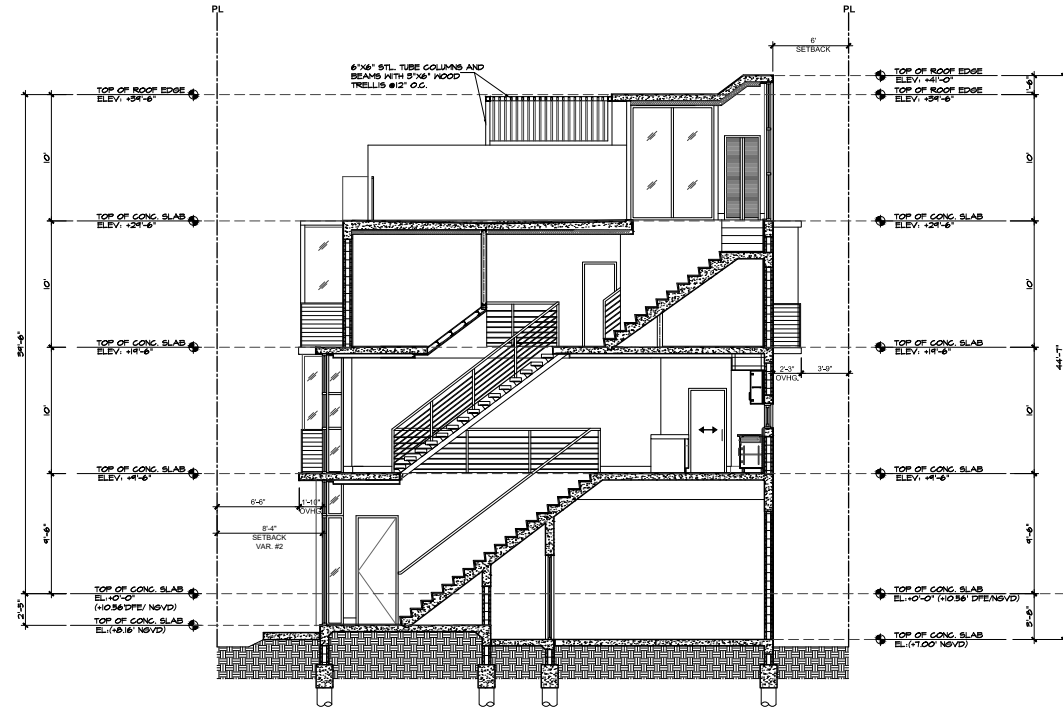


WEST ELEVATION

SCALE 1/8" = 1'-0"



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4847



BUILDING SECTION

SCALE 1/8" = 1'-0"



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947



















GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4847





FINISHES DESCRIPTION

EXTERIOR FINISHES					
CONSTRUCTIVE ELEMENTS	MATERIAL	FIN. COLOR	FINISH	SIZE	MANUFACTURER
EXTERIOR WALLS	5/8" WHITE SMOOTH STUCCO FIN. (TYP.)	WHITE	SMOOTH	—	SHERWIN WILLIAMS
DOORS & WINDOWS FRAMES	ALUMINUM FINISH	CLEAR ALUMINUM	SATIN	—	TO BE DETERMINED
EXTERIOR RAILINGS	ALUMINUM FINISH	CLEAR ALUMINUM	STAIN	42" H.	TO BE DETERMINED
GLASS	IMPACT GLASS	AZURLITE	GLASS	—	TO BE DETERMINED
STACKED TILES	PORCELAIN MESH TILE	PURE SAND	MATTE	12" x 24"	UNICOM STARKER

