

PARK
OWNER'S MODIFICATIONS

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PROJECT ADDRESS	1741 SW 2ND AVE, MIAMI, FL 33129	
ZONING	TG-8 OPEN	
LOT SIZE	30,042	
LOT COVERAGE ALLOWED	80% (24,033)	
LOT COVERAGE REQUESTED	26,011 (86%)	
FLR	5 WITH 25% ADDITIONAL PUBLIC BENEFIT	
FAR ALLOWED BY RIGHT	150,210	
25% BONUS DENSITY	37,553	
TOTAL ALLOWED	187,763	
PROPOSED	173,694	PER LETTER
PUBLIC BENEFIT REQUEST	23,484	
PROPOSED	172,996	
PUBLIC BENEFIT REQUEST	22,786	PER PLANS
DENSITY ALLOWED	103	
DWELLING UNITS ALLOWED	206	

PROJECT SUMMARY								
STRUCTURAL SLABS	FLOOR LEVEL	PARKING	SHELL AREA (BUILDABLE AREA)	FLOOR AREA (ZONING)	SELLABLE AREAS UNITS (NET)	NUMBER OF UNITS	SELLABLE AREAS COMMERCIAL (NET SQ.FT)	TOTAL SELLABLE AREA (NET SQ.FT)
1	GROUND LEVEL	84	25,214	24,298	NA	NA	335	335
2	2nd LEVEL	NA	24,087	20,548	15,197	32	918	16,115
3	3rd LEVEL	NA	22,267	20,548	15,629	33	455	16,084
4	4th LEVEL	NA	22,267	20,548	15,629	33	455	16,084
5	5th LEVEL	NA	22,267	20,548	15,629	33	455	16,084
6	6th LEVEL	NA	22,267	20,548	15,629	33	455	16,084
7	7th LEVEL	NA	22,267	20,548	15,175	18	141	15,316
8	8th LEVEL	NA	23,040	16,469	2,625	3	9,251	11,876
9	ROOF	—	20,230	218	—	—	—	—
	TOTAL	84	203,906	164,273	95,513	185	12,465	107,978

NOTE:
THE INFORMATION ON THESE PLANS IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
THE AREAS ARE FOR DISCUSSION PURPOSES ONLY AND WILL BE REVIEWED AND ADJUSTED ONCE FINAL APPROVAL BY CITY OF MIAMI.

COMMENTS:

REVISION: 

NO. #	NAME	DATE
01	Owner's Modifications	07.18.24

PROJECT TITLE:

PARK
OWNER'S MODIFICATION

PROJECT DESCRIPTION:
164 LODGING UNITS + 20 CONDO HOTELS + COMMERCIAL

PROJECT ADDRESS:
1741 SW 2nd Ave Miami, Fl 33129

DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

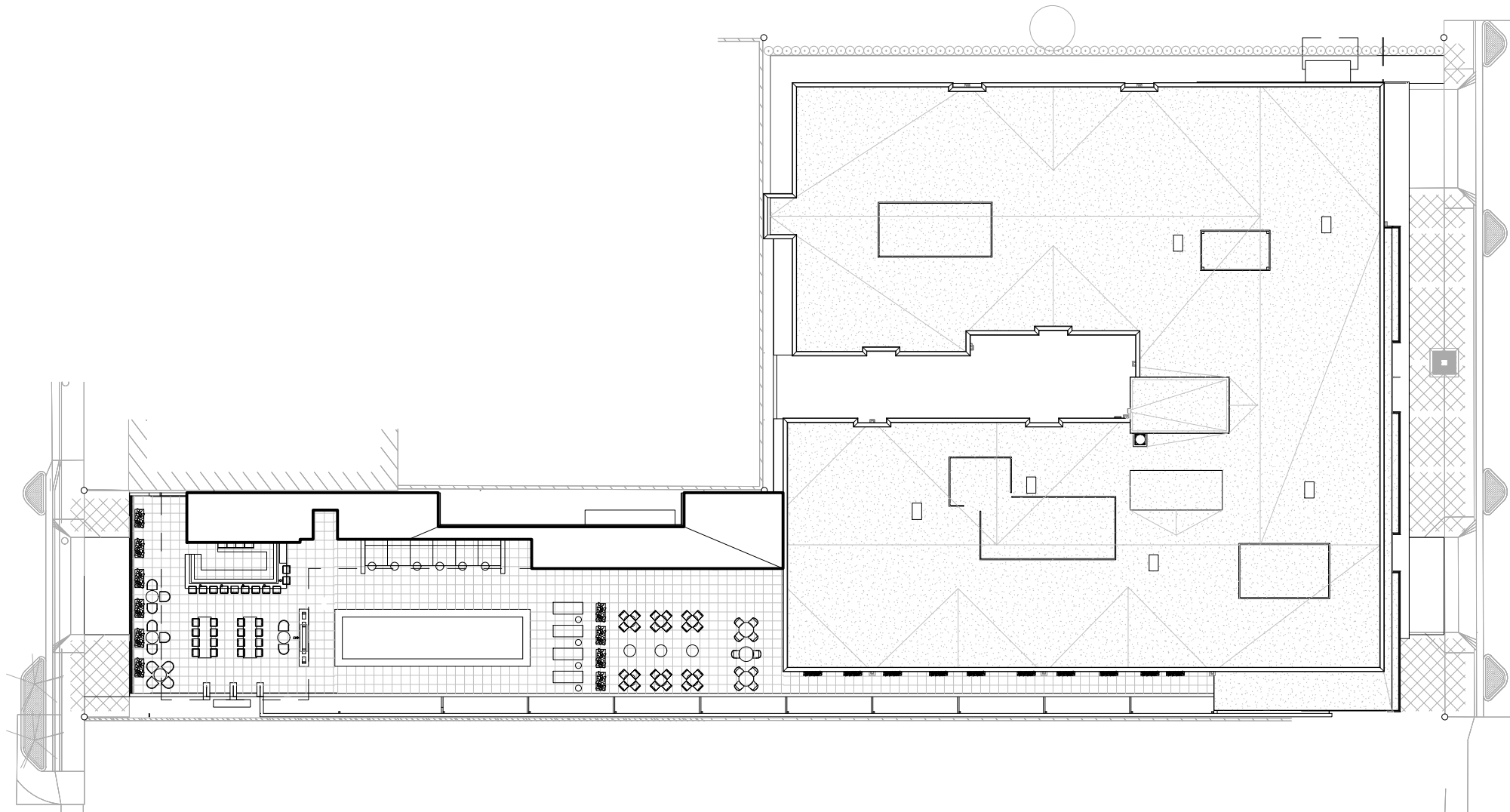
SHEET TITLE:

COVER SHEET

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:

G- 101



1 SITE PLAN
1/32"=1'-0"

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PROJECT DESCRIPTION:
164 LODGING UNITS + 20 CONDO HOTELS +
COMMERCIAL

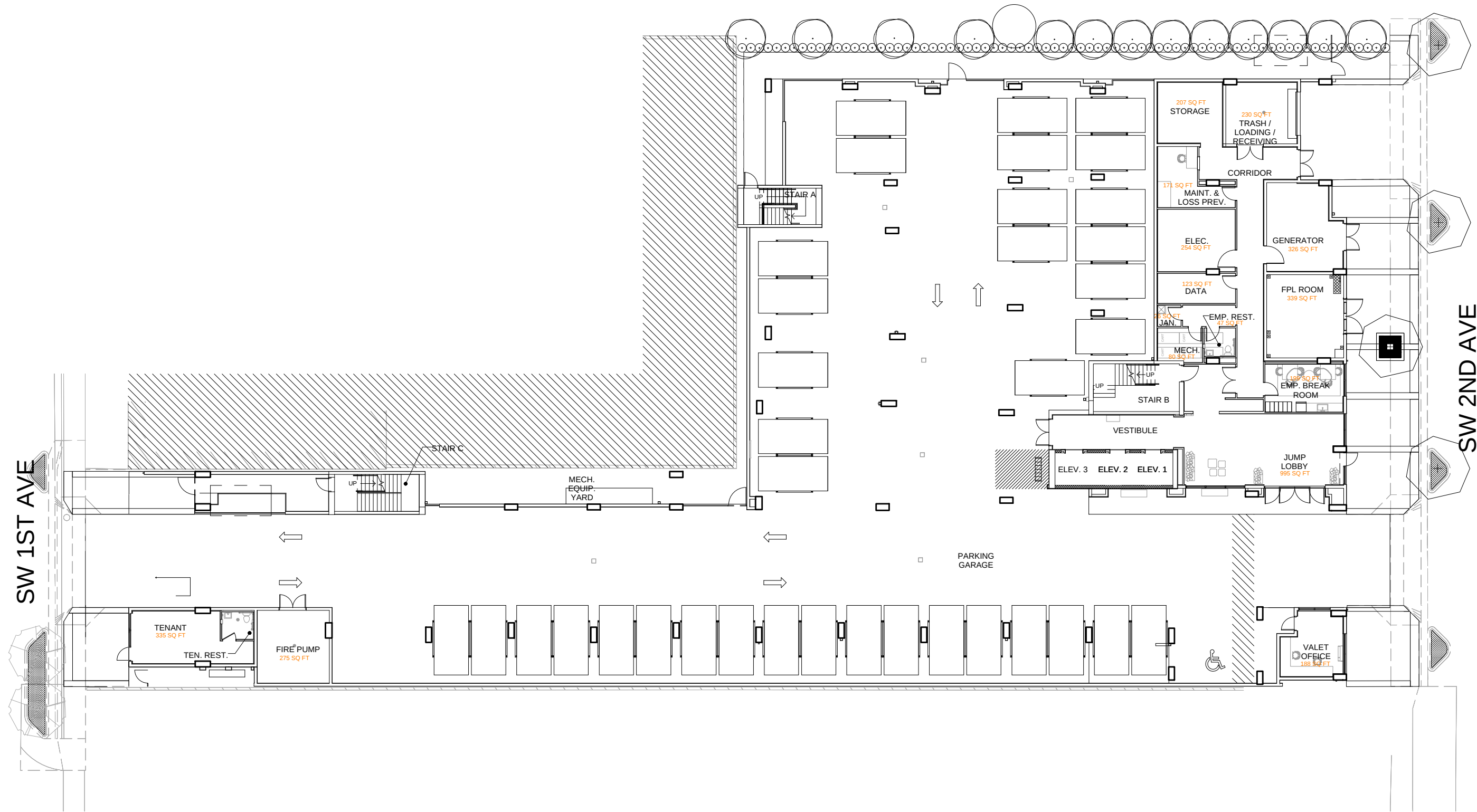
PROJECT ADDRESS:
1741 SW 2nd Ave Miami, FL 33129

DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:

SITE PLAN	
SCALE: 1/32" = 1'-0"	PLOT DATE: 7/18/2024
SHEET NUMBER:	

A-101



1 GROUND FLOOR PLAN
NOT TO SCALE

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MIAMI, FL 33130

SHEET TITLE:
GROUND FLOOR PLAN

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:

A-102

SW 1ST AVE

SW 2ND AVE



1 LEVEL 2 FLOOR PLAN
NOT TO SCALE

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MIAMI, FL 33130

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:

A-103

SW 1ST AVE



SW 2ND AVE

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HABITAT DEVELOPMENT LLC.

175 SW 7TH STREET, SUITE 2201

MIAMI, FL 33130

SHEET TITLE: _____

LEVEL 3-6 FLOOR PLAN

SCALE: NOT TO SCALE	PLOT DATE: 7/10/2021
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SHEET NUMBER: _____

A-104

SW 1ST AVE

SW 2ND AVE



1 LEVEL 7 FLOOR PLAN
NOT TO SCALE

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MIAMI, FL 33130

SHEET TITLE:
LEVEL 7 FLOOR PLAN

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:

A-105

SW 1ST AVE



SW 2ND AVE

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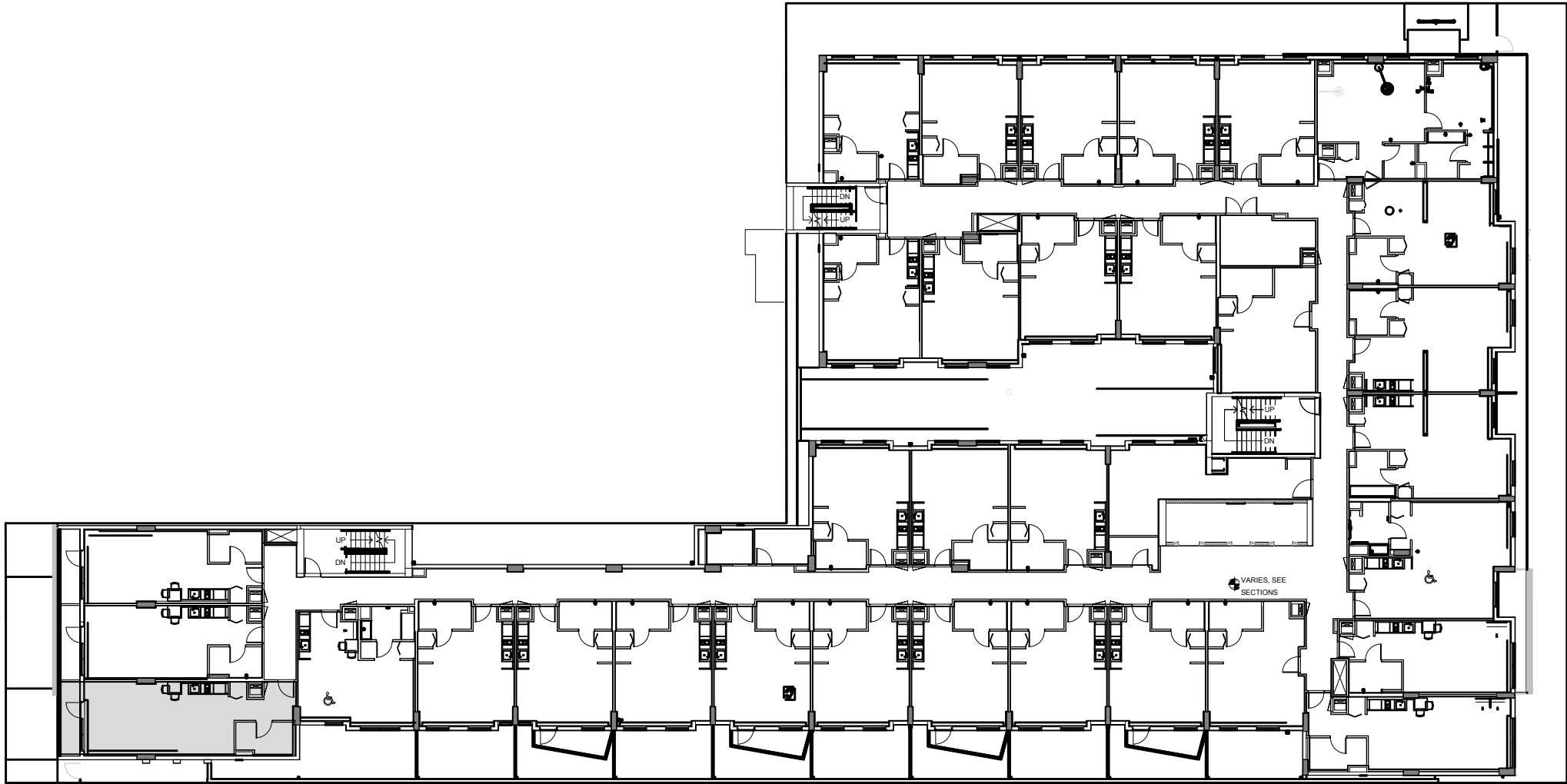
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LEVEL 8 FLOOR PLAN

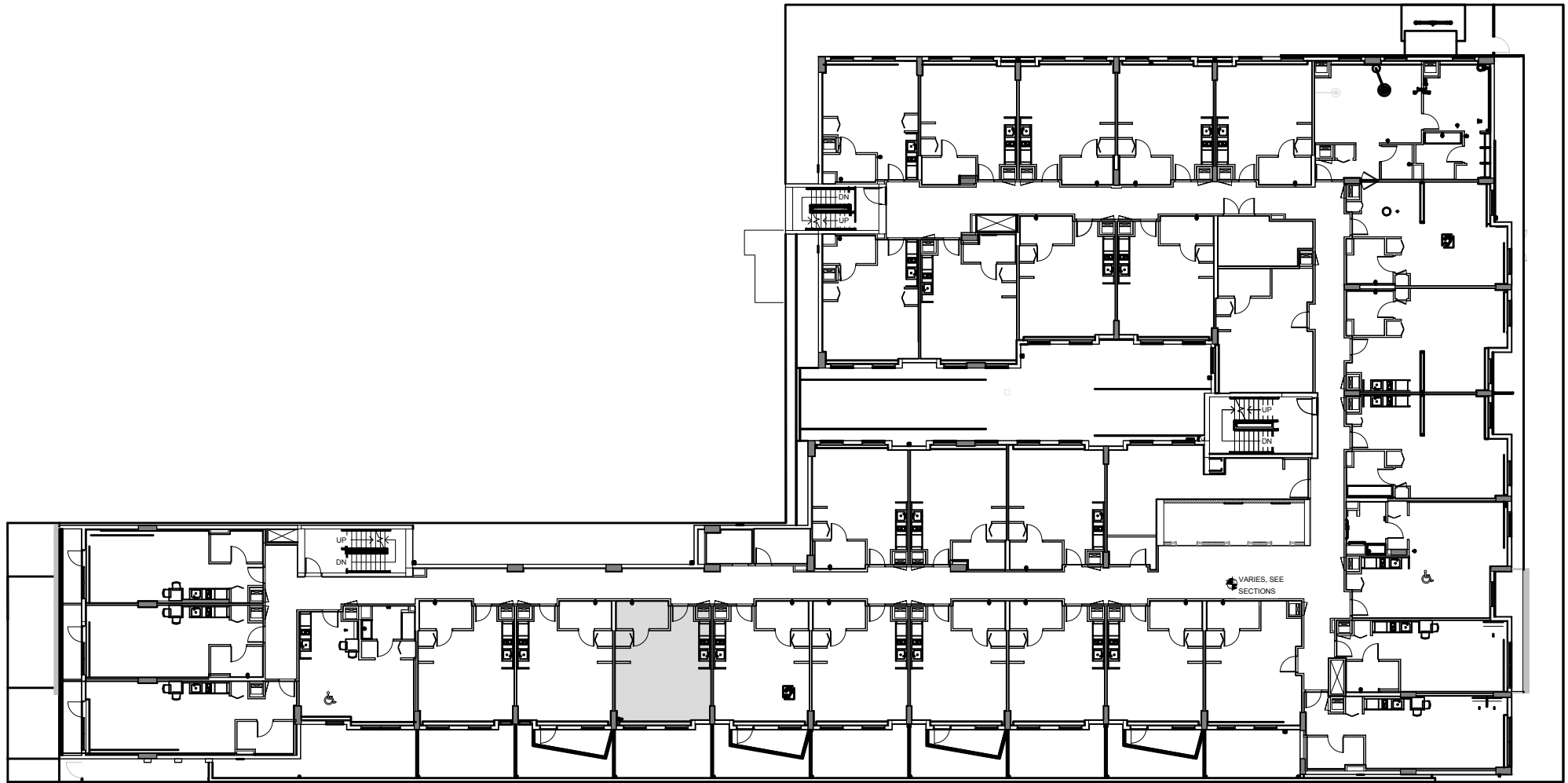
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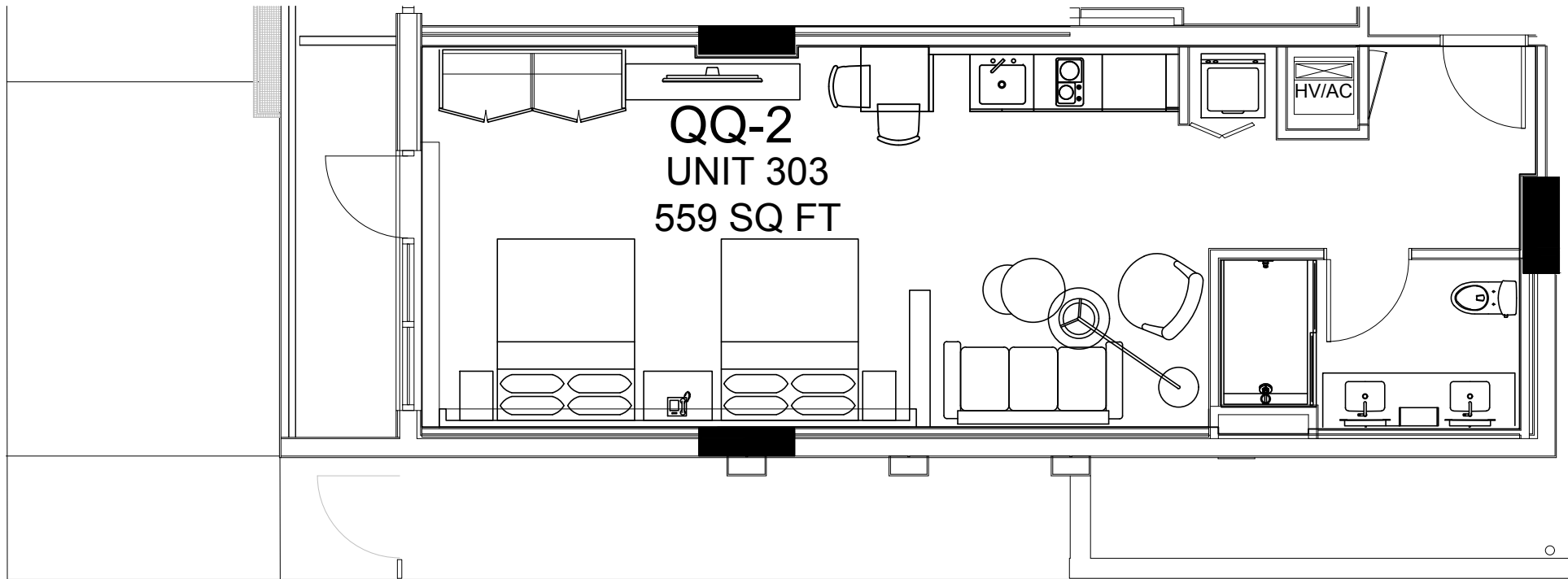
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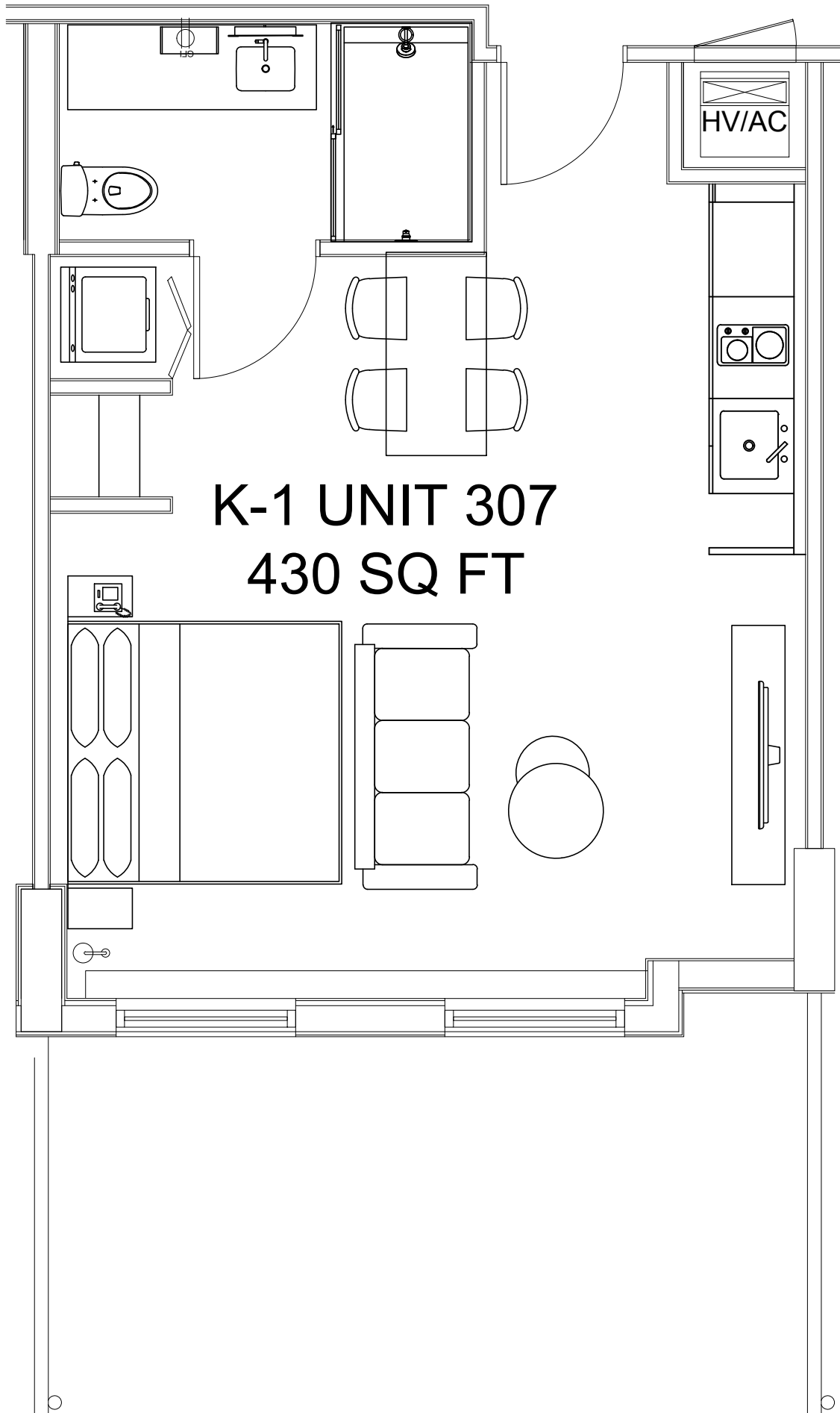
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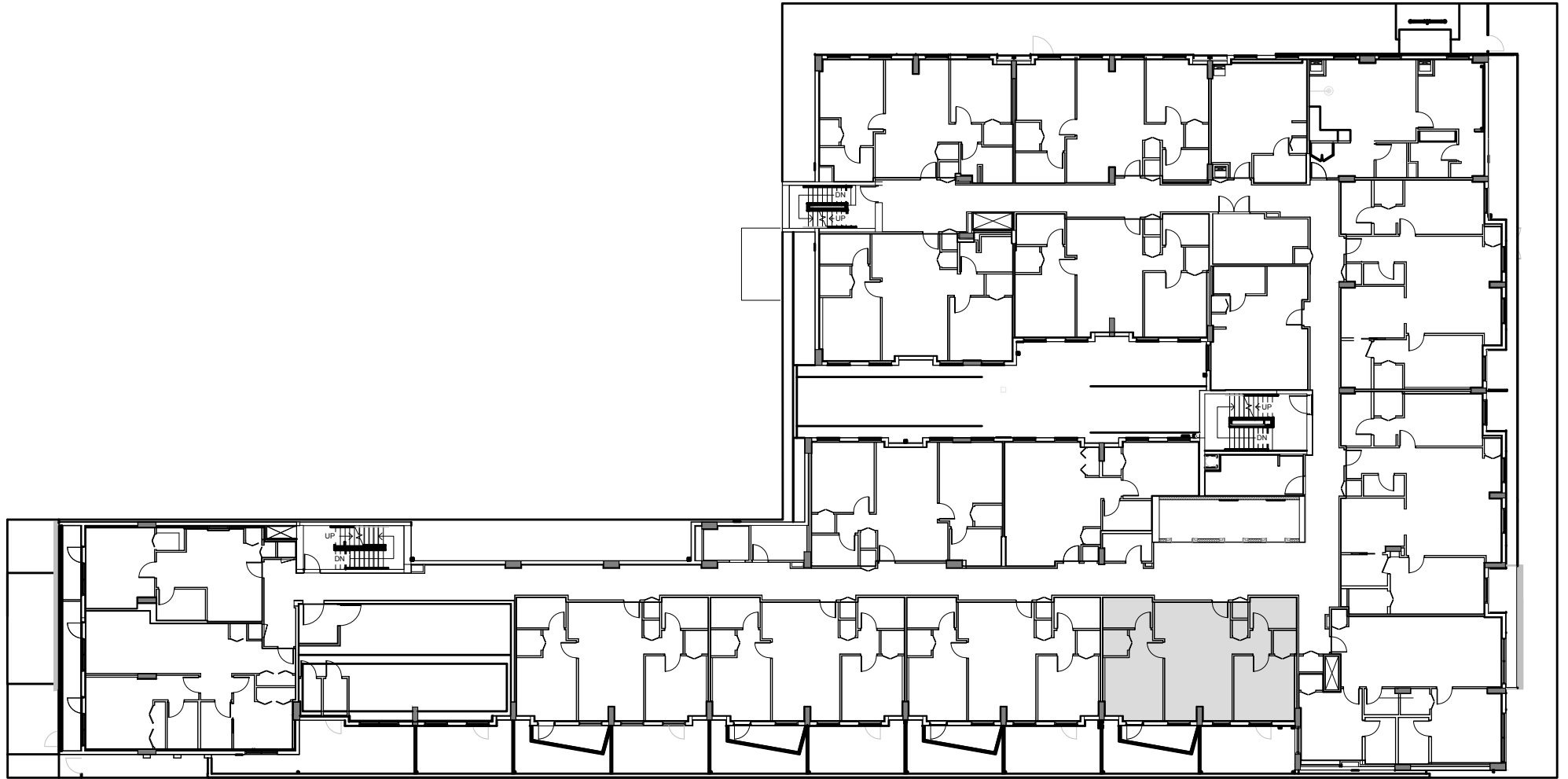
1 LEVEL 8 FLOOR PLAN
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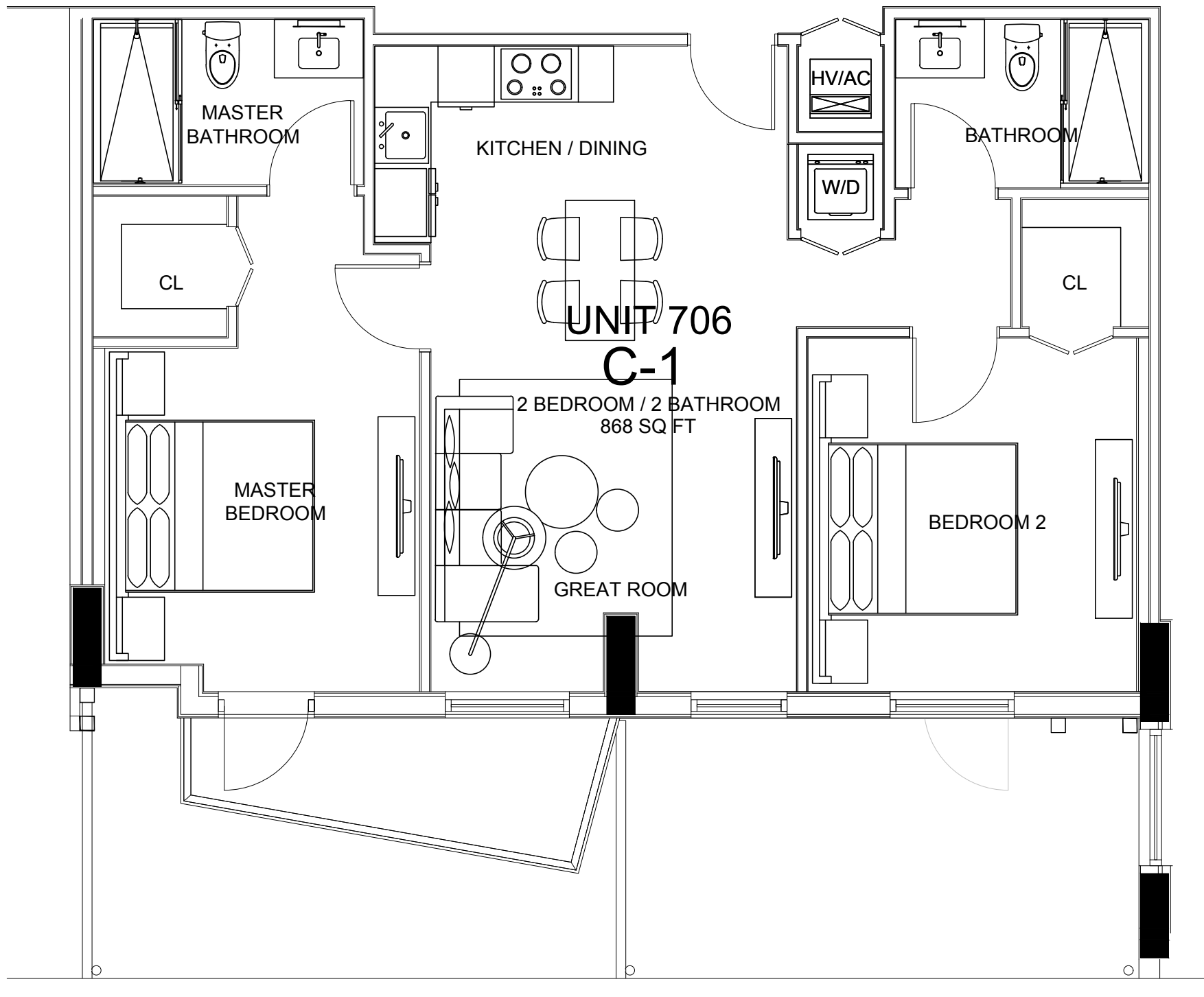












UNIT 706

C-1

2 BEDROOM / 2 BATHROOM
868 SQ FT

MASTER
BATHROOM

BATHROOM

KITCHEN / DINING

CL

CL

MASTER
BEDROOM

BEDROOM 2

GREAT ROOM

HV/AC

W/D

