

18 SUNSET

FILE NO. PB20-0344



PLANNING BOARD MEETING
DECEMBER 14, 2020

PROPERTY INFORMATION

- ±0.77 Acres
- Land Use: CD-2
- Zoning: CD-2 & Sunset Harbour Overlay District



REQUEST

Introduction of office uses, pursuant to Chapter 118, Article IV and Chapter 142 Article II of the City Code to a previously issued conditional use permit (PB17-0168 a.k.a. 18-0168).

Proposed Modification to Project Approval:

Five (5) story mixed use project, consisting of office, retail, personal service, restaurant, and/or residential uses.

CLASS A OFFICE SPACE IN HIGH DEMAND

Boutique Financial Firms, Wealth Management Companies, Hedge Funds & Family Offices are looking to relocate operations to South Florida and are in the market for smaller office spaces with Class A design features and amenities.

Bloomberg

Pursuits

NYC's Wealthiest Flocking to Florida Even While Covid Rages

By [Oshrat Carmiel](#)

 San Francisco Business Times

Prominent venture capitalist David Blumberg joins Bay Area exodus

As of last night, we have moved out of California, and are now happier ... Blumberg leaves California amid an acceleration of wealthy people leaving the ... and Square, who said in November that he's also moving to Miami.



BUSINESS EXCLUSIVE

Carl Icahn moving hedge fund to Miami, whether his workers like it or not

REAL ESTATE GIMME SHELTER

Billionaire Ken Griffin adds \$60M Miami buy to real estate empire

REAL ESTATE GIMME SHELTER

Softbank CEO Marcelo Claure spends \$11M on Miami home he'll demolish

REAL ESTATE GIMME SHELTER

Jeff Bezos may add Miami compound to real estate empire

NEWS

Goldman Sachs eyeing Florida move for key division, report says

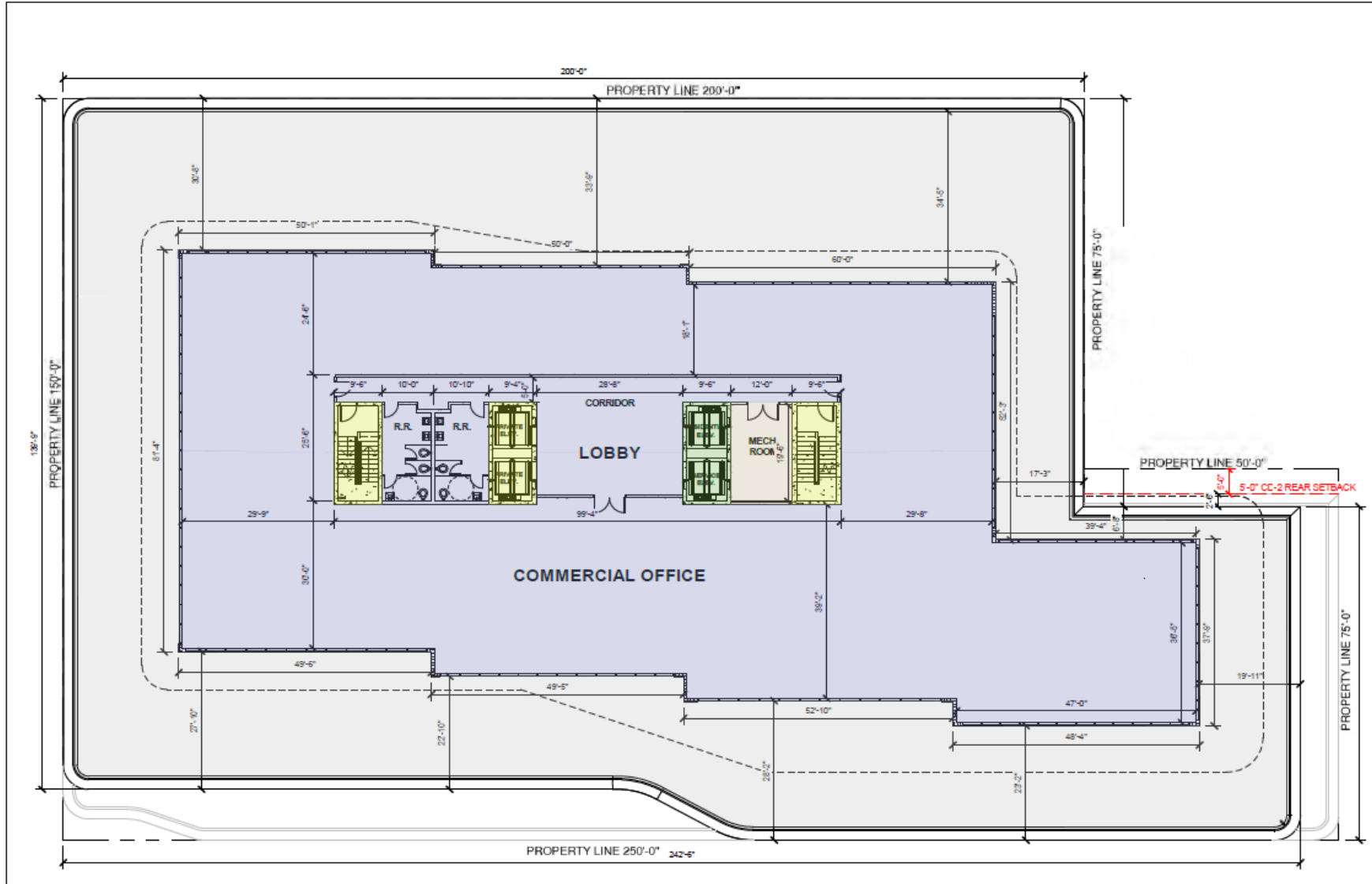








OFFICE FLOOR PLAN



| 3RD FLOOR | Area | FAR sq.ft | NON FAR sq.ft |
|-----------|------------------------------|---------------|------------------|
| | MEP | 258 | |
| | Commercial Office | 12,803 | |
| | Lobby / Restrooms | 1,015 | |
| | N. Stair Core | 197 | |
| | S. Stair Core | 197 | |
| | N. Elevator Core | 197 | |
| | S. Elevator Core | 197 | |
| | Terrace | | 14,682 |
| | Total Floor FAR | 14,864 | |
| | Total Floor Non FAR | | 14,682 |
| | Total Floor R-2 (25%) | 197 | |

PROPOSED CHANGES

| | Approved | Proposed | Change |
|------------------------|------------------------------|------------------------------|------------------------------------|
| Lot Area | 33,750 SF | 33,750 SF | No change |
| Parking Requirements | 82 Required / 82 Provided | 78 Required / 78 Provided | Decrease (less spaces required) |
| Floor Area Ratio (FAR) | 2.0 67,499 SF | 1.9 66,995 SF | Decrease |
| Density | 12 units | 2 units | Decrease |
| Lot Coverage | 28,645 SF | 21,472 SF | Decrease |
| | Approved | Proposed | |
| Non-Residential FAR | 25,701 SF | 53,395 SF | |
| Residential FAR | 41, 798 SF | 13,600 SF | |
| Total FAR | 67,499 SF | 66,995 SF | Decrease 10 |

ECONOMIC BENEFITS OF INCREASED OFFICE SPACE

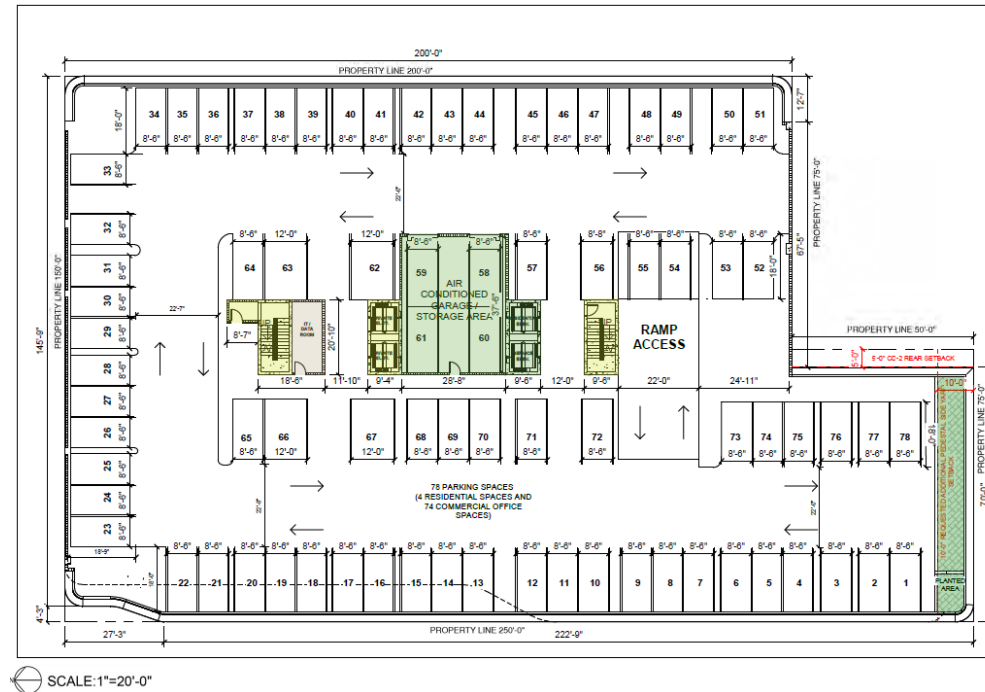
- Short and Long Term Job Creation
- Increased number of full time Residents
- Office workers generate increased retail and restaurant spending and provide sustained local business support
- Sustained Local Business Support.
- Tax benefits in connection with proposed project:
 - Current: \$49,230
 - Projected Increase: ~\$1,100,000



FLOOR PLAN CHANGE TO SECOND FLOOR PARKING LEVEL

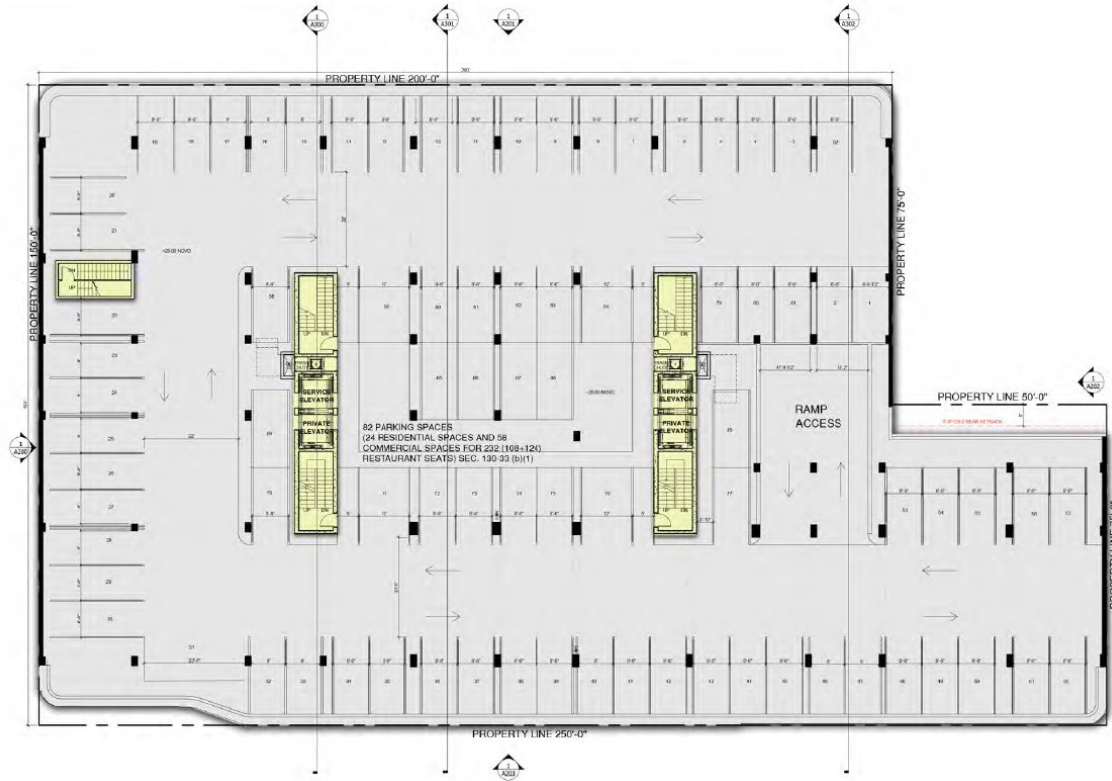
PARKING REQUIREMENTS + OCCUPANT LOAD SPEC CHART

| ROOM | AREA | OCCUPANCY LOAD | NUMBER OF SEATS | NO. OF UNITS | PARKING REQUIRED | PARKING REQUIRED | PROPOSED |
|--------------|-----------|----------------|--------------------------------------|--------------|--|------------------|----------|
| RESTAURANT 1 | 3,494 SF | 146 | COMBINED 96 TABLE + BAR (12 OUTDOOR) | 1 | NO PARKING REQUIRED UNDER 99 SEATS AND 3,500SF | 0 | 0 |
| RESTAURANT 2 | 3,092 SF | 140 | COMBINED 96 TABLE + BAR (14 OUTDOOR) | 1 | NO PARKING REQUIRED UNDER 99 SEATS AND 3,500SF | 0 | 0 |
| CAFE | 896 SF | 41 | 22 (4 EXTERIOR) | | | | |
| OFFICE SPACE | 29,728 SF | 297 | N/A | 2 | 29,728 SF / 400 = 74 PARKING SPACES REQUIRED | 74 | 74 |
| RETAIL 1 | 1,303 SF | - | N/A | 1 | NO PARKING REQUIRED UNDER 3,500SF | 0 | 0 |
| RETAIL 2 | 1,731 SF | - | N/A | 1 | NO PARKING REQUIRED UNDER 3,500SF | 0 | 0 |
| RETAIL 3 | 1,783 SF | - | N/A | 1 | NO PARKING REQUIRED UNDER 3,500SF | 0 | 0 |
| RETAIL 4 | 2,346 SF | - | N/A | 1 | NO PARKING REQUIRED UNDER 3,500SF | 2 | 2 |
| RESIDENTIAL | N/A | - | | 2 | 2 PER UNIT | 4 | 4 |
| TOTAL | - | - | - | - | - | 78 | 78 |



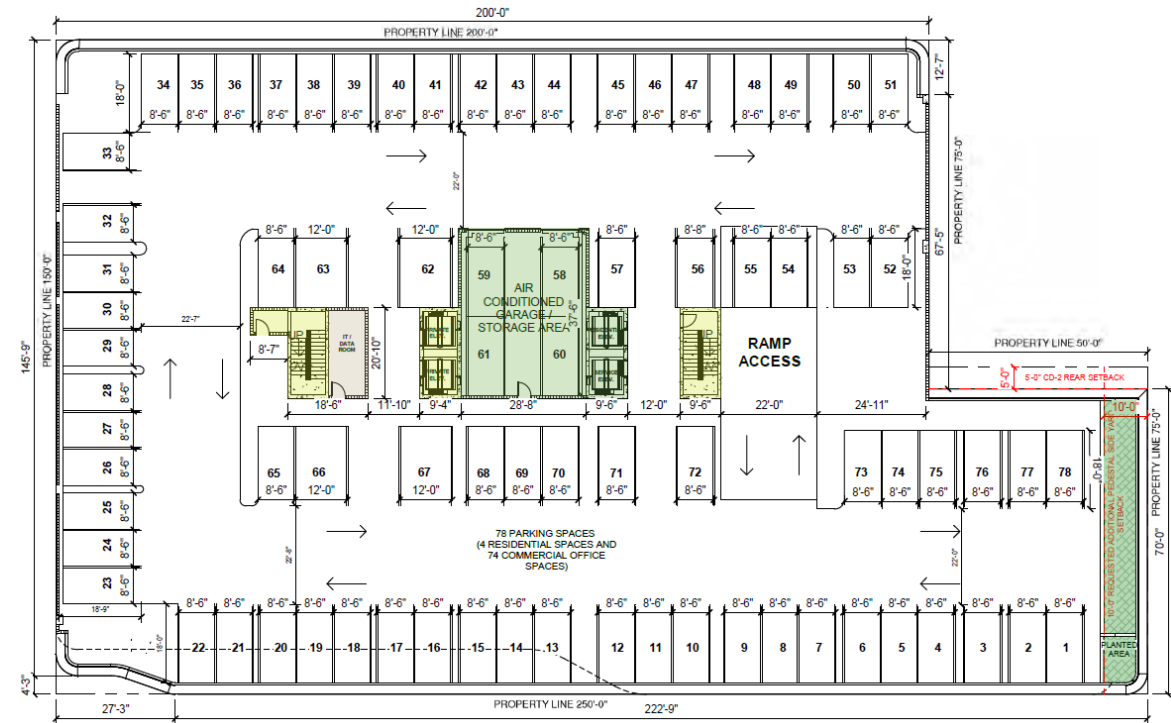
FLOOR PLAN CHANGE TO SECOND FLOOR PARKING LEVEL

Required: 82 parking spaces
 Provided: 82 parking spaces (24 residential and 58 commercial)



Approved

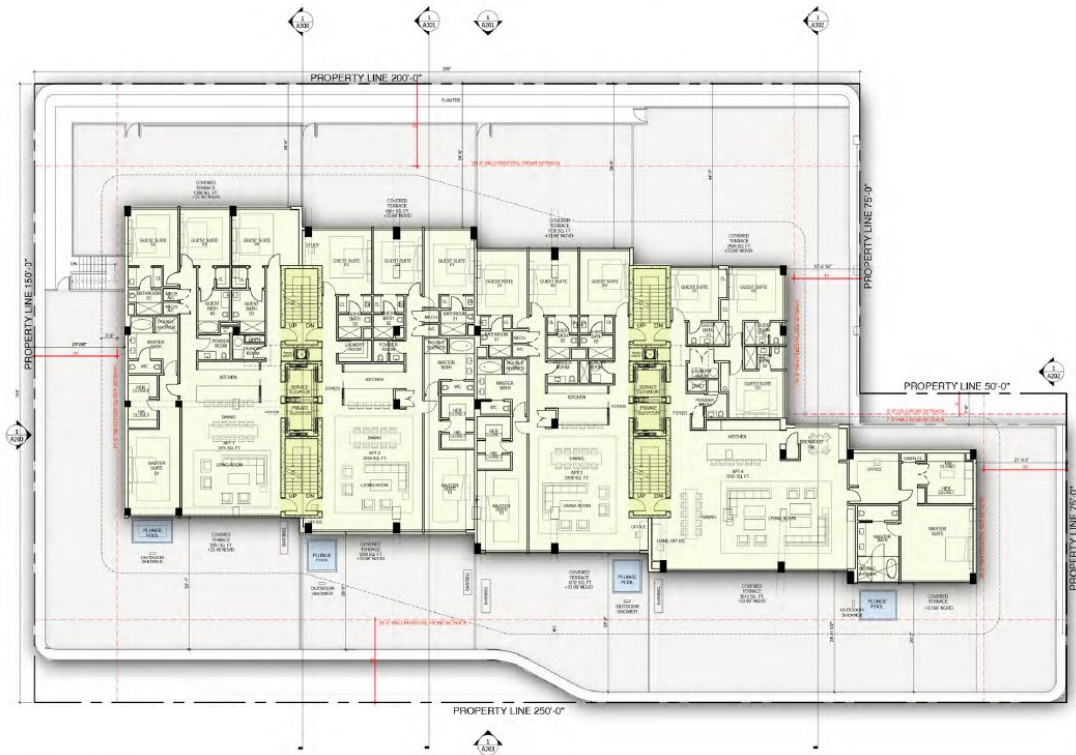
Required: 78 parking spaces
 Provided: 78 parking spaces (4 residential and 74 commercial)



Proposed

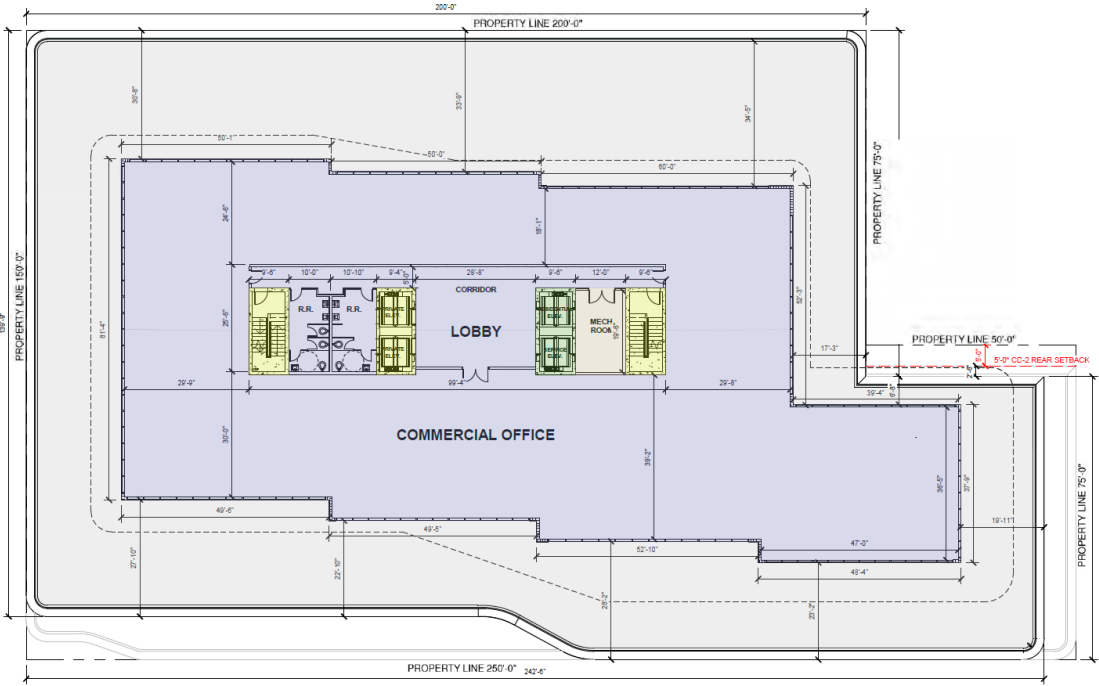
FLOOR PLAN CHANGE TO THIRD FLOOR

| THIRD FLOOR AREAS | |
|----------------------|---------------|
| INTERIOR | |
| ROOM | AREA |
| RESIDENCE 1 | 2975 SQ. FT. |
| RESIDENCE 2 | 2858 SQ. FT. |
| RESIDENCE 3 | 2835 SQ. FT. |
| RESIDENCE 4 | 3743 SQ. FT. |
| CORE | 1090 SQ. FT. |
| TOTAL (FAR) | 13501 SQ. FT. |
| EXTERIOR | |
| TERRACES | 18579 SQ. FT. |
| TOTAL: 32080 SQ. FT. | |



Approved

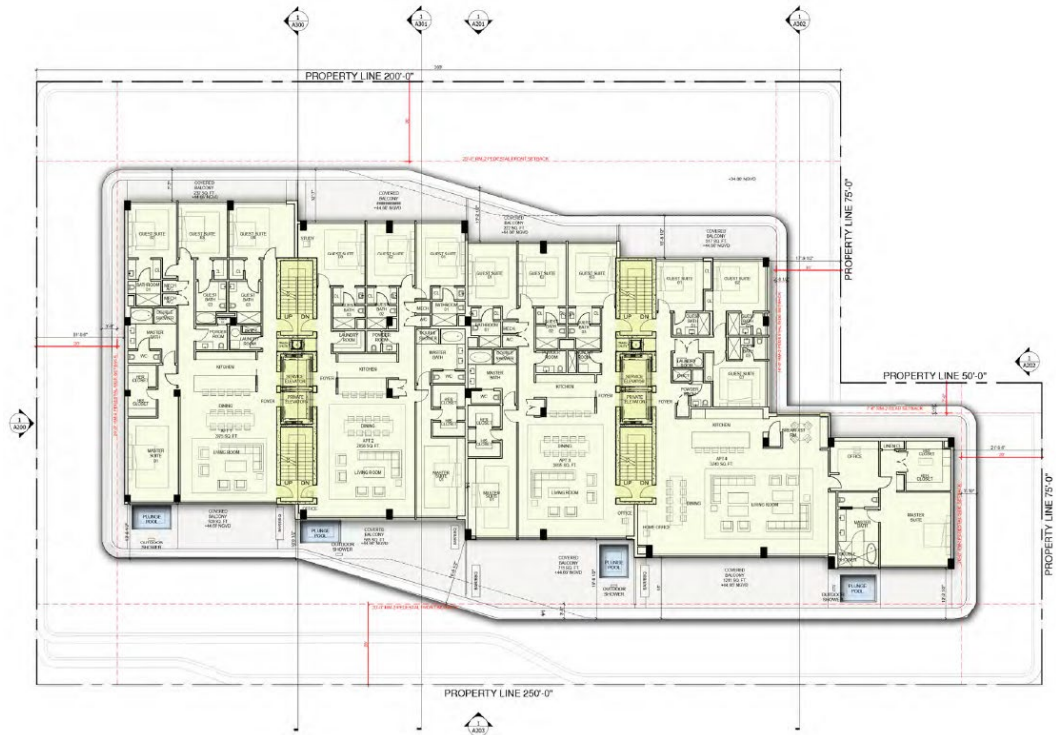
| 3RD FLOOR | Area | FAR sq.ft | NON FAR sq.ft |
|-----------|-----------------------|--------------|------------------|
| | MEP | 258 | |
| | Commercial Office | 12,803 | |
| | Lobby / Restrooms | 1,015 | |
| | N. Stair Core | 197 | |
| | S. Stair Core | 197 | |
| | N. Elevator Core | 197 | |
| | S. Elevator Core | 197 | |
| | Terrace | | 14,682 |
| | Total Floor FAR | 14,864 | |
| | Total Floor Non FAR | | 14,682 |
| | Total Floor R-2 (25%) | 197 | |



Proposed

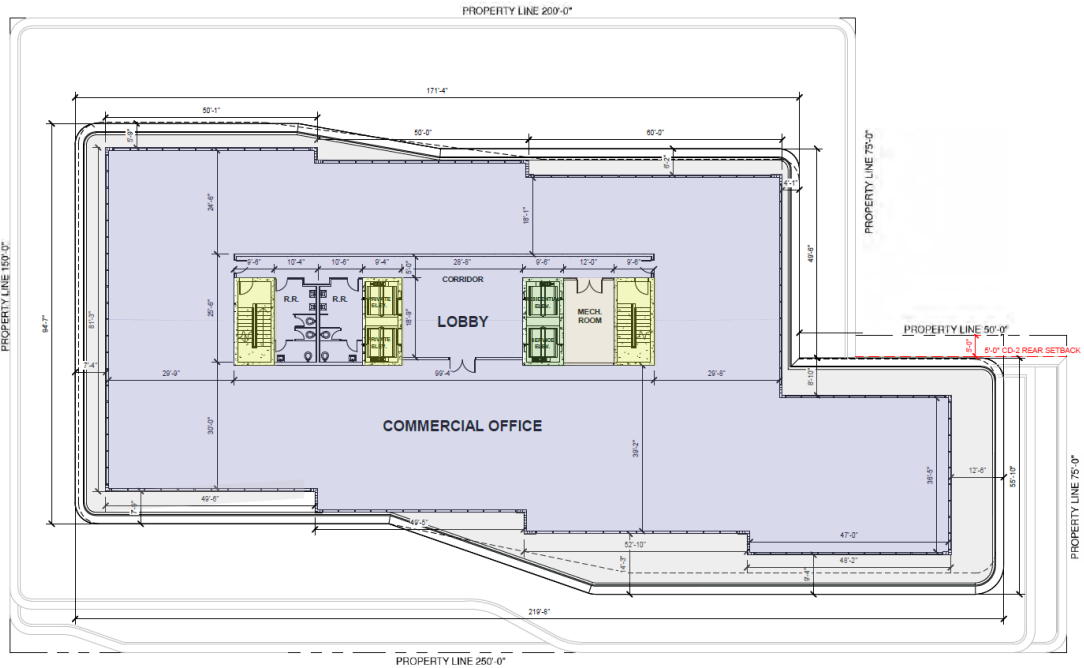
FLOOR PLAN CHANGE TO FOURTH FLOOR

| FOURTH FLOOR AREAS | |
|----------------------|---------------|
| INTERIOR | |
| ROOM | AREA |
| RESIDENCE 1 | 2975 SQ. FT. |
| RESIDENCE 2 | 2858 SQ. FT. |
| RESIDENCE 3 | 2835 SQ. FT. |
| RESIDENCE 4 | 3743 SQ. FT. |
| CORE | 1090 SQ. FT. |
| TOTAL (FAR) | 13501 SQ. FT. |
| EXTERIOR | |
| TERRACES | 6020 SQ. FT. |
| TOTAL: 19521 SQ. FT. | |



Approved

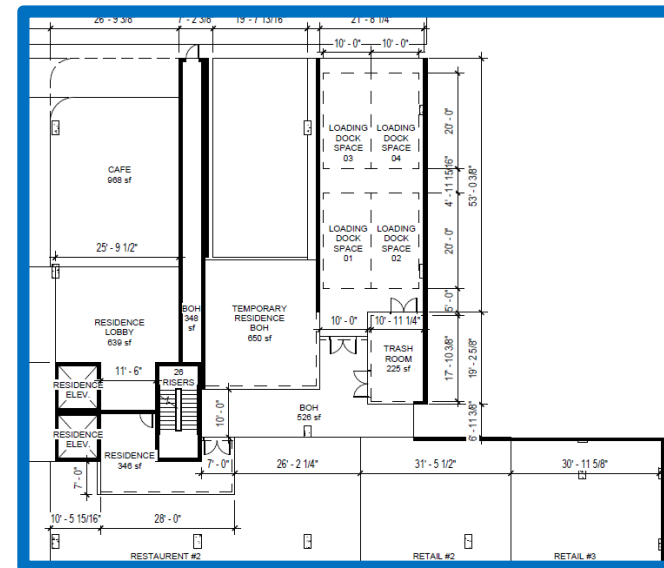
| 4TH FLOOR | Area | FAR sq.ft | NON FAR sq.ft |
|-----------|------------------------------|---------------|------------------|
| | MEP | 258 | |
| | Commercial Office | 12,803 | |
| | Lobby / Restrooms | 1,015 | |
| | N. Stair Core | 197 | |
| | S. Stair Core | 197 | |
| | N. Elevator Core | 197 | |
| | S. Elevator Core | 197 | |
| | Terrace | | 2,970 |
| | Total Floor FAR | 14,864 | |
| | Total Floor Non FAR | | 2,970 |
| | Total Floor R-2 (25%) | 197 | |



Proposed

The diagram shows a top-down view of a vehicle's path through a U-shaped road section. The vehicle enters from the bottom left, moves straight up, turns right at the bottom of the curve, and exits towards the top right. Key points are labeled: \$P_0\$ at the start of the turn, \$P_1\$ and \$P_2\$ along the curved path, and \$P_3\$ at the exit point. A dashed line indicates the intended trajectory. A vertical dimension \$W_{\text{car}}\$ is shown at the entrance, representing the width of the lane or vehicle.

| | |
|--------------------------------|---------|
| MIN. TURNING RADIUS (R_T) | 31'-0" |
| OUTSIDE FRONT RADIUS (R_Q) | 33'-4" |
| INSIDE REAR RADIUS (R_I) | 20'-8" |
| STRAIGHT LANE WIDTH (W_S) | 12'-0" |
| CURVED LANE WIDTH (W_T) | 14'-6" |
| INSIDE CURB RADIUS (R) | 18'-6" |
| TANGENT LENGTH (T) | 38'-0" |
| TYPICAL TRUCK LENGTHS: | 19'-29" |

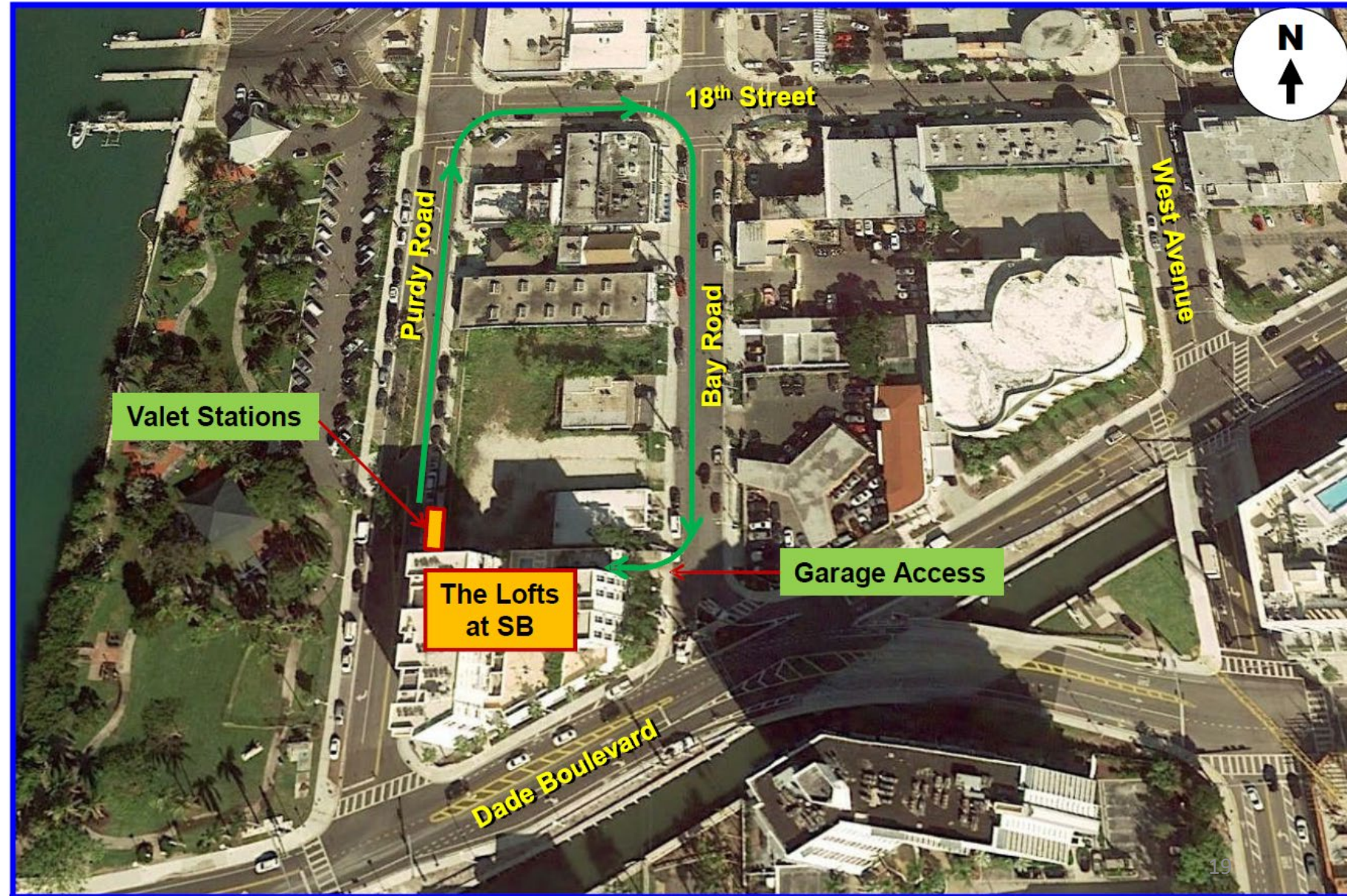


PROPOSED RESTRICTED USES

- **Government Administrative Field Offices.** Local, state, or federal government offices which generally service and are open to the public, and generate high levels of traffic, such as a clerk's office, social security field office, government benefits office, citizenship and immigration field offices, information centers, etc.
 - **Medical Uses – Section 142-1253 (b) – (h).**
 - Class II: Less intense, but generate high volumes of traffic.
 - Retail clinic, Adult day care center, Ambulatory surgical center (ASC), Health care clinic, Urgent care center, women's health clinic.
 - Class III: Dispense pharmaceuticals as part of their treatment plan, and may involve frequent visits from patients who may require services from the facility on a daily basis and limited overnight stays.
 - Detoxification center, Intensive outpatient treatment facility, Pain management clinic.
 - Class IV through Class VII: Assistance is given to permanent residents in daily personal activities. Provide 24-hour medical supervision. Treat patients who may pose a physical danger to themselves or others and security is required. Typically of an institutional nature. May contain recreational amenities.
 - Adult family care home, Assisted living facility, Birth center, Community residential home, Day/night treatment community housing, Homes for special services, Hospice facility, Intensive inpatient treatment facility, Intermediate care facility for developmentally disabled, Nursing home, Prescribed pediatric extended care, Residential treatment facility, Residential treatment facility for children and/or adolescents, Transitional living facility.
 - Class V: Treat a full range of medical related issues. This is the most intense medical use.
 - Hospital Trauma systems, Crisis stabilization unit, Addiction receiving facility, Medication and methadone maintenance treatment facility, Detoxification center, Organ and tissue procurement facility, Intensive inpatient treatment center, and Prescribed pediatric extended care.
- **NOTE: high-end and specialized medical uses, which generally have an impact similar to, and often incorporate retail uses, are permitted.**

THE LOFTS – VALET

- Valet Operations Study for The Lofts dated November 12, 2018.
- Business license for The Lofts valet operations is currently expired.



HEIGHT INCREASE

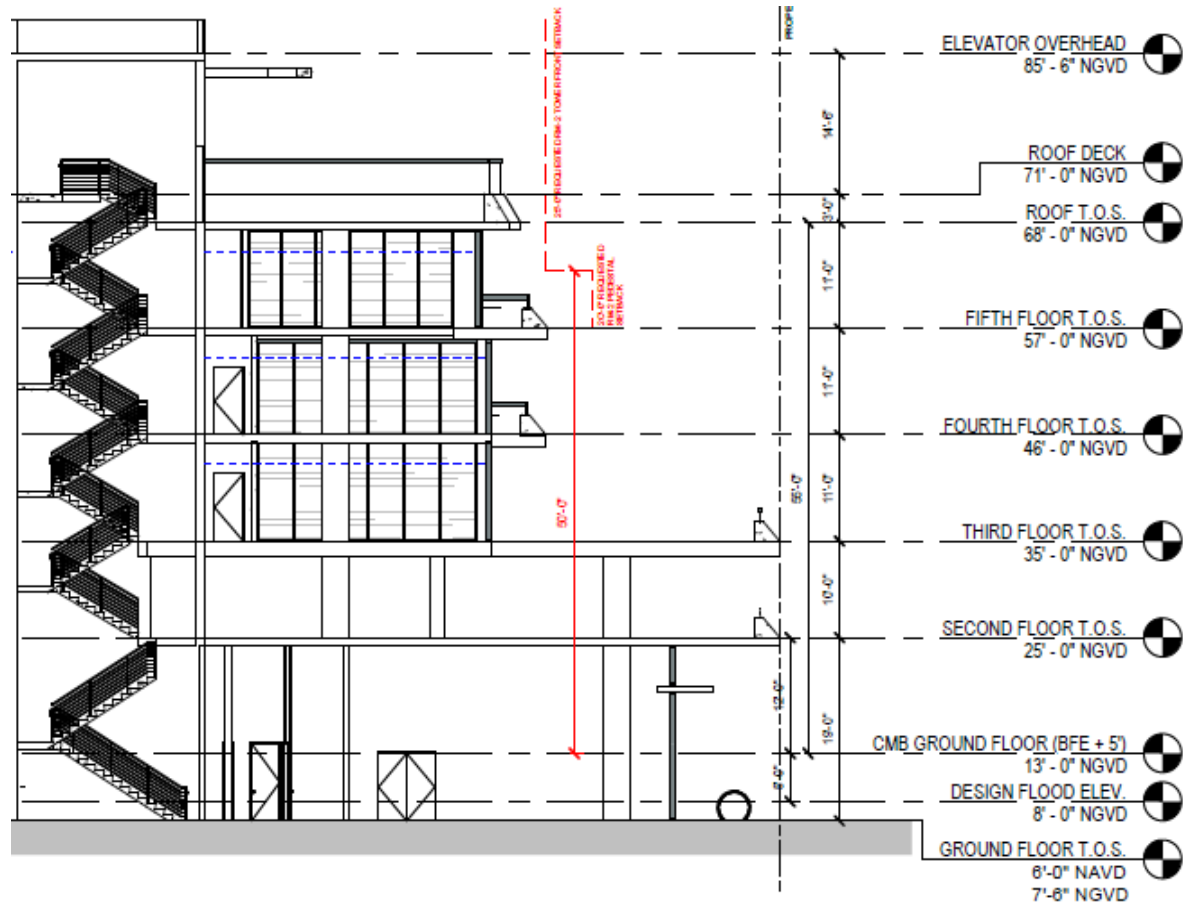


Without Increase

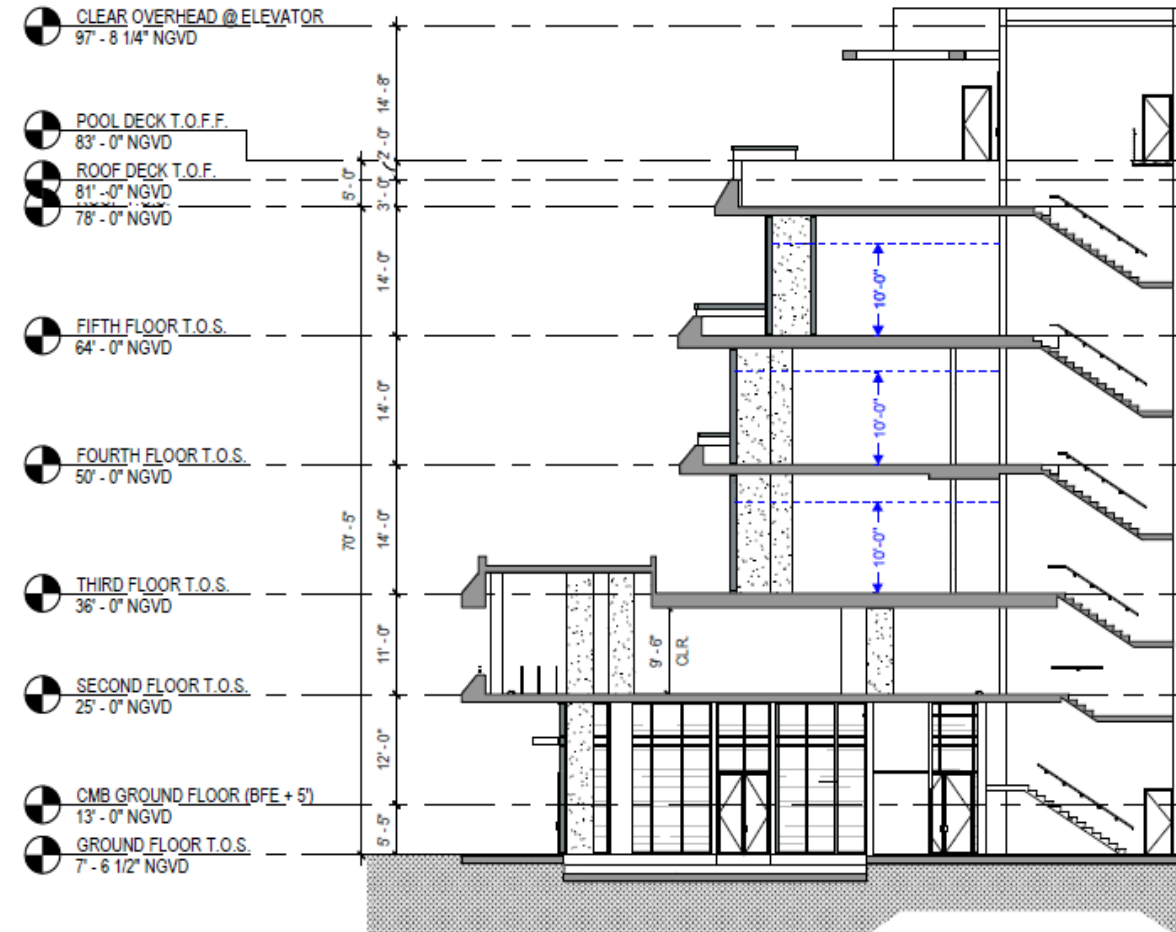


With Increase

HEIGHT INCREASE DIAGRAM



Without Increase



With Increase