



# EIGHTEEN SUNSET

1733-1759 PURDY AVENUE & 1724-1752 BAY ROAD

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD

FINAL SUBMITTAL JANUARY 4, 2021

# SUNSET PARK

DESIGN REVIEW BOARD *PROPOSED*

## NEW MIXED-USE RETAIL-RESIDENTIAL DEVELOPMENT

## MIAMI BEACH, FLORIDA

CLIENT	DESIGN ARCHITECT	LANDSCAPE ARCHITECT	ARCHITECT OF RECORD	CONSULTANTS			SCOPE OF WORK
SUNSET LAND ASSOCIATES, LLC 1691 MICHIGAN AVENUE, SUITE 510 MIAMI BEACH, FLORIDA 33139 T: 305.749.0921	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM	CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC 780 NE 69TH STREET SUITE 1106 MIAMI, FLORIDA 33138 O: 305.979.1585 WWW.CHRISTOPHERCAWLEY.COM	BERMELLO AJAMIL & PARTNERS 2601 S BAYSHORE DR SUITE 1000 MIAMI, FL 33133 O: 212.334.2050 F: 212.334.0453 https://www.bermelloajamil.com	MEP ENGINEER: HNGS ASSOCIATES 4800 SW 74 COURT MIAMI, FL 33155 O: 305.270.9935 F: 305.665.5891	CIVIL ENGINEER: VSN ENGINEERS 8550 W FLAGLER ST SUITE 113 MIAMI, FL 33144 O: 305.551.6267 F: 305.551.4242	STRUCTURAL ENGINEER: DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVE 6TH FLOOR MIAMI, FL 33131 O: 305.441.0755 F: 786.3832329	- NEW CONSTRUCTION OF MIXED-USE 67,500 SF RESIDENTIAL AND RETAIL AT  02-3233-012-0550 (1752 BAY RD Miami Beach, FL 33139-1423) 02-3233-012-0540 (1759 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0530 (1738 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0520 (1747 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0500 (1743 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0490 (1724 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0480 (1733 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0510 (1730 BAY RD Miami Beach, FL 33139-1414)

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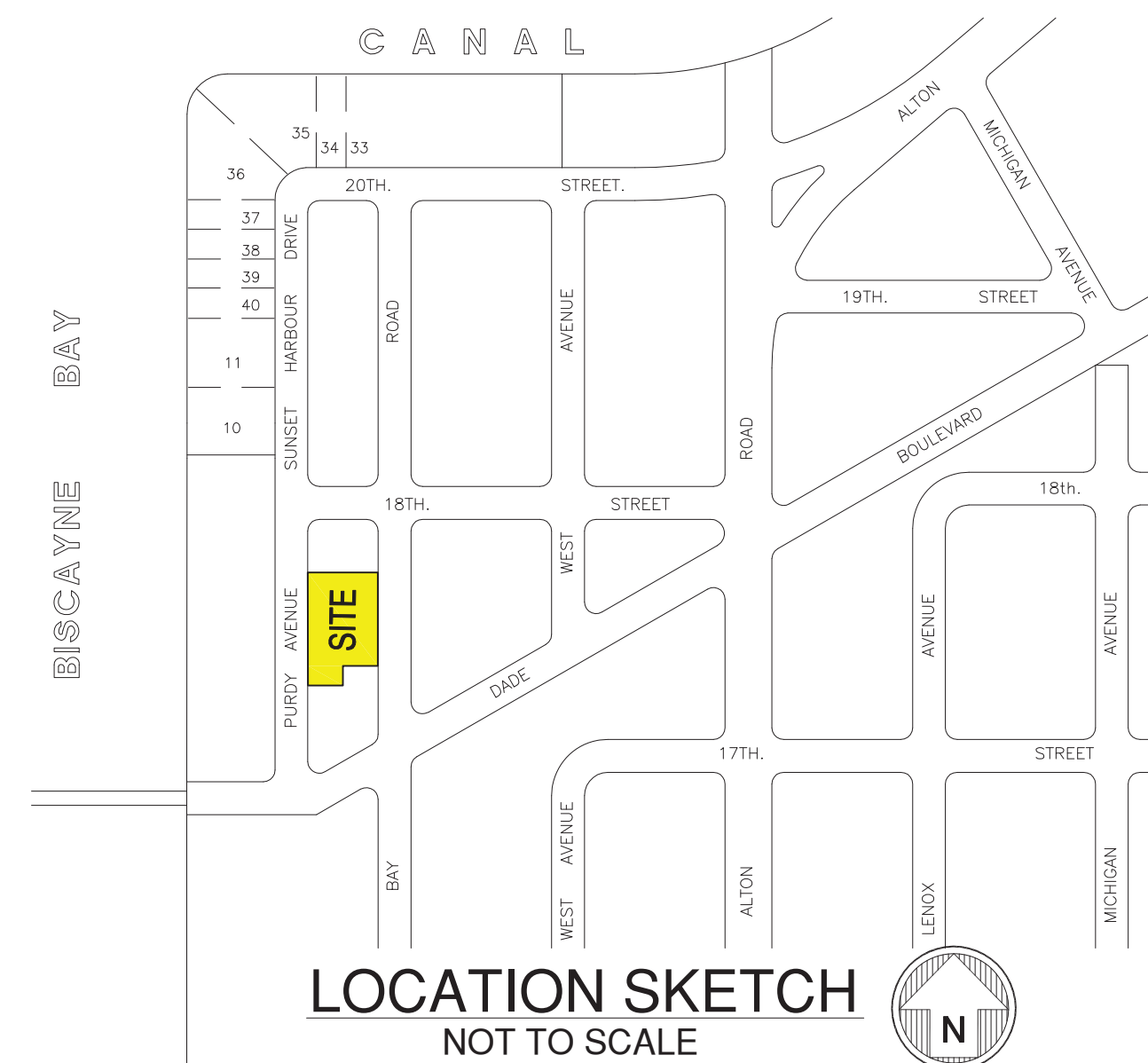
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

REV	DATE	DESCRIPTION
5	201140	UPDATE SURVEY (12/29/20) SJD
4	200161	UPDATE SURVEY (2/27/20) SJD
3	190160	SHOW UTIL. POLE ELEVATIONS (3/27/19) SJD
2	180403	UPDATE SURVEY (7/30/18) SJD
1	180242	AMEND BUILDING NUMBER 1752 PER TAX FOLIO MAP
No.	O.N.	Revision Description

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th Street / North Miami Beach, Florida 33162  
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**SUNSET PARK**  
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/5/17
Scale	1"=30'
Drawn By	MAP
CAD No.	151403
Plotted	12/30/20 8:27p
Ref. Dwg.	2009-065
Field Book	SJD
636/59 & FLD. SHTS.	
Job No.	171148
Dwg. No.	2015-144-2
Sheet	1 of 1



**LEGAL DESCRIPTION:**

The West 1/2 of Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

- This site lies in Section 33, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 90°00'00" W for the South line of Lot 3, and evidenced by two (2) found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark C=100, Elevation +11.05 and located by brass disk in the North corner of the bridge at Dade Boulevard (25' South of centerline of Eastbound lane) and West Avenue (Bridge over Collins Canal).
- Lands shown hereon are located within an area having a Zone Designation of AE (EL B) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120651, for Community No. 12086C0317L, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 33,750 square feet, or 0.775 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax Folio Numbers per Miami-Dade County Property Appraiser's website.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 5, 2017, and last updated on December 29, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

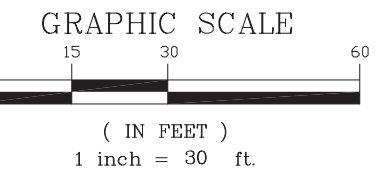
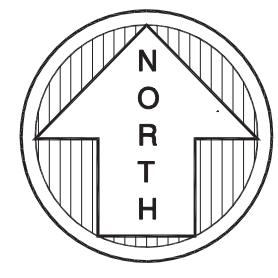
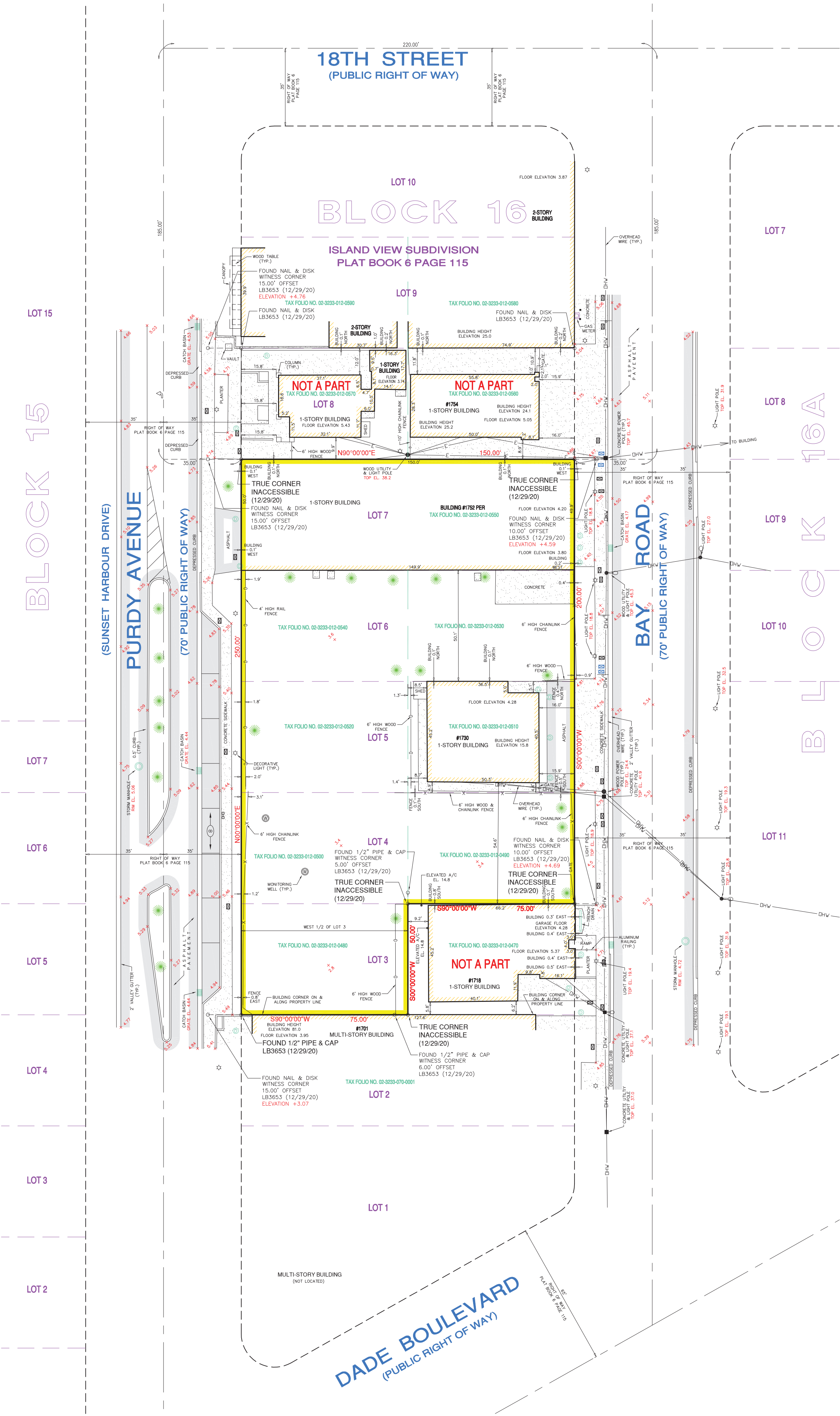
\*Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\*

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm  
 Surveyor and Mapper, LS6435  
 State of Florida.



Digitally signed by Daniel C Fortin  
 DN: c=US, o=Unaffiliated,  
 ou=A01410D0000017402A2BF42  
 0004295B, cn=Daniel C Fortin  
 Date: 2020.12.31 07:29:29 -05'00'



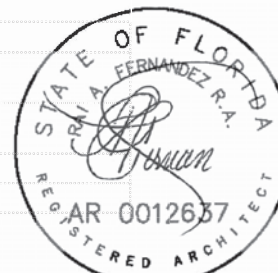
**LEGEND**

□ = CATCH BASIN	— = 0.5' CURB
○ = MANHOLE	— = 2.00' CURB & GUTTER
⊙ = LIGHT POLE	— = CHAIN LINK FENCE
⊕ = WATER METER	— = IDENTIFICATION
⊖ = WATER VALVE	EL. = ELEVATION
⊗ = CATCH BASIN INLET	INV. = INVERT
□ = UTILITY POLE	SAN. = SANITARY
⊕ = RISER	P.R.M. = PERMANENT REFERENCE MONUMENT
⊕ = FIRE HYDRANT	— = CONCRETE
⊕ = HANDHOLE	— = ASPHALT PAVEMENT
⊕ = SIGN	

# ZONING DATA SHEET PROPOSED

CD-2 - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1759 PURDY AVENUE, MIAMI BEACH FLORIDA			
2	Board and file numbers :	PB17-0168 DRB17-0198			
3	Folio number(s):	02-3233-012-0550 (1752 BAY RD Miami Beach, FL 33139-1423) 02-3233-012-0540 (1759 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0530 (1738 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0520 (1747 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0500 (1743 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0490 (1724 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0480 (1733 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0510 (91730 BAY RD Miami Beach, FL 33139-1414)			
4	Year constructed:	1957	Zoning District:	CD-2	
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	+5.42' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.71' NGVD	Lot Area:	33,750 SQ. FT.	
7	Lot width:	250'-0"	Lot Depth:	150'-0"	
8	Minimum Unit Size	SQ. FT.	Average Unit Size	SQ. FT.	
9	Existing use:	COMMERCIAL	Proposed use:	MIXED-USE (RETAIL, OFFICE, & RESIDENTIAL)	
		Maximum	Existing	Proposed	Deficiencies
10	Height	65'-0" FROM BFE +5'-0"	15.8' NGVD	65'-0" ** NO VARIANCE REQUIRED	NONE
11	Number of Stories	5	1	5	
12	FAR	2	0.25	1.92186	
13	Gross square footage	67,500 SQ. FT.			
14	Square Footage by use	67,500 SQ. FT.	7500	67,500 SQ. FT.	
15	Number of units Residential	N/A	0	2	
16	Office Square Footage	N/A	0	29,728 SQ. FT.	
17	Number of seats	N/A	0		
18	Occupancy load	N/A	0	2	
		Required	Existing	Proposed	Deficiencies
<b>CD-2 Commercial Setbacks</b>					
Commercial Pedestal:					
29	Front Setback:	0'-0"		0'-0"	
30	Side Setback:	0'-0"		0'-0"	
31	Side Setback facing street:	N/A	N/A	N/A	
32	Rear Setback:	5'-0"		5'-0"	
		Required	Existing	Proposed	Deficiencies
<b>RM-2 Residential Setbacks</b>					
Residential Pedestal:					
33	Front Setback:	20'-0"	N/A	PURDY ROAD: 34'-10" BAY ROAD: 27'-9"	0
34	Side Setback:	PURDY AVE: 20'-0" - 16% OF TOTAL WIDTH  BAY ROAD: 16'-20'-0" - 16% OF TOTAL WIDTH		PURDY AVE: 27'-0"  BAY ROAD: 24'-2" / 31'-10"	
35	Side Setback facing street:	N/A	N/A	N/A	0
36	Rear Setback:	7'-6"	N/A	7'-6"	0

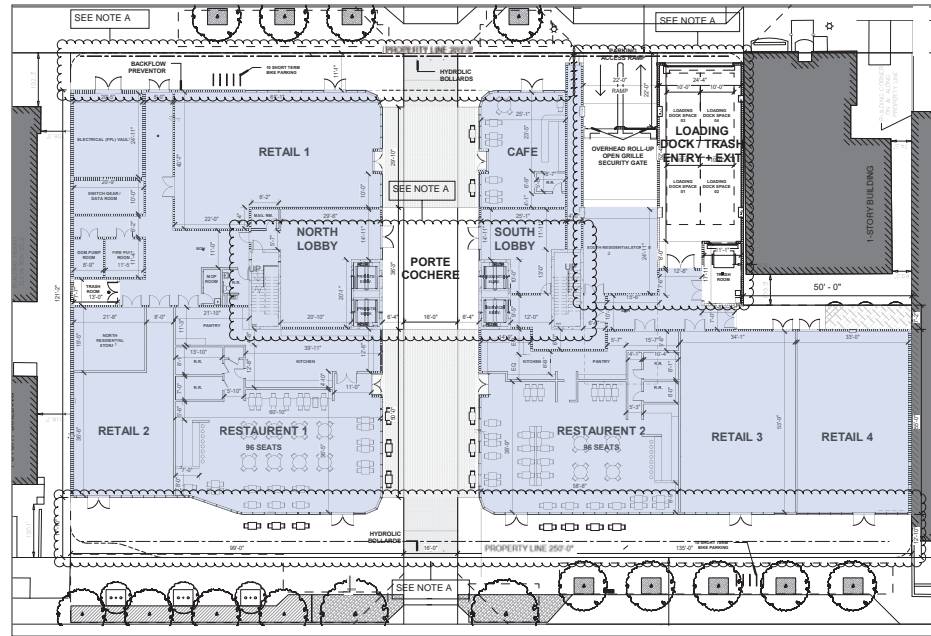
		<b>Residential Tower:</b>				
37	Front Setback	20'-0" + 1' per 1' above 50' bldg height=25'-0"	N/A	BAY AVE: 29'-8" PURDY ROAD: 27'-0"		
	Side Setback:	PURDY AVE: 20'-6" - 16% OF TOTAL WIDTH + 6" (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 16'-6"-20'-6" 16% OF TOTAL WIDTH + 6" (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)		PURDY AVE: 27'-0" - (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 24'-2" / 31'-10" (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)		
38			N/A		0	
39	Side Setback facing street:	N/A	N/A	N/A	0	
40	Rear Setback:	11'-3"	N/A	16'-2"	0	
		Parking	Required	Existing	Proposed	Deficiencies
41	Parking district					
42	Total # of parking spaces	78	0	78		
43	# of parking spaces per use (Provide a separate chart for a breakdown calculation)		0			
44	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	SEE SHEET A-1.1	0	SEE SHEET A-1.1		
45	Parking Space Dimensions	8.5' X 18'	N/A	8.5' X 18'		
46	Parking Space configuration (45o, 60o, 90o, Parallel)		N/A	90		
47	ADA Spaces			n/a		
48	Tandem Spaces		N/A	22'		
49	Drive aisle width		N/A			
50	Valet drop off and pick up		NO			
51	Loading zones and Trash collection areas	2	N/A	2		
52	Bicycle parking, location and Number of racks		N/A	20 Short Term		
		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
53	Type of use		N/A			
54	Number of seats located outside on private property			30 SEATS		
55	Number of seats inside			208 SEATS		
56	Total number of seats			238 SEATS		
57	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			238 SEATS SEE REVISED SHEET A1.1_P		
58	Total occupant content			327		
59	Occupant content per venue (Provide a separate chart for a breakdown calculation)			SEE SHEET A-1.1_P		
60	Proposed hours of operation	N/A				
61	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	NO				
62	Is dancing and/or entertainment proposed? (see CMB 141-1361)	NO				
63	Is this a contributing building?			Yes or No		
64	Located within a Local Historic District?			No		



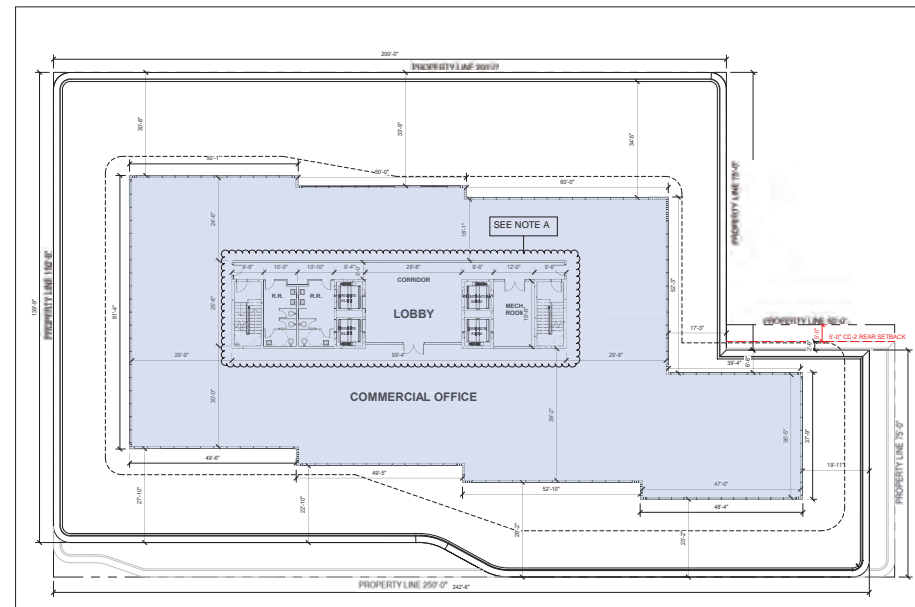
RAI A. FERNANDEZ R.A.  
AR 0012637

# F.A.R. DIAGRAMS PROPOSED

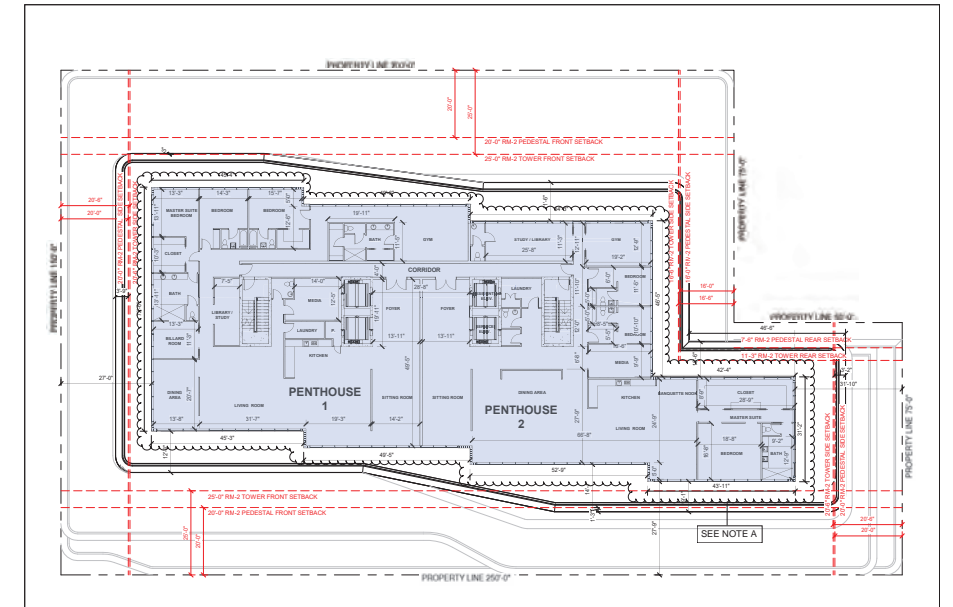
\*MODIFICATIONS NOT PART OF APPLICATION - TO BE APPROVED ADMINISTRATIVELY



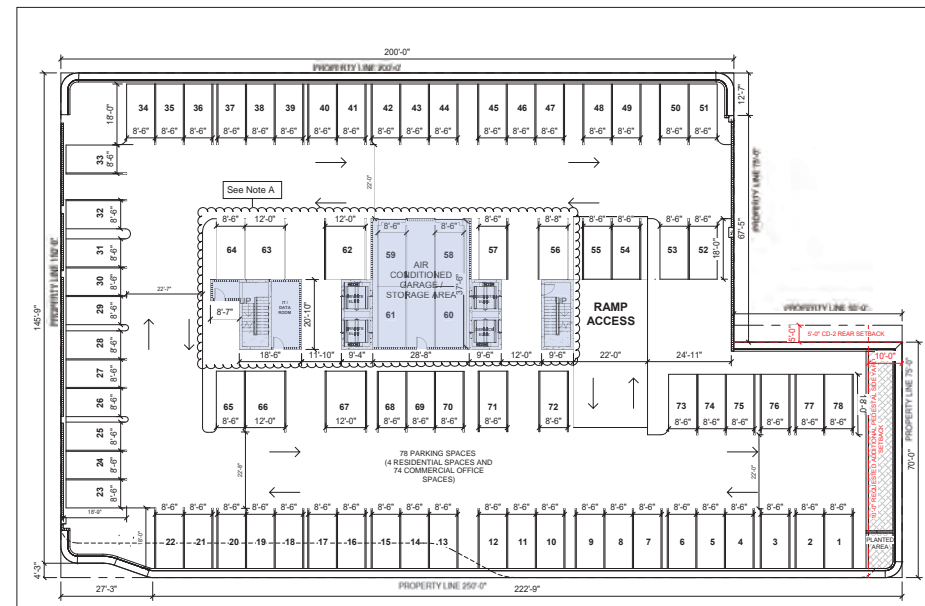
GROUND FLOOR PLAN



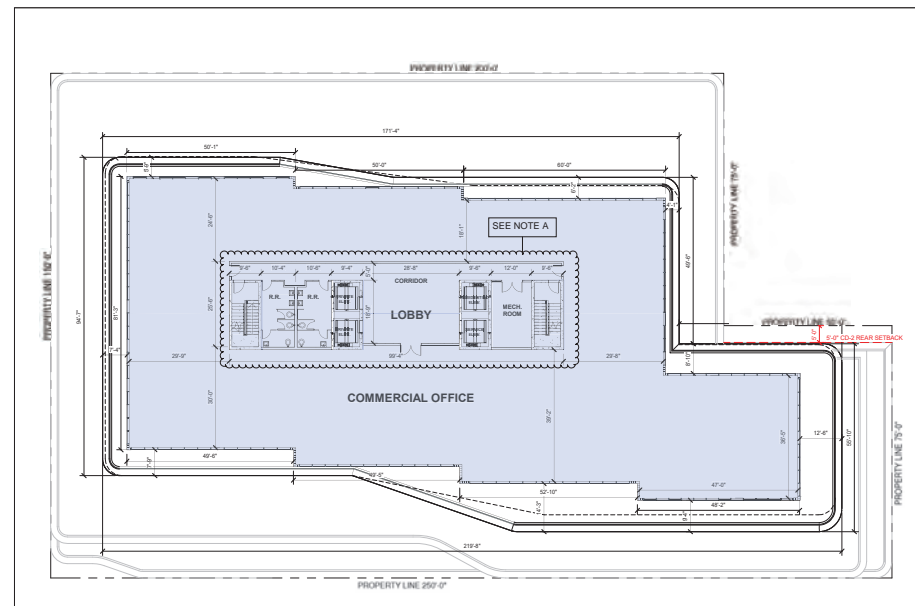
THIRD FLOOR PLAN



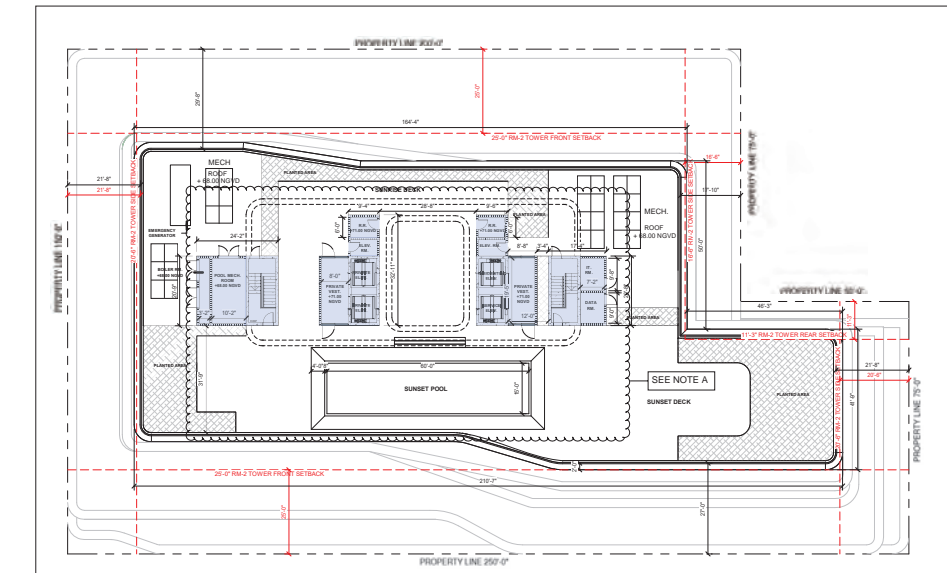
FIFTH FLOOR PLAN



SECOND FLOOR PLAN

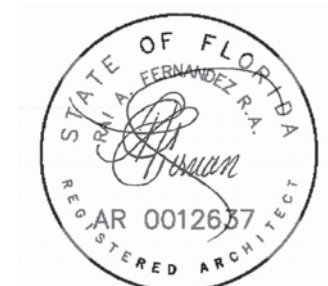


FOURTH FLOOR PLAN

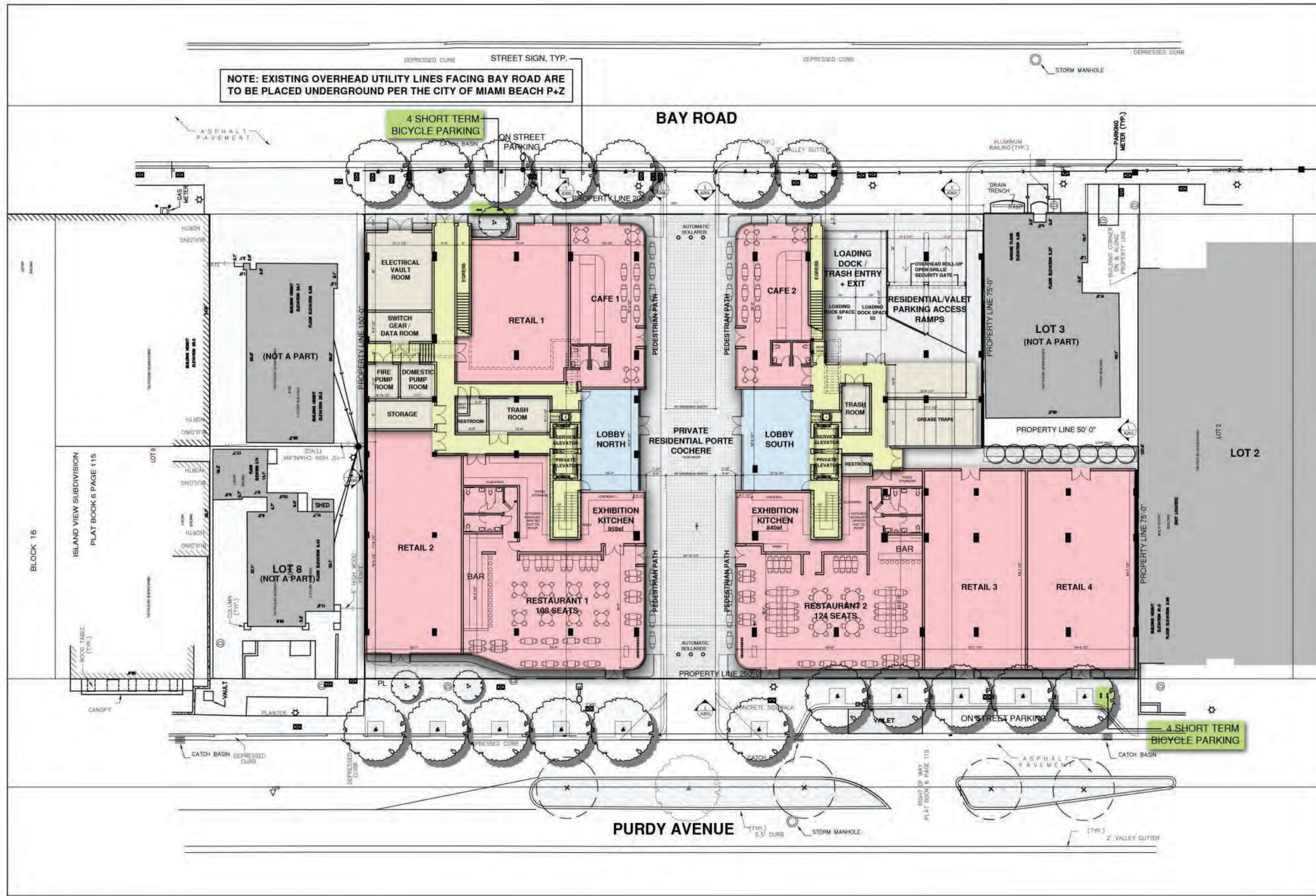


ROOF DECK PLAN

**NOTE A:**  
TO BE APPROVED ADMINISTRATIVELY. NOT PART OF THIS APPLICATION



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AR 0012637



FLOOR	AREA PER FAR
GROUND FLOOR	24271 SQ. FT.
SECOND FLOOR	1430 SQ. FT.
THIRD FLOOR	13501 SQ. FT.
FOURTH FLOOR	13501 SQ. FT.
FIFTH FLOOR	13409 SQ. FT.
ROOF	1387 SQ. FT.
<b>TOTAL AREA: 67,499 SQ. FT.</b>	
LOT AREA	33750 SQ. FT.
ALLOWED FAR	2.0
MAX AREA	67500 SQ. FT.
PROPOSED FAR	2.0

SCALE: 1"=30'-0"

**SITE PLAN PROPOSED**

\*MODIFICATIONS NOT PART OF APPLICATION - TO BE APPROVED ADMINISTRATIVELY



**NOTE A:**  
 CHANGES TO BE APPROVED ADMINISTRATIVELY. NOT PART OF THIS APPLICATION.

A) GLAZING PUSHED BACK 8'-0" FROM BAY RD.

B) LOCATION OF GARAGE RAMP AND LOADING DOCK FLIPPED.

C) GLAZING PUSHED BACK 10'-0" FROM PURDY RD.

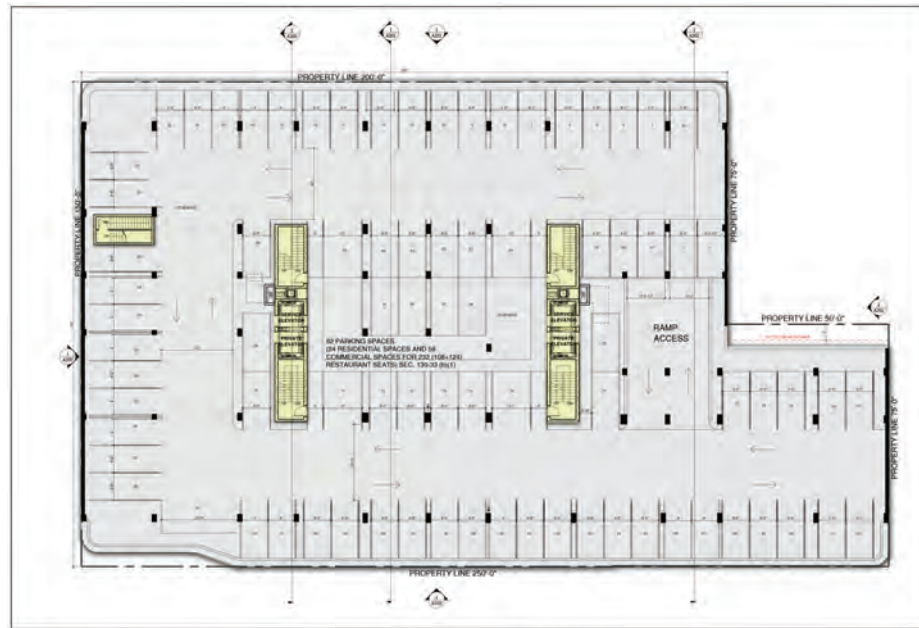
D) RELOCATION OF STAIR AND ELEVATOR CORES.

F) ROOF POOL RELOCATED.

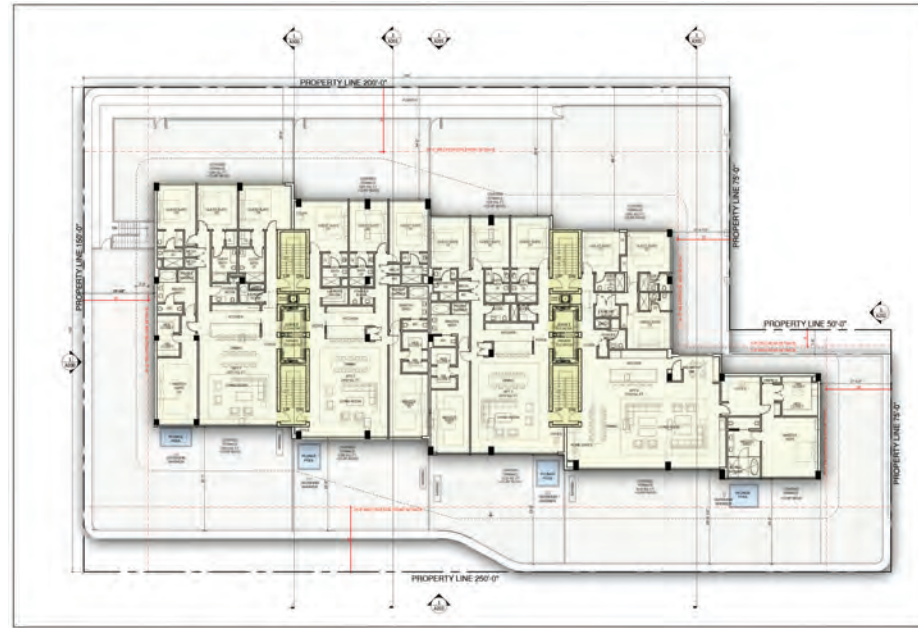
SCALE: 1"=30'-0"

EIGHTEEN SUNSET  
 1759 PURDY AVE.  
 MIAMI BEACH, FLORIDA  
 10/14/20

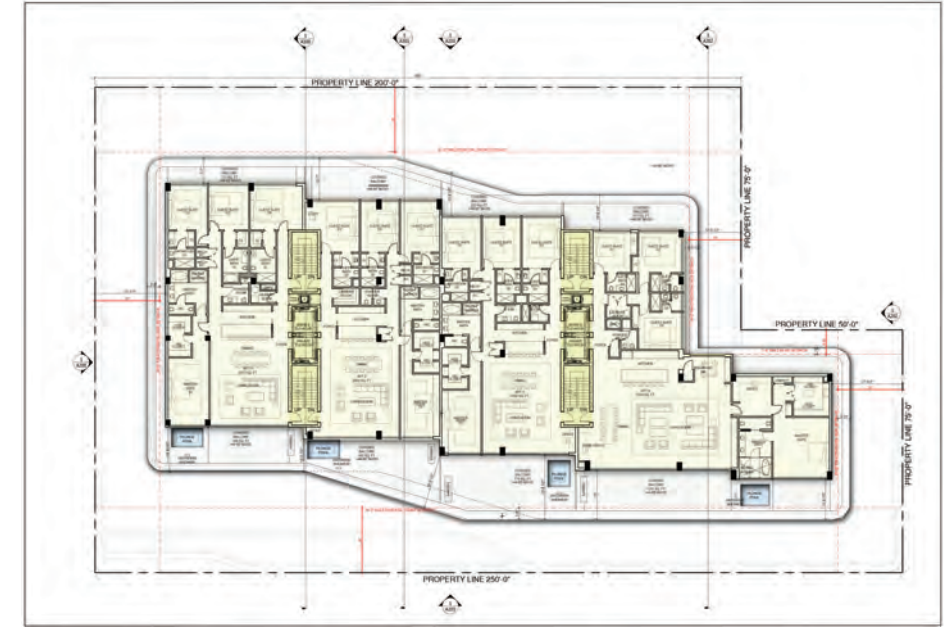




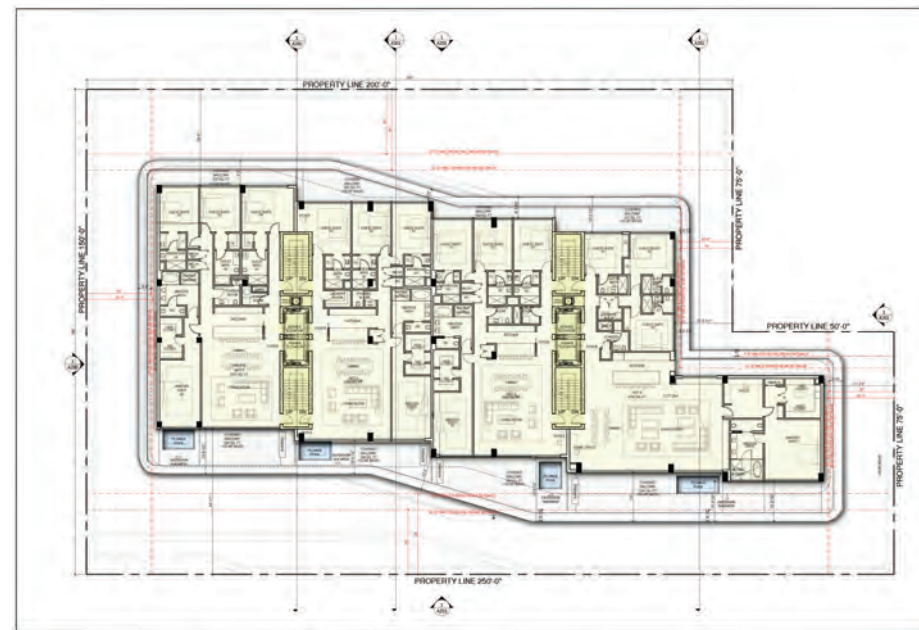
SECOND FLOOR PLAN



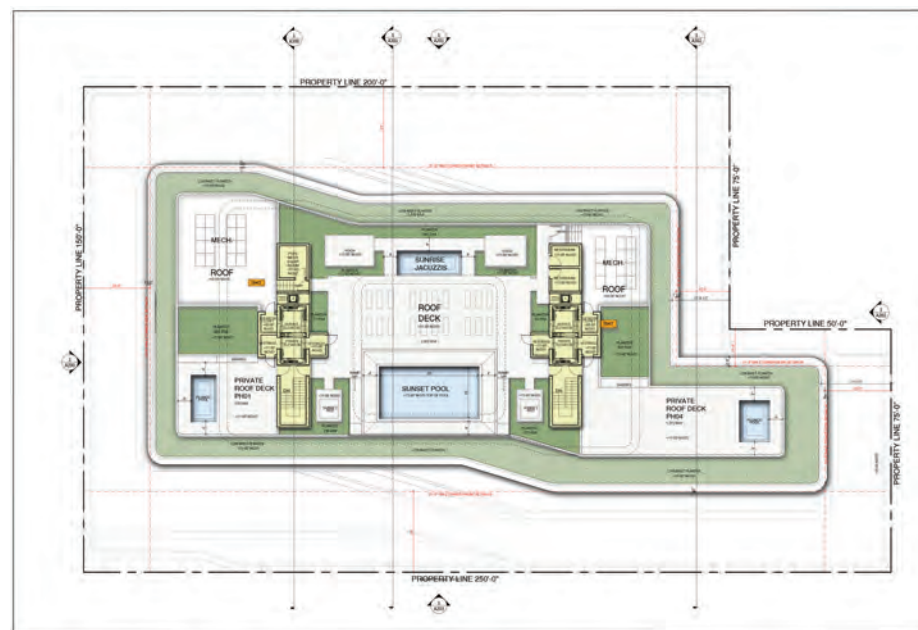
THIRD FLOOR PLAN



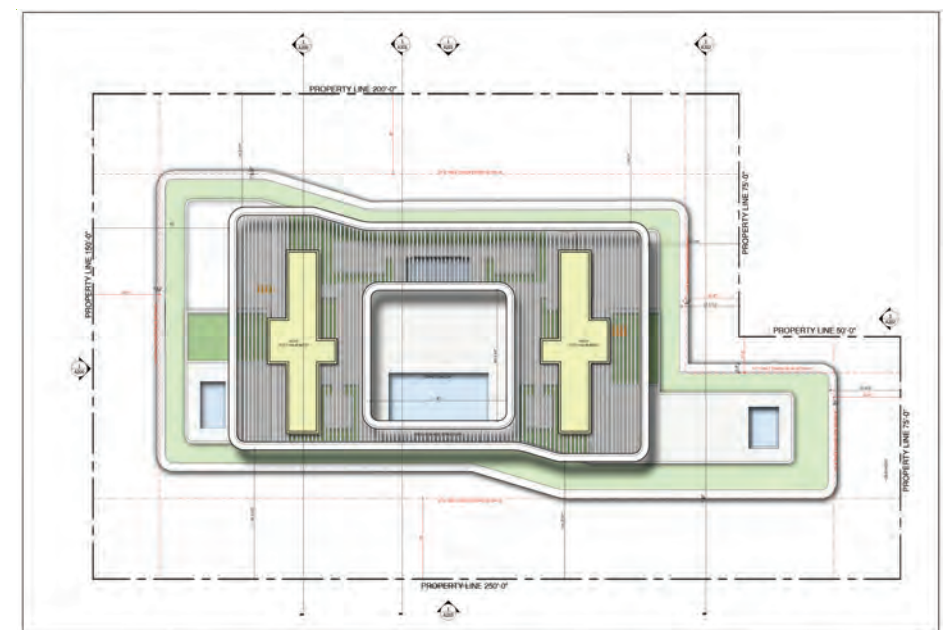
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



ROOF DECK PLAN

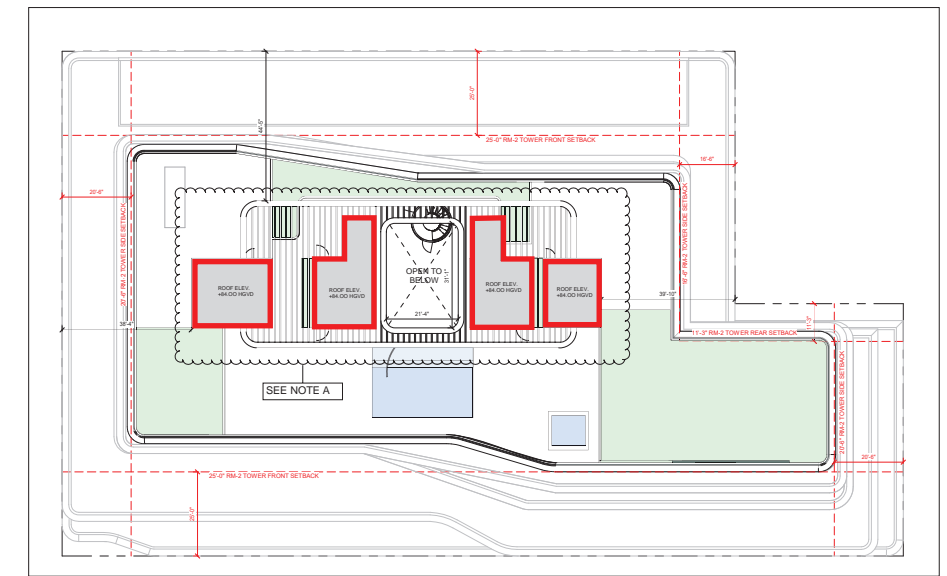
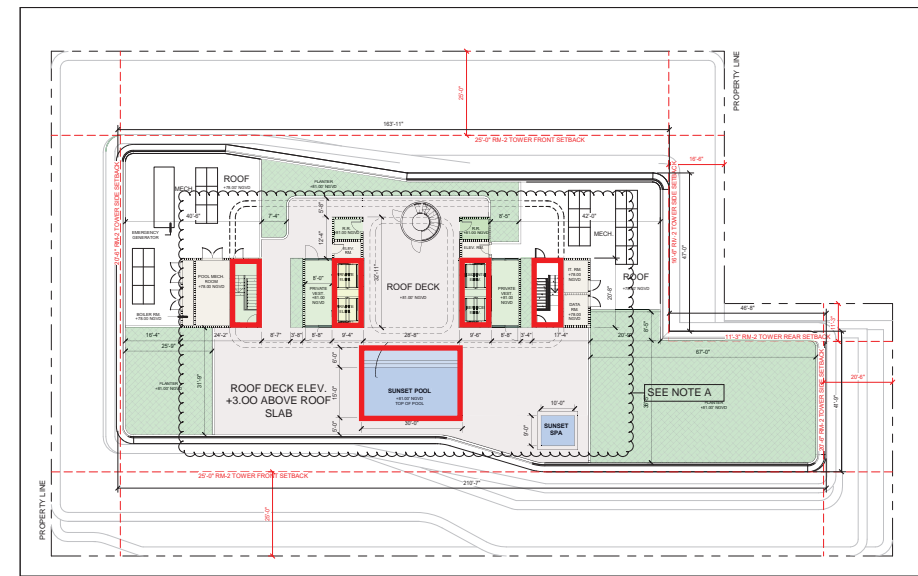
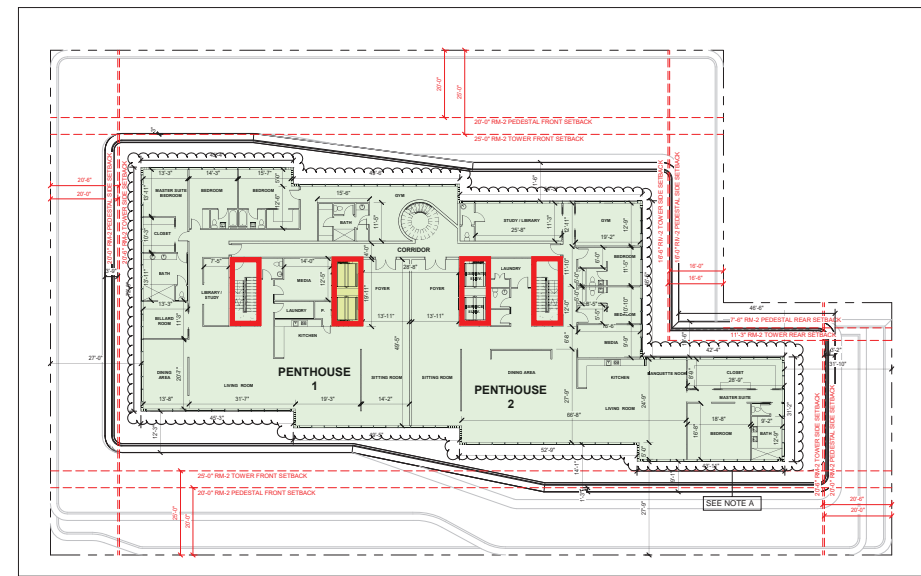
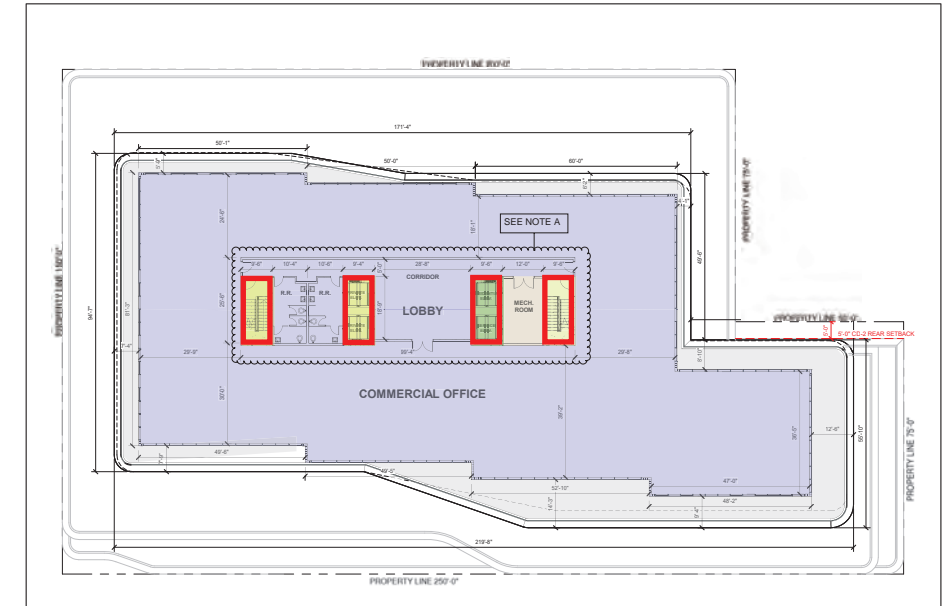
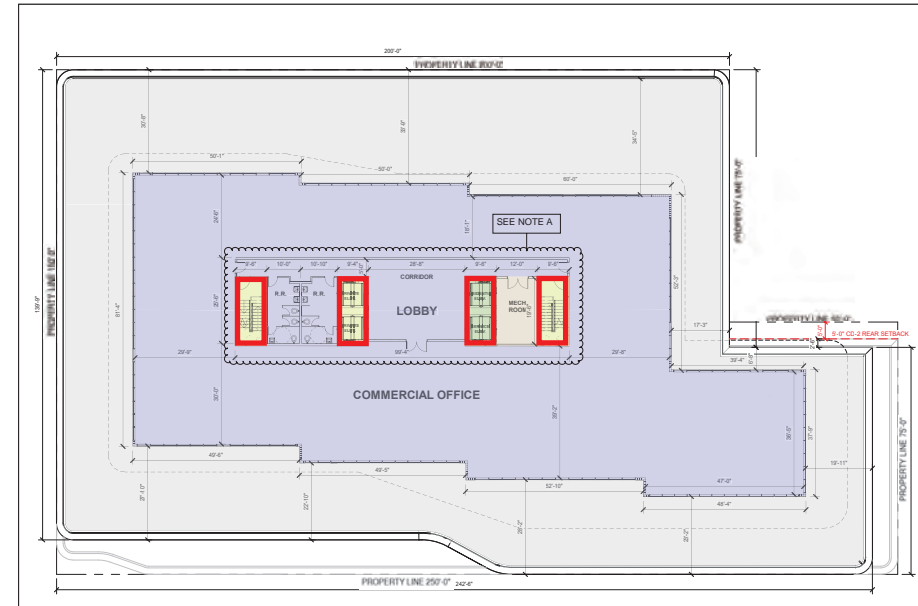
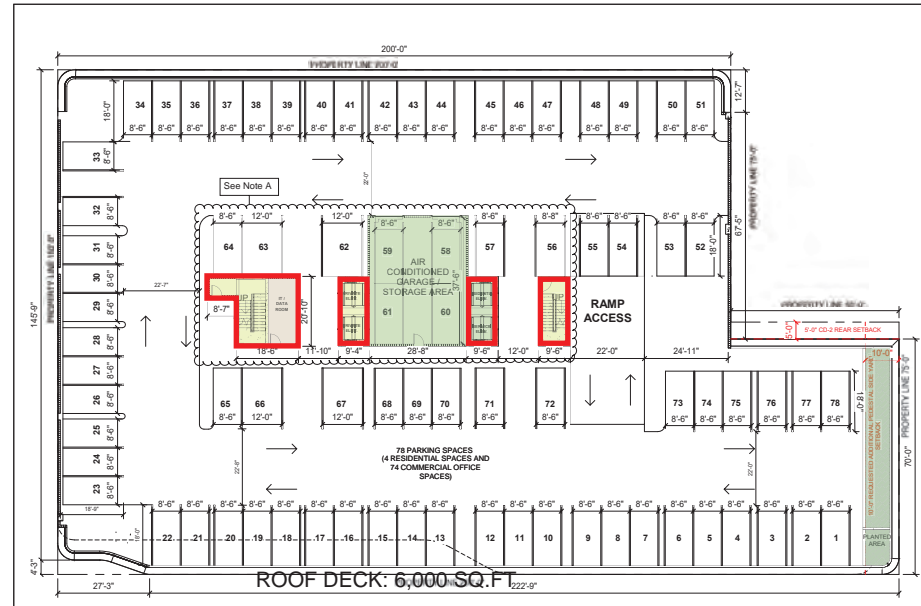


TRELLIS PLAN



# UPPER FLOOR PLANS PROPOSED

\*MODIFICATIONS NOT PART OF APPLICATION - TO BE APPROVED ADMINISTRATIVELY



FIFTH FLOOR PLAN 12,126 SQ.FT

ROOF DECK PLAN 6,000 SQ.FT

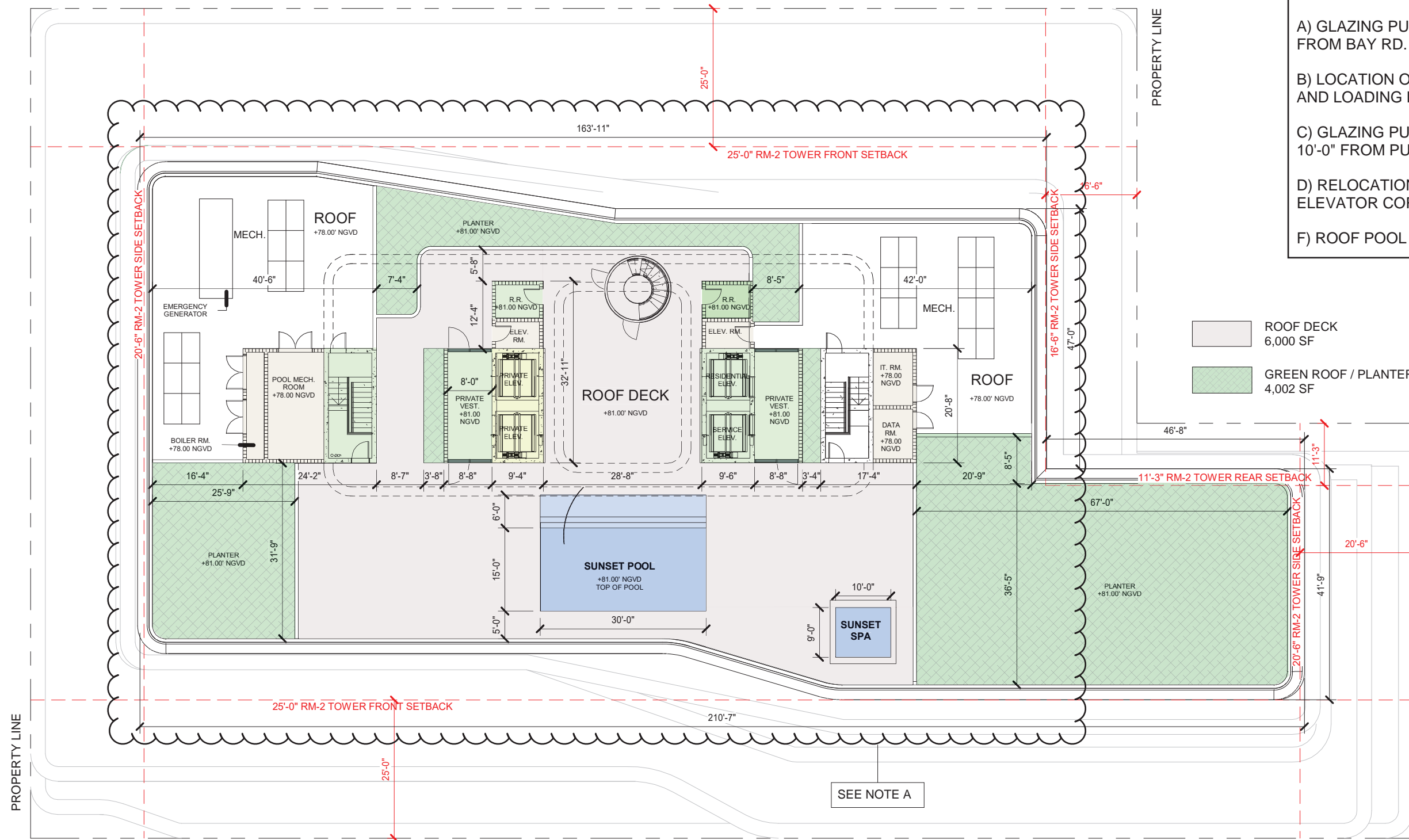
TRELLIS PLAN

**NOTE A:**  
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A) GLAZING PUSHED BACK 8'-0" FROM BAY RD.  
 B) LOCATION OF GARAGE RAMP AND LOADING DOCK FLIPPED  
 C) GLAZING PUSHED BACK 10'-0" FROM PURDY RD.  
 D) RELOCATION OF STAIR AND ELEVATOR CORES  
 E) ROOF POOL RELOCATED  
 F) ROOF POOL RELOCATED



# ROOF DECK PROPOSED



**NOTE A:**  
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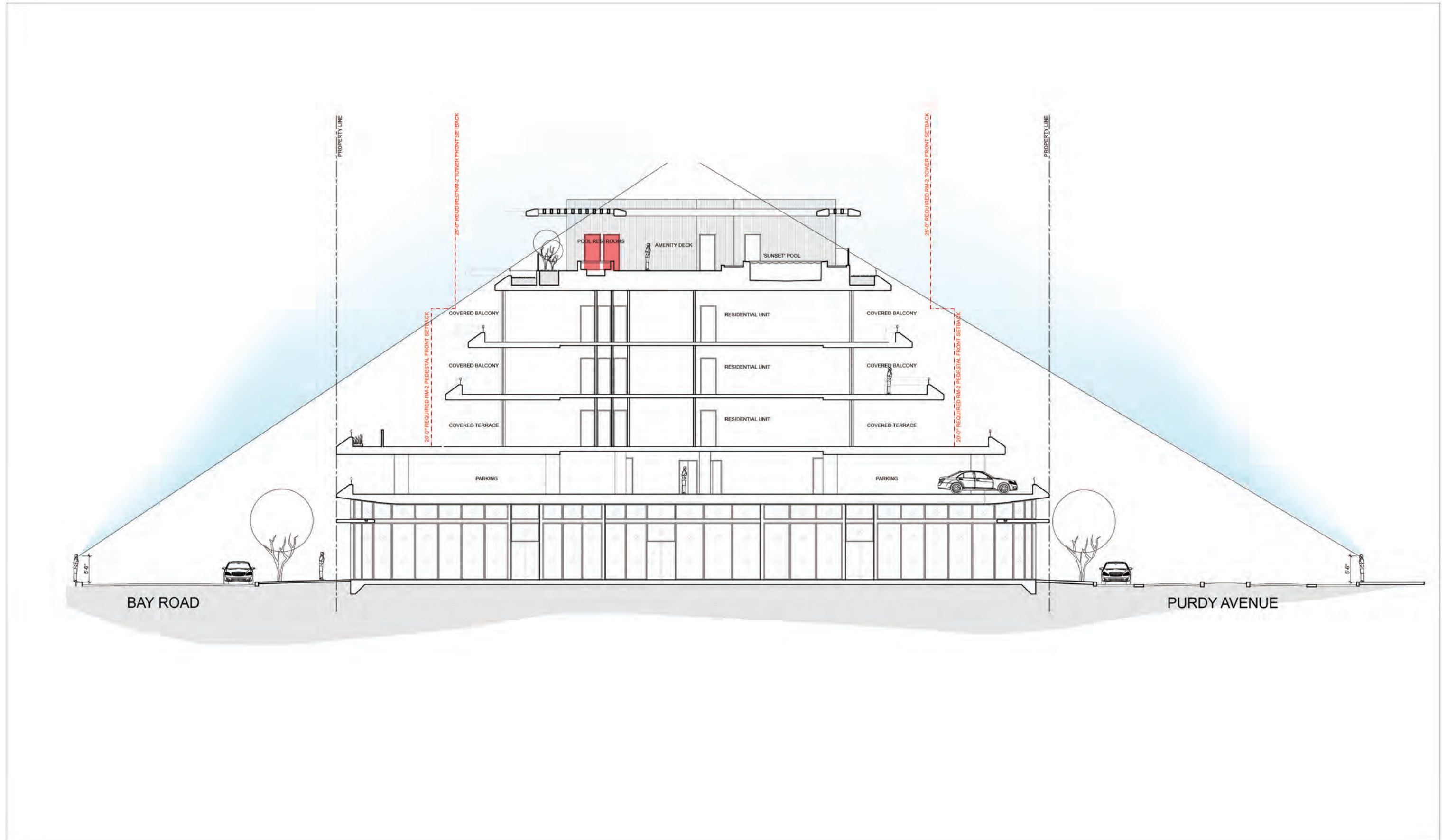
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- D) RELOCATION OF STAIR AND ELEVATOR CORES
- F) ROOF POOL RELOCATED

ROOF DECK  
 6,000 SF

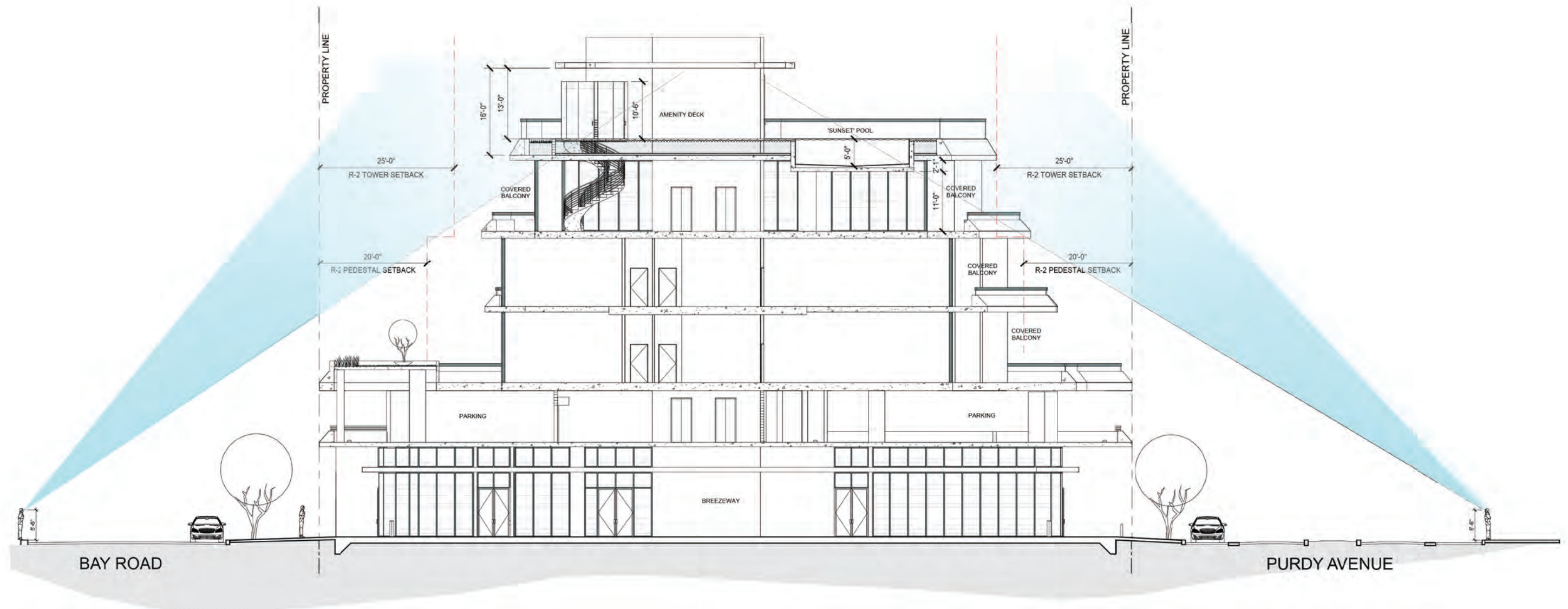
GREEN ROOF / PLANTERS  
 4,002 SF



**RAI A. FERNANDEZ R.A.**  
 AR 0012637



# TRANSVERSE SECTION PROPOSED



# WEST ELEVATIONS (PURDY) APPROVED (FOR REFERENCE ONLY)



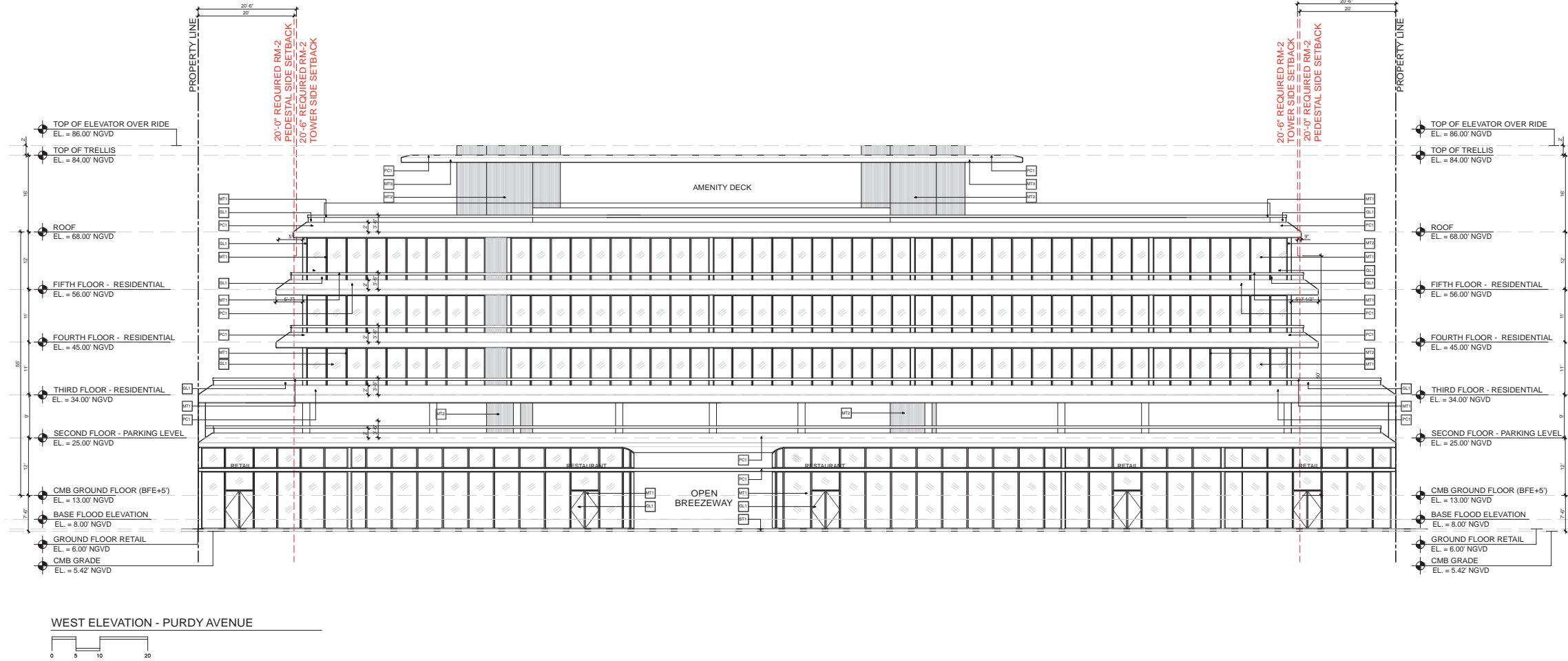
**MT1**  
ALUMINUM MULLIONS  
- BRONZE FINISH



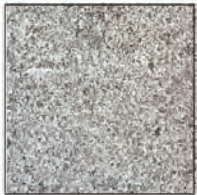
**MT2**  
ALUMINUM WALL  
CLADDING- WOOD FINISH



**MT3**  
ALUMINUM TRELLIS  
- WOOD FINISH



**PC1**  
PRECAST POLISHED  
CONCRETE FINISH



**ST1**  
STONE PAVERS



**PS1**  
PAINTED STUCCO  
FINISH



**GL1**  
CLEAR IMPACT GLASS

# WEST ELEVATION (PURDY) PROPOSED



**PS1**  
PAINTED STUCCO  
FINISH

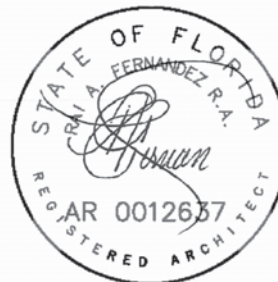
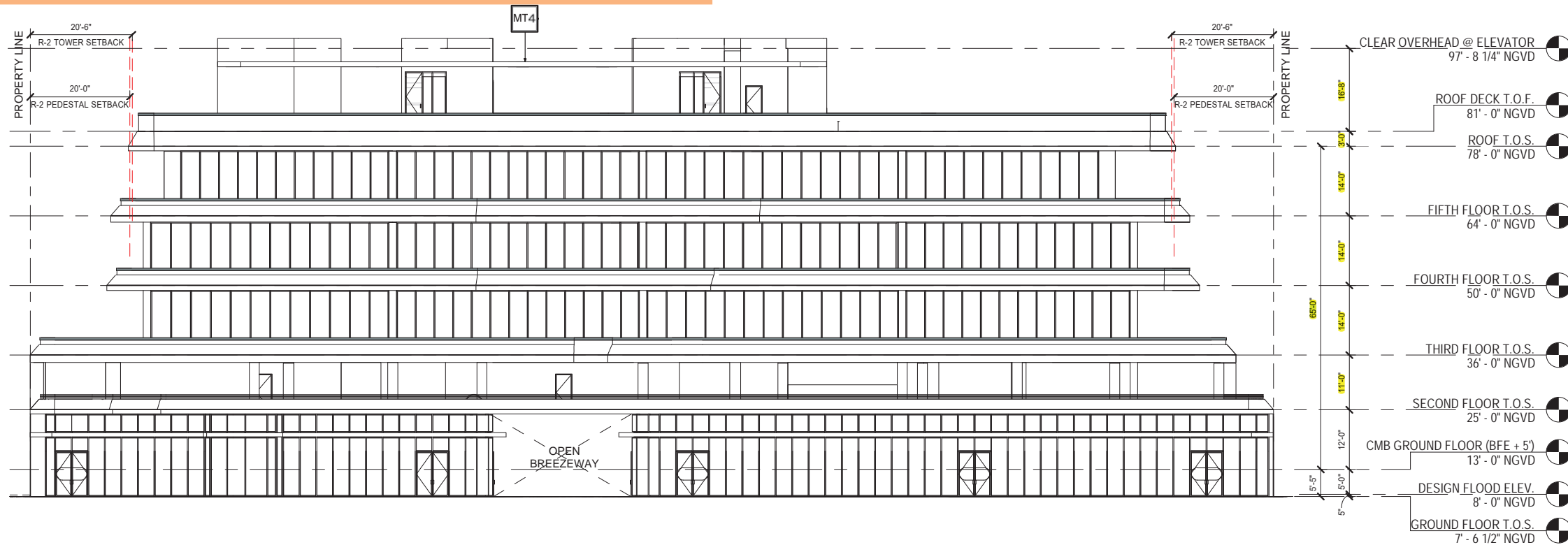


**GL1**  
CLEAR IMPACT GLASS



**MT4**  
ALUMINUM TRELLIS

ALL MATERIALS ARE EITHER STUCCO OR GLASS  
EXCEPT ALUMINUM TRELLIS



**RAI A. FERNANDEZ R.A.**  
AR 0012637

# EAST ELEVATION (BAY) APPROVED (FOR REFERENCE ONLY)



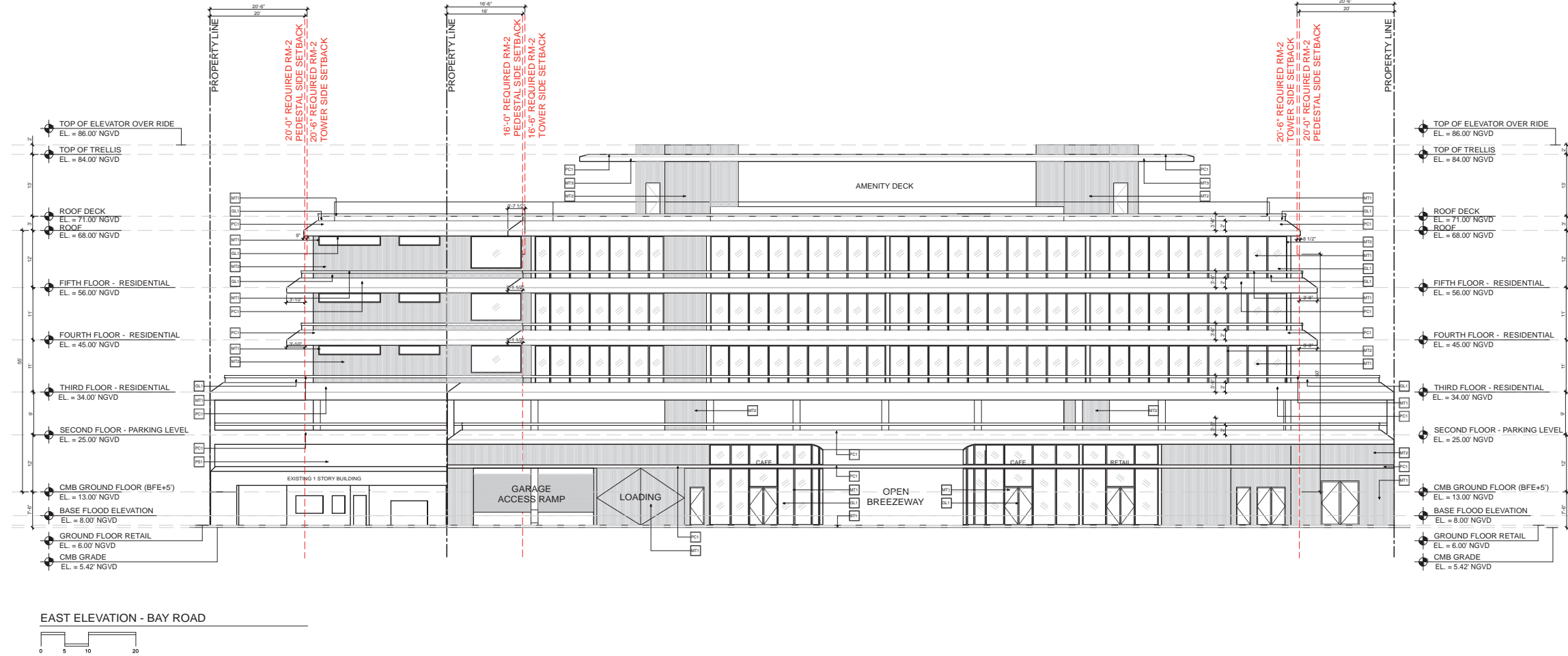
**MT1**  
ALUMINUM MULLIONS  
- BRONZE FINISH



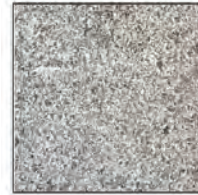
**MT2**  
ALUMINUM WALL  
CLADDING- WOOD FINISH



**MT3**  
ALUMINUM TRELLIS  
- WOOD FINISH



**PC1**  
PRECAST POLISHED  
CONCRETE FINISH



**ST1**  
STONE PAVERS



**PS1**  
PAINTED STUCCO  
FINISH



**GL1**  
CLEAR IMPACT GLASS

# EAST ELEVATION (BAY) PROPOSED



**PS1**  
PAINTED STUCCO  
FINISH

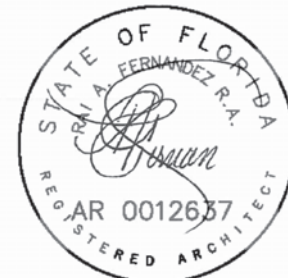
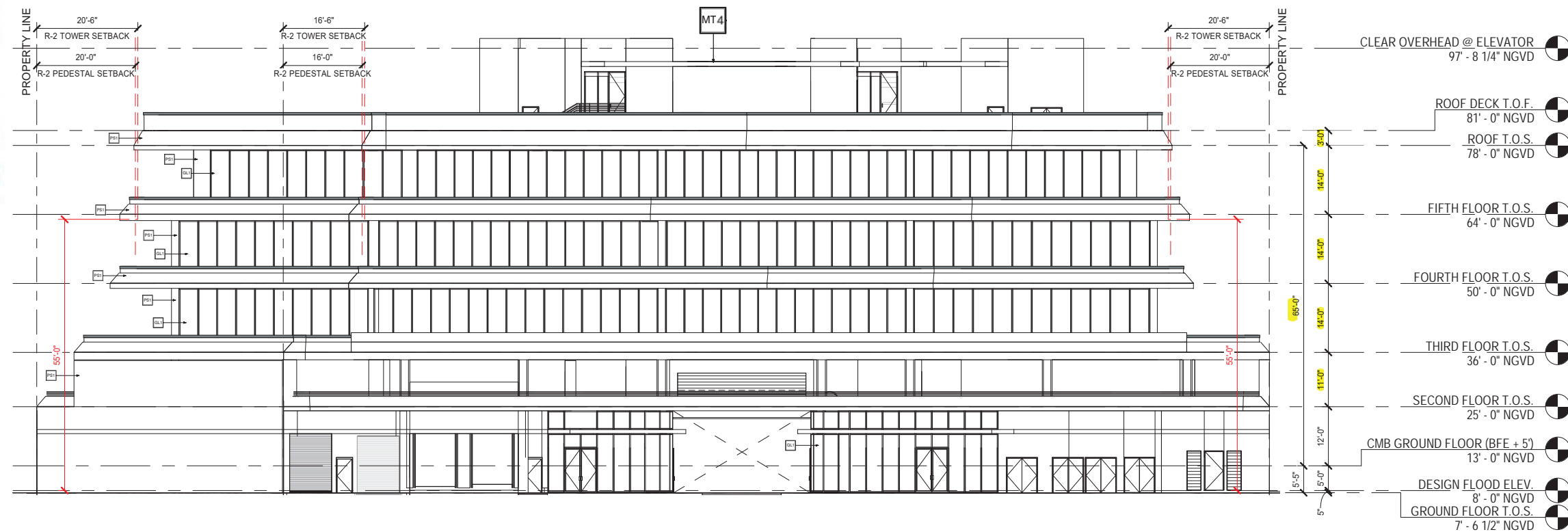


**GL1**  
CLEAR IMPACT GLASS



**MT4**  
ALUMINUM TRELLIS

ALL MATERIALS ARE EITHER STUCCO OR GLASS  
EXCEPT ALUMINUM TRELLIS



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# NORTH ELEVATION APPROVED (FOR REFERENCE ONLY)



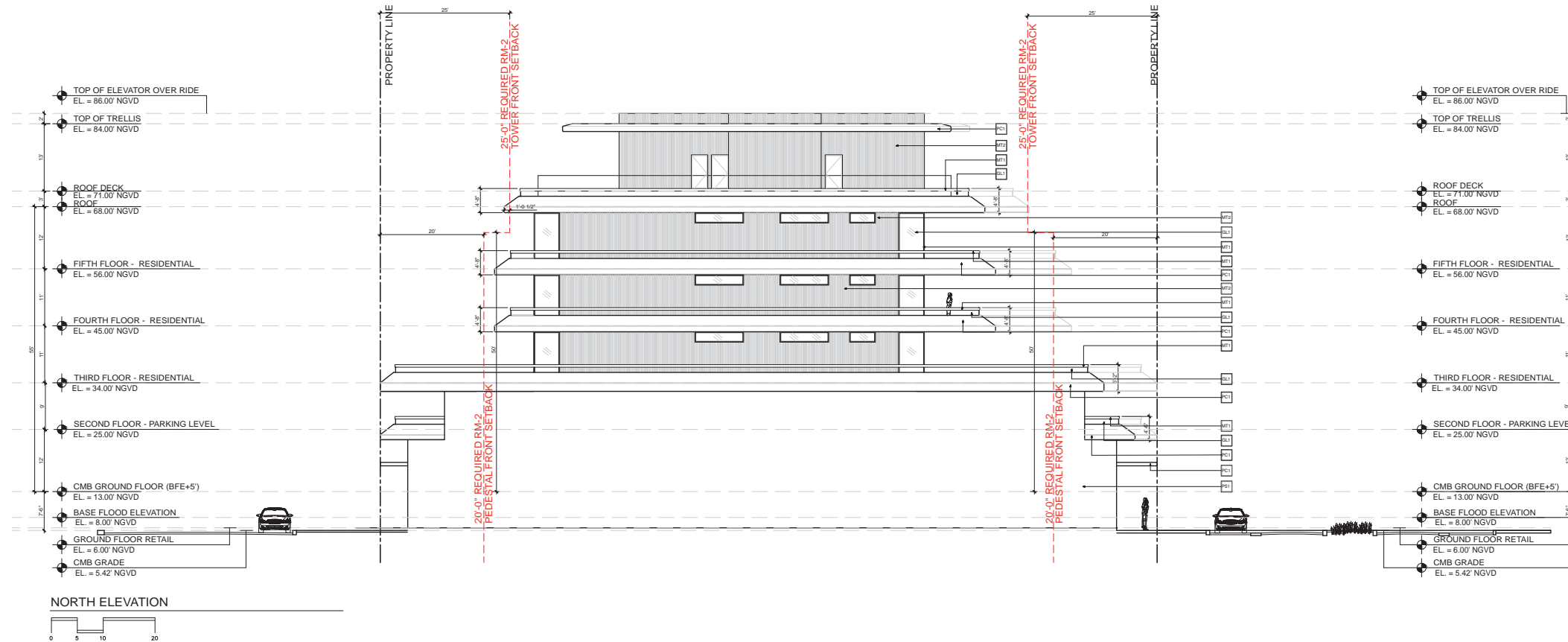
**MT1**  
ALUMINUM MULLIONS  
- BRONZE FINISH



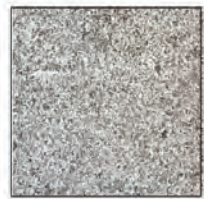
**MT2**  
ALUMINUM WALL  
CLADDING - WOOD FINISH



**MT3**  
ALUMINUM TRELLIS  
- WOOD FINISH



**PC1**  
PRECAST POLISHED  
CONCRETE FINISH



**ST1**  
STONE PAVERS



**PS1**  
PAINTED STUCCO  
FINISH



**GL1**  
CLEAR IMPACT GLASS

# NORTH ELEVATION PROPOSED



**PS1**  
PAINTED STUCCO  
FINISH

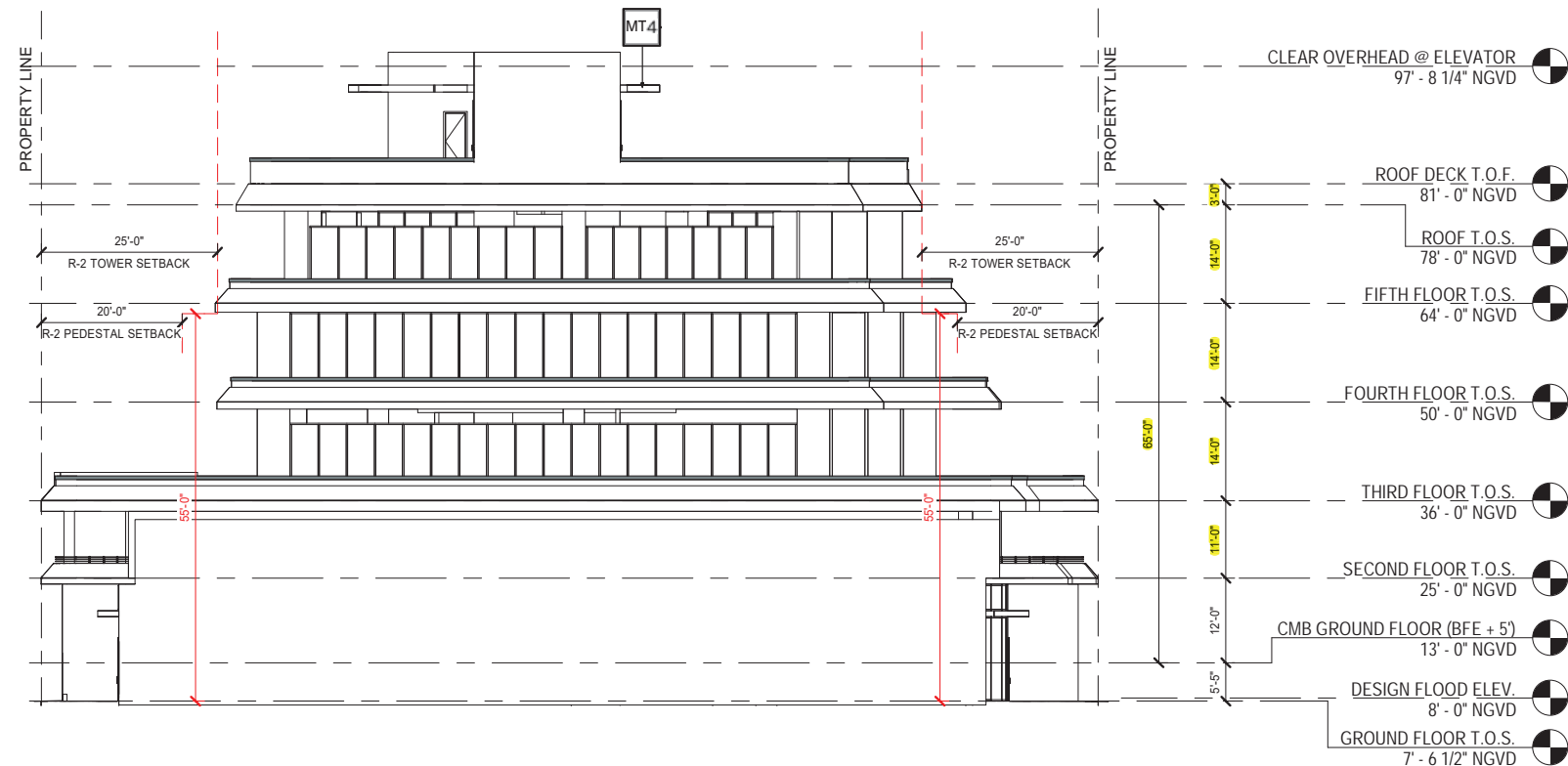


**GL1**  
CLEAR IMPACT GLASS



**MT4**  
ALUMINUM TRELLIS

ALL MATERIALS ARE EITHER STUCCO OR GLASS  
EXCEPT ALUMINUM TRELLIS



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# SOUTH ELEVATION APPROVED (FOR REFERENCE ONLY)



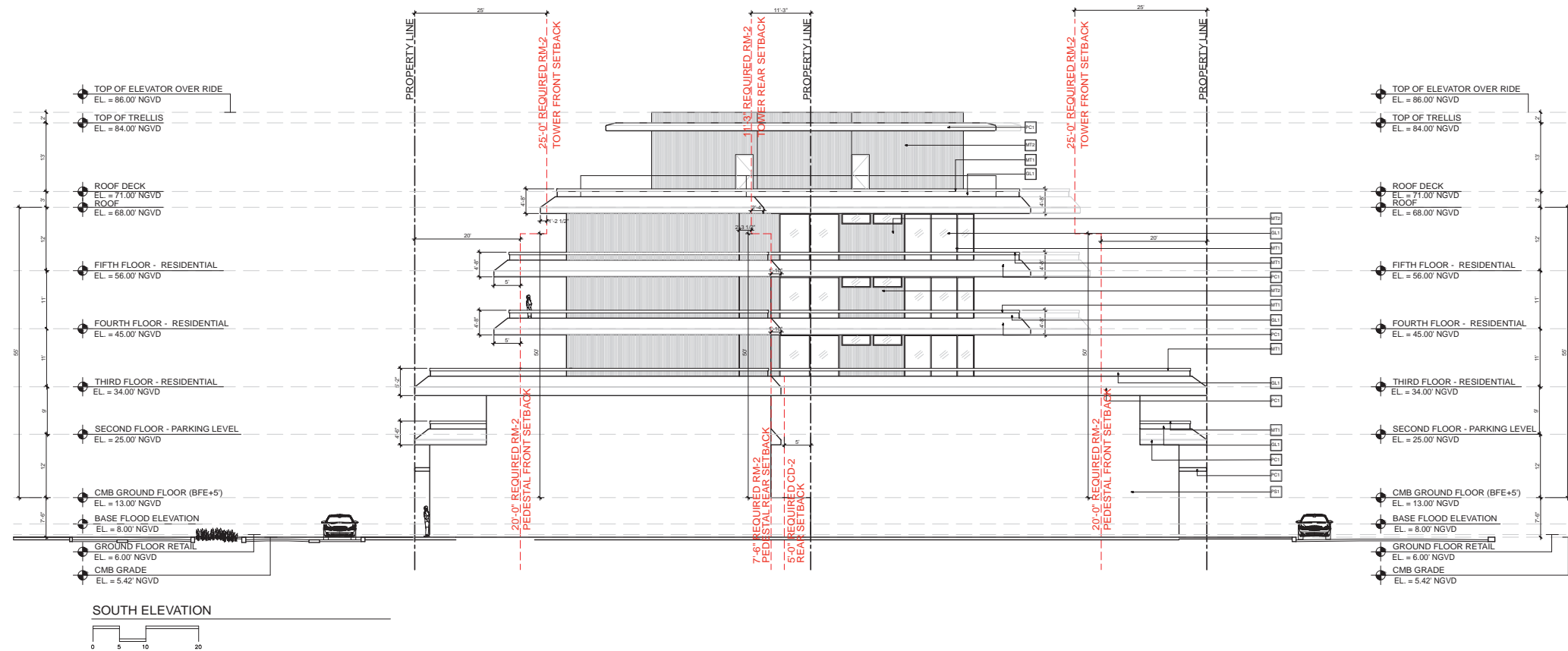
**MT1**  
ALUMINUM MULLIONS  
- BRONZE FINISH



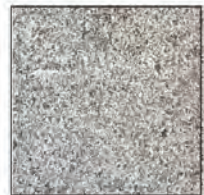
**MT2**  
ALUMINUM WALL  
CLADDING - WOOD FINISH



**MT3**  
ALUMINUM TRELLIS  
- WOOD FINISH



**PC1**  
PRECAST POLISHED  
CONCRETE FINISH



**ST1**  
STONE PAVERS



**PS1**  
PAINTED STUCCO  
FINISH



**GL1**  
CLEAR IMPACT GLASS

# SOUTH ELEVATION PROPOSED



**PS1**  
PAINTED STUCCO  
FINISH

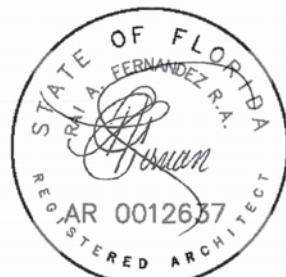
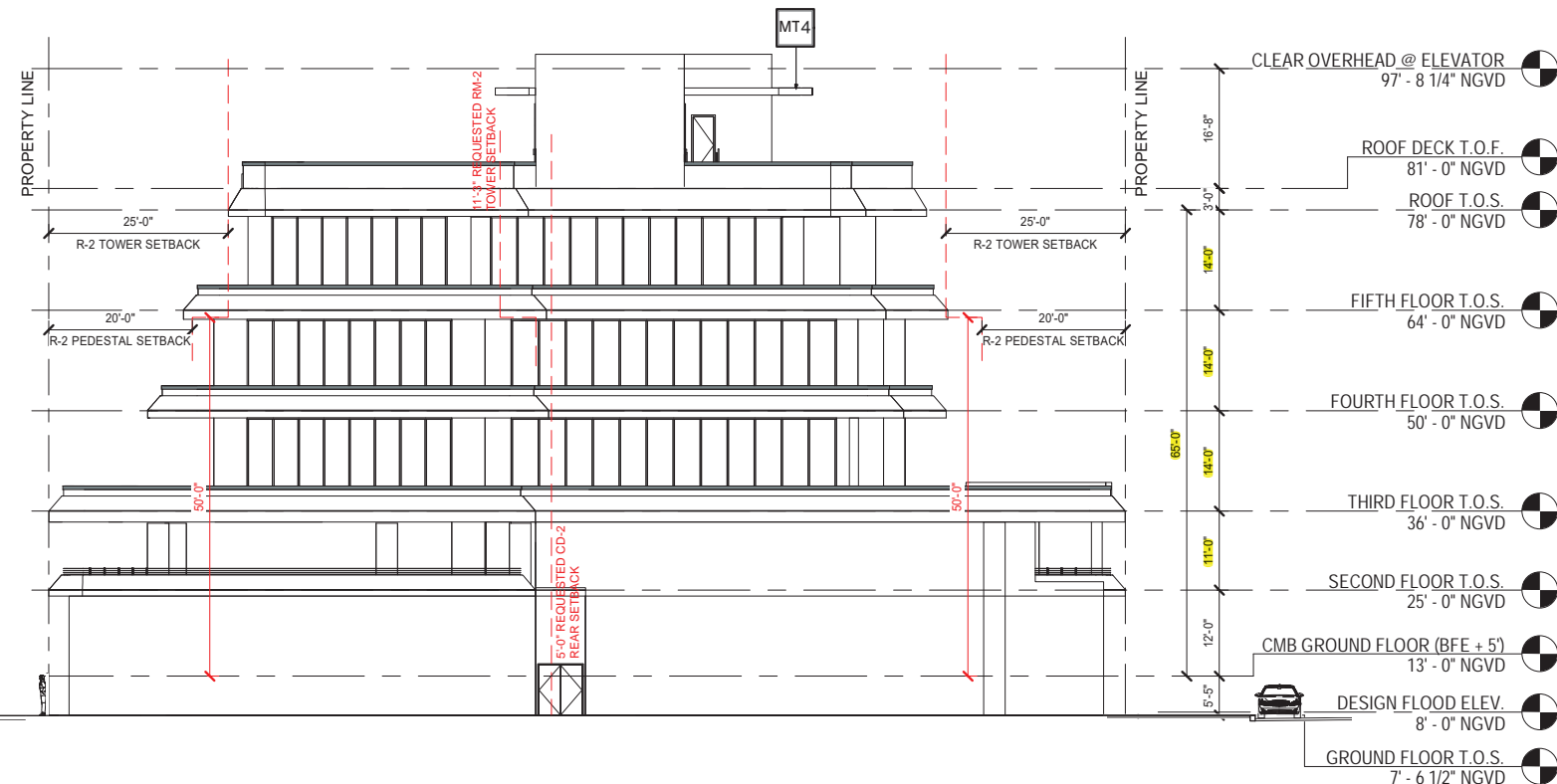


**GL1**  
CLEAR IMPACT GLASS



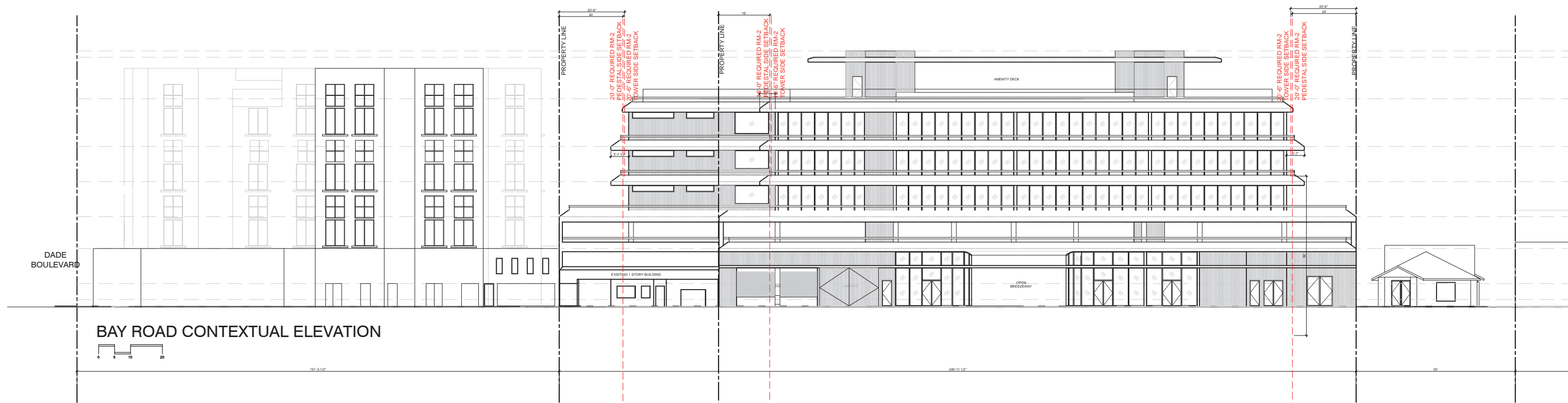
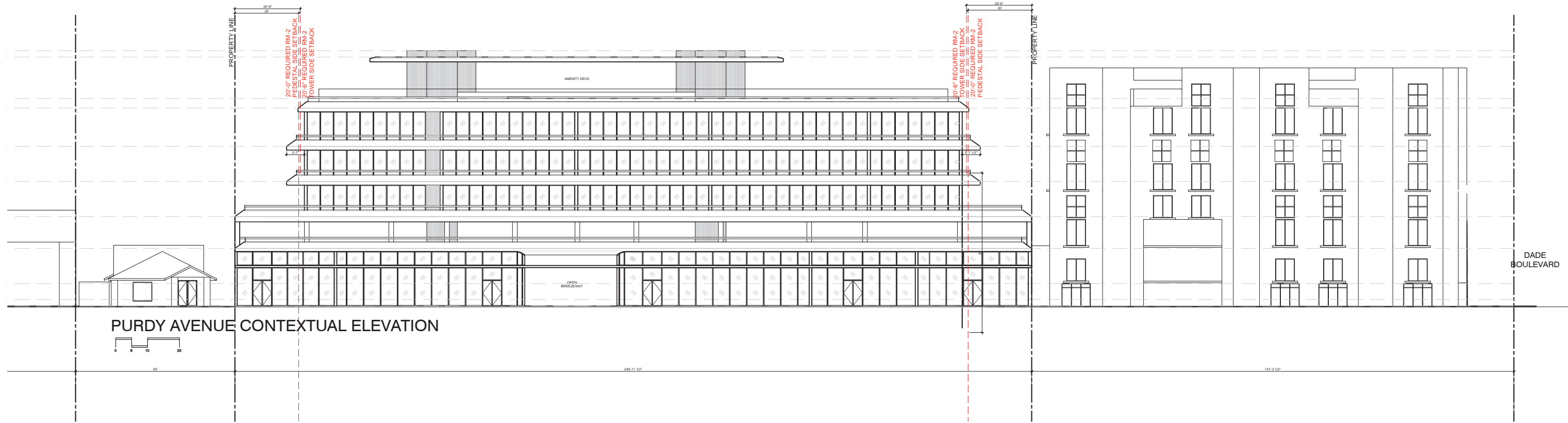
**MT4**  
ALUMINUM TRELLIS

ALL MATERIALS ARE EITHER STUCCO OR GLASS  
EXCEPT ALUMINUM TRELLIS



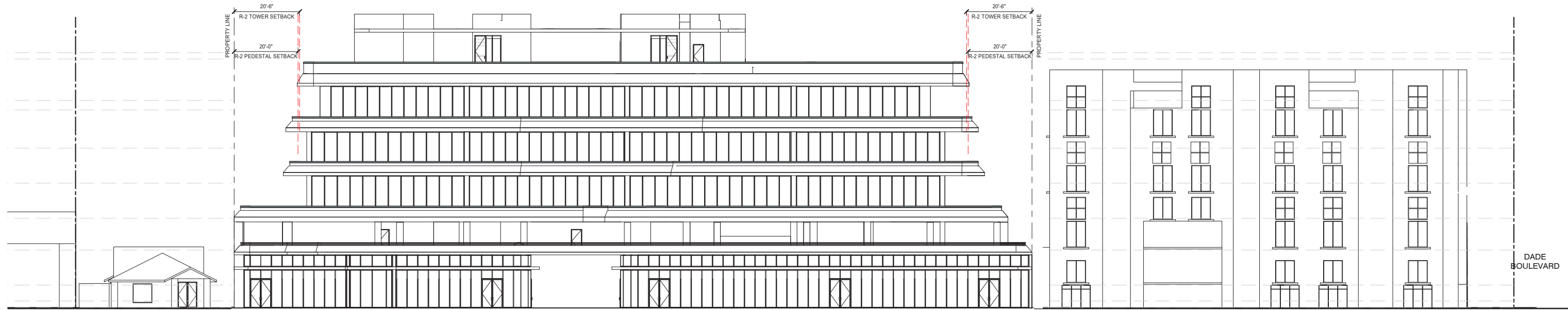
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AR 0012637



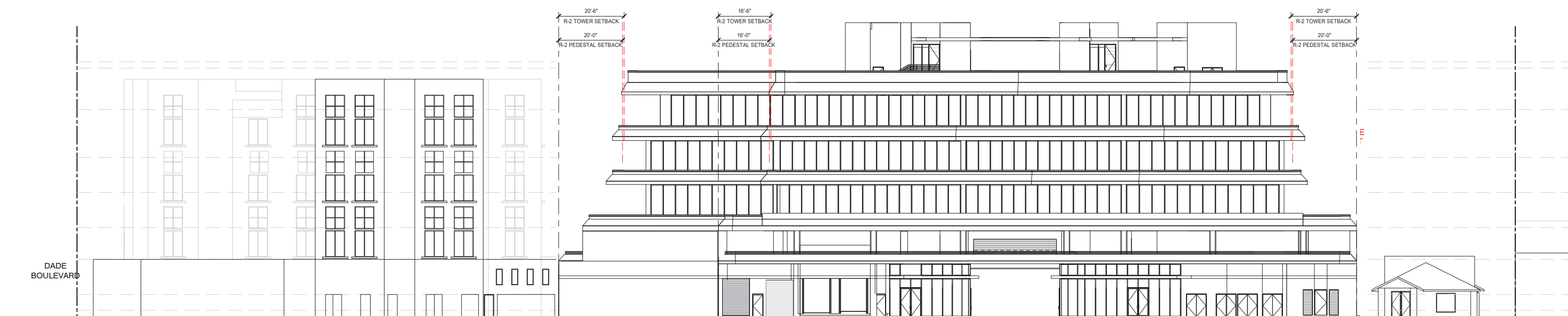
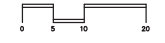


SCALE: 1"=30'-0"

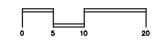
# CONTEXTUAL ELEVATION PROPOSED



PURDY ROAD CONTEXTUAL ELEVATION

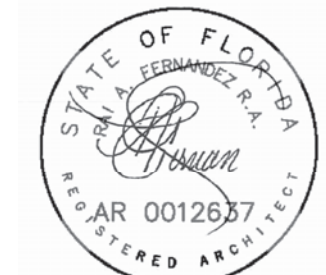


BAY ROAD CONTEXTUAL ELEVATION



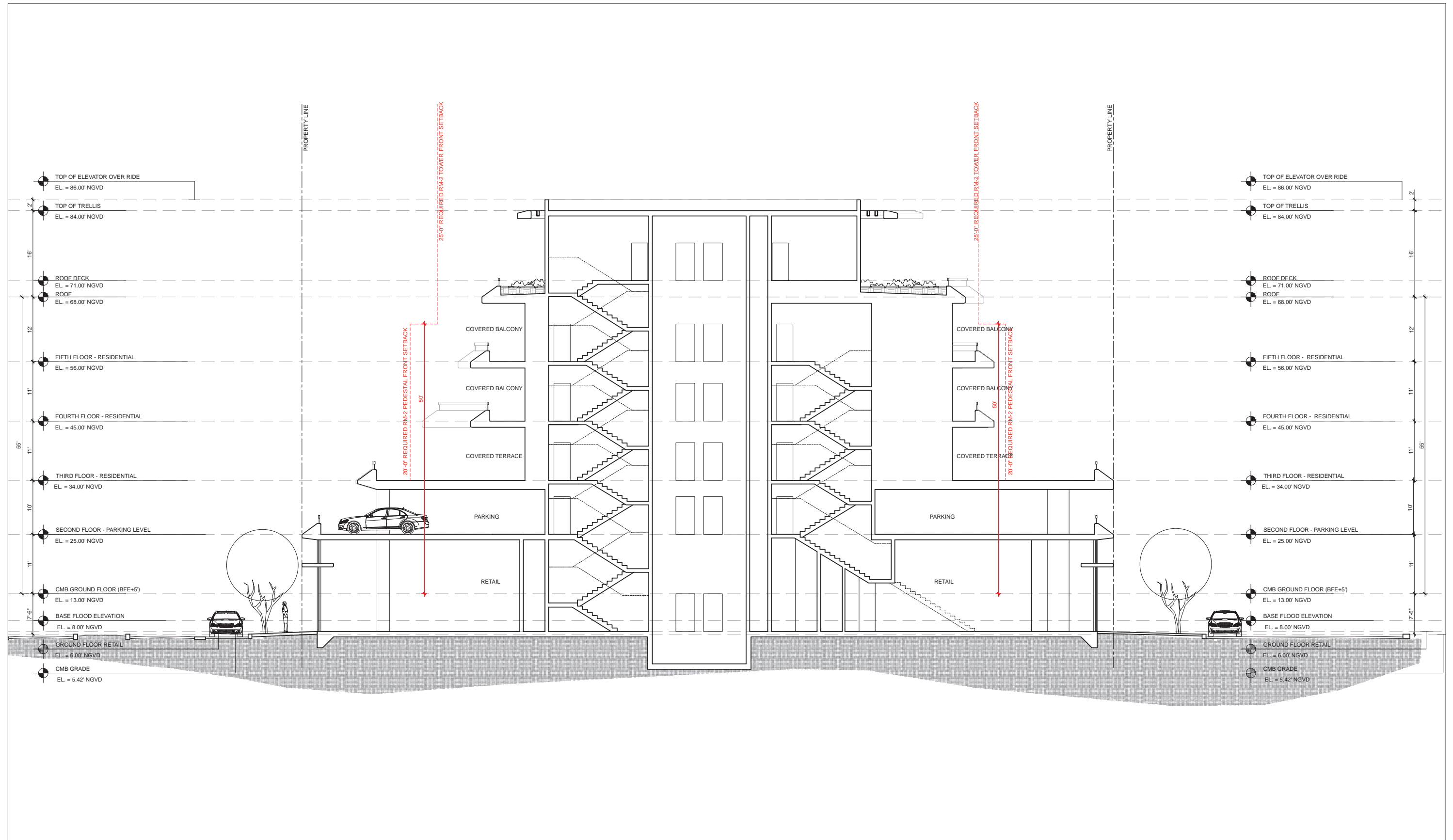
SCALE: 1"=30'-0"

EIGHTEEN SUNSET  
1759 PURDY AVE.  
MIAMI BEACH, FLORIDA  
10/14/20



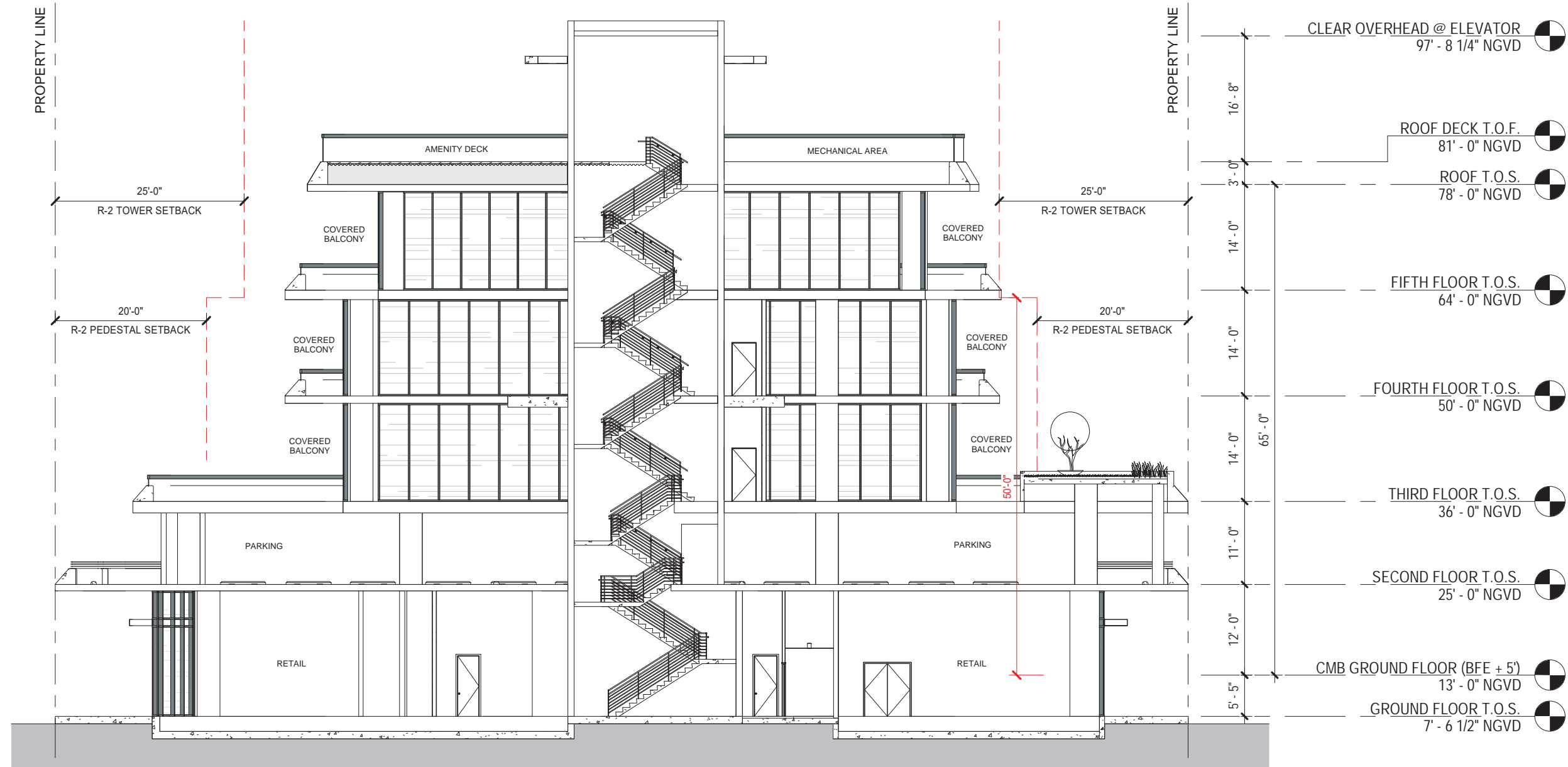
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AR 0012637

# TRANSVERSE SECTION



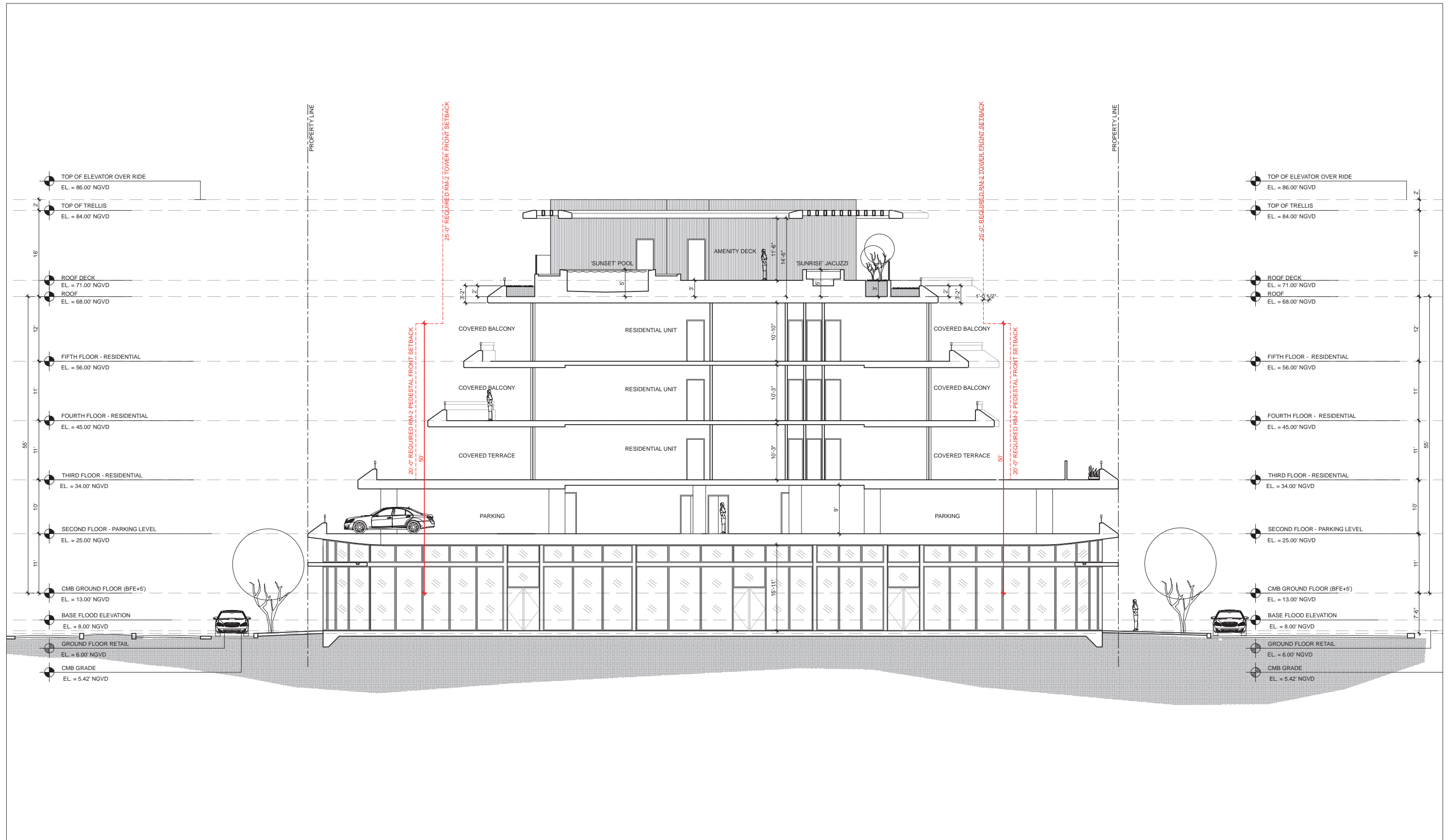
SCALE: 1/16" = 1'-0"

# TRANSVERSE SECTION PROPOSED



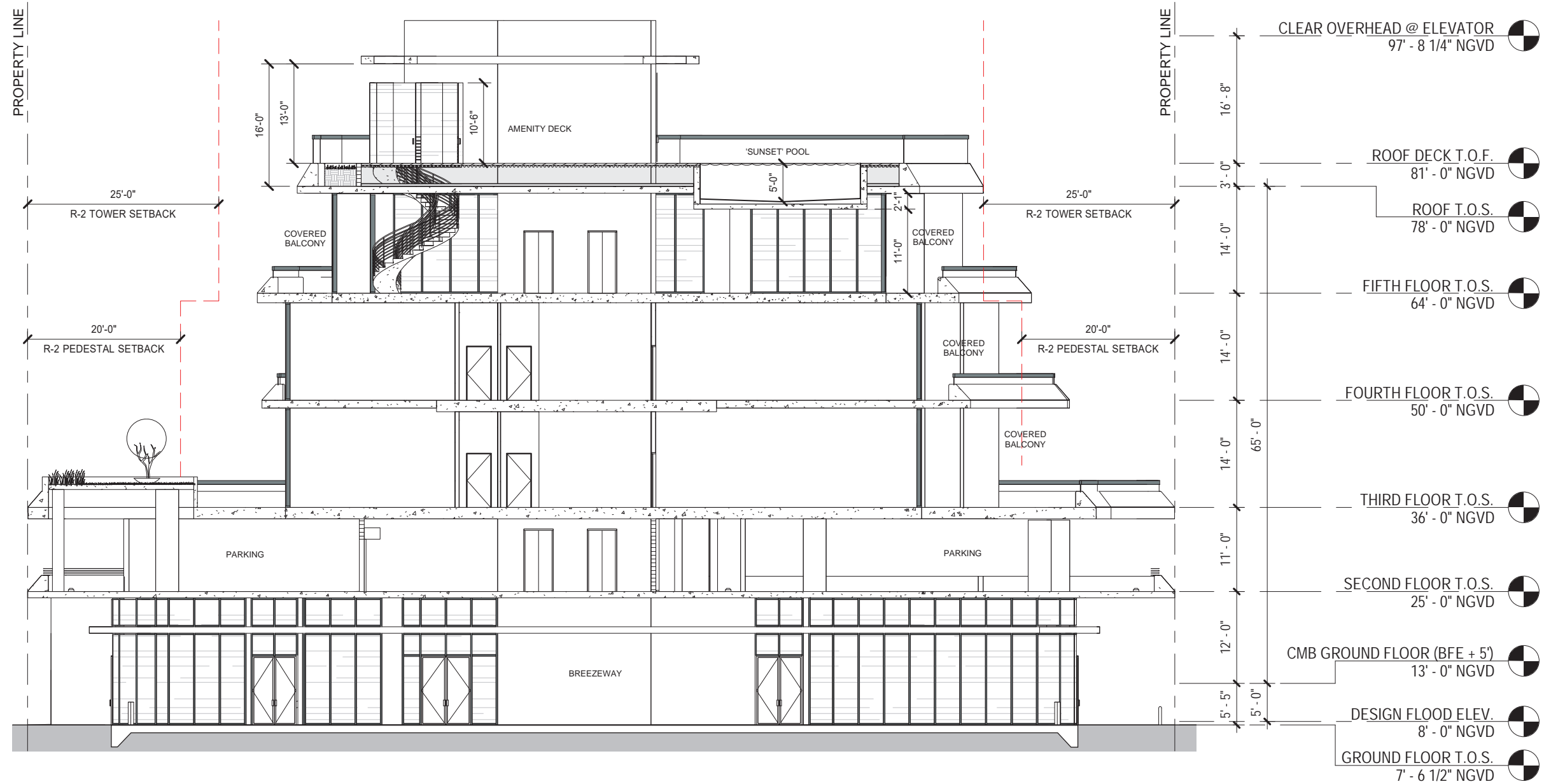
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# TRANSVERSE SECTION



SCALE: 1/16" = 1'-0"

# TRANSVERSE SECTION PROPOSED

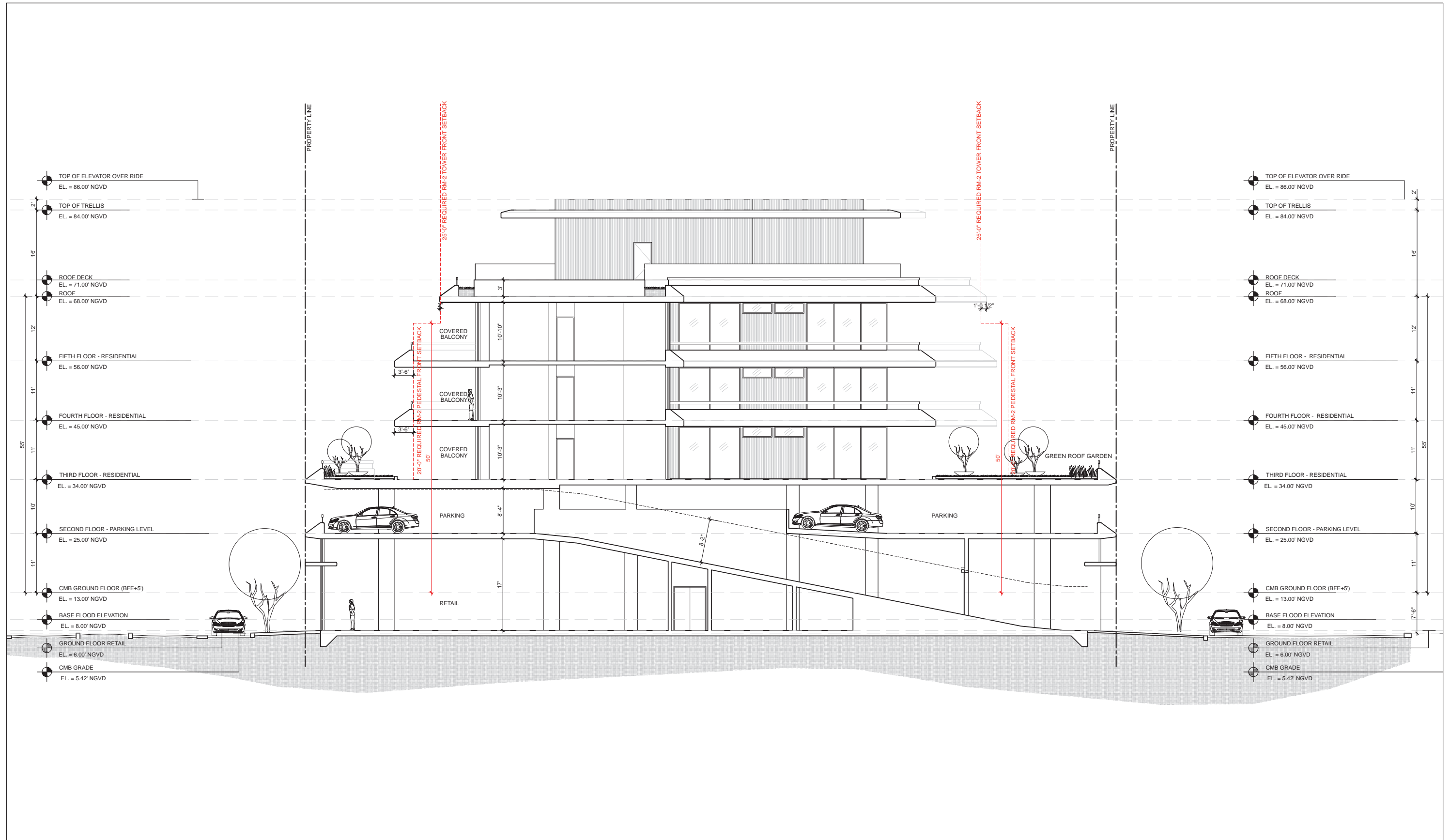


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# TRANSVERSE SECTION

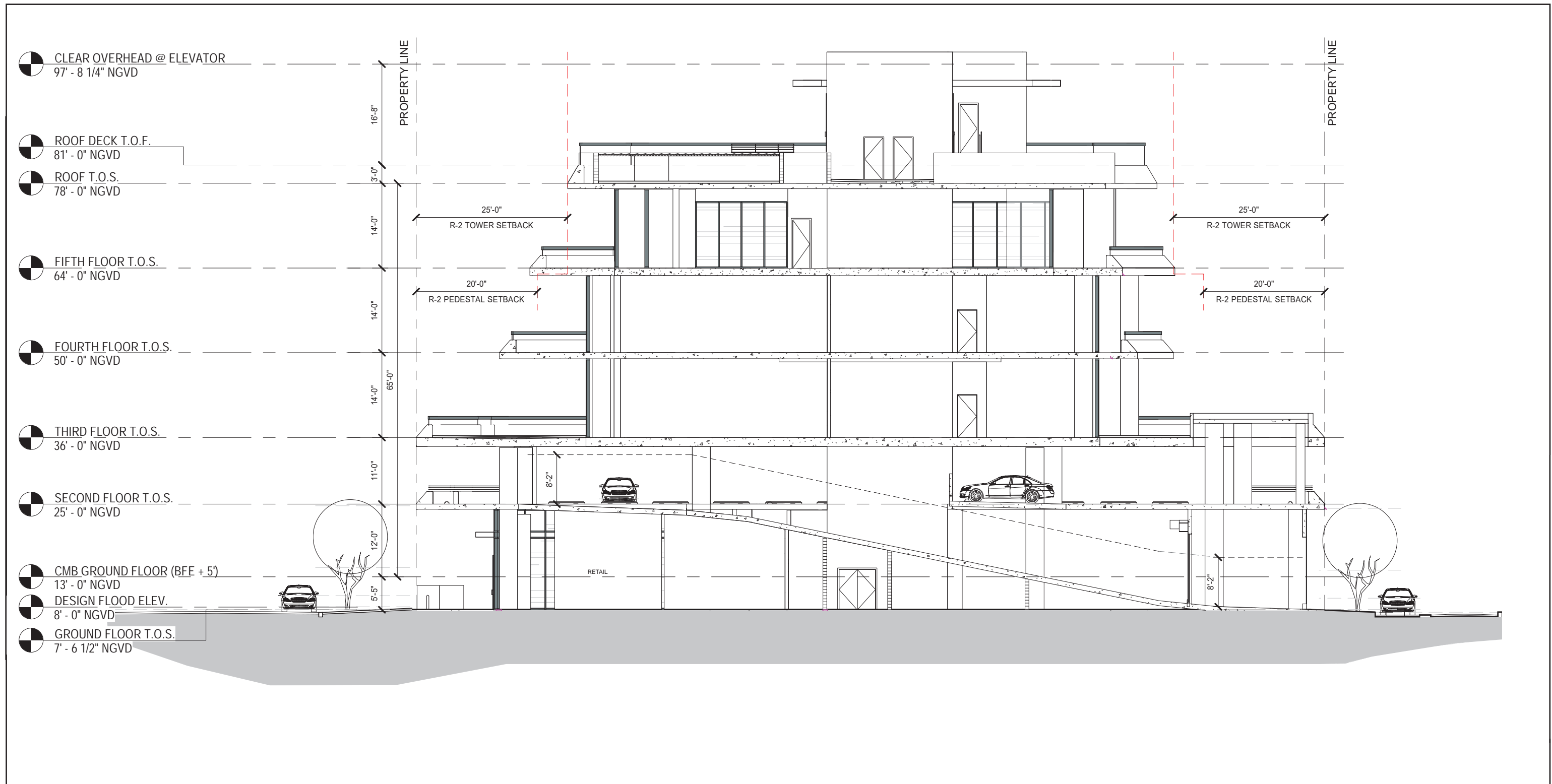
APPROVED (FOR REFERENCE ONLY)

NO CHANGE IN ELEVATION HEIGHTS



SCALE: 1/16" = 1'-0"

# TRANSVERSE SECTION PROPOSED







MAIN ENTRY VIEW



MAIN ENTRY VIEW







BODY CYCLE

HEALTH

POWER













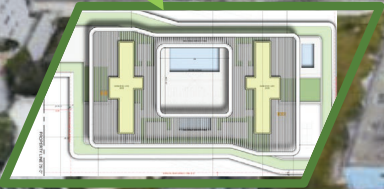
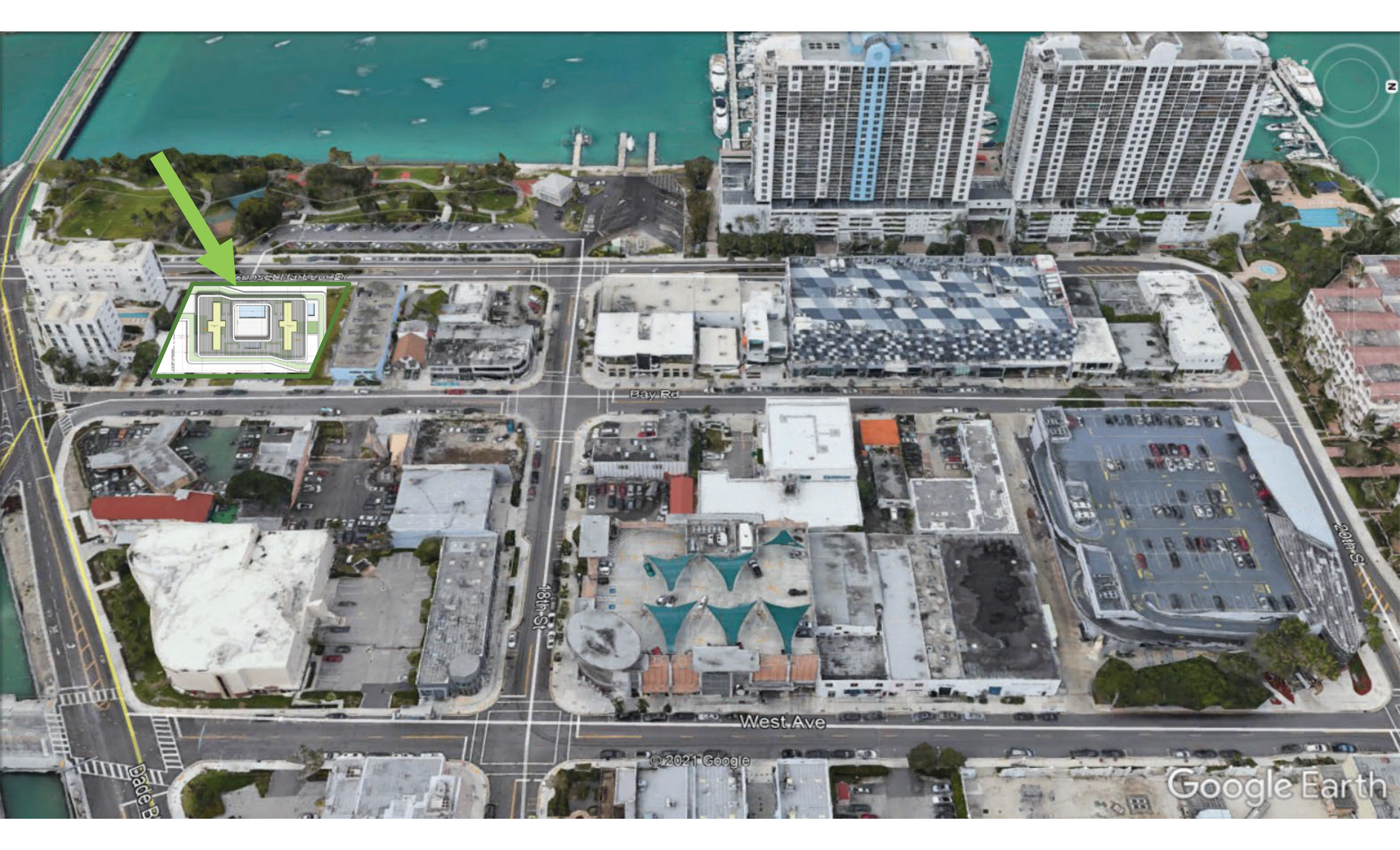
reynard's

VENICE

VEHICLE



# EIGHTEEN SUNSET



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