

**DESIGN REVIEW BOARD  
City of Miami Beach, Florida**

MEETING DATE: May 4, 2021

PROPERTY/FOLIO: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**  
1752 Bay Road 02-3233-012-0550  
1738 Bay Road 02-3233-012-0530  
1759 Purdy Avenue 02-3233-012-0540  
1747 Purdy Avenue 02-3233-012-0520  
1730 Bay Road 02-3233-012-0510  
1743 Purdy Avenue 02-3233-012-0500  
1724 Bay Road 02-3233-012-0490  
1733 Purdy Avenue 02-3233-012-0480

FILE NO: DRB20-0549

IN RE: An application has been filed requesting Design Review approval for exterior modifications to a previously approved Design Review Approval for the construction of a new five-story mixed use building. Specifically, the applicant is requesting a modification to the previously approved building height and exterior material changes. This item was originally approved in 2018, pursuant to DRB File No. 17-0198.

LEGAL: 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.

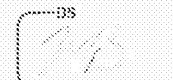
APPLICANTS: Sunset Land Associates LLC and SH Owner LLC

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Design Review**


- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 9 and 19 in Section 118-251 of the Miami Beach Code.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1, 10, 11 and 12 in Section 133-50(a) of the Miami Beach Code.

DRS  


Page 2 of 5  
DRB20-0549—1733-1759 Purdy Avenue and 1724-1752 Bay Road  
May 4, 2021

---

- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
1. The property shall comply with all of the conditions of the original approval enumerated in the Final Order for DRB17-0198, dated December 04, 2018 except as modified herein.
  2. The project shall comply with the conditions imposed by the Planning Board Order No PB20-0344, dated December 14, 2020.
  3. Revised elevation, site plan, and floor plan drawings shall be submitted, at a minimum, such drawings shall incorporate the following:
    - a. The final color and finish of the IPE wood and/or "aluminum cladding" shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - b. The specifications of any proposed IPE wood shall be provided, and Forest Stewardship Council (FSC) or similar certification shall be required, subject to the review and approval of staff.
    - c. The window system mullions shall be uniform in spacing and shall be spaced +/- 4' apart on the ground floor level; and spaced +/- 5' apart on levels 3, 4 and 5.
    - d. The final design, details and finishes of the roof top trellis shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - e. The architect shall incorporate IPE wood and/or metal wall cladding where feasible to the Bay Avenue and Purdy Avenue elevations, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - f. The garage level bulkhead shall be a minimum of 3'-6" high, as measured from its finished floor, to buffer vehicular lights.
    - g. The materials and finishes shown, including location, extent, and quality, shall be consistent with the plans presented to the Board as part of this modified application, subject to the review and approval of staff.
    - h. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - i. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

DS  


Page 3 of 5  
DRB20-0549—1733-1759 Purdy Avenue and 1724-1752 Bay Road  
May 4, 2021

---

- j. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

**II. Variance(s)**

- A. No variance(s) were filed as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

**III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- D. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- F. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is

DS  


Page 4 of 5  
DR820-0549—1733-1759 Purdy Avenue and 1724-1752 Bay Road  
May 4, 2021

GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Eighteen Sunset", as prepared by **Domo Architecture + Design and Rai A Fernandez R. A.**, dated April 12, 2021, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted (December 4, 2018), the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

6/10/2021 | 3:41 PM EDT

Dated \_\_\_\_\_

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

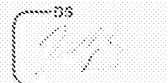
DocuSigned by:



BY:

Michael Belush, AICP  
Chief of Planning and Zoning  
For Chairman

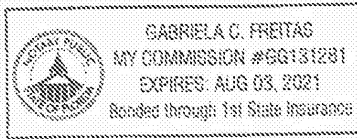
DEC3ECF2EB66404...



Page 5 of 5  
DRB20-0549—1733-1759 Purdy Avenue and 1724-1752 Bay Road  
May 4, 2021

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June 2021 by Michael Belush, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



*[Handwritten Signature]*  
Notary:  
Print Name  
Notary Public, State of Florida  
My Commission Expires: Aug. 3, 2021  
Commission Number: 99131201

{NOTARIAL SEAL}

Approved As To Form: \_\_\_\_\_  
City Attorney's Office: *[Signature]* ( 6/10/2021 | 3:31 PM, EDT )

Filed with the Clerk of the Design Review Board on *[Signature]* ( 6/11/21 )

CS  
*[Handwritten Initials]*