



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131
www.brzoninglaw.com
305.377.6236 office
305.377.6222 fax

VIA ELECTRONIC & HAND DELIVERY

March 7, 2022

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **DRB21-0773** – Narrative Responses for Proposed New
Residential Building Located at 1771 Purdy Avenue, Miami
Beach, Florida

Dear Michael:

This law firm represents SUHAMB, LLC (the "Applicant") in their application for design review of a new, 5-story residential building located at 1771 Purdy Avenue in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3233-012-0570 (the "Property"). Please consider this letter the Applicant's narrative responses to Staff Comments issued on January 28, 2022.

1. Provide estimate construction cost in LOI or under separate cover.

Response: LOI updated to include estimated construction cost.

2. Zoning Data Sheet: Use the Commercial Multi-family CMB data sheet; will provide via email.

Response: Zoning data sheet updated.

3. Height – 55' as of right per Sunset Harbor Overlay Ordinance

Response: Acknowledged.

4. Clear pedestrian path of 10' is required; DRB can approve its reduction to no less than 5' as a waiver. Clarify what is being proposed and if a waiver is required.

Response: Applicant is proposed a clear pedestrian path of 10'.

5. Provided parking does not comply. And there is no fee in lieu – parking plan will need to be revised.

Response: Applicant is providing a mechanical parking system and satisfies applicable parking requirements.

6. Identify # of long term parking.

Response: Plans updated.

7. Site plan – increase scale and show denote clear pedestrian path – if waiver is needed identify it in plans and LOI.

Response: Applicant is proposed a clear pedestrian path of 10'.

8. Floor Plans; include lot and setback on all plans. Dimension building volumes and elements.

Response: Plans updated.

9. Missing material board.

Response: material board included.

10. Height encroachments: the proposed architectural feature cannot be approved as proposed – it is not an allowable height encroachment as designed. Refer to section 142-312(b)(3). Rooftop elements are to be located in a manner that is minimally visible to neighborhood.

Response: Trellis has been reduced in height to comply with Section 142-312(b)(3).

11. Not compliant with Section 142-312(b)(3)(e). Trellis structure.

Response: The Applicant is requesting a variance from Section 142-312(b)(3)(e), detailed in the letter of intent.

12. Staff recommends more architectural articulation than scoring of the northern interior façade facing Stiltsville restaurant as no future building is planned for that area.

Response: Acknowledged.

13. Revise renderings to include more site context, ie. Adjacent buildings. Consider including proposed volume of southern neighbor – ie. 18 Sunset in at least one rendering.

Response: Plans updated to include more site context, including 18 Sunset.

14. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

Response: Plans updated with requested revisions.