

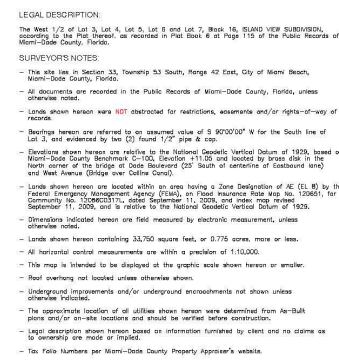


EIGHTEEN SUNSET

1733-1759 PURDY AVENUE & 1724-1752 BAY ROAD
MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL FILE NUMBER DRB22-0814

APRIL 11, 2022



5	201140	UPDATE SURVEY (12/78/70)	SJD	DEM
4	200161	UPDATE SURVEY (2/27/70)	SJD	WSP
3	190180	SHOW UTIL POLE ELEVATIONS (3/27/69)	SJD	JAB
2	150593	UPDATE SURVEY (7/30/16)	SJD	WSP
1	180242	AMEND BILLING NUMBER 1752 PER TXN FOLD	WSP	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Miami 305.645.4499 / 305.645.4143 / 305.645.4142

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

Original Date	6/5/17
Scale	1"=30'
Drawn By	MAD
CAD No.	151400
Plotted	12/06/20 8 27 p.
Ref. Dwg.	2009-065
Field Book	SJ 00669 & FLD SHT
Job No.	171148
Dwg. No.	2015-144-2
Sheet	

SUNSET PARK

DESIGN REVIEW BOARD

INDEX OF DRAWINGS

NEW MIXED-USE RETAIL-RESIDENTIAL DEVELOPMENT

MIAMI BEACH, FLORIDA

CLIENT

SUNSET LAND ASSOCIATES, LLC
1691 MICHIGAN AVENUE, SUITE 510
MIAMI BEACH, FLORIDA 33139
T. 305.749.0921

DESIGN ARCHITECT

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE
PLANNING

420 UNCOLN ROAD
SUITE 500
MIAMI BEACH, FLORIDA 33139
O. 305.674.8021
F. 305.528.9008
WWW.DOMODESIGNSTUDIO.COM

LANDSCAPE ARCHITECT

CHRISTOPHER CRAWLEY LANDSCAPE ARCHITECTURE LLC

780 NE 69TH STREET
SUITE 1100
MIAMI, FLORIDA 33138
O. 305.979.1095
WWW.CHRISTOPHERCRAWLEY.COM

ARCHITECT OF RECORD

BEHMELLO AJAMIL & PARK NERS

2601 S BAYSHORE DR SUITE 1000
MIAMI, FL 33133
O. 212.334.2050
F. 212.334.0403
https://www.behmelloajamil.com

CONSULTANTS

MEP ENGINEER:

HNGS ASSOCIATES
4800 SW 74 COURT
MIAMI, FL 33155
O. 305.270.9930
F. 305.665.5591

CIVIL ENGINEER:

VSN ENGINEERS
8500 W FLAGLER ST
SUITE 113
MIAMI, FL 33144
O. 305.551.5267
F. 305.551.4242

STRUCTURAL ENGINEER:

DESMONE CONSULTING ENGINEERS
800 BRICKELL AVE
6TH FLOOR
MIAMI, FL 33131
O. 305.441.0792
F. 786.3832329

SCOPE OF WORK

- NEW CONSTRUCTION OF MIXED-USE 67,500 SF RESIDENTIAL AND RETAIL AT

02-3233-012-0550 (1752 BAY RD Miami Beach, FL 33138-1423)
02-3233-012-0540 (1759 PURDY AVE Miami Beach, FL 33138-1423)
02-3233-012-0530 (1738 BAY RD Miami Beach, FL 33138-1414)
02-3233-012-0520 (1747 PURDY AVE Miami Beach, FL 33138-1423)
02-3233-012-0500 (1743 PURDY AVE Miami Beach, FL 33138-1423)
02-3233-012-0490 (1724 BAY RD Miami Beach, FL 33138-1414)
02-3233-012-0480 (1733 PURDY AVE Miami Beach, FL 33138-1423)
02-3233-012-0510 (1730 BAY RD Miami Beach, FL 33138-1414)

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A-1.0 P ZONING DATA SHEET PROPOSED
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A-1.2 P F.A.R. DIAGRAMS PROPOSED
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FAR 1.1 SECOND FLOOR
A-1.2.0 SITE PLAN APPROVED
A-1.2.1 GROUND FLOOR PLAN APPROVED
A-1.2.2 GROUND FLOOR PLAN PROPOSED
A-1.2.3 SECOND FLOOR PLAN APPROVED
A-1.2.4 SECOND FLOOR PLAN PROPOSED
A-1.2.5 THIRD FLOOR PLAN APPROVED
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L202 SECOND FLOOR LANDSCAPE PLAN
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L204 ROOF DECK LANDSCAPE PLAN



EIGHTEEN SUNSET
1759 PURDY AVE,
MIAMI BEACH, FLORIDA
4/11/22



RAI A. FERNANDEZ R.A.
AR 0012637
4/11/22

CV - 0.0_P

ZONING DATA

APPROVED 10/14/20

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):	02-0203-012-0050 (1752 BAY RD Miami Beach, FL 33139-1423) 02-3233-012-0040 (1759 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0030 (1738 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0020 (1747 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0010 (1743 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0490 (1724 BAY RD Miami Beach, FL 33139-1414) 02 - 3 233 - 012 - 0 480 (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
10	Height	65'-0" FROM BFE +5'-0	15.8' NGVD	65'-0" ** NO VARIANCE
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
CD-2 Commercial Setbacks				
		Required	Existing	Proposed
29	Commercial Pedestal:			
30	Front Setback:	0'-0"		0'-0"
31	Side Setback:	0'-0"		0'-0"
32	Side Setback facing street:	N/A	N/A	N/A
32	Rear Setback:	5'-0"		5'-0"
RM-2 Residential Setbacks				
		Required	Existing	Proposed
33	Residential Pedestal:			
33	Front Setback:	20'-0"	N/A	PURDY ROAD: 34'-10" BAY ROAD: 27'-9"
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
36	Rear Setback:	7'-6"	N/A	7'-6"

Residential Tower:				
37	Front Setback:	20'-0" + 1' per 1' above 50' bldg height=25'-0"	N/A	BAY AVE: 29'-8" PURDY ROAD: 27'-0"
38	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)	N/A	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)
39	Side Setback facing street:	N/A	N/A	N/A
40	Rear Setback:	11'-3"	N/A	16'-2"
Parking				
	Required	Existing	Proposed	Deficiencies
41	Parking district			
42	Total # of parking spaces	76	0	76
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 (450,600, 900, Parallel)		N/A	90
47	ADA Spaces		N/A	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 A3.1_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
10/14/20

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

A - 1.0

ZONING DATA SHEET

PROPOSED 4/11/22

CD-2 - ZONING DATA SHEET				
ITEM # Zoning Information				
1	Address: 1750 PURDY AVENUE, MIAMI BEACH FLORIDA			
2	Board and file numbers: PB17-0108 DRB17-0108			
3	02-3233-012-0500 (1752 BAY RD Miami Beach, FL 33139-1423) 02-3233-012-0540 (1750 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) 02-3233-012-0400 (1724 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0460 (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)
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11	Number of Stories	5	1	5
12	FAR	2	0.25	1.92186
13	Gross square footage	67,500 SQ. FT.		67,107 SQ. FT.
14	Square Footage by use	67,500 SQ. FT.	7500	
15	Number of units Residential	N/A	0	
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
CD-2 Commercial Setbacks				
	Required	Existing	Proposed	Deficiencies
29	Front Setback:	0'-0"	0'-0"	
30	Side Setback:	0'-0"	0'-0"	
31	Side Setback facing street:	N/A	N/A	
32	Rear Setback:	5'-0"	5'-0"	
RM-2 Residential Setbacks				
	Required	Existing	Proposed	Deficiencies
33	Front Setback:	20'-0"	N/A	PURDY ROAD: 34'-10" BAY ROAD: 27'-9" 0
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35	Side Setback facing street:	N/A	N/A	0
36	Rear Setback:	7'-6"	N/A	7'-6" 0

Residential Tower:				
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)	N/A	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
40	Rear Setback:	11'-3"	N/A	16'-2" 0
Parking				
	Required	Existing	Proposed	Deficiencies
41	Parking district			
42	Total # of parking spaces	76	0	76
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 (450,600, 900, Parallel)		N/A	90
47	ADA Spaces		N/A	n/a
48	Tandem Spaces		N/A	22'
49	Drive aisle width		N/A	NO
50	Valet drop off and pick up		N/A	2
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 NIP? (Neighborhood Impact Establishments, 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	

EIGHTEEN SUNSET
1750 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

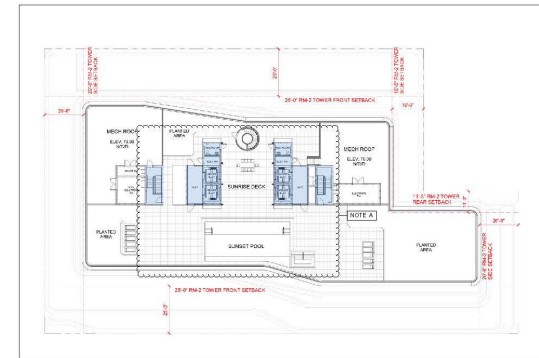
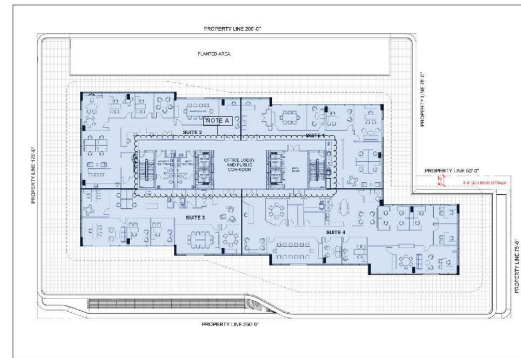
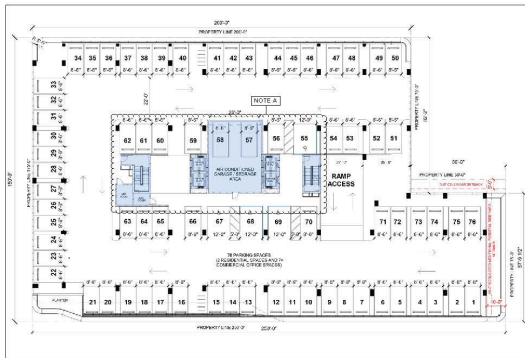
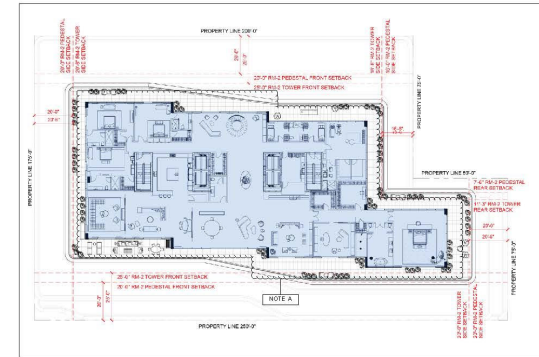
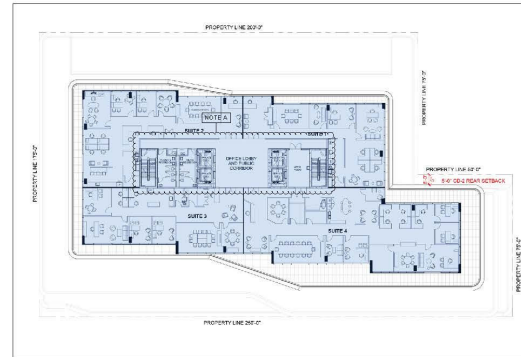
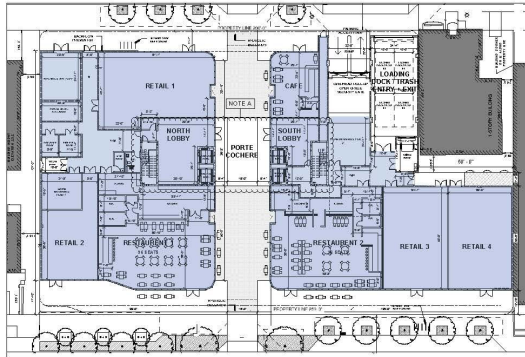


RAI A. FERNANDEZ R.A.
AR. 0012637
4/11/22

A - 1.0 P

F.A.R. DIAGRAMS

APPROVED 10/14/20



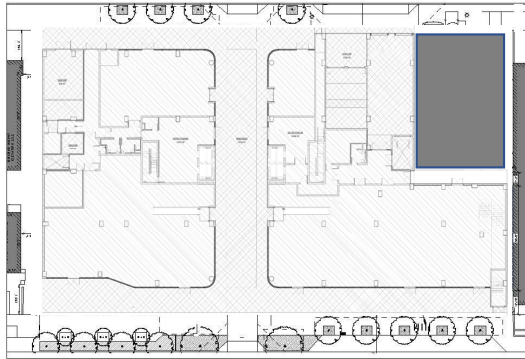
EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
10/14/20



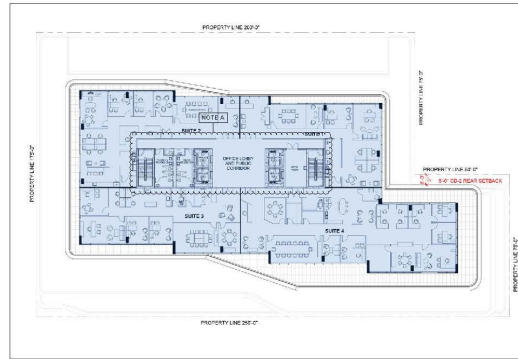
RAI A. FERNANDEZ R.A.
AR 0012637
10/14/20

F.A.R. DIAGRAMS

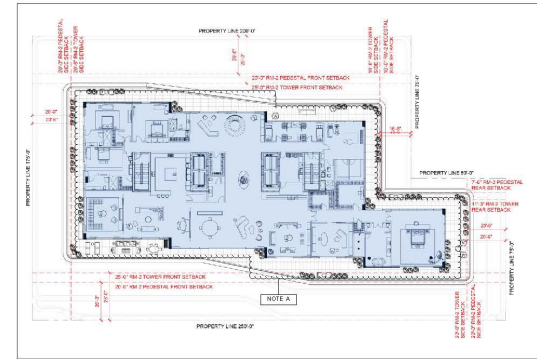
PROPOSED 4/11/22



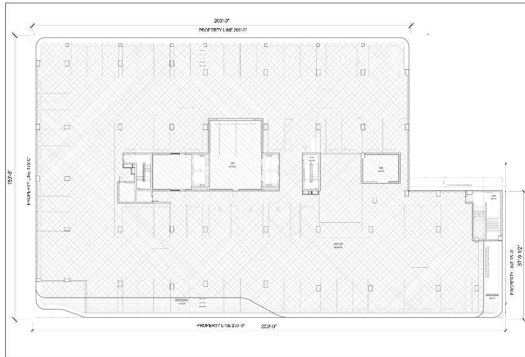
GROUND FLOOR PLAN



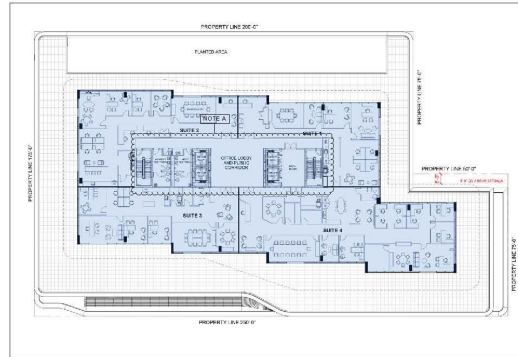
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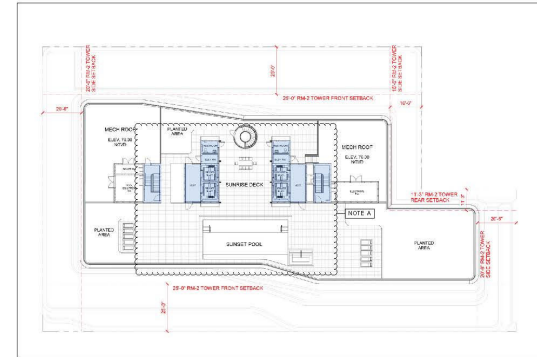
FIFTH FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF DECK PLAN

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22



RAI A. FERNANDEZ R.A.
AR 0012637
4/11/22

F.A.R. GROUND FLOOR

PROPOSED 4/11/22

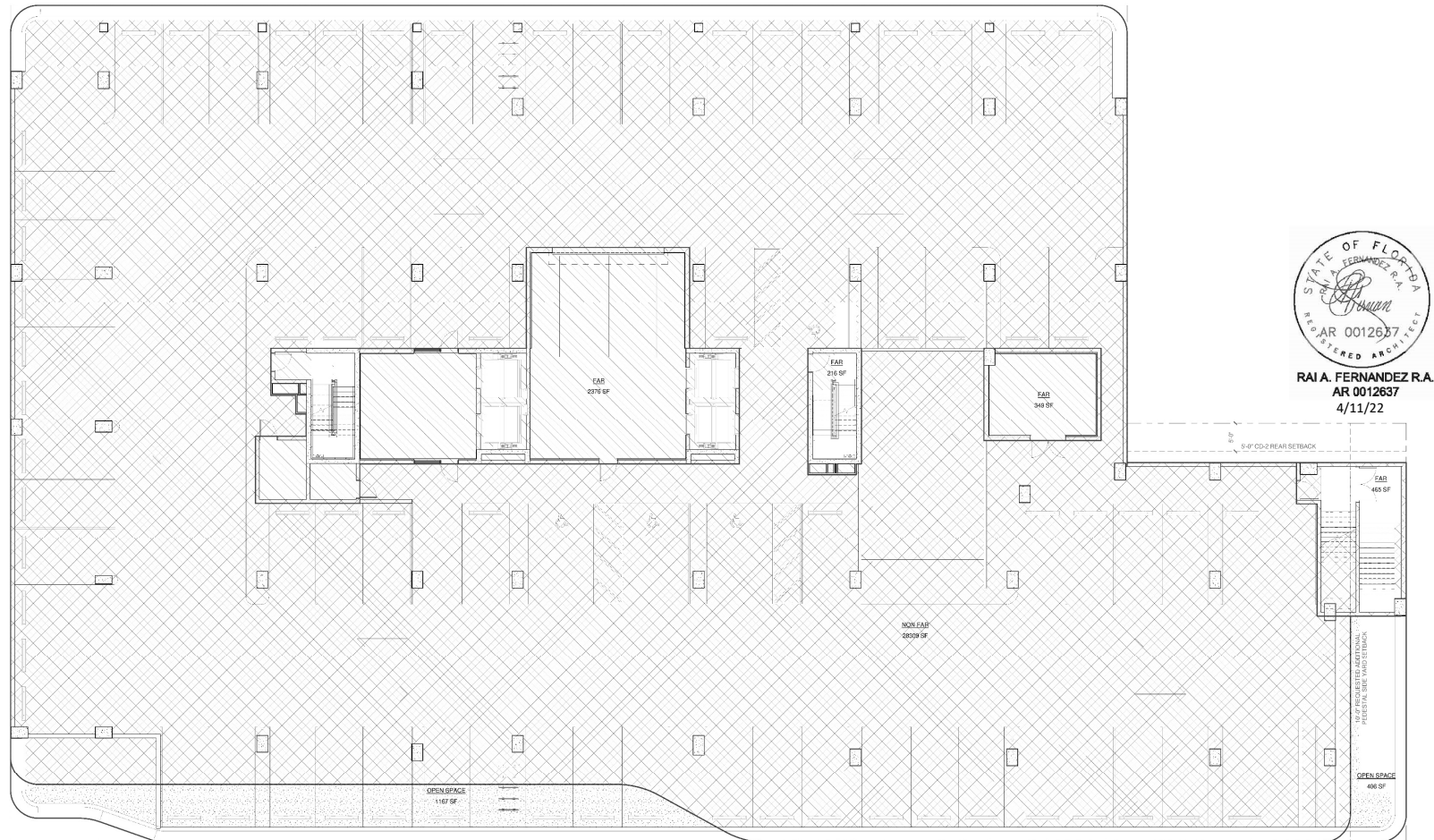


FAR 1.0

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

F.A.R. SECOND FLOOR

PROPOSED 4/11/22

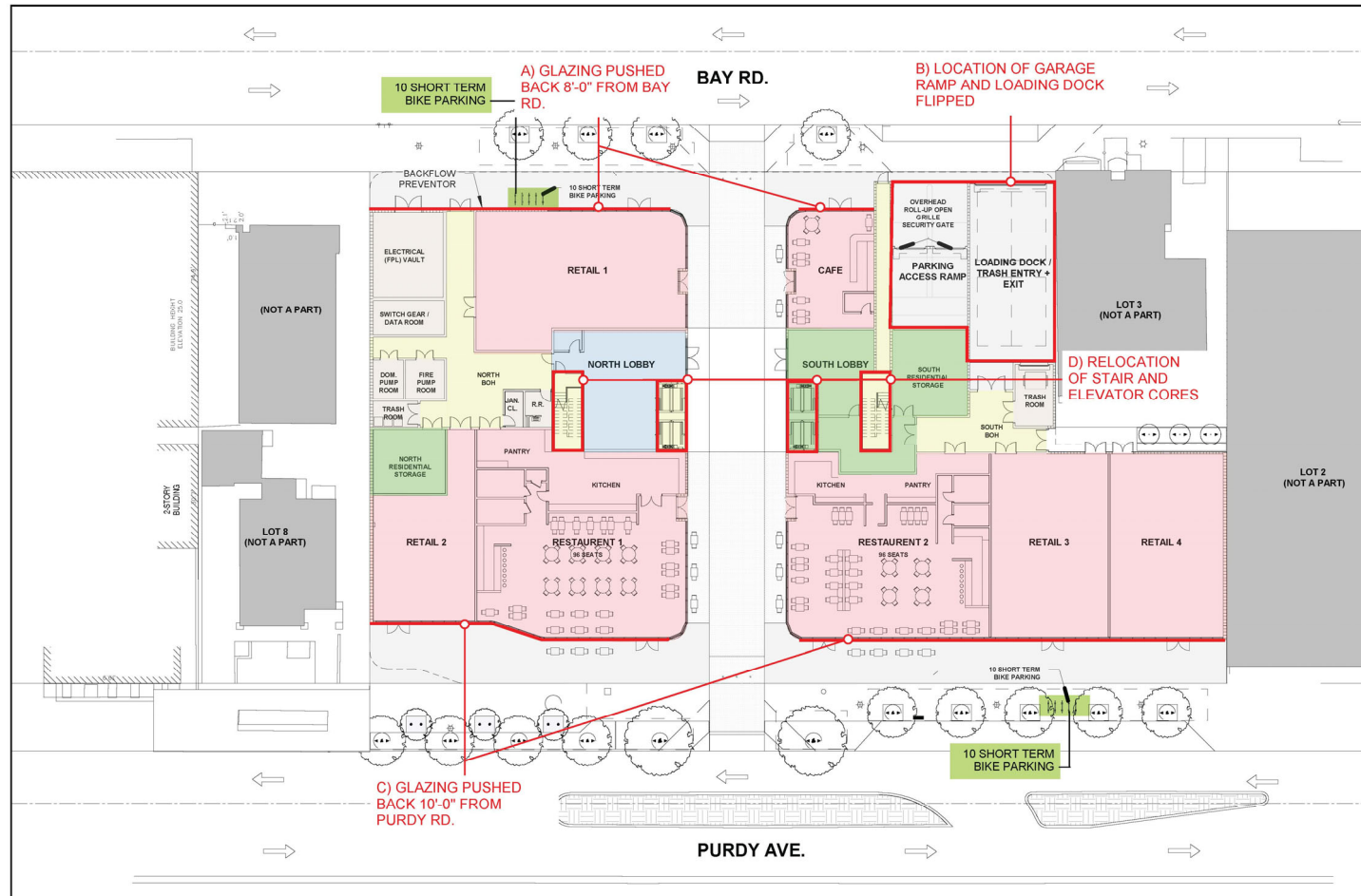


FAR-1.1

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

SITE PLAN

APPROVED 10/14/22



- 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

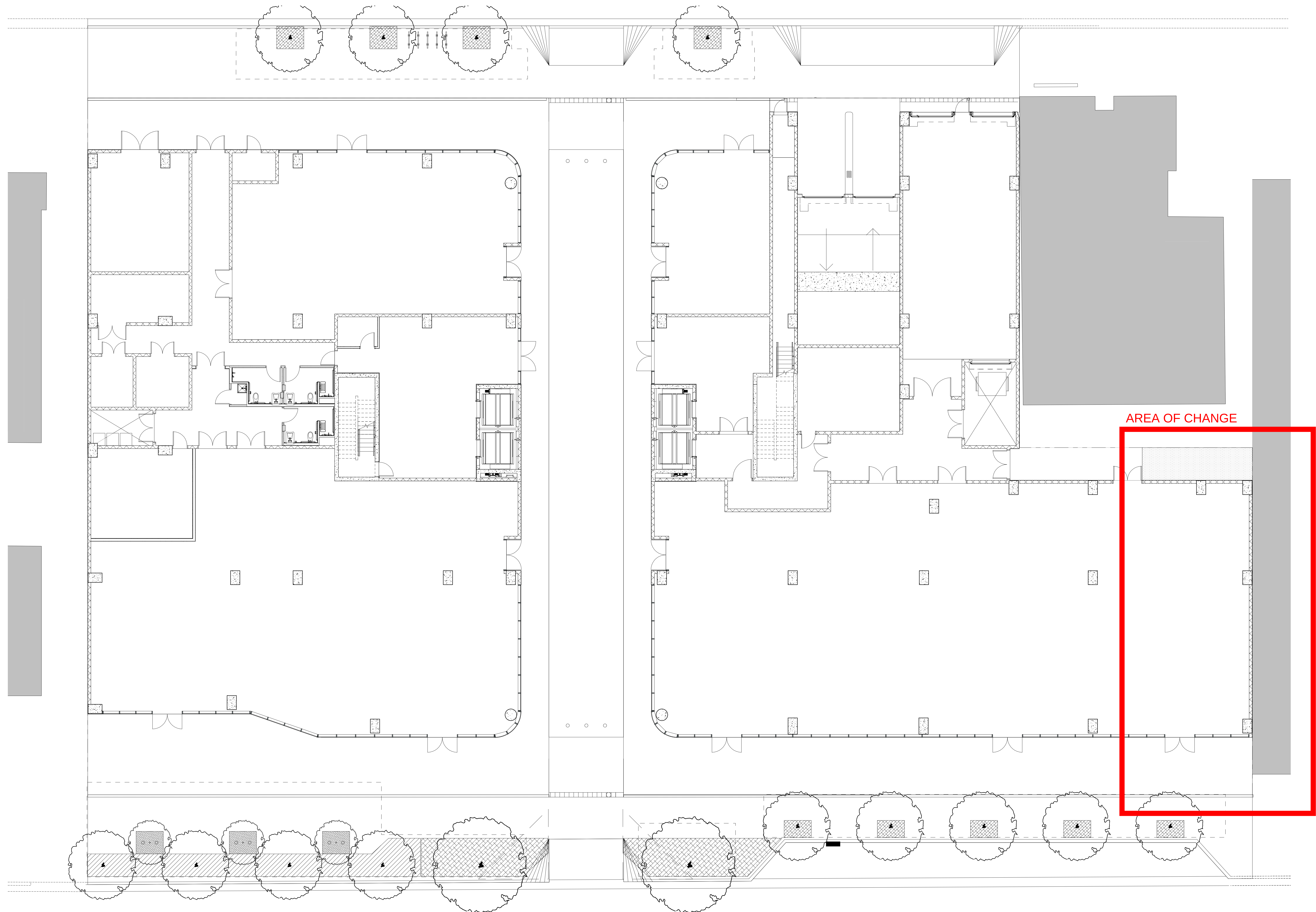


RAI A. FERNANDEZ R.A.
AR 0012637

A 1.2.0 10/14/20

GROUND FLOOR PLAN

APPROVED 10/14/22



1
A101
GROUND FLOOR PLAN
1/8" = 1'-0"

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22



RAI A. FERNANDEZ R.A.
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10/14/20

A-1.2.1_P