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## VIA ELECTRONIC AND IN-PERSON SUBMITTAL

August 8, 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** – Revised Letter of Intent – Design Review of  
Proposed New Residential Building Located at 1771 Purdy  
Avenue, Miami Beach, Florida

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Dear Mr. Belush:

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 the Applicant's revised letter of intent in support of Design Review Board ("DRB") approval for the construction of a 5-story residential building and to allow the use of mechanical parking lifts (the "Project").

Since the May 3, 2022 Design Review Board meeting, the Applicant has made the following changes to the Project:

- Removed the natural landscape from the north and south elevations and replaced with additional design detailing;
- Shifted the rooftop trellis 20' from the front property line to comply with the rooftop trellis setback requirement;
- Reduced the area of the rooftop trellis to comply with the rooftop trellis area requirement;
- Withdrew the rooftop trellis setback variance request;
- Withdrew the rooftop trellis area variance request; and
- Updated the color scheme with darker accents on the ground floor.

Property Description. The Property consists of approximately 3,750 square feet (0.08 acres) and is developed with one single-story commercial structure. The Property is located within the Sunset Harbour neighborhood and has a land use designation of Medium Intensity Commercial Category (CD-2) and is zoned CD-2.

Proposed Development. The Applicant proposes to construct an elegant, boutique residential building with single residences on each level and a penthouse unit and roof deck on the fifth level. The Project features a sleek futurist architectural style that evokes movement and interest along the façade levels. The frontage of the building contains sharp design features, varied balcony widths and infinity glass balustrades. The Project's frontage will appeal to pedestrians traveling along Purdy Avenue. The ground floor features vertical cladding and a glass façade, which serve as a welcoming entrance for residents and guests. The rooftop is comprised of a tiled roof deck, pool, and features a trellis that will provide shade to users on the rooftop. In the rear, the Project will feature surface parking with three (3) mechanical parking lifts for residential use. The three (3) mechanical parking lifts, which provide a total of six (6) parking spaces, satisfies applicable parking requirements.<sup>1</sup>

On May 3, 2022, the Design Review Board heard the Applicant's application for design review approval for the construction of 5-story residential building and to allow the use of mechanical parking lifts. The application included two (2) variance requests – (1) a variance from the requirements of Section 142-312(b)(3)(e) to provide a rooftop trellis with a 0' setback where a 20' setback is required and (2) a variance to provide a combined area of 35% of the enclosed floor area immediately one floor below where 20% is the maximum permitted. Since the May 3, 2022 Design Review Board meeting, the Applicant has made certain changes to the Project, including withdrawing both variance requests, removing the natural landscape from the north and south elevations and replacing with additional design detailing, updating the color scheme of the Project by including darker accents on the ground floor and planters and kept the lighter grey color scheme for the majority of the structure.

*Variance Request.* **Withdrawn by Applicant** – A variance from the requirements of Section 142-312(b)(3)(e) to provide a rooftop trellis with (1) a 0' setback where a 20' setback is required and (2) a combined area of 35% of the enclosed floor area immediately one floor below where 20% is the maximum permitted ("Trellis Variance").

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<sup>1</sup> The Project satisfies the criteria listed in Section 130-38(4)(a) to allow the Design Review Board to review a proposal for mechanical parking lifts. The Project is a residential building with less than 20 units, the mechanical lifts are located within an enclosed parking area, secure storage for alternative transportation is provided on-site, and the Project satisfies the review criteria of Section 138-38(5).

Satisfaction of Mechanical Parking Review Criteria. The Applicant's request satisfies the mechanical parking review criteria and guidelines as described in Section 130-38(5):

**(1) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood.**

The nearby area contains numerous buildings of similar scale and massing.<sup>2</sup> The high-quality development and street activation are in line with the desired direction for the neighborhood, and the project's size is consistent with the buildings already existing in the immediate vicinity. The Project's size and design ensure that the Project's massing does not impact the context and scale of the surrounding built environment.

**(2) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood.**

The proposed use of mechanical parking results in the improvement of design characteristics and compatibility with the surrounding neighborhood. Specifically, the use of the mechanical parking allows the Project to maximize the uniquely sized 3,750 square foot lot.

**(3) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking.**

The proposed use of mechanical parking does not result in an increased density or intensity over that which could be constructed with conventional parking methods. See the alternative parking analysis in the plans submitted as part of this application. The proposed Project aims to meet the City's off-street parking requirement and desires to accomplish this with the addition of mechanical parking.

**(4) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view.**

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<sup>2</sup> In 2018, the DRB approved a five-story mixed-use project with ground floor retail, including a 5-foot height waiver, for the property located adjacent to the Project. See DRB Order DRB17-0198. In May 2021, the DRB approved to increase the height of the mixed-used project to 65 feet. See DRB Order DRB20-0549. The Lofts, located at 1701 Sunset Harbor Drive, consist of eight (8) stories with a building height of 75 feet. Sunset Harbor Towers (North and South), located at 1800-1900 Sunset Harbor Drive, consist of twenty-five (25) stories, each with a building height of 228 feet. The Sunset Harbor Garage and Retail, consisting of four (4) stories, is 58 feet.

The proposed mechanical parking lifts will be located on the ground floor at the rear of the Project, which is completely out of view, and within an enclosed structure along the rear property line. Vehicles will not be visible as the structure has solid elevations to both screen and provide a sensitive elevation along the alley.

**(5) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner.**

The proposed mechanical parking lifts will be used for self-parking. Accordingly, a restrictive covenant will be proffered by the Applicant through the building permit and certificate of occupancy processes.

**(6) In cases where mechanical parking lifts are used for valet parking; whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues.**

Not applicable as the proposed mechanical parking lifts will be used for self-parking.

**(7) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way.**

A traffic study is provided which addresses the details of the mechanical parking facility.

**(8) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided.**

An operations plan will be provided with the application materials.

**(9) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional**

**impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed.**

The proposed parking plan is meant to service the required parking for the residential development. The use of mechanical parking lifts will provide for ample on-site parking and ease of use. The operations plan included with the Application will describe the functions of the development.

**(10) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.**

There are similar size structures in the Proposed Development's vicinity, including residential and commercial structures within the Sunset Harbour neighborhood. Notably, the Project is appropriately buffered to be compatible with the area and will not create any adverse impacts, especially as all required parking will be provided on-site.

**(11) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

There will be no cumulative effect from the Project with adjacent and nearby structures.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

**(1) A recycling or salvage plan for partial or total demolition shall be provided.**

The Applicant will provide a recycling or salvage plan during permitting.

**(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The Project will feature hurricane impact windows.

**(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

The design of the Project features sliding glass balcony doors and will include operable windows where appropriate. Further, the abundant landscaping and permeable

materials contribute to passive cooling, which represents a significant improvement from the existing condition.

**(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.**

The Applicant has worked with a landscape architect to provide landscaping that is appropriate for the Property, with plant species that are native, salt-tolerant, and Florida-friendly. The proposed plantings are appropriate for the area and specifically selected to increase flood resilience and improve stormwater drainage on the Property.

**(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.**

The Project features no residentially habitable space below base flood elevation. The finished floor elevation of 9' NGVD is 1' higher than BFE to provide even greater flood and sea level rise protection.

**(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height.**

The driveways and ground floor parking lot are designed with future roadway elevation projects in mind. In addition, the increased Finished Floor Elevation of the Project from the existing condition makes the Property more adaptable to future road raising projects.

**(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

**(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.**

The existing structure will be demolished.

**(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

The design of the Project does not feature any habitable space below base flood elevation plus Freeboard.

**(10) As applicable to all new construction, water retention systems shall be provided.**

The Project will retain all stormwater on-site.

**(11) Cool pavement material or porous pavement materials shall be utilized.**

The Applicant proposes a substantial increase in cool and/or porous pavement materials, including a 100% permeable surface parking lot.

**(12) The design of each project shall minimize the potential for heat island effects on-site.**

The Applicant proposes a roof terrace with abundant landscaping. These features serve to minimize heat island effect.

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Conclusion. The Applicant's Project offers a beautiful, modern residential building. The Project complements the existing styles of the Sunset Harbour neighborhood, is consistent with the intent of the Code, and improves resilience of the Property. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 305-374-5300.

Sincerely,



Michael W. Larkin

cc: David Butter, Esq.