

EIGHTEEN SUNSET

1733-1759 PURDY AVENUE & 1724-1752 BAY ROAD
MIAMI BEACH, FLORIDA
PLANNING BOARD APPLICATION PB23-0606
MODIFICATION OF CONDITIONAL USE PERMIT FOR RESTAURANT SEATS 10-18-23
FINAL SUBMITTAL

ZONING DATA SHEET *APPROVED*

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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	50'-0" - MAXIMUM HEIGHT IN CD-2 ZONING DISTRICT	15.8' NGVD	55'-0" ** TO BE APPROVED BY THE DESIGN REVIEW BOARD - NO VARIANCE REQUIRED	
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.	7,500	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	Deficiencies
	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"	

	RM-2 Residential Setbacks	Required	Existing	Proposed	Deficiencies
	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	N/A	PURDY AVE: 27'-0" BAY ROAD: 24'-2" / 31'-10"	0
35	Side Setback facing street:	N/A	N/A	N/A	0
36	Rear Setback:	7'-6"	N/A	7'-6"	0

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	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 WITDH + 6"(SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 16'-6"-20'-6" 16% OF TOTAL WITDH + 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)	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' X18'**	**N/A**	**8.5' X 18'**	
46	Parking Space configuration (45o,60o, 90o,Parallel)		**N/A**	**90**	
47	ADA Spaces				
48	Tandem Spaces		**N/A**	**N/A**	
49	Drive aisle width		N/A	**22'**	
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 A-1.1_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? (Neighboot Impact stablishment, 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

SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

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12	**FAR**	2	0.25	1.92186	
13	Gross square footage	67,500 SQ. FT.			
14	Square Footage by use	67,500 SQ. FT.	7,500	67,228 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	Deficiencies
	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"	

	RM-2 Residential Setbacks	Required	Existing	Proposed	Deficiencies
	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	N/A	PURDY AVE: 27'-0" BAY ROAD: 24'-2" / 31'-10"	0
35	Side Setback facing street:	N/A	N/A	N/A	0
36	Rear Setback:	7'-6"	N/A	7'-6"	0

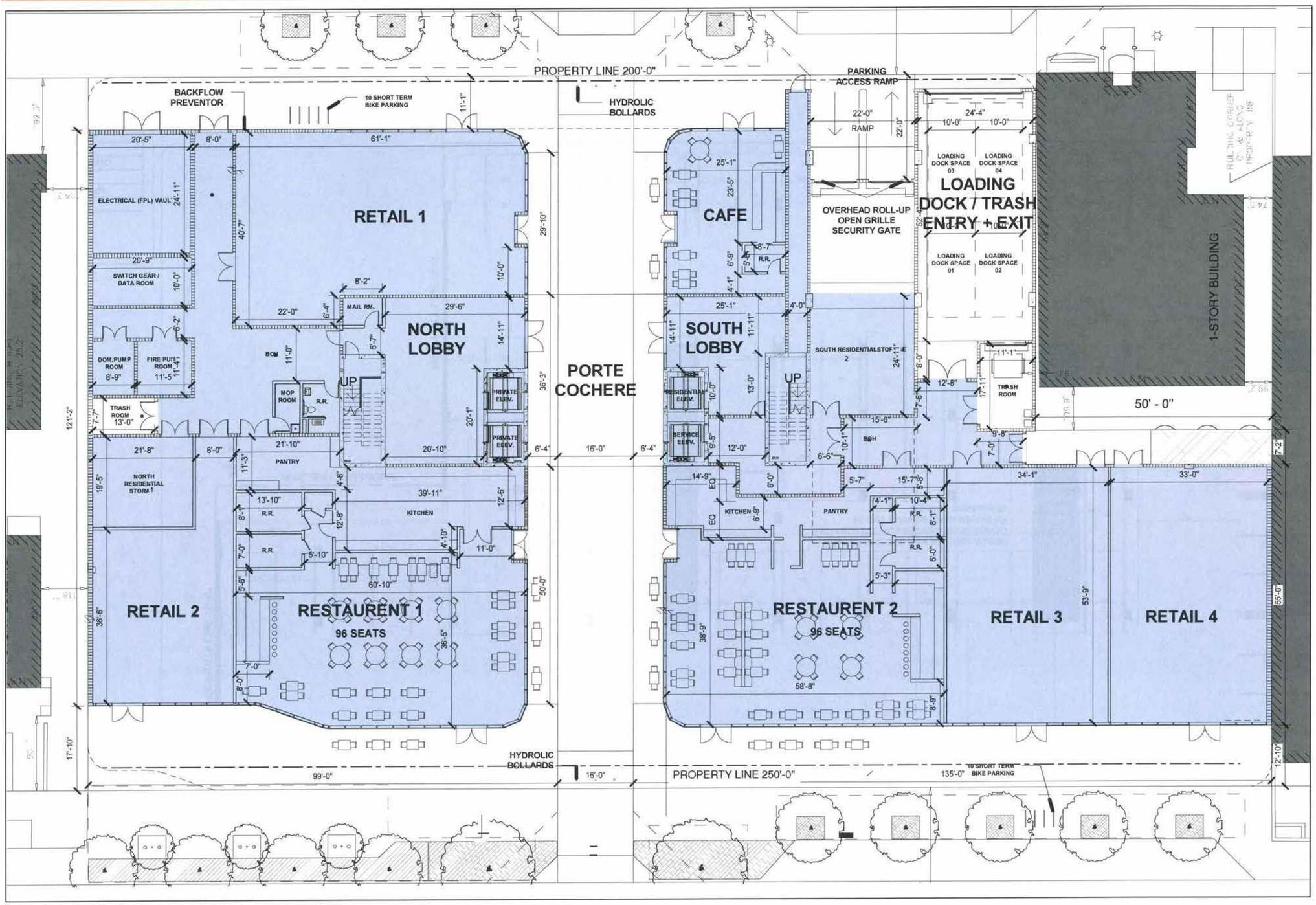
	Residential Tower:				
37	Front Setback	20'-0" + 1' per 1' above 50' bldg height=25'-0"	N/A	BAY AVE: 29'-8" PURDY ROAD: 27'-0"	
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39	Side Setback facing street:	N/A	N/A	N/A	0
40	Rear Setback:	11'-3"	N/A	16'-2"	0

	Parking	Required	Existing	Proposed	Deficiencies
41	Parking district				
42	Total # of parking spaces	**75**	**0**	**75**	
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-3.0_P**	**0**	**SEE SHEET A-4.0_P**	
45	Parking Space Dimensions	**8.5' X18'**	**N/A**	**8.5' X 18'**	
46	Parking Space configuration (45o,60o, 90o,Parallel)		**N/A**	**90**	
47	ADA Spaces				
48	Tandem Spaces		**N/A**	**N/A**	
49	Drive aisle width		N/A	**22'**	
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		
53a	Number of seats located outside on private property (Cafe)			4 SEATS	
53b	Number of seats located outside on private property (Restaurant 1)			44 SEATS	
53c	Number of seats located outside on private property (Restaurant 2)			78 SEATS	
54	Number of seats located outside on private property (53a + 53b + 53c)			126 SEATS	
54a	Number of seats inside (Cafe)			18 SEATS	
54b	Number of seats inside (Restaurant 1)			159 SEATS	
54c	Number of seats inside (Restaurant 2)			158 SEATS	
55	Number of seats inside (54a + 54b + 54c)			335 SEATS	
56	Total number of seats (54 + 55)			461 SEATS	
57	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			Café 22 SEATS Restaurant 1 203 SEATS Restaurant 2 236 SEATS SEE SHEET A-3.0_P	
58	Not used				
59	Occupant content per venue (Provide a separate chart for a breakdown calculation)			Restaurant 1 299 Occ. Restaurant 2 297 Occ. SEE SHEET A-3.0_P	

60	Proposed hours of operation	N/A
61	Is this an NIE? (Neighboot Impact stablishment, 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

FAR DIAGRAM-GROUND FLOOR *APPROVED*



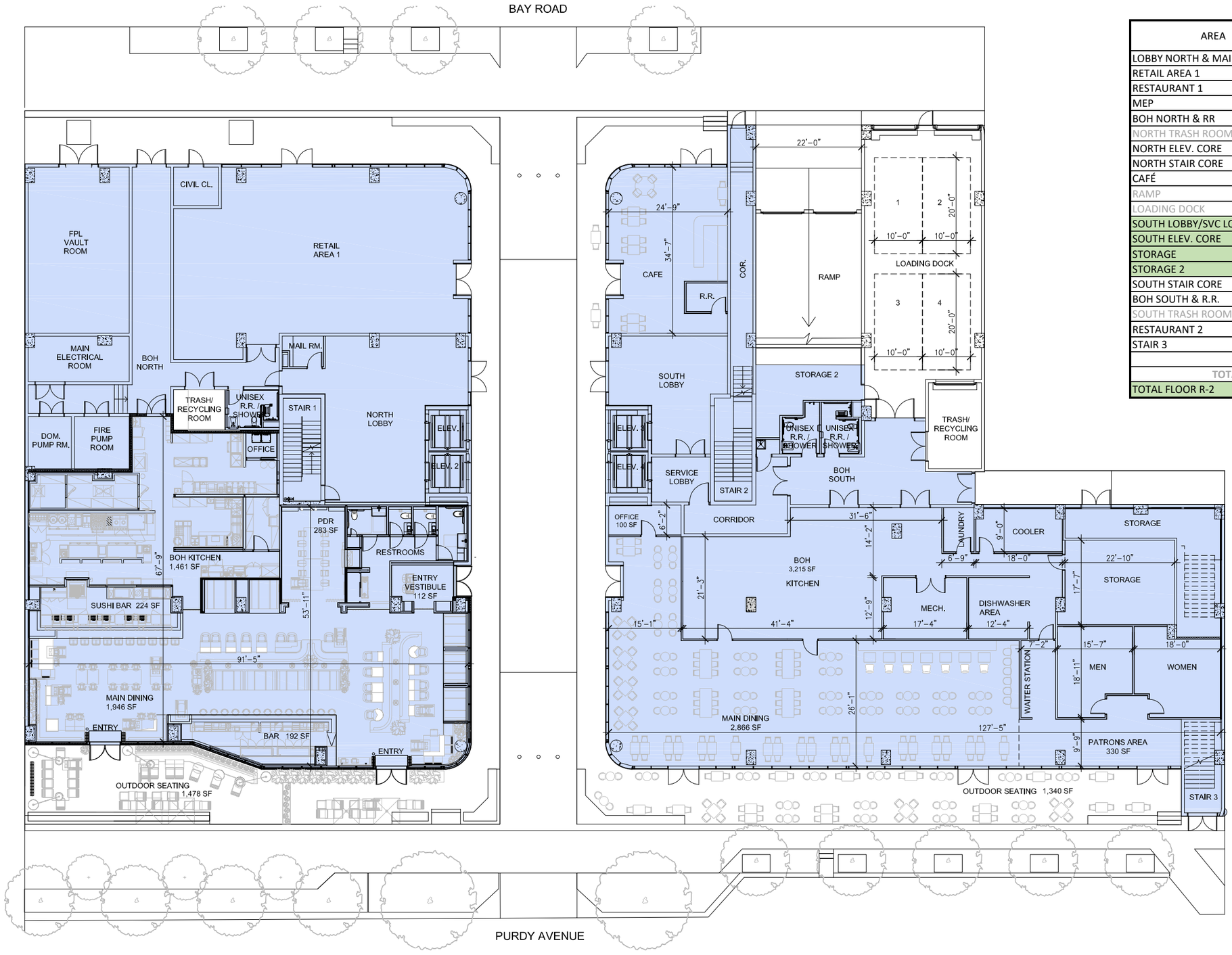
	Area	FAR sq.ft	NON FAR sq.ft
GROUND FLOOR	N. BOH	1,285	
	S. BOH	481	
	Egress Circulation	262	
	MEP	1,087	
	Cafe	896	
	Restaurent 1 (96 seats)	3,494	
	Restaurent 2 (96 seats)	3,092	
	Retail 1	2,318	
	Retail 2	1,737	
	Retail 3	1,303	
	Retail 4	1,783	
	Ramp		2,161
	Loading Dock		1,390
	N. Trash Room		118
	S. Trash Room		223
	N. Lobby	931	
	Mail Room	56	
	S. Lobby	506	
	S. Lobby BOH	332	
	North Residance Storage	434	
	South Residance Storage	584	
	N. Stair Core	225	
	S. Stair Core	225	
	N. Elevator Core	197	
	S. Elevator Core	197	
	Total FAR	**21,425**	
	Total Non FAR		3,892
	Total Floor R-2 (25%)	*2,053*	

SUNSET PARK
1759 PURDY AVE
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A-2.0_A

FAR DIAGRAM - GROUND FLOOR *PROPOSED*



AREA	FAR S.F.	NON FAR S.F.
LOBBY NORTH & MAIL RM.	1,011	
RETAIL AREA 1	1,939	
RESTAURANT 1	5,523	
MEP	1,624	
BOH NORTH & RR	825	
NORTH TRASH ROOM		111
NORTH ELEV. CORE	201	
NORTH STAIR CORE	223	
CAFÉ	882	
RAMP		1,020
LOADING DOCK		1,474
SOUTH LOBBY/SVC LOBBY	612	
SOUTH ELEV. CORE	200	
STORAGE	474	
STORAGE 2	289	
SOUTH STAIR CORE	551	
BOH SOUTH & R.R.	905	
SOUTH TRASH ROOM		238
RESTAURANT 2	6,320	
STAIR 3	199	
TOTAL FAR:	**21,778**	
TOTAL NON FAR:		2,843
TOTAL FLOOR R-2	1,575	

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A-2.0_P

GROUND FLOOR PLAN *APPROVED*



GROUND FLOOR

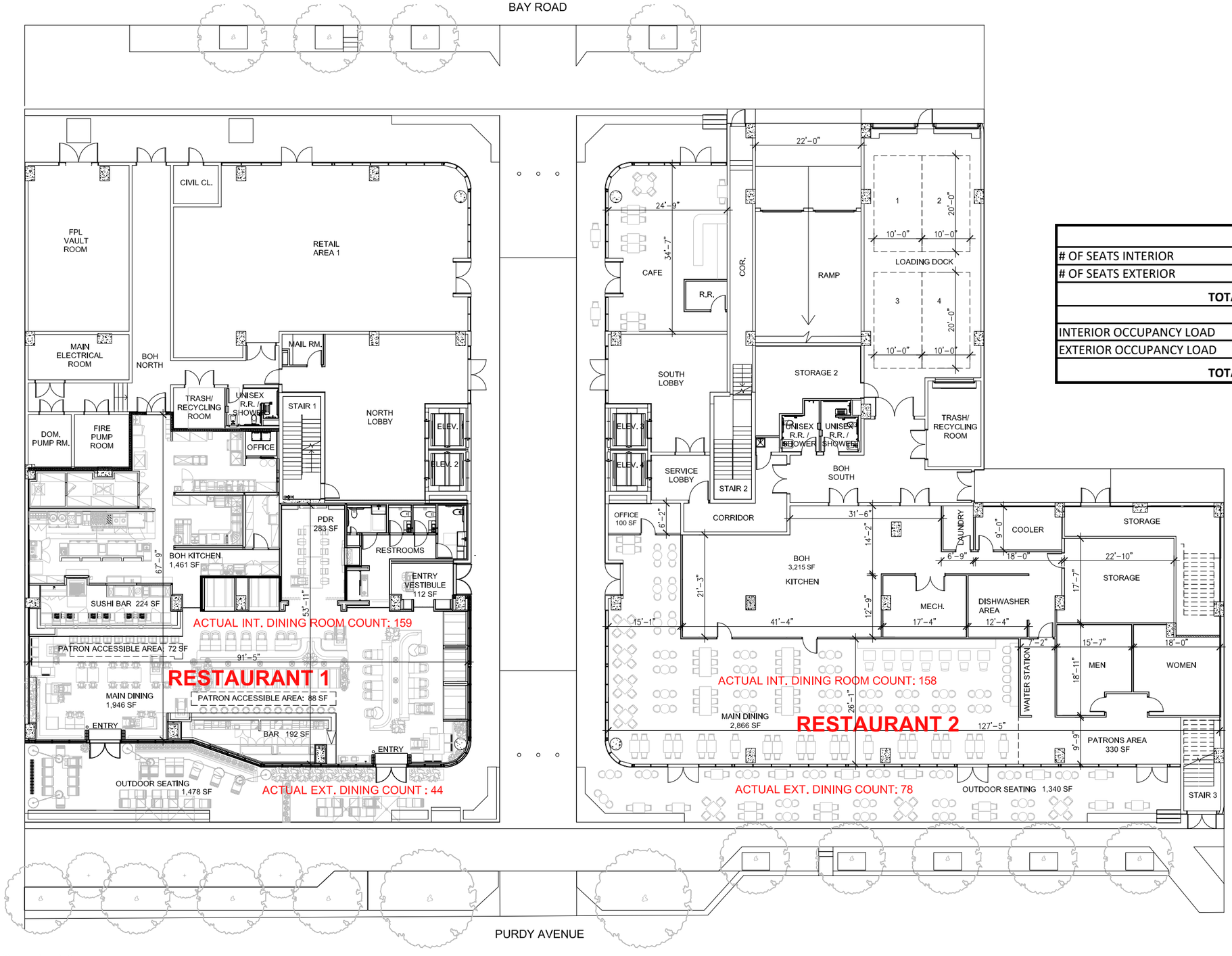
Area	FAR sq.ft	NON FAR sq.ft
N. BOH	1,285	
S. BOH	481	
Egress Circulation	262	
MEP	1,087	
Cafe	809	
Restaurant 1 (96 seats)	3,494	
Restaurant 2 (96 seats)	3,092	
Retail 1	2,318	
Retail 2	1,737	
Retail 3	1,303	
Retail 4	1,783	
Ramp		2,161
Loading Dock		1,390
N. Trash Room		118
S. Trash Room		223
N. Lobby	931	
Mail Room	56	
S. Lobby	506	
S. Lobby BOH	332	
North Residance Storage	434	
South Residance Storage	584	
N. Stair Core	225	
S. Stair Core	225	
N. Elevator Core	197	
S. Elevator Core	197	
Total FAR	**21,425**	
Total Non FAR		3,892
Total Floor R-2 (25%)	2,053	

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A-3.0_A

GROUND FLOOR PLAN *PROPOSED*



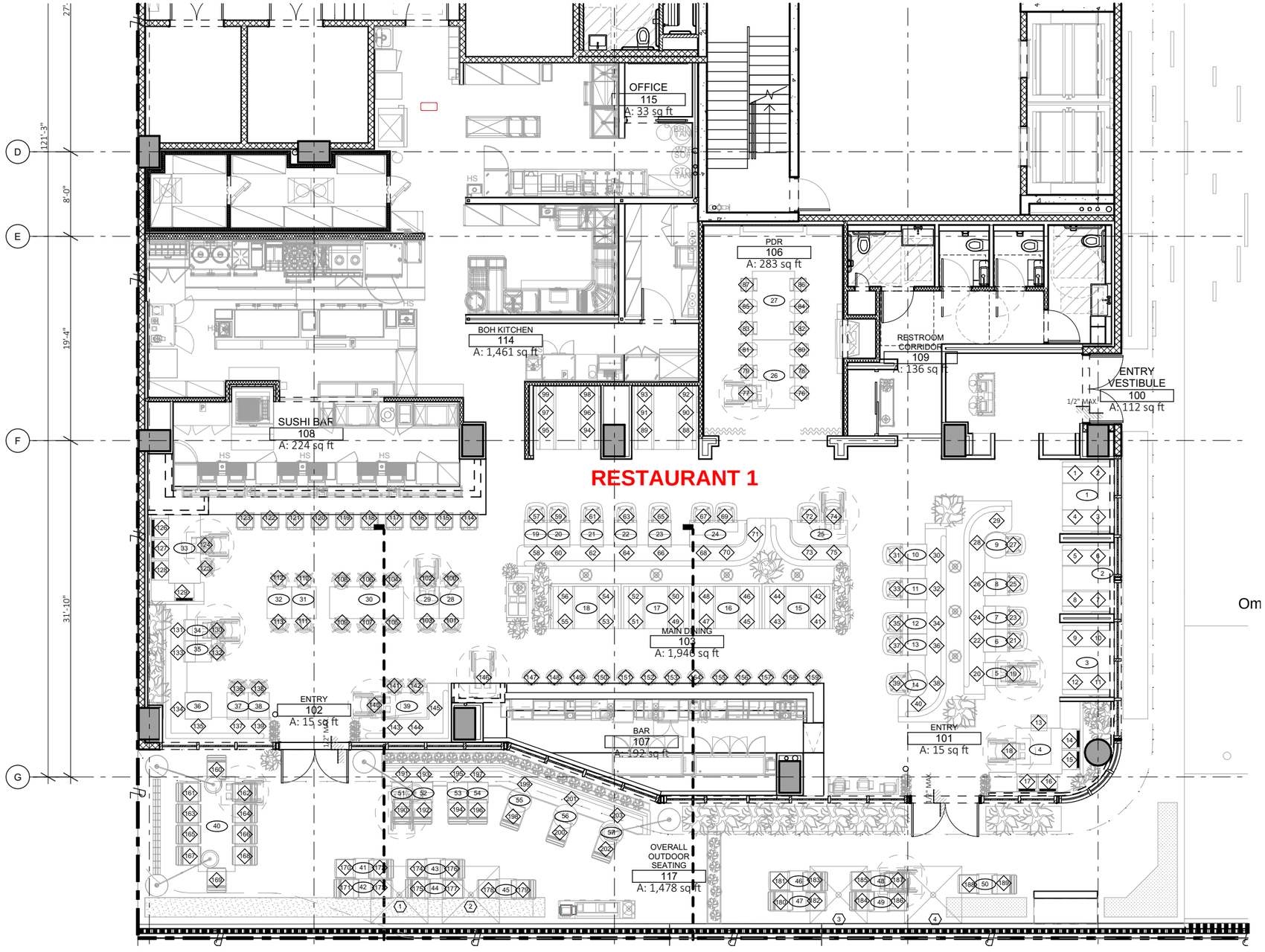
	RESTAURANT 1	RESTAURANT 2	CAFÉ	TOTAL
# OF SEATS INTERIOR	159	158	18	**335**
# OF SEATS EXTERIOR	44	78	4	**126**
TOTAL	**203**	**236**	**22**	
INTERIOR OCCUPANCY LOAD	230	208		**438**
EXTERIOR OCCUPANCY LOAD	69	89		**158**
TOTAL	**299**	**297**		

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A-3.0_P

RESTAURANT 1 FLOOR PLAN *PROPOSED*



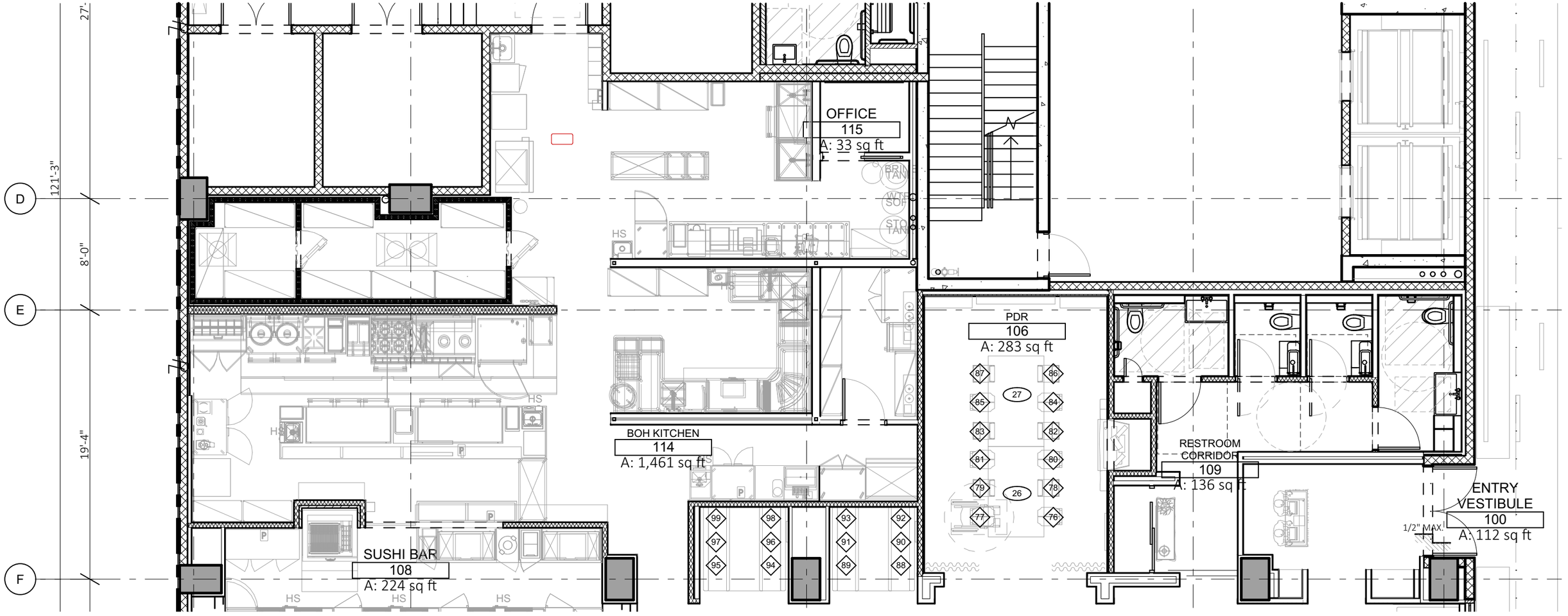
	RESTAURANT 1
# OF SEATS INTERIOR	159
# OF SEATS EXTERIOR	44
TOTAL	**203**
INTERIOR OCCUPANCY LOAD	230
EXTERIOR OCCUPANCY LOAD	69
TOTAL	**299**

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A-3.1_P

RESTAURANT 1 PARTIAL FLOOR PLAN *PROPOSED*



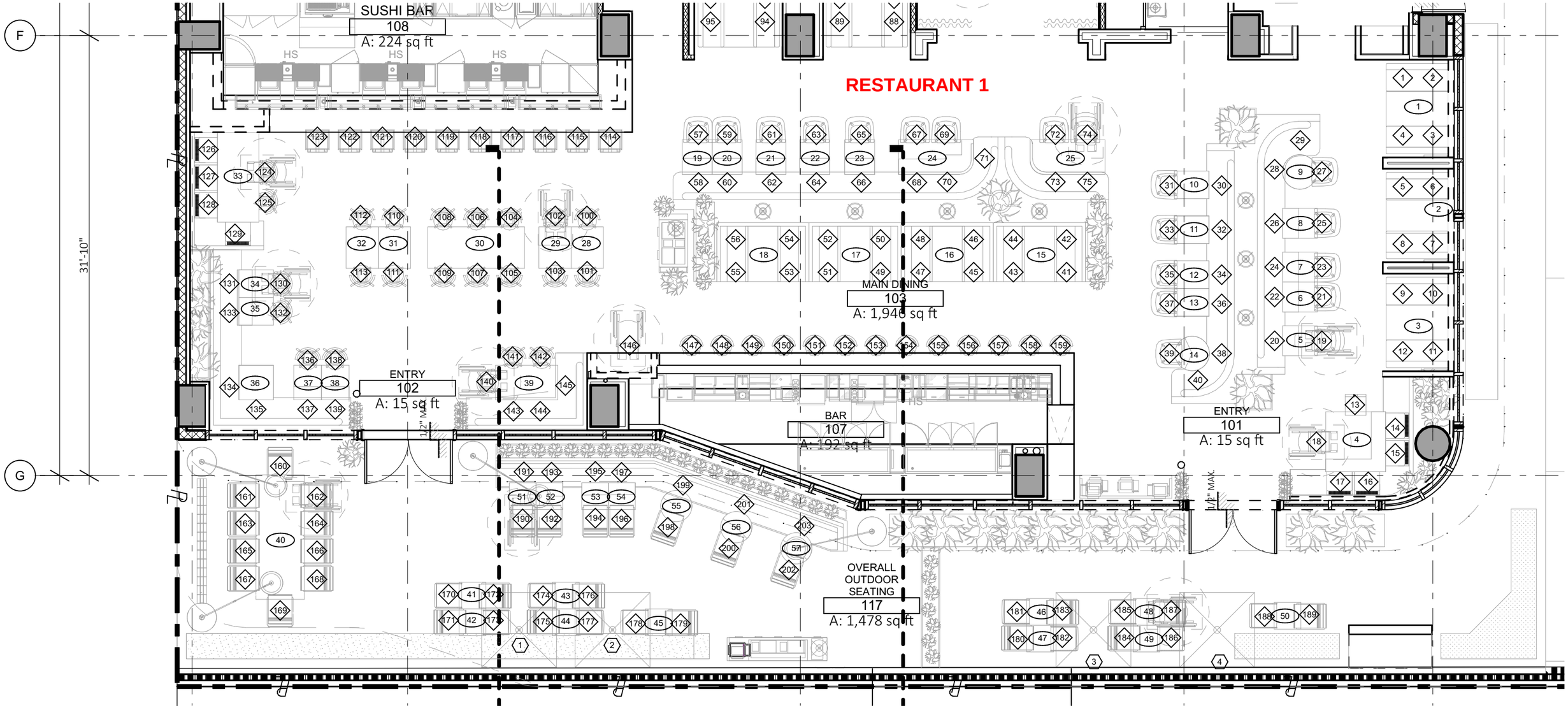
RESTAURANT 1

SUNSET PARK
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A-3.2_P

RESTAURANT 1 PARTIAL FLOOR PLAN *PROPOSED*

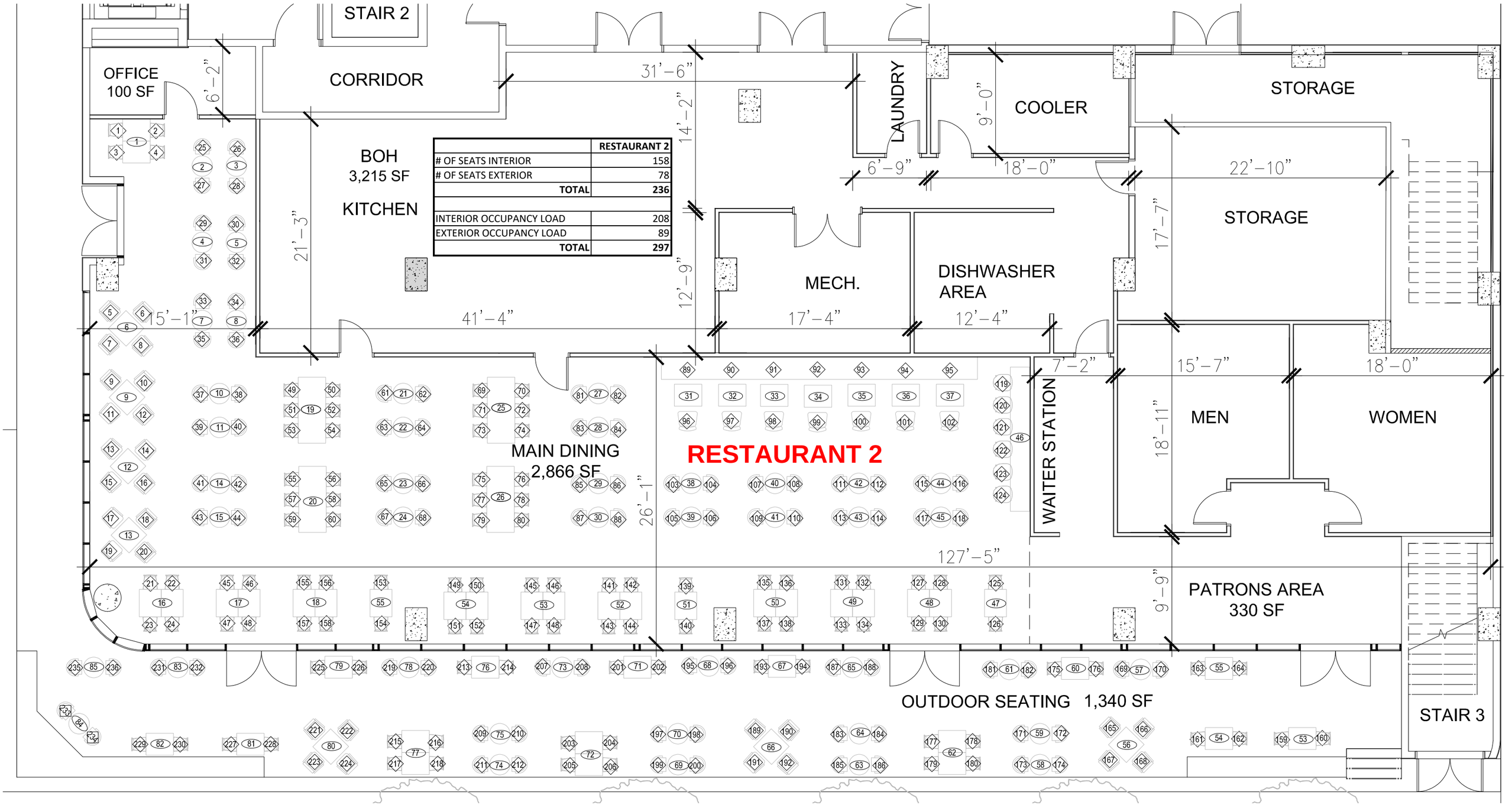


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A-3.3_P

RESTAURANT 2 FLOOR PLAN *PROPOSED*



	RESTAURANT 2
# OF SEATS INTERIOR	158
# OF SEATS EXTERIOR	78
TOTAL	236
INTERIOR OCCUPANCY LOAD	208
EXTERIOR OCCUPANCY LOAD	89
TOTAL	297

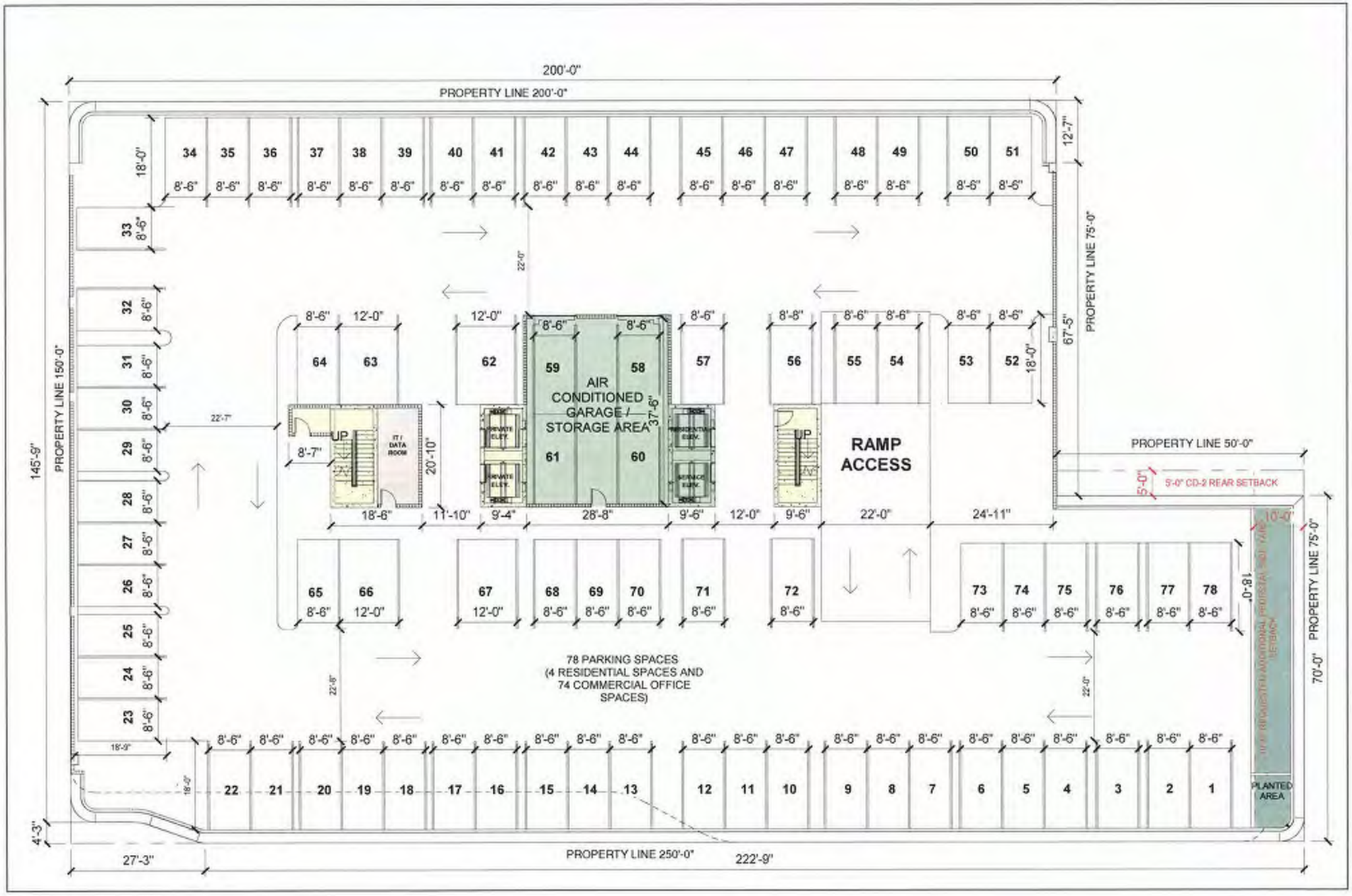
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A-3.4_P

SECOND FLOOR PLAN *APPROVED*

	Area	FAR sq.ft	NON FAR sq.ft
2ND FLOOR	MEP	195	
	Open Air Parking		31,190
	N. Stair Core	197	
	S. Stair Core	197	
	N. Elevator Core	184	
	S. Elevator Core	184	
	Enclosed Residential Storage	1,183	
	Total Floor FAR	2140	
	Total Floor Non FAR		31,190
	Total Floor R-2 (25%)	*1,367*	

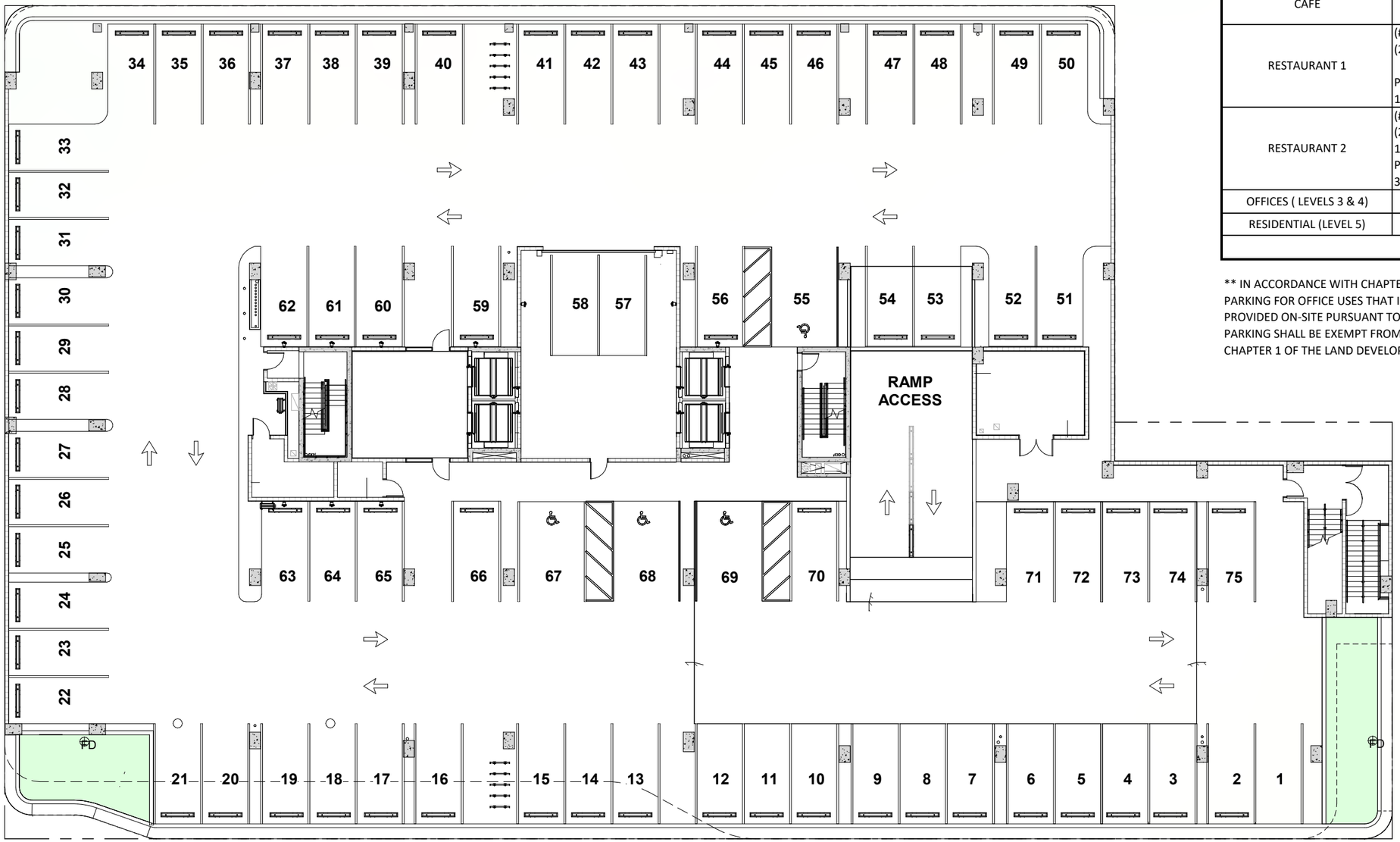


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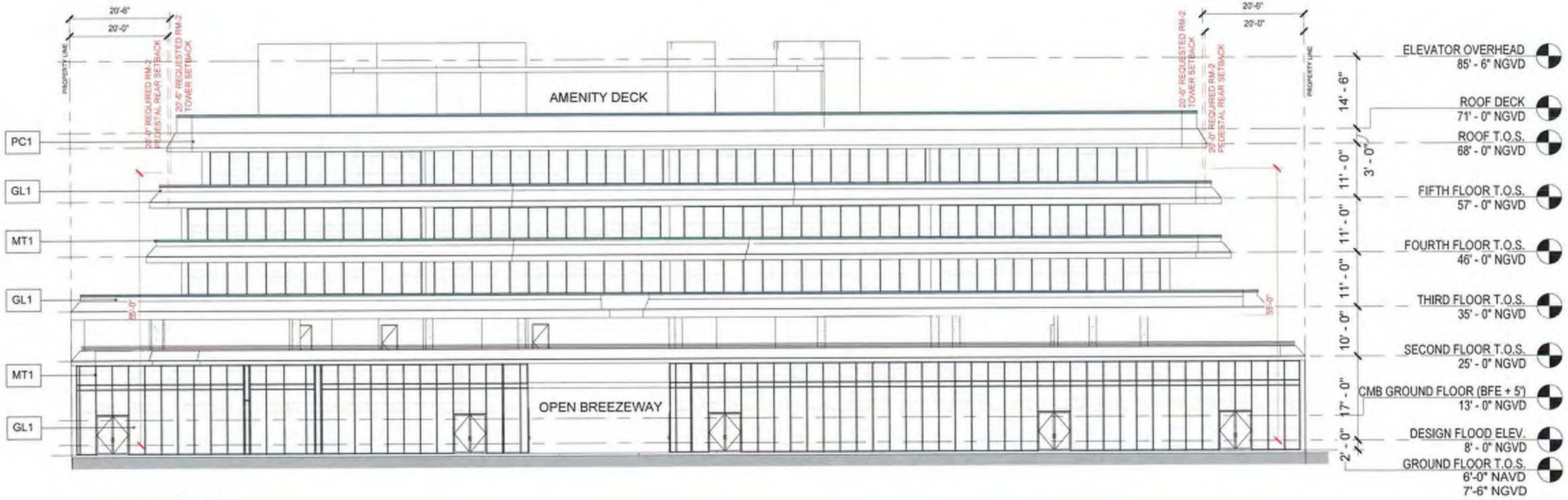
SECOND FLOOR PLAN *PROPOSED*



PARKING CALCULATIONS		
AREA	**REQUIRED**	**PROVIDED**
RETAIL 1	NONE (LESS THAN 3,500 SF)	NONE
CAFÉ	NONE (LESS THAN 100 SEATS & LESS THAN 3,500 SF)	NONE
RESTAURANT 1	(# OF SEATS-100) / 8 (203-100) / 8 = 12.9 TOTAL REQ. = 16 PATRONS AREA / 60 160 SF / 60 = 2.7	16
RESTAURANT 2	(# OF SEATS-100) / 8 (225-100) / 8 = 15.6 TOTAL 11 (REMAINING) / 4 = 2.8 REQ. = 24 PATRONS AREA / 60 330 SF / 60 = 5.5	24
OFFICES (LEVELS 3 & 4)	NONE	31 **
RESIDENTIAL (LEVEL 5)	2 PER UNIT	4
	TOTAL:	75

** IN ACCORDANCE WITH CHAPTER 5.2.4.2 A.II. OF THE MIAMI BEACH RESILIENCY CODE, PARKING FOR OFFICE USES THAT IS NOT OTHERWISE REQUIRED IN TIER 2.A. MAY BE PROVIDED ON-SITE PURSUANT TO THE REGULATIONS FOR PARKING TIER NO. 1 AND SUCH PARKING SHALL BE EXEMPT FROM FAR, IN ACCORDANCE WITH THE REGULATIONS IN CHAPTER 1 OF THE LAND DEVELOPMENT REGULATIONS.

WEST ELEVATION (PURDY) *APPROVED*



SCALE: 1" = 20'-0"


ORIGIN
20DA


WARNING!
CONSTRUCTION IN PROGRESS
ACCESS TO AUTHORISED PERSONNEL ONLY
SAFETY FIRST
WARNING
MOT PLANS


NATIONAL CRANE
305-633-5278


reynard's
VENICE

