18 Sunset Trustee LLC

PB23-0606



LSN LAW P.A.



PROPERTY

Located within the Sunset Harbor Mixed-Use Neighborhood Overlay District, Zoned CD-2

The Project is currently under construction, estimated completion is Spring 2024

Approval History:

PB20-0344; PB17-0168 (aka PB18-0168): Approved the 5-story mixed-use building with up to ±67,500 SF, and consisting of up to 24,271 SF of commercial/office space on the ground floor, including 2 restaurants (each exceeding 125 seats); parking on the 2nd floor; up to 29,728 SF of commercial/office uses on the 3rd and 4th floors; and up to 2 units on the 5th floor with rooftop amenities

DRB22-0814, DRB20-0549; DRB17-0198: Approved the design of this new 5-story mixed-use office building.

This Project is supported by the Sunset Harbor Neighborhood Association

REQUEST

Modification of the Conditional Use Permit to to allow up to 199 indoor seating for each full-service restaurant, with additional outdoor seating, and occupancy no greater than 299 persons.

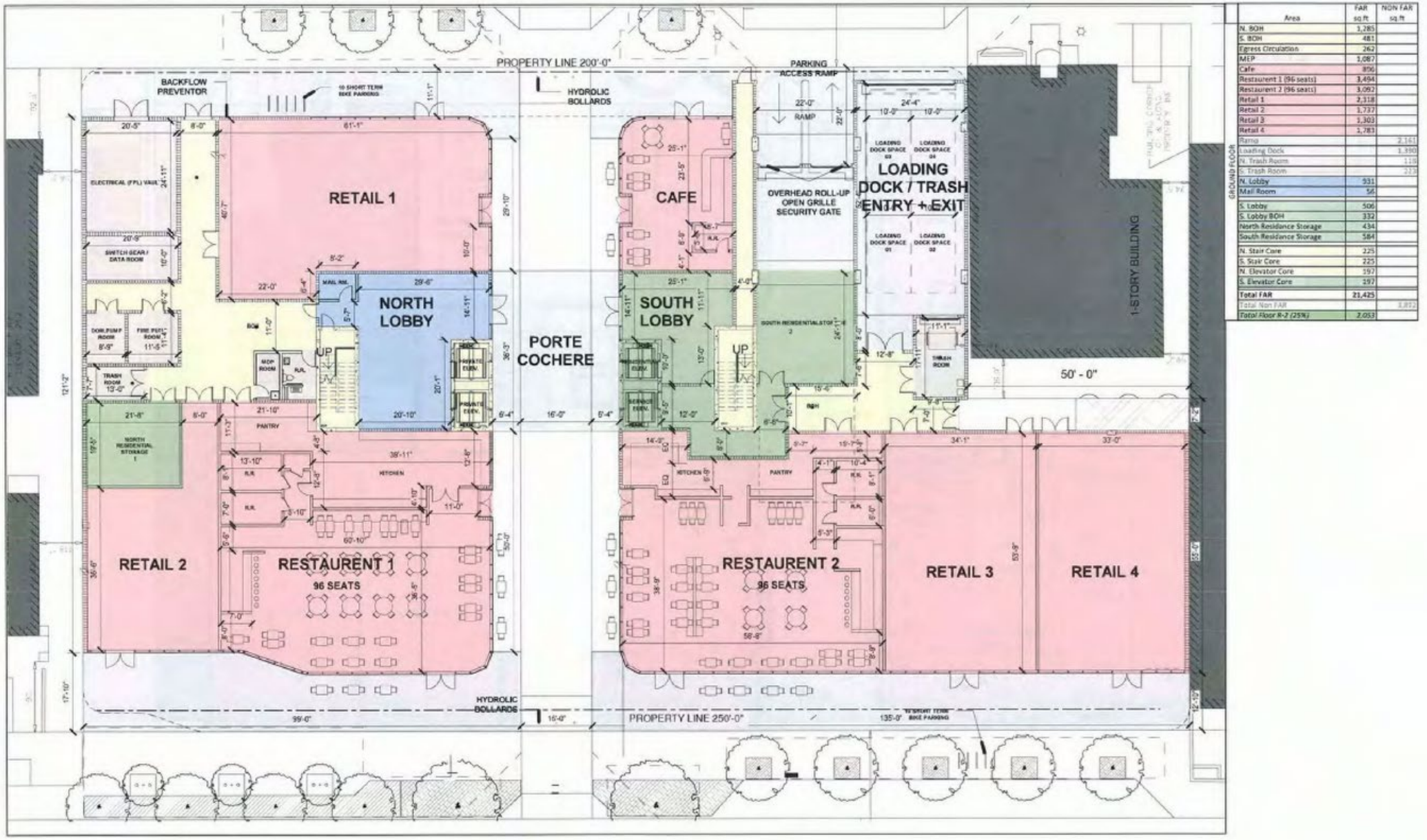
FROM:

The combined food and beverage areas of the property covered in the CUP shall have a maximum occupant content of approximately 420 persons or any lesser such occupant content as determined by the Fire Marshal. The two (2) proposed restaurants that require a CUP may allocate occupancy in any way, provided that the total number of restaurant seats, including outdoor seats on private property and bar seats, shall not exceed 238 seats, and the occupant content for each restaurant shall not exceed 199 persons per establishment pursuant to Section 142-303(b).

TO:

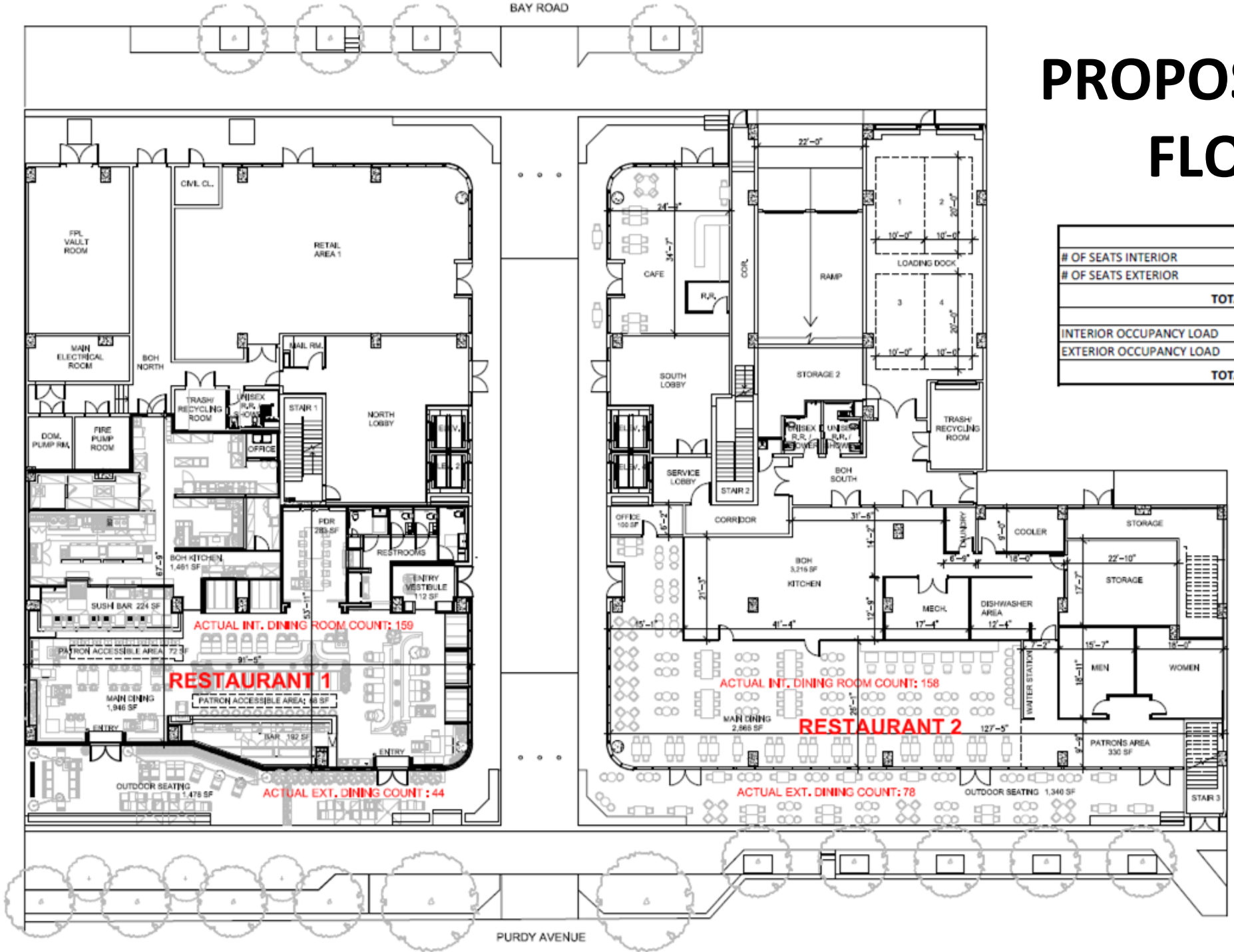
Each of two (2) full-service restaurants approved pursuant to this CUP shall not exceed 199 indoor seats per establishment and the total occupancy content for each restaurant, including outdoor seating, shall be determined by the Fire Marshall and shall not exceed 299 persons, respectively, pursuant to Section 7.2.11.2.b.iii.

PREVIOUSLY APPROVED GROUND FLOOR PLAN



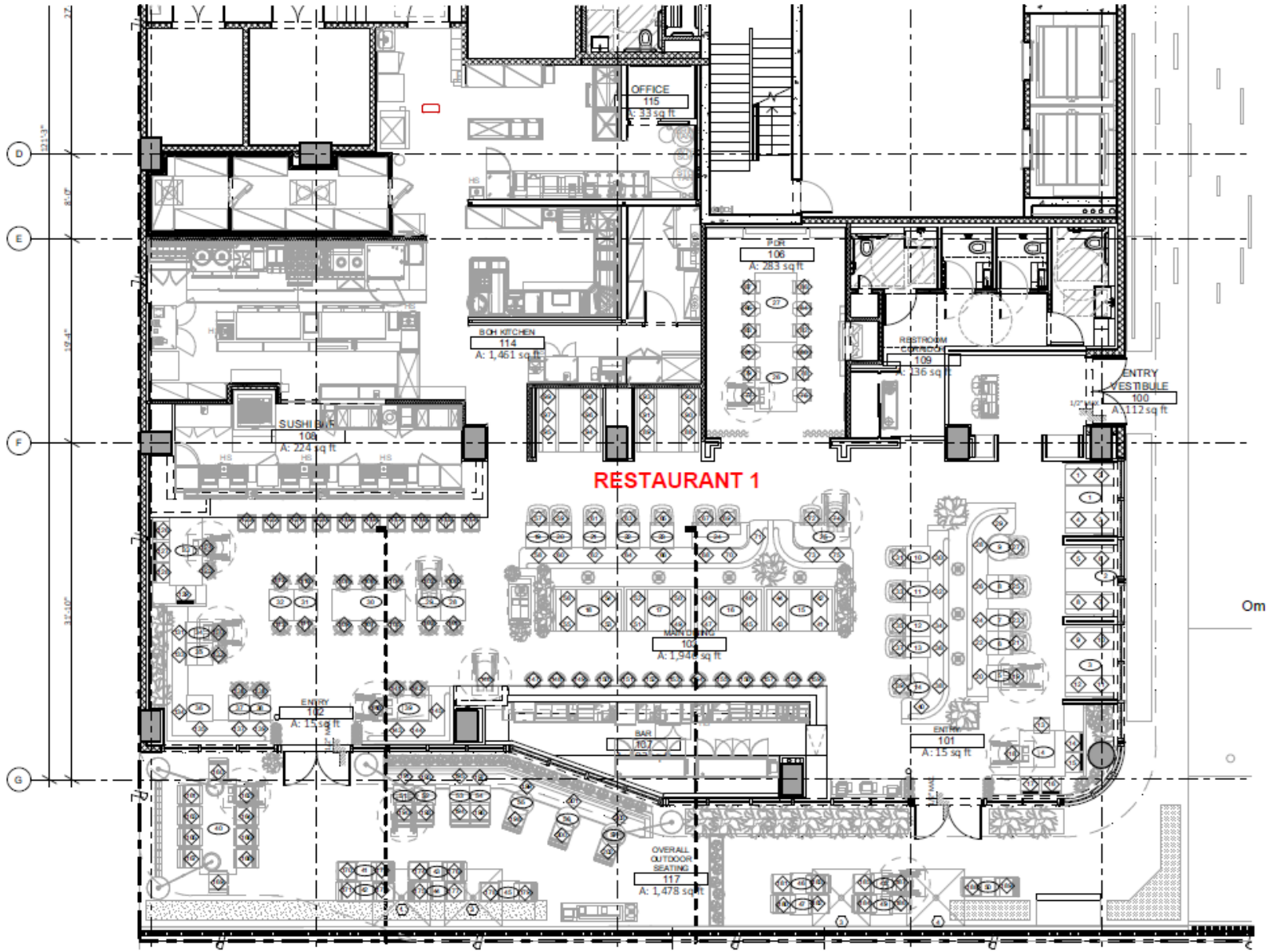
Area	FAR sq.ft	NON FAR sq.ft
N. BOH	1,285	
S. BOH	481	
Egress Circulation	262	
MEP	1,087	
Cafe	896	
Restaurent 1 (96 seats)	3,494	
Restaurent 2 (96 seats)	3,092	
Retail 1	2,318	
Retail 2	1,737	
Retail 3	1,303	
Retail 4	1,783	
Ramp		2,161
Loading Dock		1,390
N. Trash Room		119
S. Trash Room		223
N. Lobby	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	

PROPOSED GROUND FLOOR PLAN



	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**		

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**

RESTAURANT 1 - UCHIKO



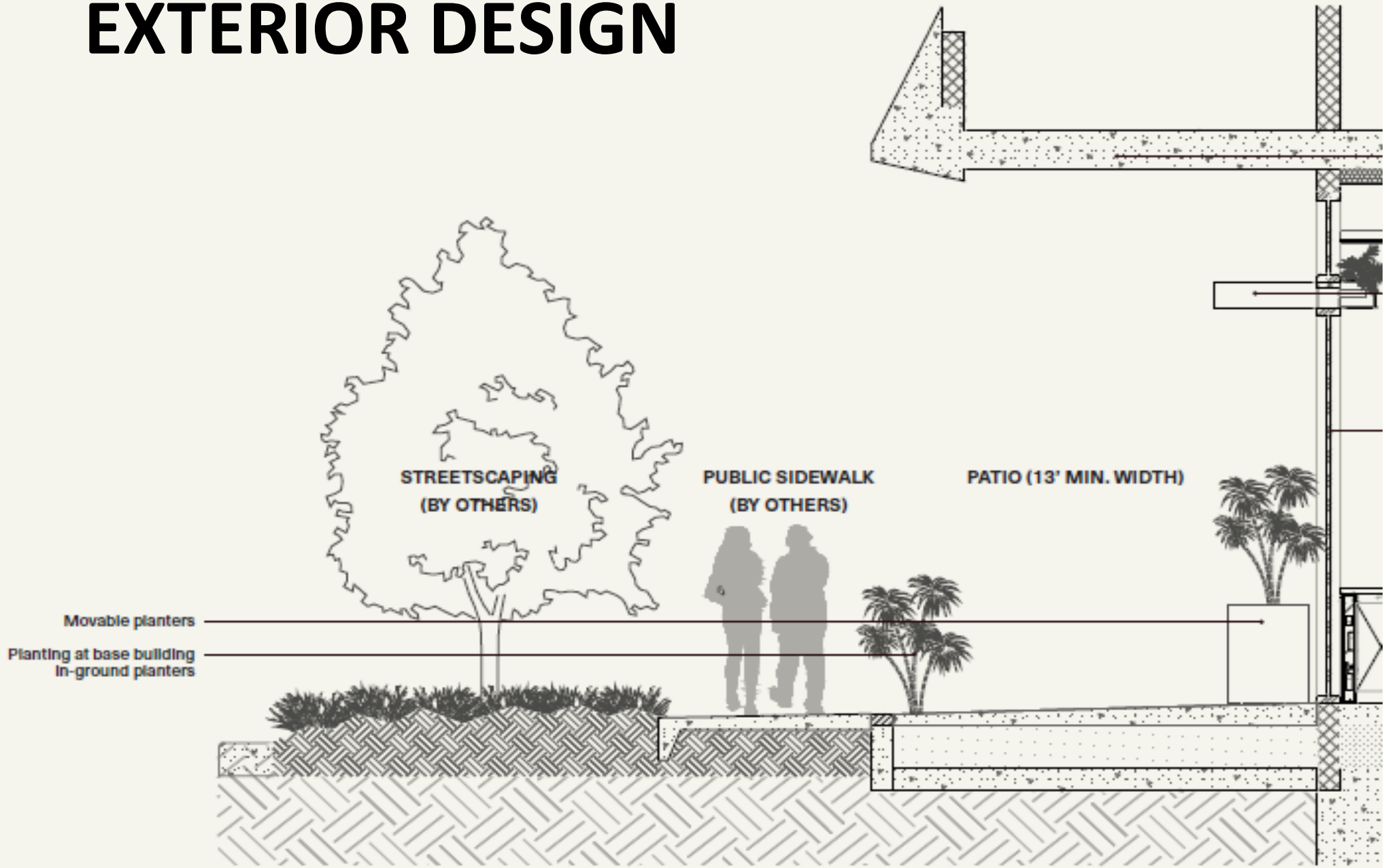
UCHIKO INTERIOR DESIGN



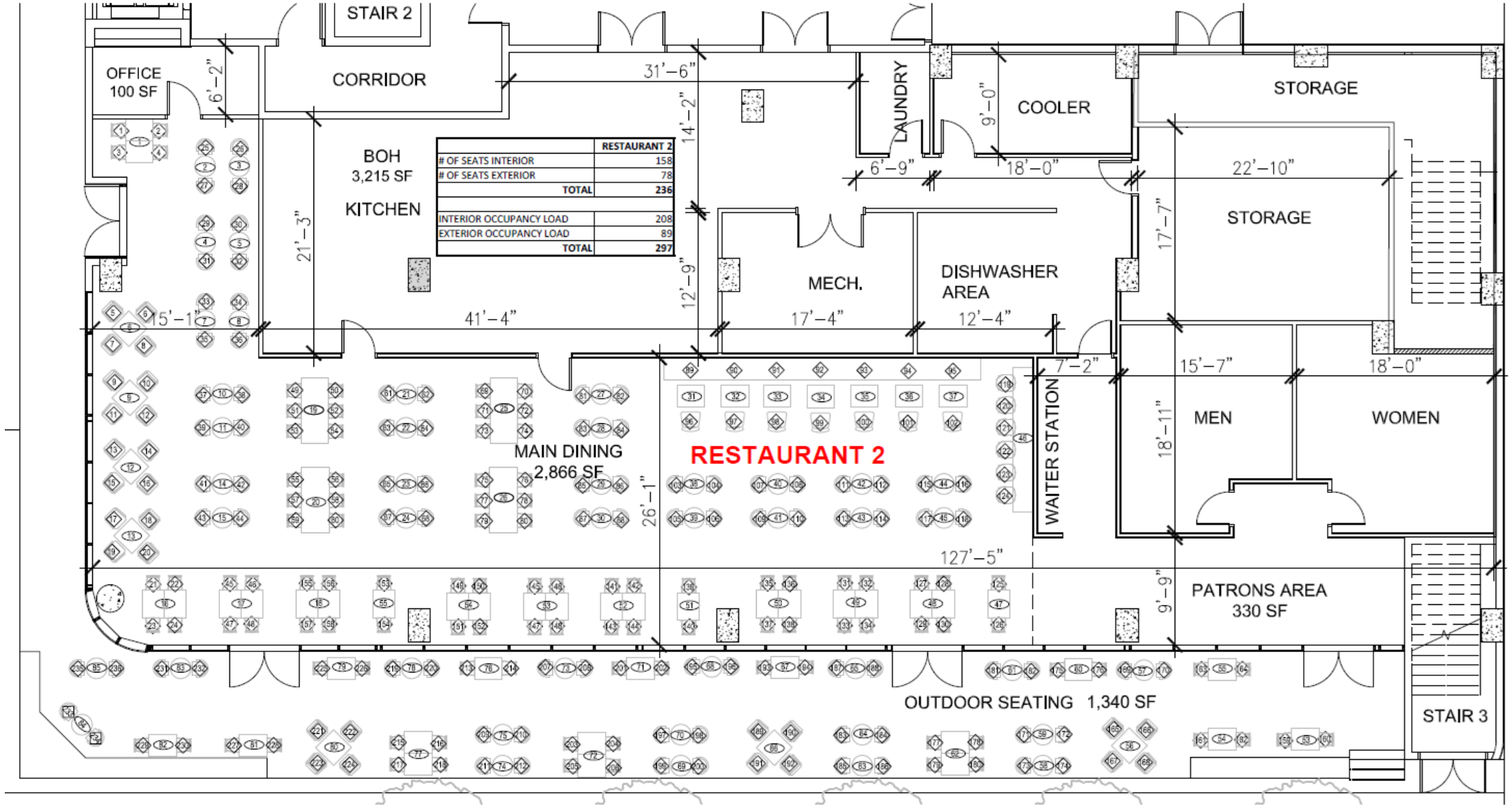




EXTERIOR DESIGN



RESTAURANT 2 FLOOR PLAN *PROPOSED*

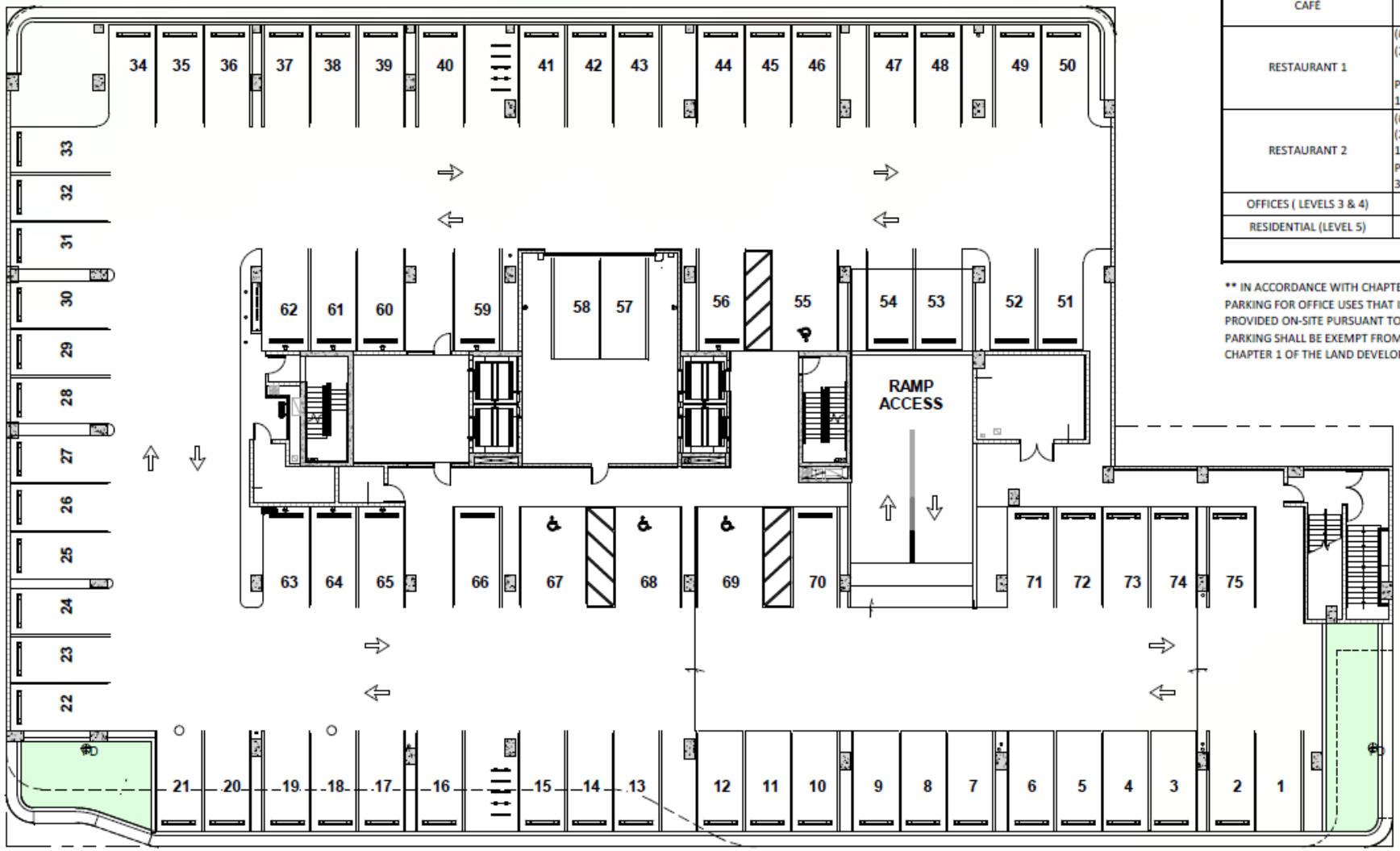


THANK YOU



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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.