From: Jonathan Freidin
To: Herrera, Miriam
Subject: Fwd: 18 Sunset - 1759 Purdy Avenue - PB23-0606 Modification of CUP
Date: Friday, January 26, 2024 11:46:11 AM

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From: **Tracy Slavens** <tslavens@lsnlaw.com>
Date: Tue, Jan 23, 2024 at 9:10 PM
Subject: Re: 18 Sunset - 1759 Purdy Avenue - PB23-0606 Modification of CUP
To: Jonathan Freidin <Jonathan.PlanningBoard@gmail.com>

Hi Jonathan,
Thanks for following up with me with your questions. The traffic analysis was updated with this application submittal in 2023 and determined that there would be an increase in trips in the weekday PM peak hour of 20 vehicles. This change did not impact the level of service on Purdy or at the intersection. As a note, the traffic engineer also reviewed parking capacity for the project and the Sunset Harbour neighborhood in connection with the code amendments that allowed for the additional restaurant capacity. The result of that analysis was that ample parking exists within the project and the neighborhood to accommodate the restaurant employees and patrons.
The owners are aware of the concerns about traffic on Purdy and will be monitoring operations. It is anticipated that the restaurants will have valet operations and, if so, they will utilize the existing parallel spaces in front of the building on Purdy and Bay Road for drop off/pick up. The details of the valet operations will be finalized with the parking department closer to the restaurant opening when a provider is engaged.
The owner is in regular contact with SHNA and with The Lofts board and will continue to work with them to ensure that they don't cause any traffic issues.
Hopefully, this answers your questions but please let me know if I can provide you more detail.
Best,
Tracy

Tracy R. Slavens, Esq.
Partner
LSN Law, P.A.
3800 NE 1st Avenue, Suite 200
Miami, Florida 33137
Mobile: 305.989.8272
Email: tslavens@lsnlaw.com
www.lsnlaw.com
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On Tue, Jan 23, 2024 at 4:55 PM Jonathan Freidin <Jonathan.PlanningBoard@gmail.com> wrote:

> Thanks, Tracy. It seems like good operators coming in -- but I have concerns about traffic since that area is one-lane traffic and a main artery into Sunset Harbour. Did the traffic study address this increase? And would the 2020 numbers be expected to be the same as 2024 numbers?
>
> On Mon, Jan 22, 2024 at 5:03 PM Tracy Slavens <tslavens@lsnlaw.com> wrote:
>
> > Hi Jonathan,
> >
> > The 18 Sunset project on Purdy Avenue is on the upcoming Planning Board agenda with a request to modify its CUP. The request is to allow additional seats and occupancy for the large-format restaurants within the building, which is nearing construction completion.
> >
> > The restaurants, Uchiko and Ilili, were previously approved but are seeking a larger format to provide a more elegant dining experience:
> >
> > - Uchiko (Restaurant 1) is proposing 203 seats and a maximum of 299 occupants in a 5,523 SF space
> > - Ilili (Restaurant 2) is proposing 236 seats and a maximum of 297 occupants in a 6,320 SF space
> >
> > The Uchiko floor plans were also recently approved by the DRB. Both restaurants will have indoor and outdoor seating, which will be governed by the previously approved CUP conditions and operational plan. With the addition of these restaurants, the ground floor plan is being modified to reflect less retail area. There is adequate parking to accommodate the uses as well as the public parking available in the neighborhood.
> >
> > The link below provides the information relating to the CUP modification and staff's recommendation of approval:
> > https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=33257&MeetingID=1323
> >
> > The developer has worked closely with the Sunset Harbour Neighborhood Association and with The Lofts to obtain their support.
> >
> > Please let me know if you have any questions or would like to discuss the changes to the project in advance of the meeting.
> >
> > Thank you and I look forward to seeing you next week.
> >
> > Best,
> > Tracy

Tracy R. Slavens, Esq.
Partner
LSN Law, P.A.
3800 NE 1st Avenue, Suite 200
Miami, Florida 33137
Mobile: 305.989.8272
Email: tslavens@lsnlaw.com
www.lsnlaw.com
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Jonathan E. Freidin (he, him, his)
Miami Beach Planning Board

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Jonathan E. Freidin (he, him, his)
Miami Beach Planning Board