

October 4, 2018

VIA EMAIL

Miami Beach Planning Department
Attn: Michael Belus
Attn: Tui Munday
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Objections to and requests for conditions /recommendations to be included in the plans for the 1759 Purdy project

Dear Ms. Munday and Mr. Belush,

The HOA for the Lofts at South Beach is formally submitting its list of concerns and objections to the proposed design designated for 1759 Purdy Avenue (hereinafter the "1759") that is seeking several Condition Use Permits.

In advance of Sunset Park's upcoming CUP hearing on October 23rd, the Lofts asserts its concerns which fall into 5 major themes: (1) the currently designed footprint being certain to cause structural property damage to one of the Lofts' critical support walls; (2) the currently designed first and second floors of 1759 interfering with Loft units and common space on the first three floors; (3) the currently designed valet systems and traffic flow; (4) the noise that will transfer from the commercial units and the garage; and, (5) the volume and size of restaurants being proposed in 1759 since the neighborhood already hosts 29 restaurants.

Based upon these concerns, the Lofts proposes that in exchange for 1759 being granted the various CUP's, that the following measures be taken to mitigate against the adverse impacts of the construction:


1. Installation of a seismic reader to monitor daily vibrations during construction. This will provide empirical data about the intensity of vibrations.
2. A 5 foot side setback for the first 2 floors from the southern property line. This will protect against structural damage to the Lofts' northernmost structural wall (which supports a garage and pool). The impact is a nominal reduction in square footage to 1759 given the proposed layout. That is, in granting this request, 1759 only loses 2 parking spots on the second floor and is only slight narrowing 1 commercial unit that is in excess of 2100 sq ft.
3. Green walls for privacy screens, lush greenery on , and similar aesthetically pleasing wall treatments should be used to finish the exterior of the first three floors on 1759's southern façade. Residential units and the third floor pool will not only be losing sunlight and open views, but would be staring at a concrete wall absent this condition.

4. Sound absorbing materials should be incorporated into the construction of the first and second floors. Specifically, drywall, windows, and other elements should have higher sound absorption quotients (e.g. QuietRock drywall and accompanying tapes and materials, sound absorbing insulation foam and glass). The nominal increase in cost of these superior materials will prevent the type of noise complaints that create tension between the Townhomes/Towers with the Shops at Sunset.
5. Reduction of size and volume of restaurants and cafes. There are 29 restaurant properties in Sunset Harbour, 4 of which are vacant and looking for tenants. The proximity and similar nature of restaurants needs to be addressed.
6. Complete elimination of the separate valet system intended to only handle commercial traffic. All valet needs should be handled by 1 system. Purdy Avenue is a single lane that can't support a valet service for destination restaurants that have high volume during peak hours. Further, vacating all the public meters on Purdy is not justified given the reason is simply to allow 1759 to provide a luxury mall valet experience akin to Bal Harbour shops.
7. All valet drop off/pick up flow should be internalized. Cars should be able to pull into and drive through the breezeway from Purdy Ave and from Bay Drive. Here again, Purdy Avenue can't support high volume valet functions that are incumbent with destination restaurants.
8. Complete ban on any outdoor seating on Purdy or Bay for any of the commercial units. Future renewal of CUP contingent upon compliance by tenants.
9. Complete ban on any outdoor speakers (except for fire safety needs). Future renewal of CUP contingent upon compliance by tenants.
10. A maximum of 5 special events per year for each of the restaurant tenants. A maximum of 2 special events per year for any non-restaurant commercial tenant. Future renewal of CUP contingent upon compliance by tenants.

Should the Planning, Transportation, BRD, or any other department within the approval process wish to discuss the Lofts' concerns more thoroughly, we are happy to meet and confer.

Sincerely,

The Lofts at South Beach


Raymie Walsh, *President*
Tushar Petal, *Secretary*
Harry Rimm, *Treasurer*