

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: December 9, 2025

TO: Chairperson and Members  
Planning Board

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: PB25-0802, **7710 Collins Avenue.**

An application has been filed requesting conditional use approval for mechanical parking, pursuant to Chapter 2, Article V, Section 2.5.2; and Chapter 5, Article 2, Section 5.2.11.f of the Miami Beach Resiliency Code.

### **RECOMMENDATION**

Approval of the conditional use permit with conditions.

### **ZONING / SITE DATA**

Folio:	02-3202-004-1090
Legal Description:	Lot 5, Block 22 of the Altos del Mar No. 1 Subdivision, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
Zoning:	RM-1, Residential multi-family, low intensity
Future Land Use Designation:	RM-1, Residential multi-family, low intensity
Lot Size:	8,750 sq. ft. (1.4 maximum FAR)
Proposed FAR:	12,249 sq. ft. / 1.39 FAR
Proposed Height:	55'-0" as measured from B.F.E. +5.0' freeboard (13.0' NGVD)
Existing Use:	Multi-family residential
Proposed Use:	Apartment hotel (1 apartment unit, 14 hotel units)
Surrounding Uses:	North: Multi-family residential East: Single-family residential South: Multi-family residential West: Multi-family residential

### **THE PROJECT**

The applicant, 7710 Collins Avenue LLC, submitted plans entitled "Collins Apartments", as prepared by Kobi Karp Architecture and Interior Design, Inc., dated October 12, 2025.

Pursuant to Sections 2.5.2 and 5.2.11.f of the Resiliency Code, the applicant is requesting a conditional use permit for the inclusion of mechanical parking within a proposed 5-story building containing one apartment unit and fourteen hotel units.

The Design Review Board (DRB) is scheduled to consider the project for design review approval on December 11, 2025 (DRB25-1140).

### **COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES**

Conditional Uses may be approved in accordance with the procedures and standards set forth in the Miami Beach Resiliency Code Chapter 2, Article V, 2.5.2.2:

1. The use shall be consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.  
**Consistent**  
**The proposed use is consistent with the permissible uses in the RM-1 category as designated on the Future Land Use Map within the Comprehensive Plan.**
2. The intended use or construction shall not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.  
**Consistent**  
**The proposed use is not anticipated to degrade the Levels of Service (LOS) for the surrounding area below the thresholds that have been established.**
3. Structures and uses associated with the request shall be consistent with these land development regulations.  
**Consistent**  
**This comment shall not be considered final zoning review or approval. This and all zoning matters shall require final review and verification prior to the issuance of a Building Permit.**
4. The public health, safety, morals and general welfare shall not be adversely affected.  
**Consistent**  
**The proposed project is not expected to adversely affect the general welfare of nearby residents. However, staff recommends conditions be put in place to ensure that public health, safety, morals, and general welfare are not adversely affected.**
5. Adequate off-street parking facilities will be provided.  
**Consistent**  
**No parking is required for the proposed project. The applicant is proposing to provide nine parking spaces on site inclusive of four mechanical lifts, in a tandem arrangement. The project also includes long-term and short-term bicycle parking spaces and designated scooter parking spaces.**
6. Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.  
**Consistent**  
**Staff has included recommended conditions in the draft CUP to mitigate any adverse impacts on the surrounding neighbors.**

7. The concentration of similar types of uses shall not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.  
**Consistent**  
Adverse impacts are not expected from the geographic concentration of similar uses.
8. The structure and site comply with the sea level rise and resiliency review criteria in Chapter 7, Article I, as applicable.  
**Consistent**  
**See Compliance with the Sea Level Rise and Resiliency Review Criteria section.**
9. Appropriate consideration is given to the safety of and friendliness to pedestrian traffic; passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.  
**Consistent**  
**Appropriate consideration has been given to the safety of pedestrian traffic; access to the parking is via the alley.**

#### **CHAPTER 5, ARTICLE II SECTION 5.2.11.b.3.A – MECHANICAL AND ROBOTIC PARKING SYSTEMS**

Projects proposing to use mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory off-street parking requirements shall prepare schematic floor plans prior to site plan review by the applicable land use board. Two sets of schematic floor plans shall be required:

1. One set of schematic plans sufficient to show the proposed development project with accessory off-street parking requirements satisfied by traditional, non-mechanical means, meeting all aspects of the design standards for parking spaces required in Article III of Chapter 5, and other provisions of these land development regulations, and requiring no variances from these provisions.  
**Consistent**  
**Schematic drawings showing the parking in a traditional, non-mechanical means was submitted on Sheet A-2.01 showing nine parking spaces for the project on-site.**
2. A second set of schematic plans, sufficient to show the same proposed development project, utilizing mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements.  
**Consistent**  
**A schematic drawing showing the parking for the project by mechanical means was submitted showing nine spaces at the ground level, including four mechanical lifts totaling 8 parking spaces. This is consistent with the City Resiliency Code.**

#### **CHAPTER 5, ARTICLE II SECTION 5.2.11.e – PLANNING BOARD MECHANICAL PARKING REVIEW CRITERIA**

The Planning Board shall also consider the following review criteria when considering each application for the use of mechanical parking systems:

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

**The scale of the project is generally compatible with the surrounding area and issues of scale and compatibility have been addressed by the HPB.**

2. Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood and has demonstrated how the scale, mass, volume, and height of the building are reduced by the use of mechanical parking.

**Consistent**

**The use of mechanical lifts eliminates the need for a curb cut on Collins Avenue, resulting in a higher level of compatibility with the surrounding neighborhood.**

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.

**Consistent**

**The proposed mechanical lifts do not result in an increase in density or intensity over that which is currently permitted with conventional parking as shown by the two submitted schematics.**

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

**Consistent**

**The mechanical lifts are located on ground level and are not visible from the exterior.**

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.

**Not Applicable**

**Self-parking is not proposed.**

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.

**Consistent**

**The proper restricted covenant shall be provided prior to the issuance of building permit.**

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.

**Consistent**

**The applicant submitted a traffic study and recommendations from the Transportation Department have been incorporated into the conditions of approval.**

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

**Partially Consistent**

**The applicant has provided an operational plan which includes a summary of the valet parking operations and specifications of the parking lifts on Sheets A-8.01 through A-8.03 of the proposed plans.**

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.

**Not Applicable**

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.

**Consistent**

**The proposed project appears to be compatible with the surrounding neighborhood and would not create any significant adverse impacts to the surrounding uses.**

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

**Consistent**

**No adverse impact is anticipated from the cumulative effect of the proposed facility and nearby structures.**

#### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 7.1.2.4 of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided.  
**Not Satisfied**
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Satisfied**
4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.  
**Satisfied**
5. Whether 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, including a study of land elevation and elevation of surrounding properties were considered.  
**Satisfied**
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.

**Satisfied**

7. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
**Satisfied**  
**To be reviewed at the time of building permit review.**
8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.  
**Not Applicable**
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.  
**Not Applicable**
10. Where feasible and appropriate, water retention systems shall be provided.  
**Satisfied**  
**To be reviewed at the time of building permit review.**
11. Cool pavement materials or porous pavement materials shall be utilized.  
**Satisfied**  
**To be reviewed at the time of building permit review.**
12. The design of each project shall minimize the potential for heat island effects on-site.  
**Satisfied**  
**To be reviewed at the time of building permit review.**

**STAFF ANALYSIS**

The applicant is proposing the redevelopment of the site including the construction of a new 5-story apartment-hotel building containing one apartment unit and fourteen hotel units, inclusive of mechanical parking lifts. The Design Review Board is scheduled to consider the project for design review approval on December 11, 2025 (DRB25-1140). The applicant is requesting Conditional Use Permit (CUP) approval for mechanical parking per Sections 2.5.2 and 5.2.11.f of the Miami Beach Resiliency Code.

**Traffic, Parking, and Access**

The subject site is a single lot located midblock on the west side of Collins Avenue between 77 and 78 Streets. The lobby for both the residential and hotel units fronts Collins Avenue and provides pedestrian access from the street. Although there is no required parking for the apartment-hotel use, the applicant is proposing to provide nine parking spaces to minimize the need for guests/tenants to park off-site. The parking area, which is accessed from the alley, consists of eight spaces within four mechanical lifts in a tandem configuration and one traditional space.

The parking will be operated 24 hours a day by a valet attendant. Two valet drop-off/pick-up spaces and two temporary storage spaces are located within the partially enclosed parking area. This configuration will allow for vehicles to be unloaded from the lifts providing access to the vehicles beyond.

The applicant has provided plans to demonstrate how the required parking could be provided using conventional parking spaces. The mechanical lift does not require a curb cut along Collins Avenue and results in a higher level of compatibility with the surrounding urban environment. Further, the mechanical lifts are located within an enclosure and are not visible from the right-of-way or surrounding properties. The Transportation & Mobility Department has reviewed the parking/valet plan and has included several recommended conditions as outlined in the attached draft CUP.

### **Deliveries and Sanitation**

The proposed use does not require a dedicated off-street loading space, however, there is ample area within the parking area to accommodate loading and deliveries. The operations plan indicates loading hours from 9:00 a.m. to 9:00 p.m. Staff is recommending more limited hours to minimize traffic disruptions and reduce noise impacts on surrounding properties.

### **STAFF RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

MEETING DATE: December 9, 2025

PROPERTY/FOLIO: 7710 Collins Avenue / 02-3202-004-1090

FILE NO: PB25-0802

APPLICANT: 7710 Collins Avenue, LLC

IN RE: An application has been filed requesting conditional use approval for mechanical parking, pursuant to Chapter 2, Article V, Section 2.5.2; and Chapter 5, Article 2, Section 5.2.11.f of the Miami Beach Resiliency Code.

LEGAL: Lot 5, Block 22 of the Altos del Mar No. 1 Subdivision, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

**CONDITIONAL USE PERMIT**

The applicant is requesting a Conditional Use Permit approval for a mechanical pursuant to Chapter 2, Article V, Section 2.5.2; and Chapter 5, Article 2, Section 5.2.11.f of the Miami Beach Resiliency Code. Notice of the request was given, as required by law, and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RM-1, residential multi-family, low intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as may have been modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed.

1. This Conditional Use Permit is issued to 7710 Collins Avenue, LLC, as the owner and operator of the apartment-hotel. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled within 60 days followed by the submission and acceptance of the affidavit.
2. The applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
  - A. Deliveries and waste collection shall only occur between 9:00 a.m. and 4:00 p.m. daily.
  - B. All loading operations shall take place on-site.
  - C. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use. The trash room shall be sufficiently sized to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary.
  - D. Except as may be required for Fire, Building, or Life Safety Code purposes, no speakers or televisions of any kind shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project, unless authorized as part of a Special Event Permit.
  - E. Special Events and Special Event Permits shall not be permitted at anytime.
  - F. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff.
  - G. As part of the building permit plans for the project, the applicant shall submit mechanical lifts specifications and power emergency procedures.
3. The applicant shall comply with the following conditions as outlined in the Transportation & Mobility Department memorandum dated November 25, 2025:
  - A. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan per the TDM strategies outlined in the most recent Traffic Impact Statement dated October 2025, prior to the issuance of a building permit.

- B. The applicant shall commit to providing a minimum of one (1) valet attendant during the site's A.M. and P.M. peak periods, respectively. The number of attendants should be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site.
  - C. The applicant shall provide valet service 24 hours a day, 7 days a week.
4. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Section 2.5.2.5 of the Resiliency Code.
  5. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
  6. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
  7. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
  8. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
  9. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in Section 2.5.2.5 of the Land Development Regulations (LDRs) of the City of Miami Beach, Florida, entitled "Compliance with conditions; revocation or modification".
  10. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.
  11. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
  12. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 1.3.7 of the Land Development Regulations (LDRs), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

13. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PLANNING BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
HISTORIC PRESERVATION & ARCHITECTURE OFFICER  
FOR THE CHAIR

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ (            ) )

Filed with the Clerk of the Planning Board on \_\_\_\_\_ (            ) )