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March 14, 2025

**VIA ELECTRONIC SUBMITTAL**

Deborah Tackett  
Historic Preservation & Architecture Officer  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: Letter of Intent for a Certificate of Appropriateness for  
Demolition of the existing structure for the Property  
Located at 1826 Collins Avenue

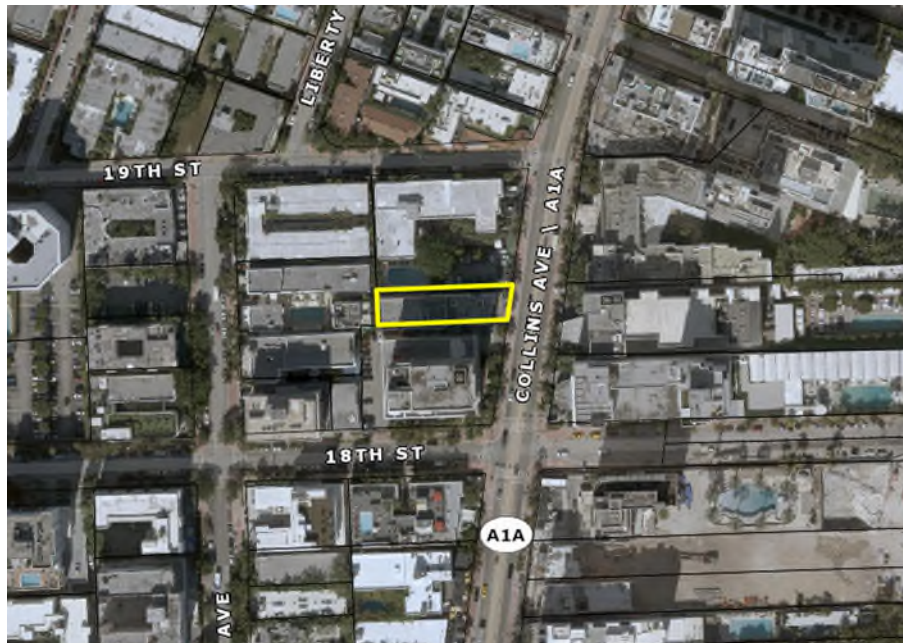
Dear Ms. Tackett:

This law firm represents IC LLC (the "Applicant"), regarding redevelopment of the property located at 1826 Collins Avenue (the "Property") within the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in support of a pre-application meeting for a Certificate of Appropriateness for total Demolition on the Property.

Property Description. The Property is located west of Collins Avenue, mid-block between 18<sup>th</sup> Steet and 19<sup>th</sup> Street. See Figure 1 below, Aerial. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3234-019-0050. See Figure 1, Property Appraiser Excerpt. The Property is approximately 9,655 square feet in size or 0.221 acres. The existing building on the Property consists of robotic parking (for the majority of the structure) and a small commercial use originally built in 2012. The robotic parking element of the building has been dysfunctional since the building was developed.

The Property is located within the "Museum" Historic District and subject to the Art Deco MiMo Commercial Character Overlay. The Property is within the Miami Beach Architectural Historic District. As noted

above, the Property does not contain historic resources. The Property is zoned Commercial, medium intensity (CD-2) pursuant to the City's Zoning Map.



**Figure 1, Aerial**

Existing and Prior Use. The Property features a three (3)-story structure that includes a robotic garage and restaurant space. The restaurant, which previously operated on the third floor with 240 seats, is no longer in operation. Currently, the Applicant is utilizing the Property as private office space.

Approval History. The Planning Board issued a Conditional Use Permit ("CUP") for the garage in January 2009, initially anticipating that Automation Parking System would install and operate the robotic system. In August 2009, the Applicant provided a verbal progress report and received approval to change the operator to Boomerang Automated Parking Systems. Subsequently, the building was completed, and another modification allowed a transition to Lodige Enterprises as the operator. Currently, the restaurant is no longer in operation and the robotic garage has been dysfunctional since the building was developed in 2012.

Request. The Applicant requests a Certificate of Appropriateness ("COA") for total Demolition as it relates to the Property, pursuant to Section 2.13.1(d)(1) of the Miami Beach Resiliency Code ("City Code"). The City Code states no building permit shall be

issued for demolition within an historic district without the prior issuance of a COA by the Historic Preservation Board ("HPB").

Section 2.13.7(6)(f) of the City Code states that a building permit for the demolition of any structure within a historic district cannot be issued until the replacement construction has been approved. However, for non-contributing structures within a historic district, this requirement may be waived or substituted with another permit at the sole discretion of the HPB.

While the Property does not contain historic resources and the existing structure is classified as non-contributing, the Applicant does not intend to proceed with demolition until receiving approval for new construction.

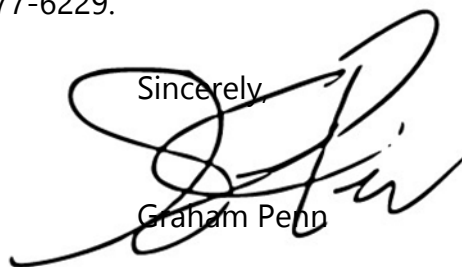
Project Description. The Applicant is proposing a new mixed-use building on the Property (the "Project"). This urban infill development will include an active ground floor, parking, commercial, residential units, and amenities. The parking levels will be adequately screened, and the building will be a beautiful modern design.

The Project includes twenty-nine (29) residential units; forty-percent (40%) of which will consist of Workforce Housing units. Each unit will have a balcony. Additionally, there will be commercial space on the sixth floor. The rooftop will consist of a pool for the residents. The Project complies with the land development regulations provided in the Resiliency Code and the Live Local Act.

Conclusion. Approval of the COA for total Demolition is necessary for any future development of the Property. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn



Cc: Michael Yanopoulos, Esq.