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VIA HARDCOPY DELIVERY

October 27, 2025

Michael Belush
Planning & Design Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB25-0663** – Revised Plans for Certificate of Appropriateness for Partial Demolition and Design of a New Single-Family Residence located at 336 Meridian Avenue

Dear Mr. Belush:

This law firm represents Kindredfruit Properties, LLC ("Applicant"), owner of the property located at 336 Meridian Avenue ("Property"). We submitted an application for COA for demolition and design to preserve portions of the front contributing building and incorporate that into a new single-family home. The Historic Preservation Board ("HPB") heard the application on October 21, 2025 and both the HPB members and neighbors in the 344 Condominium immediately to the north of the Property raised some concerns.

To address the concerns, which are regarding the front balcony massing, front doorway, front fence, north side landscaping and rear setback, the Applicant has done the following as shown in the revised plans submitted with this letter:

- Removed the projecting front balcony, which means the new construction will align above the historic structure, each with a 15'-5" front setback

- Created a partial balcony on the third floor at the northeast corner of the building, which provides openness in that area
- Added windows in the front wall of the third floor that together with the inset balcony provide residential character for the front façade
- Reduced the reflectivity of the angled cantilever underneath the third floor above the historic structure
- Provided a corten steel keyhole door at the entrance to the historic structure and a corten steel fence and gate at the front property line to address concerns regarding security and visibility
- Preserved the Christmas Palms along the north side of the Property and revised the landscaping plantings in the setback area accordingly
- Increased the rear setback from 4' to 5' in accordance with staff's recommendation

These changes further the goal of ensuring that the new construction remains visually secondary to the preserved façade. The proposed landscaping in the front 20'-5" and the existing large street trees at the front of and north and south of the Property will further screen views of the new construction. For pedestrians on both sides of the street, the preserved historic façade will remain the focus of attention. Overall, the design intentionally honors and preserves the historic front façade while discreetly integrating the new architectural elements.

Let me know if you have any questions or concerns.

Sincerely,



Matthew Amster

Attachment

cc: Deborah Tackett, Historic Preservation & Architecture Officer