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VIA ELECTRONIC SUBMISSION

September 7, 2025

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

Re: **HBP24-0640** – Letter of Intent for the Property
Located at 1440 Michigan Avenue, Miami Beach

Dear Mr. Belush:

This law firm represents Qriar Rental Michigan, LLC (the "Applicant"), the owner of the property located at 1440 Michigan Avenue (the "Property") in the City of Miami Beach (the "City"). This letter serves as the required letter of intent supporting a request to the Historic Preservation Board ("HPB") for a Certificate of Appropriateness ("COA") for construction of a twenty-three (23) unit multifamily residential building in the Flamingo Park Local Historic District, including a waiver of Section 7.2.4.3.a of the City Resiliency Code (the Code") for lot coverage.

Property Description. The Property consists of one (1) mid-block lot that fronts Michigan Avenue in the west and Lenox Avenue in the east. The eastern half of the south property line abuts Michigan Court, a narrow street that serves the single-family residences located south of the Property. Notably, the existing grades the adjoining streets is quite low, 3.63' NGVD at Lenox Avenue, 3.81' NGVD at Michigan Avenue, and 3.73' at Michigan Court.

The Miami-Dade Property Appraiser identifies the site by Folio No. 02-4203-009-6980. See Figure 1, Aerial, below. The very long (320') and narrow (71.9') Property is approximately 23,016 square feet (0.528 acres) in size. The Property is developed with a one-story approximately 543

square foot building constructed in 1999 and surface parking areas previously owned and used by BellSouth Telecommunications d/b/a as AT&T for its service operations.

The surrounding uses include single-family residences to the south and southwest, and multifamily developments to the north and northwest. The Property is zoned RM-1, Low Intensity Multifamily Residential District and is located within the Flamingo Park Local Historic District and the Miami Beach National Register Architectural District.



Figure 1, Aerial

Description of the Project. The Applicant seeks approval of a Certificate of Appropriateness to permit the development of a high-quality, context-sensitive twenty-three (23) unit multifamily residential building with an understory (the "Project"). Located within the RM-1 Zoning District and the Flamingo Park Local Historic District, the Project has been carefully designed to complement the surrounding neighborhood's scale, rhythm, and character. The Project represents a rare opportunity to thoughtfully improve a long-standing underutilized site with a sustainable, forward-looking residential development that contributes to the long-term vitality of the Flamingo Park neighborhood.

The proposed three-story building embraces a modern yet respectful architectural language, featuring generous landscaping, private balconies, planters on all levels and green roof elements that soften the building's profile and promote environmental resilience. Lush perimeter planting and abundant natural light reinforce the Project's emphasis on livability, while the architectural detailing ensures visual interest from all

public vantage points. The material palette and scale have been selected to establish a harmonious relationship with both neighboring historic structures and recent infill development. The design incorporates thoughtful vertical and horizontal articulation to maintain a comfortable pedestrian experience and minimize visual impact.

Importantly, the understory level provides tremendous resiliency for the Project and supports the City's goals for stormwater management and future elevation adaptation. Residential units are situated on the upper floors, that due to the understory, the lowest are about 7' higher than BFE + minimum Freeboard. The rooftop amenities are screened with both louvers and extensive plantings in a green roof and, therefore, integrated into the building's overall design. The structure complies with all required setbacks, floor area ratio (FAR), and landscape standards, with a minor deviation sought only to accommodate an integrated site layout and to align with future resiliency improvements. Notably, for the design aesthetic, the entire structure respects the required side setbacks, without using any allowable projection. This and deep balconies on all levels facing south with openness at the corners pulls the mass substantially from the properties to the south. The roof deck is also centralized providing significant green roofs on the east and west ends and locating the few structures to the north, which further softens the scale facing south. The design expertly avoids any variance, and the proposal reflects a commitment to architectural excellence, environmental resilience, and neighborhood compatibility, incorporating contemporary design principles and sensitivity to historic context.

Certificate of Appropriateness. The Project has been designed to be sensitive to the Flamingo Park Local Historic District, while also providing interesting architectural variation and juxtaposition of modern architecture adjacent to historic fabric. The materials, colors, and landscaping have all been selected to complement contributing buildings in the area. The scale and massing of the new structure respond thoughtfully to neighboring properties, with the three-story building set back appropriately without any projections and articulated with deep balconies to reduce visual bulk. The understory and pedestrian-oriented layout enhance visibility and circulation, preserve view corridors, and maintain the rhythm of the neighborhood. Rooftop pool and elevator equipment will remain fully screened through integrated architectural treatments that limit any visual intrusion. Ground-floor elements activate the pedestrian realm and reinforce the street's walkable character. Lighting and landscaping have been selected to support safe circulation, reinforce the organization of the site, and complement the overall design. The Project introduces a modern development that aligns with the neighborhood's historic context and advances long-term preservation and resiliency objectives.

Waiver Request. The Applicant seeks a waiver of Code Section 7.2.4.3.a to allow a lot coverage of 64% (14,747 SF), where 45% (10,368 SF) is the maximum permitted. The requested waiver enables a more efficient and integrated site layout that accommodates on-site parking within the building footprint while preserving all required setbacks without projections into required yards, landscaped buffers, and sidewalk widths. The additional coverage is necessary to implement the understory design and maintain residential units above on this long, narrow lot.

Despite the increased coverage, the Project retains ample open and green space at the understory level, 31.35% and incorporates substantial planters on all levels and extensive green roof areas for another 19.2% that soften the building's presence, reduce visual impact and provide a total green space of 50.55%. Further, the entire parking area will have a Hydropavers permeable paver system to assist with stormwater drainage. Notably, the multifamily project located immediately to the north appears to have been approved with a lot coverage of 62.87%, supporting the reasonableness of the request in this context. The waiver advances the City's resiliency and design goals through a cohesive architectural composition and a code-compliant parking solution that fits within the constraints of a narrow urban lot. These measures collectively advance the Code's open space and sustainability objectives and are compatible with surrounding conditions.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the City Code as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for the demolition of the existing structures will be provided during the building permit process.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems. Notably, the project includes an extensive green roof.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The Project includes resilient, Florida-native, or Florida-friendly landscaping.

(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.

Sea level rise projections have been considered in the design and development of the Project.

(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.

The understory level areas will be adaptable to raised public rights-of way and adjacent properties.

(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

All habitable spaces within the Project are new construction and will be substantially elevated, almost 5' above BFE + minimum Freeboard.

(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.

No habitable space will be located below base flood elevation.

(10) Where feasible and appropriate, water retention systems shall be provided.

Water retention systems will be provided as part of the resiliency goals of the Project.

(11) Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement and porous materials are proposed where appropriate.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Applicant proposes landscaping, including planters at all levels and an extensive green roof, to minimize any potential for heat island effects on-site.

Conclusion. Certificate of Appropriateness approval with the associated lot coverage waiver will allow for the development of a resilient and thoughtfully designed twenty-three (23) unit residential building. The Project supports the residential character of the Flamingo Park neighborhood by introducing an architecturally cohesive and environmentally responsive development. Accordingly, we respectfully request your favorable review and recommendation with respect to the Project. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Matthew Amster

cc: Deborah Tackett, Historic Preservation & Architecture Officer
Roberto A. Alvarez, Esq.