

October 16, 2025

Hon. Steven Meiner, Mayor City of Miami Beach
City of Miami Beach Commissioners
Members of the Design Review Board

RE: 6945 Abbott Avenue, Miami Beach, FL 33141
Design Review Board DRB25-1088

Dear Sir or Madam,

On behalf of the owners and residents of the 401 Blu of North Beach Condominium Association, I'm writing to express my strong opposition to the proposed construction of a 48-unit hotel at 6945 Abbott Avenue. Our 208 unit building is located approximately 50 feet from the proposed hotel. We have over 300 residents who vote and feel the City should respect our ability to have peaceful enjoyment of our homes, without the burden of future overcrowding.

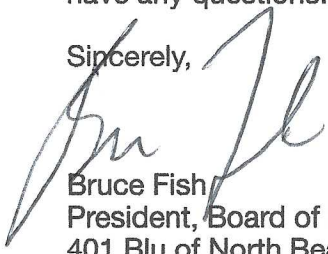
6945 Abbott is currently the M Hotel, a two-story building with 11 rooms in a small 6,000 SF lot. The developer is proposing to build a 6 story, 48-room hotel with commercial space. This is an increase of over 400% in the number of rooms. This will have a significant detrimental impact on the area and the neighbors due to the following reasons:

1. The proposed hotel will not have a driveway for drop off or pick up of guests or supplies. And it will not have any parking. Parking is already at a premium in our area. Where will the hotel guests and staff park?
2. The building does not have an alleyway for servicing and trash pick up.
3. Abbott Avenue is the most congested N-S street in the neighborhood. It has 3 traffic lanes. Directly across the street from the proposed hotel is a bus and trolley stop with no dedicated stop lane. So buses use one of the 3 lanes to pick up drop off passengers regularly limiting the street to 2 traffic lanes.
4. A 48 room hotel will regularly block another lane on Abbott when guests are arriving or leaving, trash is picked up, supplies are delivered, etc. The requested 2 loading spots are NOT nearly enough for the needs of the proposed hotel.
5. The development is 6 stories high and it will feel like 8 stories high to neighboring buildings and residents.
6. Due to massive overdevelopment, approximately 400 new condos and apartments and a Target store are being built on the same block right now. Our block cannot handle any additional overdevelopment.

For these reasons, I respectfully request that the Design Review Board deny the variance requested and deny the approval for this project.

Please do not hesitate to contact Carlos Peraza at (215) 280-6698 or caperaza@aol.com if you have any questions. He is one of our residents and an owner at 401 Blu. Thank you.

Sincerely,



Bruce Fish
President, Board of Directors
401 Blu of North Beach