



Contractors Services Unlimited, Inc. d/b/a
CSU Florida
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Date: March 15th, 2025

To: Rogelio Madan
Planning Department
City of Miami Beach
1700 Convention Ctr Dr
2nd Floor
Miami Beach, FL 33139

RE: DRB25-1080 - Letter of Intent for Modification of Design Review Approval for the Property Located at

Dear Mr. Madan,

I am the General Contractor Ian Harbajan working with 1135 97th Street LLP with respect to the property located 6772 Collins Ave, Miami Beach, with the Folio No.0232110630010 in Miami.

This letter serves as the required letter of intent for an application to modify the design review approvals associated with the Property.

Property and Existing Use Description. The Property is part of a unified development site uniquely located at 6772 Collins Ave, Miami Beach FL. At his property we will be replacing the existing fascia, the rendering shows the new design, no other changes will be made to the plaza.

The existing conditions will be secured with safety barriers, pedestrian access will be secured for the stores.

Estimate: The estimated cost of this project - \$150,000.00

- a.** The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

The proposed fences respond to the existing grade elevation surrounding the property, as well as the surface elevation of the lot necessary to achieve compliance with flood plain standards. In addition, the proposed fence responds to the unique location and shape of the Property.

- b.** The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

The application does not impact the previously approved drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signed or lighting and screening devices. The proposed fence enhances the proposed ingress and egress routes to and from the property by providing for additional security and safety.



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- c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

The submitted plans comply with this criteria.

- d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.

The Applicant has selected high quality materials and finishes for the project. The design proposed aluminum fascia bolted to cement board and metal framing.

e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

The proposed design complies with the requirements of the City Resiliency Code.

f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

The proposed façade is sensitive and compatible with the surrounding built environment.

g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

The proposed facade complies with this criteria, as it contributes to safety and crime prevention.



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h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

The project complies with this criteria.

i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

This criterion is inapplicable to this application.

j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

This criterion is inapplicable to this application.

k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

This criterion is inapplicable to this application.

l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

This criterion is inapplicable to this application.



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m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

This criterion is inapplicable to this application.

n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

This criterion is inapplicable to this application.

o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

This criterion is inapplicable to this application.

p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

The proposed fence is transparent and compatible with the pedestrian realm.

q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties

This criterion is inapplicable to this application.



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r. In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

This criterion is inapplicable to this application.

The Sea Level Rise and Resiliency Review Criteria in section 7.1.2.4. This is not applicable for criteria that do not pertain to this project.

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

Not Applicable.

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.

Not applicable.

4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.

Not applicable.

(5) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties

Not applicable.

(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 and shall provide sufficient height and space to ensure that the



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entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height.

Exterior improvements on the Property along Collins Ave will take into consideration the raising of the public right-of-way and the proposed design details will be coordinated with the City.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

It is not reasonably feasible to elevate the existing buildings.

(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) As applicable to all new construction, water retention systems shall be provided.

Not applicable.

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

Not applicable.

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

The Applicant proposes new façade. Conclusion. We respectfully request your favorable review and recommendation with respect to this application. review. Should you have any questions, please do not hesitate to contact me.

Thank you for your consideration.

[Ian Harbajan](#) 786.919.3437
CGC1529843