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VIA ELECTRONIC MAIL

October 10, 2025

Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **DRB25-1140** – Letter of Intent for Design Review Board
Approval for a New Five (5)-story Apartment-Hotel for the
Property Located at 7710 Collins Avenue

Dear Rogelio:

This law firm represents 7710 Collins Avenue, LLC (the "Applicant"), owner of the property located at 7710 Collins Avenue (the "Property") in the City of Miami Beach (the "City"). Please allow this letter to serve as the letter of intent in support of an application seeking Design Review Board ("DRB") approval for a proposed five (5)-story apartment-hotel. The Applicant has a companion application to the Planning Board ("PB") for the mechanical parking lifts through file no. PB25-0802.

Property Description. The Property is located on the west side of Collins Avenue between 77 Street and 78 Street and abutting an alley at the west. The Miami-Dade County Property Appraiser's Office identifies the Property with the tax Folio No. 02-3202-004-1090. The Property is approximately 8,750 square feet (0.200 acres) in size and improved with a two (2)-story building towards the front and a one (1)-story building at the rear combining for two (2) units, originally constructed in 1938.

The Property is within the RM-1, Residential Multifamily Low Intensity Zoning District. According to the Miami Beach Historic Properties GIS Database, the Property is not located in a local historic district and the existing structure has no significant historical characteristics. The same block features multistory

condominiums to the north and south of the Property, with apartment buildings located to the west and single-family homes to the east.

Proposed Project. The Applicant seeks to provide a small boutique apartment-hotel along Collins Avenue with sufficient parking.

The project features a five (5)-story apartment-hotel with luxury finishes, ideal for the surrounding area ("Proposed Project"). The Proposed Project includes fourteen (14) hotel units and one (1) apartment unit. Designed with a sleek, modern aesthetic, it offers a unique cut-through on the terraces of levels two (2) and three (3), creating a striking open look that reduces the building's visual scale. The Proposed Project includes a total of nine (9) parking spaces utilizing mechanical parking lifts and tandem parking along with one (1) ADA-accessible space on the ground floor. All parking will be managed through valet services, with the mechanical parking lifts operated exclusively by building management. Vehicular access to the Property, including access to parking, will be provided solely from Collins Court.. In addition to the proposed vehicle parking spaces, the Proposed Project includes ten (10) long-term bicycle racks, six (6) short-term bicycle racks, and three (3) designated scooter parking spaces. These features are intended to encourage alternative modes of transportation and support community connectivity. The lobby entrance is conveniently located with easy access from Collins Avenue. Upper-level terraces on floors four (4) and five (5) are further set back, and residents and guests can enjoy a small rooftop pool with scenic views.

Design Review Criteria. The application is consistent with the City's design review criteria codified in Section 2.5.3.1 of the City Resiliency Code (the "Resiliency Code"). Below is each relevant criterion and the application's consistency with all of the standards.

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

The plan is in compliance.

- 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 plan is in compliance.

- 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 plan is in compliance.

- 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 plan is in compliance.

- 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 other 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 plan is in compliance.

- 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 plan is in compliance. The Proposed Project has been designed to integrate into the surrounding area and the site design represents a major improvement over the status quo.

- 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 uses. 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 plan is in compliance. The Proposed Project is an efficient use of the land and preserves pedestrian sight lines.

- 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 plan is in compliance. Pedestrian access from Collins Avenue is a focus of the design and the plan includes short term and long term bike racks and scooter parking. Vehicular access is limited to Collins Court.

- 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.**

The plan is in compliance. The project lighting has been designed to limit glare on adjacent properties.

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

The landscaping has been designed to blend well with the surrounding area.

- 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.**

The plan is in compliance.

- 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).**

The plan is in compliance. The building has been designed to integrate into the adjacent area.

- 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.**

The Proposed Project directly fronts the street with the lobby completely hiding the parking level behind.

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

All rooftop equipment will be screened.

- 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 Project has significant transparency at the ground level.

- 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**

The back of house elements of the Proposed Project have been located in a manner to limit the impact on adjacent properties.

- 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.

- s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.**

See below analysis.

Sea Level Rise and Resiliency. Section 7.1.2.4 of the Resiliency Code establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

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

This will be provided along with the application.

- 2. Windows that are proposed to be replaced shall be hurricane proof impact windows.**

All windows will be hurricane proof impact windows.

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

Operative windows will be provided.

- 4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided.**

The landscape plan is resilient as it is comprised of native and Florida-friendly plants appropriate for the area.

- 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.**

The Proposed Project has been designed with sea level rise in mind.

- 6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.**

The Proposed Project has been designed to accommodate the raising of adjacent rights of way in the future.

- 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.**

The plan is in compliance.

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

This provision is not applicable to the instant application.

- 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 54 of the city Code.**

No habitable space will be below base flood elevation.

- 10. As applicable to all new construction, stormwater retention systems shall be provided.**

The Proposed Project has been designed with stormwater retention as required.

- 11. Cool pavement materials or porous pavement materials shall be utilized.**

The Proposed Project can accommodate cool pavement where possible.

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

The design of the Proposed Project will limit the potential heat island effect for the buildings.

Conclusion. The Proposed Project will contribute to the revitalization of Miami Beach along the northern area of Collins Avenue and be compatible with the neighborhood. This is an opportunity to develop a signature project, worthy of its location. Accordingly, we respectfully request your favorable review and approval. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Matthew Amster

cc: Mitchell Tozian