

DRB 25-1140

7710 Collins Ave. Miami Beach

Final Submittal Narrative
Responses.

10-12-2025

1. DRB - Planning Review

(c) Provide additional details on the louver walls on the ground floor, including spacing of louvers. Ensure that the louvers screen lighting and mechanical equipment from the view of adjacent properties.

Response: Please see the new sheet A-6.01 Louvers and Garage Fence Details.

(a) Plans Page A-4.10: Renderings depict columns in the balconies that do not appear in elevations. Please ensure consistency. Areas behind the columns may count against the maximum FAR.

Response: Renders have been updated to reflect no columns.

(b) Provide details on pavement types around the building. Per design review criteria, utilize a porous or high albedo surface.

Response: Hardscape plan sheet L-0.07 has been added to set with paving details and reference images. Material selections to meet high albedo guidelines.

2. DRB – Planning Admin Review

Page 7 of Application: Incomplete Disclosure – Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries.

Response: The property is not owned or leased by a trust; no trust has any ownership interest in the property. Please refer to Page 6 of the Application for the disclosure of ownership interests in the property.

Submit checklist. Must include name, signatures, and date.

Response: We have no record of receiving the checklist and have requested the checklist from staff.

Page 1 of Application: Correct and submit to include File Number (DRB25-1140).

Response: File Number has been corrected. Please refer to Application included in this package.

Email owners mail labels in Excel.

Response: Owner mailing labels have been emailed in Excel format to Staff.

Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.

Response: Page 6 of the Application has been updated to make clearer that the property is wholly owned by 7710 Collins Ave, LLC, that 7710 Collins, LLC is wholly owned by LAMI Capital, LLC, and that LAMI Capital, LLC is wholly owned by Oleksandra Melnyk. Please refer to Page 6 of the Application included in this submittal.

3. LUB – Planning and Landscape

Staff is recommending the use of the proposed street trees to be within closer proximity to the adjacent sidewalk for better canopy shade. If the planting strip on the south end of the east property line is too narrow, consider a larger canopy tree within seven feet of the north side of the east property line.

Response: Trees have been placed closer to sidewalk where possible. Trees along sidewalk have been revised to Gumbo Limbos to provide larger canopy. See Sheet L- 0.02.

Apart from the roof amenity level, please provide landscape plans for all remaining planters on structure as indicated in the architectural set.

Response: Landscape on Levels 2-5 have been added on sheets L-0.02a and L-0.02b.