



200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6231 office

305.377.6222 fax

[mlarkin@brzoninglaw.com](mailto:mlarkin@brzoninglaw.com)

## **VIA CSS**

January 4, 2026

Rogelio A. Madan, AICP  
Chief of Community Planning & Sustainability  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: **Letter of Intent** – Modification of Design Review  
Approval for Façade Renovation of 1691 Michigan  
Avenue "The Lincoln" (DRB25-1160)

---

Dear Mr. Madan:

This firm represents Black Lion Investment Group, Inc. (collectively the "Applicant"), the master tenant of the leasehold interest in the property located at 1691 Michigan Avenue, identified by Folio Nos. 02-3234-004-0690 and 02-3234-004-0695<sup>1</sup> (the "Property") in the City of Miami Beach (the "City"). This letter serves as the required letter of intent for proposed modification of the previously approved Design Review Board ("DRB") Order under File Nos. DRB24-1009 and DRB24-1039, which approved of façade improvements and replacement of existing drive through lanes with a valet service area respectively (the "Prior Approvals").

Property Description. The Property is located at the southeast corner of the intersection of Michigan Avenue and 17<sup>th</sup> Street and is approximately 76,500 square feet in size. The Property fronts on Michigan Avenue, 17<sup>th</sup> Street, North Lincoln Lane, and Jefferson Ave, and is located just a few steps north from Lincoln Road. The northern portion of the Property is zoned CD-3 High Intensity District ("CD-3") and the southern

---

<sup>1</sup> The City is the owner of the Property. The Applicant is the contract purchaser of the master tenancy under a long-term lease. The Applicant is in the process of obtaining the City's consent to this application in accordance with the Lease Agreement.

portion of the Property is zoned Government Use ("GU") but follows the regulations of the surrounding CD-3 District. The Property is improved with an existing six (6) story mixed-use commercial building and attached parking garage structure developed in 2000 known as "The Lincoln."

*Ground Lease and Existing Structure.* In 1999, the City entered into a ground lease with the Applicant's predecessors for development of The Lincoln (the "Lease").<sup>2</sup> The Lincoln is a six (6) story building consisting of ground floor retail/general commercial uses, five (5) levels of office space, and a parking garage structure<sup>3</sup> that contains approximately 719 parking spaces.

Proposed Modification. The Applicant proposes targeted refinements to the façade renovation approved under the Prior Approvals to better align the Project with contemporary design standards, long-term durability, and overall aesthetic cohesion with the surrounding urban context. Specifically, the previously proposed limestone veneer and fiberglass planters are being eliminated from the design plans and replaced with a champagne acid wash stucco finish applied over an engineered EIFS panel system.<sup>4</sup> This alternative maintains the approved architectural intent, color palette, and massing while enhancing building performance through continuous exterior insulation, improved thermal efficiency, and reduced structural load.

This revised material palette will provide a cleaner, more unified appearance across the building façades, while maintaining a high-quality, timeless character consistent with the architectural intent of The Lincoln and neighboring structures. The champagne acid wash stucco will also enhance constructability and long-term maintenance, reducing the potential for staining, deterioration, and differential weathering associated with dissimilar materials, thereby improving the Project's overall resilience and visual integrity over time.

The Project will also retain the existing aluminum screen and railings along the façades. Preserving these elements maintains the established architectural rhythm and

---

<sup>2</sup> The Lease is recorded in Official Record Book 1877. Page 447 of the Public Records of Miami-Dade County. The Applicant shall comply with all provisions of the Lease requiring the City's consent for modifications.

<sup>3</sup> The parking structure satisfies the parking requirement of the uses within Lincoln Place and provides public parking. Specifically, the Lease requires that a minimum of 100 spaces are maintained open to the public at all times and ten (10) spaces for monthly parking for members of the general public.

<sup>4</sup> The Exterior Insulation and Finish ("EIFS") is a code-compliant, non-structural cladding assembly commonly used in high-quality coastal construction and will provide comparable visual depth, durability, and long-term maintainability to natural stone.

transparency of the building, while complementing the new champagne acid wash stucco finish and minimizing unnecessary disturbance to functional, structurally sound components.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria provided in Section 7.1.2.4(a) of the Code as follows:

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

A recycling and salvage plan for the partial demolition proposed will be provided at permitting.

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

New windows will be hurricane proof impact windows.

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

The Applicant will provide, where feasible, passive cooling systems.

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

All landscaping will be Florida friendly and resilient.

**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 and appropriate flood mitigation will be incorporated into the design where appropriate and feasible.

**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 application is a renovation of an existing building that does not propose to modify driveways or ramping.

**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.**

The existing building cannot feasibly be elevated to base flood elevation.

**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.**

To the extent habitable spaces are located below base flood elevation plus freeboard, wet or dry flood proofing systems will be provided to the extent necessary and appropriate.

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

Where feasible, water retention systems will be provided.

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

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

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

The Project increases the landscaping on the facades and introduces various materials with high reflectivity that minimize potential for heat island effect.

Conclusion. We look forward to your favorable review and recommendation with respect to this application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,



Michael Larkin

cc: Robert Rivani  
Nicholas Rodriguez, Esq.  
Carlos Markovich, Esq.