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VIA ELECTRONIC SUBMITTAL

May 12, 2026

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

Re: 1250 West Avenue – DRB File No. DRB25-1159
– Neighbor Disclosure Pursuant to Section 2.1.1.1

Dear Mr. Madan

This law firm represents Bay Garden Manor Condominium Association, Inc. c/o 1250 West Ave Owner, LLC (the "Applicant") with respect to an application to the Design Review Board ("DRB") for approval of a new residential apartment building at 1250 West Avenue, Miami Beach, Florida (File No. DRB25-1159) (the "Application"). The purpose of this letter is to satisfy the disclosure requirement of Section 2.1.1.1 of the Miami Beach Resiliency Code in connection with two separate agreements entered into by the Applicant with neighboring condominium associations (each, an "Agreement," and collectively, the "Agreements").

Agreement with Bayview Terrace Condominium Association, Inc. The first Agreement is a Mitigation and Settlement Agreement between the Applicant and the Bayview Terrace Condominium Association, Inc., the association that represents the unit owners of the Bayview Terrace Condominium located at 1228 West Avenue, directly abutting the property that is the subject of the Application.

Pursuant to Section 2.1.1.1, the Applicant discloses that consideration has been provided by the Applicant to the Bayview Terrace Condominium Association, Inc. to mitigate construction impacts, including costs associated with structural monitoring, professional services, maintenance, and related expenses arising from the development of the Property. In exchange, the Association has agreed to mutual obligations and cooperative measures with respect to the development of the Property, including provisions addressing construction logistics, access, coordination on public realm improvements, and related matters.

Agreement with The Waverly at South Beach Condominium Association, Inc. The second Agreement is a Construction Mitigation Agreement between the Applicant and The Waverly at South Beach Condominium Association, Inc., the association that represents the unit owners of The Waverly at South Beach Condominium located at 1330 West Avenue, in proximity to the property that is the subject of the Application.

Pursuant to Section 2.1.1.1, the Applicant discloses that consideration has been provided by the Applicant to The Waverly at South Beach Condominium Association, Inc. to mitigate construction impacts, including costs associated with cleaning, maintenance, monitoring, and related expenses arising from the development of the Property. In exchange, the Association has agreed to mutual obligations and cooperative measures with respect to the development of the Property, including provisions addressing construction logistics, noise compliance, vibration monitoring, condition assessments, and related matters.

Should you have any questions regarding this letter, please do not hesitate to contact me at (305) 377-6236.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael W. Larkin".

Michael W. Larkin

cc: Nicholas Cabllero-Rodriguez
Carlos A. Markovich