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March 31, 2026

City of Miami Beach Design Review Board  
c/o Rogelio Madan  
1700 Convention Center Drive  
Miami Beach, FL 33139

**Re: DRB26-1176: Modifications to Design Review Approval  
120 MacArthur Causeway, Miami Beach, FL 33139**

Dear Mr. Madan:

We represent One Island Park LLC (the "Owner"), which owns the property located at 120 MacArthur Causeway, Miami Beach, FL 33139 (the "Property").<sup>1</sup> On November 20, 2025, the Design Review Board approved construction of a new private marina and related amenities at the Property under File No. DRB25-1121 (the "DRB Approval"). At this time, Owner is requesting approval of certain design modifications. No variances or waivers are being requested.

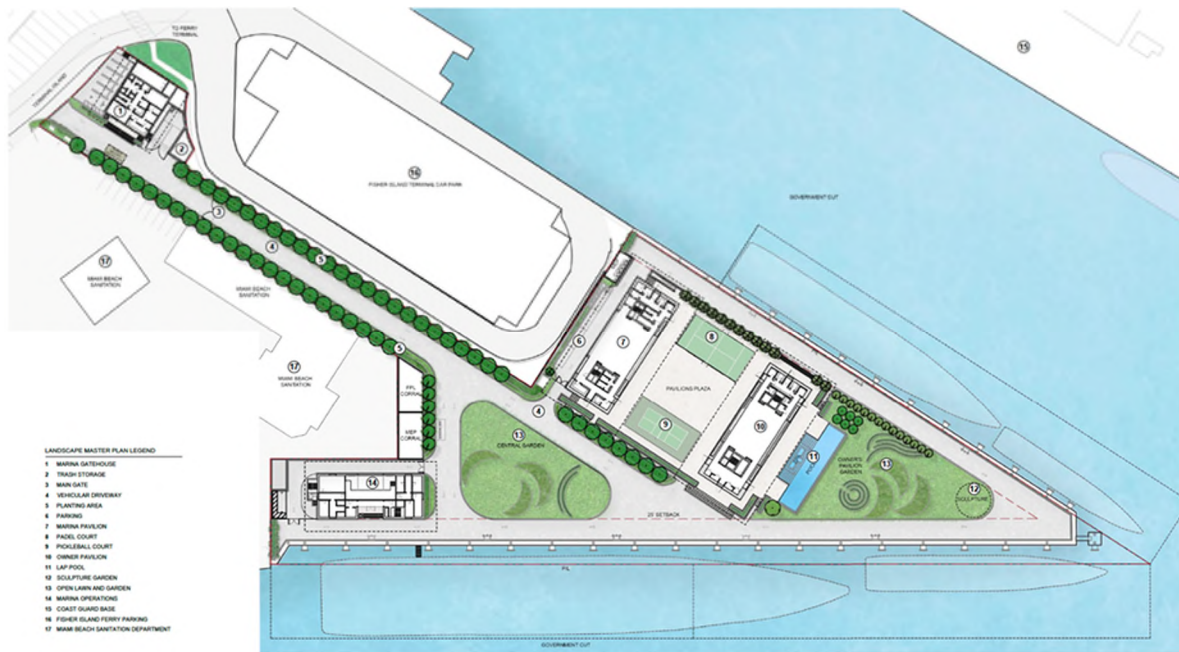
**Project Overview.** The Property is a highly irregularly shaped waterfront lot on Terminal Island. The Owner is redeveloping the lot with a private marina for use by the Owner and guests (the "Private Marina"). The main use of the Private Marina is for mooring yachts; all other uses are ancillary to and in support of the main use. The Private Marina includes four elegantly proportioned and cohesively designed "pavilions in the park" with refined detailing and expansive glazed openings. The buildings include a Gatehouse, Marina Pavilion, Owner's Pavilion, and Marina Operations facility. From a master planning perspective, the four buildings were carefully sited to capitalize on the key axial lines and capture the best clear views to the southwestern edge of the Property and the waterways beyond, as depicted below.

**Proposed Modifications.** The approved plans for the Private Marina are being modified to remove the architectural roof overhangs for the Gatehouse and Marina Operations buildings. However, the Marina and Owner's Pavilions will retain their roof overhangs. Additionally, certain building materials are being modified. Finally, planters at the main entrance to the site are being

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<sup>1</sup> The Miami-Dade Property Appraiser Folio Number for the Property is 02-4204-000-0060.

reconfigured and a tree was added. The approved landscape plans have been updated to reflect these changes and to coordinate with the most recent architectural modifications.



**Figure 1. Approved Site Plan**

**Request and Compliance with Code Standards.** The Owner respectfully requests design review approval for the proposed modifications, which consist of: (i) removal of roof overhangs on the Operations and Gatehouse buildings; (ii) modification of certain building materials; and (iii) planter reconfiguration with tree addition at the main entrance. The enclosed plans for the Private Marina are otherwise substantially in accordance with the DRB Approval. The Operations and Gatehouse buildings are utilitarian in character and far removed from the Owner's and Marina Pavilions, which are positioned at the most prominent location on the Property. The Gatehouse is close to the Fisher Island Garage which visually separates it from the Owner's and Marina pavilions. The Operations building is surrounded by, and adjacent to, warehouse buildings to the west and north in the City's maintenance yard. The Private Marina, as modified, remains consistent with the relevant criteria for design review approval outlined in Section 2.5.3.1 of the Code and Section 7.1.2.4.a.1 of the Code, as follows:

**A. Consistency with Design Review criteria in Sec. 2.5.3.1 of the Code:**

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

The revised plans increase the amount of landscaping at the main entrance to the site. Otherwise, the proposed modifications do not impact the approved site conditions.

- 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 revised plans do not modify the location of proposed buildings, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, signs and lighting and screening devices. The amount landscaping at the main entrance has increased.

- 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.

A complete zoning data sheet and fully dimensioned plans showing all proposed modifications were provided as part of this application. The Private Marina, as modified, remains in compliance with all Code requirements.

- 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 plans submitted with this application identify all of the proposed modifications to the building materials and landscape palette. The Private Marina, as modified, continues to include a design with uniform materials and architectural language throughout the site, to maintain a cohesive character across the Property.

- 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 revised plans increase the amount of landscaping at the main entrance to the site. Otherwise, the proposed modifications do not impact the approved site plan.

- 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 modifications do not impact the approved height, location, or scale of the four buildings.

- 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 proposed modifications do not impact the layout or location of the four buildings in the approved site plan.

- 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 proposed modifications do not impact the approved vehicular circulation.

- 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 proposed modifications do not impact the approved lighting.

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

The revised plans increase the amount of landscaping at the main entrance to the site. Otherwise, the proposed modifications do not impact the approved landscaping plan. The landscaping design for the Private Marina, as modified, continues to enhance the overall site plan.

- 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 modified landscape plans submitted with this application continue to include substantial landscape buffers, including along the main drive aisle and the parking areas. The approved use of the Property as a private marina is less intense than surrounding industrial uses. Nevertheless, the facilities operating at adjacent properties will not be detrimentally impacted by the Private Marina.

- 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 proposed modifications do not impact the approved building orientation and massing, and the design maintains the same view corridors.

- 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.*

Not applicable.

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

The proposed modifications to the roof overhang features at the Gatehouse and Marina Operations buildings do not impact compliance with this requirement. All buildings continue to have cohesive, appropriate, and fully-integrated rooftop treatments that substantially screen all applicable mechanical equipment, stairs, and elevator towers.

- 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).*

Not applicable to the approved design nor the proposed modifications.

- 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.*

Not applicable to the approved design nor the proposed modifications.

- 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 proposed modifications do not impact the approved trash/loading areas.

- 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.

Not applicable to the approved design nor the proposed modifications.

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

Compliance with all Sea Level Rise and Resiliency Criteria is analyzed below.

**B. Consistency with Resiliency Criteria in Section 7.1.2.4.a.1 of the Code:**

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

The proposed modifications do not impact approved conditions for a recycling/salvage plan.

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

The proposed changes to certain window and door finishes continue to comply with this requirement. All windows proposed are hurricane-proof impact windows.

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

The proposed changes to certain window and door finishes continue to comply with this requirement. The proposed modifications do not impact the approved passive cooling systems, which include sliding doors.

- d. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.

The proposed changes to the landscaping plans continue to comply with this requirement. The planting plan includes resilient landscaping such as salt-tolerant, highly water-absorbent, native, and Florida-friendly plants.

- e. 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 Owner considered adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan and studied the land elevation of the Property and surrounding areas when designing the Private Marina. Proposed elevations reflect that study.

- f. 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 3 additional feet in height.

The ground floor and driveways at the Private Marina will be adaptable to the raising of public rights-of-way and adjacent land, and provide sufficient height and space to ensure that entryways and exits can be modified to accommodate a higher street height of up to 3 additional feet.

- g. 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 proposed modifications do not impact the location of the approved mechanical and electrical systems, which are above base flood elevation.

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

Not applicable to the approved design nor the proposed modifications.

- i. 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 in General Ordinances.

The proposed modifications do not impact the approved uses to be constructed below Design Flood Elevation, which are dry flood proofed.

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

The proposed modifications do not impact the stormwater retention system, which is being provided.

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

The proposed modifications do not impact the approved pavement materials, which include cool pavements.

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

The proposed changes to certain window and door finishes continue to comply with this requirement. The revised plans increase the amount of landscaping at the main entrance to the site. Otherwise, the proposed modifications do not impact the approved building materials and systems, which minimize the potential for heat island effects.

We look forward on working on the proposed modifications to the DRB Approval with you. Should you have any questions or concerns, please feel free to contact us.

Sincerely,

**AKERMAN, LLP**

  
Neisen O. Kasdin

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