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VIA ELECTRONIC MAIL

October 22, 2025

Michael Belush, Planning & Design Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: PB20-0345 Application to Amend Owner/Operator of
Conditional Use Permit No. PB25-0764

Dear Michael:

This law firm represents Core Ocean Drive, LLC c/o Apple Core Holdings (the "Applicant"), owner of the property located at 7710 Collins Avenue (the "Property"). Please consider this letter the Applicant's letter of intent in support of an application for a minor modification to amend the owner/operator of Conditional Use Permit ("CUP") PB20-0345 ("Prior Approval") issued by the Planning Board ("PB").

Property Description. The Property is generally located at the intersection of Ocean Drive and 12 Street. The Miami-Dade County Property Appraiser's Office identifies the Property with the tax Folio No. 02-3234-008-0420. The Property is approximately 7,322 square feet (0.168 acres) in size and improved with a three (3)-story hotel building consisting of thirty-one (31) units, originally constructed in 1958.

The Property is within the Mixed-Use Entertainment District ("MXE"). Additionally, the Property is within the Art Deco Commercial Character Overlay District and the Miami Beach Architectural Historic District. According to the Miami Beach Historic Property Viewer, the building is "contributing" to the Ocean Drive/Collins Avenue Historic District. No physical modifications to the building are proposed under the

Application. The same block features hotels to the north and commercial and multifamily to the west.

Prior Approval. The Applicant was previously granted the Prior Approval, which was issued to PT OPCO, LLC as the owner and operator of Pink Taco ("Prior Approval"). The Prior Approval allowed for outdoor/open-air entertainment in connection with a food service establishment, with a maximum occupancy of 199 persons. Pink Taco is no longer operating on the property.

Request. Pursuant to the conditions of the Prior Approval, any change in operator or change in ownership of fifty percent (50%) or more requires review and approval by the PB as a modification to the CUP. The Applicant is seeking to modify the owner and operator identified in the Prior Approval to reflect the incoming operator, La Cañita.

La Cañita is a Latin-fusion themed restaurant led by world-renowned Chef Michelle Bernstein and operated by the ownership group behind Sweet Liberty and Café La Trova. Importantly, the Applicant is not proposing any material changes to the existing layout of the restaurant or any modifications to the conditions of the Prior Approval. The sole request is to update the CUP to reflect the new owner and operator.

Conclusion. The Applicant respectfully request your prompt review and approval of the requested pre-application meeting to modify the owner and operator of the Prior Approval. Accordingly, we respectfully request scheduling a pre-application meeting. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely



Mickey Marrero

Cc: Carlos A. Markovich, Esq.