

May 10, 2026

VIA ELECTRONIC & PHYSICAL DELIVERY

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

Re: PB26-0834 / Final Submittal / Letter of Intent / Request to Amend Future Land Use Map Designation and Comprehensive Plan to Increase Allowable Density at the Property Located at 1940 Park Avenue (Folio No. 02-3234-016-0110), Miami Beach, Florida (the “Property”)

Dear Ms. Tackett:

Our firm represents 1940 Barclay Partners, LLC (the “**Lessee**”), in connection with land use and zoning matters relating to the Property. On behalf of the Lessee, this Letter of Intent is respectfully submitted as part of a private application to (i) amend the Future Land Use Map (“**FLUM**”) designation of the Property from the current “Medium Density Multi Family Residential (RM-2)” designation to the proposed designation of “Public Facility: Governmental Uses (PF)”, and (ii) amend the City of Miami Beach Comprehensive Plan (the “**Comprehensive Plan**”) to increase the maximum residential density applicable to the Property from 100 dwelling units per acre to 180 dwelling units per acre, subject to applicable bonuses (together, the “**Request**”). The purpose the Request is to facilitate the redevelopment of the Property, commonly known as The Barclay, as a mixed-use residential project that will provide housing inventory while revitalizing a long-vacant site in the Collins Park neighborhood (the “**Project**”).

I. The Property

The Property is located at 1940 Park Avenue in the Collins Park neighborhood of the City of Miami Beach (the “**City**”) and is identified by Folio No. 02-3234-016-0110. The Property is currently designated RM-2 (Residential Multifamily, Medium Intensity) on the City’s Future Land Use Map (“**FLUM**”) and is zoned RM-2 under the Resiliency Code. The Property is also located within the Museum Historic District and contains the historic Barclay building, which is recognized as a contributing structure within the District. Notably, the Property is owned in fee simple by the City and has remained vacant for a number of years.



II. RFP Process and Ground Lease

The Property is the subject of a public redevelopment initiative undertaken by the City. In furtherance of this initiative, the City issued Request for Proposals RFP No.: 2023-115-KB (the “RFP”) seeking qualified developers to redevelop the Property and restore activity to this long-vacant site. Following a competitive public process, the City Commission selected the Lessee as the preferred developer to redevelop the Property and authorized the negotiation of a long-term ground lease for the redevelopment of the site pursuant to Resolution No. 2024-32977. The Project, a product of a public-private partnership between the City and the Lessee, is intended to revitalize an underutilized City-owned property and create new residential housing opportunities in the City. Consistent with the goals of the RFP and the ground lease negotiations, the Lessee is pursuing development of the Property as a residential mixed-use project.

III. Proposed Amendments to FLUM and Comprehensive Plan

In order to advance the redevelopment of the Property consistent with the objectives of the RFP, the Lessee proposes to (i) amend the FLUM designation of the Property from the current “Medium Density Multi Family Residential (RM-2)” designation to the proposed designation of “Public Facility: Governmental Uses (PF)”, and (ii) amend the Comprehensive Plan to increase the maximum residential density applicable to the Property from 100 dwelling units per acre to 180 dwelling units per acre, subject to applicable bonuses. The Request is intended to allow the redevelopment of the Property with approximately 105 residential units, representing an increase of approximately 36 units above the density currently achievable under the Comprehensive Plan.¹

Importantly, the Request is intended to be narrowly tailored and limited in applicability. Specifically, the amendment would apply only to City-owned properties, located in the Museum Historic District, with frontages on Washington Avenue and Park Avenue, thereby ensuring that the density increase is limited only to the Property. The additional residential units made possible through the Request will allow the Project to deliver a meaningful number of dwelling units adjacent to numerous employment hubs and cultural destinations located within the City.

¹Pursuant to Policy RLU 1.1.6 of the City’s Comprehensive Plan, properties designated RM-2 have a base maximum density of 100 dwelling units per acre. Based on the size of the Property, the base density would yield approximately 69 dwelling units.

Overall, the Request supports the City's efforts to redevelop and activate this underutilized public asset through a public-private partnership. Miami Beach continues to face significant challenges related to housing inventory and the Request will allow the Project to deliver additional housing units that would not otherwise be feasible under the current density limitations. The Property is located in proximity to higher intensity commercial and mixed use areas, including the CCC district, Lincoln Road, and the Collins Avenue corridor. Allowing additional residential density at the Property serves as an appropriate transition between the more intense development patterns along the surrounding corridors and the immediately adjacent residential areas. Redevelopment of the Property introduce new residential activity and neighborhood-serving uses that will help strengthen and enhance the Collins Park neighborhood.

IV. Sea Level Rise and Resiliency Criteria

Section 7.1.2.4.a of the Resiliency Code provides review criteria for compliance with the City's sea level rise and resiliency criteria.

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

The Applicant will provide a recycling or salvage plan prior to the submittal of a building permit, as may be necessary.

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

All windows for the project will be hurricane proof resistant.

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

Passive cooling systems, where feasible, will be installed.

- iv. *Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with Chapter 4 of the Resiliency Code.***

The project will include resilient landscaping, in accordance with Chapter 4 of the Resiliency Code.

- v. *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 project applicant will evaluate Southeast Florida Regional Climate Action Plan.

- vi. *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 three additional feet in height.***

New ground floor, driveways, and garage ramping will provide sufficient height and space to accommodate for future road raising.

- vii. *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.***

All new critical mechanical systems will be located above BFE.

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

Certain existing buildings will be removed in furtherance of the new construction of the project.

- ix. *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.***

Habitable spaces located below BFE plus City of Miami Beach Freeboard will be wet or dry flood proofed in accordance with Chapter 54 in General Ordinances.

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

The applicant will work with staff on appropriate water retention systems as applicable and appropriate for the Project.

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

The project will utilize cool pavement materials where feasible.

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

The design of the project will minimize the potential for heat island effects on-site through lush landscaping.

V. Conclusion

The Request is a narrowly tailored approach to enable the redevelopment of a long-vacant City-owned property while advancing the City's broader housing objectives. By approving the Request, the City can deliver additional housing inventory and further strengthen the Collins Park neighborhood. We appreciate the City's continued collaboration on this important project and look forward to working with the Planning Department as the application moves forward through the review process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alfredo J. Gonzalez', with a long horizontal flourish extending to the right.

Alfredo J. Gonzalez, Esq.

cc; David J. Butter, Esq.