



# BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

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## VIA HAND DELIVERY

December 18, 2014

Thomas Mooney, Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Redevelopment of 8701 Collins Avenue.

Dear Mr. Mooney:

This firm represents 8701 Collins Development, LLC (the "Applicant"), the applicant and owner of the property located at 8701 Collins Avenue ("Property"). The Applicant is proposing to redevelop the Property with a new residential use. Please let this letter serve as the Applicant's letter in support of its request for design review approval for an exciting new multi-family residential building on the site.

Description of the Property. The Property is developed with the "Dezerland" hotel (originally the Biltmore Terrace hotel) with approximately 141,655 of floor area. The Property also incorporates the parking lot to the north of the existing hotel building, which the City has determined is currently a separate building site. The Property also includes the former right of way of 87 Terrace east of Collins Avenue, the vacation of which has been approved by the City. Across the 87 Street right of way from property is the City's North Shore Open Space Park. As you know, the North Beach area has lagged behind the remainder of the City in development over the last several decades. We believe that the redevelopment of the Property will help bring this area of the City back to life.

Development Plan. As you will see from the enclosed plans, the Applicant proposes to redevelop the Property in a manner compatible with the surrounding area. The overall development proposal, which is the subject of an executed Development Agreement between the Applicant and the City, will also involve the Applicant funding significant improvements to what is now the 87 Street right of way and the North Shore Open Space Park, as well as other City improvements in the North Beach area. The new

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redevelopment plan will involve the removal and replacement of the existing hotel structure.

The project has been conceived by famed architect Renzo Piano, with the assistance of with the architect of record Kobi Karp. The project consists of a single residential structure designed and sited on the Property in a manner that takes full advantage of its surroundings. The building will provide generous setbacks for our neighbors to the north in the Town of Surfside and will integrate well with the North Shore Open Space Park.

As you will note from the submitted plans, the design of the project is clean, modern, and compatible with the surrounding area. This project represents the first Piano design in South Florida and will provide the City with a showpiece building at its northern boundary. The exclusive residential nature of the building and low unit count will also ensure that the building will have a minimal impact on the surrounding area.

Variances. This project has been designed to comply completely with the City's Land Development Regulations. We have identified no variances in the submitted plans. If your staff recognizes variances that we have not, please let me know.

Conclusion. We believe that the proposed development is consistent with all of the standards of the City's Land Development Regulations. The redevelopment of the Property will create an innovative residential building that will be a welcome addition to this area of the City and will enhance the City's northern gateway. We look forward to your favorable recommendation. If you have any questions or comments, please call me at 305-377-6229.

Sincerely



Graham Penn

cc: David Martin  
Jeffrey Bercow, Esq.  
Michael Larkin, Esq.