



6970 Collins Ave

City of Miami Beach

Letter of Intent

Application #: DRB-19-0415

07-08-19

RE: DRB APPLICATION DRB19-0415: Redevelopment of 6970 Collins Ave – New Construction

Miami Beach Planning & Zoning:

This letter is to serve as notice of the above referenced Design Review Board Application for new construction of a 5-story mixed-use building located within Miami Beach's TC-C zoning district. The building's use will consist of a ground level commercial space of 3,499 SF planned for a restaurant tenant with co-living residences proposed for the 4 levels above. The residential component of the building will comprise of 21 units averaging 546 SF in size & range from 455 SF to 1,091 SF. No off-street vehicular parking is being proposed within the subject application; vehicular parking requirements are being satisfied through an additional (5) long-term bicycle parking spaces for a singular unit which requires 1.5 parking spaces per zoning requirements. A variance is being requested to satisfy off-street loading requirements for the proposed commercial space as described below:

Sec. 130-101. - Space requirements and location.

A. When any new building or structure is erected or an existing building is modified resulting in an increase in FAR, accessory off-street loading spaces shall be provided for the new building, new structure, or increase in floor area in accordance with the following schedule:

(1) For each retail store, department store, restaurant, wholesale house, warehouse, repair, general service, manufacturing or industrial establishment, or similar use, which has an aggregate floor area in square feet of: a. Over 2,000 but not over 10,000: One space.

Due to inherent hardships of the subject site the above loading requirement cannot be satisfied while preserving reasonable use of the site. The hardships described are as follows: Single parcel property 50'X125', No existing alley or access from rear of the property, Frontage of property is within turning lane of Right of Way.

In lieu of an off-street loading space the applicant requests that an existing on-Street loading space adjacent to the property be accepted to satisfy the above referenced requirement. The subject loading space is currently in use by the existing on-site restaurant & is approximately 80'-0" from the project site as depicted on architectural drawings part of this application.

In advance, we would like to thank you for your attention & work throughout the pending approval process.

Sincerely,

Giorgio G. Antoniazzi, AIA

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