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February 14, 2020

VIA ELECTRONIC SUBMISSION

Chairperson and Members of the Historic Preservation Board
City of Miami Beach
c/o Mr. Thomas Mooney, Planning Director
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Letter of Intent (HPB File No. 20-0381) – Application for Certificate of Appropriateness to (i) add two (2) restrooms on the existing rooftop and (ii) replace a portion of the ground-level storefront façade for Voodoo Lounge (the “Application”)

Dear Chairperson and Members:

This firm represents Deco Walk Hotel & Golf Club, LLC d/b/a Voodoo Lounge (“**Applicant**”), located on 928 Ocean Drive (the “**Property**”), a non-contributing property in the Ocean Drive/Collins Avenue Historic District. Please allow this letter to serve as Applicant’s letter of intent in connection with the Application seeking approval of:

1. Two (2) new rooftop restrooms (the “**Rooftop Restrooms**”); and
2. Replacement of a portion of the ground-level storefront façade along Ocean Drive (the “**Façade Improvements**”).¹

Applicant currently operates a restaurant and lounge on the Property known as “Voodoo Lounge.” As detailed below, Applicant is proposing to: (i) add the Rooftop Restrooms in order to better serve its patrons; and (ii) make the Façade Improvements to maintain the Property’s aesthetic consistency. For the reasons set forth below, Applicant respectfully requests Historic Preservation Board (“**HPB**”) approval of the Rooftop Restrooms and the Façade Improvements.

I. Rooftop Restrooms:

After a careful examination of its current business operations, Applicant has concluded

¹ Although City Staff has determined that the Façade Improvements may be approved administratively, they have been included in this Application so that they may be approved concurrently with the Rooftop Restrooms.

that the Rooftop Restrooms are necessary due to the increasing popularity of its business. From an operational standpoint, Applicant's patrons will be better served with the implementation of additional restrooms on the Property.

Applicant has determined that the most suitable location for the additional restrooms based upon its existing operations, is the rooftop. Specifically, as shown on the enclosed architectural plans prepared by Dyman and Feinberg Architecture (the "**Plans**"), the Rooftop Restrooms will replace existing "back of house" space located immediately adjacent to the existing stairwell core in the middle of the rooftop. Importantly, the Rooftop Restrooms will not be visible from Ocean Drive, the adjacent neighboring buildings, or from Ocean Court, particularly due to their location on the rooftop and a newly installed awning structure.

II. Façade Improvements:

In addition to the Rooftop Restrooms, Applicant seeks HPB approval for the Façade Improvements. Now that Applicant will be leasing the remaining portion of the ground-floor as described above, Applicant seeks to renovate the corresponding portion of the façade to match the façade previously approved by HPB for its existing space. These Façade Improvements will open that portion of the façade with greater light and views for an indoor-outdoor ambience. The Façade Improvements are reflected on the Plans and are identical to the existing façade improvements that were approved by HPB Order No. 17-0171 and recently constructed.

III. Compliance with Sea Level Rise and Resiliency Review Criteria:

As required pursuant to Section 133-50, Miami Beach Code of Ordinances, Applicant must respond to the following sea level rise and resiliency review criteria:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

As shown in the Plans, minimal demolition is proposed. However, Applicant will provide the necessary recycling or salvage plan at the time of building permit.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Pursuant to the Plans, the Façade Improvements shall consist of hurricane proof impact glass.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Façade Improvements will feature windows that will provide an appropriate, passive cooling system for the ground-floor of the Property.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.

Not applicable.

(5) 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.

Not applicable.

(6) 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.

Not applicable.

(7) 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.

Not applicable.

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

Not applicable.

(9) 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 of the city Code.

Not applicable.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

Not applicable.

(11) Cool pavement materials or porous pavement materials shall be utilized.

Not applicable.

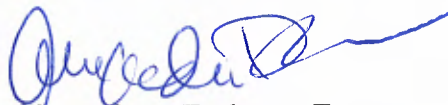
(12) The design of each project shall minimize the potential for heat island effects on-site.

Not applicable.

Based on the foregoing, Applicant respectfully requests your approval of the Application. If you have any questions with regard to this Application, please do not hesitate to contact us. Thank you.

Sincerely,

Shutts & Bowen LLP



Alexander I. Tachmes, Esq.