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VIA E-MAIL AND HAND DELIVERY

February 6, 2023

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

RE: **Letter of Intent** – DRB23-0907 – Design Review
Approval for the Property Located at 200 S. Pointe Drive

Dear Mr. Belush:

This law firm represents 200 S. Pointe Hospitality LLC (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). This letter serves as the required letter of intent for proposed design improvements to the Property. Notably, the Applicant holds a conditional use permit under File No. PB22-0542 (a.k.a. PB20-0392) for a neighborhood impact establishment at the Property (the "Approved CUP").

Description of the Property. The Property is located in the South of Fifth neighborhood between the Continuum on South Beach Condominium Towers to the east, the Portofino Condominium Tower to the west, and the South Pointe Tower Condominium to the South in the City of Miami Beach (the "City"). The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-4210-000-0134. It was developed in 2014 with an accessory restaurant building within the Continuum on South Beach development site. The building is approximately 11,933 square feet in size and features interior dining areas, an interior mezzanine, a modest ground floor terrace, and an approximately 5,750 square foot rooftop terrace.

Background. The Property was developed as an accessory restaurant shell for the Continuum condominium (the "Existing Building"). In 2014, the Existing Building was occupied by a restaurant and known as CIBO Wine Bar ("CIBO") that operated until 2019. In 2020, the Planning Board issued a CUP under File No. PB20-0392 in accordance with legislation to permit neighborhood impact establishments in the R-PS4 District as an accessory use. In 2022, the Planning Board issued the Approved CUP for a new restaurant by the Catch Hospitality Group ("Catch").

Catch is a renowned restaurant operator with locations in New York City, Los Angeles, Aspen, and Las Vegas. Catch is known for operating restaurants with beautifully designed interior and exterior components intended to create a sense of place within the context of the specific City in which they are operating. Catch seeks to make design improvements to the existing building on the Property to create a memorable arrival sequence at the corner of South Pointe Drive and Ocean Drive, as well as improve guest experiences and implement noise mitigation best practices by adding a retractable canopy to the existing rooftop terrace. This is the first time a tenant is proposing to make significant design improvements the Existing Building.

Proposed Design Improvements. The Applicant proposes to beautify and improve two areas of the Existing Building: 1) the ground level entrance at the corner of South Pointe Drive and Ocean Drive; and 2) the rooftop terrace. The improvements to the entrance area are located entirely within the ground level space created by the Existing Building's concave façade at the corner of South Pointe Drive and Ocean Drive. The improvements consist of additional planters for lush Florida-friendly landscaping and a water feature below a new wood-look aluminum trellis and aluminum entry arches. These improvements make this prominent corner a focal point of the Existing Building while creating a recognizable arrival point for patrons. Traditionally, the entrance to the Existing Building utilized by past restaurant tenants was located on the east-facing façade along the Ocean Drive extension, which created conflict between arriving patrons and the Continuum building. The proposed configuration results in a shorter travel distance between the valet stand at the corner of South Pointe Drive and the entrance to Catch, creates a more beautiful entrance sequence for patrons, and minimizes conflicts with the neighboring residential buildings. Notably, the Continuum Master Association supports the proposed design modification, in large part because the main entrance to the restaurant is being moved to its proposed location. See Exhibit A, Support Letter.

The design improvements to the rooftop terrace consist of a new retractable panel trellis to replace the existing trellis above the curved façade facing South Pointe Drive, retractable trellises to replace the existing pergolas at the center of the rooftop terrace,

and retractable awnings along the sides of the rooftop terrace above the east and west facades. These retractable canopies will make the rooftop usable during all weather conditions, while also serving as a noise buffer for the surrounding residential condominiums. The Existing Building features aging static trellises that add little to the design and do not provide any functional benefits. The proposed retractable trellis system improves upon the existing conditions by creating a continuous covered space on the rooftop terrace that will also serve as a noise barrier. The color and design of the proposed canopies is intended to compliment the interior design within the restaurant and design on the rooftop terrace. As viewed from the exterior, it is intended to serve as an differentiated "crown jewel" on top of the Existing Building that invites patrons to explore the rooftop dining experience at Catch.

Overall, the proposed design improvement are minor in scope but result in significant improvements to the Existing Building. The proposed improvements improve the compatibility of the use of the Property with the surrounding residential neighborhood, as well beautify a prominent corner in the City in accordance with the Design Review Criteria.

Cost Estimate. The total cost of the proposed improvements is estimated to be \$1,350,000.00.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the Code, as follows:

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

To the extent required, a recycling or salvage plan shall be provided.

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

To the extent new windows are proposed, new windows will be hurricane proof impact windows.

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

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

All landscaping will be Florida friendly and resilient.

5. Whether 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, including a study of land elevation and elevation of surrounding properties were considered.

Sea level rise projections were considered and informed design decisions to increase permeable open space and improve stormwater drainage.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

Any new ground floor driveways or ramping shall be adaptable to the raising of public rights of way and adjacent land.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

To the extent possible, all mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

The existing building is elevated to 10.7' NGVD, which is above base flood elevation.

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 of 54 of the City Code.

Habitable spaces below base flood elevation plus freeboard will use flood proofing system in accordance with the Code.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

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

Cool pavement materials or porous pavement materials will be utilized where possible.

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

The proposed design provides a number of shaded open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site. The Applicant is also providing significant plantings on the site to provide shade and reduce heat island effects.

Conclusion. The proposed design modifications to the Existing Building improve the relationship of the Property with the Continuum and South Pointe Drive, while creating an improved experience for patrons of Catch. Accordingly, we look forward to your favorable review of the application. If you have any questions or comments in the interim, you may reach me at 305-377-6236.

Sincerely,



Michael Larkin

cc: Eugene Remm
Don Adams
Nicholas Rodriguez, Esq.

Exhibit A

October 31, 2022

Miami Beach Design Review Board.
c/o **Michael Belush**
1700 Convention Center Drive, 3rd Floor
Miami Beach, Florida 33139

Re: Support for Minor Design Changes at 200 South Pointe Drive Proposed by Catch Hospitality

Dear Mr. Belush:

I am the President of the Continuum on South Beach Master Association located at 40 South Pointe Drive in Miami Beach. The Continuum property is directly adjacent to the existing accessory restaurant building located at 200 South Pointe Drive. In fact, that building was approved and developed as part of the Continuum Project. On behalf of the residents of the Continuum, I have met with the applicant and applicant's counsel to review the proposed design modifications to the building. I am in **support** of the beautification of the entrance and other parts of this building proposed by Catch Hospitality Group ("Catch"). I am delighted that the main entrance to Catch Miami Beach will be at the corner of South Pointe Drive and the Continuum driveway, rather than being located on the Continuum driveway where it was previously. I am very excited for Catch to become a part of our neighborhood and urge you to approve their proposed design modifications as fast as possible.

Sincerely,



Signature

Keith Marks, President, Continuum on South Beach Master Association

Print Name: Keith Marks