

VIA E-MAIL AND HAND DELIVERY

May 1, 2023

Rogelio Madan, Chief of Community Planning & Sustainability
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Final Submittal Letter of Intent PB23-0588

Conditional Use Permit for 924 71st street.

Dear Mr. Madan:

Gus Manassis Partner/Owner represents Black Cat Cigar Lounge Inc (the "Applicant") with regard to the above-referenced property located at Ocean SIDE SEC Isle of Normandy in the City of Miami Beach (the "City"). This letter serves as the required letter of intent for a Conditional Use Permit ("CUP") for a cigar/hookah bar lounge classified as a neighborhood establishment (seating capacity 45-no food service).

Description of the Property. The subject property is a single commercial standalone building located at 924 71st Street (Folio No. 02-3210-013-0490). The Property is approximately 3,100 square feet in size and is currently vacant retail/commercial space. (See architectural diagrams). The property is in the CD-2 Zoning district (Commercial Medium Intensity) within the North Beach neighborhood. And per Section 142-303 (c)(1) of the City Code, alcoholic beverage establishments (beer and wine only, not also operating as a full restaurant with a full kitchen, serving full meals).



924 71st Street

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Proposed Cigar/Hookah Bar Lounge. Black Cat Cigar Lounge has been in the Manassis family since the 1880's in Corfu Greece. The applicant is a third-generation local resident with over 30 years of experience in the food service and cigar lounge industry. Also complimented as a former Miami beach mayoral candidate. The applicant's concept includes a traditional upscale meets modern cigar/hookah bar lounge which resonates a French motif common with Normandy Island characteristics. As the design and programming will be tailored to serve the residents as well as visitors to the Normandy Isle and North Beach neighborhoods. The Applicant's concept includes a traditional meets modern lounge. For Black Cat Cigar Lounge, the Property represents the perfect space to implement this concept in a way that is adapted to fit the character of the Normandy Isle and North Beach neighborhoods due to the Property's central location on a major Thorofare (rue Vendome/71st Street).

The Proposed Cigar/Hookah Bar Lounge will have two components: 1) the interior main room and bar with approximately 45 seats; 2) the sidewalk seating area. The hours of operation of the interior area will be until 12AM, and the sidewalk seating area will operate until 12AM or as city ordinances require. The Applicant intends to utilize an advanced directional sound system to play ambient background level music in a manner that does not cause sound to spill from the Property to the surrounding area. Overall, the Applicant intends to operate Black Cat Cigar Lounge in a manner that is consistent with the residential character of the Normandy Isles and North Beach Neighborhoods, while providing a sophisticated Cigar/Hookah Bar Lounge that is currently missing from the area.

Satisfaction of CUP Criteria. The Applicant's request satisfies the CUP Standards in Section 118-192(a)(1)-(7) of the Code of the City of Miami Beach (the "Code") as follows (seating capacity 45-no food service):

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located (in the CD-2 zoning district (Commercial Medium Intensity) within the North Beach neighborhood).

CONSISTENT – Policy RLU 1.1.27 provides that the CD-2 Future Land Use Designation permits accessory uses and conditional uses approved at public hearings as permitted by the Land Development Regulations. The proposed use is consistent with Policy RLU 1.1.257 as it is a conditional use authorized by the City’s Land Development Regulations.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

CONSISTENT – The proposed CUP does not result in an impact that will exceed the thresholds for the levels of service required by the Comprehensive Plan, as the Property is an existing commercial standalone building within Normandy Isles and North Beach that was reviewed and approved in 1939.

(3) Structures and uses associated with the request are consistent with these land development regulations.

CONSISTENT – The structure and use associated with the Applicant’s proposed CUP is consistent with the Land Development Regulations. The Property is zoned CD-2.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

CONSISTENT – The proposed Cigar/Hookah Bar Lounge does not adversely affect the public health, safety morals, or general welfare. The uses, hours of operation, and operational characteristics proposed are generally consistent with the uses, hours of operation, and characteristics of other similar establishments in the city. The Applicant has a proven track record of successfully operating multiunit eateries and cigar lounges in all types of communities that are similar to the Normandy Isles and North Beach neighborhoods.

(5) Adequate off-street parking facilities will be provided.

CONSISTENT – (seating capacity 45-no food service). There are numerous nearby parking lots and garages, and metered self-parking on surrounding streets. The Applicant further anticipates that many patrons will arrive by foot, ride-share services, or taxi.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

CONSISTENT – The proposed CUP and associated operational plan contains safeguards for protection of the surrounding property, persons, and neighborhood values that are being retained, such as limitations on hours of operation, noise levels, and prohibitions on special events. Cameras will be installed in all areas visible to all Patrons.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

CONSISTENT – As this proposed CUP will program a space that is intended for commercial uses in a zoning district that permits such uses, there will not be a negative impact on the surrounding neighborhood. Black Cat Cigar Lounge will be the only establishment of its kind in the Mid-Beach, North Beach, and Normandy Isles area.

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 **(please see attached survey)**:

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 **(please see attached survey)**.

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 building is existing and was developed in 1939 in accordance with applicable floodplain regulations **(please see attached survey)**.

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.

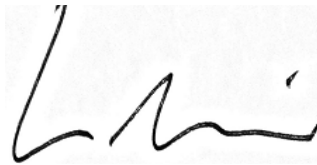
Cool pavement materials or porous pavement materials will be utilized where possible.

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

Not Applicable.

Conclusion. Black Cat Cigar Lounge will be a welcomed addition to the Normandy Isles and North Beach communities. The Applicant is making efficient use of a large space that has sat vacant for 3 years and is taking every step possible to ensure any potential impacts are mitigated or eliminated. In light of the foregoing, we respectfully request your favorable review of this application. Should you have any questions, please do not hesitate contact Gus Manassis, VP of Black Cat Cigar Lounge Inc.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gus Manassis', is centered on the page. The signature is fluid and cursive.

cc: Daniel Matteo
Javiera Manassis

Gus Manassis
04/10/2023