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Chair and Members of the Design Review Board
c/o Michael Belush
Planning & Design Officer
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

**Re: DRB23-0940 – Design Review Approval for the Property at
1766 Bay Road, Miami Beach FL**

Dear Mr. Belush:

We represent Our Haus Bay Road, LLC (the "Applicant"), the tenant of the Property located at 1766 Bay Road, Miami Beach, Florida (the "Property"). The Applicant intends to operate a world-class restaurant and private member's club named *The Harbour Club* at the Property (the "Concept"). Please allow this letter to serve as the required letter of intent requesting a design review approval for renovations to the existing commercial building pursuant to Sec. 118-252(a)(1) of the City of Miami Beach (the "City") Code of Ordinances (the "Code").

Property. The Property is an approximately 11,250 square foot irregularly shaped lot at the north end of the block generally bounded by 18th Street to the north, Bay Road to the east, Purdy Avenue to west and a commercial property to the south. It is further identified with Miami-Dade County Folio Number 02-3233-012-0560. The Property has compatible Future Land Use and Zoning designations of CD-2, Commercial Medium Intensity, and sits in the heart of the commercial corridor of the Sunset Harbour neighborhood. Importantly, the building is currently improved with a two-story commercial building, historically used as a restaurant, which is built up to the Property line. Aside from façade improvements, all work proposed in the exterior is in the right-of-way subject to review of the City's Public Works Department as part of a Concession Agreement application (f/k/a/ Sidewalk Café Permit).

Request. The Applicant proposes to operate *The Harbour Club*; the area's first private membership club and restaurant. *The Harbour Club* is the brainchild of James Julius, an experienced luxury hospitality leader with over 14 years in the industry. *The Harbour Club* features two restaurants concepts in one—a ground level restaurant open to the general public with

Mediterranean inspired cuisine and a member's only intimate omakase and sushi restaurant on the second floor.¹



Figure 1. Existing Façade



Figure 2. Proposed Façade

The Applicant proposes renovations to the exterior commensurate with the high-end restaurants to operate inside. The façades will be repainted in a light burgundy red which plays

¹ The Applicant has applied to the City's Planning Board for a Conditional Use Permit for its operation under file PB23-0600. The CUP is scheduled to be heard on July 25, 2023.

beautifully with the real vine planting draping down the principal entrance. Existing outdated awnings will be replaced with new ones matching the building's color scheme and new additional awnings are proposed to protect patrons from the elements. A decorative curved parapet will be added to further highlight the building's curved corner design and create a more interesting elevation. In the right-of-way—as may be approved by the Public Works Department—the Applicant proposes chic tables and chairs, elegant planters, and to paint the existing guardrails in the same light burgundy as the building in an effort to detract attention from this unaesthetic feature. Overall, the Applicant's proposal is a marked improvement from all prior iterations of this building and will both beautify and activate this important corner parcel.

Sea Level Rise and Resiliency Criteria. The Applicant's request complies with the Sea Level Rise and Resiliency Criteria in Section 133-50 of the Code as follows:

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

The Applicant will recycle or salvage materials as required for partial demolition.

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

Not applicable. Existing to remain storefront system to remain has impact proof glass.

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

Not applicable, existing to remain.

(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.

The Applicant will work with a certified landscape architect to propose real resilient landscaping on the building's façade. Outdoor seating area is within the right-of-way and outside the scope of this application. Applicant will work with Public Works department to propose resilient landscaping in planters for the outdoor seating area.

(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. Applicant only proposes minor renovations to existing building which is elevated at 3.9' NGVD.

(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, no new construction proposed.

(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, no new construction proposed.

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

The Applicant only proposes renovations to existing building which is elevated at 3.9' NGVD.

(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.

Not applicable, no new construction proposed.

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

Not applicable, no new construction proposed.

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

Not applicable, no new construction proposed.

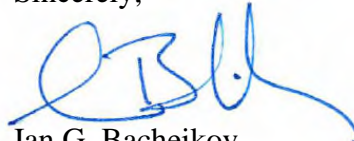
(12) The design of each project shall minimize the potential for heat island effects on-site.

Applicant proposes light colors which will minimize heat island effects on-site.

Conclusion. *The Harbour Club* will be a wonderful addition to the Sunset Harbour neighborhood area and will fill a void for a upscale dining experience and member's club in the area. The proposed renovations are the best iteration of this building yet and will beautify this important corner parcel. Accordingly, we respectfully request design review approval of same.

Should you have any questions or concerns, please feel free to contact me. Thank you for your attention to this matter.

Sincerely,



Ian G. Bacheikov

cc: Cecilia Torres-Toledo, Akerman LLP