

Miami Beach Historic Preservation Board

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

HPB24-0608
947 Lincoln Road & 1657 Michigan Avenue
May 14 , 2024

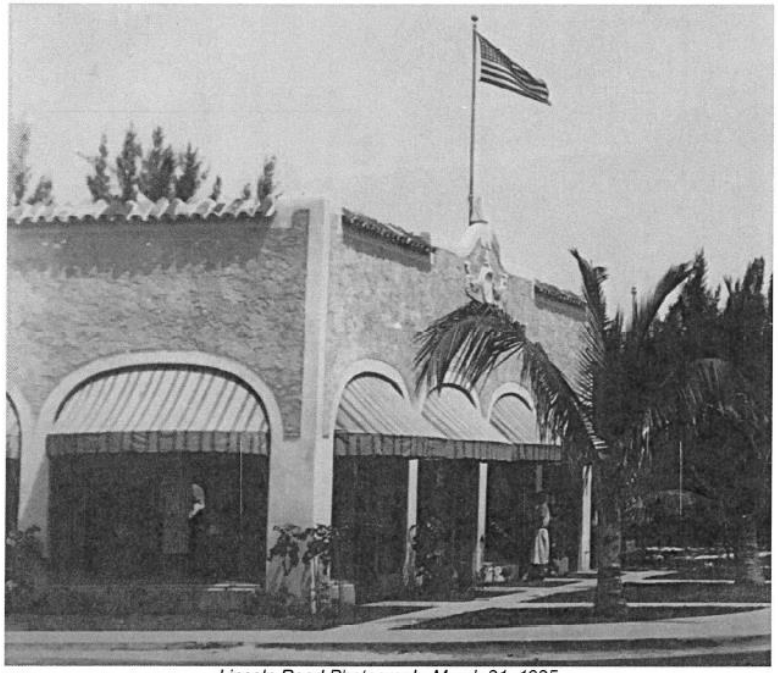
Property Location:
947 Lincoln Road & 1657 Michigan Ave.



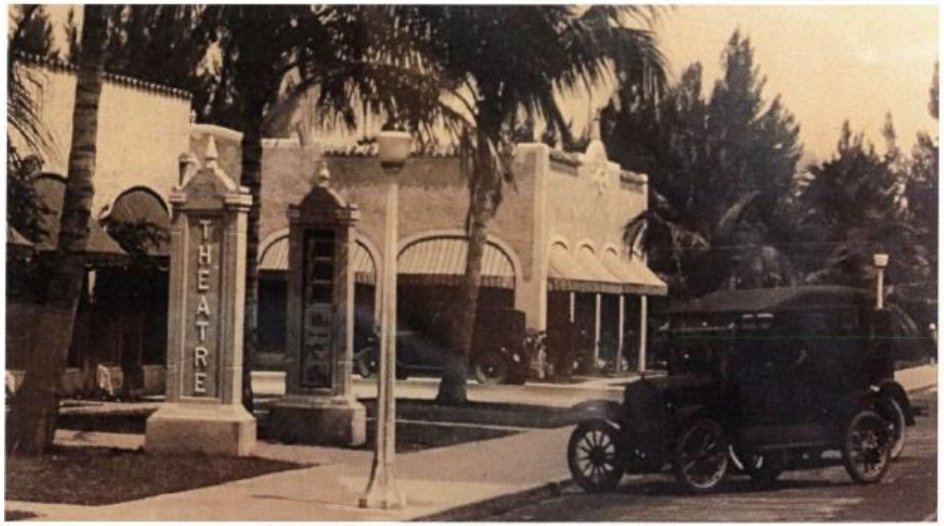
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Property History



Lincoln Road Photograph, March 31, 1925



Lincoln Road Photograph, March 31, 1925

- The structures were "constructed in 1924 and designed by William F. Brown in the Mediterranean Revival style of architecture."
- "The original 1924 design consisted of four equal size bays along Lincoln Road and 12 equal size bays along Michigan Avenue."

Source: Miami Beach Planning Department Staff Report, HPB17-0099: Pages 10-12

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Property History



L. MURRAY DIXON

Pink Stone Used To Rebuild Beach Store

Pictured above is a drawing by L. Murray Dixon, architect, showing the remodeled building at Lincoln road and Michigan ave., Miami Beach, which is owned by the Marbrook Realty Corp. The remodeling is being done by the S. C. Davis Construction Co. This building is one of the first erected on Lincoln road and has housed many of the fine establishments which have made Lincoln road famous. However it was thought advisible to reconstruct so that the building will be the last word in finish both on the exterior and the interior. The building is being faced with a new polished pink stone which resembles the highly polished granite. All of the exposed metal is of chromium, and includes ornamental push bars, special transom grilles, store front construction, coping along top of building and the roof of the tower. The interiors of the Lincoln road stores are also being remodeled and rearranged to include smooth plaster walls and ceiling, and terrazzo floors. Work is being rushed to completion for occupancy this fall. The cost will be $10,000.

Miami Daily News Article, September 25, 1938

- "In 1938, the Lincoln Road façade was 'modernized' in the Streamline Moderne style of architecture by L. Murray Dixon."
- These alterations "filled keystone cladding, and new storefront showcase windows built-out approximately 2-0" toward Lincoln Road."

Source: Miami Beach Planning Department Staff Report, HPB17-0099: Pages 10-13

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Icebox Café





MIAMI New Times

Icebox Café, Oprah's Best "Cake in America"

- Icebox Café famously featured on Oprah Winfrey's "Best Cakes in America" segment in 2006.

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Icebox Café



- Icebox Café first opened in 1998 at 1657 Michigan Avenue.
- The eatery thrived and accumulated numerous awards.

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Existing Condition

- 7,500 Sq. Ft. Property
- 1924 Contributing Structure
- Designed by Architect William F. Brown
- Located in the Flamingo Park Local Historic District



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Example Code Violation

Special Master Case Synopsis

Case #: SMC2019-01028 **Violation #: PM2018-02689**

Current Status: Fine Imposed by Special Magistrate Balance Due: $57,112.00 (Approximate)

Property Address: 1657 MICHIGAN AVE

Business Name: 947 LINCOLN ROAD HOLDINGS LLC - C/O Akerman LLP

Owner/Agent:

CASE NUMBER: PM2018-02689 **STATUS:**

ADDRESS: 1657 MICHIGAN AVE MIAMI BEACH, FL -331392506 VIOLATION TYPE: PROPERTY MAINTENANCE VIOLATION

OPEN DATE: 10/14/2018 CLOSED DATE: 9/19/2023 INSPECTOR: PEREZ, ANTHONY

Case Description

Section 58-293f 58-297e: Cracked and/or broken stucco shall be repaired in a workmanlike manner.

RE: Broken Stucco on the exterior

30 days to cure

A.PEREZ736

BWC



Violation for broken stucco on the exterior

Status: Closed 9/19/23

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Code Case Number: PM2018-02689

Existing Condition



- An important remaining example of the early commercial buildings along Lincoln Road within the Flamingo Park Local Historic District.

- The existing condition detracts from the goal of dynamic commercial activation along Lincoln Road.

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Project Overview

- New Location of The Nice Guy Restaurant, Proposing Full Refurbishment of the Structure
- Show Kitchen Visible From Lincoln Road
- Existing Historic Pecky Cypress Interior Ceiling Material Will Be Matched As Window Interior Coverings Along Michigan Avenue
- Loading And Valet Operations Proposed Along Michigan Avenue
- High End Restaurant Design By Established Operator With Proven Track Record Of Success

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Hwood Group as Restaurant Operator
and
Proposal for Site

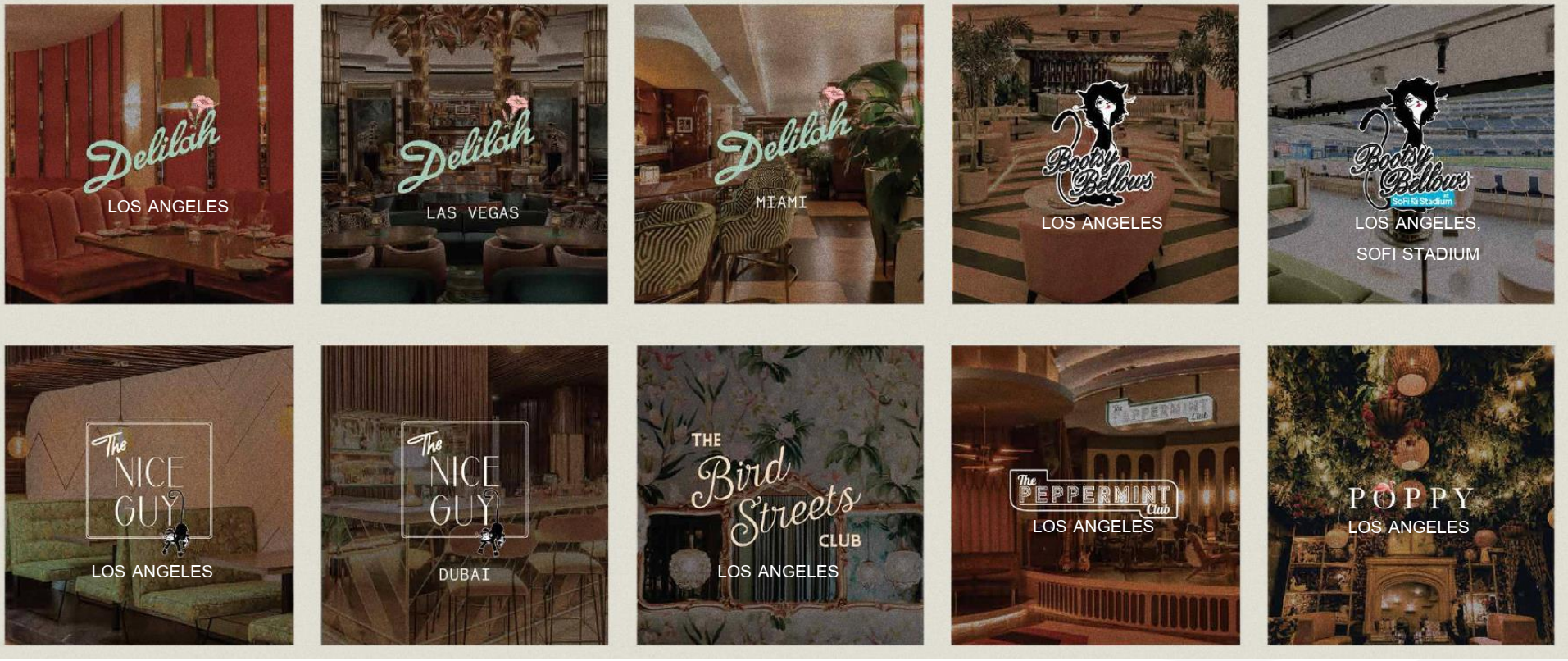
HWood Group Team

- Brian Toll, Co-Founder & President
- Adam Koral, Vice President of Business Development

- John Sofio, Architect, President and Founder of Built, Inc.

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A Proven Track Record of Success



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THE h.wood GROUP

A Proven Track Record of Success



Delilah Miami



Delilah Las Vegas



Delilah Los Angeles

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THE h.wood GROUP

Positive Impact on Business Community

- The Nice Guy's location in Los Angeles (401 N La Cienega Blvd.) not only delivered a fantastic venue, but actually helped to revitalize an area that had been in decline.

- Since the inception of The Nice Guy in 2014, a noteworthy transformation has occurred, breathing new inspiration into the area, and creating a premier destination for stylish restaurant concepts, including Catch Steak, Norma, EPLP, Caviar Kaspia, Koi, and others.

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THE h.wood GROUP



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TAPANES
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The Nice Guy
Los Angeles

Open Since August, 2014

THE h.wood GROUP



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Curated Design

THE h.wood GROUP

Lincoln Road



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Michigan Avenue



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Overall Benefits of Preservation and Activation

- Preservation Of The Existing Contributing Structure located in the Flamingo Park Local Historic District.
- The Existing Historic Pecky Cypress Interior Ceiling Material Will Be Matched As Window Interior Coverings Along Michigan Avenue.
- Exciting New Dining Venue along Lincoln Road.
- Activate Lincoln Road With New Show Kitchen Feature.
- Successful Operator With A Proven Track Record.

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Community Support

The Lincoln Road Business Improvement District Board of Directors unanimously recommended approval of this project.

LINCOLN RD

April 17, 2024

Historic Preservation Board Members
c/o Deborah Tackett
Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Historic Preservation Board May 14, 2024 Item No. 7: **HPB24-0608**
Letter of Support for Favorable Preliminary Evaluation and Recommendation for New Restaurant at 1657 Michigan Ave a/k/a 947 Lincoln Road

Dear Ms. Tackett:

I am the President of the Lincoln Road Business Improvement District (LRBID), whose boundaries include the proposed restaurant at 947 Lincoln Road. During the LRBID Board of Directors meeting on April 11, 2024, we had an opportunity to meet with representatives for the applicant, who presented their proposal for a new restaurant with loading and valet operations on Michigan Avenue, and explained the need for a preliminary evaluation and recommendation in connection with the proposed cypress window coverings fronting Michigan Avenue. We were also provided with copies of the site plan, renderings depicting ample windows along Lincoln Road, and the balance of the Application submission. The representatives for the applicant explained that the proposal is for the renovation of the existing structure to feature a new restaurant called The Nice Guy, which is a mid-century Italian themed restaurant with a curated interior design. The applicant operates a successful existing The Nice Guy location in Los Angeles, as well as the Delilah on Brickell, among several other successful venues across the United States and internationally.

The renovation of the site with the new proposed restaurant venue is an exciting and welcomed addition to the neighborhood. This project will help to enhance the appeal of Lincoln Road and Michigan Avenue, and elevate the west Lincoln Road experience for both local residents and visitors. The Lincoln Road BID Board of Directors unanimously recommended approval of this project, including the proposed cypress window coverings, and loading and valet operations along Michigan Avenue.

Sincerely,

Lyle Stern
President
Lincoln Road Business Improvement District
305.600.0219 Office
305.517.1307 Fax
1620 Drexel Avenue, Suite 100
Miami Beach, FL 33139

Lincoln Road Business Improvement District, Inc.

LincolnRd.com | LRBID.com

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Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Unsafe Structures Violation

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

OFFICE OF THE SPECIAL MASTER

Phone (305) 673-7181 Fax: (305) 673-7182

Special Master Case Synopsis

Case #: SMB2019-00580	**Violation #: US2017-02159**
Current Status: Open	Balance Due: $896.00 (Approximate)
Property Address: 1667 MICHIGAN AVE	
Business Name: 947 LINCOLN ROAD HOLDINGS LLC	
Owner/Agent: 947 LINCOLN ROAD HOLDINGS LLC	

CASE NUMBER: US2017-02159	**STATUS:**
ADDRESS: 1667 MICHIGAN AVE MIAMI BEACH, FL -331392506	VIOLATION TYPE: UNSAFE STRUCTURES
OPEN DATE: 11/22/2017 CLOSED DATE:	INSPECTOR: SANTANA, KARLA

Case Description

NOTICE OF VIOLATION ISSUED

Evidence of spalling concrete, need to submit engineer report to evaluate the structure together with methods of repairs. Need to obtain required permit and inspections.

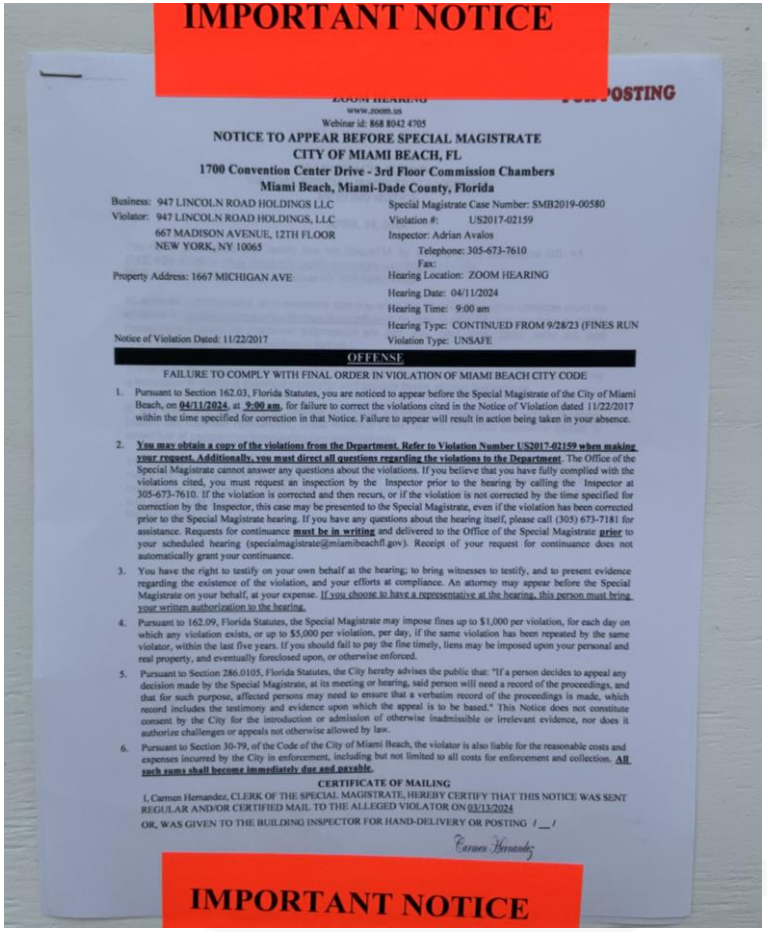
Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.

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Code Case Number: US2017-02159

Unsafe Structures Violation





IMPORTANT NOTICE

POSTING

www.zoom.us
Webinar id: 868 8042 4705

NOTICE TO APPEAR BEFORE SPECIAL MAGISTRATE
CITY OF MIAMI BEACH, FL
1700 Convention Center Drive - 3rd Floor Commission Chambers
Miami Beach, Miami-Dade County, Florida

Business: 947 LINCOLN ROAD HOLDINGS LLC
Violator: 947 LINCOLN ROAD HOLDINGS, LLC
667 MADISON AVENUE, 12TH FLOOR
NEW YORK, NY 10065

Special Magistrate Case Number: SMB2019-00580
Violation #: US2017-02159
Inspector: Adrian Avalos
Telephone: 305-673-7610
Fax:

Property Address: 1667 MICHIGAN AVE

Hearing Location: ZOOM HEARING
Hearing Date: 04/11/2024
Hearing Time: 9:00 am
Hearing Type: CONTINUED FROM 9/28/23 (FINES RUN

Notice of Violation Dated: 11/22/2017

Violation Type: UNSAFE

OFFENSE

FAILURE TO COMPLY WITH FINAL ORDER IN VIOLATION OF MIAMI BEACH CITY CODE

1. Pursuant to Section 162.03, Florida Statutes, you are noticed to appear before the Special Magistrate of the City of Miami Beach, on **04/11/2024**, at **9:00 am**, for failure to correct the violations cited in the Notice of Violation dated 11/22/2017 within the time specified for correction in that Notice. Failure to appear will result in action being taken in your absence.

2. **You may obtain a copy of the violations from the Department. Refer to Violation Number US2017-02159 when making your request. Additionally, you must direct all questions regarding the violations to the Department**. The Office of the Special Magistrate cannot answer any questions about the violations. If you believe that you have fully complied with the violations cited, you must request an inspection by the Inspector prior to the hearing by calling the Inspector at 305-673-7610. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the Inspector, this case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing. If you have any questions about the hearing itself, please call (305) 673-7181 for assistance. Requests for continuance **must be in writing** and delivered to the Office of the Special Magistrate **prior** to your scheduled hearing (specialmagistrate@miamibeachfl.gov). Receipt of your request for continuance does not automatically grant your continuance.

3. You have the right to testify on your own behalf at the hearing; to bring witnesses to testify, and to present evidence regarding the existence of the violation, and your efforts at compliance. An attorney may appear before the Special Magistrate on your behalf, at your expense. If you choose to have a representative at the hearing, this person must bring your written authorization to the hearing.

4. Pursuant to 162.09, Florida Statutes, the Special Magistrate may impose fines up to $1,000 per violation, for each day on which any violation exists, or up to $5,000 per violation, per day, if the same violation has been repeated by the same violator, within the last five years. If you should fail to pay the fine timely, liens may be imposed upon your personal and real property, and eventually foreclosed upon, or otherwise enforced.

5. Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: "If a person decides to appeal any decision made by the Special Magistrate, at its meeting or hearing, said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." This Notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

6. Pursuant to Section 30-79, of the Code of the City of Miami Beach, the violator is also liable for the reasonable costs and expenses incurred by the City in enforcement, including but not limited to all costs for enforcement and collection. **All such sums shall become immediately due and payable.**

CERTIFICATE OF MAILING

I, Carmen Hernandez, CLERK OF THE SPECIAL MAGISTRATE, HEREBY CERTIFY THAT THIS NOTICE WAS SENT REGULAR AND/OR CERTIFIED MAIL TO THE ALLEGED VIOLATOR ON 03/13/2024
OR, WAS GIVEN TO THE BUILDING INSPECTOR FOR HAND-DELIVERY OR POSTING / __ /

Carmen Hernandez

IMPORTANT NOTICE

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ZONING, LAND USE AND ENVIRONMENTAL LAW

Code Case Number: US2017-02159

Code Violations

Code Case Number: PM2018-02063

Code	Description	Status	Priority	Citation Issue Date
Exterior-004PM	Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.	Not in Compliance	Standard	03/08/2018
Exterior-005PM	Section 58-293f 58-297e: Cracked and/or broken stucco shall be repaired in a workmanlike manner.	Not in Compliance	Standard	03/08/2018

Code Case Number: PM2021-04284

Code	Description	Status	Priority	Citation Issue Date
Vacant-008PM	Section 58-299h: Cracked and/or broken stucco shall be repaired in a workmanlike manner.	In Compliance	Standard	03/30/2021

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Unsafe Structures Violations

Code Case Number: US2024-04822

Code Case Type:	Unsafe Structures	**Opened:**	03/27/2024	**Closed:**	04/02/2024
Status:	Closed	**Project Name:**		**District:**	CD-3

Description: LV3 - NOTICE OF VIOLATION ISSUED; 1657 Michigan Av. Evidence of an unsecured vacant building. Must secure all windows and doors within 24 hours. Failure to comply will result in a $500 fee to be assessed and the City securing the building at the owner's expense. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance. Sec. 8-5. - Unsafe Structures. (a) General. (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein. Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request. You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code.

Violation noted that there is evidence of an unsecured vacant building, and if the unsafe violation is not addressed it will be referred to the unsafe structure board.

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