

July 06, 2020

Via Online Submission

Chair and Board Members, Historic Preservation Board
City of Miami Beach, Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Letter of Intent for a Modification to the Certificate of Appropriateness
Previously Granted Under Historic Preservation Board File No. HPB18-0264
for the Restaurant Located at 800 Lincoln Road**

Dear Chair and Board Members:

Our Law Firm represents Mila Florida LLC¹ (the “Applicant”), the tenant at 800 Lincoln Road (“Restaurant Premises”). Please allow this correspondence to serve as the Applicant’s Letter of Intent in support of the enclosed application seeking a Modification to the Certificate of Appropriateness previously granted under Historic Preservation Board File No. HPB18-0264, a copy of which is enclosed.

The Restaurant Premises is located on the southwest corner of Lincoln Road and Meridian Avenue and is located in the CD-3 (commercial High Intensity) zoning district, the Flamingo Park Local Historic District, and the Miami Beach Architectural District in the National Register of Historic Districts. The CD-3 zoning district is designed to accommodate a highly concentrated business core in which activities serving the entire city are located. *Sec. 142-331 City Code*. The main permitted uses in this zoning district are commercial uses, apartments, apartment hotels, hotels, hostels, suite hotels, alcoholic beverage establishments, and religious institutions with occupancy of 199 persons or less. *Sec. 142-332 City Code*.

The Restaurant premises was originally constructed in 1935 as a two-story structure, as the location for a Burdines department store. In 2015, the Historic Preservation Board approved a rooftop addition with an outdoor deck. In 2018, the Historic Preservation Board approved a Certificate of Appropriateness for the Restaurant Premises for the improvements at the roof levels and the introduction of a rooftop outdoor bar counter, landscape features and mechanical equipment including variances to exceed the allowable hours of operation for an accessory outdoor bar counter, to exceed the maximum sign area and for the installation of a sign along a frontage that does not provide direct access from the street.

¹ Mila Florida LLC, a Delaware limited liability company known as Mila Miami, LLC

The Applicant is fully licensed and permitted as a 247 seat restaurant. The Applicant is a unique Miami based concept serving a mix of Japanese and Mediterranean fare delivered by Chef Thierry Marx of two Michelin star restaurants, complemented by world class cocktails and exquisite design and upscale ambiance.

Given the ongoing pandemic and the importance of outdoor dining for the health and safety of its patrons, the Applicant is seeking to add four (4) new pre-constructed pavilions to provide cover of seating areas and bar area on the existing dining terrace as depicted on the enclosed architectural plans as prepared by STA Architectural Group. Therefore, the Applicant is requesting for Condition No. 1(d) of the existing order which reads as “There shall be no overhead covering such as a canopy or awning above the rooftop outdoor bar counter,” to be removed in its entirety.

In light of the foregoing, and the application materials submitted herewith, we respectfully request the Historic Preservation Board’s approval of this application.

Very truly yours,

GREENSPOON MARDER LLP

/s/ James E. Rauh

James E. Rauh, Partner