

October 19, 2022

## Via Online Submission

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

**Re: Updated Letter of Intent for a Certificate of Appropriateness and Demolition Approval for the Venue Located at 1445 Pennsylvania Avenue, Miami Beach, Florida**

Dear Chair and Board Members:

Our Law Firm represents 1445 Pennsylvania Ave LLC (the “Applicant”), the owner of the property located at 1445 Pennsylvania Avenue, Miami Beach, Florida 33139 (the “Premises”). Please allow this correspondence to serve as the Applicant’s Letter of Intent in support of the enclosed application seeking a Certificate of Appropriateness and approval for demolition from the Historic Preservation Board.

The Premises was originally constructed in 1939 with a 54’-8” front by 72’-8” deep concrete block with two stories (although designed for three stories) consisting of a drug store on the corner and two additional store fronts. In 1945, an eight unit apartment house with spread footing foundation and a flat roof, as designed by Moses Jacob Nadel was constructed.

The Premises is located within the CD-2 (Commercial, Medium Intensity District) zoning district, which provides for commercial activities, services, offices and related activities which serve the entire city. *Sec. 142-301 City Code*. The main permitted uses in this zoning district are commercial uses (including, for example, personal service establishments); apartments; apartment hotels, hotels, hostels, and suite hotels...and alcoholic beverage establishments...*Sec. 142-302 City Code*.

The Applicant purchased the property in 2021 with a development plan centered on the adaptive reuse of the existing building to operate a 103 seat restaurant and a 7 room hotel. In order to operate the Premises with these uses, the Applicant is seeking approval for a Certificate of Appropriateness for the approval of the exterior renovations as shown on the architectural plans as prepared by Charles H. Benson & Associate Architects, P.A. The Applicant is also seeking demolition approval of the existing roof deck as further detailed on the architectural plans. A demolition permit has been approved and issued for the interior of the Premises on both levels, which is also detailed on the enclosed plans, however, the demolition under the approved permit does not seek to alter any architecturally significant features and/or public interior. The only new construction being proposed is a new staircase as shown on the architectural plans to comply with current code(s) from the ground level to the roof deck. The new assembly area on the roof deck will include 3 restrooms, a bar, water features including lagoons, both open and covered seating, back

of house, and perimeter landscaping as depicted on the architectural plans.

Since appearing before the Historic Preservation Board in September, the Applicant has made the following updates to the plans previously presented: (1) Add 7' high glass wall on the north roof elevation and return 4' on the west elevation, (2) Reduce the south roof top addition by 4', (3) Added an additional 4' of hedge on the east of the rooftop where the building was reduced, (4) Eliminated rooftop addition window eyebrows, (5) Eliminated rooftop addition window horizontal mullions, (6) Increased stucco texture on the rooftop addition, (7) Increased length of waterfall to the north of the bar, and (8) Updated the monument sign to read "Tantra."

Below please find the Applicant's responses to each of the Sea Level Rise and Resiliency Review criteria pursuant to § 133-50 of the City's Land Development Regulations.

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

Not Applicable.

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

Please see enclosed architectural plans.

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

Please see enclosed architectural plans.

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

Please see enclosed architectural plans.

**(5) Whether adopted sea level rise projections in the Southeast Florida regional Climate Action Plan, as many be revised from time to time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation surrounding properties were considered.**

Not Applicable.

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

Please see enclosed architectural plans. A new ramp and steps were added to the main entrance due to flooding.

**(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above flood base elevation.**

Please see enclosed architectural plans.

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

Not Applicable.

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry floor proofing systems will be provided in accordance with Chapter 54 of the City Code.**

Not Applicable.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

A floor panel is not required, therefore, not applicable.

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

Not Applicable.

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

Not Applicable.

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

Very Respectfully Submitted,

/s/ James E. Rauh

James E. Rauh, Esquire  
For the Firm