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Members of the Historic Preservation Board
c/o Deborah Tackett
Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: HPB22-0547 - COA for Installation of Trellises on 2nd and 3rd Floor Terraces and Design Review of Outdoor Bar Counter on 2nd Floor Terrace for the Property at 818 Lincoln Road, Miami Beach FL

Dear Ms. Tackett:

We represent Golden Era Hospitality Group, LLC (the "Applicant"), the tenant of the Property located at 818 Lincoln Road, Miami Beach, Florida (the "Property"). The Applicant intends to operate a world-class restaurant and lounge named *Oro & Elixir* (the "Restaurant") at the Property. Please allow this letter to serve as the required letter of intent requesting a COA for the installation of trellises with retractable awnings on 2nd and 3rd floor terraces and design review of an outdoor bar counter on 2nd floor terrace for the Property.

Property. The Property is a lot comprised of approximately 7,500 square foot located on the southern blockface of Lincoln Road, generally bounded by Jefferson Avenue to the west, Meridian Avenue to the east, and Lincoln Lane South to the south. It is further identified with Miami-Dade County Folio Number 02-3234-002-0330. The Property sits in the middle of the bustling Lincoln Road Mall and has compatible Future Land Use and Zoning designations of CD-3, Commercial High Intensity. The Property is occupied at the ground level by Sephora and the second and third levels are vacant and have never been occupied. Abutting to the east at 800 Lincoln Road is the MILA restaurant and lounge and to the west La Cerveceria de Barrio restaurant and retail shops.

While the Property is located within the Flamingo Park Historic District, the three-story commercial building it is improved with was built in 2018—it is not a contributing structure.

Request. The Applicant seeks to operate an elevated restaurant and lounge concept called Oro and Elixir on the second and third levels of the Property. The Applicant obtained a Conditional

Use Permit from the City's Planning Board to allow operations on September 20, 2022. See Prior Board Order PB22-0518, as part of the submittal package. Oro and Elixir proposes outdoor dining areas on the stepped terraces on the 2nd and 3rd floor of the Property. This application seeks approval of trellises with retractable awnings that will protect persons dining outside from the elements as well as design approval of the bar counter located on the 2nd level terrace.

Trellises. The proposed trellis system consist of aluminum structural beams at the edges and middle that support retractable aluminum louvres. The louvres can be fully lengthened and retracted as well as adjusted in angle to provide adequate protection from the elements to patrons dining at the venue's terraces. This unique feature allows the Applicant to create ideal outdoor dining conditions year round come pouring rain, blazing sun, or those approximately 14 somewhat chilly days Miami is blessed with yearly. The structural beams also support fans and tasteful lighting to keep patrons cool during the hot summer months and to adequately light the terraces after sundown.

The proposed trellis structures expand the full length of the terraces. This is necessary in order to protect all patrons dining outdoors from the elements and to help contain and mitigate any impact from sound escaping from the outdoor terraces. On the 2nd floor, setting back the trellis structure would leave exposed to the elements—and therefore unusable most of the time—28 seats on the second floor and third floor terraces. That accounts for 30% and 28%, respectively, of the outdoor seating already approved in the Applicant's Conditional Use Permit. In the aftermath of the COVID-19 pandemic, it is imperative that venues fully take advantage of outdoor dining spaces which are often preferred by patrons.

The Applicant has proposed a sophisticated trellis system that complements the existing elevation. The white powder coated aluminum trellis plays well with the white accents on Sephora's storefront on the Property's ground floor as well as with the light colored façades of the two abutting buildings. Thoughtful landscaping is proposed along the north elevation which will ensure patrons dining at the edge of the terrace are not visible from the Lincoln Road and covers most of the structural beams. The final result creates an aesthetically pleasing greenwall—much more appealing than the perimeter fence at MILA's adjacent terrace. As such, the Applicant respectfully requests design approval of the trellis structures.

Outdoor Bar Counter. An outdoor bar counter is proposed on the 2nd floor terrace. The small bar counter has a barback that will run parallel to the buildings' short west wall without touching the adjacent building's wall. It is covered by a solid roof that is integrated with the trellis structure (i.e. this portion has a solid roof instead of louvres). The bar accommodates up to 10 patrons and has decorative light pendants and two fans. The bar will house customary equipment such as coolers, freezers, ice bins, mixology stations, storage cabinets, hand sinks and a warewasher. The proposed bar counter is exquisitely designed. The bar counter itself has an elegant stone finish and brass colored foot rails. The barback is adorned with slatted decorative wood panels on the edges. Then, beautiful glossy blue tiles hug the focal point of the bar, an arched liquor display with wooden shelves that complement the slatted wood panels at the edges. The bar

is elegant, sultry and luxurious without being flashy. As required by Sec. 142-1109, the bar counter and barback cannot be seen from Lincoln Road due to its positioning. As such, the Applicant respectfully requests design approval of the outdoor bar counter.

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.

Not Applicable.

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

Not applicable, existing structure.

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

The Applicant is proposing sliding doors to divide the indoor and outdoor areas which allow for passive cooling in the cooler months. Proposed trellis also help keep patrons cool.

(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.

Not applicable.

(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. This is an existing structure.

(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.

(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. This is an existing structure.

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

Not Applicable. This is an existing structure.

(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. This is an existing structure.

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

Not applicable. This is an existing structure.

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

Not applicable. This is an existing structure.

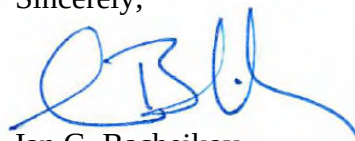
(12) The design of each project shall minimize the potential for heat island effects on-site.

Applicant proposes passive cooling systems which will minimize heat island effects on-site.

Conclusion. Oro and Elixir will be a wonderful addition to the Lincoln Road Mall area and will fill a void in the South Beach hospitality scene. In order for the restaurant to be operational and enjoyable for patrons, trellis structures are required on the outdoor terraces to shield patrons from the elements. An outdoor bar counter is necessary to adequately service patrons. Our proposal is fully consistent with the Code, sensitive to the surrounding historic structures, and aesthetically pleasing. As such, we respectfully request your approval of this application.

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
Philippe Kalifa