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VIA ELECTRONIC SUBMITTAL

August 14, 2024

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

RE: **HPB24-0625 – Supplemental** Letter of Intent
for Certificate of Appropriateness for Restaurant at 1657
Michigan Avenue a/k/a 947 Lincoln Road: The Nice Guy

Dear Ms. Tackett:

This law firm represents The HWood Group (the "Applicant") as the operator of the proposed new "The Nice Guy" restaurant to be located at 1657 Michigan Avenue a/k/a 947 Lincoln Road (the "Property"), in the City of Miami Beach (the "City"). This letter is provided as a supplement to our previously submitted letter of intent for a Certificate of Appropriateness to provide the enclosed updated Proposed First Floor Plan Sheet A101.A (attached hereto as **Exhibit A**), to reflect a refined first floor dining table lay out and associated updated Occupancy Load Calculation. Further, Professional Staff had requested an Engineering Report for the existing building, which is also enclosed as **Exhibit B**. The "Description of the Project" is accordingly updated below.

Description of the Project. The Applicant respectfully requests a Certificate of Appropriateness authorizing the renovation of the Property for a location of The Nice Guy restaurant and bar, which is a popular, stylish and intimate dining establishment, featuring curated mid-century American decor and cuisine (the "Project"). The Applicant operates successful The Nice Guy locations in Los Angeles and Dubai. The proposed restaurant will be operated by the Applicant with 166

total seats across 30 tables, including 134 dining seats and 10 bar seats, as well as a private dining room with a maximum of 22 seats (the "Project"). The intent of the updated ground floor plan is to create a less crowded and more intimate dining experience that is in keeping with The Nice Guy brand and operations already successfully deployed in other locations. The Applicant has introduced new decorative planter features in the main dining area that will add privacy and reduce noise levels between the tables. The number of freestanding dining tables in the central main dining area has been reduced from eight tables to six tables.

The restaurant will be entered via two doorways facing Michigan Avenue, with the Applicant occupying the entire building. The Project will activate the corner of Washington Avenue and Lincoln Road, and provide a visual point of interest along Lincoln Road with a show kitchen that can be viewed by pedestrians along Lincoln Road. For the western elevation of the building along Michigan Avenue, the Applicant proposes to leave the existing windows in place, but will fabricate custom removable cypress wood lattice system that will be used to cover these windows to provide privacy for patrons within the restaurant.

Moreover, an Engineering Report discussing the condition of the existing building was requested by Professional Staff, and is attached as **Exhibit B**. The Report provides that a steel frame or beam is proposed to accommodate the new interior floor distribution of the restaurant. Other than the foregoing updated "Description of the Project," and the enclosed **Exhibit A** and **Exhibit B**, the balance of our previously submitted Application package remained unchanged.

Conclusion. The proposed The Nice Guy will bring a sophisticated dining destination to the corner of Lincoln Road and Michigan Avenue by way of a thoughtful update and much needed renovation of the existing contributing structure. Accordingly, we respectfully request your favorable review and recommendation with respect to our request for Certificate of Appropriateness, as well as the proposed on-street loading waiver along Michigan Avenue. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Michael Larkin

cc: Paul C. Savage, Esq.