

City of Miami Beach  
Historic Preservation  
Board Meeting  
October 21, 2025  
File No. HPB24-0616

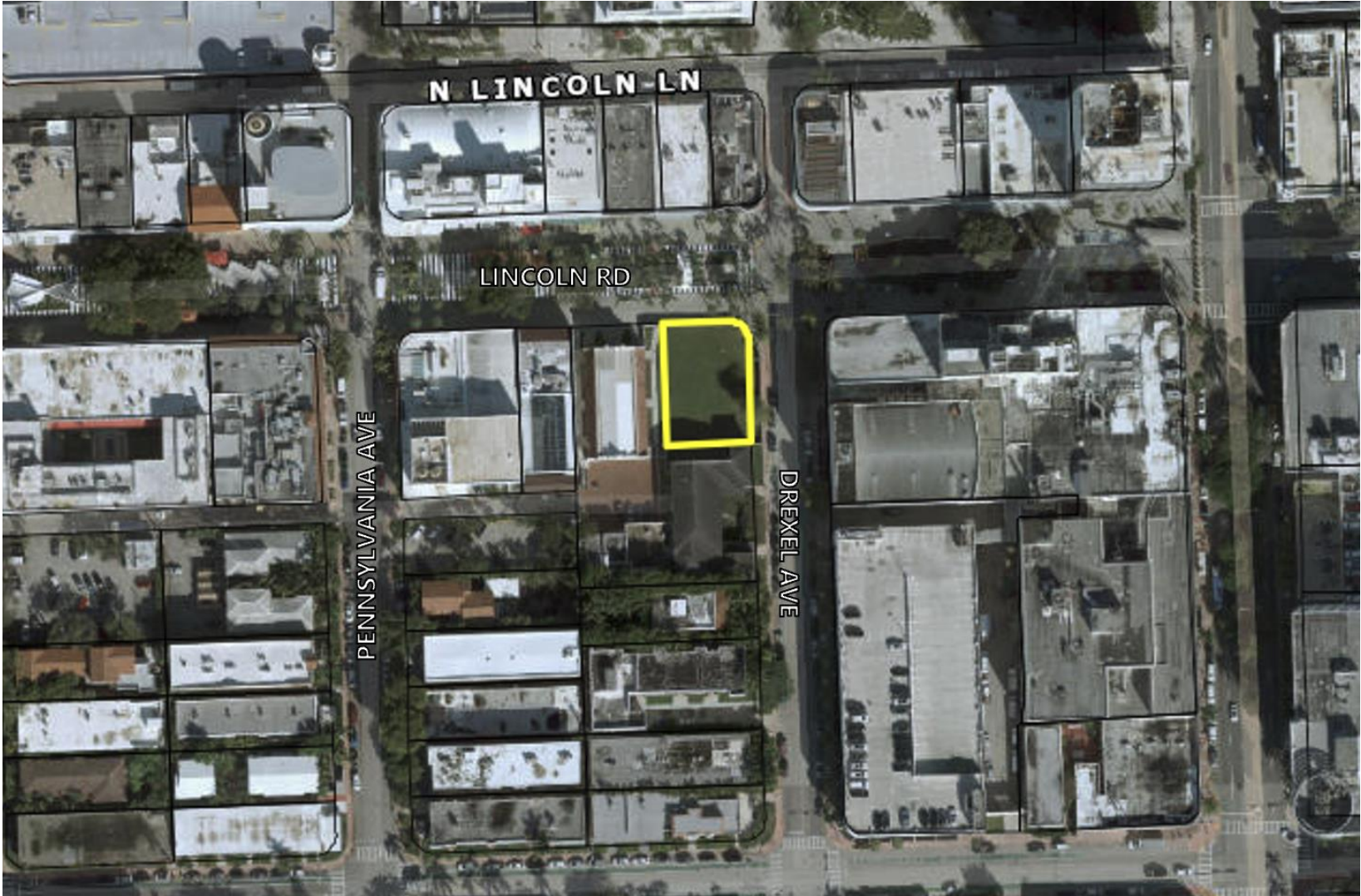
# Mēdüzā Mediterrania Restaurant Property at the SW Corner of Lincoln Road and Drexel Avenue



# Team Introduction



# Property Aerial



# Property SW Corner of Lincoln Drive & Drexel Avenue



# Property SW Corner of Lincoln Road & Drexel Avenue

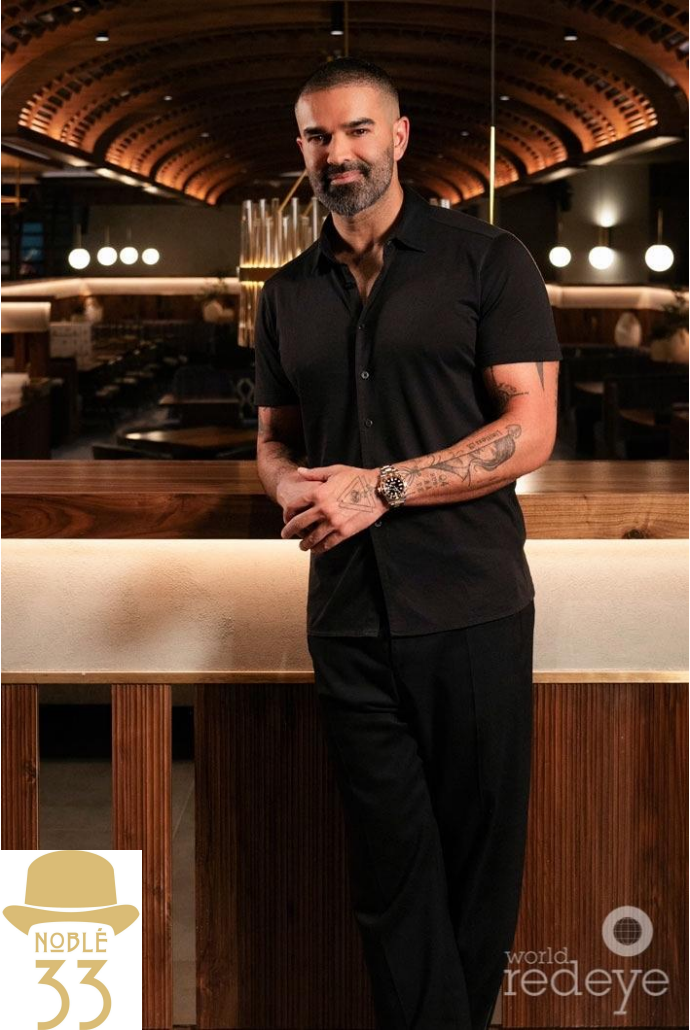


# Property

## Historic Miami Beach Community Church



# Noble 33 Vision



## **Mikey Tanha, Co-founder of Noble 33**

Tosh Berman is a restaurateur, real estate developer, and prominent figure in the luxury hospitality industry. He is currently the co-founder and chairman of Noble 33, a hospitality and lifestyle company with an ever-evolving lineup of unique, social dining restaurants stateside and abroad.



# Noble 33

- Featured in leading outlets including *Forbes*, *People*, *Eater*, *Hospitality Design*, *Vegas Magazine*, and *Luxury London*.
- Celebrated for “high-energy fine dining” concepts like Toca Madera, Casa Madera, Meduza Mediterranea, and Sparrow Italia.
- Partnered with global icons including Patrick Mahomes and Travis Kelce on the new 1587 Prime.
- Known for celebrity clientele and strong entertainment industry ties.
- Recognized internationally for design-forward venues blending hospitality, nightlife, and culinary excellence.



# Proven Track Record of Success: Casa Madera in West Hollywood California



Casa Madera West Hollywood, operated by Noble 33, has become a premier destination known for its vibrant rooftop atmosphere, elevated dining, and polished service. The restaurant is designed to blend seamlessly with its surroundings, offering a lively experience that draws both locals and visitors without creating conflict with nearby residences. Its reputation highlights not only its culinary excellence but also its thoughtful integration into the neighborhood, maintaining harmony with the surrounding community.

# Proven Track Record of Success



**Mēdüzā Mediterrania in New York City's Meatpacking District was just named Yelp's No. 1 best new restaurant for 2024**

# Proven Track Record of Success



**The Lamb Chops and Garden of Eden Spritz: Mēdüzā Mediterrania in New York City**

# Proven Track Record of Success



**Mēdüzā Mediterranean in New York City Main Dining Room**

# Proven Track Record of Success



**Sparrow Italia Wynwood Miami Main Dining Room**

# Proven Track Record of Success



**Sparrow Italia Mayfair London**

# Lincoln Road (West) – Resurgence



# Lincoln Road (Central) – Resurgence



# Lincoln Road (East) – Resurgence



# Applicant's Request

Through HPB24-0616, the Applicant seeks to modify the prior Certificate of Appropriateness, file No. HPB7424, to repurpose the approved retail building for a new restaurant.

This request includes (i) a waiver to permit on-street loading in a local historic district and (ii) a variance to permit operation of an accessory outdoor bar counter on the proposed rooftop until 2:00 a.m.



# Favorable Staff Recommendation

## MIAMIBEACH

### PLANNING DEPARTMENT

#### Staff Report & Recommendation

#### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: October 21, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director

<sup>DS</sup>  


For TRM

SUBJECT: HPB24-0616 a.k.a. HPB 7434, **1620 Drexel Avenue.**

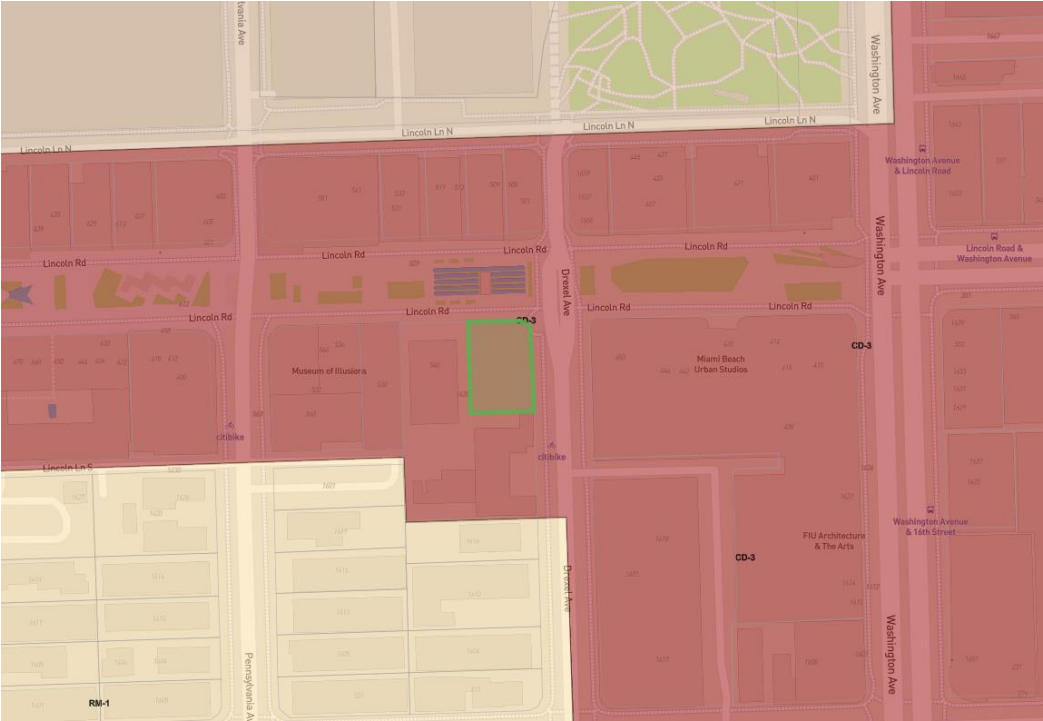
An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the construction of a new 2-story commercial building with an active roof deck. Specifically, the applicant is requesting approval for a new roof deck design inclusive of canopy structures and an outdoor bar counter, including a variance from the required hours of operation for the outdoor bar counter, and to modify the conditions of the Final Order.

#### **RECOMMENDATION**

Approval of the Certificate of Appropriateness with conditions.  
Approval of the variance.



# Zoning Maps



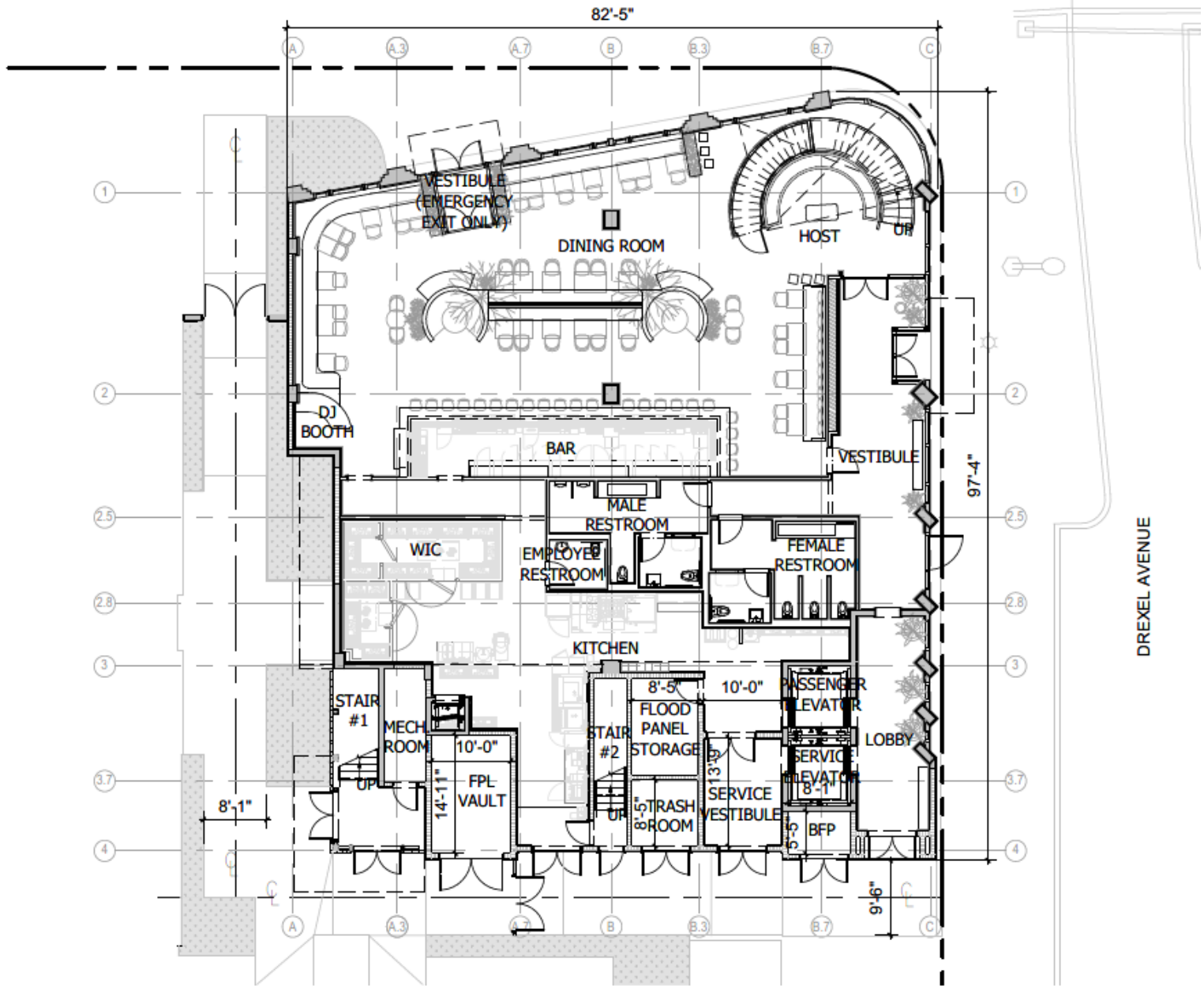
**CD-3 Zoning District**



**Flamingo Park Historic District**

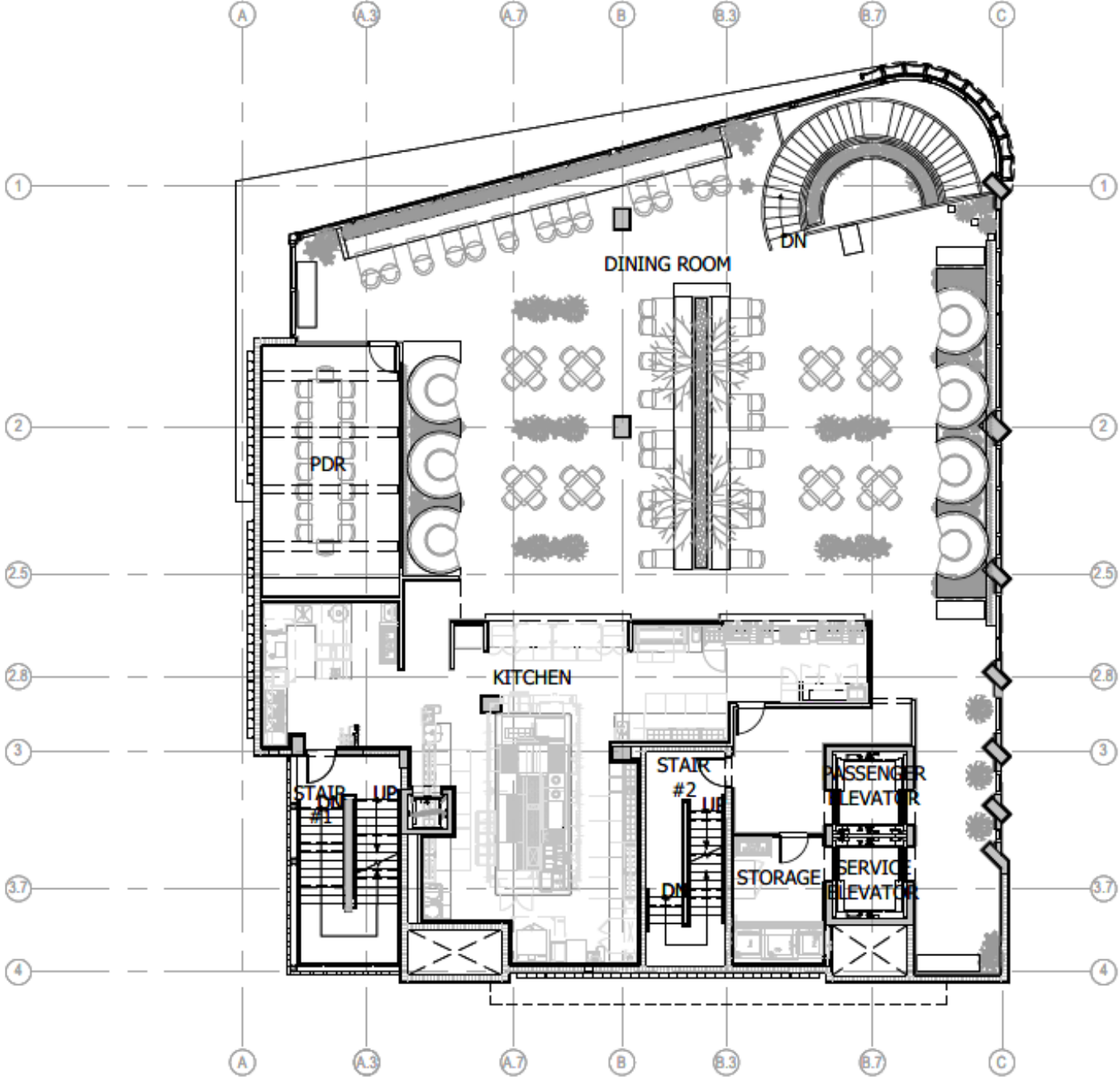


# Ground Floor Plan

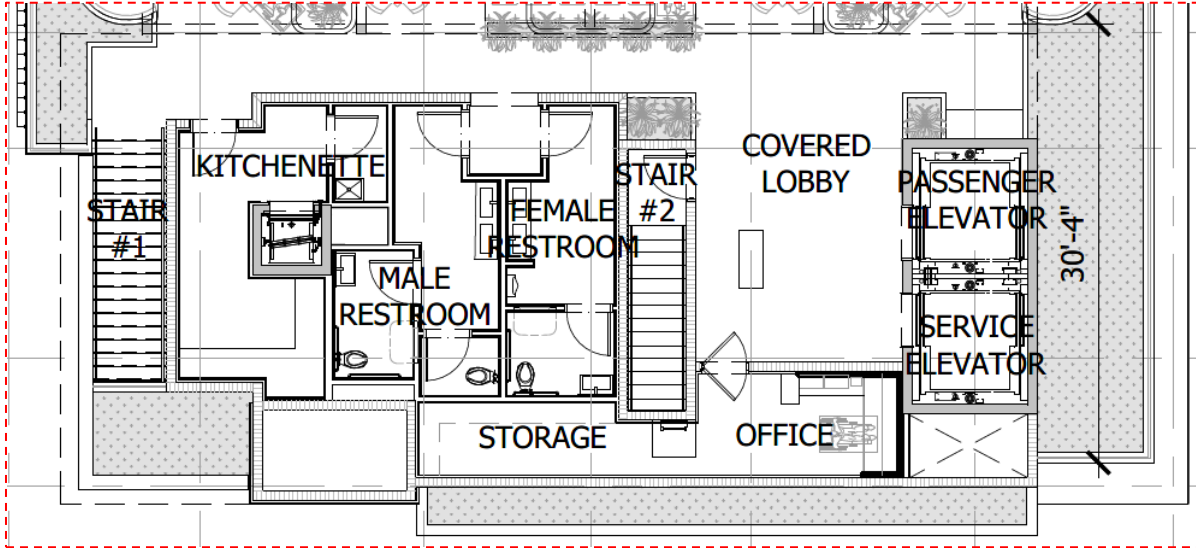
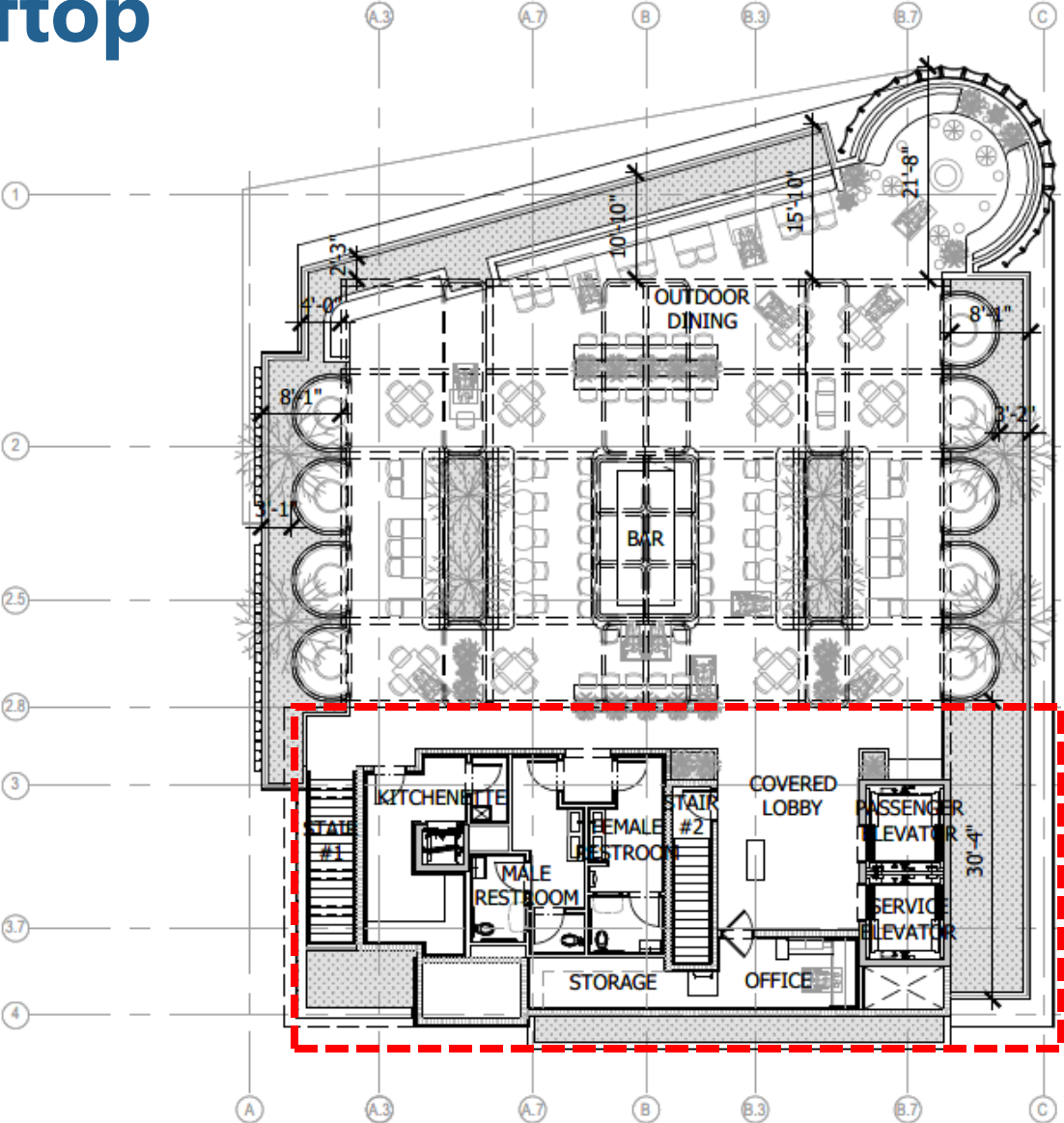


1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"

# Second Floor Plan



# Rooftop Plan



- Back-of-house area (red hatch) is comprised of solid structures including a kitchenette, restrooms, storage, office, stairs, and elevators; concentrating patrons in the northern portion of the rooftop and serving as a screen for sound.

# South Elevation

Back-of-house  
solid structures



# Andres Carne de Res

## 455 Lincoln Road: Similar Variance to 3:00 a.m.

### II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to exceed the allowable hours of operation of an accessory outdoor bar counter until 3:00 am.

\* \* \* \*

C. The Board hereby Approves the variance request and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. This variance is issued to Opereta Ciudad Del Sol, LLC, as owner/operator of Andres Carne De Res to exceed the hours of operation for an accessory outdoor bar counter. Any change of operator or fifty percent (50%) or more stock ownership shall require the new owners or operators to return to the Historic Preservation Board and acknowledging acceptance of all conditions established herein, prior to the issuance of a new Business Tax Receipt.

**HPB19-0367**  
**(10.12.2021)**

# MILA Miami

## 800 Lincoln Road: Similar Variance to 2:00 a.m.

### II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s) which were approved by the Board:

The following variances were approved by the Board:

1. A variance from the requirement of having direct access to the street for a restaurant located at the third floor of the building to install a projecting sign and a menu board facing Meridian Avenue.
2. A variance to exceed by 19 sf the maximum of zero (0 square feet) square feet of sign allow in association with a commercial space located at the third floor of the building in order to allow the installation of a projecting sign with 15 sf and a menu board sign with 4 sf facing Meridian Avenue.
3. A variance to exceed the allowable hours of operation of an accessory outdoor bar counter until 2:00 am.

**HPB20-0421 aka HPB18-0264**  
**(10.13.2020)**

# Albion Hotel

## 1650 James Avenue: Similar Variance to 2:00 a.m.

### **ORDER**

The applicant, KAAMOS, LLC, filed an application with the Planning Department for a variance to exceed the allowable hours of operation of accessory outdoor bar counters of a proposed restaurant, as follows:

1. A variance to exceed the allowable hours of operation of accessory outdoor bar counters until 2:00 a.m. during the week and until 3:00 am on Saturdays, Sundays and holidays.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made.

AT THE HEARING, the Board modified the request to allow the applicant to exceed the hours of operation of the accessory outdoor bar counters until 2:00 a.m. only on Saturdays, Sundays and holidays and required a progress report to be presented to the Board three (3) months after the venue opens for operations.

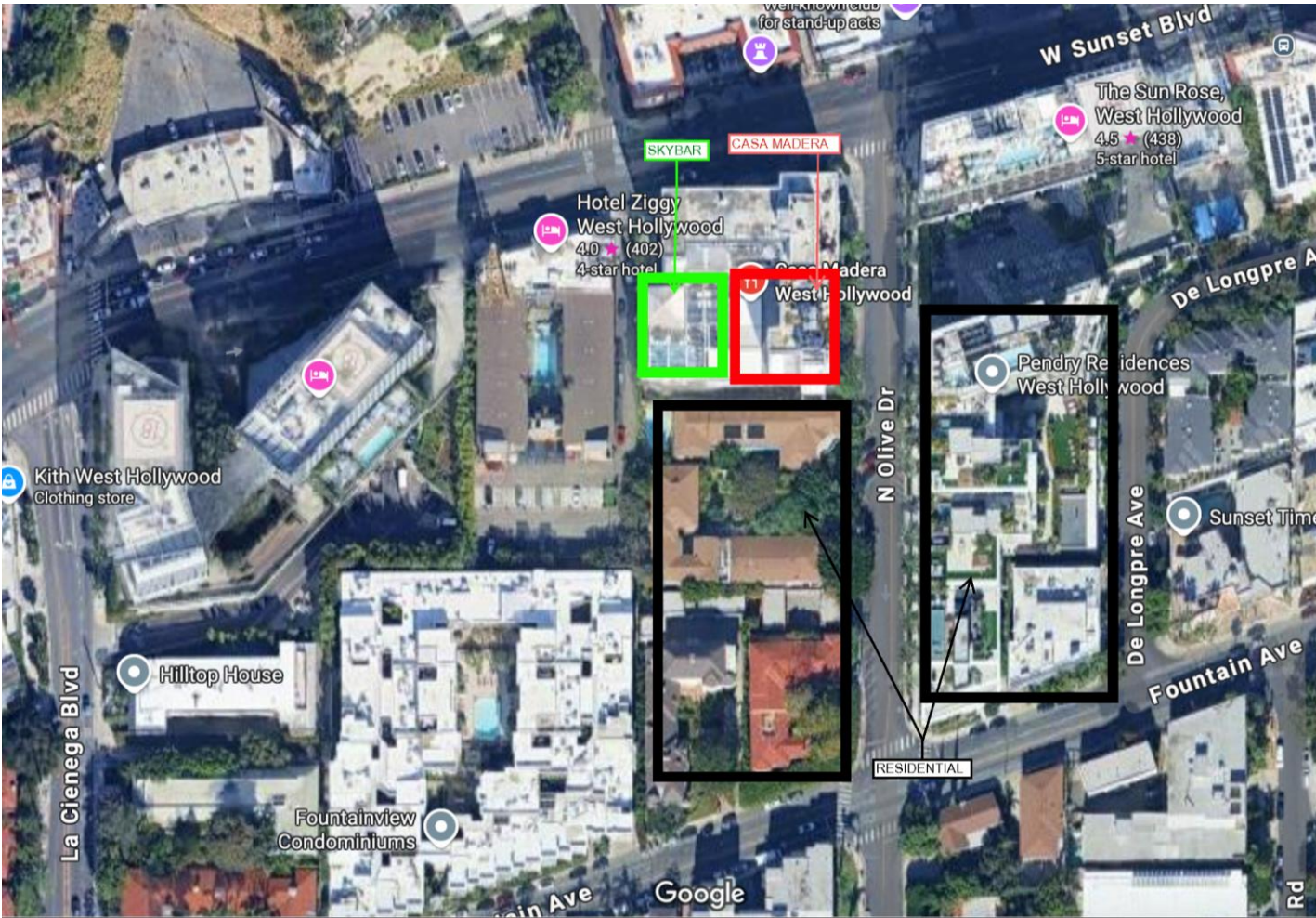
\* \* \* \*

IT IS THEREFORE ORDERED, by the Board, that the variance be **APPROVED** as MODIFIED above; with the following conditions to which the applicant has agreed:

**ZBA File No. 3376  
(10.3.2008)**

# West Hollywood, California

## Casa Madera WeHo Neighborhood



- The venue has received no complaints from surrounding residential neighbors due to its thoughtful and well-managed operations.

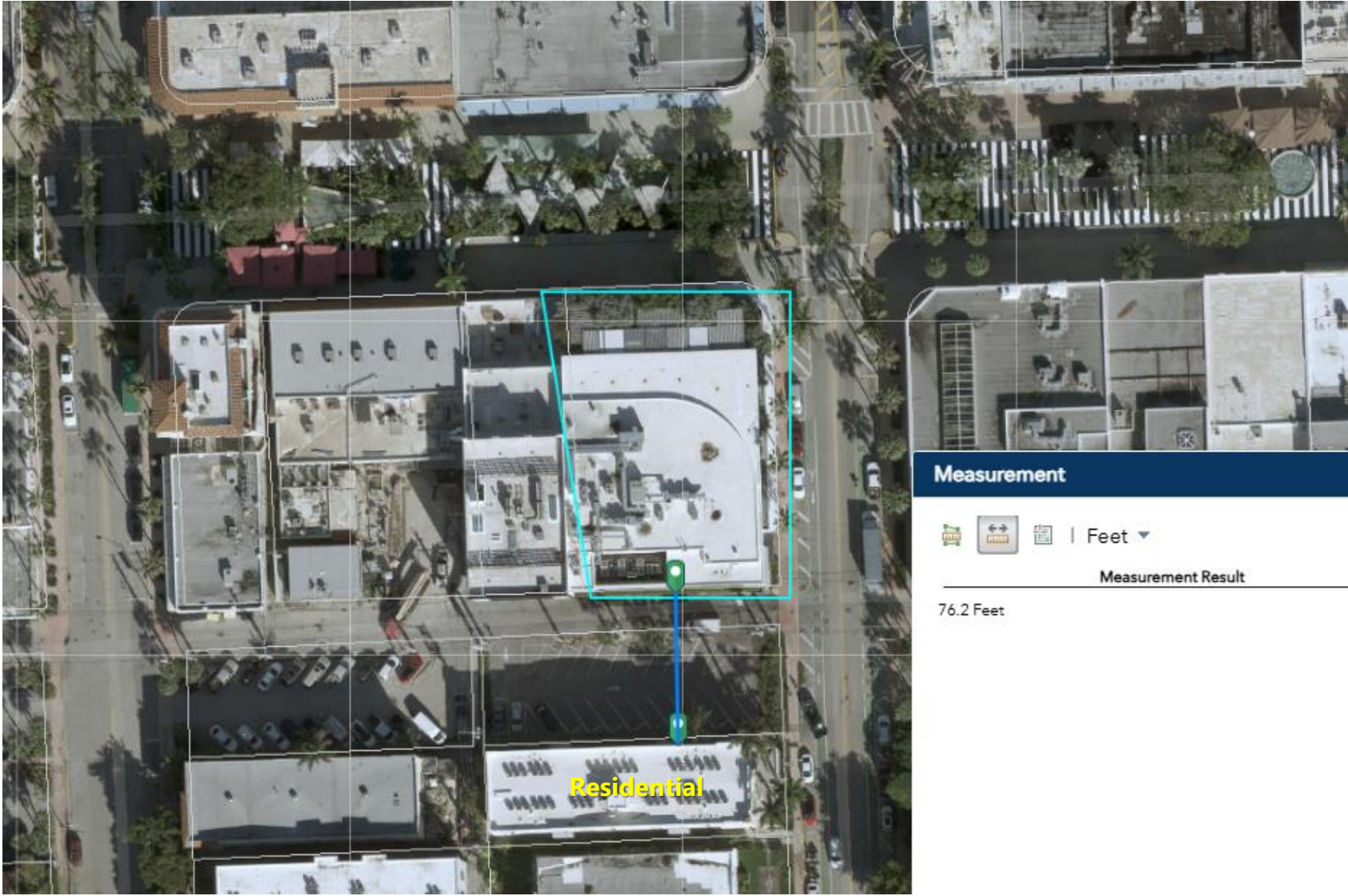


# Project Distance to Residential



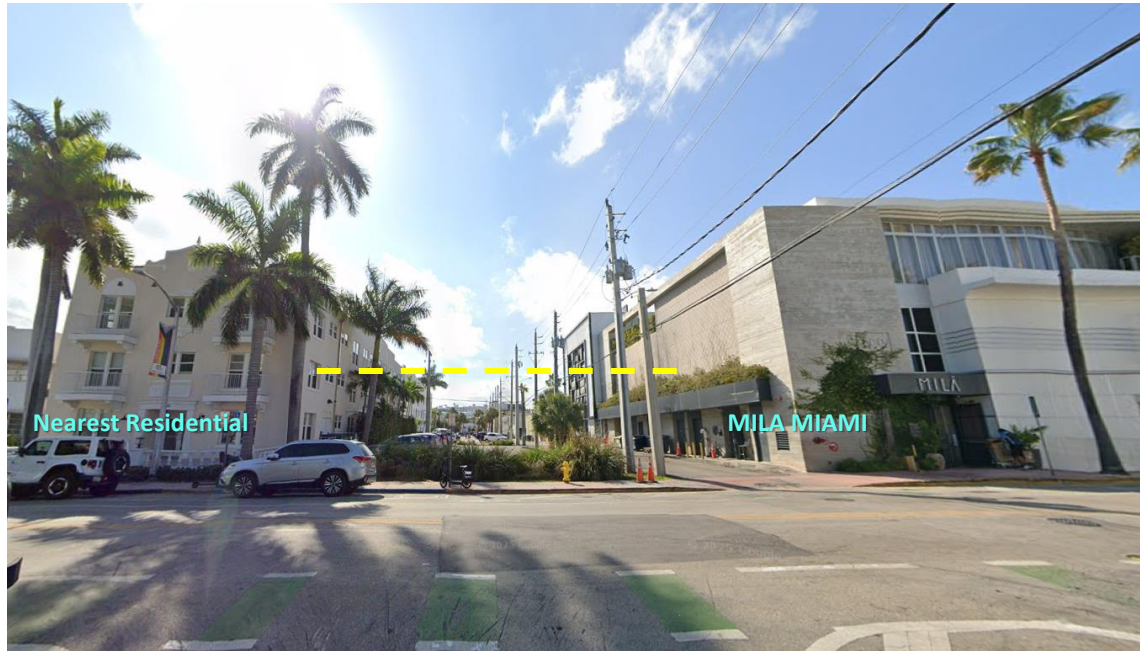
# MILA Miami

## 800 Lincoln Road: Closer to Residential & Without Buffer



# MILA Miami

## 800 Lincoln Road: Closer to Residential & Without Buffer



Church offices, classrooms, and chapel service as buffer.

# Sound Study

**Date:** July 31, 2025  
**To:** Jill O'Connor – Noble 33  
**From:** David Kotch & Andy Swerdlow – Criterion Acoustics  
**Re:** 1620 Drexel Avenue – Meduza Restaurant, Miami Beach – Environmental Noise Impact Study – V2

## 1) Overview

Noble 33 (representing Meduza) has hired Criterion Acoustics (CA) to perform an Environmental Noise Impact Study for the proposed rooftop. The project location is 1620 Drexel Avenue, Miami Beach, FL 33139.

## 2) Environmental Noise Impact Summary

The key points for the project are as follows:

1. Background, "ambient" level music playback is planned in the rooftop food and beverage area through an installed audio system. No "event" music playback or bands are planned for the rooftop.
2. Sound will be directed away from the closest residential buildings, 1619 Pennsylvania Ave. and 1610 Drexel Ave., to the south. The sound level on the roof will be kept sufficiently low to not disturb the peace.
  - a. Suggested target rooftop sound level:
    - i. 72 dBA (see Table i below)
    - ii. As measured with the LASmax setting, which is the "slow maximum" setting on the sound level meter, distributed around the rooftop
  - b. The ambient, environmental background sound level in the neighborhood surrounding 1620 Drexel Ave. is 50-55 dBA, as measured by Andy Swerdlow of CA in the late evening on May 8, 2024. See section 4 for more information.
3. Loudspeakers for audio playback shall be distributed to keep individual volumes low, be mounted as close to patron areas as reasonably possible.
4. A digital tamper-resistant sound level input limiter be installed and configured after on-site sound level calibration to ensure that the calibrated level is never exceeded. This limiter and output gain settings will only be accessible by management and will have no local operational access.
5. After limiting, no sound will impact the residences south of 1620 Drexel or other establishments on Lincoln Road if the conditions in this report are met. Sound at 100ft. from the property will not exceed the ambient environmental noise levels.

"After limiting, no sound will impact the residences south of 1620 Drexel or other establishments on Lincoln Road if conditions in this report are met. Sound at 100ft. from the property will not exceed the ambient environmental noise."

# Sound Study

Table i – Suggested Sound Level Limitation as Measured on Rooftop (LASmax)							
	31.5 [Hz]	63 [Hz]	125 [Hz]	250 [Hz]	500 [Hz]	Overall [dBA]	Overall [dBC]
Sound Level [dBA]	-	74	74	74	74	72	80

### 3) Project Images



Figure 1 - Key Plan of 1620 Drexel Ave. from a satellite view

# Sound Study



Figure 6 - dBMap View showing sound projected 5 ft. above the ground. The receiver points are Lsmax dBA sound pressure level.

## Music Noise

At the recommended rooftop sound operating levels, no sound will impact the surrounding residential neighborhood. The results on this page show less than 40 dBA received at the properties.

The background noise levels measured in the neighborhood is 50 dBA, which is significantly higher than the received noise level.

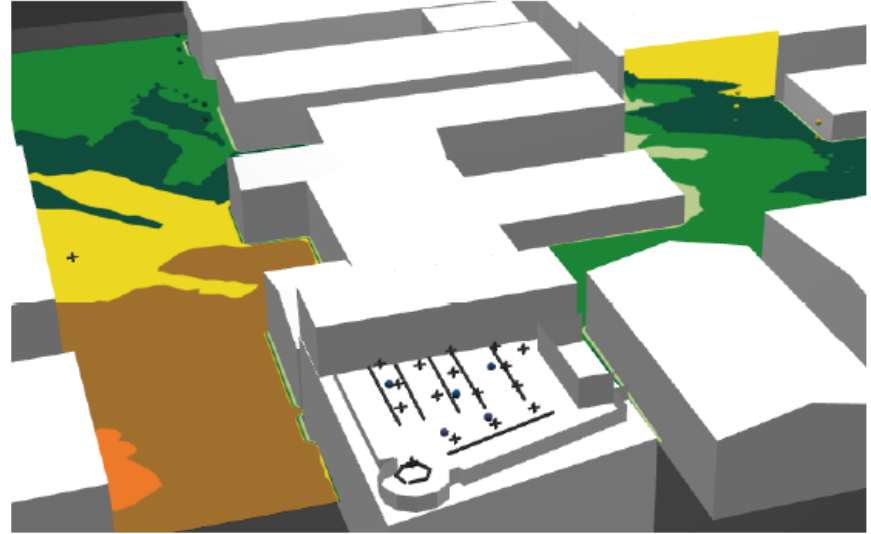
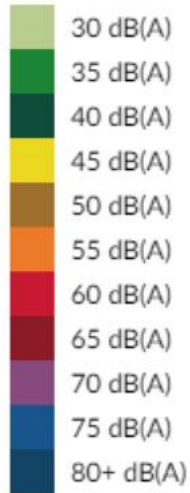


Figure 5 - dBMap 3D View facing south. Sound is projected vertically on 1615 Pennsylvania Ave.

# Sound Study



### Sound Source Key:

- [+] Loudspeaker
- [line] Patrons Talking

*See methodology for detailed descriptions.*

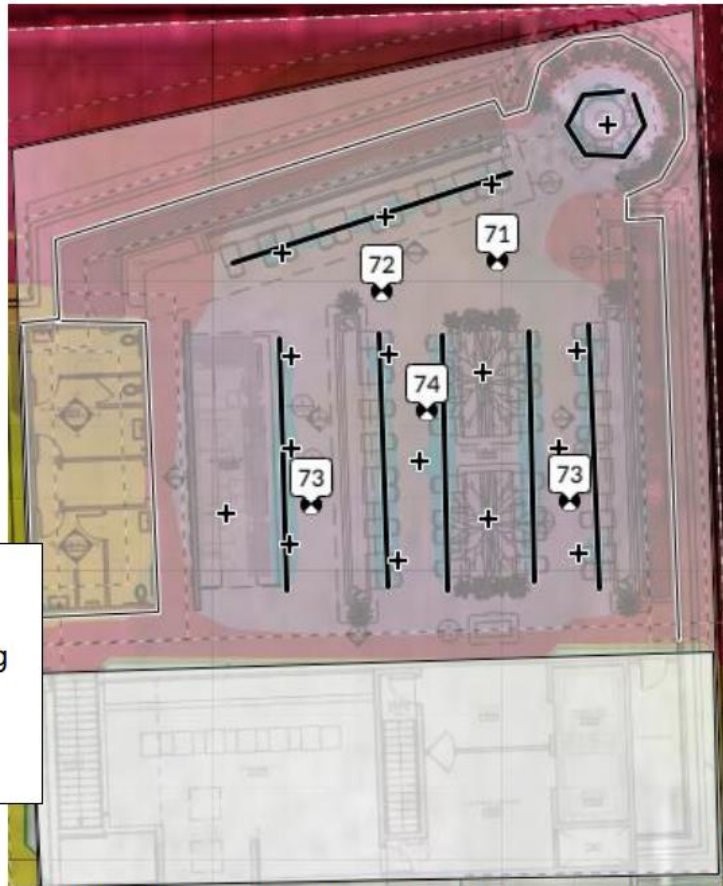


Figure 7 - dBmap view of the 1620 Drexel Rooftop. This is the zoomed in view of the overall plan shown in Figure 5. The sound system is using assumed positions for distributed sound coverage.



### Patron Noise

In the model shown on this page, 90 patrons are talking at a "normal" level (according to ANSI 3.5 sound power levels).

- No sound from normal patron noise is received at any residence, and will be inaudible at 100 ft.
- When elevated to "loud" talking levels, sound is received at 1616 Drexel at 40 dBA and 45 dBA at 1615 Pennsylvania (below the 50 dBA background noise level).
- This is representative of 90 patrons yelling simultaneously and it is unlikely that the roof will ever be this loud from patron noise.

Predicted noise from 90 patrons yelling simultaneously on the rooftop. Expected cumulative or total noise patron noise shown to the left—approximately 10 dB lower or half as loud.

# Rooftop Rendering – Looking South



# Rooftop Rendering – Looking South



Solid walls. Mirror feature reflects rooftop landscaping.

# Rooftop Rendering – Looking South



# Rooftop Rendering – View Toward East & North





# Lincoln Road BID Support

## LINCOLN RD

October 10, 2025

### Planning Board Members

c/o Deborah Tackett  
Planning & Design Officer  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

### Historic Preservation Board Members

c/o Michael Belush  
Historic Preservation & Architecture Officer  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: Planning Board and Historic Preservation Board Items: Proposed Meduza Restaurant at Drexel Avenue & Lincoln Road; **PB24-0660 & HPB24-0616**  
Letter of Support

Dear Ms. Tackett Mr. Belush:

I am the President of the Lincoln Road Business Improvement District (LRBID), whose boundaries include the proposed restaurant to be located adjacent to 1620 Drexel Avenue. During the LRBID Board of Directors' meeting on September 25, 2025, we met with representatives for the applicant and operators Noble 33. They presented a proposal for a new restaurant with a rooftop dining area and accessory outdoor bar.

Based on the materials presented, the proposed modern Mediterranean restaurant with a rooftop dining area and accessory outdoor bar is consistent and compatible with existing dining uses in and around Lincoln Road, including rooftop components at comparable establishments. The applicant explained their request for a Conditional Use Permit for a Neighborhood Impact Establishment (File No. PB24-0660), with an occupancy in excess of 200 persons and an active rooftop within 200 feet of residential uses. The proposed hours are generally 4:00 p.m. to 2:00 a.m. The applicant also explained their request for a waiver to permit on-street loading within a local historic district and a variance to allow operation of the accessory rooftop outdoor bar counter until 2:00 a.m. (File No. HPB24-0616).

The applicants presented their strong record of operating successful, high-quality dining venues in other major markets. Casa Madera located in West Hollywood, California, is also operated by the same operator Noble 33, and has become a premier destination celebrated for its vibrant rooftop atmosphere, elevated dining, and seamless integration into the surrounding neighborhood. Other acclaimed concepts, such as Sparrow Italia (London), Sparrow Italia (Wynwood), and Meduza Mediterranea (New York City), have earned national and international recognition, including Meduza Mediterranea in New York being named as Yelp's No. 1 best new restaurant for 2024.

305.600.0219 Office  
305.5171307 Fax  
1620 Drexel Avenue, Suite 100  
Miami Beach, FL 33139

Lincoln Road Business  
Improvement District, Inc.  
LincolnRD.com | LRBID.com

## LINCOLN RD

The Lincoln Road BID Board of Directors voted to favorably support and recommended approval of the Conditional Use Permit for the Neighborhood Impact Establishment (File No. PB24-0660), together with the related Historic Preservation Board approvals for the on-street loading waiver and the rooftop accessory outdoor bar counter hours to 2:00 a.m. (File No. HPB24-0616).

Development of the site with the proposed Meduza restaurant is a welcomed addition to the neighborhood. The concept is compatible with the surrounding commercial context and similar in character to other new restaurants along Lincoln Road, and it will help enhance the appeal of the corner of Lincoln Road and Drexel Avenue for both residents and visitors.

Sincerely,



Lyle Stern  
President  
Lincoln Road Business Improvement District

305.600.0219 Office  
305.5171307 Fax  
1620 Drexel Avenue, Suite 100  
Miami Beach, FL 33139

Lincoln Road Business  
Improvement District, Inc.  
LincolnRD.com | LRBID.com

“Development of the site with the proposed Meduza restaurant is a welcomed addition to the neighborhood. **The concept is compatible with the surrounding commercial context and similar in character to other new restaurants along Lincoln Road**, and it will help enhance the appeal of the corner of Lincoln Road and Drexel Avenue for both residents and visitors.”

# Mēdüzā Mediterrania Restaurant



# Thank You

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

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)

# Hardship Criteria

- (i) *Special conditions exist* – Long-vacant Lincoln Road corner lot with no rear access, uniquely constrained by the “L”-shaped Church sanctuary, classrooms, offices, and chapel.
- (ii) *Not applicant’s actions* – Conditions are inherent to the site and predate Applicant’s involvement.
- (iii) *No special privilege* – Variance allows reasonable operation consistent with other Lincoln Road restaurants.
- (iv) *Literal Code deprives rights* – Rooftop activation, bar counter, and 2:00 a.m. operations are essential for viability in today’s hospitality market.
- (v) *Minimum necessary* – Narrowly tailored request to ensure cohesive operation and long-term viability of the establishment.
- (vi) *In harmony with the Code* – The substantial two-story Church buildings forming the “L” provide a strong buffer, supplemented by a professional sound study.
- (vii) *Consistent with Comprehensive Plan* – CD-3 district encourages vibrant dining uses that reinforce Lincoln Road’s character and vitality.

# Prior COA - File No. 7424

CFN: 20160044705 BOOK 29935 PAGE 2843

Page 3 of 5  
HPB File No. 7424  
Meeting Date: May 13, 2014

to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

- a. Any existing street trees proposed to be removed shall be replaced with canopy shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - b. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
  - d. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - e. FPL transformers or vault rooms, backflow preventers and all other related devices and fixtures shall not be permitted within any required yard or any area fronting a street or sidewalk. Their location and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
3. The Applicant agrees to the following operational conditions for any and all permitted main and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational requirements and/or limitations.
- a. ROOFTOP CONDITIONS
    - i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any contract or assignment.
    - ii. All rooftop facilities shall cease operation at 12am Sunday through Thursday and at 1am on Friday and Saturday.

OH

CFN: 20160044705 BOOK 29935 PAGE 2844

Page 4 of 5  
HPB File No. 7424  
Meeting Date: May 13, 2014

4. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
5. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
6. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-8 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "1620 Drexel Ave", as prepared by Touzet Studio Design & Architecture, dated April 08, 2014.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Final Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Final Order, have been met.

The issuance of this Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of

OH

# Covenant in Lieu Of Unity of Title

This instrument was prepared by:

David J. Coviello, Esq.  
Shutts & Bowen LLP  
200 South Biscayne Boulevard, Suite 4100  
Miami, FL 33131

Folio No. 02-3234-003-0070

(Space Reserved for Clerk)

## DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE

**KNOW ALL BY THESE PRESENTS** that the undersigned Owner hereby makes, declares and imposes on the land herein described, the easement and covenants running with the title to the land, which shall be binding on the Owner, its heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

### WITNESSETH:

**WHEREAS**, the Owner holds fee simple title to certain property in the City of Miami Beach, Florida, located at 1620 Drexel Avenue, Miami Beach, Florida, bearing the following folio number 02-3234-003-0070, legally described in **Exhibit "A,"** attached hereto and made a part hereof ("Property"); and

**WHEREAS**, on May 13, 2014 Owner obtained approval of the Historic Preservation Board (HPB) under File No. 7424 as recorded in Official Records Book 29935, at Page 2641 of the Public Records of Miami-Dade; and

**WHEREAS**, the Owner may develop the buildings on the Property in a condominium format of ownership and/or in two or more phases; and

**WHEREAS**, the Owner may develop the buildings on the Property for sale to multiple owners or in a condominium or association format of ownership and/or in two or more phases; and

**WHEREAS**, the Owner may wish to convey portions of the Property from time to time, and may wish to offer units as condominiums, this instrument is executed in order to assure that the phased development, or development of the property with future multiple ownership, will not violate the Land Development Regulations of the City of Miami Beach.

**NOW THEREFORE**, in consideration of the premises, Owner hereby agrees as follows:

MEADOC3 22811690 3



# Project Distance to Residential

