



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

www.brzoninglaw.com

305.377.6234 office
305.377.6222 fax
MLarkin@brzoninglaw.com

VIA ELECTRONIC MAIL

August 24, 2025

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

RE: **HPB25-0663** – Letter of Intent for After-the-Fact
Certificate of Appropriateness for Mural Located at 81
Washington Avenue

Dear Ms. Tackett:

This law firm represents 81 Washington, LLC (the "Applicant"), owner of the property located at 81 Washington Avenue, also known as 230 1 Street (the "Property") within the South of Fifth Neighborhood in the City of Miami Beach (the "City"). Please allow this letter to serve as the letter of intent in connection with a request to the Historic Preservation Board ("HPB") for an after-the-fact certificate of appropriateness ("COA") for a mural.

Property Description. The Property is located at the southeast corner of the intersection of 1st Street and Washington Avenue and identified by Miami-Dade County Folio No. 02-4203-003-1410. The Property is approximately 13,150 square feet in size and is improved with a three (3)-story, approximately 14,600 square foot building that was originally constructed in 1936.

The original building was designed by architect Henry Hohausser, as a twelve (12)-unit apartment building. As a result, the Property is classified as contributing within the Ocean Beach Local Historic District. In 1993, the existing building underwent a renovation and conversion into a

commercial building, including a rooftop and attached additions. In 2008, and again in 2011, the first two (2) levels of the Property were developed for restaurant use, while the third level was utilized as an office.

After 2017, the Property remained unutilized for several years and began to fall into disrepair until the Applicant purchased the Property, obtained a Conditional Use Permit ("CUP") under File No. PB24-0707 (f.k.a PB23-0577) (the "Approved CUP") and pursued the improvements under HPB File No. HPB17-0143 (the "HPB Approval"). The Applicant has completed a substantial multi-million-dollar renovation of the existing building and is currently operating a restaurant known as Le Grande Boucherie on the first and second levels of the existing building, as well as developing a second restaurant concept on the third floor of the existing building.

Violation. As part of the renovation of the building, the Applicant installed an artistic graphic on the face of the circular stair tower at the center of the west elevation. The artistic graphic was not within the scope of the HPB Approval. Consequently, the Applicant was cited for installing the mural without first obtaining a COA.

Request. This application respectfully requests a COA to for an artistic graphic, pursuant to Section 2.13.4 of the Miami Beach Resiliency Code (the "Resiliency Code"), which governs alterations made to a building without prior COA approval. Additionally, an "after-the-fact" COA application is required and must be approved by the HPB following a determination as to whether the property must be restored to its appearance during the period of historic significance, prior to the alteration. Notably, the Applicant proposes minor revisions to the artistic graphic to remove the word "Boucherie" and the letter "B" to avoid any indication that the artistic graphic has a commercial meaning.

Analysis. As part of the building's restoration and revitalization, the Applicant installed an artistic graphic I on the face of the circular stair tower located at the center of the west elevation. This architectural feature is composed primarily of glass block and extends from the second to the third floor, flaring outward at the top of the rotunda. At the core of the stair tower were two (2) rectangular frosted windows that appeared outdated and detracted from the overall aesthetic.

To improve the visual appeal and architectural character of the building, the Applicant added vinyl stickers on the inside of the windows with an attractive artistic

graphic. The graphic, which features natural elements, harmonizes with the surrounding landscaping and creates a visually cohesive composition in the Art Nuveau style. The mural is an adhesive vinyl sticker that is minimally intrusive to the building's façade. The result is an enhancement that feels organic to the building's original design and era. The artistic graphic not only revitalizes the west elevation but also highlights the tower's central vertical element, reinforcing its architectural prominence. Accordingly, the Applicant respectfully submits that the artistic graphic contributes to the preservation and enhancement of the building's historic and aesthetic significance.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the Code, as follows:

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

Not applicable to this application.

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

Hurricane proof impact windows will be provided.

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

Not applicable to this application.

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

All landscaping will be Florida friendly and resilient.

5. Whether 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, including a study of land elevation and elevation of surrounding properties were considered.

Not applicable to this application.

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

Not applicable to this application.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

Not applicable to this application.

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

Not applicable to this application.

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 to this application.

10. Where feasible and appropriate, water retention systems shall be provided.

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

Conclusion. The artistic graphic serves as a meaningful component of the Property's ongoing revitalization within the Ocean Beach Historic District. It presents an opportunity to enhance the architectural character of the Property in a thoughtful and understated way, contributing positively to its historic and visual significance. Accordingly, we respectfully request your favorable review and recommendation with respect to this Application. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Michael Larkin

cc: Nicholas Rodriguez, Esq.
Michael Yanopoulos, Esq.