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May 02, 2025

Rogelio A. Madan, AICP
Chief of Community Planning & Sustainability
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Final Submittal Letter of Intent - Design Review Approval for Exterior Renovation of 850 Commerce Street, Miami Beach, FL33139 (DRB25-1096)

Dear Mr. Madan,

I, Andrew Latchford represent Cactus Café South Beach Inc. (collectively the “Applicant”), the master tenant of the leasehold interest in the property located at 850 Commerce Street, identified by Folio Nos. 02-4203-009-2100 O.R.B. 33193, PG. 2721 (the “Property”) in the City of Miami Beach (the City”). This letter serves as the required letter of intent on connection with an application for design review of proposed façade improvements including re-cladding wall and glazing infill, new signage, removal of decorative fan palms, new awning fabric, new exterior accessible egress ramp and privacy fence enclosure for equipment.

Property Description:

The Property is located on the southwest side near the intersection of Washington Avenue and Commerce Street and is approximately 9,000 square feet in size. The Property fronts on Commerce Street and S. Pointe Ct (alleyway). It is zoned C-PS1. The property is a commercial space with A-2 occupancy (restaurant use) comprised of two connected buildings, both of which are 1 story tall.

Proposed Project:

The Applicant seeks to renovate the façade of the property to make the two buildings more cohesive to one another. New faux wood horizontal planking to be added to two sides of the existing stucco building to match adjacent building with wood siding. Side entry is replaced with fixed window for better way-finding and clear path to main entry. Egress at rear façade is improved with ADA compliant ramp, allowing proper egress and separation distance between exit doors. New operable glass wall provided at front façade for improved passive cooling and enhanced

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indoor outdoor connection. Privacy fence in faux wood planking (matching adjacent building) added to rear façade to enclose equipment and existing utilities, improving overall experience at S. Point Ct. New signage at front façade in metal channel letters with face lit white plexiglass. Proposed wall signage is compliant with Chapter 6, Article II, Section 6.2.5 of the Miami Beach Resiliency Code. See proposed elevations in architectural plans and exhibits for more information.

This project is not an NIE and will not require Planning Board approval for a CUP.

Total number of proposed seats is 226 which accounts for actual seats. The total occupant load is 426 which is calculated based on design load factors including 1 occupant for every 18” of banquette seating per permit comments received from Fire Protection. See “05-02-2025 Planning Response Comment” for additional context on seat count vs occupant load calculation approved by Planning.

Project Intent:

The Applicant’s intent is to revitalize the existing restaurant (Planta) while maintaining the key architectural expression of the existing building. The proposed alterations aim to provide a greater connection to the sidewalk through careful consideration of the landscaping and fencing currently in place, create greater connection between the restaurant and the existing patio space by expanding the existing opening and upgrade the existing exterior finishes to suit the change in tenancy.

The Applicant also seeks to add a small exterior screened enclosure at the rear of the site to help shield building infrastructure from the view of our neighboring tenant’s. The finishes used to clad this enclosure to match building cladding in keeping with the overall aesthetic upgrades proposed at the site.

Cost Estimate:

The estimated cost of the project is \$3,257,084.64

Compliance with Design Review Criteria, Section 2.5.3.1:

a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

Satisfied, as applicable

b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Satisfied, as applicable

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c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

Satisfied, as applicable

d. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.

Satisfied, as applicable

e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

Satisfied, as applicable

f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

Satisfied, as applicable. No additions to structure.

g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

Satisfied, as applicable

h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

Satisfied, as applicable. No changes to existing pedestrian and vehicular access.

i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

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Satisfied, as applicable

j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Not Applicable. No change in paving materials.

k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Not Applicable.

l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Satisfied. No changes to massing or building form.

m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Not Applicable.

n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied, as applicable

o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

Not Applicable. No addition proposed.

p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

Satisfied, as applicable

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q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Satisfied, as applicable. Fully enclosed trash room is existing to remain. Condensers and other equipment currently visible in the rear alleyway will be screened by a 7ft H fence which will be clad to match the new building cladding

r. In addition to the foregoing criteria, subsection 118-104-6(t) of the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights- of-way.

Not Applicable.

s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article 1, as applicable.

Satisfied; see below.

Sea Level Rise and Resiliency Criteria:

The proposed project advances the sea level rise and resiliency criteria provided in Section 7.1.2.4(a) of the Code as follows:

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

A recycling and salvage plan for the partial demolition proposed will be provided at permitting.

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

New windows will be hurricane proof impact windows, with applicable Florida Product Approvals

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

The Applicant will provide, where feasible, passive cooling systems as described above.

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.

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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.

Sea level rise projections have been considered and appropriate flood mitigation will be incorporated into the design where appropriate and feasible.

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.

The application is a renovation of an existing building that does not propose to modify driveways or ramping.

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

All mechanical and electrical systems will be located above base flood elevation.

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

The existing building cannot feasibly be elevated to base flood elevation.

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.

To the extent habitable spaces are located below base flood elevation plus freeboard, wet or dry flood proofing systems will be provided to the extent necessary and appropriate.

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

Where feasible, water retention systems will be provided. There are no requirements for water retention systems based on project scope.

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

The existing pavement is proposed as existing to remain.

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

The building contained an existing green roof which is to remain. No removal of shade trees is proposed as part of the scope of work. Project scope does not adversely impact the heat island effect and key landscape elements remain to mitigate it

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Conclusion:

Granting this Design Review Approval will permit the rejuvenation of the existing restaurant, refreshing and remediating the existing restaurant to provide a refined and contemporary aesthetic. The result will ensure the existing building's design is respected and maintained while building greater connection to the street and improving its relationship with the neighborhood. We look forward to your favorable review and recommendation with respect to this application.

Sincerely,



Andrew Latchford
President

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Cc: PermitX
Cc: Bergmeyer
Cc: JBI