



5th Street Group
129 W Trade Street
Suite 1630
Charlotte, NC 28202
704.919.1322

May 8, 2023

Ms. Deborah Tackett
Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

**re: Letter of Intent for HPB23-0582, 745 Collins Avenue
Application to Historic Preservation Board**

Dear Ms. Tackett:

We ask you to consider this Certificate of Appropriateness application for 745 Collins Avenue. I am submitting this Letter of Intent as CEO of The 5th Street Group, the Applicant, for whom Shulman + Associates (S+A) is serving as Design Architect. The subject Project involves the interior renovation of the building to house the first Florida location of our fine-dining restaurant Church & Union.

Designed by L. Murray Dixon (1940), 745 Collins Avenue is a contributing structure within the Architectural District (National Register, 1979) and is zoned MXE. The 13,388 SF building sits on a 7,000 SF lot. The Property consists of one (1) parcel identified by Miami-Dade County Folio No. 02-4203-004-0250. The legal description of the Property is: OCEAN BEACH ADDN NO 1 PB 3-11; LOT 14 BLK 12; LOT SIZE SITE VALUE; OR 16211-2621 16292-0896 0194 1.

Over its 83 years 745 Collins has undergone several major renovations, including a full gut renovations in 1995 and 2007. The building's most recent iteration was as a Victoria's Secret, a project brought before the HPB in 2007 by Shulman + Associates. That project substantially restored the front façade, added a recessed third floor level, and reduced the area of double-height space in the building.

For the current Project, as the Applicant we seek to transform the interior of the building into a new restaurant. The exterior of the building will remain largely unaltered, other than incorporating signage, mechanical equipment additions on roof, a new egress door in the sideyard, and other minor changes. The building's rooftop will not be activated other than to house the mechanical equipment. Activity of the restaurant will be internal, with no outside seating anticipated. The Project is being brought before the Historic Preservation Board so that the Board may consider the demolition of a portion of the existing non-historic second-floor to accommodate a double height space at the front of the restaurant. The demolition requested falls under the 20% allowable demolition of a building built prior to 1966 (ref. MXE Mixed Use Entertainment District - Additional Regulations). We are not requesting any Variances and are not working with a Zoning Attorney.

The 5th Street Group takes a thoughtful approach toward siting our restaurants in historic neighborhoods. In downtown Charleston, our second Church & Union location opened in 2015 in the desacralized Church of Christ the Redeemer (1916) with sister restaurant Tempest housed next door in the former Harriott Pinckney Home for Sailors (also 1916). Along with other locations housed in historic buildings in Nashville and Charlotte, my company is committed to the revitalization and continued evolution of these properties and their neighborhoods. In Miami Beach, the intention is to keep the activity of the restaurant internal, and to restore and maintain the exterior of the L. Murray Dixon building, while helping to revitalize this stretch of Collins Avenue.

Compliance with Sea Level Rise and Resiliency Review Criteria

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

If the minimal interior demolition requires a recycling or salvage plan, Applicant will supply during permitting

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

Not Applicable.

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

Not Applicable

(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.

The Applicant's team is very familiar with the SEFRCAP projections, but they are not applicable to this project.

(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 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 (3) additional feet in height.

Not Applicable

(7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.



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Mechanical and electrical systems are located on the roof.

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

Not Feasible

(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 54 of the City Code.

Satisfied. Building already has a dry flood proofing system utilizing flood panels at ground floor openings and existing hydrostatic ground floor slab.

(10) In all new projects, water retention systems shall be provided.

Not Applicable

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

Not Applicable

(12) The project design shall minimize the potential for a project causing a heat island effect on site.

Not Applicable.

We are pleased to be submitting this Application for Certificate of Appropriateness review. I or my Design Team will be happy to answer any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Whalen'.

Patrick Whalen, CEO
The 5th Street Group