

February 16, 2021

**VIA ELECTRONIC DELIVERY**

**City of Miami Beach Historic Preservation Board**

c/o Ms. Debbie Tackett  
City of Miami Beach  
Historic Preservation Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: Supplemental Letter of Intent for Historic Preservation Board Application  
File No. HPB20-0431 (the “Application”) / Property located at 880 71<sup>st</sup> Street,  
Miami Beach, Florida (the “Property”)**

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Dear Historic Preservation Board Members:

Our firm represents Bay Dr. LLC and KG Normandy LLC (collectively, the “Applicant”), in connection with certain land use and zoning matters relating to the Property. Please accept this supplemental letter of intent, on behalf of the Applicant, for a Certificate of Appropriateness (“COA”) and minor variances for the construction of a 4-story mixed use development, more fully detailed in the Application materials. Applicant presented the Application to the Historic Preservation Board (“Board”) on February 9, 2021 and received certain feedback relative to the design of the project. The following outlines certain changes requested by the Board and the response provided by the Applicant, as shown in more detail in the supplemental architectural diagrams enclosed with this resubmittal:

1. Concealment of the utilities in the ceiling of the ground floor understory areas: The enclosed Utility Concealment diagram shows a plenum space for the collection of all utilities. The plenum space is designed to collect the utility infrastructure and funnel in shafts down to the pavilion structures in a few discrete locations. The renderings detail the proposed wood patterned panel soffit system that would, in conjunction with stucco areas, be the acoustical/finished surface of the understory. Only required sprinkler heads, lighting and fire alarm devices would be visible.
2. Planter bed depth: Also shown on the Utility Concealment diagram is the 4’-4” depth of the ground floor commercial space green roof. At the hearing, a question was raised as to the depth of the green roof system.

3. Activation of southwest commercial space: In response to Board comments that the parking screening at the southwest corner contain active uses, at a size that would provide for a more successful operation for a future tenant, the Applicant extended the commercial space to include approximately 350 sq. ft.<sup>1</sup> Applicant is appreciative of the Board's comment encouraging the success of this space and the design guidance.
4. Western facade energy efficiency: Please refer to the enclosed Western Facade Energy Performance diagram. The design of the "tube" massing uses a minimal amount of clear glazing on the long facades of the structure, while opening up the ends of the "tubes" to more vision glass and view lines. The glazing contains high performance, coated, laminated insulating glass that would meet the LEED Gold energy requirements. Applicant is further proposing additional shading elements illustrated in the attachment (vertical fin and eyebrows), that not only enhance the design and promote energy efficiency, but also reflect on the prior Tropicair architecture (see Tropicair eyebrow photo). Ultimately, Applicant is proposing to increase the Project expense utilizing the higher performing, energy compliant skin to increase view lines on the end bays of the massing.
5. Signage: Please refer to the enclosed signage strategy diagram. Applicant is incorporating building signage along the Northern elevation similar to the previous Tropicair signage. The size and shape of the new building signage<sup>2</sup> are reflective of the previous signage on this elevation, including the layered panel detail.
6. Retail storefront: Please refer to the enclosed additional diagram containing the retail storefront views. There are 2 commercial structures on the northern edge of the Property facing 71 Street. The location and shape of these structure are reflective of the existing surrounding as built context. Meaning, the pedestrian access points to these two commercial spaces and the interior walkways within the Property are designed around (away from) the City Pump station at the northeastern edge and the City Trolley and County bus stop on the northwestern edge of this frontage. The design of these spaces is reflective of the conditions outside the Property line. Lastly, in addition to the glazing routinely requested by City staff, Applicant designed the architectural fenestration experiences that are compatible with the overall design and MiMo vocabulary, including the shade eyebrows and coral stone as detailed on the enclosed plans.

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<sup>1</sup> Increasing the size of this space required the removal of a parking space. Note, parking is not required for this Project.

<sup>2</sup> Applicant does not yet have a building name identified and therefore the proposed signage language is subject to confirmation at a later date.

Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ethan Wasserman", with a long horizontal flourish extending to the right.

Ethan B. Wasserman, Esq