



July 05, 2021

Ms. Debbie Tackett, Historic Preservation & Architecture Officer
Planning Department
City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL 33139

**RE: Letter of Intent for Historic Preservation Board Approval Request
The Heron
1158 Marseille Drive
Miami Beach, Florida 33141**

Dear Ms. Tackett:

Brooks + Scarpa Architects, Inc. is pleased to submit this “Letter of Intent” in fulfillment of the requirements for submittal to the City of Miami Beach Historic Preservation Board for approval.

The Heron is a LEED Gold, 4-Story/19,625 gross square foot, 20-unit affordable elderly housing project located at 1158 Marseille Drive, in the Normandy Isles neighborhood of Miami Beach. The project lot area is 9,995.7 square feet, and valuation of the project is estimated at \$5,000,000. Inspired by the regional MIMO style of architecture, The Heron builds on this tradition by combining playful, eccentric modern and classical forms. The sweeping curved facade of breeze blocks, consisting of round openings forms a modern-day frieze, while applying a sense of lightness and permeability to the whole building both inside and out. Communal interior and exterior spaces have been incorporated on both the upper and ground floor levels, with activated gathering spaces promoting community and a walkable/human scale along Marseille Drive. Although not required by zoning, the project includes five parking spaces for easier mobility and servicing of elderly residents—these parking spaces are screened from the street. The design will be in compliance of all existing zoning regulations; with the exception of Sec: 142-156(b), providing an active use screening the parking area. The design team is kindly requesting a variance from the board in regards to this requirement.

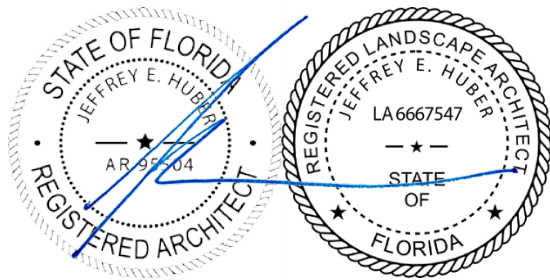
Behind the white concrete façade are living units, breezeways, terraces and gardens surrounded by pastel-colored pink walls, a color often associated with the Art Deco period in Miami Beach. The tranquil, shady respite of these exterior spaces provide a welcoming and comfortable outdoor gathering place for the senior year-round population. The humidity and heat of summer are

addressed by making accommodations for breezeway corridors, covered galleries and shaded courts. These passive design strategies are accompanied by highly efficient thermally broken glazing, energy star appliances, non-VOC and natural materials, including a potential for a future PV solar system and a host of other energy efficient measures.

Whether it is the pastel colors, brise soleil or the curves of the breeze block façades The Heron's architecture and playful aesthetic contributes to the rich history and character of Miami Beach's MIMO architecture and direct context of the Normandy Isle National Register Historic District.

We look forward to presenting this exciting project at the September Historic Preservation Board Meeting.

Sincerely,



Jeffrey Huber, FAIA
Principal, Brooks + Scarpa Architects, Inc.