



Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

T: 305 374 5600
F: 305 374 5095

August 5, 2024

VIA: CSS

Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach Florida 33139

**RE: Ocean Terrace Public Art – Certificate of Appropriateness
File No. HPB24-0633**

Chair and Members of the Board:

Our firm represents OTH Streetscape, LLC and its affiliates (collectively, “**Owner**”), the owner of several parcels located on the block along Ocean Terrace, Collins Avenue, 74th Street, and 75th Street (the “**Property**”). We are pleased to submit this Letter of Intent in support of Owner’s request for a Certificate of Appropriateness for the installation of REFLECTION, a captivating sculpture designed by world-renowned artist Prune Nourry, within the Ocean Terrace Park (the “**Sculpture**” or “**REFLECTION**”). The City has joined in this application and is a co-applicant.

Background

On September 27, 2021, through Order HPB19-0361 (the “**Prior Order**”), this Board approved the construction of an approximately \$14.8 million public park and related streetscape improvements within the vacated rights of way of Ocean Terrace and portions of 73rd, 74th, and 75th Streets between Ocean Terrace and Collins Avenue (the “**Ocean Terrace Park**”). Consistent with the Prior Order and with Section 62 of the Development Agreement between Owner’s affiliates and the City for the Ocean Terrace Park, Owner obtained approval from the City’s Art in Public Places Committee (“**AIPPC**”) in March 2024 for the Sculpture. *See* Exhibit A.

In the Development Agreement, the City and Owner’s affiliates negotiated a specific approval process for public art within the Ocean Terrace Park. Section 62 of the Development Agreement authorizes Owner to elect one of two alternative approval paths for public art: (a) Owner can submit the proposed art to the City’s AIPPC for approval, or (b) Owner can submit the proposed art to the City Commission for approval and a waiver of the AIPPC process. Option (a) contemplates that the AIPPC will act as the decision-making body, rather than as a recommending or advisory body. Owner has elected and completed option (a), obtaining AIPPC approval of the Sculpture in March 2024. We are submitting the enclosed application in response to the City’s request that the HPB approve the Sculpture’s proposed location within the Ocean Terrace Park pursuant to Section 82-612(h) of the City Code.

The Sculpture

REFLECTION is designed by world-renowned artist Prune Nourry. Originally from Paris, Nourry's work has allowed her to travel the globe creating mostly large format sculptures that pose ethical questions related to the notion of balance in the broadest sense possible. Her innovative use of materiality and strong messaging is at the core of every project.

REFLECTION is inspired by Nellie Locust, a courageous figure who worked in the United States Coast Guard Women's Reserve, commonly known as "SPARS," during World War II, in Miami's Identification Office. That office was responsible for intaking and submitting applications to Coast Guard Intelligence for approval of identifications cards that were required at ports and other entry points to ensure security during times of war.



SPARS women are celebrated for their service during the war and for their important contributions to the American workforce thereafter. For many women, SPARS represented their entry into the workforce and provided valuable skills that translated into post-war careers advancing women's status within American society. REFLECTION celebrates a key part of our region's history and the advancement of women's rights in America.

REFLECTION is composed of hydrophobic material that is appropriate for its oceanfront location. An observer sitting on the bench across the water feature will be able to see the complete work composed of the physical sculpture and its reflection in the water feature. With time, vegetation curated by the celebrated landscape architect Raymond Jungles will slowly form part of the Sculpture to further integrate the work within the natural environment. The Sculpture will be treated with waterproof and washable coatings to ensure a durable color finish and ease of maintenance.

Request

The HPB has jurisdiction to review and approve a COA for the location of the Sculpture. The concept and design of the Sculpture itself was reviewed and approved by AIPPC previously. Owner proposes to place the Sculpture in the principal water feature in the middle of Ocean Terrace Park. *See Figure 1 below.* The HPB already approved the Ocean Terrace Park's design, which includes the water feature at this location. This request is limited to the placement of the Sculpture within the park's water feature.



Figure 1. Location

The materials used are appropriate for the surrounding oceanfront environment and the use of natural plant materials further integrates the Sculpture into its newly formed lush surroundings. The placement of the Sculpture within the largest water feature in the Ocean Terrace Park is contextually appropriate and will help make the park a beloved destination for both residents and visitors.

Conclusion

We look forward to your approval of the proposed location of this important public work of art that celebrates a rarely highlighted part of our region's history and the advancement of women's rights. Should you need any additional information, please do not hesitate to contact me.

Sincerely,

Neisen O. Kasdin

Cc: Kristofer D. Machado, Esq. (kristofer.machado@akerman.com)
Cecilia Torres-Toledo, Esq. (cecilia.torres-toledo@akerman.com)
Jared Green (jared@oceanterraceholdings.com)