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February 2, 2025

Historic Preservation Board  
c/o Deborah Tackett  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach Florida 33139

**RE: HPB24-0629 - Certificate of Appropriateness for New Construction at  
914 Marseille Drive and 7116 Bay Drive, Miami Beach FL**

Dear Ms. Tackett,

Akerman LLP represents Efrat Normandy LLC ( the “**Owner**”), the owner of the property located at 914 Marseille Drive and 7116 Bay Drive, Miami Beach Florida (the “**Property**”).<sup>1</sup> Owner hereby submits an application requesting a Certificate of Appropriateness (“**COA**”) for new construction of an 10-unit multifamily development on currently vacant land. (the “**Project**”).

**Property.** The Property is an L-shaped lot located on the northwest corner of Bay Drive and Normandy Court. It is within the Normandy Isles Historic District and the North Beach National Register Conservation District and is partially improved with a two story contributing historic building built in 1940 which has ground level commercial space and six residential units. The remainder of the Property is vacant. The Property has a split zoning of RO, on the portion where the existing historic structure sits, and RM-1 for the rest of the Property all within the North Beach National Register Conservation Distract Overlay which controls most of the applicable development parameters. It is approximately 13,138.5 square feet in size.

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<sup>1</sup> The Property is further identified with Miami-Dade County Folio Nos. 02-3210-013-0311 and 02-3210-013-0330.



**Figure 1. Property**

**Project.** The Project proposes to develop only the vacant portion of the Property with a new multifamily development with a total of 10 units. The contributing historic building along the Bay Drive frontage will remain as is. The units are mostly one bedroom but there is a one 2-bedroom unit and one 3-bedroom unit. Amenities include bicycle parking and a rooftop sun deck with a jacuzzi, barbeque area and sun loungers. At the roof level, the mechanical equipment has been adequately screened and placed close to the center of the floorplate to help mitigate any visual impact from the right of way.

Although no parking is required, the Project proposes 6 parking spaces and 12 long term and 4 short term bicycle racks to meet needs on-site. Pursuant to Sec. 7.3.8.3.c.1. of the Miami Beach Resiliency Code (the "**Code**"), because the contributing structure at the Property is being retained, the Project can be approved up to 55 feet tall. The Project requests only 41'-5" feet of height in an effort to remain contextually appropriate. The architects took special care to ensure that the proposed structure was of a massing and scale that made sense for the neighborhood and complied with the Code.

The building design is modern but pays homage to Art Deco style by incorporating key architectural components. The salient architectural feature of the proposed building are curved framed balconies that create the rounded corners prominent for Art Deco style. Corner windows are also part of the design and a flat roof is proposed consistent with the style. Various materials are employed including smooth white stucco, tinted glass, aluminum frames and wood slats to bring some warmth to the design.

**Requests.** The Applicant respectfully requests approval of a COA for the new construction of a 41-6" foot tall multifamily building when up to 55 may be granted by this Board.

**Sea Level Rise and Resiliency Criteria.** The proposed amendment is consistent with the criteria in Section 7.1.2.4.a.1. of the Code, to the extent applicable, as follows:

- a. A recycling or salvage plan for partial or total demolition shall be provided.*

Not applicable. The lot is vacant, no demolition is proposed.

- b. Windows that are proposed to be replaced shall be hurricane proof impact windows.*

Hurricane proof impact windows are proposed.

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

Passive cooling systems including operable windows, operable balcony doors and stairwells open on two sides.

- d. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.*

Resilient landscaping including salt tolerant, highly water-absorbent, native, and Florida-friendly plants is proposed.

- e. 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.*

Sea level rise projects were considered and the elevation of the land and surrounding properties was studied. No habitable space is proposed below 19.67 NGVD.

- f. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way 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 3 additional feet in height.*

Ground floor is adaptable to raising of the public right of way and adjacent land and is of sufficient height and space to be modified up to an additional 3 feet in height.

- g. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.*

All critical mechanical and electrical systems are located above BFE.

- h. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.*

Not applicable. New construction.

- i. 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 in General Ordinances.*

Not applicable. No habitable space proposed below BFE.

- j. As applicable to all new construction, stormwater retention systems shall be provided.*

Stormwater retention systems to be provided.

- k. Cool pavement materials or porous pavement materials shall be utilized.*

Cool pavement materials or porous pavement materials proposed.

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

Design minimizes heat island effects using light colors, lush landscaping and incorporating passive cooling systems to minimize heat.

**Conclusion.** The Project is an example of positive and contextually appropriate infill development. The design Team has put together a proposal that feel contemporary and relevant while still paying homage to the historic district and the Art Deco style in a tasteful manner. The

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scale and massing of the building is respectful to the neighboring properties and consistent with the intent of the Code.

We look forward to discussing our application with you, and we remain grateful for your continued attention and consideration. Should you need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cecilia Torres-Toledo', with a stylized flourish at the end.

Cecilia Torres-Toledo, Esq.