



Making
Human Spaces

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City of Miami Beach Planning Department
1700 Convention Center
Miami Beach, FL 33139

Dear Members of the Design Review Board,

940 71 Street is a commercial property located in Normandy Isle historic district. The site is on the corner of 71 Street and Rue Vendome, across the street from the beautiful Normandy Fountain. The existing building, which has approximately 3,747 sf, operated as a single restaurant for many years, but as of late and due to COVID-19, it has remained closed.

The Owner has requested BBA to design the building renovation, which includes bringing the building up to code standards, dividing the interior space into 3 retail spaces that if used as restaurants will share the kitchen and restrooms.

The design intent is to create a more welcoming environment to the patrons, engaging street life by opening the façade with large roll-down glass garage doors and incorporating design cues from the neighborhood, such as an appropriate color palette and ceramic tiles that recall those used in the fountain. Currently, the space has only a few windows that are limited to the corner making the inside space dark and uninviting. The new design provides ample natural light to each space, and weather permitting, will open large portions of the façade, blending the inside and outside.

To further engage street life, the design incorporates serving counters on the façade that serve food directly to patrons. In addition, a proposed generously sized eyebrow shall provide some protection from the weather. The existing trees on Rue Vendome will remain, with new porous tree grates placed around them to create more space for outdoor seating. Air-conditioning equipment shall be screened from view and the restaurant finish floor elevation shall remain as-is, which is approximately at the sidewalk level.

Sincerely,

Gustavo Berenblum
Principal, Berenblum Busch Architects