



NORMANDY ISLE

WORKFORCE HOUSING

1960 NORMANDY DR.
MIAMI BEACH, FL 33141

CITY OF MIAMI BEACH
DESIGN REVIEW BOARD

DRB FINAL SUBMITTAL
PLAN NUMBER: DRB22-0850
JULY 11TH, 2022

SCOPE OF WORK:

- 60 WORKFORCE HOUSING UNITS TOTALING 24,000 SF (NOT INCLUDING COMMON AREAS AND PROJECTING BALCONIES)
- ORGANIZED IN 3 LEVELS
- APPROXIMATELY 2,000 SF OF RETAIL SPACE ON GROUND FLOOR
- 34 CAR PARKING SPACES; 32 BICYCLE STORAGE SPACES



KEY MAP WITH VIEWS AND AREA OF WORK



BEFORE



AFTER

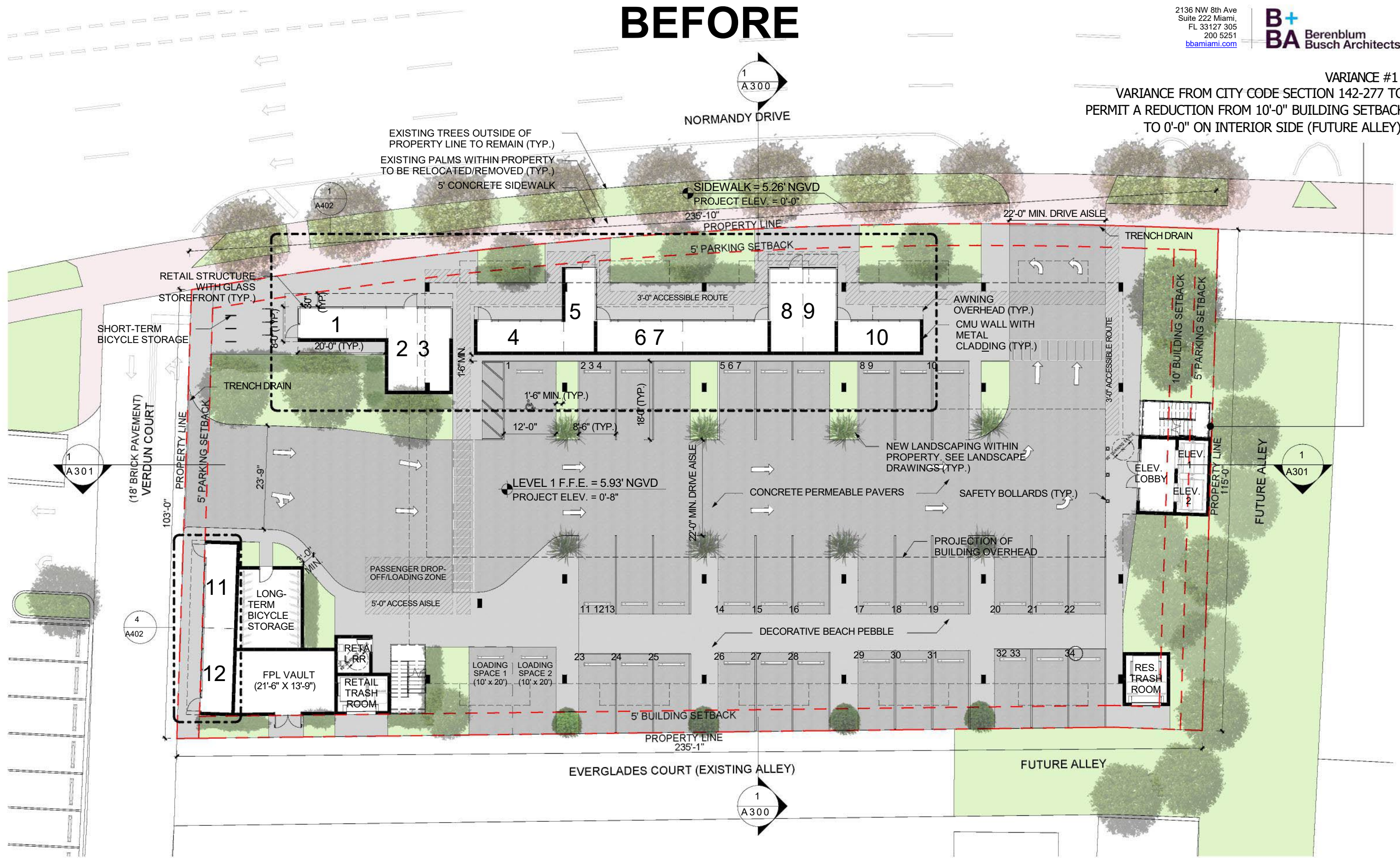


BEFORE

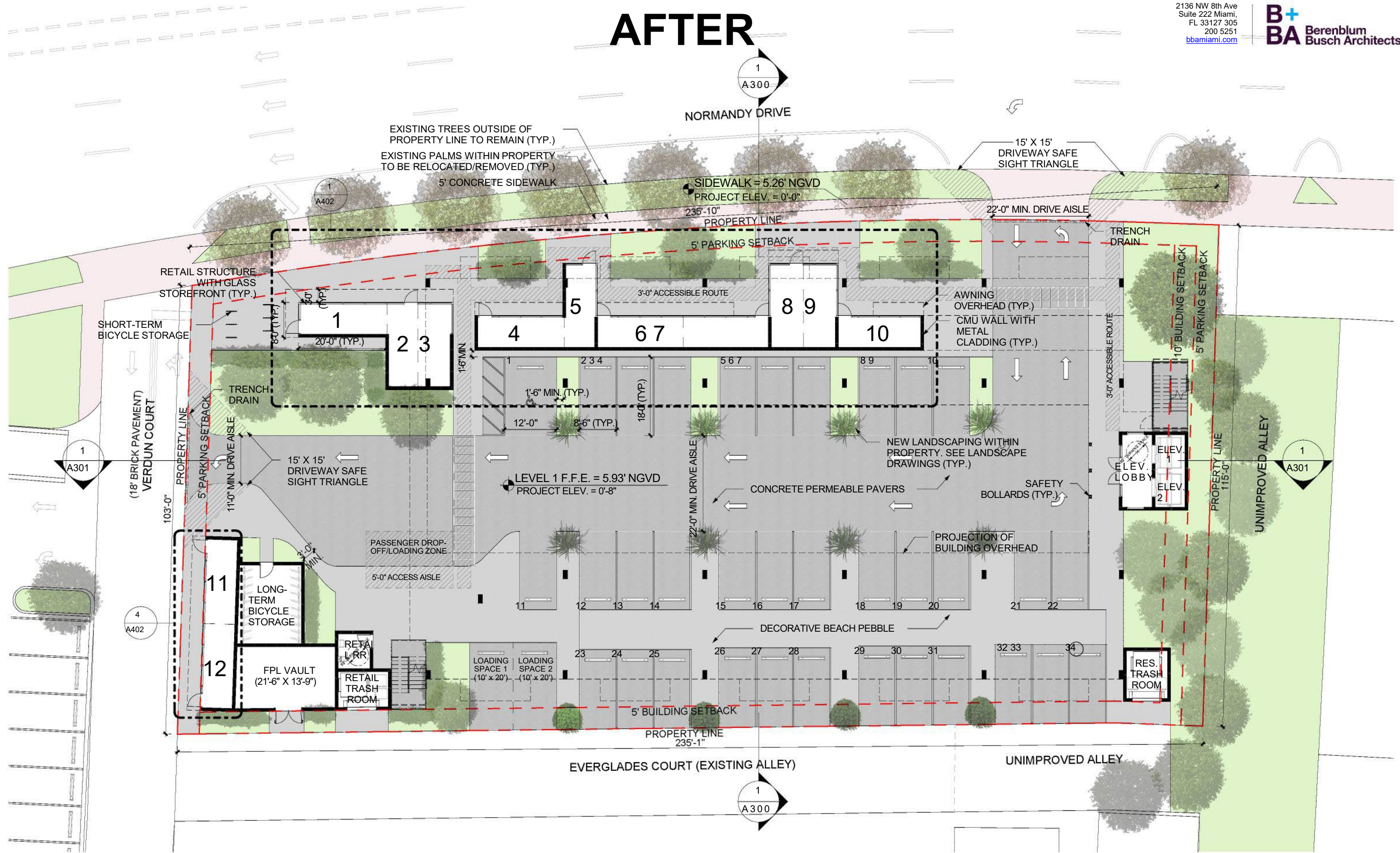
2136 NW 8th Ave
Suite 222 Miami,
FL 33127 305
200 5251
bbamiami.com

B+BA Berenblum
Busch Architects

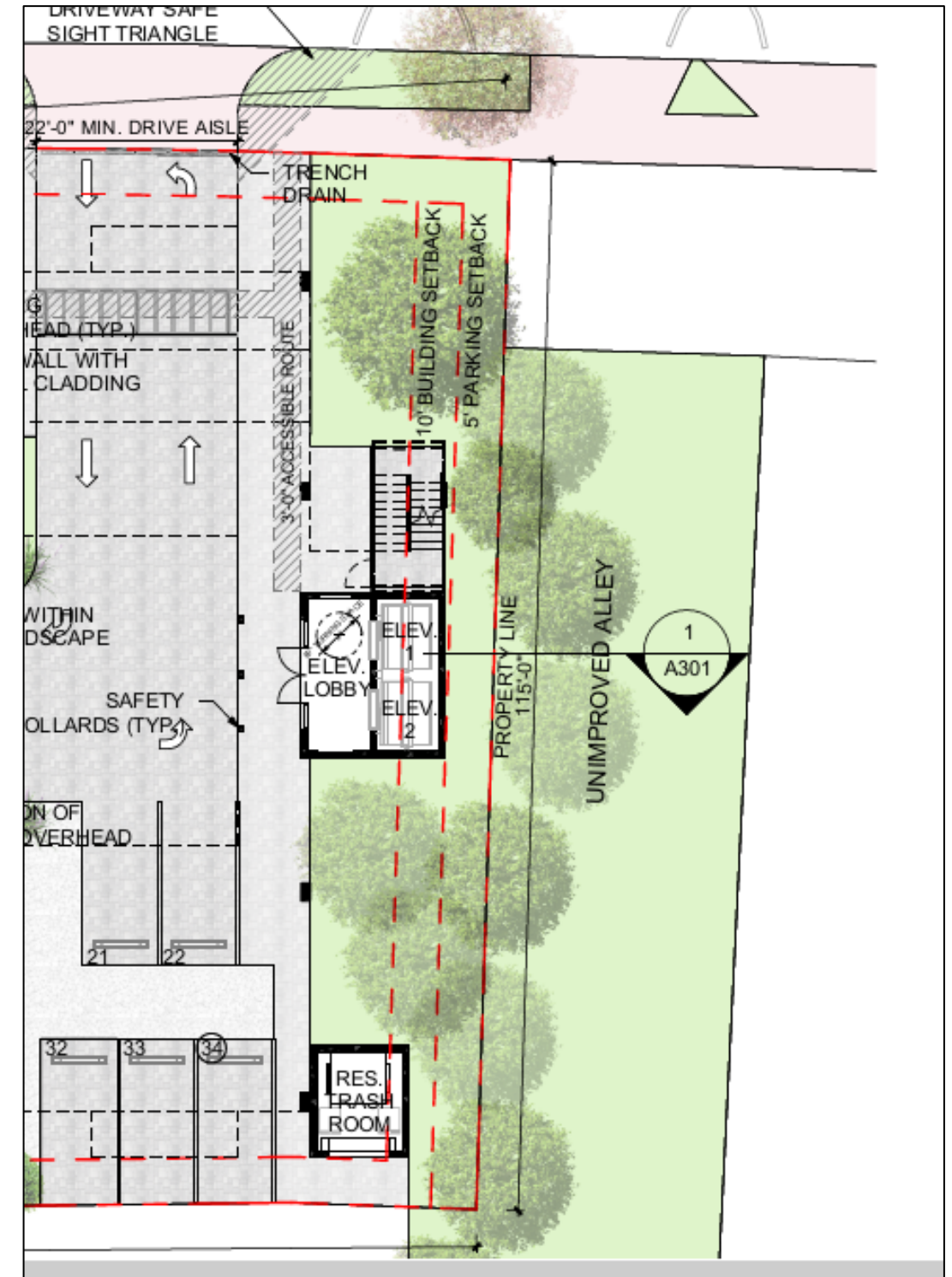
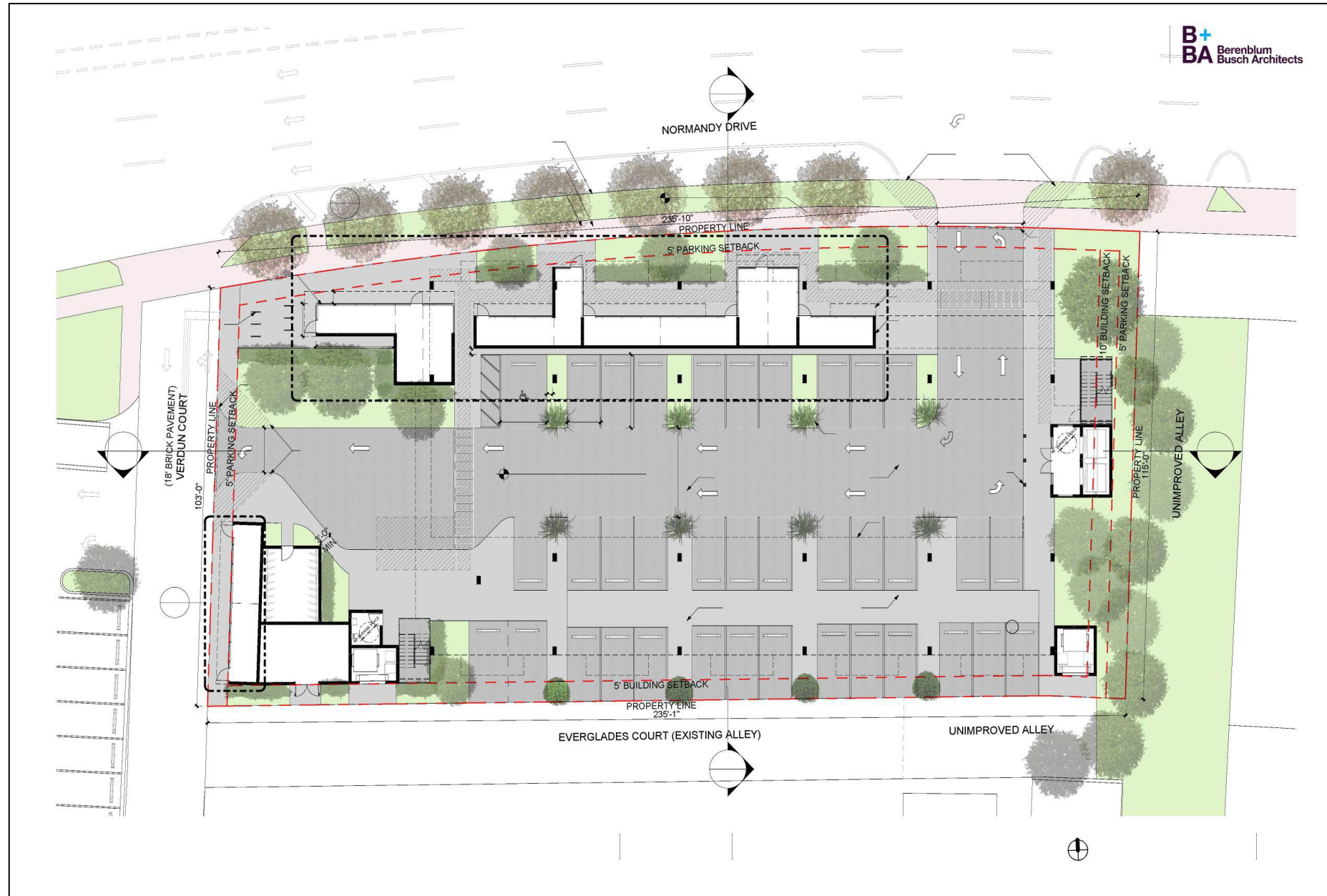
VARIANCE #1
VARIANCE FROM CITY CODE SECTION 142-277 TO
PERMIT A REDUCTION FROM 10'-0" BUILDING SETBACK
TO 0'-0" ON INTERIOR SIDE (FUTURE ALLEY).



AFTER



VARIANCE REQUEST





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CITY OF MIAMI BEACH ZONING DATA AND PARKING REQUIREMENTS

PROPERTY INFORMATION	
ADDRESS	1960 NORMANDY DRIVE, MIAMI BEACH, FL 33141
FOLIO NUMBER	02-3210-011-0370
LEGAL DESCRIPTION	Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 36 of "ISLE OF NORMANDY, MIAMI VIEW SECTION, PART THREE", according to the Plat thereof recorded in Plat Book 40 at Page 33 of the Public Records of Miami-Dade County, Florida.
LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO
DESIGNATED AS A HISTORIC SITE?	NO
DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO
YEAR BUILT	1971
ZONING DISTRICT	CD-1; COMMERCIAL, LOW INTENSITY DISTRICT

FLOODING INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION (FEMA)	8.00' (Community Number 120651 (City of Miami Beach), Map Panel No. 12086C307, Suffix L)
GRADE LEVEL	4.45' (Center of Sidewalk)

ZONING INFORMATION	REQUIRED/ALLOWED	EXISTING	PROVIDED
FLOOR AREA	COMMERCIAL - 1.0 (25,771 SF); RESIDENTIAL - 1.25 (32,213.75 SF)	2,897.08 SF	32,213.7 SF
LOT AREA	N/A	25,771 SF	25,771 SF
LOT WIDTH	N/A	235'-5"	235'-5"
LOT DEPTH	N/A	115'-0"	115'-0"
LOT COVERAGE	N/A	4,566 SF	16,674.11 SF
OPEN SPACE	MIN. 20% (5,154.2 SF)	23,244.77 SF	12,889.62 SF
UNIT SIZE	MIN. WORKFORCE HOUSING - 400 SF	N/A	400 SF
DENSITY	60 DWELLING UNITS PER ACRE (35), W/ 80% DENSITY BONUS FOR WORKFORCE HOUSING (63)	N/A	60 UNITS
MAIN USES	COMMERCIAL USES; APARTMENTS	INDUSTRIAL	RETAIL; WORKFORCE HOUSING

BUILDING SETBACKS			
FRONT (NORMANDY DRIVE)	0'-0"	59'-9"	4'-4"
SIDE, FACING A STREET (VERDUN COURT)	0'-0"	1'-0"	5'-0"
INTERIOR SIDE (FUTURE ALLEY)	10'-0" (ABUTTING RESIDENTIAL DISTRICT)	10'-3"	0'-0" (REQUIRED VARIANCE)
REAR (EVERGLADES COURT)	5'-0"	0'-10"	5'-0"

BUILDING HEIGHT			
MAX. HEIGHT	40'-0"	23'-0"	40'-0" (MEASURED FROM BFE + FREEBOARD)

PARKING SETBACKS			
FRONT (NORMANDY DRIVE)	5'-0"	6'-0"	25'-4"
SIDE, FACING A STREET (VERDUN COURT)	5'-0"	40'-7"	66'-2"
INTERIOR SIDE (FUTURE ALLEY)	5'-0"	48'-0"	23'-0"
REAR (EVERGLADES COURT)	0'-0" IF ABUTTING AN ALLEY	31'-0"	0'-0"

PARKING REQUIREMENTS (SECT. 130-32)	PARKING DISTRICT NO. 1	SQ. FT. / UNITS	PARKING SPACES
COMMERCIAL (GENERAL) - RETAIL	1 SPACE PER 300 SF	1,727.84 SF	5.76
WORKFORCE HOUSING	0.5 SPACE PER UNIT	60 UNITS	30.00
SUBTOTAL			35.76
TOTAL REQUIRED PARKING SPACES			36.00
TOTAL PROVIDED PARKING SPACES*			34.00
ELECTRIC VEHICLE PARKING	2% OF REQUIRED PARKING		8.00

*The total provided parking spaces includes (1) ADA parking space per FBC-A 208.2 and (1) electric vehicle parking space per Section 130-72 of the Miami Beach Land Development Regulations

BICYCLE PARKING SPACES (SECT. 130)	PARKING SPACES	BICYCLE PARKING SPACES
ALTERNATIVE PARKING INCENTIVES REDUCTION (SECT. 130-40)	5 LONG-TERM BICYCLE PARKING SPACES PER 1 PARKING SPACE	10.00
BIKE PARKING	1 SPACE PER 20 REQUIRED PARKING	1.80
SUBTOTAL		11.80
TOTAL REQUIRED BIKE RACK SPACES		12.00
TOTAL PROVIDED BIKE RACK SPACES		32.00

LOADING REQUIREMENTS (SECT. 130-101)	SPACES PER F.A.R.	SQ. FT. / UNITS	REQUIRED
RETAIL STORE / RESTAURANT	OVER 2,000 BUT NOT OVER 10,000: 1 SPACE	1,727.84 SF	0.00
ANY RESIDENTIAL BUILDING	OVER 50 UNITS BUT NOT MORE THAN 100 UNITS: 2 SPACES	60 UNITS	2.00
TOTAL REQUIRED LOADING SPACES			2.00
TOTAL PROVIDED LOADING SPACES			2.00

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GENERAL INFORMATION

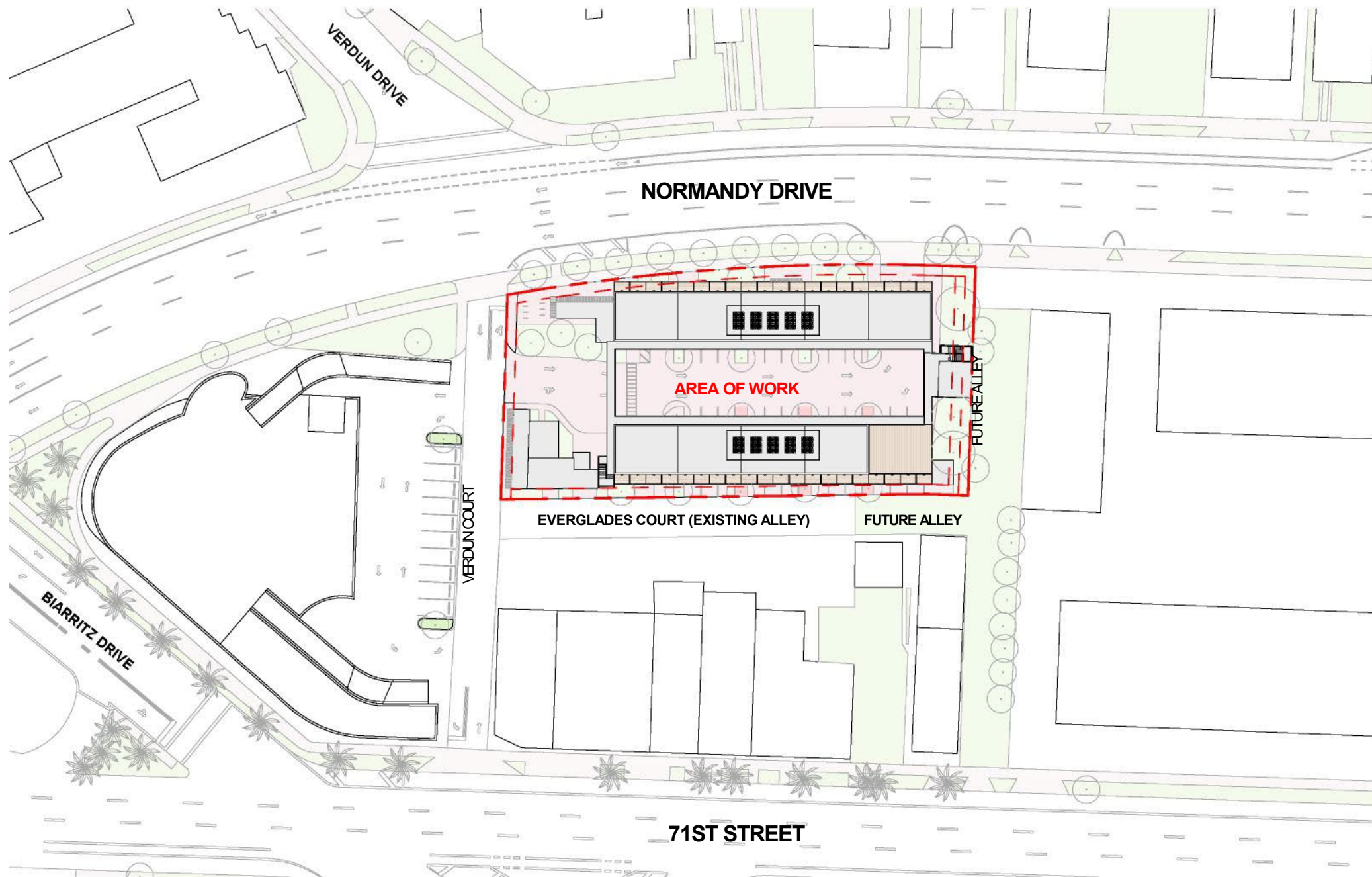
- G000s
- G100 COVER
- G101 ZONING DATA AND INDEX
- G102 SITE DIAGRAM AND LOCATION MAP
- G103 SITE PLAN
- G104 F.A.R. DIAGRAMS
- G105 SITE IMAGES
- G106 CONTEXT IMAGES
- G107 VARIANCE DIAGRAM

ARCHITECTURE

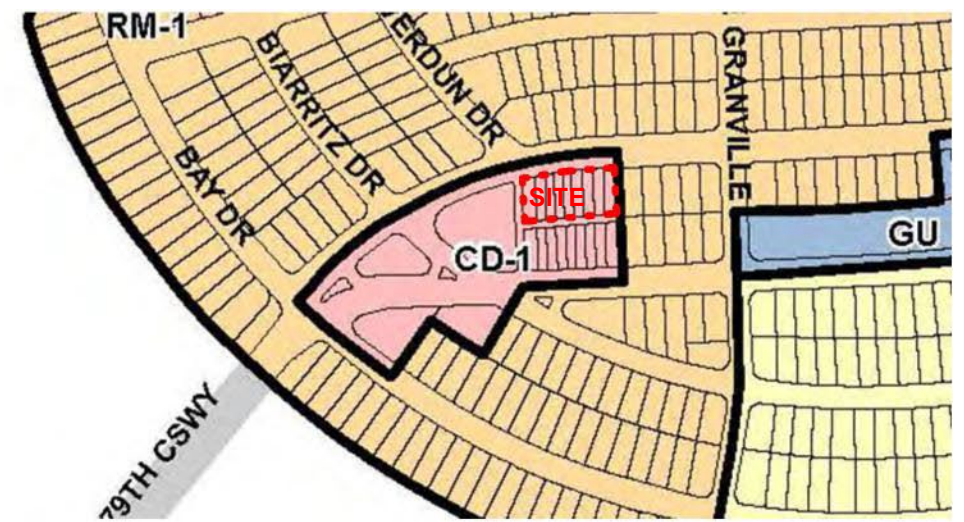
- A100s PLANS
- A100 DEMOLITION PLAN
- A101 LEVEL 1 FLOOR PLAN
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- A105 ROOF PLAN
- A200s ELEVATIONS
- A200 NORTH + SOUTH ELEVATIONS
- A201 EAST + WEST ELEVATIONS
- A300s SECTIONS
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- A400 MATERIALS
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- A900 3D PERSPECTIVE FROM NORMANDY DRIVE
- A901 3D PERSPECTIVE FROM VERDUN COURT
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REQUESTED VARIANCES

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VARIANCE FROM CITY CODE SECTION 142-277 TO PERMIT A REDUCTION FROM 10'-0" BUILDING SETBACK TO 0'-0" ON INTERIOR SIDE (FUTURE ALLEY).



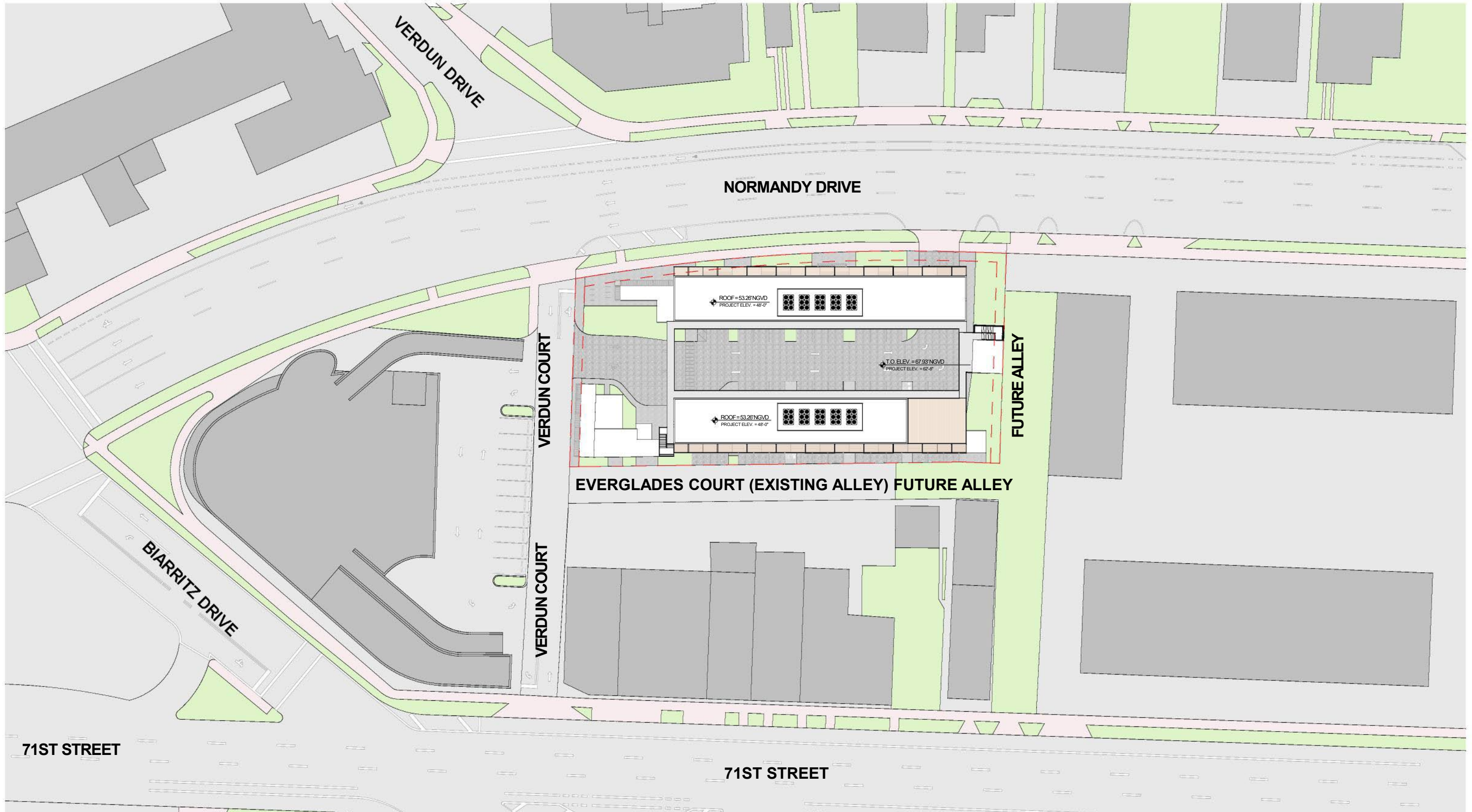
N N
 SITE DIAGRAM
 SCALE = 1/64" = 1'-0" 1

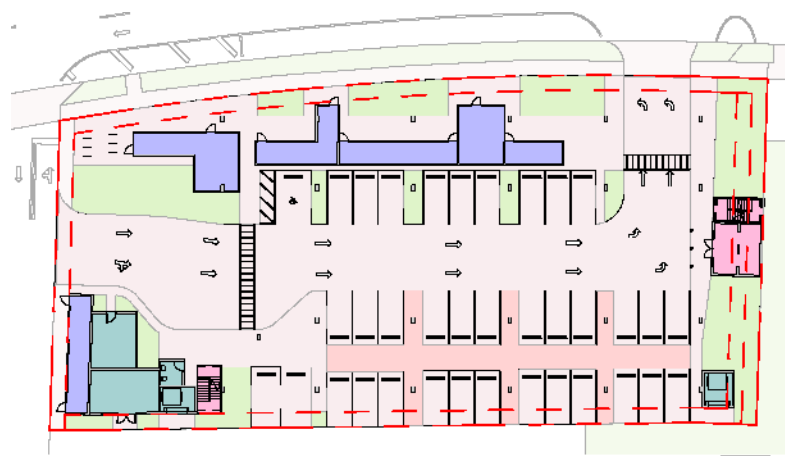


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 ZONING MAP - CITY OF MIAMI BEACH
 SCALE = 1 : 6000 2

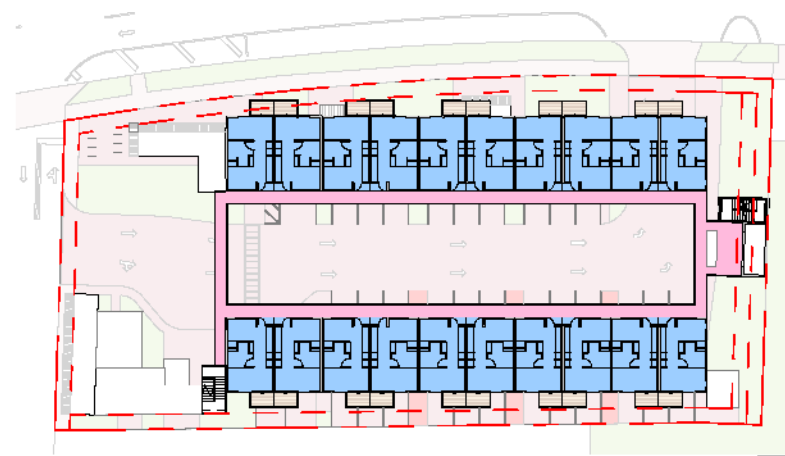


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 GOOGLE EARTH MAP
 SCALE = 1 : 6000 3

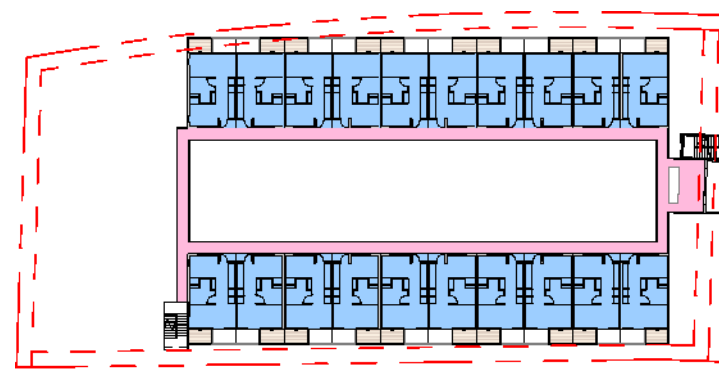




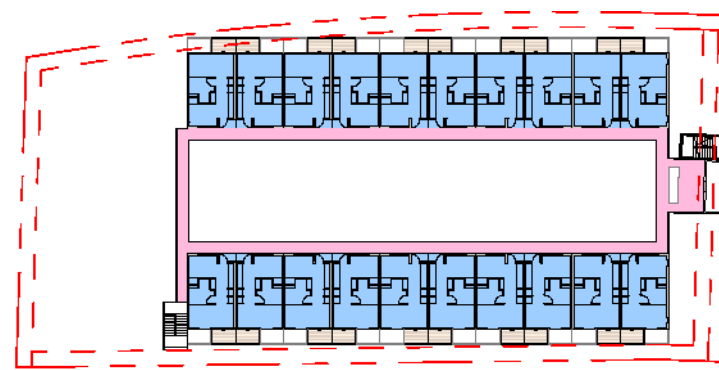
LEVEL 1 - FAR
SCALE = 1/64" = 1'-0" 3



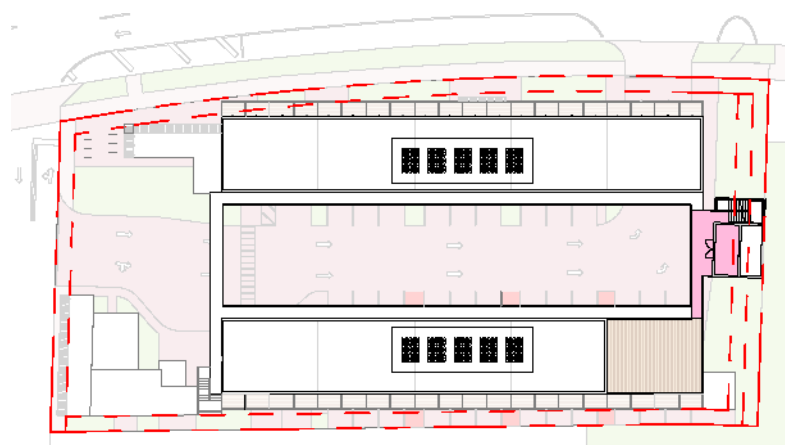
LEVEL 2 - FAR
SCALE = 1/64" = 1'-0" 4



LEVEL 3 - FAR
SCALE = 1/64" = 1'-0" 5



LEVEL 4 - FAR
SCALE = 1/64" = 1'-0" 6



ROOF - FAR
SCALE = 1/64" = 1'-0" 1

F.A.R. CALCULATIONS				
PROGRAM				
WORKFORCE HOUSING	NO. OF UNITS	G.S.F. PER UNIT	TOTAL G.S.F.	TOTAL G.S.F. (OTHER)
SOUTH BLOCK	30	400	12,000	
NORTH BLOCK	30	400	12,000	
TOTAL WORKFORCE HOUSING	60		24,000	
EXISTING BUILDINGS			0.0	
RETAIL - NEW (1-STORY, DOUBLE HEIGHT, WITHOUT STORAGE)			1,920.0	
CIRCULATION			6,200.6	
PROJECTING BALCONIES				2,400
ROOFTOP TERRACE				800
B.O.H. (FPL VAULT, TRASH ROOMS, RR, BICYCLE STORAGE)				962
PARKING				5,770
DRIVEWAY				6,475
SITE PAVING / ACCESSIBLE AREA				5,062
PROVIDED F.A.R. (TOTAL A/C AND CIRCULATION SPACE)			32,120.6	21,469
ALLOWED F.A.R. PER CODE (BASED ON RM-1 RESIDENTIAL MAIN USE) = 1.25 x *25,771 SF			32,214	
** TOTAL GROSS SQUARE FOOTAGE				53,590

* LOT AREA PER MIAMI-DADE ONLINE PROPERTY SEARCH
** GROSS SQUARE FOOTAGE NUMBER DOES NOT INCLUDE LANDSCAPED AREAS OF SITE AND COUNTS ELEVATOR/STAIR ON GROUND FLOOR ONLY.

BACK OF HOUSE WORKFORCE HOUSING PROJECTING BALCONIES / ROOFTOP TERRACE

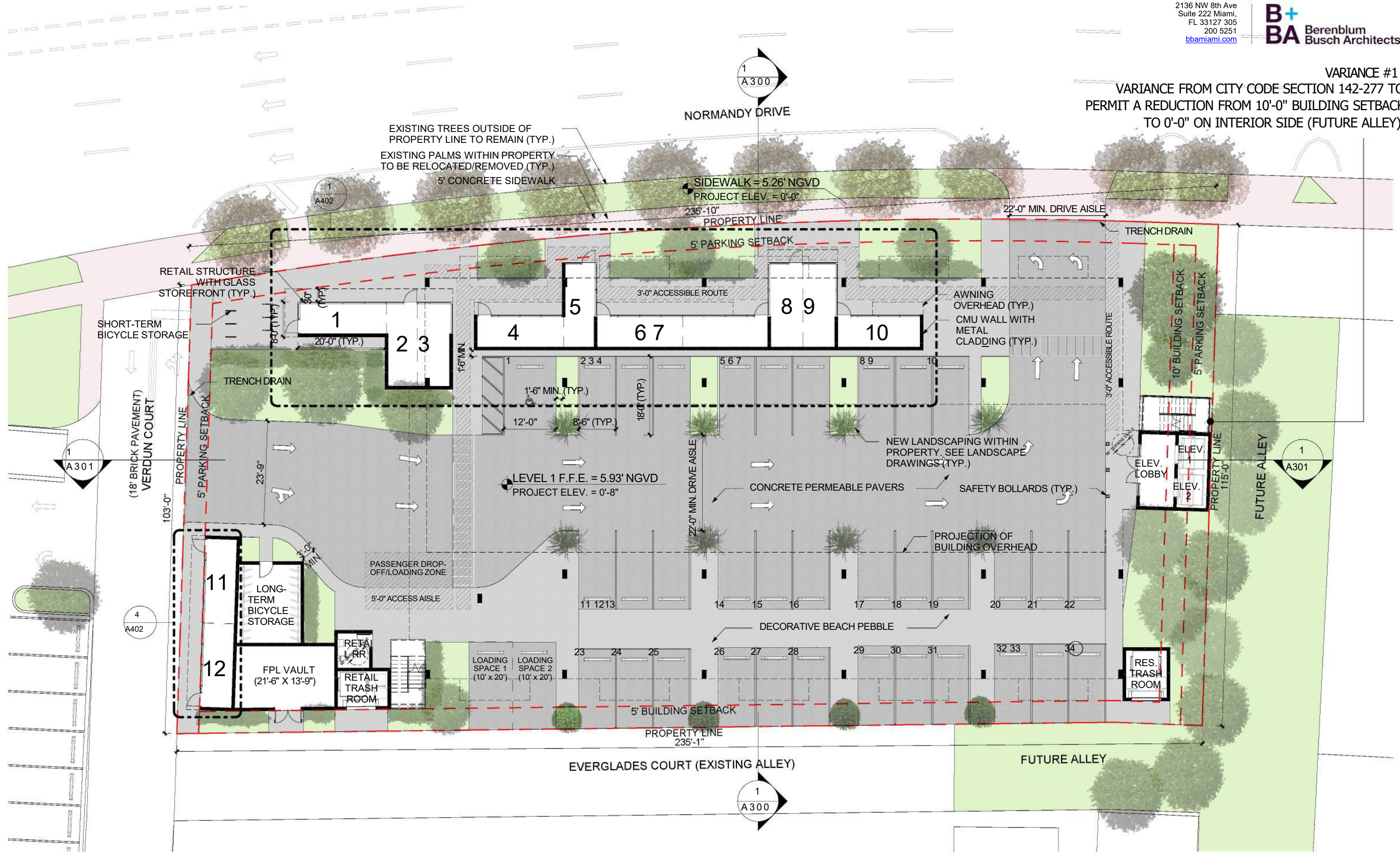
RETAIL CIRCULATION

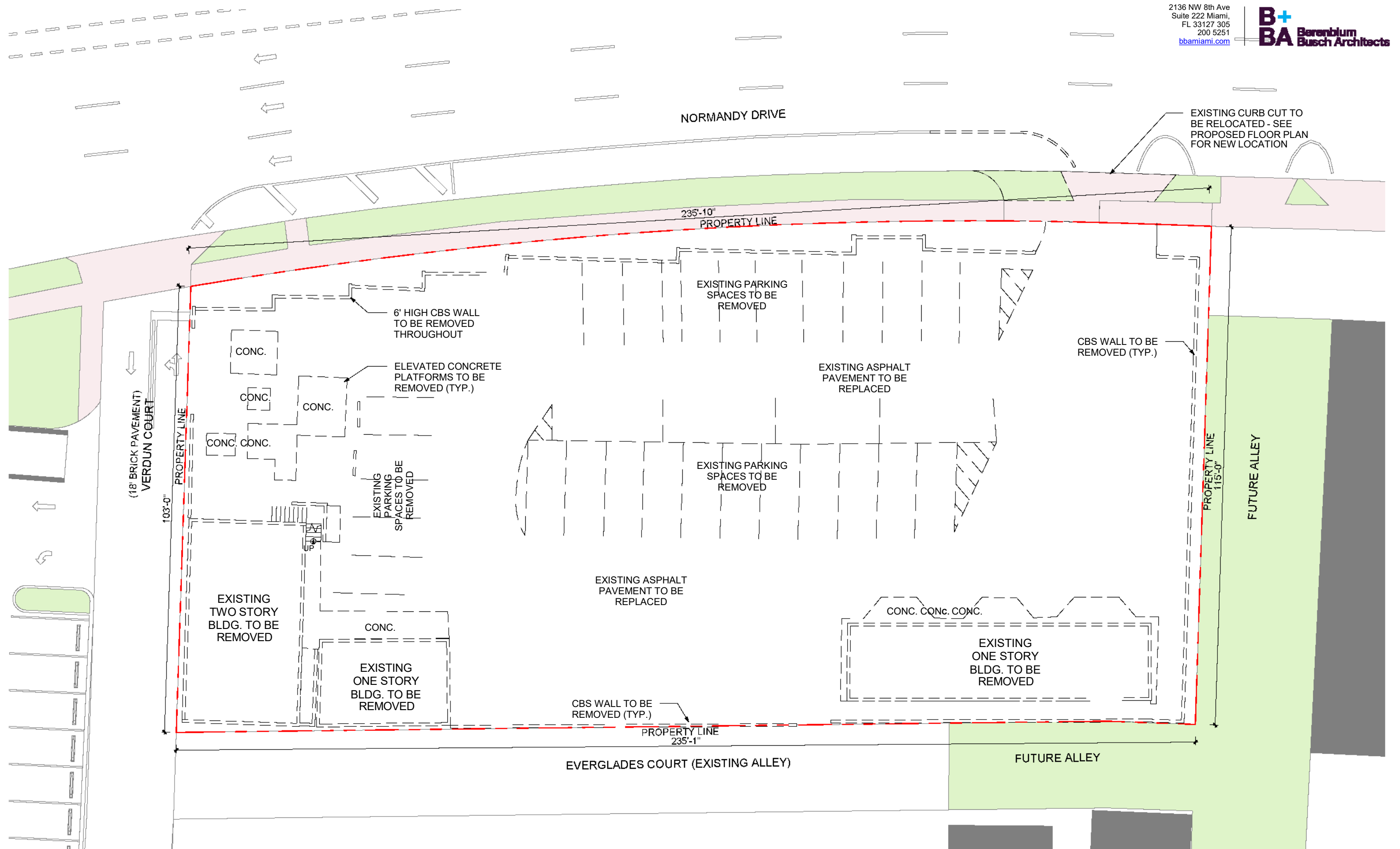


KEY MAP WITH VIEWS AND AREA OF WORK

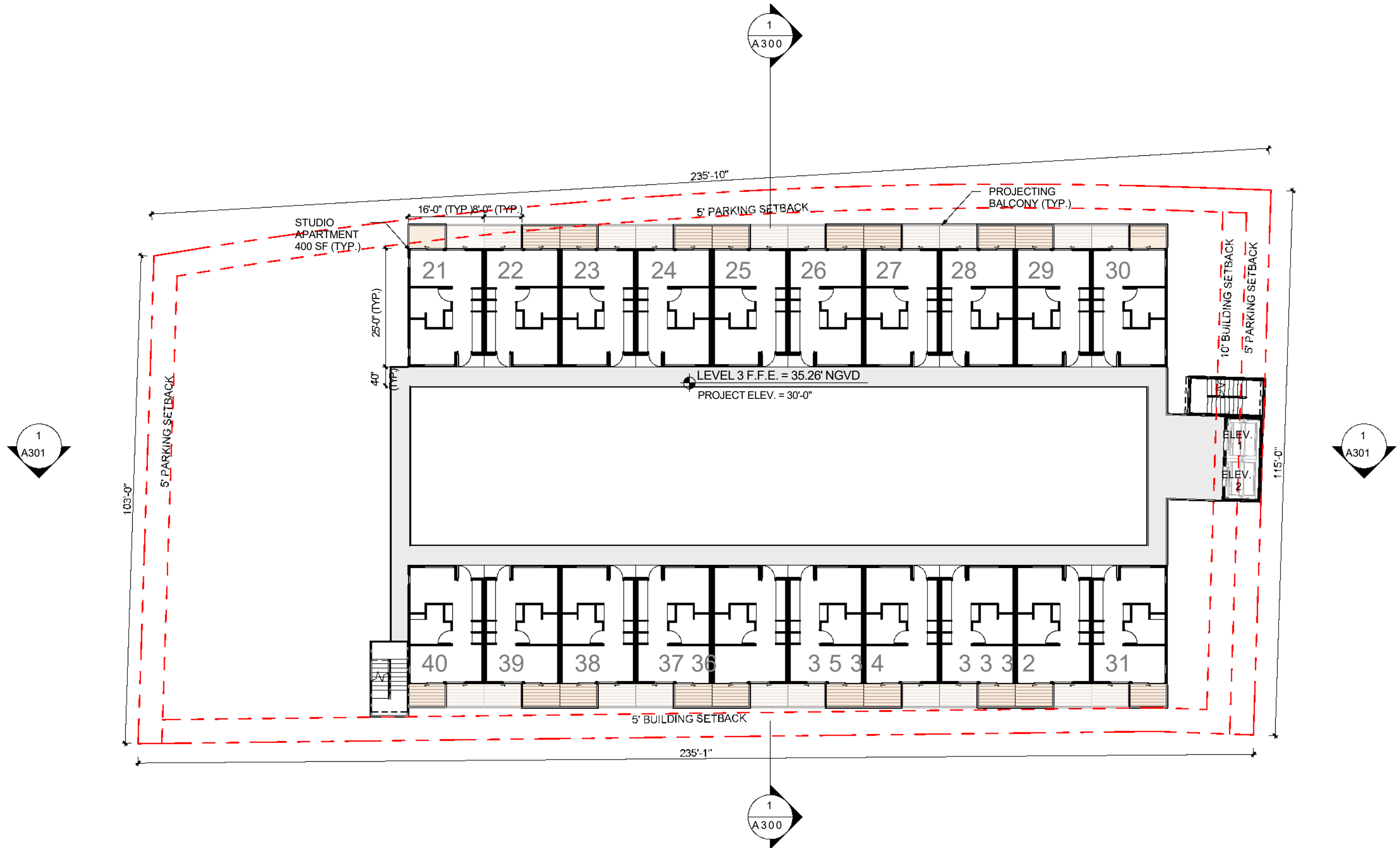


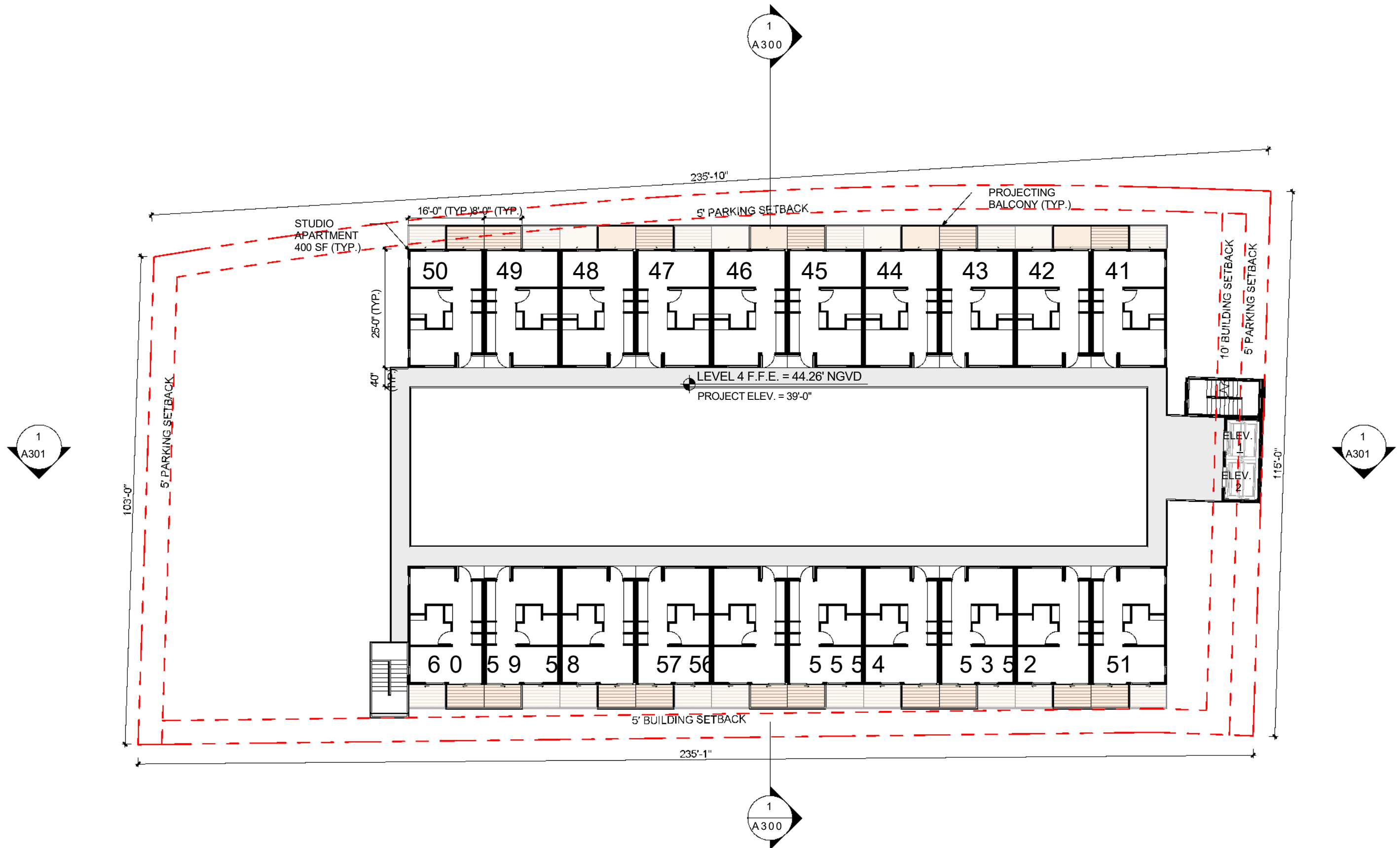
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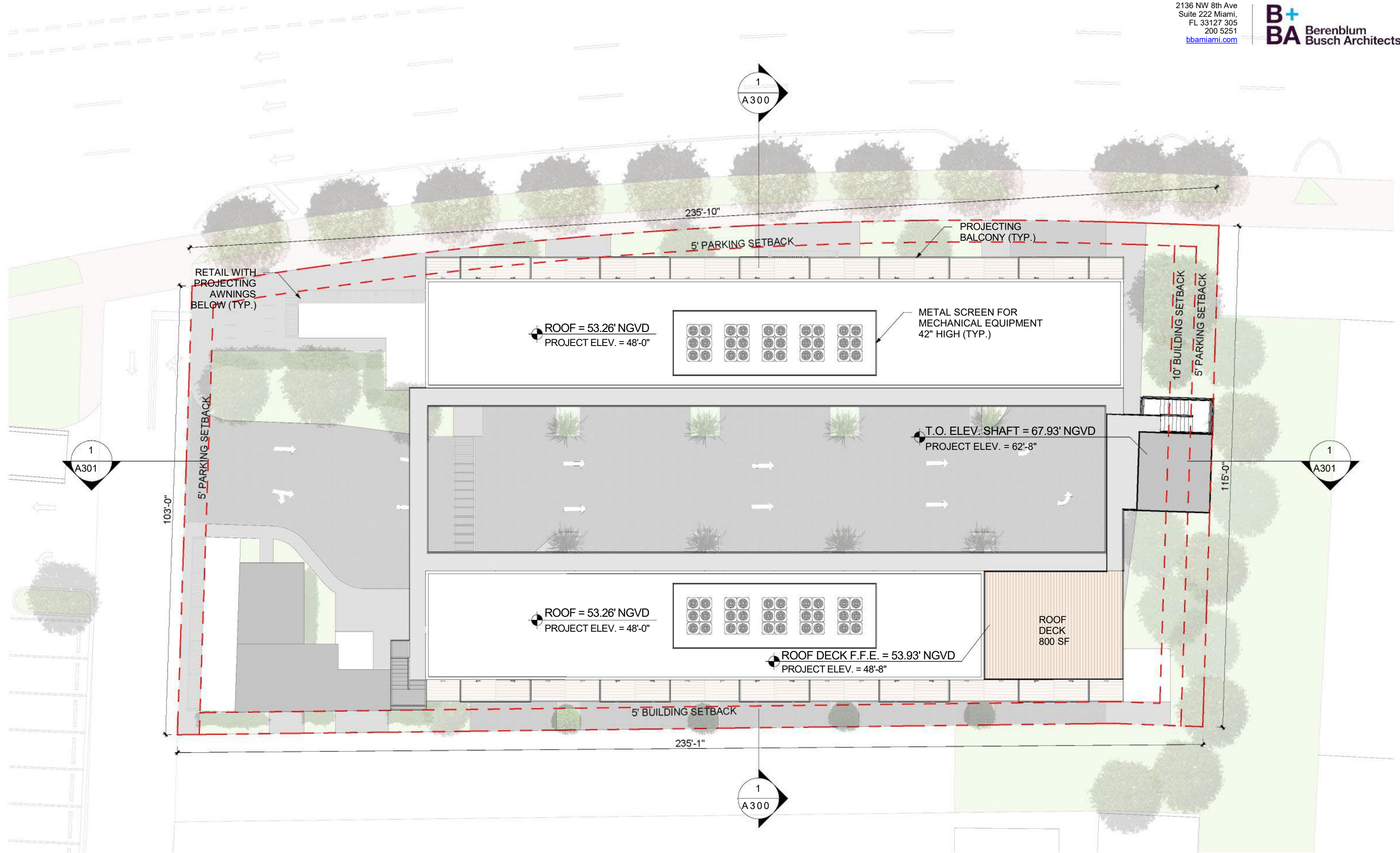


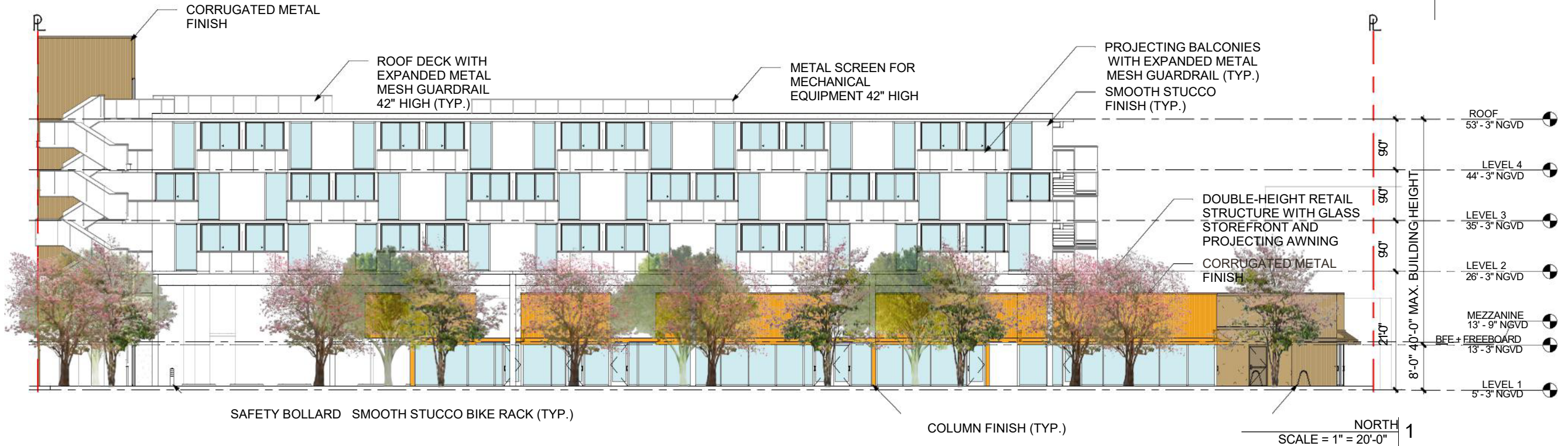


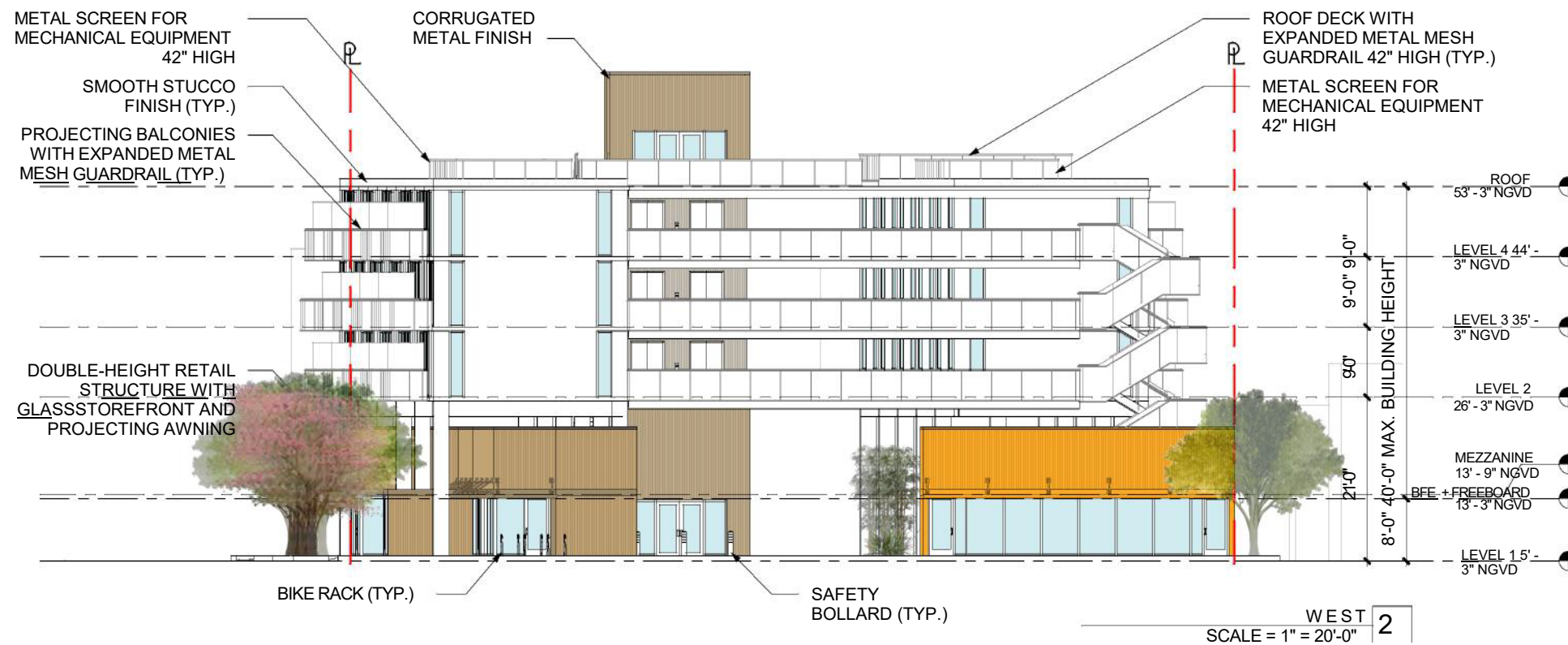


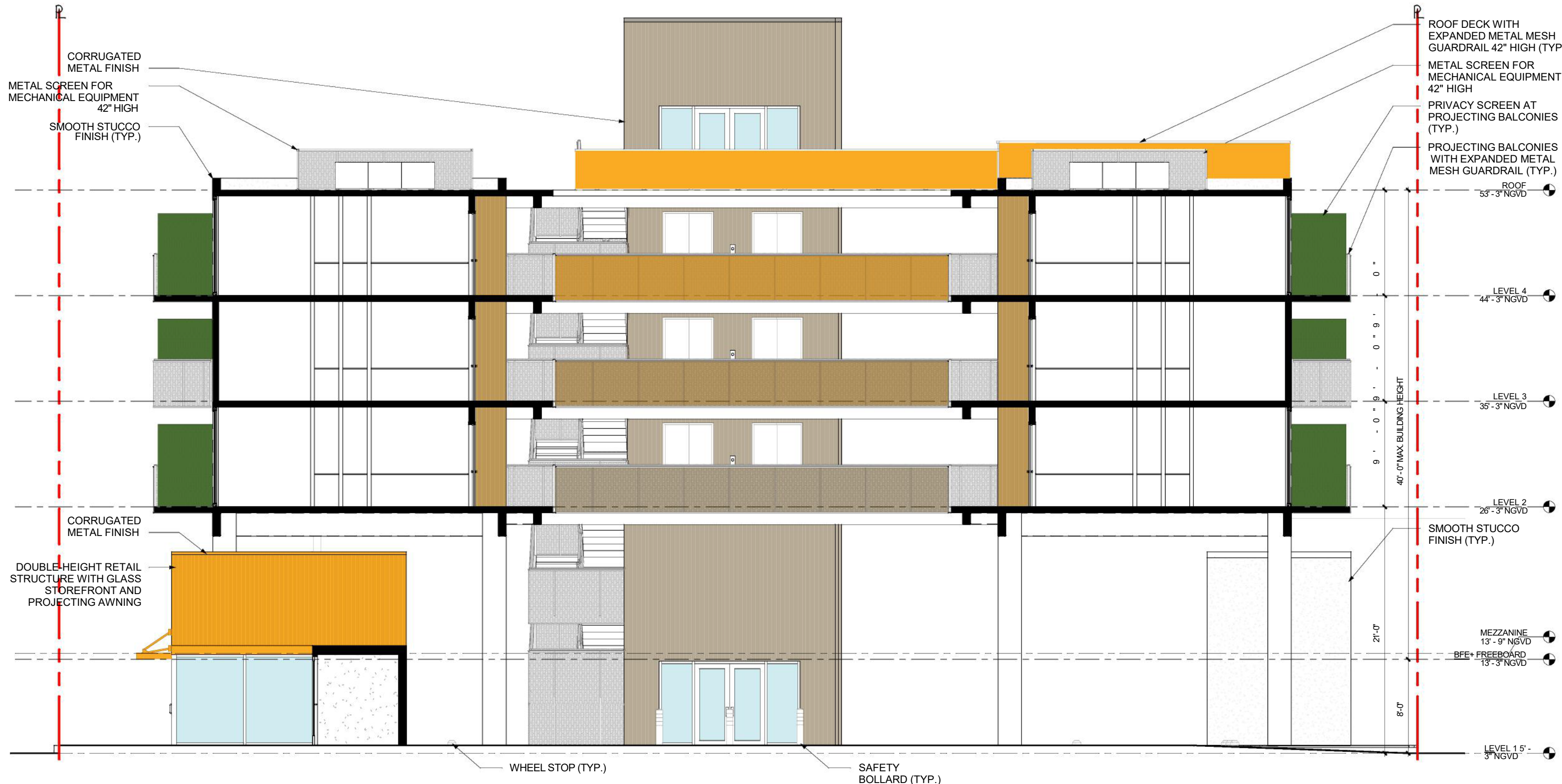












CORRUGATED METAL FINISH
 METAL SCREEN FOR MECHANICAL EQUIPMENT 42" HIGH
 SMOOTH STUCCO FINISH (TYP.)

CORRUGATED METAL FINISH
 DOUBLE-HEIGHT RETAIL STRUCTURE WITH GLASS STOREFRONT AND PROJECTING AWNING

ROOF DECK WITH EXPANDED METAL MESH GUARDRAIL 42" HIGH (TYP.)
 METAL SCREEN FOR MECHANICAL EQUIPMENT 42" HIGH
 PRIVACY SCREEN AT PROJECTING BALCONIES (TYP.)
 PROJECTING BALCONIES WITH EXPANDED METAL MESH GUARDRAIL (TYP.)

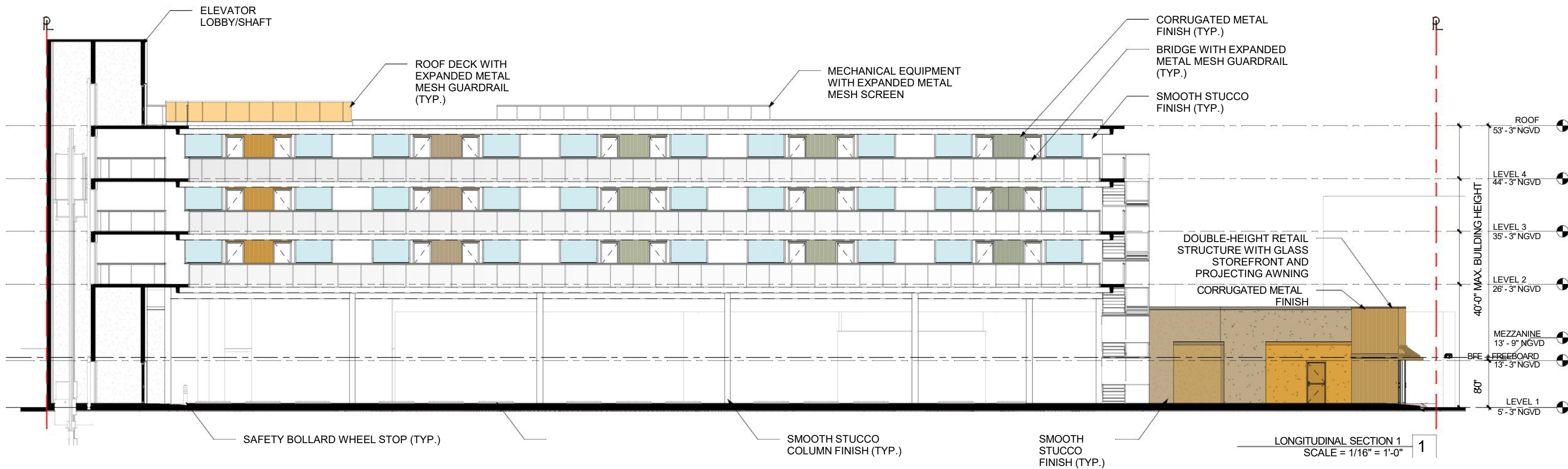
ROOF 53'-3" NGVD
 LEVEL 4 44'-3" NGVD
 LEVEL 3 35'-3" NGVD
 LEVEL 2 26'-3" NGVD
 MEZZANINE 13'-9" NGVD
 BFE+ FREEBOARD 13'-3" NGVD
 LEVEL 1 5'-3" NGVD

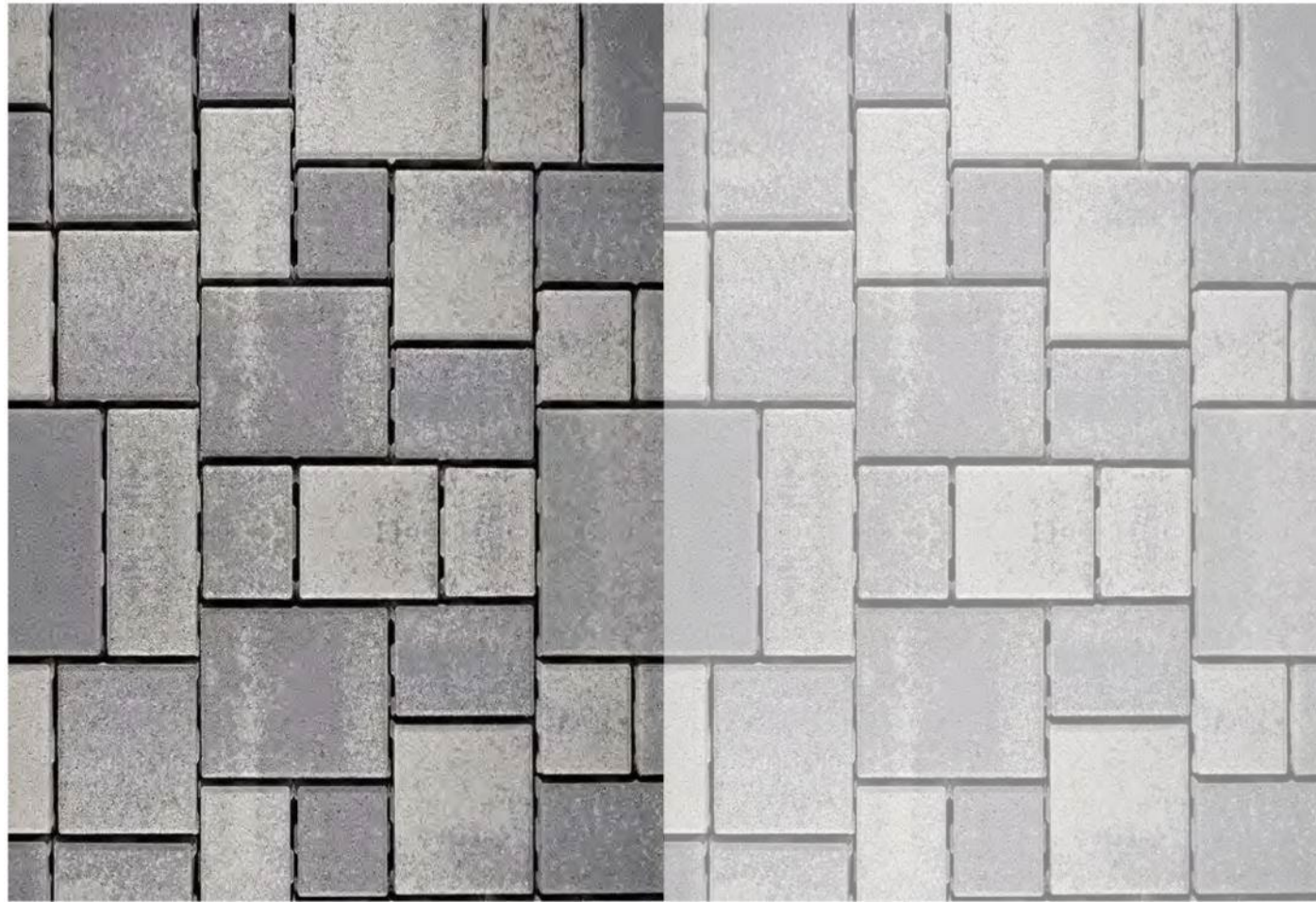
40'-0" MAX. BUILDING HEIGHT

21'-0"
 8'-0"

WHEEL STOP (TYP.)
 SAFETY BOLLARD (TYP.)

CROSS-SECTION 1
 SCALE = 1/8" = 1'-0" 1

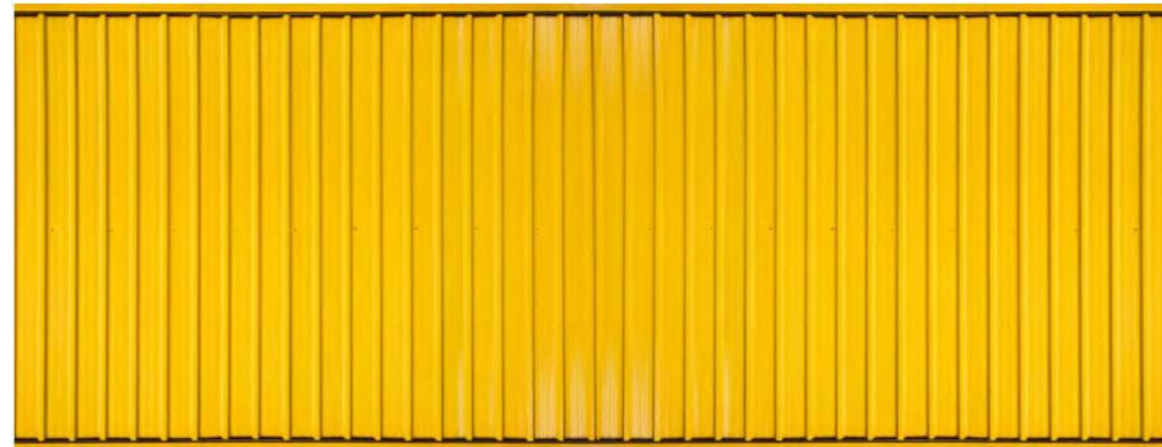




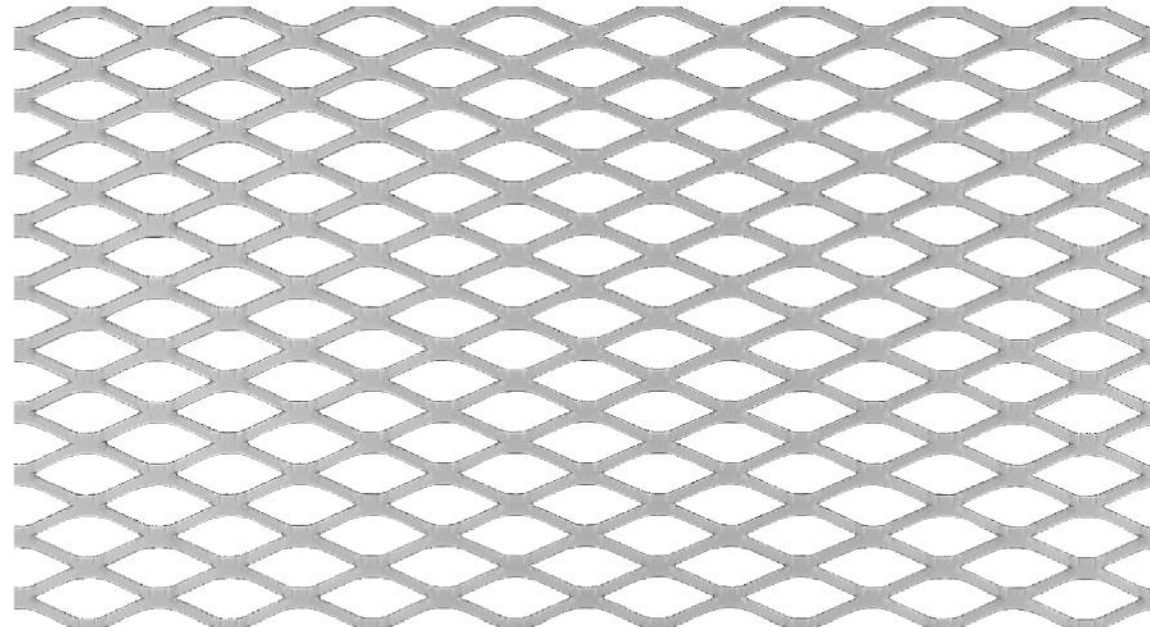
CONCRETE PERMEABLE PAVERS RETAIL/ELEVATOR EXTERIOR CLADDING: PAINTED CORRUGATED METAL PANELS

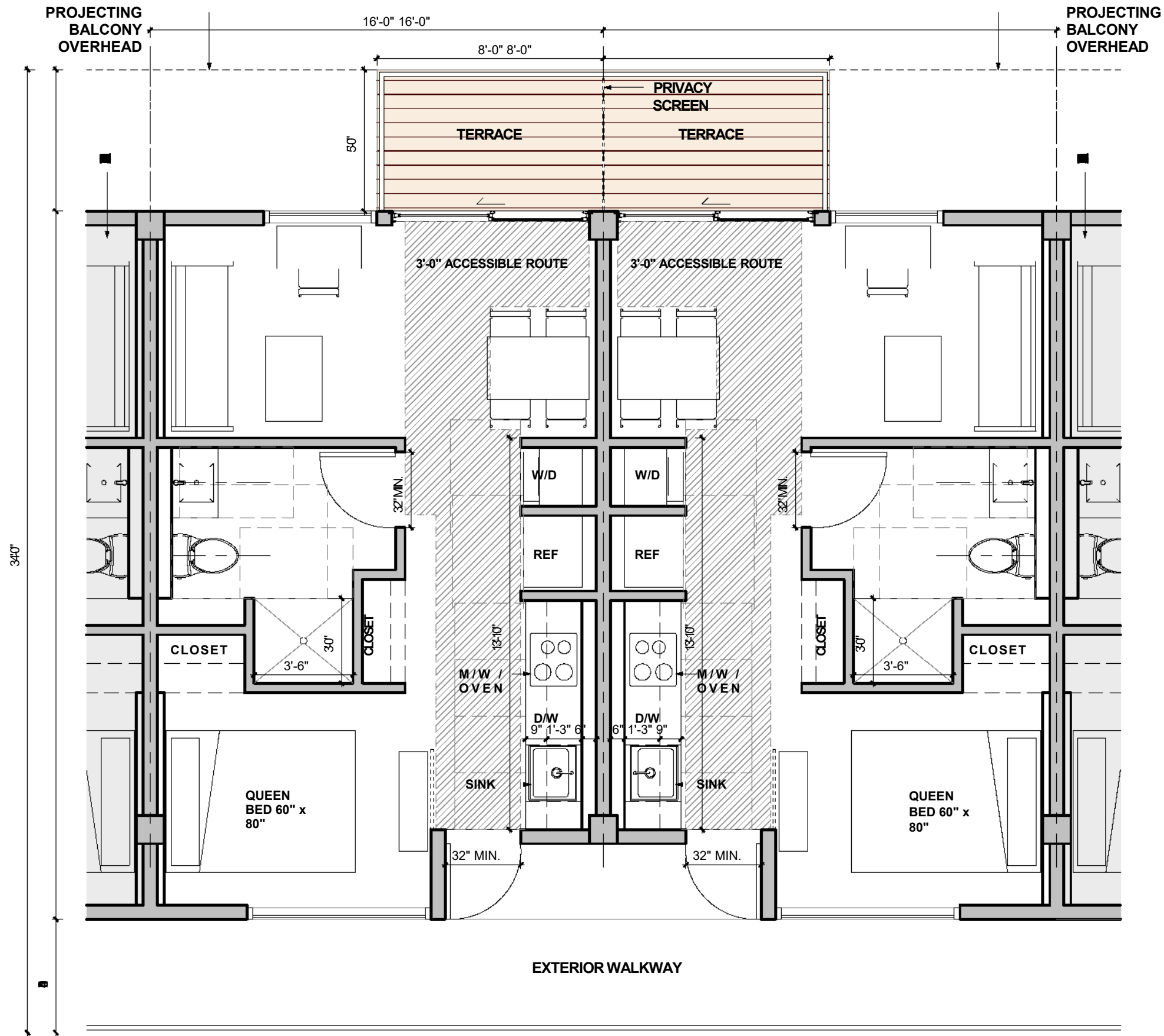


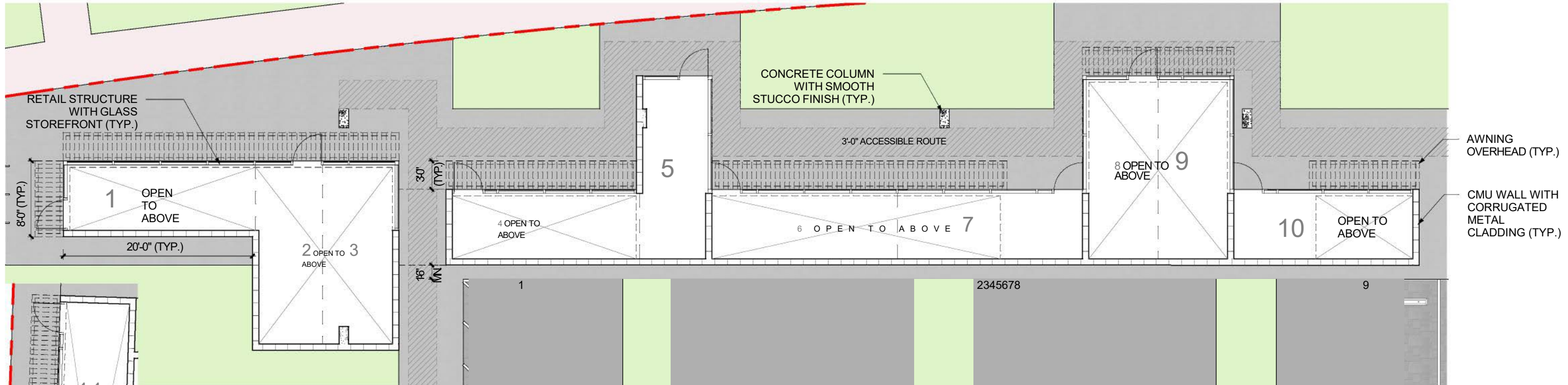
PAINTED SMOOTH STUCCO EXTERIOR FINISH



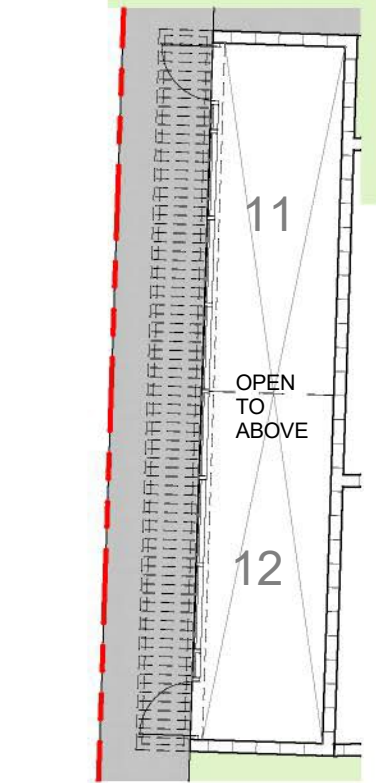
RIVER STONES ON PLANTERS AT PARKING GUARDRAILS: PAINTED EXPANDED METAL MESH



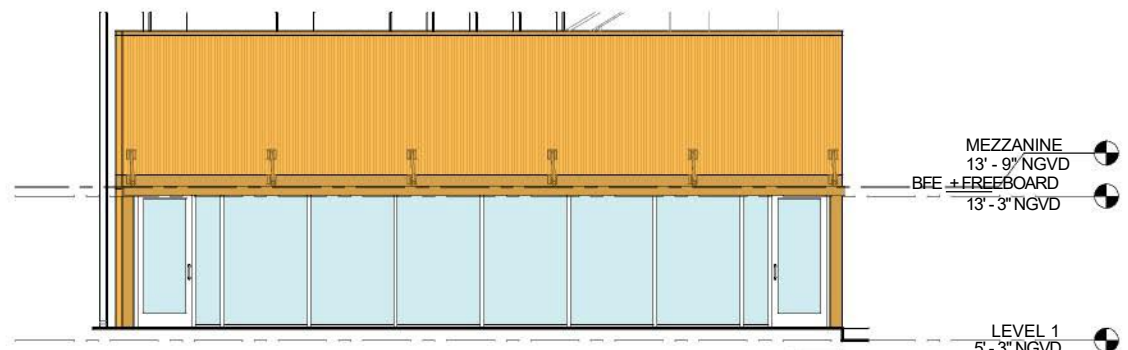




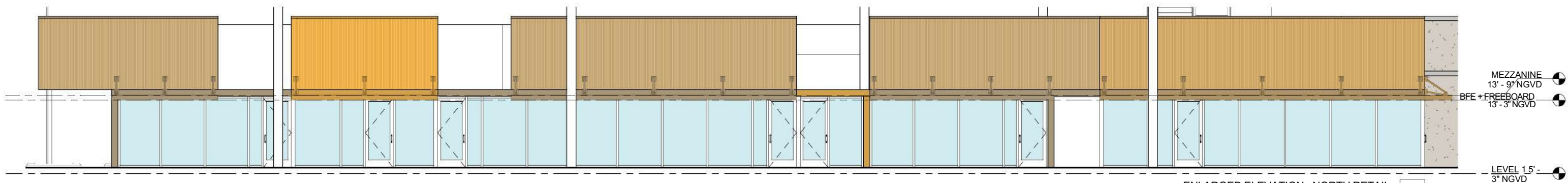
ENLARGED PLAN - NORTH RETAIL
 SCALE = 3/32" = 1'-0" 1



ENLARGED PLAN - WEST RETAIL
 SCALE = 3/32" = 1'-0" 4



ENLARGED ELEVATION - WEST RETAIL
 SCALE = 3/32" = 1'-0" 3



ENLARGED ELEVATION - NORTH RETAIL
 SCALE = 3/32" = 1'-0" 2



