

PB24-0650 & PB24-0651: Normandy Isle Workforce Housing Overlay

Planning Board Meeting - April 25, 2024
Items 9 and 10



Roadmap

- A. New FAR Code Amendment Overview
- B. Proposed Legislation – Creating Normandy Isle CD-1 Overlay District
 - A. Comprehensive Plan Text Amendment/Future Land Use Map Amendment
 - B. Resiliency Code Amendment
- C. Proposed Project Plans
- D. Infrastructure Analysis
- E. Affordability

FAR Amendment Process

Step 1: Planning Board Preliminary Review

- Applicant provides calculated square footage increase
- Applicant provides Infrastructure Analysis
- Applicant provides massing studies of proposed project

Step 2: Community Outreach Meeting

- Public meeting with stakeholders within 45 days of Planning Board Preliminary Review

Step 3: Planning Board Transmittal

- Determine recommendation to transmit to City Commission
- Options: recommend Adoption, Adoption with change, or Denial

Step 4: City Commission Review

- First Reading Public Hearing
- Community Workshop
- Second Reading Public Hearing/Adoption

Summary of Proposed Legislation

- Text amendments to Comprehensive Plan and Resiliency Code to create “Normandy Isle Overlay District” **for projects providing 100% Workforce housing units**
 1. Increase density from 60 units/acre to 120 units/acre, with ability to seek Workforce housing bonus (up to 80% bonus)
 2. Increase height from 40’ to 75’
 3. Increase FAR from 1.25 to 3.5 (from 32,214 SF to 90,198 SF)
 4. Eliminate parking requirement for accessory ground floor commercial uses of 2,000 SF or less
 5. Prohibits certain “nuisance retail”

Applicable Area



Proposed Legislation – Comprehensive Plan

- Proposed *Policy RLU – 1.1.8 “Low Intensity Commercial” (CD-1)*

Density Limits: 60 dwelling units per acre. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to allow for additional density, up to a density of 120 units per acre. In addition, the density bonus in Policy RLU 1.2.5 shall also be applicable to the proposed new construction in the Normandy Isles Overlay District.

Intensity Limits: a floor area ratio of 1.0 for commercial; 1.25 for residential or mixed use. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to have a maximum floor area ratio of 3.5.

Commercial Uses: certain commercial uses shall be prohibited, such as, check cashing stores, occult science establishments, package stores, souvenir and t-shirt shops, and tobacco/vape dealers. Commercial uses shall be accessory to main residential uses.

Proposed Legislation – Resiliency Code

• Section 7.3.10 of Resiliency Code

b. Development Regulations.

Notwithstanding the development regulations contained in Section 7.2.10, the following regulations shall govern proposed development within the boundaries of this overlay district:

(1) An applicant who is proposing that all of the units within a proposed development be workforce housing units, as defined in chapter 58, article VI of the General Ordinances, is entitled to the benefit of the following regulations of this overlay district. In the event of any conflict between the regulations of this overlay district and the underlying CD-1 zoning district regulations, the following overlay regulations shall control:

a. Maximum zoned FAR: 3.5

b. Height: 75 feet

c. Setbacks: As provided by the underlying CD-1, Commercial, Low Intensity District regulations for non-residential buildings.

d. Off-street parking requirements: there shall be no off-street parking requirements for any neighborhood serving, ground floor commercial use, provided that the square footage of any one commercial use does not exceed 2,000 square feet.

e. Density Limits: 60 dwelling units per acre. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to allow for additional density, up to a density of 120 units per acre. In addition, the density bonus in Policy RLU 1.2.5 shall also be applicable to the proposed new construction in the Normandy Isles Overlay District.

f. Intensity Limits: a floor area ratio of 1.0 for commercial; 1.25 for residential or mixed use. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to have a maximum floor area ratio of 3.5.

g. Commercial Uses: certain commercial uses shall be prohibited, such as, check cashing stores, occult science establishments, package stores, souvenir and t-shirt shops, and tobacco/vape dealers. Commercial uses shall be accessory to main residential uses.

Site Context – 1960 Normandy Drive





D.R.B. SET 2-15-2024

NOTED:



DESIGN ARCHITECTURE CONSULTANTS

1000 SW 10th Ave, Suite 1, 3340
MIAMI, FL 33135

SCALE:

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS ENFORCED BY THE JURISDICTION HAVING JURISDICTION (N/A) IN ACCORDANCE WITH THE 2020 FBC, SECTION 1104.4.1 AND DATED FEBRUARY 1, 2020.



Design - Architecture - Consultants
AA 20240217

CONTRACT:

STRUCTURAL

ACC

PROJECT NAME AND ADDRESS:

MIXED USE PROJECT
LOCATED AT
1960 HORNBEY DRIVE
MIAMI BEACH, FLORIDA, 33139

DATE REVISION:

REVISIONS:

No.	Date	Description

KEY PLAN:



KEY PLAN

SHEET TITLE:

3D PERSPECTIVE FROM
AT STREET CORNER OF
VERDUN COURT

Project #:

2306

Drawn:

CA/AF

Checked:

AF

SHEET No.:

A5.02



D.R.B. SET 2-15-2024

NOTED:



DESIGN ARCHITECTURE CONSULTANTS

1000 W. WINDY BONE
MIAMI BEACH, FLORIDA 33139
305.531.1100

NOTED:

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS ENFORCED BY THE ADEQUATELY JURISDICTION (N/A) IN ACCORDANCE WITH THE 2020 FBC, SECTION 1104.4.4 AND DATED 8/22 BY THE FLORIDA DEPARTMENT OF



Design - Architecture - Consultants
AA 20000117

CONTRACT:

STRUCTURAL

ALL

PROJECT NAME AND ADDRESS:

MIXED USE PROJECT

LOCATED AT
1800 HORNBEY DRIVE
MIAMI BEACH, FLORIDA 33139

DATE REVISION:

REVISIONS:

No.	Date	Description

KEY PLAN:

SHEET TITLE:

3D PERSPECTIVE FROM
VERDUN COURT
(BUILDING REAR)



KEY PLAN

Project # 2306

Drawn: CA/AF
Checked: AF

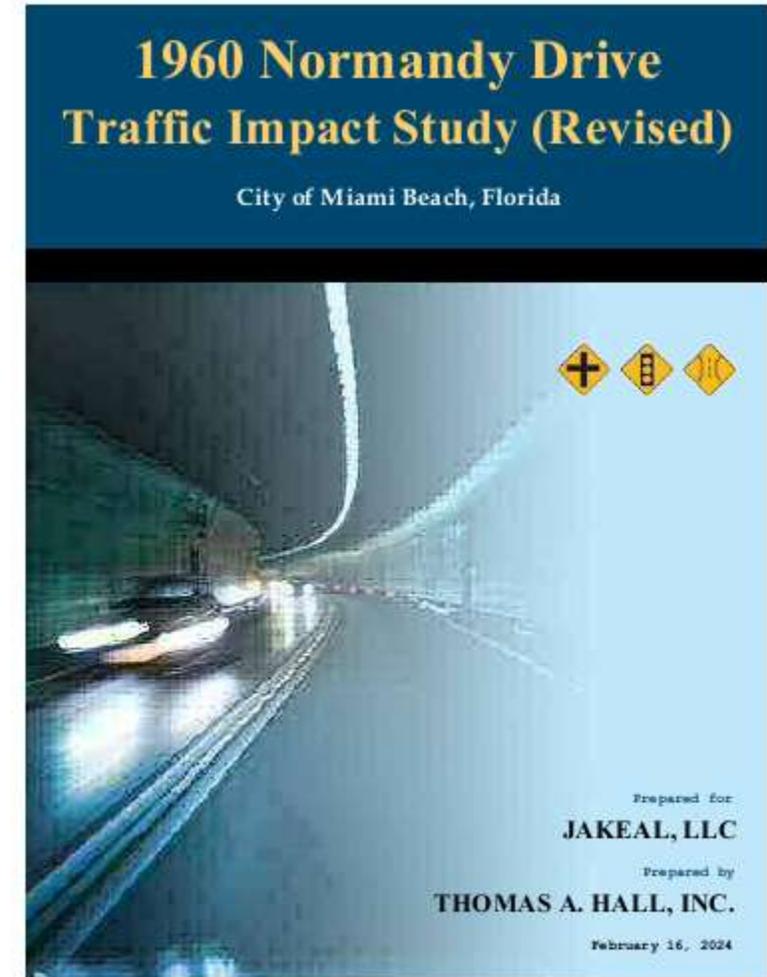
SHEET No.

A5.01

Infrastructure - Traffic

Takeaways:

- Project does not change existing level of service for adjacent roadway links
- Existing transit routes, 112L and 79, are within walking distance
- TDM Measures
 - Posting transit information within site
 - Providing ample short-term and long-term bicycle parking
 - Enhanced sidewalks/pedestrian connectivity



Infrastructure – Water and Sewer

- Provided complete demand flow for hydraulic analysis performed by Public Works
- Provided proposed schematic water and sewer connection plan (extending utilities from alley)



THOMAS ENGINEERING GROUP
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February 12, 2024

Aaron Osborne
Miami Beach Public Works Department
Engineering Division
1700 Convention Center Drive
Miami Beach, FL 33139

RE: **1960 Normandy Drive**
Folio Number 02-3210-011-0370
Mixed-Use Workforce Housing and Commercial Development
Demand Flow Letter for Hydraulic Analysis

Dear Mr. Osborne,

The owner of the property at the address 1960 Normandy Drive is proposing the construction of a mixed-use development consisting of 120 apartment units, 2,500 square feet of retail space, and 2,591 square feet of restaurant space. The developer would like to request a hydraulic analysis to be performed for the proposed water and sewer connections for the development. The demand calculations are provided below:

- i. Commercial Water Demand:
Retail = 2,500 square feet @ 10 gpd/100 sq. ft = 250 gpd
Restaurant = 2,591 square feet @ 100 gpd/100 sq. ft = 2,591 gpd
Total Commercial Demand = 2,841 gpd
- ii. Residential Water Demand:
Apartment Units = 120 units @ 135 gpd/unit = 16,200 gpd
Total Residential Demand = 16,200 gpd

- iii. Fire Flow Demand:
Per NFPA 18.4.4.2, the square footage of the three (3) largest floors can be utilized for construction type I-B (I(222))
Fire Flow Building Area (Floors 1, 2, 3) = 57,252 SF
Minimum Required Fire Flow per Table 18.4.5.2.1: 2,500 gpm for 2 hours

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinkler with a minimum required flow of 1,000 gpm

$2,500 \text{ gpm} \times (100\% - 75\%) = 625 \text{ gpm} \rightarrow 1,000 \text{ gpm minimum}$
Fire flow demand = 1,000 gpm for 2 hours

Thank You

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Affordability

Miami Beach Code - Sec. 58-501: *Workforce housing unit rent or workforce housing unit rent* means rents that do not exceed the maximum monthly rent limits as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income limits and rent limits and as used by Florida Housing Finance Corporation for its multifamily rental programs (published annually at <http://www.floridahousing.org>), and established at 65 percent up to 140 percent of the median family income.

Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit						
	1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5	
Miami-Dade County	20%	15,900	18,160	20,420	22,700	24,520	26,340	28,160	29,980	31,780	33,596	397	425	510	590	658	726
(Miami-Miami Beach- Kendall HMFA)	25%	19,875	22,700	25,525	28,375	30,650	32,925	35,200	37,475	39,725	41,995	496	532	638	737	823	908
	28%	22,260	25,424	28,588	31,780	34,328	36,876	39,424	41,972	44,492	47,034	556	596	714	826	921	1,017
	30%	23,850	27,240	30,630	34,050	36,780	39,510	42,240	44,970	47,670	50,394	596	638	765	885	987	1,090
	33%	26,235	29,964	33,693	37,455	40,458	43,461	46,464	49,467	52,437	55,433	655	702	842	973	1,086	1,199
	35%	27,825	31,780	35,735	39,725	42,910	46,095	49,280	52,465	55,615	58,793	695	745	893	1,032	1,152	1,271
	40%	31,800	36,320	40,840	45,400	49,040	52,680	56,320	59,960	63,560	67,192	795	851	1,021	1,180	1,317	1,453
	45%	35,775	40,860	45,945	51,075	55,170	59,265	63,360	67,455	71,505	75,591	894	957	1,148	1,328	1,481	1,635
	50%	39,750	45,400	51,050	56,750	61,300	65,850	70,400	74,950	79,450	83,990	993	1,064	1,276	1,475	1,646	1,816
	60%	47,700	54,480	61,260	68,100	73,560	79,020	84,480	89,940	95,340	100,788	1,192	1,277	1,531	1,770	1,975	2,180
	70%	55,650	63,560	71,470	79,450	85,820	92,190	98,560	104,930	111,230	117,586	1,391	1,490	1,786	2,065	2,304	2,543
	80%	63,600	72,640	81,680	90,800	98,080	105,360	112,640	119,920	127,120	134,384	1,590	1,703	2,042	2,361	2,634	2,907
Median: 79,400	120%	95,400	108,960	122,520	136,200	147,120	158,040	168,960	179,880	190,680	201,576	2,385	2,554	3,063	3,541	3,951	4,360
	140%	111,300	127,120	142,940	158,900	171,640	184,380	197,120	209,860	222,460	235,172	2,782	2,980	3,573	4,131	4,609	5,087

