

June 16, 2020

From: John Bowes  
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To: Chair and Members of the Historic Preservation Board  
Debbie Tackett  
Historic Preservation & Architecture Officer  
Planning Department  
1700 Convention Center Drive,  
Miami Beach, FL 33139

**RE: Letter of Support – Vista Breeze Elderly Housing Projects<sup>[1]</sup>**  
HPB22-0508 – 165-185 South Shore Drive – "Vista"  
HPB22-0509 – 280-300 South Shore Drive – "Breeze"

Dear Members of the Historic Preservation Board and Ms. Tackett:

The Normandy Shores Homeowner's Association board has reviewed the application and design of the above-referenced application. We believe the buildings are beautifully designed, appropriate to the neighborhood, and they fulfill a critical need in our community by providing affordable, dignified housing for the elderly.

To be clear, NSHOA support is conditioned upon: For Vista's 49 living units, the development will provide the proposed 24 covered parking space allotment (0.48 space per unit), and for Breeze's 70 units, the developer will provide 33 covered parking space allotment (0.47 spaces per int).

The reason integrated parking within these projects are so important, is due to the insufficient quantity of street parking on South Shore Drive along the multi-family section. If parking is not provided for these housing sites, the lack of parking problem will be compounded. As it is today, many of the multi-family residents cannot find parking at peak overnight hours from 6PM to 9AM, therefore are forced to park their vehicles blocks away and many of them park in front of the single family homes in the gated community of Normandy Shores, and thereby taking the only extra parking space from the owner of the home, and placing an unknown vehicle in front of their house.

As long as the planned covered parking space ratio is not decreased, we support this project and urge the Historic Preservation Board to approve the Applications.

Sincerely,

John Bowes  
NSHOA President  
786-302-8768

Diane Klein  
NSHOA Vice President

Susanne Demmerle  
NSHOA Board Member

Marvin Boritz  
NSHOA Board Member

Carmen Browne  
NSHOA Board Member

Carolyn Berg  
NSHOA Board Member

Jen Cerami  
NSHOA Board Member

Luisa Gomez-Bowes  
NSHOA Treasurer

Josh Gold  
NSHOA Board Member