

July 8, 2022

City of Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33129

Re: Normandy Isle Workforce Housing Project

Dear Members of the Development Review Committee:

It is with great pleasure that we submit the enclosed project to incorporate workforce housing to the Normandy Isle District. The site is on the corner of Normandy Isle Drive and Verdun Court, across from Walgreens where existing scattered one-story structures were used in the past by ATT for storage, equipment, and vehicle parking.

The project takes into consideration demolishing the existing structures and walls, and building a vibrant building instead, with retail and parking activating the street level, and 60 units of workforce housing above.

The design intent is to create on the ground floor a welcoming environment for the neighbors with small-scale shops fronting Normandy Drive that can be easily accessed by pedestrians or in cars or bicycles. To further engage street life, the parking is concealed behind the retail liner. The total amount of retail space provided is approximately 2,000 sf divided in 12 small units of 160 sf each.

In terms of the much-needed workforce housing, the project contemplates 3 floors with 20 units each. The 400 sf units will have their own balcony, kitchen, living/dining, bathroom, and bedroom spaces. The building will have ample natural light, as well as parking for cars and bicycles. As a shared amenity, a roof top terrace has been provided. The total square footage for workforce housing is 24,000 sf and the total project F.A.R. is 32,213 sf.

The project shall comply with sea level rise and resiliency criteria as established in section 133-50(a) of the Land Development including: providing a recycling plan, passive cooling with operable windows and overhangs, incorporating resilient landscape, designing an adaptable ground floor that can be raised, providing habitable space above base flood elevation, providing water retention areas, as well as permeable pavement, and minimizing heat island effect.

We thank you for the opportunity to submit this project and look forward to your positive review and comments.

Submitted by,
Berenblum Busch Architects,



Gustavo Berenblum, AIA. LEED AP
Principal