



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

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	2 PARKING SPACES
BIKE PARKING	1 SPACE PER 20 REQUIRED PARKING	36 PARKING SPACES
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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A200	NORTH + SOUTH ELEVATIONS
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A300s SECTIONS

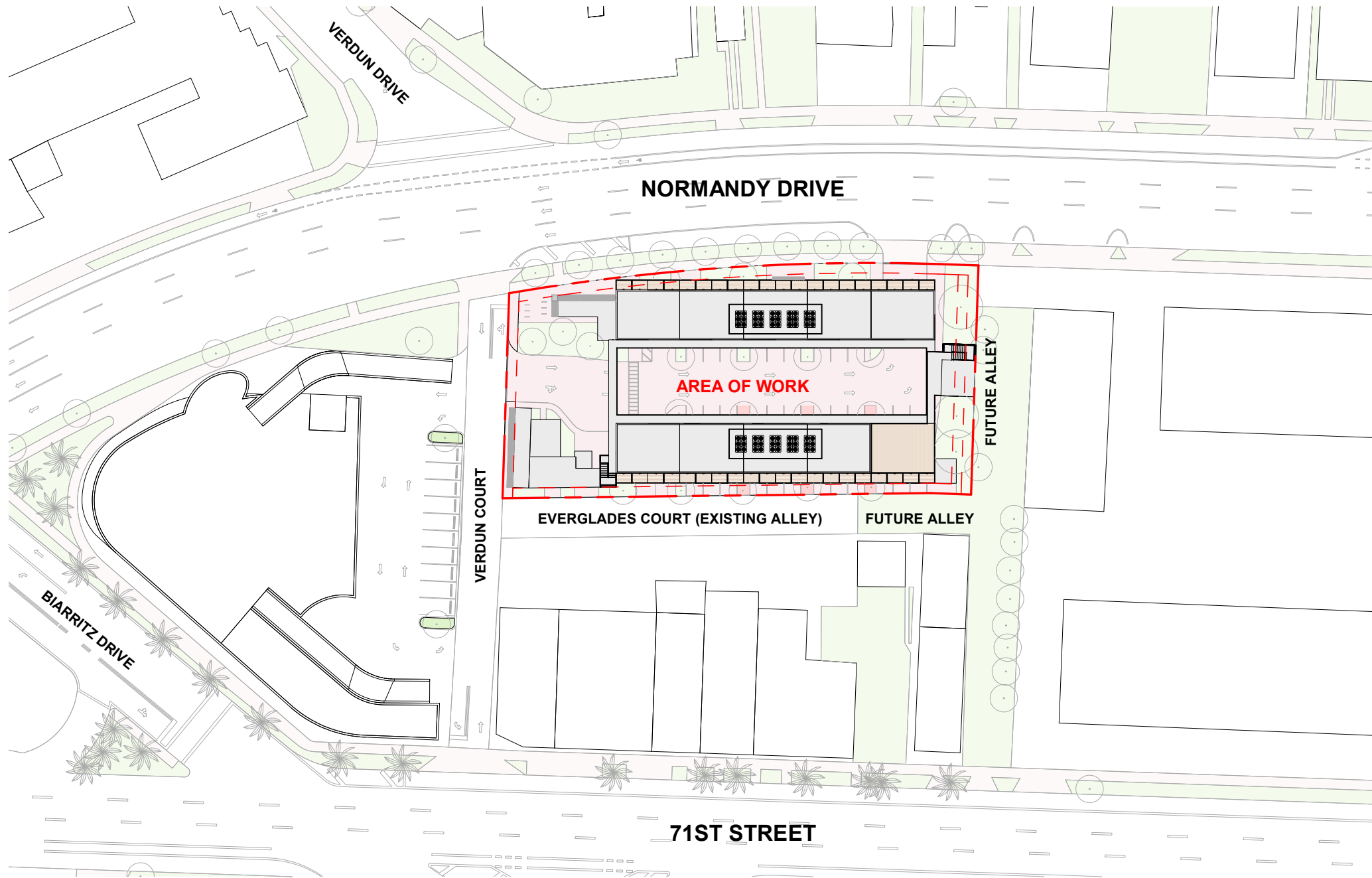
A300	SECTION
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A900s 3D VIEWS

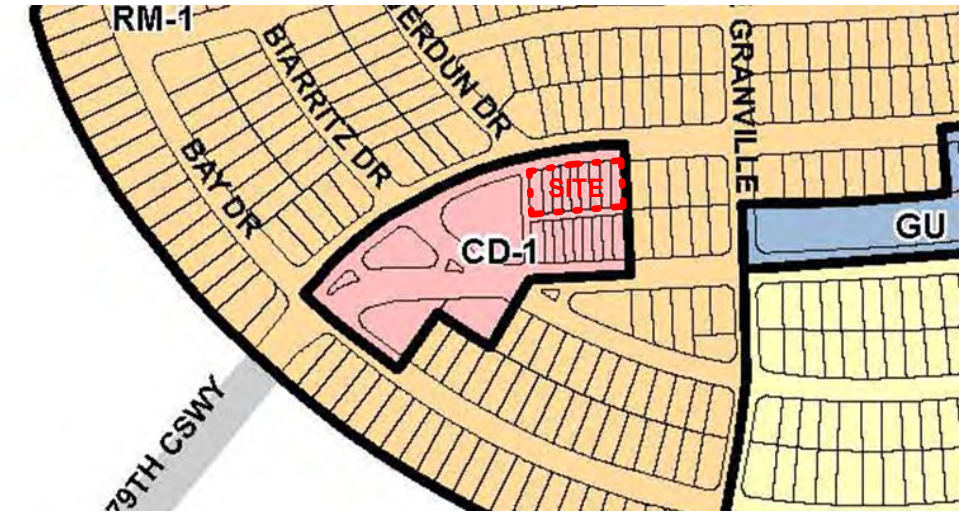
A900	3D PERSPECTIVE FROM NORMANDY DRIVE
A901	3D PERSPECTIVE FROM VERDUN COURT
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REQUESTED VARIANCES

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).



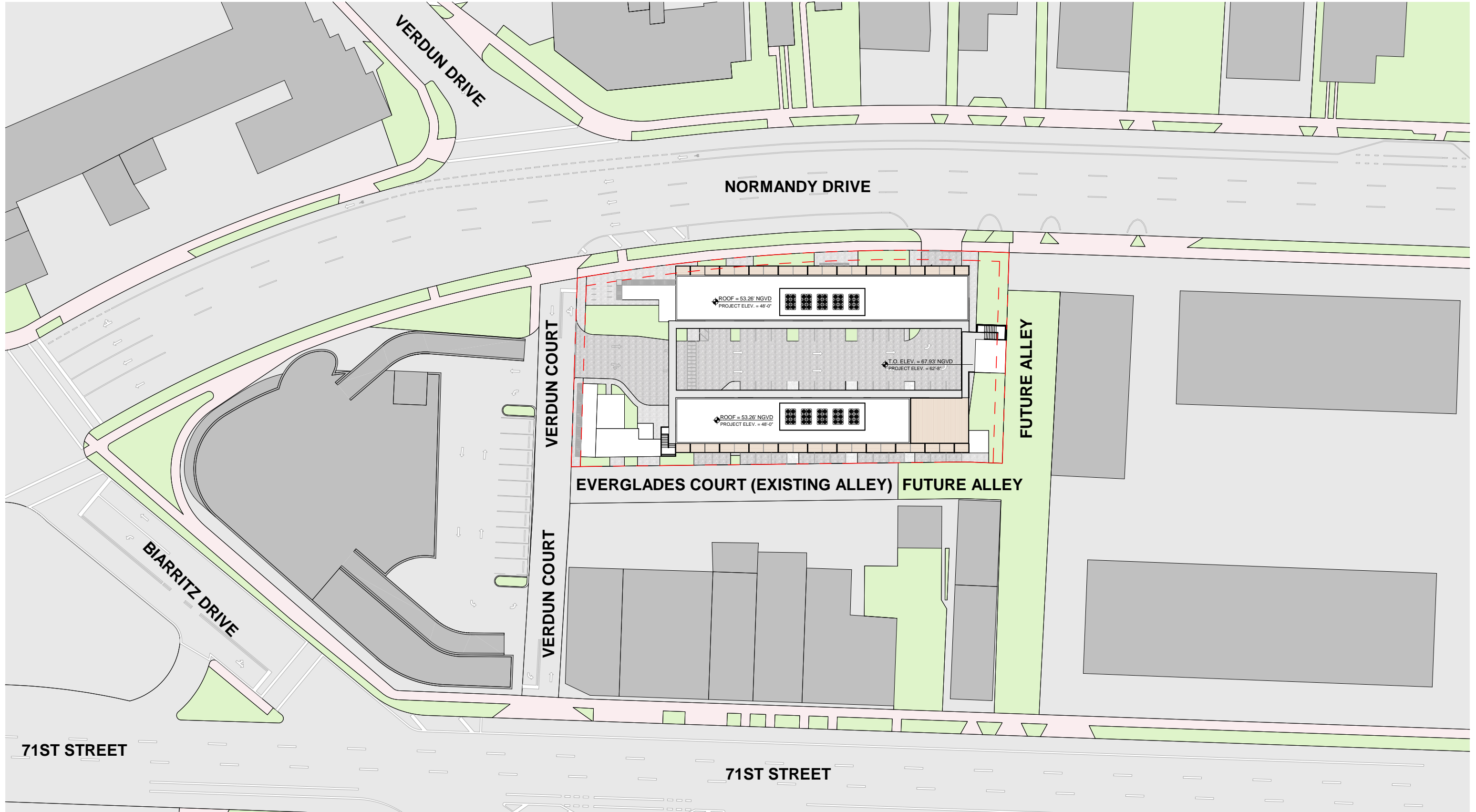
N
 SITE DIAGRAM
 SCALE = 1/64" = 1'-0" 1

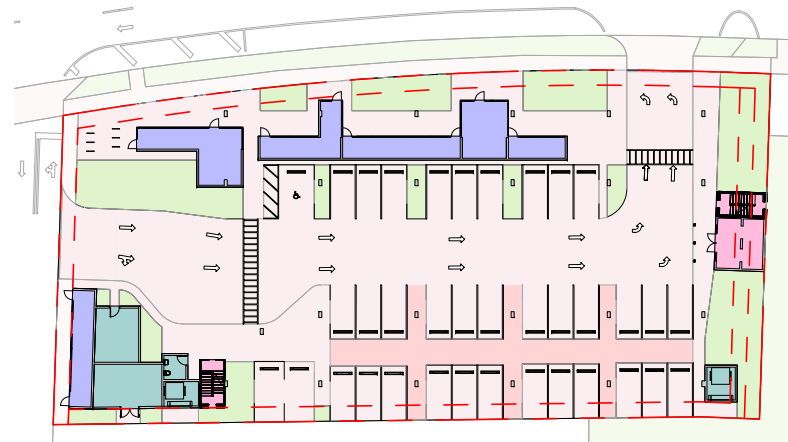


N
 ZONING MAP - CITY OF MIAMI BEACH
 SCALE = 1 : 6000 2

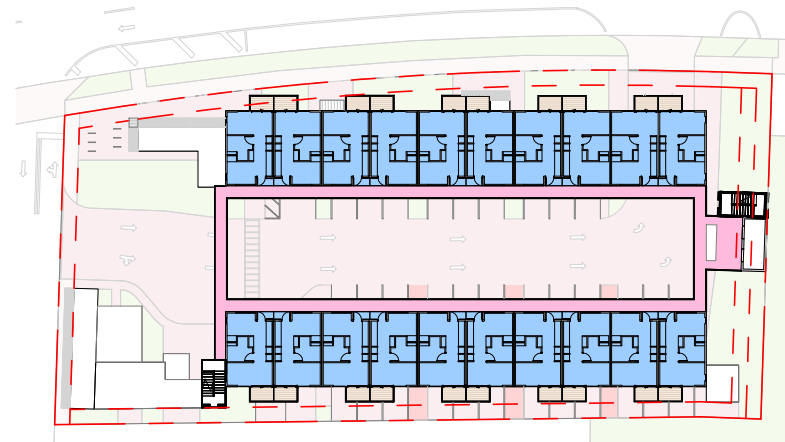


N
 GOOGLE EARTH MAP
 SCALE = 1 : 6000 3

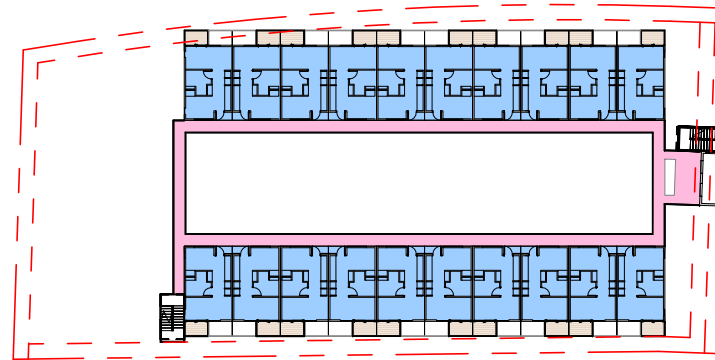




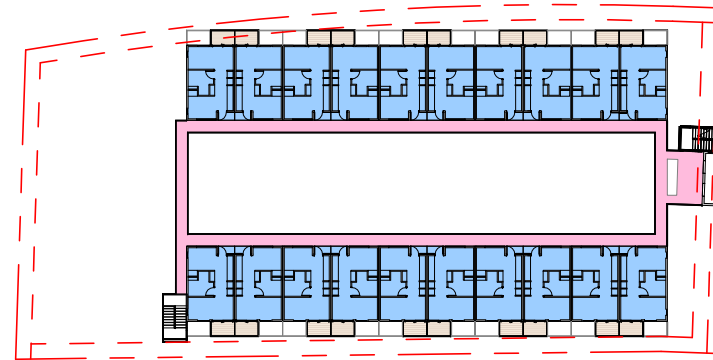
LEVEL 1 - FAR
SCALE = 1/64" = 1'-0" **3**



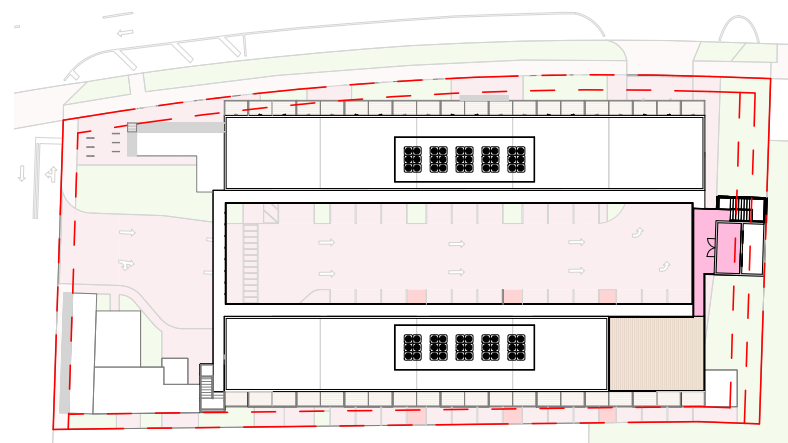
LEVEL 2 - FAR
SCALE = 1/64" = 1'-0" **4**



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



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



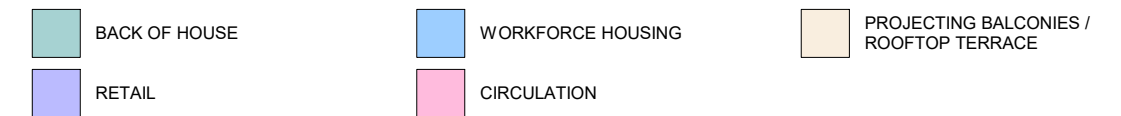
ROOF - FAR
SCALE = 1/64" = 1'-0" **1**

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.





KEY MAP WITH VIEWS AND AREA OF WORK

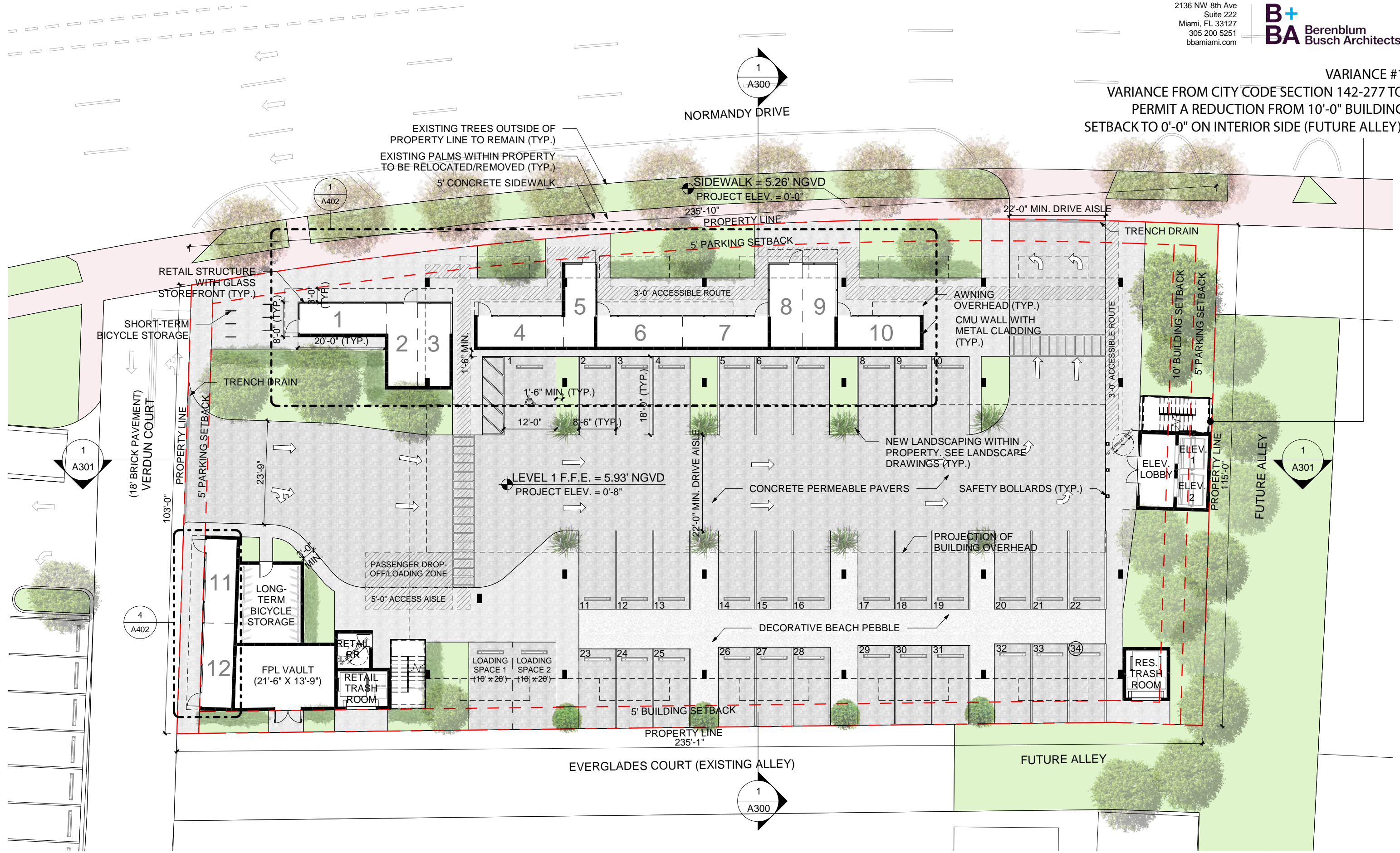


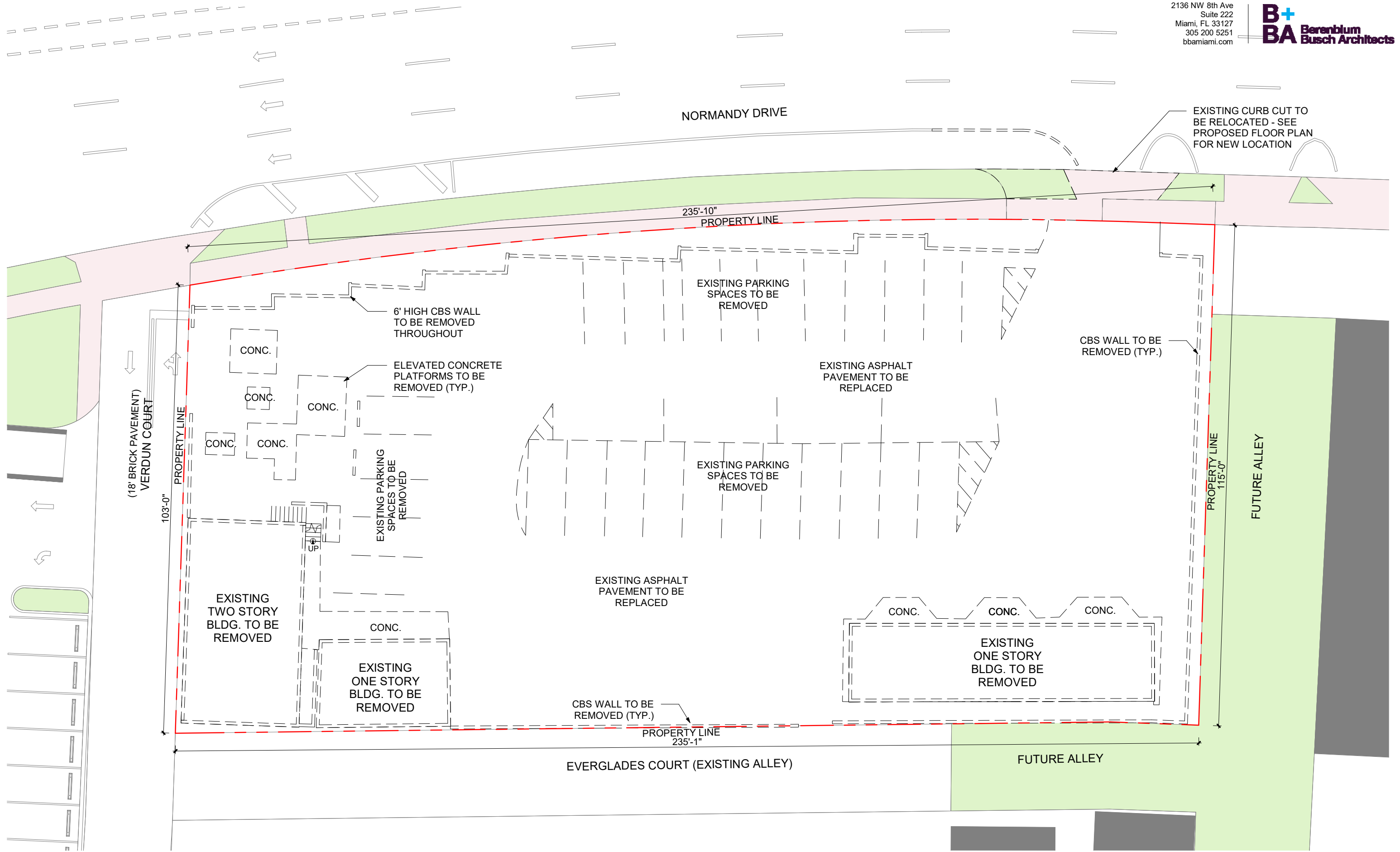


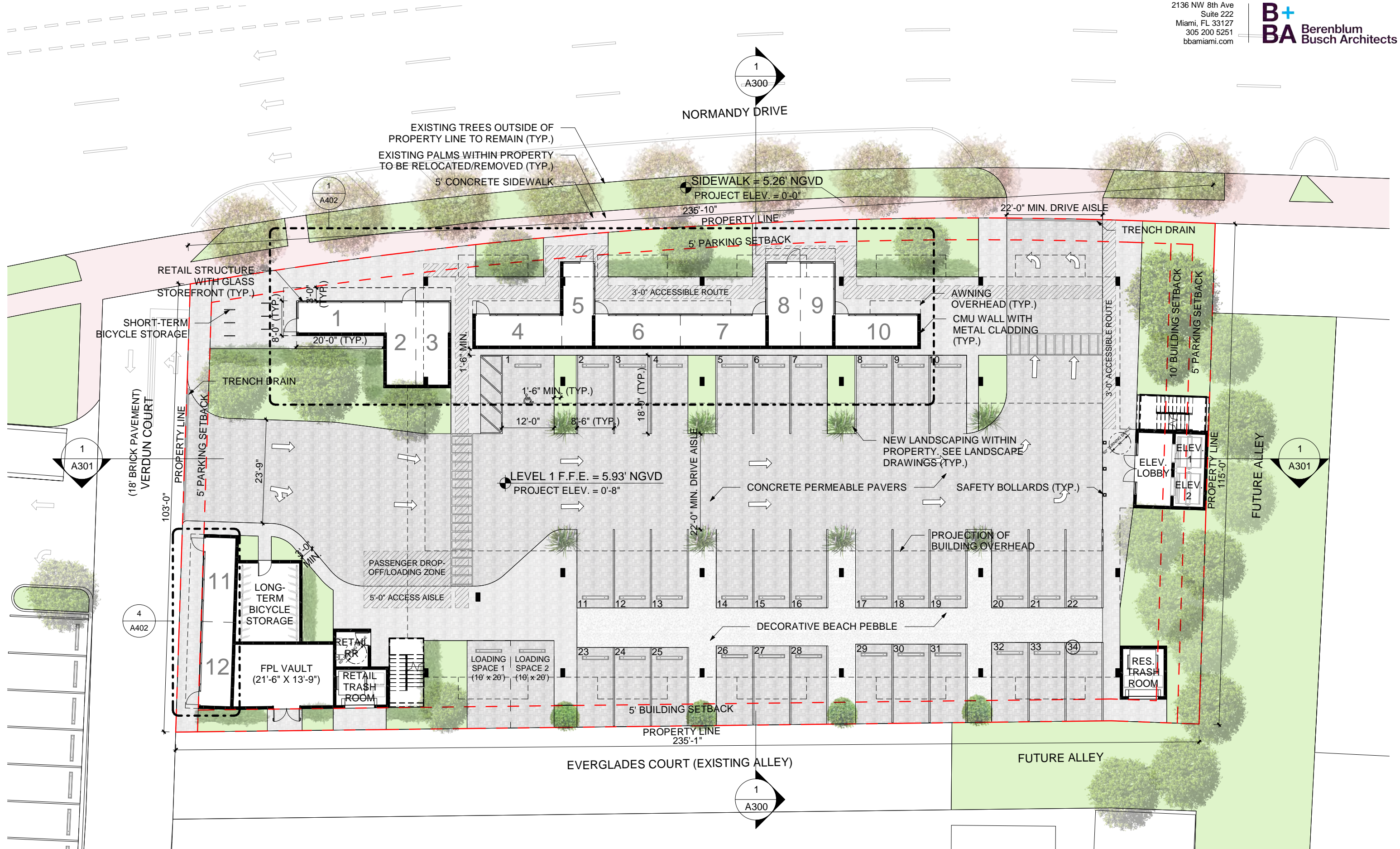
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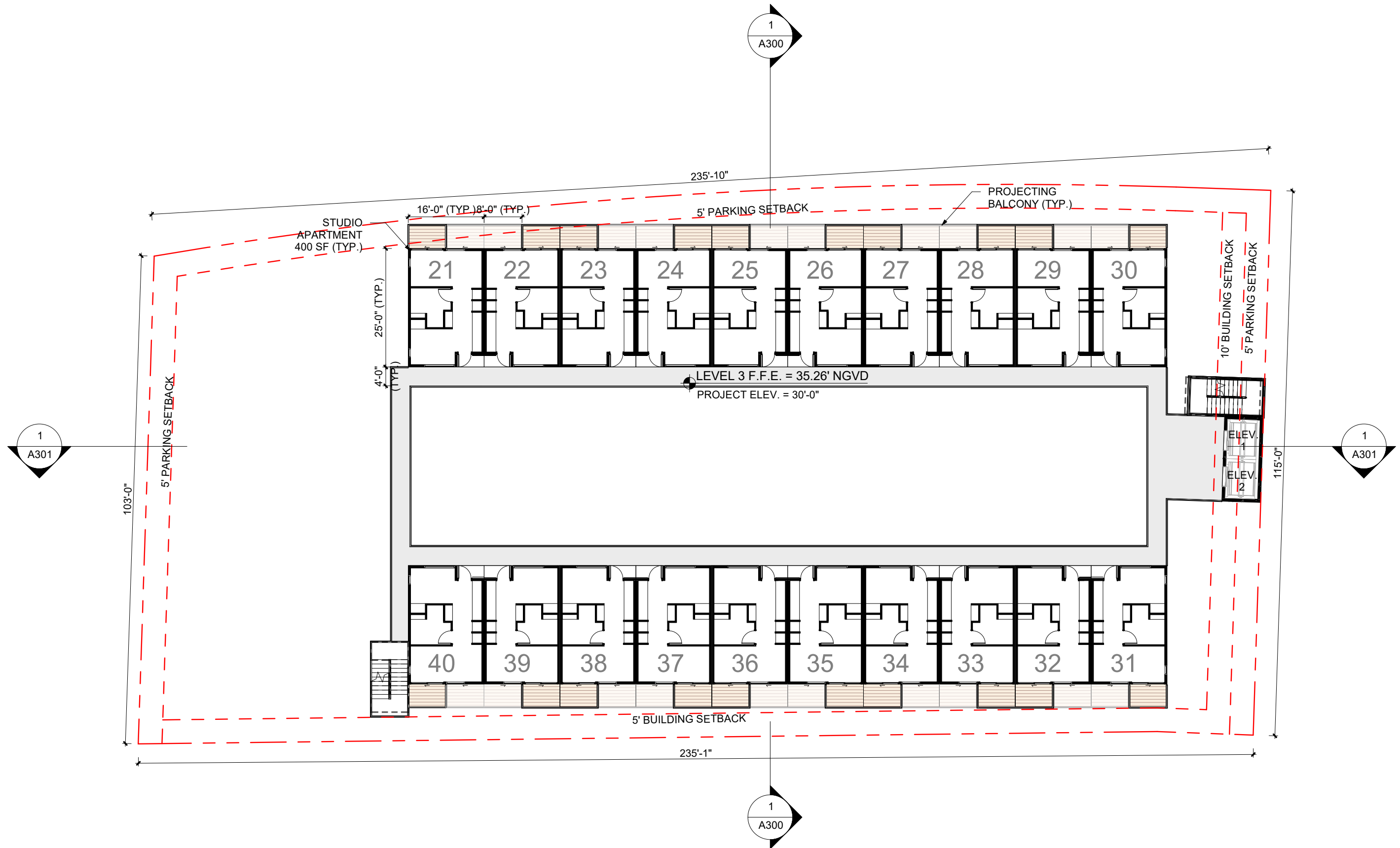
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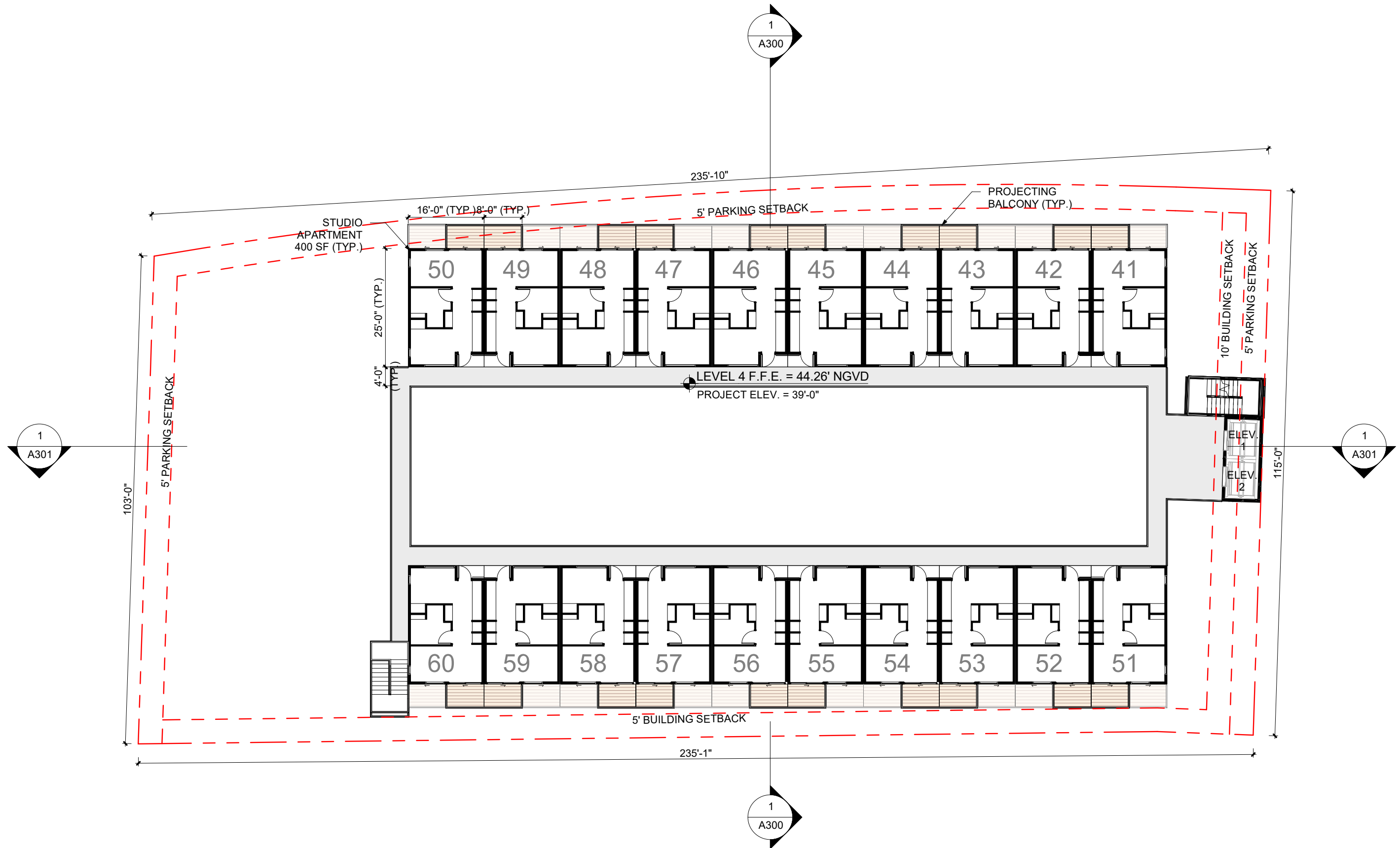


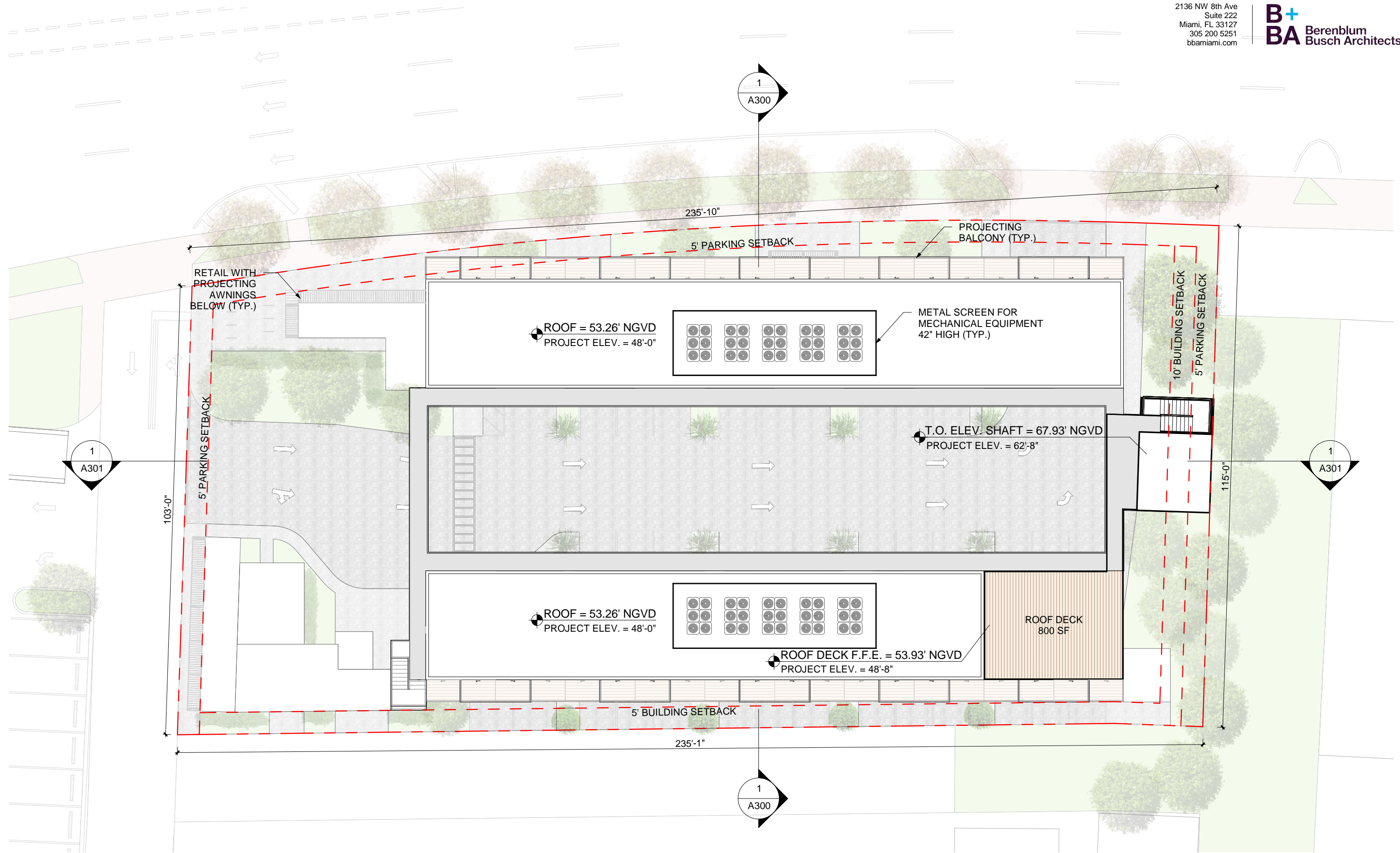




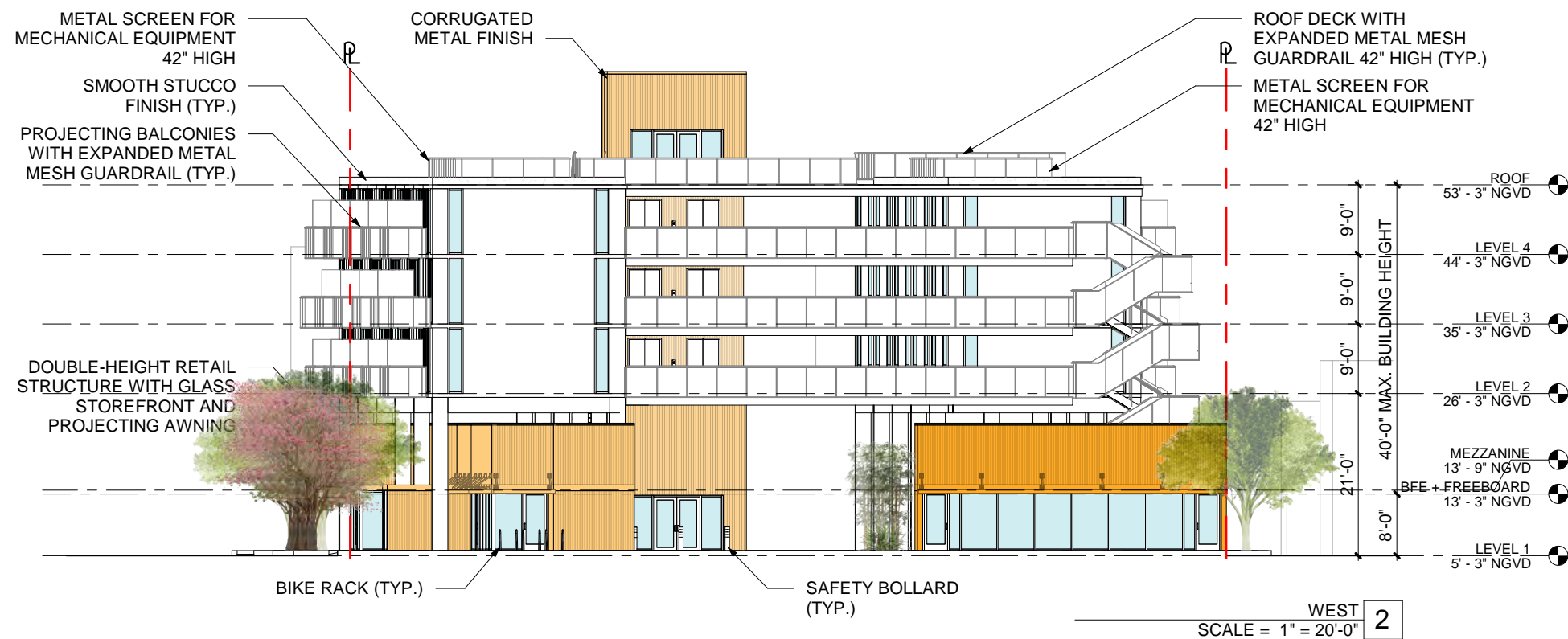


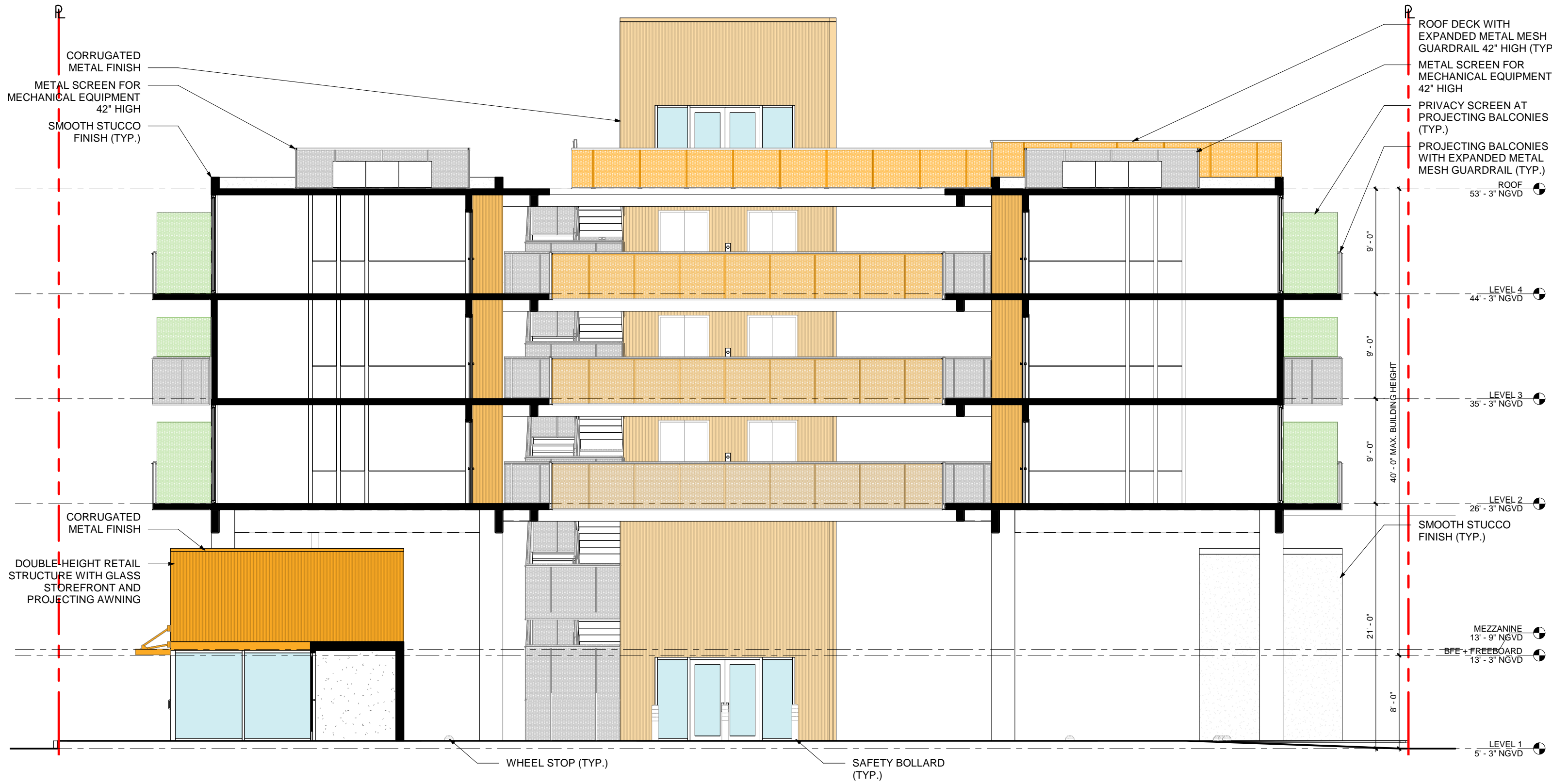




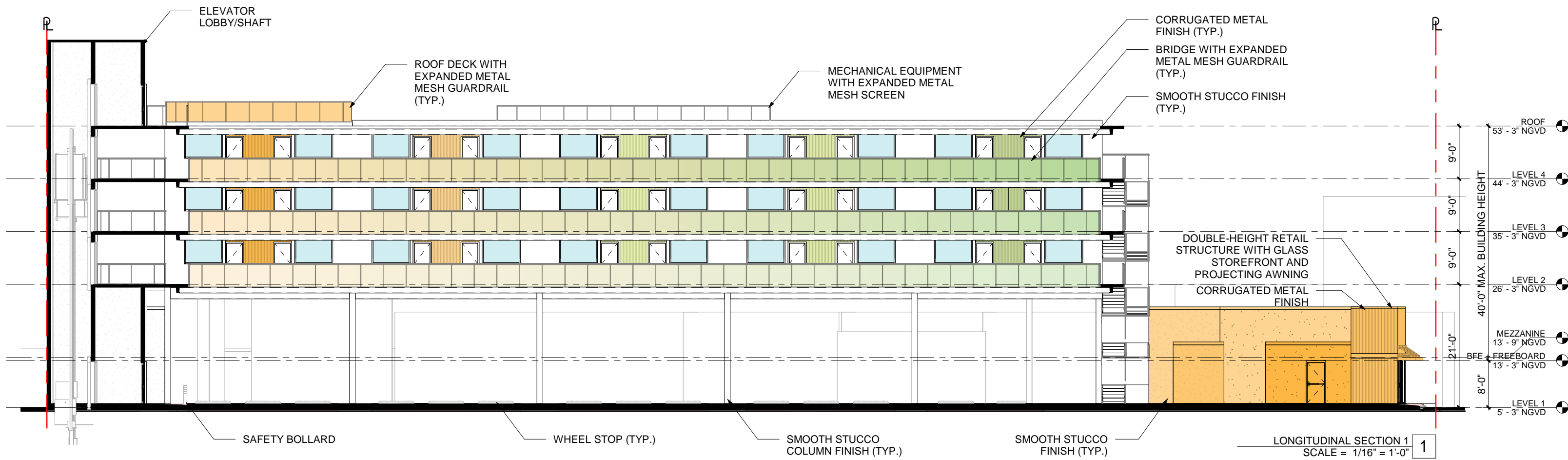








CROSS-SECTION 1
SCALE = 1/8" = 1'-0" 1

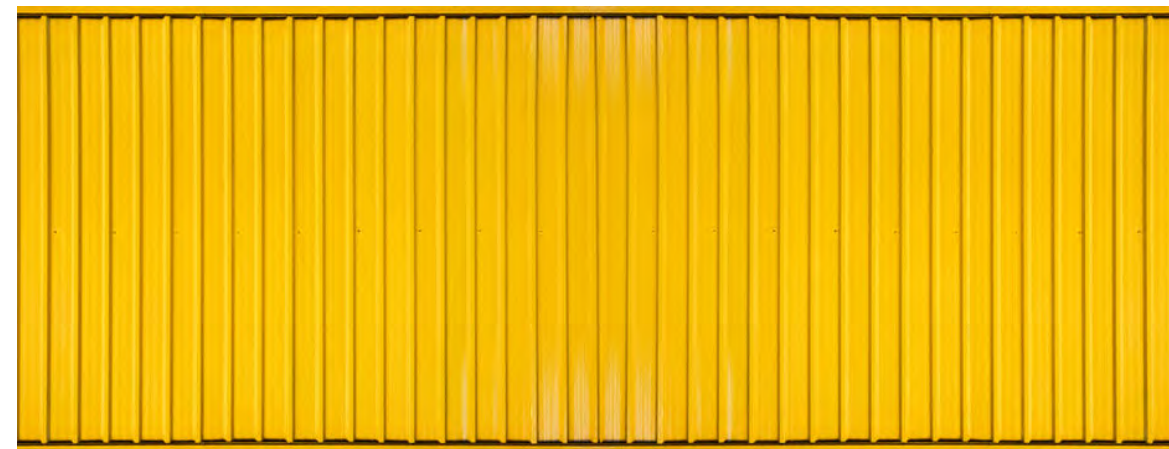




CONCRETE PERMEABLE PAVERS



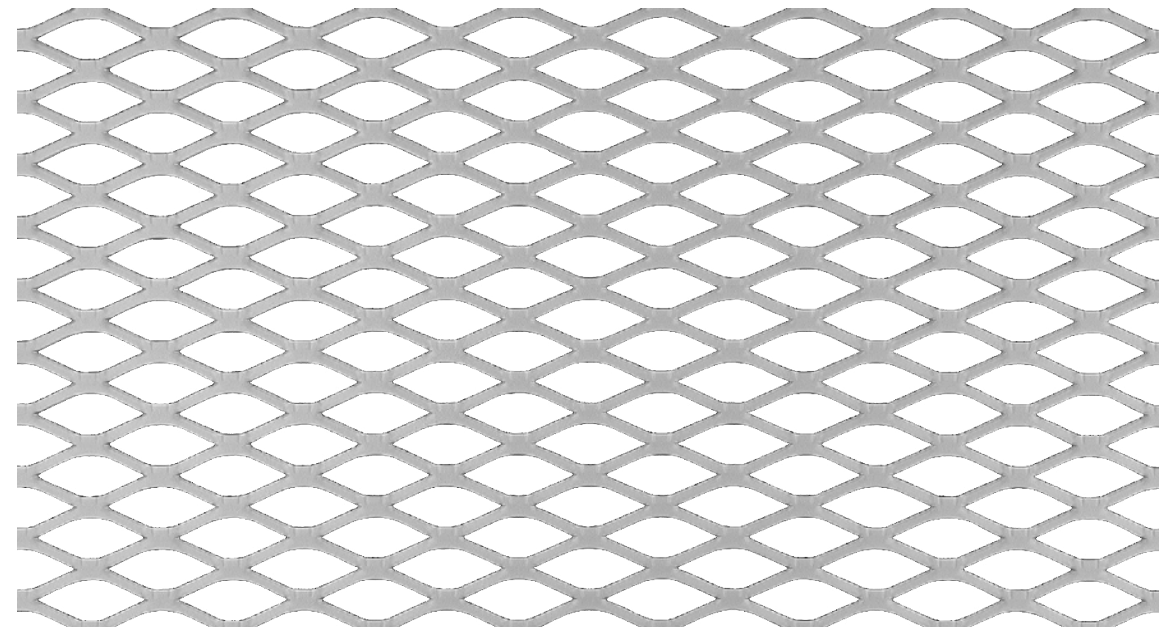
PAINTED SMOOTH STUCCO EXTERIOR FINISH



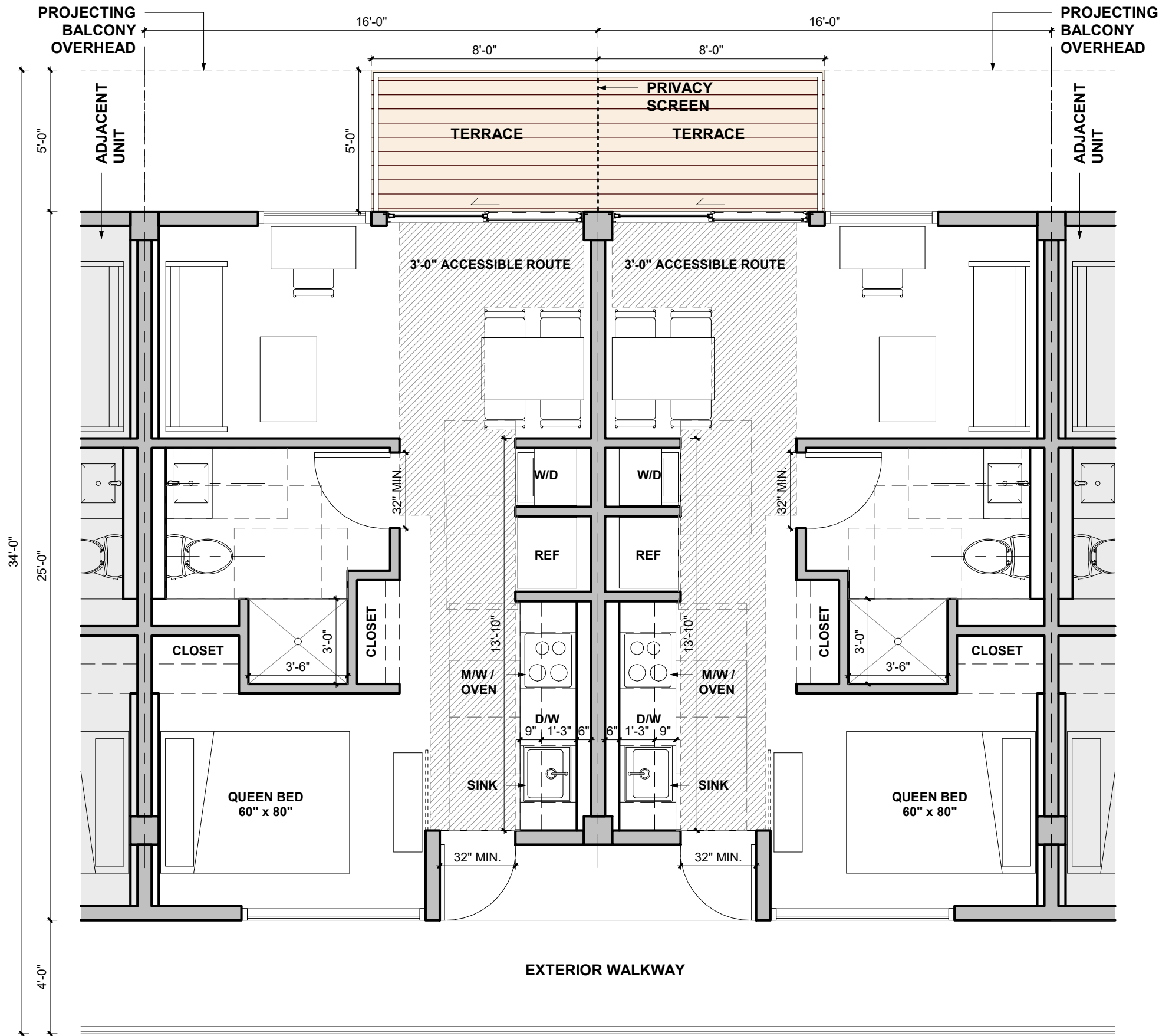
RETAIL/ELEVATOR EXTERIOR CLADDING: PAINTED CORRUGATED METAL PANELS

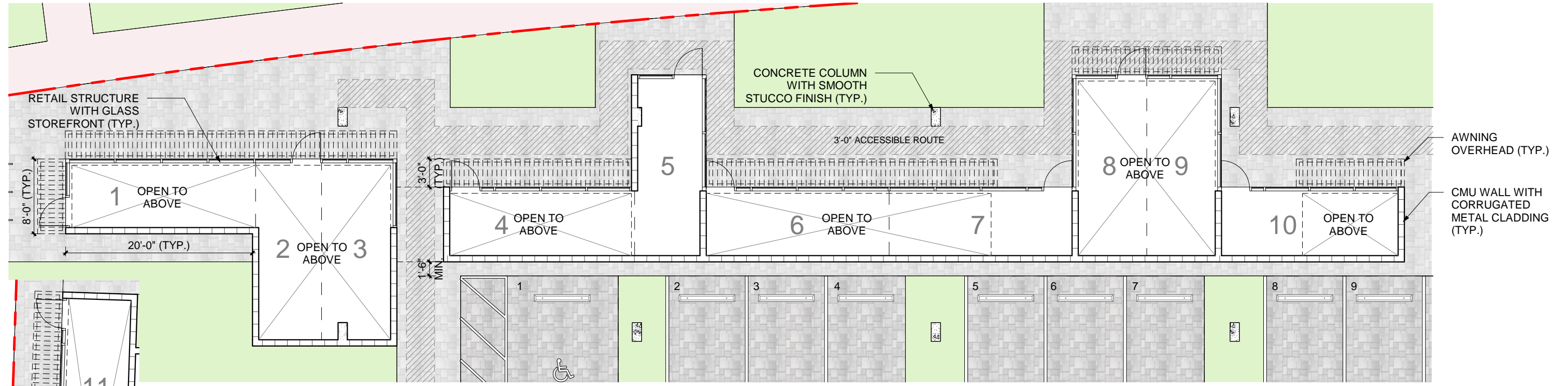


RIVER STONES ON PLANTERS AT PARKING

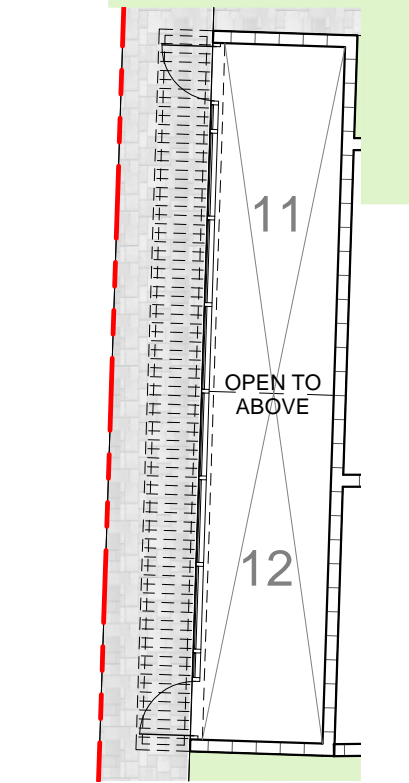


GUARDRAILS: PAINTED EXPANDED METAL MESH

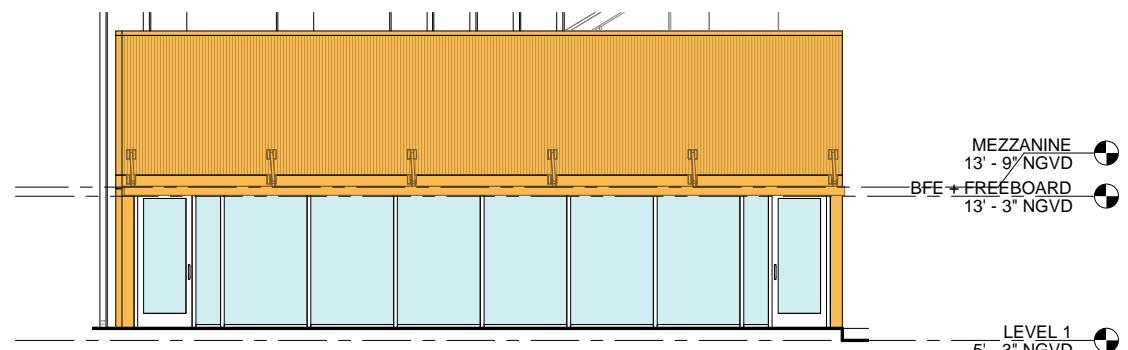




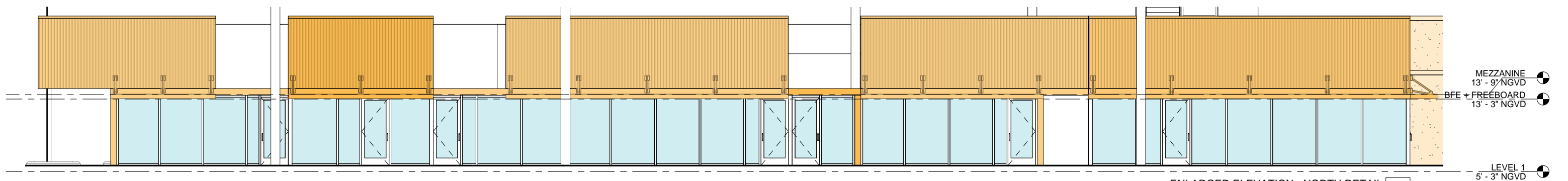
ENLARGED PLAN - NORTH RETAIL 1
SCALE = 3/32" = 1'-0"



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



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



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





