

MIAMI BEACH

PLANNING DEPARTMENT

Supplemental Comments

Planning Board

SUBJECT **PB24-0650 – 1960 Normandy Drive – LDR**
 PB24-0651 – 1960 Normandy Drive – CP

Staff Comments

Comments Issued: February 16, 2023

Tentative PB Meeting Date: April 25, 2024

1. For PB24-0651 - Staff suggests that the density limits in Policy RLU 1.1.8 be modified as follows to ensure that the development may have non-residential uses that are permitted in the CD-1 category: “*Density Limits*: 60 dwelling units per acre. Where an application for development proposes new construction in the Normandy Isles Overlay District and ~~100% of the new construction is all~~ proposed dwelling units are for as-workforce housing units, 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.”
2. For PB24-0651 - Staff suggests that intensity limits in Policy RLU 1.1.8 be modified as follows to ensure that the development may have non-residential uses that are permitted in the CD-1 category: “*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 ~~100% of the new construction is all~~ proposed dwelling units are for as-workforce housing units, such a development shall be permitted to have a maximum floor area ratio of 3.5.”
3. For PB24-0651 – A section should be added to the ordinance designating the “Normandy Isles Overlay” on the Future Land Use Map. The legal description and map utilized for the LDR amendment can be used to describe the overlay. This will likely be requested by the DEO after the amendment is transmitted. Given that this amendment affects FAR and density, DEO will likely have concerns with a reference to the LDRs for this type of overlay.
4. For PB23-0650 – Staff suggests that the modified density limits be included in the LDR amendment, otherwise the underlying CD-1 density will apply. Since the adoption of the Resiliency Code, density has been incorporated into the LDRs.
5. For PB23-0650 – Clarify off-street parking requirements for commercial uses. Specifically, there is no limit identified for the square footage.
6. For PB23-0650 – It is suggested that the applicant explore prohibiting foregoing certain commercial uses including check cashing stores, occult science establishments, package stores, souvenir and t-shirt shops, and tobacco/vape dealers.
7. For PB23-0650 – Staff suggests that the amendment clarify that commercial uses will be accessory to the main residential uses.
8. A full zoning analysis has not been completed on the provided plans. An analysis will be performed upon the submittal of the plans for approval by the Planning Board and Design Review Board.

9. These comments have been provided as a first review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project. Addressing these comments does not imply a favorable recommendation of the ordinances at a public hearing.