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Sunday, April 19, 2026

LETTER OF INTENT

To: Miami Beach | Historic Preservation Board

From: Eddie Seymour, RA | Flux Architects

Subject: 141-145 S. Shore Dr. | Proposed Multifamily Midrise

Folio(s): 141 S. Shore Dr. | 02-3203-016-0001 | Owners: Solas Investments LLC - Unit 1, 3, 4 & Catalina Investments LLC - Unit 2
145 S. Shore Dr. | 02-3203-007-1400 | Owners: Solas Investment II LLC, Prinkipos Capital LLC & Rosewolf LLC

Distinguished Members of the Board,

On behalf of the Owners, we are pleased to submit this application for the development of "Normandy Condominiums," a proposed four-story multi-family residential building located adjacent the Normandy Shores Golf Course. The reason for the request is to alleviate the burden caused on the owner due to sporadic flooding and subsequent repairs of damages caused by it. Currently, the F.F.E. for both buildings are approximately 2.5 feet below the Base Flood Elevation (+8.00 NGVD). The proposal seeks to replace the (2) existing 1-story contributing buildings in the North Beach National Register District with a high-quality residential offering that respects the architectural heritage of Normandy Isle while introducing contemporary living standards.

Architectural Vision and Compatibility

The proposed design is deeply rooted in the **Mid-Century Modern** aesthetic synonymous with Miami Beach. Our vision is to create a "modern sleek design" characterized by large glazing and clean horizontal lines that pay homage to the historic fabric of the surrounding neighborhood. Key architectural features include:

- **Cascading Setback Facade:** The massing utilizes strategic setbacks to reduce the perceived scale of the building and provide expansive private terraces for residents.

- **Central Open-Air Courtyard:** At the heart of the design is a central courtyard open to the sky, fostering natural ventilation and light—a hallmark of tropical modernism.
- **Materiality:** The palette consists of white painted stucco, complemented by stone finish cladding and architectural eyebrows that provide both depth and functional solar shading.

Project Program

The building has a gross floor area of 27,136 SF while rising to a height of 44'-8" to top of parapet. The program is distributed as follows:

- **1st Level:** Features an inviting lobby, residential parking, utilities, and private open spaces.
- **2nd & 3rd Levels:** Provide high-quality residential units, including a fitness center for residents on the second floor.
- **4th Level & Roof:** Dedicated to penthouse residential units and expansive private roof terraces.
- **Waivers Requested:** Minimum height of 12 ft shall be provided, as measured from base flood elevation (B.F.E.), plus one foot of freeboard, 9'-0" N.G.V.D. to the underside of the first slab. **Proposed: 10 ft provided**

Site Integration and Sustainability

The project has been carefully sited, respecting all the front, side and rear setbacks to maintain the residential rhythm of South Shore Drive. We have prioritized green space, providing approximately 3,643 SF of open area. Furthermore, the design responds to modern resiliency standards by establishing the first habitable floor elevation above the Base Flood Elevation (BFE).

We believe Normandy Condominiums represents a sensitive and sophisticated addition to the Normandy Isle community, successfully balancing the preservation of mid-century modern design principles with the needs of a growing, modern Miami Beach.

We look forward to presenting this project to the Board and receiving your feedback.

Respectfully submitted,



Eddie Seymour, R.A.

Principal & Founder

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Digitally signed by Eddie A.

Seymour

Date: 2026.05.10

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