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#### COMMENTS RESPONSE NARRATIVE

Miami Beach Planning Department  
Staff First Courtesy Review Comments Design Review Board

#### SUBJECT:

#### DRB20-0577 | 1420 Bay Road (Modifications to North Tower previously approved design)

Design Review Approval for modification to a previously issued Design Review Approval for design modifications and site plans changes of the existing North and central Towers of Flamingo Apartments, a multi-tower residential development, including extensive landscaping, changes to vehicular circulation and pick-up/drop-off locations, and entrance features, specifically to allow the approved project to take place in five (5) phases as a phased development project (aka DRB17-0216, DRB17-0160) and including the modifications of conditions of the original Final Order.

Comments Issued: 07/31/20 | 07/27/20 JGM, FSC, IV

**NOTE: This response narrative corresponds to DRB20-577 Modification application only.**

#### City's Plan Correction Reports:

DRB20-0557\_1420 Bay Road First Submittal COMMENTS.OCT20.pdf  
MIAMI BEACH Plan Corrections Report\_31-07-2020\_13-59-00.pdf  
MIAMI BEACH Plan Corrections Report\_31-07-2020\_09-30-23.pdf  
MIAMI BEACH Plan Corrections Report\_31-07-2020\_09-31-35.pdf

Plan Corrections Report Letter  
Submittal Intake Version 1, 2 & 3  
Submittal Intake Version 1 & 2  
Submittal Intake Version 1

COMMENTS	DISCIPLINE REVIEWER	LEVELS	COMMENTS RESPONSE	SHEETS
1) Application and Label documents are missing and must be uploaded for further review.	DRB Admin — Monique Fons	N/A	Application and mailing labels were provided at First Submittal on 7/20/20 through CSS and will be provided again through Final Submittal on 8/10/20.	N/A
2) The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 8/17/2020. ALL FEES MUST BE PAID BY 8/19/2020	DRB Admin — Monique Fons	N/A	Will be provided. This application comments response corresponds to DRB20-577 only. DRB20-557 will be submitted at a later date. Fees to be paid accordingly.	N/A
The first page of the application has the wrong File Number. Please correct.	DRB Admin — Monique Fons	N/A	Please refer to the cover sheet for revised file application number.	Cover
I Pedestrian Plaza, North and south drop off, and ground and 3rd level Central Tower renovation Building permit within 18 months of DRB Order DRB17-0160. Completed	DRB Plan Review —James Murphy	N/A	Please refer to sheet G7E. Application DRB20-577 up to phase V. Please refer to Flamingo Phase Legend for clarification on phases scope of work.	G7E
II North Garage & Courtyard Building permit within six (6) months of Phase I building permit Permitted and in construction.	DRB Plan Review —James Murphy	N/A	Please refer to sheet G7E. Application DRB20-577 up to phase V. Please refer to Flamingo Phase Legend for clarification on phases scope of work.	G7E
III North Pool & Outdoor Area Building permit within twelve (12) months of Phase II building permit Permitted and in construction	DRB Plan Review —James Murphy	All	Please refer to sheet G7E. Application DRB20-577 up to phase V. Please refer to Flamingo Phase Legend for clarification on phases scope of work.	G7E
IV North Tower Renovation Building permit within twelve (12) months of Phase III building permit	DRB Plan Review —James Murphy	All	Please refer to sheet G7E. Application DRB20-577 up to phase V. Please refer to Flamingo Phase Legend for clarification on phases scope of work.	G7E
V New Garden Apts Building permit within 18 months of Phases III & IV building permit	DRB Plan Review —James Murphy	8, 9	Phase III Building permit was submitted July 25th, 2019, 18 Months after places V Building permit at 01/2021. Propose Phase V building permit within 18 months of TCO/CO for Phase III.	G7E
VI New Residential Tower in RM-2 Portion of the Property Building permit within 18 months of Phase V building permit Subject to approval of Code Amendment and Application No. DRB20-0557	DRB Plan Review —James Murphy	All	Noted. Phase VI not part of application DRB20-577.	G7E
Adding Phase V and VI to previously approved Phasing. • intends to convert the accessory gym on the upper floors of west side of the North Garage into 11 additional garden apartments • New 37 unit 313'-0" tall tower • With the reduction of 80 units in the North Tower and addition of 11 Garden Apartments, there will still be an overall reduction of 69 units from the prior approval and all required parking will be located on the Property. Does this cover the 37 NEW units—wouldn't that mean an overall reduction of 32 units sitewide?	DRB Plan Review —James Murphy	All	DRB20-0577 & DRB20-0557 are two separate applications. DRB20-0577 scope of work includes addition of 8 Garden apartments not 11. The project total count of units up to and including Phase V is: The North Tower proposed units are 366 Units (vs. 446 Units in prior 2017 DRB Approval). Total site wide units existing was 1689, during 2017 DRB Approval reduced to 1521, and now proposed to be 1449 Units. This represents a total reduction of 240 units prior to 2017 DRB Approval, which is 72 units fewer than 2017 DRB Approval. Revised parking counts address this reduced unit count. The New Tower is not included in this calculation and will be addressed separately in DRB20-0557.	G11B, G11B.0, G11B.1
Proposed Modification of Approved Condition. To assist with obtaining operational licenses for the restaurant fronting the pedestrian plaza, the Applicant requests modification of one condition regarding the number of seats as follows: Condition I.D.3.a.ii. From: Outdoor seating shall be limited to 40 seats and the total restaurant seating shall be limited to 120 seats. To: Total restaurant seating shall be limited to 150 seats.	DRB Plan Review —James Murphy	Ground	Parking calculations to be updated with total number of seats.	G11B.1
a. G8 overprint error	DRB Plan Review —James Murphy	N/A	Print Copy has been corrected. Please refer to sheet G8.	G8