

PROJECT DATA - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT
No: BC1910575

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

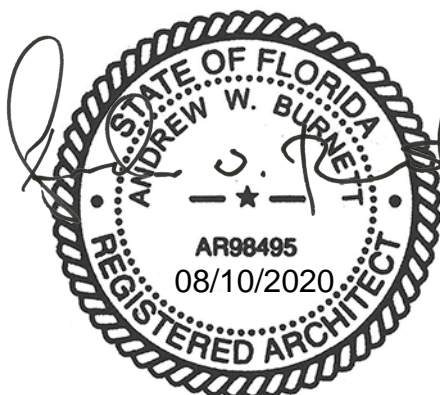
Stantec Architecture Inc - AA26000733
Andrew Burnett Lic. # AR98495

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DRB SUBMITTAL
08.10.2020



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ZONING ANALYSIS - Flamingo |1420 & 1508 Bay Road | Miami Beach, Florida

Item #	Zoning information			
1a	Lot 1 Address:	1420 Bay Road		
1b	Lot 2 Address:	1508 Bay Road		
2	Board and file numbers:			
3a	Lot 1 Folio number(s):	02-3233-007-0030		
3b	Lot 2 Folio number(s):	02-3233-007-0032		
4a	Lot 1 year constructed:	1960 Building	Parcel I Zoning District:	RM-3 (Residential multifamily high intensity)
4b	Lot 2 year constructed:	1960 Bldgs & Site / 2001 Bldgs & Site	Parcel II Zoning District:	RM-2 (Residential multifamily medium intensity)
5	Based Flood Elevation:	8.0 NGVD	Grade Value in NGVD:	3.74 to 4.55 NGVD (7)
6	Adjusted grade (Flood+Grade/2):	5.87 to 6.28 NGVD	Parcel I Net Lot Area:	569,614 GSF
			Parcel II Net Lot Area:	126,319 GSF
			Net Lot Area:	695,933 GSF
7a	Parcel I Lot Width:	841 ft. aprox.	Parcel I Lot Depth:	554.89 ft. (average) / 685.09 ft. (max.)
7b	Parcel II Lot Width:	398 ft. aprox.	Parcel II Lot Depth:	555.7 ft (average) / 635.52 ft (max.)
	Minimum Unit Size (North Tower)		Average Unit size (North Tower)	
8a	Existing Minimum Unit Size:	498 SF	Existing Average Unit Size:	884 SF
8b	Proposed Minimum Unit Size:	655 SF	Proposed Average Unit Size:	1112 SF
8c	Required Minimum Unit Size:	400 SF	Required Average Unit Size:	550 SF
9a	Parcel I Existing use:	Multifamily, Accessory Commercial, Accessory Parking Garage	Parcel I Proposed Use:	Multifamily, Accessory Commercial, Accessory Parking Garage
9b	Parcel II Existing use:	Multifamily, Accessory Parking Garage	Parcel II Proposed Use:	Multifamily, Accessory Parking Garage

	Lot Area Summary	Required	Existing	Proposed	Deficiencies
10a	Height RM-3	150'-0"	North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	N/A - Existing to Remain
10b	Height RM-2	140'-0"	Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	N/A - Existing to Remain
11a	Number of stories RM-3	16	North Tower: 15 Stories Central Tower (Center): 32 Stories	North Tower: 15 Stories Central Tower (Center): 32 Stories	N/A - Existing to Remain
11b	Number of stories RM-2	15	Central Tower (Side): 15 Stories Parking Garage: 6 Stories	Central Tower (Side): 15 Stories Parking Garage: 6 Stories	N/A - Existing to Remain
12a	FAR RM-3	2.75	4.05	4.04	N/A - Existing to Remain
12b	FAR RM-2	2.0	1.7	1.82	N/A - Existing to Remain
13a	Parcel I Gross Square Footage:	1,566,439 GSF	2,308,998 GSF	2,403,070 GSF	N/A - Existing to Remain
13b	Parcel II Gross Square Footage:	252,638 GSF	147,958 GSF	233,848 GSF (10)	N/A - Existing to Remain
13c	Total Gross Square Footage:	1,819,077 GSF	2,456,946 GSF	2,542,918 GSF	N/A - Existing to Remain
14	Square Footage by use:	N/A	N/A	N/A	
15	Number of Units Residential	N/A	1689 Units	1441 Units	N/A
16	Number of Units Hotel	N/A	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	N/A	N/A
18	Occupancy Load	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	20.0'	N/A	N/A	N/A
20	Side Setback:	61.9'	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	61.9'	N/A	N/A	N/A
23	Rear Setback:	0.0'	N/A	N/A	N/A
At Grade Parking Lot:					
24	Front Setback: 20'	20.0'	17.6'	17.6'	N/A - Existing to Remain
25	Side Setback: (6)	61.9'	29.0'	29.0'	N/A - Existing to Remain
26	Side Setback: (6)	N/A	N/A	N/A	N/A
27	Side Setback facing Street: (6)	61.9'	4.9'	4.9'	N/A - Existing to Remain
28	Rear Setback: 5'	5.0'	46.9'	46.9'	N/A - Existing to Remain
Pedestal (Up to 50' in height)					
29	Front Setback: 20'	20.0'	20.0'	20.0'	N/A - Existing to Remain
30	Side Setback: (1)	99.1'	99.9'	99.9'	N/A - Existing to Remain
31	Side Setback: (1)	N/A	N/A	N/A	N/A
32	Side Setback facing Street: (1)	99.1'	99.2'	99.2'	N/A - Existing to Remain
33	Rear Setback: (4)	55.6'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain
Tower					
34	Front Setback: (2)	50.0'	50.0'	50.0'	N/A - Existing to Remain
35	Side Setback: (3)	99.1'	99.9'	99.9'	N/A - Existing to Remain
36	Side Setback: (3)	N/A	N/A	N/A	N/A
37	Side Setback facing Street: (1)	99.1'	200.92'	200.92'	N/A - Existing to Remain
38	Rear Setback: (5)	83.4'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain

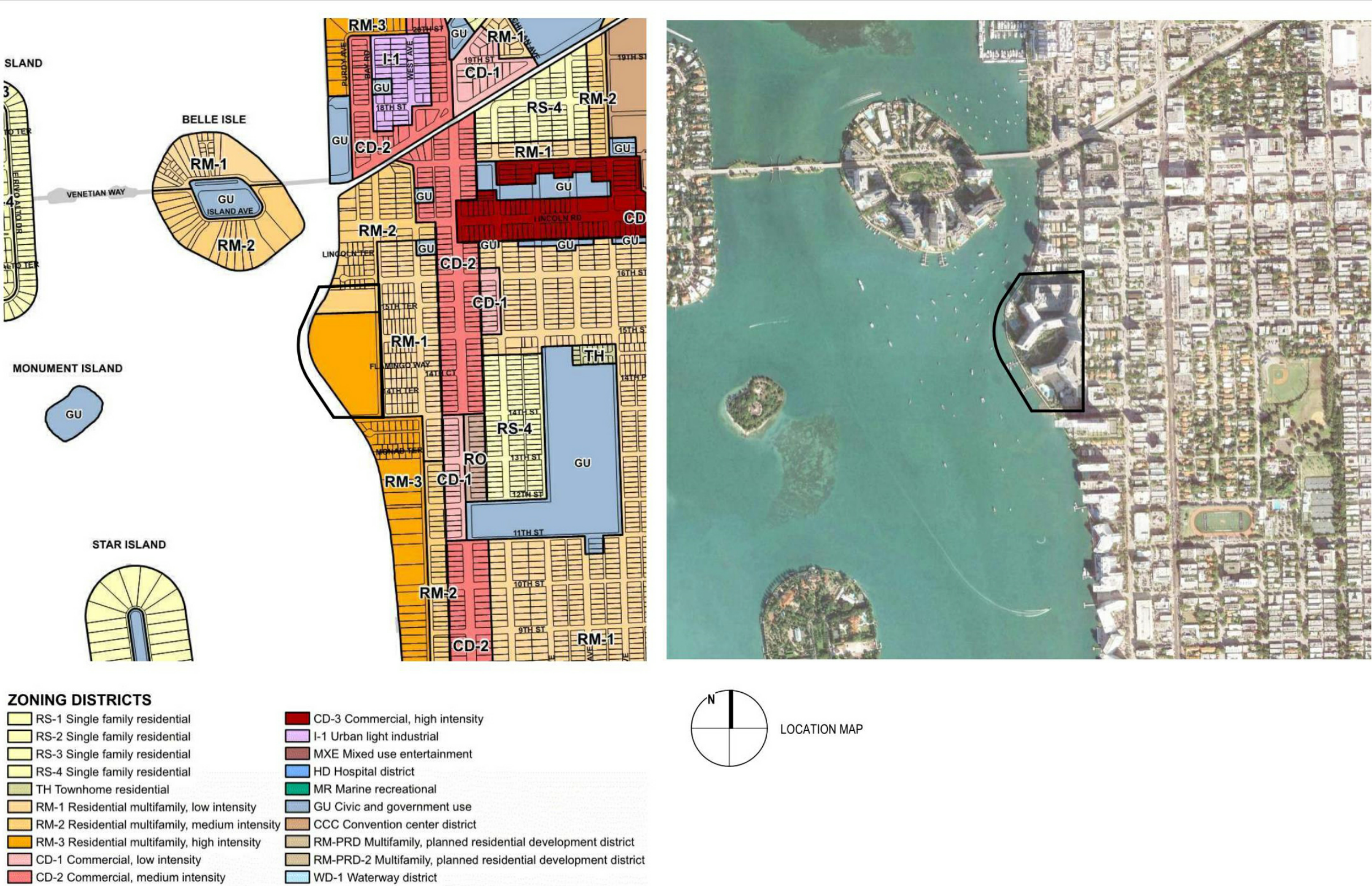
GENERAL NOTE:

- NORTH TOWER EXISTING NUMBER OF UNITS: 614
- NORTH TOWER PROPOSED NUMBER OF UNITS: 366

Item #	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District 1	District 1	District 1	N/A
40	Total # of Parking spaces	1,507	2,032	1,934	N/A
41	Grocery/Retail Parking Required...	59	17	59	N/A
	Parking Spaces removed (Refer to Parking Calculation...			-98	
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,448	1,978	1,448	N/A
43	Parking Space Dimensions	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	N/A
44	Parking space configuration (45,60,90 Parallel)	90	90	90	N/A
45	ADA spaces Phase 3 & 4	28 ADA Parking Spaces	32 ADA Parking Spaces	28 ADA Parking Spaces	N/A
46	Tandem Spaces	N/A	1,069	1,081	N/A
47	Drive aisle Width	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	N/A
48	Valet drop off and pick up	N/A	1.00	2.00	N/A
49	Loading zones and trash collection areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential)	19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas	N/A
50	Bicycle parking, Location and number of racks	N/A	N/A	Short term: 12 Bicycles Long Term: 100 Bicycles	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	Restaurant	N/A
52	Total # of seats	N/A	N/A	180 Seats	N/A
53	Total # of seats per venue...	N/A	N/A	N/A	N/A
54	Total occupant content	N/A	N/A	N/A	N/A
55	Occupant content per venue...	N/A	N/A	N/A	N/A
56	Is this a contributing building?		No		
57	Located within a Local Historic District?		No		

- (1) Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%
- (2) 20' + 1/4 height over 50'. 50' max.
- (3) Pedestal Setback + 0.10' Height over 50'. 50' max.
- (4) 10% of Lot Depth
- (5) 15% of Lot Depth
- (6) 5' or 5% of Lot Width
- (7) Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project
- (8) ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- (9) ADA spaces Required number is based on proposed required parking count of 1770 spaces due to reduction of unit count and revised uses.
- (10) Area of Surplus parking included in the proposed total area - refer to sheet G-010A



ZONING ANALYSIS - Flamingo 1420 & 1508 Bay Road Miami Beach, Florida					
Item #	Zoning information				
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1b	Lot 2 Address:	1508 Bay Road			
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3b	Lot 2 Folio number(s):	02-3233-007-0032			
4a	Lot 1 year constructed:	1960 Building			
4b	Lot 2 year constructed:	1960 Bdgs & Site / 2001 Bdgs & Site			
5	Based Flood Elevation:	8.0 NGVD			
6	Adjusted grade (Flood+Grade/2):	5.87 to 6.28 NGVD			
7a	Parcel I Lot Width:	841 ft. aprox.		Parcel I Lot Depth:	554.89 ft. (average) / 685.09 ft. (max.)
7b	Parcel II Lot Width:	398 ft. aprox.		Parcel II Lot Depth:	555.7 ft (average) / 635.52 ft (max.)
	Minimum Unit Size (North Tower)	Average Unit size (North Tower)			
8a	Existing Minimum Unit Size:	498 SF		Existing Average Unit Size:	884 SF
8b	Proposed Minimum Unit Size:	655 SF		Proposed Average Unit Size:	1112 SF
8c	Required Minimum Unit Size:	400 SF		Required Average Unit Size:	550 SF
9a	Parcel I Existing use:	Multifamily, Accessory Commercial, Accessory Parking Garage		Parcel I Proposed Use:	Multifamily, Accessory Commercial, Accessory Parking Garage
9b	Parcel II Existing use:	Multifamily, Accessory Parking Garage		Parcel II Proposed Use:	Multifamily, Accessory Parking Garage

	Lot Area Summary	Required	Existing	Proposed	Deficiencies
			North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	N/A - Existing to Remain
10a	Height RM-3	150'-0"			
			Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	N/A - Existing to Remain
10b	Height RM-2	140'-0"			
		16	North Tower: 15 Stories Central Tower (Center): 32 Stories	North Tower: 15 Stories Central Tower (Center): 32 Stories	N/A - Existing to Remain
11a	Number of stories RM-3				
		15	Central Tower (Side):15 Stories Parking Garage: 6 Stories	Central Tower (Side):15 Stories Parking Garage: 6 Stories	N/A - Existing to Remain
11b	Number of stories RM-2				
12a	FAR RM-3	2.75	4.05	4.04	N/A - Existing to Remain
12b	FAR RM-2	2.0	1.17	1.47	N/A - Existing to Remain
13a	Parcel I Gross Square Footage:	1,566,439 GSF	2,308,988 GSF	2,303,070 GSF	N/A - Existing to Remain
13b	Parcel II Gross Square Footage:	252,638 GSF	147,436 GSF	186,301 GSF	N/A - Existing to Remain
13c	Total Gross Square Footage:	1,819,077 GSF	2,456,424 GSF	2,489,371 GSF	
14	Square Footage by use:	N/A			
15	Number of Units Residential	N/A	1689 Units	1449 Units	N/A
16	Number of Units Hotel	N/A	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	N/A	N/A
18	Occupancy Load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20.0'	N/A	N/A	N/A
20	Side Setback:	61.9'	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	61.9'	N/A	N/A	N/A
23	Rear Setback:	0.0'	N/A	N/A	N/A
	At Grade Parking Lot:				
24	Front Setback: 20'	20.0'	17.6'	17.6'	N/A - Existing to Remain
25	Side Setback: (6)	61.9'	29.0'	29.0'	N/A - Existing to Remain
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27	Side Setback facing Street: (6)	61.9'	4.9'	4.9'	N/A - Existing to Remain
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	Pedestal (Up to 50' in height)				
29	Front Setback: 20'	20.0'	20.0'	20.0'	N/A - Existing to Remain
30	Side Setback: (1)	99.1'	99.9'	99.9'	N/A - Existing to Remain
31	Side Setback: (1)	N/A	N/A	N/A	N/A
32	Side Setback facing Street: (1)	99.1'	99.2'	99.2'	N/A - Existing to Remain
33	Rear Setback: (4)	55.6'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain
	Tower				
34	Front Setback: (2)	50.0'	50.0'	50.0'	N/A - Existing to Remain
35	Side Setback: (3)	99.1'	99.9'	99.9'	N/A - Existing to Remain
36	Side Setback: (3)	N/A	N/A	N/A	N/A
37	Side Setback facing Street: (1)	99.1'	200.92'	200.92'	N/A - Existing to Remain
38	Rear Setback: (5)	83.4'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain

Item #	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District 1	District 1	District 1	N/A
40	Total # of Parking spaces	1,513	2,032	1,870	N/A
41	Grocery/Retail Parking Required...	49	17	49	N/A
	Surplus Parking spaces (refer to Parking calculations on separate sheet - 162 spaces removed) (10)			357	
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,464	1,978	1,464	N/A
		Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path...	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path...	
43	Parking Space Dimensions				N/A
44	Parking space configuration (45,60,90...	90	90	90	N/A
45	ADA spaces Phase 3 & 4	26 ADA Parking Spaces	32 ADA Parking Spaces	26 ADA Parking Spaces	N/A
46	Tandem Spaces	N/A	1,069	1,081	N/A
47	Drive aisle Width	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	N/A
48	Valet drop off and pick up	N/A	1.00	2.00	N/A
		19 Loading Spaces (2 Restaurant & Retail / 17 Residential)	19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas	
49	Loading zones and trash collection areas				N/A
50	Bicycle parking, Location and number of racks	N/A	N/A	Short term: 12 Bicycles Long Term: 100 Bicycles	N/A

	Restaurants, Cafes, Bars, Lounges,...	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	Restaurant	N/A
52	Total # of seats	N/A	N/A	180 Seats	N/A
53	Total # of seats per venue...	N/A	N/A	N/A	N/A
54	Total occupant content	N/A	N/A	N/A	N/A
55	Occupant content per venue...	N/A	N/A	N/A	N/A

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

Note: RM-2 added FAR for improvements in the Garden Apartments corridor added at level 7. Existing area from DRB 2017 was 146,149sf. This area was corrected and is now 147,436sf. Total proposed RM-2 FAR is 149,001sf which includes area increase of 890sf added in Phase 1 permit, plus 675sf added in this application for the Gym apartments.

Phase 5 total: 354 spaces of surplus parking FAR in enclosed parking on RM-2:
123 spaces on level 2 = 20,200 sf of FAR
118 spaces on level 3 = 17,100 sf of FAR

113 spaces on level 7 roof not enclosed and not counted as FAR

Total enclosed surplus parking FAR added to RM-2 = 37,300sf

- (1) Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%
- (2) 20' + 1/1 height over 50'. 50' max.
- (3) Pedestal Setback + 0.10' Height over 50'. 50' max.
- (4) 10% of Lot Depth
- (5) 15% of Lot Depth
- (6) 5' or 5% of Lot Width
- (7) Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project
- (8) ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- (9) ADA spaces Required number is based on proposed required parking count of 1513 spaces due to reduction of unit count a...
- (10) Area of Surplus parking included in the proposed total RM-2 area - refer to parking diagram in sheet G11B.3 (Phase 5).

PROJECT DATA

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Andrew Burnett Lic. # AR98495



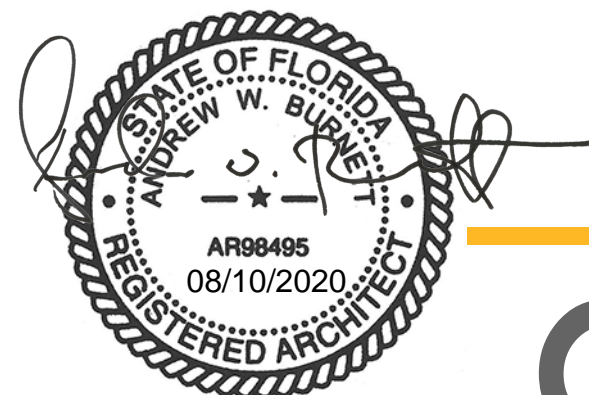
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DRB SUBMITTAL

08.03.2017

Revision

08-10-2020



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PARKING ANALYSIS - 07/12/2017

PROJECT DATA

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

Stantec Architecture Inc.
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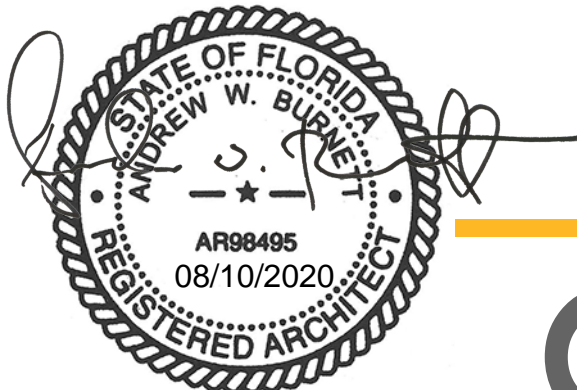
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08.03.2017

Revision

10-06-2017

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RESIDENTIAL PARKING	EXISTING			PROPOSED					NOTES
	Existing Unit Count	Parking Credit per Unit Type	Required Parking	Proposed Unit Count	Reduced Units	Parking Credit per Unit Type	Parking Credit	Required Parking w/Credit	
Existing North Tower									Flamingo Existing Residential Parking - As per Permit Set Record drawings, Rev 03/15/00
Less than 1000 SF	361 Units	1.00	361.00	220 Units	-141 Units	1.5 per Unit	-211.50	330.00	
Between 1000 and 1200 SF	196 Units	1.00	196.00	83 Units	-113 Units	1.75	-197.75	145.25	
More than 1200 SF (Existing Units)	57 Units	1.00	57.00	57 Units	0 Units	2.0 per Unit	0.00	114.00	
More than 1200 SF (Added Units)				86 Units	86 Units	2.0 per Unit (2017)	0.00	172.00	130-32 (6b) 2.0 spaces per unit for units above 1200 square feet
Existing North Tower Total	614 Units		614.00	446 Units	-168.00		-409.25	761.25	
								352.00	North Tower Parking With Credit
Existing South Tower	562 Units		562.00	562 Units	562 Units	1.0 per Unit	562.00	562.00	
Existing Visitor Spaces (per 1999 Permit Set)			32.00					32.00	
New Required Visitor				86 Units		0.1 per Unit (2017)	8.60	8.60	
Existing Central Tower	463 Units	1.50	694.50	463 Units	463 Units	1.50	694.50	694.50	
Existing Garden Apartments	24 Units	1.50	36.00	24 Units	24 Units	1.50	36.00	36.00	
Townhouses A, B & C - Existing	26 Units	1.50	39.00	26 Units	26 Units	1.50	39.00	39.00	
Total Residential Parking	1,978.00			1,725.00					253.00
	Existing Required Residential Parking (Per Previous Permits)			Proposed Residential Parking Required (Current with Grandfathered Parking)					Required Residential Parking Reduction
				BASED ON A REVERSE ENGINEERING OF THE PRE-1989 ORDINANCE					
RETAIL PARKING	EXISTING			PROPOSED					NOTES
	Existing Retail Area	Area per Parking Space	Required Parking	Proposed Retail Area		Area per Parking Space		Required Parking	
Retail	5,100 GSF	300 GSF per Space	17.00	4,128 GSF		300 GSF		14.00	130-32 (37) Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area.
Total Commercial Parking	17.00			14.00					
	Existing Commercial Parking			Proposed Commercial Parking Required					
FUTURE RESTAURANT PARKING	EXISTING			PROPOSED					NOTES
	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats		Seats per Parking Space		Required Parking	
Restaurant				0 Seats		4 Seats		0.00	130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.
Total Restaurant Parking				0.00					
				Future Restaurant Parking Required					
TOTAL PARKING REQUIRED	1,995.00			1,739.00					
	Existing Parking Required			Proposed Parking Required					
TOTAL PARKING PROVIDED ON SITE	2,032.00			2,032.00					
	Existing Parking on Site			Existing Parking on Site					

Surplus Parking between Pre-1989 Ordinances 37.00

Surplus Parking between Pre-1989 Current Ordinances 293.00
Total spaces Removed from Site 57.00

1,975.00
Proposed Parking To be Provided on Site

RELOCATED PARKING ANALYSIS

SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS	PARKING SPACES TO BE RELOCATED ON SITE	Alternate if all Retail Space is a Restaurat			
Main Parking Garage (New North Drop-Off Area)	Standard Spaces 26.00	PROPOSED			
		Number of Seats		Seats per Parking Space	Required Parking
Front Site Parking (New Pedestrian Plaza)		180 Seats		4 Seats	45.00
Standard Spaces	4.00	45.00			
South Site Parking (New South Drop-Off Area)		Future Restaurant Parking Required			
Standard Spaces	18.00				
ADA Spaces	4.00	Parking Required 1,770.00			
North Surface Parking (Modifications for short term parking and new control...					
Standard Spaces	5.00	Existing Parking on Site 2,032.00			
Total Parking Removed due to Improvements	57.00				
		Surplus Parking between Pre-1989 Current Ordinances 262.00			

PROJECT DATA

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Andrew Burnett Lic. # AR98495

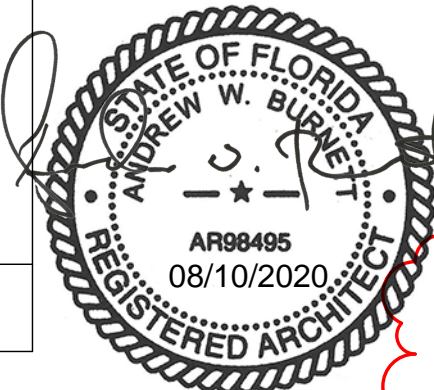
Stantec

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DRB SUBMITTAL
08.10.2020

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G11B.1



RESIDENTIAL PARKING	EXISTING			PROPOSED					NOTES	
	Existing Unit Count	Parking Credit per Unit Type	Required Parking	Proposed Unit Count	Reduced Units	Parking Credit per Unit Type	Parking Credit	Required Parking w/Credit		
Existing North Tower									Flamingo Existing Residential Parking - As per Permit Set Record drawings, Rev 03/15/00	
Less than 1000 SF	361 Units	1.00	361.00	126 Units	-235 Units	1.5 per Unit	-352.50	189.00		
Between 1000 and 1200 SF	196 Units	1.00	196.00	66 Units	-130 Units	1.75	-227.50	115.50		
More than 1200 SF (Existing Units)	57 Units	1.00	57.00	57 Units	0 Units	2.0 per Unit	0.00	114.00		
More than 1200 SF (Added Units)				117 Units	117 Units	2.0 per Unit (2017)	0.00	234.00		
Existing North Tower Total	614 Units		614.00	366 Units	-248.00		-580.00	652.50	130-32 (6b)	2.0 spaces per unit for units above 1200 square feet
								72.50		North Tower Parking With Credit - Unit reduction 248
Existing South Tower	562 Units		562.00	562 Units	562 Units	1.0 per Unit	562.00	562.00		
Existing Visitor Spaces (per 1999 Permit Set)			32.00					32.00		
New Required Visitor				117 Units		0.1 per Unit (2017)	11.70	12.00		
Existing Central Tower	463 Units	1.50	694.50	463 Units	463 Units	1.50	694.50	694.50		
Addition Garden Apartments - Level 8 ...						1.50				Garden Apartment 8 more units
Less than 1000 SF				1 Units		1.5 per Unit		1.50		
Between 1000 and 1200 SF						1.75				
More than 1200 SF				7 Units		2.0 per Unit		14.00		
Existing Garden Apartments	24 Units	1.50	36.00	24 Units	0 Units	1.50	36.00	36.00		
Townhouses A, B & C - Existing	26 Units	1.50	39.00	26 Units	0 Units	1.50	39.00	39.00		
Total Units	1689 Units			1449 Units	240 Units					
Total Residential Parking	1,978.00			1,464.00						514.00
	Existing Required Residential Parking (Per Previous Permits)			Proposed Residential Parking Required (Current with Grandfathered Parking)					Required Residential Parking Reduction	
				BASED ON A REVERSE ENGINEERING OF THE PRE-1989 ORDINANCE						

RETAIL PARKING	EXISTING			PROPOSED					NOTES		
	Existing Retail Area	Area per Parking Space	Required Parking	Proposed Retail Area		Area per Parking Space		Required Parking			
Retail	5,100 GSF	300 GSF per Space	17.00	00 GSF		300 GSF		0.00	130-32 (37)	Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area.	
Total Commercial Parking	17.00 Existing Commercial Parking				0.00 Proposed Commercial Parking Required						

FUTURE RESTAURANT PARKING	EXISTING			PROPOSED					NOTES	
	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats		Seats per Parking Space		Required Parking		
Restaurant				195 Seats		4 Seats		48.75	130-32 (36)	130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.
Total Restaurant Parking								49.00		Tenant will apply for separate interior improvement permit for restaurant space. TOTAL RESTAURANT SEATS 195 is Existing Café 45 seats, Proposed Restaurant 150 seats
						Future Restaurant Parking Required				

TOTAL PARKING REQUIRED	1,995.00	1,513.00	
	Existing Parking Required	Proposed Parking Required	
TOTAL PARKING PROVIDED ON SITE	2,032.00	2,032.00	
	Existing Parking on Site	Existing Parking on Site	

Surplus Parking between Pre-1989 Ordinances	37.00
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Surplus Parking between Pre-1989 Current Ordinances	519.00
Total Spaces Removed From site	162.00
Surplus total	357.00

(Phase 5)

1,870.00
Proposed Parking to be provided on Site

SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS	PARKING SPACES TO BE REMOVED
Phase 1 & 2 - Spaces Removed due to new drop off and pedestrian plaza	
Standard Spaces	54.00
Phase 3 & 4 - Garage Spaces converted to scotter parking (66 spaces converted to scooter parking - 42 removed from level 7)	
	108.00
Total Parking Removed	162.00

PROPOSED PARKING SPACES TO BE PROVIDED IN PHASES 1-5				
	Required	Provided	Suprplus	Notes
Phase 1 & 2 (Combined)	1935.00	1989.00	54.00	Surplus spaces removed.
Phase 3 & 4 (Combined)	1462.00	1870.00	408.00	Surplus spaces FAR on RM2 - Permit number BC1910575. Restaurant parking not included. Refer to G11B.2 for surplus parking calculation.
Phase 5	1513.00	1870.00	357.00	Surplus spaces FAR on RM2

Phase 5 total of 357 spaces of surplus parking FAR in enclosed parking on RM-2: 123 spaces on level 2 = 20,200 sf of FAR 118 spaces on level 3 = 17,100 sf of FAR 116 spaces on level 7 roof not enclosed and not counted as FAR Total enclosed surplus parking FAR added to RM-2 = 37,300sf

Refer to G11B.3 for Phase 5 surplus parking calculation