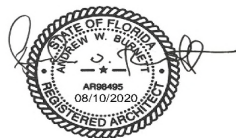


October 06, 2020 DRB Meeting

1420 BAY ROAD  
MIAMI BEACH, FL 33139



- Modification of Prior Approvals DRB17-0160 & DRB17-0216 to revise existing North Tower, modify phasing plans, and the renovation of the garden apartment building with the gym conversion to apartments.

Submitted to: City of Miami Beach

Architect: Stantec  
Civil/Traffic Engineer: Kimley Horn  
Landscape Architect: L&ND  
Owner: AIMCO









# FLAMINGO PHASE LEGEND

- PHASE I (BC1897183) - PEDESTRIAN PLAZA, NORTH AND SOUTH DROP-OFF, GROUND AND THIRD LEVEL CENTRAL TOWER RENOVATION: BUILDING PERMIT WITHIN EIGHTEEN (18) MONTHS OF DRB ORDER DRB-0160. **COMPLETED**
- PHASE II (BC1808437) - NORTH GARAGE & COURTYARD: BUILDING PERMIT WITHIN SIX (6) MONTHS OF PHASE I BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE III (BC1910575) - NORTH POOL & OUTDOOR AREA: BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE II BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE IV (BC1910575) - NORTH TOWER RENOVATION: BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE III BUILDING PERMIT. **PERMITTED AND IN CONSTRUCTION**
- PHASE 5 - NEW GARDEN APARTMENTS: **PROPOSED**

# PROPOSED SITE - PHASING PLAN

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc. - AA26000733  
Andrew Burnell Lic. # AR98495



Stantec Architecture Inc.  
One Biscayne Tower Suite 1670  
2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax: (305) 482-8770

## DRB SUBMITTAL

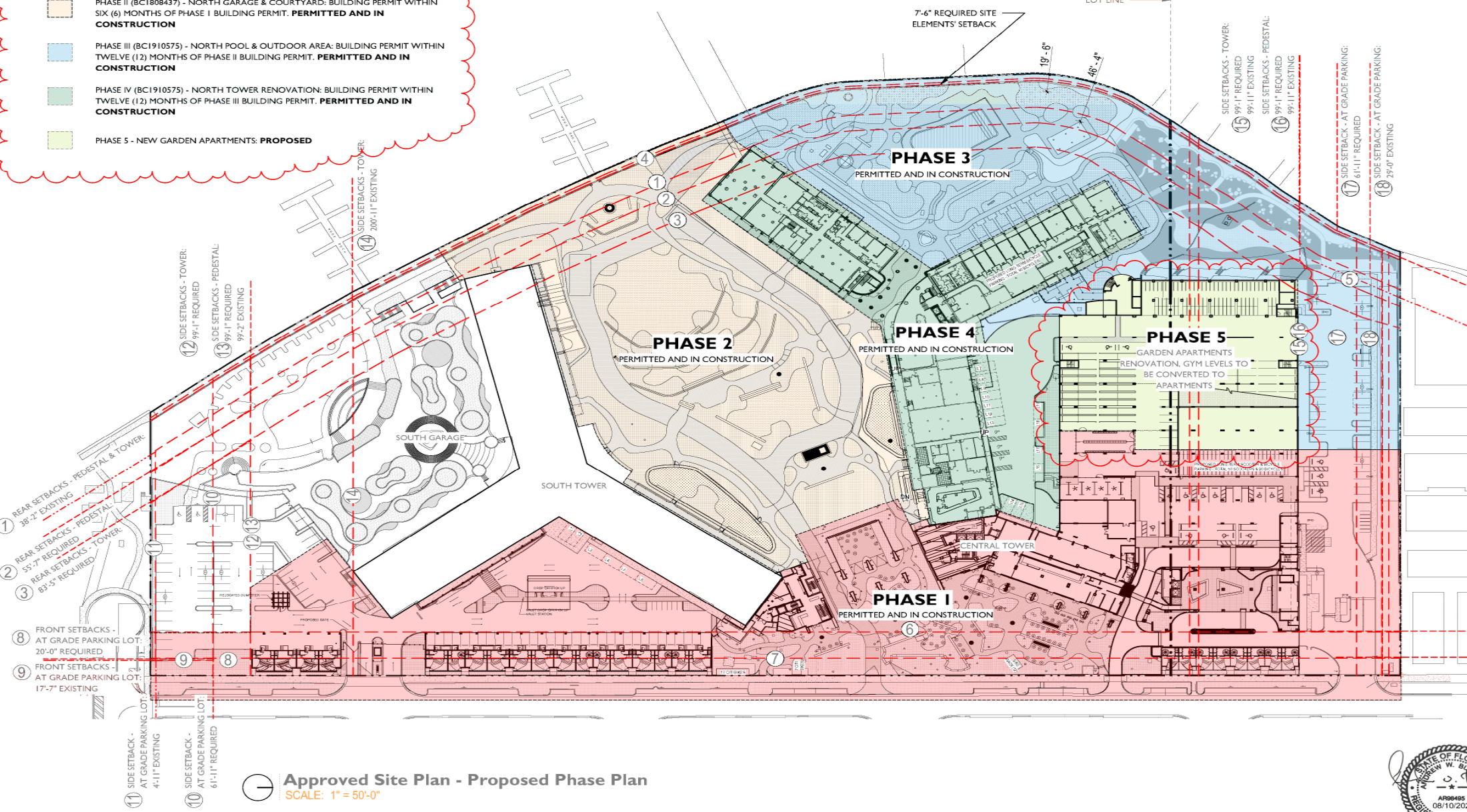
01.05.2018  
Revision  
08-10-2020

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**G7E**



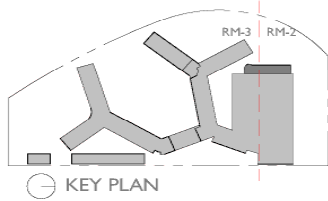
Note: When printed on 11 x 17 paper scale is 1" = 50'-0"



**Approved Site Plan - Proposed Phase Plan**  
SCALE: 1" = 50'-0"

# Phase V – Proposed Garden Apartments

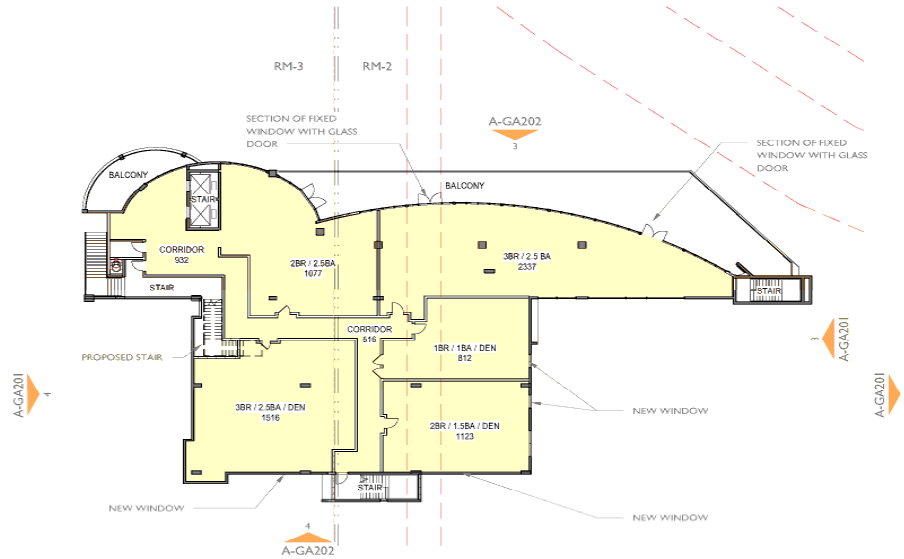
## LEVEL 08 AND LEVEL 09 FLOOR PLANS



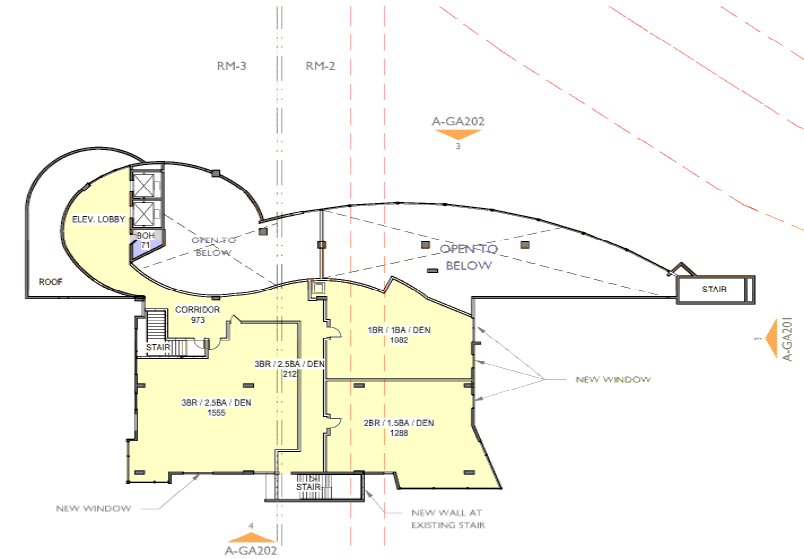
### Garden Apt. Sheet Notes - PROPOSED

1	Proposed Storefront/Glazing
2	Relocated Stairs
3	Proposed Elevator To Mezzanine Level

- PROPOSED PROGRAM
- BACK OF HOUSE AREAS
- EXISTING STRUCTURE, WALLS, AND PARTITION
- PROPOSED STRUCTURE, WALLS, AND PARTITION



**Garden Apartments - Level 08 - Proposed**  
SCALE: 1" = 20'-0"

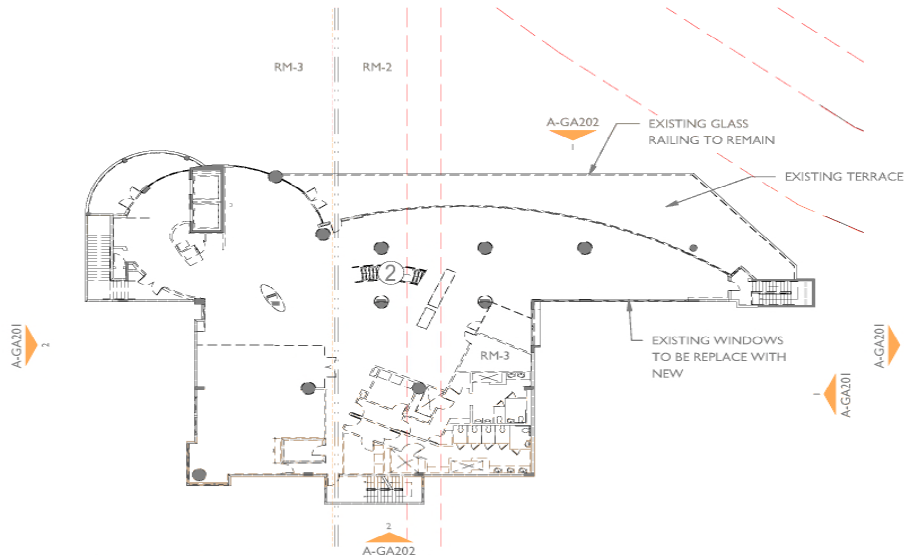


**Garden Apartments Level 09 - Proposed**  
SCALE: 1" = 20'-0"

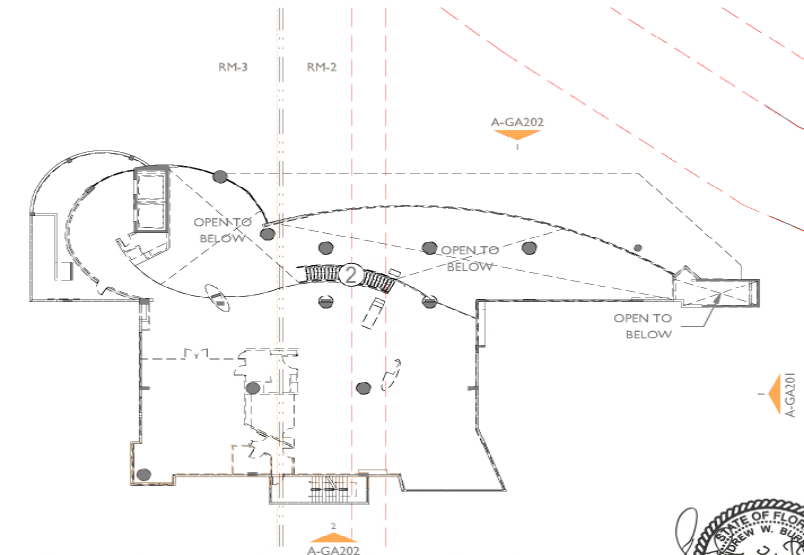
### Garden Apt. Sheet Notes - DEMO

Key Value	Description
1	Existing stair to be relocated
2	Existing stair to be demolished

- AREA NOT PART OF RENOVATION
- TO BE DEMOLISHED
- EXISTING STRUCTURE, WALLS, AND PARTITION TO REMAIN



**Garden Apartments - Level 08 - Demo**  
SCALE: 1" = 20'-0"



**Garden Apartments - Level 09 - Demo**  
SCALE: 1" = 20'-0"

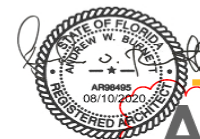
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Andrew Burnell Lic. # AR98495



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**DRB SUBMITTAL**  
08.10.2020



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**A-GA101**

Note: When printed on 11 x 17 paper scale  
Scale: As indicated  
Notes



GARDEN APARTMENT ELEVATIONS

FLAMINGO  
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Andrew Burnett Lic. # AP98495



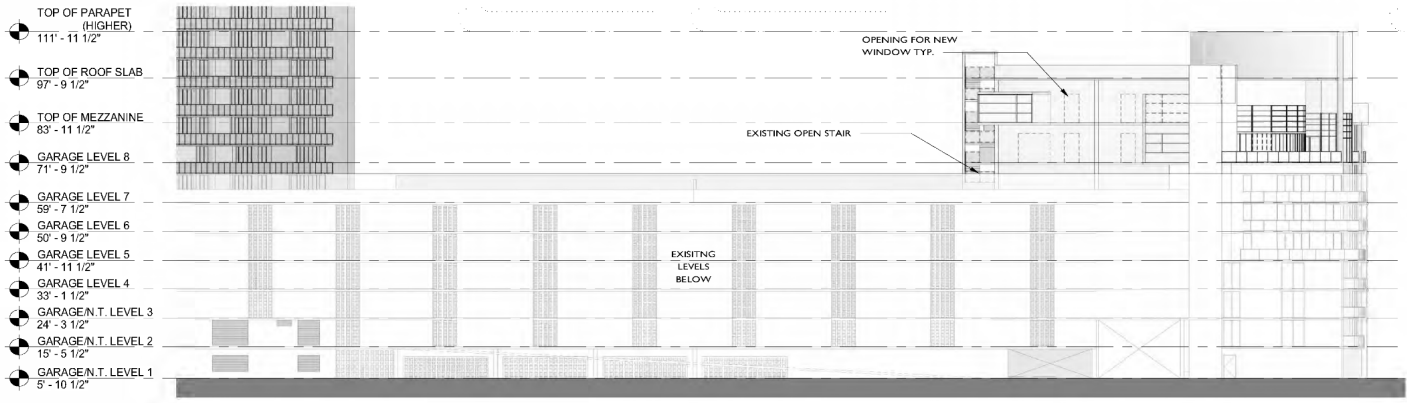
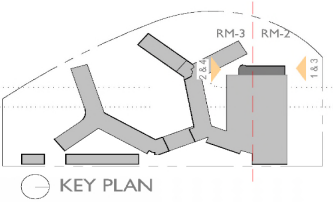
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Miami, FL 33131-1804  
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DRB SUBMITTAL  
08.10.2020

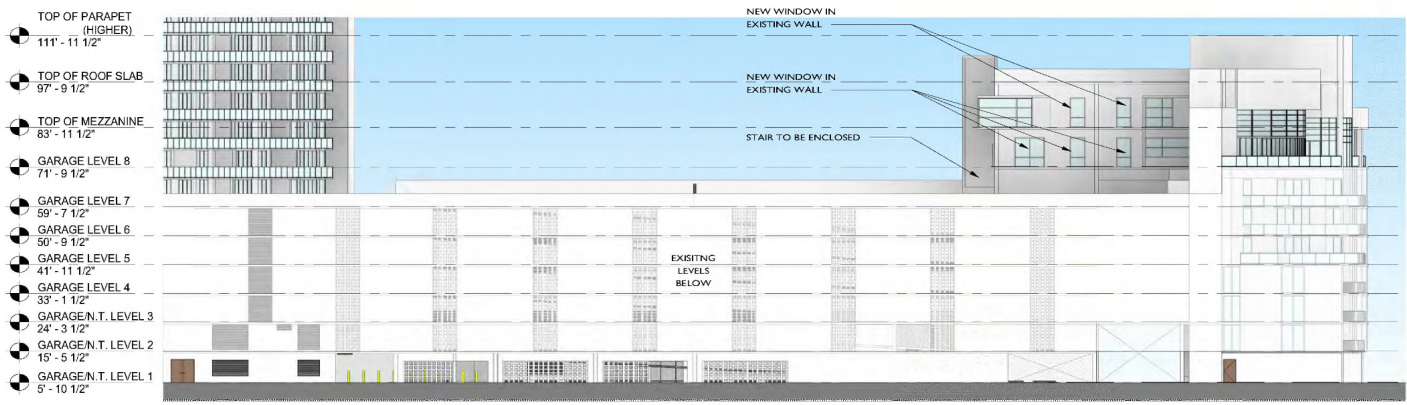


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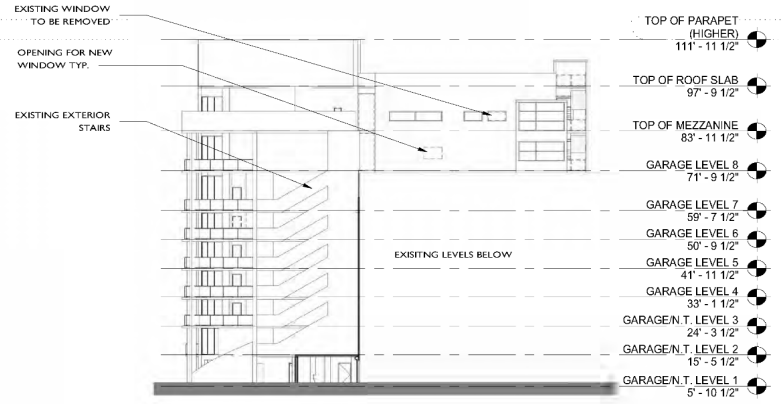
A-GA201



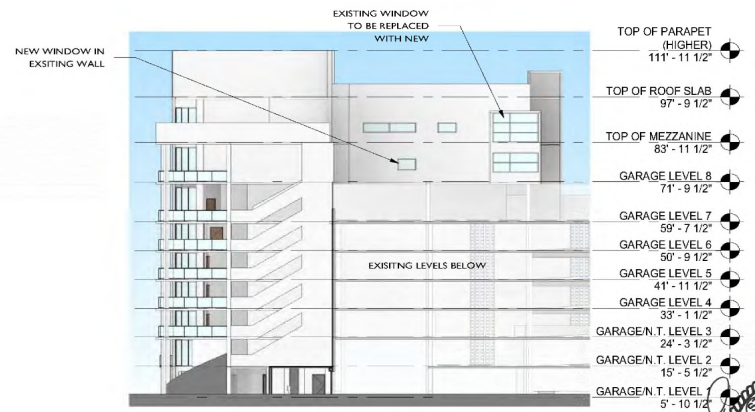
1 GARDEN APARTMENTS - NORTH ELEVATION - EXISTING  
SCALE: 1" = 20'-0"



3 GARDEN APARTMENTS - NORTH ELEVATION - PROPOSED  
SCALE: 1" = 20'-0"



2 G.A - SOUTH ELEVATION - EXISTING  
SCALE: 1" = 20'-0"



4 G.A - SOUTH ELEVATION - PROPOSED  
SCALE: 1" = 20'-0"

Note: When printed on 11 x 17 paper, no scaling



GARDEN APARTMENT ELEVATIONS

FLAMINGO  
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc. - AA26000733  
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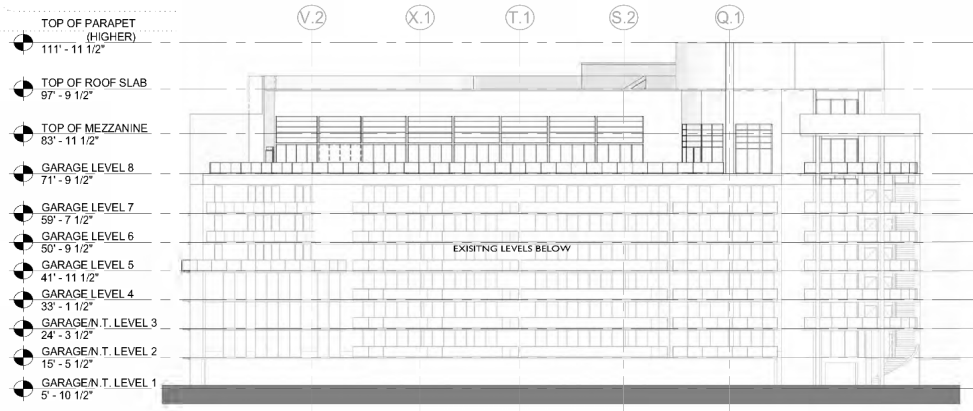
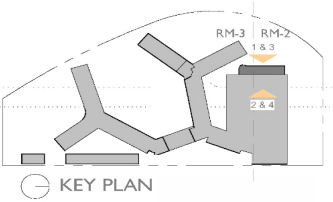
DRB SUBMITTAL

08.10.2020

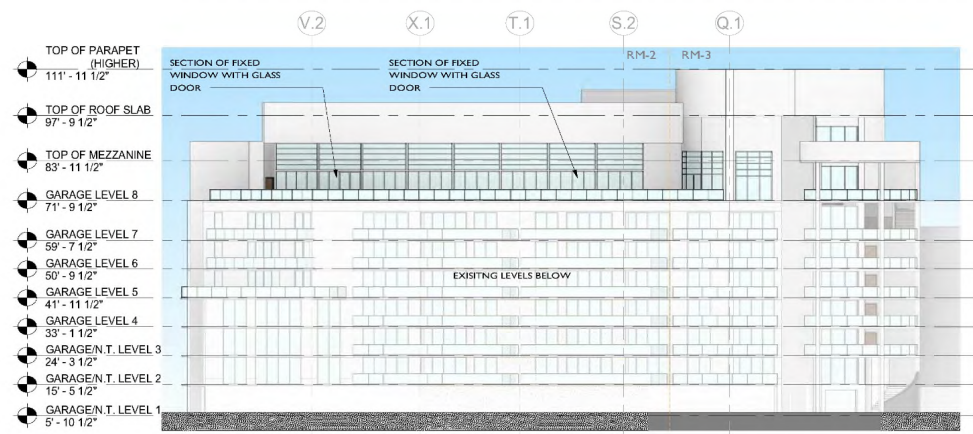


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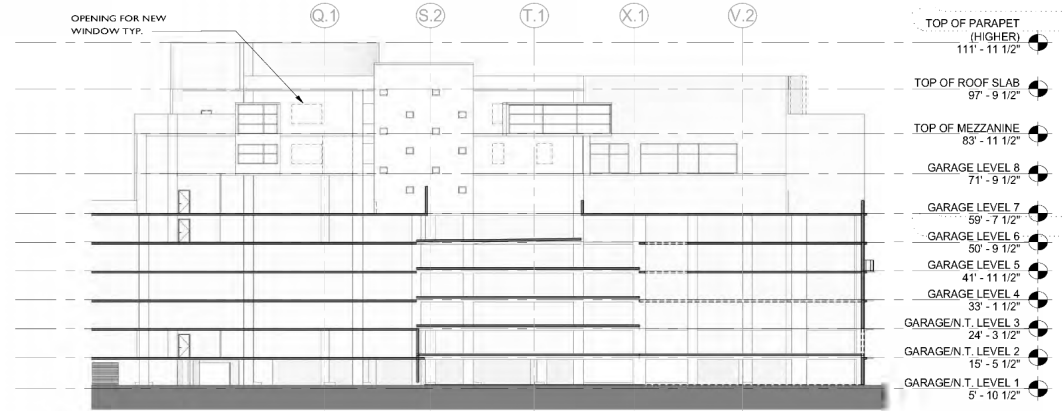
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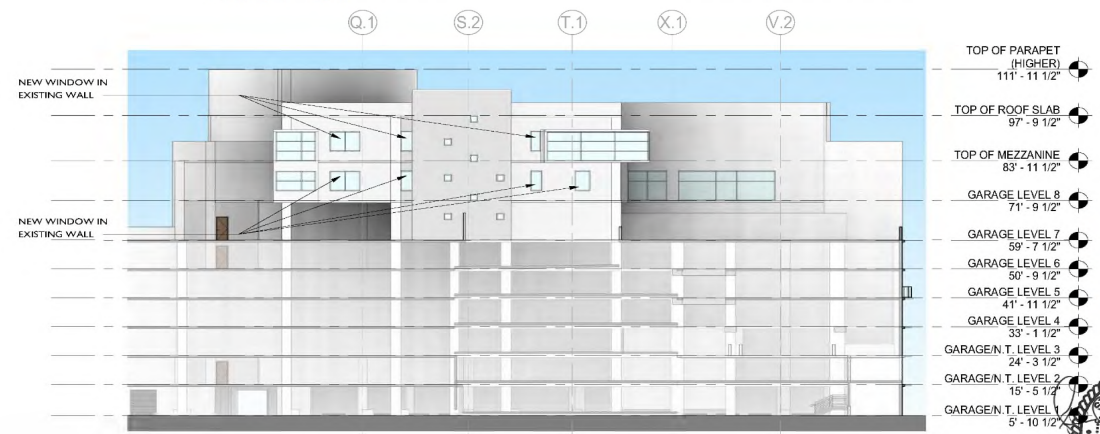
1 GARDEN APARTMENTS - WEST ELEVATION EXISTING  
SCALE: 1" = 20'-0"



3 GARDEN APARTMENTS - WEST ELEVATION - PROPOSED  
SCALE: 1" = 20'-0"



2 GARDEN APARTMENTS - EAST ELEVATION - EXISTING  
SCALE: 1" = 20'-0"



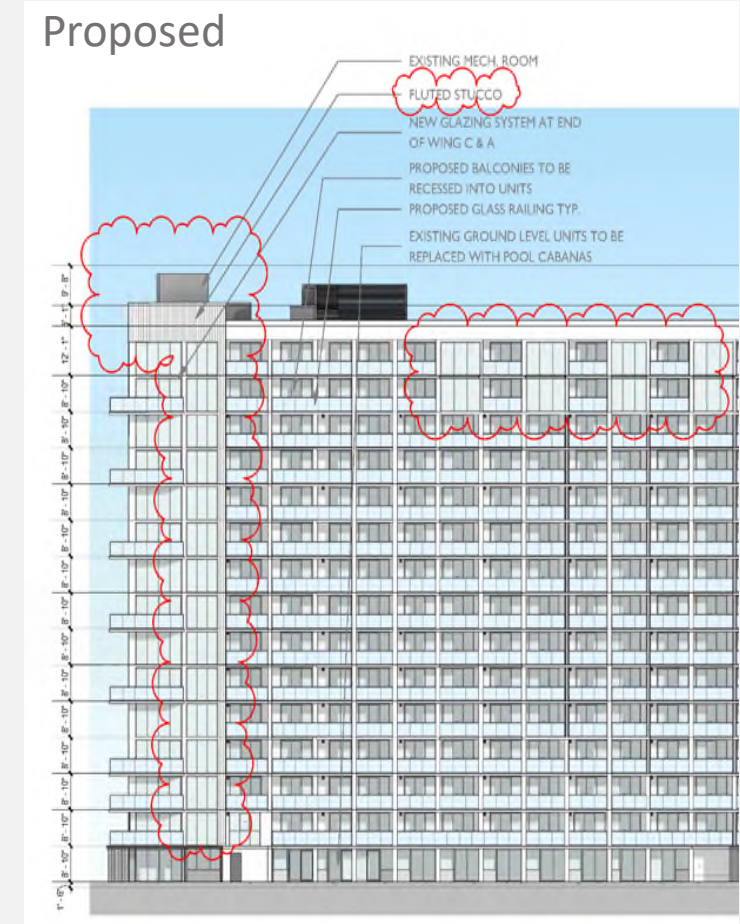
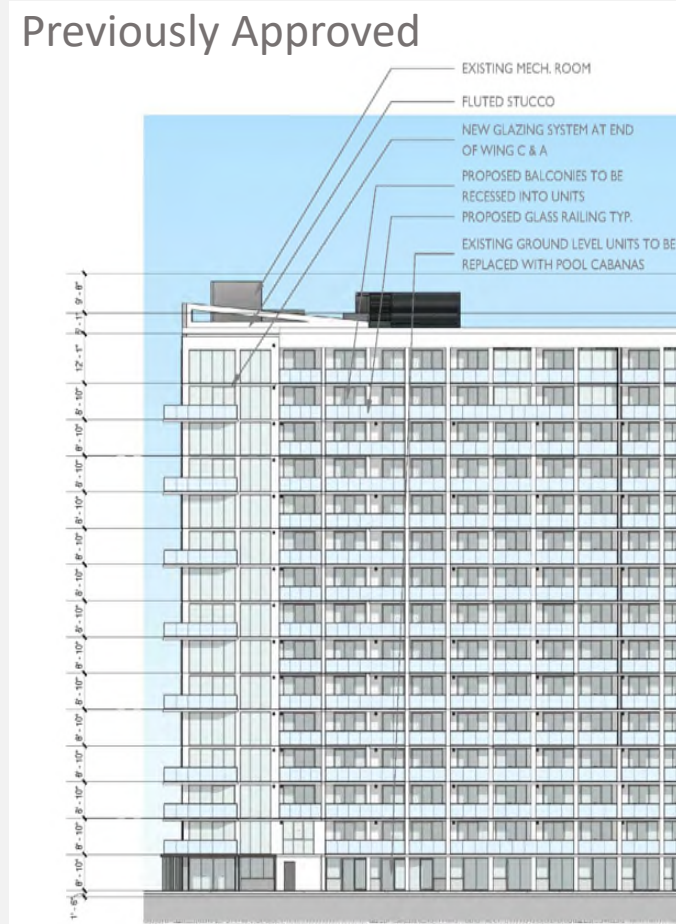
4 GARDEN APARTMENTS - EAST ELEVATION - PROPOSED  
SCALE: 1" = 20'-0"

Scale: 1" = 20'-0"  
Note: When printed on 11 x 17 paper scale is halved



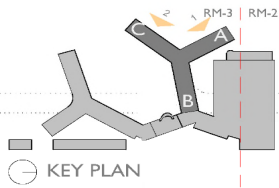
# Overview of Proposed Elevation Changes

1. Replace previously approved frame parapet with accentuated fluted stucco parapet
2. Replace previously approved glazing with fluted stucco band from ground floor to parapet



View of North Tower from Biscayne Bay (west)





## WEST & NORTH ELEVATION - PREVIOUSLY APPROVED

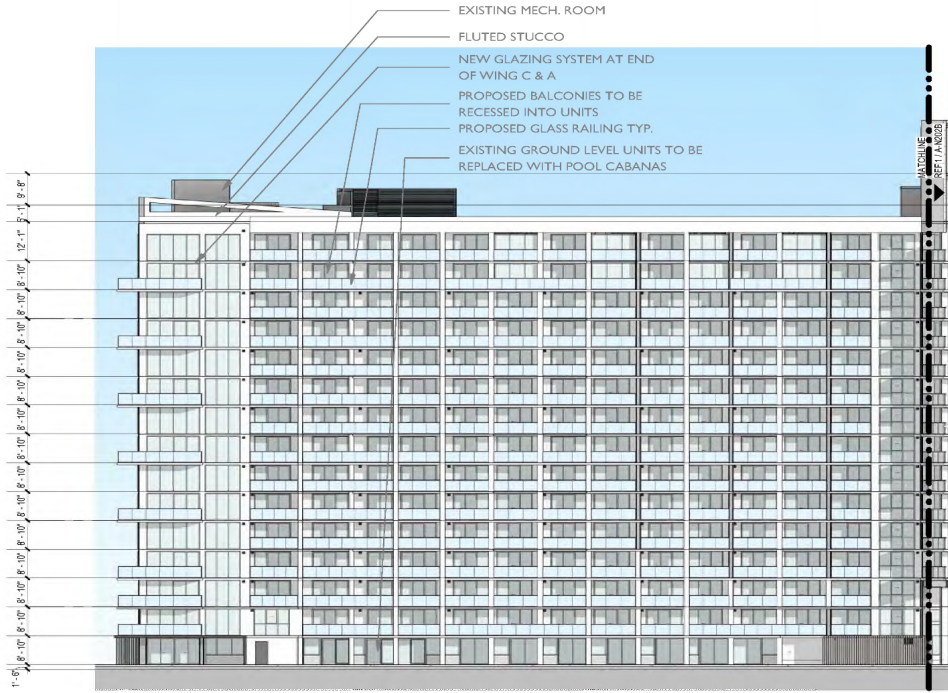
FLAMINGO NORTH TOWER PERMIT  
No: BC1910575

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH

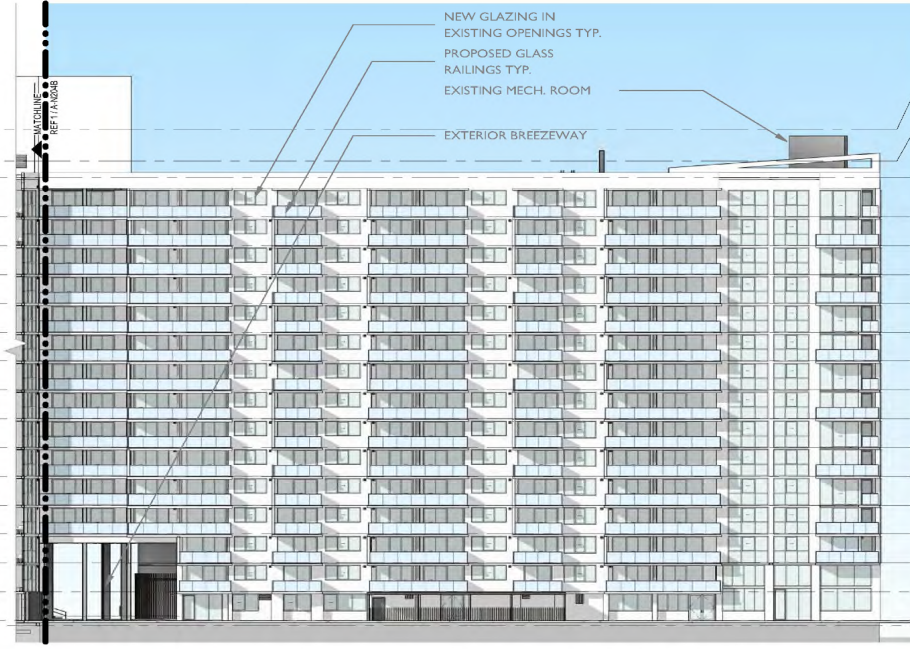
Stantec Architecture Inc. - AA26000733  
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**1 North Tower - A Wing West Elevation (Approved)**  
SCALE: 1" = 20'-0"



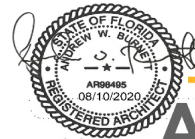
**2 North Tower - C Wing North Elevation (Approved)**  
SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2"
- North Tower - ELEVATOR MECH RM 147' - 9 1/2"
- North Tower - ROOF LEVEL 142' - 9"
- North Tower - LEVEL 14 130' - 8"
- North Tower - LEVEL 13 121' - 10"
- North Tower - LEVEL 12 113' - 0"
- North Tower - LEVEL 11 104' - 2"
- North Tower - LEVEL 10 95' - 4"
- North Tower - LEVEL 9 86' - 6"
- North Tower - LEVEL 8 77' - 8"
- North Tower - LEVEL 7 68' - 10"
- North Tower - LEVEL 6 60' - 0"
- North Tower - LEVEL 5 51' - 2"
- North Tower - LEVEL 4 42' - 4"
- North Tower - LEVEL 3 33' - 6"
- North Tower - LEVEL 2 24' - 8"
- North Tower - MEZZANINE LEVEL 15' - 10"
- North Tower - LOBBY LEVEL 7' - 0"
- North Tower - LEVEL 1 5' - 6"

**DRB SUBMITTAL**

08.03.2017

Revision

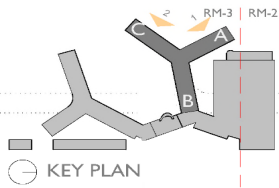


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**A-N204A**

Note: When printed on 11 x 17 paper scale is 1/4" = 1'-0"





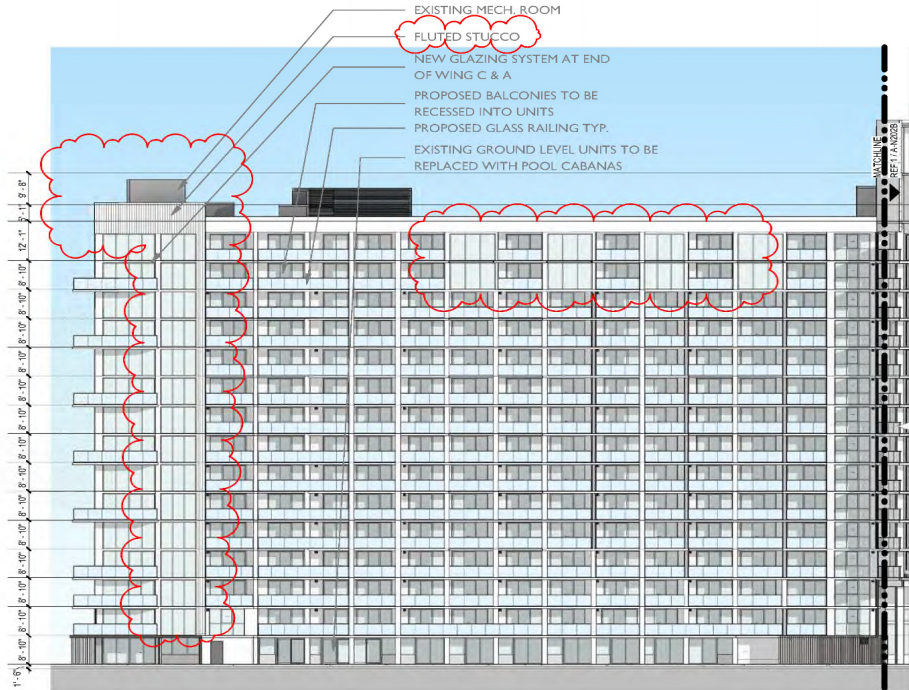
# WEST & NORTH ELEVATION - PROPOSED

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH

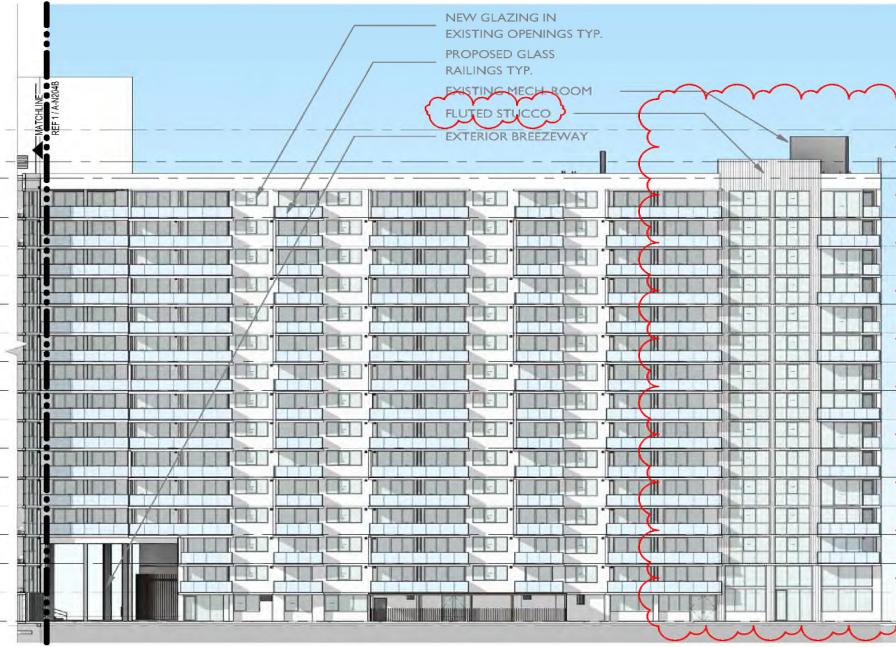
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**1 North Tower - A Wing West Elevation**  
SCALE: 1" = 20'-0"



**2 North Tower - C Wing North Elevation**  
SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2"
- North Tower - ELEVATOR MECH RM 147' - 9 1/2"
- North Tower - ROOF LEVEL 142' - 9"
- North Tower - LEVEL 14 130' - 8"
- North Tower - LEVEL 13 121' - 10"
- North Tower - LEVEL 12 113' - 0"
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- North Tower - MEZZANINE LEVEL 15' - 10"
- North Tower - LOBBY LEVEL 7' - 0"
- North Tower - LEVEL 1 5' - 6"

GENERAL NOTE:  
ALL ELEVATIONS & SECTIONS  
ARE NOTED AS NGVD



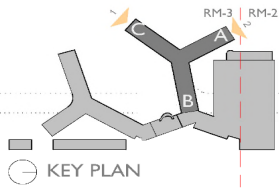
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08.03.2017  
Revision  
08-10-2020

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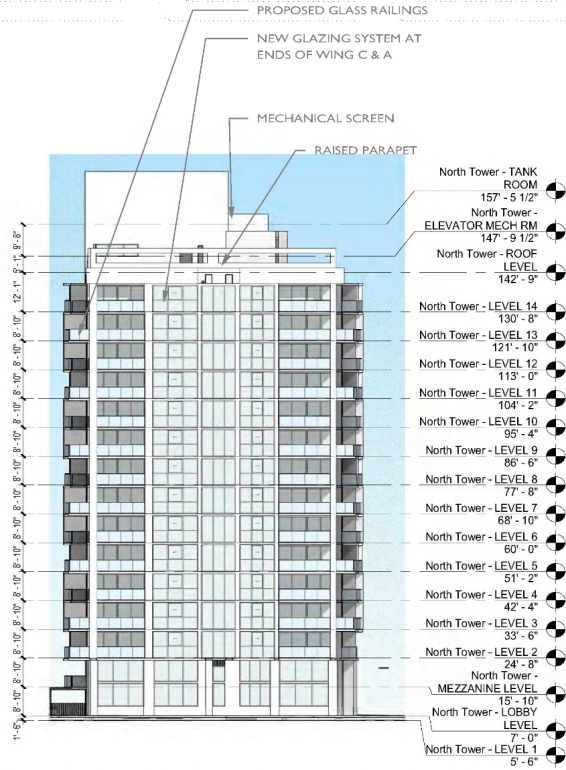




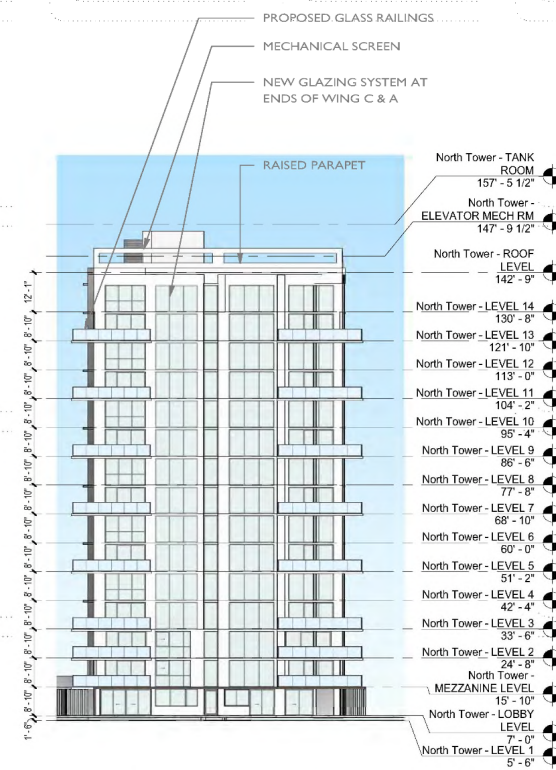
# WING A & C END ELEVATIONS - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT  
No: BC1910575

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH



**1 NORTH TOWER - WING C END ELEVATION (APPROVED)**  
SCALE: 1" = 20'-0"



**2 NORTH TOWER - WING A END ELEVATION (APPROVED)**  
SCALE: 1" = 20'-0"



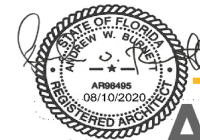
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2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax: (305) 482-8770

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08.03.2017

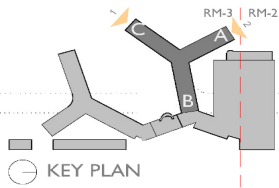
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**A-N208A**

Note: When printed on 11 x 17 poster scales 9  
halfed



## WING A & C END ELEVATIONS - PROPOSED

**FLAMINGO**  
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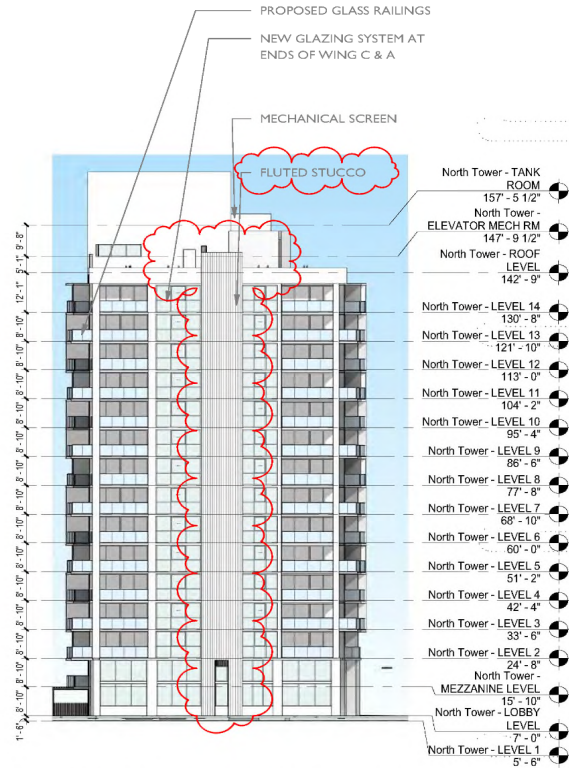
**DRB SUBMITTAL**

08.03.2017  
Revision  
08-10-2020

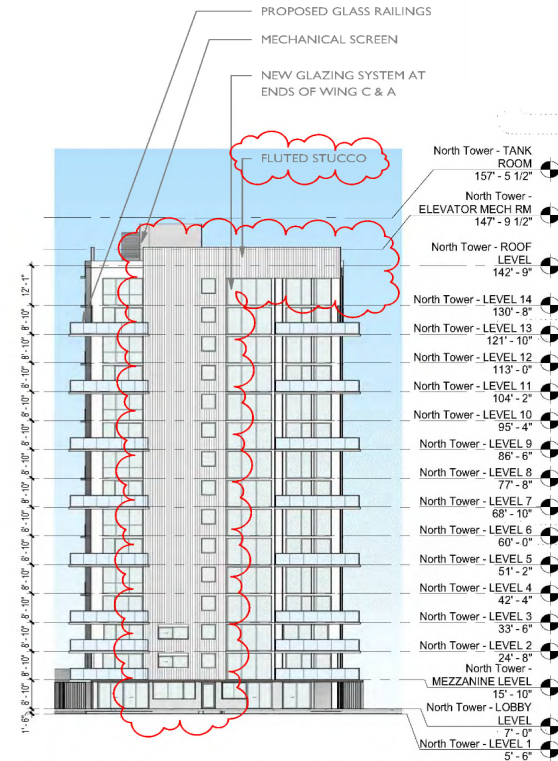
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**A-N208B**



**1 NORTH TOWER - WING C END ELEVATION - PROPOSED**  
SCALE: 1" = 20'-0"



**2 NORTH TOWER - WING A END ELEVATION - PROPOSED**  
SCALE: 1" = 20'-0"

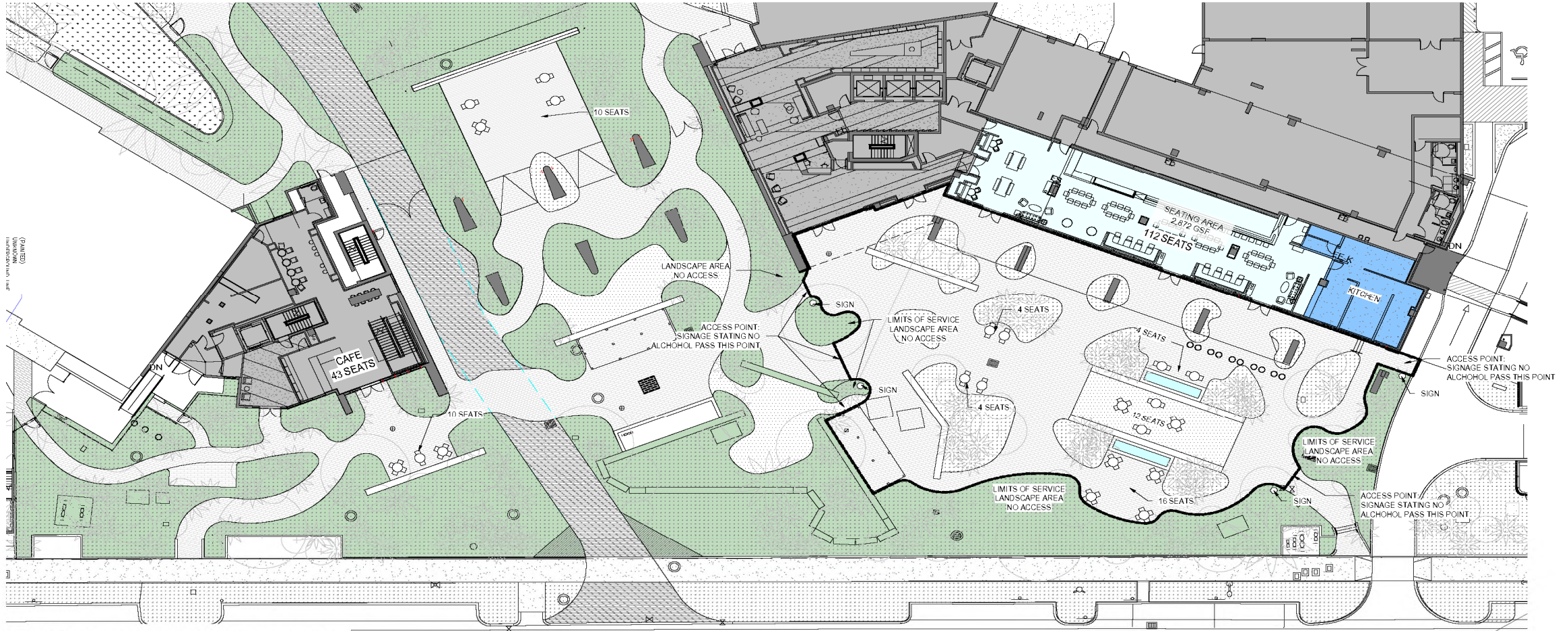
**GENERAL NOTE:**  
ALL ELEVATIONS & SECTIONS  
ARE NOTED AS NGVD

Note: When printed on 11 x 17 paper, scale is 1/2 inch = 1 foot.



# Modification of 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:** Combined total of any restaurant and café seating shall be limited to 215 seats, with combined total of outdoor seating for any restaurant and café limited to 60 seats.



FRONT PLAZA SEATING DIAGRAM



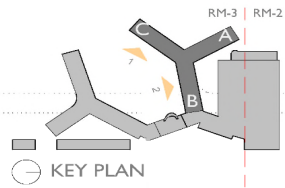
TYPICAL ACCESS POINT SIGN



Team available for questions.  
Thank you!



# SOUTH ELEVATIONS - PREVIOUSLY APPROVED



FLAMINGO NORTH TOWER PERMIT  
No: BC1910575

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH

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Miami, FL 33131-1804  
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**DRB SUBMITTAL**

08.03.2017

Revision

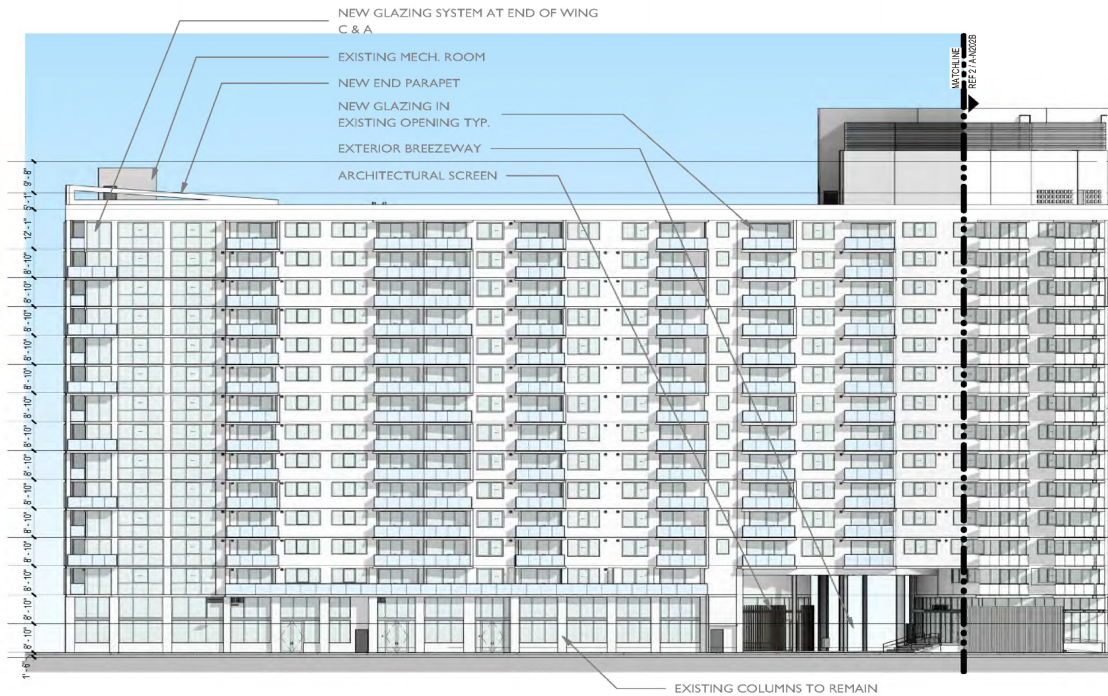
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Scale: 1" = 20'-0"

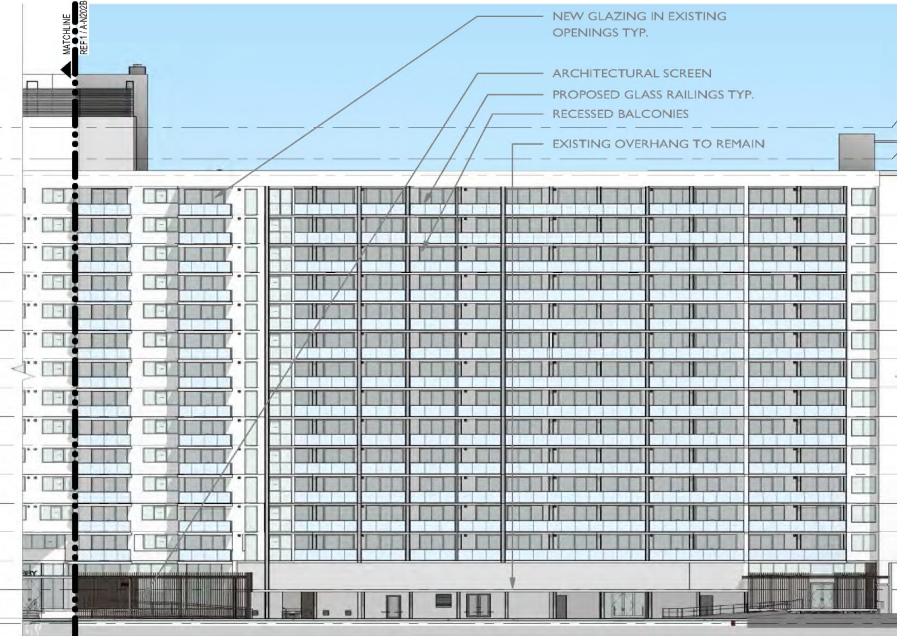
Note: When printed on 11 x 17 paper scale is halved

**A-N202A**



**1 North Tower - C Wing South Elevation (Approved)**

SCALE: 1" = 20'-0"

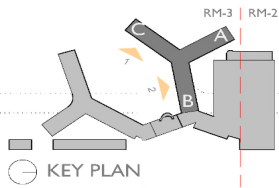


**2 North Tower - B Wing South Elevation (Approved)**

SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2"
- North Tower - ELEVATOR MECH RM 147' - 9 1/2"
- North Tower - ROOF LEVEL 142' - 9"
- North Tower - LEVEL 14 130' - 8"
- North Tower - LEVEL 13 121' - 10"
- North Tower - LEVEL 12 113' - 0"
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- North Tower - MEZZANINE LEVEL 15' - 10"
- North Tower - LOBBY LEVEL 7' - 0"
- North Tower - LEVEL 1 5' - 6"





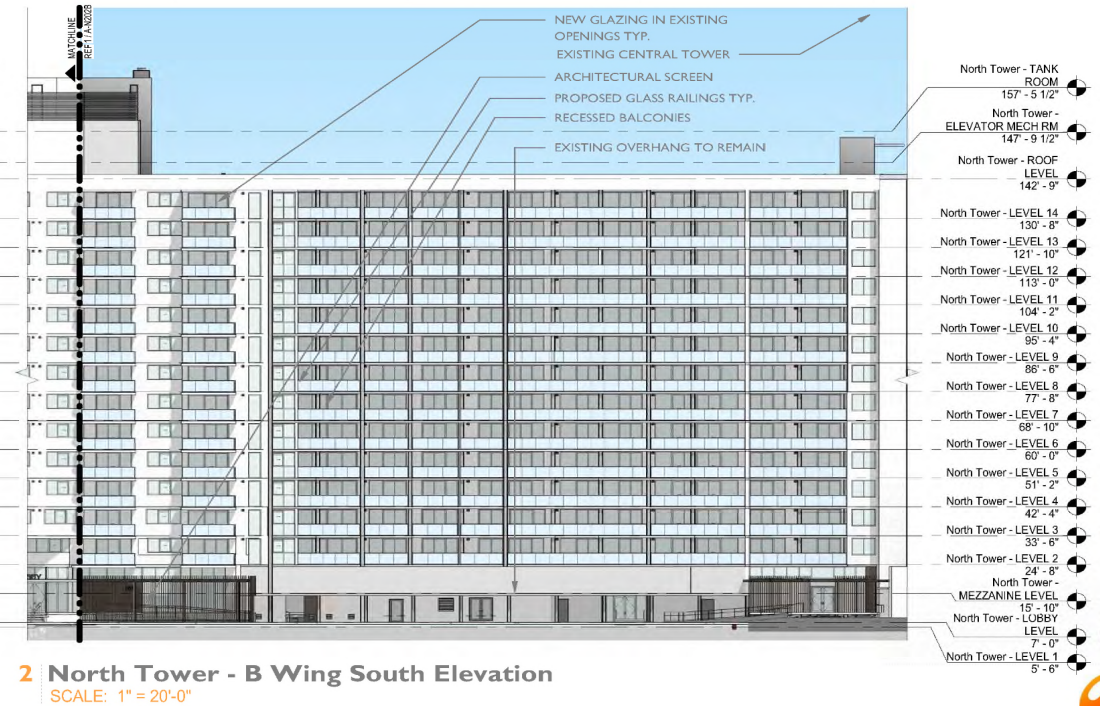
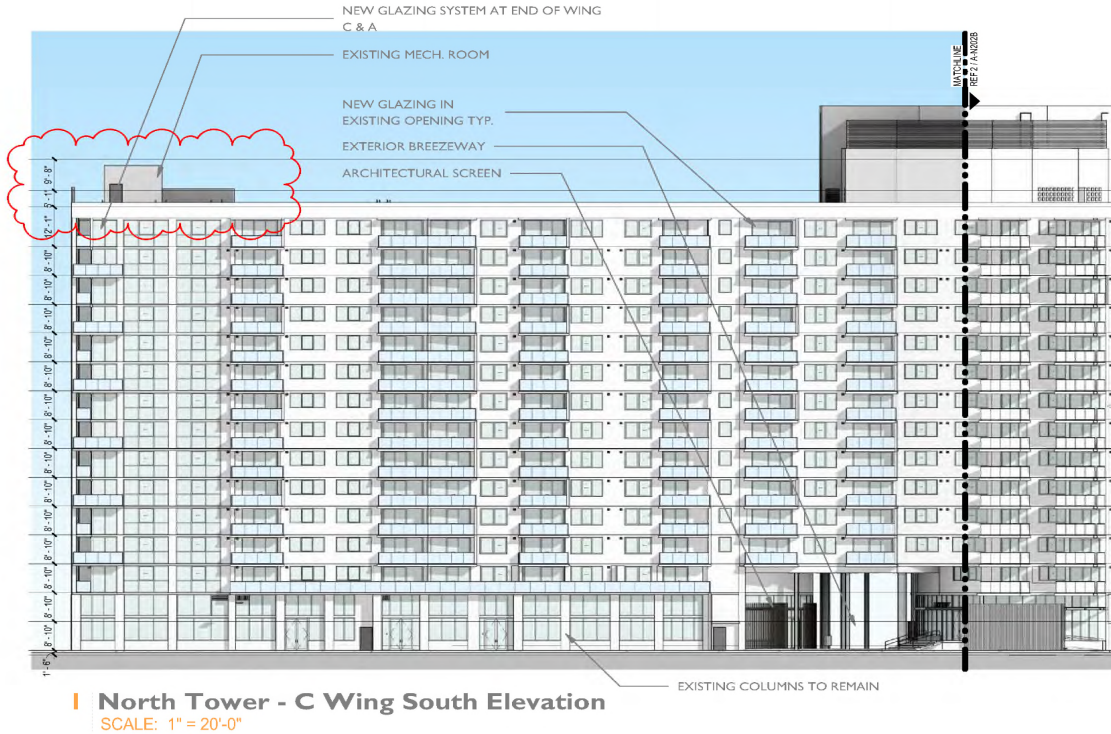
# SOUTH ELEVATIONS - PROPOSED

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc. - AA26000733  
Jonathan Cardello Lic. # AR93391



Stantec Architecture Inc.  
One Biscayne Tower Suite 1670  
2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax: (305) 482-8770



GENERAL NOTE:  
ALL ELEVATIONS & SECTIONS  
ARE NOTED AS NGVD



**A-N202B**

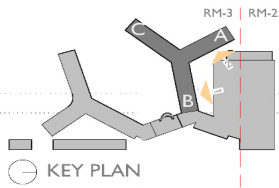
DRB SUBMITTAL

08.03.2017

Revision  
08-10-2020

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Note: When printed on 11 x 17 poster scale 9/16" = 1'.



# NORTH & EAST ELEVATION - PREVIOUSLY APPROVED

FLAMINGO NORTH TOWER PERMIT  
No: BC1910575

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc. - AA26000733  
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**DRB SUBMITTAL**

08.03.2017

Revision

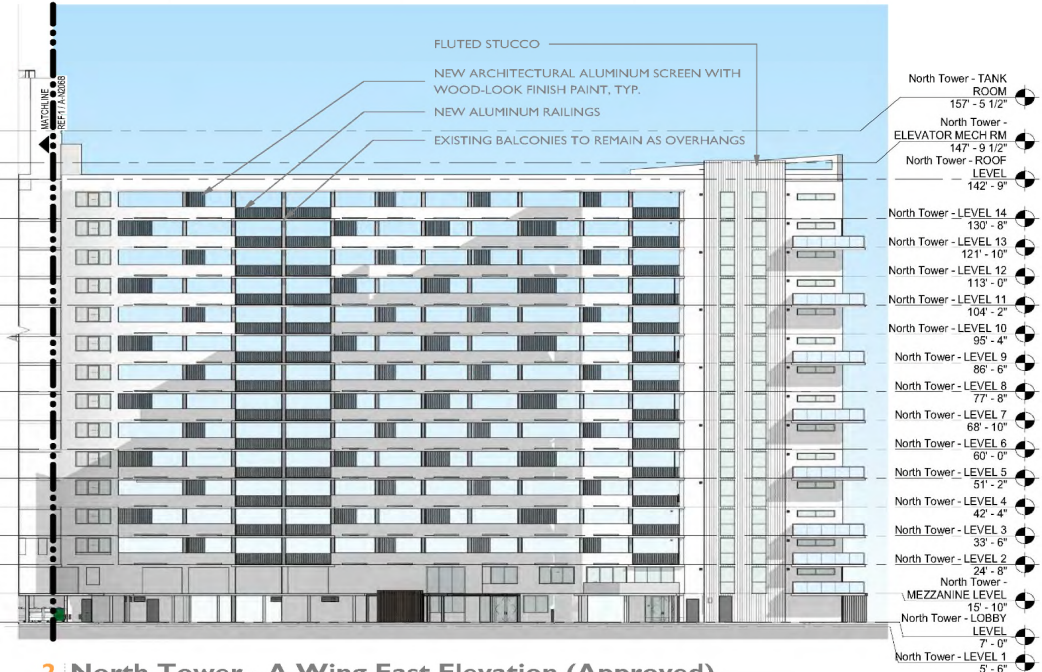
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**A-N206A**



**1 North Tower - B Wing North Elevation (Approved)**  
SCALE: 1" = 20'-0"

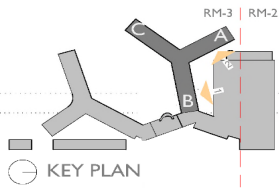


**2 North Tower - A Wing East Elevation (Approved)**  
SCALE: 1" = 20'-0"

- North Tower - TANK ROOM 157' - 5 1/2"
- North Tower - ELEVATOR MECH RM 147' - 9 1/2"
- North Tower - ROOF LEVEL 142' - 9"
- North Tower - LEVEL 14 130' - 8"
- North Tower - LEVEL 13 121' - 10"
- North Tower - LEVEL 12 113' - 0"
- North Tower - LEVEL 11 104' - 2"
- North Tower - LEVEL 10 95' - 4"
- North Tower - LEVEL 9 86' - 6"
- North Tower - LEVEL 8 77' - 8"
- North Tower - LEVEL 7 68' - 10"
- North Tower - LEVEL 6 60' - 0"
- North Tower - LEVEL 5 51' - 2"
- North Tower - LEVEL 4 42' - 4"
- North Tower - LEVEL 3 33' - 6"
- North Tower - LEVEL 2 24' - 8"
- North Tower - MEZZANINE LEVEL 15' - 10"
- North Tower - LOBBY LEVEL 7' - 0"
- North Tower - LEVEL 1 5' - 6"

Note: When printed on 11 x 17 paper, scale is 1/2 inch = 1 foot.





# NORTH & EAST ELEVATION - PROPOSED

**FLAMINGO**  
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc. - AA26000733  
Jonathan Cardello Lic. # AR93991



Stantec Architecture Inc.  
One Biscayne Tower Suite 1670  
2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax: (305) 482-8770

**DRB SUBMITTAL**

08.03.2017

Revision  
08-10-2020

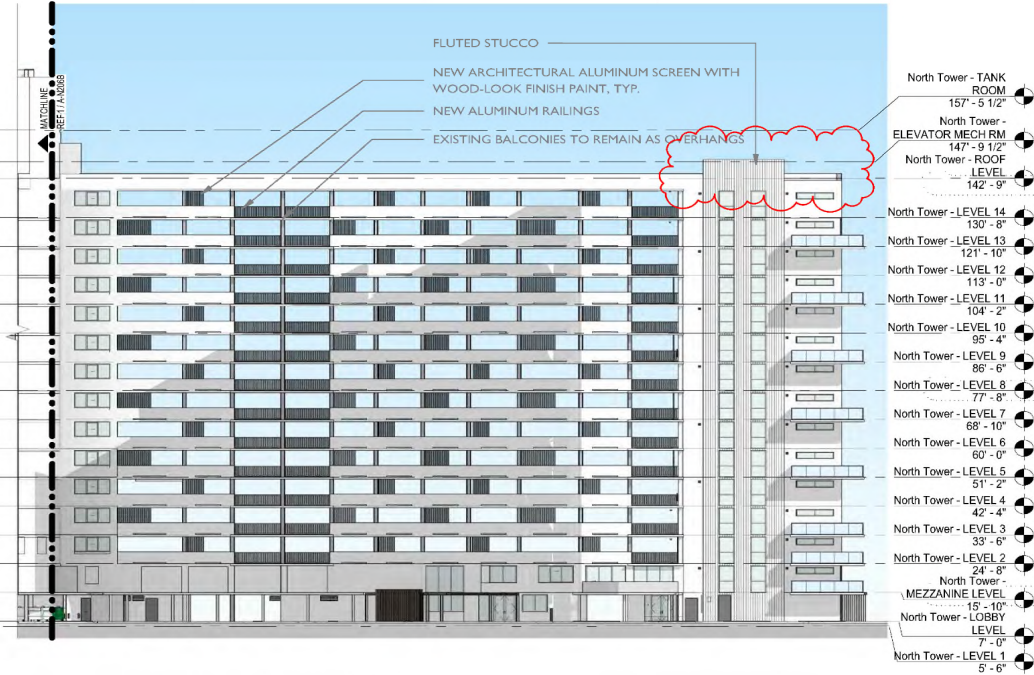
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**A-N206B**



**1 North Tower - B Wing North Elevation**  
SCALE: 1" = 20'-0"



**2 North Tower - A Wing East Elevation**  
SCALE: 1" = 20'-0"

**GENERAL NOTE:**  
ALL ELEVATIONS & SECTIONS  
ARE NOTED AS NGVD

Note: When printed on 11 x 17 paper scale is 1/8" = 1'-0"



FLAMINGO  
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc. - AA26000733  
Jonathan Cardello Lic. # AR93391



Stantec Architecture Inc.  
One Biscayne Tower Suite 1670  
2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax: (305) 482-8770

DRB SUBMITTAL

08.03.2017

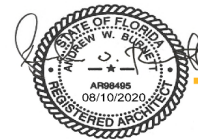
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G8



COLORED SITE PLAN



Scale:  
Note: When printed on 11 x 17 paper scale is halved



(305) 482-8770

**Stantec Architecture Inc.**  
One Biscayne Tower Suite 1670  
2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax:

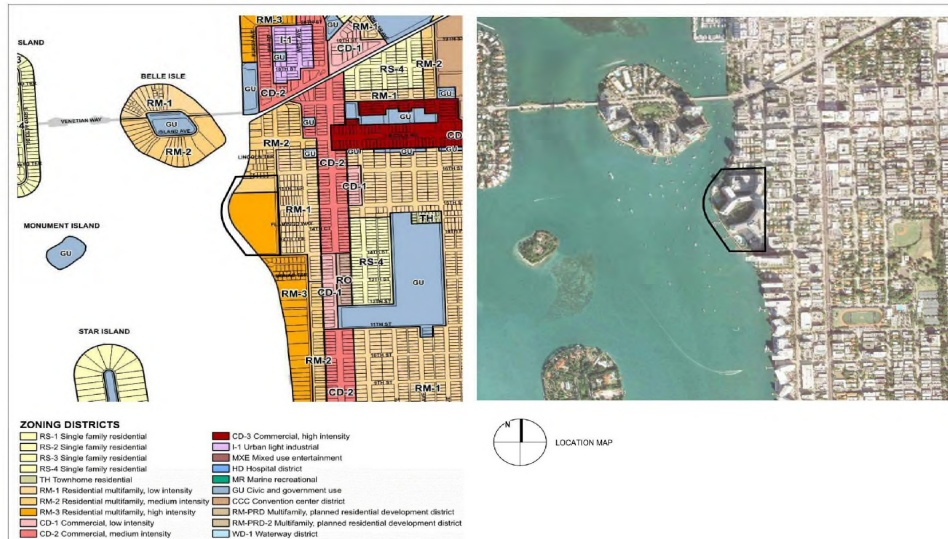
# G11

Note: When printed on 11 x 17 paper scale  
folded

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
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
	<b>At Grade Parking Lot:</b>				
24	Front Setback: 20'	20.0'	17.8'	17.8'	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
	<b>Podestal: (Up to 50' in height)</b>				
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) 38.15' (North Tower Balcony)	40.0' (North Tower) 38.15' (North Tower Balcony)	N/A - Existing to Remain
	<b>Tower</b>				
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	200.92'	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) 38.15' (North Tower Balcony)	40.0' (North Tower) 38.15' (North Tower Balcony)	N/A - Existing to Remain



- (1) Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%  
20' + 1/11 height over 50'. 50' max.
- (2) Pedestral 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 indicated in the proposed total area 7 refer to sheet G-010A



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-2 (Residential multifamily medium intensity)
4b	Lot 2 year constructed:	1960 Bldgs & Site / 2001 Bldgs & Site	Parcel II Zoning District:	RM-3 (Residential multifamily high 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. approx.	Parcel I Lot Depth:	554.89 ft. (average) / 685.09 ft. (max.)
7b	Parcel II Lot Width:	388 ft. approx.	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	1.17	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	N/A - Existing to Remain
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
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

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...	N/A
43	Parking Space Dimensions	90	90	90	N/A
44	Parking space configuration (45,60,90...	26 ADA Parking Spaces	32 ADA Parking Spaces	26 ADA Parking Spaces	N/A
45	ADA spaces Phase 3 & 4	N/A	1,069	1,081	N/A
46	Tandem Spaces	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	N/A
47	Drive aisle Width	N/A	1.00	2.00	N/A
48	Valet drop off and pick up				
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,....	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

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

**Stantec**



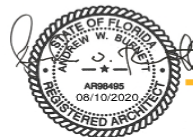
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2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax: (305) 482-8770

## DRB SUBMITTAL

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**G11A**



PROJECT DATA

FLAMINGO  
1420 BAY ROAD, MIAMI BEACH

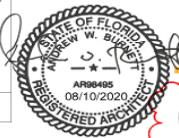
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Stantec

Stantec Architecture Inc.  
One Biscayne Tower Suite 1670  
2 South Biscayne Boulevard  
Miami, FL 33131-1804  
Tel: (305) 482-8700 / Fax: (305) 482-8770

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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	130-32 (6b) 2.0 spaces per unit for units above 1200 square feet
Existing North Tower Total	614 Units		614.00	366 Units	-248.00		-580.00	652.50	
								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					0.00	
	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				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 Cafe 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	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 scooter 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	Surplus	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 total of 357 spaces of surplus parking FAR in enclosed parking on
Phase 5	1513.00	1870.00	357.00	Surplus spaces FAR on RM2
				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

