FILE NUMBER: DRB20-0577 October 06, 2020 DRB Meeting

FLAMINGO

1420 BAY ROAD MIAMI BEACH, FL 33139

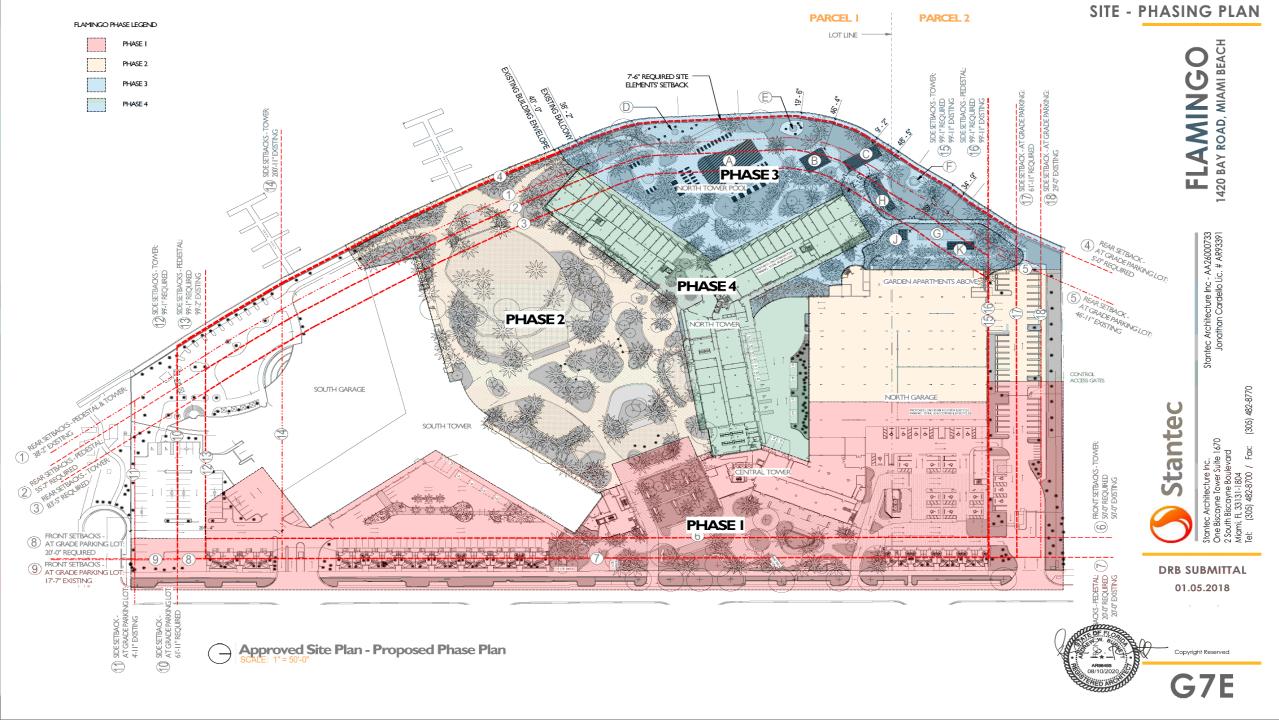


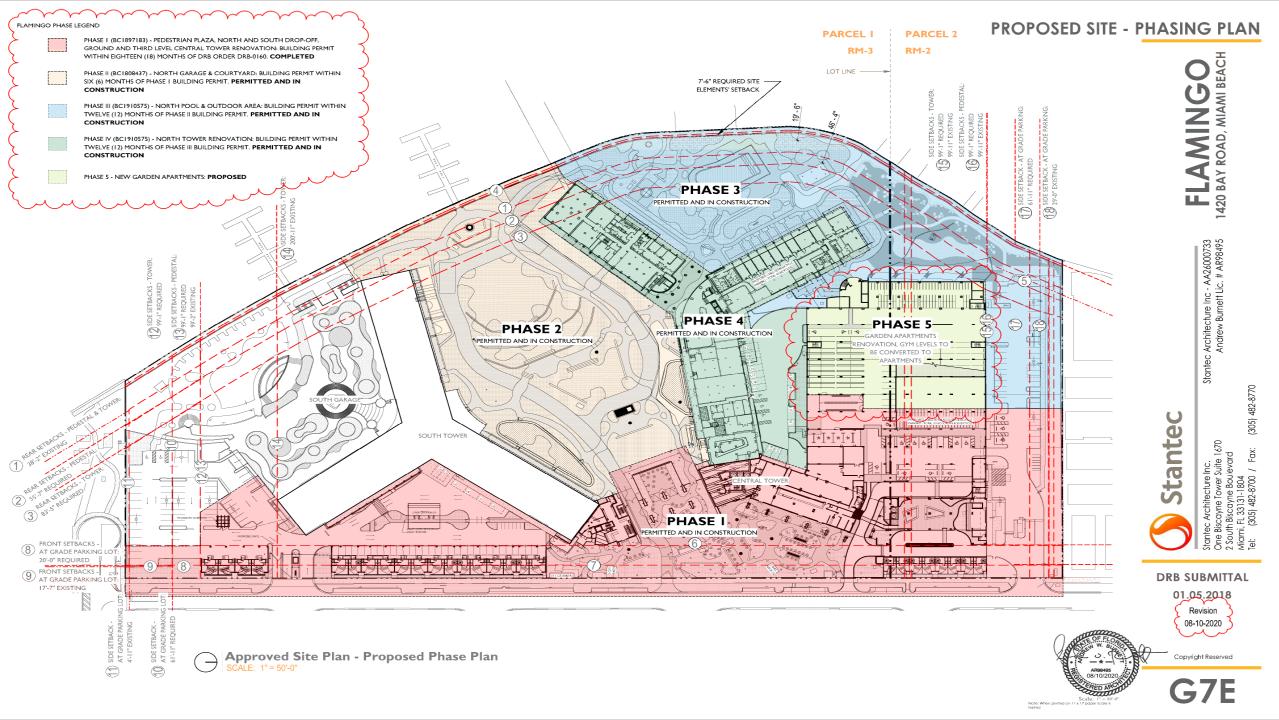
SCOPE OF WORK:

 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







RM-3

38R / 2.5BA / DEN

RM-3

OPENTO

RM-2

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

RM-2

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

OPEN TO

OPENTO 0

DRB SUBMITTAL

08.10.2020

Stantec

OPEN TO BELOW

Copyright Reserved

← KEY PLAN

Garden Apt. Sheet Notes - PROPOSED

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

PROPOSED PROGRAM

EXISTING STRUCTURE, WALLS, AND

BACK OF HOUSE AREAS

PROPOSED STRUCTURE, WALLS, AND

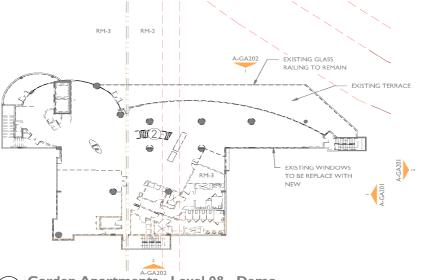
Garden Apt. Sheet Notes - DEMO

Existing stair to be demolished AREA NOT PART OF RENOVATION

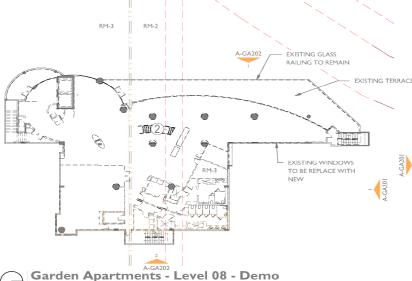
PARTITION TO REMAIN

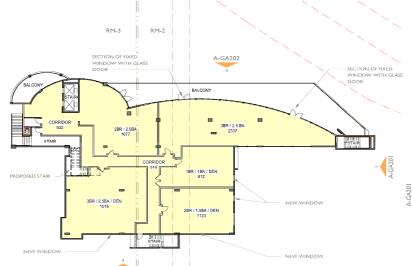
EXISTING STRUCTURE, WALLS, AND

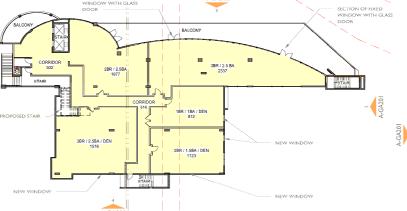
SECTION OF FIXED SECTION OF FIXED BALCONY 3BR / 2.5BA / DEN



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









TOP OF PARAPET

TOP OF ROOF SLAB 97' - 9 1/2"

TOP OF MEZZANINE 83' - 11 1/2"

GARAGE LEVEL 8 71' - 9 1/2"

GARAGE LEVEL 7 59' - 7 1/2"

GARAGE LEVEL 6 50' - 9 1/2"

GARAGE LEVEL 5 41' - 11 1/2"

GARAGE LEVEL 4 33' - 1 1/2"

GARAGE/N.T. LEVEL 3 24' - 3 1/2"

GARAGE/N.T. LEVEL 2 15' - 5 1/2"

GARAGE/N.T. LEVEL 1 5' - 10 1/2"

TOP OF PARAPET

TOP OF ROOF SLAB 97' - 9 1/2"

TOP OF MEZZANINE 83' - 11 1/2"

GARAGE LEVEL 8 71' - 9 1/2"

GARAGE LEVEL 7 59' - 7 1/2" GARAGE LEVEL 6 50' - 9 1/2"

GARAGE LEVEL 5 41' - 11 1/2"

GARAGE LEVEL 4 33' - 1 1/2"

GARAGE/N.T. LEVEL 5' - 10 1/2

GARAGE/N.T. LEVEL 3 24' - 3 1/2"

GARAGE/N.T. LEVEL 2 15' - 5 1/2"

(HIGHER)

(HIGHER)

BAY ROAD, MIAMI BEACH 1420 |

> Architecture Inc - AA26000733 Andrew Burnett Lic. # AR98495 Stantec /

08.10.2020

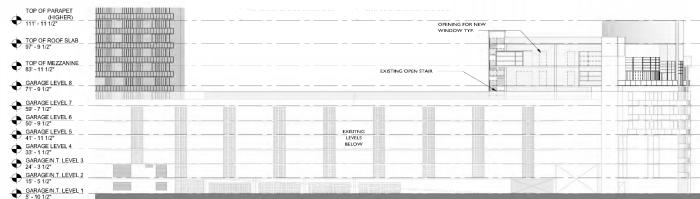
DRB SUBMITTAL

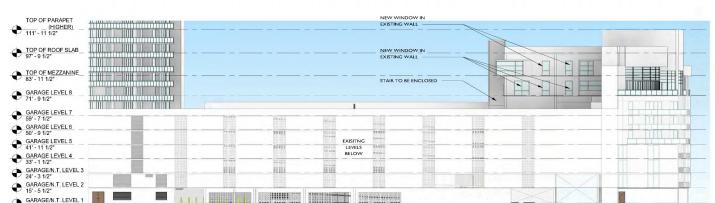
Stante

A-GA20

AR98495 08/10/2020

RM-3 RM-2 (KEY PLAN





3 GARDEN APARTMENTS - NORTH ELEVATION - PROPOSED

I GARDEN APARTMENTS - NORTH ELEVATION - EXISTING

GARAGE/N.T. LEVEL 1 5' - 10 1/2"

SCALE: 1" = 20'-0"

4 G.A - SOUTH ELEVATION - PROPOSED

EXISTING LEVELS BELOW

EXISITING LEVELS BELOW

2 G.A - SOUTH ELEVATION - EXISTING

WITH NEW

EXISTING WINDOW TO BE REPLACED

EXISTING WINDOW

OPENING FOR NEW

WINDOW TYP. -

EXISTING EXTERIOR

STAIRS

NEW WINDOW IN EXSITING WALL

III n

SCALE: 1" = 20'-0"

П

SCALE: 1" = 20'-0"

TO BE REMOVED

BAY ROAD, MIAMI BEACH **FL** 1420 B,

Stantec Architecture Inc - AA26000733 Andrew Burnett Lic. # AR98495

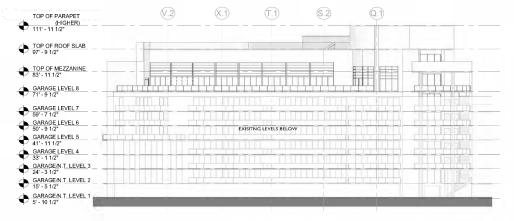
08.10.2020

AR98495 08/10/2020

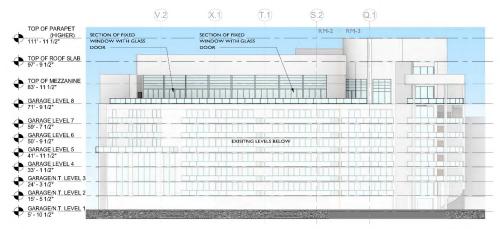
Stanted

THEO AR Opyright Reserved

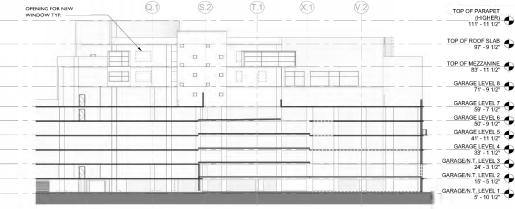
RM-3 RM-2 (KEY PLAN



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



3 GARDEN APARTMENTS - WEST ELEVATION - PROPOSED



2 GARDEN APARTMENTS - EAST ELEVATION - EXISTING



4 GARDEN APARTMENTS - EAST ELEVATION - PROPOSED

Scale: 1" = 2 Note: When printed on 11 x 17 paper scale i

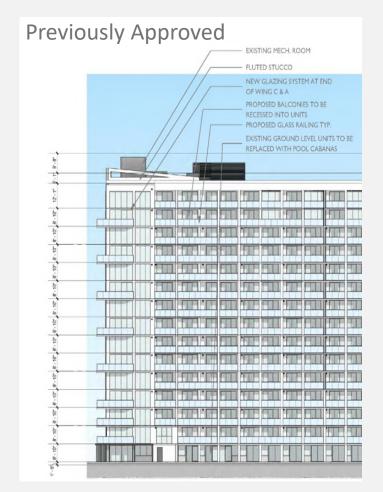
SCALE: 1" = 20'-0"

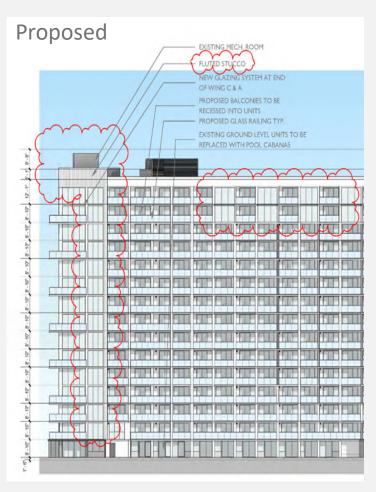
SCALE: 1" = 20'-0"

Overview of Proposed Elevation Changes

 Replace previously approved frame parapet with accentuated fluted stucco parapet

 Replace previously approved glazing with fluted stucco band from ground floor to parapet





View of North Tower from Biscayne Bay (west)

FLAMINGO NORTH TOWER PERMIT No: BC1910575

North Tower - TANK

ELEVATOR MECH RM

North Tower - ROOF 142" - 9"

North Tower - LEVEL 14 130' - 8"

North Tower - LEVEL 12 113' - 0" North Tower - LEVEL 11 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 North Tower - LEVEL 1

ROOM 157' - 5 1/2" North Tower -

BAY ROAD, MIAMI BEACH 1420 E

: Architecture Inc - AA26000733 nathan Cardello Lic. # AR93391

Stantec , Jong

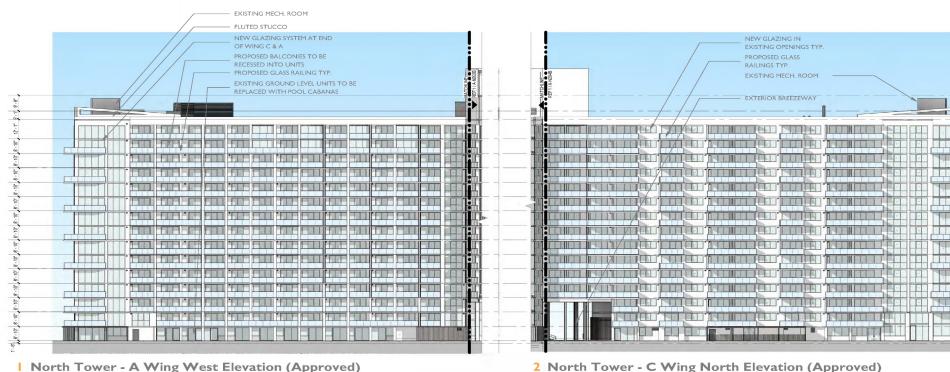
nte

Stal

DRB SUBMITTAL 08.03.2017

Revision





→ KEY PLAN

2 North Tower - C Wing North Elevation (Approved)

FLAMINGO 1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733 Jonathan Cardello Lic. # AR93391

DRB SUBMITTAL

08.03.2017 Revision 08-10-2020

nte

Stal

Copyright Reserved

North Tower - LEVEL 1

GENERAL NOTE: ALL ELEVATIONS & SECTIONS

ARE NOTED AS NGVD

NEW GLAZING SYSTEM AT END NEW GLAZING IN OF WING C & A EXISTING OPENINGS TYP. PROPOSED BALCONIES TO BE PROPOSED GLASS RECESSED INTO UNITS RAILINGS TYP. PROPOSED GLASS RAILING TYP. ROOM 157' - 5 1/2" EXISTING GROUND LEVEL UNITS TO BE North Tower -ELEVATOR MECH RM 147' - 9 1/2" FLUTED STUCCO REPLACED WITH POOL CABANAS North Tower - ROOF North Tower - LEVEL 14 North Tower - LEVEL 13 121' - 10" North Tower - LEVEL 12 113' - 0" North Tower - LEVEL 11 North Tower - LEVEL 10 North Tower - LEVEL 9 86' - 6" North Tower - LEVEL 8 North Tower - LEVEL 7 68' - 10" North Tower - LEVEL 6 60' - 0" North Tower - LEVEL 5 North Tower - LEVEL 4 42' - 4" North Tower - LEVEL 3 33' - 6" North Tower - LEVEL 2 24' - 8" North Tower -MEZZANINE LEVEL

North Tower - LOBBY

LEVEL

7' - 0"

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

→ KEY PLAN

2 North Tower - C Wing North Elevation



FLAMINGO NORTH TOWER PERMIT No: BC1910575

FLAMINGO 1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733 Jonathan Cardello Lic. # AR93391

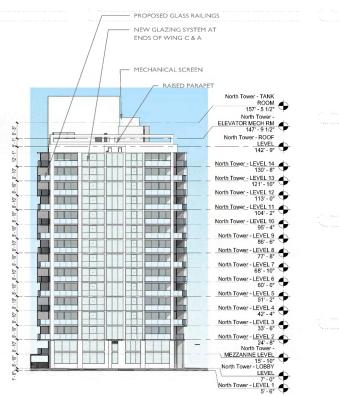
Stanted

DRB SUBMITTAL

08.03.2017

Revision

Copyright Reserved



I NORTH TOWER - WING C END ELEVATION (APPROVED)

North Tower - LEVEL 1 5' - 6" 2 NORTH TOWER - WING A END ELEVATION (APPROVED)

PROPOSED GLASS RAILINGS MECHANICAL SCREEN NEW GLAZING SYSTEM AT ENDS OF WING C & A North Tower - TANK - RAISED PARAPET ROOM 157' - 5 1/2" North Tower -ELEVATOR MECH RM 147' - 9 1/2" North Tower - ROOF 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 North Tower - LEVEL 8 North Tower - LEVEL 7 North Tower - LEVEL 6 60' - 0" North Tower - LEVEL 5 North Tower - LEVEL 4 42' - 4" North Tower - LEVEL 3 33' - 6" North Tower - LEVEL 2 24' - 8" MEZZANINE LEVEL 15' - 10" North Tower - LOBBY LEVEL

BAY ROAD, MIAMI BEACH 1420 |

Stantec Architecture Inc - AA26000733 Jonathan Cardello Lic. # AR93391

nte Stal

ec Architecture Inc. Siscayne Tower Suite 1670 In Biscayne Boulevard ii, Fl 33131-1804 (305) 482-8700 / Fax: (

DRB SUBMITTAL

08.03.2017 Revision 08-10-2020

Copyright Reserved

PROPOSED GLASS RAILINGS PROPOSED GLASS RAILINGS NEW GLAZING SYSTEM AT MECHANICAL SCREEN ENDS OF WING C & A NEW GLAZING SYSTEM AT ENDS OF WING C & A MECHANICAL SCREEN - FLUTED STUCCO North Tower - TANK ROOM 157' - 5 1/2" - FLUTED STUCCO North Tower - TANK ROOM 157' - 5 1/2" North Tower -ELEVATOR MECH RM 147' - 9 1/2" North Tower -ELEVATOR MECH RM 147' - 9 1/2" North Tower - ROOF North Tower - ROOF LEVEL 142' - 9" LEVEL 142' - 9" North Tower - LEVEL 14 130' - 8" North Tower - LEVEL 14 130' - 8" North Tower - LEVEL 13 North Tower - LEVEL 13 121' - 10" North Tower - LEVEL 12 North Tower - LEVEL 12 113' - 0" North Tower - LEVEL 11 North Tower - LEVEL 11 104' - 2" North Tower - LEVEL 10 95' - 4" North Tower - LEVEL 9 86' - 6" North Tower - LEVEL 9 86' - 6" North Tower - LEVEL 8 77' - 8" North Tower - LEVEL 8 77' - 8" North Tower - LEVEL 7 North Tower - LEVEL 7 North Tower - LEVEL 6 North Tower - LEVEL 6 60' - 0" North Tower - LEVEL 5 North Tower - LEVEL 5 North Tower - LEVEL 4 42' - 4" North Tower - LEVEL 4 42' - 4" North Tower - LEVEL 3 33' - 6" North Tower - LEVEL 3 33' - 6" North Tower - LEVEL 2 24' - 8" North Tower -North Tower - LEVEL 2 24' - 8" North Tower -MEZZANINE LEVEL 15' - 10" North Tower - LOBBY MEZZANINE LEVEL North Tower - LOBBY LEVEL North Tower - LEVEL 1 North Tower - LEVEL 1 5' - 6"

I NORTH TOWER - WING C END ELEVATION - PROPOSED

→ KEY PLAN

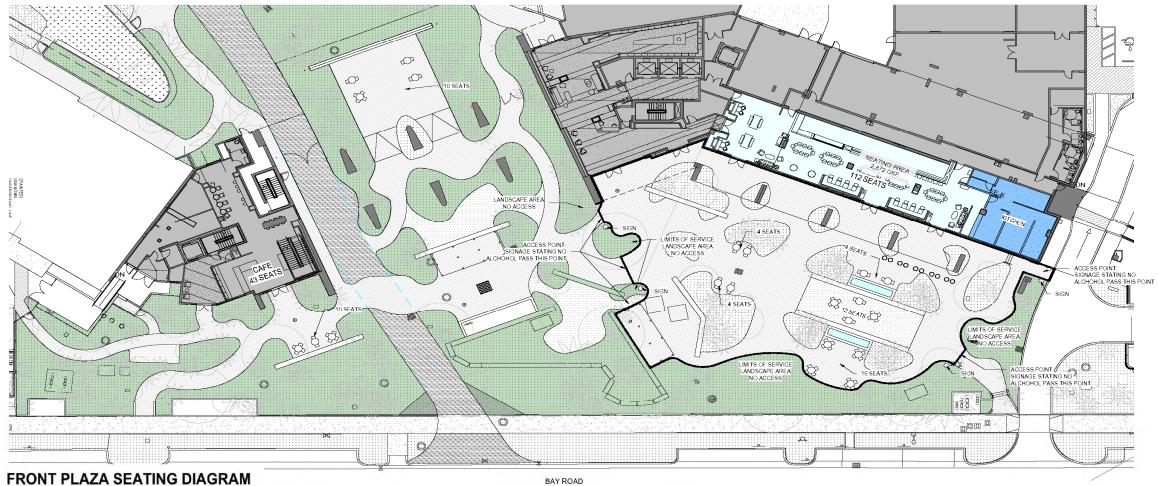
2 NORTH TOWER - WING A END ELEVATION - PROPOSED

GENERAL NOTE: ALL ELEVATIONS & SECTIONS ARE NOTED AS NGVD

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.













Team available for questions. Thank you!



L&ND





FLAMINGO NORTH TOWER PERMIT

No: BC1910575

NEW GLAZING IN EXISTING

ARCHITECTURAL SCREEN

RECESSED BALCONIES

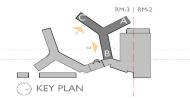
PROPOSED GLASS RAILINGS TYP.

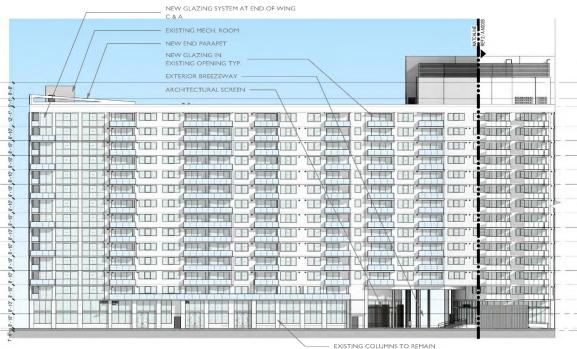
- EXISTING OVERHANG TO REMAIN

OPENINGS TYP.

DRB SUBMITTAL 08.03.2017

Revision Copyright Reserved





North Tower - C Wing South Elevation (Approved)

2 North Tower - B Wing South Elevation (Approved)

North Tower - TANK

North Tower -

ELEVATOR MECH RM 147' - 9 1/2"

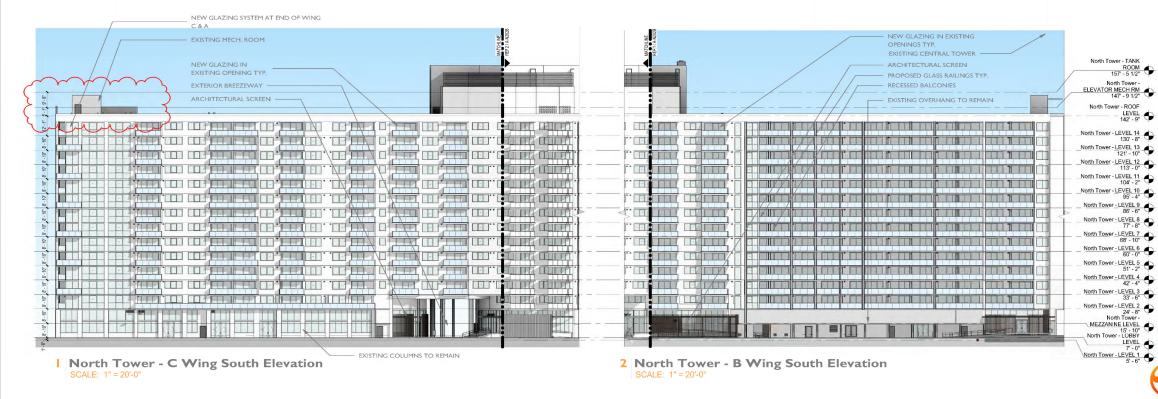
North Tower - ROOF LEVEL 142' - 9"

North Tower - LEVEL 14 130' - 8" North Tower - LEVEL 13 121' - 10" North Tower - LEVEL 12

North Tower - LEVEL 11 104' - 2" North Tower - LEVEL 10 North Tower - LEVEL 9 86' - 6" North Tower - LEVEL 8 77' - 8" North Tower - LEVEL 7 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"

Copyright Reserved





GENERAL NOTE: ALL ELEVATIONS & SECTIONS ARE NOTED AS NGVD

SCALE: 1" = 20'-0"

FLAMINGO NORTH TOWER PERMIT

No: BC1910575.

FLUTED STUCCO NEW ARCHITECTURAL ALUMINUM SCREEN WITH WOOD-LOOK FINISH PAINT, TYP. NEW ALUMINUM RAILINGS North Tower -ELEVATOR MECH RM 147' - 9 1/2" North Tower - ROOF EXISTING BALCONIES TO REMAIN AS OVERHANGS North Tower - LEVEL 14 130' - 8" North Tower - LEVEL 13 ----North Tower - LEVEL 12 North Tower - LEVEL 11 North Tower - LEVEL 10 North Tower - LEVEL 9 86' - 6" North Tower - LEVEL 8 North Tower - LEVEL 7 68' - 10" North Tower - LEVEL 6 North Tower - LEVEL 5 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 North Tower - LOBEY

Vorth Tower - LEVEL 1

5' - 6"

North Tower - B Wing North Elevation (Approved)

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

FLAMINGO 1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733 Jonathan Cardello Lic. # AR93391

DRB SUBMITTAL

Stantec

08.03.2017

Revision



Stantec

→ KEY PLAN

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

NEW ARCHITECTURAL ALUMINUM SCREEN WITH North Tower - TANK ROOM 157' - 5 1/2" WOOD-LOOK FINISH PAINT, TYP. NEW ALUMINUM RAILINGS North Tower -ELEVATOR MECH RM 147' - 9 1/2" North Tower - ROOF EXISTING BALCONIES TO REMAIN AS OVERHANGS North Tower - LEVEL 14 130' - 8" North Tower - LEVEL 12 113' - 0" North Tower - LEVEL 10 North Tower - LEVEL 9 86' - 6" North Tower - LEVEL 8 North Tower - LEVEL 7 68' - 10" North Tower - LEVEL 6 60' - 0" North Tower - LEVEL 5 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 North Tower - LOBBY

T' - 0"

North Tower - LEVEL 1

5' - 6"

> GENERAL NOTE: ALL ELEVATIONS & SECTIONS

ARE NOTED AS NGVD

FLUTED STUCCO -

2 North Tower - A Wing East Elevation

SCALE: 1" = 20'-0"

10-06-2017

Copyright Reserved

G8



PROJECT DATA - PREVIOUSY APPROVED

FLAMINGO NORTH TOWER PERMIT No: BC1910575

Deficiencies

N/A N/A

N/A N/A

N/A N/A

N/A

N/A

O	Ĕ
()	AI B
>	IIA
	D, N
2	ROA
4	\succeq
	ΒA

딩

420 : Architecture Inc - A/ Andrew Burnett Lic. 3

: Architecture Inc. cayne Tower Suite 167 Biscayne Boulevard FI 33131-1804 305) 482-8700 / Fax:

DRB SUBMITTAL 08.10.2020

Stanted

	Copyright Reserved
ARREAGE 08/10/20/20 Scale: Note: When proted on 1 x 7 proprisons is	G11

		ZONING ANALYSIS - Flamingo 1-	420 & 1508 Bay Road Miami Bea	ch, Florida							
#	Zoning information					Item #	Parking	Required	Existing	Proposed	
	Lot 1 Address:	1420 Bay Road				39	Parking district	District 1	District 1	District 1	\Box
	Lot 2 Address: Board and file numbers:	1508 Bay Road				40	Total # of Parking spaces	1,507		1,934	\perp
-	Lot 1 Folio number(s):	02-3233-007-0030				41	Grocery/Retail Parking Required	59	17	59	
		02-3233-007-0032					Grocery/Netail Farking Nequileu		,		+
		1960 Building	Parcel I Zoning District:	RM-3 (Residential multifamily hig			Parking Spaces removed (Refer to Parking Calculation			-98	
	Lot 2 year constructed: Based Flood Elevation: Adjusted grade (Flood+Grade/2):	1960 Bdgs & Site / 2001 Bdgs & Site 8.0 NGVD 5.87 to 6.28 NGVD	Parcel II Zoning District: Grade Value in NGVD: Parcel I Net Lot Area:	RM-2 (Residential multifamily me 3.74 to 4.55 569.614 GSF	NGVD (7)	42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,448	1,978	1,448	Г
			Parcel II Net Lot Area: Net Lot Area:	126,319 GSF 695,933 GSF				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	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path	
	Parcel I Lot Width:	841 ft. aprox.	Parcel I Lot Depth:	554.89 ft. (average) / 685.09 ft.		43	Parking Space Dimensions	Tandem: 8'-6"w x 32'-0" d	Tandem: 8'-6"w x 32'-0" d	Tandem: 8'-6"w x 32'-0" d	
	Parcel II Lot Width:	398 ft. aprox.	Parcel II Lot Depth:	555.7 ft (average) / 635.52 ft (m	ax.)	44	Parking space configuration (45,60,90 Parallel)	90	90	90	\top
	Minimum Unit Size (North Tower) Existing Minimum Unit Size:	498 SF	Average Unit size (North Tower)	884 SF		45	ADA spaces Phase 3 & 4	28 ADA Parking Spaces	32 ADA Parking Spaces	28 ADA Parking Spaces	\top
-	Proposed Minimum Unit Size:	498 SF 655 SF	Existing Average Unit Size: Proposed Average Unit Size:	1112 SF		46	Tandem Spaces	N/A	1,069	1,081	
	Required Minimum Unit Size:	400 SF Multifamily, Accessory Commercial,	Required Average Unit Size:	550 SF Multifamily, Accessory Commercia	ial Assesses Darkins	47	Drive aisle Width	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	T
		Accessory Parking Garage	Parcel I Proposed Use:	Garage	iai, Accessory Parking	48	Valet drop off and pick up	N/A	1.00	2.00	+
		Multifamily, Accessory Parking Garage		Multifamily, Accessory Parking G	arage			19 Loading Spaces	19 Loading Spaces	19 Loading Spaces (2 Restaurant & Retail /	Т
	Lot Area Summary	Required	Existing	Proposed	Deficiencies	49	Loading zones and trash collection areas	(2 Restaurant & Retail / 17 Residential)	(1 Retail / 18 Residential) 6 Trash Collection Areas	17 Residential) 6 Trash Collection Areas	
			North Tower: 136'-9" Central Tower (Center): 299'-1"	North Tower: 136'-9" Central Tower (Center): 299'-1"		50	Bicycle parking, Location and number of racks	N/A	N/A	Short term: 12 Bicycles Long Term: 100 Bicycles	
		150'-0"	Garden Apartment: 89'-11" Parking Garage: 51'-9"	Garden Apartment: 89'-11" Parking Garage: 51'-9"	N/A - Existing to Remain						

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain N/A - Existing to Remain N/A - Existing to Remain N/A - Existing to Remain

N/A N/A

Deficiencies

N/A - Existing to Remain N/A - Existing to Remain

N/A - Existing to Remain N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

N/A - Existing to Remain

Central Tower (Side): 131'-3"

North Tower: 15 Stories Central Tower (Center): 32 Storie

Central Tower (Side):15 Stories

1680 Unite

N/A

20.0

99.9

40.0' (North Tower) 38.16' (North Tower Balcon

99.9

N/A

40.0' (North Tower) 38.16' (North Tower Balcony)

Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"

North Tower: 15 Stories

Central Tower (Center): 32

Parking Garage: 6 Stories

- 1441 Units

N/A

N/A

20.0

99.9

40.0' (North Tower) 38.16' (North Tower Balcony)

50.00

99.9

40.0' (North Tower

2,456,946 GSF 2,542,918 GSF

e of use al # of seats	N/A N/A	N/A N/A	Restaurant 180 Seats	N/A N/A	
	N/A	N/A	180 Seats	N/A	
				14074	
al # of seats per venue	N/A	N/A	N/A	N/A	
al occupant content	N/A	N/A	N/A	N/A	
cupant content per venue	N/A	N/A	N/A	N/A	
	No				
c		upant content per venue N/A is a contributing building?	upont content per venue N/A N/A sis a contributing building? No	upont content per venue N/A N/A N/A sis a contributing building? No	

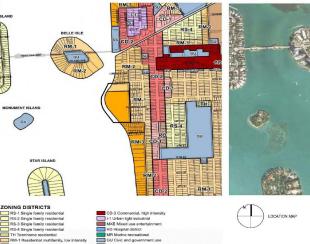
- Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8% 20' + 1/1 height over 50'. 50' max.
- Pedestal Setback + 0.10' Height over 50'. 50' max.
- 10% of Lot Depth 15% of Lot Depth
- 5' or 5% of Lot Width
- Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements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

(9) ADA spaces Equitied pumpler is based an proposed required applicing out of A770 spaces due to reduction of unit count and revised us (10) Area of Surplus parking included in the proposed total area - refer to sheef C-010A	es.
---	-----

SLAND BELLE ISLE	CO2
WARRING BANK COLUMN TO A SECOND SECON	RM-2
STAR ISLAND	RMS CO TO
ZONING DISTRICTS R8-1 Single family residential	CD-3 Commercial, high intensity

RM-2 Residential multifamily, medium intensity CCC Convention center district

RM-3 Residential multifamily, high intensity



RM-PRD Multifamily, planned residential development district

RM-PRD-2 Multifamily, planned residential development district
WD-1 Waterway district



140'-0"

16

15

1,566,439 GSF

252,638 GSF 1,819,077 GSF

N/A N/A

Required

20.0

N/A

55.6'

50.0

99.1

N/A

83.4"

1a 1b 2 3a 3b 4a 4b 5 6

9b

10a Height RM-3

10b Height RM-2

11a Number of stories RM-3

11b Number of stories RM-2
12a FAR RM-3
12b FAR RM-2
13a Parcel I Gross Square Footage:

13a Parcel II Gross Square Foot 13b Parcel II Gross Square Foot 13c Total Gross Square Footage 14 Square Footage by use: 15 Number of Units Residential Parcel II Gross Square Footage Total Gross Square Footage:

22 Side Setback facing street: 23 Rear Setback: Front Setback: 20

Side Setback: (6)

Side Setback: (6)

30 Side Setback: (1) 31 Side Setback: (1)

33 Rear Setback: (4)

34 Front Setback: (2)

35 Side Setback: (3)

38 Rear Setback: (5)

36 Side Setback: (3) 37 Side Setback facing Street: (1

27 Side Setback facing Street: (6) 28 Rear Setback: 5'

Pedestal (Up to 50' in height)

17 Number of Seats 18 Occupancy Load

Subterranean 19 Front Setback: 20 Side Setback 21 Side Setback

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 Bdgs & Site / 2001 Bdgs & Site	Parcel II Zoning District:	RM-3 (Residential multifamily high	intensity)	
	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. (i	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		
		Multifamily, Accessory Commercial,		Multifamily, Accessory Commercia	l, Accessory Parking	
9a	Parcel I Existing use:	Accessory Parking Garage	Parcel I Proposed Use:	Garage		
9b	Parcel II Existing use:	Multifamily, Accessory Parking Garage	Parcel II Proposed Use:	Multifamily, Accessory Parking Ga	rage	

	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	~~AD4~~	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	NA	N/A
17	Number of Seats	N/A	N/A	N/A	N/A
18	Occupancy Load	N/A			
	Catharata	Domino d	F. de Maria	Dana and	Defining de

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	Deficiencie
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_	Grocely/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 Perking Required (Refer to Separate Chart for Breakdown)	1,464	1,978	1,464	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 Tendem: 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 16'-0" d + 5' access path	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
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

- (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 digram in sheet G11B.3 (Phase 5).

PROJECT DATA

c - AA26000733 Lic. # AR98495 Stantec Architecture Inc. Andrew Burnett L

Stantec

DRB SUBMITTAL

08.03.2017 Revision 08-10-2020

Copyright Reserved

PARKING	ANALYSIS	- 08/10/2020

	EXI	STING				PROPOSED				
RESIDENTIAL PARKING	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	NOTES	
Existing North Tower									Flamingo Exist Rev 03/15/00	ing Residential Parking - As per Permit Set Record drawing
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		196.00	66 Units	-130 Units	1.75	-227.50	115.50		
More than 1200 SF (Existing Units)	57 Units		57.00	57 Units	0 Units	2.0 per Unit	0.00	114.00		
More than 1200 SF (Added 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	1	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	44711-7-		0.4 11-1- (2047)	11.70	32.00 12.00		
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	400 011103	1.50	034.30	400 011113	700 Offica	1.50	034.00	034.30		Garden Apartment 8 more units
Less than 1000 SF				1 Units		1.5 per Unit		1.50		Garden Apartment 8 more units
Between 1000 and 1200 SF				TOTALS		1.75		1.50		
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	i e	
Townhouses A, B & C - Existing	26 Units		39.00	26 Units	0 Units	1.50	39.00	39.00		
Total Units	1689 Units			1449 Units	240 Units					
			1,978.00					1,464.00		514.
Total Residential Parking	Existing Required Reside	ential Barking (Par B	*	Propos	od Posidontial Par	tring Possired (Cu	rrant with Grav	ndfathered Parking)	v v	Required Residential Parking Reduction
	Existing Required Reside	muai Farking (Fer F	revious remins)	Fropos				RE-1989 ORDINANCE		Required Residential Farking Reduction
	EVI	STING			DAGED CHAIN	PROPOSED		LE 1000 ONDINATION		
RETAIL PARKING			Described	December					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		
Total Commercial Furning		Existing Con	mercial Parking			Propos	sed Commercia	al Parking Required		
EUTUDE DESTAUDANT	EXI	STING				PROPOSED				
FUTURE RESTAURANT PARKING	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats		Seats per Parking Space		Required Parking	NOTES	
			-	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 spacer 4 seats.
Restaurant								49.00		Tenant will apply for separate interior improvement permit for restaurant space
				195 Seats		4 Seats			130-32 (36)	per 4 seats. Tenant will apply for separate interior improvement permit for restaurant
Total Restaurant Parking			1 995 00			Future Re	staurant Parkir			TOTAL RESTAURANT SEATS 195 is Existing Café 45 seats, Proposed Restaurant 150 seats
		Existing P	1,995.00 'arking Required 2,032.00			Future Re		1,513.00 d Parking Required		TOTAL RESTAURANT SEATS 195 is Existing Cafe 45 seats, Proposed Restaurant 150 seats

519.00 162.00 357.00 Total Spaces Removed From site Surplus total (Phase 5)

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
	108.00

D PARKING SPA	ACES TO BE PR	OVIDED IN	PHASES 1-5	
Required	Provided	Suprplus	Notes	
1935.00	1989.00	54.00	Surplus spaces removed.	
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 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 3 = 71.700 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
1513.00	1870.00	357.00	Surplus spaces FAR on RM2	Refer to G11B.3 for Phase 5 surplus parking calculation
	Required 1935.00 1462.00	Required Provided 1935.00 1989.00 1462.00 1870.00	Required Provided Suprplus 1935.00 1989.00 54.00 1462.00 1870.00 408.00	1935.00 1989.00 54.00 Surplus spaces removed. Surplus spaces FAR on RIM - Permit number B01910375, Resiburant parking not included. Refer to G118.2 for surplus pasking calculation.

1,870.00

PROJECT DATA

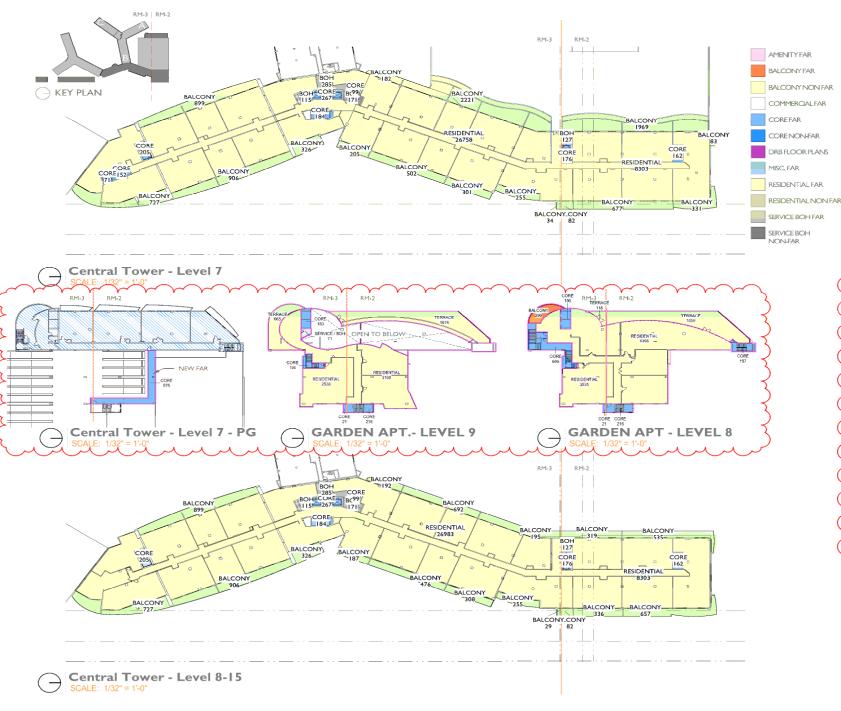
FLAMINGO 1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733 Andrew Burnett Lic. # AR98495

Stantec

DRB SUBMITTAL 08.10.2020





ZONING ANALYSIS FAR - PROPOSED

	1117F 313
FAR-CENTRAL TOWER L	EVEL 7
AREAS FAR / NON-FAR	AREA
LM-2	~~~
CORE FAR	{1,012 SF}
ESIDENTIAL FAR	8,303 SF
ERVICE BOH FAR	127 SE
MATOTAL	9,443 SF
NEW FAR IN LEVEL 7, RM-2: 675 SF	
CORE FAR	977 SF
LESIDENTIAL FAR	26,758 SF
ERVICE BOH FAR	570 SF
M-3 total	28,305 SF
NON FAR - CENTRAL TOWE	R LEVEL 7
AREAS FAR / NON-FAR	AREA
M-2	
SALCONY NON FAR	3,176 SF

AREAS FAR / NON-FAR	AREA
RM-2	
BALCONY NON FAR	3,176 SF
RM-2	3,176 SF
RM-3	
BALCONY NON FAR	6,525 SF
RM-3	6,525 SF

FAR - C.T LEVEL 8 & GARD	EN APT. LEVEL 8
FAR AREAS	AREA PER FLOOF
RM-2	
Central tower Level 8-15 & Garden Apt. Level 8	
COREFAR	414 SI
CORE FAR	337 SI
RESIDENTIAL FAR	5,366 SI
RESIDENTIAL FAR	8,303 SI
SERVICE BOH FAR	127 SI
<u> </u>	14,547 SI
Garden Apartments -£Level 9	
COREFAR	216 SI
RESIDENTIAL FAR	3,108 SI
,	3,324 SI
RM-2 TOTAL	17,871 SI
RM-3	
Central tower Level 8-15 & Garden Apt. Level 8	
BALCONY FAR	290 SI
COREFAR	907 SI
CORE FAR	754 SI
RESIDENTIAL FAR	3,525 SI
RESIDENTIAL FAR	26,983 SI
SERVICE BOH FAR	570 SI
	33,030 SI
Garden Apartments - _E Level 9	
CORE FAR	399 SI
RESIDENTIAL FAR	2,528 SI
SERVICE BOH FAR	71 SI
	2,998 SI
RM-3 TOTAL	36.028 SI

NON FAR-CENTRAL TOWER LE	
NON FAR AREAS	AREA
RM-2	
Central tower Level 8-15 & Garden Apt. Level 8	,
BALCONY NON FAR	3,616 S
RM-2 TOTAL	3,616 SF
RM-3	
RM-3 Central tower Level 8-15 & Garden Apt. Level 8	
	5,282 SF
Central tower Level 8-15 & Garden Apt. Level 8	5,282 SF
Central tower Level 8-15 & Garden Apt. Level 8 BALCONY NON FAR	5,282 SF 665 SF

Stantec Architecture Inc - AA26000733 Jonathan Cardello Lic. # AR93391

Stante



DRB SUBMITTAL

