

PB20-0389: Amendment to RM-2 Regulations

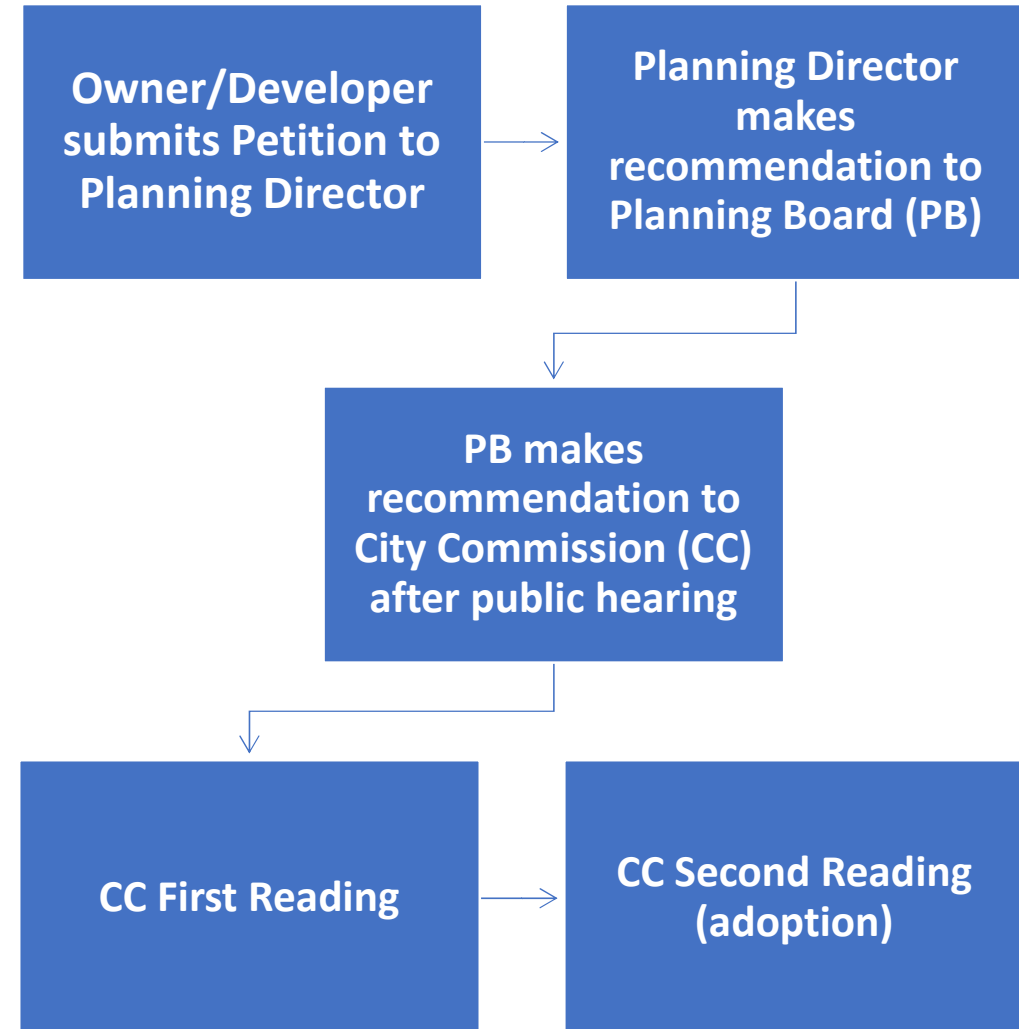
Proposes:

- 300 foot maximum height
- Modified calculation of side setbacks
- For bay-front properties of 10 acres or more with split RM-2/RM-3 Zoning



“Private” Code Amendment Application

- Sec. 118-162 – Petition for changes and amendments may be submitted by:
 - Planning Director
 - City Manager or Attorney
 - Motion of City Commission, Planning Board, or Historic Preservation Board
 - **Owner(s) or developer(s) of the property which is subject to the proposed change (“Private Application”)**
- PB20-0389 is a Private Application by owner of Flamingo Point located at 1420-1508 Bay Road



Developer Background

- Owner and operator of best-in-class apartment communities across the United States.
- Owns and operates Flamingo Point at 1420 and 1508 Bay Road in Miami Beach

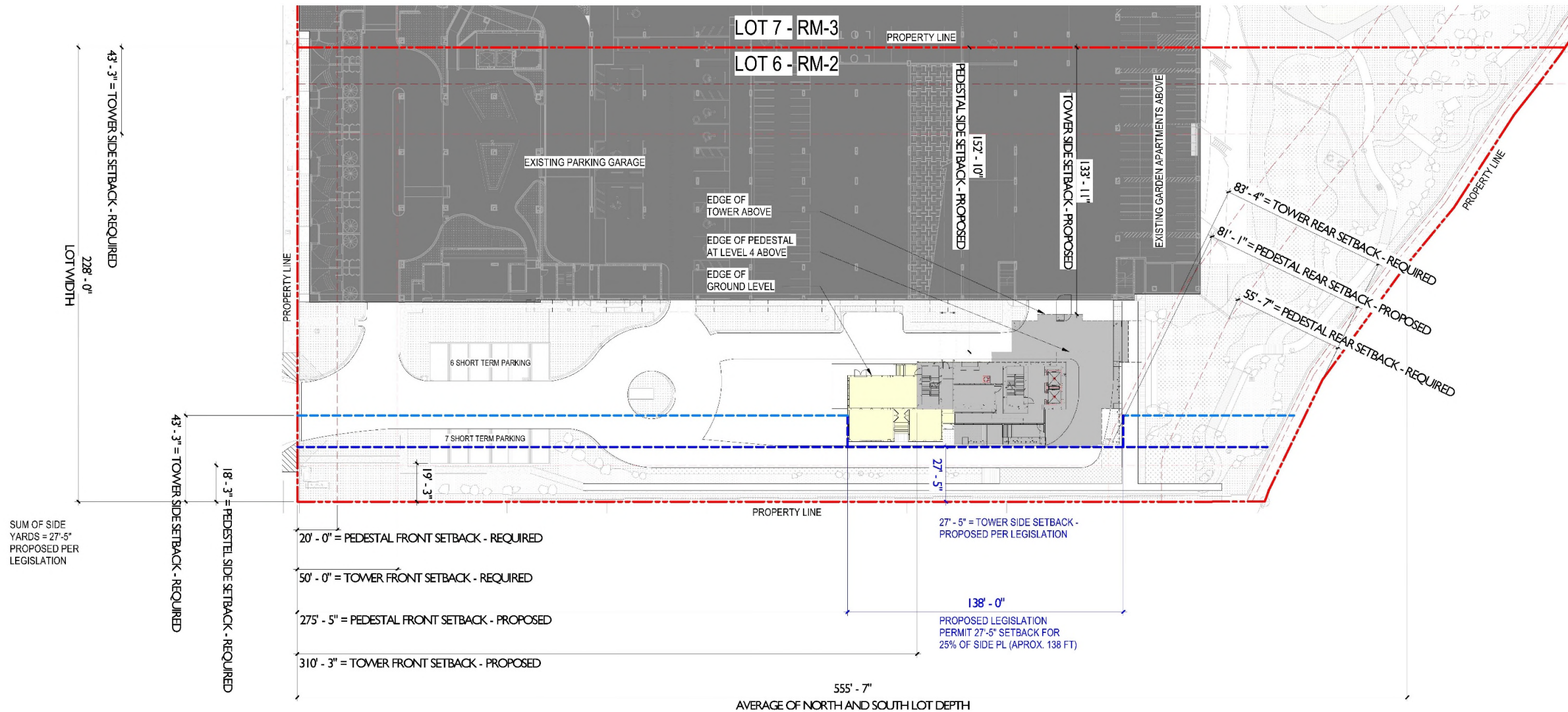


View looking southeast of Flamingo Point with proposed 300' tower

Scope of Code Amendment Request

- 1) Height increase from 140' to 300'
- 2) Side setback relief as tower height increases:
 - Replaces height-based formula for side interior setback for 25% of the length of the side yard
 - Reduces sum of side yards requirement in response to existing legal nonconforming 0' setback on south side



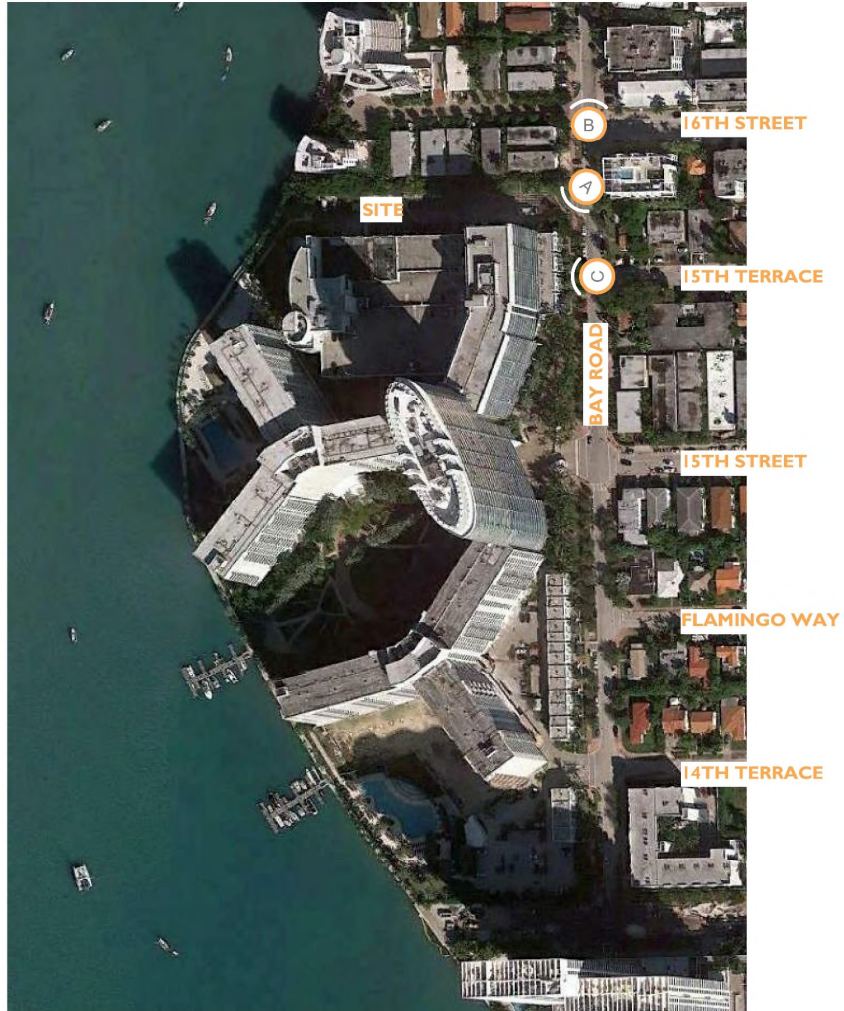


NOTE:
CONCEPTUAL DESIGN OF NEW TOWER SUBJECT TO CHANGE AND DESIGN REVIEW



SETBACK DIAGRAM - PROPOSED SETBACKS

SCALE: 1" = 30'-0"



A BAY RD: LOOKING SOUTH



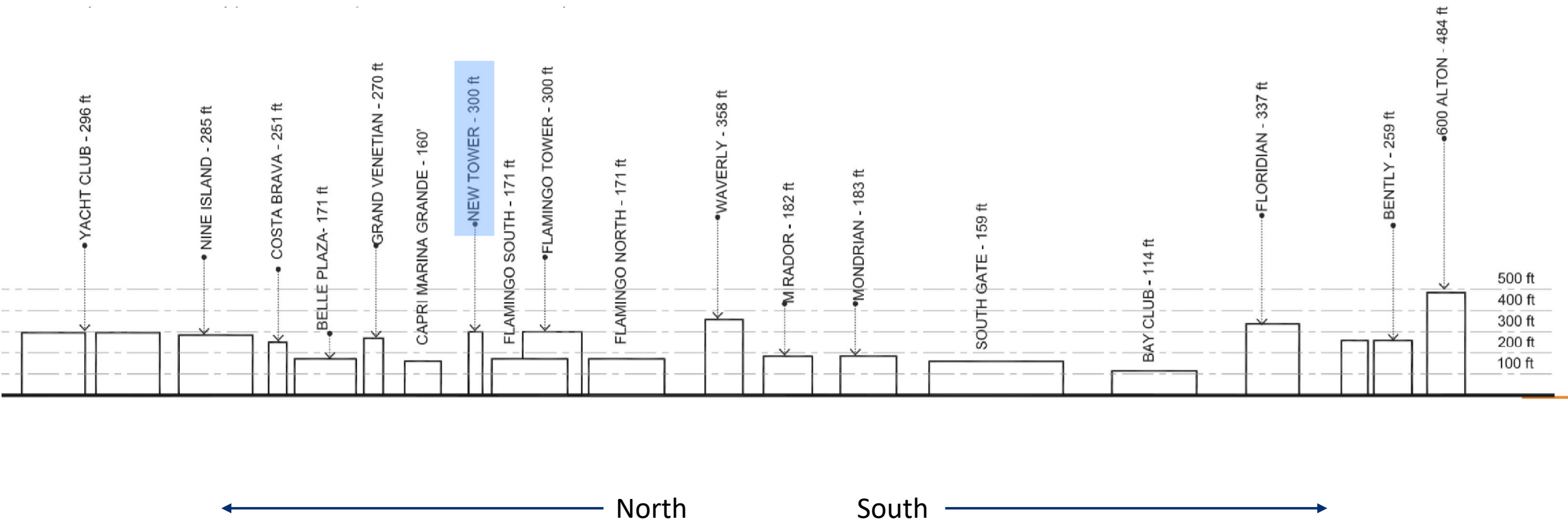
B BAY RD: LOOKING NORTH



C 15TH TERRACE & BAY RD: LOOKING WEST



Looking West from beach at approx. 16th Street





History of Flamingo

Historical background - DRB approvals:

Project was approved in 2017:

DRB approval DRB 17-0160:

Design modifications and renovations to the exterior and interior portions of the existing North and Central Towers of Flamingo Apartments, a multi-tower residential development, including extensive landscaping at the front and interior courtyard, changes to vehicular circulation and pick-up/drop off locations.

Approval for Phased development:

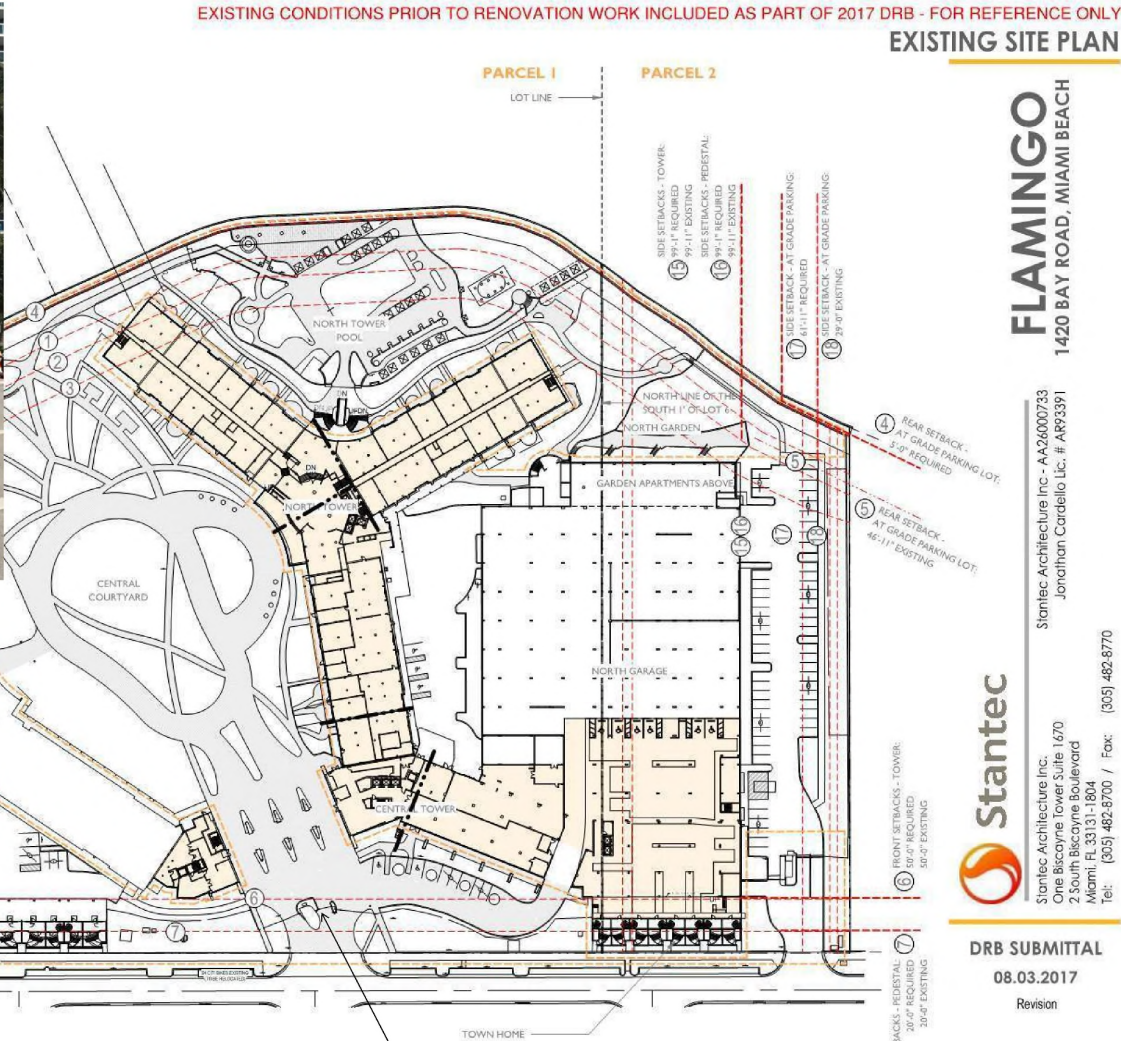
DRB approval DRB17- 0216:

Modification to allow the project to take place in 4 phases.

SITE PLAN OF EXISTING CONDITIONS PRIOR TO IMPROVEMENTS



GUARDHOUSE ENTRY PRIOR TO IMPROVEMENTS



MAIN ENTRY CHECK POINT THRU
GUARDHOUSE ENTRY PRIOR TO IMPROVEMENTS



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

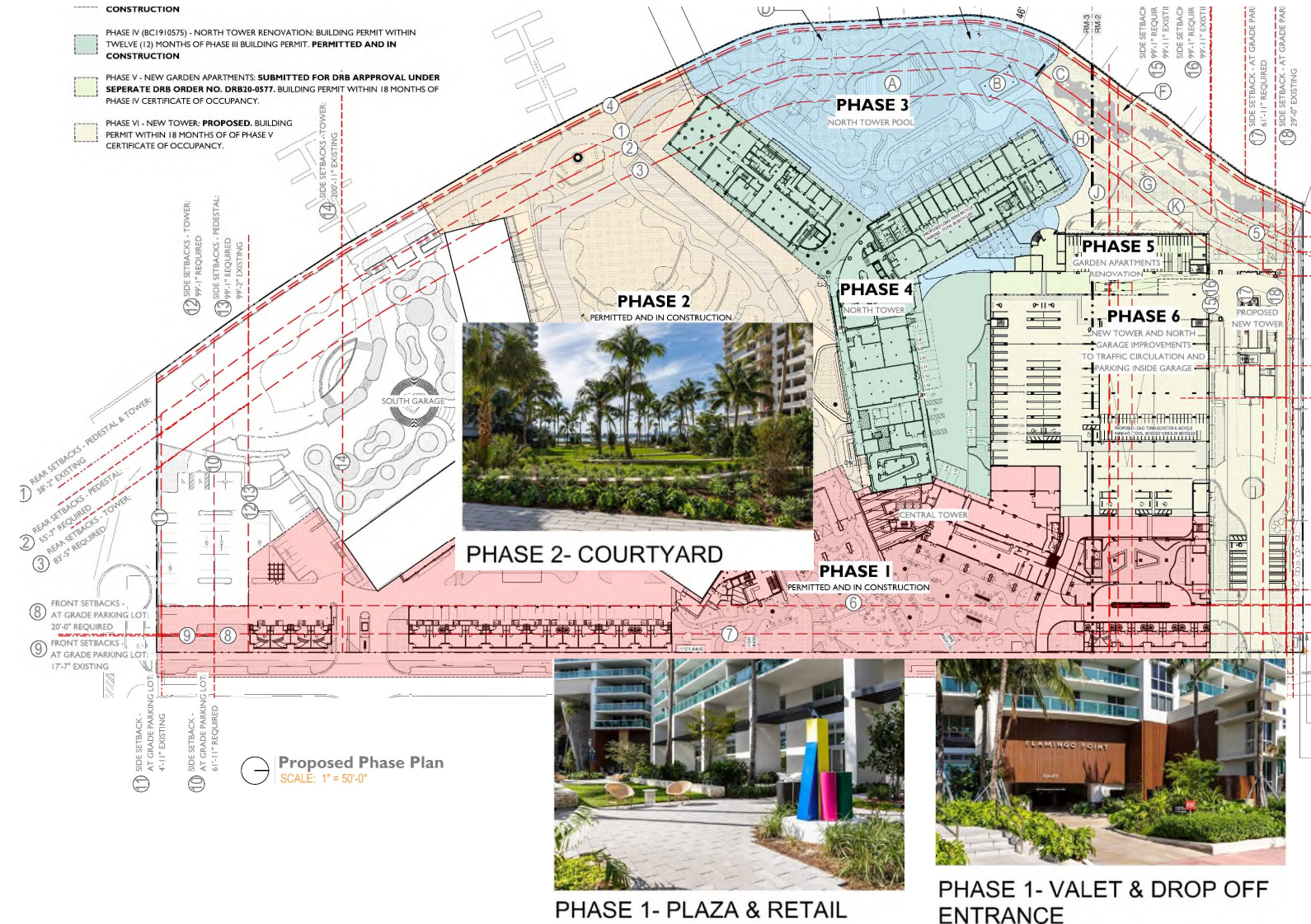
DRB SUBMITTAL
08.03.2017
Revision

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Recent Improvements and Phasing

- Phases 1 & 2: completed
- Phases 3 & 4: permitted and in construction
- Phase 5: approved
- Phase 6: proposed new tower







Proposed Code Amendment

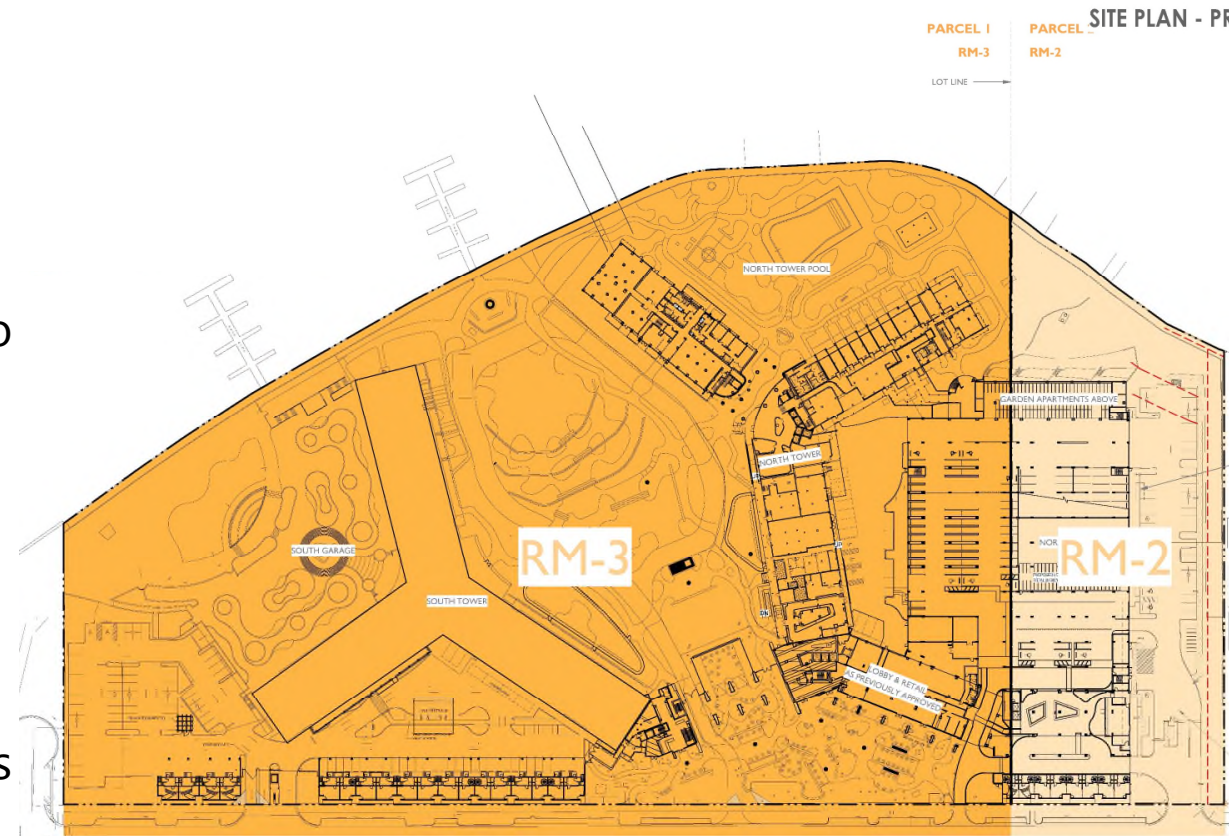
- For bay-front properties of 10 acres or more with split RM-2/RM-3 zoning:
 1. Allow height increase from 140' to 300'
 2. Side setback relief from required 43'3" to 27'5", for no more than 25% of the length of the side yard
 3. Sum of side yards relief from required 36'6" to 27'5"



Spot Zoning

- Defined as:

“piecemeal **rezoning** of small parcels of land to a greater density, leading to disharmony with the surrounding area.” *Southwest Ranches Homeowner’s Association v. Broward County*, 502 So. 2d 931 935 (Fla. 4th DCA 1987) (emphasis added)
- Challengers must show that decision has no relationship to public health, safety, morals, or welfare
- Proposed Code Amendment is **not** spot zoning:
 - Not a rezoning
 - Rational basis to apply amended regulations to uniquely large bay-front parcels with split zoning
 - Improves view corridors, improves resilience, increases permeability, and mitigates shadows
 - New tower harmonious with surrounding area
 - Part of overall reduction in density in Flamingo Point



VIEW CORRIDOR DIAGRAM

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

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



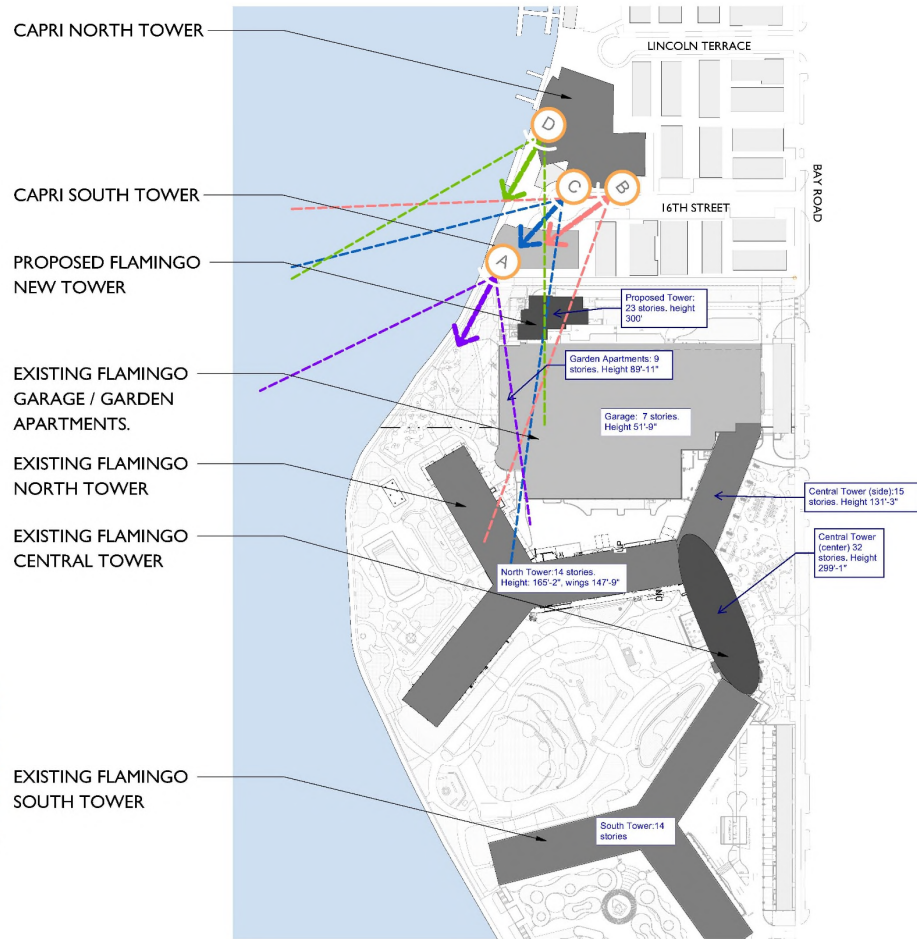
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DRB SUBMITTAL
05.27.2020

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PROPOSED SITE KEY PLAN
SCALE: 1" = 100'-0"



EXISTING FLAMINGO
NORTH TOWER
EXISTING FLAMINGO
GARAGE / GARDEN
APARTMENTS



A CAPRI SOUTH TOWER - LEVEL 4 -
VIEW FROM SOUTH WEST BALCONY

PROPOSED FLAMINGO
TOWER
EXISTING FLAMINGO
NORTH TOWER
EXISTING CAPRI
SOUTH TOWER



B CAPRI NORTH TOWER - LEVEL 11 -
VIEW LOOKING SOUTHWEST

PROPOSED FLAMINGO
TOWER
EXISTING FLAMINGO
NORTH TOWER
EXISTING CAPRI
SOUTH TOWER



C CAPRI NORTH TOWER - LEVEL 14 -
VIEW LOOKING SOUTHWEST

EXISTING FLAMINGO
NORTH TOWER
PROPOSED FLAMINGO
TOWER
EXISTING CAPRI
SOUTH TOWER



D CAPRI NORTH TOWER - LEVEL 14 -
VIEW FROM WEST BALCONY

2018 ULI Recommendation

Moving forward, the city should take the following actions:

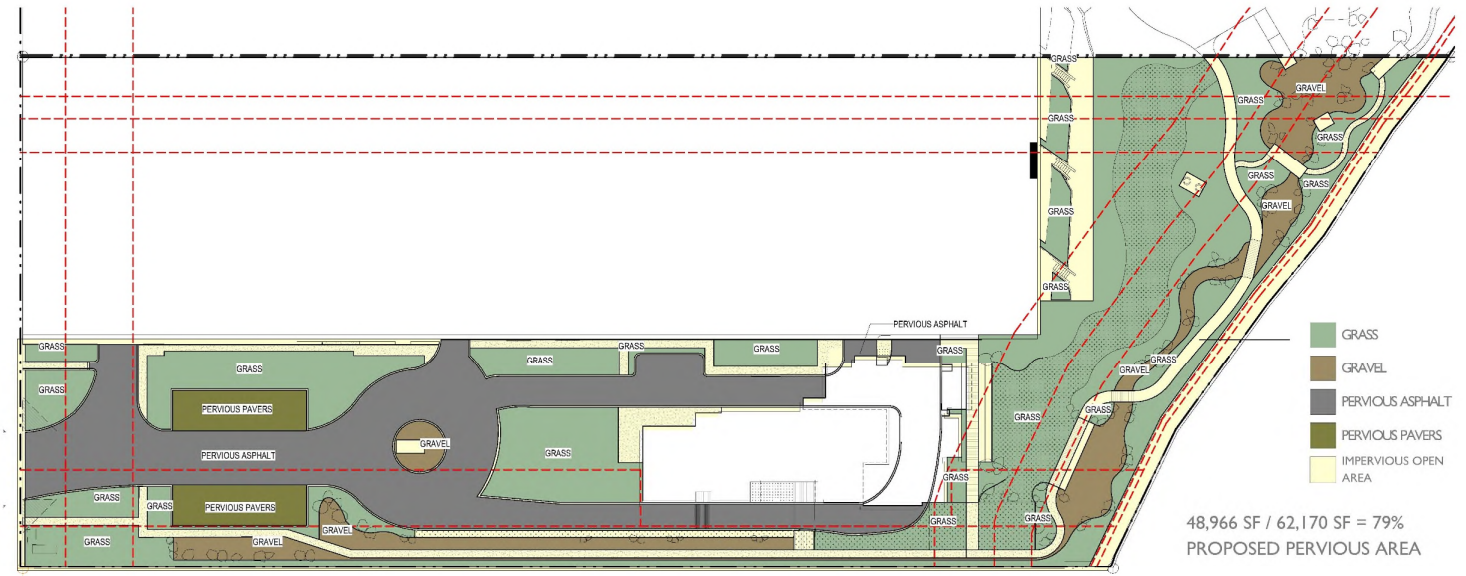
- Continue to allow greater height and density, given the future loss of usable space (i.e., floors designed to accommodate future raised entryways) as groundwater rises and tidal and stormwater flooding increase. Although increased height may not always be politically popular, additional elevation can offset the loss of ground-level floors for productive use.

Miami Beach Florida

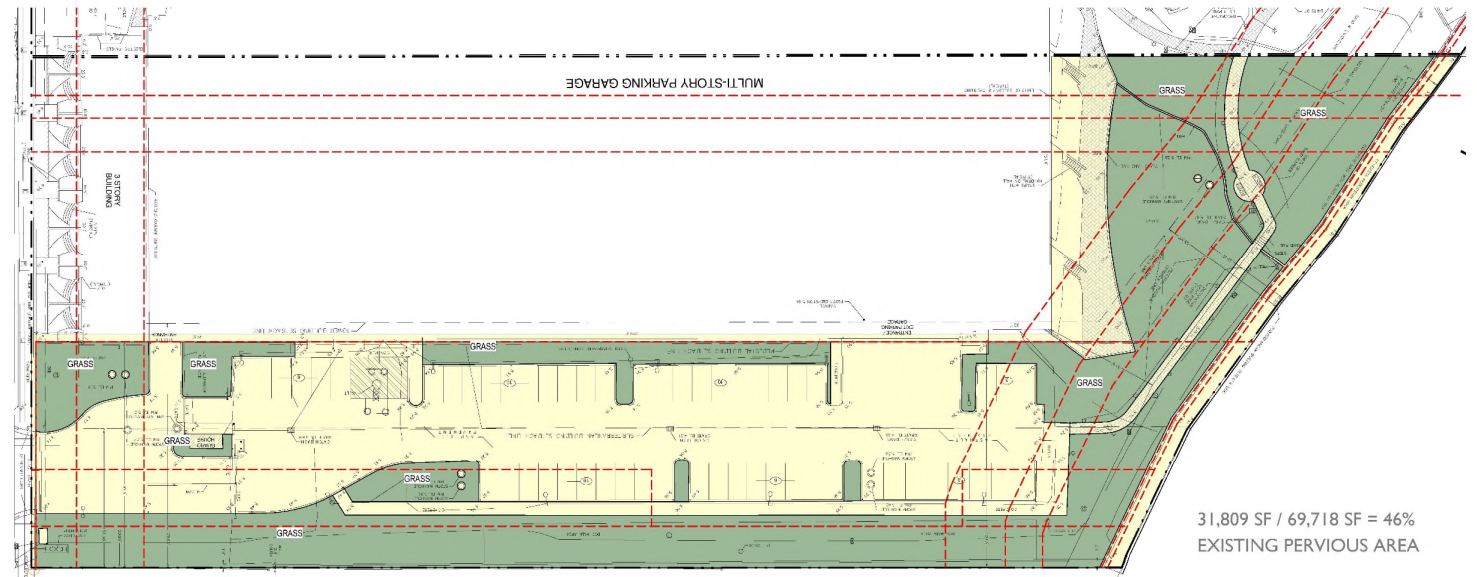
Stormwater Management and Climate Adaptation Review
April 16–19, 2018

Pervious Area Comparison

- Pre-Improvement: 46% of lot area
- Post-Improvement: 79% of lot area
 - Florida friendly landscaping
 - Permeable pavers
 - Permeable asphalt



PERVIOUS AREA - NEW TOWER SITE - PROPOSED
SCALE: 1" = 30'-0"



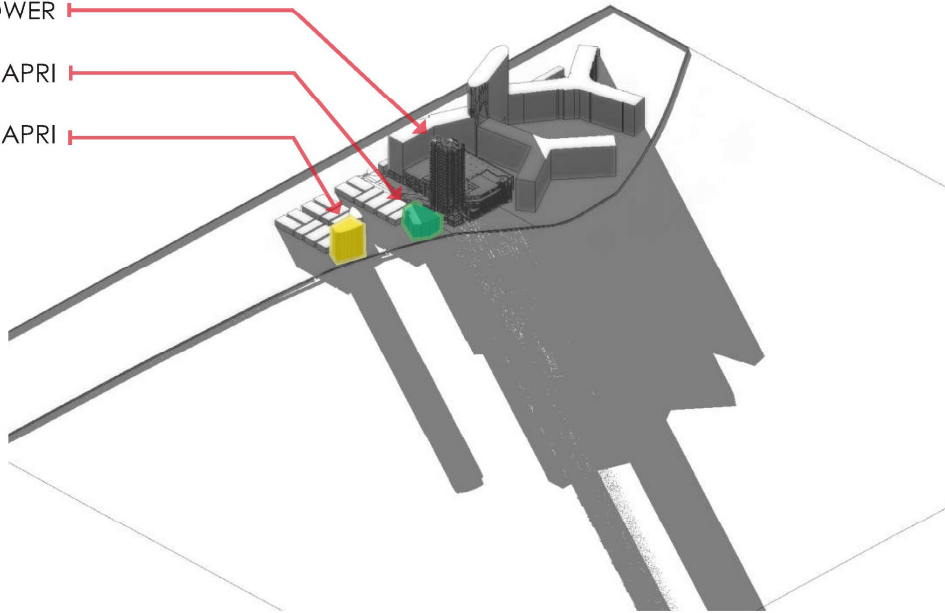
PERVIOUS AREA - NEW TOWER SITE - EXISTING
SCALE: 1" = 30'-0"

300' TOWER

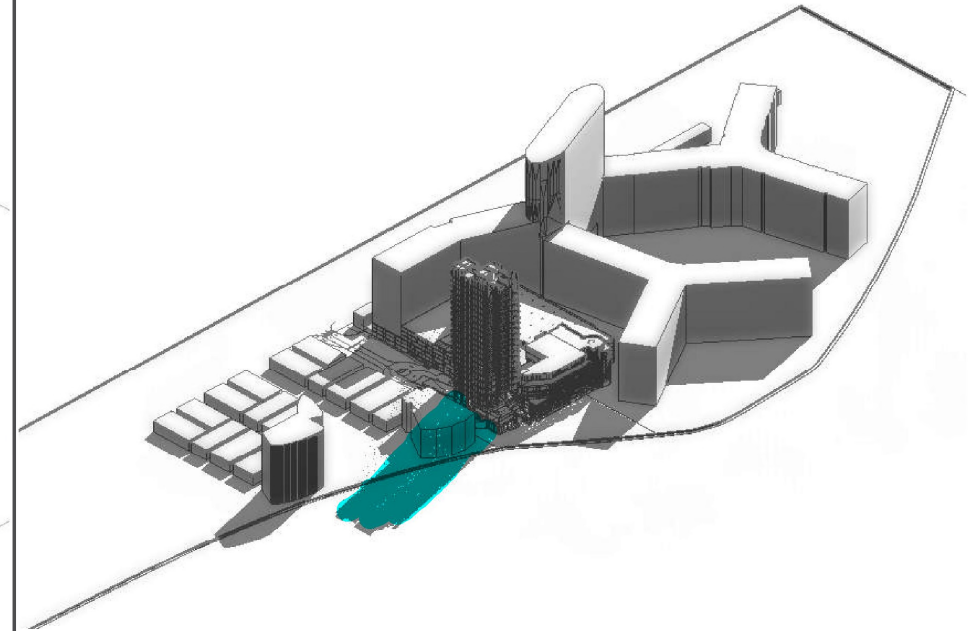
300' TOWER

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DEC 21, 2019 - 8:00 AM



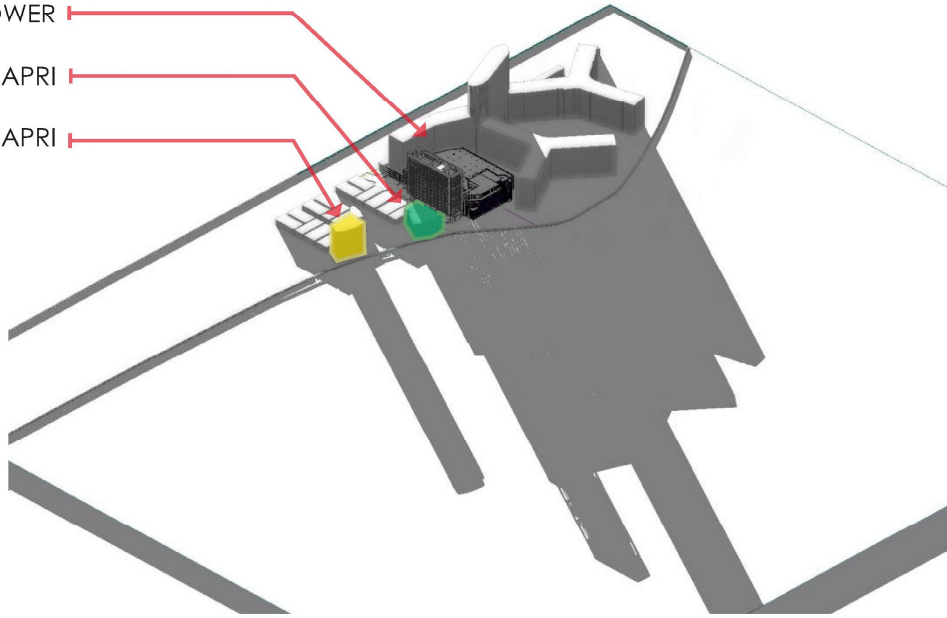
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140' TOWER

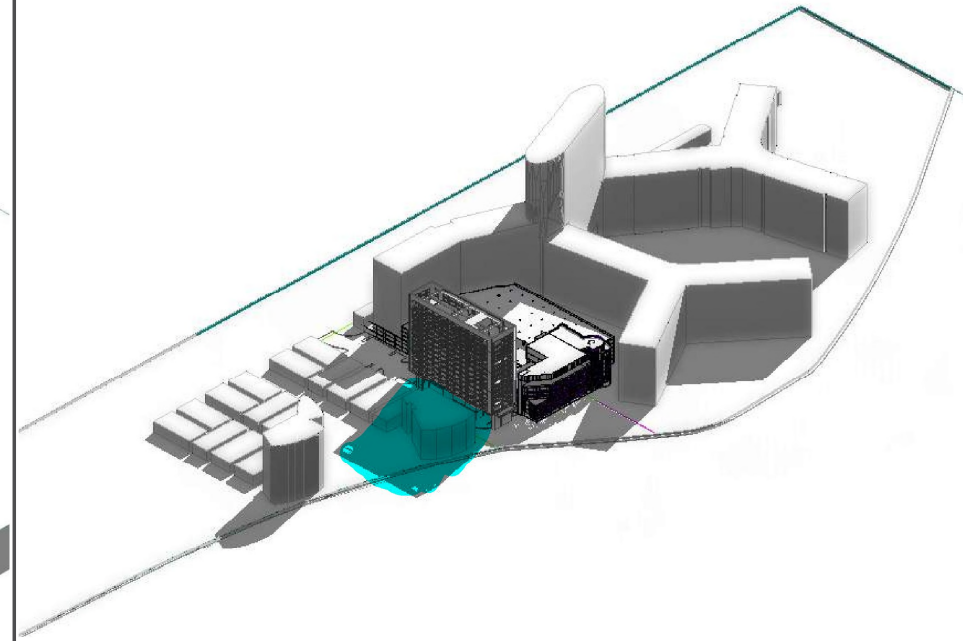
140' TOWER

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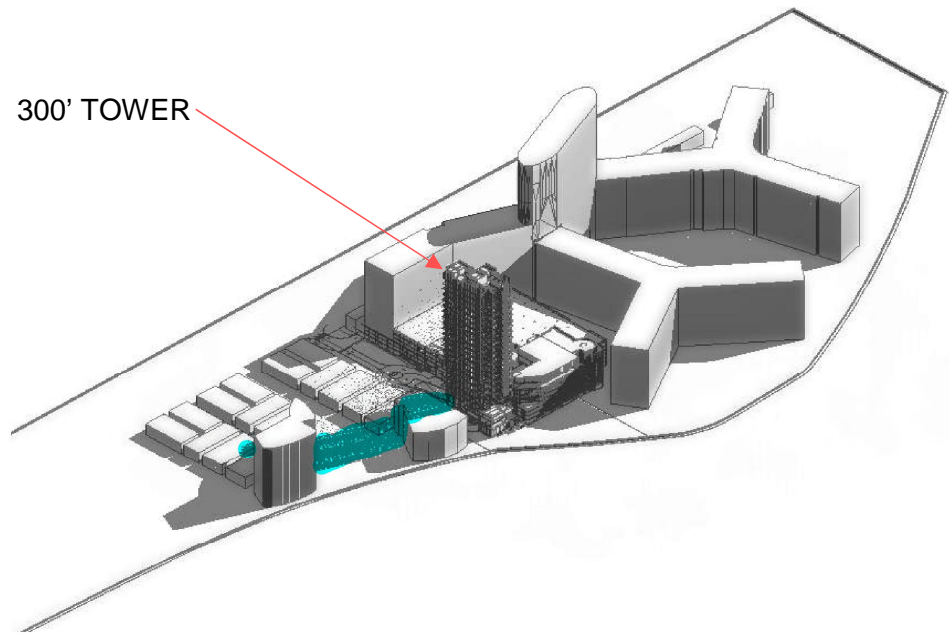
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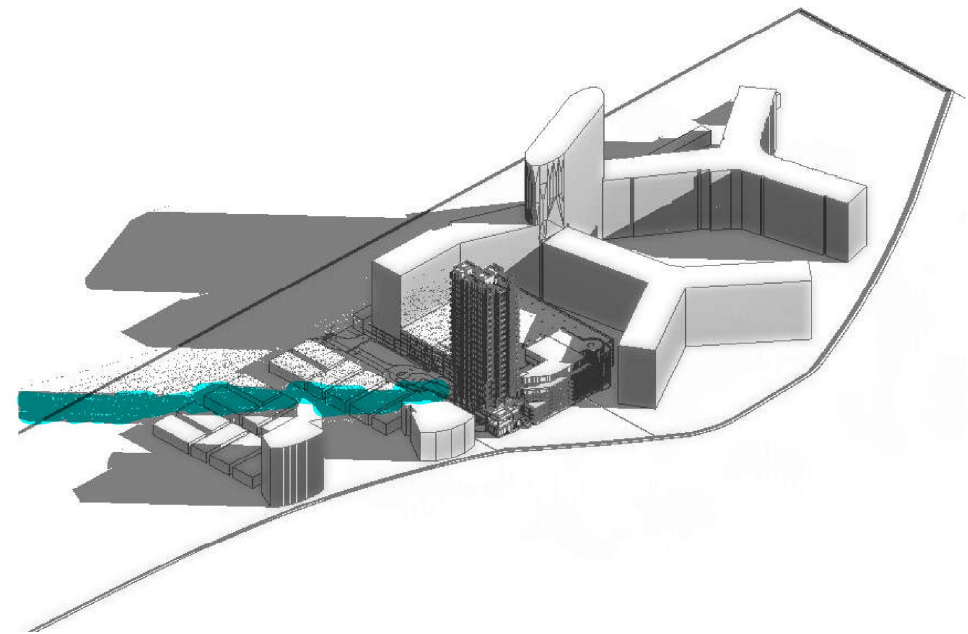
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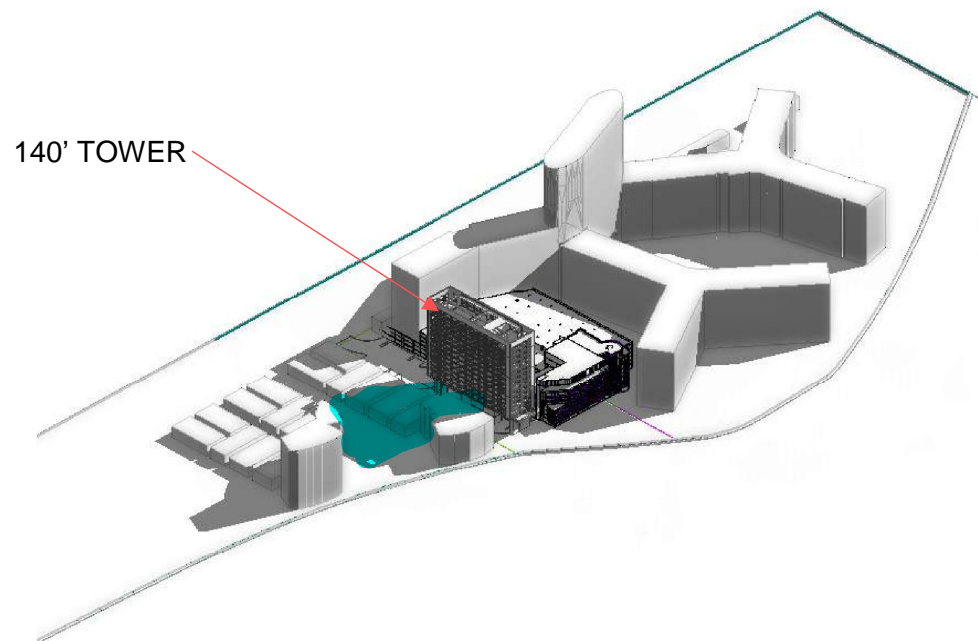
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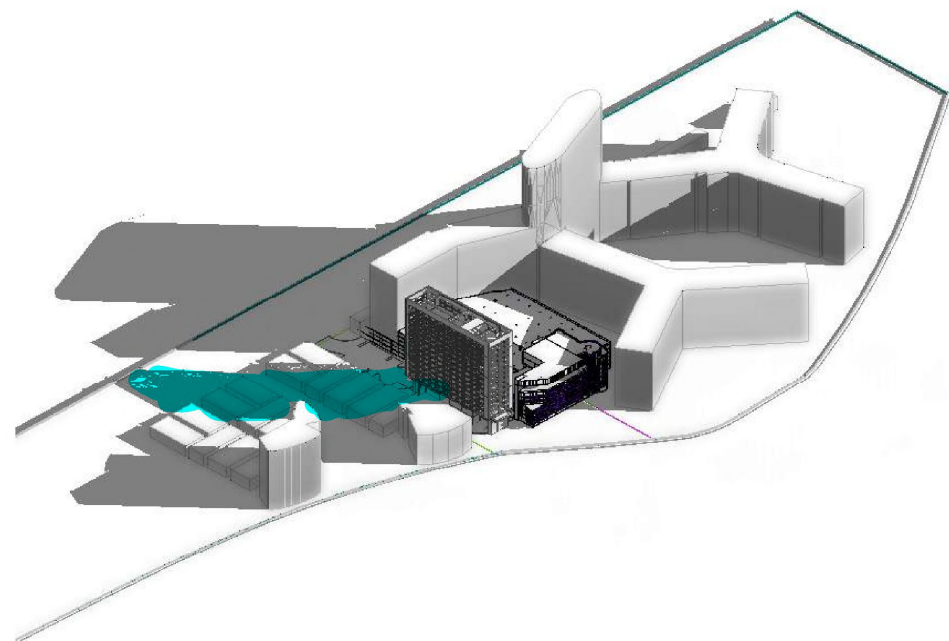
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DEC 21, 2019 - 4:00 PM



DEC 21, 2019 - 2:00 PM



DEC 21, 2019 - 4:00 PM





Economic Benefits

Benefit	Total
Labor and Employment	
Direct Jobs	345
Indirect Jobs	96
Induced Jobs	131
Total Jobs Created	572
Total Labor Income	\$30,395,100
Total Gross Domestic Product Value Added	\$39,807,000
Annual Recurring Ad-Valorem Taxes (Year One)	
Miami Beach	\$240,884
Miami-Dade County	\$242,698
Miami-Dade Schools	\$285,920
Children's Trust	\$18,720
Total Annual Ad Valorem Taxes	\$788,222

Source: Miami Economic Associates, Inc. Economic and Fiscal Benefits Analysis, dated May 7, 2020

Analysis assumes 33-unit new tower

Team available for questions.
Thank you!

