

FLAMINGO

1420 BAY ROAD
MIAMI BEACH, FL 33139

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

08.03.2017



Owner



AIMCO
4000 Hollywood Blvd, Suite 677S
Hollywood, FL 33021
T: 786.245.4705

Architect:



Stantec
One Biscayne Tower Suite 1670
2 S Biscayne Boulevard
Miami, Florida 33131
T: 305.482.8700

Landscape Architect:

L&ND
2610 North Miami Avenue
Miami, FL 33127
614.439.4895

SITE

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FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec



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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

	EXISTING ELEMENTS TO REMAIN	REQUIRED	EXISTING
A	EXISTING POOL	7'-6"	36'-0"
B	EXISTING POOL CABANA 1	7'-6"	46'-4"
C	EXISTING POOL CABANA 2	7'-6"	9'-2"
	PROPOSED ELEMENTS	REQUIRED	PROPOSED
D	PROPOSED WATER FEATURE	6'-0"	17'-8"
E	PROPOSED WATER FEATURE	6'-0"	19'-6"
F	PROPOSED JACUZZI	7'-6"	16'-4"
G	PROPOSED POOL	7'-6"	34'-9"
H	PROPOSED SHADE STRUCTURE 1	7'-6"	48'-5"
J	PROPOSED SHADE STRUCTURE 2	7'-6"	89'-7"
K	PROPOSED SHADE STRUCTURE 3	7'-6"	49'-2"

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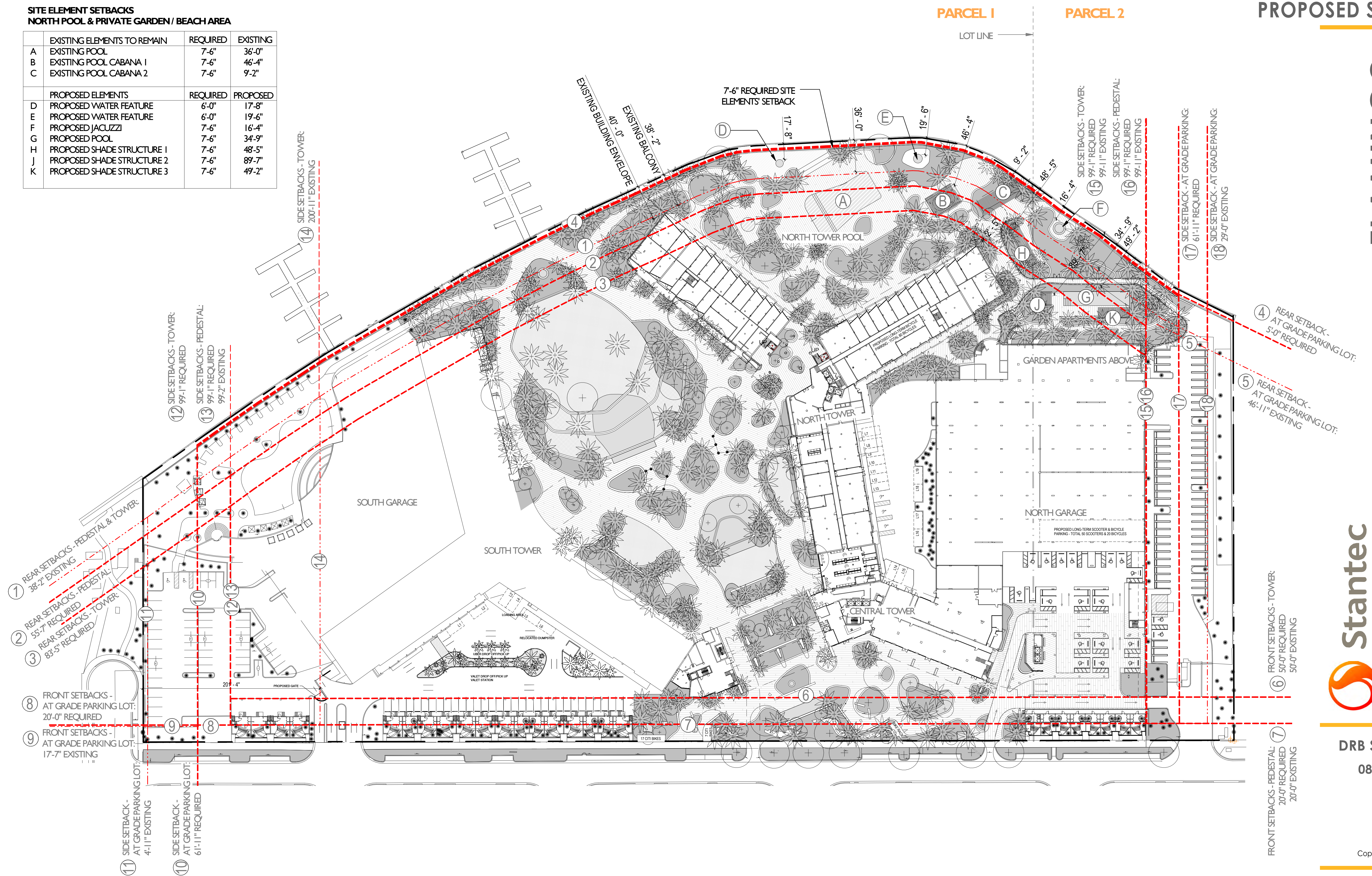
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2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax:

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Site Plan (Proposed)

SCALE: 1" = 50'-0"

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Miami, FL 33131-1804
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COLORED SITE PLAN



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

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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-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)
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	1.20	1.20	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	152,141 GSF	152,141 GSF	N/A - Existing to Remain
13c	Total Gross Square Footage:	1,819,077 GSF	2,461,129 GSF	2,455,211 GSF	
14	Square Footage by use:	N/A			
15	Number of Units Residential	N/A	1689 Units	1521 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	1,784	2,032	2,000	N/A
41	Grocery/Retail Parking Required...	59	17	59	N/A
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,725	1,978	1,725	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 (8)	31 ADA Parking Spaces	32 ADA Parking Spaces	32 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

- (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

PROJECT DATA

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PARKING ANALYSIS - 07/12/2017

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				180 Seats		4 Seats		45.00	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				45.00						
				Future Restaurant Parking Required						
TOTAL PARKING REQUIRED	1,995.00			1,784.00						
	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

248.00

RELOCATED PARKING ANALYSIS

SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS	PARKING SPACES TO BE RELOCATED ON SITE
Main Parking Garage (New North Drop-Off Area)	
Standard Spaces	23.00
Front Site Parking (New Pedestrian Plaza)	
Standard Spaces	4.00
South Site Parking (New South Drop-Off Area)	
Standard Spaces	16.00
ADA Spaces	6.00
Total Parking to be Relocated on Site	49.00
Total Parking Relocated to Garage Rooftop (Basketball Court Converted to Parking)	42.00