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October 6, 2017
File: 219420493

Attention: City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Reference: DRB17-0160 Staff Report & Recommendations
1420 Bay Road – The Grand Flamingo
Comments Responses

The following responses address the comments from staff in the DRB Staff Report & Recommendations document dated October 3, 2017.

SITE DATA:
Corrections to the following:

1. The area for the proposed green spaces areas is not correct, the proposed improvements have an increase in green space of 480 sf, not a decrease. Refer to green area calculations on sheet L101, submitted and uploaded on 8/14/17 as "Landscape 2 ver 2". Further increase have been made to the green space areas, refer to revised drawing sheet: L101 dated Revision 10-06-2017 noting increases in the following areas:
 - Courtyard increase of +2,445 sf
 - Plaza increase of +6,293 sf
 - Site increase of +463 sf
 - South Tower increase of +1,517 sfThere was a decrease in the North Pool and Garden of -8,640 sf, but the total overall green space increase for improvements is +2,078 sf.

2. Existing and proposed parking numbers do not match the numbers in the project date sheet G11B, the existing parking is 2,032 and the proposed parking is 1,784, this come ups to a surplus parking of 248 per previously submitted sheet G11B dated 08-03-2017.

Sheet G11B was revised due to removal of the restaurant at level 3, the proposed parking is 1,739 without a restaurant or an alternate shown of 1,770 if a restaurant occupies all retail in the ground level. The surplus parking will then be 293 without a restaurant or 262 with a restaurant. Refer to revised drawing sheet G11B dated 10-06-2017.

Compliance with Design Review Criteria

5. The proposed site plan, and the location, appearance and design of new and existing

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Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.

Not Satisfied: The proposed blocking of the view corridor does not create or maintain important view corridors established by the 1997 DRB approval.

Response: *The glass extensions at skybridge have been removed, the area above the existing skybridge will remain open as currently exists. Drawings and renderings have been revised, refer to revised drawing sheets: A-C001, A-C202, A-C204, A-C206, A-C207, A-C208, A-C301, A-C401, A-C402, A-N401.*

6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties

Not Satisfied: The proposed blocking of the view corridor does not create or maintain important view corridors established by the 1997 DRB approval.

Response: *The glass extensions at skybridge have been removed, the area above the existing skybridge will remain open as currently exists. Drawings and renderings have been revised, refer to revised drawing sheets: A-C001, A-C202, A-C204, A-C206, A-C207, A-C208, A-C301, A-C401, A-C402, A-N401.*

7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.

Not Satisfied: The proposed blocking of the view corridor does not create or maintain important view corridors established by the 1997 DRB approval.

Response: *The glass extensions at skybridge have been removed, the area above the existing skybridge will remain open as currently exists. Drawings and renderings have been revised, refer to revised drawing sheets: A-C001, A-C202, A-C204, A-C206, A-C207, A-C208, A-C301, A-C401, A-C402, A-N401.*

9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the



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appearance of structures at night.

Not Satisfied: A lighting plan has not been submitted.

Response: *Lighting plans were provided in sheets L800 thru L804. Lighting Photometric will be submitted with the building permit to meet foot candle requirements, the design will minimize glare and reflection on adjacent properties, refer to note 5 on sheet L800. A new light pole cut sheet was added to the lighting plans and noted location throughout the site, refer to revised drawing sheets: L-800, L-801, L-802, L-803, and L-804.*

12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Not Satisfied: The proposed blocking of the view corridor does not create or maintain important view corridors established by the 1997 DRB approval.

Response: *The glass extensions at skybridge have been removed, the area above the existing skybridge will remain open as currently exists. Drawings and renderings have been revised, refer to revised drawing sheets: A-C001, A-C202, A-C204, A-C206, A-C207, A-C208, A-C301, A-C401, A-C402, A-N401.*

15. An addition on a building site shall be designed, sited and massed in a manner which insensitive to and compatible with the existing improvement(s).

Not Satisfied: The proposed blocking of the view corridor does not create or maintain important view corridors established by the 1997 DRB approval.

Response: *The glass extensions at skybridge have been removed, the area above the existing skybridge will remain open as currently exists. Drawings and renderings have been revised, refer to revised drawing sheets: A-C001, A-C202, A-C204, A-C206, A-C207, A-C208, A-C301, A-C401, A-C402, A-N401.*

19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.

Not Satisfied: See below.

Compliance with Sea Level Rise and Resiliency Review Criteria

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following

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is an analysis of the request board upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

Not Satisfied

A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.

Response: *A general note was added to the demolition plans indicating that a recycling plan will be provided as part of the submittal for a demolition/building permit to the building department to comply with City policy for recycling demolition waste. Refer to revise drawing sheets: A-C101 and A-N101.*

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Not Satisfied

Sea Level Rise projections were not taken into account.

Response: *This is a renovation project; the improvements will address existing conditions of habitable spaces that are below flood elevation, those spaces will be converted to non-habitable spaces and will introduce wet or dry flood proofing systems in the design.*

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-way and adjacent land.

Not Satisfied

Response: *This is a renovation project, exterior improvements on the property along Bay Road will take into consideration the raising of the public right of way and the proposed design details will be coordinated with the City.*

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Not Satisfied

Response: *This is a renovation project; the improvements will address existing conditions of habitable spaces that are below flood elevation, those spaces will be converted to non-habitable spaces and will introduce wet or dry flood proofing systems in the*



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design.

(10) Where feasible and appropriate, water retention systems shall be provided.

Not Satisfied

Response: *The existing on-site drainage system consists of interconnected catch basins, exfiltration trenches, and fifteen (15) drainage wells installed around the year 2000. The proposed improvements have been designed to avoid the existing drainage system as much as possible and additional drainage improvements and landscaped areas are proposed.*

STAFF ANALYSIS:

Corrections to the following:

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The staff report states "the same traffic engineer company that cites the deficiencies of the plan is the same engineer that designed the 2007 plan." Kimley-Horn is a multidisciplinary firm that provides services for numerous aspects of civil engineering, including site civil, roadway, forensics, transportation, aviation, parking, structures, utilities, water/waste water, and landscape architecture; Kimley-Horn is not just a traffic firm. Kimley-Horn provided Landscape Architecture for the 2007 site plan as referenced on all drawings provided by the City. There was no traffic study required for that plan as the focus was on increasing landscape/green space areas and the unit count was not changing. We further note that the recent advent and proliferation of rideshare was not an issue in 2007. In its Traffic Engineering capacity for the current project, Kimley-Horn has analyzed the 2007 landscape drawings and determined that they do not adequately accommodate the existing situation. The 2007 plan provides 56 percent less vehicle stacking than the proposed 2017 plan and contains significantly larger curb cuts that increase the potential for pedestrian and vehicle conflicts where the 2017 plan reduces such conflicts.

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NORTH POOL DECK

"Staff is supportive of the redesign of the pool deck. The overall amount of green areas and lawn will be decreased by ~~10,450 sf~~ **8,640 sf.**"

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COURTYARD

"The plans indicate that the overall amount of green areas and lawn will ~~be decreased in this area by 5,000 SF~~ **increased in this area by 2,876 sf** through the introduction of additional ~~hard~~ **landscape landscaped areas.**"

Further increases in total green space have been done, refer to revised drawing sheet L101.

Refer to attached list of drawings that have been revised to address staff comments.

Sincerely,

Stantec Architecture Inc.

Eleane Navarro
Project Manager
Eleane.navarro@stantec.com

Attachment: List of revised DRB drawing sheets

CC: Lee Hodges – Aimco; Jon Cardello – Stantec; Mathew Amster – Becow, Radell & Fernandez.

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October 6, 2017 – List of Revised DRB drawing sheets

The following drawing sheets have been revised to address City comments and comments in the DRB Staff report dated October 3, 2017.

G0:

1. Added one new sheet to the index, sheet G7C – Proposed pedestrian & vehicle circulation paths,
2. Revised name of sheet A-C402 to remove “restaurant” call out.

G7B, & G8:

1. Revised north portion of the proposed site plan to show a new access control gate and fence further west into the property, short term parking on east side on the new gate, and second exist from garage for valet.
2. Clarified the graphics where the water features were eliminated/reduced to increase greenspace.

G7C:

1. New sheet added to show proposed pedestrian and vehicle circulation paths on the site.

G11A:

1. Revised number of required ADA parking spaces

G11B:

1. Revised total parking surplus and indicated spaces to be removed due to improvements

G13B & G17B:

1. Revised the program at level 3 proposed, changed commercial FAR to amenities FAR, removed restaurant program from level 3.

G14B, G21B, G22B, G23B, G24B, G25B:

1. Added a note to clarify there is no new balcony on the south west side of wing C at mezzanine, 2nd and third level, balcony is existing in the same location at levels 4 thru 14, it will remain at levels, 5th, 7th, 9th, 11th, 13th.
2. Added one new elevator was added to the North Tower wing A north end to provide elevator access in closer proximity to the parking garage for North Tower residents.
3. Call out scooter storage at the ground level of wing A facing the garage (sheet G21B).

G15B:

1. Removed “restaurant lobby” call out and elevator from the residential lobby area, noted “retail/restaurant” in the commercial retail area in level 1 proposed.

G22A:

1. Clarified the existing balconies on the south west corner of wing C are existing at the mezzanine, 2 and thru 3rd level and on the west side at levels 4 thru 14.

CENTRAL TOWER:

A-C001:

1. Revised 3D view of the Central Tower to remove the glazing extension at the existing skybridge.

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A-C101:

1. Added a general note to the demolition plan indicating that a recycling plan will be provided as part of the submittal for a demolition/building permit to the building department to comply with City policy for recycling of construction waste.
2. Noted demolition of portion of the wall on the northwest side of the garage to create an additional exit from the garage for the valet drop off area, and a pedestrian entry.

A-C102:

1. Removed "restaurant lobby" call out, noted "retail/restaurant" in the commercial retail area at proposed ground level floor plan.
2. Updated background in the garage area to show the new opening for valet exit from the garage on the northwest side of the garage, and pedestrian entry.

A-C104:

1. References to a restaurant on the third level have been removed, the program space uses have been changed to amenities and back of house uses.

A-C106:

1. Revised level 7 of parking garage. Basketball court striping will be removed.

A-C202, A-C204, A-C208:

1. Revised proposed Central Tower east elevation to show the existing skybridge, the new glazing will not extend to underside of the floor above, area will remain open above the skybridge, but the existing glazing will be replaced with new butt-joint glazing and spandrel glass bands at top and bottom. The callout notes for a "restaurant" on level 3 have been removed.

A-C206 & A-C207:

1. Revised proposed Central Tower west elevation in area of existing breezeway and bridge, the new glazing will not extend to underside of floor above, area will remain open above the skybridge, but the existing glazing will be replaced with new butt-joint glazing and spandrel glass bands at top and bottom.

A-C301:

1. Removed reference to a restaurant at level 3, section was revised to remove glazing that extends to underside of floor above. Area will remain open above the skybridge, but the existing glazing will be replaced with new butt-joint glazing and spandrel glass bands at top and bottom.

A-C303:

1. Revised proposed section 2 due to increase of landscape area in the plaza.

A-C401 & A-C402:

1. Revised rendering views to remove the glazing extension at the existing skybridge.

NORTH TOWER:

A-N001:

1. Revised 3D view to removed the balconies shown as proposed on the south west corner of wing C at the mezzanine, second and third levels, the balconies are existing only at levels 4 thru 14.

A-N101:

1. Added a general note to the demolition plan indicating that a recycling plan will be provided as part of the submittal for a demolition/building permit to the building department to comply with City policy for recycling of construction waste.

A-N102:

1. Noted proposed location of additional scooter storage at the existing ground level of wing A facing the garage.
2. Added one new elevator to the North Tower wing A to provide elevator access in closer proximity to the parking garage for North Tower residents.

A-N104, A-N106, & A-N107:

1. Removed the balcony shown as proposed on the south west corner of wing C at the mezzanine, second and third levels, the balconies are existing only at levels 4 thru 14.
2. Added one new elevator to the North Tower wing A to provide elevator access in closer proximity to the parking garage for North Tower residents.

A-N108:

1. Added in note in the demo plan to clarify the existing balcony at levels 4 thru 14 will be removed only at levels 4th, 6th, 8th, 12th, and 14th.

A-N109, A-N110, A-N111, A-N112, A-N113, A-N114, A-N116:

1. Added one new elevator to the North Tower wing A to provide elevator access in closer proximity to the parking garage for North Tower residents.

A-N202, A-N208, A-N209, A-N301:

1. Removed the south west corner balconies of wing C shown as proposed balconies on the south and south west elevations at the second, third, and mezzanine levels. The balconies are existing only at levels 4 thru 14.

A-N302:

1. Revised perspective view of corner balconies and floor level call out to clarify the existing balconies on the south west corner are existing at levels 4 thru 14.

A-N401:

1. Revised rendering view to show existing skybridge in the Central Tower.
2. Remove proposed balconies on south west corner of wing C at mezzanine, 2nd and 3rd level.

LANDSCAPE:

L0 – Index

1. Added sheet L101 to index.

L100 – Landscape Masterplan

1. Revised colored site plan to show increased and modified landscape on the front plaza and main courtyard.
2. North Parking lot has been revised to include more landscape and access control gate

L101 – Landscape Areas

1. Area diagram has been revised to show increased quantity of landscaped areas and updated area calculations.

L201 – Material Plan

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October 6, 2017 – List of Revised DRB drawing sheets

1. Plan shows portion of revised front plaza leading into the garage entry.
2. North Parking lot has been revised to include more landscape and access control gate
3. Revised Materials Legend

L202 – Material Plan

1. Plan shows portion of revised front plaza. Landscape underneath the pedestrian bridge has been increased and landscape leading toward the main courtyard has been modified.
2. Two Scooter parking spaces have been added to the south drop off area.
3. Revised Materials Legend

L203 – Material Plan

1. Plan shows portion of revised main courtyard. Landscape has been changed in the areas that run along the edges of North and South Tower.
2. Revised Materials Legend

L204 – Material Plan

1. Revised Materials Legend

L402 – Canopy and Palm Planting Plan

1. Plan shows portion of revised front plaza leading into the garage entry.
2. North Parking lot has been revised to include more landscape and access control gate

L403 – Canopy and Palm Planting Plan

1. Plan shows portion of revised front plaza. Landscape underneath the pedestrian bridge has been increased and landscape leading toward the main courtyard has been modified.
2. Two Scooter parking spaces have been added to the south drop off area.

L404 – Canopy and Palm Planting Plan

1. Plan shows portion of revised main courtyard. Landscape has been changed in the areas that run along the edges of North and South Tower.

L411 – Understory Planting Plan

1. Plan shows portion of revised front plaza leading into the garage entry.
2. North Parking lot has been revised to include more landscape and access control gate.

L412 – Understory Planting Plan

1. Plan shows portion of revised front plaza. Landscape underneath the pedestrian bridge has been increased and landscape leading toward the main courtyard has been modified.
2. Two Scooter parking spaces have been added to the south drop off area.

L413 – Understory Planting Plan

1. Plan shows portion of revised main courtyard. Landscape has been changed in the areas that run along the edges of North and South Tower.

L800 – Lighting Schedule

1. New cut sheet added for pole light and lighting schedule revised.

L801 – Lighting Plan

1. Added symbol of new Pole Light to the lighting plan throughout site.

L802 – Lighting Plan

1. Added symbol of new Pole Light to the lighting plan throughout site.

L803 – Lighting Plan

1. Added symbol of new Pole Light to the lighting plan throughout site.

L804 – Lighting Plan

1. Added symbol of new Pole Light to the lighting plan throughout site.

MUNICIPAL COMMENT RESPONSES

Project	1420 Bay Road	Job No.	
Municipality.	City of Miami Beach	Date	06 Oct., 2017
Permit No	DRB 17-0160	Review:	October, 2017

Design Review Board- Second Review

Discipline	Comment	Response
Staff Comments	Zoning Code Compliance 2. Walkways	Walkways have been designed at a variety of widths to accommodate resident and guest circulation. Given the size of the property and number of residents 44" would be one of the narrower widths.
Design Review	Design Review Criteria 7. Building and Site plan addressing the view corridor	Please refer to the landscape package. The landscape layout and planting have been designed with the view corridor, fire access and public safety in mind.
Design Review	Design Review Criteria 9. Lighting plan	Lighting plans were originally submitted as the L800 series and have also been revised.
Design Review	Staff Analysis Courtyard	Please refer to L101 and the related L series plans. The design has been modified to result in a net pervious addition in the courtyard of 2,445sf over the current courtyard. This was achieved by reconfiguring a number of planting areas and reducing the number of water features. Numerous lawn areas of various sizes and orientations are proposed to provide areas appropriate for passive recreation for individuals and groups. The daily use courtyard drive has been removed for resident safety and aesthetics.

MUNICIPAL COMMENT RESPONSES

Design Review	ORDER, Design Review I.2.a. Courtyard redesign	The design has been modified to result in a net pervious addition of 2,445sf over the current courtyard. The daily use courtyard drive has been removed for resident safety and aesthetics.
Design Review	ORDER, Design Review I.2.b. Material installed size	The majority of plant material specified on L400 exceeds the current code. Additional discussions with staff as the project progresses are anticipated.
Design Review	ORDER, Design Review I.2.c. Tree survey	An updated survey will included with the permit submittal. Where feasible and appropriate existing material will be transplanted or retained in situ. Arborist tree care/watering protocol will be provided. An Arborist will be retained as requested for monthly Transplant reporting as warranted.
Design Review	ORDER, Design Review I.2.d. Urban Forestry coordination	The design team will coordinate with staff as the project moves forward.
Design Review	ORDER, Design Review I.2.e. Irrigation	Irrigation documents will be provided with the permit submittal.
Design Review	ORDER, Design Review I.2.f. Landscape Compliance	Noted, a Certificate of Compliance will be provided.

Prepared by Marsh C. Kriplen