



TONY RECIO, PARTNER
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April 2, 2025

Mr. Tom Mooney
Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Revision to Design Review Board Application dated August 4, 2024, for
Flamingo Bayside Villas

Dear Tom:

The purpose of this letter is to submit the enclosed revised and restated letter of intent and revised application for the captioned property. Following the March Design Review Board Meeting where the Board granted a continuance with renotification and we explained our intent to modify the application, we implemented minor revisions to the plans and addressed scrivener's errors in the application.

The Flamingo property consists of three parcels that are owned separately: (1) the central tower, parking garage, and grounds; (2) the north tower consisting of three wings; and (3) the south tower consisting of three wings. The second and third parcels are cut-outs of the first parcel, and are encompassed entirely within the first parcel as shown below:



The modifications to the site sought by the application are limited to the first parcel. Thus, only the first parcel should be referenced in the application documentation. Accordingly, the property address has been updated to 1420-1428 Bay Road, the legal description has been clarified, and the relevant portion of the survey has been resubmitted separate from the surveys for the other parcels to avoid confusion.

The plans have been revised as follows:

1. Reduction of units from 7 to 3, and associated Zoning Data update;
2. Addition of a phased approach with Phase 1 being the 3 penthouse units and Phase 2 being the rooftop garden terrace;
3. Minor additions to garden terrace to meet code requirements, including the addition of restrooms and an electrical room; and
4. Revised doors that open out from Penthouses onto the balcony from sliding to swing doors.

The plan revisions are minor and do not substantially alter the original request.

This revision does not impact review of the application because the plans already clearly reflected the location of the proposed work within the first parcel. Further, since the second and third parcels deleted from the application are entirely within the first parcel, the outer boundaries of the application area are unchanged meaning the notice area is unaffected by this clarification. It should be noted that the third parcel – a condominium – was included on the notice list, consistent with the applicant's intent that this application impact only the first parcel. Despite the notice area being unaffected by the revision, we have nevertheless updated the mailing list to capture any changes since this application was initially filed. That updated list is submitted as part of the revision package to allow for renotification.

Should you or your staff have any questions about these revisions, please call me at 305-992-6847.

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We look forward to your favorable review of the application and a positive hearing before the Design Review Board.

Sincerely,



Tony Recio

TR/ms
5031005

cc: Ken Diamond
Daniel Dore
Barbara Frommell