

# MIAMI BEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: June 12, 2025  
TITLE: DRB24-1040, 1420-1428 BAY ROAD.

#### **PROPERTY**

1420-1428 Bay Road

#### **FILE NO.**

DRB24-1040

#### **APPLICANT**

MCZ/CENTRUM FLAMINGO III, LLC (a subsidiary of Apartment Income REIT, LLC)

#### **IN RE:**

An application has been filed requesting Design Review Board approval for design modifications to the roof deck and indoor amenities of an existing building located at the northwest side of the property. Specifically, the applicant is proposing the removal of the existing basketball court on the roof of the parking garage to be replaced by a wading pool, seating, and landscape with a water feature; The interior work includes an addition and renovation to the existing fitness center located on levels 8 and 9 to create 7 new residential units. [Continued from the October 1, 2024, November 5, 2024, and December 10, 2024 meetings at the request of the applicant. Deferred to a future date at the March 13, 2025 meeting. The item was re-noticed with a corrected address.]

#### **PRIOR ORDER NUMBER:**

#### **Applicable Area**

South Beach

#### **Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

#### **Does this item utilize G.O. Bond Funds?**

No

OPEN AND CONTINUED ITEMS AND PREVIOUSLY CONTINUED ITEMS {{item.number}}