MIAMIBEACH
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}}