



TRYBA ARCHITECTS

**Date:** 16 August 2024 (rev 4 April 2025)  
**Subject:** **Flamingo 1420-1428 Bay Rd | Design Review Board Pre-Application – Amended and Restated Letter of Intent – Final Submittal**

Miami Beach Design Review Board:

The proposed design updates to the Flamingo Bayside Villas (1420-1428 Bay Rd) penthouse levels 07-09 are intended to make use of vacant space and create sufficient access to the top levels of the building in two phases. Phase 1, levels 07 through 09, includes removal of the penthouse fitness center and replacing it with three two-level residential units facing Biscayne Bay and interior renovations to the existing units on the 7<sup>th</sup> floor. The scope of the 7<sup>th</sup> floor renovations are interior only (finishes, kitchens and baths) and do not have any exterior improvements.

The three new units require six parking spaces total, which can be accommodated within the existing parking provided. The additional 1,767 GSF added on the 9<sup>th</sup> floor (penthouse mezzanine) changes the FAR from 1.17 to 1.18 which is within the allowable FAR of 2.0 for RM-2. The three new units will give the Bayside Villas a new unit count of 27 and the total site will have a new unit count of 1,444 units.

In Phase 1, the existing storefront facing Biscayne Bay will be extended approximately 4' higher to allow for ideal views from level 09. Finally, the existing partially covered stair on the south façade (stair 06) will also be extended from level 08 to access level 09. This exterior improvement is to comply with and improve upon the fire life safety requirements at the site.

The Phase 2 scope, on level 07, includes updating the existing basketball court on the rooftop of the parking garage to be gardens for the community with reserved access. The gardens will include a wading pool, plentiful vegetation, community seating, cooking amenities, a lawn, and cabanas. This scope will also include an accessory stair to the level 8 units from the new rooftop gardens.

Construction Cost Estimate: Approximately \$3,500,000

#### Sea Level Rise and Resiliency

This project will comply with the Criteria listed in 7.1.2.4 of the Miami Beach Resiliency Code. Below are all of the criteria and how each item will be address with this project:

1. A recycling or salvage plan for partial or total demolition shall be provided.  
**Will comply- Facilitated by the General Contractor**
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**As required by the FBC**
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Operable windows will be added to the building at new units to provide natural ventilation**
4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with [chapter 4](#) in Land Development Regulations.  
**The Landscape design will include salt tolerant and highly water-absorbent plan material for the renovated landscaped areas**

5. The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

**The project's scope does not include any work at the ground level**

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.

7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above [base flood elevation](#). All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above [base flood elevation](#).

**This project is not affecting existing critical mechanical and electrical systems.**

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to [base flood elevation](#), plus City of Miami Beach [Freeboard](#).

**The project's scope does not include any work at the ground level**

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 54](#) in General Ordinances.

**The project's scope does not include any work at the ground level**

10. As applicable to all new construction, stormwater retention systems shall be provided.

**Rooftop landscaping is being added in the current location of an existing basketball court thus increasing the stormwater detention of the building.**

11. [Cool pavement](#) materials or [porous pavement](#) materials shall be utilized.

**The existing dark green basketball court coating is being replaced with landscaped and light colored areas**

12. The design of each project shall minimize the potential for heat island effects on-site.

**The existing dark green basketball court coating is being replaced with landscaped and light colored areas. The existing dark colored roof above the previous fitness center location is being replaced with a light colored single ply roofing**

Also, please note this is an amended and restated letter of intent therefore we are including the original Comment Response and Application Checklist for reference. Please reach out if you have any questions during the review process and we look forward to discussing them with you further at our next meeting!

Thank you,

**TRYBA ARCHITECTS**



William Moon, AIA  
Managing Principal

Attachment: Original 08-04-2024 Comment response and Checklist