



TRYBA ARCHITECTS

Date: 4 August 2024
Subject: **Flamingo 1500 Bay Rd | Design Review Board Pre-Application – Letter of Intent – Final Submittal**

Miami Beach Design Review Board:

The proposed design updates to the Flamingo Bayside Villas (1500 Bay Rd) penthouse levels 07-09 are intended to create sufficient access to the top levels of the building. On levels 8 and 9, the project includes removal of the penthouse fitness center and replacing it with 7 residential units. The 3 Biscayne Bay facing units will be 2 level units, while 4 east facing units are stacked single level units.

The 7 new units require 14 parking spaces total, which can be accommodated within the existing car park provided. The additional 1,808 GSF added on the 9th floor (penthouse mezzanine) changes the FAR from 1.18 from 1.17 which is with the allowable FAR of 2.0 for RM-2. The 7 new units will give the Bayside Villas a new unit count of 31 and the total site will have a new unit count of 1,448 units.

On level 7, The scope includes updating the existing basketball court on the rooftop of the parking garage to be gardens for the penthouse residents. The gardens will include water features, a wading pool, plentiful vegetation, community seating, cooking amenities, a grassy lawn, rose gardens, and cabanas.

The proposed units will also require the demolition of a few existing windows on levels 08 and 09, and the installation of new windows on those same levels. The existing curtainwall 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, and the existing east stairwell (stair 10) will be enclosed to allow for proper fire rating.

Construction Cost Estimate: Approximately \$6,050,000

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

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,

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Jeff Smith, AIA
Principal

Attachment: Comment response