



**TRYBA ARCHITECTS**

**Date:** 4 August 2024  
**Subject:** **Southgate 910 West Ave | Design Review Board - Letter of Intent Final Submittal**

Miami Beach Design Review Board:

The proposed design updates to the Southgate (910 West Ave) main entrance and pool entry are intended to elevate the building’s original character and create a new exciting sense of arrival.

The scope includes updating the existing canopy at the main entrance with new finishes, lighting and signage. The front entry circle will also receive new landscaping and a redesigned fountain. The existing storefront at the main lobby is proposed to be demolished and replaced with a sliding glass door Nanawall intended to be open for a resort style sense of arrival.

On the pool entry side of the lobby, the existing storefront will be demolished and replaced with a sliding glass door Nanawall intended to remain open as well. This will open onto a new terrace with stairs that enter onto the pool deck surrounded with new landscaping. Lastly, a new 5’ tall all glass pool fence is proposed at the threshold of the pool deck per code requirements.

Construction Cost Estimate: Approximately \$1,150,000

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.  
**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.  
**Noted**
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.  
**Noted**
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.  
**This is a minor renovation to ceiling finishes and water feature and the existing ground floor elevation is not being modified.**

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](#).

**This is a minor renovation to ceiling finishes and water feature and the existing ground floor elevation is not being modified.**

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.

**This is a minor renovation to ceiling finishes and water feature and the existing ground floor elevation is not being modified.**

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

**This is a minor renovation to ceiling finishes and water feature and the existing ground floor elevation is not being modified.**

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

**Only a small amount of porous pavement is being added at the rear of the lobby. This pavement will match the existing pavement color shape and size.**

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

**Noted**

Variance Request:

The rebranded logo of Southgate includes a connected letter font that is not individual letters as mentioned in Miami Beach Resiliency code 6.2.5 d;1 "*Sign letters shall consist of individual letters....*" This individual letter requirement is a practical difficulty and therefore, Tryba Architects respectfully requests a variance to this code section for the following justification:

The property was originally designed by renowned Miami designer Melvin Grossman. He was well known for his MiMo (Miami Modern) style, which was regionally prolific following the Great Depression. MiMo represented the themes of glamour, fun, and material excess, which quickly drew a national audience. The Southgate brand and entry canopy reflects MiMo design aesthetics with connected script lettering as shown in examples shown in the variance request exhibit (attached)

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**



Jeff Smith, AIA Principal

Attachment: Comment response