

FLAMINGO BAY VILLAS

1500 BAY RD
MIAMI BEACH, FL 33139



Proposed Flamingo Bay Villas Renovation

– **Applicant / Architect:**
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Project Scope:
- Rooftop Garden to replace existing basketball court
- 7 Residential units to replace former fitness center with updated curtainwall, new windows, and stair addition

MIAMI BEACH PLANNING DEPARTMENT
DESIGN REVIEW BOARD

FINAL SUBMITTAL DRB24-1040
AUGUST 04, 2024



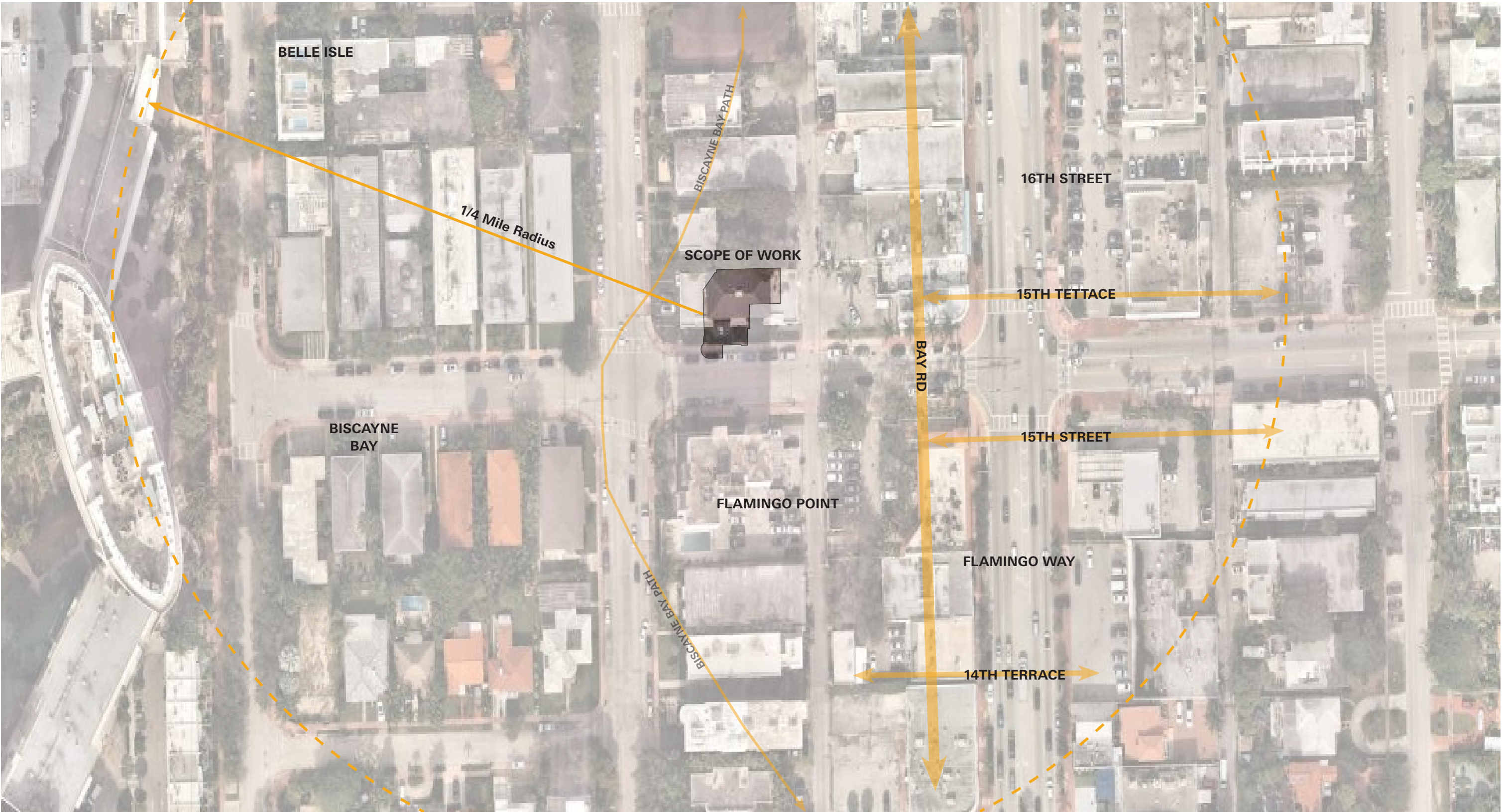
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Existing Flamingo Fitness Center

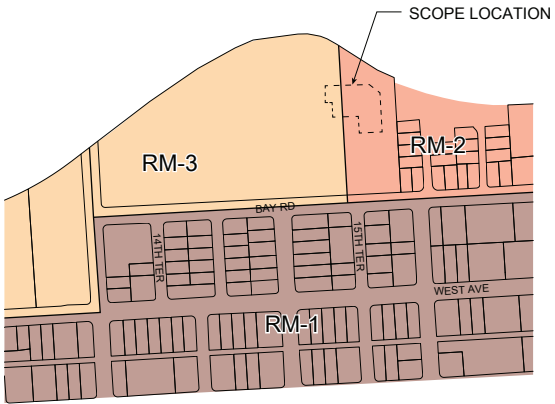
Vicinity Map



NOT TO SCALE

N

ZONING SITE PLAN



KEYPLAN - ZONING MAP
SCALE: 1" = 800'-0"

SCALE: 1" = 200'-0" 

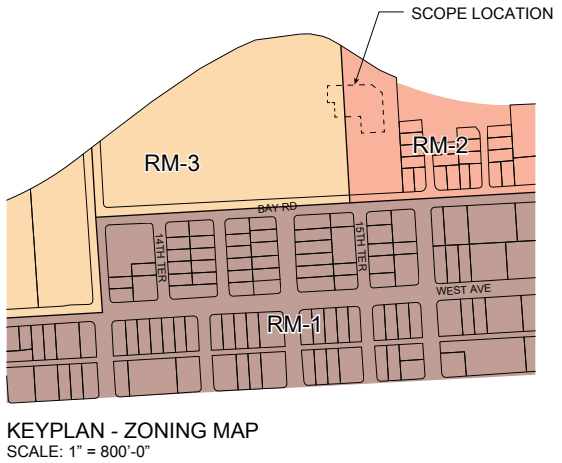
ZONING INFORMATION

Zoning Information			
Lot 1 Address:	1420 Bay Road		
Lot 2 Address:	1508 Bay Road		
Board and file numbers:			
Lot 1 Folio number(s):	02-3233-007-0030		
Lot 2 Folio number(s):	02-3233-007-0032		
Lot 1 year constructed:	1960 Building		
Lot 2 year constructed:	1960 Bdgs & Site / 2001 Bdgs & Site		
Parcel I:		Parcel II:	
Zoning District:	RM-3 (Residential multifamily high intensity)	Zoning District:	RM-2 (Residential multifamily medium intensity)
Lot Width:	841 ft. aprox.	Lot Width:	228 ft. aprox.
Lot Depth:	554.89 ft. (average) / 685.09 ft. (max.)	Lot Depth:	555.7 ft (average) / 635.52 ft (max.)
Net Lot Area:	569,614 GSF	Net Lot Area:	126,319 GSF
Existing Use (maintained):	Multifamily, Accessory Commercial, Accessory Parking Garage	Existing Use (maintained):	Multifamily, Accessory Parking Garage
Parcel I and II Net Lot Area:	695,933 GSF		

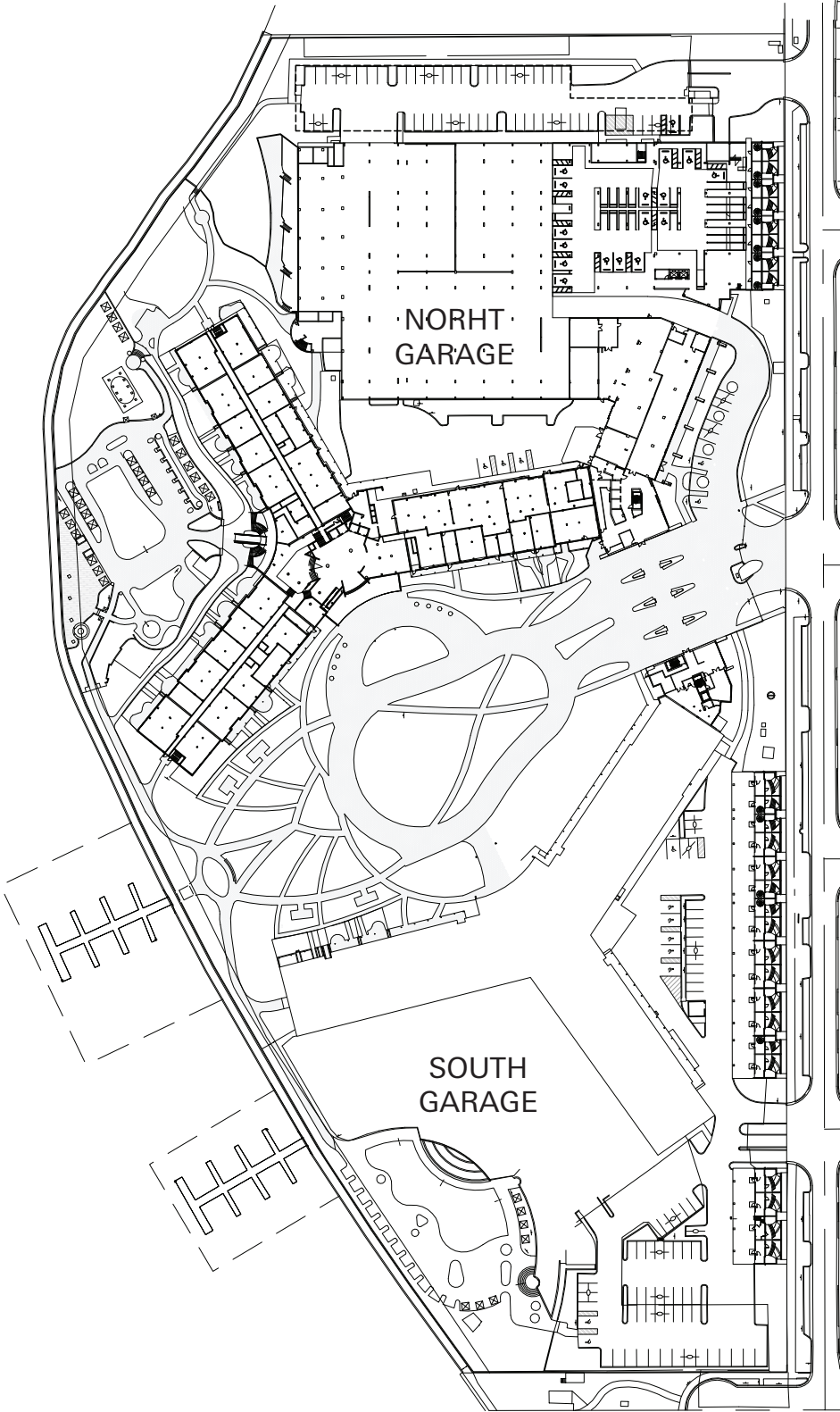
Flamingo Bay Villas Renovation			
Average Unit Size:		Required Parking (Ratio by unit size):	
Existing Average Unit Size:	1116 SF	Less than 1000 SF (1.50 per unit)	
Proposed Average Unit Size:	1928 SF	Between 1000 SF and 1200 SF (1.75 per unit)	
Required Average Unit Size:	550 SF	More than 1200 SF (2.0 per unit)	
Unit Count (Bay Villas):		Parking Ratio:	Parking Required:
Existing Unit Count:	24 Units	1.75 per unit	42 parking spaces
Proposed Unit Count:	7 Units	2.0 per unit	14 parking spaces
New Total Units:	31 Units		
Unit Count (Total Site):			
Existing Unit Count:	1441 Units		
Proposed Unit Count:	7 Units		
New Total Units:	1448 Units		
Parking Analysis:		Notes:	
Existing Site Total Parking Required:	2,001 parking spaces		
Proposed Parking Required:	14 parking spaces	Per 7 new units	
New Total Parking Required:	2,015 parking spaces		
Total Site Parking Provided:	2,032 parking spaces	Net +17 parking spaces; no additional parking spaces needed	

Note: Per previously submitted DRB approval file no DRB20-0577 and DRB20-0557 it is assumed that the Flamingo Bay Villas scope of work should be reviewed as a part of Parcel II and under the RM-2 Zoning District.

RM-2 Lot Area Summary				
	Required	Existing	Proposed	Comments
Height RM-2	140'-0"	N/A	N/A	Unchanged
Number of Stories	15	N/A	N/A	Unchanged
FAR RM-2	2	1.17	1.18	Within Allowable FAR
Parcel II Gross Square Footage	252,638 GSF	147,463 GSF	149,271 GSF	1,808 GSF on level 9 penthouses
Number of Residential Units	N/A	24	31	7 additional units

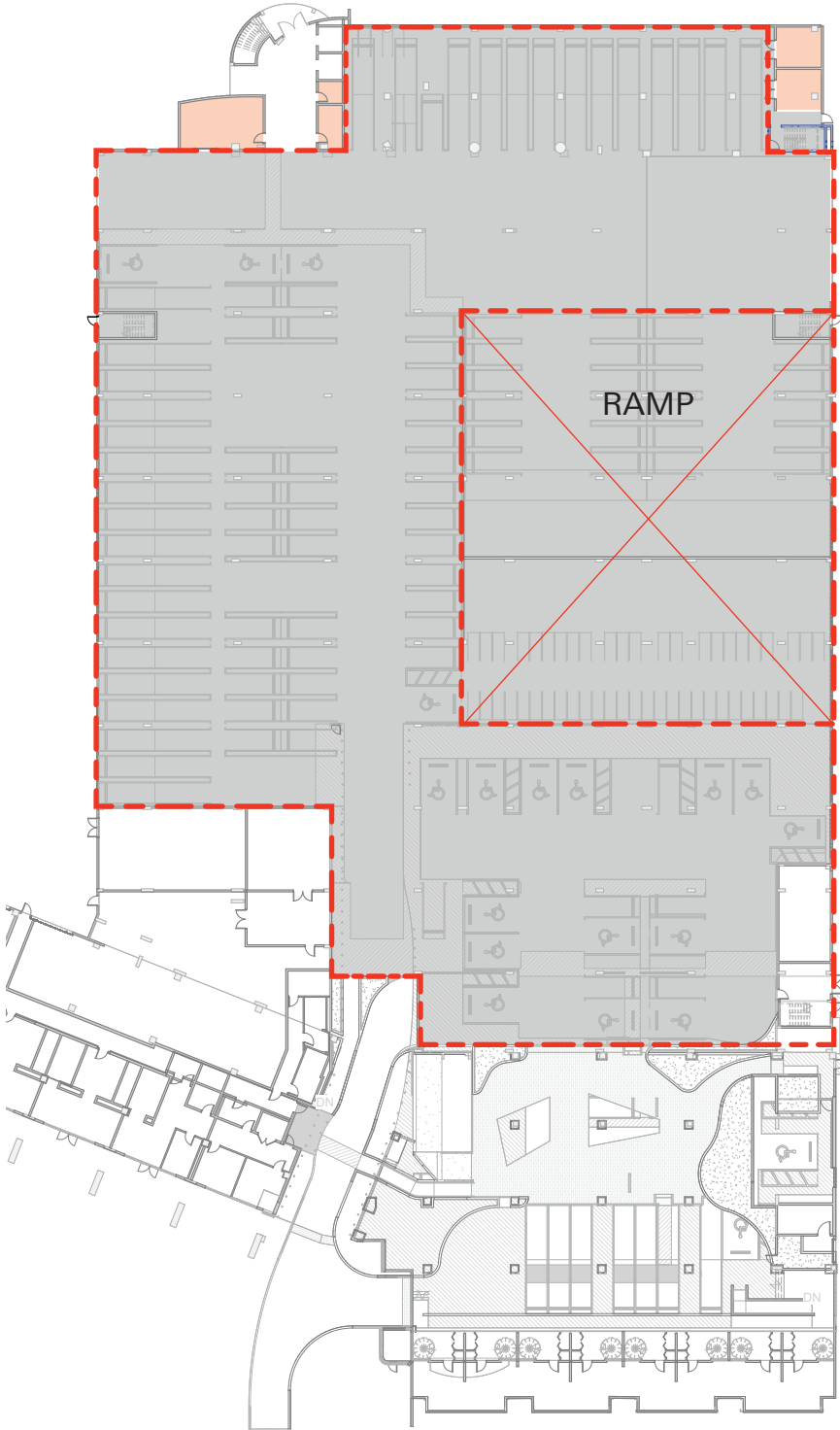


Parking Counts



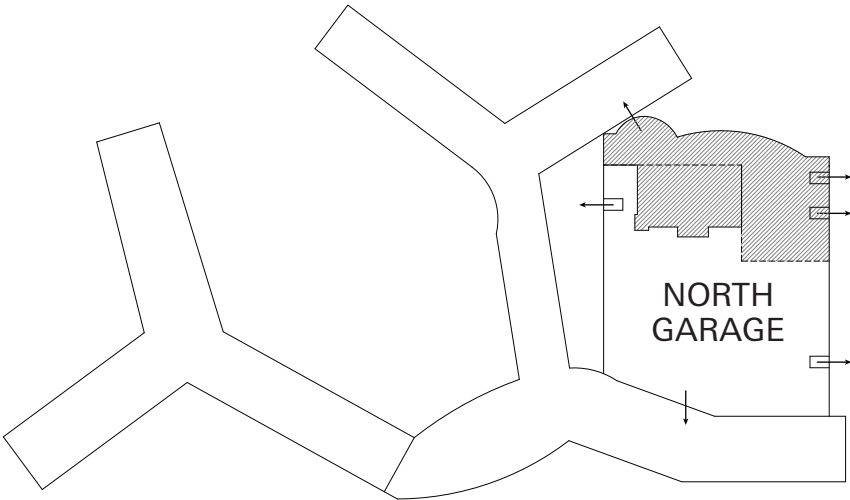
SITE PARKING

Total Existing Parking Spaces = 315
NO NEW PARKING WILL BE ADDED TO SITE



NORTH GARAGE GROUND FLOOR

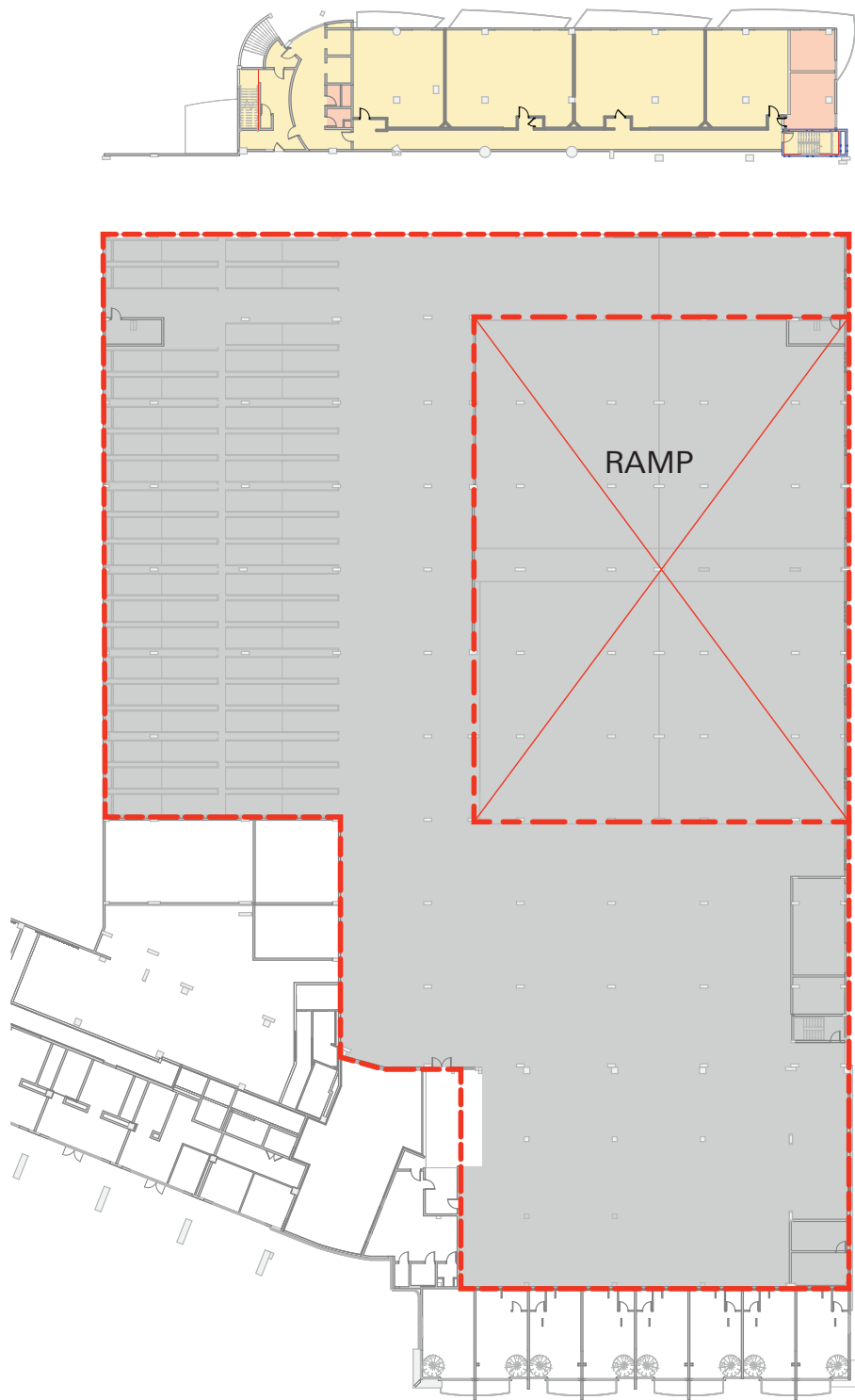
Total Existing Parking Spaces = 163



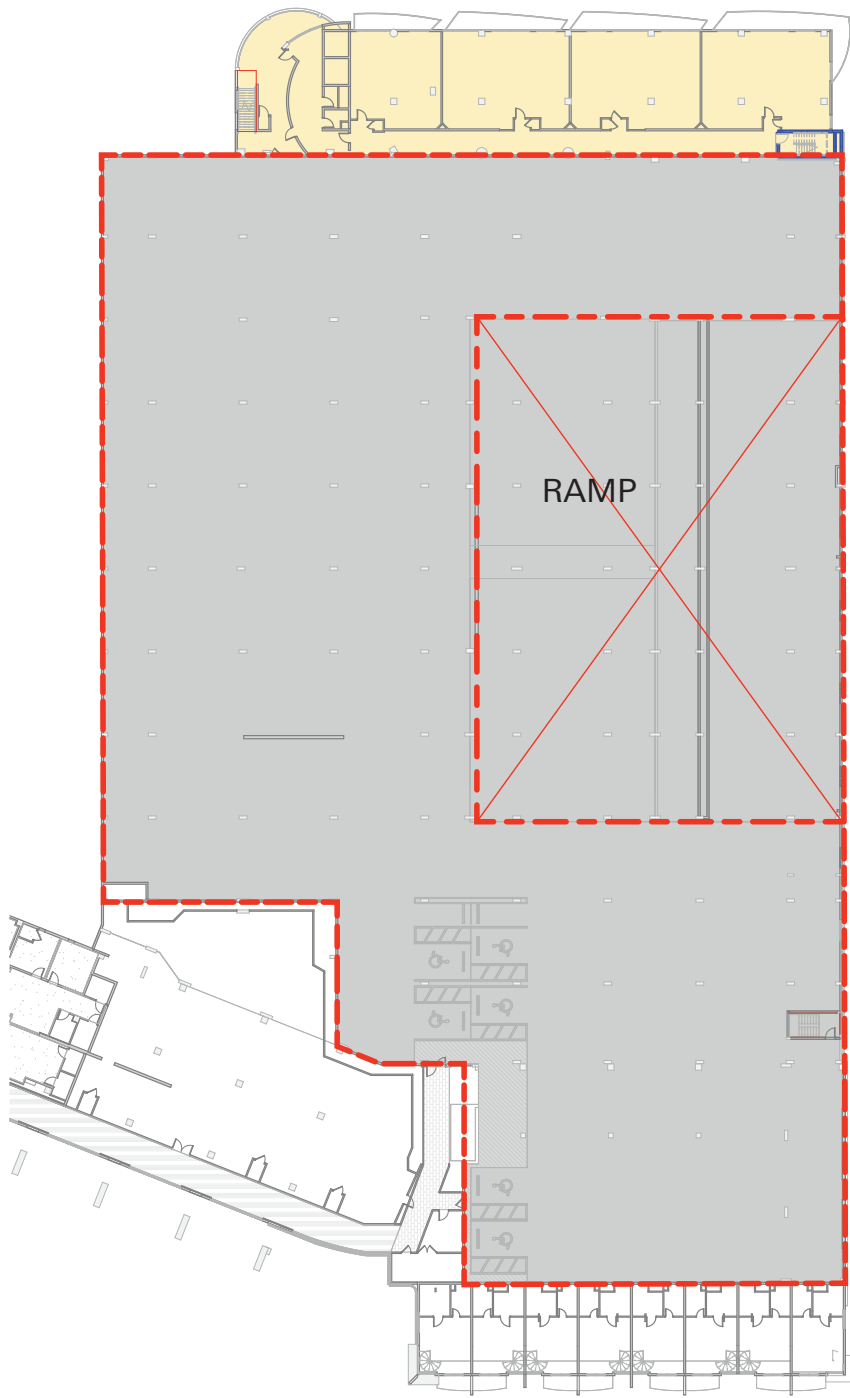
FLAMINGO KEY PLAN
N.T.S.

- Parking Garage
- Storage
- Existing Parking Spaces Area Count

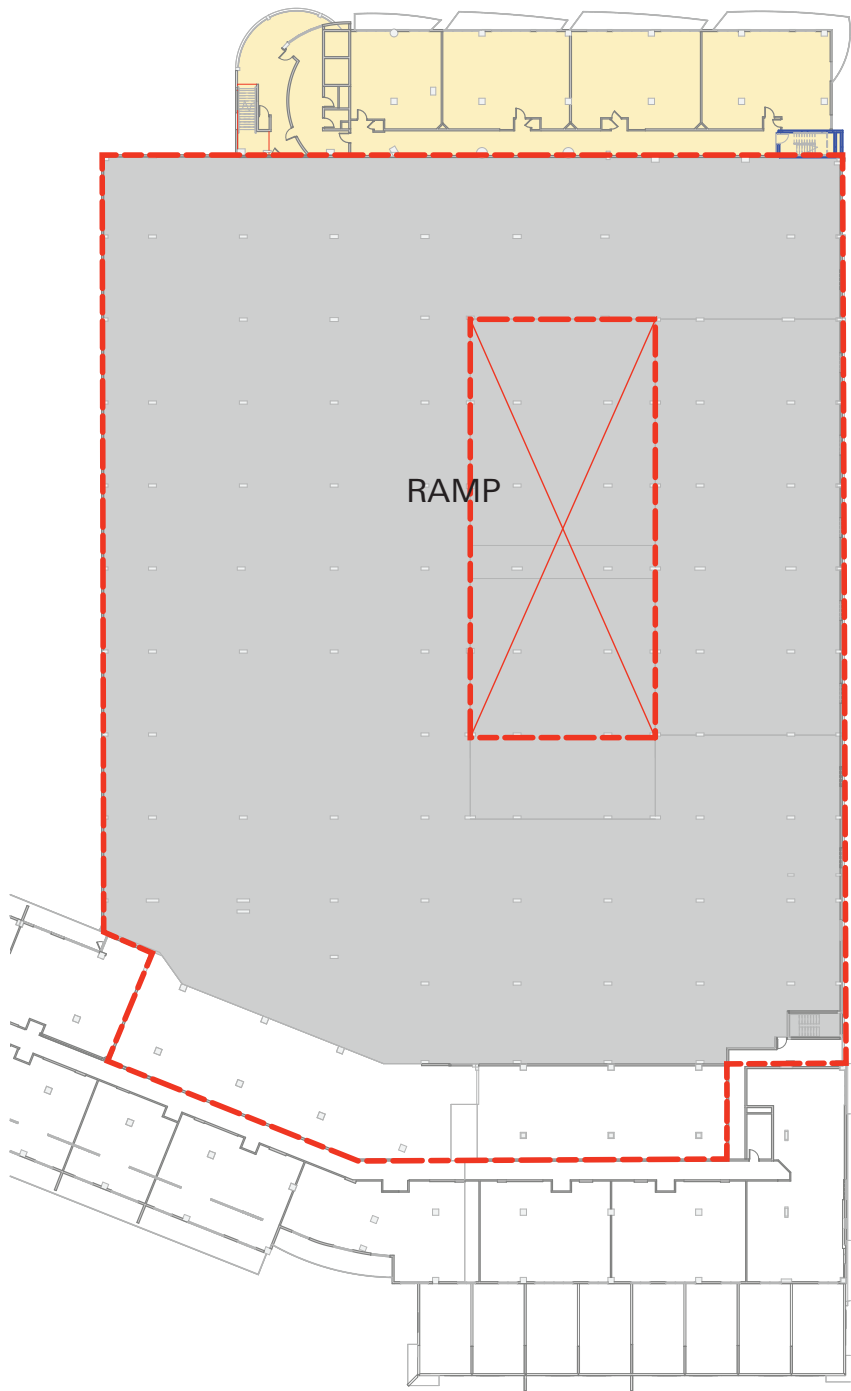
Parking Counts



NORTH GARAGE LEVEL 02
Total Existing Parking Spaces = 260



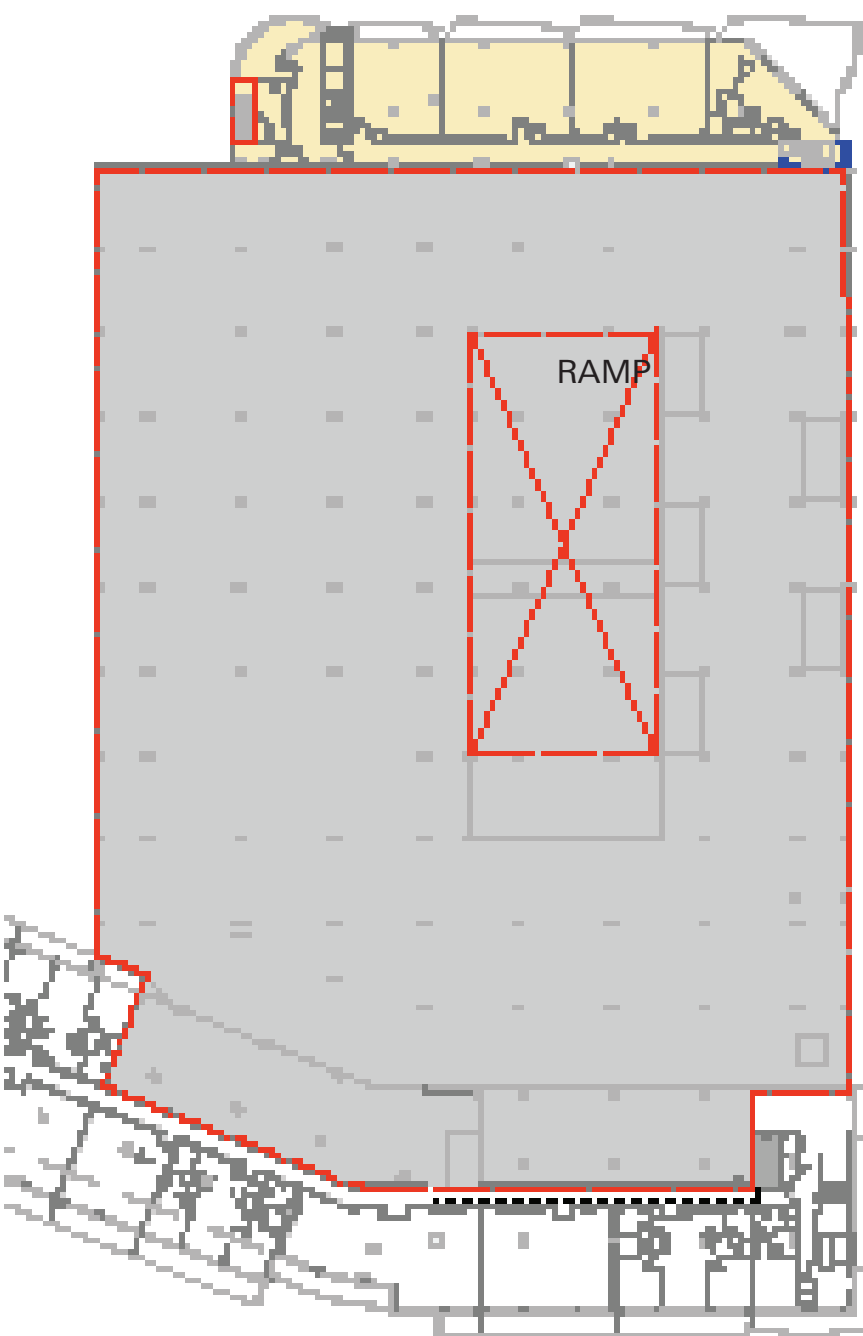
NORTH GARAGE LEVEL 03
Total Existing Parking Spaces = 299



NORTH GARAGE LEVEL 04
Total Existing Parking Spaces = 261

Residential Storage Parking Garage Existing Parking Spaces Area Count

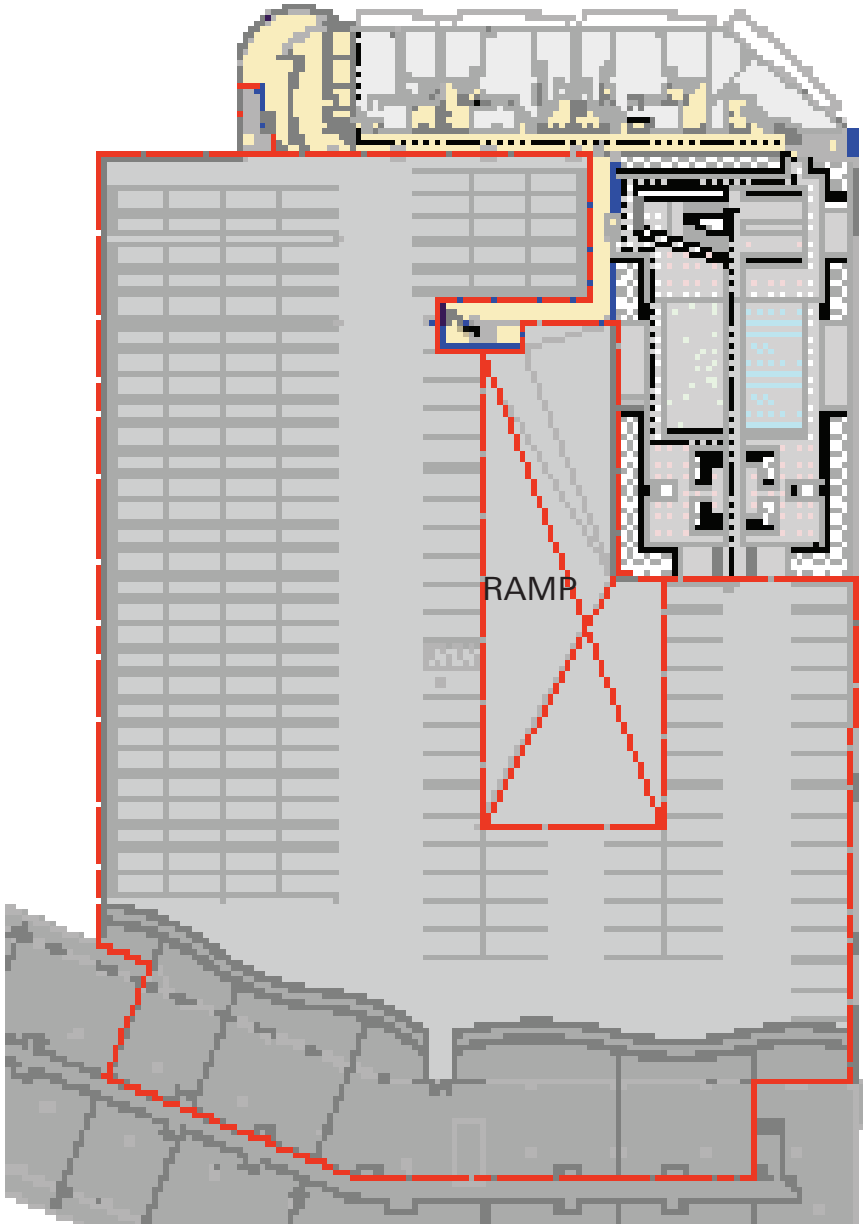
Parking Counts



NORTH GARAGE LEVEL 05
Total Existing Parking Spaces = 262



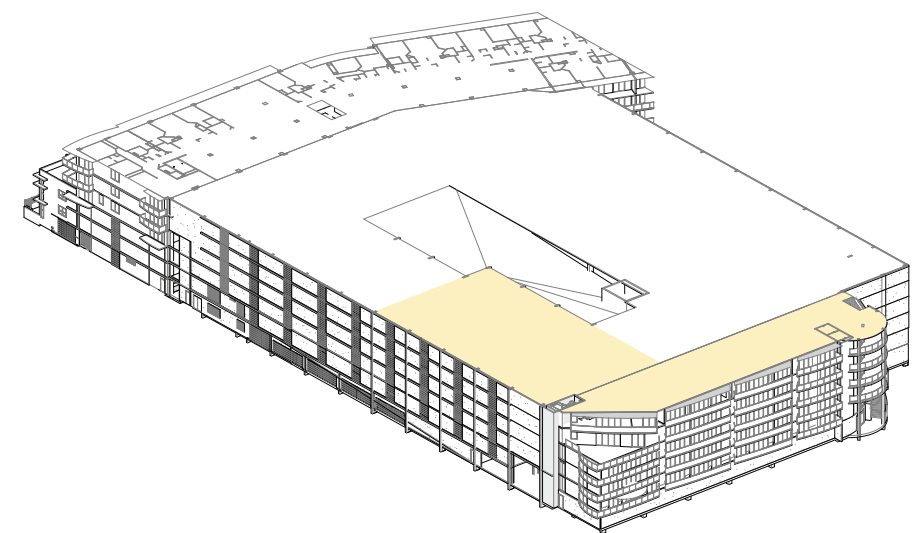
NORTH GARAGE LEVEL 06
Total Existing Parking Spaces = 262



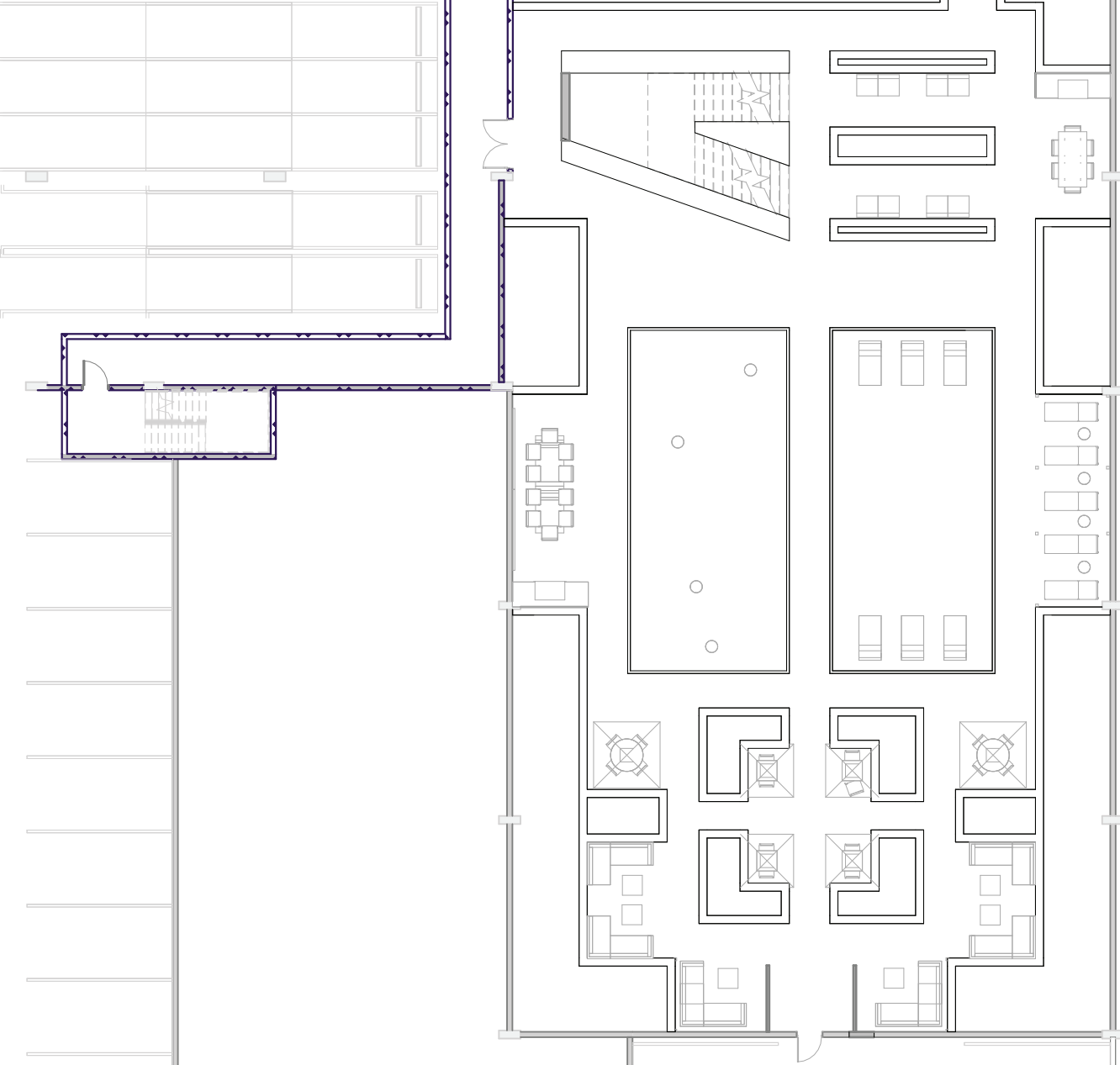
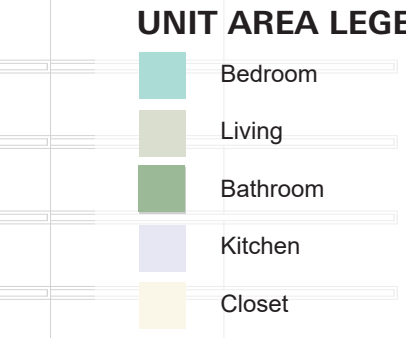
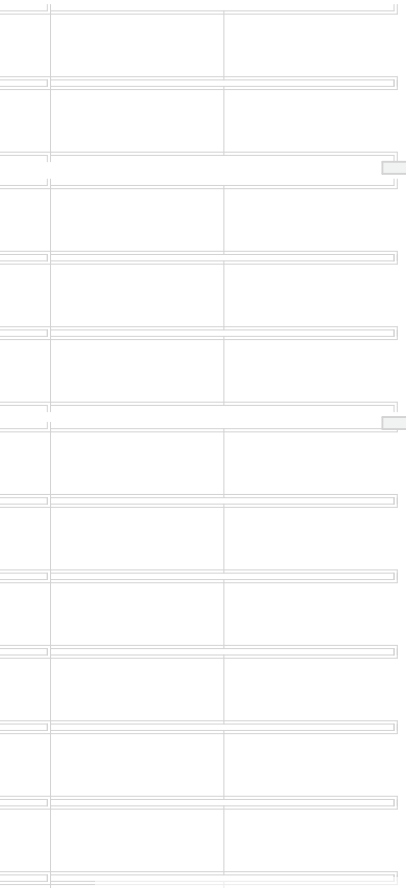
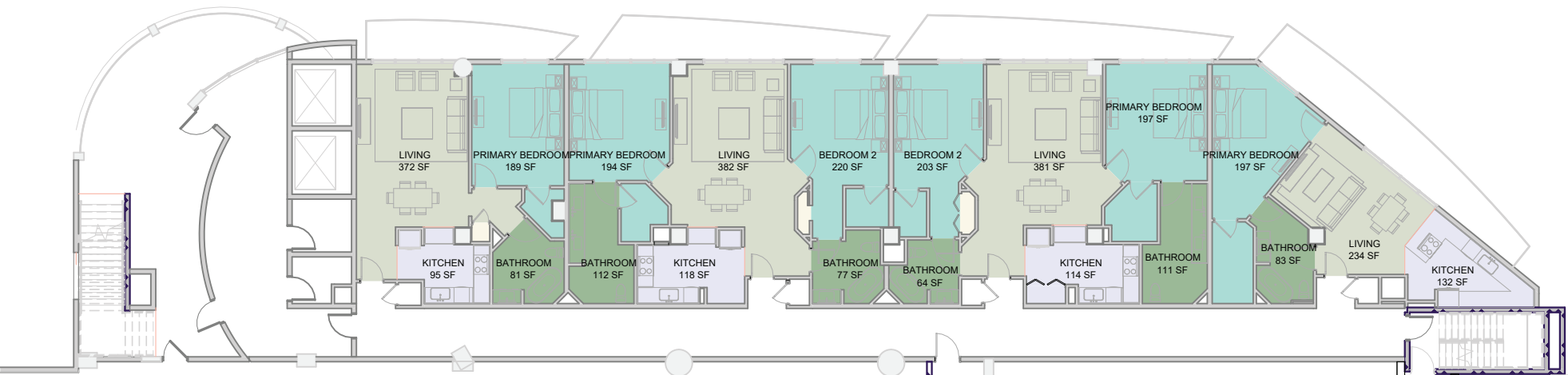
NORTH GARAGE LEVEL 07
Total Existing Parking Spaces = 210

Residential Storage Parking Garage Existing Parking Spaces Area Count

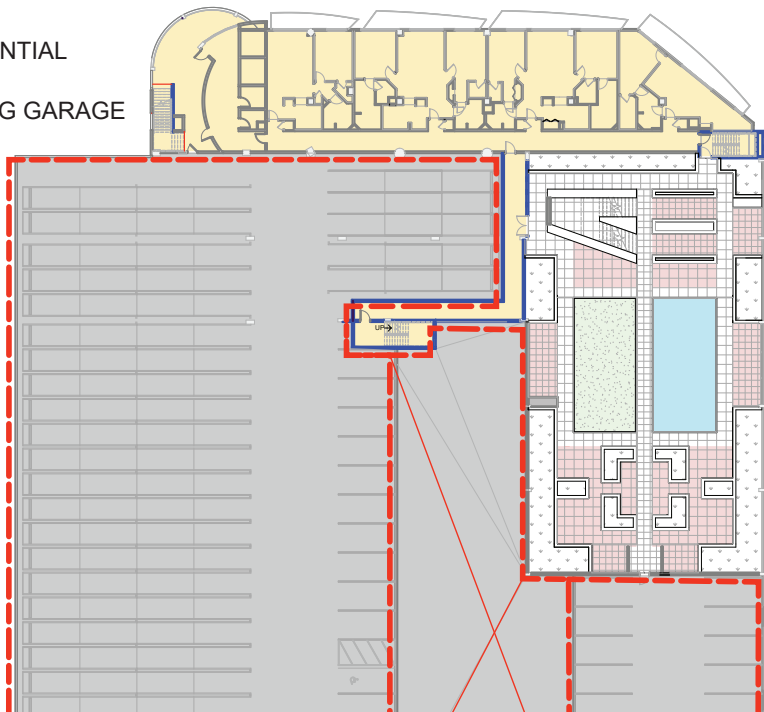
FAR Calculation Diagrams



LEVEL 07 UNIT AXON



- RESIDENTIAL
- PARKING GARAGE



LEVEL 07 FAR PLAN

LEVEL 07 UNIT FAR PLAN

1" = 20'-0"

Existing SF = 7,753

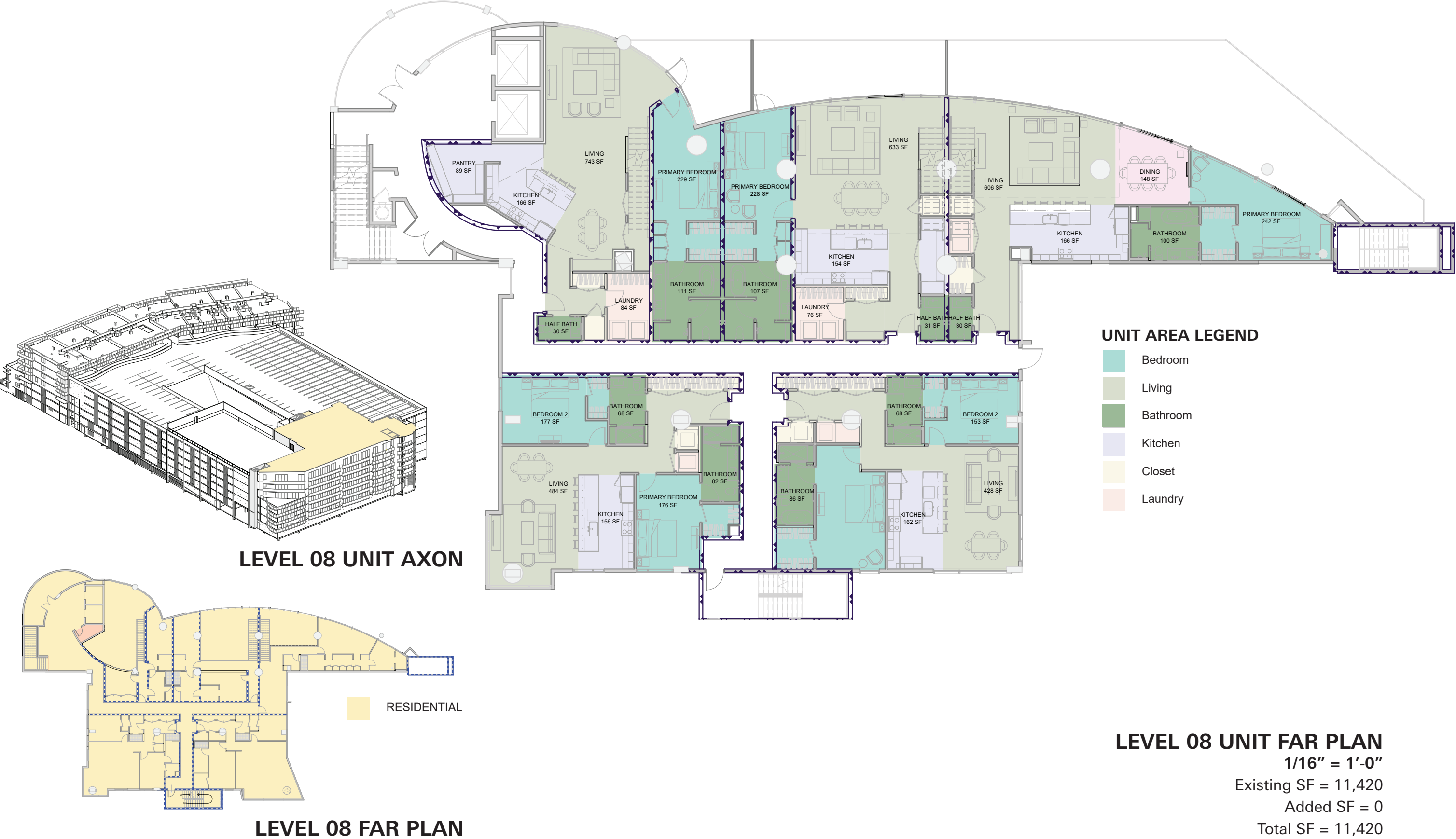
Added SF = 0

Total SF = 7,753

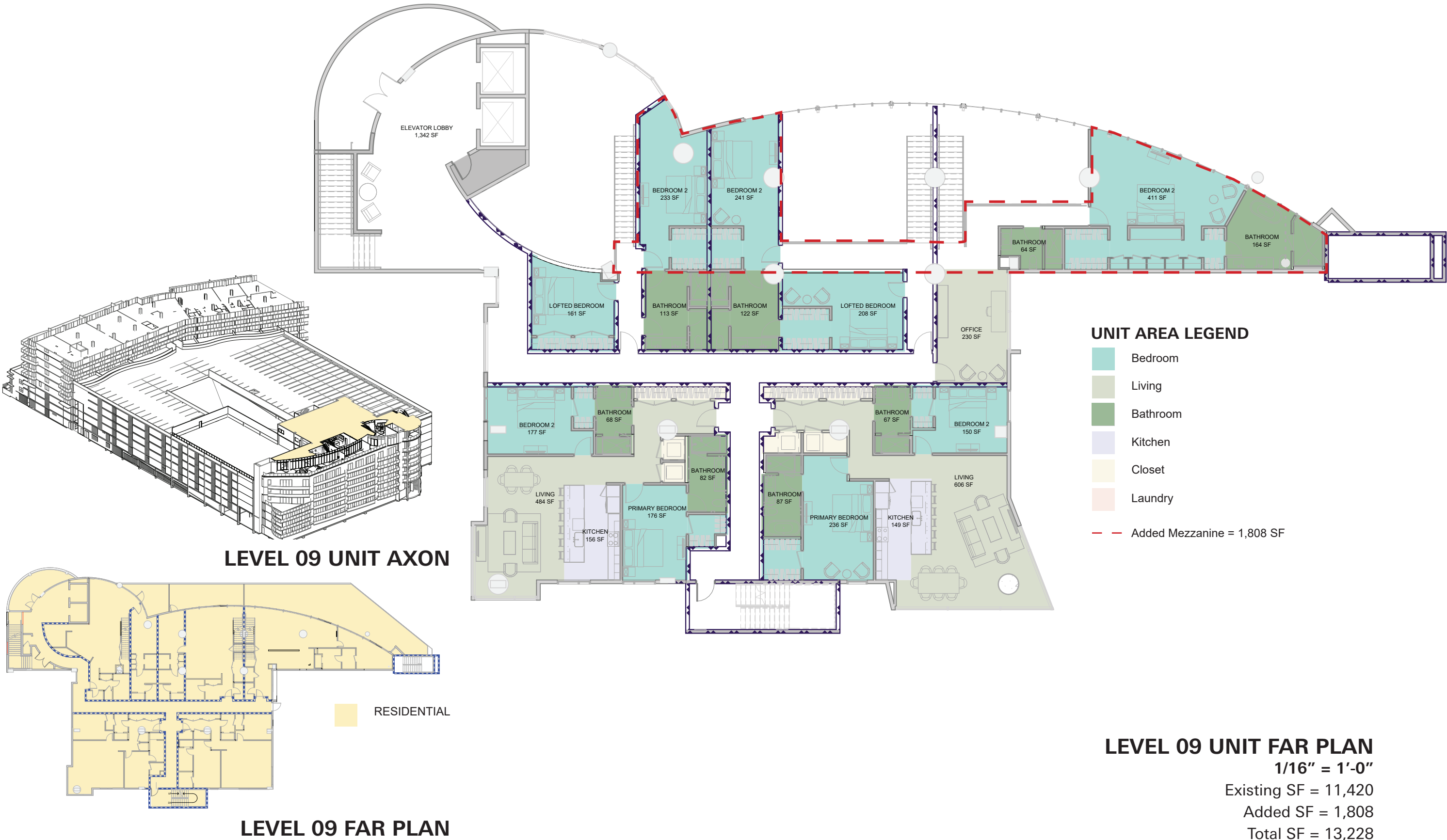
UNIT AREA LEGEND

- Bedroom
- Living
- Bathroom
- Kitchen
- Closet

FAR Calculation Diagrams

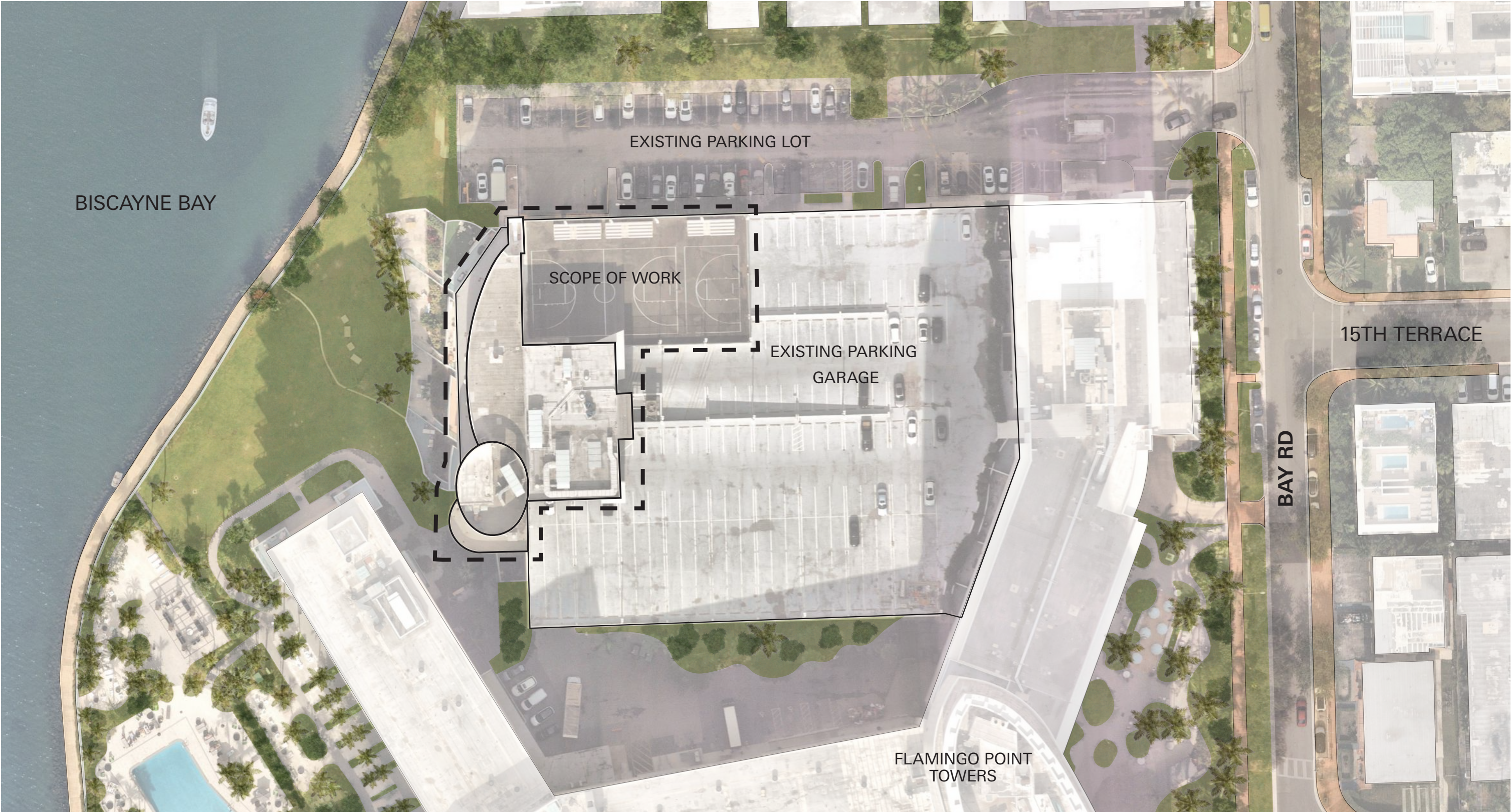


FAR Calculation Diagrams



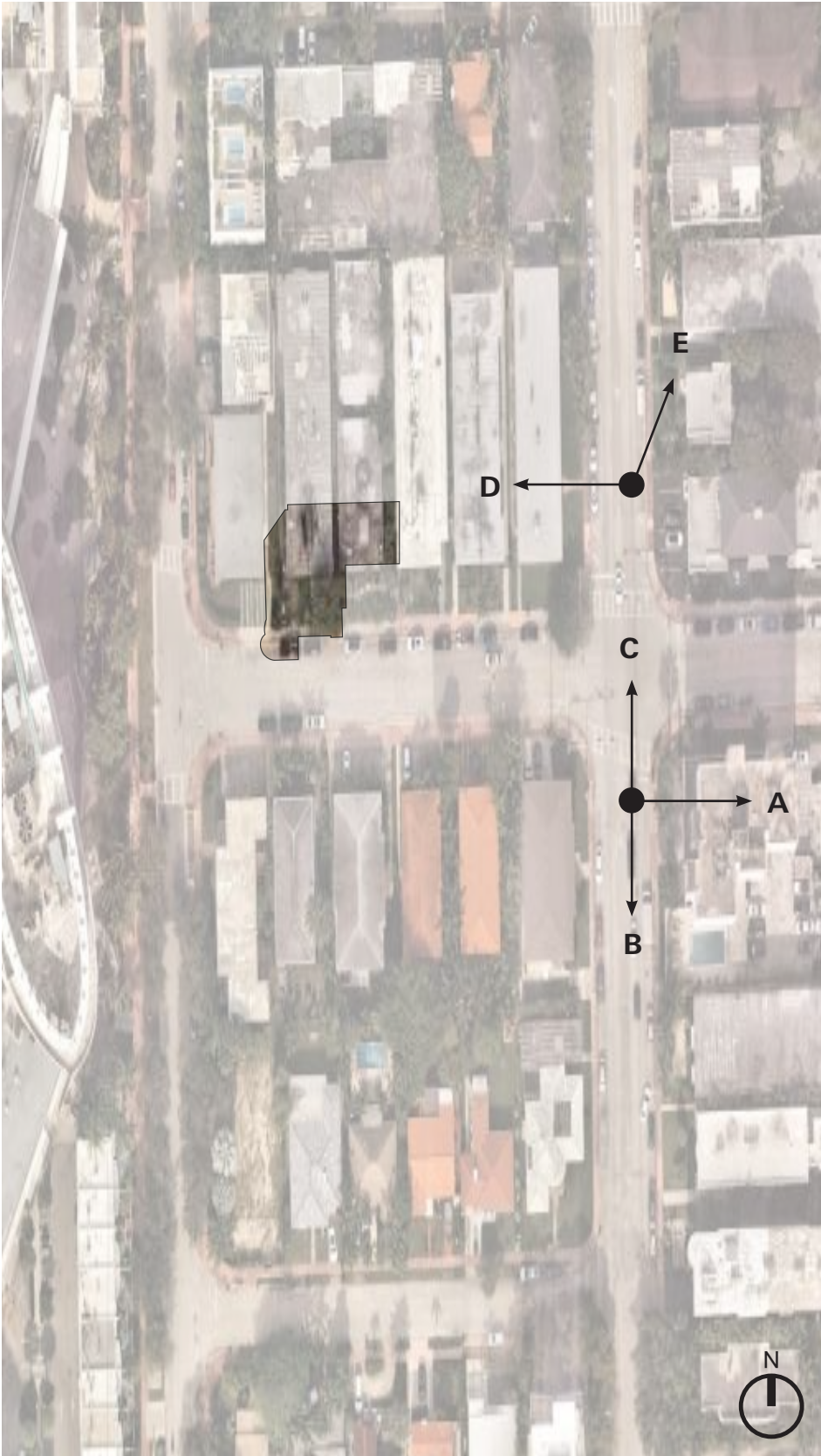
LEVEL 09 UNIT FAR PLAN
1/16" = 1'-0"
Existing SF = 11,420
Added SF = 1,808
Total SF = 13,228

Existing Site Plan



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SCALE: 1" = 50'-0"

Existing Site Photos



KEYPLAN



E. Street View facing Northeast - Photo taken April 26, 2024



D. Street View facing West - Photo taken April 26, 2024



C. Street View Facing North - Photo taken July 30, 2024

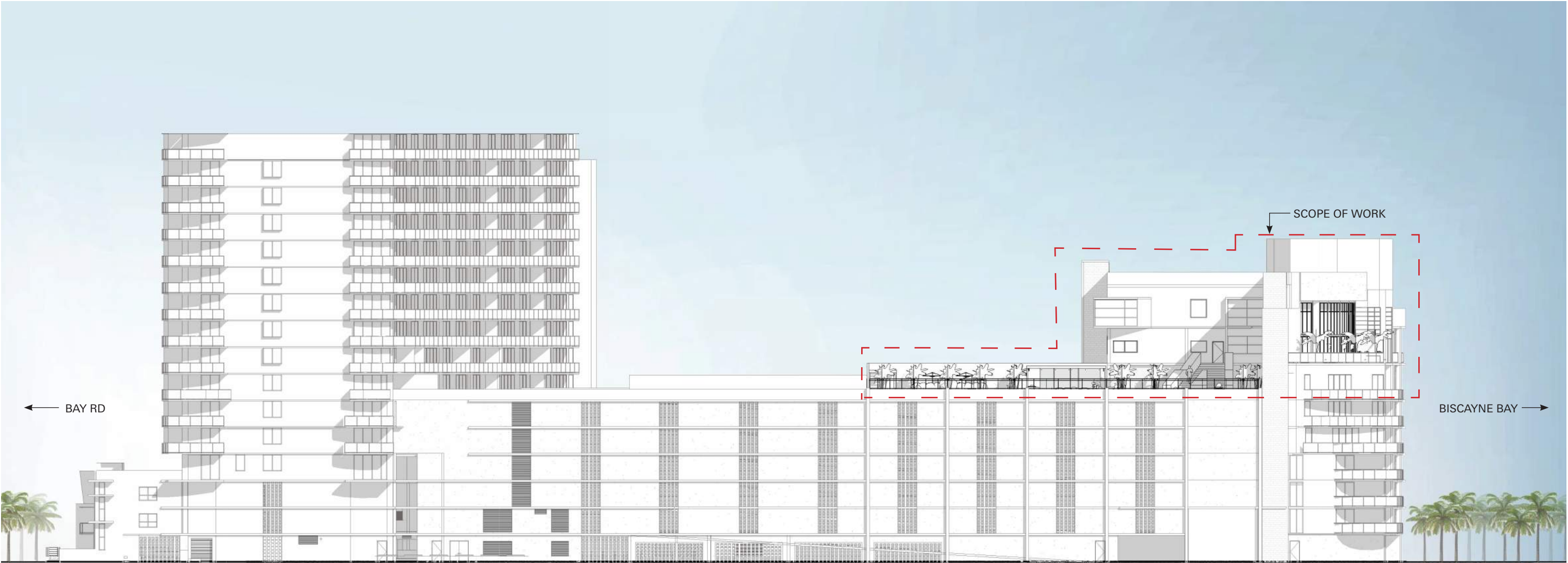


B. Street View Facing South -Photo taken July 30, 2024



A. Street View Facing East - Photo taken July 30, 2024

Contextual Site Elevations



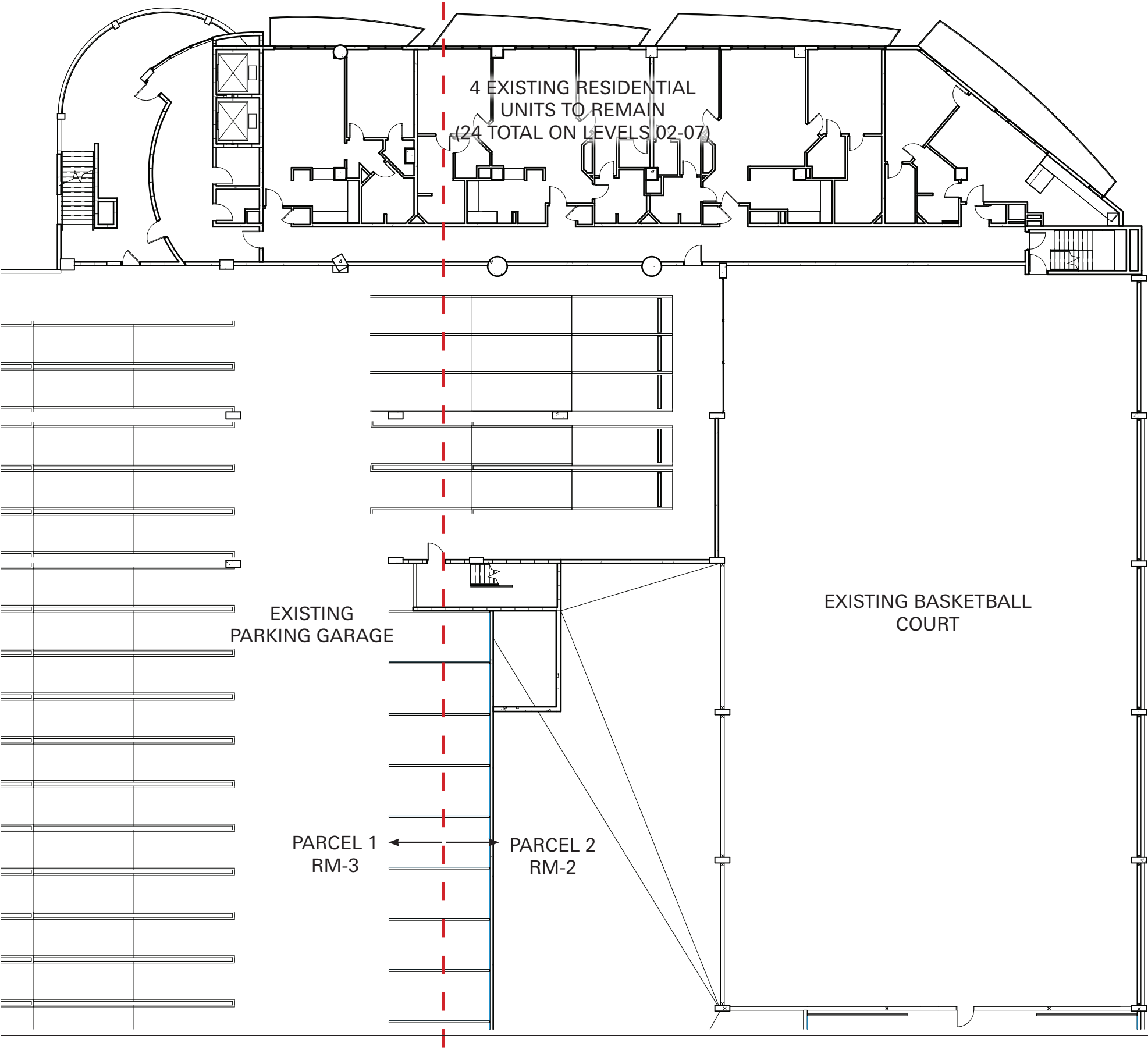
A. NORTH CONTEXT ELEVATION 1/32" = 1'-0"

Contextual Site Elevations



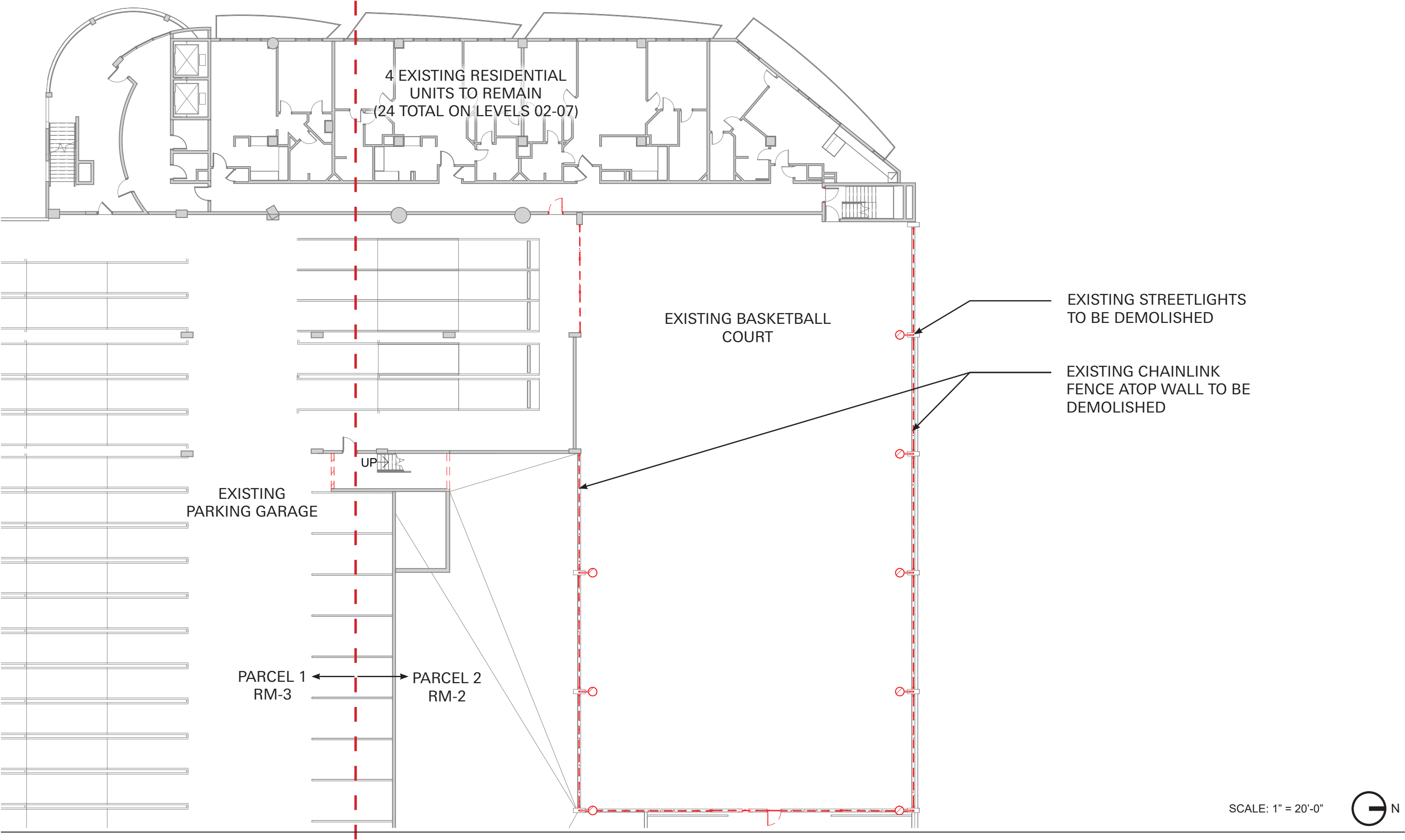
B. EAST CONTEXT ELEVATION 1/32" = 1'-0"

Level 07 Existing Floor Plan

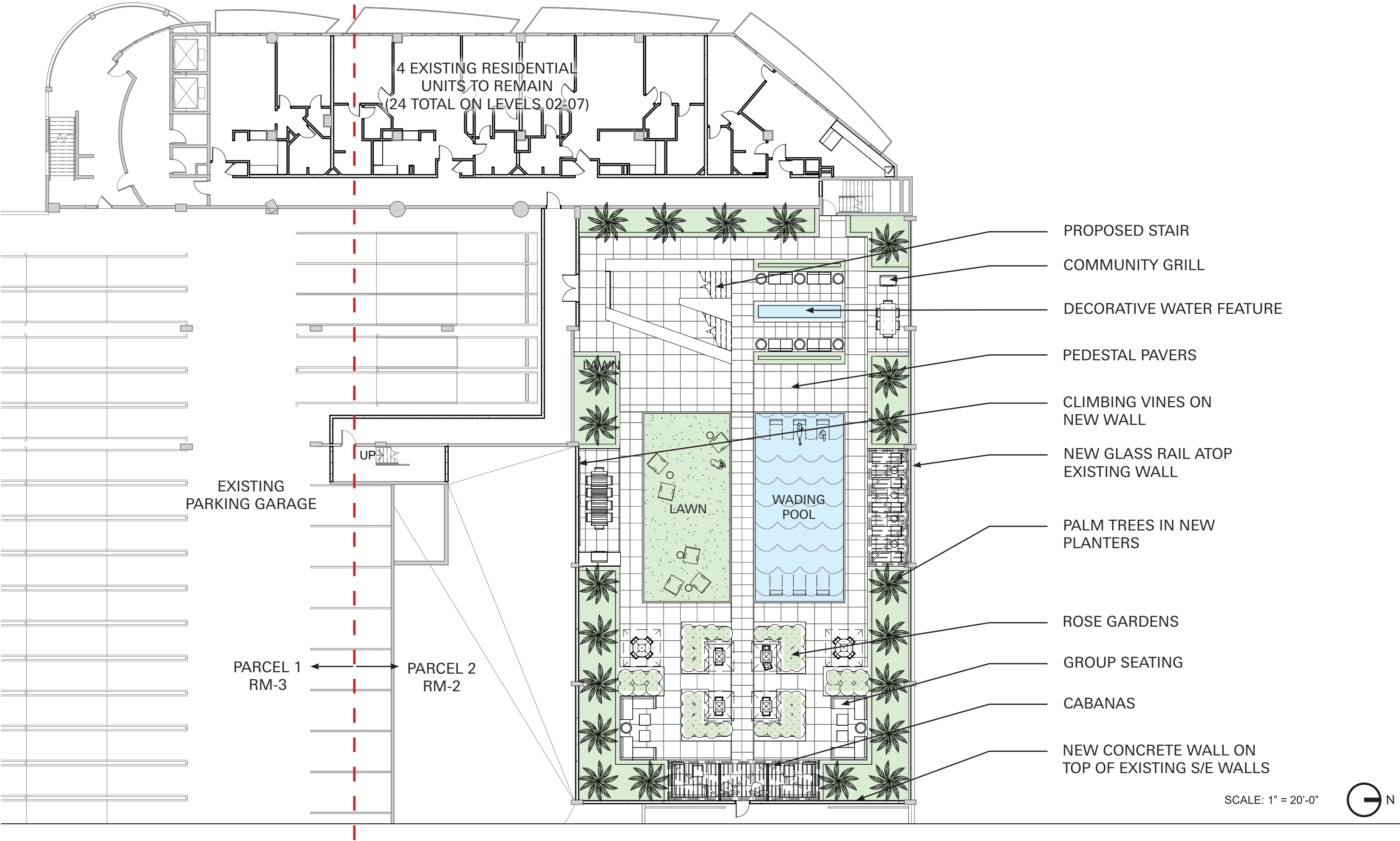


SCALE: 1" = 20'-0" 

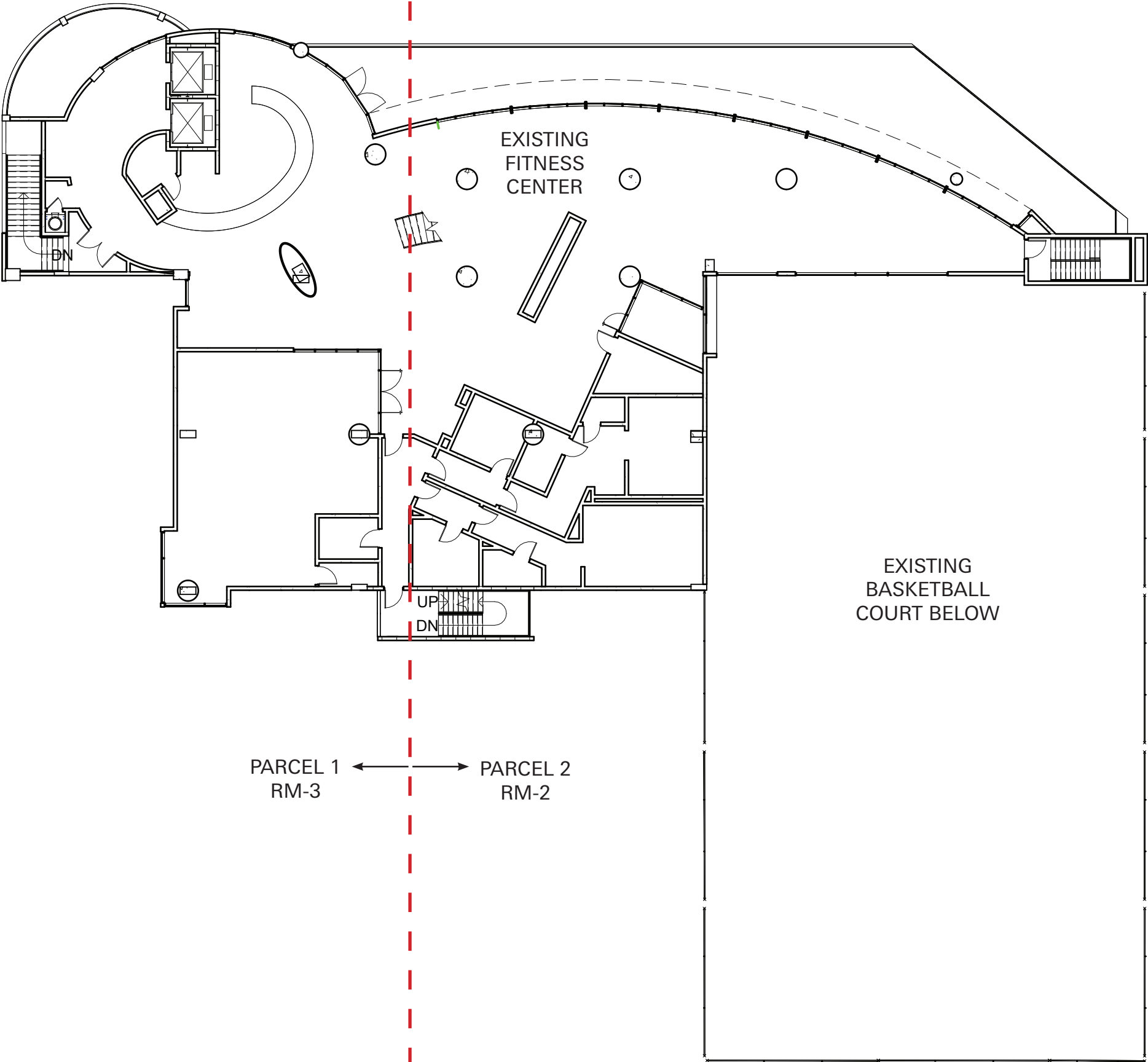
Level 07 Demo Floor Plan



Level 07 Proposed Landscape Plan

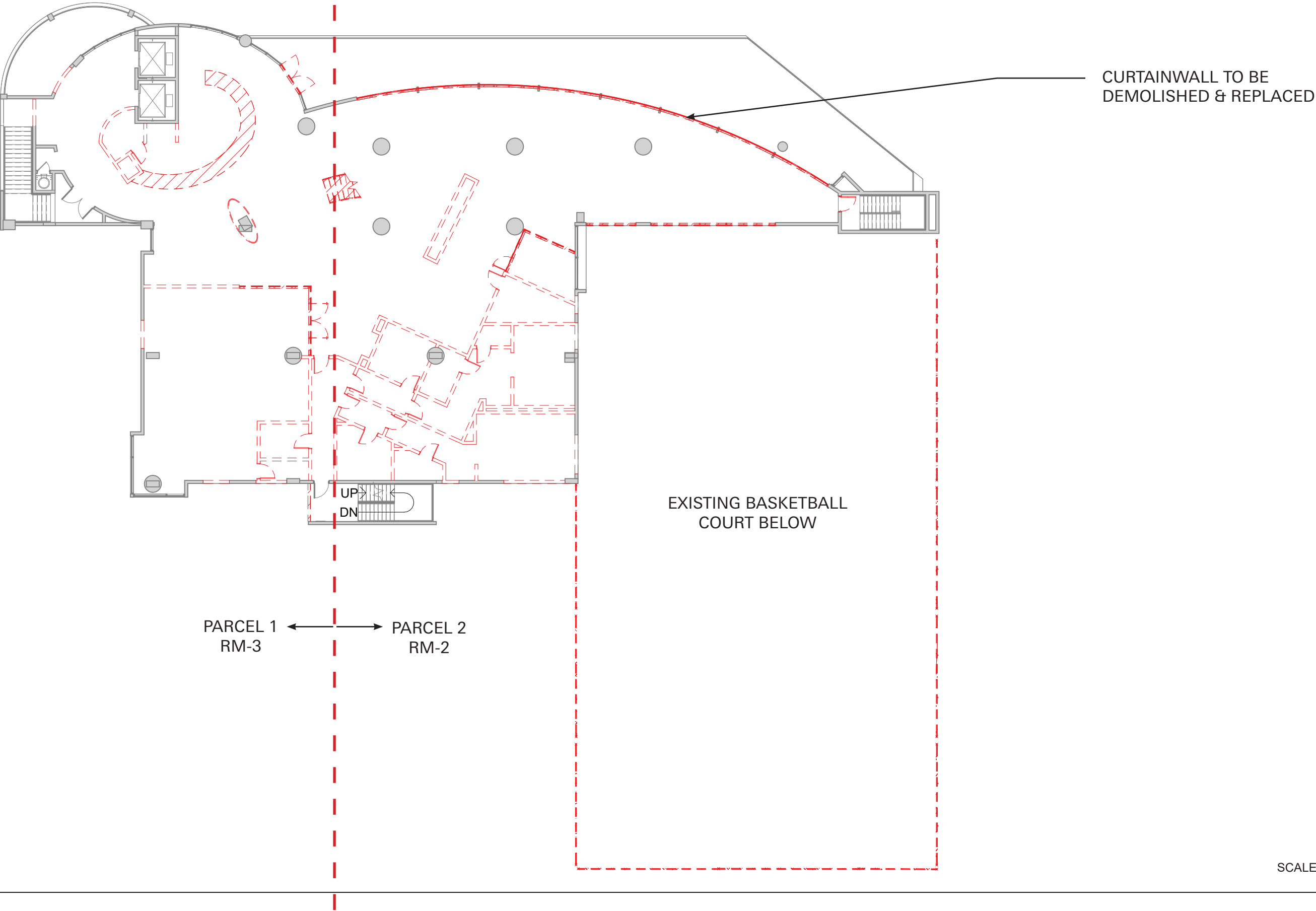


Level 08 Existing Floor Plan

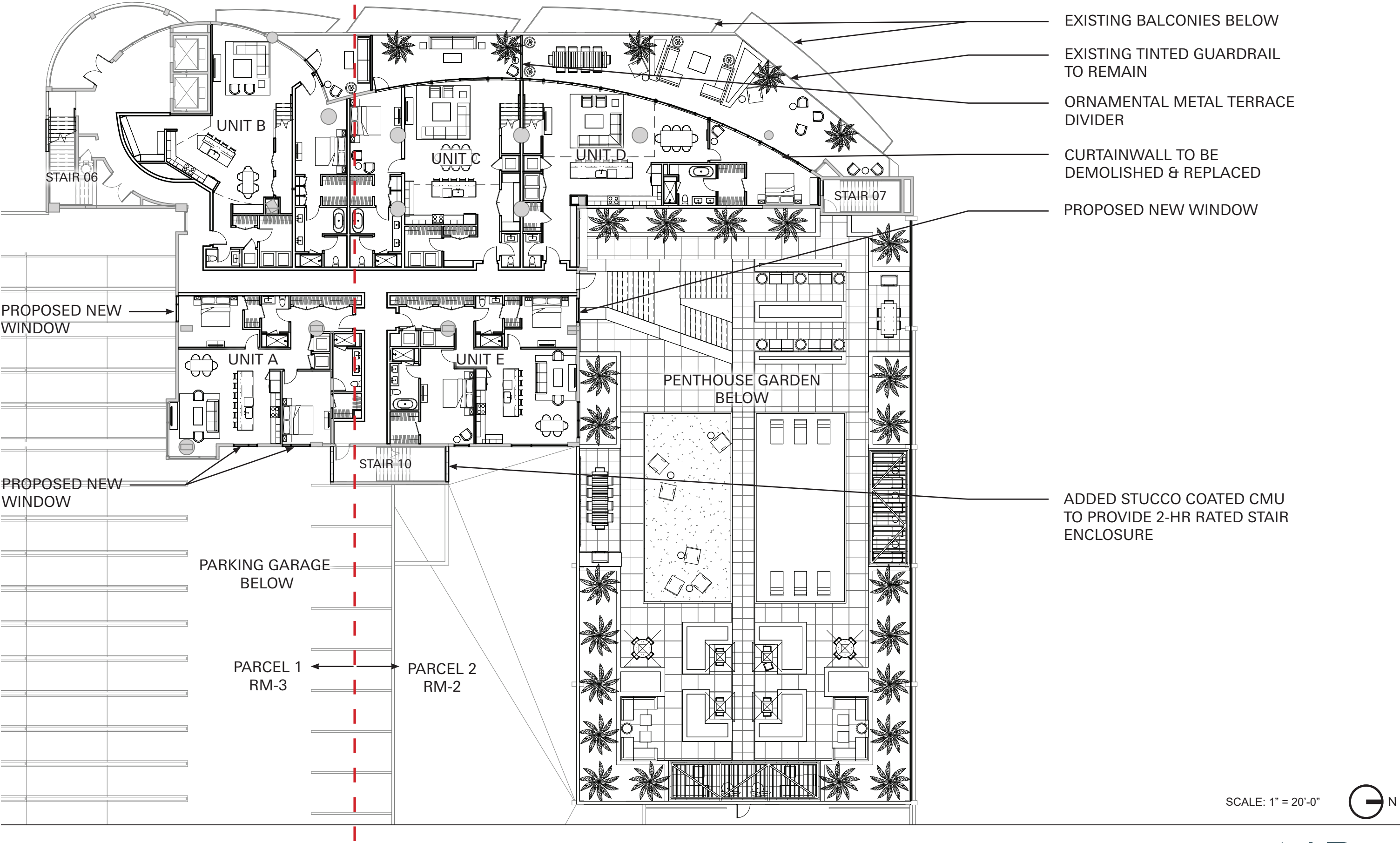


SCALE: 1" = 20'-0" 

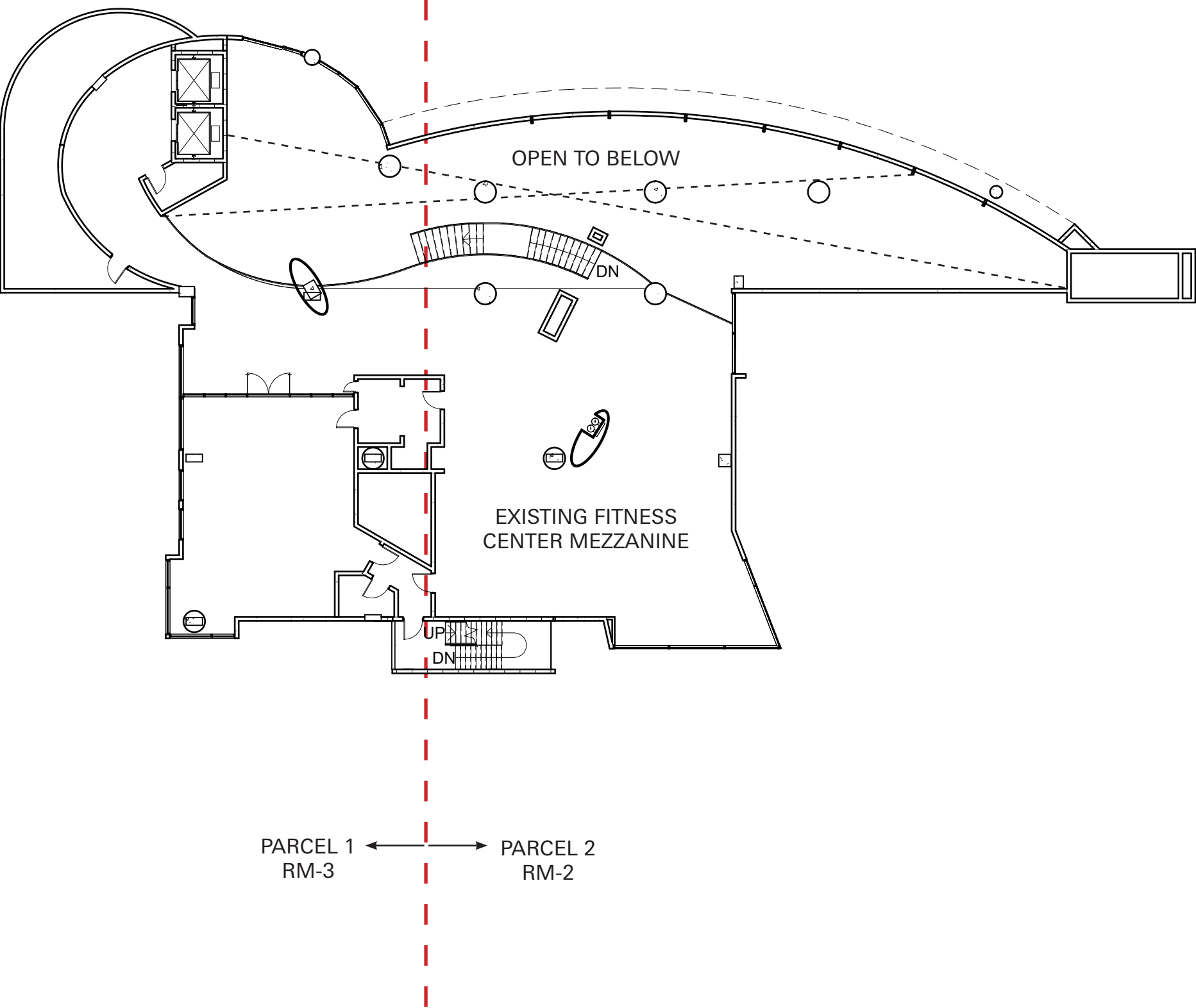
Level 08 Demo Floor Plan



Level 08 Proposed Floor Plan

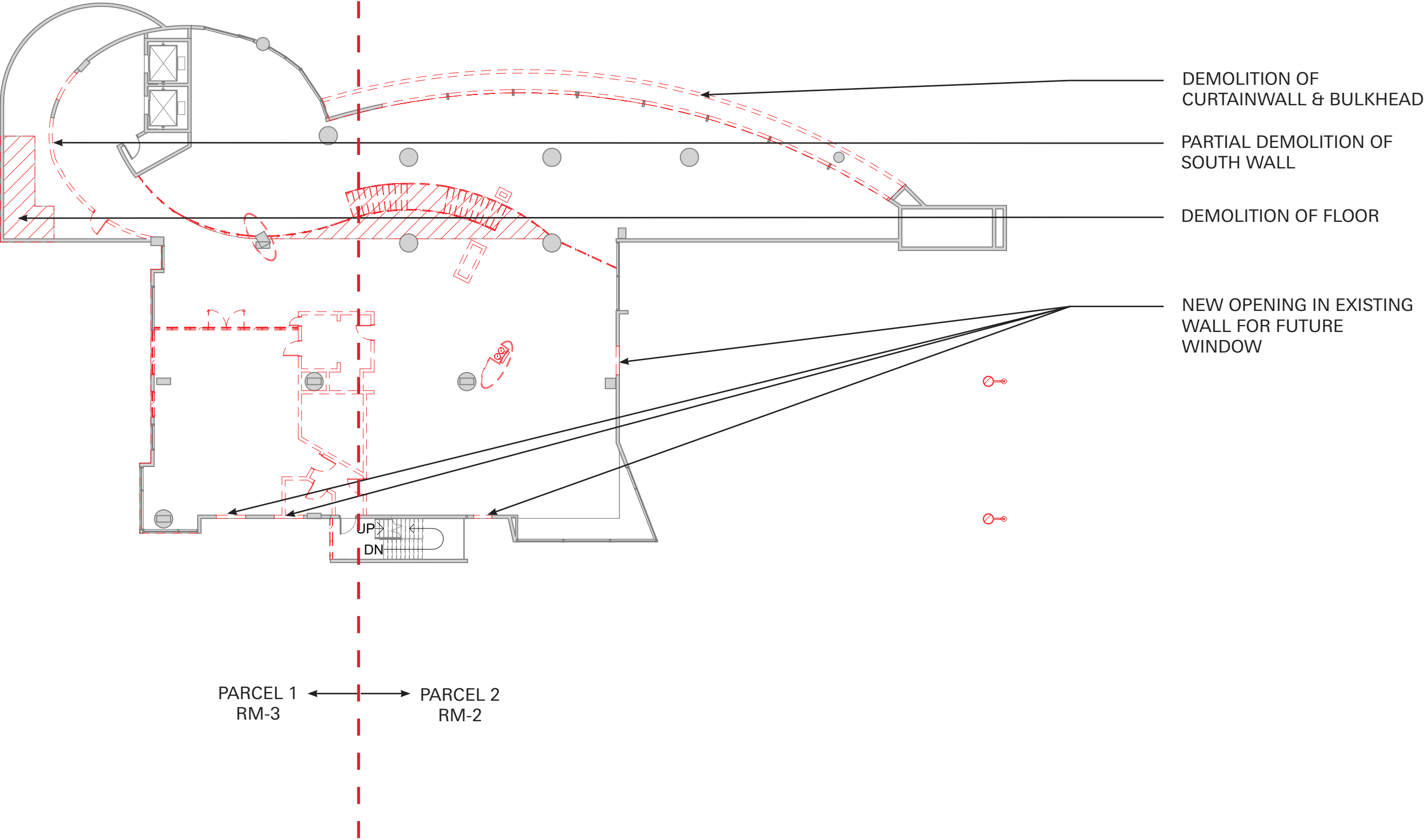


Level 09 Existing Floor Plan



SCALE: 1" = 20'-0" 

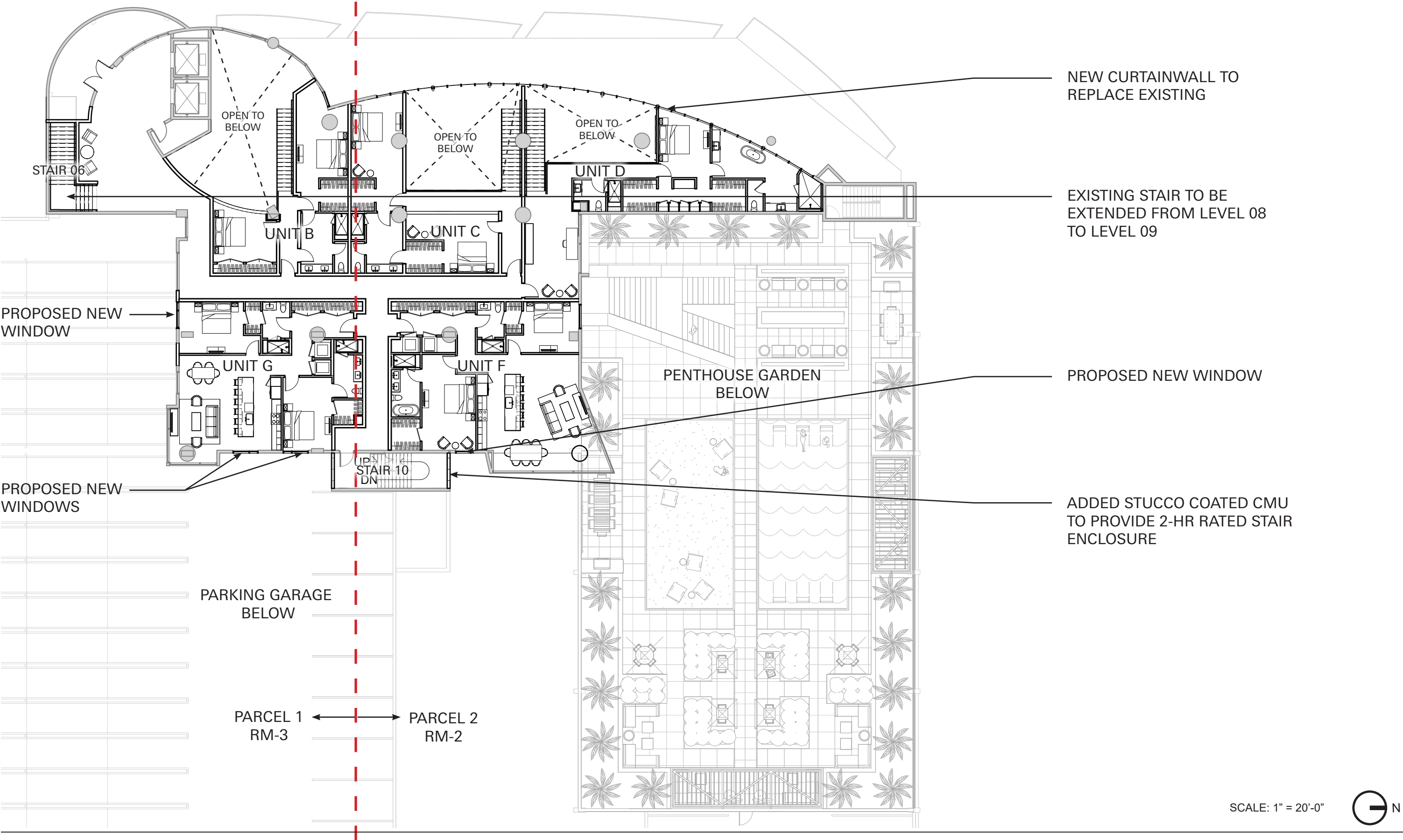
Level 09 Demo Floor Plan



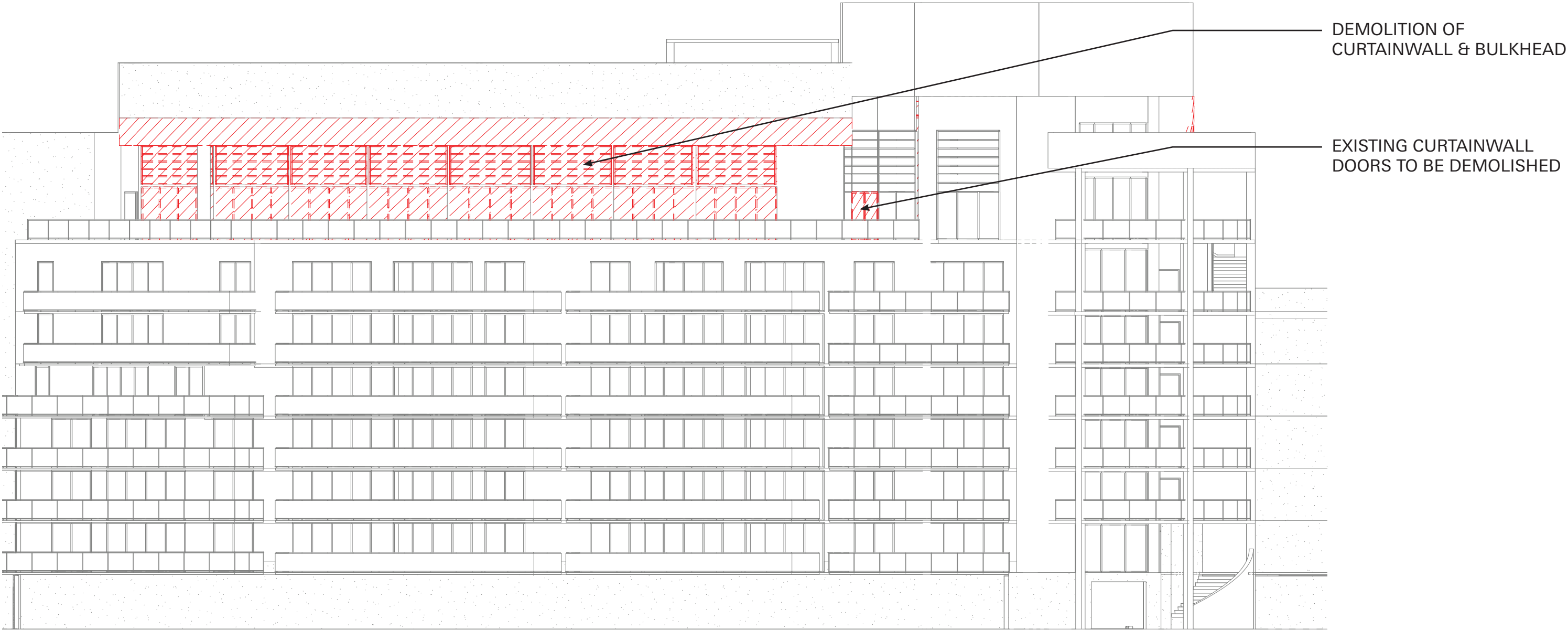
SCALE: 1" = 20'-0"



Level 09 Proposed Floor Plan

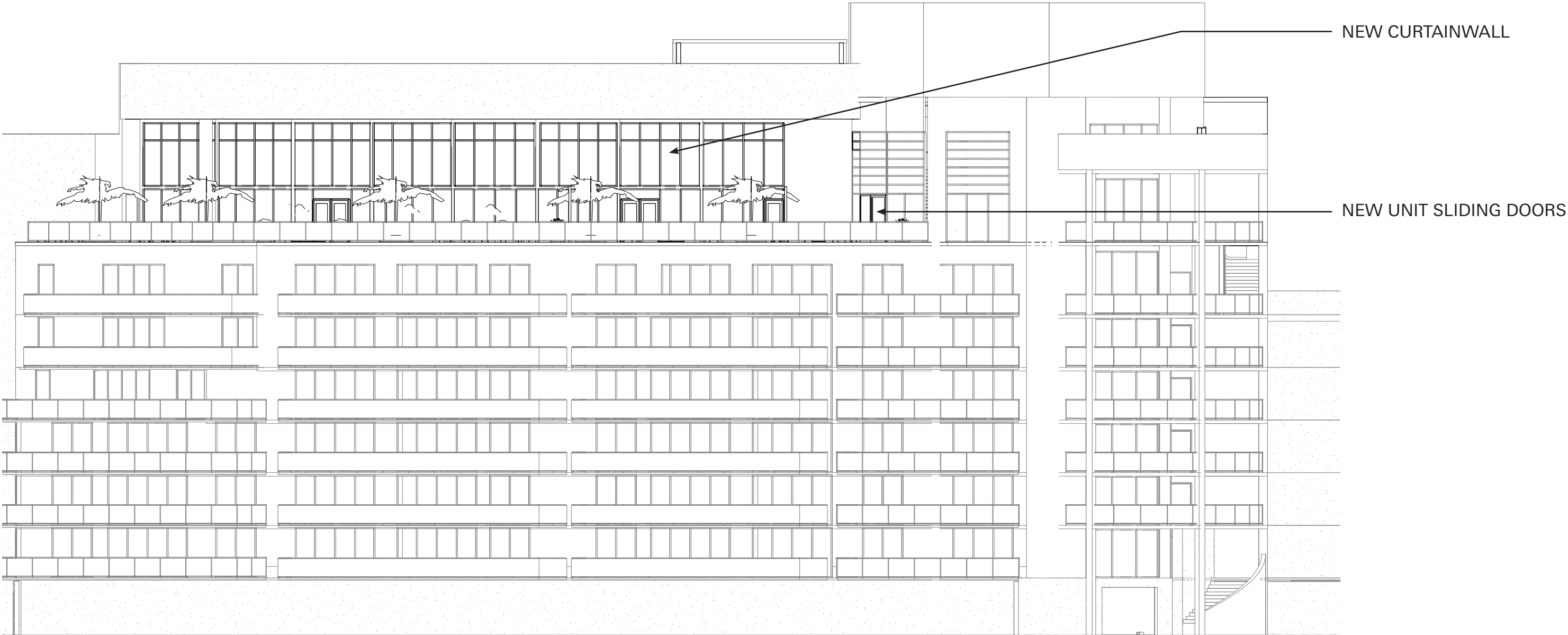


Demo Elevation | West



SCALE: NTS

Proposed Elevation | West



THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET
TABLE C402.4 BUILDING ENVELOPE
FENESTRATION MAXIMUM “U” FACTOR AND SHGC RE-
QUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing
to match existing



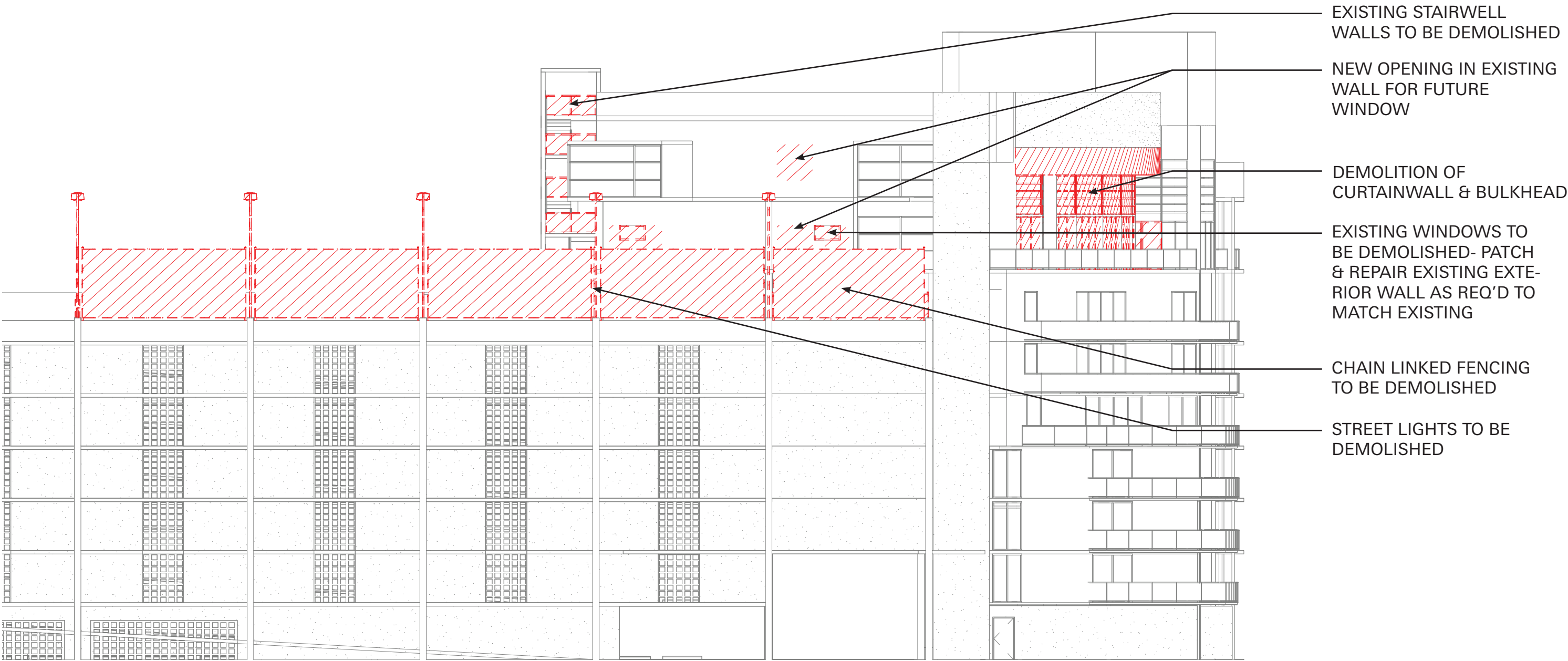
White Stucco



Aluminum curtain-
wall system

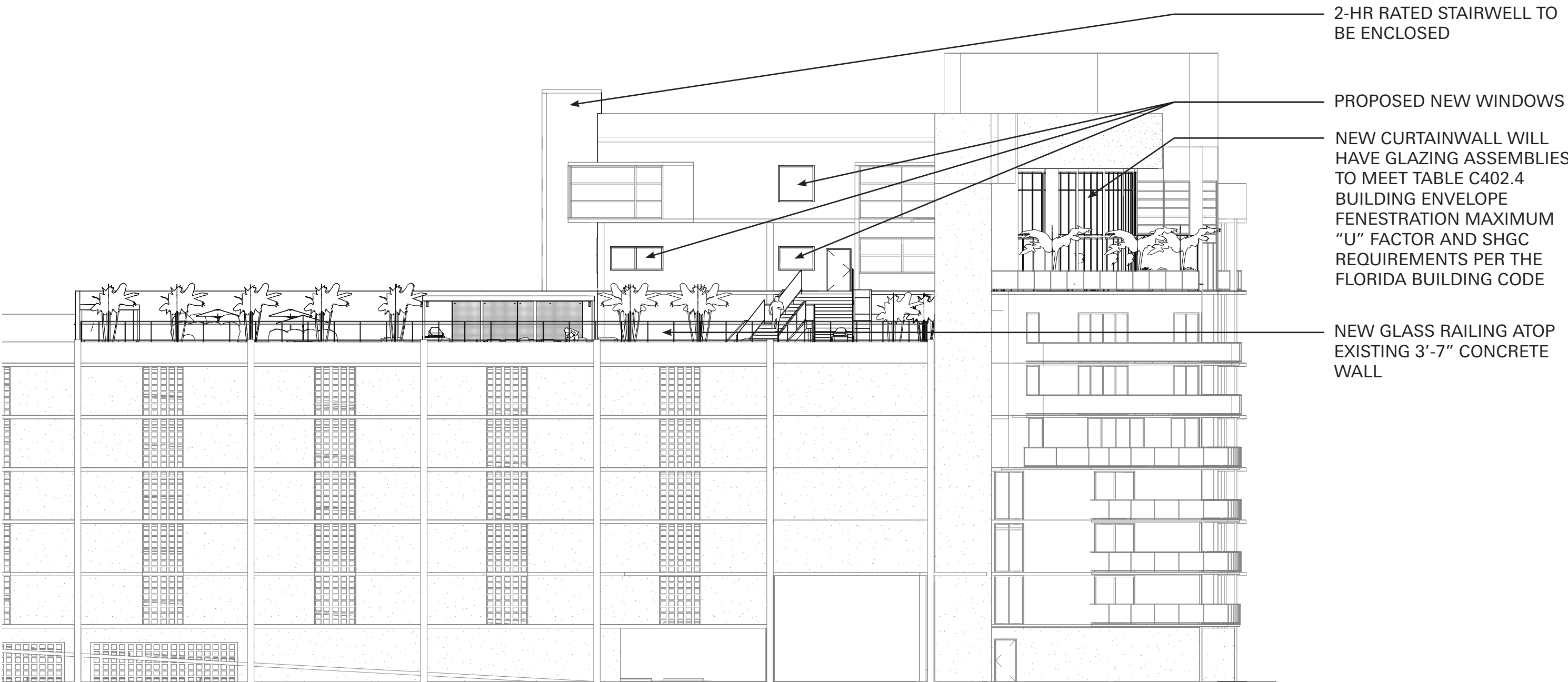
SCALE: NTS

Demo Elevation | North



SCALE: NTS

Proposed Elevation | North



THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing to match existing



White Stucco



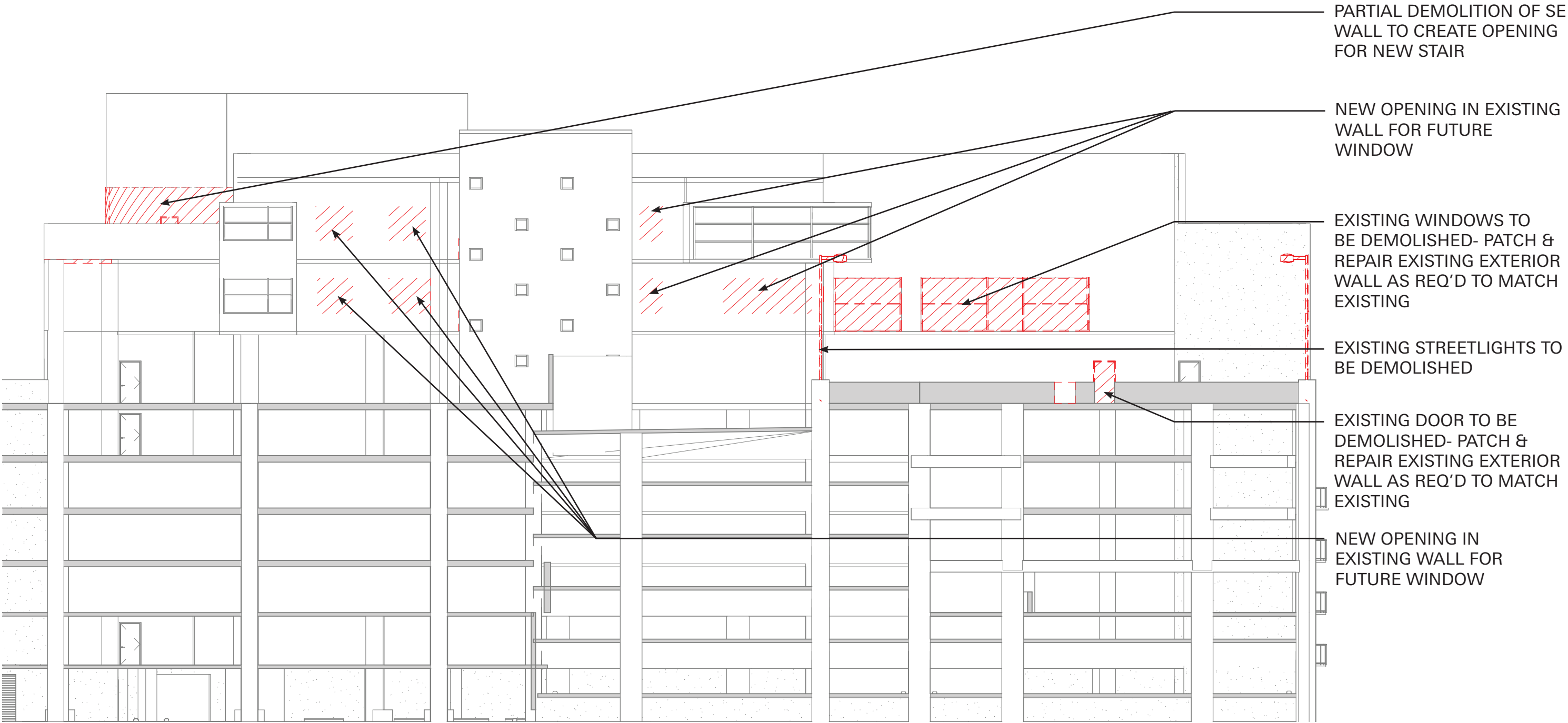
Aluminum curtain-wall system



Blue/ green glazing to match existing

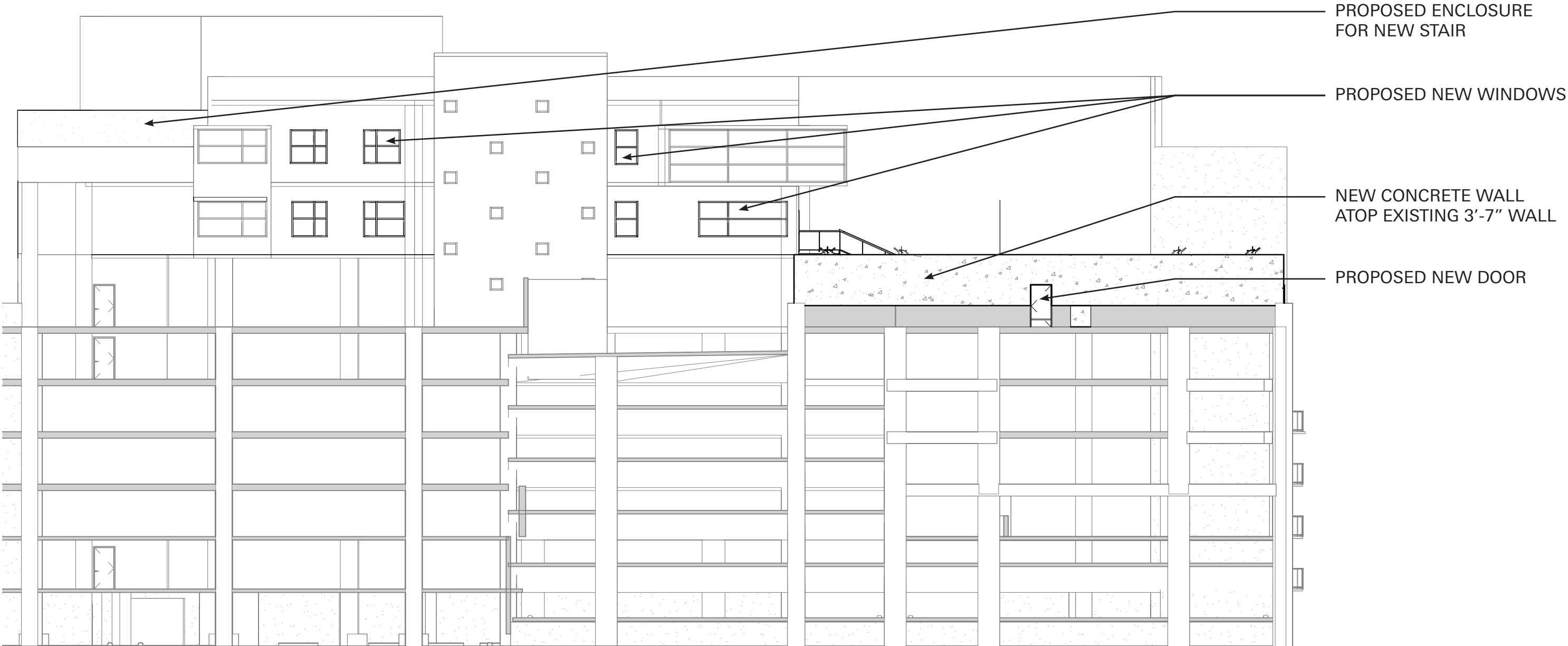
SCALE: NTS

Demo Elevation | East



SCALE: NTS

Proposed Elevation | East



THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET
TABLE C402.4 BUILDING ENVELOPE
FENESTRATION MAXIMUM “U” FACTOR AND SHGC RE-
QUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing
to match existing



White Stucco



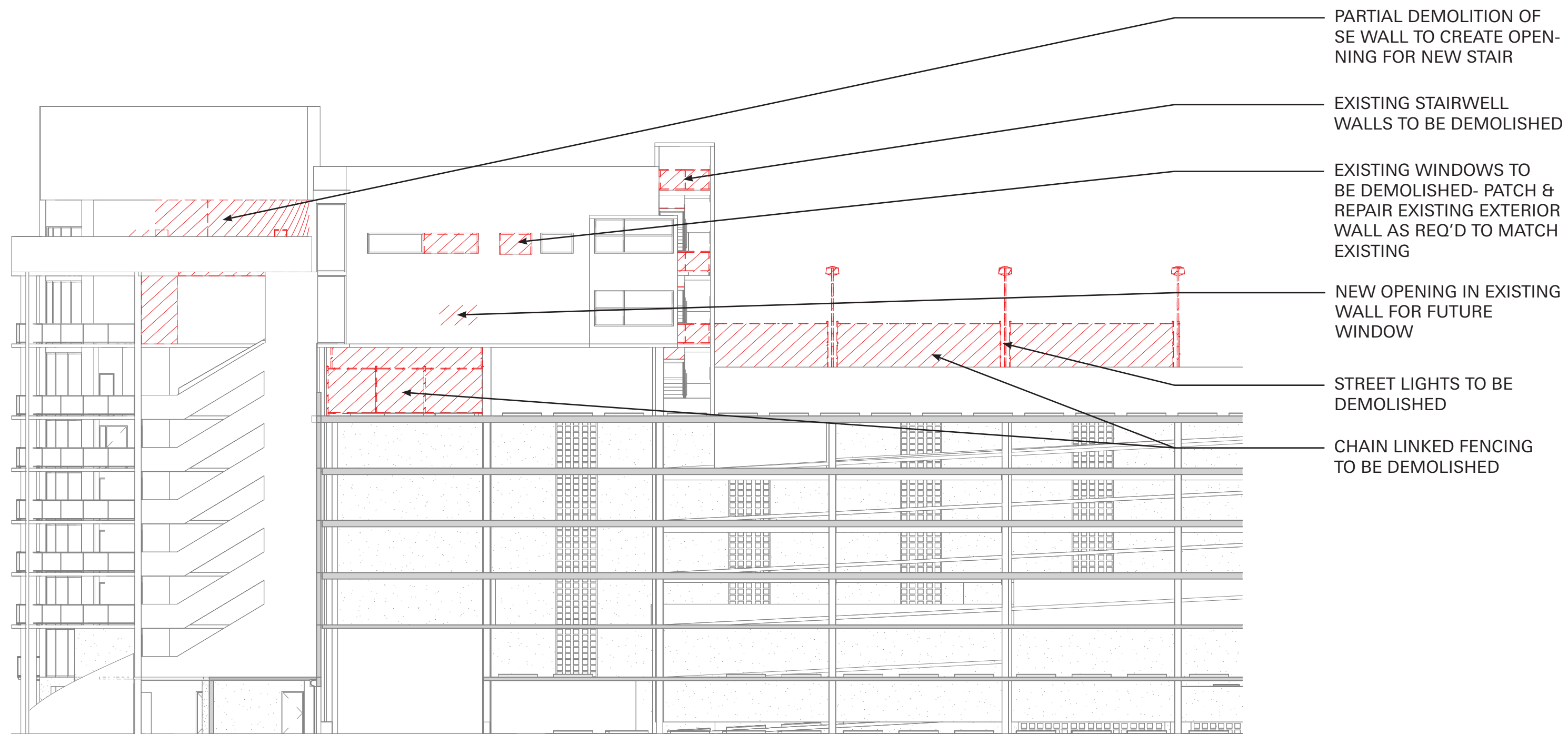
Aluminum curtain-
wall system



Blue/ green glazing
to match existing

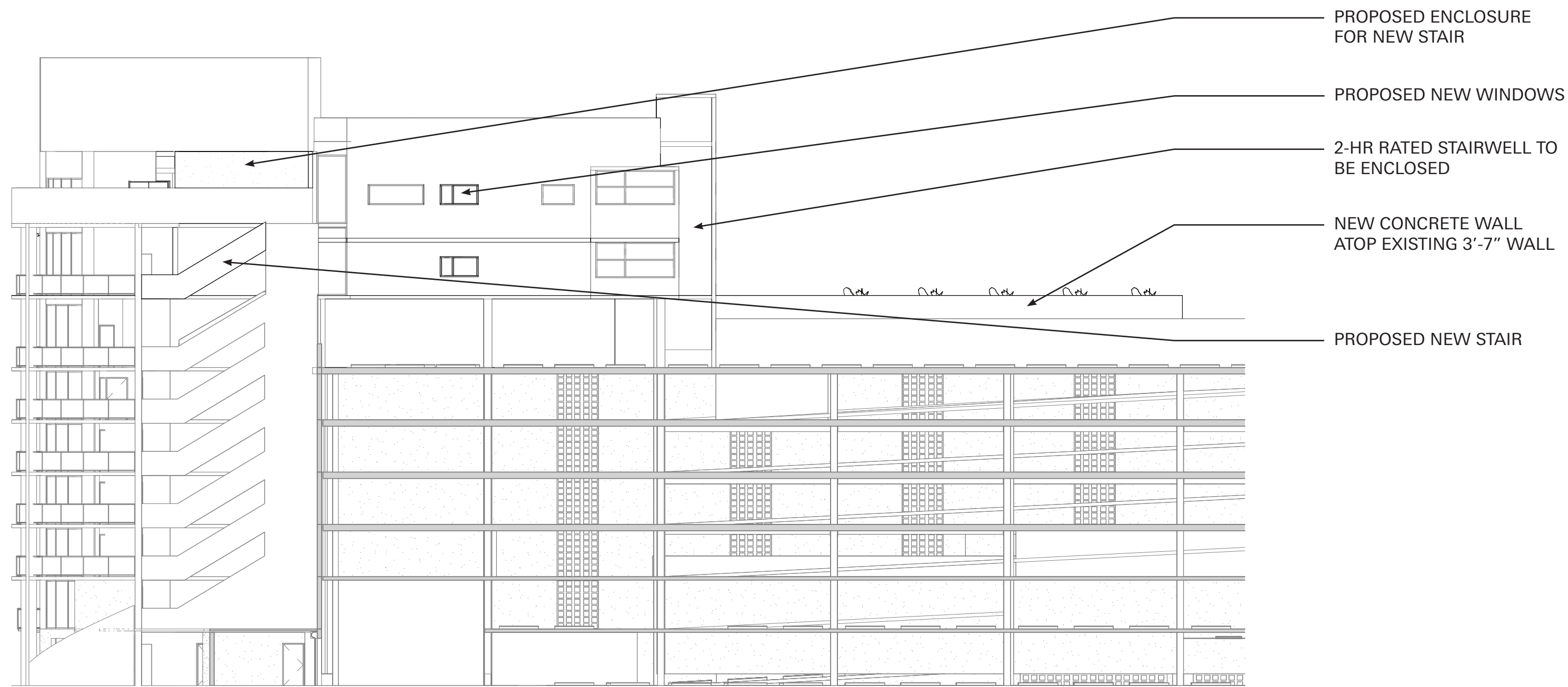
SCALE: NTS

Demo Elevation | South



SCALE: NTS

Proposed Elevation | South



THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET
TABLE C402.4 BUILDING ENVELOPE
FENESTRATION MAXIMUM “U” FACTOR AND SHGC RE-
QUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing
to match existing



White Stucco



Aluminum curtain-
wall system



Blue/ green glazing
to match existing

SCALE: NTS

Bayside Villas | Unit D Perspective



Existing Fitness Center



Proposed Penthouse Unit D

Penthouse Garden | Perspective 01



Existing Basketball Court



Proposed Penthouse Garden Wading Pool

Penthouse Garden | Perspective 02



Existing Basketball Court



Proposed Penthouse Garden View

Penthouse Garden | Perspective 03



Existing Basketball Court



Proposed Penthouse Rose Garden View

Flamingo Bayside Villas | Building Perspective 01



Existing Penthouse Aerial View



Proposed Penthouse Aerial View