

FLAMINGO BAY VILLAS

1420-1428 BAY RD
MIAMI BEACH, FL 33139



Proposed Flamingo Bay Villas Renovation

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Project Scope: Phase 01
- 3 Residential units to replace former fitness center with extension of storefront and stair addition

Project Scope: Phase 02
- Rooftop Garden to replace existing basketball court

MIAMI BEACH PLANNING DEPARTMENT
DESIGN REVIEW BOARD

AIR
COMMUNITIES

FINAL SUBMITTAL DRB24-1040
AUGUST 04, 2024 (rev April 04, 2025)

Sheet Index

Cover Sheet	1
Sheet Index	2
Vicinity Map	3
Zoning Map	4
Zoning Information	5
Parking Counts	6-8
FAR Calculation Diagrams	9-11
Site Plan	12
Site Photos	13
Context Elevations	14-15
Level 07 Existing Floor Plan	16
Level 07 Demo Floor Plan	17
Level 07 Proposed Landscape Plan	18
Level 08 Existing Floor Plan	19
Level 08 Demo Floor Plan	20
Level 08 Proposed Floor Plan	21
Level 09 Existing Floor Plan	22
Level 09 Demo Floor Plan	23
Level 09 Proposed Floor Plan	24
West Demo Elevation	25
West Elevation	26
North Demo Elevation	27
North Elevation	28
East Demo Elevation	29
East Elevation	30
South Demo Elevation	31
South Elevation	32
Unit Render	33
Penthouse Garden Renders	34-36
Overall Building Perspectives	37-40



Existing Flamingo Bayside Villas

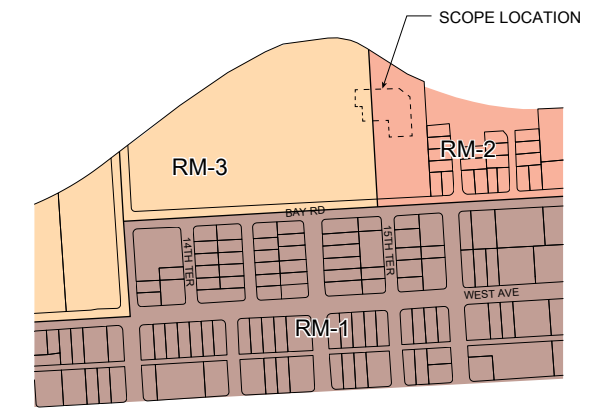
Vicinity Map



NOT TO SCALE



ZONING SITE PLAN



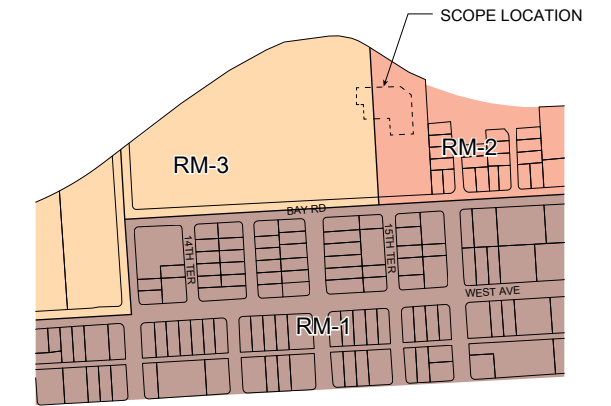
KEYPLAN - ZONING MAP
SCALE: 1" = 800'-0"

SCALE: 1" = 200'-0"



ZONING INFORMATION

Zoning Information			
Lot 1 Address:	1420-1428 Bay Road		
Lot 2 Address:			
Board and file numbers:			
Lot 1 Folio number(s):			
Lot 2 Folio number(s):			
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		



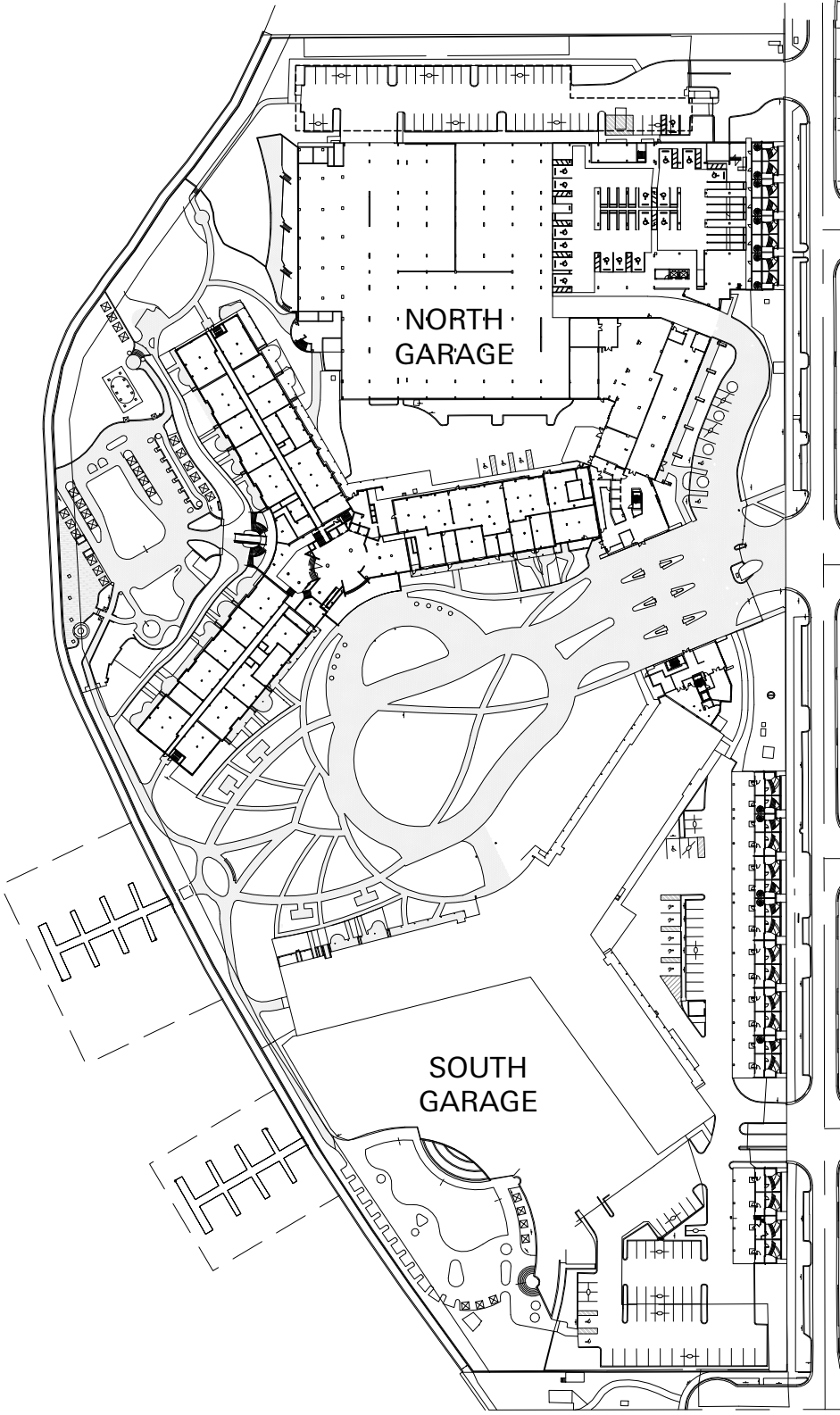
KEYPLAN - ZONING MAP
SCALE: 1" = 800'-0"

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:	2,331 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:	3 Units	2.0 per unit	6 parking spaces
New Total Units:	27 Units		
Unit Count (Total Site):			
Existing Unit Count:	1441 Units		
Proposed Unit Count:	3 Units		
New Total Units:	1444 Units		
Parking Analysis:		Notes:	
Existing Site Total Parking Required:	2,001 parking spaces		
Proposed Parking Required:	6 parking spaces	Per 3 new units	
New Total Parking Required:	2,007 parking spaces		
Total Site Parking Provided:	2,031 parking spaces	Net +24 parking spaces; total site parking reduced by 1 for phase 02 pool water collector tank	

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.

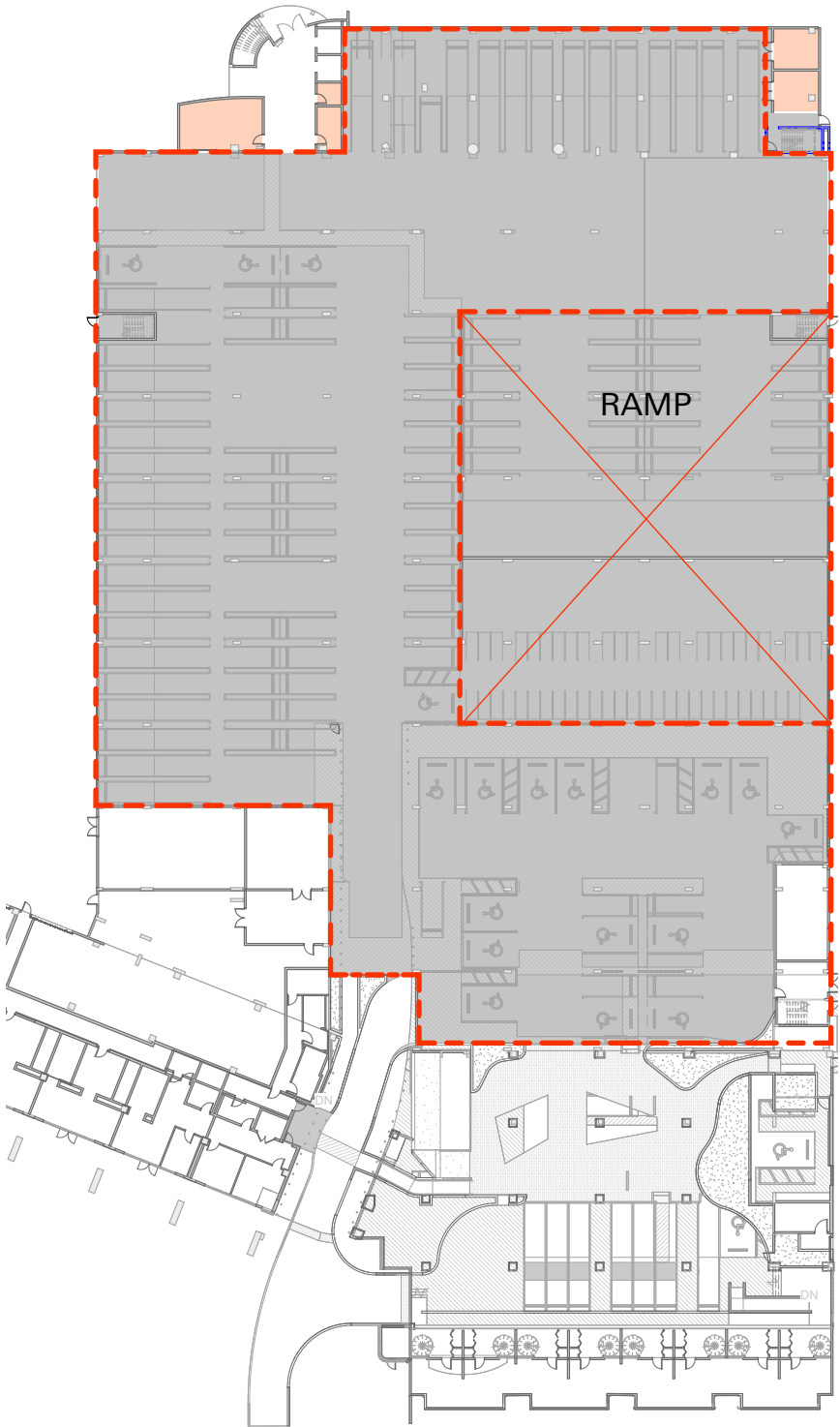
RM-2 Lot Area Summary				
	Maximum Allowed	Existing	Proposed	Comments
Height RM-2	140'-0"	N/A	N/A	Unchanged
Number of Stories	15	N/A	N/A	Unchanged
FAR RM-2	2	1.17	1.18	Within Allowable FAR
Parcel II Gross Square Footage	252,638 GSF	147,463 GSF	149,230 GSF	1,767 GSF on level 9 penthouses
Number of Residential Units	N/A	24	27	3 additional units

Parking Counts



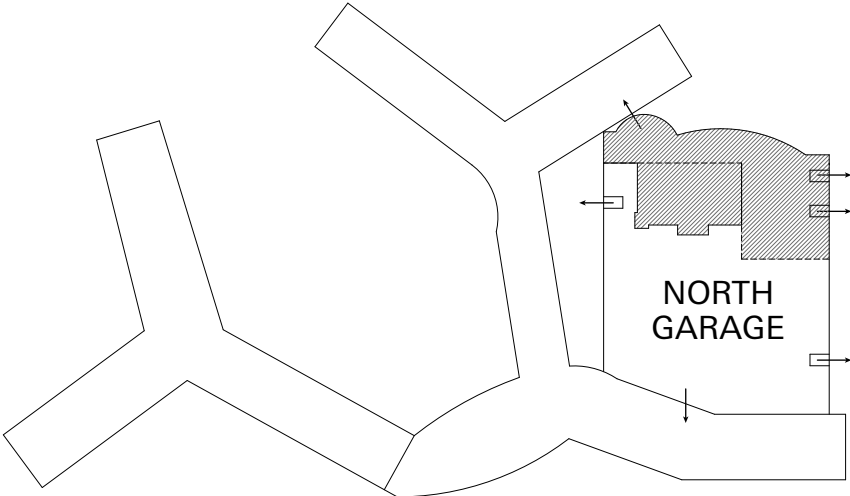
SITE PARKING

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



NORTH GARAGE GROUND FLOOR

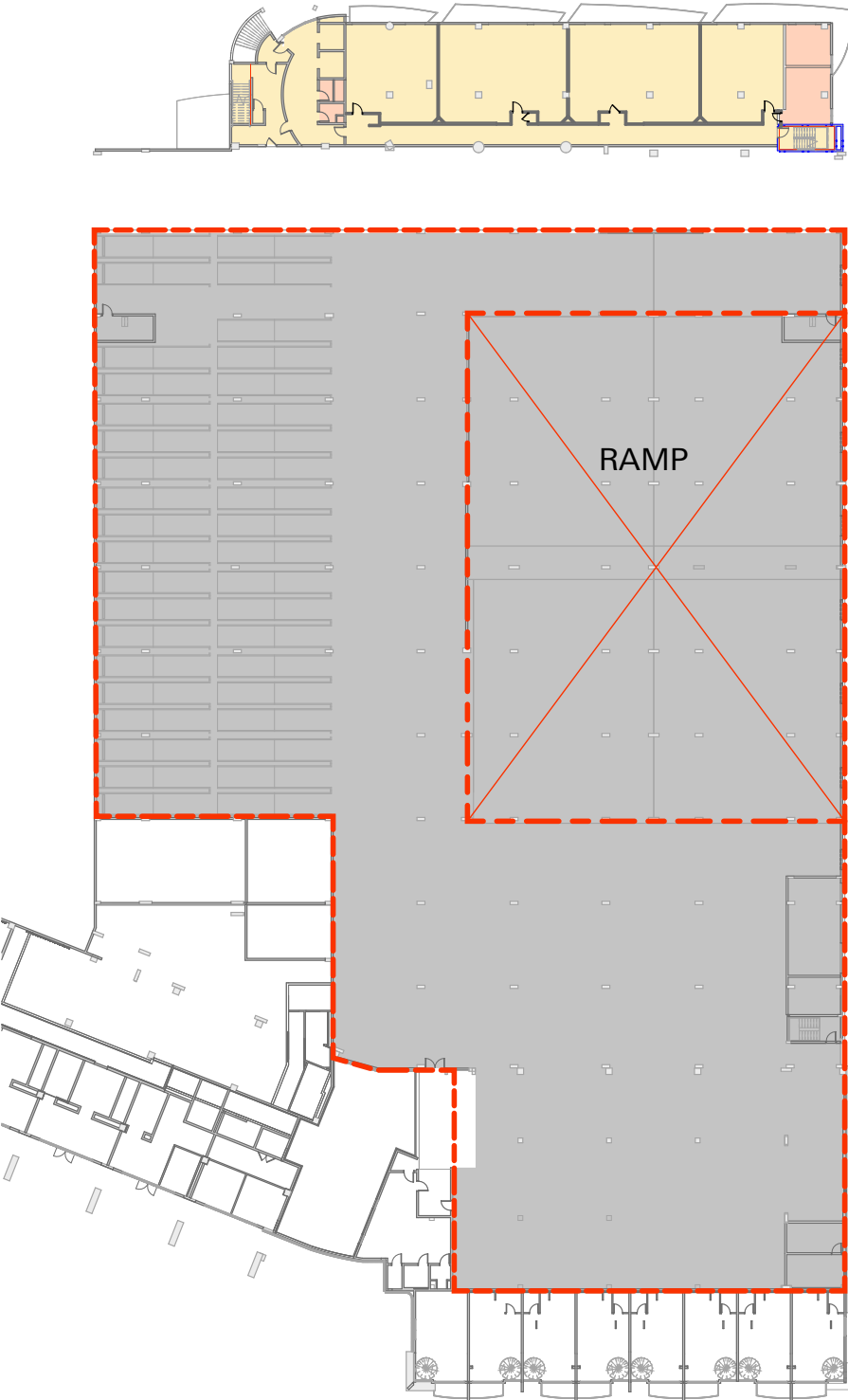
Total Existing Parking Spaces = 163



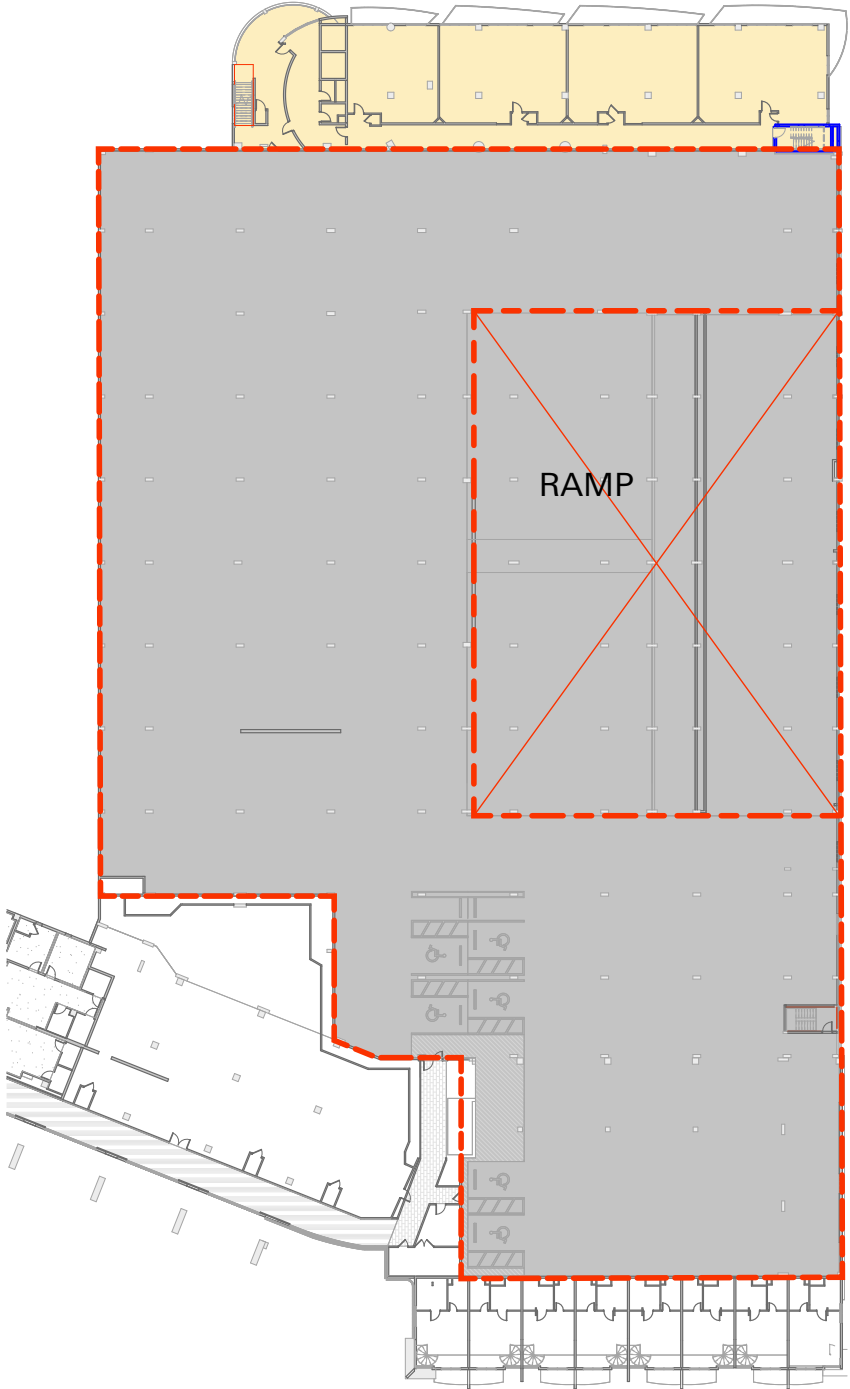
FLAMINGO KEY PLAN
 N.T.S.

- Parking Garage
- Storage
- Existing Parking Spaces Area Count

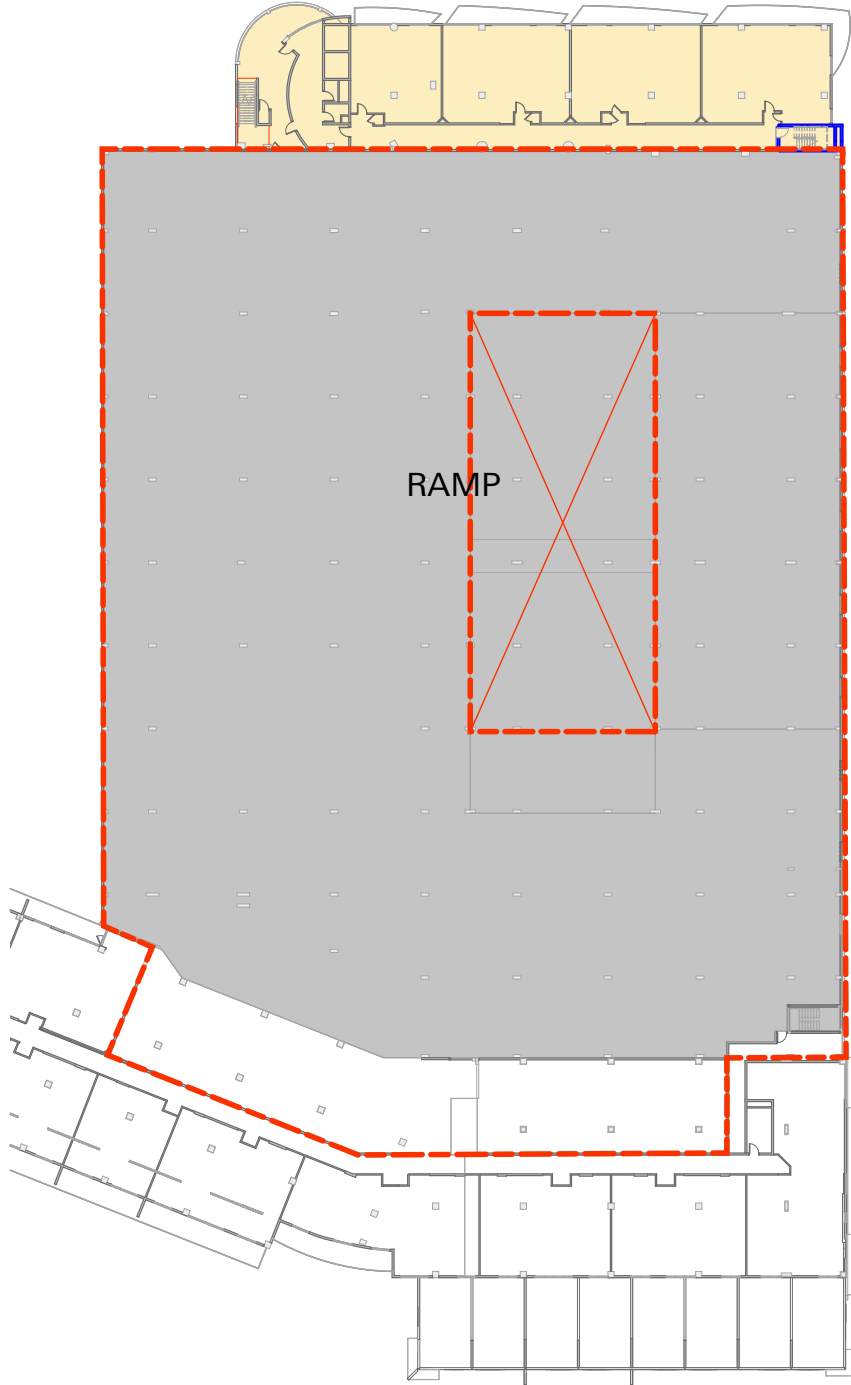
Parking Counts



NORTH GARAGE LEVEL 02
Total Existing Parking Spaces = 260



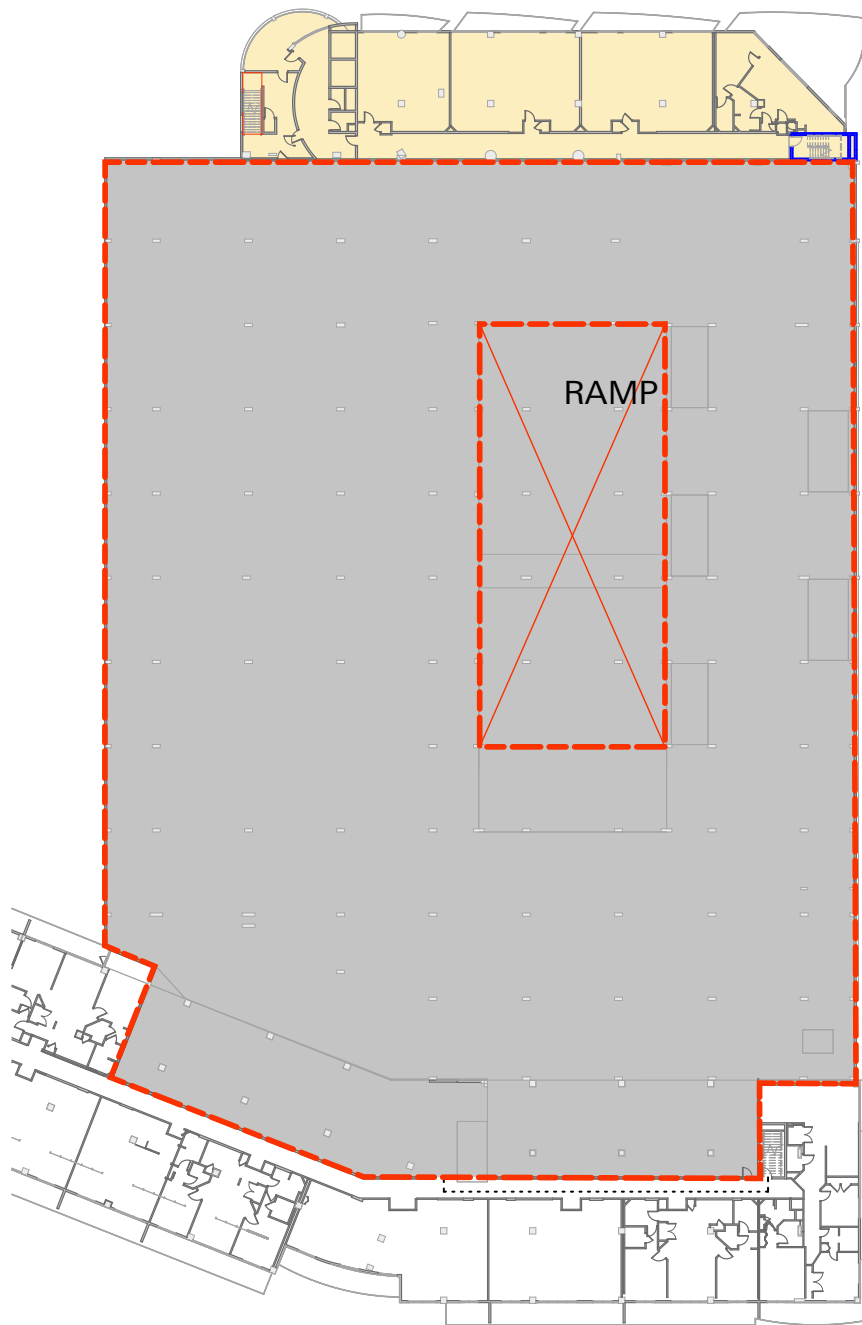
NORTH GARAGE LEVEL 03
Total Existing Parking Spaces = 299



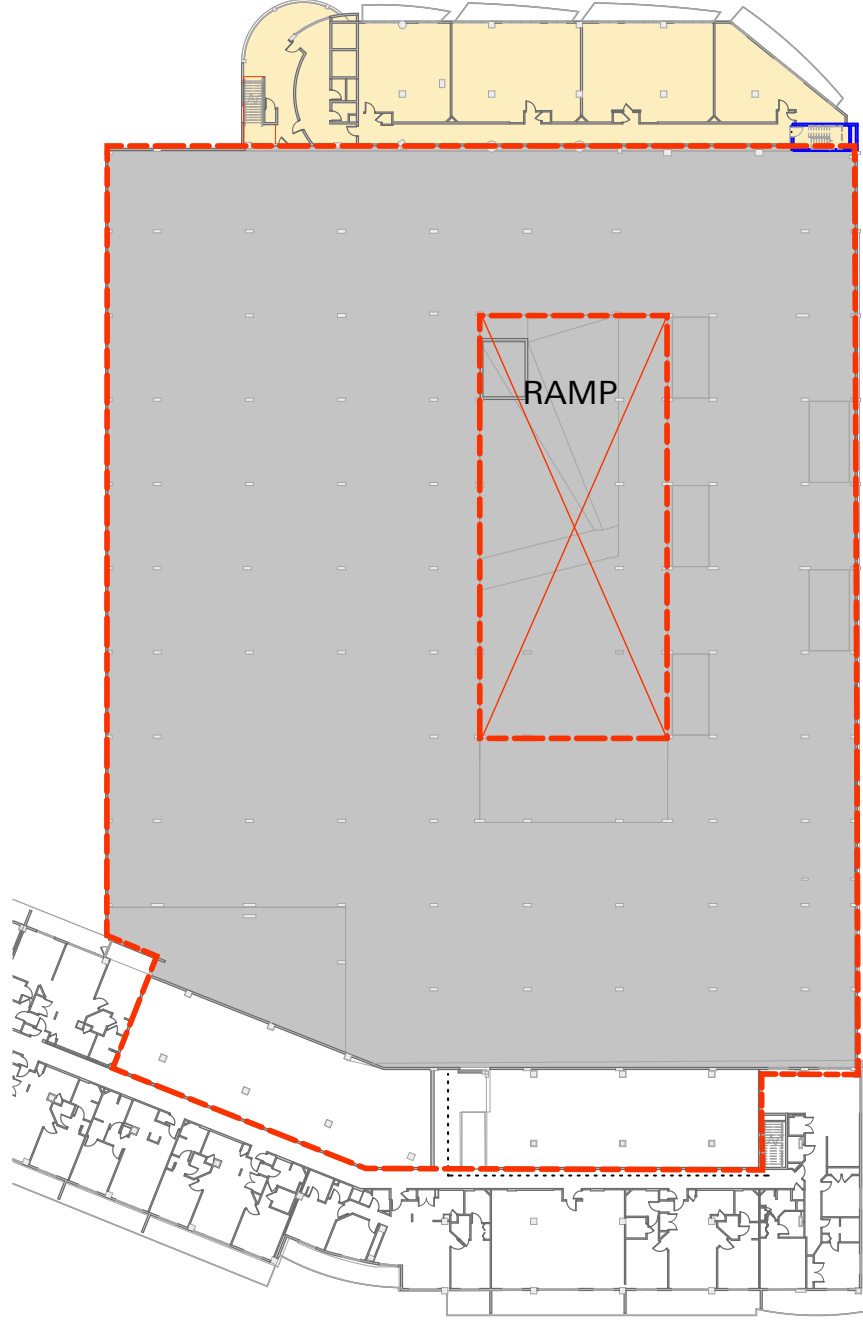
NORTH GARAGE LEVEL 04
Total Existing Parking Spaces = 261

Residential
 Storage
 Parking Garage
 Existing Parking Spaces Area Count

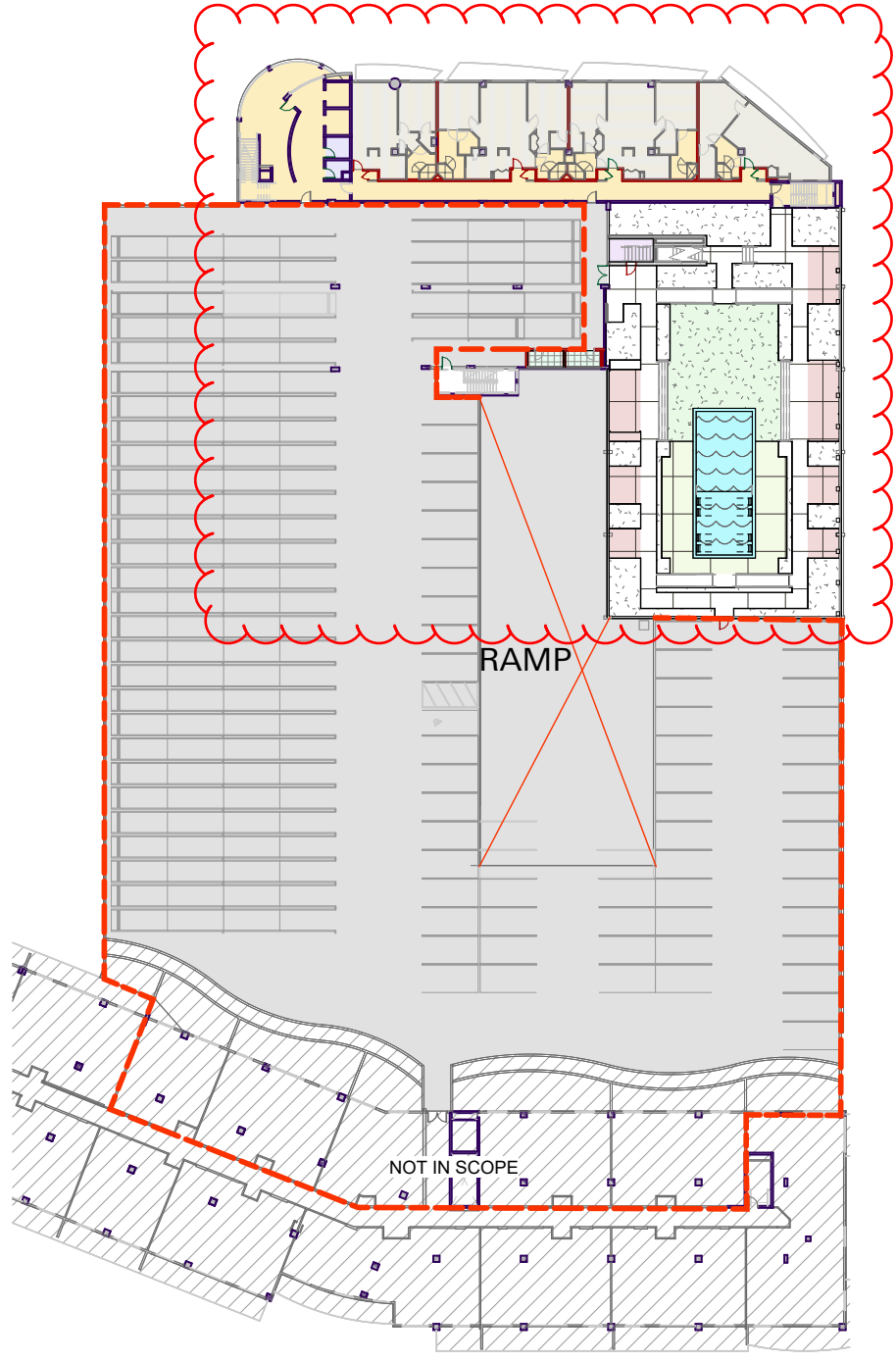
Parking Counts



NORTH GARAGE LEVEL 05
Total Existing Parking Spaces = 262



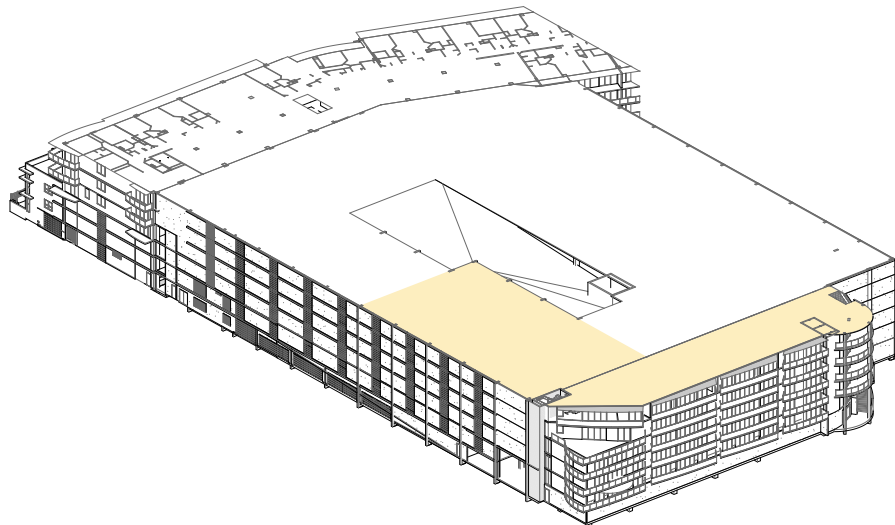
NORTH GARAGE LEVEL 06
Total Existing Parking Spaces = 262



NORTH GARAGE LEVEL 07
Total Existing Parking Spaces = 210
Total Updated Parking Count = 209

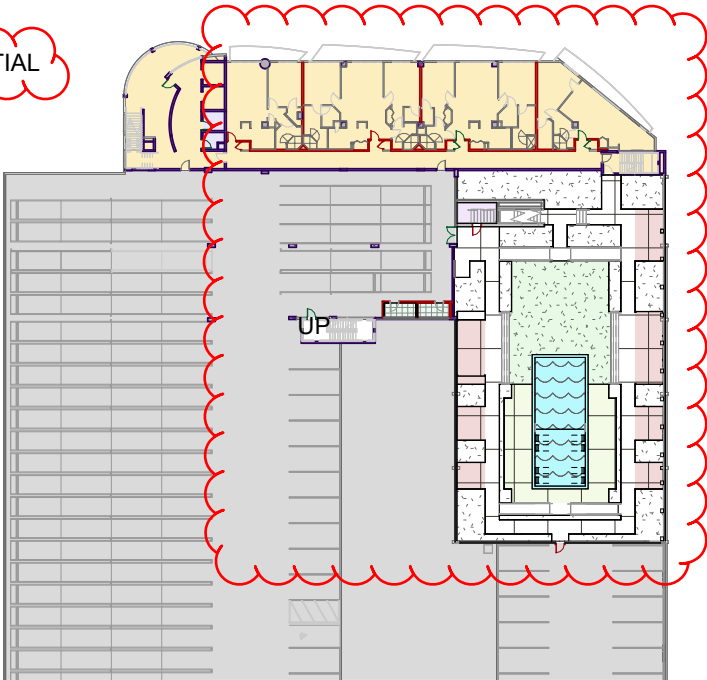
Residential
 Storage
 Parking Garage
 Existing Parking Spaces Area Count

FAR Calculation Diagrams



LEVEL 07 UNIT AXON

- EXISTING RESIDENTIAL
- PARKING GARAGE



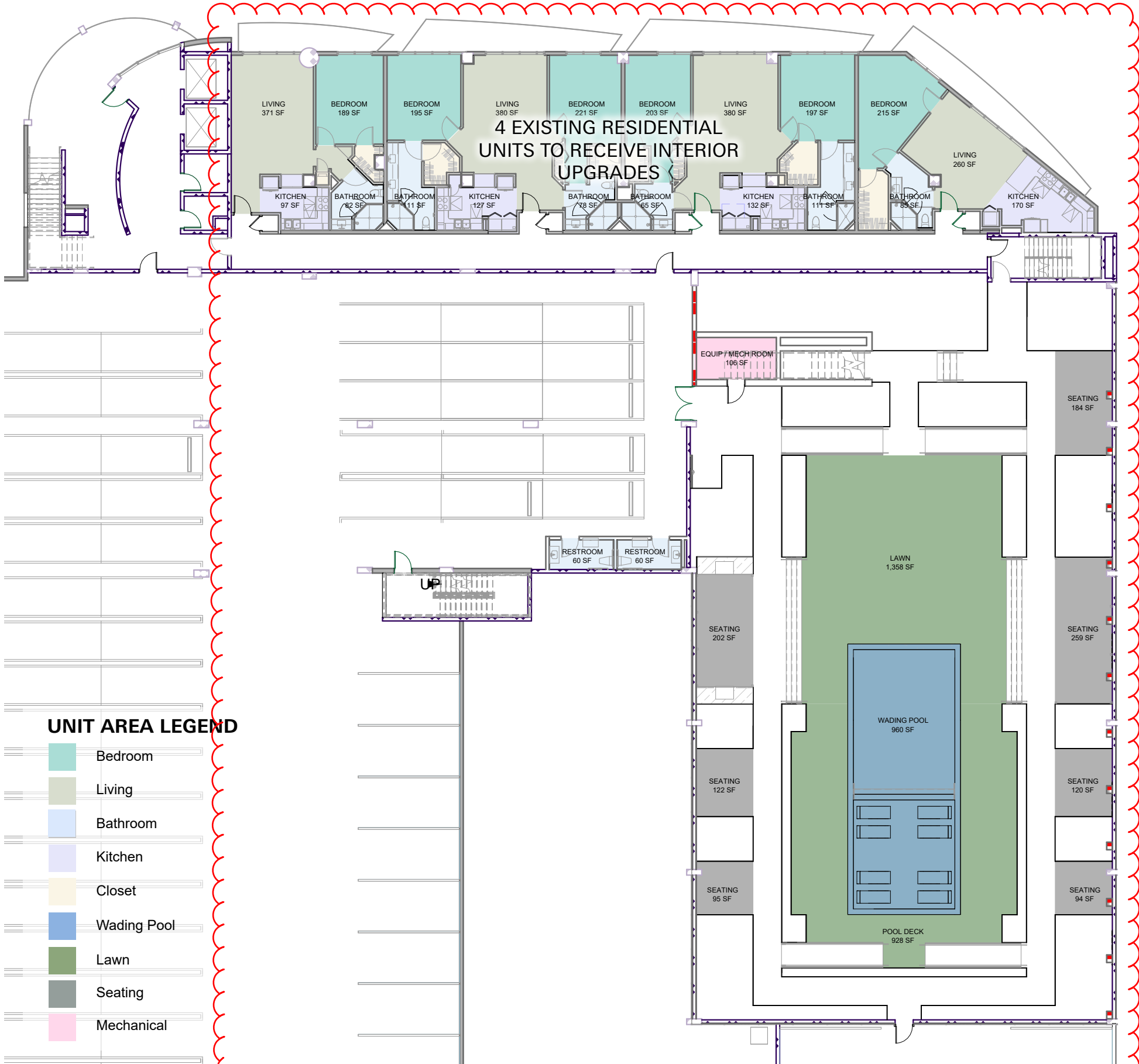
LEVEL 07 FAR PLAN

LEVEL 07 UNIT FAR PLAN

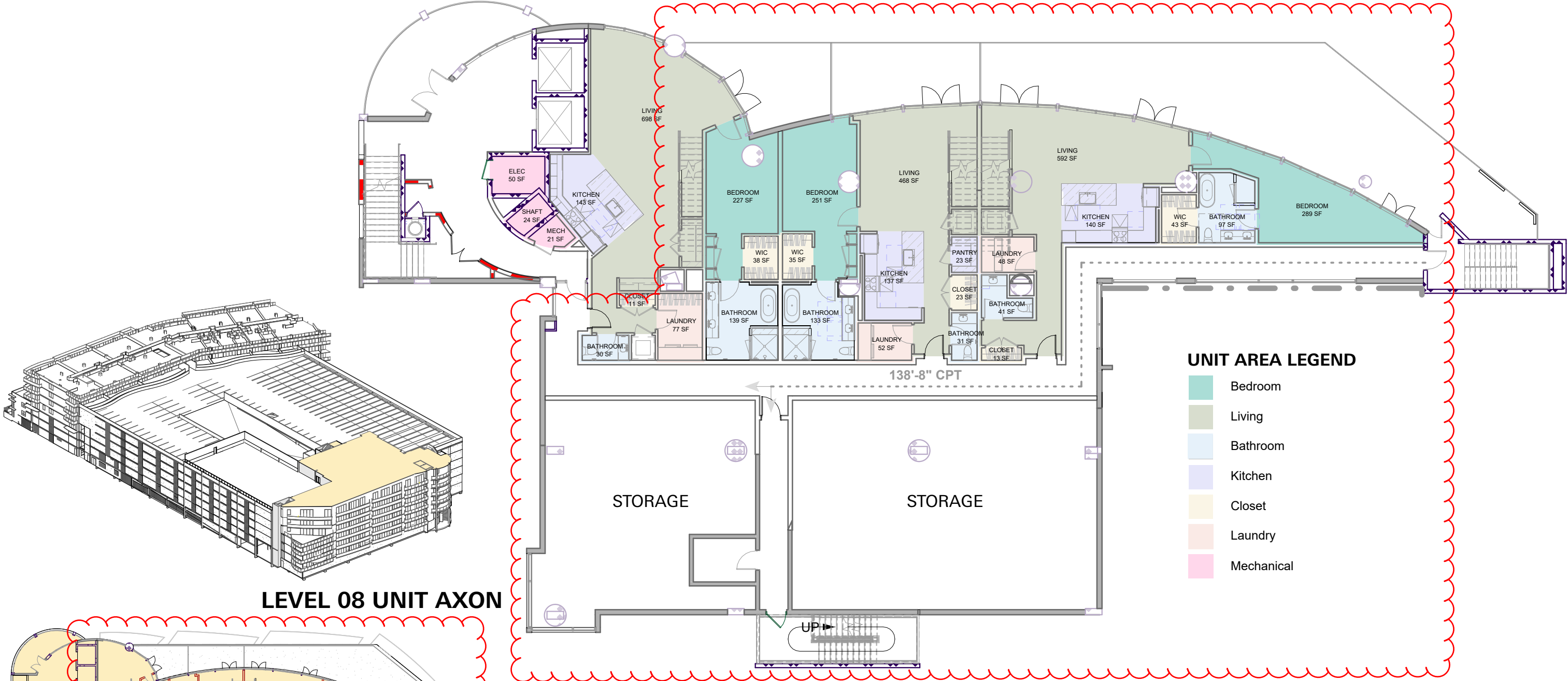
1" = 20'-0"
 Existing SF = 7,753
 Added SF = 0
 Total SF = 7,753

UNIT AREA LEGEND

	Bedroom
	Living
	Bathroom
	Kitchen
	Closet
	Wading Pool
	Lawn
	Seating
	Mechanical



FAR Calculation Diagrams



UNIT AREA LEGEND

■	Bedroom
■	Living
■	Bathroom
■	Kitchen
■	Closet
■	Laundry
■	Mechanical

LEVEL 08 UNIT AXON

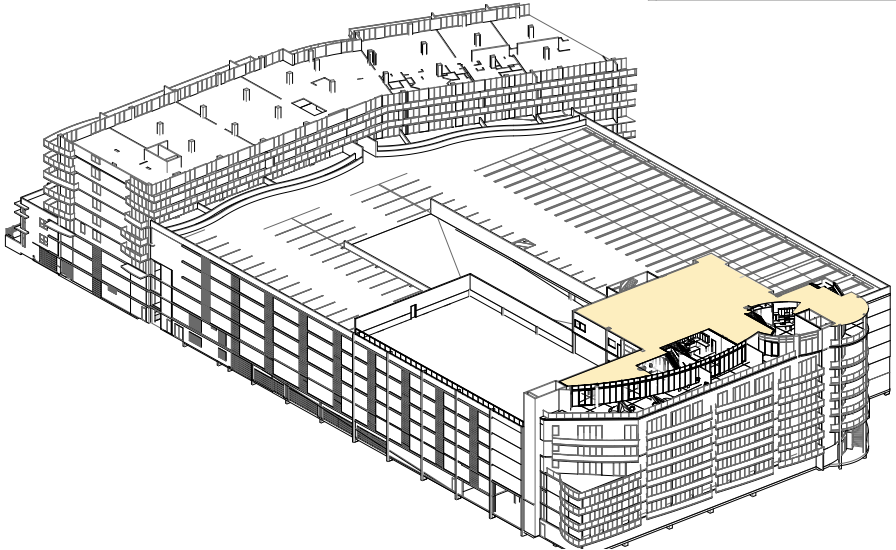
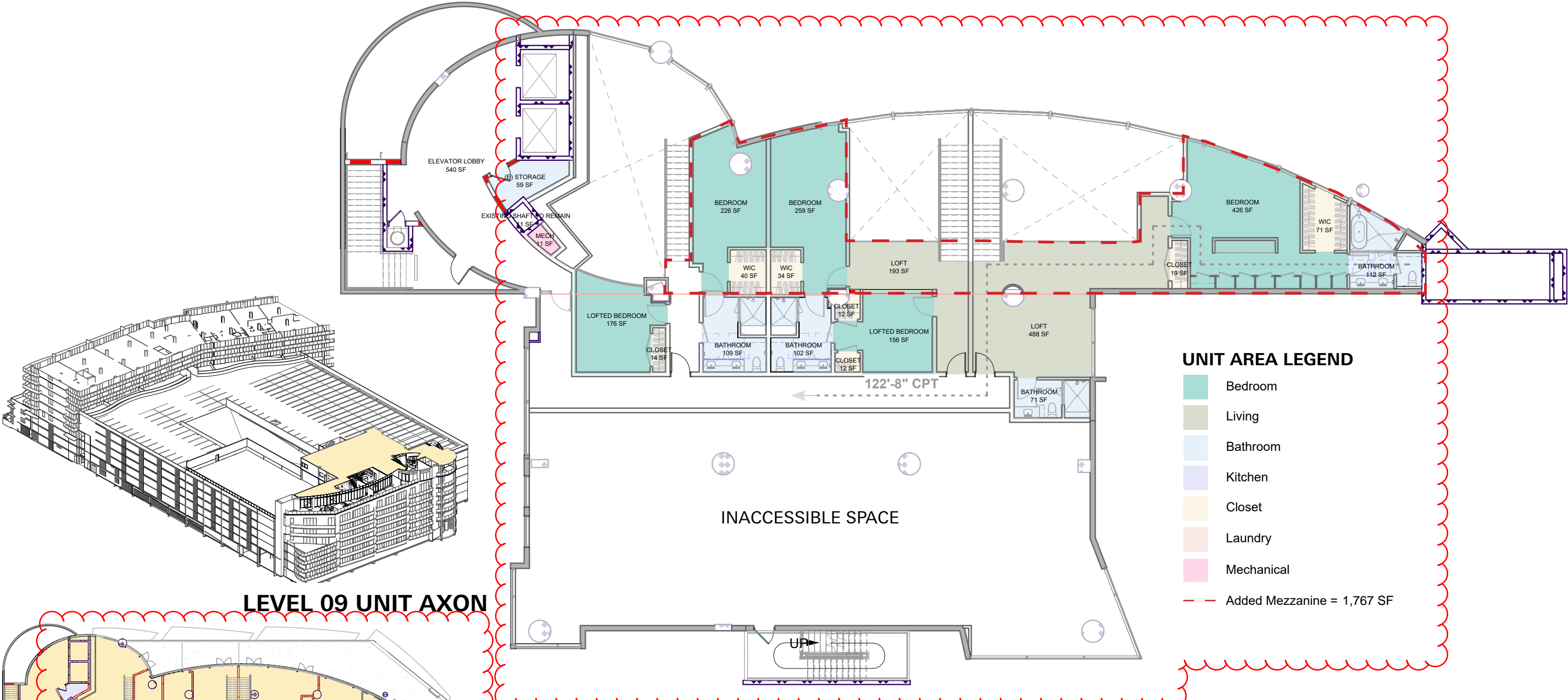
LEVEL 08 FAR PLAN

FORMER FITNESS CENTER / PROPOSED RESIDENTIAL

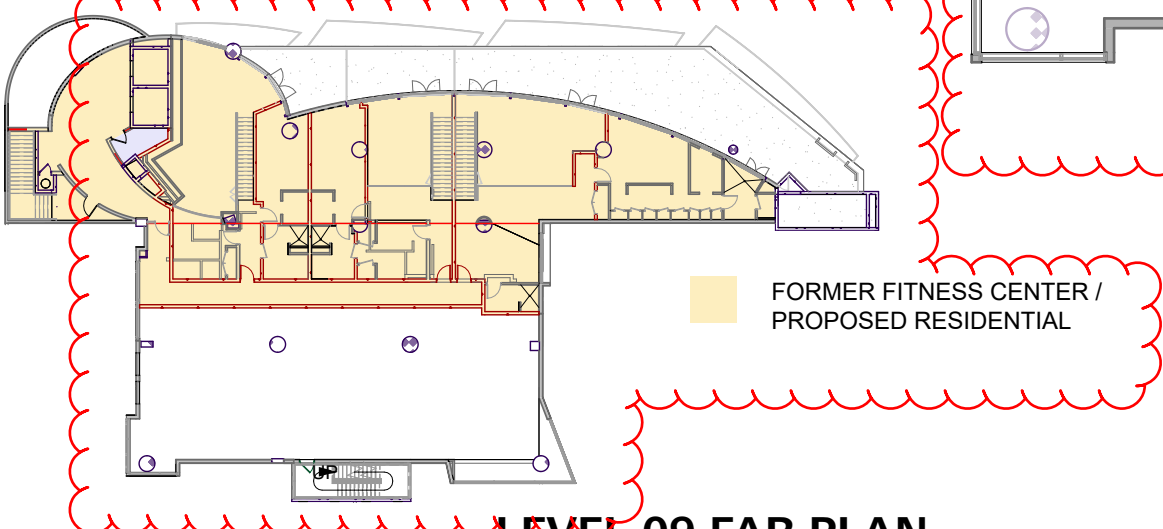
LEVEL 08 UNIT FAR PLAN

1/16" = 1'-0"
 Existing SF = 11,420
 Added SF = 0
 Total SF = 11,420

FAR Calculation Diagrams



LEVEL 09 UNIT AXON

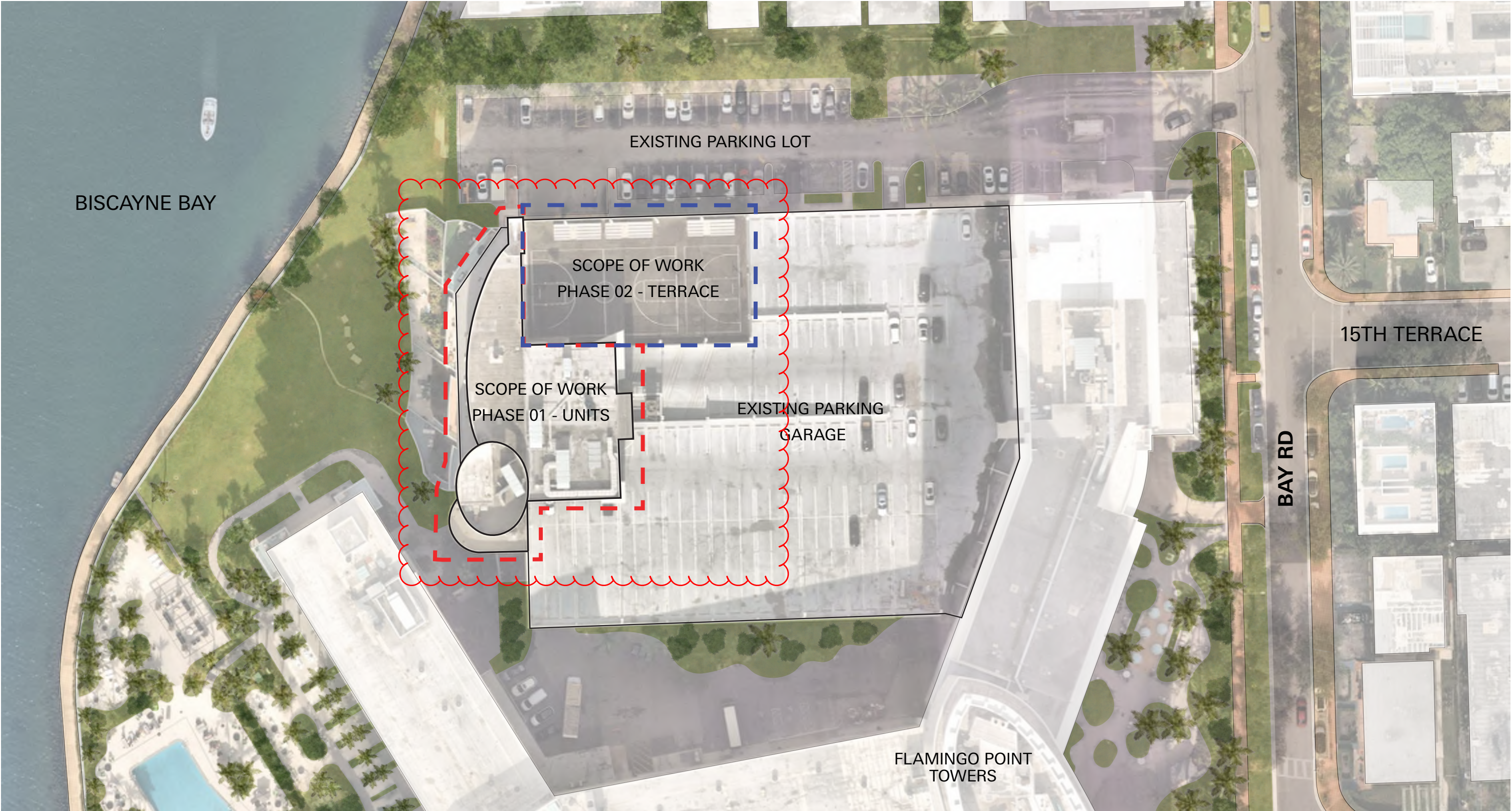


LEVEL 09 FAR PLAN

LEVEL 09 UNIT FAR PLAN

1/16" = 1'-0"
 Existing SF = 11,420
 Added SF = 1,767
 Total SF = 13,187

Existing Site Plan



N
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

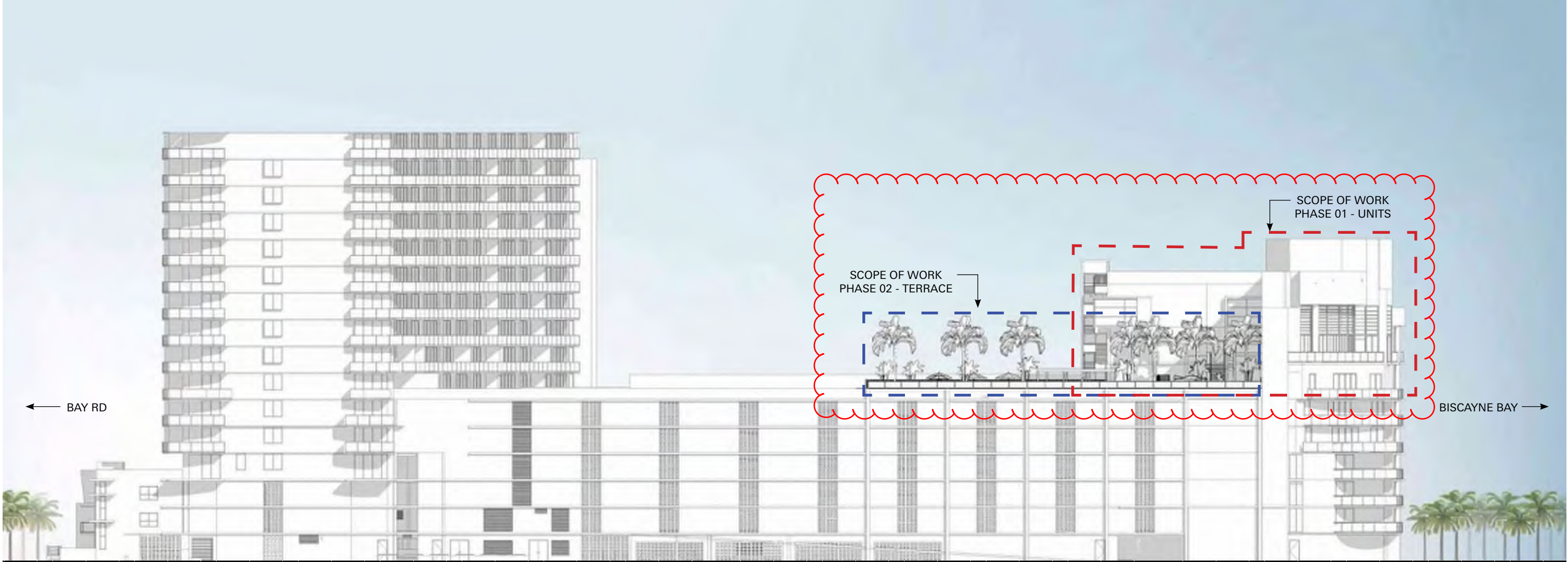


A. Street View Facing East - Photo taken July 30, 2024

Contextual Site Elevations



KEYPLAN



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

Contextual Site Elevations

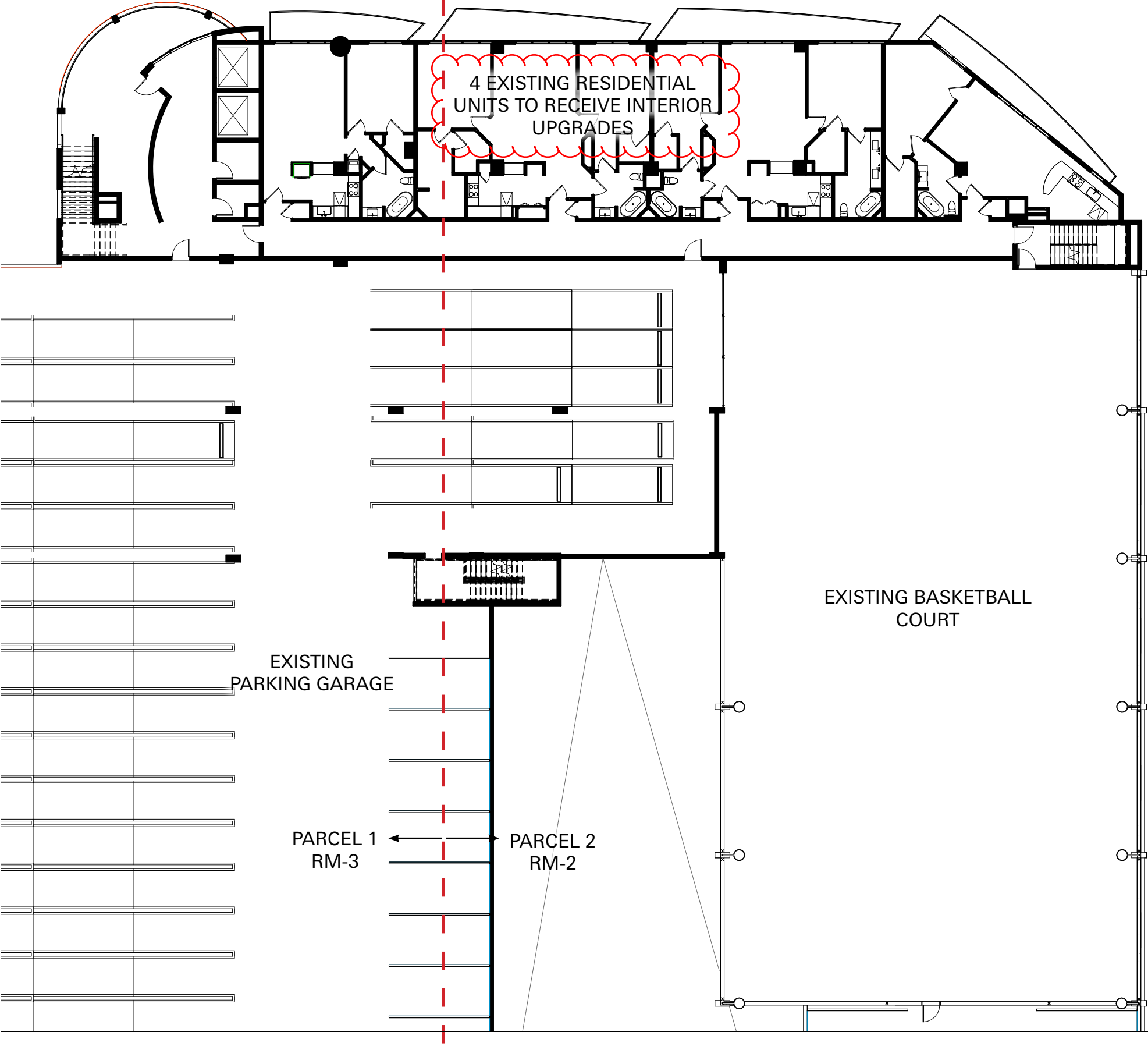


KEYPLAN



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

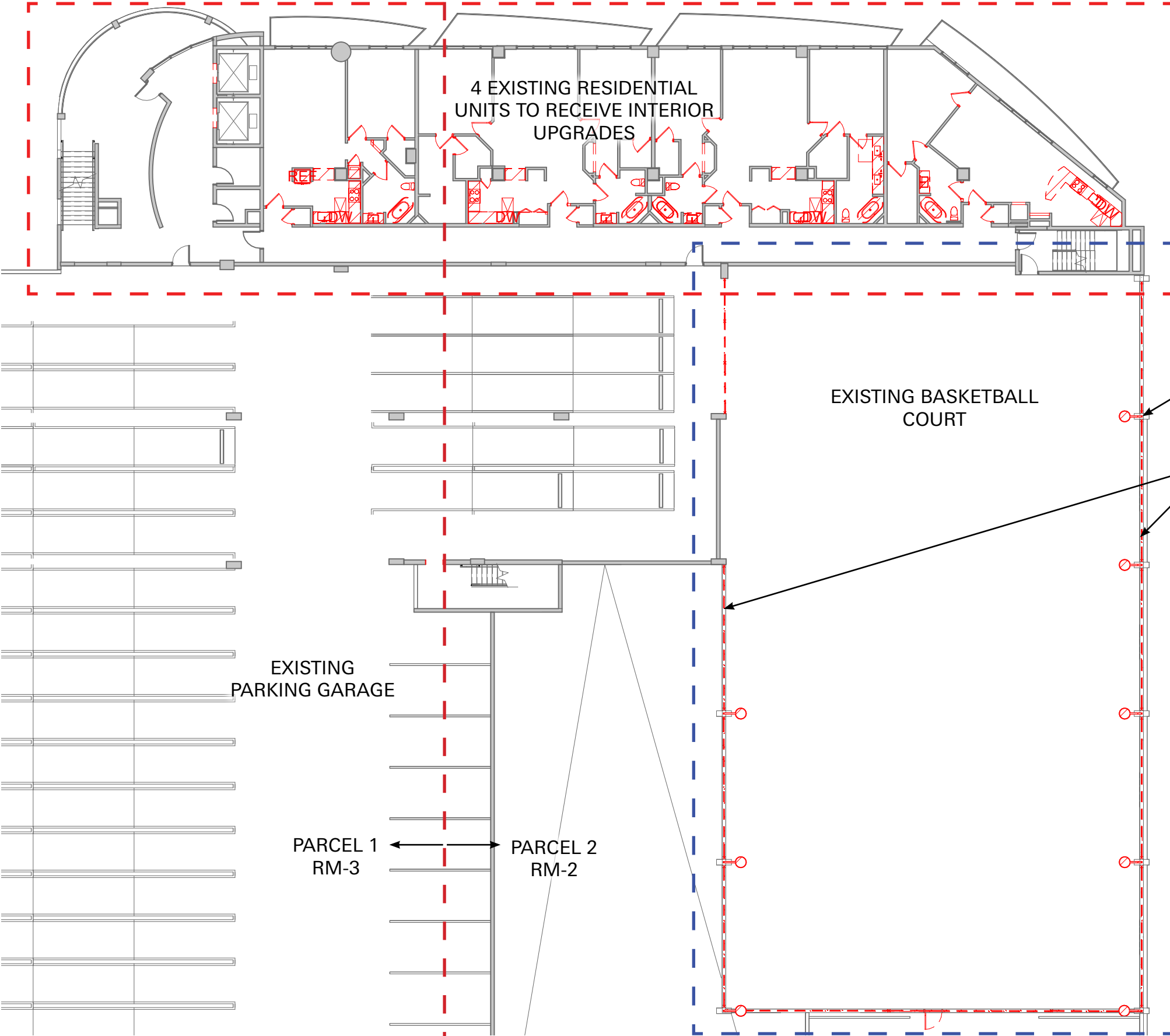
Level 07 Existing Floor Plan



SCALE: 1" = 20'-0"




Level 07 Demo Floor Plan



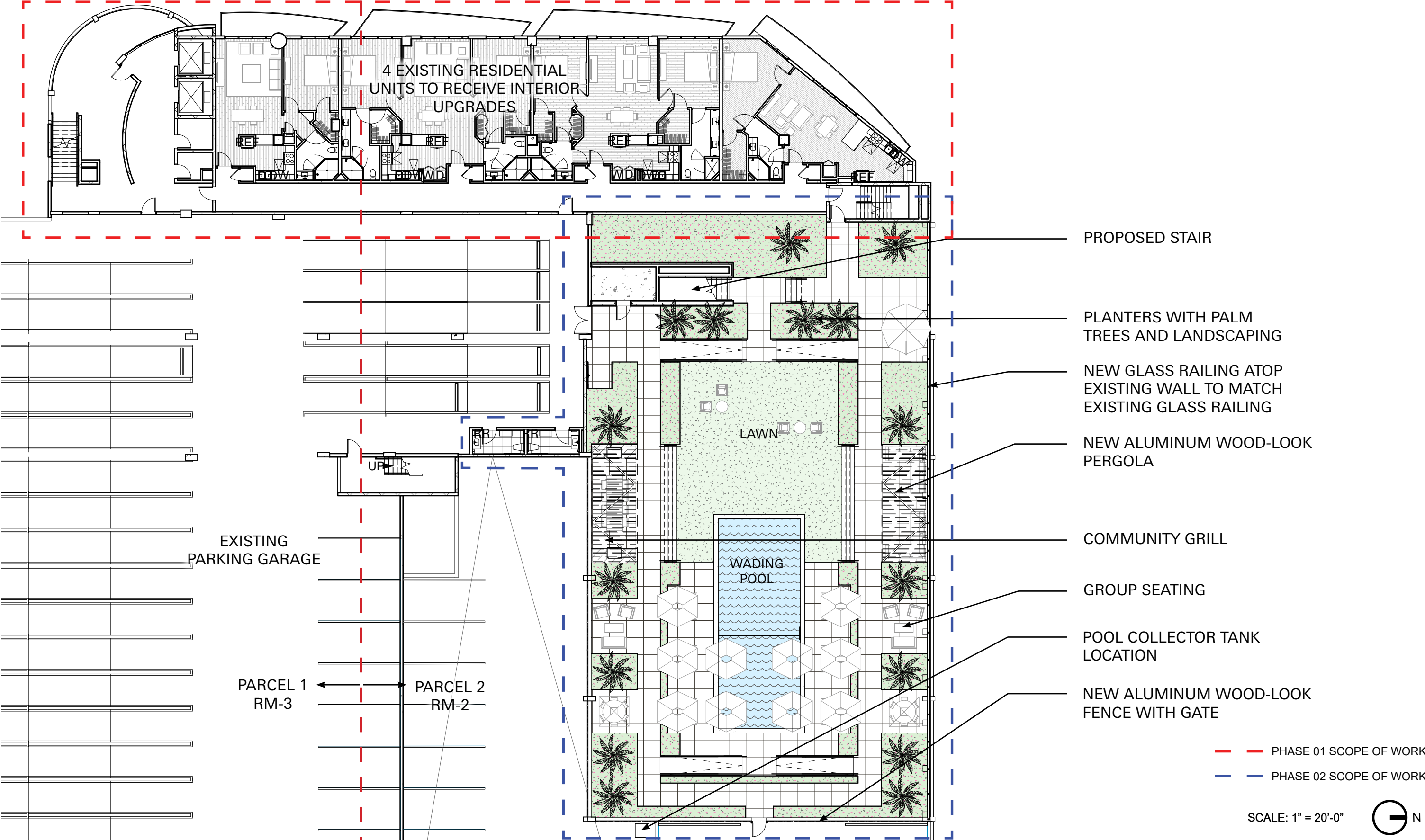
EXISTING STREETLIGHTS TO BE DEMOLISHED

EXISTING CHAINLINK FENCE ATOP WALL TO BE DEMOLISHED

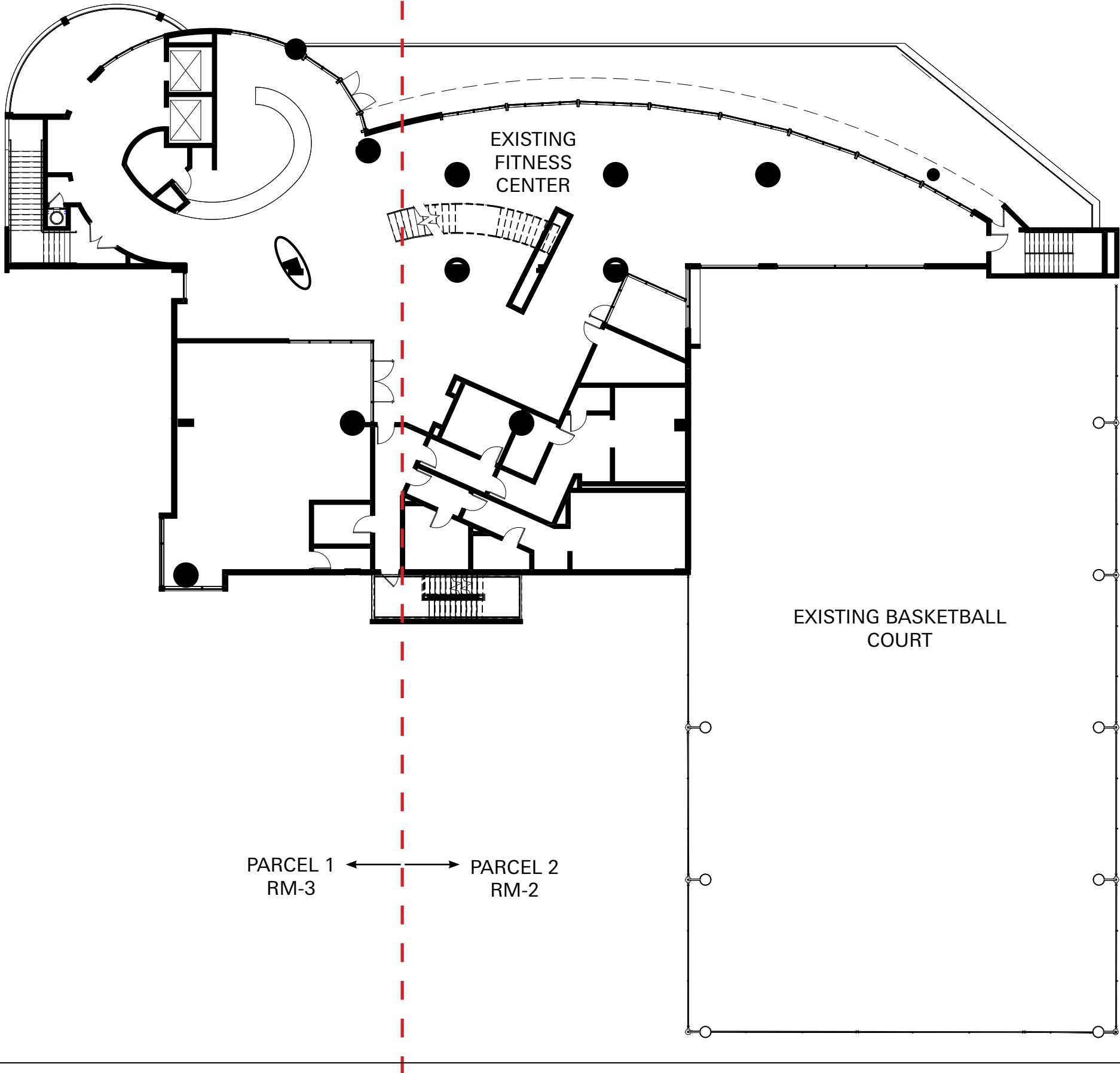
--- PHASE 01 SCOPE OF WORK
 --- PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0" 

Level 07 Proposed Landscape Plan



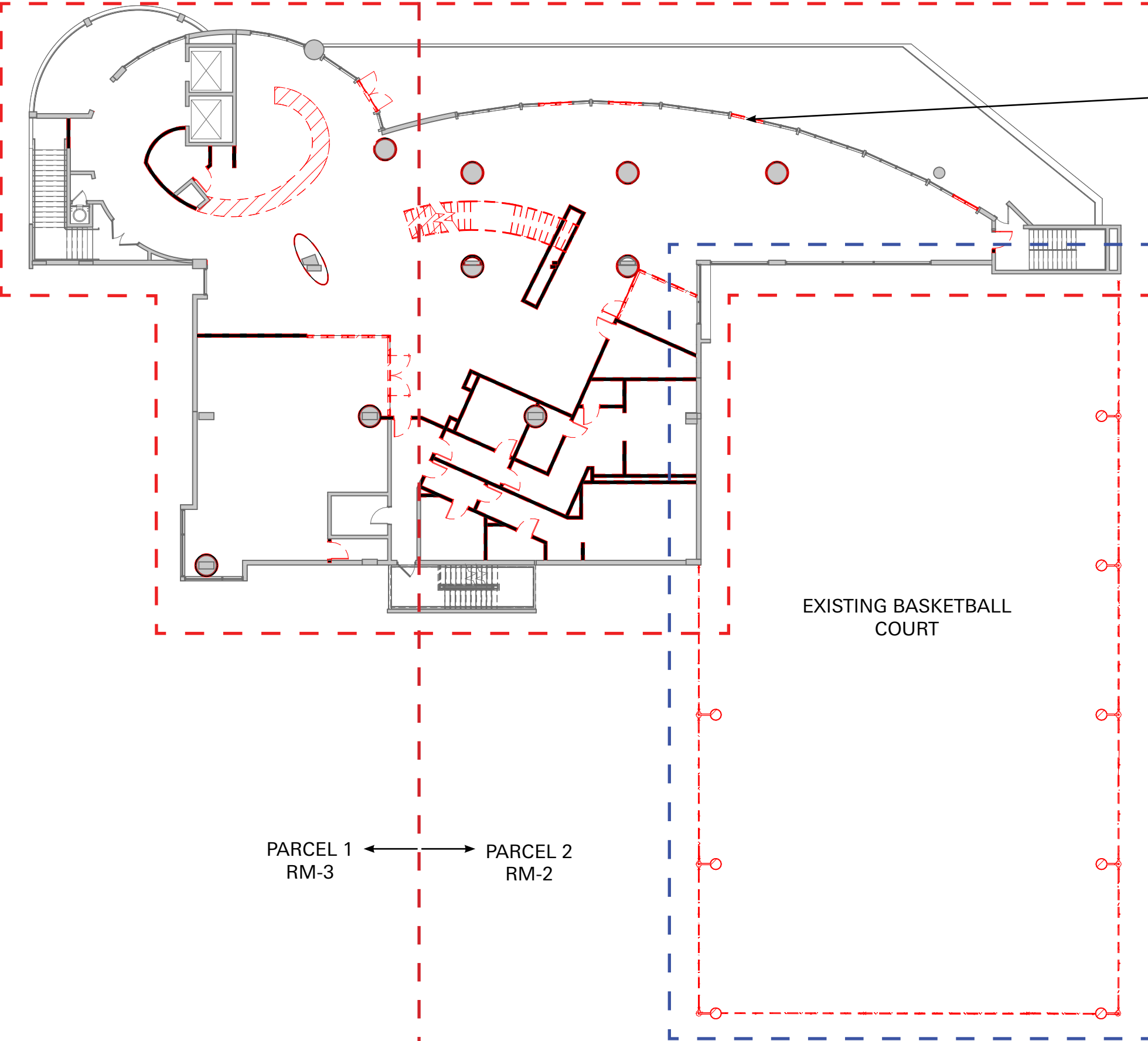
Level 08 Existing Floor Plan



SCALE: 1" = 20'-0"



Level 08 Demo Floor Plan



STOREFRONT PANELS TO BE DEMOLISHED FOR NEW DOORS

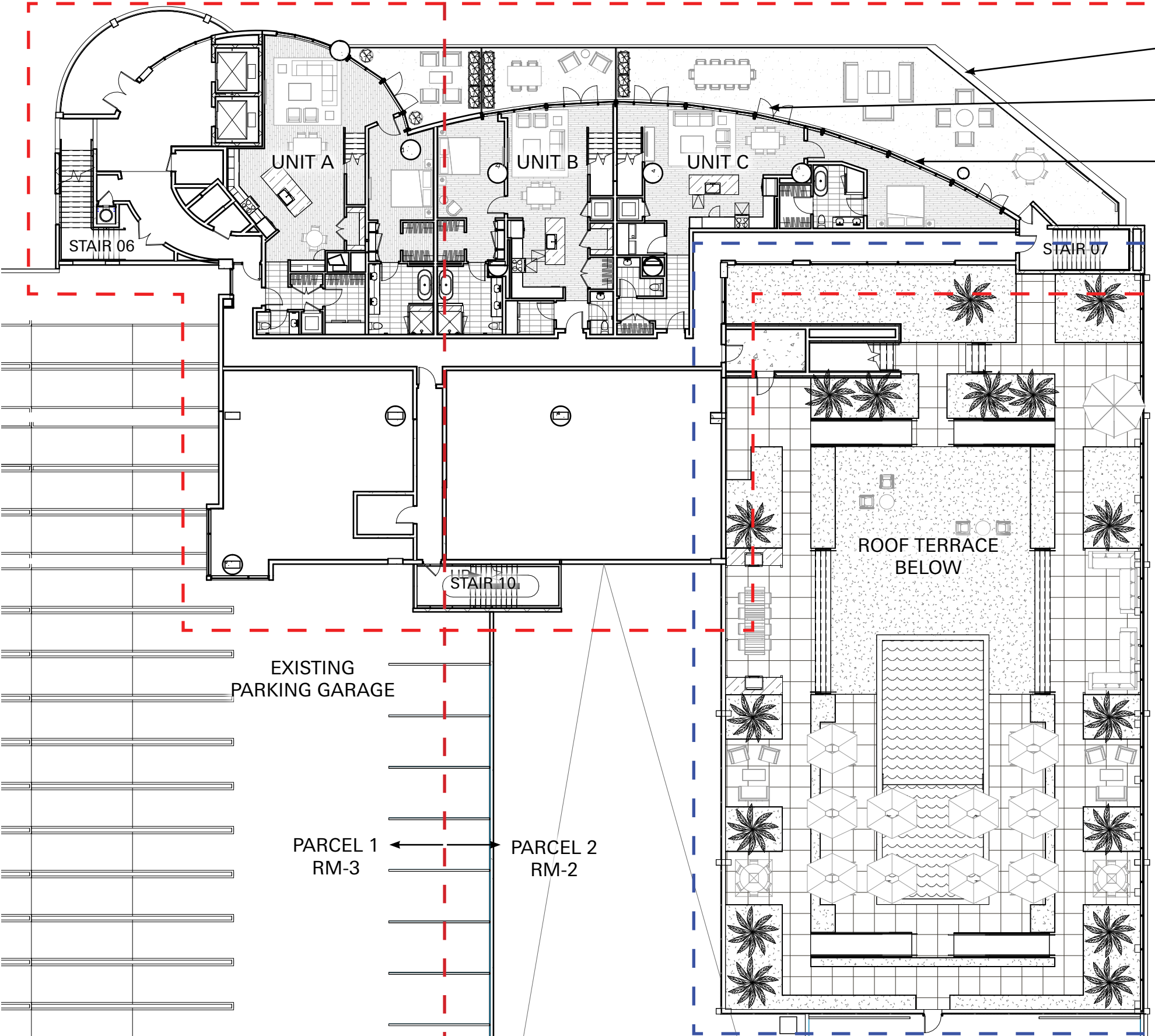
EXISTING BASKETBALL COURT

PARCEL 1 RM-3 PARCEL 2 RM-2

— PHASE 01 SCOPE OF WORK
— PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0" N

Level 08 Proposed Floor Plan



EXISTING GLASS RAILING TO REMAIN
 NEW DOORS PROPOSED IN EXISTING STOREFRONT
 EXISTING STOREFRONT TO REMAIN WITH EXTENSION ABOVE


EXISTING PARKING GARAGE

PARCEL 1
RM-3

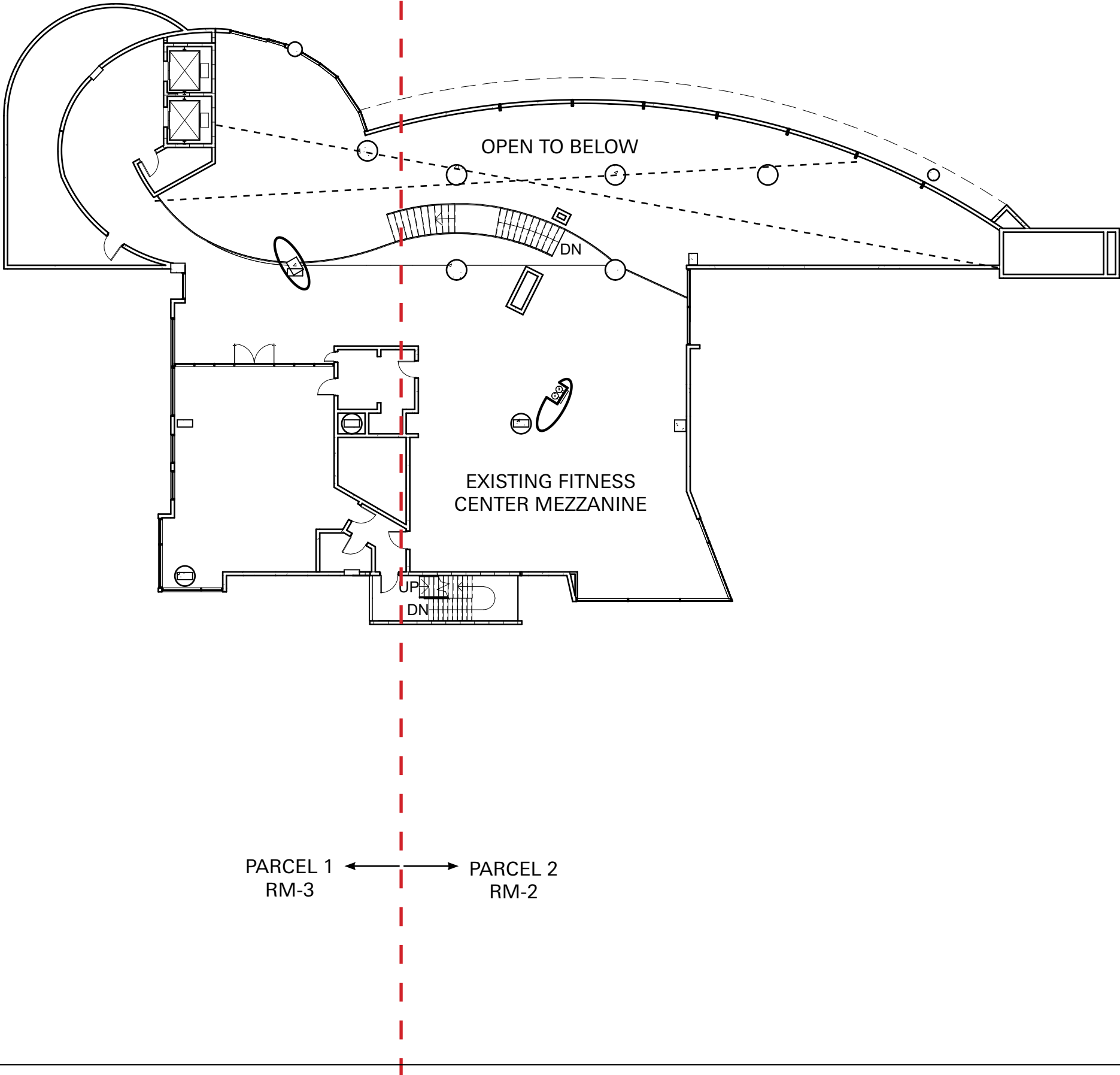
PARCEL 2
RM-2

ROOF TERRACE BELOW

— PHASE 01 SCOPE OF WORK
 — PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0" 

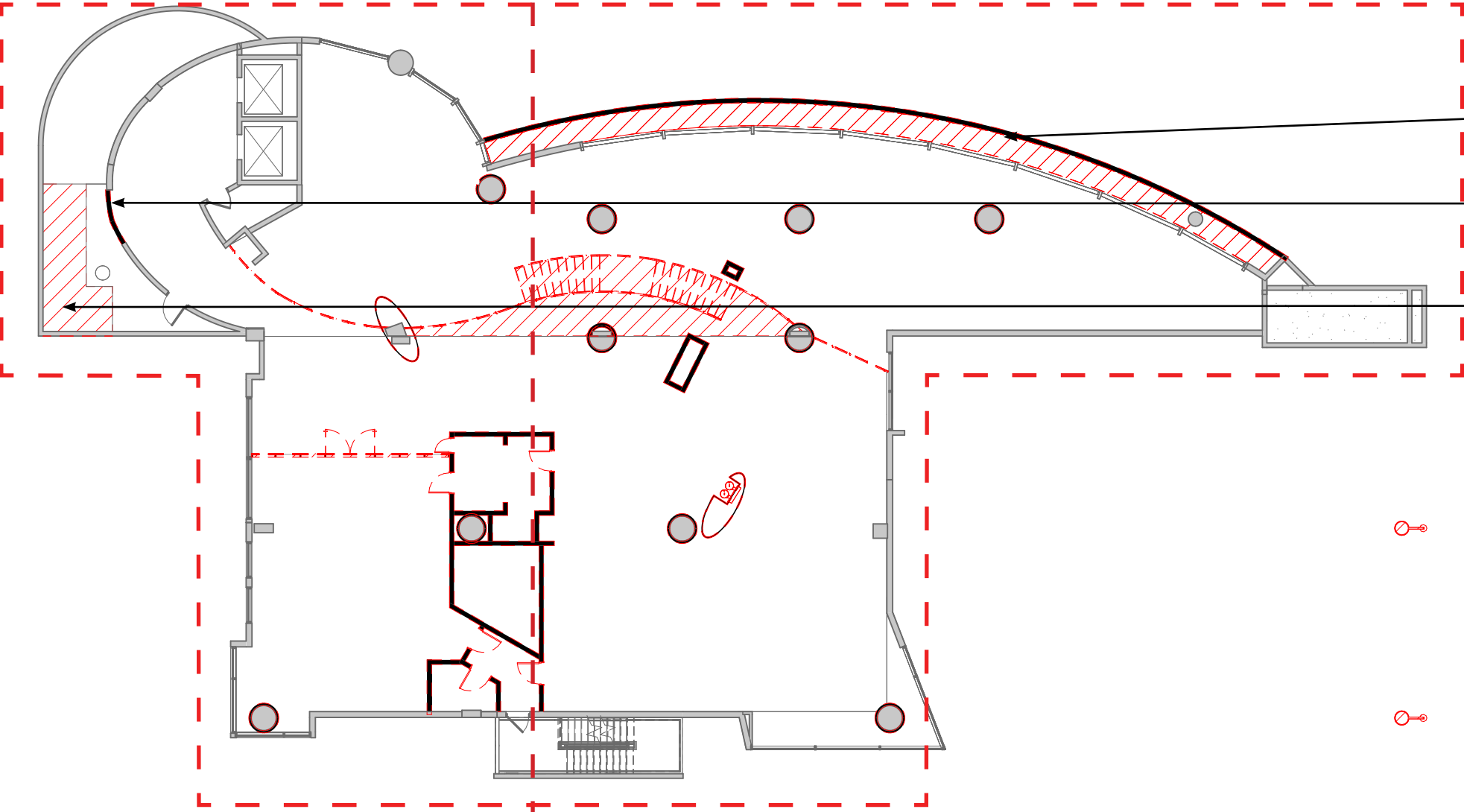
Level 09 Existing Floor Plan



SCALE: 1" = 20'-0"




Level 09 Demo Floor Plan



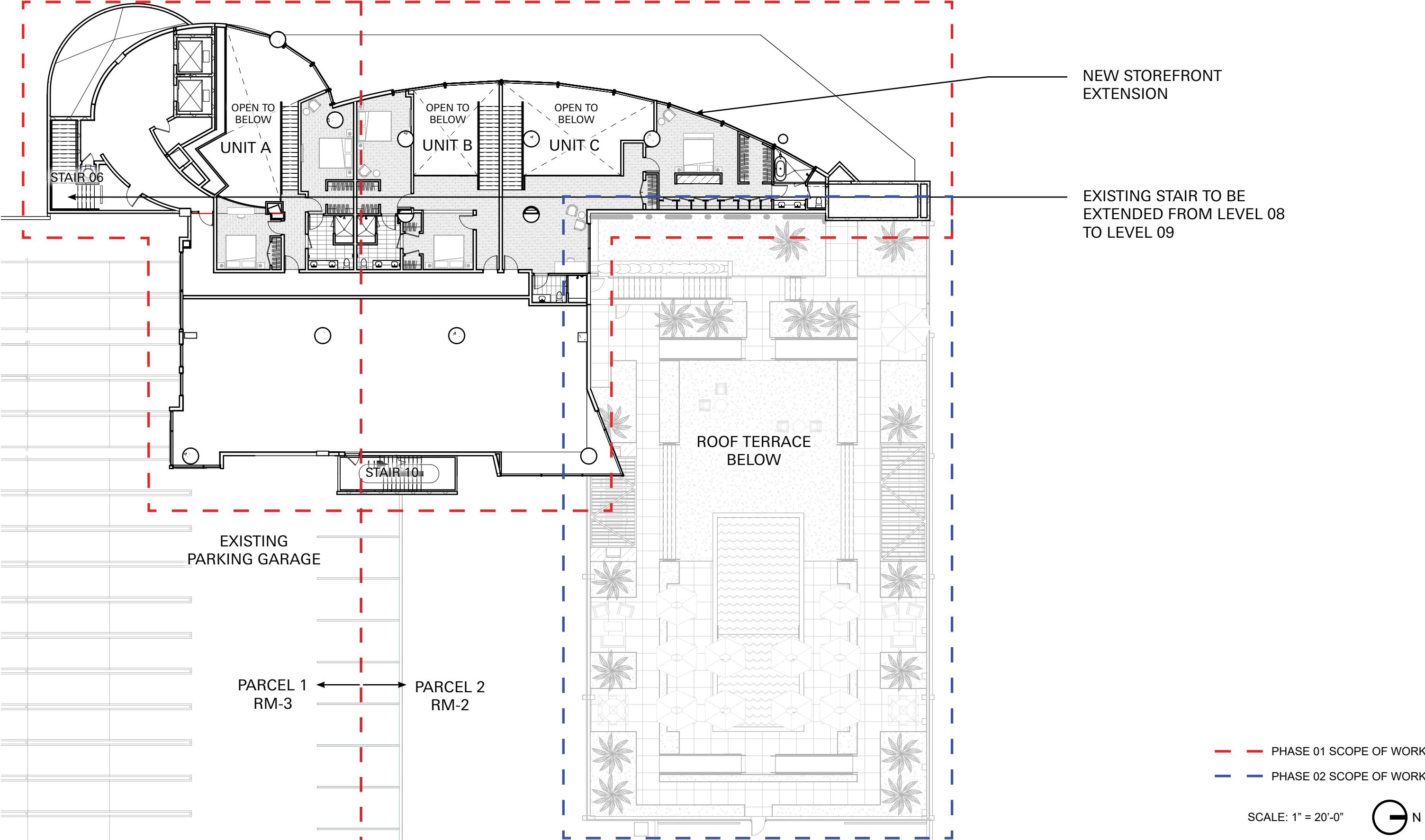
PARTIAL DEMOLITION OF BULKHEAD
 PARTIAL DEMOLITION OF SOUTH WALL
 DEMOLITION OF FLOOR

PARCEL 1 ← → PARCEL 2
 RM-3 RM-2

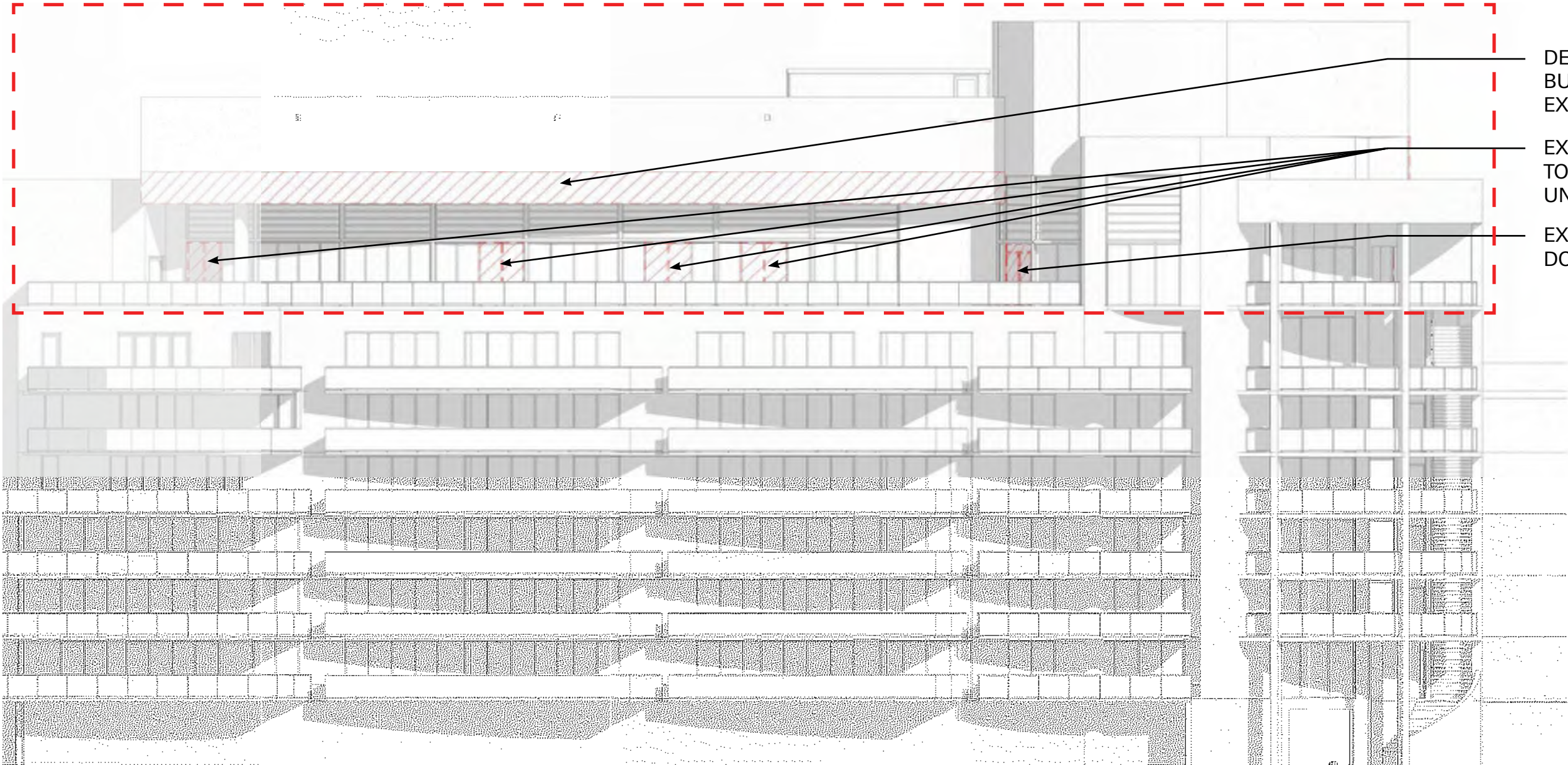
— PHASE 01 SCOPE OF WORK
 — PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0" 

Level 09 Proposed Floor Plan



Demo Elevation | West

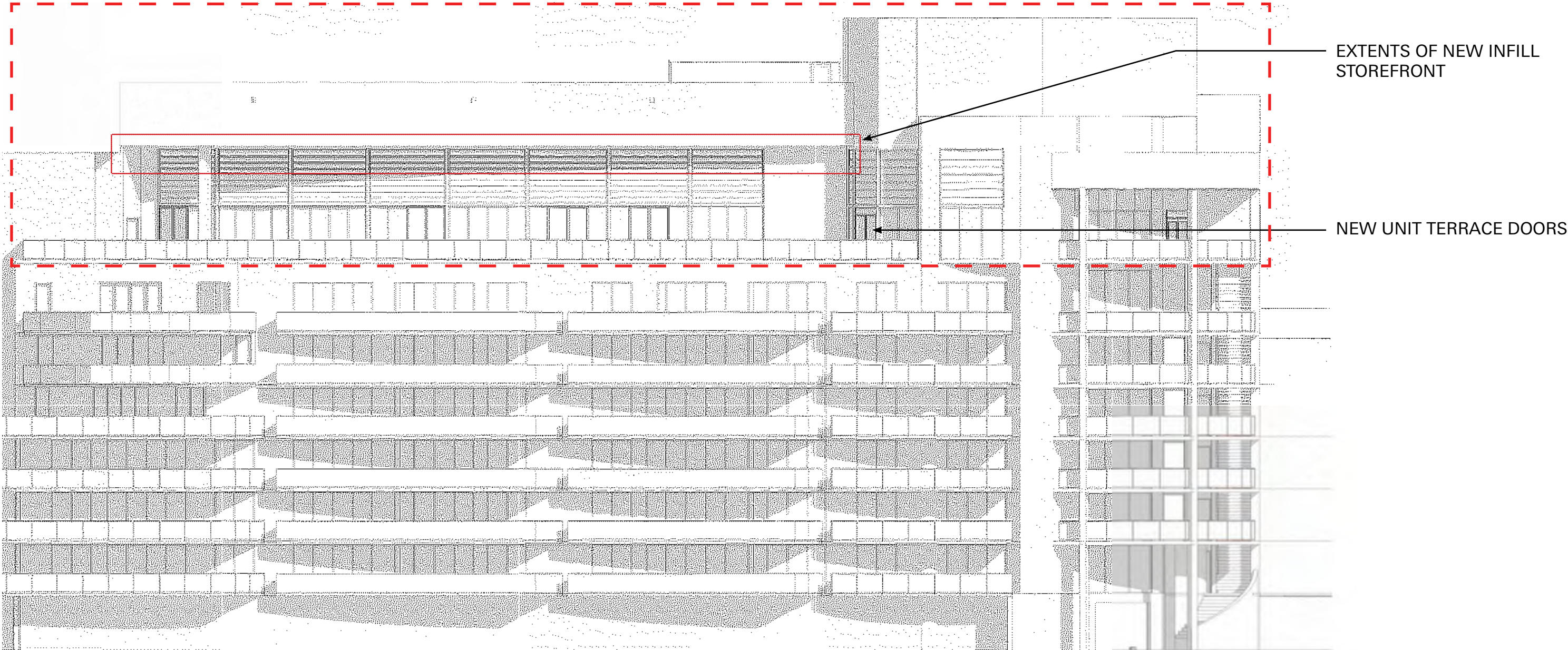


- DEMOLITION OF EXISTING BULKHEAD FOR EXTENSION OF EXISTING STOREFRONT
- EXISTING STOREFRONT GLAZING TO BE DEMOLISHED FOR NEW UNIT DOORS
- EXISTING STOREFRONT DOORS TO BE DEMOLISHED

— PHASE 01 SCOPE OF WORK
— PHASE 02 SCOPE OF WORK

SCALE: NTS

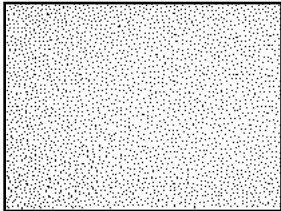
Proposed Elevation | West



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

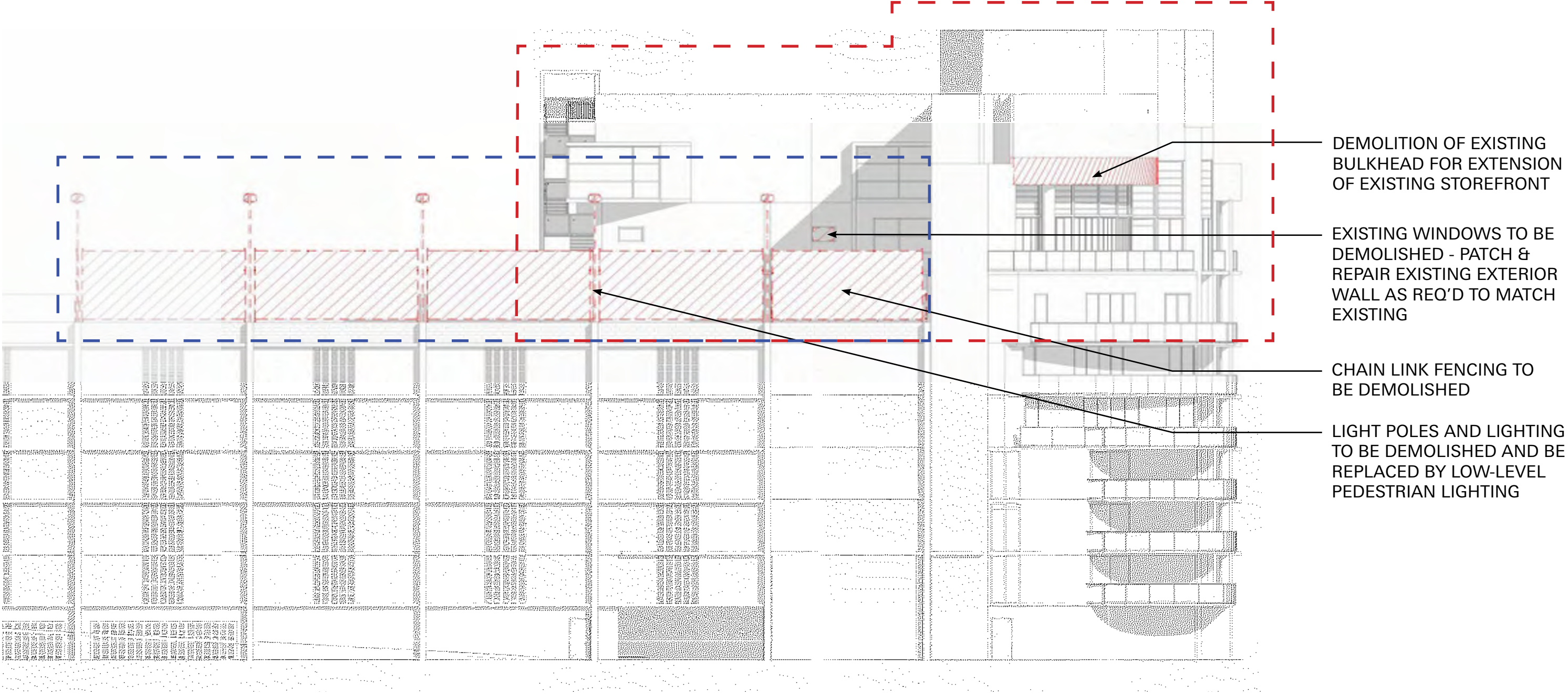


Aluminum storefront system

— PHASE 01 SCOPE OF WORK
— PHASE 02 SCOPE OF WORK

SCALE: NTS

Demo Elevation | North



DEMOLITION OF EXISTING BULKHEAD FOR EXTENSION OF EXISTING STOREFRONT

EXISTING WINDOWS TO BE DEMOLISHED - PATCH & REPAIR EXISTING EXTERIOR WALL AS REQ'D TO MATCH EXISTING

CHAIN LINK FENCING TO BE DEMOLISHED

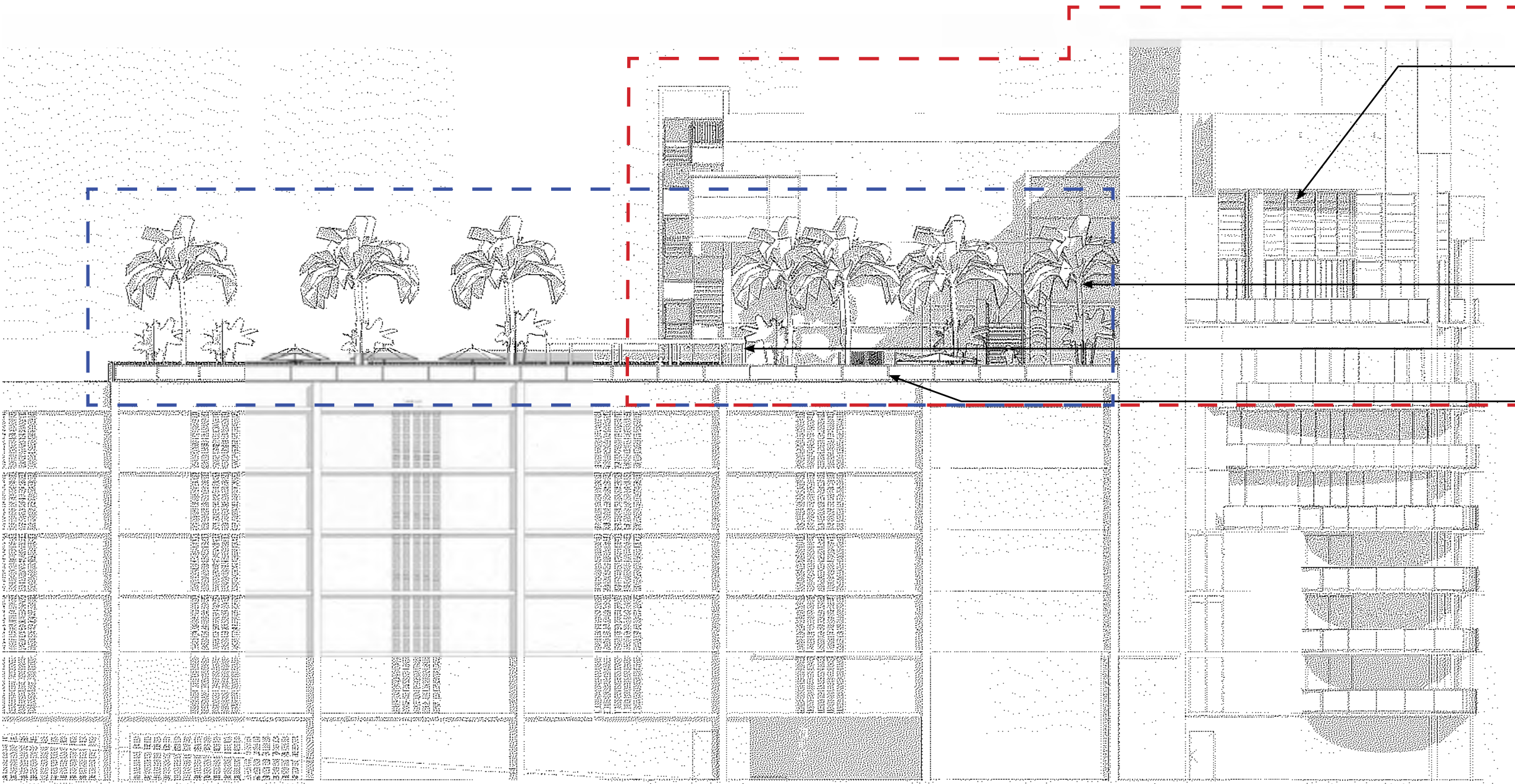
LIGHT POLES AND LIGHTING TO BE DEMOLISHED AND BE REPLACED BY LOW-LEVEL PEDESTRIAN LIGHTING

— PHASE 01 SCOPE OF WORK

— PHASE 02 SCOPE OF WORK

SCALE: NTS

Proposed Elevation | North



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

NEW PLANTINGS

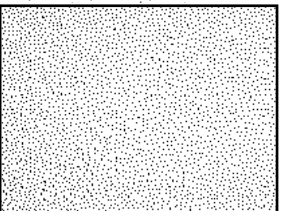
NEW ALUMINUM WOOD-LOOK PERGOLA

NEW GLASS RAILING ATOP EXISTING 3'-7" CONCRETE WALL TO MATCH EXISTING

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 storefront system

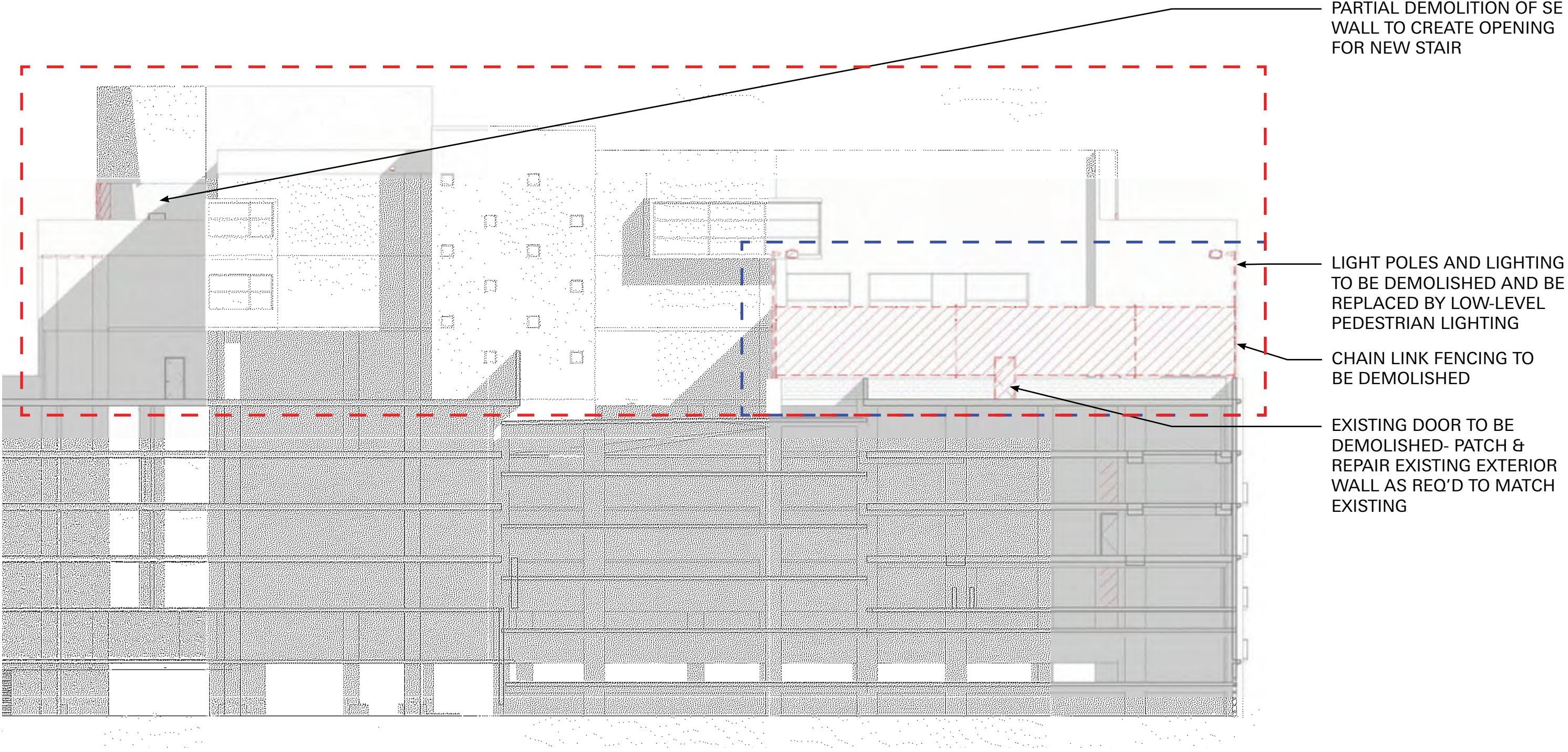


Blue/ green glazing to match existing

— PHASE 01 SCOPE OF WORK
— PHASE 02 SCOPE OF WORK

SCALE: NTS

Demo Elevation | East



PARTIAL DEMOLITION OF SE WALL TO CREATE OPENING FOR NEW STAIR

LIGHT POLES AND LIGHTING TO BE DEMOLISHED AND BE REPLACED BY LOW-LEVEL PEDESTRIAN LIGHTING

CHAIN LINK FENCING TO BE DEMOLISHED

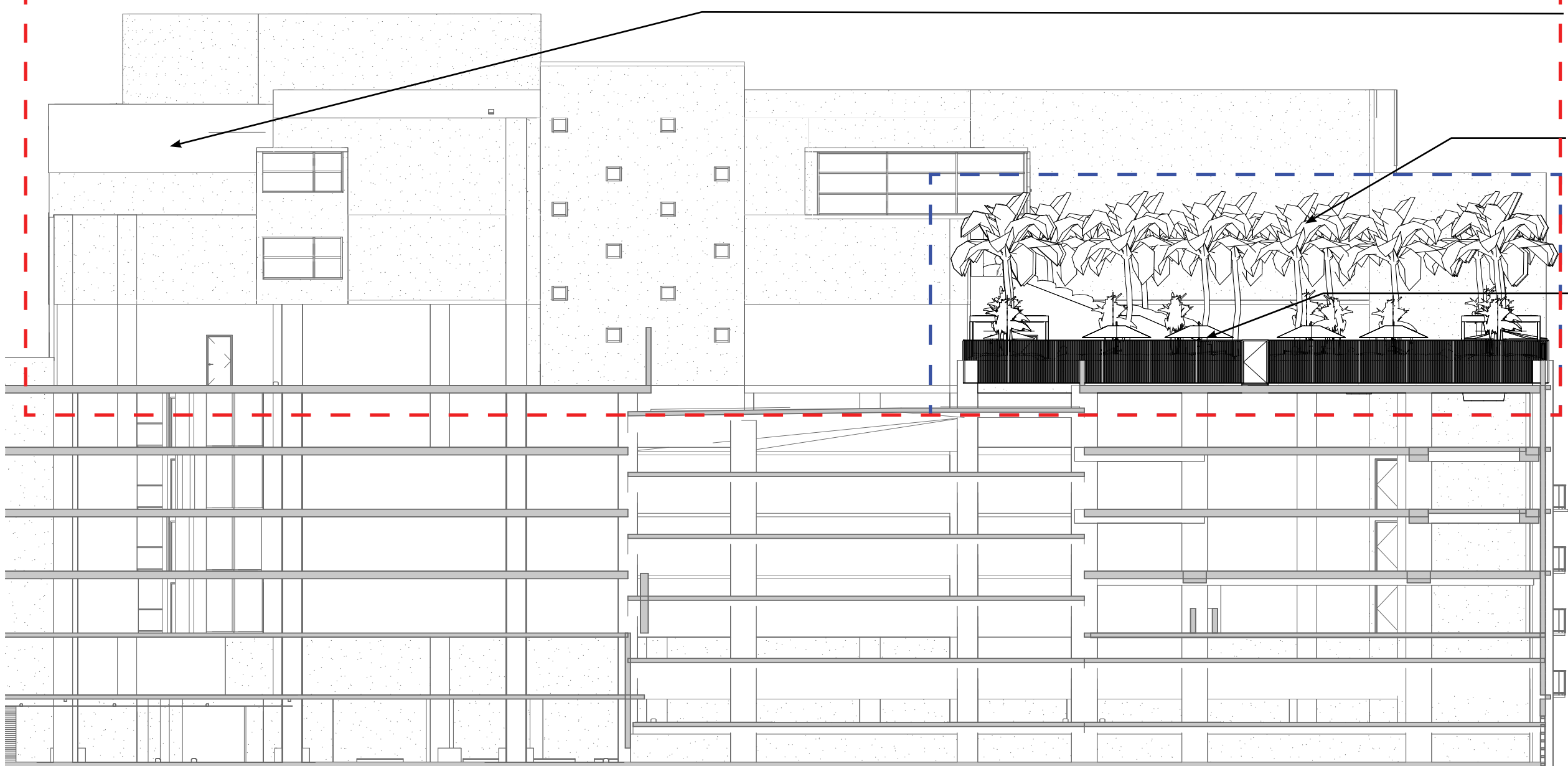
EXISTING DOOR TO BE DEMOLISHED- PATCH & REPAIR EXISTING EXTERIOR WALL AS REQ'D TO MATCH EXISTING

--- PHASE 01 SCOPE OF WORK

--- PHASE 02 SCOPE OF WORK

SCALE: NTS

Proposed Elevation | East

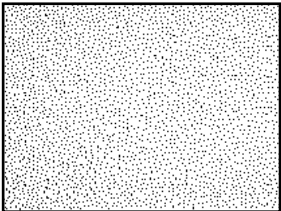


- PROPOSED ENCLOSURE FOR NEW STAIR
- NEW PLANTINGS
- NEW ALUMINUM WOOD-LOOK FENCE WITH NEW DOOR

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 storefront system

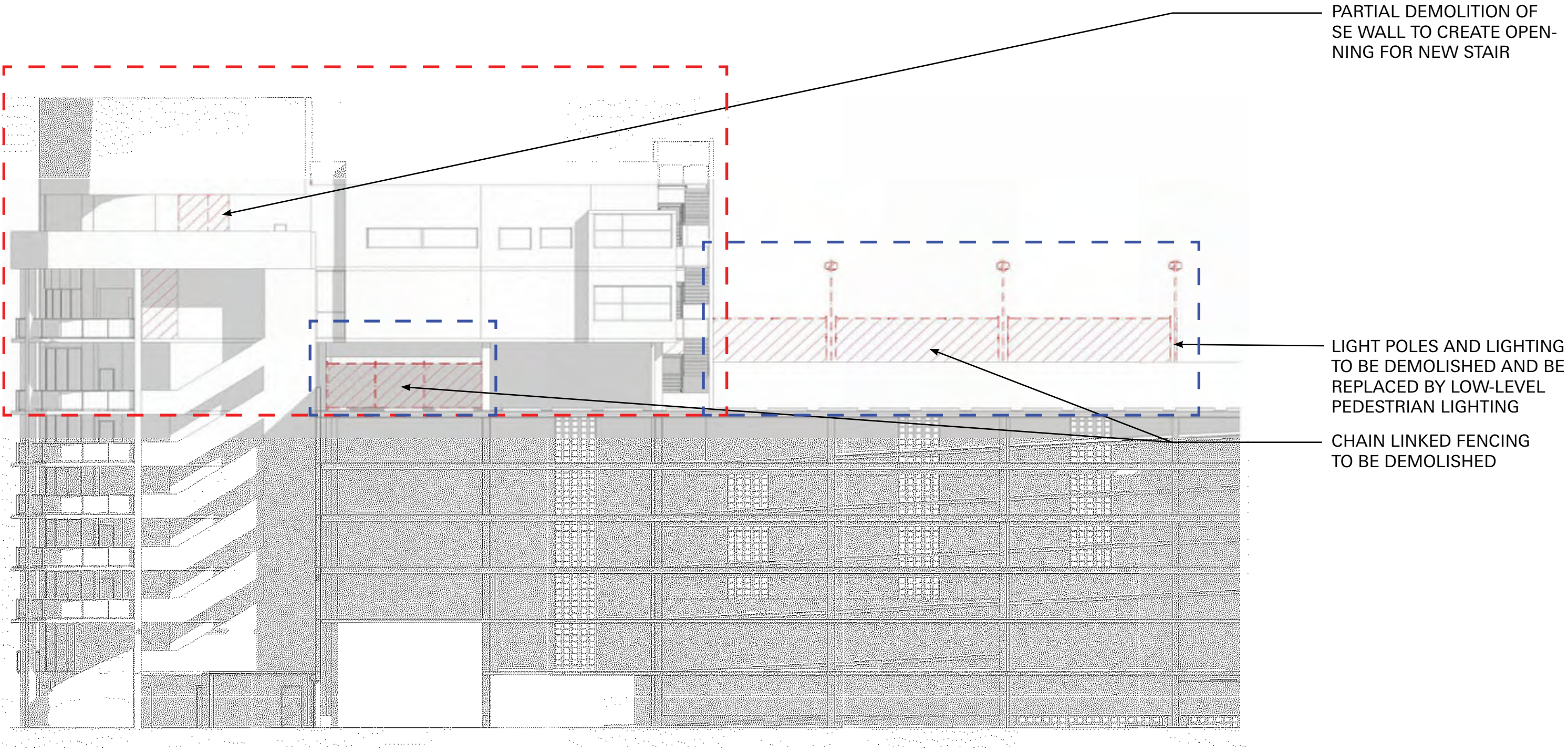


Blue/ green glazing to match existing

- PHASE 01 SCOPE OF WORK
- PHASE 02 SCOPE OF WORK

SCALE: NTS

Demo Elevation | South



PARTIAL DEMOLITION OF SE WALL TO CREATE OPENING FOR NEW STAIR

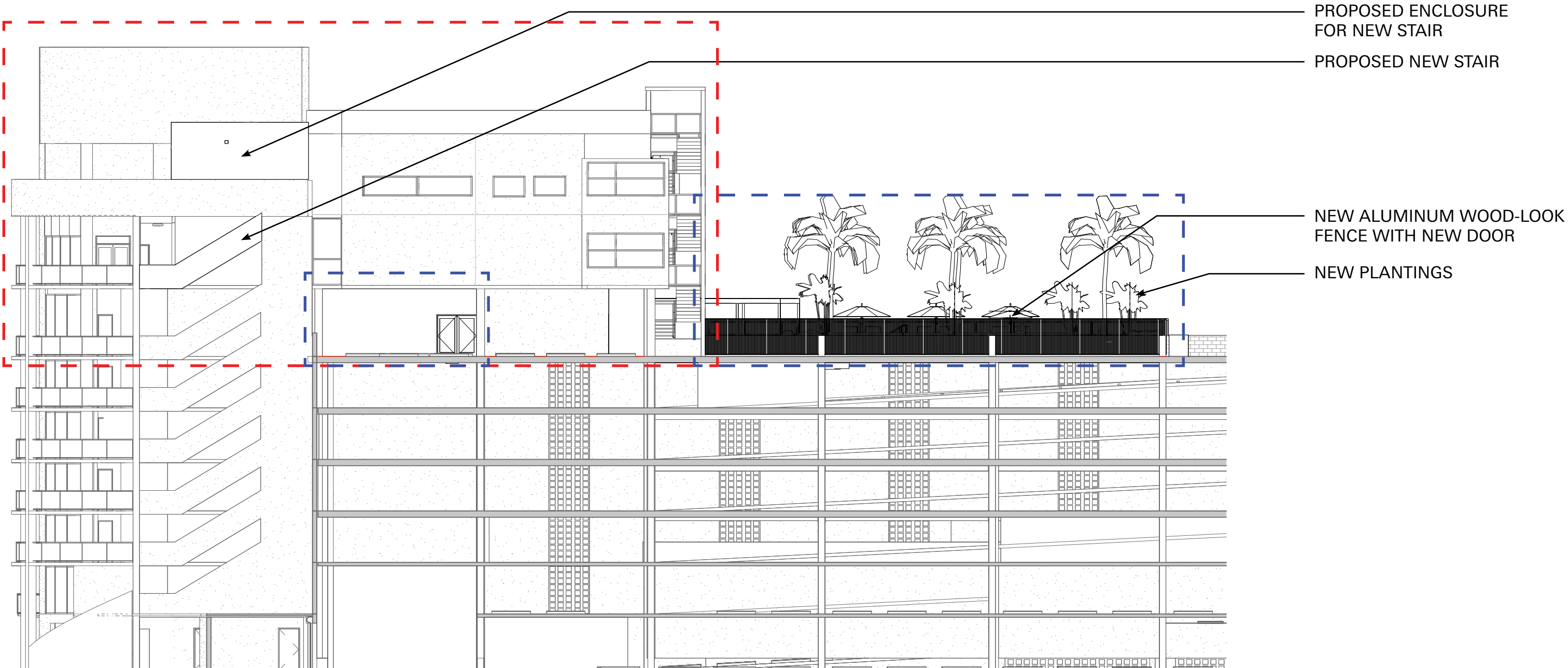
LIGHT POLES AND LIGHTING TO BE DEMOLISHED AND BE REPLACED BY LOW-LEVEL PEDESTRIAN LIGHTING

CHAIN LINKED FENCING TO BE DEMOLISHED

- PHASE 01 SCOPE OF WORK
- PHASE 02 SCOPE OF WORK

SCALE: NTS

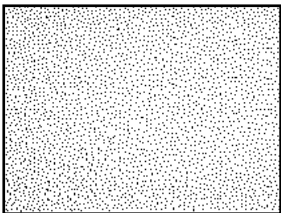
Proposed Elevation | South



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 storefront system



Blue/ green glazing to match existing

— PHASE 01 SCOPE OF WORK
— PHASE 02 SCOPE OF WORK

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 | Aerial View



Existing Penthouse Aerial View



Proposed Penthouse Aerial View

Flamingo Bayside Villas | Birdseye View



Existing Penthouse Birdseye View



Proposed Penthouse Birdseye View

Flamingo Bayside Villas | View from Bay Road



Existing Bay Road View



Proposed Bay Road View

Flamingo Bayside Villas | View from Baywalk



Existing Baywalk View



Proposed Baywalk View