

DRB24-1040, 1420-1428 BAY ROAD

BAYSIDE VILLAS AT  
FLAMINGO  
POINT



JUNE 12, 2025

## Design Review Board Meeting Presentation

AIR

COMMUNITIES

TRYBA ARCHITECTS



# About AIR Communities

- Owner / manager of 2 communities / 1,596 apartment homes in Miami Beach; 15 communities / 5,250 apartment homes in SE FL
- Became Certified™ as a Great Place to Work® (2025)
- National Top Workplace 2022-2025
- Regional Top Workplace – South Florida 2023-2024
- Healthiest Employer – South Florida 2023-2024
- Ranked 2nd in the U.S. in resident satisfaction (2023)
- AIR Gives - Commitment to Community



## AWARDS AND RECOGNITION



2023  
**KINGSLEY ELITE  
FIVE EXCELLENCE  
AWARD IN RESIDENT  
SATISFACTION**



2023-2025  
**NATIONAL TOP  
WORKPLACE  
AWARD**  
  
**REGIONAL TOP  
WORKPLACE  
AWARDS**  
  
PHILADELPHIA  
DENVER  
SOUTH FLORIDA



2023-2024  
**BEST PLACES TO  
WORK AWARDS**  
  
LOS ANGELES  
DENVER  
WASHINGTON, D.C  
MIAMI



2023-2024  
**HEALTHIEST  
EMPLOYER IN  
COLORADO AND  
SOUTH FLORIDA**



2025-2026  
**CERTIFIED GREAT  
PLACE TO WORK**



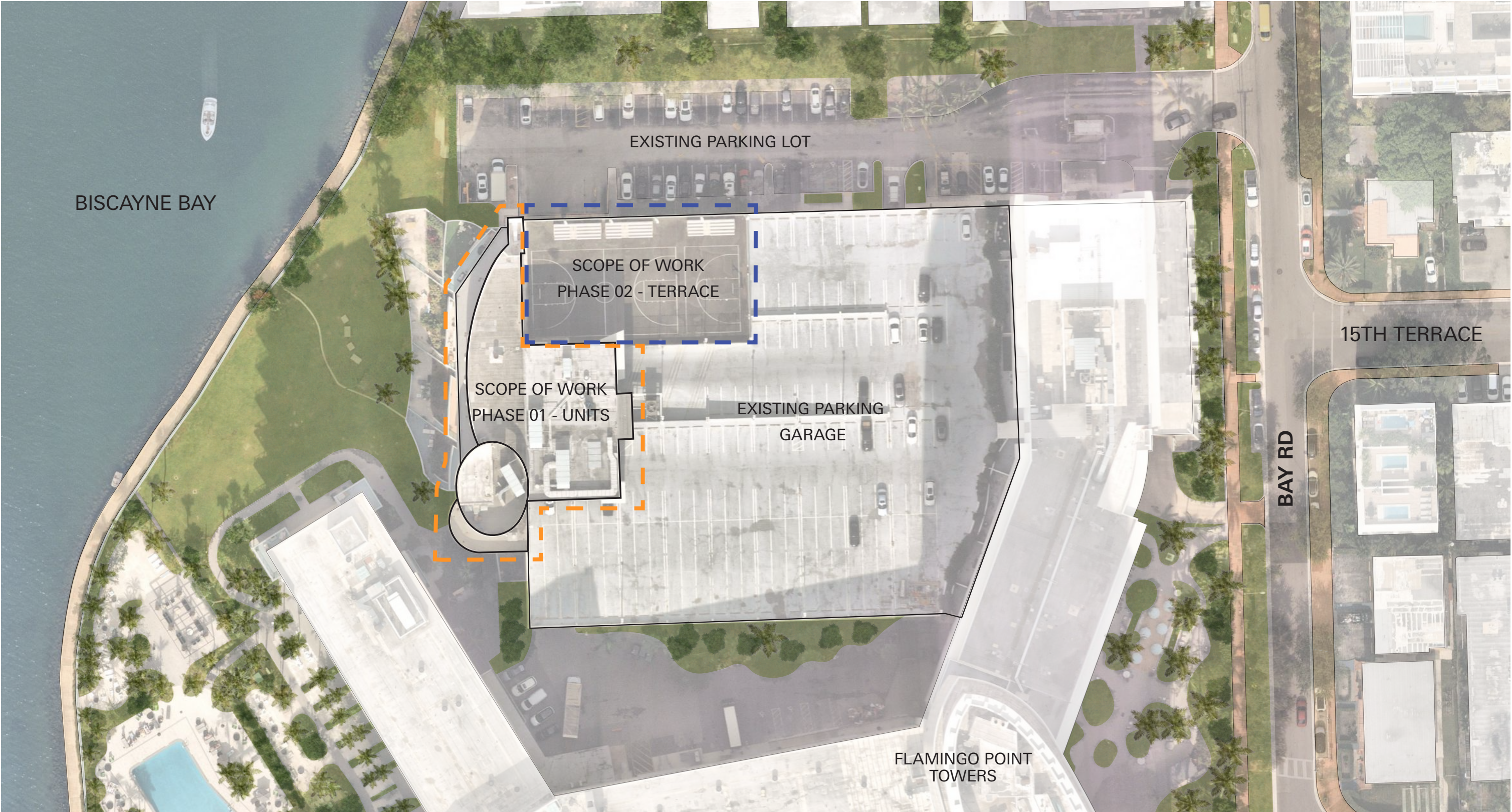
# Vicinity Map



N  
NOT TO SCALE



# Existing Site Plan





BAYSIDE VILLAS AT  
FLAMINGO  
POINT



Proposed Bayside Villas Renovation

# Bayside Villas at Flamingo Point

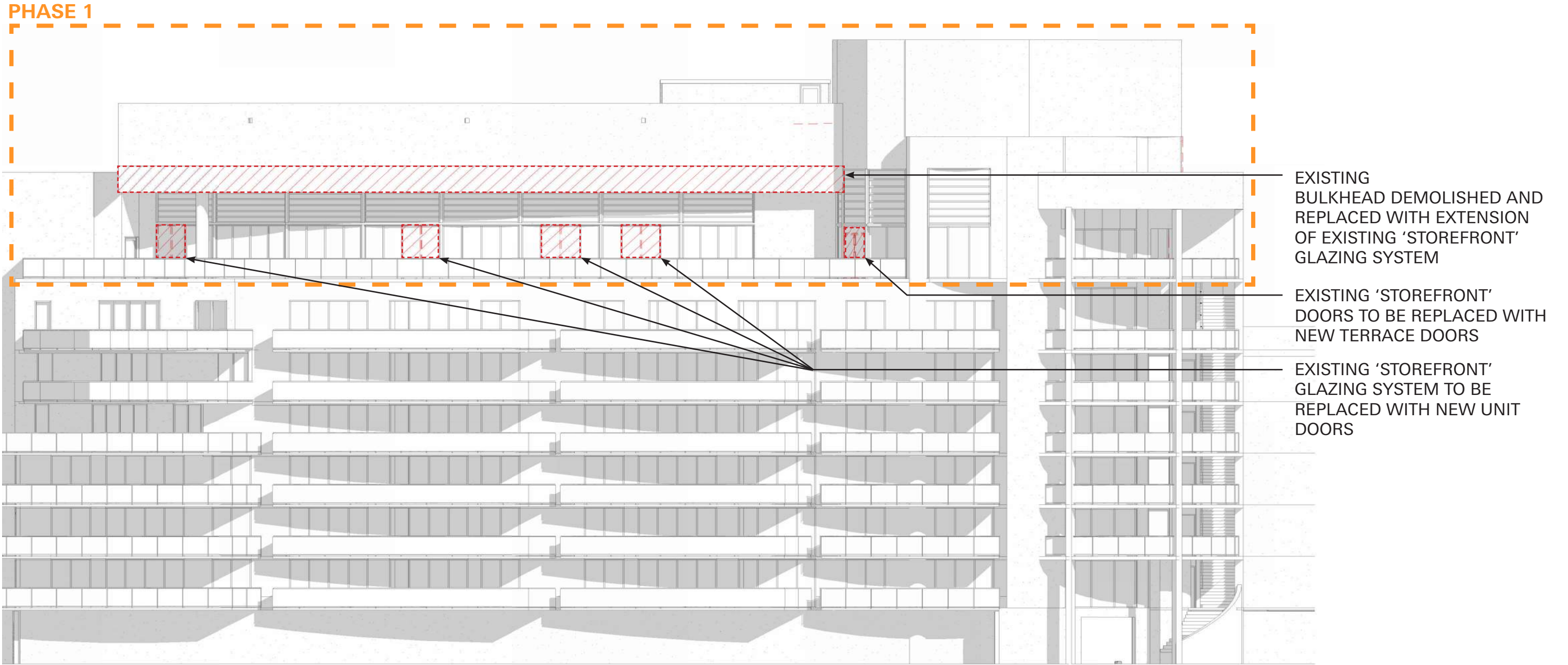
*Revision to DRB Order DRB20-0577 Phase 5 approved Oct 2020*

## Project Scope:

- Phase 01: 3 new penthouse residential units to replace underutilized and vacant space on Level 8 & 9. Allowable FAR will not be exceeded.
  - Existing west facade 'storefront' glazing expanded vertically to provide view for Level 9 penthouse bedrooms
- Phase 02: Existing basketball court will be replaced with a Rooftop Terrace and Pool.
  - Existing chain link fence on north facade will be replaced with a new glass railing to match the existing railing on the west facade
  - New metal panel stair, with finish color to match existing stucco, will be constructed to connect the Terrace to the residential units
  - Existing light poles and lighting to be replaced with low-level pedestrian lighting for Terrace

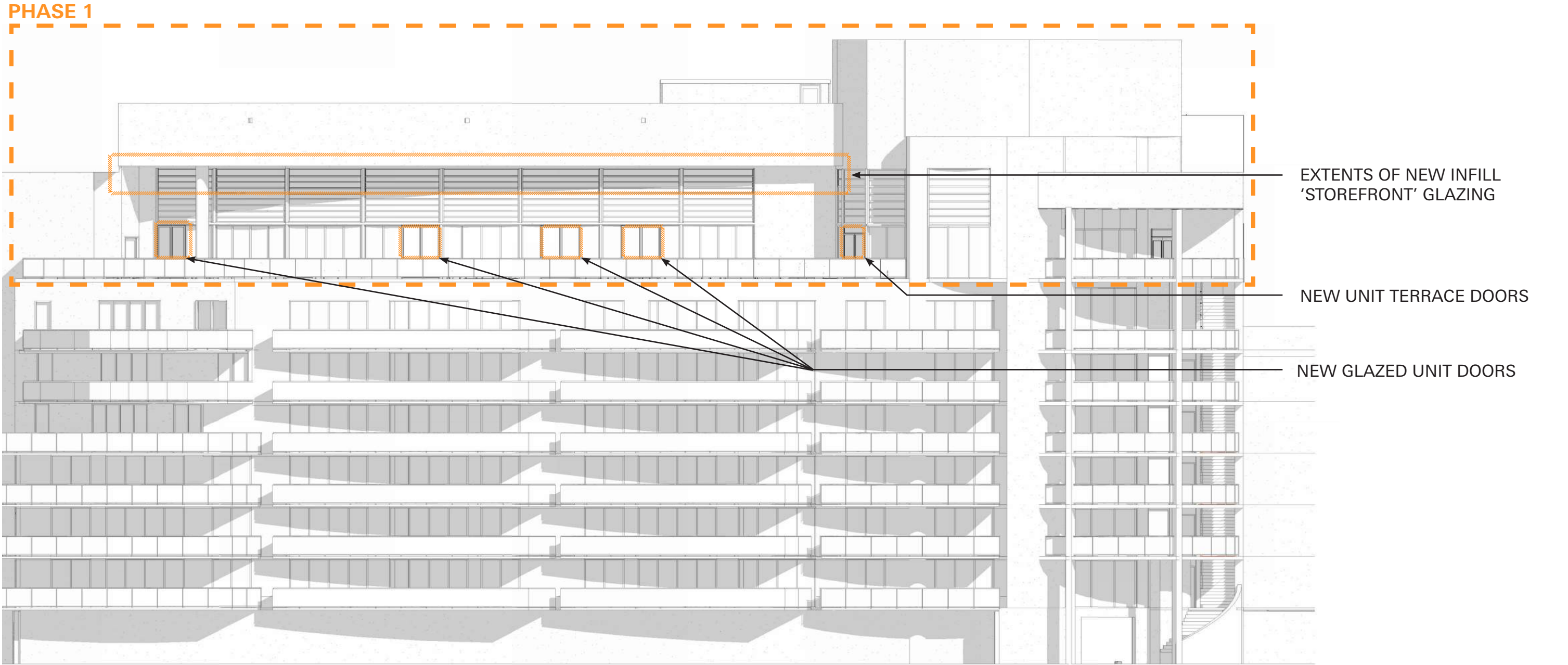


# Demo Elevation | West





# 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 'storefront'  
glazing system

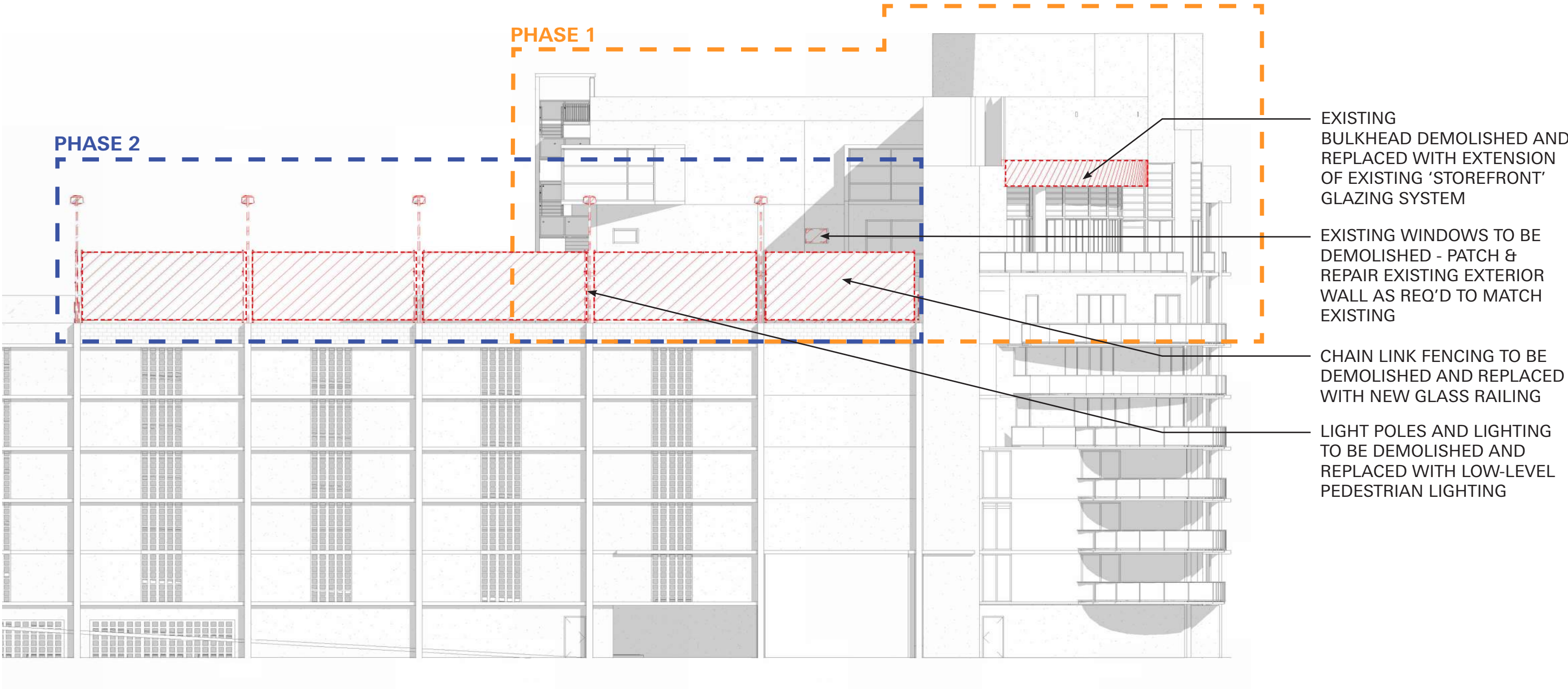
### LEGEND

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- DEMO SCOPE

SCALE: NTS



# Demo Elevation | North



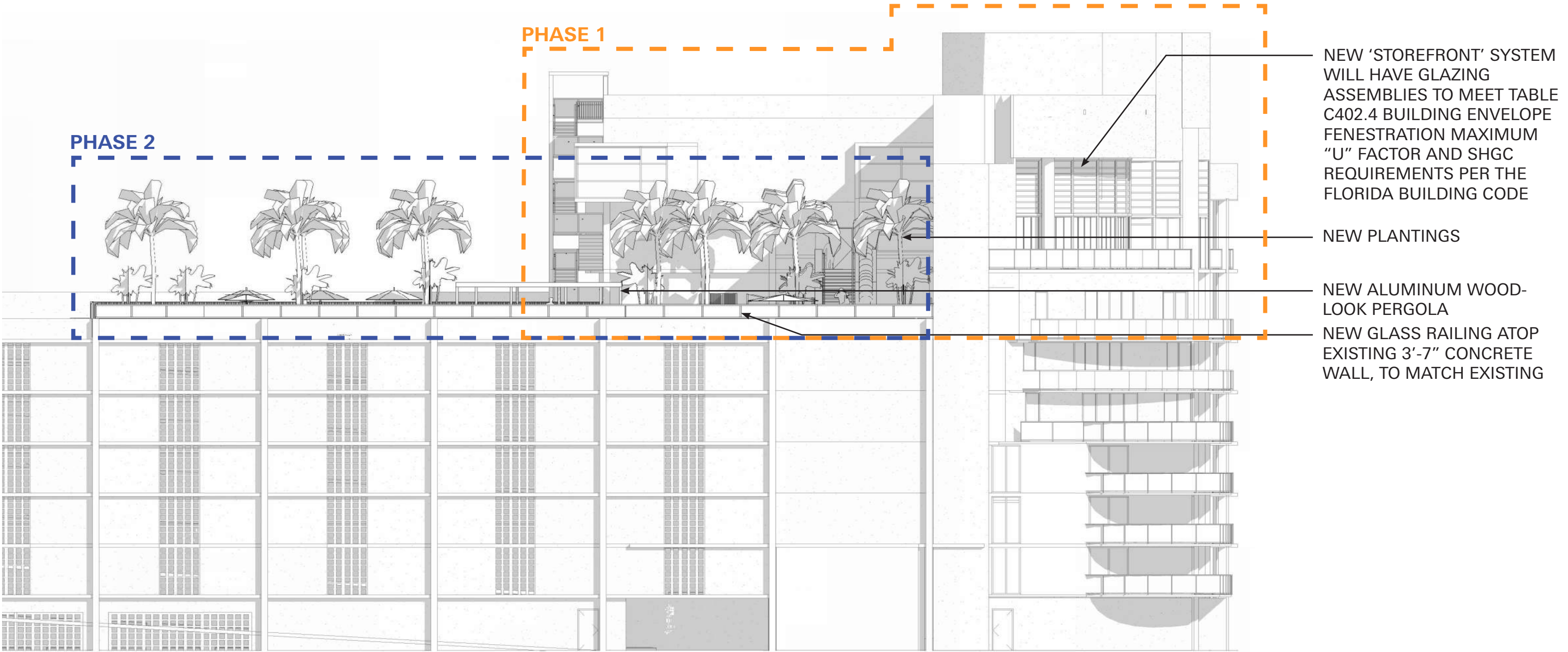
## LEGEND

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- DEMO SCOPE

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



Blue/ green glazing to match existing



Aluminum 'storefront' glazing system

### LEGEND

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- DEMO SCOPE

SCALE: NTS



# Flamingo Bayside Villas | Birdseye View



Existing Birdseye View



Proposed Birdseye View

**LEGEND**

- PHASE 1 SCOPE
- PHASE 2 SCOPE



# Flamingo Bayside Villas | View from Bay Road



Existing View from Bay Road



Proposed View from Bay Road

**LEGEND**

- PHASE 1 SCOPE
- PHASE 2 SCOPE



# Flamingo Bayside Villas | View from Baywalk



Existing View from Baywalk



Proposed View from Baywalk

**LEGEND**

- PHASE 1 SCOPE
- PHASE 2 SCOPE



# Flamingo Bayside Villas | Aerial View



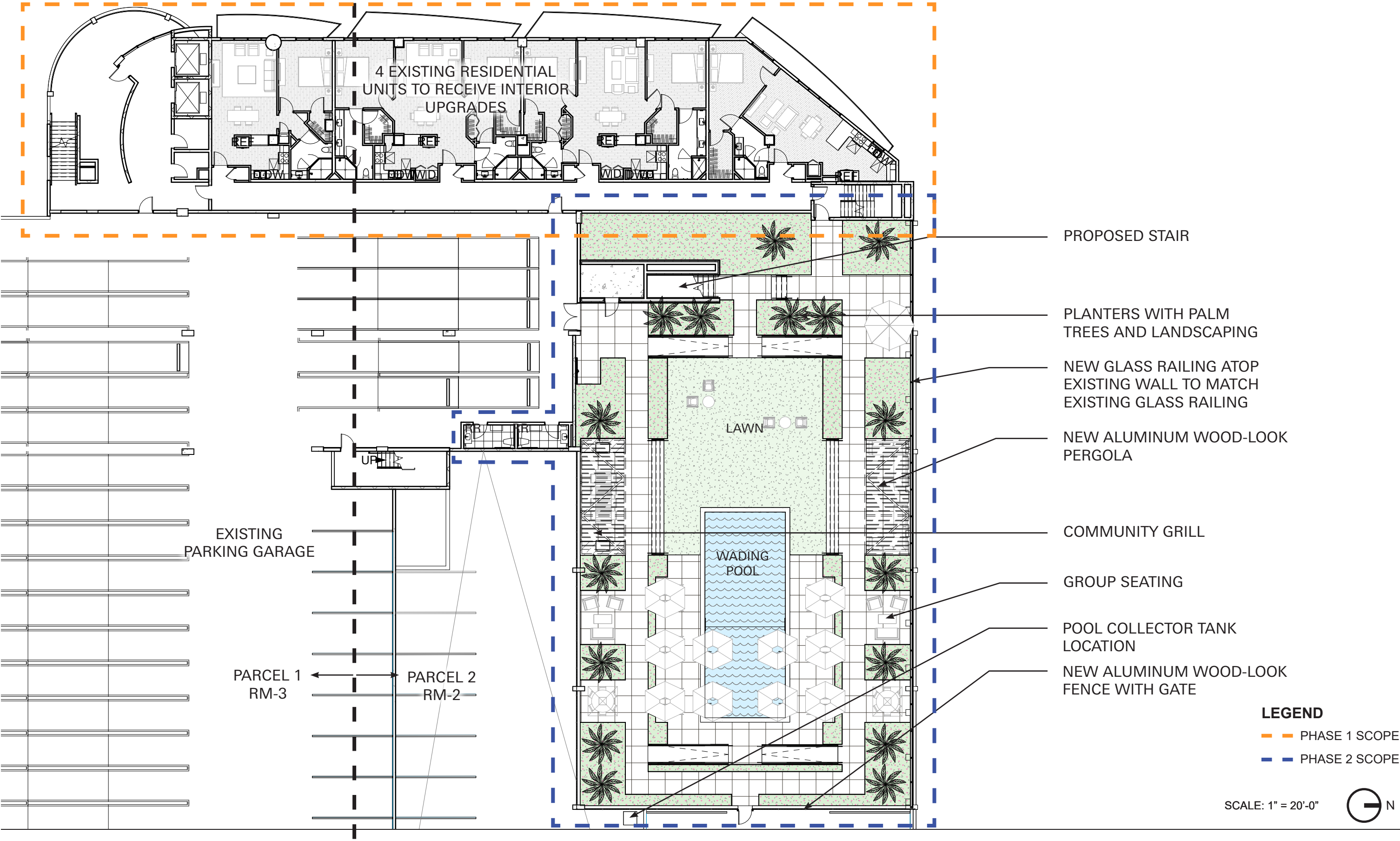
Existing Aerial View



Proposed Aerial View

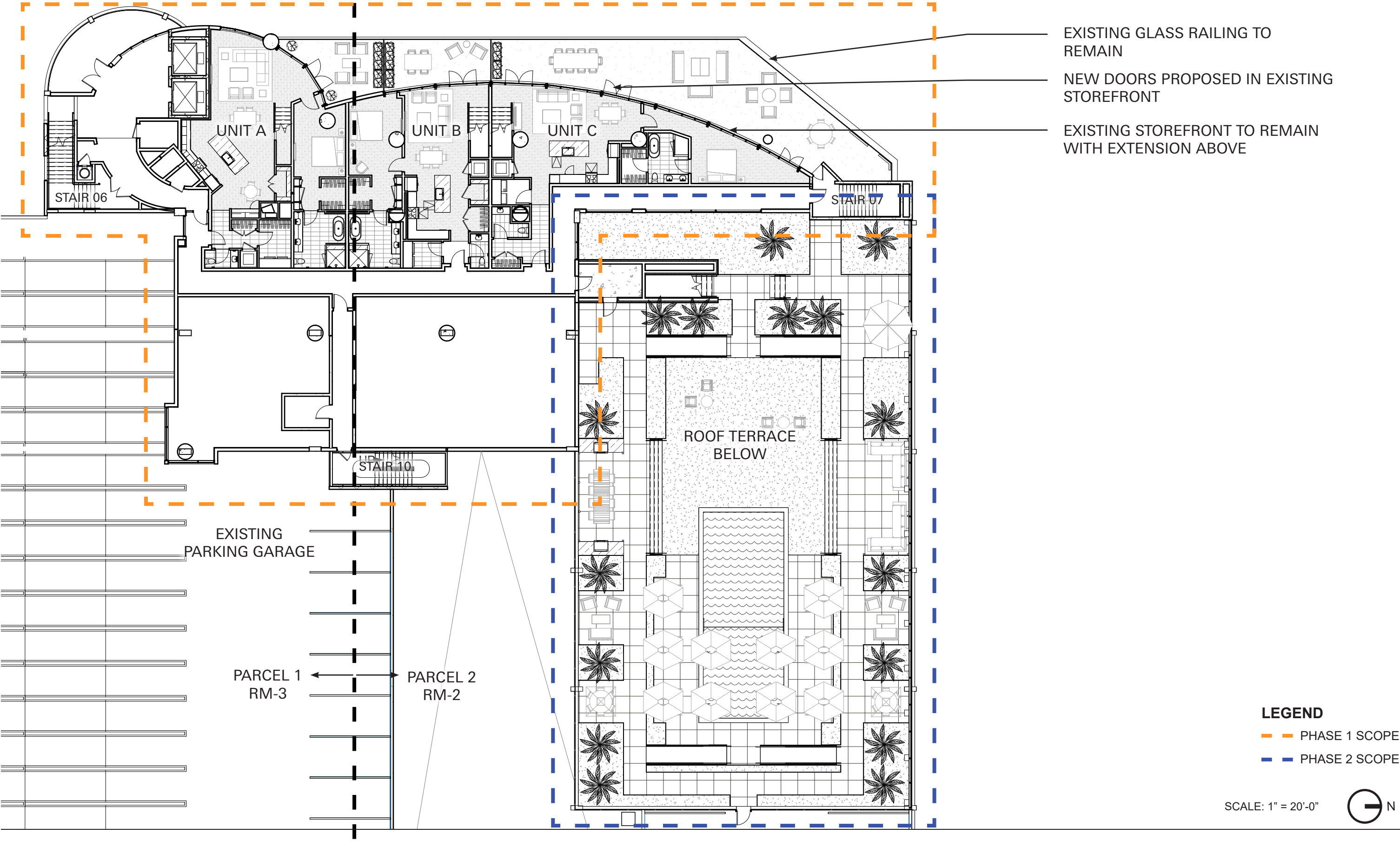


# Level 07 Proposed Landscape Plan



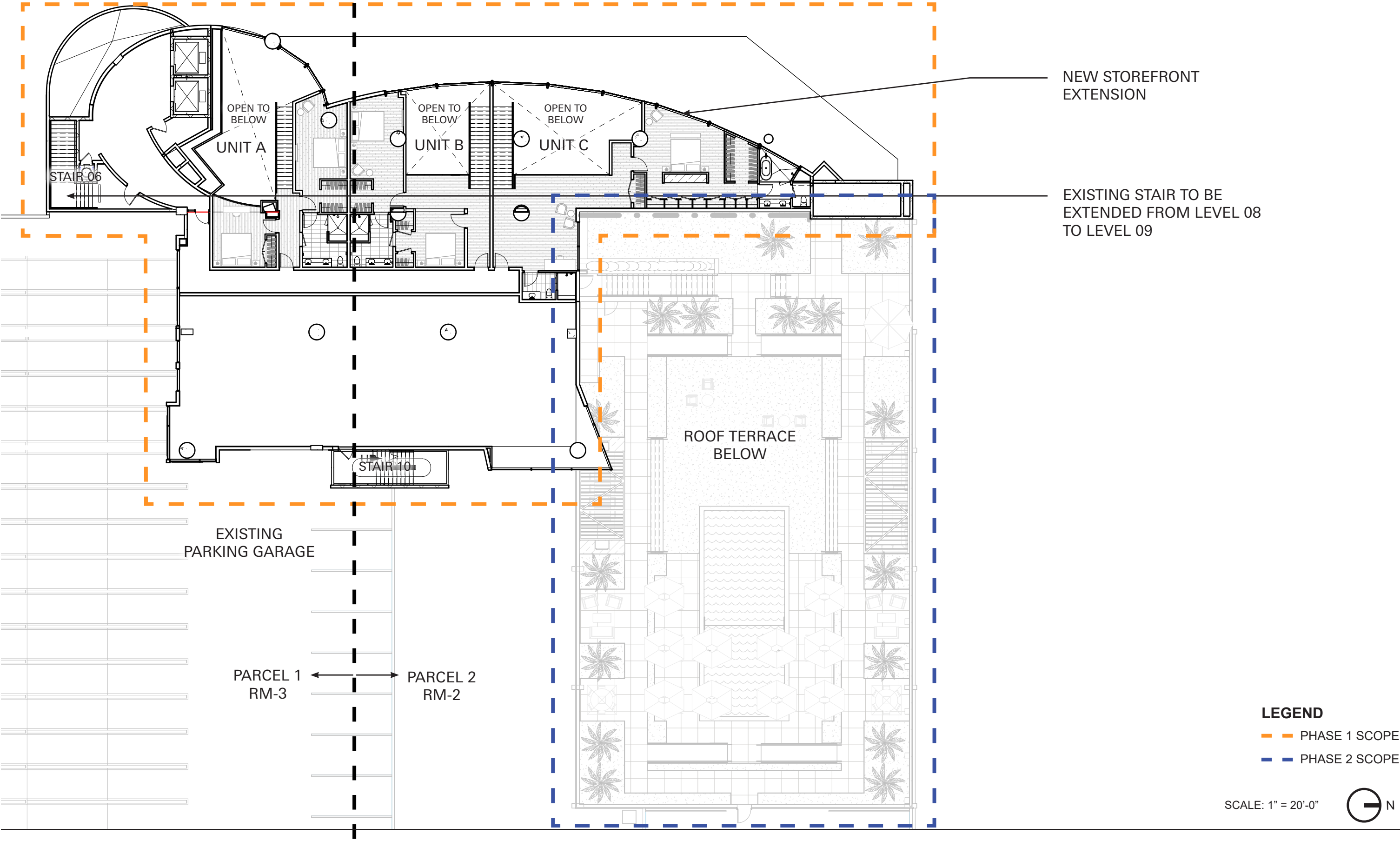


# Level 08 Proposed Floor Plan





# Level 09 Proposed Floor Plan





# Community Engagement Process

## LETTERS OF SUPPORT RECEIVED

- Flamingo South HOA
- West Avenue Neighborhood Association
- South Beach West Neighborhood Association

## COMMUNITY OUTREACH

- Nearly 2,000 completed resident satisfaction survey responses from Flamingo residents in 2024. Average resident satisfaction score: 4.5 / 5. Several requests for offering more outdoor amenity space.
- Approximately 1,500 notifications sent to property owners within 375' of Flamingo Bayside Villas (August 2024; May 2025)
- Public Hearing signage posted on site (August 2024; May 2025)
- Discussions with Flamingo South Beach Condominium Association board (2024 - 2025)
- Discussions with Bayside Villas residents (Fall 2024 - Spring 2025)
- Presentation to WAVNA Board (September 2024; March 2025)
- Outreach to SoBe West Neighborhood Association Board, Capri Condo Association (Spring 2025)
- June 12, 2025 – DRB Public Hearing









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# Thank You



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# Appendix



# Flamingo Bayside Villas | Existing Basketball Court





# Flamingo Bayside Villas | Proposed Rooftop Garden Pool





# Flamingo Bayside Villas | Existing Basketball Court





# Flamingo Bayside Villas | Proposed Rooftop Garden





# Flamingo Bayside Villas | Existing Basketball Court





# Flamingo Bayside Villas | Proposed Rooftop Garden





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# DRB Submittal Documentation



# FLAMINGO BAY VILLAS

1420-1428 BAY RD  
MIAMI BEACH, FL 33139



Proposed Flamingo Bay Villas Renovation

**Applicant / Architect:**  
Bill Moon  
Tryba Architects  
1620 Logan Street  
Denver, CO 80203  
303-894-5365  
bmoon@trybaarchitects.com

**Landscape Architect:**  
Ken Gardner  
Gardner + Semler Landscape Architecture  
17670 NW 78th Ave., Suite 214  
Miami, FL 33015  
305-392-1016  
ken@gsladesign.com

**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



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



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Existing Flamingo Bayside Villas



# Vicinity Map

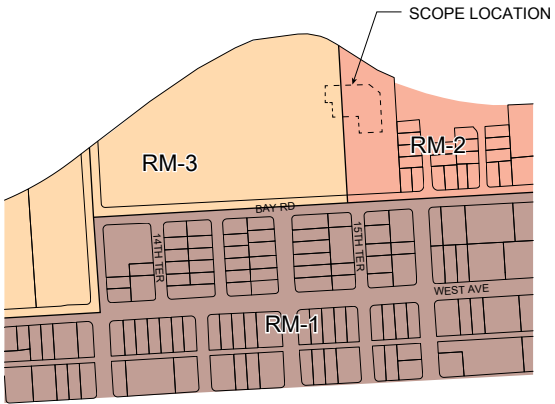


NOT TO SCALE

N  
1



# ZONING SITE PLAN



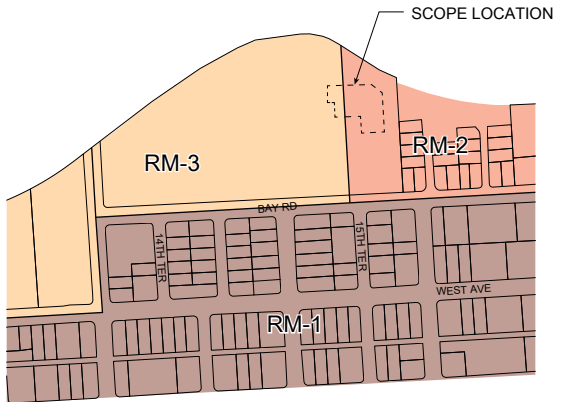
KEYPLAN - ZONING MAP  
SCALE: 1" = 800'-0"

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                         |
|                               |                                                             |
| <b>Parcel I:</b>              |                                                             |
| Zoning District:              | RM-3 (Residential multifamily high intensity)               |
| Lot Width:                    | 841 ft. aprox.                                              |
| Lot Depth:                    | 554.89 ft. (average) / 685.09 ft. (max.)                    |
| Net Lot Area:                 | 569,614 GSF                                                 |
| Existing Use (maintained):    | Multifamily, Accessory Commercial, Accessory Parking Garage |
| Parcel I and II Net Lot Area: | 695,933 GSF                                                 |
| <b>Parcel II:</b>             |                                                             |
| Zoning District:              | RM-2 (Residential multifamily medium intensity)             |
| Lot Width:                    | 228 ft. aprox.                                              |
| Lot Depth:                    | 555.7 ft (average) / 635.52 ft (max.)                       |
| Net Lot Area:                 | 126,319 GSF                                                 |
| Existing Use (maintained):    | Multifamily, Accessory Parking Garage                       |



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

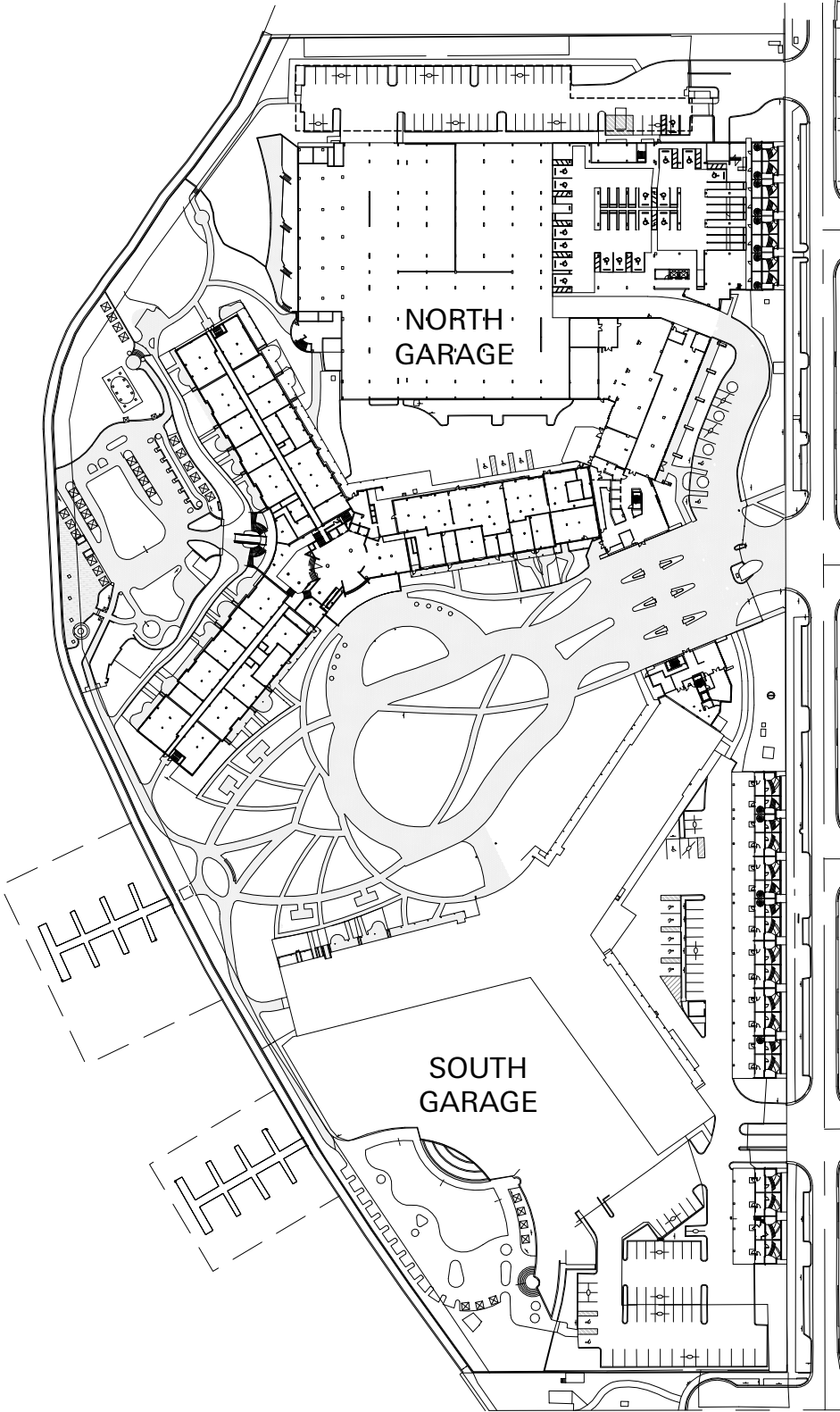
| Flamingo Bay Villas Renovation        |                      |                                                                                                |                   |
|---------------------------------------|----------------------|------------------------------------------------------------------------------------------------|-------------------|
| 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              |

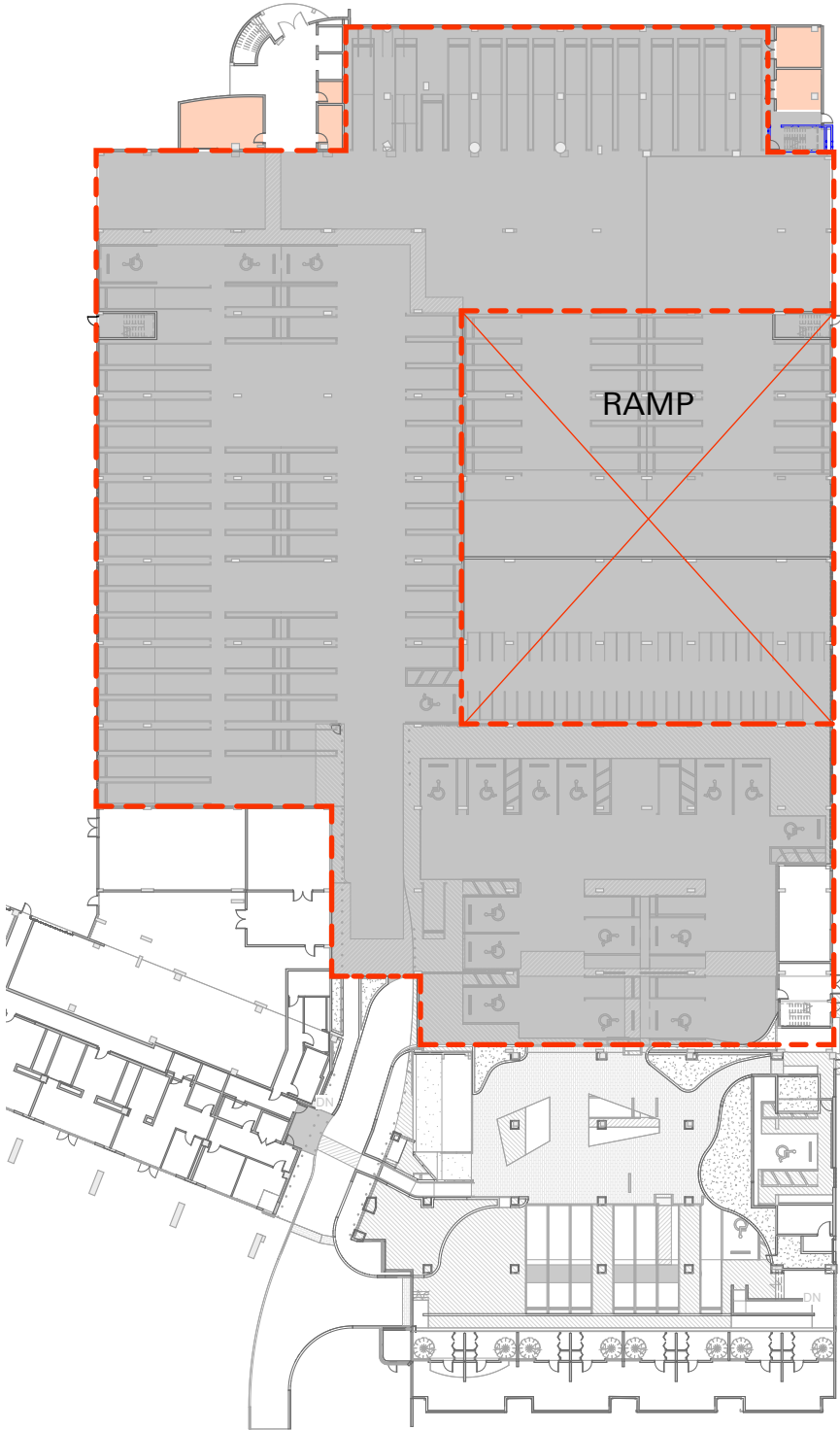


# Parking Counts



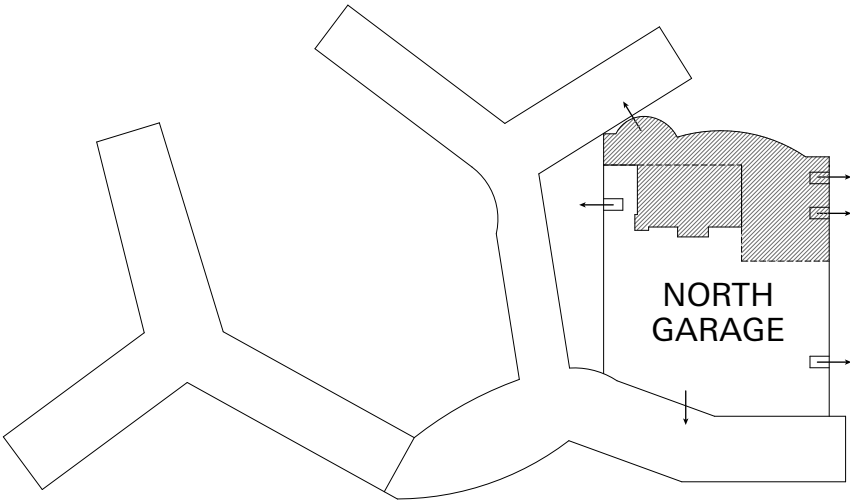
### SITE PARKING

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



### NORTH GARAGE GROUND FLOOR

Total Existing Parking Spaces = 163

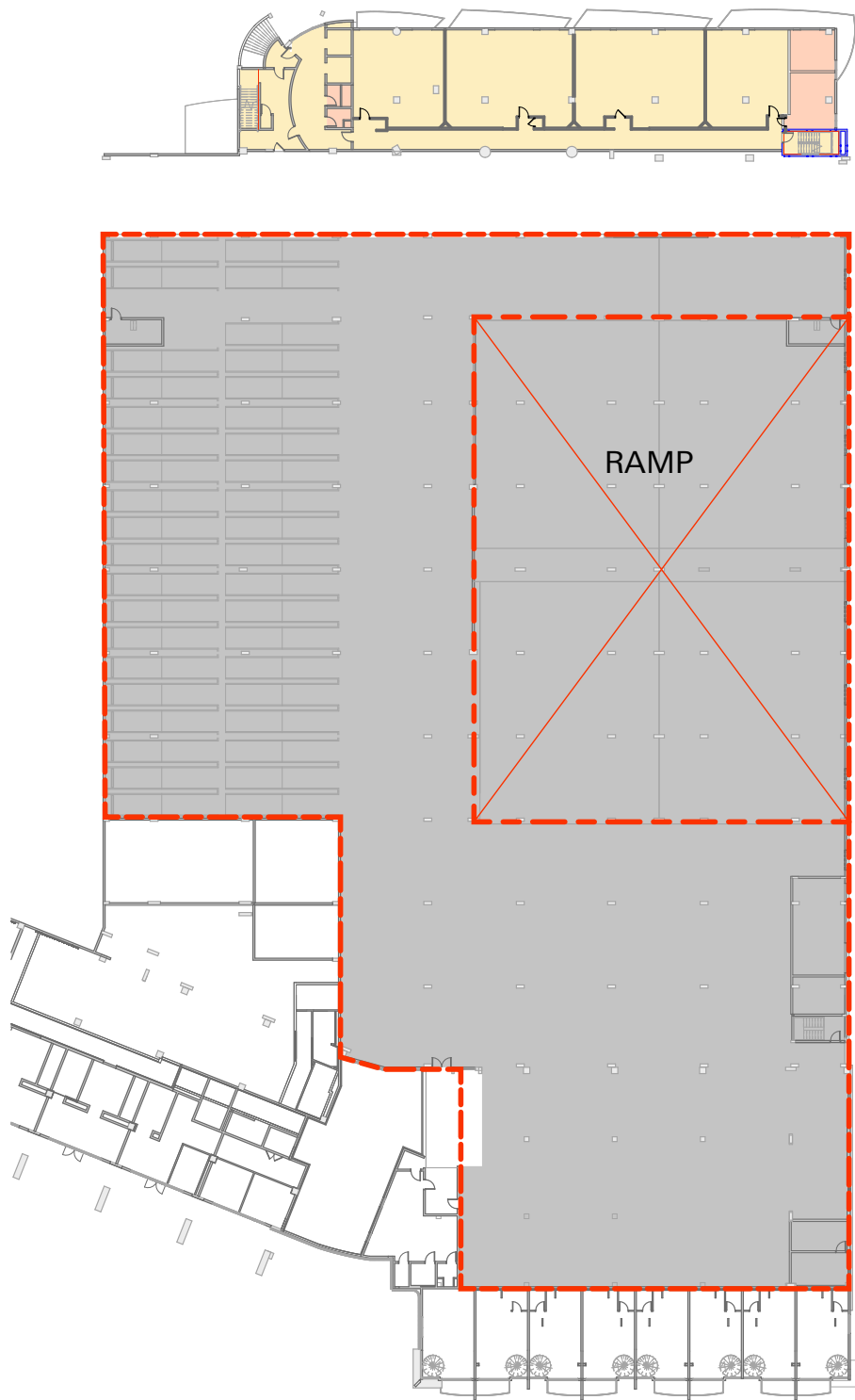


FLAMINGO KEY PLAN  
N.T.S.

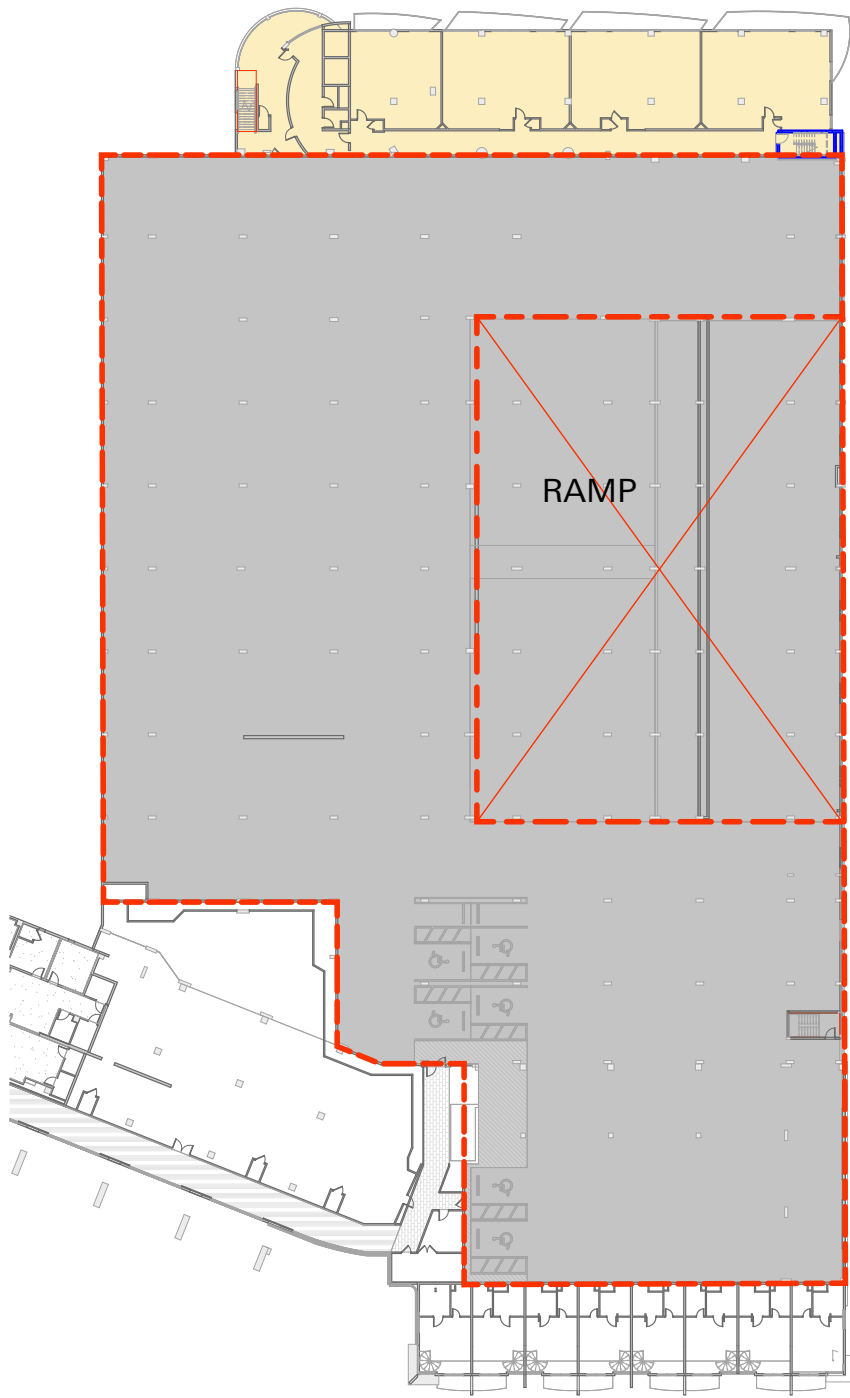
-  Parking Garage
-  Storage
-  Existing Parking Spaces Area Count



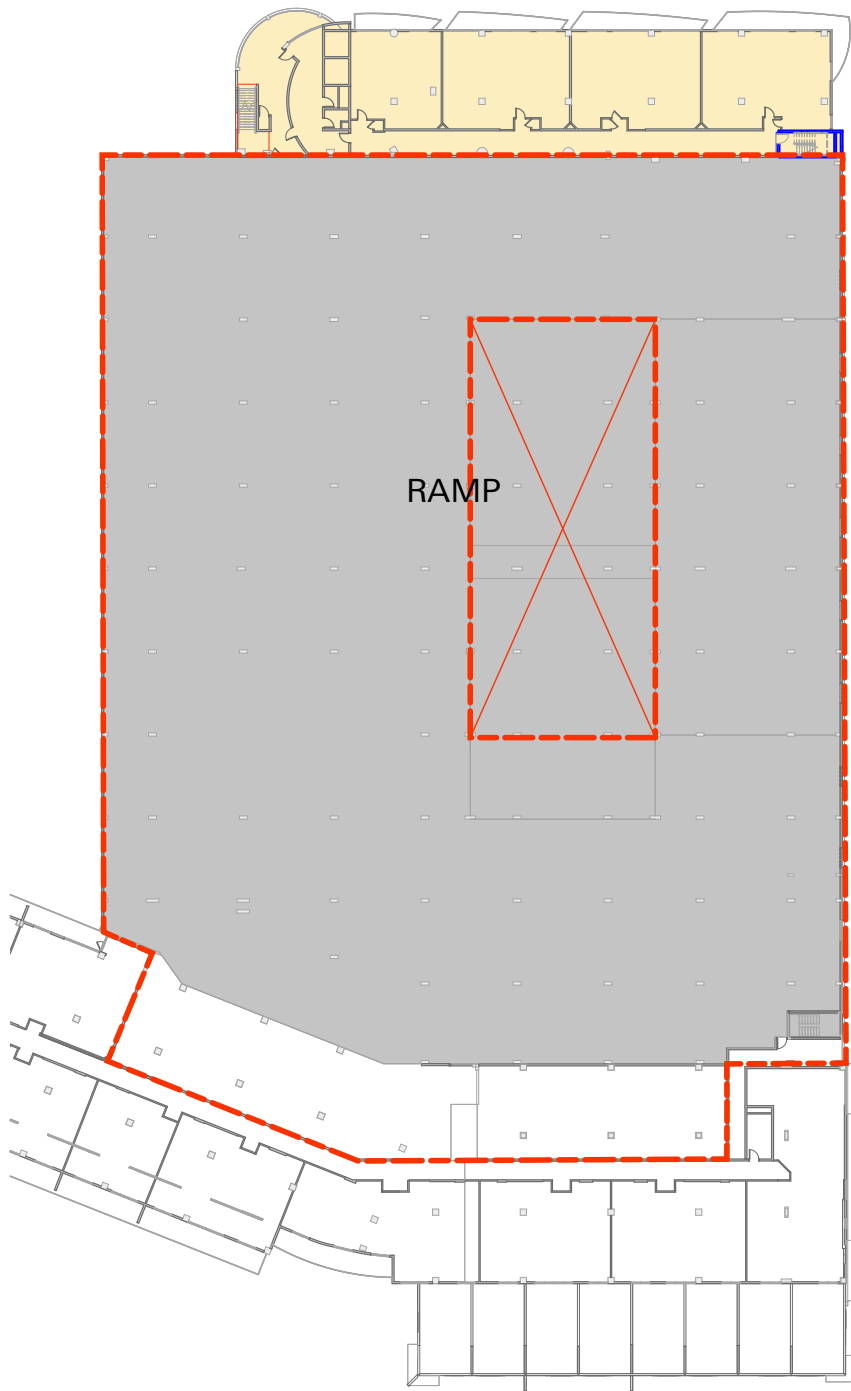
# Parking Counts



**NORTH GARAGE LEVEL 02**  
Total Existing Parking Spaces = 260



**NORTH GARAGE LEVEL 03**  
Total Existing Parking Spaces = 299

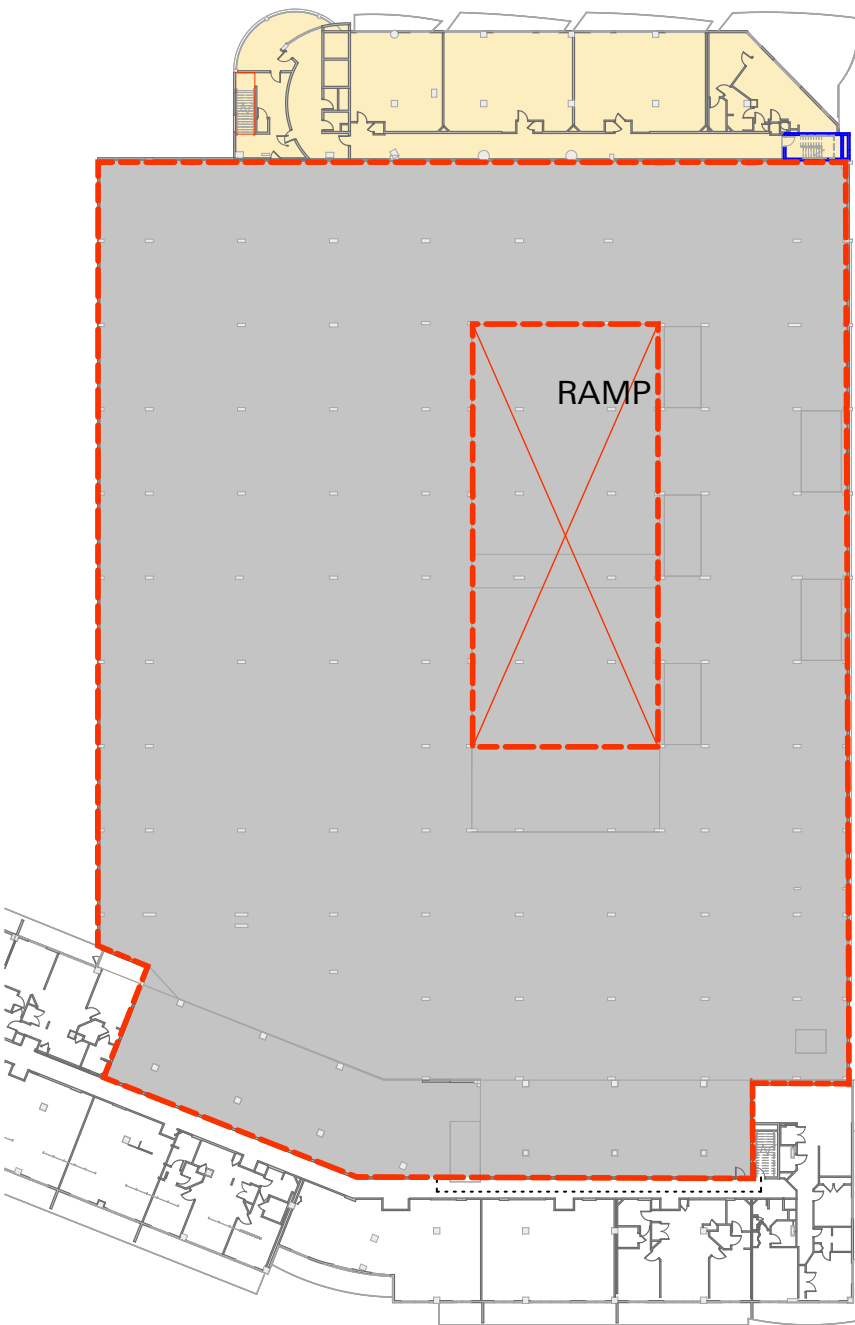


**NORTH GARAGE LEVEL 04**  
Total Existing Parking Spaces = 261

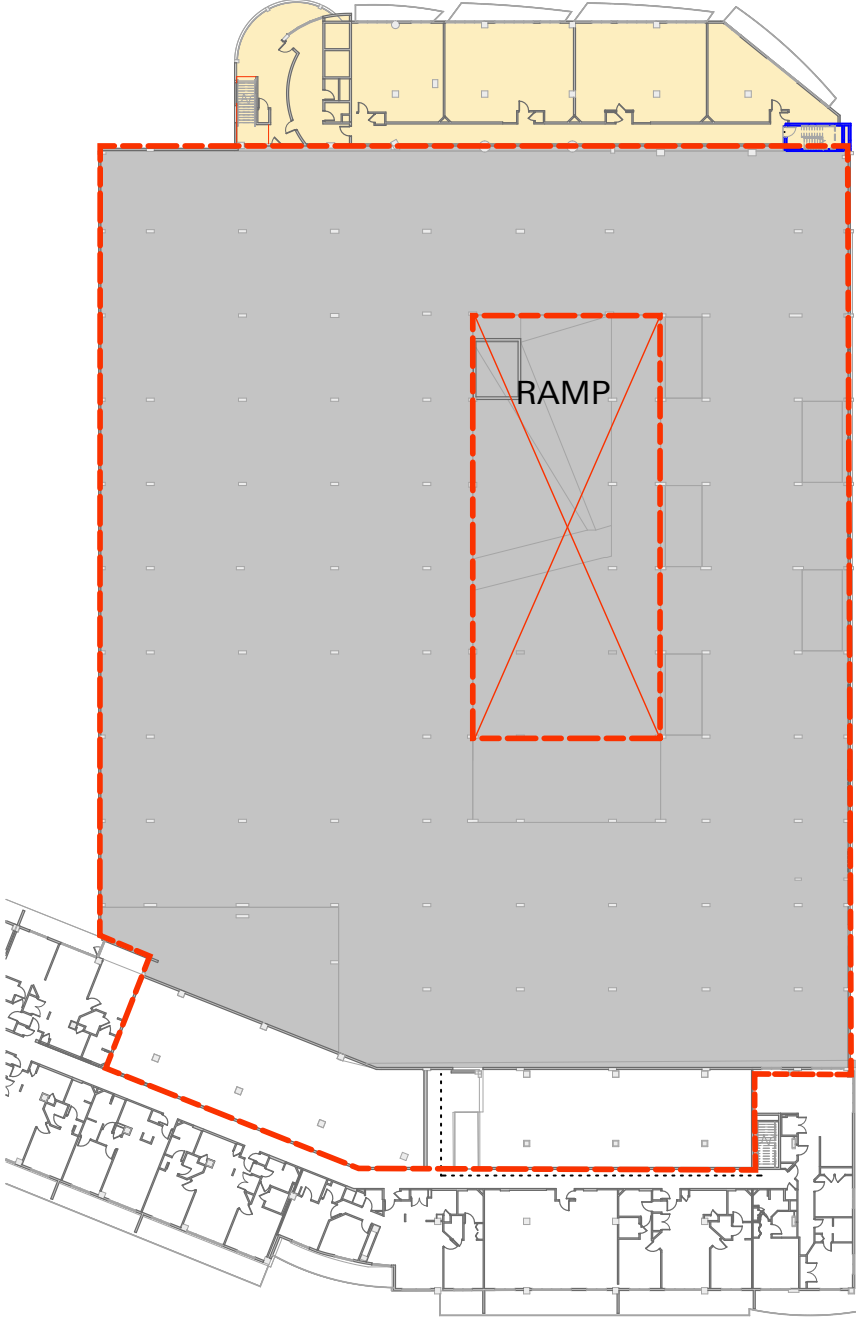
Residential Storage Parking Garage Existing Parking Spaces Area Count



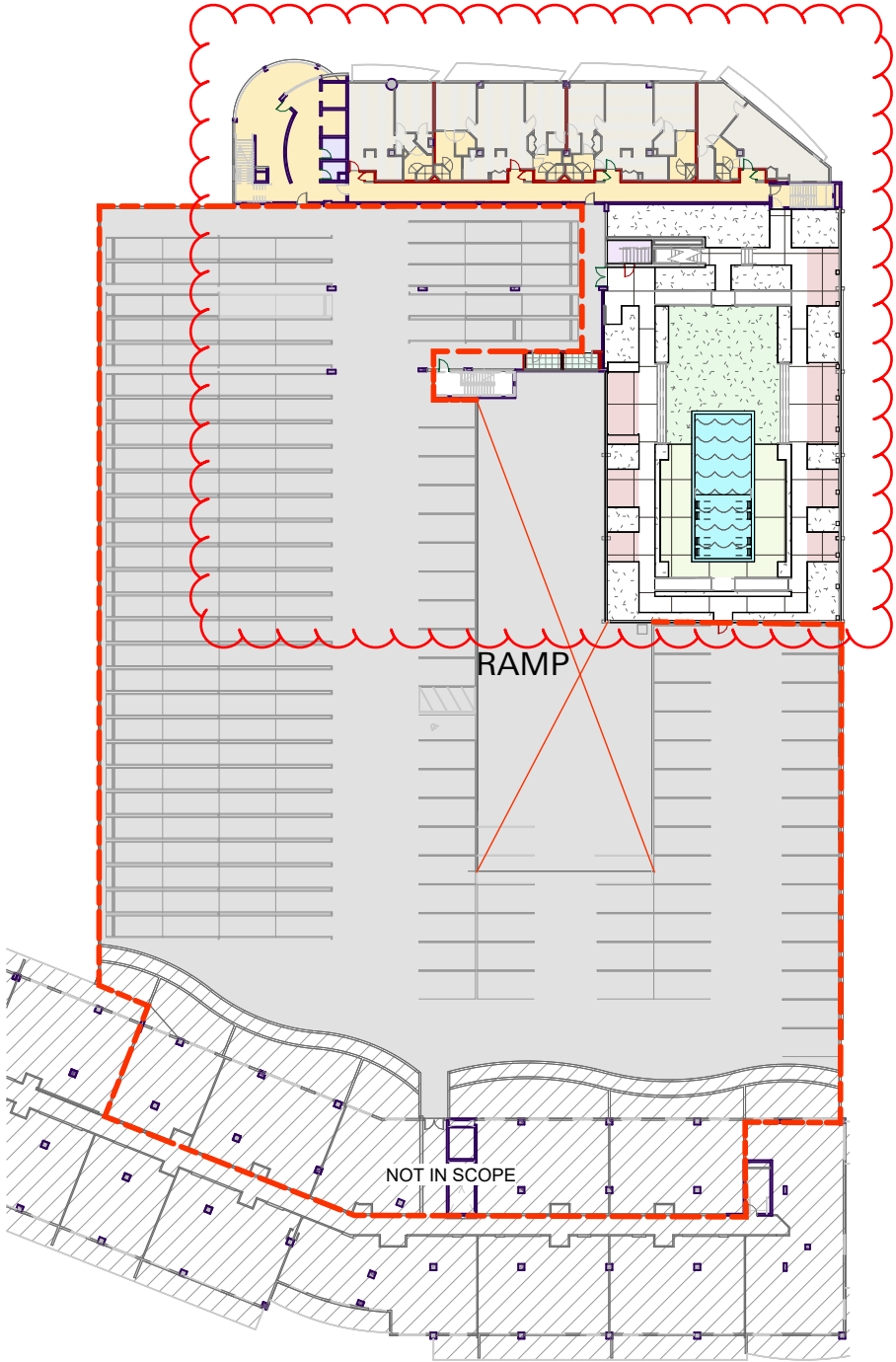
# Parking Counts



**NORTH GARAGE LEVEL 05**  
Total Existing Parking Spaces = 262



**NORTH GARAGE LEVEL 06**  
Total Existing Parking Spaces = 262

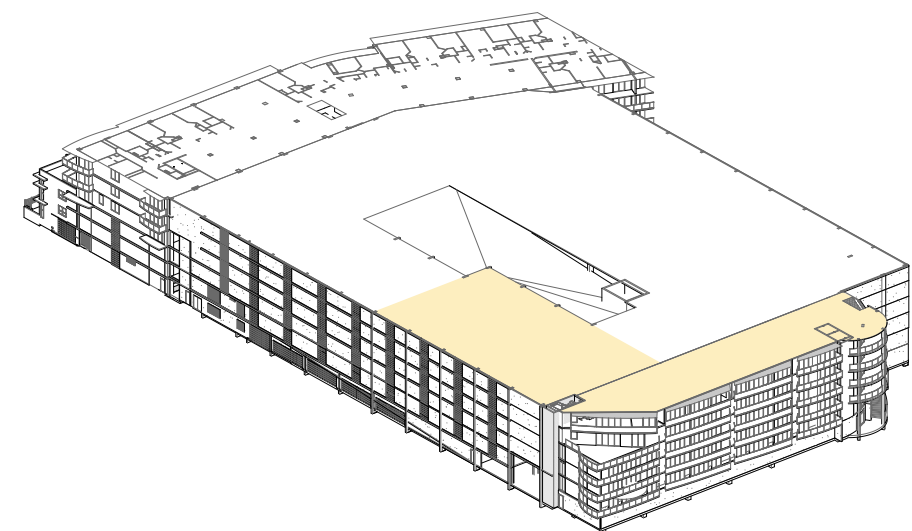


**NORTH GARAGE LEVEL 07**  
Total Existing Parking Spaces = 210  
Total Updated Parking Count = 209

Residential    Storage    Parking Garage    Existing Parking Spaces Area Count

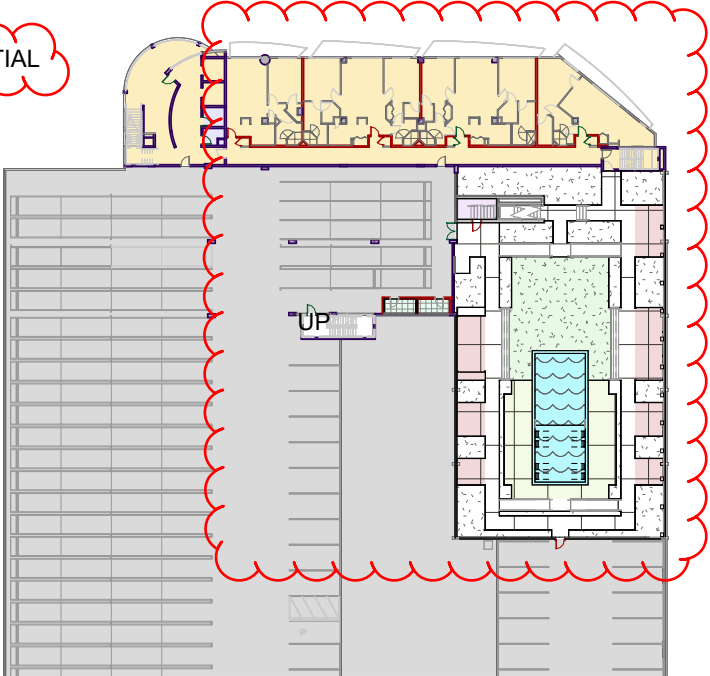


# FAR Calculation Diagrams



LEVEL 07 UNIT AXON

- EXISTING RESIDENTIAL
- PARKING GARAGE



LEVEL 07 FAR PLAN

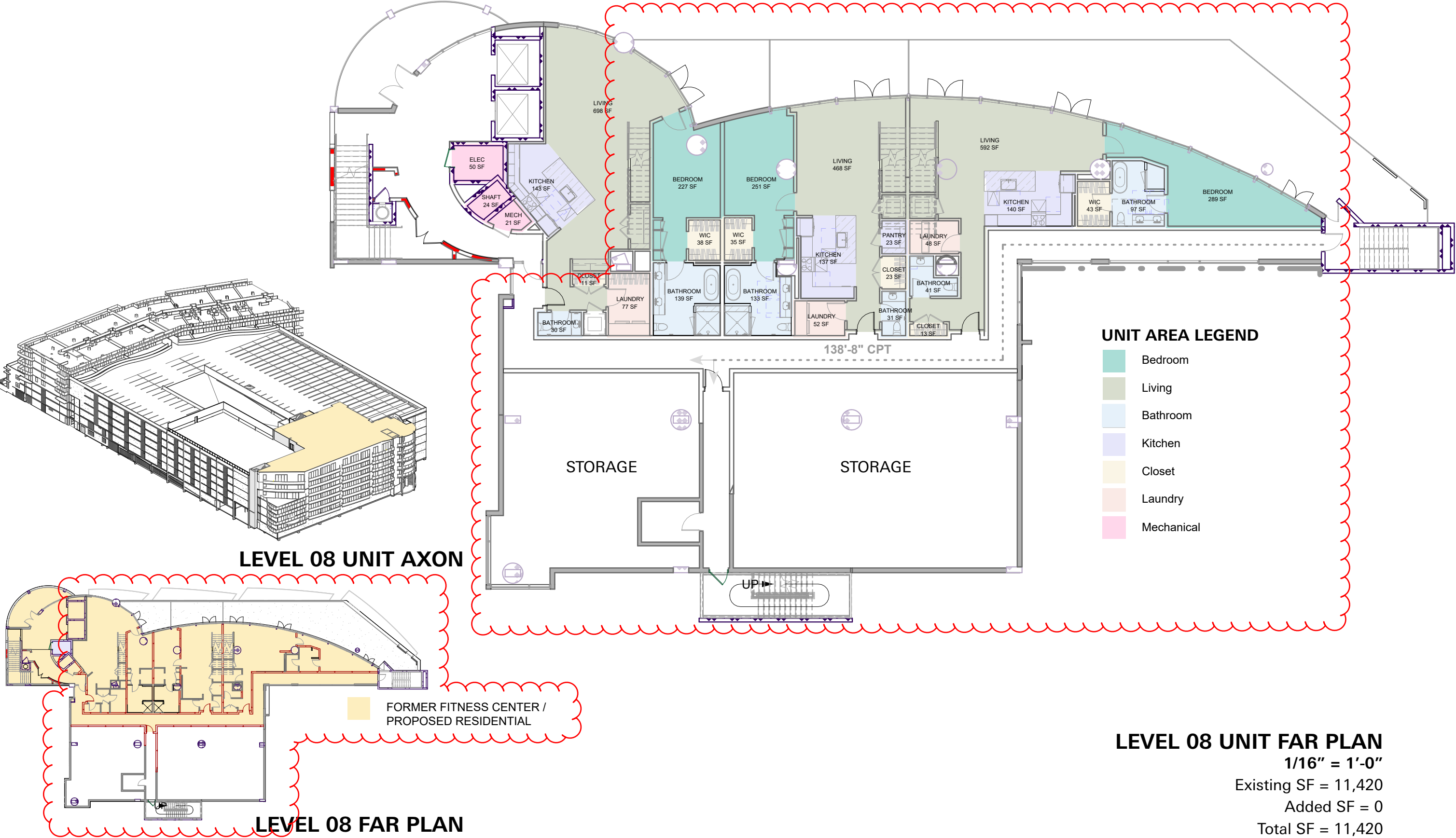
## LEVEL 07 UNIT FAR PLAN

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



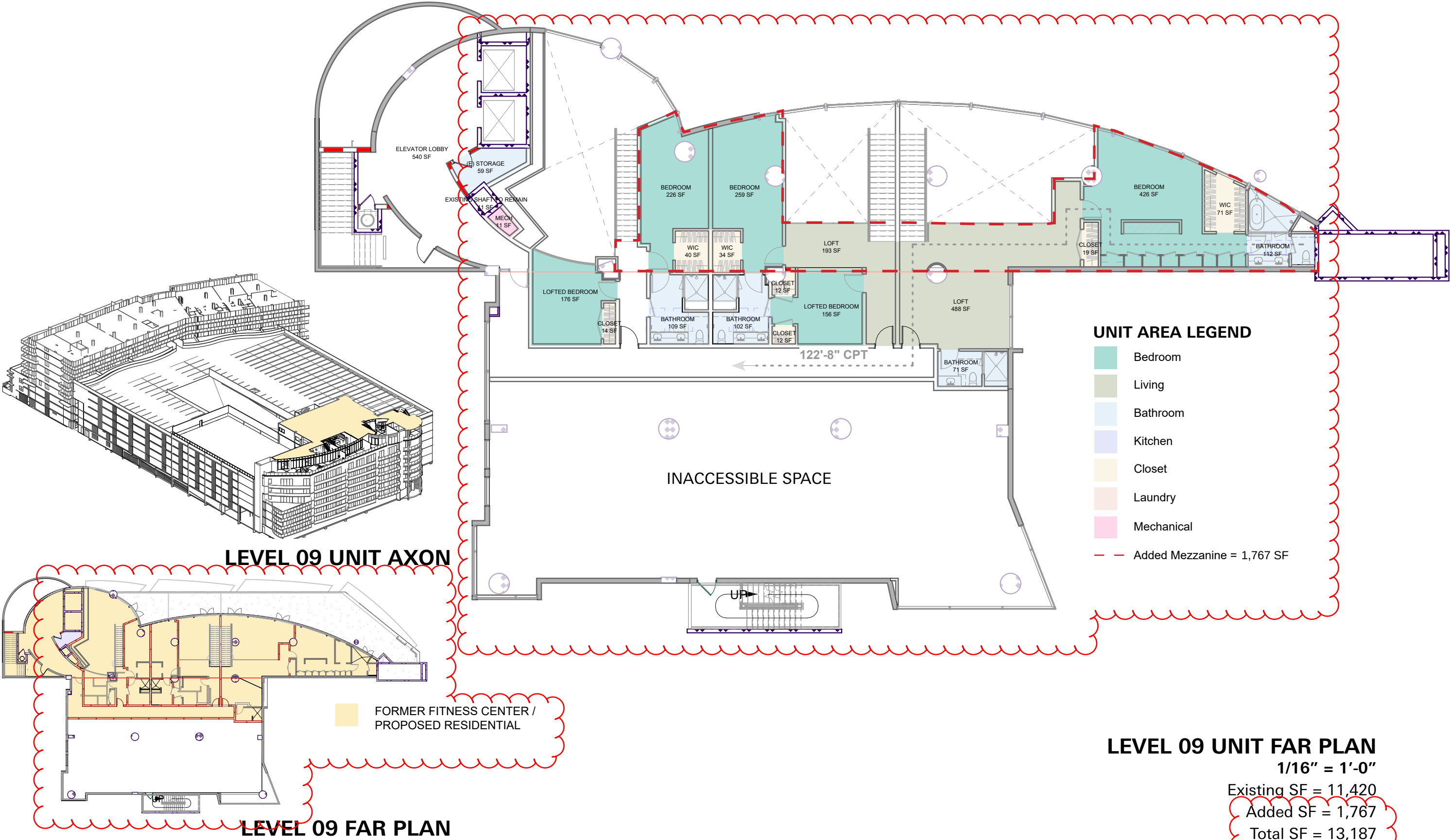


# FAR Calculation Diagrams



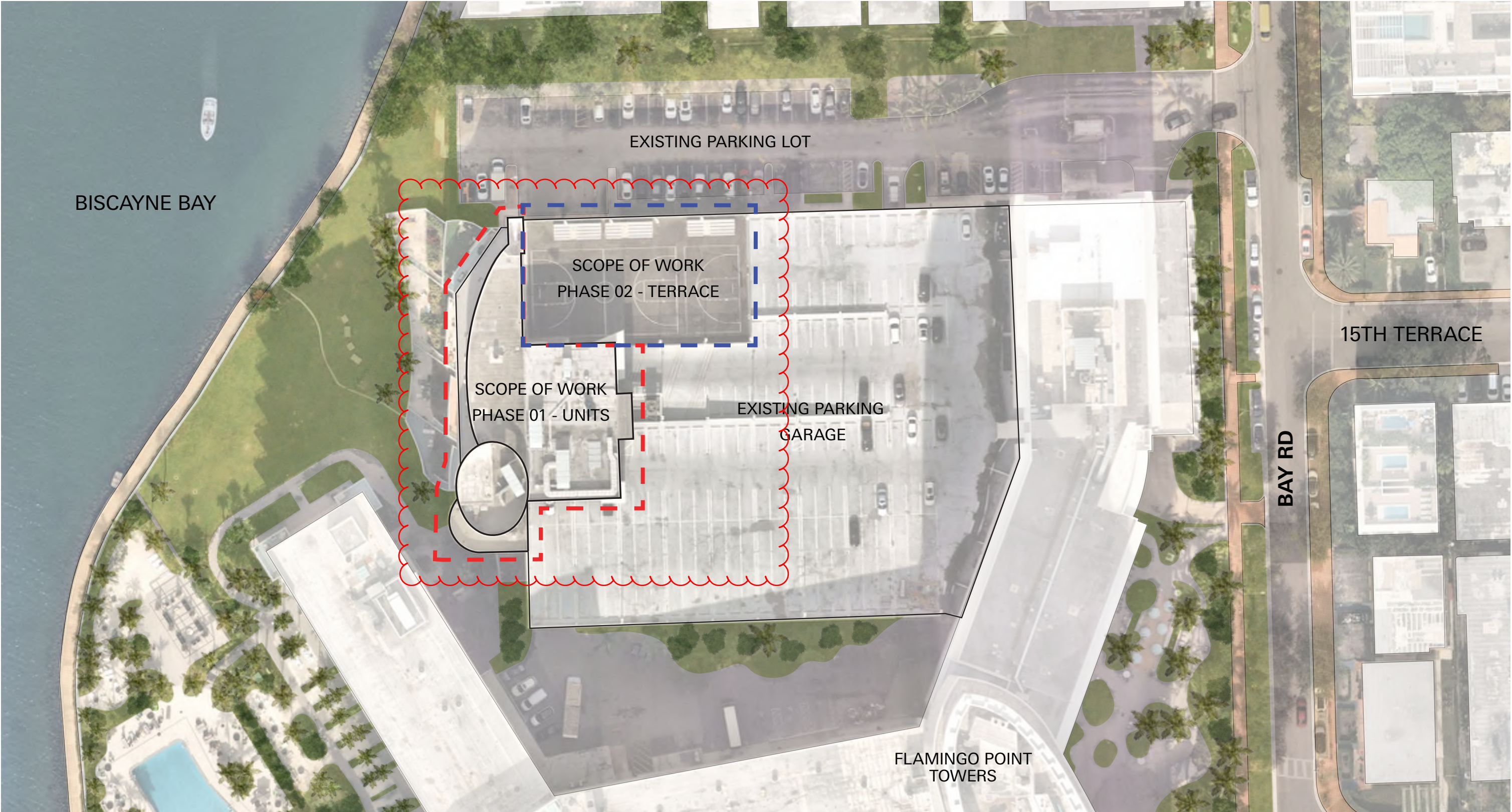


# FAR Calculation Diagrams





# Existing Site Plan



N  
SCALE: 1" = 50'-0"



# Existing Site Photos



E. Street View facing Northeast - 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



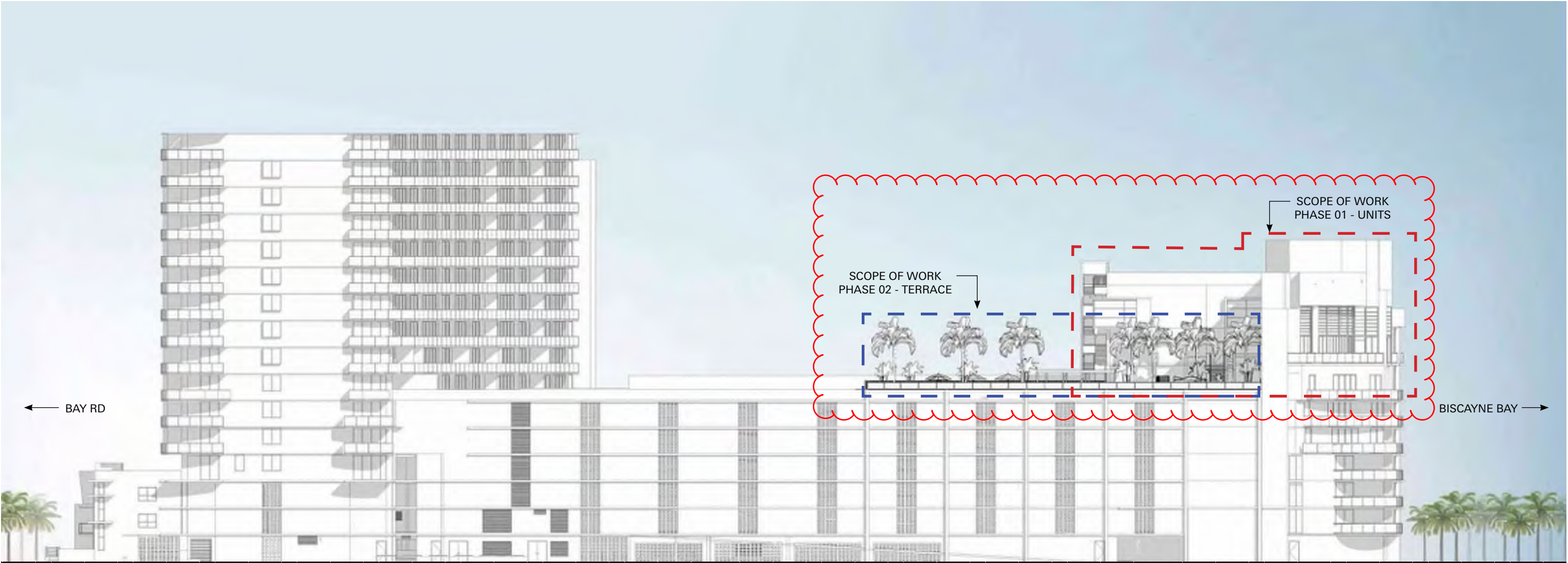
D. Street View facing West - Photo taken April 26, 2024



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



# Contextual Site Elevations



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



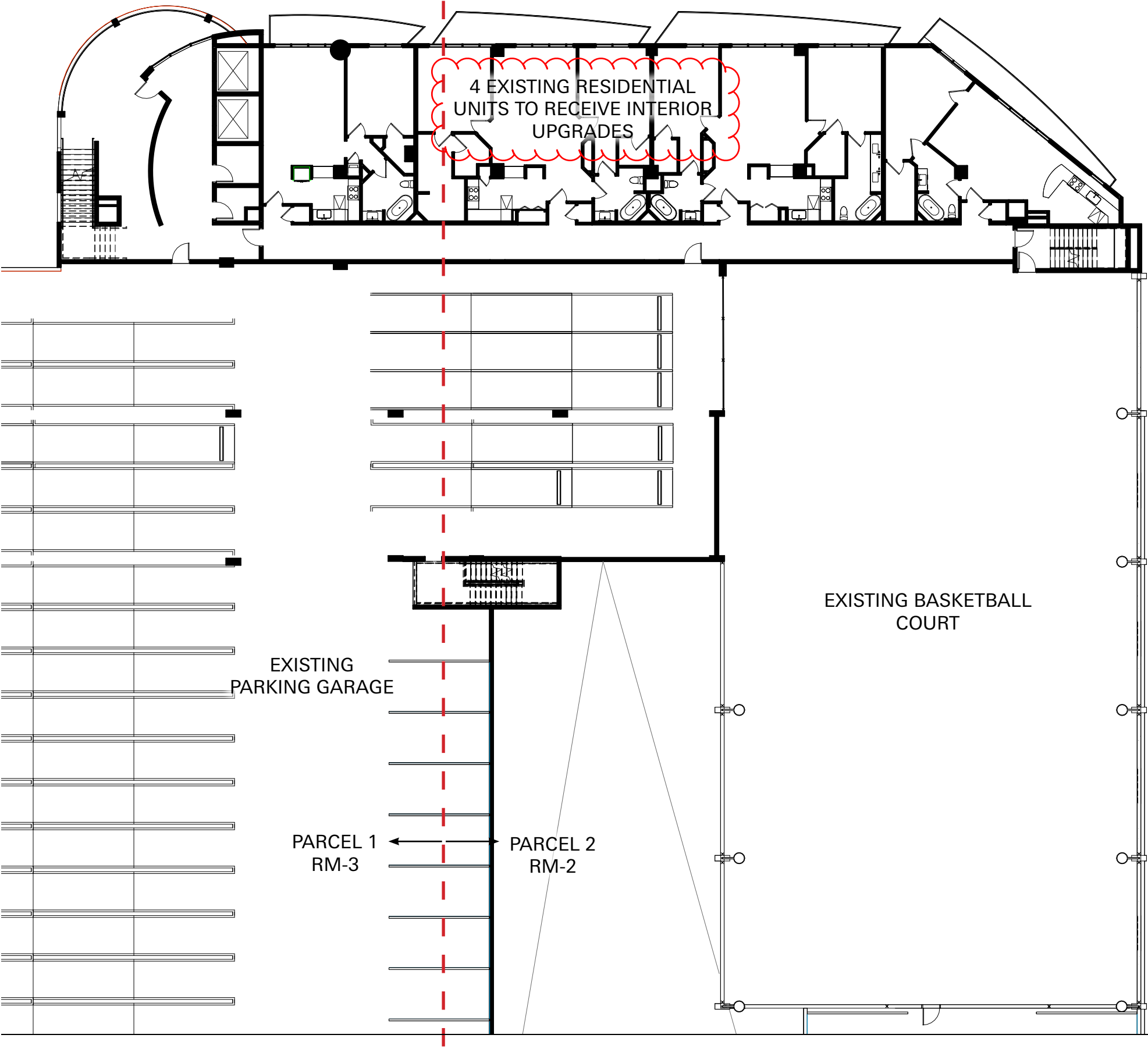
# Contextual Site Elevations



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



# Level 07 Existing Floor Plan

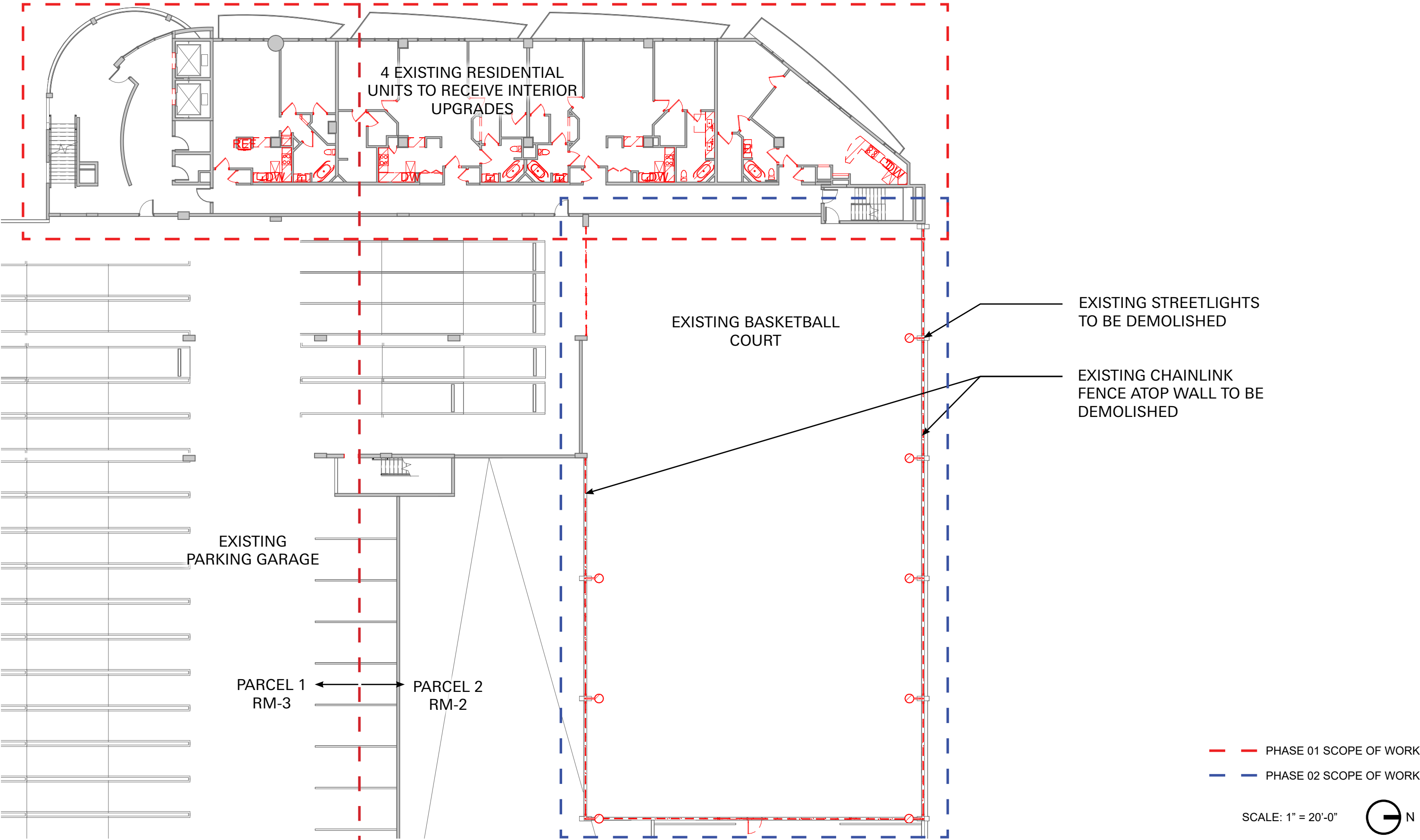


SCALE: 1" = 20'-0"



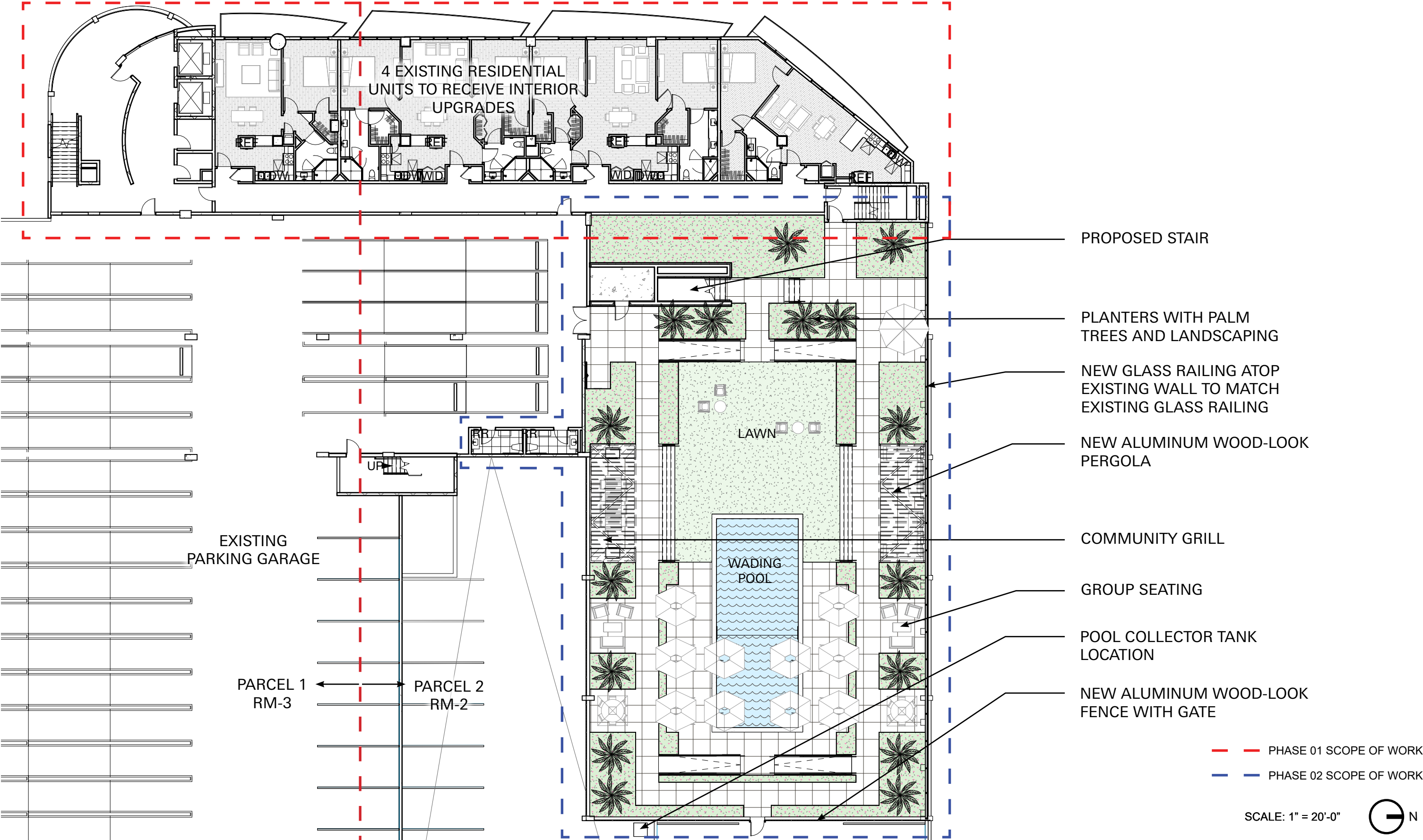


# Level 07 Demo Floor Plan



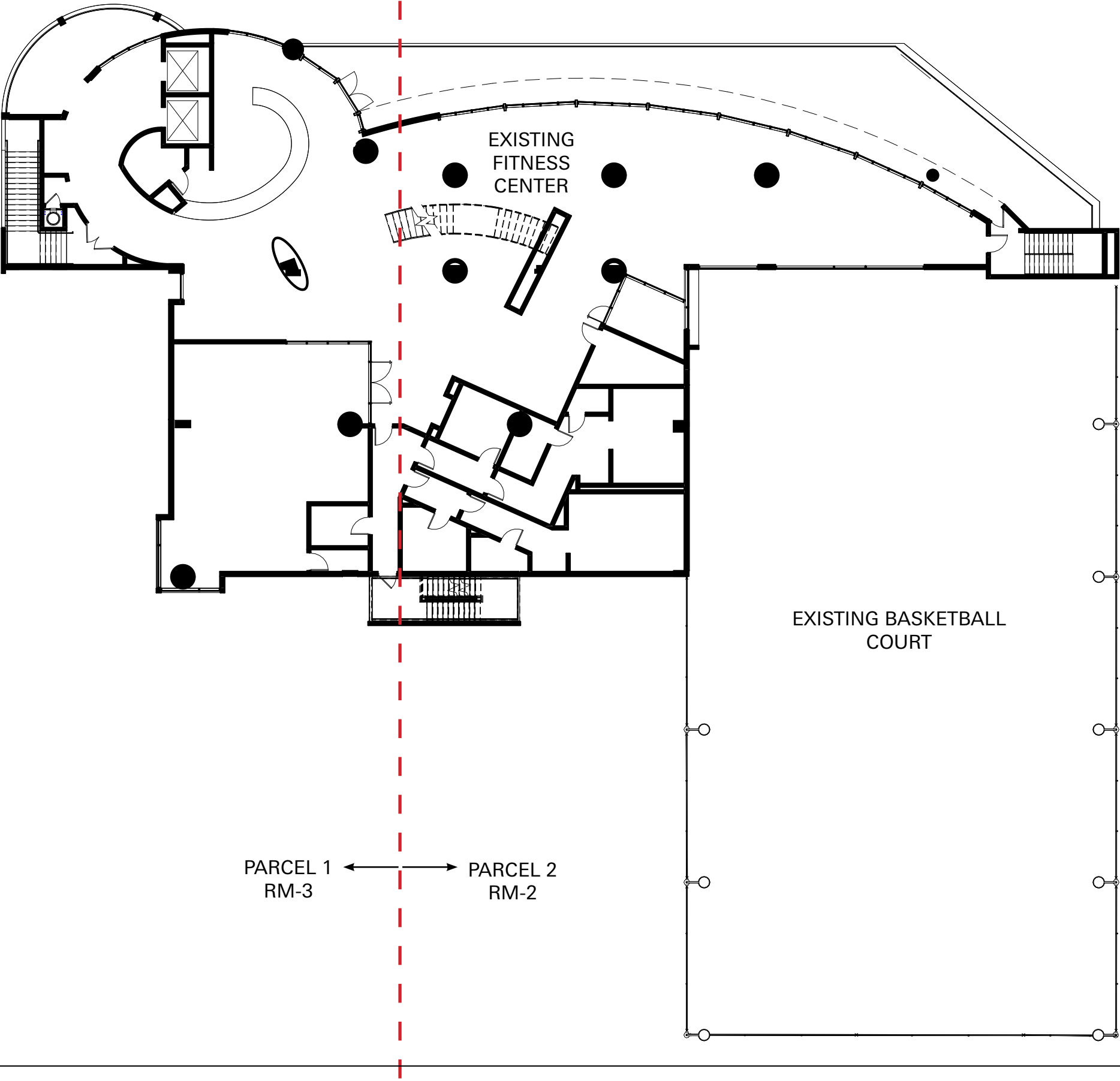


# Level 07 Proposed Landscape Plan





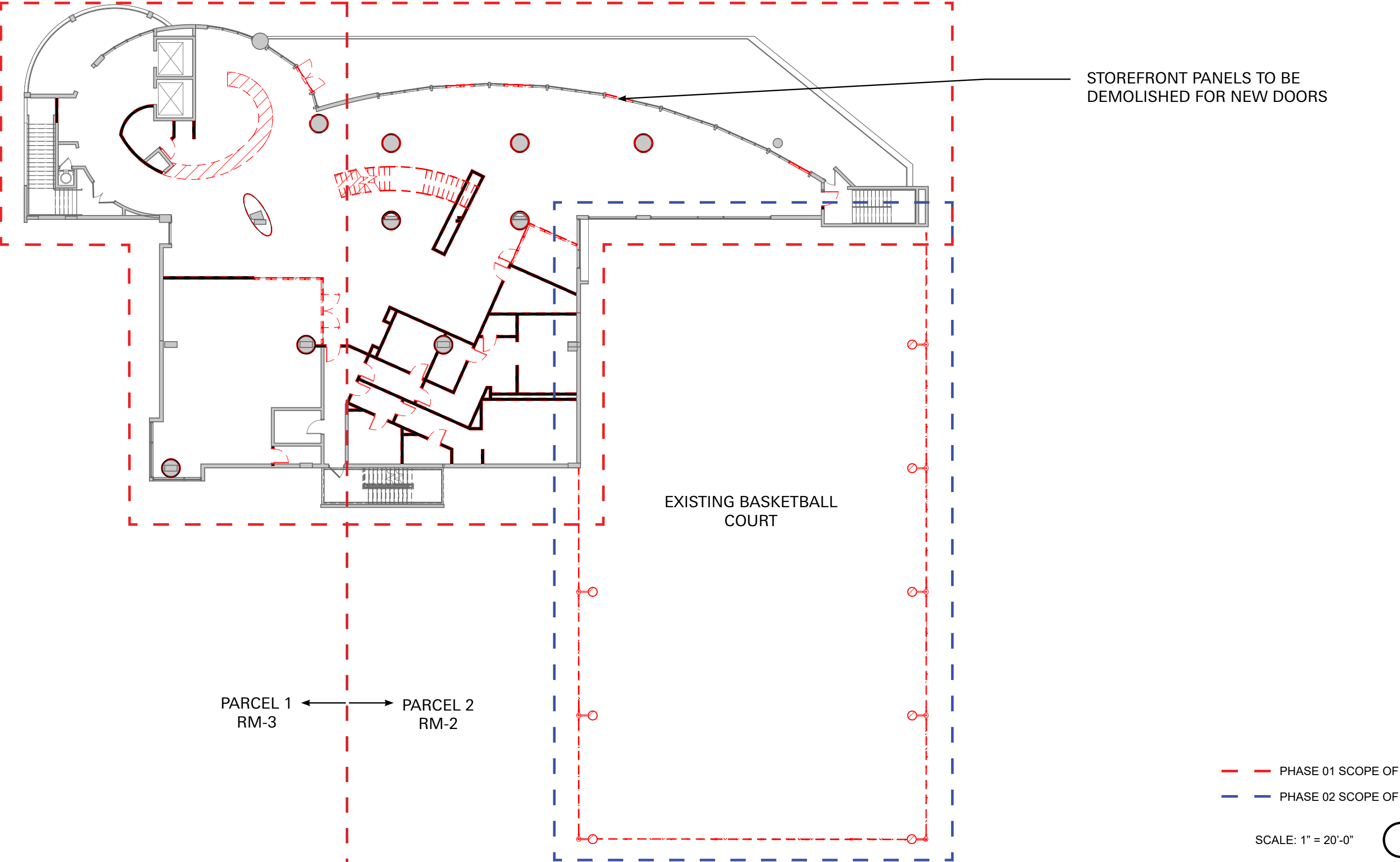
# Level 08 Existing Floor Plan



SCALE: 1" = 20'-0" 

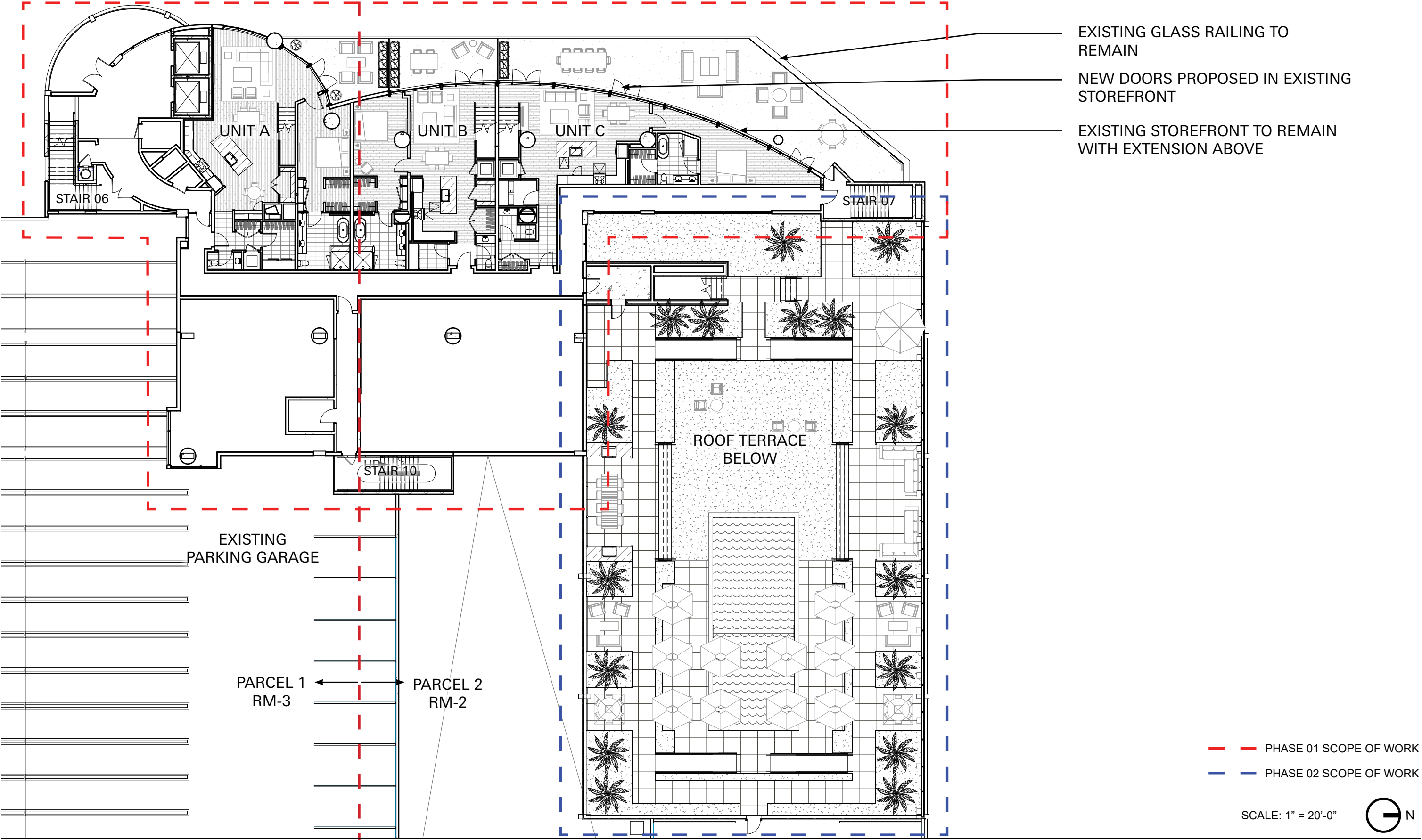


# Level 08 Demo Floor Plan



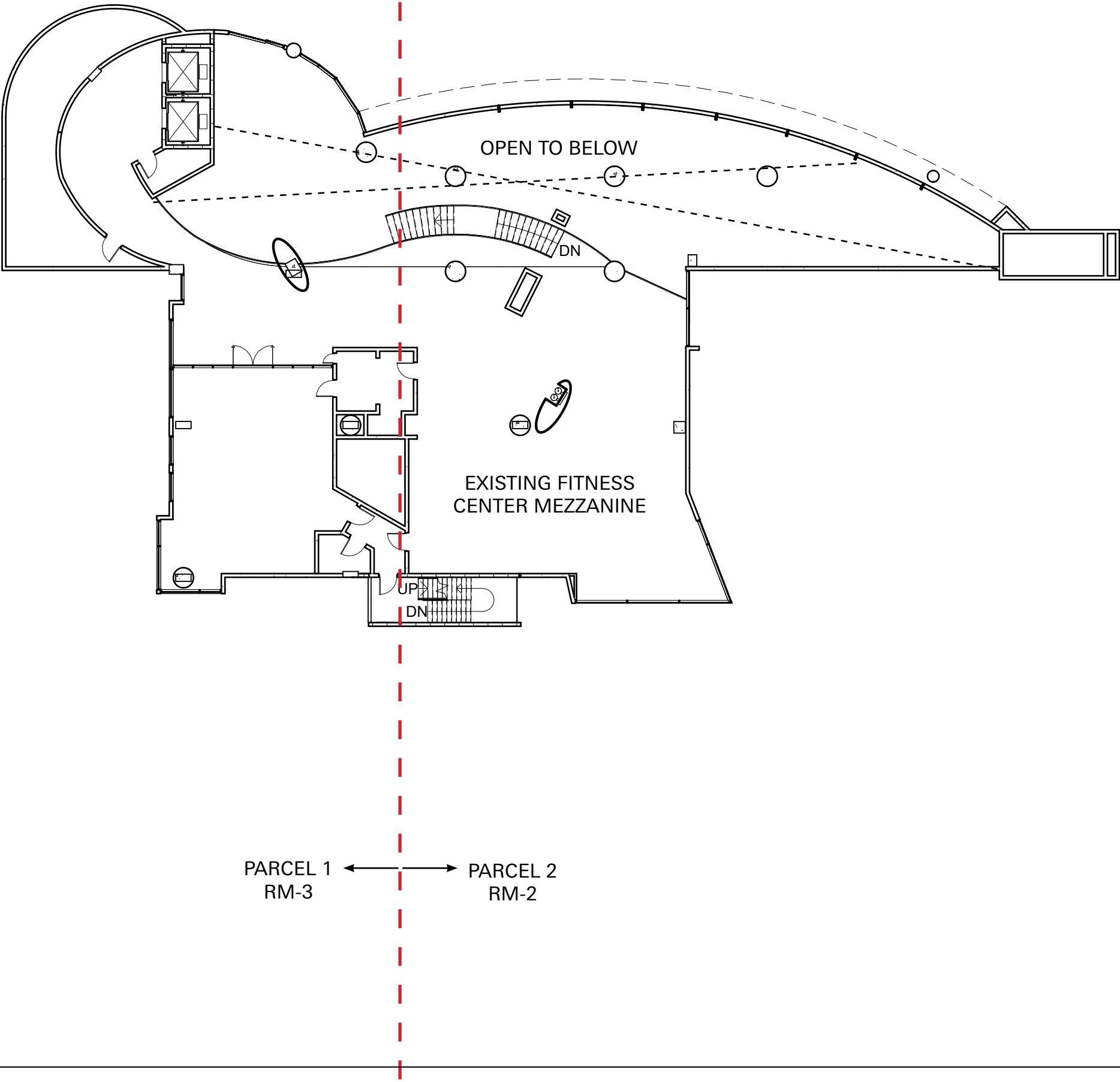


# Level 08 Proposed Floor Plan





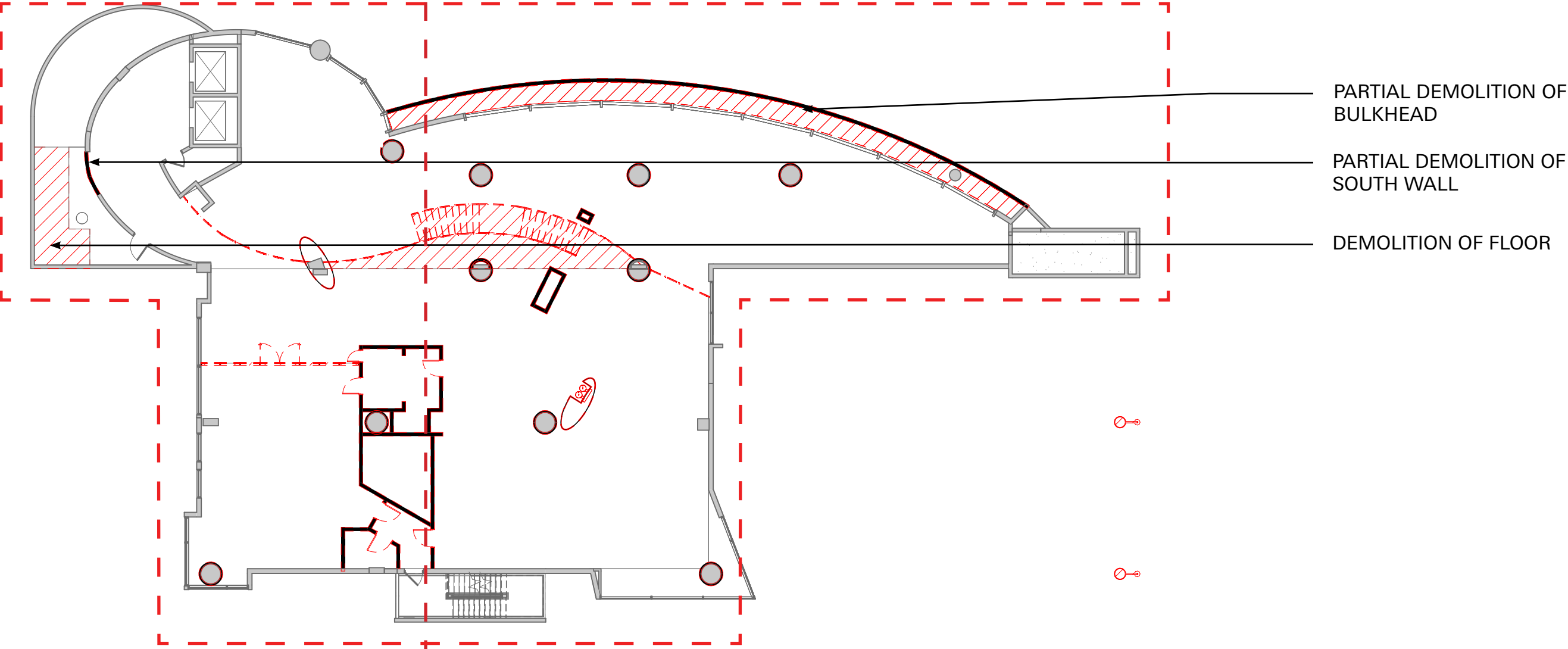
# Level 09 Existing Floor Plan



SCALE: 1" = 20'-0"  N



# Level 09 Demo Floor Plan



PARCEL 1  
RM-3

PARCEL 2  
RM-2

— PHASE 01 SCOPE OF WORK

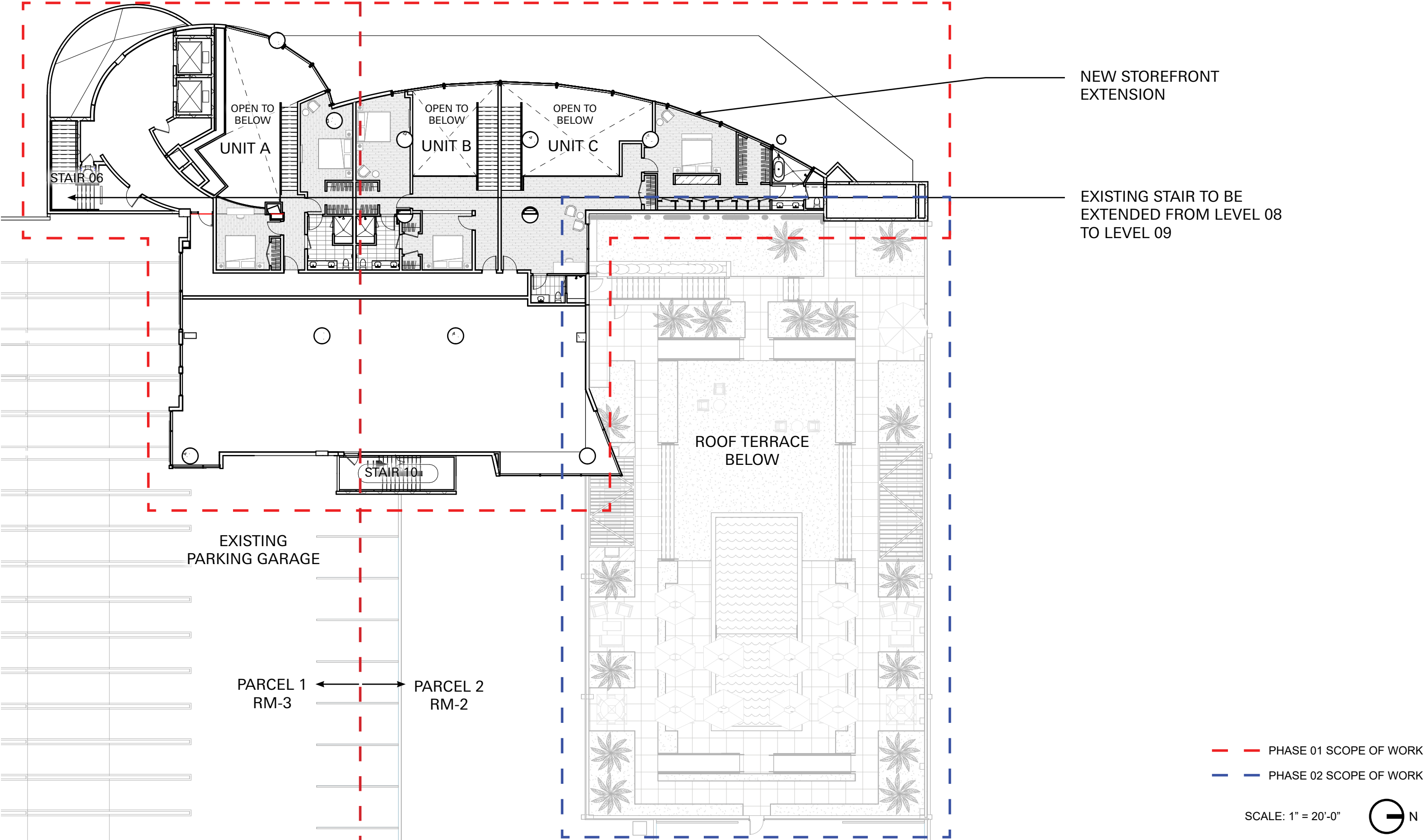
— PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0"

N

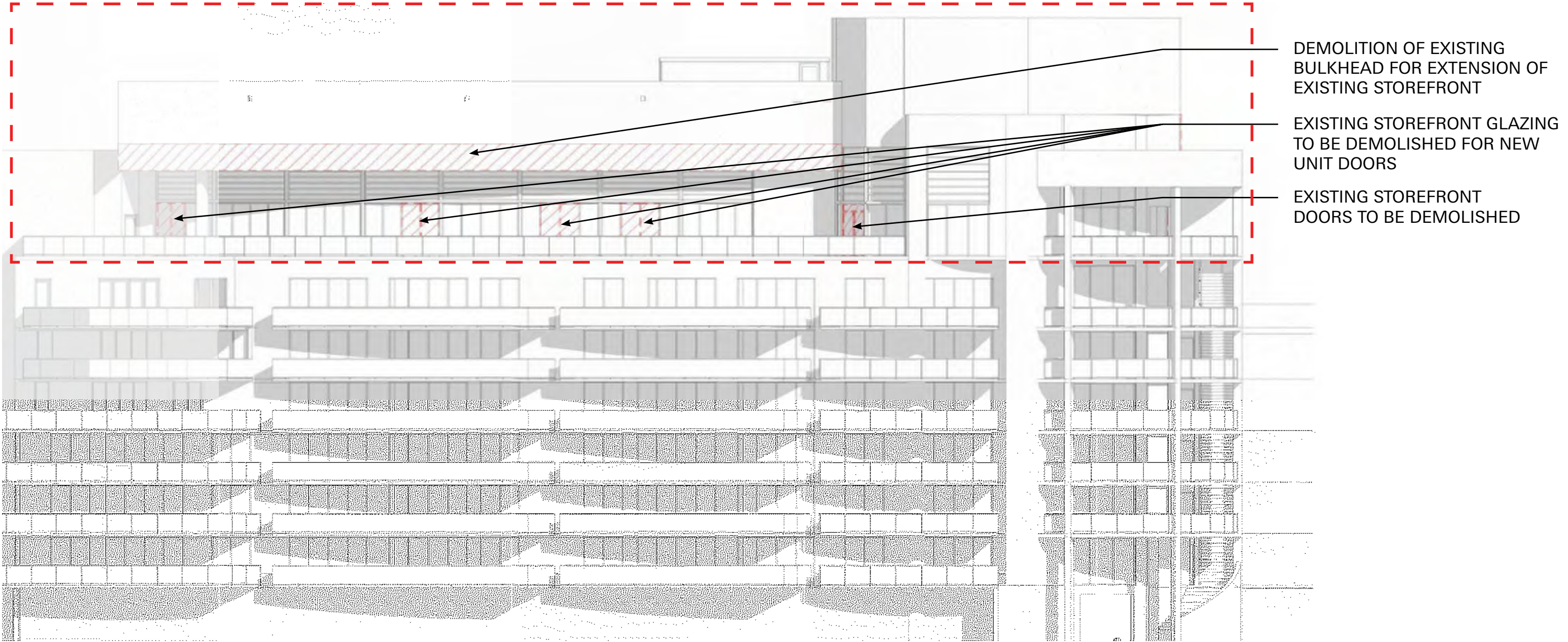


# Level 09 Proposed Floor Plan





# Demo Elevation | West

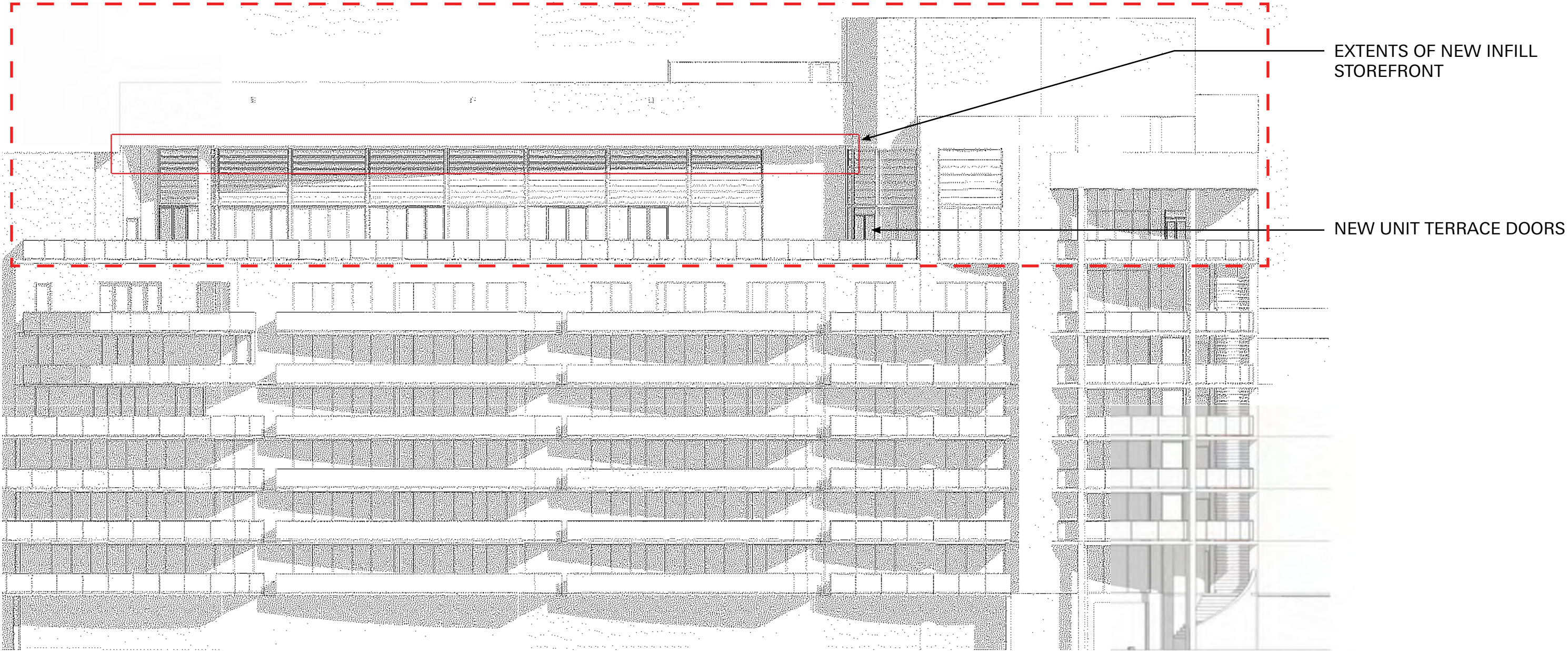


- PHASE 01 SCOPE OF WORK
- PHASE 02 SCOPE OF WORK

SCALE: NTS



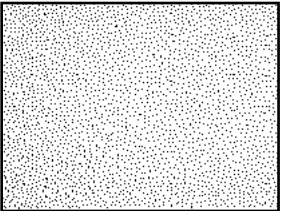
# Proposed Elevation | West



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QUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing  
to match existing



White Stucco



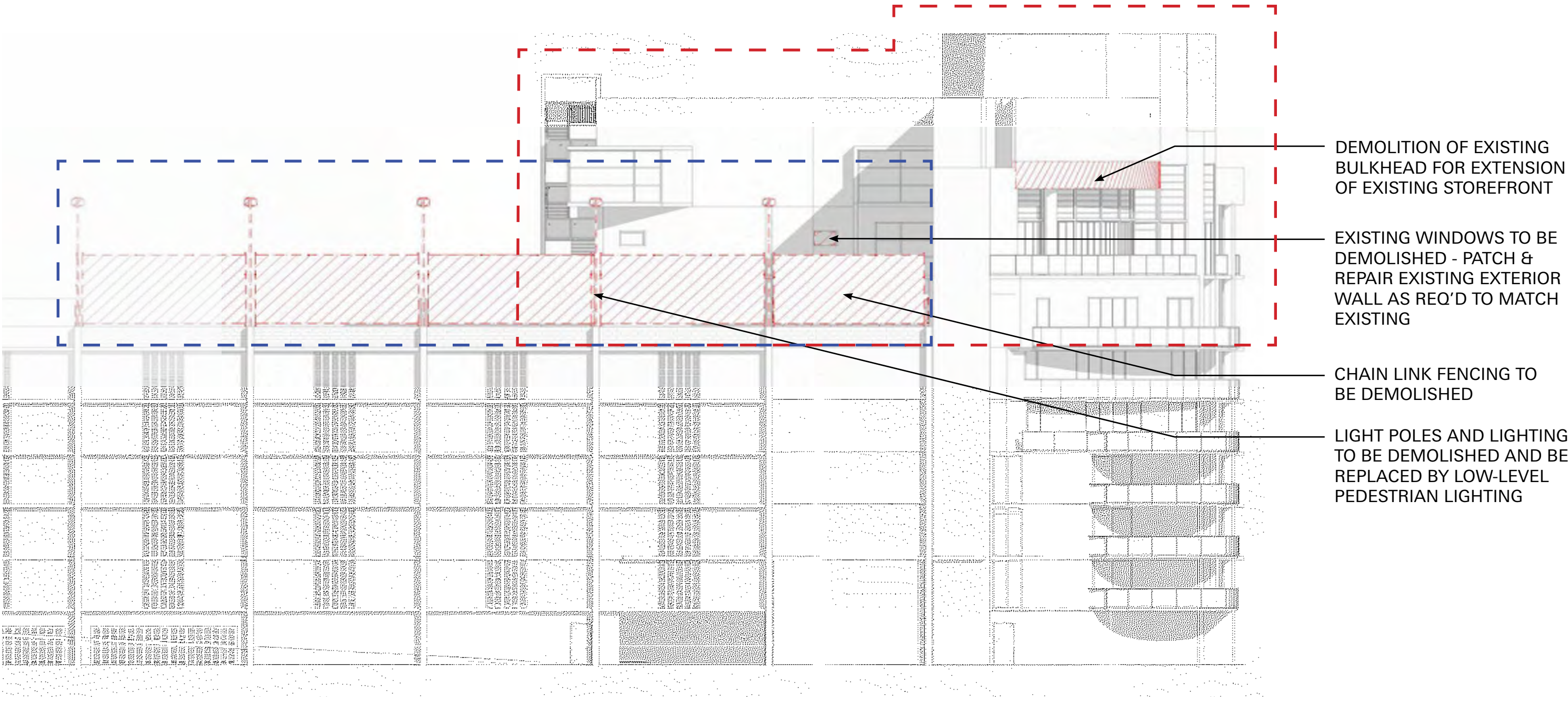
Aluminum storefront  
system

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

SCALE: NTS



# Demo Elevation | North

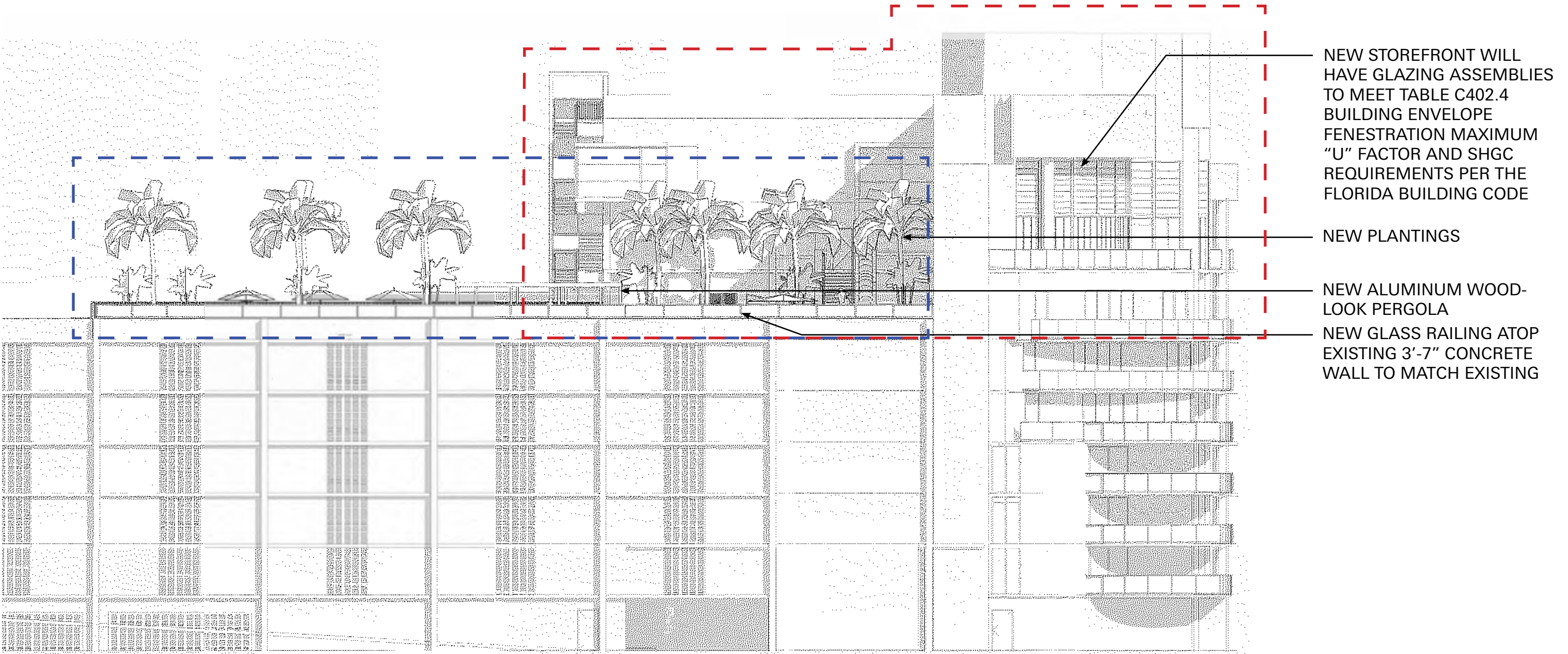


— PHASE 01 SCOPE OF WORK  
— PHASE 02 SCOPE OF WORK

SCALE: NTS



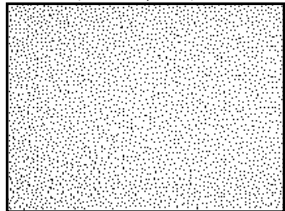
# Proposed Elevation | North



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Blue/ green glazing to match existing



White Stucco



Aluminum storefront system



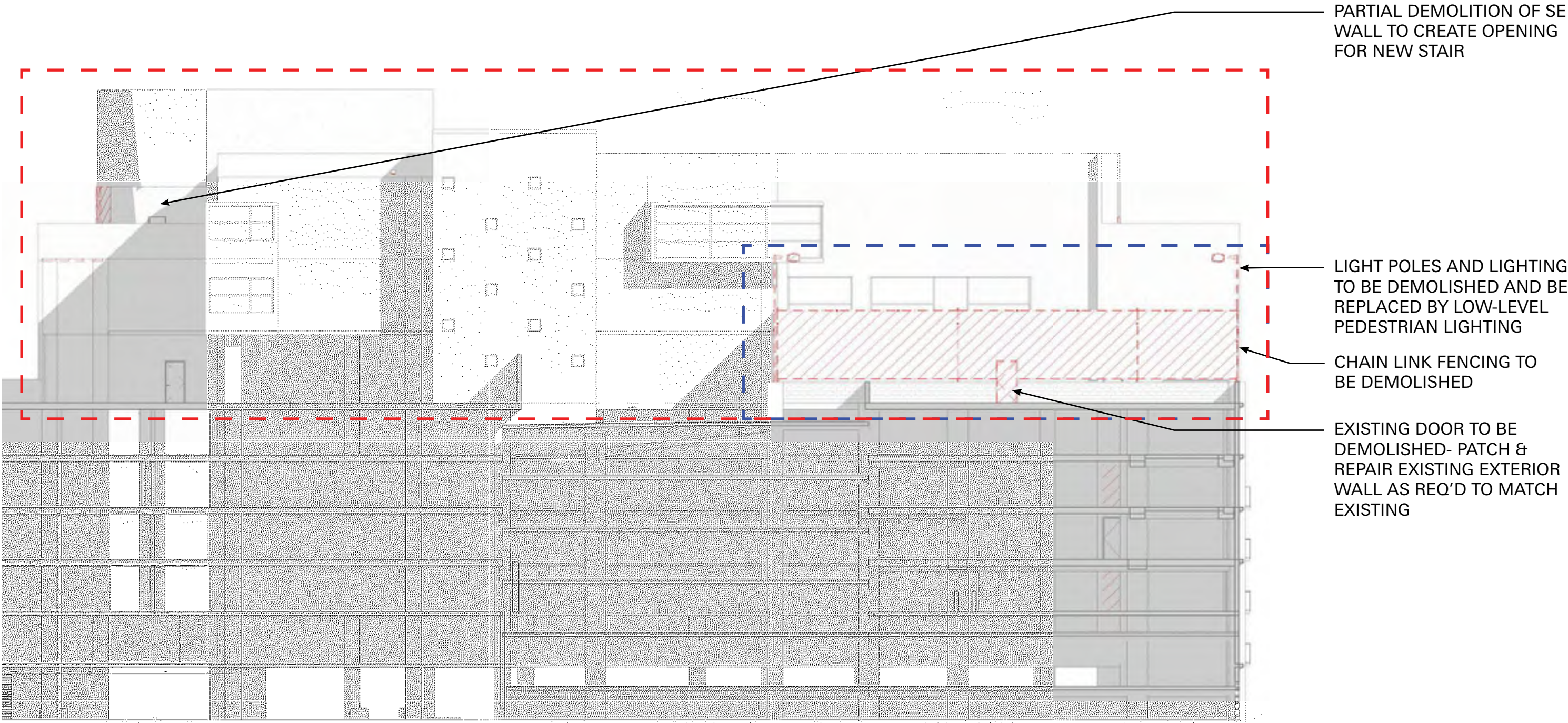
Blue/ green glazing to match existing

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

SCALE: NTS



# Demo Elevation | East

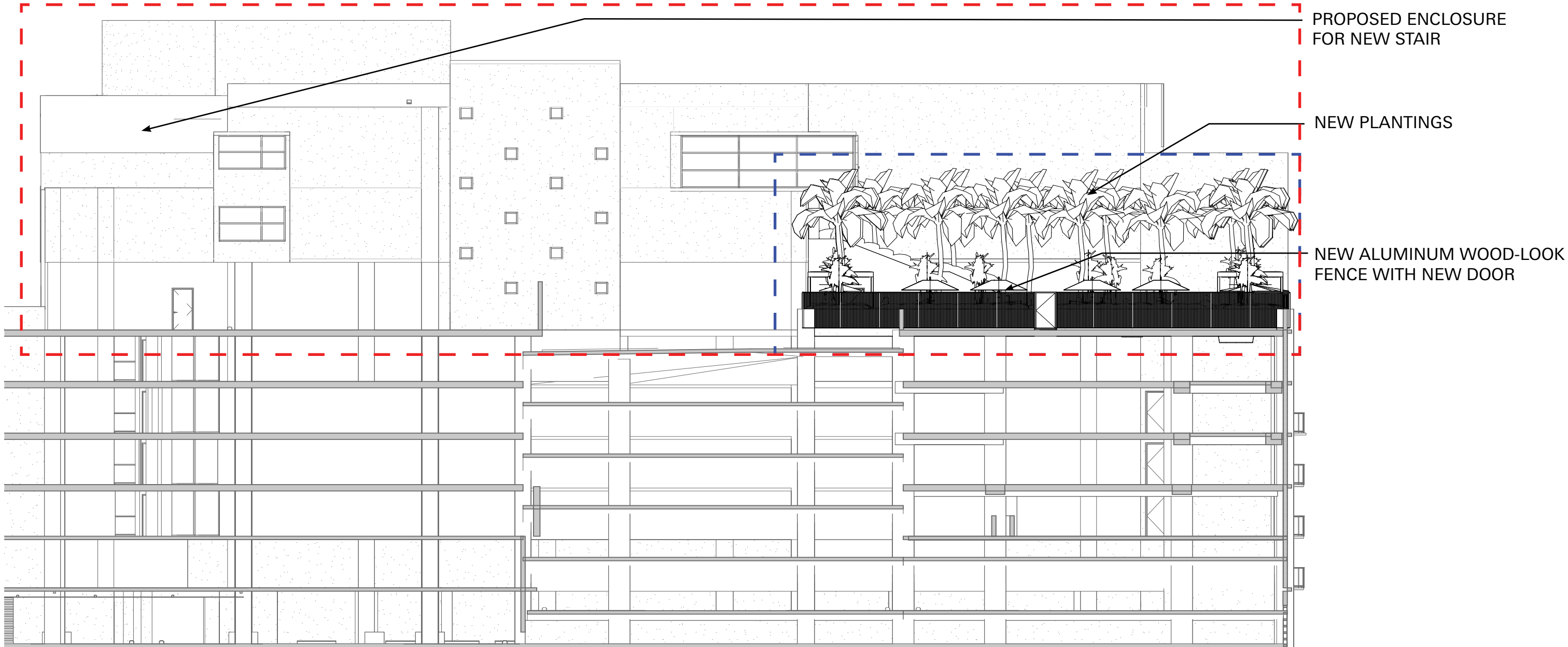


— PHASE 01 SCOPE OF WORK  
— PHASE 02 SCOPE OF WORK

SCALE: NTS



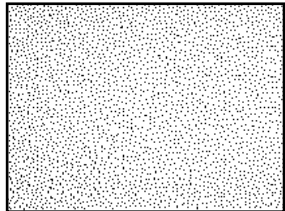
# Proposed Elevation | East



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 storefront  
system



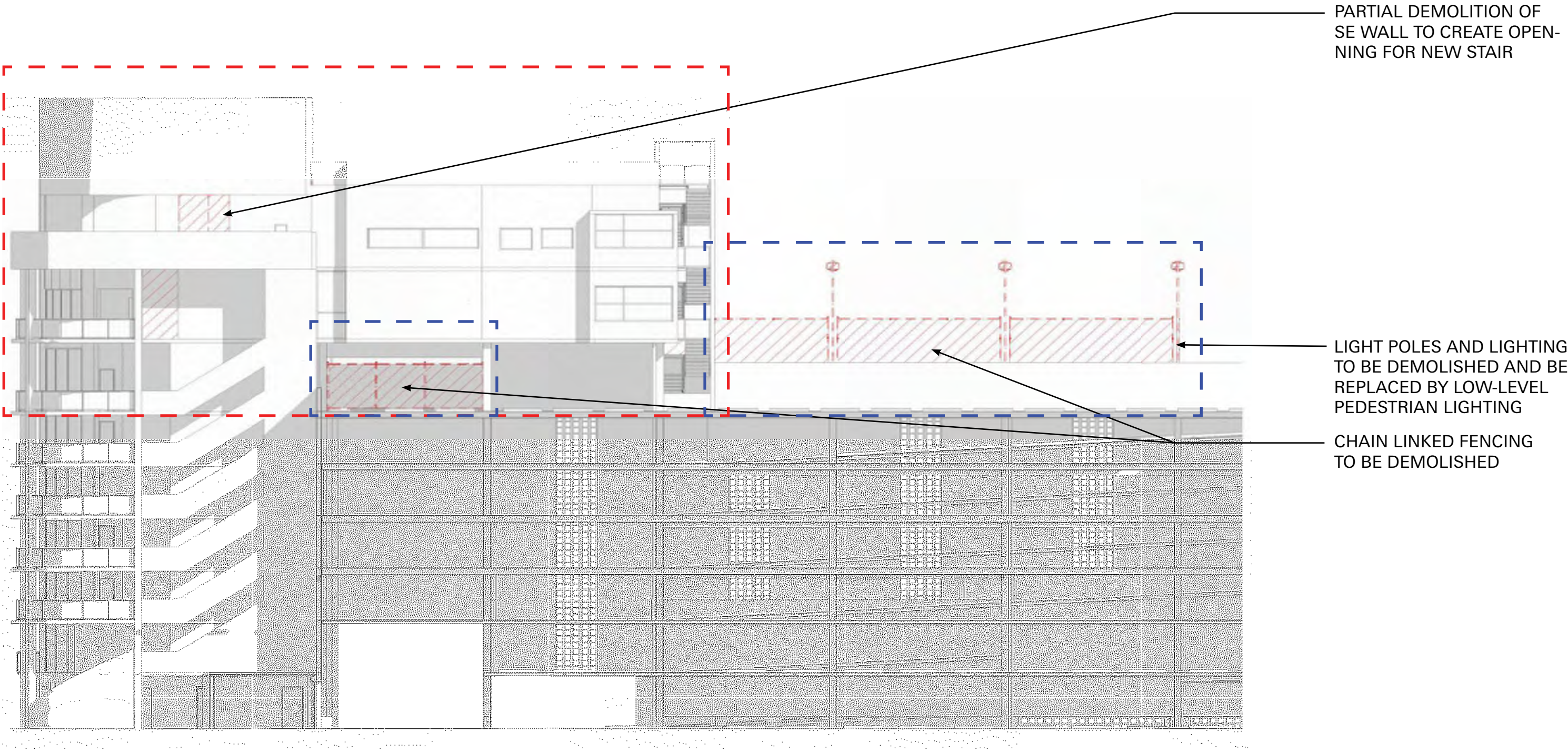
Blue/ green glazing  
to match existing

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

SCALE: NTS



# Demo Elevation | South

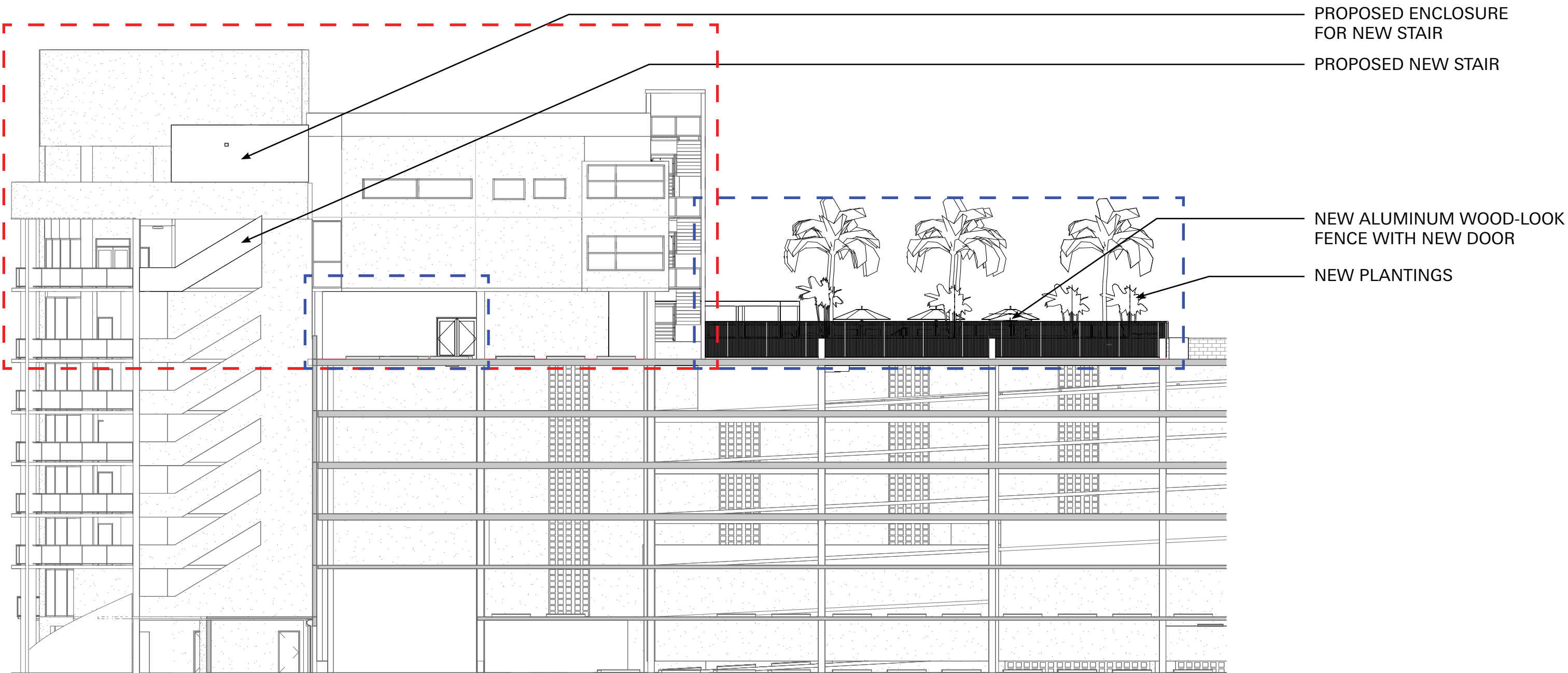


- PHASE 01 SCOPE OF WORK
- PHASE 02 SCOPE OF WORK

SCALE: NTS



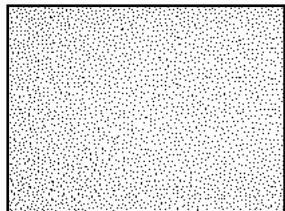
# Proposed Elevation | South



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