

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**



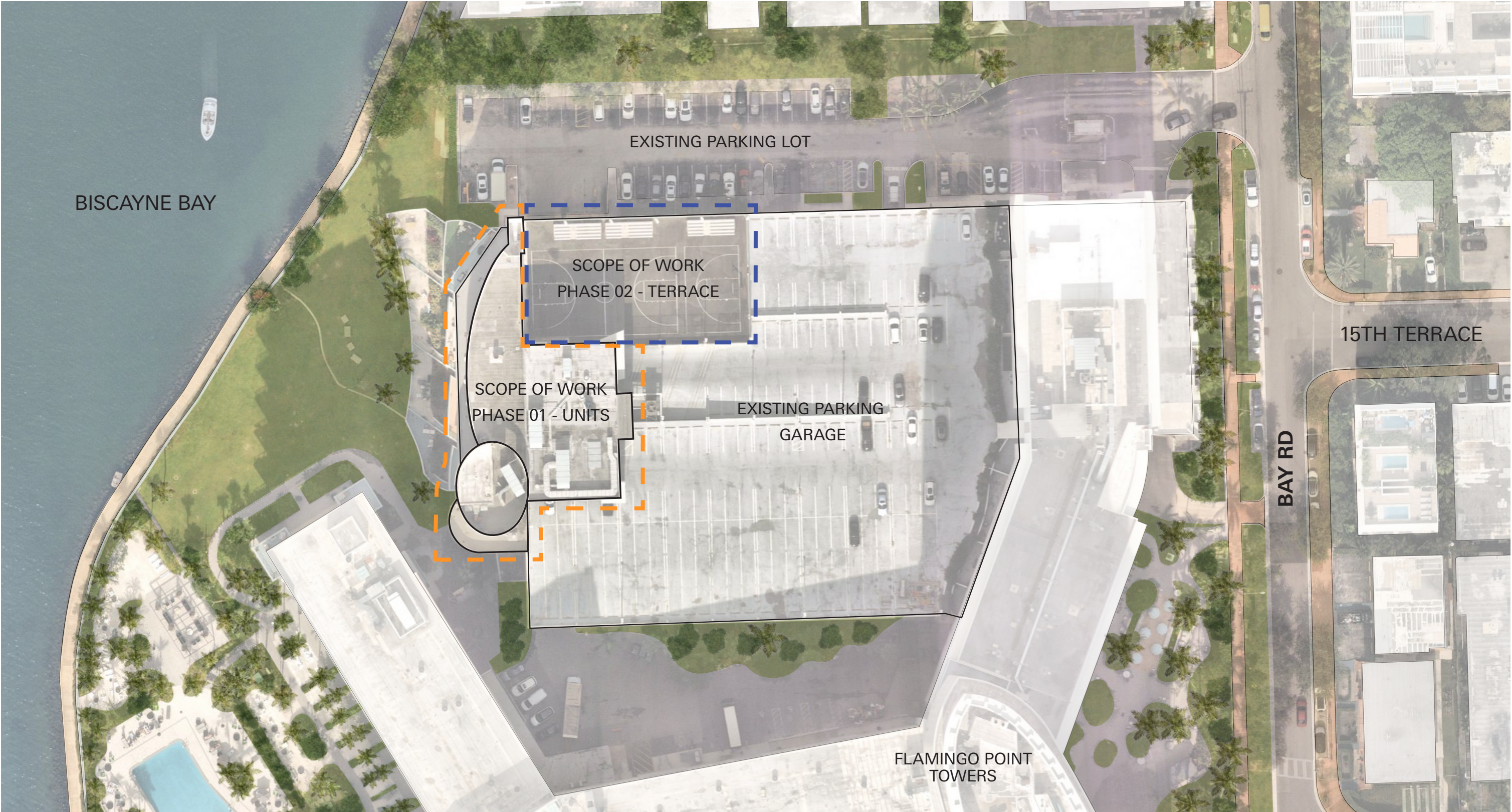
2025-2026
**CERTIFIED GREAT
PLACE TO WORK**

Vicinity Map



N
NOT TO SCALE

Existing Site Plan



N
SCALE: 1" = 50'-0"

BAYSIDE VILLAS AT
FLAMINGO
POINT



Proposed Bayside Villas Renovation

Bayside Villas at Flamingo Point

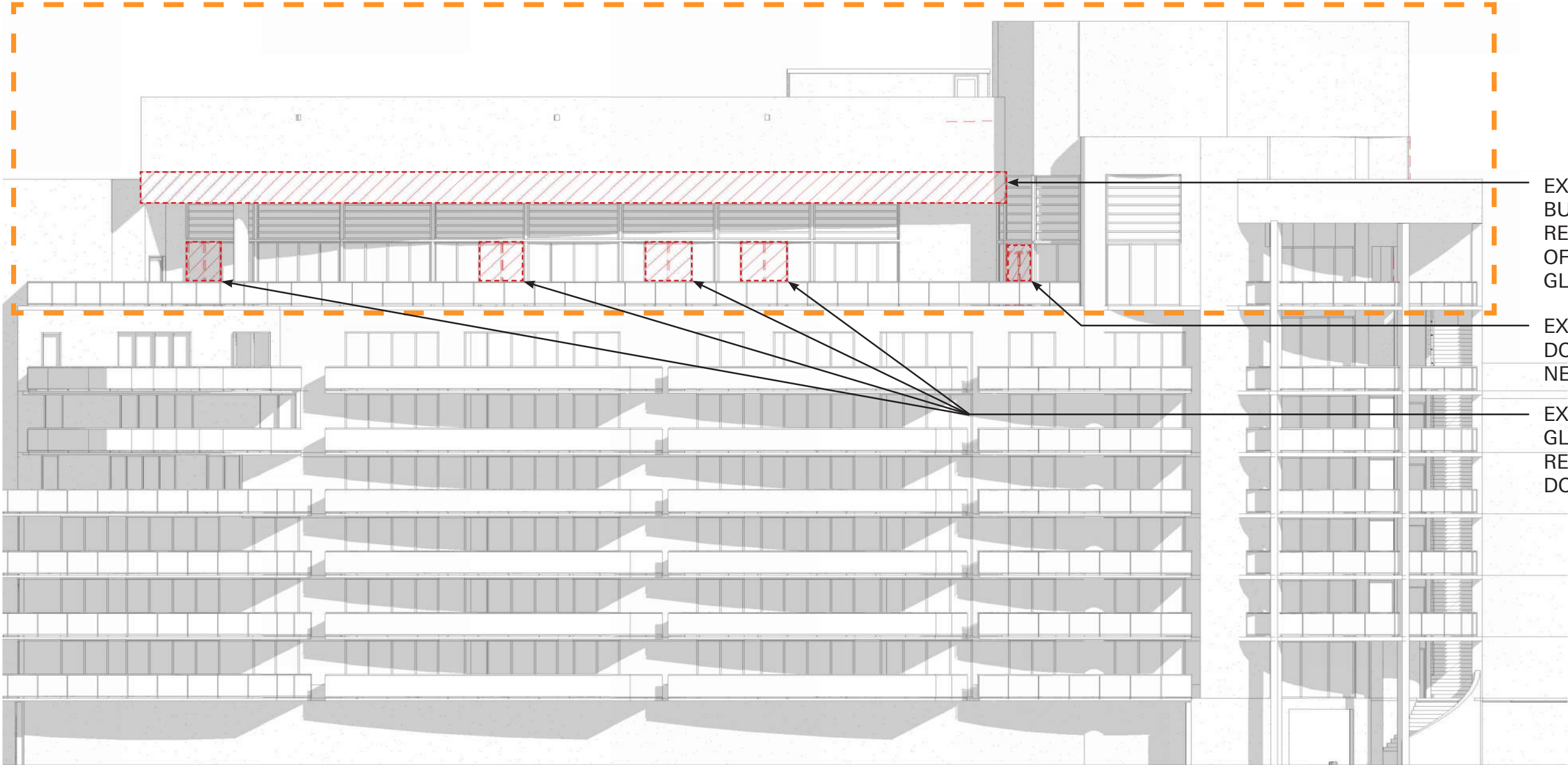
Revision to DRB Order DRB20-0577 Phase 5 approved Oct 2020

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

PHASE 1



EXISTING
BULKHEAD DEMOLISHED AND
REPLACED WITH EXTENSION
OF EXISTING 'STOREFRONT'
GLAZING SYSTEM

EXISTING 'STOREFRONT'
DOORS TO BE REPLACED WITH
NEW TERRACE DOORS

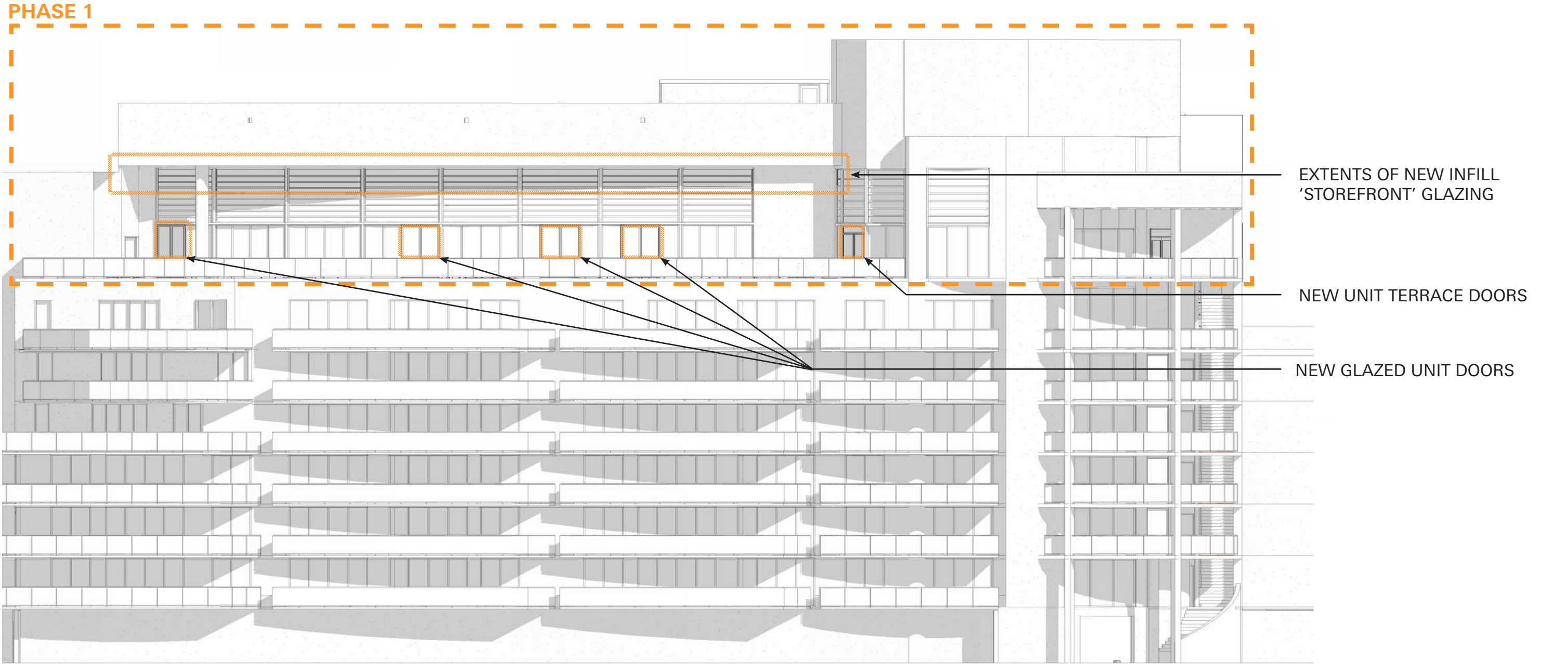
EXISTING 'STOREFRONT'
GLAZING SYSTEM TO BE
REPLACED WITH NEW UNIT
DOORS

LEGEND

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- DEMO SCOPE

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



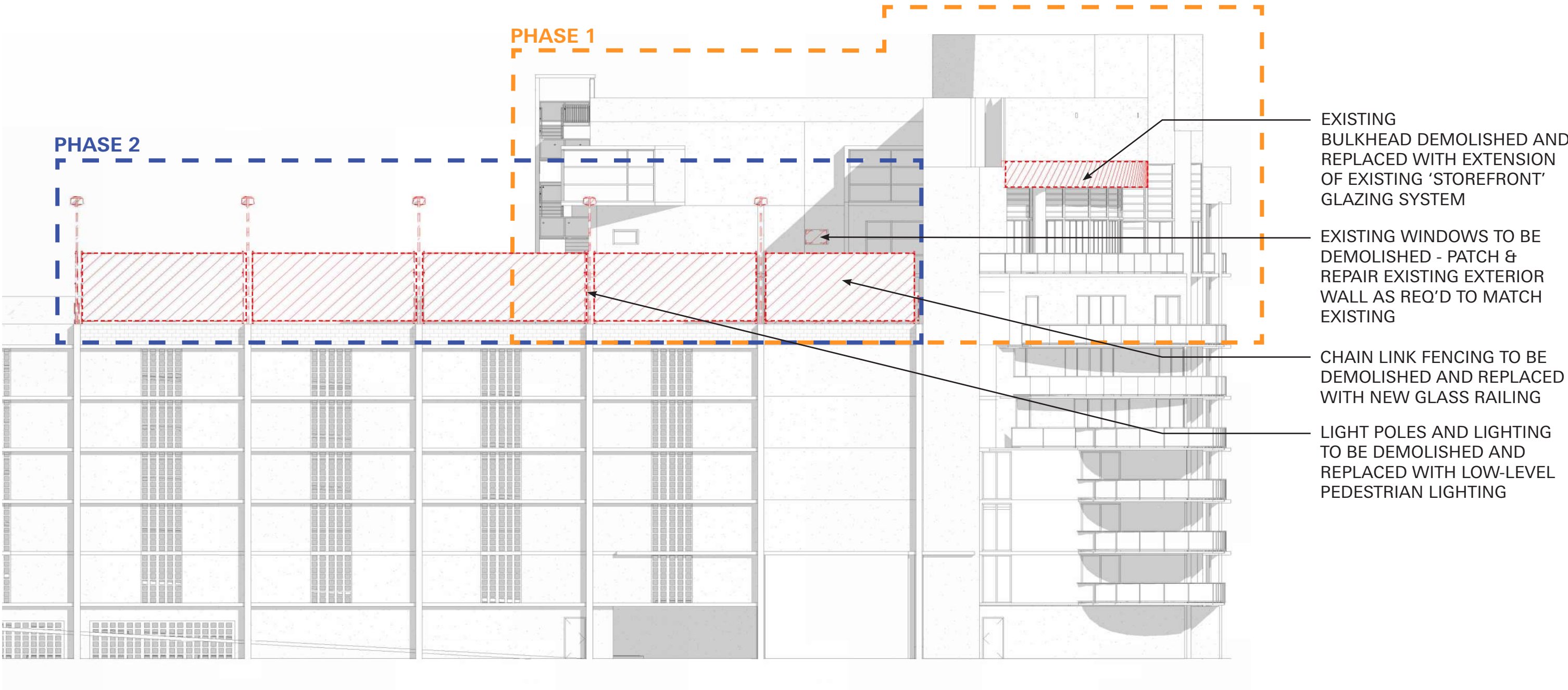
Aluminum 'storefront'
glazing system

LEGEND

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- DEMO SCOPE

SCALE: NTS

Demo Elevation | North

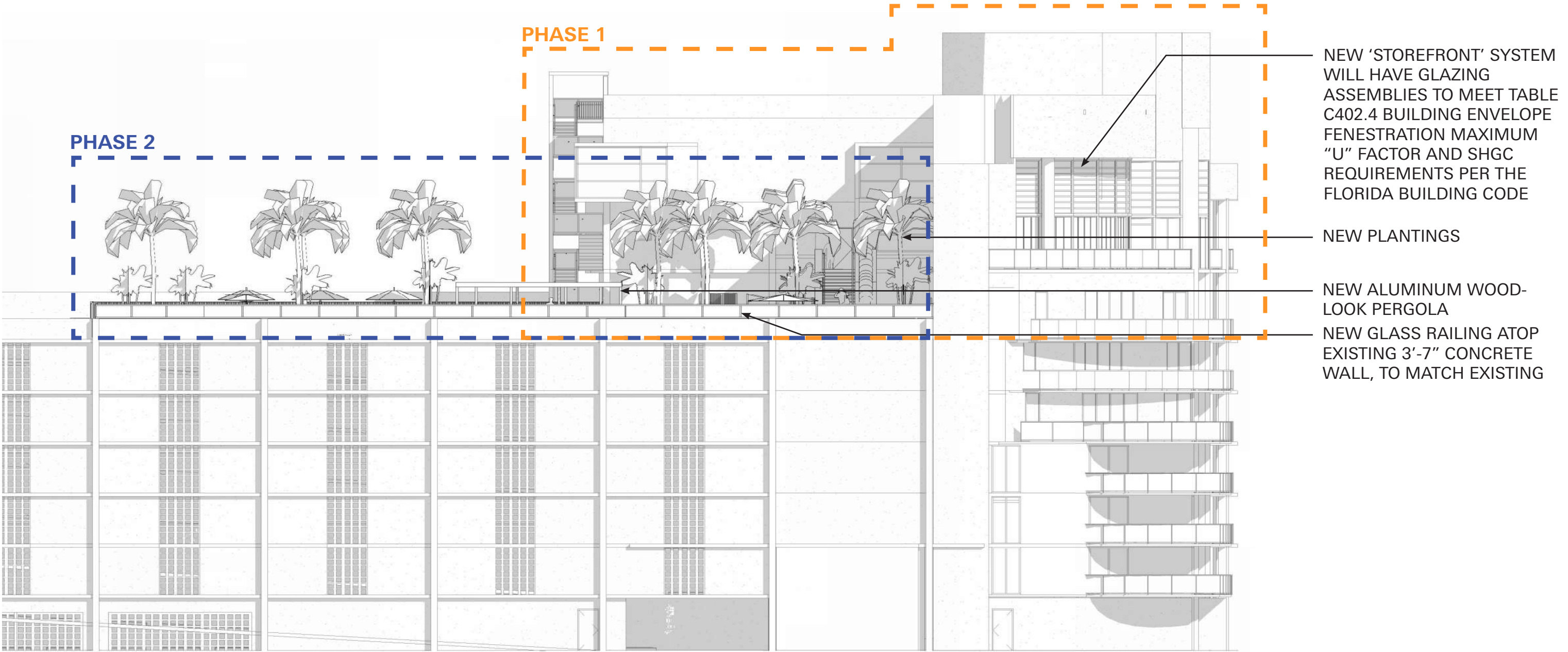


LEGEND

- 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

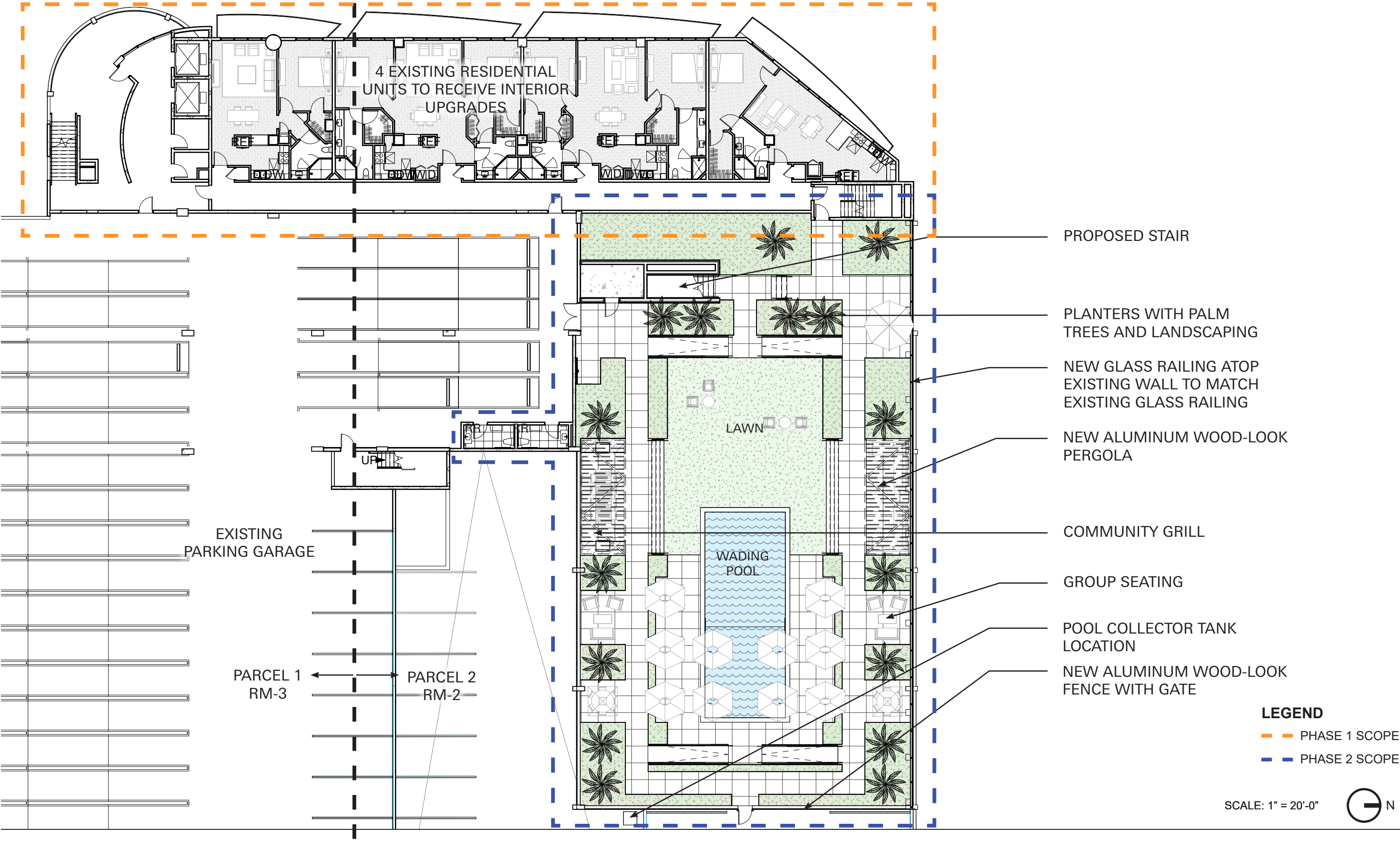


Existing Aerial View

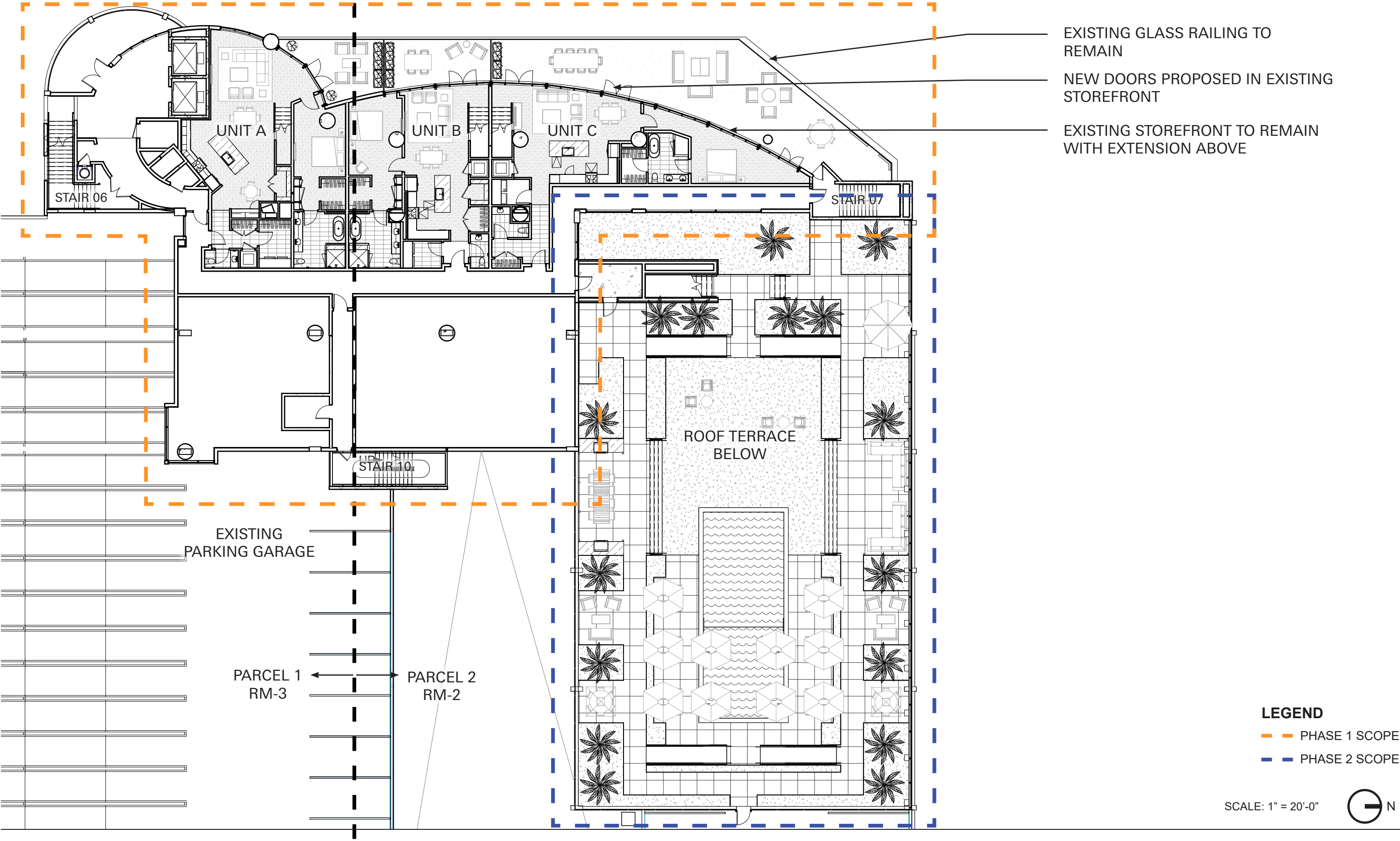


Proposed Aerial View

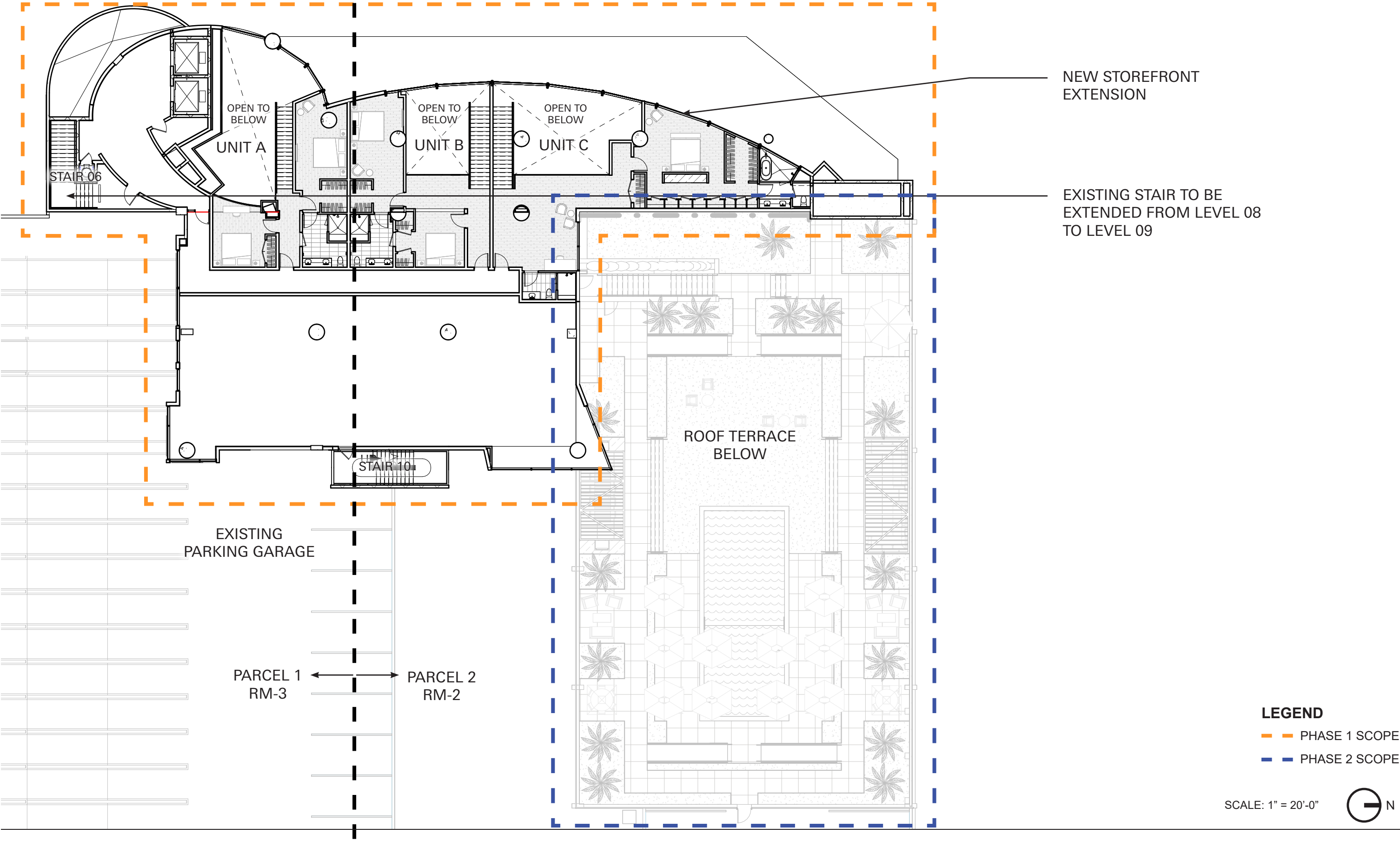
Level 07 Proposed Landscape Plan



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



Thank You

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



DRB Submittal Documentation

FLAMINGO BAY VILLAS

1420-1428 BAY RD
MIAMI BEACH, FL 33139



Proposed Flamingo Bay Villas Renovation

Applicant / Architect:
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Tryba Architects
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Denver, CO 80203
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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

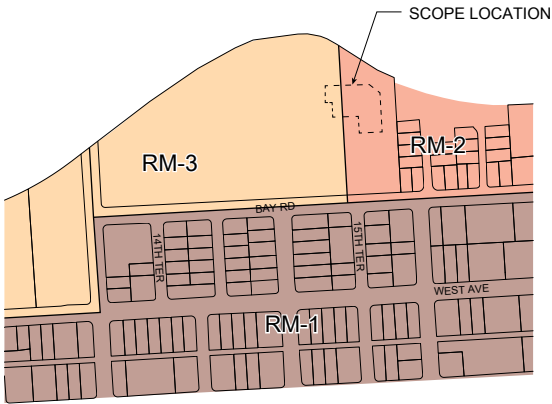
Vicinity Map




NOT TO SCALE

N
1

ZONING SITE PLAN

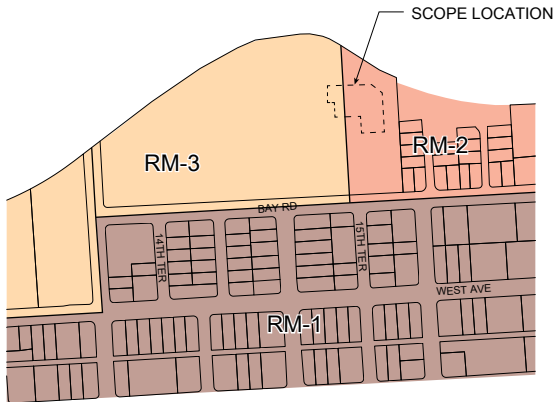


KEYPLAN - ZONING MAP
SCALE: 1" = 800'-0"

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
Parcel I:	
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
Parcel II:	
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



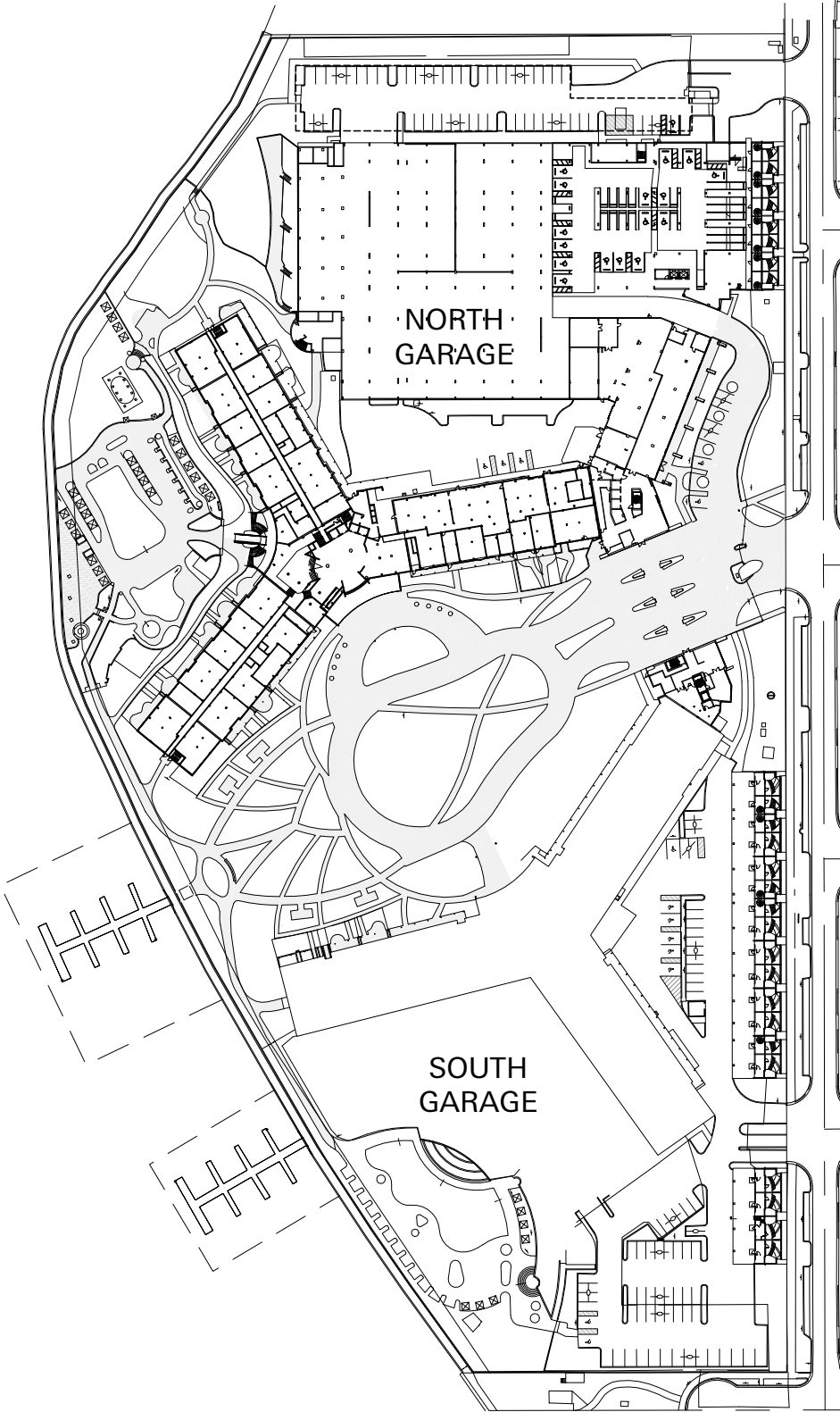
KEYPLAN - ZONING MAP
SCALE: 1" = 800'-0"

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.

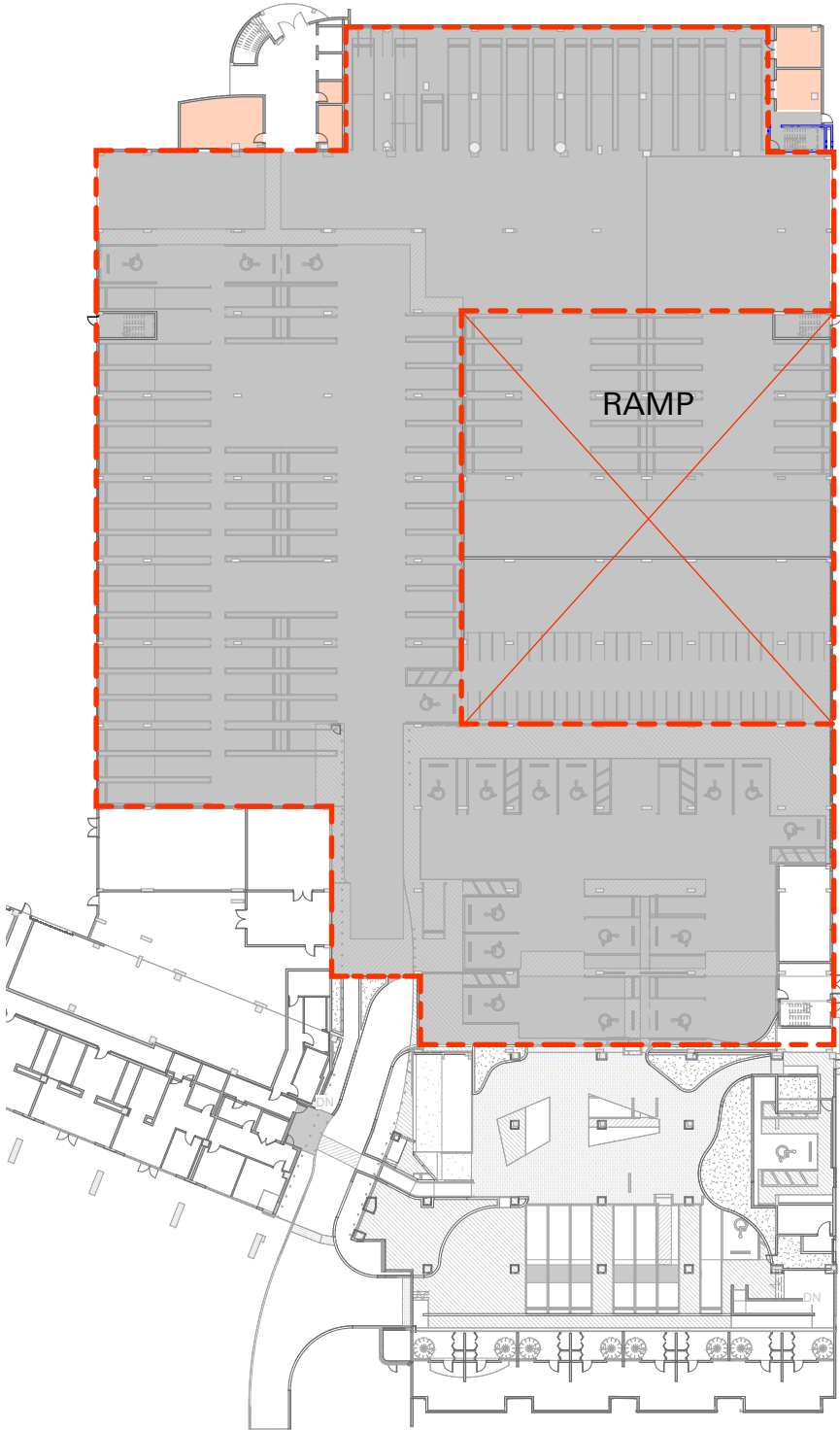
RM-2 Lot Area Summary				
	Maximum Allowed	Existing	Proposed	Comments
Height RM-2	140'-0"	N/A	N/A	Unchanged
Number of Stories	15	N/A	N/A	Unchanged
FAR RM-2	2	1.17	1.18	Within Allowable FAR
Parcel II Gross Square Footage	252,638 GSF	147,463 GSF	149,230 GSF	1,767 GSF on level 9 penthouses
Number of Residential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

Parking Counts



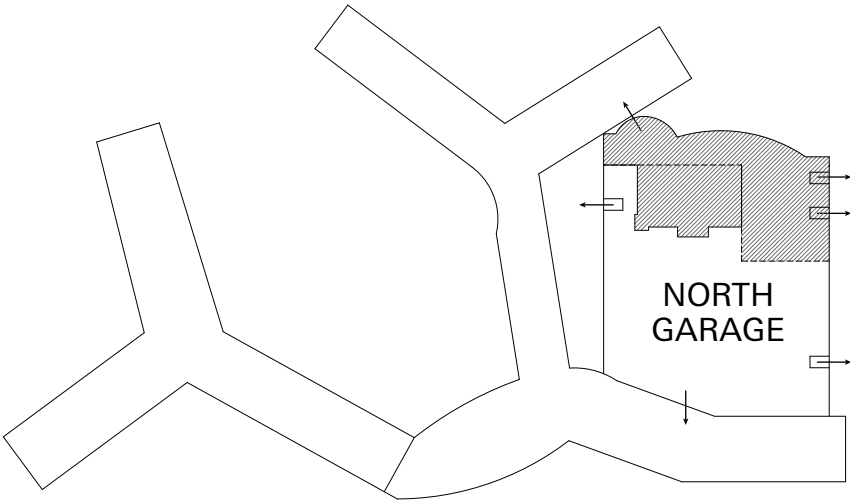
SITE PARKING

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






NORTH GARAGE GROUND FLOOR

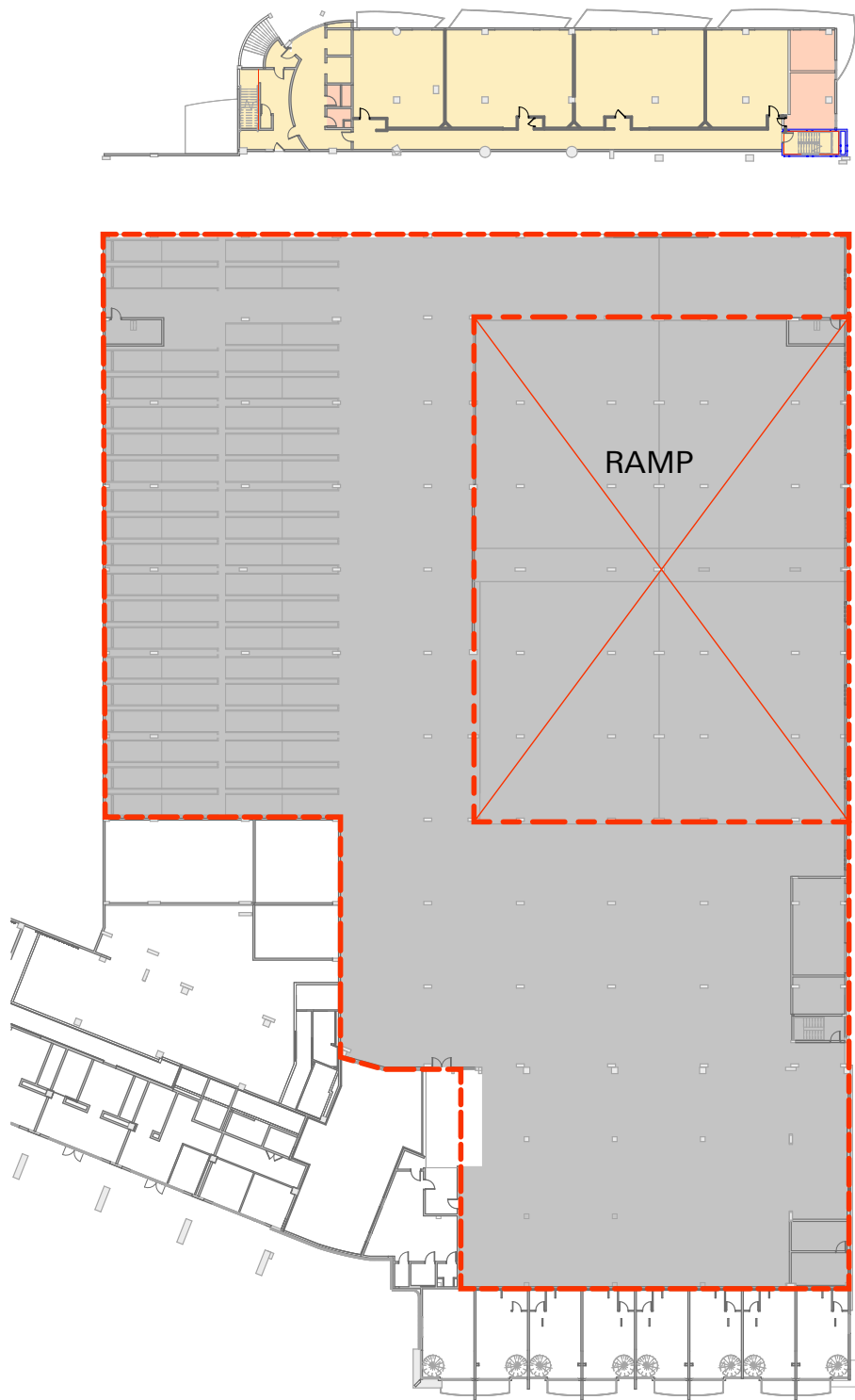
Total Existing Parking Spaces = 163



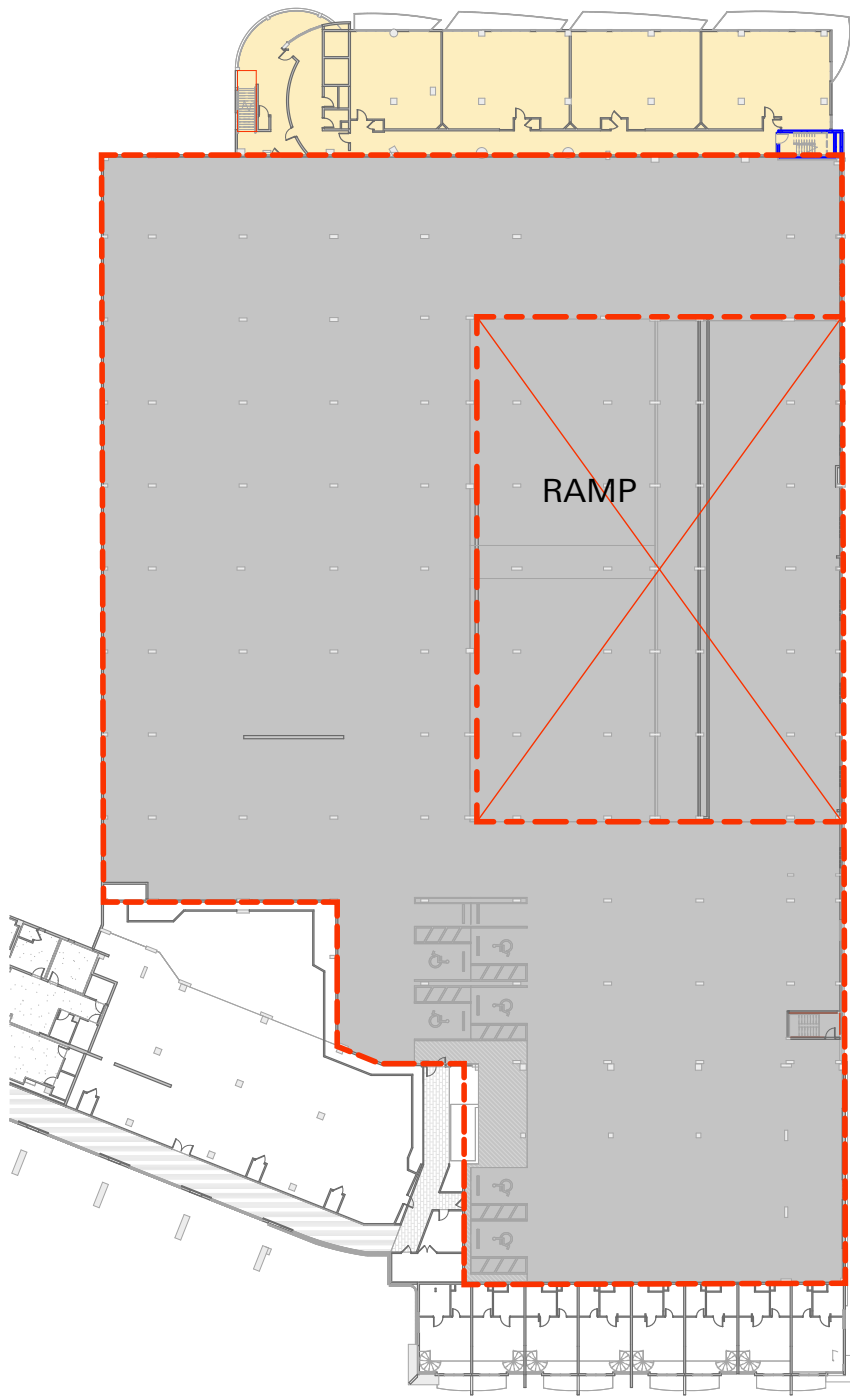
FLAMINGO KEY PLAN
N.T.S.

-  Parking Garage
-  Storage
-  Existing Parking Spaces Area Count

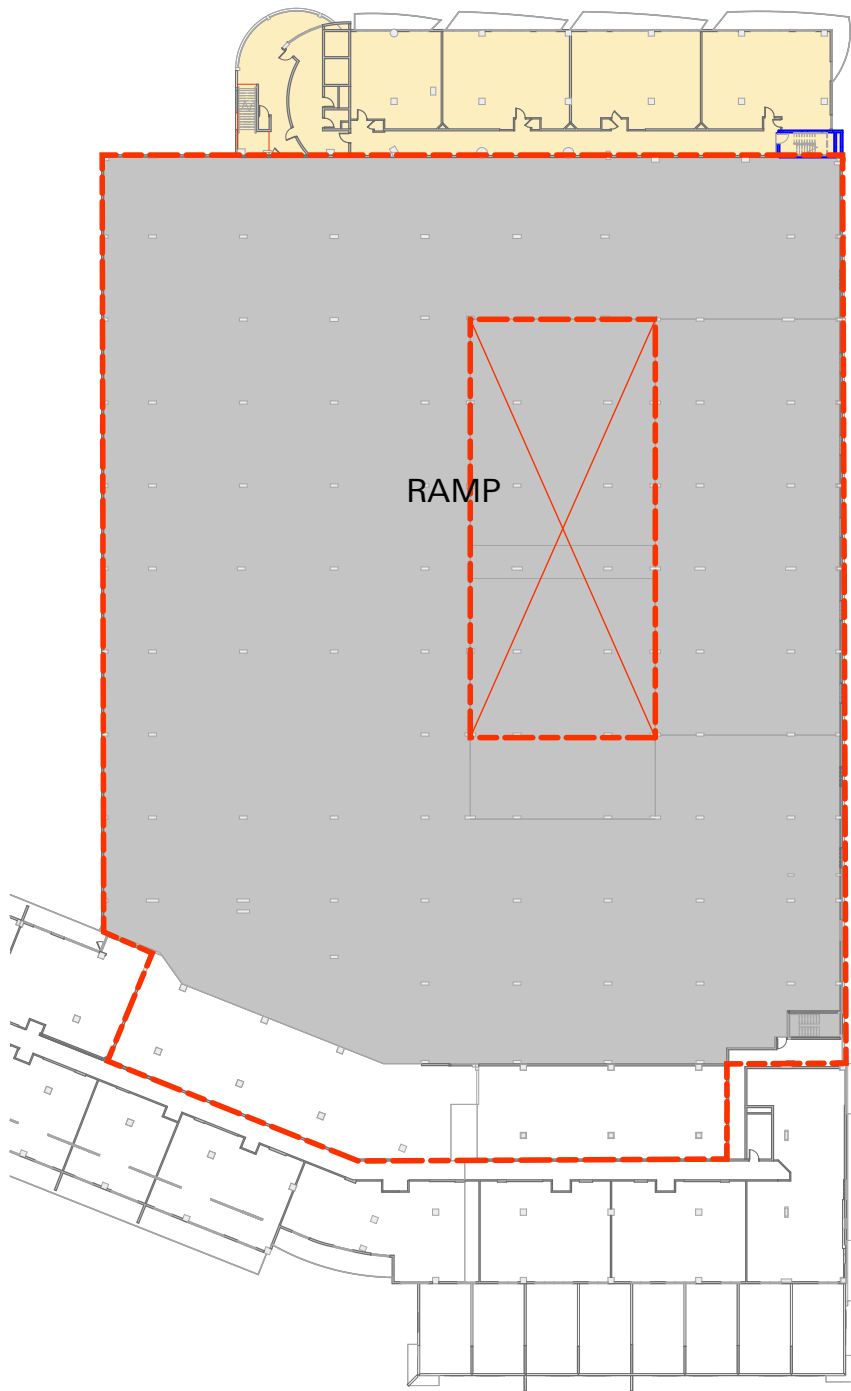
Parking Counts



NORTH GARAGE LEVEL 02
Total Existing Parking Spaces = 260



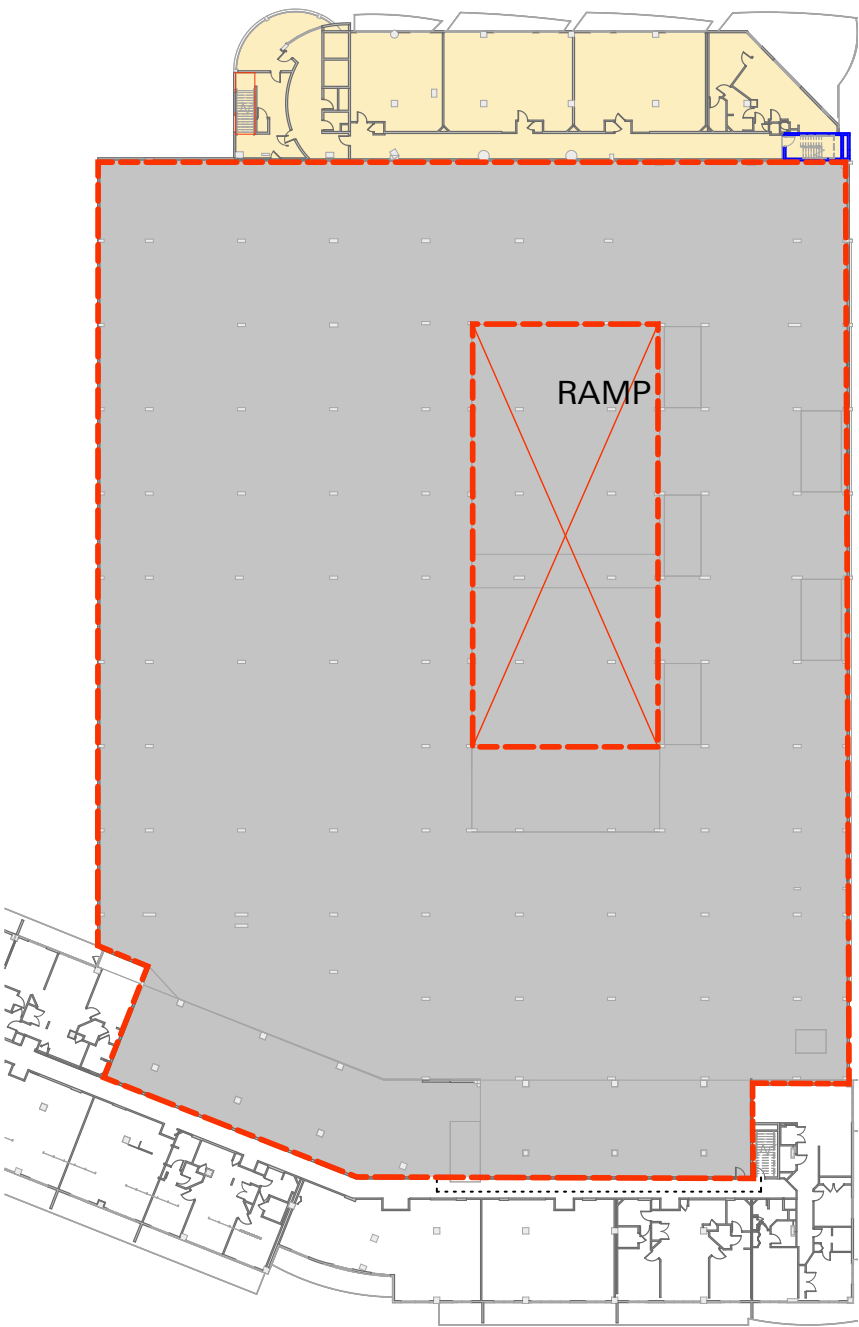
NORTH GARAGE LEVEL 03
Total Existing Parking Spaces = 299



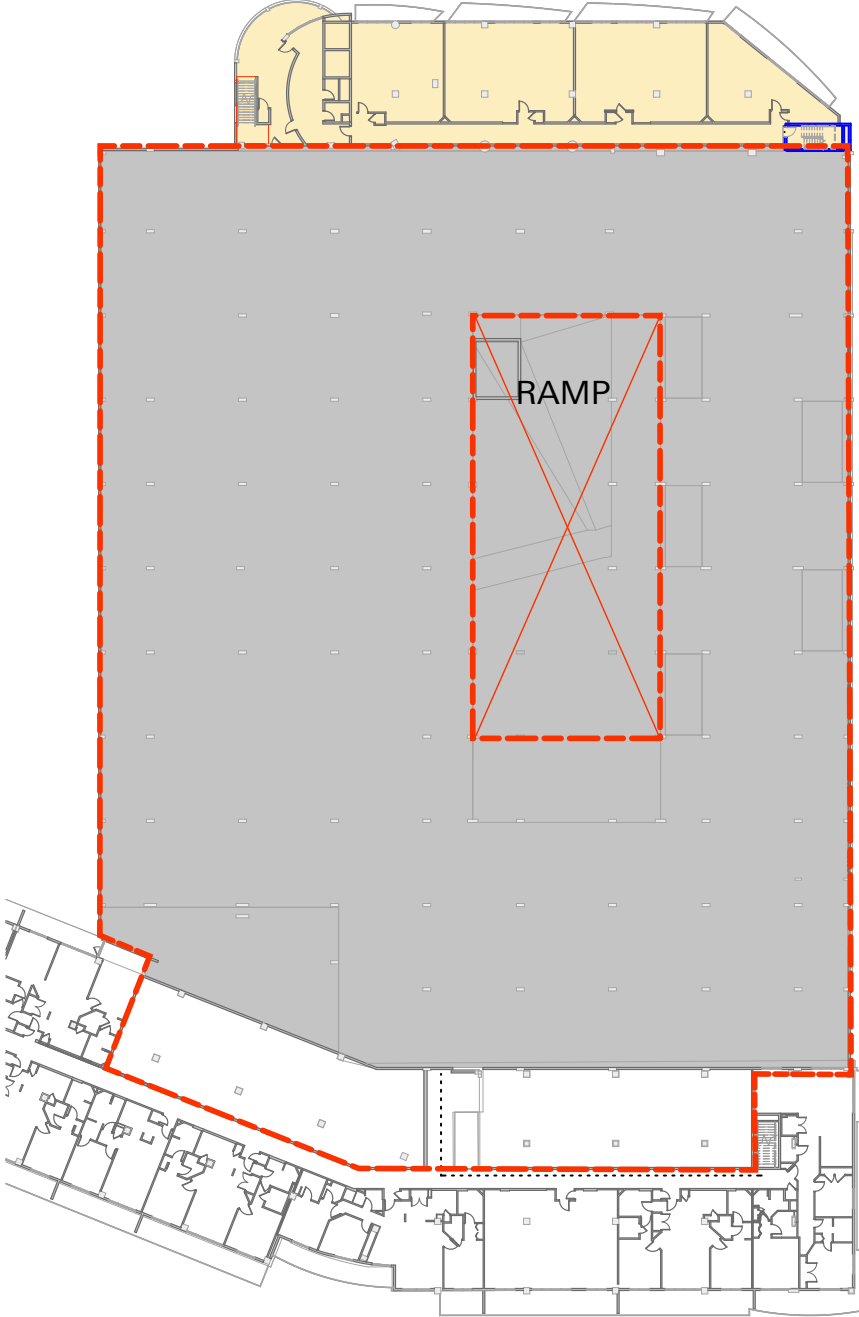
NORTH GARAGE LEVEL 04
Total Existing Parking Spaces = 261

Residential Storage Parking Garage Existing Parking Spaces Area Count

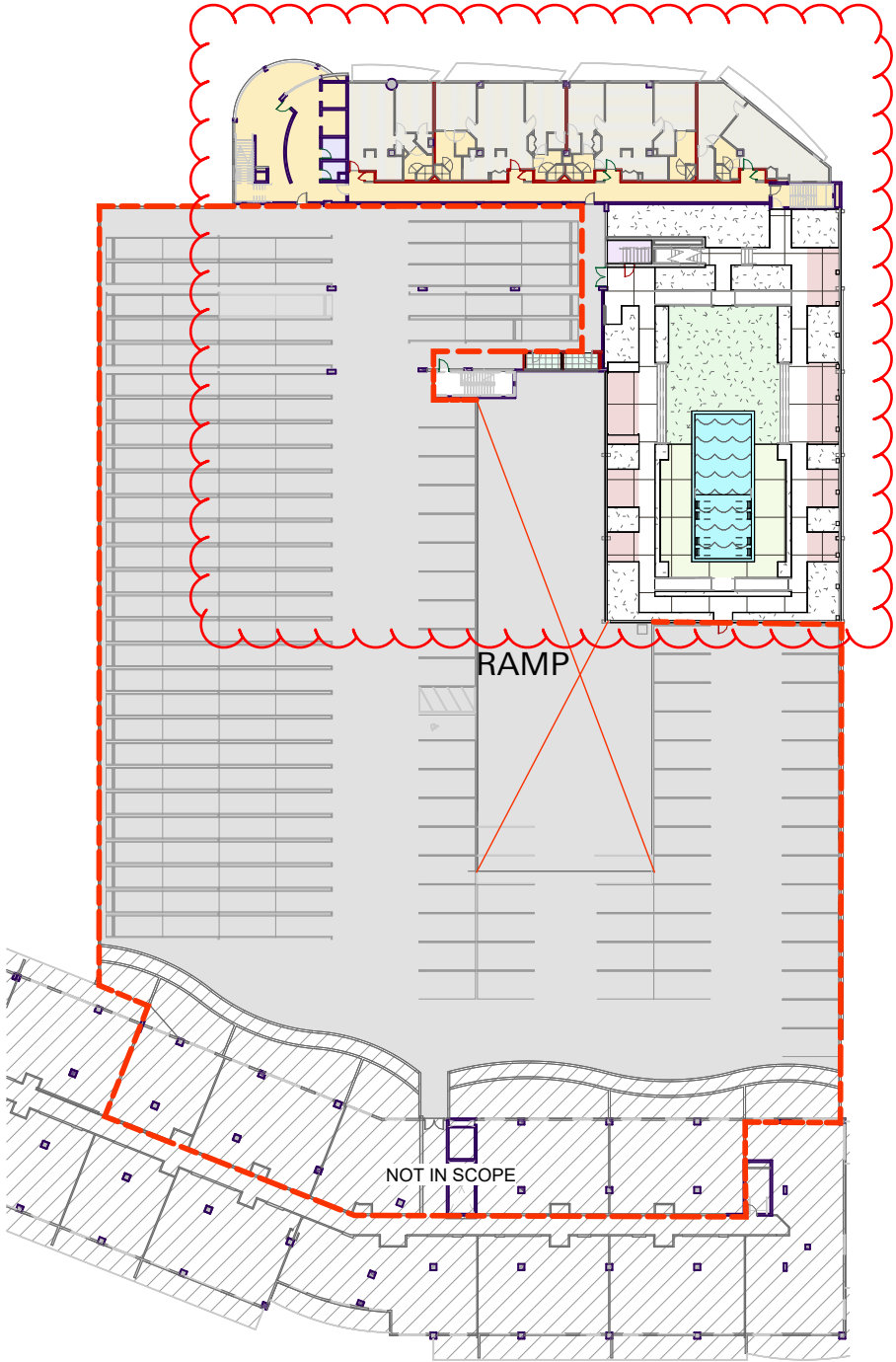
Parking Counts



NORTH GARAGE LEVEL 05
Total Existing Parking Spaces = 262



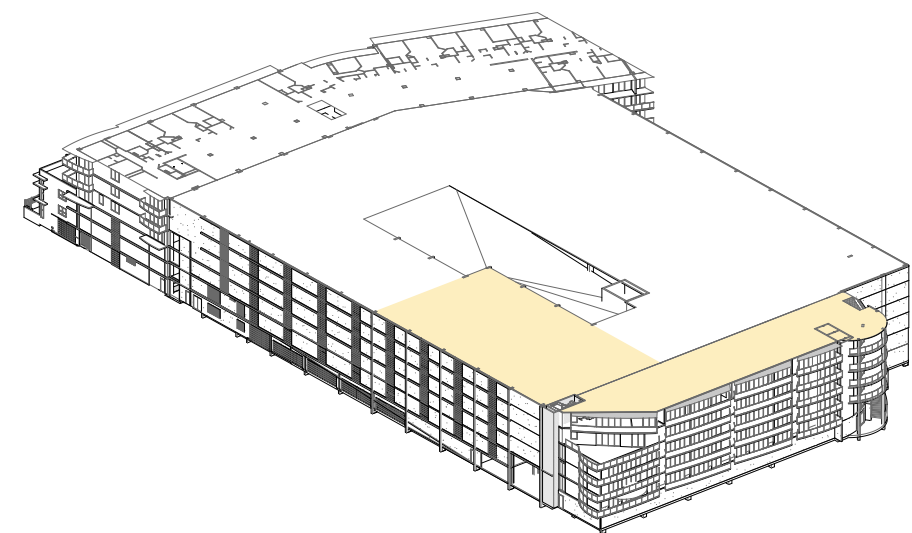
NORTH GARAGE LEVEL 06
Total Existing Parking Spaces = 262



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

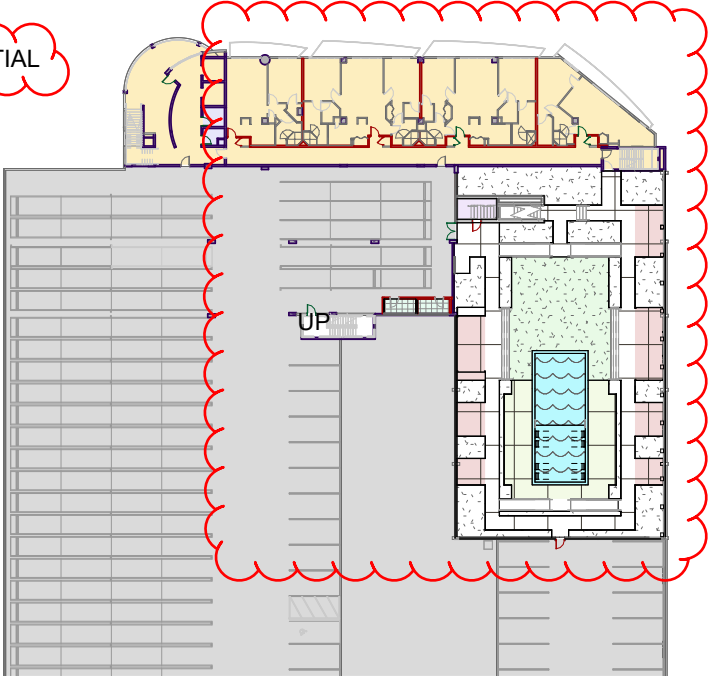
Residential Storage Parking Garage Existing Parking Spaces Area Count

FAR Calculation Diagrams



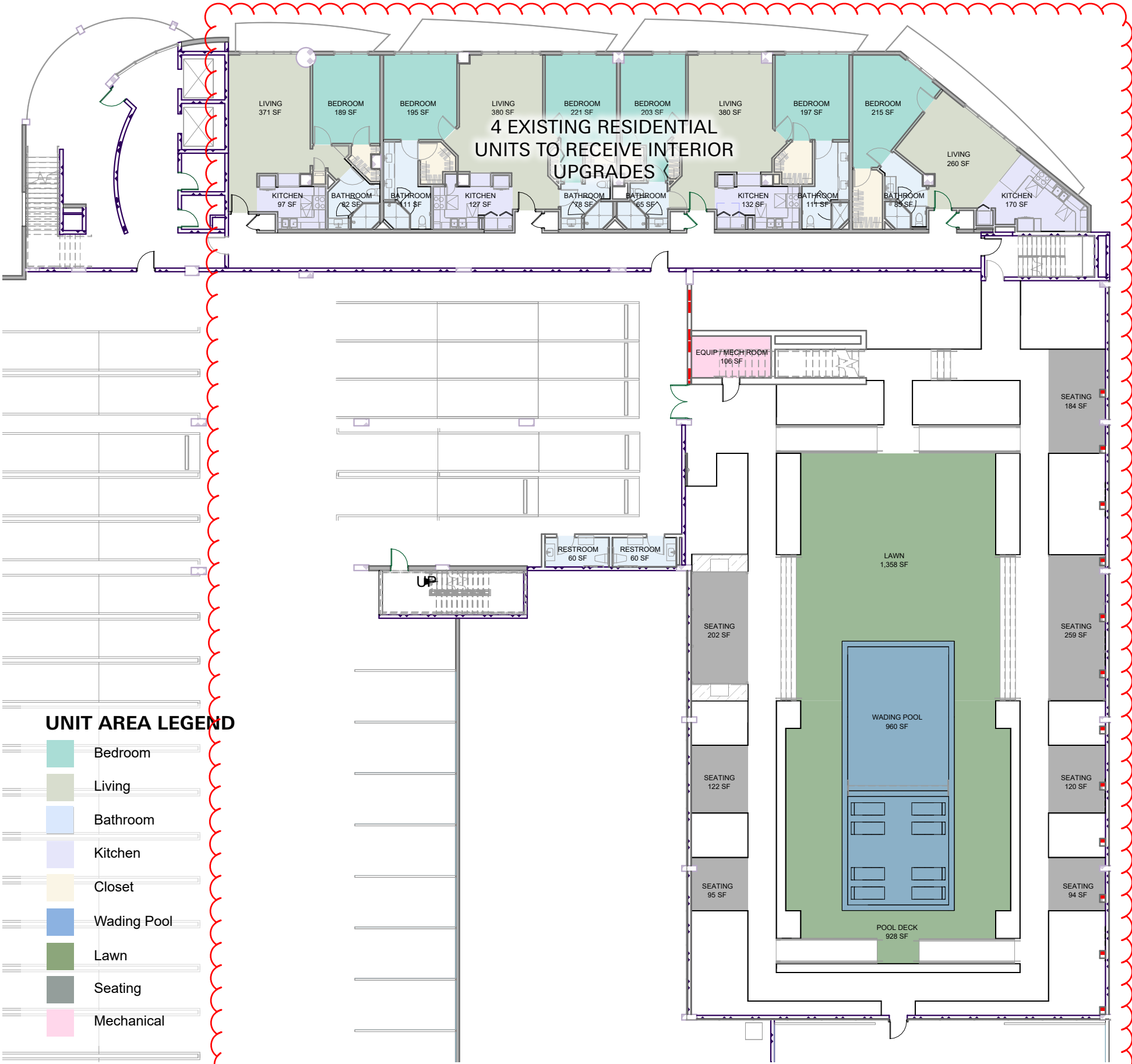
LEVEL 07 UNIT AXON

- EXISTING RESIDENTIAL
- PARKING GARAGE

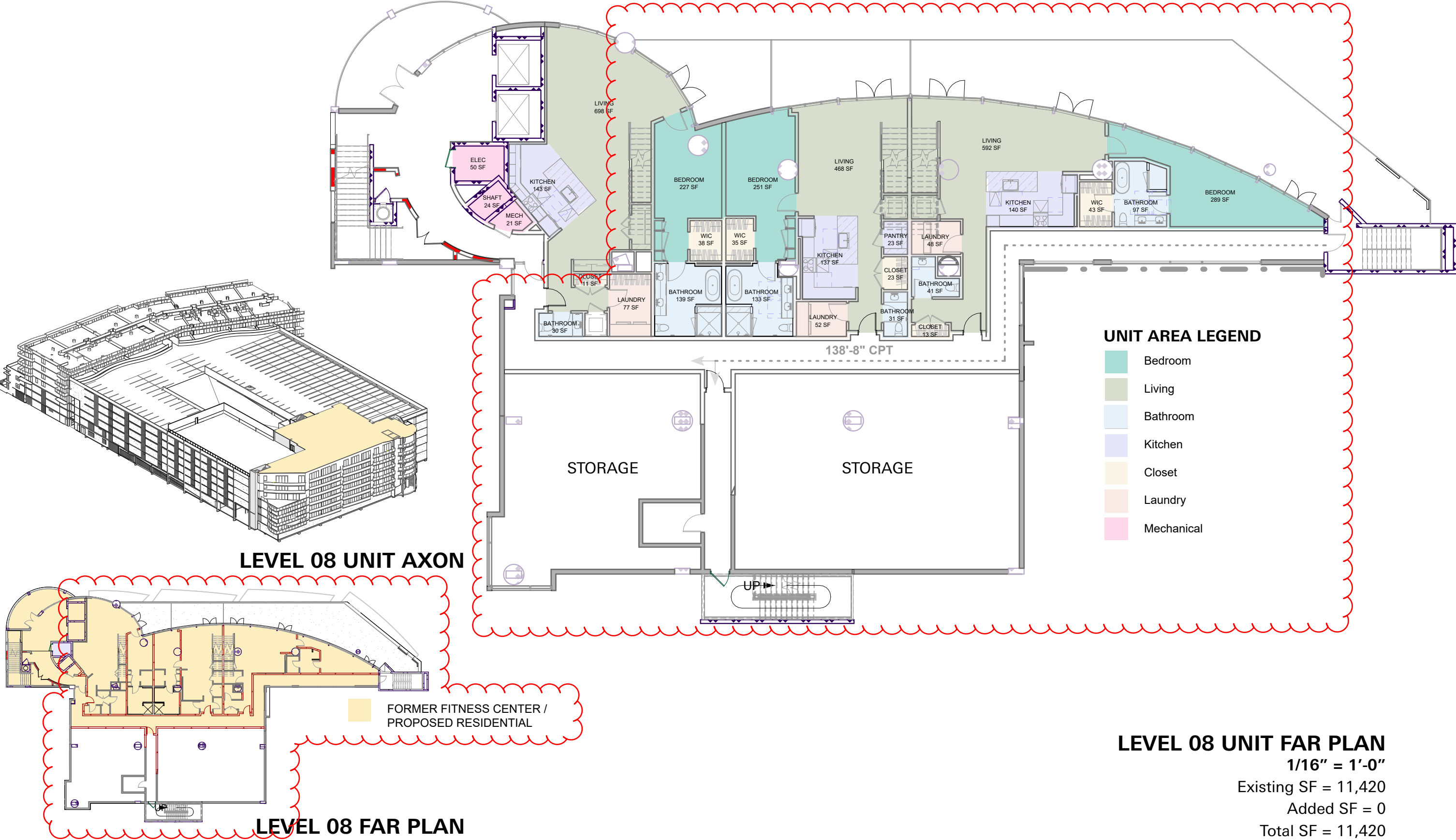


LEVEL 07 FAR PLAN

LEVEL 07 UNIT FAR PLAN
1" = 20'-0"
Existing SF = 7,753
Added SF = 0
Total SF = 7,753

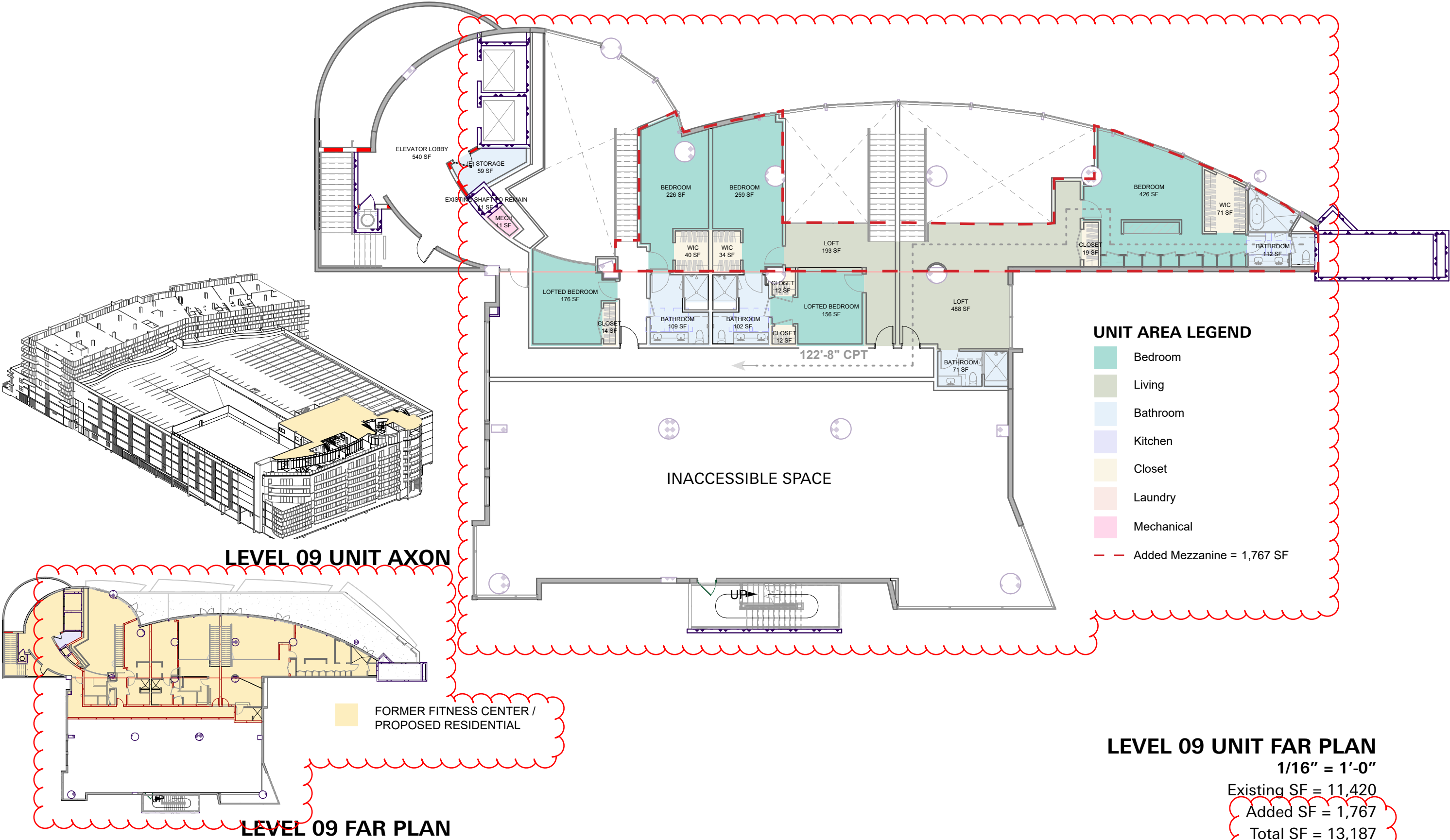


FAR Calculation Diagrams

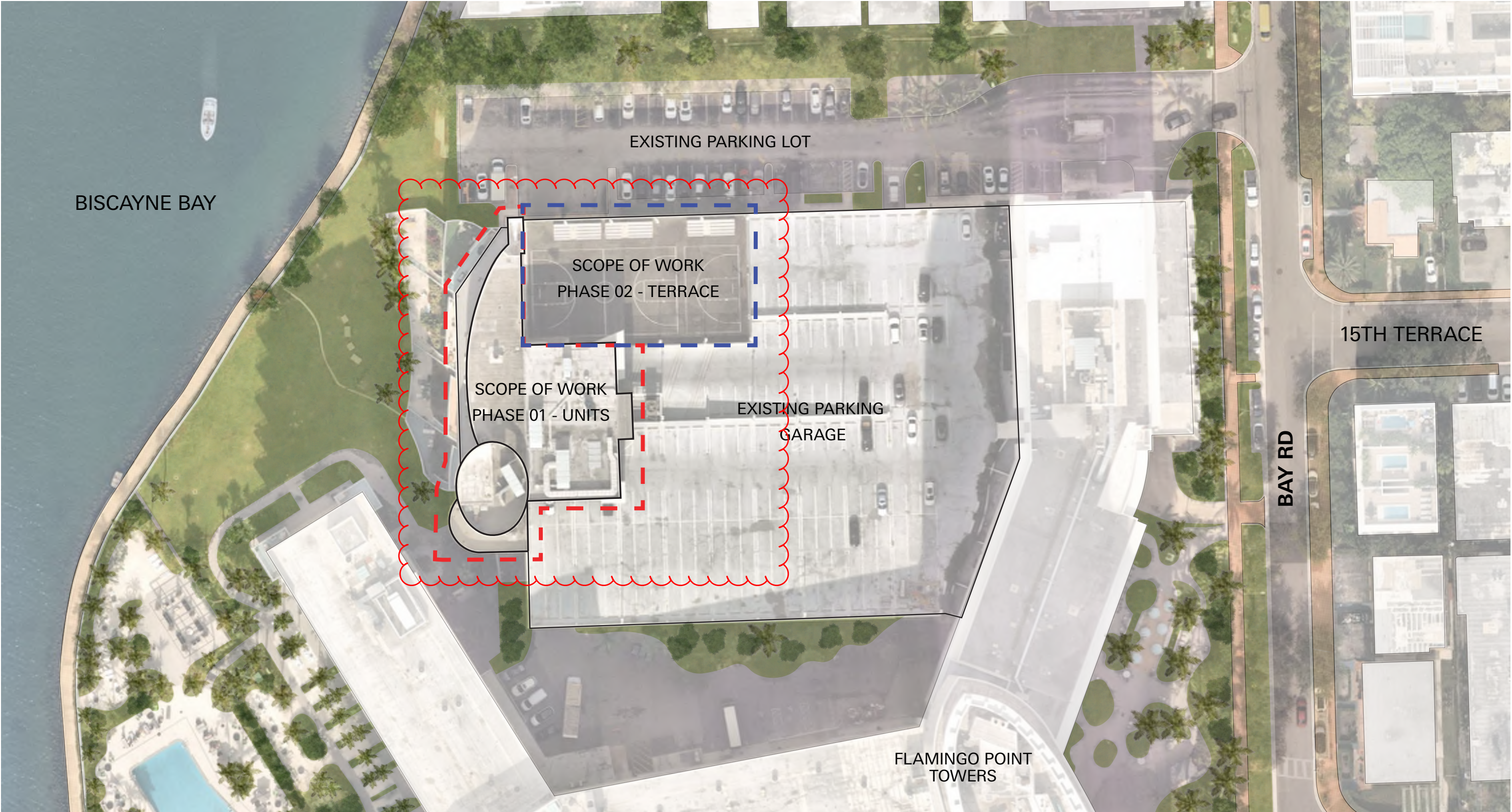


LEVEL 08 UNIT FAR PLAN
1/16" = 1'-0"
Existing SF = 11,420
Added SF = 0
Total SF = 11,420

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

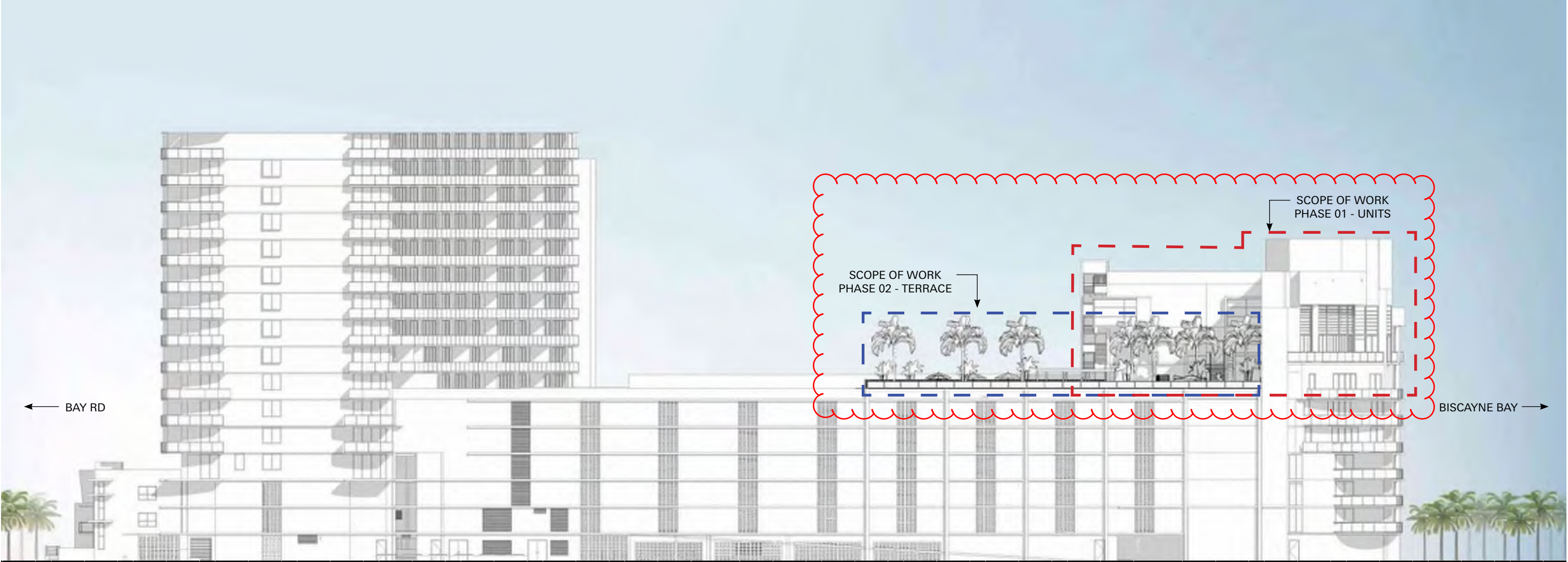


D. Street View facing West - Photo taken April 26, 2024



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

Contextual Site Elevations



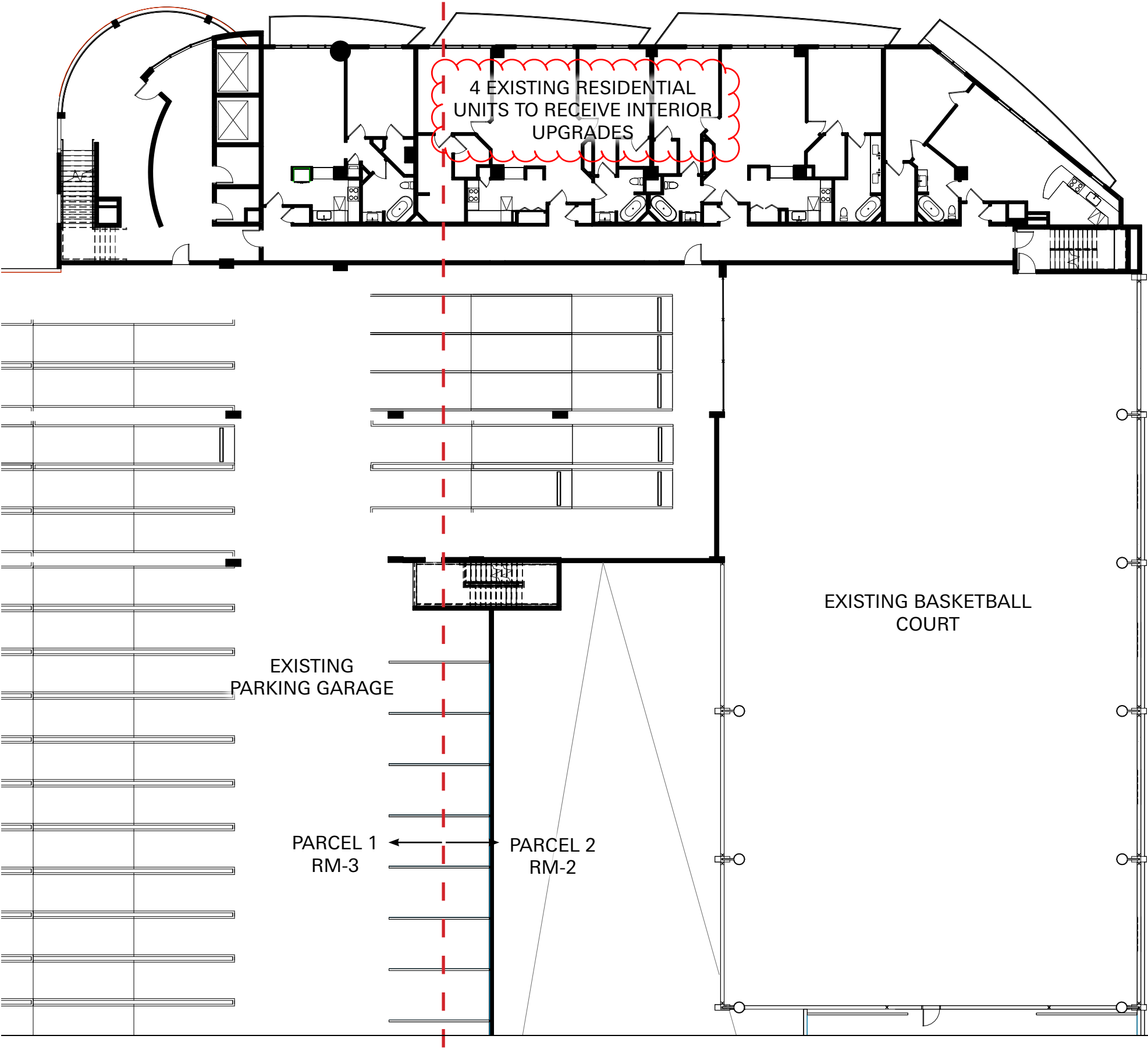
A. NORTH CONTEXT ELEVATION 1/32" = 1'-0"


Contextual Site Elevations



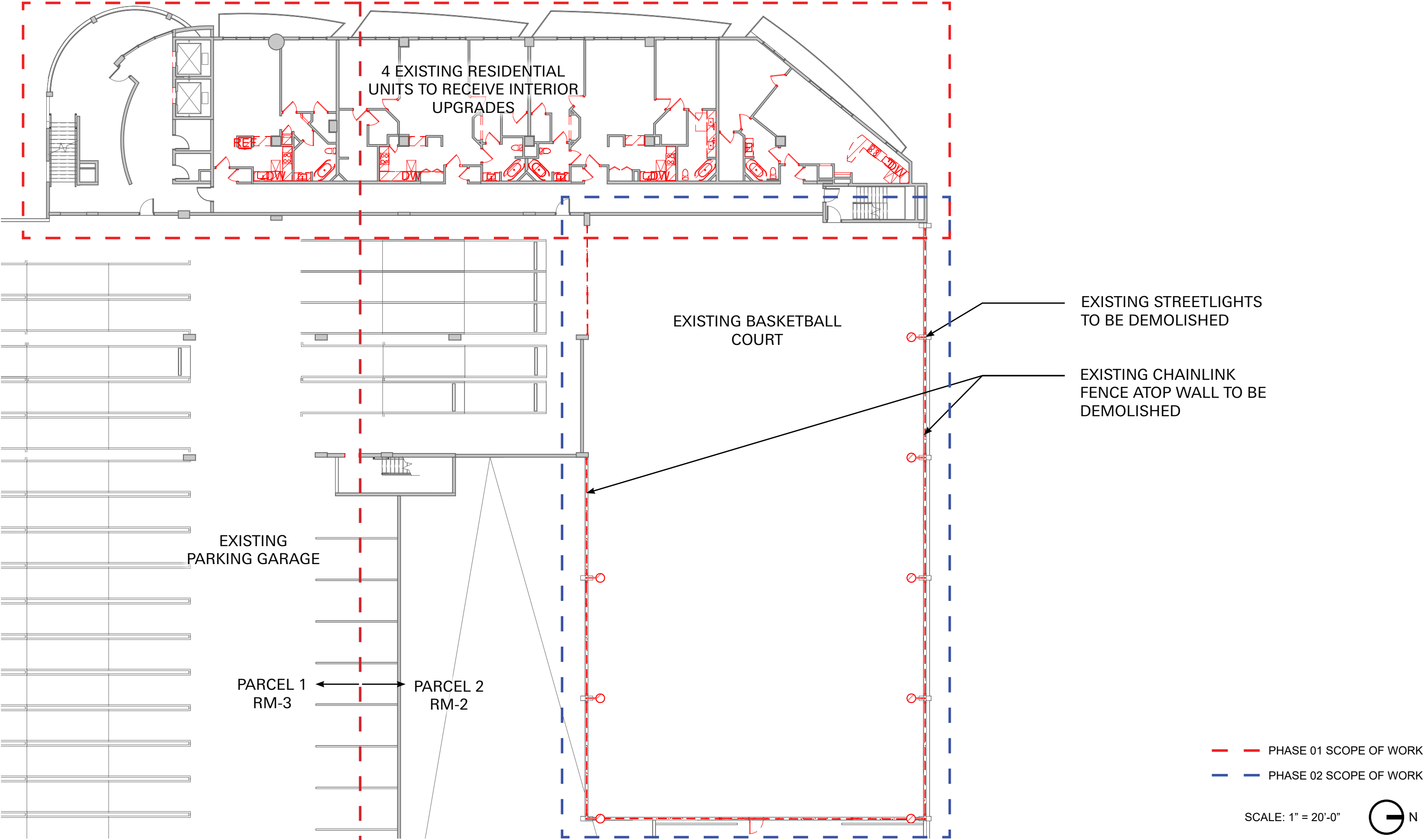
B. EAST CONTEXT ELEVATION 1/32" = 1'-0"

Level 07 Existing Floor Plan

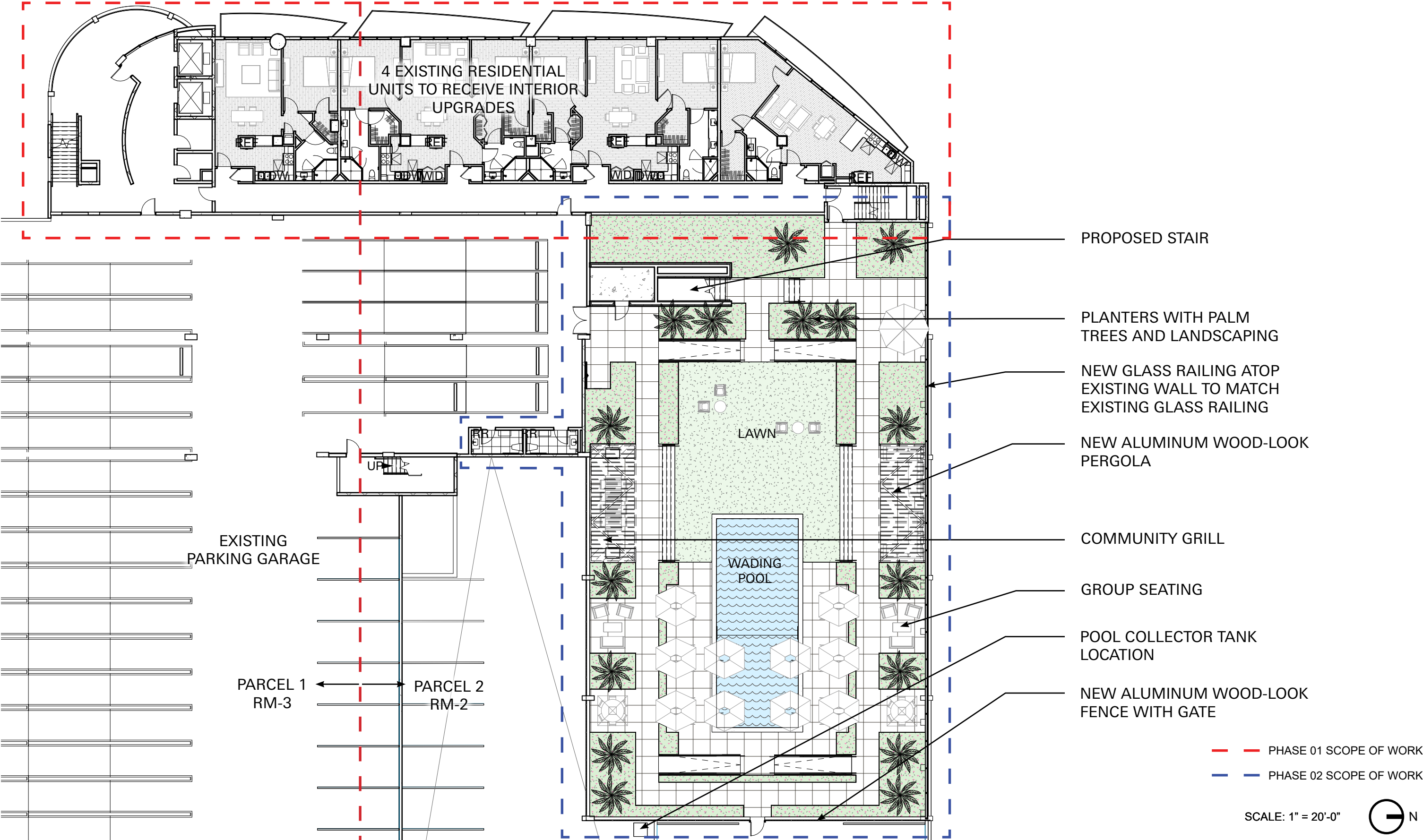


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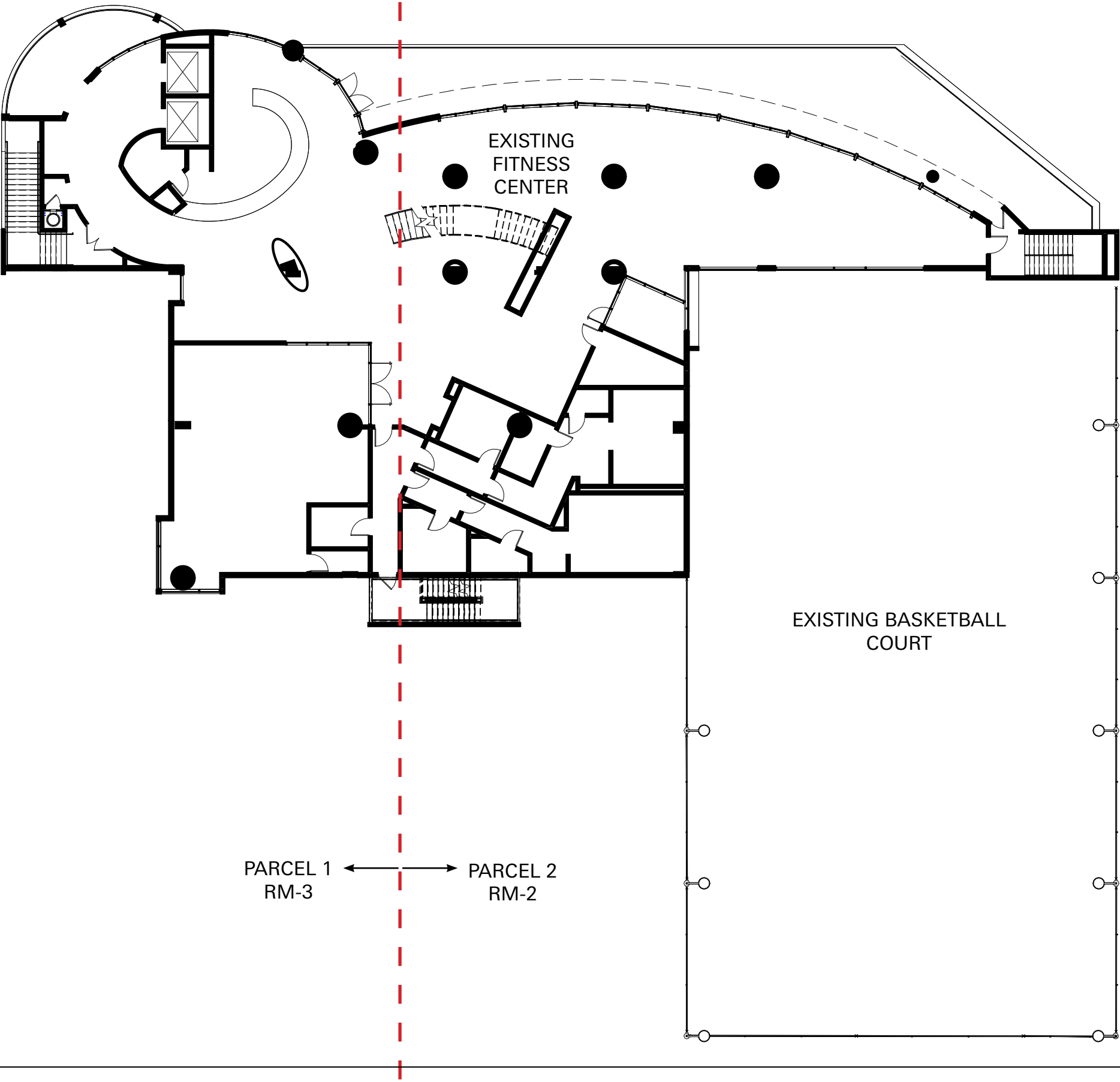
Level 07 Demo Floor Plan




Level 07 Proposed Landscape Plan

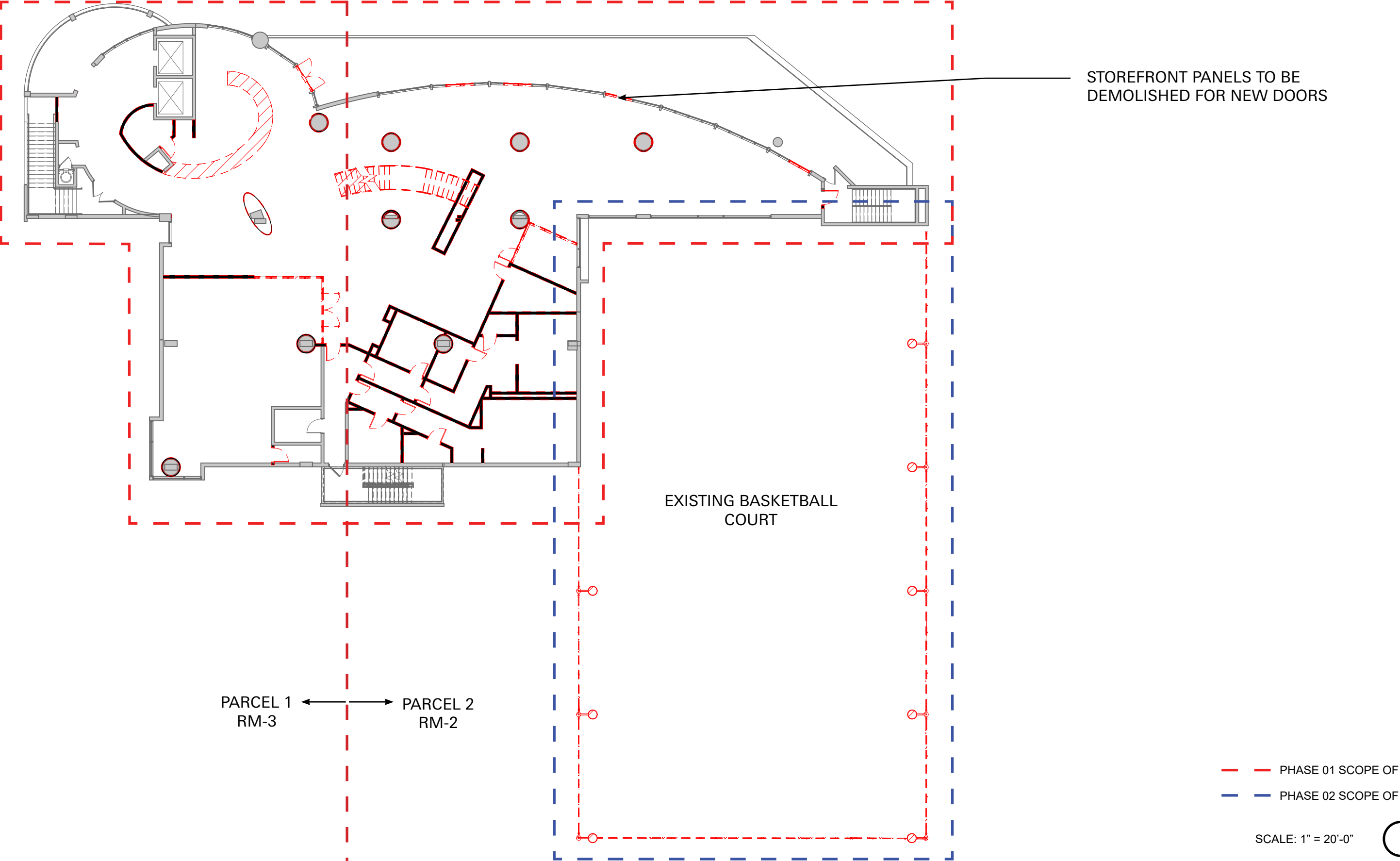


Level 08 Existing Floor Plan

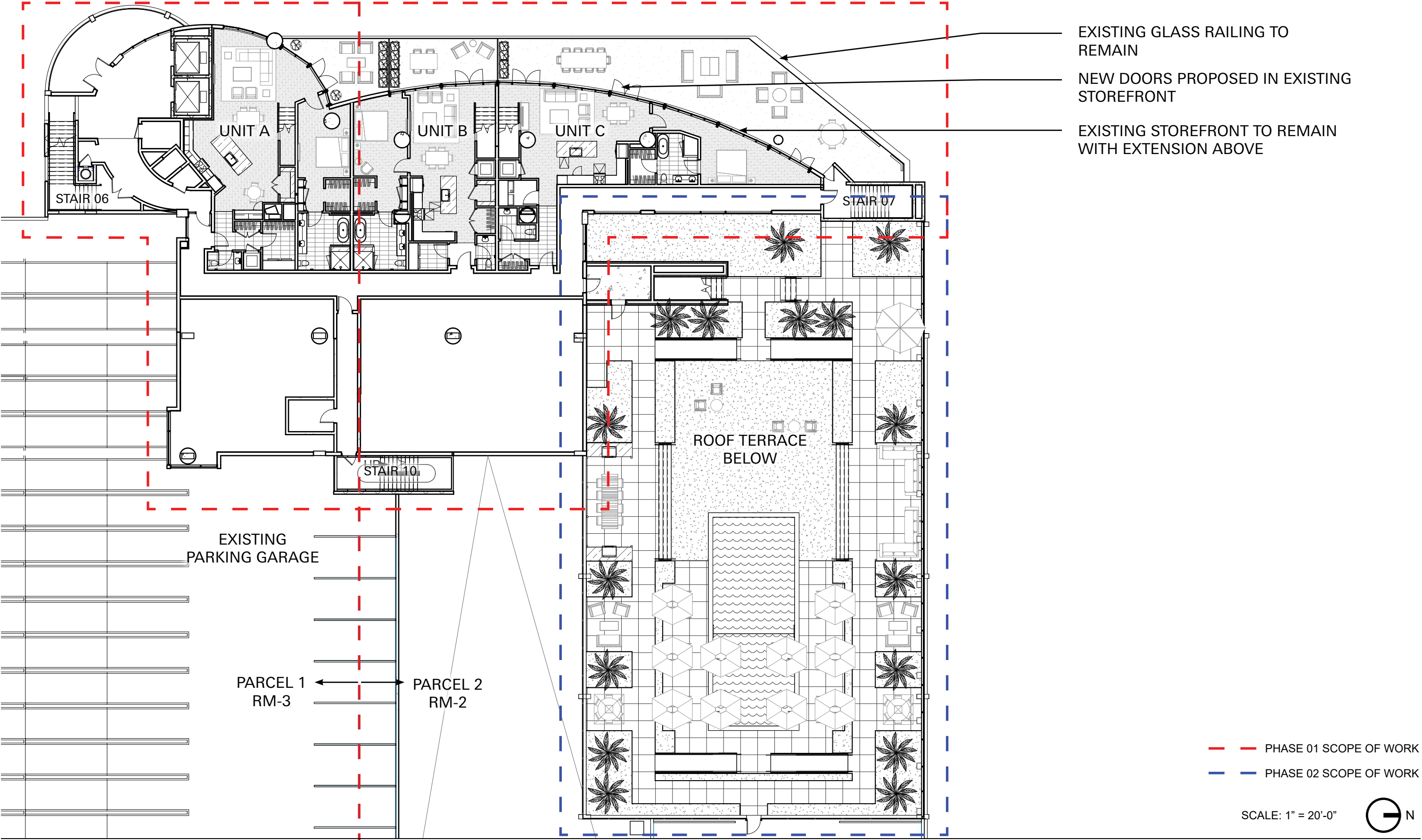


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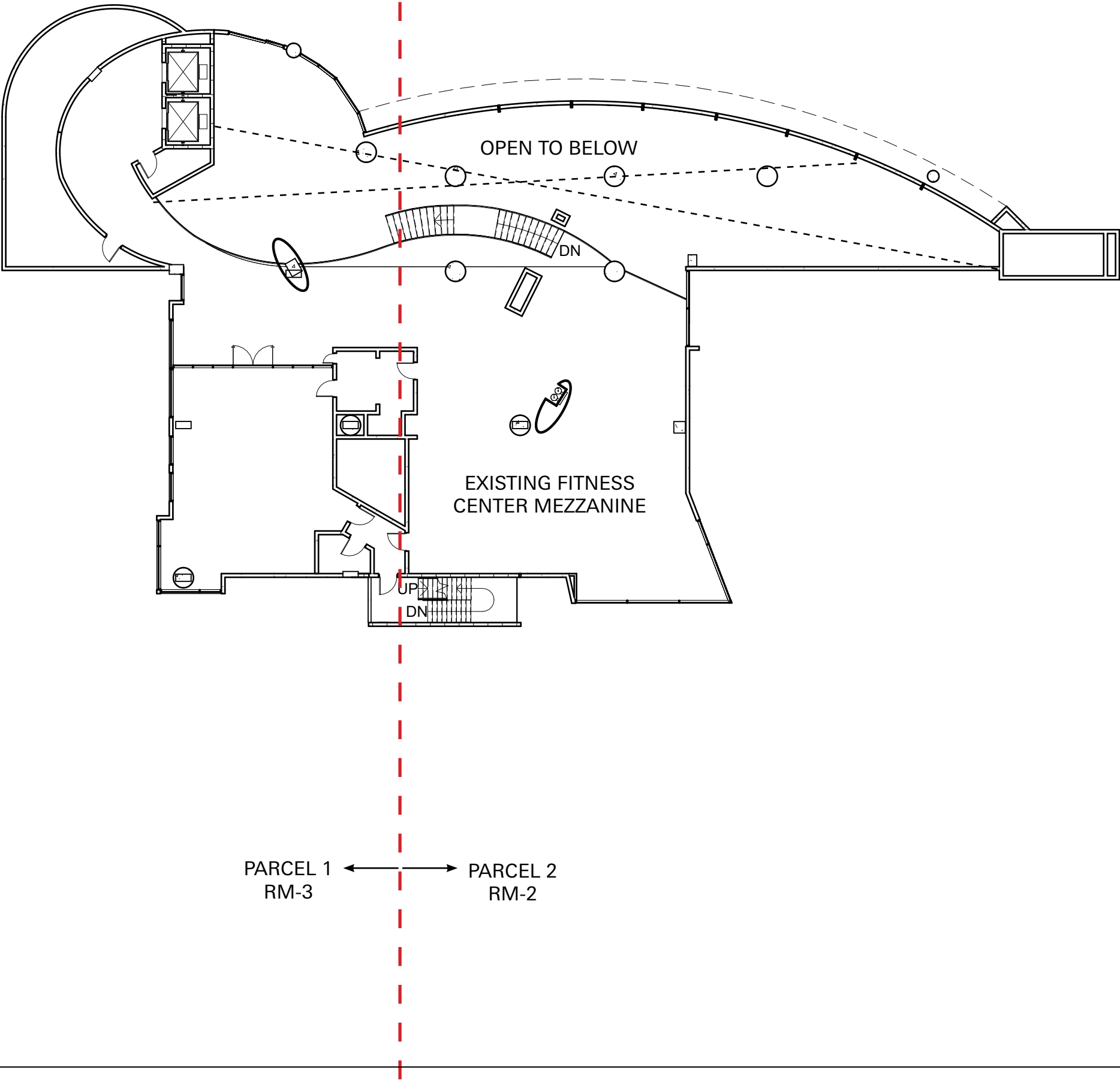
Level 08 Demo Floor Plan




Level 08 Proposed Floor Plan

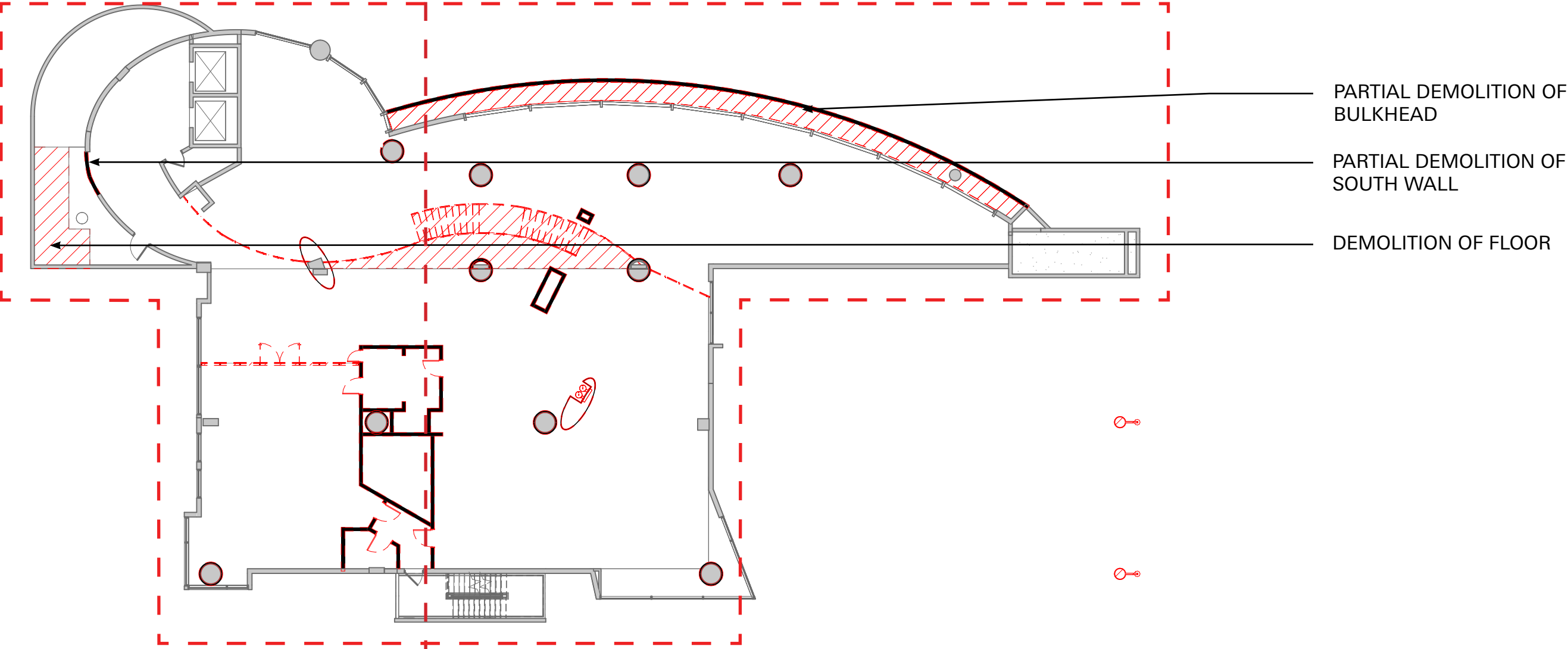


Level 09 Existing Floor Plan

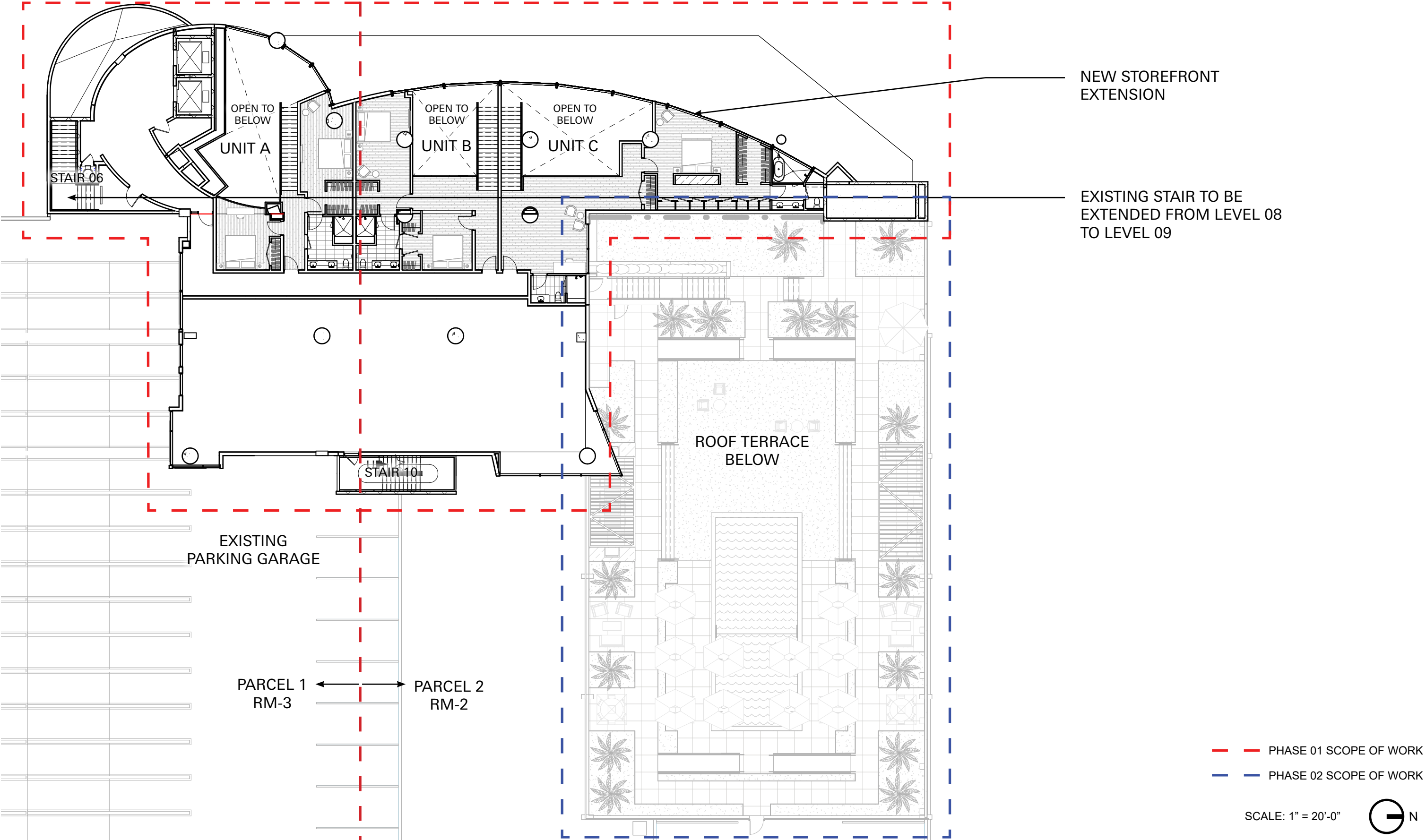


SCALE: 1" = 20'-0"  N

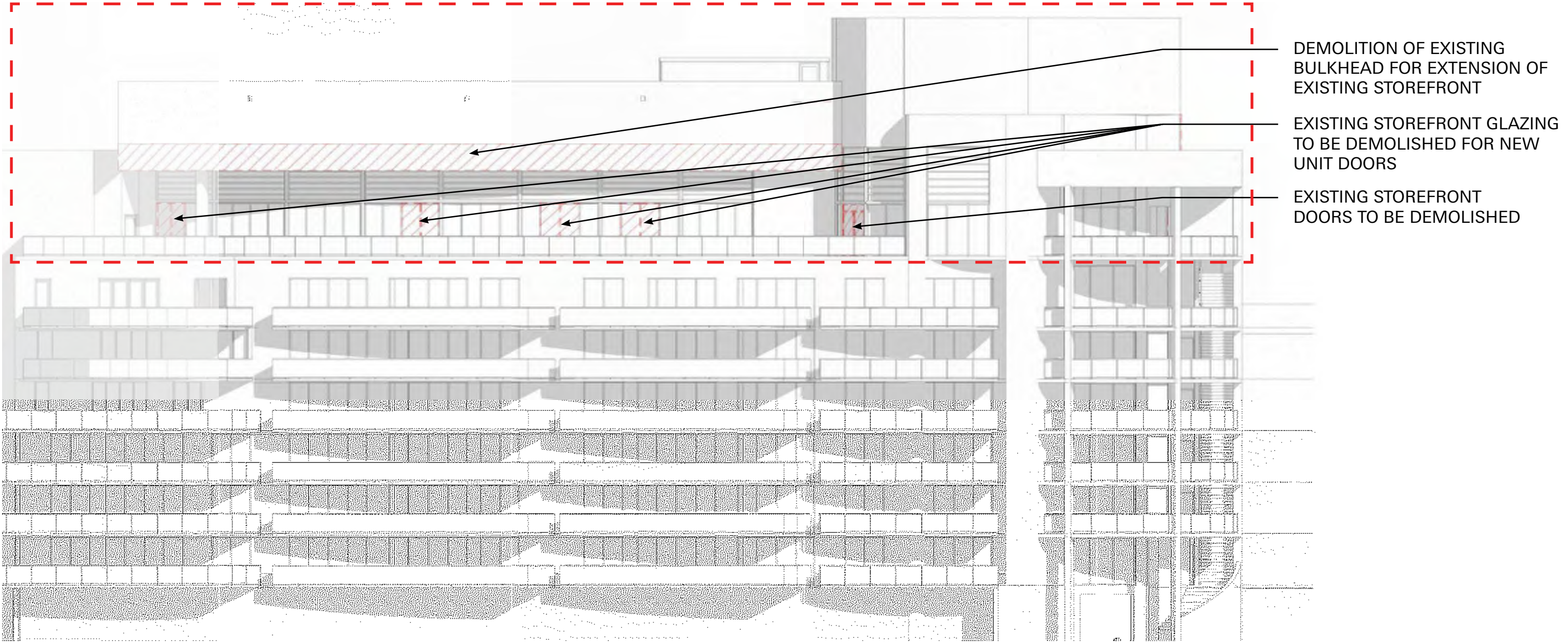
Level 09 Demo Floor Plan



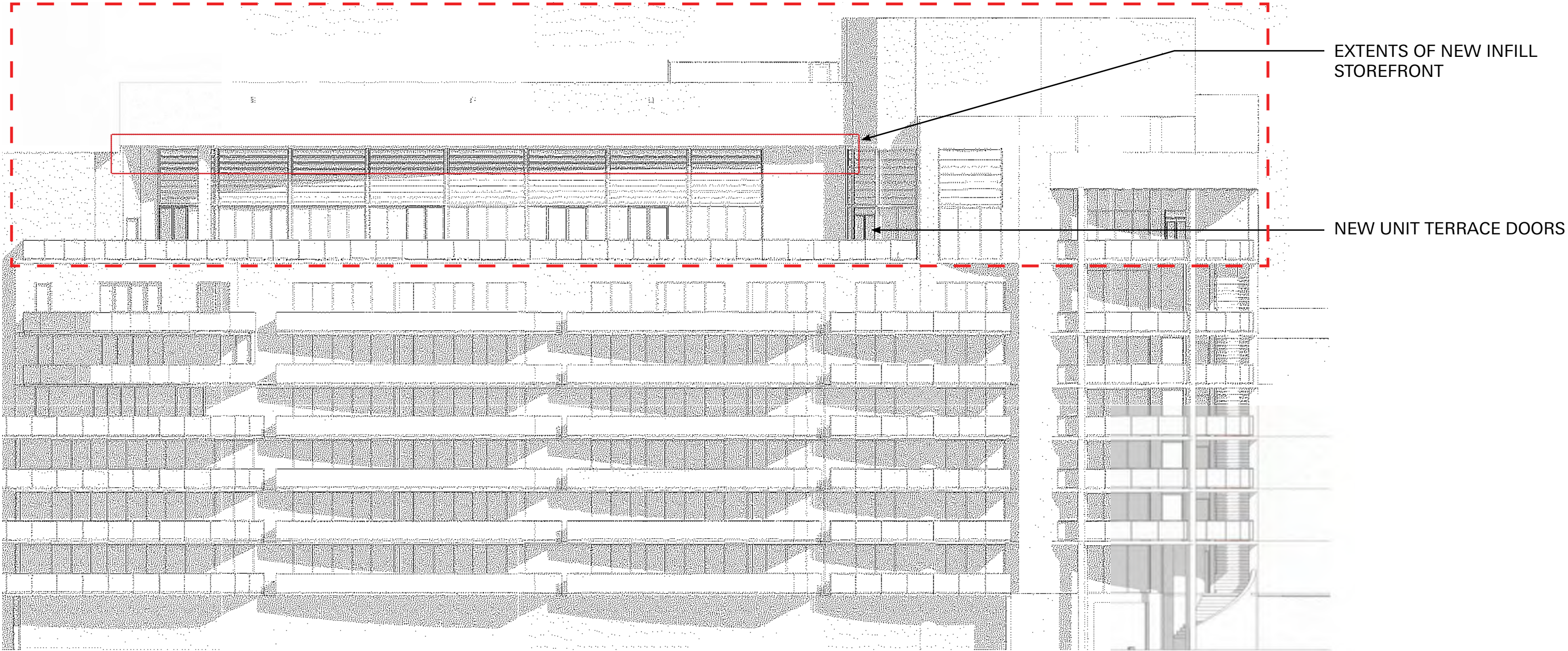
Level 09 Proposed Floor Plan



Demo Elevation | West



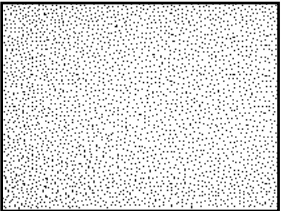
Proposed Elevation | West



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Blue/ green glazing
to match existing



White Stucco

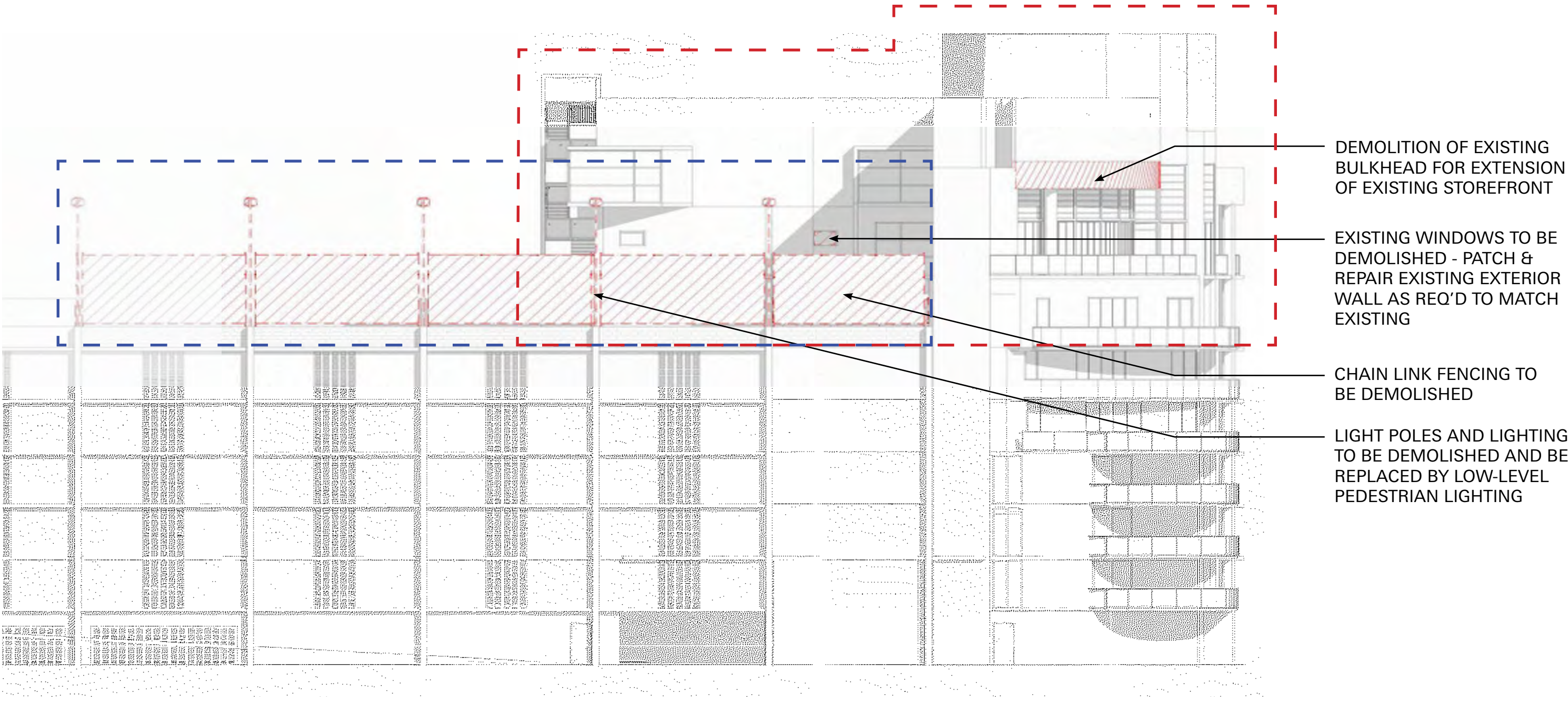


Aluminum storefront
system

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

SCALE: NTS

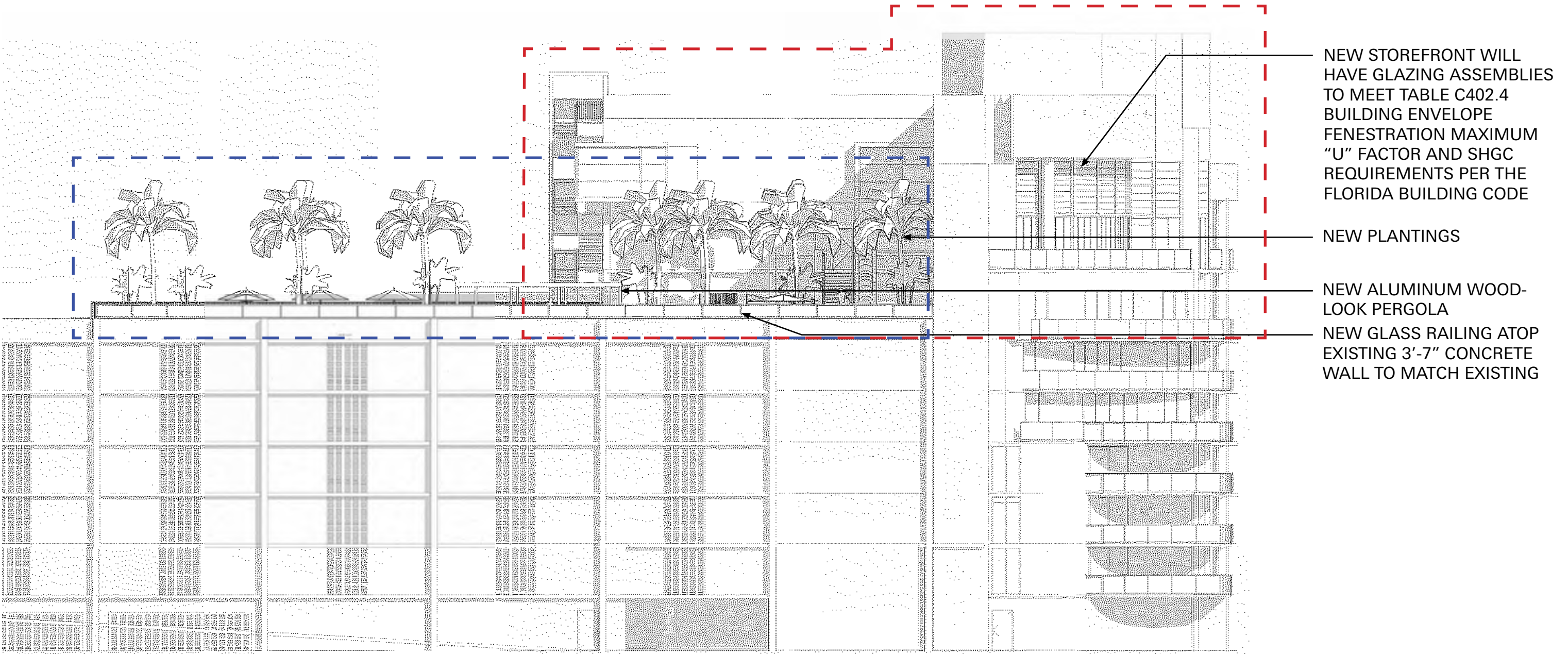
Demo Elevation | North



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

SCALE: NTS

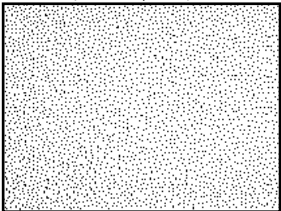
Proposed Elevation | North



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Blue/ green glazing to match existing



White Stucco



Aluminum storefront system

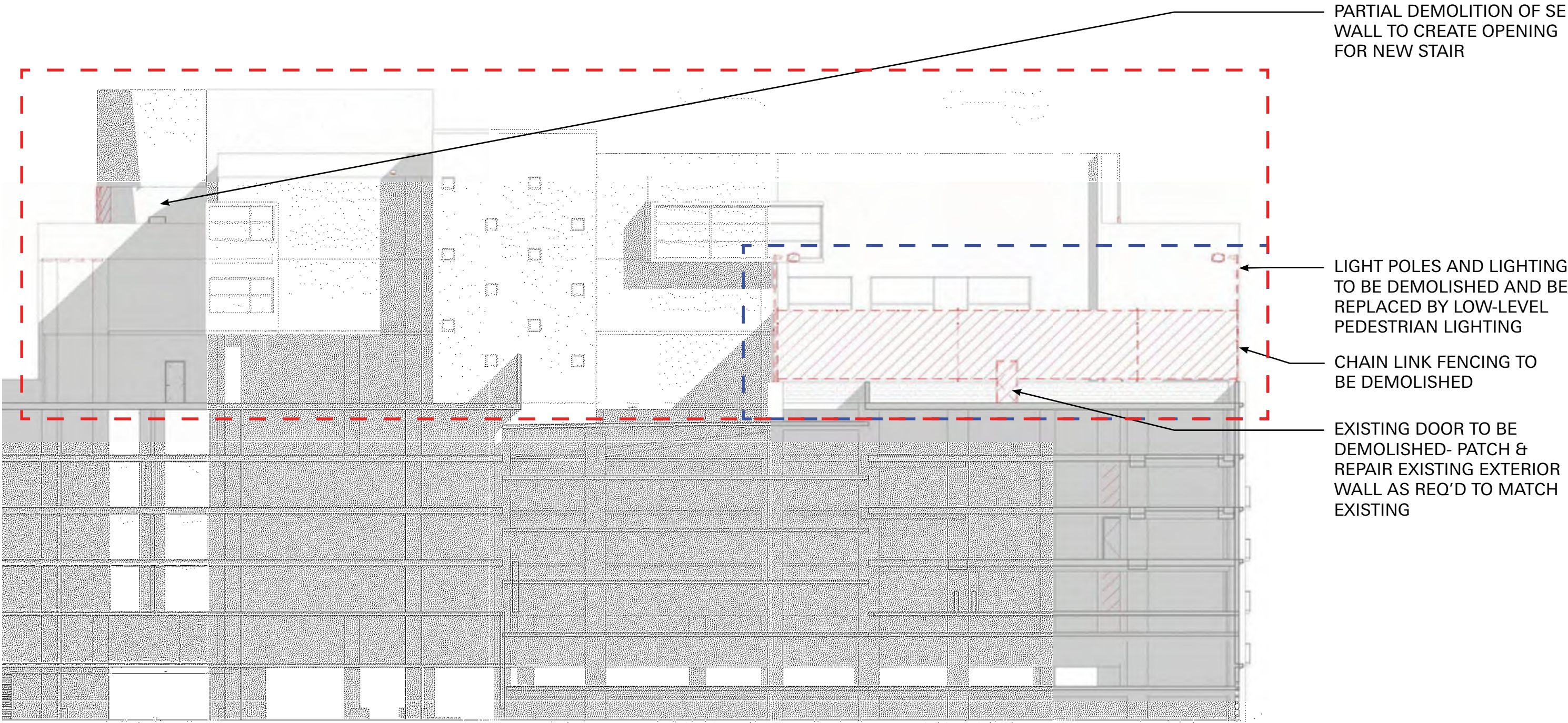


Blue/ green glazing to match existing

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

SCALE: NTS

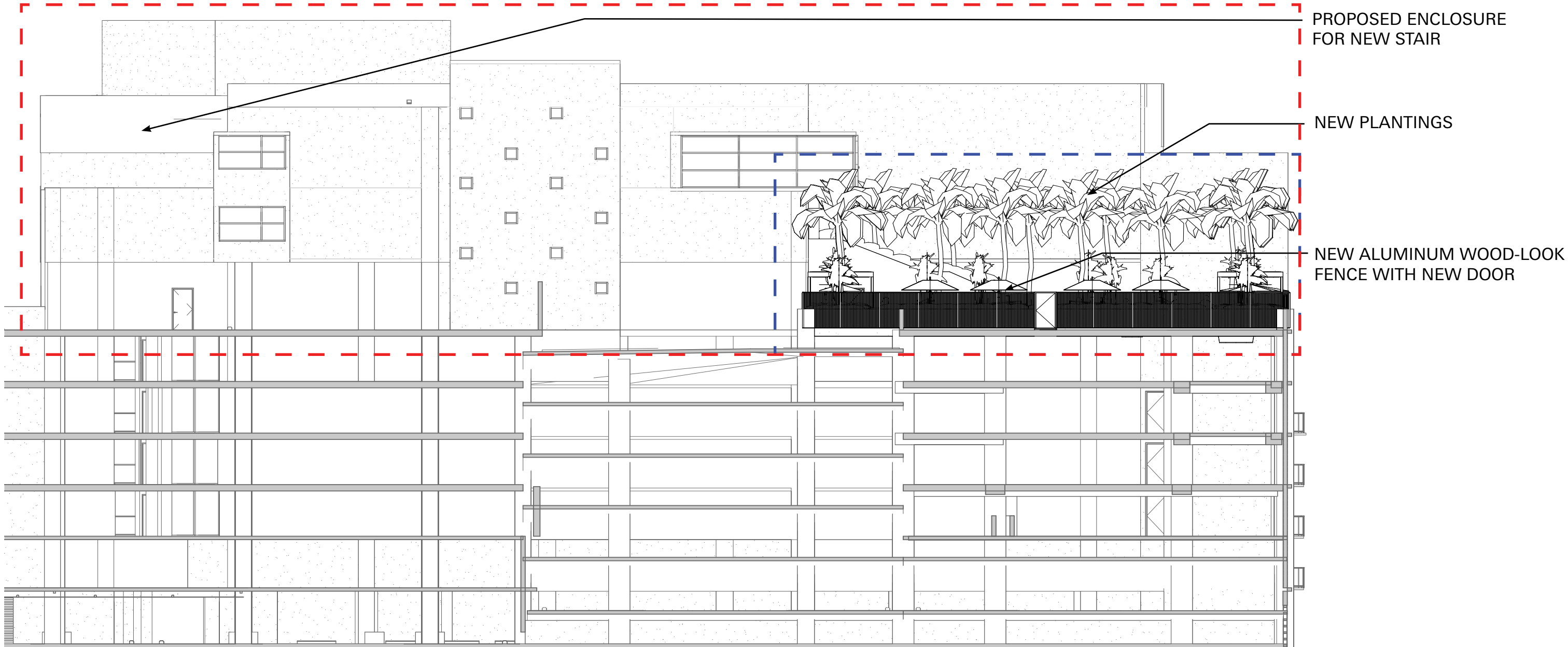
Demo Elevation | East



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

SCALE: NTS

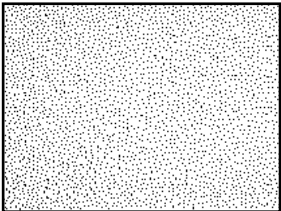
Proposed Elevation | East



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FENESTRATION MAXIMUM “U” FACTOR AND SHGC RE-
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Blue/ green glazing
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Aluminum storefront
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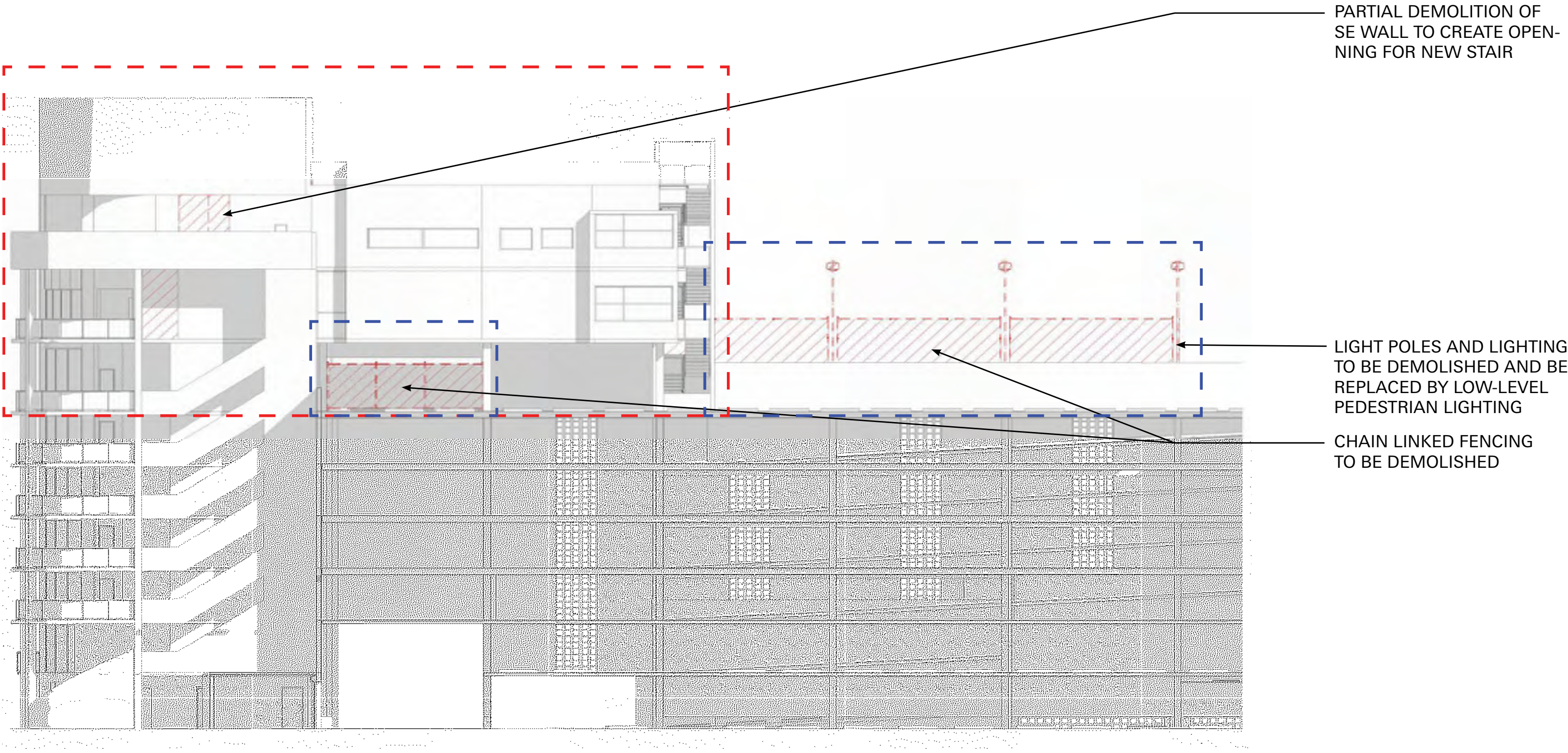


Blue/ green glazing
to match existing

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

SCALE: NTS

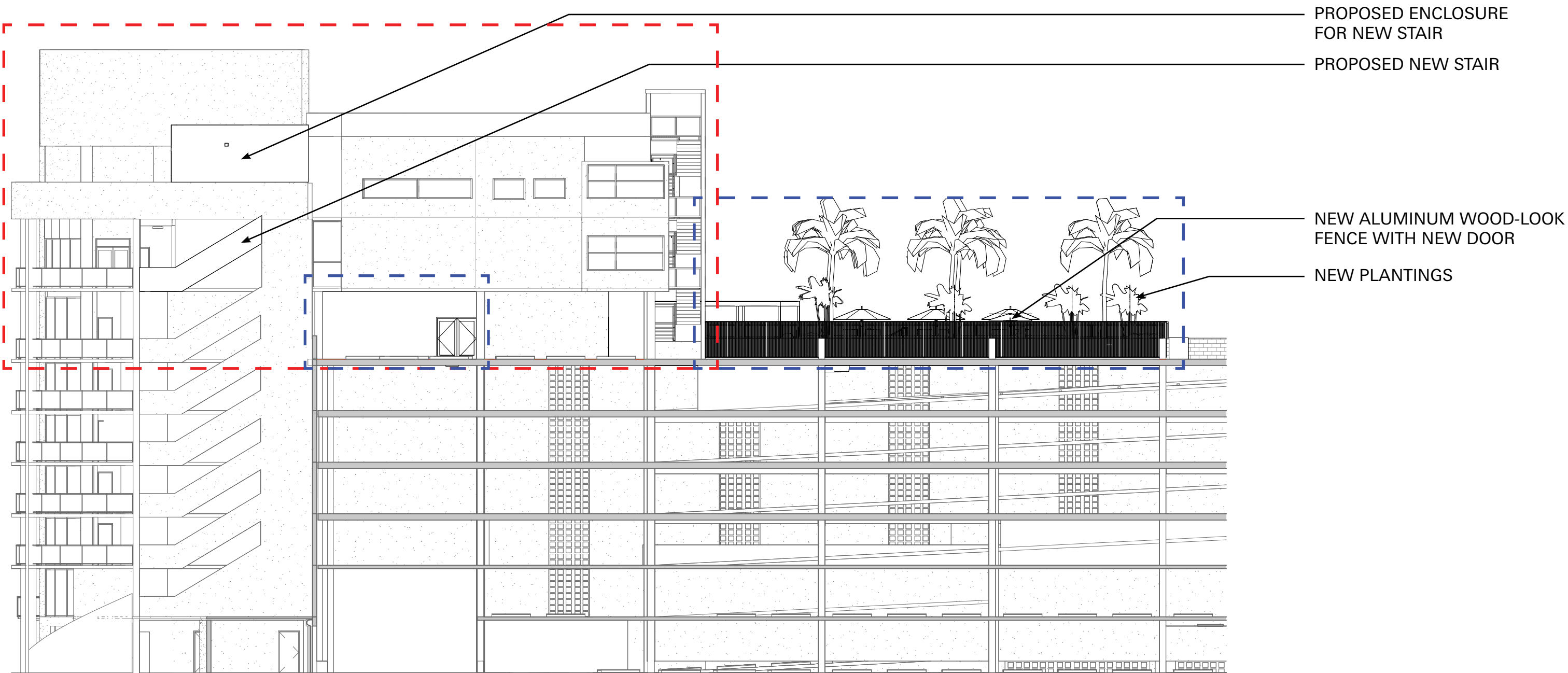
Demo Elevation | South



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

SCALE: NTS

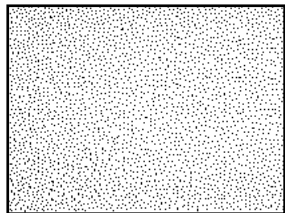
Proposed Elevation | South



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

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