

# Bayshore Villas

Coconut Grove, Florida

Location: Coconut Grove, Florida  
Type: Urban Infill  
Year Design: 1987  
Status: Built  
Size: 25 Units



Occupying a five-acre parcel abutting Biscayne Bay in Coconut Grove, Bayshore Villas is a modestly sized enclave, yet accommodates 25 spacious homes with a distinctly urban character. The three story villas, ranging in size between 4,800 and 9,000 square feet, are aligned along one principal street. Detailed as an elegantly paved autocourt, this street also serves as a pedestrian promenade connecting a communal bayfront dock to the pool and tennis facility along South Bayshore Drive.

To diminish the impact of front-loaded garage doors, most homes feature a prominent main entryway or entrance tower, and a strongly emphasized main second level, while a pair of flanking single-car garages is discreetly set back from the street. The 60' x 100' lots feature front yards sufficiently hardscaped to permit guest parking, but amply landscaped to provide shade and ground cover. Back yards are walled for greater privacy.



The designs of the homes allude to palazzo architecture of the Italian Renaissance, with classical massing and detailing. The principal rooms are located on the second level, or piano nobile, where the living, dining, kitchen, and terraces are afforded longer street vistas and, for some units, glimpses of the bay. Aside from garages, the ground floor plan typically includes a foyer, secondary bedrooms, and utility rooms, with the master bedrooms located on the third story. Each villa is equipped with a residential elevator.



Just minutes from lively downtown Coconut Grove, Bayshore Villas assures walkability and connectivity to the greater community. Shops and dining, as well as everyday necessities, are available within a 10 minute walking distance from the neighborhood, while a block away is historic Kennedy Park and a variety of marine recreation amenities.

The design and coordination of the project, as well as the majority of the residences, were the collaborative work of DPZ, Charles A. Barrett, and Tomas Lopez-Gottardi. Adding variety to the streetscape were individual home designs by the firms of Angles Esteban Associates and Charles Harrison Pawley.