

NOTE: There is a three-minute time limit on all comments from the public, regardless of the subject matter. A request form is available from the Deputy Town Clerk; please fill it in and return it to her prior to the start of the meeting if you would like to speak during public comment. When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Thank you.

TOWN OF BAY HARBOR ISLANDS

May 12, 2014

AGENDA

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENTATIONS:

1. Certificate of Appreciation - Michael Lindo
2. Miami-Dade Fire Rescue - Fire Chief Dave Downey
3. Alexis Moseley from Commissioner Sally Heyman's Office

REPORTS:

4. Report on investment performance by Mr. Dan Brea, BNY Mellon Wealth Management.
5. Presentation of the Town's Comprehensive Annual Financial Report for the year ended September 30, 2013 by Mr. Michael Futterman of Marcum LLP.
6. Planning and Zoning Board Approvals
7. Public Relations status report

COUNCIL REPORTS:

GOOD AND WELFARE:

CONSENT AGENDA: Set for approximately 7:55 p.m. *(Consent agenda items are those which are routine, do not require discussion or explanation prior to Town Council action, or have already been discussed and/or explained and do not require further discussion or explanation. Items can be removed from the consent agenda by the request of an individual Council member for independent consideration provided such request is made prior to the vote on the consent agenda.)*

8. **Approval** of the following Meeting Minutes:
 - A. Regular Council Meeting held October 14, 2013
 - B. Public Hearing meeting held on November 12, 2013
 - C. Public Hearing meeting held on December 9, 2013
 - D. Regular Council meeting held on January 13, 2014
 - E. Public Hearing meeting held February 10, 2014
9. **Consideration and approval** of a renewal of a Mutual Aid Agreement with the City of Miami Beach Police Department and the Town of Bay Harbor Islands Police Department.
10. **Consideration and approval** of a renewal of a Mutual Aid Agreement with the City of North Bay Village Police Department and the Town of Bay Harbor Islands Police Department.

11. **Approval** of the location of sales office at 10201 East Bay Harbor Drive, Units 1 and 5, as required by Section 23-4(7) of the Bay Harbor Islands Town Code. Enclosed is a letter of request and a copy of the floor plan for the units being utilized as the sales office.
12. **Approval** of the location of construction trailer at the 98 Street Park as required by Section 23-4(7) of the Bay Harbor Islands Town Code. Enclosed is a copy of the location of the trailer, the pertinent section of the Code, and a copy of the trailer specs.

UNFINISHED BUSINESS: Approximately 8:00 p.m.

13. At a recent meeting Council Member Salver asked staff to report back on the feasibility of launching a presence on Social Media (Facebook/Twitter) for the Town of Bay Harbor Islands. Attached is information and some recommendations from Town Clerk Marante.

STAFF RECOMMENDATION: Council Discretion.

14. **Discussion and possible action** requested by Council Member Bruder regarding the Town Council Meeting Schedule for the July and December. According to Section 2.07 of the Town Charter, the Town Council shall hold meetings not less than ten (10) times each fiscal year. In the recent past, the Town Council has recessed in the month of July and December, except for last December.

STAFF RECOMMENDATION: Council Discretion.

15. **Discussion and possible action** regarding the manner that appointments are made to the Town's committees/boards. Enclosed are the result of a survey of other cities/towns conducted by staff. Also attached a copy of the survey results.

STAFF RECOMMENDATION: Approval of recommendations.

16. **Appointments or re-appointments** to the Planning and Zoning Board for the term 2014-2016. Enclosed is a list of current Board members, their requests to be re-appointed, and one (1) new request for appointment.

STAFF RECOMMENDATION: Council Discretion.

17. **Review** of Citizen Committee Assignments and appointments or re-appointment of Committee member as applicable.

STAFF RECOMMENDATION: Council Discretion.

18. **Discussion and possible action** regarding the conceptual plans for the community center which were prepared by Stantec in October 2013.

STAFF RECOMMENDATION: Approval.

19. **Consideration and approval** of a Transfer of Development Rights (TDR) application requesting to purchase 9 units from the Town's TDR bank for construction of a previously approved project on December 14, 2013 to be located at 1170 - 93 Street. Enclosed is the TDR application, plans and agreement.

STAFF RECOMMENDATION: Approval

20. **Approval** of Sun Pass Change Order #1 in the amount of \$26,745 for the Florida Turnpike Interface and Annual Pass Plan Support.

STAFF RECOMMENDATION: Staff Recommends Approval

POLL VOTE

NEW BUSINESS: Approximately 8:00 p.m.

21. **Approval on first reading** of an ordinance amending Section 17-20 of the Town Code allowing for the Planning and Zoning Board to approve signs that do not meet the Code's criteria based on physical location and design.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES AS RELATED TO BUSINESS SIGNS; AMENDING SECTION 17-20 TO MODIFY CERTAIN CODE PROVISIONS FOR EXTERIOR SIGNS IN THE B-1 BUSINESS DISTRICT; TO ALLOW THE PLANNING AND ZONING BOARD TO VARY FROM THE ESTABLISHED REGULATIONS BASED ON THE PROPOSED SIGN DESIGN, SIGN LOCATION, BUILDING HEIGHT, ARCHITECTURAL FEATURES OR OTHER UNIQUE CIRCUMSTANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Approval

POLL VOTE

22. **Discussion** requested by Council Member Reid regarding the development of a fee schedule for the use of town's right-of-way by developers/contractors.

STAFF RECOMMENDATION: Council Discretion

23. **Consideration and approval** of a private TDR transaction of the transfer of three (3) dwelling units from Bay Harbor Townhouse Condo Assoc. (10066 Bay Harbor Terrace) to 1045 - 92 St BH, LLC (1045 - 92 Street). Enclosed is a copy of the application, contract, plans and other supporting documents.

STAFF RECOMMENDATION: Approval

24. **Approval** of the Request for Proposals to Rehabilitate the Bridges on Broad Causeway to be advertised. Enclosed are the proposed plans.

STAFF RECOMMENDATION: Approval

25. **Award of Contract** to Roadway Construction, LLC. in the amount of \$263,953. to install new water mains under the sidewalks on Kane Concourse (96th Street). Enclosed is the bid evaluation report.

STAFF RECOMMENDATION: Approve

POLL VOTE

26. **Consideration and approval** of a private TDR transaction of the transfer of three (4) dwelling units from 9350 Condo Assoc. (9350 West Bay Harbor Drive) to Furmanos, LLC (1170 - 93 Street). Enclosed is a copy of the application, contract, plans and other supporting documents.

STAFF RECOMMENDATION: Approval

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Town Council with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 6.

ITEM: Planning and Zoning Board Approvals

DESCRIPTION:

Planning and Zoning Board Approval Activity for April/May.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

None

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	PnZ Board Approvals	Planning and Zoning Board Meetings Report - April-May 2014.docx
----	---------------------	---

Planning and Zoning Board Meetings Report

April 2014/May 2014

Meeting - April 2nd, 2014

The following Items were approved by the Board:

- 10201/31 East Bay Harbor Drive, a 40 unit multifamily development
- 10150, 10190 East Bay Harbor Drive and 1075 – 101 Street, a 49 unit multifamily development.

Meeting – April 23, 2014

The following Items were not approved by the Board:

- Request for approval of a new single family home at 9350 W. Broadview Drive

Meeting - May 6th, 2014

The following Items were approved by the Board:

- 9290 W. Bay Harbor Drive, a 14 unit multifamily development.
- Request for approval of a new single family home for Matty Oren at 1261 99 Street

The following Items were not approved by the Board:

- 9781 E. Bay Harbor Drive, a 13 unit multifamily development

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 7.

ITEM: Public Relations status report

DESCRIPTION:

Attach please find the Public Relations Report for the month of May 2014

RECOMMENDED ACTION:

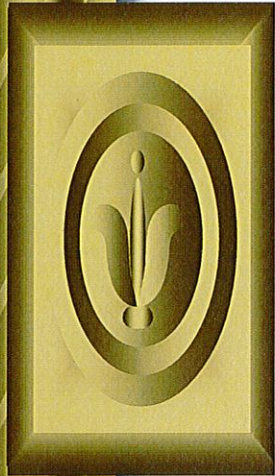
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Regine Choute, Assistant to the Town Manager

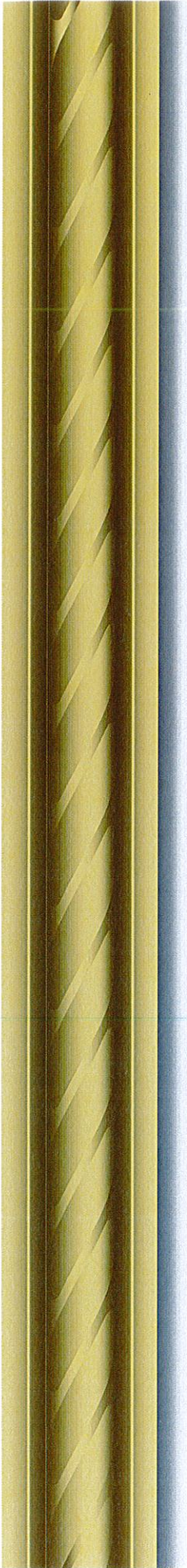
ATTACHMENTS

1.	Public Relations Report	Public Relations Report April.pdf
----	-------------------------	-----------------------------------



Public Relations

**Report for the Month of
April 2014**



Status Summary

- Wrote an article on the Bay Harbor Islands Out Door Movie Night.
- Wrote an article on the Storytime at the Park Program.
- Wrote an article on the Bay Harbor Islands PAL and Recreational Program.
- Updated the News Page on the Town's Website.

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 8.

ITEM:

Approval of the following Meeting Minutes:

- A. Regular Council Meeting held October 14, 2013
- B. Public Hearing meeting held on November 12, 2013
- C. Public Hearing meeting held on December 9, 2013
- D. Regular Council meeting held on January 13, 2014
- E. Public Hearing meeting held February 10, 2014

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Recording Secretary

ATTACHMENTS

1.	Minutes for 12-9-13 PH	12-9-13 Public Hearing - DRAFT.doc
2.	Minutes for 1-13-14 Reg	1-13-14 reg DRAFT.docx
3.	Minutes for 2-10-14 PH	2-10-14 PH DRAFT.docx
4.	Minutes for 11-12-13	11-12-13 public hearing DRAFT.docx
5.	Minutes for 10-14-13	10-14-13 regular DRAFT.doc

MINUTES OF A PUBLIC HEARING TOWN OF BAY HARBOR ISLANDS

A Public Hearing of the Town Council was held on December 9, 2013 at 7:00 p.m. in the Town Council Chambers. Upon roll call the following Member responded:

Mayor Robert Yaffe
Council Member Joshua Fuller
Council Member Solange Rousselot

Vice Mayor Jordan Leonard
Council Member Kelly Reid
Council Member Isaac Salver

- Item 1.** **Public hearing for the purpose of hearing any public comment with respect to an application for variances for the property located at 9400 West Bay Harbor Drive, lots 8 and 9, block 2, Bay Harbor Islands, Florida. This application for variances is requested by property owners Millennium Investment Holdings, LLC/ Riva Condominium. They were before the Town Council at a Public Hearing in November with a different design. They since have met with the neighbors and submitted a revision for further consideration. Enclosed is a copy of the letter of hardship, the application, plans, a memorandum from Officer Kathy Sullivan, a memorandum from Town Planner Miller and a report from Coastal Systems International that was requested by Town Manager Ronald Wasson. The variances requested are as follows:**
- A. Variance from Section 23-12(6)(a)(iv) limiting the projection of docks to 15 feet from the face of the seawall for lots 1 through 12 in Block 2 (other areas listed as well);**
 - B. Variance from Section 23-12(6)(a)(ix) limiting the projection of boars to 30 feet from the face of the seawall for lots in the Bay Harbor Waterway;**
 - C. Variance from Section 23-12(8) limiting the projection of mooring piles to 30 feet from the face of the seawall for Lots 1 through 12 in Block 2 (other areas listed as well);**
 - D. Variance from Section 23-12(6)(vii) limiting the placement of docks (presumable boats) closer than 10 feet to a side property line; and**
 - D. Complying with Section 23-12(6)(a)(x) allowing for further projections, through the use of a variance granted by the Town Council, if DERM requires alteration to the above limitation. Approval shall be limited to the minimal variation of the criteria necessary to meet the unique environmental characteristics of the site.**

Michael Cunningham, 1445 - 16 Street, came forward to address the Council. He was representing the applicant Millennium Investment Holdings, LLC / Riva Condominium. He stated at the last meeting the Council requested that an expert be retained for discussion. He also added that, since they have met with the surrounding neighbors, they have submitted a revision for further consideration.

Brandon Zarco, 5740 N. Bay Road, came forward to address the Council. He stated the previous

submission had four piers, which did not have a favorable outcome. He stated they were proposing only 6 boat docks instead of the original 7 and had also removed one finger pier. He provided the Council with pictures of the surrounding docks in the vicinity and added that there was 82 feet of navigating water for boaters.

Town Planner Miller came forward to address the Council. He stated that the variance had minimum impact on the waterways and he recommended the original plans that had a straight in approach rather than revised plan with a 45 degree angle, which could create problems with the neighbors. He stated that the priority was to maintain a clear waterway.

PUBLIC COMMENT

Angel Wagner, 9431 E. Broadview Drive and Max Benoliel, 9421 E Broadview Drive came forward to address the Council. They were opposed to the proposed variances. They felt that there would be a problem with inexperienced boaters on the waterway. They urged the Council to not allow any boats bigger than 30 feet.

Dr. Albert Morjaim, 10226 W. Broadview Drive and Dr. Isa Morjaim, 10226 W. Broadview Drive came forward to address the Council. They were in support of the proposed variance. They felt that the proposed boat docks would make Bay Harbor different from the neighboring cities like Surfside and Bal Harbour. They urged the Council to approve the variance as they were waiting to purchase a condo there.

Robert Zarco, 100 SE 2nd Street, came forward to address the Council. He stated that he was a boat Captain and an Attorney. He stated that the revised plan was much better with the angled parking. He felt it was a much safer to park boats.

Dora Puig, 308 Rivaldo Drive, Director of Sales for the Riva Condominium, came forward to address the Council. She stated that the project was forty percent sold and that most of the three bedrooms condos were selling for over five hundred twenty seven a foot for each unit. She urged the Council to approve the variance, as there was already a list of buyers waiting for these boat docks to be built.

CLOSED PUBLIC COMMENT

Item 2. Approval or denial of the above variance request: As required by Sec. 2-22

of the Town Code, at this public hearing the Town Council shall determine whether to grant or deny the application for variance. An affirmative vote of five Council members is necessary in order to grant the request. The decision of the Town Council is final. If the request is granted, the decision of the Town Council shall be recorded in a resolution to be prepared by the Town Attorney. As always, any approval of the Town Council is subject to other requirements of the Town Code, County Code, Florida Building Code, FEMA, etc.

There was a detailed discussion about the size of boats that could be parked, the outer piles proposed at 37 ½ feet, the neighboring properties that would be affected, the current setbacks that were in place, Town Planner Miller's recommendations, and the total width of the canal.

ACTION: Council Member Salver made a motion to approve the variance with the condition to have the outer piles at 35 feet. Council Member Rousselot seconded the motion and it passed by a 5-1 poll vote with Council Member Reid opposed.

There being no further business the meeting was adjourned at 9:03 p.m.

MAYOR

TOWN CLERK

MINUTES OF A REGULAR MEETING
TOWN OF BAY HARBOR ISLANDS

A Regular Meeting of the Town Council was held Monday, January 13, 2014 at 8:20 p.m. in the council chambers. Upon roll call, the following Council Members responded:

Mayor Robert Yaffe

Vice Mayor Jordan Leonard

Council member Stephanie Bruder

Council Member Joshua Fuller

Council Member Kelly Reid

Council Member Solange Rousselot

Council Member Isaac Salver

REPORTS:

Item 1. Planning and Zoning Board Approvals - Provided in writing

Item 2. Public Relations status report – Provided in writing

Nurse Linsey Rosenfield came forward to address the Council. She was representing the Nurse Initiaves. She stated that the program was utilizing the health suite at the Ruth Broad K-8 Center and the North Beach Elementary. She explained that they had applied for a grant from the Health Department of South Florida and would like to partner for the next school year. She stated that she would be requesting \$3,600 which was half of the amount budgeted.

TOWN MANAGERS REPORT:

Town Manager Wasson reported that the Sunpass equipment was delivered and the equipment building was put in next to the gantry. He also stated that the Bridge sidewalk renovation was completed and a final inspection was scheduled. He stated that by next month's meeting he would report the renovation plans for the Bridge. Town Manager Wasson also added that an agreement for the License Plate Reader was part of the Consent Agenda.

COUNCIL REPORTS:

Council Member Reid stated that she was a proud graduate of the Good Government Institute Seminar and she highly recommended it to all elected officials.

Council Member Rousselot stated that she would like public water front access for kayak rental and would like to propose a pool for the new community center.

Council Member Salver reported that he attended a meeting for the Children Trust and also attended the Sunday event at the Miami-Dade County Mayor's Office, where a fundraiser took place to plant new trees at Halouver Park.

Council Member Fuller asked for a follow up on the Seniors gym classes. Assistant Manager Jimenez stated that he spoke to CJ Hudson to reduce the price for the Seniors gym classes and was still waiting for a response.

Vice Mayor Leonard would like to propose an item of discussion for the 2014 year. He would like to add community events for Halloween and a snow event for the winter, since there has been money left from budget.

Mayor Yaffe stated that on January 17 Story Time was schedule for 4 p.m., January 18 Outdoor Movie Night and January 19th the 8th Annual Walk/Run race would be held with the race starting at 8 a.m.

GOOD AND WELFARE:

Frances Neuhut, 9920 W. Broadview Drive, came forward to address the Council. She stated that she was concerned about the bullying that went on behind the scenes prior to elections. She encouraged other candidates to run for election.

CONSENT AGENDA:

- Item 3.** Carry-forward of appropriations in the total amount of \$15,437,472 from the 2012-2013 budget to the 2013-2014 budget. These are amounts for purchases or projects funded in the previous fiscal year but not completed prior to September 30, 2013.
- Item 4.** Approval of the proposal from Cartman Commercial Services, Inc. for the pressure cleaning of the sidewalks on Kane Concourse for a total of \$30,000 per year. The attached proposal from Cartman Commercial Services, Inc. in the amount of \$2,500/month. The budgeted amount is \$50,000.
- Item 5.** Approval of a service agreement for services and software to be provided by Vigilant Solutions (LPR - License Plate Reader). The annual service fee of \$6,915.34 begins on the first day after the system has been accepted by the Town and extends for twelve months.
- Item 6.** Approval to purchase new 2014 Ford F 250 Utility Truck to replace existing Water Department Truck. Current truck is 19 years old, has driven 129,800 miles, and needs its transmission replaced. Vehicle to be purchased through the Florida Sheriff's Association Contract. Price not to exceed budgeted cost of \$26,500.00.

ACTION: Council Member Bruder made a motion to approve the Consent Agenda. Vice Mayor Leonard seconded the motion and it passed by unanimous poll vote.

- Item 7.** Approval of an Ordinance on first reading amending section 23-11 of the Town Code to modify the side yard setbacks for the RM-1 and RM-2 Districts.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES AS RELATED TO SIDE YARD SETBACKS; AMENDING SECTION 23-11 OF THE ZONING AND PLANNING CODE TO MODIFY THE SIDE YARD SETBACKS FOR RM-1 AND RM-2 ZONED LOTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Town Planner Miller came forward to address the Council. He stated that Ordinances were talked out at the Council Workshop. He explained that the Town currently allowed a 10 foot setback and the suggestion was to change it to a 10 percent setback that would apply to all the lots. He recommended setting a cap at 22 feet because the idea was to have more side setback.

PUBLIC COMMENT

Attorney Matthew Armster, 200 Biscayne Blvd, came forward to address the Council. He reminded the Council to add a saving clause for projects that were already in the Pipeline and for those projects to be grandfathered in.

Town Attorney Sherman suggested adding the non-conforming use to the clause.

CLOSED PUBLIC COMMENT

Council Member Salver stated that the Council needed to encourage developments on multiple lots and felt that the proposed Ordinance would penalize the developers that would want more space. He suggested a bonus system for the developers, if the setbacks were being increased.

ACTION: Council Member Bruder made a motion to approve the Ordinance. Council Member Reid seconded the motion and it passed 6-1 with Council Member Salver opposed.

Item 8. Approval of an Ordinance on first reading amending section 23-11 of the town code to establish a minimum floor to ceiling heights for certain multi-family residential developments.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S ZONING AND PLANNING CODE; AMENDING ARTICLE I ENTITLED ZONING REGULATIONS; AMENDING PROVISIONS IN SECTION 23-11 TO ESTABLISH A MINIMUM FLOOR TO CEILING HEIGHTS FOR CERTAIN MULTI-FAMILY RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Town Planner Miller stated that the proposed Ordinance was to implement a height limit of 9 foot ceiling height for waterfront developments and 8 1/2 for the interior. He explained that the current Florida Building Code limit was set at 7.6 feet.

ACTION: Council Member Bruder made a motion to approve the Ordinance. Council Member Fuller seconded the motion and it passed 5-2 with Council Members Salver and Rousselot opposed.

Item 9. Approval of an Ordinance on first reading amending section 23-24 of the Town's code related to off-street parking requirements for multi-family and hotel developments adding new requirements to provide adequate parking for employees.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES AS RELATED TO OFF-STREET PARKING; AMENDING SECTION 23-24 OF THE ZONING AND PLANNING CODE RELATED TO OFF-STREET PARKING REQUIREMENTS FOR MULTI-FAMILY AND HOTEL DEVELOPMENTS; ADDING NEW REQUIREMENTS TO PROVIDE ADEQUATE PARKING FOR EMPLOYEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Council Member Fuller stated that he brought this Ordinance for discussion and would like to have more parking spaces for the building employees. He was concerned that building workers would create a parking problem. Town Planner Miller stated that the Council should take into consideration the Full Time workers versus Part Time workers. He explained that a study was done and the Council must consider that not all the workers use a vehicle to travel to work. Council Member Fuller proposed to have 1 parking space for each Full Time employee and 1 parking space for every 2 Part Time Employees.

There was a brief discussion regarding the possible problems relating to the lack of parking for building employees. Consensus was that they felt there were ongoing problems with parking for the building employee. The Council agreed that they do not want to over regulate when there were already Ordinances in place that regulate the parking for new developments.

ACTION: Council Member Bruder made a motion to approve the Ordinance. Council Member Rousselot seconded the motion and it failed 5-2 with Council Members Fuller and Reid for the Ordinance.

Item 10. Discussion requested by Mayor Yaffe to give authorization to the Town Attorney to proceed with legal action against AT&T if the wood poles on the East Island are not completely removed by January 31, 2014, as previously promised by AT&T.

ACTION: Council Member Salver made a motion to take legal action against AT&T. Vice Mayor Leonard seconded the motion and it passed unanimously.

Item 11. Discussion and approval of the Town Manager's proposed TDR (Transfer of Development Rights) Appraisal Schedule. At a previous meeting Town Manager Wasson was asked to bring forward a recommendation as to a possible schedule for doing TDR appraisals to reflect the latest market conditions and ensure BHI is not under/over pricing the cost of purchasing a Town Owned TDR's.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She stated that the Annual Report had not come in yet and suggested better bookkeeping.

Town Clerk Marante stated that the project located at 9901 East Bay Harbor Drive had purchased 11 TDR's and paid the full amount up front. She explained that a 25 percent deposit must be made and if the applicants do not pay for a year, the deposit is kept and the TDR's returned to the Town's Pool.

CLOSED PUBLIC COMMENT

At this time Council Member Bruder stepped out of the dias.

ACTION: Vice Mayor Leonard made a motion to approve the authorization of a bi-annual TDR appraisal, if market conditions warranted it. Council Member Salver seconded the motion and it passed unanimously with Council Member Bruder off the dias.

At this time Council Member Bruder returned to the dias.

Item 12. Discussion and approval of a proposal from Lynx Construction Management in the amount of \$603,348.33 for the construction of 98th Street Park (Project # BHI-165).

Assistant Manager Jimenez stated that all the bids were in, but they did not include a bathroom for the park. He explained that the bids with the bathroom included were a lot higher than what the engineers expected. He asked the Town Council to approve the project without a bathroom and he would come back to the Council within 90 days with an estimated price to add the bathroom.

There was a detailed discussion on the total amount estimated for the 98th Street Park without the bathroom and the Council did not feel comfortable voting for the project. Council Member Salver asked Assistant Jimenez to get an estimate from the lowest bidder with a bathroom included on the project.

ACTION: Council Member Salver made a motion to table the item till next month's Council Meeting and requested staff come back with an estimate from the lowest bidder to include a bathroom. Vice Mayor Leonard seconded the motion and it passed unanimously.

Item 13. Discussion and direction requested by Town Manager Wasson on the selling of 95th Street Land just west of the BHI Parking Garage.

STAFF RECOMMENDATION: Approve the sale of the 95th Street Lot adjacent to the Parking Garage and utilize those funds to help pay for the cost of developing and building a new Community Center in the 95th Street Parking Garage Facility.

Town Manager Wasson recommended to the Council to sell the vacant land on 95th Street because the funds would help pay for the future Community Center. He also stated that he continued to work closely with Miami Dade County Library System and would like to have the two together in one building. He explained that the Community Center could cost an estimated \$6.5 Million dollars and had a few ideas. His second idea was to move the Police department to the space. He added that the third idea was to move Town Hall to the Parking Garage, but he did not recommend that idea. Instead, he suggested to renovate Town Hall and keep all of the departments under one building.

Finance Director Short came forward to address the Council. He stated that the idea of the land sale was for those funds to go back to the Reserves. He suggested that the park had already been budgeted for and suggested to move forward.

Council Member Fuller suggested building a pool at the proposed 98th street Park.

There was a detailed discussion regarding the amount of funds needed to complete the Community Center, the 98th Street Park, possible community pool at the 98th Street Park and other activities that could possibly be implemented at the Community Center and the proposed park.

ACTION: Consensus was to get an interested buyer and an estimate of the land value.

NEW BUSINESS:

Item 14. Discussion of a proposed Ordinance Amending Chapter 2 of the Town Code to establish a Code of Ethics for the Town. This ordinance was requested by Vice-Mayor Jordan Leonard.

Vice Mayor Leonard brought this item for discussion. He was requesting the approval of an Ordinance to amend Chapter 2 of the Town Code. Mayor Yaffe and Council Member Salver requested a comparison report from the State and County to be provided by Town Attorney Sherman. They both felt that the Council needed more clarity on the proposed Ordinance.

At this time Vice Mayor Leonard choose to withdraw the item for discussion.

Item 15. Approval of a resolution authorizing the Town Manager to receive and expend \$2,043.00 from the Miami-Dade County Drug Control and System Improvement Grant, and to execute agreements associated with the grant. The Department is seeking the funds to help fund the vehicle laptop program.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA; AUTHORIZING THE TOWN MANAGER OF THE TOWN OF BAY HARBOR

ISLANDS TO APPLY FOR THE FEDERAL DRUG CONTROL AND SYSTEM IMPROVEMENT PROGRAM GRANT AVAILABLE THROUGH THE MIAMI-DADE DEPARTMENT OF HUMAN SERVICES; TO APPLY FOR, RECEIVE, EXPEND \$2,043.00 FUNDS AND EXECUTE AGREEMENTS WITH THE PURPOSE OF IMPLEMENTING THE NEW VEHICLE LAPTOP PROGRAM.

ACTION: Council Member Salver made a motion to approve the Resolution. Mayor Yaffe seconded the motion and it passed unanimously.

Item 16. Discussion and approval regarding attendance at the 60th Miami Dade County League of Cities Installation Banquet on Saturday, February 8th, 2014. Enclosed is information on sponsorship packages in the cost of advertisement in the journal. Staff needs to know how many tickets to purchase and what size advertisement to order.

ACTION: Council Member Bruder made a motion to approve the attendance at the 60th Miami-Dade County League of Cities Installation Banquet scheduled for February 8th, 2014. Council Member Salver seconded the motion and it passed unanimously.

Consensus was to choose the bronze package.

There being no further business meeting was adjourned at 11:13 p.m.

MAYOR

ATTEST:

TOWN CLERK

**MINUTES OF A QUASI-JUDICIAL PUBLIC HEARING
TOWN OF BAY HARBOR ISLANDS**

A Quasi-Judicial Public Hearing meeting of the Town Council was held Monday, February 10, 2014, at 7:00 p.m. The meeting was opened with the pledge of allegiance. Upon roll call, the following Council Members responded:

Mayor Robert Yaffe

Vice Mayor Jordan Leonard

Council Member Stephanie Bruder

Council Member Joshua Fuller

Council Member Kelly Reid

Council Member Solange Rousselot

Council Member Isaac Salver

QUASI-JUDICIAL PUBLIC HEARING

Attorney Sherman swore in everyone speaking at the Public Hearing.

- Item 1.** **Public comment with respect to an application for re-zoning of the property located at 9540-50 West Bay Harbor Drive, Lots 1, 2 and 3 of Block 2 as a Planned Unit Development (PUD) Zoning Overlay. The applicant, Bay Village Condos, LLC, has gone through the review process with staff and the Planning and Zoning Board where the project was approved subject to Council approval. The PUD Zoning Overlay will allow the applicant to introduce a commercial component to an otherwise residential site. The application consists of a proposed 6 story building with 96 unit hotel. In addition to the proposed hotel component the applicant requests approval for approximately 1,800 square feet of commercial use on the first floor facing Kane Concourse at the bridge. The previous PUD approval in 2011 did not allow for a full service restaurant and bar on the premises and the new plan incorporates both these elements. There are also some minor architectural revisions which are highlighted on the plans.**

Attorney Sherman stated that the applicant could adopt everything that was relayed at the last meeting

Town Planner Miller came forward to address the Council. He stated that the project was a residential development that was approved in 2011 and revised to a hotel which included 96 hotel units. He explained that the applicant changed hands and the new owners had made changes to be improve the project. Some changes were the storage rooms on the ground level, an underground parking garage, and the change of use for a proposed restaurant. He added that the language and conditions were added to the Ordinance. He also stated that he had requested additional parking to accommodate guests. He stated that the parking would be acquired from the parking trust for forty four (44) parking spaces.

Council Member Bruder questioned what would be the restaurants late hours of operation. Town Planner stated that, as previously discussed, the hours were changed to stop table service at 1 am on Friday and Saturdays.

There was a brief discussion on the rooms' layout and the lockout rooms, which could possibly affect the increase in density. Town Attorney Sherman stated that the Ordinance already had a clause regarding the lockout room.

Attorney Steve Wernick, 1 SE 3rd Avenue, came forward to address the Council. He stated that the PUD was approved in 2011 and requested approval of the PUD revision. He also stated that the Ordinance had an amendment that specifically addressed the lockout issue.

Architect Hernando Marin, 2950 SW 27 Ave, came forward to address the Council. He stated that the design had changed and walls were removed, so the room was completely clear.

Attorney Wernick indicated that the intention for use of those rooms was for the families with kids and there was no intention to rent this room out separately. He respectfully asked for the approval of the Ordinance.

Council Member Bruder asked questioned traffic safety. Traffic Engineer Joaquin Vargas, 8400 North University Drive, came forward to address the Council. He stated that a vehicular and pedestrian study was performed. He explained that the intersections had all the appropriate safety features and school crossing guards. He added that the traffic would not conflict with the pedestrians.

Council Member Bruder asked what steps were being taken to secure the construction site during school hours. Attorney Wernick stated that just like any other construction site they would follow the Town Code regulations, but he added that they would speak with the school administration to see if they had any recommendations.

PUBLIC COMMENT

Resident Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She asked how many votes were needed to pass the Ordinance, does the same criteria applied to all projects, how the approval would affect her property and can other new projects have the same benefits. Attorney Sherman answered that a Unity of Title was a requirement and four (4) votes were needed for approval.

Elizabeth Stifter, 9500 W. Bay Harbor Drive, asked the Council what was the expected date of the tree cutting, since she lived next door to the proposed project. She was also concerned with the ventilation to the neighbors since there seemed to be a similar situation in Surfside where there a restaurant was next door to a bank and they could smell the food being cooked. Architect Marin, stated that there would be an exhaust located in the restaurant that would vent all the way to the roof, so neighbors would not be affected. Attorney Wernick stated that trees have already been addressed with the DRC and they would be cut soon.

Kathleen Kennedy, 9721 E. Bay Harbor Drive, came forward to address the Council. She was in favor of the proposed project and liked the hours of operation for the restaurant that would be within walking distance.

CLOSED PUBLIC COMMENT

- Item 2. Approval or denial of the above re-zoning application, by consideration on second reading of proposed Ordinance No.__ granting approval of a Planned Unit Development (PUD) on the property located at 9540-9580 West Bay Harbor Drive.**

AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) ON CERTAIN DESCRIBED PROPERTY LOCATED AT 9540-80 WEST BAY HARBOR DRIVE; DETERMINING THAT THE PUD APPLICATION COMPLIES WITH THE PURPOSE AND INTENT OF THE PUD ORDINANCE; MAKING FINDINGS REGARDING THE APPROVAL OF THE PUD APPLICATION; DIRECTING THE TOWN MANAGER TO MAKE THE APPROPRIATE NOTATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE.

PUBLIC COMMENT

Frances Neuht, 1060 Kane Concourse, came forward to address the Council. She stated that commercial use should be limited in the gateway. She felt that the requirements were being changed for the proposed project.

CLOSED PUBLIC COMMENT

ACTION: Council Member Salver made a motion to approve the Ordinance as presented. Council Member Bruder seconded the motion and it passed by unanimous poll vote.

- Item 3. Public comment with respect to an application for a proposed 6 story building at the property located at 9540-50 West Bay Harbor Drive, Lots 1, 2 and 3 of Block 2. The underlying zoning for lots 2 and 3 is RM1 Multiple Family Residential and Lot 1 is**

designated as a Gateway. The application is being made for site plan approval of the Gateway property which is part of this development. The Town Code requires that any new development on Gateway properties be approved by the Town Council at a public hearing.

NO PUBLIC COMMENT

Item 4. **Approval or denial of the above application for the property located at 9540-9580 West Bay Harbor Drive. This property has already obtained approval for several private TDR (Transfer of Development Rights) transactions totaling the required 21 TDR units.**

ACTION: Council Member Salver made a motion to approve the application. Council Member Bruder seconded the motion and it passed by unanimously.

CONCLUSION OF PUBLIC HEARING

There being no further business meeting was adjourned at 7:44 p.m.

MAYOR

ATTEST:

TOWN CLERK

DRAFT

MINUTES OF A PUBLIC HEARING TOWN OF BAY HARBOR ISLANDS

A Public Hearing of the Town Council was held on Tuesday, November 12, 2013 at 7:00 p.m. in the Council Chambers. Upon Roll Call the following Council Members responded:

Mayor Robert Yaffe

Vice Mayor Jordan Leonard

Council Member Stephanie Bruder

Council Member Joshua Fuller

Council Member Kelly Reid

Council Member Solange Rousellot

Council Member Isaac Salver

PROCLAMATIONS:

Mayor Yaffe presented a proclamation to Morris Broad and Anne Bussell for the Shepard Broad Foundation and thanked them for their continued support to the community.

Morris Broad came forward to address the Council. He thanked the Council and welcomed new Council Member Fuller. He stated that he was pleased to help with the computers for the Senior Program. He gave a brief history regarding the Foundation started in 1956 and the building of the Town, which his father started on a Sunday morning in 1945. His father took him for an early morning boat ride to the mangroves at 96th Street. They circled the 270 acres by boat, where his father and 6 of his close friends began construction of the two islands in 1947. Mr. Broad stated that he felt honored to live in this great Town and thanked everyone for the proclamation.

Mayor Yaffe also presented a plaque to Deputy Town Clerk Patsy Gibbs for her retirement from 13 years employment with the Town. He informed everyone that she started as an Assistant Secretary to the Town Manager and was sworn in 2003 as Deputy Town Clerk. He stated that she was a very important asset to the Town when working with the Business Tax Receipts and as Deputy Town Clerk. He along with his colleagues enjoyed working with Pat and wished her a great retirement.

Item 1. Public Hearing for the purpose of hearing any public comment with respect to an application for variances for the property located at 9400 West Bay Harbor Drive, Lots 8 and 9, Block 2, Bay Harbor Islands, Florida. This application for variances is requested by property owners Millennium Investment Holdings, LLC/Riva Condominium.

- A. Variance from Section 23-12(6)(a)(iv) limiting the projection of docks to 15 feet from the face of the seawall for lots 1 through 12 in Block 2 (other areas listed as well);**
- B. Variance from Section 23-12(6)(a)(ix) limiting the projection of boars to 30 feet from the face of the seawall for lots in the Bay Harbor Waterway;**
- C. Variance from Section 23-12 (8) limiting the projection of mooring piles to 30 feet from the face of the seawall for Lots 1 through 12 in Block 2 (other areas listed as well); and**
- D. Complying with Section 23-12(6)(a)(x) allowing for further projections, through the use of a variance granted by the Town Council, if DERM requires alteration to the above limitation. Approval shall be limited to the minimal variation of the criteria necessary to meet the unique environmental characteristics of the site.**

Town Planner Miller stated this was a variance request for a dock because some of the areas near the seawall were very shallow. Mr. Miller stated that the width of the canal at this location was 150 feet and the owners were requesting that the dock peers be into the seawall. He stated that Miami-Dade County required that the bowels of a boat face the seawall and the Town Code also required that no boat could extend more than 30 feet. He also added that the property owners were requesting 20 feet out from the dock. It was staff recommendation to set it at 25 feet with the mooring piles at 30 feet and adding a restriction that no boats be longer than 30 feet.

Joe Benson, 146 Miami Avenue, Miami, came forward to address the Council. He was representing the applicant. He stated that they were in agreement with Town Planner Miller's recommendations. He added that to address the safety issue they had a 70 foot turn radius for navigation. He stated that they had consulted with a captain and his opinion was that there was enough space for navigation in the canal.

Council Member Reid asked if the variance was not approved the way requested, would they consider putting smaller boats and park them parallel. Joe Benson answered, no, that the 150 feet was needed to avoid jamming boats into the building.

PUBLIC COMMENT:

Albert Morjaim, 10226 W. Broadview Drive, came forward to address the Council. He stated that he had lived in Town since 1990 and would like to continue to enjoy his retirement by buying his condo here in Bay Harbor, but it would have to have a boat dock. He added that it was very important to him and he was in support of the variance request.

Tracy Morjaim, 10226 W. Broadview Drive, came forward to address the Council. He stated that he did not have expertise to maneuver a boat, but he felt that South Florida was known for their boats and the approval of the variance would help to invite more people to buy in the Town. He was in support of the variance request and asked the Council to approve it.

Max Benoliel, 9421 E. Broadview Drive, came forward to address the Council. He stated that he also had to get a variance for his dock. He did not believe that DERM was thinking about Bay Harbor Islands when enforcing the compliance with the Environmental regulations. He stated that he did not feel you could turn the boat like was previously stated. He also asked the Council to take into consideration the tides.

Scott Winberg, 9441 E. Broadview Drive, came forward to address the Council. He stated that he had come across the canal before and it was hard to navigate with currents. He also stated that there was a lot of traffic going in and out, like paddle boards, kayaks, and kids swimming in the canal. He recommended a T shaped dock could be an alternative.

Angel Wagner, 9431 E. Broadview Drive, came forward to address the Council. He stated that his property was directly in front of the proposed dock. He stated that, as a boat owner, it was very tough to maneuver a boat with the tide changes. He was concerned about the safety and spoke to Officer Kathy Sullivan. She also expressed, if the boat slips out into the waterway, it could be a navigational hazard.

Frances Neuhut, 9920 W. Broadview Drive, came forward to address the Council. She was opposed to the approval of the variance. She urged the Council to think of the impact it could have on the surrounding properties. She also asked the Council to limit the amount of slips per property and the size of the boats.

Ryan Moretti, 2430 NE 14 Street, Miami, came forward to address the Council. He represented Miami Beach Seawalls. He stated that they had built docks for previous owners on the island. He

stated that the issue was with Miami-Dade County because of the shallow Seawalls. He added that a 30 foot boat was small and could easily turn around in this canal.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Town Council and the applicant regarding the average size of the boats, boat traffic in the canal, alternatives and possible dredging of the canal.

Item 2. Approval or denial of the above variance request: As required by Sec.2-22 of the Town Code, at this public hearing the Town Council shall determine whether to grant or deny the application for variance. An affirmative vote of five Council Members is necessary in order to grant the request. The decision of the Town Council is final. If the request is granted, the decision of the Town Council shall be recorded in a resolution to be prepared by the Town Attorney. As always, any approval of the Town Council is subject to other requirements of the Town Code, County Code, Florida Building Code, FEMA, etc.

ACTION: Vice Mayor Leonard mad a motion to bring an expert boater and continue discussion at the next Council Meeting on December 9, 2013. Council Member Bruder seconded the motion and it passed unanimously.

There being no further business the meeting was adjourned at 8:32 p.m.

MAYOR

ATTEST:

TOWN CLERK

MINUTES OF A REGULAR MEETING
TOWN OF BAY HARBOR ISLANDS

A Regular Meeting of the Town Council was held on October 14, 2013 at 7:00 p.m. in the Council Chambers. Upon Roll call the following Members responded:

Mayor, Robert Yaffe

Vice Mayor, Jordan Leonard

Council Member Stephanie Bruder

Council Member Joshua Fuller

Council Member Kelly Reid

Council Member Solange Rousselot

PRESENTATIONS:

Former Mayor Ileana Wallace was presented a Proclamation for the Chartered Rotary Club of Bal Harbour recognizing its 60th Anniversary. She thanked the Council for all their support of the community. Former Mayor Wallace also congratulated newly appointed Council Member Joshua Fuller and welcomed him to The Council. She, along with Town Manager Wasson, and Council Member Fuller, had previously presented the proclamation on September 18, 2013 at the Rotary Club.

Item 1. Town Manager

Town Manager Wasson talked about the library process and was expecting a meeting soon as the plans for the library would be presented today. He stated that the street lights would be replaced. The original plans was to have a tear drop style, but there had been talks to change them to a corn leaf similar to the West Island. He also added there was a scheduled meeting with Congresswomen Debbie Wasserman Schultz to talk about the process for the bridge rehabilitation. He thanked Morris Broad for donating the computers for the Seniors to learn the basics on computers. He also stated that he spoke to FPL and the underground utilities prices had gone up due to the impact of the government shut down. He explained that there would be a pre-construction meeting for the Sunpass conversion that was expected for November 31, 2013.

- A. Public Relations Report – provided in writing
- B. Planning & Zoning Board

Town Clerk Marlene Marante stated that there were no actions from the Planning and Zoning Board this month.

Item 2. Town Attorney:

Assistant Town Attorney Frank Simone stated that in regards to the Wendy Fong case, everything was fine, the case was in the judge's hands. He was expecting the Judge to schedule a date soon.

Item 3. Town Council Matters:

Council Member Reid stated that she had a very active month and attended the Miami-Dade League of Cities sessions and also met with the Environmental Committee. She also invited the residents that were interested in the Committee to get involved. She stated that that during the clean-up session at Biscayne Landing it was discovered that there was some contaminated soil that resulted from a recent leak, which was caused by ammonia. She added that the Town Manager Wasson was involved and that the City of North Miami assured them that everything would be fine.

Council Member Rousselot thanked Council Member Bruder and Chief Hemingway for supporting the son of a resident to obtain a scholarship.

Council Member Fuller thanked everyone for the nice words and warm welcome.

Council Member Bruder stated that the Annual Carnival would be held at the school on November 23, 2013 and she also thanked Kathleen Kennedy for supporting the computer classes for the Seniors. She asked anyone who was a carpenter and would like to help to bring any creative ideas they had to the Council for the park.

Vice Mayor Leonard reported that he attended the Best Practices Conference and stated that over 360 people including administrative staff and elected officials attended. He would like to add green vehicles to the Town and proposed an item for discussion with regards to Ethics to be put on the next agenda.

Item 4. Good and Welfare (non agenda items):

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She had stated several times that there were many businesses operating without a Business Tax Receipt. Town Clerk Marante stated that there were always businesses that were operating without a Business Tax Receipt and she worked together with Code Enforcement to find them, then they are fined, and required to comply. Mrs. Neuhut also questioned how Lice Troopers obtained a Business License. Town Clerk Marante reported that the Business does not require a license from the State of Florida. She added that these type of businesses worked closely with the schools and there were a number of similar facilities that specifically handle this type service.

Kathleen Kennedy, 9721 East Bay Harbor Drive, came forward to address the Council. She thanked Council Member Rousselot for reaching out to her regarding her daughter's article in the Newsletter. She also thanked Mayor Yaffe for the Resolution for the Veterans and thanked all of the staff for doing a great job.

Jeff Koster, 1135 103rd Street, came forward to address the Council. He stated that on the agenda there was an item for discussion on seawalls, but felt that the Town should have the responsibility of taking care of the seawall.

Susan Luck, 10180 West Bay Harbor Drive, came forward to address the Council. She expressed concern about the recent spill that occurred in North Miami at Biscayne Landing she stated that she would like an independent water survey done for the community. She was concerned that a public health issue could arise from ammonia in the water.

CLOSED PUBLIC COMMENT

CONSENT AGENDA:

Item 5. Approval of minutes of the following meetings:

A. Minutes of a Regular Meeting held April 8, 2013

B. Minutes of a Regular Meeting held May 13, 2013

C. Minutes of a Regular Meeting held June 10, 2013

Item 6. Zoning approval of a request for an alcoholic beverages license (Series 2-COP) from Orlando's Pizza, which is located at 1067 - 95 Street. The beer and wine license is authorized by Chapter 565 of the Florida Statutes and issued by the Florida Division of Alcoholic Beverages and Tobacco; however, the application process requires that the local zoning authority give its approval. Enclosed is the alcoholic license application from owner, Orlando Rodriguez.

Town Clerk Marante would like the Town Manager from now on to approve the Beverage Licenses with The Council permission. She stated that most of them are from local restaurants in our community.

ACTION: Consensus was to authorize Town Manager Wasson to approve Alcoholic Beverage licenses for existing local restaurants.

Item 7. Approval of an emergency repair for the main lift station sanitary sewer pump #1 and purchase of a new standby pump, per Town Charter 3.01(e) and Section 2-1.3 of the Town Code. The amount of the repair was \$38,281.72 and the motion will need to include an appropriation from the Sewer Fund Reserve account.

Item 8. Approval of project BHI-164, Lining of Sewer Manholes, in the amount of \$7,950, which is under budget and an ongoing rehabilitation of the manholes. This project would be awarded to the low bidder, Hinterland Group, Inc. Enclosed is a copy of a memorandum from Town Engineer Randy Daniel with needed information.

ACTION: Council Member Bruder made a motion to approve the Consent Agenda. Council Member Rousselot seconded the motion and it passed by unanimous poll vote.

At this time Item No. 15 was taken out of order.

Item 15. Discussion and possible approval of the Conceptual Design for the Community Center, which has been completed by Stantec Architects/Engineers after speaking individually with each Council member.

Jamie Straz, Senior Designer for Stantec, presented the Community Center design. He explained that this was an 8000 square foot space with an existing parking garage and vacant land was located across the street. Designer Straz stated that there were lot of ideas, but there were three main functions: connect, play, and learn. He added that some of the proposed uses would be meeting spaces, movies, the learning center which could be used for group study or book shelving, and a gym or yoga studio to make it appealing to all ages. He also stated that there would be four multi-purpose rooms, there were no windows in the rooms, which all had retractable walls that could be combined. The outdoor courtyard would have a lot of green and there would be seating available allowing people to read and relax. The estimated cost for all interior and exterior improvements would total \$1.2 million with an average of \$100 per square foot.

Mayor Yaffe stated that it was very exciting news and will be taken into consideration.

Vice Mayor Leonard asked what the total estimate would be once you include the computers and all additions. Designer Strasz stated that a price could not be determined until the Town decided all of the activities that would be made available. After that was determined they would meet with the Town Manager to settle on a total amount.

Mayor Yaffe asked if this was the only place where a community center could be built.

Council Member Fuller, stated that there was a dramatic impact on the light. Council Member Reid stated that she understood because she had similar situation in her building.

Council Member Fuller expressed that the focus there was the kids and Seniors. He stated that he did not see a family bathroom. He explained that he was a father of two daughters and knew how important it was to have a Family Bathroom. He asked how feasible it would be to add one. Designer Straz stated that was something that could be done.

PUBLIC COMMENT

Kathleen Kennedy, 9721 East Bay Harbor Drive, came forward to address the Council. She asked if the Town could afford this Community Center? She was opposed the Community Center project. She stated that there were no plans for the Seniors, like yoga, or a gym. She liked the design, but would like to see the YMCA program there. Town Manager Wasson stated that there was more money coming in from the land for sale from the 93 Street lot, and the TDR's sales. Assistant Manager Jimenez stated that there would also be \$500,000 grant that would be coming in from the State. He added that, at this point, they were just presenting the design and then they could move on to the financing.

Mayor Yaffe stated that this was the first stage for the Council to see what the Community Center had to offer.

Council Member Bruder asked if the library would have an impact on the proposed Community Center. She stated that, if the library was there, the Town would have revenue.

Vice Mayor Leonard stated that through his experience with the League of Cities he explained there were two ways this project could go; 1) Miami-Dade County could get rid of their library system and the Town would have to pay out of pocket, 2) if Miami-Dade County could no longer tax for the library, then the Town would tax the residents.

Council Member Bruder expressed that the idea was wonderful, but was highly unlikely to have a library to share with local municipalities. Town Manager Wasson stated that legally they could not tax on the millage.

A REGULAR COUNCIL MEETING WAS held on October 14, 2014 -----7

Susan Luck , 10188 West Bay Harbor Drive, came forward to address the Council. She questioned the total amount of square footage. She was opposed to the Community Center project. She felt the project needed to be reconsidered.

Mayor Yaffe stated that the Town did spend time trying to rent that space, but it did not get rented. Also, Assistant Manager Jimenez stated the Post Office considered it as a new place of business, but now they have just renewed their lease with the Town of Surfside again.

Resident Susan Luck suggested a stand-alone building to have more activities.

Council Member Bruder suggested moving the Police Department to the Parking Garage and use the Police Department for a future Community Center there. She thought that having the police, fire and the school close to each other would be a great idea.

PUBLIC COMMENT CLOSED

Council Member Fuller felt that everyone had to be careful in the event they didn't get the library. He stated that, if the Town was asking for a grant for the Community Center it should be exclusive to the residents.

Town Manager Wasson stated that there would be no revenue from the proposed Community Center. He added that the services provided would not always generated revenue.

Council Member Rousselot felt that the Town should not be making a profit from the residents and thought that having a pool available would be a great idea.

Mayor Yaffe stated that there were a couple of ideas that had arisen and consensus was to consider relocation of Police Department and to bring the item back to the next Council Meeting.

Council Member Leonard stated that the reality was the proposed project might be a 2 or 3 million dollar project. He also added that the Town currently had a debt from building the parking garage. He expressed that he did not want to be put in a situation to where the Town would be overtaxing the residents.

ACTION: Consensus was to have staff research the relocation of the Police Department and bring the item back for further discussion.

Item 9. Approval of an ordinance on second reading amending Section 20-9 of the Town Code increasing the monthly base and flow charges for sewer service. Enclosed is a copy of the proposed ordinance.

AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS AMENDING SECTION 20-9 OF THE TOWN CODE INCREASING THE MONTHLY BASE AND FLOW CHARGES FOR SEWER SERVICE; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Council Member Reid made a motion to pass the Ordinance amending Section 20-9 of the Town Code to increase the Sewer Service charge. Council Member Rousselot seconded the motion and it passed by unanimous poll vote

Item 10. Approval of an Ordinance on first reading amending Article 1, Sections 23-11(B1)(11), (B2)(11), (C)(10), and (D)(13) regarding maximum residential density limits for certain multi-family developments.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S ZONING AND PLANNING CODE; AMENDING ARTICLE I ENTITLED ZONING

**REGULATIONS; AMENDING PROVISIONS IN
SECTION 23-11 TO INCLUDE MAXIMUM
RESIDENTIAL DENSITY LIMITS FOR CERTAIN
MULTI-FAMILY DEVELOPMENTS; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION;
AND PROVIDING AN EFFECTIVE DATE.**

Town Planner Miller gave a detailed description of the proposed changes. He explained that over the last year the redevelopment had picked up again and the residents were stating that the units were too small. He explained that this Ordinance would have a density cap and there would be no right or wrong number. He proposed 70 for the RM1 waterfronts, 80 for the RM2, and 80 for the RM3 lots, which are much bigger Sites.

Mayor Yaffe discussed the impact on how this Ordinance would have on other projects in the pipeline. Town Attorney Sherman stated that the existing projects would be grandfathered in and they would just comply with what the Code was when they got approved.

Jeffrey Koster, 1135 – 93 Street, came forward to address the Council. He urged the Council to please think of the long term effect on the Town. He felt that the proposed Ordinance would choke the development on the Island.

Attorney Jeffrey Berkow came forward to address the Council. He stated that on the agenda were four Ordinances and they only became available to the public on Friday. He recommended that a workshop be scheduled to explain the details of the Ordinances to the public. Council Member Bruder stated that there were a lot of things that needed to be considered and recommended a workshop to inform all the residents.

Teri D'Amico, 9101 East Bay Harbor Drive, came forward to address the Council. She stated that the four Ordinances were designed to work together to better the density. She questioned Town Planner Miller's recommendation of 60 UPA, higher than the Miami Dade County. She recommended RM1 50, RM2 60, RM3 70. She also urged the Council to regulate the parking lifts.

Marc Schmullian, 9521 East Bay Harbor Drive, came forward to address the Council. He stated that he recently bought a double lot and felt that it depressed the ability to develop under the proposed Ordinances. He asked the Council to stop depressing the developers so they can develop.

Vice Mayor Leonard expressed concern that if the Ordinance was passed the residents might not like the finished product. He questioned how a project would look once the Ordinance was passed. He stated that he did not want to approve an Ordinance and then it would not be compatible.

Town Planner Miller explained that the box or shell would not change and the setbacks would stay the same. He stated that the taller portions of the building would be pinched in. He stated that in past years the developers were making bigger units, but with smaller density.

Council Member Bruder agreed with Vice Mayor Leonard and would like to make a decision together with the Planning & Zoning Board. She also urged a Workshop for everyone to attend to get a detailed explanation. Mayor Yaffe agreed with the workshop idea similar to the TDR workshop that was held last July.

Council Member Reid stated that for years the only taller structure was the Millennium, recently around 14 projects that were approved. She felt that the Town was near to running out of projects to approve.

Edgar Martinez, 1145 – 101 Street, came forward to address the Council. He stated that he did not have detailed information about the proposed Ordinance and would like to know if the Council was aware of what they were about to approve. He expressed that he didn't want to be surrounded by old buildings and would like to see new developments on the Island.

Markus Frankel, 10261 East Bay Harbor Drive, came forward to address the Council. He felt that their intentions were good, but it also needed to be beneficial to all the residents. He stated that the reality was that the changes were market driven and as the market improved the density changed. He added that the proposed density changes would be discouraging to the developers and would also be very damaging to future projects. Mayor Yaffe asked Mr. Frankel his professional recommendation on the density cap. Mr.

Frankel stated that the number should be between 60 and 80 units, but there would be areas which would have a lower number.

Attorney Steve Wernick came forward to address the Council. He stated that it was difficult to know how a project would look. He felt that it was very important to respect the owners of the projects that were in the pipeline. He believed that there was ceiling set by the Department of Community Affairs.

Town Planner Miller, stated that there was redeveloping happening already and there was a policy when you were near the coastline that you could not have too many residents, because of a possible storms and hurricanes.

Council Member Reid stated that the possibility to change the comprehensive plan was not going to be easy and would have to be put on the ballot.

Susan Luck, 10180 West Bay Harbor Drive, came forward to address the Council. She stated that if the units were built at 1100 square feet to 1400 square feet there would be lower density. She added that there were a lot of people that did want a big unit. She felt that the RM3 area density should not be increased.

There was a brief discussion regarding a future workshop to be able to inform the residents of the new Ordinances being proposed.

ACTION: Vice Mayor Leonard made a motion to approve an Ordinance amending the Town's Zoning and Planning Code. Council Member Reid seconded the motion and it passed by a 4 to 2 Poll vote with Council Member Bruder and Council Member Rousselot opposed.

Item 11. Approval of an Ordinance on first reading amending Article 1, Sections 23-11(B1)(9), (B2)(9), (C)(8), and (D)(10) establishing a maximum number of allowable building stories. Enclosed is a memorandum from Town Planner Miller and the proposed ordinance.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE
TOWN OF BAY HARBOR ISLANDS, FLORIDA,
AMENDING THE TOWN'S ZONING AND PLANNING
CODE; AMENDING ARTICLE I ENTITLED ZONING
REGULATIONS; AMENDING PROVISIONS IN
SECTION 23-11 TO ESTABLISH A MAXIMUM
NUMBER OF ALLOWABLE BUILDING STORIES, AS
A SUPPLEMENT TO THE MAXIMUM BUILDING
DIMENSIONAL HEIGHT FOR CERTAIN MULTI-
FAMILY DEVELOPMENTS; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION;
AND PROVIDING AN EFFECTIVE DATE**

ACTION: Consensus was to have a workshop for this item.

Item 12. Approval of an Ordinance on first reading amending Article 1, Sections 23-11(B1)(9) and (B2)(9) to establish a maximum allowable height for parking garages. Enclosed is a memorandum from Town Planner Miller and the proposed ordinance.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE
TOWN OF BAY HARBOR ISLANDS, FLORIDA,
AMENDING THE TOWN'S ZONING AND PLANNING
CODE; AMENDING ARTICLE 1 ENTITLED ZONING
REGULATIONS; AMENDING PROVISIONS IN
SECTION 23-11 TO ESTABLISH A MAXIMUM
ALLOWABLE HEIGHT FOR PARKING GARAGES
FOR CERTAIN MULTI-FAMILY
DEVELOPMENTS; PROVIDING FOR
SEVERABILITY; PROVIDING FOR
CODIFICATION; AND PROVIDING AN
EFFECTIVE DATE.**

ACTION: Consensus was to add this item to the Workshop.

- Item 13. Approval of an Ordinance of first reading amending Article 1, Section 23-22.2 regarding Transfer of Development Rights establishing a bonus system as a tradeoff for Town owned development rights. Enclosed is a memorandum from Town Planner Miller and the proposed ordinance.**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE
TOWN OF BAY HARBOR ISLANDS, FLORIDA,
AMENDING THE TOWN'S ZONING AND PLANNING
CODE; AMENDING ARTICLE I ENTITLED ZONING
REGULATIONS; AMENDING PROVISIONS IN
SECTION 23-22.2 ENTITLED TRANSFER OF
DEVELOPMENT RIGHTS TO ESTABLISH
MANDATORY TRADEOFFS FOR TOWN-OWNED
DEVELOPMENT RIGHTS; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION;
AND PROVIDING AN EFFECTIVE DATE.**

ACTION: Consensus was to add this item to the Workshop.

- Item 14. Approval of the RFP for the Construction of the 98th Street Park. The design of the Park was previously approved.**

Assistant Manager Jimenez stated that this was going to be advertised and then it would be open for bids for contractors.

Edgar Martinez, 1145 – 101 Street, came forward to address the Council. He asked what was the estimated time frame from beginning to end of the project. Assistant Manager Jimenez stated that the bidding process would take 30 days and it would not be awarded until possibly December. Once that was finalized, it would take approximately 3 to 4 months for constructions to start. He also asked if there would be a bathroom available. Mayor Yaffe stated that would be considered once the bids were in, then

it would be budgeted. A decision would be made then.

Council Member Fuller expressed concern about the cost, safety of the water splash area, and the lack of a view for the parents. He stated that the parents would want to watch their kids around the splash area. Council Member Reid suggested a security system, like a panic button and camera. Council Member Bruder asked if there was still a bathroom in the plans and also thought that a panic button was a great idea for the kids as a safety precaution.

ACTION: Vice Mayor Leonard made a motion to approve the RFP for the construction of the 98th street Park. Council Member Rousselot seconded the motion and it passed unanimously.

Item 16. Update from Town Planner Miller regarding possible side setbacks changes.

Town Planner Miller and Council Member Bruder brought up this item for discussion. Council Member Reid suggested to add this item to the Workshop.

Town Planner Miller felt this was not a good idea to begin with. He stated that the developers were getting more land to build on. He felt that increasing the setback would not make a change. Vice Mayor Leonard and Council Member Fuller agreed with Town Planner Miller's recommendation.

ACTION: Consensus was to add this item to the Workshop.

Item 17. Discussion requested by Town Planner Miller regarding establishing a minimum and maximum seawall elevation in the Town Code.

Town Planner Miller stated that this item was presented to the Town Council in 2010 because many people wanted to raise the seawall. There was an Ordinance done and the staff met with Miami-Dade County. Town staff continued to get requests to rebuild the seawall. He added that there was nothing in the Town Code addressing seawalls.

A REGULAR COUNCIL MEETING WAS held on October 14, 2014 -----15

Council Member Bruder asked Building Official Lee for his recommendation. Building Official Lee stated that on the East Island there was a lot of wave action. He recommended to raise the seawall to 6 feet on the West Island and to raise the seawall from 6 feet to 8 feet on the East Island. He also added that there were benefits to raising the Seawall, like saving on insurance premiums.

ACTION: Consensus was to move forward and have staff do more research.

At this time Items 23 and 24 were taken out of order.

Item 23. Consideration and approval of the following two Private TDR transactions:

A. Transfer of five (5) dwelling units from Island House North Condominium Association, Inc. (1140 - 102 Street) to Town Lofts 100, LLC for the construction of a previously approved project on September 3, 2013 to be located at 1100 - 100 Street.

ACTION: Council Member Bruder made a motion to approve the private TDR sale between Islands House and Town Lofts. Council Member Rousselot seconded the motion and it passed unanimously.

B. Transfer of six (6) dwelling units from Bougain-Villa Condominium Association (1065 - 1075 98 Street) to Bay View 102 Realty, LLC for the construction of a previously approved project on July 16, 2013 to be located at 1133 - 1145 - 102 Street.

ACTION: Council Member Bruder made a motion to approve the private TDR sale between Bougain-Villa and Bay View 102 Realty, LLC. Council Member Rousselot seconded the motion and it passed unanimously.

Item 24. Consideration and Approval of the following Town TDR Transfers:

A. Consideration and Approval of the following Town TDR Transfer of eight (8) dwelling units from the Town of Bay Harbor Islands to 1150 - 101 BH, LLC for construction of a previously approved project on June 21, 2013 to be located at 1150 - 101 Street.

Architect Markus Frankel, came forward to address the Council. He stated that the project was approved by Planning & Zoning after two sessions. He asked for the Council to approve the TDR's so they could go forward with the project.

Council Member Bruder stated that she would like to see more private transactions and would like the topic advertised on the Town Newsletter for residents who would like to sell their private TDR's. She also stated that originally the TDR plan was to enhance this community.

Council Member Reid stated that there were private owner's that wanted to sell their TDR's.

Town Clerk Marante stated that it was not the price, it was the process. It was a lot faster to purchase TDR's from the Town's pool.

ACTION: Council Member Rousselot made a motion to approve the sale of (13) Town TDR's. Mayor Yaffe seconded the motion and it failed 3-3 with Vice Mayor Leonard and Council Members Bruder and Reid opposed.

B. Transfer of thirteen (13) dwelling units from the Town of Bay Harbor Islands to Town Lofts 100, LLC for construction of a previously approved project on September 3, 2013 to be located at 1100 - 100 Street.

ACTION: Council Member Fuller made a motion to approve (13) TDR's from the Town's pool. Council Member Bruder seconded the motion and it passed 5-1 vote with Council Member Reid opposed.

Item 18. Approval of a Resolution requested by Mayor Yaffe Commemorating the 50th Anniversary of the Vietnam War and support of a parade to be held November 8, 2013 sponsored by the Miami-Dade County Military Affairs Board.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
BAY HARBOR ISLANDS, FLORIDA; COMMEMORATING THE 50TH**

ANNIVERSARY OF THE VIETNAM WAR; EXPRESSING SUPPORT FOR THE NOVEMBER 8, 2013 PARADE SPONSORED BY THE MIAMI-DADE COUNTY MILITARY AFFAIRS BOARD WELCOMING HOME AND REMEMBERING VIETNAM VETERANS; DIRECTING THE MAYOR OF MAYOR'S DESIGNEE TO PROVIDE THE NECESSARY STAFF AND IN-KIND SUPPORT TO COORDINATE THE PARADE WHEN THE COMMISSION APPROVES THE SOURCE OF THE FUNDS AND THE NECESSARY AMOUNT AT A LATER DATE; AND ALLOCATING \$50,000 TO THE MILITARY AFFAIRS TRUST FUND FOR THE PARADE WHEN THE COMMISSION APPROVES THE SOURCE OF THE FUNDS AT A LATER DATE.

ACTION: Vice Mayor Leonard made a motion to pass a Resolution commemorating the 50th Anniversary of the Vietnam War. Council Member Bruder seconded the motion and it passed by unanimously.

Item 19. Approval of a Resolution requested by Mayor Yaffe in support of the installation of fiber optic cable for public use in Southeast Florida.

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA (TOWN) AFFIRMING SUPPORT FOR THE INSTALLATION OF FIBER OPTIC CABLE FOR PUBLIC USE IN THE FLORIDA EAST COAST RAIL CORRIDOR; URGING ALL MUNICIPALITIES OF MIAMI-DADE COUNTY TO SUPPORT THE INSTALLATION OF FIBER OPTIC CABLE FOR PUBLIC USE IN THE FLORIDA EAST COAST RAIL CORRIDOR; PROVIDING FOR APPROVAL AND AUTHORIZATION; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Council Member Bruder made a motion to pass the Resolution affirming support for the installation of fiber optic cable for public use. Vice Mayor Leonard seconded the motion and it passed unanimously.

Item 20. Approval of a Resolution requested by Council Member Rousselot directing the Town Manager to create an anti-bullying policy for the Town.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, DIRECTING THE CREATION OF AN ANTI-BULLYING POLICY THAT ESTABLISHES AN AWARENESS CAMPAIGN AND REPORTING SYSTEM FOR BULLYING, HARASSMENT, AND INTIMIDATION OF CHILDREN IN TOWN FACILITIES; DIRECTING THE TOWN MANAGER TO CREATE A PROGRAM OF EDUCATION AND REPORTING OF BULLYING; AND REQUESTING SURROUNDING COMMUNITIES JOIN IN SUCH EFFORTS AND TO ESTABLISH A COLLABORATIVE INITIATIVE THROUGH AN INTERLOCAL BOARD TO DEVELOP AND IMPLEMENT AN AWARENESS CAMPAIGN AND ANTI-BULLYING POLICY; PROVIDING FOR AUTHORIZATION; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Council Member Bruder made a motion to pass a Resolution directing the creation of an anti-bullying policy. Vice Mayor Leonard seconded the motion and it passed unanimously.

Item 21. Approval of a Resolution authorizing the Town Manager to receive, expend and amend grant funds for records improvement and vehicle laptop program under the Edward Byrne Memorial Justice Assistance Grant Program.

RESOLUTION AUTHORIZING THE MANAGER OF THE TOWN OF BAY HARBOR ISLANDS TO RECEIVE, EXPEND AND AMEND GRANT FUNDS IN THE AMOUNT OF \$2,043.00 FOR RECORDS IMPROVEMENT & VEHICLE LAPTOP PROGRAM UNDER THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT

**PROGRAM THROUGH THE AMERICAN RECOVERY AND
REINVESTMENT ACT OF 2009; AND EXECUTE AGREEMENTS;
PROVIDING FOR AN EFFECTIVE DATE.**

ACTION: Council Member Fuller made a motion to pass a Resolution authorizing the Town Manager to receive, expend and amend grand funds for records improvement & a vehicle laptop program for the Police Department. Vice Mayor Leonard seconded the motion and it passed unanimously.

Item 22. Discussion requested by Council Member Bruder regarding possible Code amendments to the sign ordinance. Direction from the Council is requested in order to draft the proposed amendments.

Town Planner Miller had a meeting regarding the signs with the Bay Harbor Islands business owners. He stated that there were no regulations on the signs and there were no Ordinances adjust the square footage. Town Planner Miller was requesting Council direction.

There was a brief discussion regarding the requirements that were currently in place; legal holidays, building directory for buildings, vacant property signs, and LED signs on the first floor for the Business District.

ACTION: Consensus was to bring an Ordinance back to the Town Council for first reading.

Item 25. Approval of Council Member Salver's request to attend the Annual Florida League of Cities' Legislative Conference to be held November 21 - 22 in Orlando.

ACTION: Consensus was to approve Council Member Salver's attendance to the Florida League of Cities Conference to be held in Orlando.

Item 26. Discussion requested by Council Member Fuller regarding amending the parking ordinance to require that new buildings constructed, with equal to or greater than a certain number of living units (to be determined), be required to maintain a minimum number of parking spots (to be determined) for building employees and maintenance workers.

A REGULAR COUNCIL MEETING WAS held on October 14, 2014 -----20

ACTION: Consensus was to discuss this item at the workshop.

Mayor Yaffe stated there would be a December regular Council meeting. This would be posted in the monthly Newsletter.

There being no further business the meeting was adjourned at 11:58 p.m.

MAYOR

ATTEST:

TOWN CLERK

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 9.

ITEM: Consideration and approval of a renewal of a Mutual Aid Agreement with the City of Miami Beach Police Department and the Town of Bay Harbor Islands Police Department.

DESCRIPTION:

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Curtis Johnson, Lieutenant
 Sean Hemingway, Chief of Police

ATTACHMENTS

1.	Mutual Agreement with Miami Beach Police Department	DOC220414 (2).pdf
----	---	-------------------

**VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE
MUTUAL AID AGREEMENT
BETWEEN THE TOWN OF BAY HARBOR ISLANDS AND
THE CITY OF MIAMI BEACH, FLORIDA**

This Voluntary Cooperation and Operational Assistance Mutual Aid Agreement ("Cooperation Agreement") is made as of this ____ day of _____, 2014 (Effective Date), by and between the CITY OF MIAMI BEACH, FLORIDA, a municipal corporation having its principal office at 1700 Convention Center Drive, Miami Beach, Florida 33139, and the Town of Bay Harbor Islands, having its principal office at 9665 Bay Harbor Terrace, Town of Bay Harbor Islands, FL 33154, state as follows:

RECITALS

WHEREAS, it is the responsibility of the governments of the Town of Bay Harbor Islands, and the City of Miami Beach, Florida, to ensure the public safety of their respective citizens by providing adequate levels of police services to address any foreseeable routine or emergency situation; and

WHEREAS, because of the existing and continuing possibility of the occurrence of law enforcement problems and other natural and man-made conditions which are, or are likely to be, beyond the control of the services, personnel, equipment, or facilities of the Town of Bay Harbor Islands Police Department or the City of Miami Beach Police Department; and

WHEREAS, in order to ensure that preparation of these law enforcement agencies will be adequate to address any and all of these conditions, to protect the public peace and safety, and to preserve the lives and property of the people of the Town of Bay Harbor Islands and the City of Miami Beach, Florida; and

WHEREAS, it is to the advantage of each law enforcement agency to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to:

- (1) Continuing, multi jurisdiction law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and
- (2) Intensive situations including but not limited to emergencies as defined under Section 252.34 of the Florida Statutes, or requests for certain law enforcement services specified herein and as defined under Section 23.1225 of the Florida Statutes; and

WHEREAS, the Town of Bay Harbor Islands and the City of Miami Beach have the voluntary cooperation and assistance authority under the Florida Mutual Aid Act, Sections 23.12-23.127 of the Florida Statutes, to enter into this Voluntary Cooperation and Operational Assistance Mutual Aid Agreement ("Cooperation Agreement") for law enforcement service which:

- (1) Permits voluntary cooperation and operational assistance of a routine law enforcement nature across jurisdictional lines as allowed under Section 23.1225, of the Florida Statutes; and
- (2) Provides for rendering of assistance in a law enforcement emergency as defined in Section 252.34 of the Florida Statutes.

NOW THEREFORE, BE IT KNOWN that the Town of Bay Harbor Islands and the City of Miami Beach, Florida, in consideration for mutual promises to render valuable aid in times of necessity, do hereby agree to fully and faithfully abide by and be bound by the following terms and conditions:

SECTION I. PROVISIONS FOR VOLUNTARY COOPERATION

Each of the aforesaid law enforcement agencies hereby approve and enter into this Cooperation Agreement whereby each of the agencies may request and render law enforcement assistance to the other in dealing with any violations of Florida Statutes to include, but not necessarily be limited to, investigating sex offenses, robberies, assaults, batteries, burglaries, larcenies, gambling, motor vehicle thefts, drug violations pursuant to Chapter 893 of the Florida Statutes, backup services during patrol activities, and interagency task forces and/or joint investigation as set forth pursuant to, and under the authority of Chapter 23 of the Florida Statutes.

SECTION II. PROVISIONS FOR OPERATIONAL ASSISTANCE

The aforesaid law enforcement agencies hereby approve and enter into this Cooperation Agreement whereby each of the agencies may request and render law enforcement assistance to the other to include, but not necessarily be limited to dealing with, the following:

1. Joint multi-jurisdictional criminal investigations.
2. Civil affray or disobedience, disturbances, riots, large protest demonstrations and assemblies, controversial trials, political conventions, labor disputes, and strikes.
3. Any natural disaster.
4. Incidents which require rescue operations and crowd and traffic control measures including, but not limited to, large-scale evacuations, aircraft and shipping disasters, fires, explosions, gas line leaks, radiological incidents, train wrecks and derailments, chemical or hazardous waste spills, and electrical power failures.
5. Terrorist activities including, but not limited to, acts of sabotage.
6. Escapes from, or disturbances within, prisoner processing facilities.
7. Hostage and barricaded subject situations, and aircraft piracy.
8. Control of major crime scenes, area searches, perimeter control, back-ups to emergency and in-progress calls, pursuits, and missing person calls.
9. Enemy attack.
10. Transportation of evidence requiring security.
11. Major events, e.g., sporting events, concerts, parades, fairs, festivals, and conventions.
12. Security and escort duties for dignitaries.
13. Incidents requiring utilization of specialized units; e.g., underwater recovery, aircraft, canine, motorcycle, bomb, crime scene and police information.
14. Emergency situations in which one agency cannot perform its functional objective.
15. Joint training in areas of mutual need.
16. Joint multi-jurisdictional marine interdiction operations.

The following procedures will apply in mutual aid operations:

1. Mutual aid requested or rendered will be approved by the Chief of Police, or designee.

2. Specific reporting instructions for personnel rendering mutual aid will be included in the request for mutual aid. In the absence of such instructions, personnel will report to the ranking on-duty supervisor on the scene.
3. Communications instructions will be included in each request for mutual aid and each agency's communications centers will maintain radio contact with each other until the mutual aid situation has ended.
4. Incidents requiring mass processing of arrestees, transporting prisoners, and operating temporary detention facilities will be handled per established procedures of the requesting agency, or directors involved.

SECTION III. PROCEDURE FOR REQUESTING ASSISTANCE AND LIMITATIONS OF ASSISTANCE

In the event that a party to this Cooperation Agreement is in need of assistance as set forth above, the Chief of Police or his/her designee, shall notify the Chief of Police or his/her designee from whom such assistance is requested. The Chief of Police or authorized agency representative whose assistance is sought shall evaluate the situation and the agency's available resources, consult with his/her supervisors, if necessary, and will respond in a manner he/she deems appropriate.

The Chief of Police in whose jurisdiction assistance is being rendered may determine who is authorized to lend assistance in his/her jurisdiction, for how long such assistance is authorized, and for what purpose such authority is granted. This authority may be granted either verbally or in writing as the particular situation dictates.

Should a law enforcement officer be in another subscribed agency's jurisdiction for matters of a routine nature, such as traveling through the area on routine business, attending a meeting or going to or from work, and a violation of Florida Statutes occurs in the presence of said party, representing his/her respective agency, **HE/SHE SHALL ONLY BE EMPOWERED TO RENDER ENFORCEMENT ASSISTANCE AND ACT IN ACCORDANCE WITH FLORIDA LAW.** Should enforcement assistance be taken, said party shall notify the agency having normal jurisdiction, and upon the latter's arrival, turn the situation over to them and offer any assistance requested, including but not limited to, a follow-up written report documenting the event and the actions taken. This provision, so prescribed in this paragraph, shall not grant general authority to conduct investigations, serve warrants, and/or subpoenas or to respond without request to emergencies already being addressed by the agency of normal jurisdiction, but is intended to address critical, life-threatening or public safety situations, prevent bodily injury to citizens, or secure apprehension of criminals whom the law enforcement officer may encounter and such encounter results in a breach of the peace.

The parties acknowledge that the policy of the Florida Mutual Aid Act is to provide a means to deal with disasters, emergencies, and other major law enforcement problems. This Cooperation Agreement shall not extend police powers beyond the specific additional authority granted by the Legislature in Chapter 23 of the Florida Statutes, which intent was to assure the continued functioning of law enforcement in times of emergencies or in areas where major law enforcement efforts were being thwarted by jurisdictional barriers, and the respective parties, police officers and authority are limited to those instances where the subject matter of the investigation originates inside the municipal city limits.

SECTION IV. COMMAND AND SUPERVISORY RESPONSIBILITY

The personnel and equipment that are assigned by the assisting Agency shall be under the immediate command of a supervising officer designated by the assisting Agency. Such supervising officer shall be under the direct supervision and command of the Chief of Police or his/her designee of the agency requesting assistance.

SECTION V. CONFLICTS

Whenever an officer is rendering assistance pursuant to this Cooperation Agreement, the officer shall abide by and be subject to the rules and regulations, personnel policies, general orders, and standard operating procedures of his/her own employer. If any such rule, regulation, personnel policy general order or standard operating procedure is contradicted, contravened or otherwise in conflict with a direct order of a superior officer of the requesting agency, then such rule, regulation, policy, general order or procedure shall control and shall supersede the direct order.

SECTION VI. HANDLING COMPLAINTS

Whenever there is cause to believe that a complaint has arisen as a result of a cooperative effort as it may pertain to this Cooperation Agreement, the Chief of Police or his/her designee of the requesting agency shall be responsible for the documentation of said complaint to ascertain at a minimum:

1. The identity of the complainant.
2. An address where the complaining party can be contacted.
3. The specific allegation
4. The identity of the employees accused without regard as to agency affiliation.

If it is determined that the accused is an employee of the assisting agency, the above information, with all pertinent documentation gathered during the receipt and processing of the complaint, shall be forwarded without delay to the agency for administrative review. The requesting agency may conduct a review of the complaint to determine if any factual basis for the complaint exists and/or whether any of the employees of the requesting agency violated any of their agency's policies or procedures.

SECTION VII. LIABILITY

Each party engaging in any mutual cooperation and assistance, pursuant to this Cooperation Agreement, agrees to assume full and final responsibility for the acts, omissions or conduct of such party's own employees while engaged in rendering such aid pursuant to this Cooperation Agreement, subject to the provisions of Section 768.28 of the Florida Statutes, where applicable.

SECTION VIII. POWERS, PRIVILEGES, IMMUNITIES AND EXPENDITURES

(a) Employees of the Town of Bay Harbor Islands and the City of Miami Beach, when actually engaging in mutual cooperation and assistance outside of their normal jurisdictional limits but inside this State, under the terms of this Agreement, shall pursuant to the provisions of Section 23.127(1) of the Florida Statutes (as amended), have the same powers, duties, rights, privileges and immunities as if the employee was performing duties inside the employee's political subdivision in which normally employed.

(b) Each party agrees to furnish necessary personnel equipment, resources and facilities and to render services to each other party to this Cooperation Agreement as set forth above; provided however, that no party shall be required to deplete unreasonably its own personnel, equipment, resources, facilities, and services in furnishing such mutual aid.

(c) A party that furnishes equipment pursuant to this Cooperation Agreement must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.

(d) The agency furnishing aid pursuant to this Cooperation Agreement shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of its employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.

(e) To the extent provided by applicable law, ordinance, or rule, the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death and other benefits that apply to the activity of an employee of an agency when performing the employee's duties within the territorial limits of the employee's agency apply to the employee to the same degree, manner, and extent while engaged in the performance of the employee's duties extraterritorially under the provisions of this Cooperation Agreement. The provisions of this section shall apply to paid, volunteer, and reserve employees.

(f) Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

(g) Should the Town of Bay Harbor Islands receive reimbursement for expenditures from a third party for a mutual aid event covered by this Cooperation Agreement, the City of Miami Beach shall be eligible to receive an equitable reimbursement share for any actual costs or expenses incurred that are directly attributable to the event, provided such costs and expenses are authorized by the third party for reimbursement purposes.

(h) Should the City of Miami Beach receive reimbursement for expenditures from a third party for a mutual aid event covered by this Cooperation Agreement, the Town of Bay Harbor Islands shall be eligible to receive an equitable reimbursement share for any actual costs or expenses incurred that are directly attributable to the event, provided such costs and expenses are authorized by the third party for reimbursement purposes.

(i) The Parties acknowledge that the City of Miami Beach is authorized to pursue any property seized pursuant to the Florida Contraband Forfeiture Act. The City of Miami Beach shall have the exclusive authority to initiate forfeiture proceedings under the Florida Contraband Forfeiture Act for any matters which arise from a mutual aid event that is covered by this Cooperation Agreement. The City of Miami Beach, upon successfully prosecuting a forfeiture action, shall equitably share in those proceeds seized, with the Town of Bay Harbor Islands, as acceptable by the Chief of Police for the City of Miami Beach and the Chief of Police for the Town of Bay Harbor Islands.

SECTION IX. INSURANCE

Each party shall provide satisfactory proof of liability insurance by one or more of the means specified in Section 768.28(16)(a) of the Florida Statutes (2010), in an amount which is, in the judgment of the governing body of that party, at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify all parties to this agreement of such change within ten (10) days of receipt of notice or actual knowledge of such change.

SECTION X. EFFECTIVE DATE

This Agreement shall take effect upon execution and approval by both parties and shall continue in full force and effect until December 31, 2018. Under no circumstances may this agreement be renewed, amended, or extended except in writing.

SECTION XI. CANCELLATION

Either party may cancel its participation in this Agreement at any time upon delivery of written notice to the other party.

In witness whereof, the parties hereto cause to these presents to be signed on the date specified.

AGREED TO AND ACKNOWLEDGED this _____ day of _____, 2014.

CITY OF MIAMI BEACH, FLORIDA

TOWN OF BAY HARBOR ISLANDS, FLORIDA

RAYMOND MARTINEZ
POLICE CHIEF

SEAN HEMINGWAY
POLICE CHIEF

Date: _____

Date: _____

JIMMY L. MORALES
CITY MANAGER

RONALD J. WASSON
TOWN MANAGER

Date: _____

Date: _____

MAYOR PHILIP LEVINE

MAYOR ROBERT YAFFE

Date: _____

Date: _____

ATTEST:

RAFAEL E. GRANADO, CITY CLERK

MARLENE MARANTE TOWN CLERK

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 10.

ITEM: Consideration and approval of a renewal of a Mutual Aid Agreement with the City of North Bay Village Police Department and the Town of Bay Harbor Islands Police Department.

DESCRIPTION:

Consideration and approval of a renewal of a Mutual Aid Agreement with the City of North Bay Village Police Department and the Town of Bay Harbor Islands Police Department.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Curtis Johnson, Lieutenant
 Sean Hemingway, Chief of Police

ATTACHMENTS

1.	Mutual Aid Agreement	NBV mutual aid.pdf
----	----------------------	--------------------

MUTUAL AID AGREEMENT
BETWEEN NORTH BAY VILLAGE
AND THE TOWN OF BAY HARBOR ISLANDS

WITNESSETH

WHEREAS, it is the responsibility of the governments of North Bay Village, Florida, and the Town of Bay Harbor Islands, Florida (collectively, the "Parties") to ensure the public safety of their citizens by providing adequate levels of police service to assess any foreseeable routine or emergency situation; and

WHEREAS, there is an existing and continuing possibility of the occurrence of law enforcement problems and other natural man-made conditions which are, or likely to be, beyond the control of the services, personnel, equipment, or facilities of the North Bay Village Police Department and the Town of Bay Harbor Islands Police Department (collectively, the "Agencies"); and

WHEREAS, the Parties are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to:

- (1) Intensive situations including, but not limited to emergencies as defined under Section 252.34(3), Florida Statutes; and
- (2) Continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and

WHEREAS, the Parties have authority under Part I of Chapter 23, Florida Statutes, the Florida Mutual Aid Act, to enter into:

- (1) A requested operational assistance agreement for the requesting and rendering of assistance in law enforcement intensive situations and emergencies; and
- (2) A voluntary cooperation agreement for assistance of a routine law enforcement nature that crosses jurisdictional lines.

NOW, THEREFORE, BE IT KNOWN that North Bay Village, a political subdivision of the State of Florida and the Town of Bay Harbor Islands, a political subdivision of the State of Florida, in consideration for mutual promises to render valuable aid in times of necessity, do hereby agree to fully and faithfully abide by and be bound by the following terms and conditions:

SECTION I: DESCRIPTION

This Agreement provides for the requesting and rendering of assistance for both routine and law enforcement intensive situations and combines elements of both a voluntary cooperation agreement and a requested operational assistance agreement, as described in Chapter 23, Florida Statutes.

SECTION II: PROVISIONS FOR VOLUNTARY COOPERATION

The Chief of Police for North Bay Village and the Chief of Police for the Town of Bay Harbor Islands (collectively "Agency Heads") may execute a joint declaration, enumerating the specific conditions under which aid may be requested or rendered pursuant to this Agreement (the "Joint Declaration"). Subsequent to execution, a Joint Declaration shall be filed with the clerks of the respective political subdivisions and shall thereafter become part of this Agreement. The Joint Declaration may be amended at any time upon the mutual assent of the Agency Heads.

SECTION III: POLICY AND PROCEDURE

- (a) In the event that a party to this Agreement is in need of assistance as set forth above, an authorized representative of the Agency requiring assistance shall notify the Agency, Agency Head, or his/her designee from whom such assistance is required. The Agency Head or authorized agency representative whose assistance is sought shall evaluate the situation and the Agency's available resources, consult with his/her supervisors if necessary and will respond in a manner he/she deems appropriate. The Agency Head's decision in this regard shall be final.
- (b) The resources or facilities that are assigned by the assisting Agency shall be under the immediate command of a supervising officer designated by the assisting Agency Head. Such supervising officer shall be under the direct supervision and command of the Agency Head or his designee of the Agency requesting assistance.
- (c) Should a violation of Florida Statutes occur in the presence of said officers representing their respective Agencies in the furtherance of this Agreement, they shall be empowered to render enforcement assistance and act in accordance with law.

SECTION IV: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

- (a) Members of the Agencies when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of North Bay Village or Bay Harbor Islands under the terms of this Agreement, shall, pursuant to the provisions of Section 23.127, Florida Statutes, have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision in which they are normally employed.
- (b) Each Party agrees to furnish the necessary equipment, resources, and facilities and to render services to each other Party to the Agreement as set forth above; provided however, that no Party shall be required to deplete unreasonably its own equipment, resources, facilities, and services in furnishing such mutual aid.
- (c) The Agency furnishing any equipment pursuant to this Agreement shall bear the loss or damages to such equipment and shall pay any expense incurred in the operation and maintenance thereof.
- (d) The Agency furnishing aid pursuant to this section shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel maintenance expenses of such employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid. However, if the requesting Agency receives compensation from the Federal Emergency Management Agency (FEMA), the requesting Agency may compensate the assisting Agency during the time of the rendering of such aid and may defray the actual travel and maintenance expenses of such employees while they are rendering such aid, including any amounts paid or due for compensation as a result of personal injury or death while such employees are rendering such aid as pertains to this Agreement.
- (e) All of the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death and other benefits which apply to the activity of such officers, agents or employee of any such agency when performing their respective functions within the territorial limits of their respective public agencies shall apply to them to the same degree, manner, and extent while engaged in the performance of any of their functions and duties extraterritorially under the provisions of this Agreement. The provisions of this section shall apply with equal effect to paid, volunteer, and reserve employees.

- (f) Nothing herein shall prevent the requesting Agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting Agency for any actual costs or expenses incurred by the assisting agency performing hereunder when assistance is requested under this Agreement.

SECTION V: FORFEITURE

It is recognized that during the course of the operation of the Agreement, property subject to forfeiture under the Florida Contraband Forfeiture Act, Florida Statutes, may be seized. Seized property shall be forfeited and equitably distributed among the participating agencies in proportion to the amount of investigation and participation performed by each agency. This shall occur pursuant to the provisions of the Florida Contraband Forfeiture Act.

SECTION VI: INDEMNIFICATION

Each Party engaging in any mutual cooperation and assistance, pursuant to this Agreement, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or conduct of such party's own employees occurring while engaging in rendering such aid pursuant to this agreement, to hold harmless, defend and indemnify the other participating party and its appointees or employees, subject to provisions of Section 768.28, Florida Statutes, where applicable, and provided such party shall have control of the defense of any suit or claim to which said duty to indemnify applies.

SECTION VII: EFFECTIVE DATE

This agreement shall take effect upon execution and approval by the hereinafter-named officials and shall continue in full force and effect until the expiration of a period of five (5) years from the date hereof, unless terminated prior thereto by any or all of the Parties herein.

SECTION VII: CANCELLATION

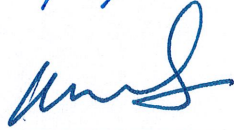
This agreement may be cancelled by any Party upon delivery of written notice to the other Party or Parties. Cancellation will be at the direction of any subscribing Party.

IN WITNESS WHEREOF, the Parties hereto cause these presents to be signed on the date specified.



Frank Rollason
Village Manager
North Bay Village

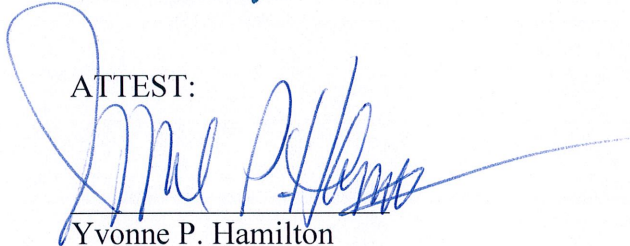
Date: 3/25/14



Robert J. Daniels
Chief of Police
North Bay Village, Florida

Date: 3/25/14

ATTEST:



Yvonne P. Hamilton
Village Clerk
North Bay Village, Florida

Ronald J. Wasson
Town Manager
Town of Bay Harbor Islands

Date: _____



Sean Hemingway
Chief of Police
Bay Harbor Islands, Florida

Date: 4/9/14

ATTEST:

Marlene Marante
Town Clerk
Town of Bay Harbor Islands, Florida

**JOINT DECLARATION BETWEEN
NORTH BAY VILLAGE AND THE TOWN OF BAY HARBOR ISLANDS
PURSUANT TO A MUTUAL AID AGREEMENT**

A police officer of either of the participating law enforcement agencies shall be considered to be operating under the provisions of the mutual aid agreement when:

- Participating in law enforcement activities that are preplanned and approved by each respective agency head; or
- Appropriately dispatched in response to a request for assistance from the other law enforcement agency.

In compliance with and under the authority of the Mutual Aid Agreement heretofore entered into by North Bay Village, Florida and the Town of Bay Harbor Islands, Florida, it is hereby declared that the following list comprises the circumstances and conditions under which mutual aid may be requested and rendered regarding police operations pursuant to the agreement. Said list may be amended or supplemented from time to time as needs dictate by subsequent declarations.

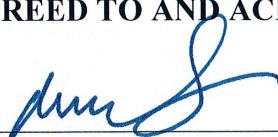
1. Joint multi-jurisdictional criminal investigations.
2. Civil affray or disobedience, disturbances, riots, large protest demonstrations, controversial trials, political conventions, labor disputes, and strikes.
3. Any natural disaster.
4. Incidents which require rescue operations and crowd and traffic control measures including, but not limited to, large-scale evacuations, aircraft and shipping disasters, fires, explosions, gas line leaks, radiological incidents, train wrecks and derailments, chemical or hazardous waste spills, and electrical power failures.
5. Terrorist activities including, but not limited to, acts of sabotage.
6. Escapes from or disturbances within detention facilities.
7. Hostage and barricaded subject situations, and aircraft piracy.

8. Control of major crime scenes, area searches, perimeter control, back-ups to emergency and in-progress calls, pursuits, and missing person calls.
9. Enemy attack.
10. Transportation of evidence requiring security.
11. Major events, e.g., sporting events, concerts, parades, fairs, festivals and conventions.
12. Security and escort duties for dignitaries.
13. Emergency situations in which one agency cannot perform its functional objective.
14. Incidents requiring utilization of specialized units, e.g., underwater recovery, aircraft, canine, motorcycle, bomb, crime scene, marine patrol, and police information.
15. Joint training in areas of mutual need.
16. Joint multi-jurisdictional marine interdiction operations.

The following procedures will apply in mutual aid operations:

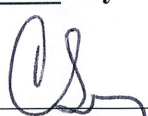
1. Mutual aid requested or rendered will be approved by the Chief of Police or designee.
2. Specific reporting instructions for personnel rendering mutual aid should be included in the request for mutual aid. In the absence of such instructions, personnel will report to the ranking on-duty supervisor on the scene.
3. Communications instructions will be included in each request for mutual aid.
4. Incidents requiring mass processing of arrestees, transporting prisoners, and operating temporary detention facilities will be handled per established procedures.

AGREED TO AND ACKNOWLEDGED this _____ day of _____, 2014.



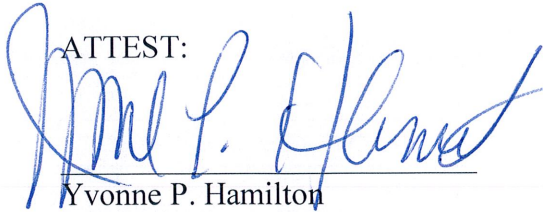
Robert J. Daniels
Chief of Police
North Bay Village, Florida

Date: 3/25/14



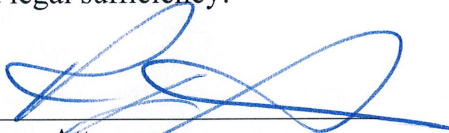
Sean Hemingway
Chief of Police
Bay Harbor Islands, Florida

Date: 4/09/14

ATTEST:


Yvonne P. Hamilton
Village Clerk
North Bay Village, Florida

Approved as to form
And legal sufficiency:


Village Attorney
North Bay Village, Florida

Date: 3/25/14

ATTEST:

Marlene Marante
Town Clerk
Bay Harbor Islands, Florida

Approved as to form
and legal sufficiency:

City Attorney
Town of Bay Harbor Islands, Florida

Date: _____

MUTUAL AID AGREEMENT

BETWEEN NORTH BAY VILLAGE AND THE TOWN OF BAY HARBOR ISLANDS

WITNESSETH

WHEREAS, it is the responsibility of the governments of North Bay Village, Florida, and the Town of Bay Harbor Islands, Florida (collectively, the "Parties") to ensure the public safety of their citizens by providing adequate levels of police service to assess any foreseeable routine or emergency situation; and

WHEREAS, there is an existing and continuing possibility of the occurrence of law enforcement problems and other natural man-made conditions which are, or likely to be, beyond the control of the services, personnel, equipment, or facilities of the North Bay Village Police Department and the Town of Bay Harbor Islands Police Department (collectively, the "Agencies"); and

WHEREAS, the Parties are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to:

- (1) Intensive situations including, but not limited to emergencies as defined under Section 252.34(3), Florida Statutes; and
- (2) Continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and

WHEREAS, the Parties have authority under Part I of Chapter 23, Florida Statutes, the Florida Mutual Aid Act, to enter into:

- (1) A requested operational assistance agreement for the requesting and rendering of assistance in law enforcement intensive situations and emergencies; and
- (2) A voluntary cooperation agreement for assistance of a routine law enforcement nature that crosses jurisdictional lines.

NOW, THEREFORE, BE IT KNOWN that North Bay Village, a political subdivision of the State of Florida and the Town of Bay Harbor Islands, a political subdivision of the State of Florida, in consideration for mutual promises to render valuable aid in times of necessity, do hereby agree to fully and faithfully abide by and be bound by the following terms and conditions:

SECTION I: DESCRIPTION

This Agreement provides for the requesting and rendering of assistance for both routine and law enforcement intensive situations and combines elements of both a voluntary cooperation agreement and a requested operational assistance agreement, as described in Chapter 23, Florida Statutes.

SECTION II: PROVISIONS FOR VOLUNTARY COOPERATION

The Chief of Police for North Bay Village and the Chief of Police for the Town of Bay Harbor Islands (collectively "Agency Heads") may execute a joint declaration, enumerating the specific conditions under which aid may be requested or rendered pursuant to this Agreement (the "Joint Declaration"). Subsequent to execution, a Joint Declaration shall be filed with the clerks of the respective political subdivisions and shall thereafter become part of this Agreement. The Joint Declaration may be amended at any time upon the mutual assent of the Agency Heads.

SECTION III: POLICY AND PROCEDURE

- (a) In the event that a party to this Agreement is in need of assistance as set forth above, an authorized representative of the Agency requiring assistance shall notify the Agency, Agency Head, or his/her designee from whom such assistance is required. The Agency Head or authorized agency representative whose assistance is sought shall evaluate the situation and the Agency's available resources, consult with his/her supervisors if necessary and will respond in a manner he/she deems appropriate. The Agency Head's decision in this regard shall be final.
- (b) The resources or facilities that are assigned by the assisting Agency shall be under the immediate command of a supervising officer designated by the assisting Agency Head. Such supervising officer shall be under the direct supervision and command of the Agency Head or his designee of the Agency requesting assistance.
- (c) Should a violation of Florida Statutes occur in the presence of said officers representing their respective Agencies in the furtherance of this Agreement, they shall be empowered to render enforcement assistance and act in accordance with law.

SECTION IV: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

- (a) Members of the Agencies when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of North Bay Village or Bay Harbor Islands under the terms of this Agreement, shall, pursuant to the provisions of Section 23.127, Florida Statutes, have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision in which they are normally employed.
- (b) Each Party agrees to furnish the necessary equipment, resources, and facilities and to render services to each other Party to the Agreement as set forth above; provided however, that no Party shall be required to deplete unreasonably its own equipment, resources, facilities, and services in furnishing such mutual aid.
- (c) The Agency furnishing any equipment pursuant to this Agreement shall bear the loss or damages to such equipment and shall pay any expense incurred in the operation and maintenance thereof.
- (d) The Agency furnishing aid pursuant to this section shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel maintenance expenses of such employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid. However, if the requesting Agency receives compensation from the Federal Emergency Management Agency (FEMA), the requesting Agency may compensate the assisting Agency during the time of the rendering of such aid and may defray the actual travel and maintenance expenses of such employees while they are rendering such aid, including any amounts paid or due for compensation as a result of personal injury or death while such employees are rendering such aid as pertains to this Agreement.
- (e) All of the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death and other benefits which apply to the activity of such officers, agents or employee of any such agency when performing their respective functions within the territorial limits of their respective public agencies shall apply to them to the same degree, manner, and extent while engaged in the performance of any of their functions and duties extraterritorially under the provisions of this Agreement. The provisions of this section shall apply with equal effect to paid, volunteer, and reserve employees.

- (f) Nothing herein shall prevent the requesting Agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting Agency for any actual costs or expenses incurred by the assisting agency performing hereunder when assistance is requested under this Agreement.

SECTION V: FORFEITURE

It is recognized that during the course of the operation of the Agreement, property subject to forfeiture under the Florida Contraband Forfeiture Act, Florida Statutes, may be seized. Seized property shall be forfeited and equitably distributed among the participating agencies in proportion to the amount of investigation and participation performed by each agency. This shall occur pursuant to the provisions of the Florida Contraband Forfeiture Act.

SECTION VI: INDEMNIFICATION

Each Party engaging in any mutual cooperation and assistance, pursuant to this Agreement, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or conduct of such party's own employees occurring while engaging in rendering such aid pursuant to this agreement, to hold harmless, defend and indemnify the other participating party and its appointees or employees, subject to provisions of Section 768.28, Florida Statutes, where applicable, and provided such party shall have control of the defense of any suit or claim to which said duty to indemnify applies.

SECTION VII: EFFECTIVE DATE

This agreement shall take effect upon execution and approval by the hereinafter-named officials and shall continue in full force and effect until the expiration of a period of five (5) years from the date hereof, unless terminated prior thereto by any or all of the Parties herein.

SECTION VII: CANCELLATION

This agreement may be cancelled by any Party upon delivery of written notice to the other Party or Parties. Cancellation will be at the direction of any subscribing Party.

IN WITNESS WHEREOF, the Parties hereto cause these presents to be signed on the date specified.



Frank Rollason
Village Manager
North Bay Village

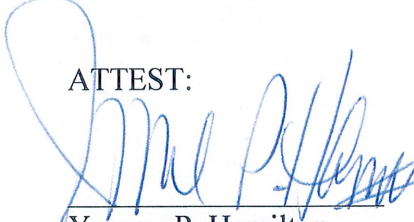
Date: 3/25/14



Robert J. Daniels
Chief of Police
North Bay Village, Florida

Date: 3/25/14

ATTEST:



Yvonne P. Hamilton
Village Clerk
North Bay Village, Florida

Ronald J. Wasson
Town Manager
Town of Bay Harbor Islands

Date: _____



Sean Hemingway
Chief of Police
Bay Harbor Islands, Florida

Date: 9/09/14

ATTEST:

Marlene Marante
Town Clerk
Town of Bay Harbor Islands, Florida

**JOINT DECLARATION BETWEEN
NORTH BAY VILLAGE AND THE TOWN OF BAY HARBOR ISLANDS
PURSUANT TO A MUTUAL AID AGREEMENT**

A police officer of either of the participating law enforcement agencies shall be considered to be operating under the provisions of the mutual aid agreement when:

- Participating in law enforcement activities that are preplanned and approved by each respective agency head; or
- Appropriately dispatched in response to a request for assistance from the other law enforcement agency.

In compliance with and under the authority of the Mutual Aid Agreement heretofore entered into by North Bay Village, Florida and the Town of Bay Harbor Islands, Florida, it is hereby declared that the following list comprises the circumstances and conditions under which mutual aid may be requested and rendered regarding police operations pursuant to the agreement. Said list may be amended or supplemented from time to time as needs dictate by subsequent declarations.

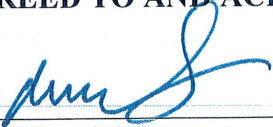
1. Joint multi-jurisdictional criminal investigations.
2. Civil affray or disobedience, disturbances, riots, large protest demonstrations, controversial trials, political conventions, labor disputes, and strikes.
3. Any natural disaster.
4. Incidents which require rescue operations and crowd and traffic control measures including, but not limited to, large-scale evacuations, aircraft and shipping disasters, fires, explosions, gas line leaks, radiological incidents, train wrecks and derailments, chemical or hazardous waste spills, and electrical power failures.
5. Terrorist activities including, but not limited to, acts of sabotage.
6. Escapes from or disturbances within detention facilities.
7. Hostage and barricaded subject situations, and aircraft piracy.

8. Control of major crime scenes, area searches, perimeter control, back-ups to emergency and in-progress calls, pursuits, and missing person calls.
9. Enemy attack.
10. Transportation of evidence requiring security.
11. Major events, e.g., sporting events, concerts, parades, fairs, festivals and conventions.
12. Security and escort duties for dignitaries.
13. Emergency situations in which one agency cannot perform its functional objective.
14. Incidents requiring utilization of specialized units, e.g., underwater recovery, aircraft, canine, motorcycle, bomb, crime scene, marine patrol, and police information.
15. Joint training in areas of mutual need.
16. Joint multi-jurisdictional marine interdiction operations.

The following procedures will apply in mutual aid operations:

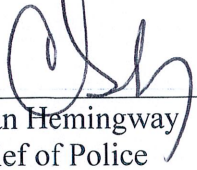
1. Mutual aid requested or rendered will be approved by the Chief of Police or designee.
2. Specific reporting instructions for personnel rendering mutual aid should be included in the request for mutual aid. In the absence of such instructions, personnel will report to the ranking on-duty supervisor on the scene.
3. Communications instructions will be included in each request for mutual aid.
4. Incidents requiring mass processing of arrestees, transporting prisoners, and operating temporary detention facilities will be handled per established procedures.

AGREED TO AND ACKNOWLEDGED this _____ day of _____, 2014.



Robert J. Daniels
Chief of Police
North Bay Village, Florida

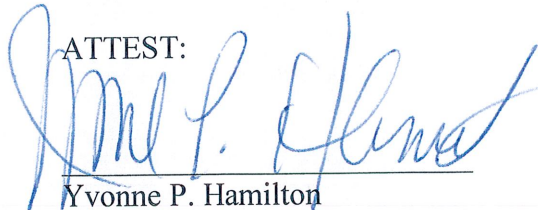
Date: 3/25/14



Sean Hemingway
Chief of Police
Bay Harbor Islands, Florida

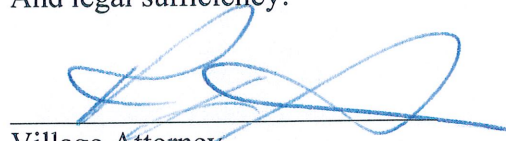
Date: 4/09/19

ATTEST:



Yvonne P. Hamilton
Village Clerk
North Bay Village, Florida

Approved as to form
And legal sufficiency:



Village Attorney
North Bay Village, Florida

Date:

3/25/14

ATTEST:

Marlene Marante
Town Clerk
Bay Harbor Islands, Florida

Approved as to form
and legal sufficiency:

City Attorney
Town of Bay Harbor Islands, Florida

Date: _____

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 11.

ITEM: Approval of the location of sales office at 10201 East Bay Harbor Drive, Units 1 and 5, as required by Section 23-4(7) of the Bay Harbor Islands Town Code. Enclosed is a letter of request and a copy of the floor plan for the units being utilized as the sales office.

DESCRIPTION:

The code section that regulates this type of permit reads as follows:

Sec. 23-4(7)

"Temporary sales and business offices, construction trailers, and model dwelling units, but only in connection with the construction of dwelling units, and upon specific approval and permit of the town council, including but not limited to such time limits and other any other conditions as may be imposed by the town council at its discretion."

In the past when the Town Council has approved sales office, the Town Clerk has issued a special use occupational license. If the Council approves the sales office the same thing can be done with this case.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Letter of Request	Letter of request - sales office 10201 EBHD.pdf
2.	Sales office plans - 10201 EBHD	10201 Sales Office - Plans.pdf



April 4, 2014

Attn: Marlene Marante

Dear Marlene:

Attached you will find our plans for the proposed sales center in the existing multifamily building located at 10201 E Bay Harbor Drive, Fl. We anticipate remodeling units 1 & 5 in the building as per the plans. This sales center will be used exclusively for the sales of the proposed projects recently approved by your planning and zoning board. Upon approval of our sales center plans, we will begin demolition and hope to open the sales center by late June.

As you can see, we will be improving the property on the waterfront significantly to give buyers a sense of what the new SERENO community will feel like. Again, look forward to working with the city on this new venture. Thanks!

A handwritten signature in blue ink, appearing to read "Victor Ballestas", written over a horizontal line.

Victor Ballestas

Bay Harbor Holdings, LLC.



03/28/2014 11:05
Before



Palms of Bay Harbor

SALES CENTER

CONCEPTUAL ONLY

INTERIOR RENOVATION: ALTERATION LEVEL 2
RENOVATION OF EXISTING TWO RESIDENTIAL UNITS TO ACCOMMODATE A CONDOMINIUM SALES CENTER ON THE EAST SIDE OF THE EXISTING TWO-STORY RESIDENTIAL BUILDING LOCATED AT 10201 EAST BAY HARBOUR DRIVE. NEW WORK WILL INCLUDE NEW INTERIOR PARTITIONS, FLOORING, MODIFICATIONS AND REFURBISH OF EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.

ON THE EXTERIOR THE WORK WILL INCLUDE A NEW WOOD DECK AND WOOD ACCESS PATHWAY, REPLACEMENT OF THE EXISTING GLAZING WITH IMPACT SYSTEM, ONLY ON EAST SIDE.

1. DO NOT SCALE DRAWINGS.
2. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION OR CLARIFICATION.
3. ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.
4. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVER-LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
5. BOTTOM PLATE ANCHOR BOLTS SHALL BE 1/2" DIAMETER AT 4'-0" O.C. AND 1"-0" MAXIMUM FROM PLATE EDGES WITH 2" MINIMUM EMBEDMENT.
6. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS PER 1991 USC SEC. 2406.
7. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
8. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION IF NEEDED.
9. ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY A LICENSED ELECTRICAL CONTRACTOR. RECEPTACLE, FIXTURE, AND EQUIPMENT LOCATIONS TO BE FOUND ON FLOOR PLANS AND SITE PLAN. CONTRACTOR TO VERIFY LOCATION, FIXTURE TYPES AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
10. MECHANICAL SYSTEM TO BE INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. VERIFY EQUIPMENT TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
11. PLUMBING PIPING SHALL BE: WATER LINES - COPPER TYPE "L" UNDER FLOOR AND TYPE "M" ABOVE FLOOR. OUTSIDE PIPING - SCHEDULE 40 PVC.
12. ALL EXTERIOR DOORS SHALL BE 1-3/4" SOLID CORE WOOD, DOORS SHALL BE SELF CLOSING WHERE INDICATED ON PLAN.
13. CENTER OF WATER CLOSET SHALL BE A MINIMUM OF 15" TO VERTICAL SURFACE OF SIDES PER 1994 UPC SEC. 907.
14. ALL PRODUCTS LISTED BY ICBO/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE ICBO APPROVED EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
15. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
16. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
17. ALL DIMENSIONS TAKEN TO FACE OF WALL MATERIALS.
18. REINFORCING STEEL TO BE MIN. GRADE 60 (Fy=60,000) ASTM A615-82 S1, IF APPLICABLE.
19. ADEQUATE VERTICAL & HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
20. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL TO BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS & WOOD AS PER CODE.
21. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING & BRIDGING USED DURING ERECTION OF TRUSSES TO PREVENT COLLAPSE OR DAMAGE.
22. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD & SHOP WELDS SHALL A.W.S. A4.0 E70XX.
23. ALL GLASS ENCLOSURES, SHOWER ENCLOSURES OR ANY GLASS BELOW 18" A.F.F. TO BE SAFETY GLASS TYPE II

2010 FLORIDA BUILDING CODE
2010 FLORIDA ACCESSIBLE CODE
2010 FLORIDA FIRE PREVENTION CODE
NFPA 101, LIFE SAFETY CODE
IN ADDITION, ALL WORK TO CONFORM TO APPLICABLE
TRADE CODES, LAWS AND REGULATIONS

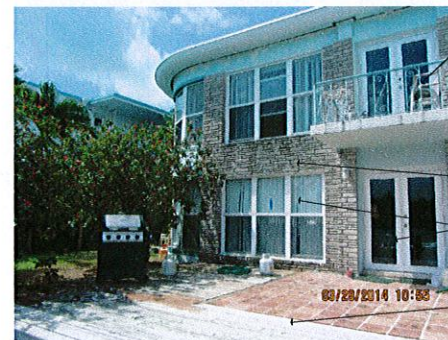
A-1 EXISTING SITE PLAN/ NOTES
A-2 DEMOLITION PLAN.

EXISTING BLDG TOTAL FLOOR AREA:	6,994 SF
AREA OF WORK INTERIOR:	2514 SF
ZONING DESIGNATION:	RESIDENTIAL
TYPE OCCUPANCY:	R3
CONSTRUCTION TYPE:	II (EXISTING)
NUMBER OF STORIES:	2

FOLIO: 13-2227-001-0850



- ALL DECORATING STONE WORK TO BE REMOVED. STUCCO FINISH
- RAILING TO BE REMOVED PATCH AND RESTORE EXISTING SLAB
- EXISTING GLAZING ON EAST SIDE TO BE REMOVED AND REPLACED WITH NEW IMPACT SYSTEMS
- EXISTING WOOD DECK TO BE REMOVED AND REPLACED WITH NEW.



- RAILING TO BE REMOVED
PATCH AND RESTORE
EXISTING SLAB
- ALL DECORATING STONE
WORK TO BE REMOVED
- EXISTING GLAZING ON EAST
SIDE TO BE REMOVED, FIRST
AND SECOND LEVELS AND
REPLACED WITH A NEW
IMPACT RESISTANT SYSTEM
- EXISTING WOOD DECK TO BE
REMOVED AND REPLACED

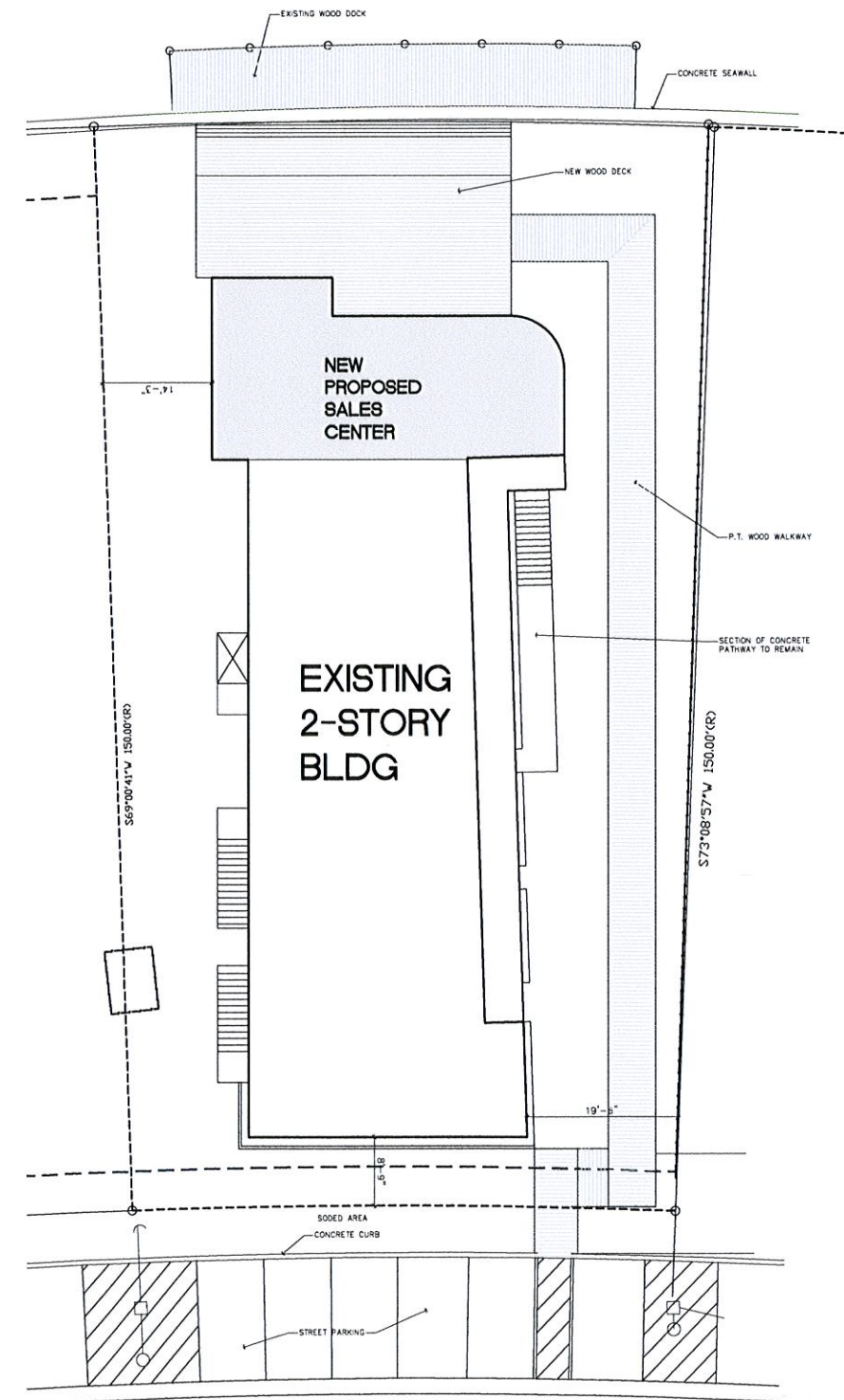


EXISTING WOOD DECK TO BE
EXTENDED TO SEA WALL

EXISTING WOOD DOCK TO
REMAIN. REFINISH TO MATCH
NEW DECK



—CONCRETE PAD AND
PLANTER TO BE REMOVED TO
ALLOW FOR NEW WOOD
PLANKED ACCESS PATHWAY

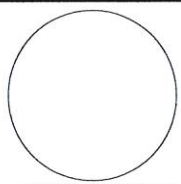


E. BAY HARBOR DRIVE

AA-26001658
40 SW 13th STREET, UNIT 101.
MIAMI, FL. 33130
Tel: 305.845.3919
Fax: 888-437-6553

TEMPORARY SALES CENTER

10201 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA



MARIO RUMIANO
Architect
AR-017106

[illegible]

A1

SCALE: 1"=10'-0"

1	PROJECT DATA AND NOTES
---	------------------------

2	EXTERIOR DEMOLITION/ PHOTO RECORD
---	-----------------------------------



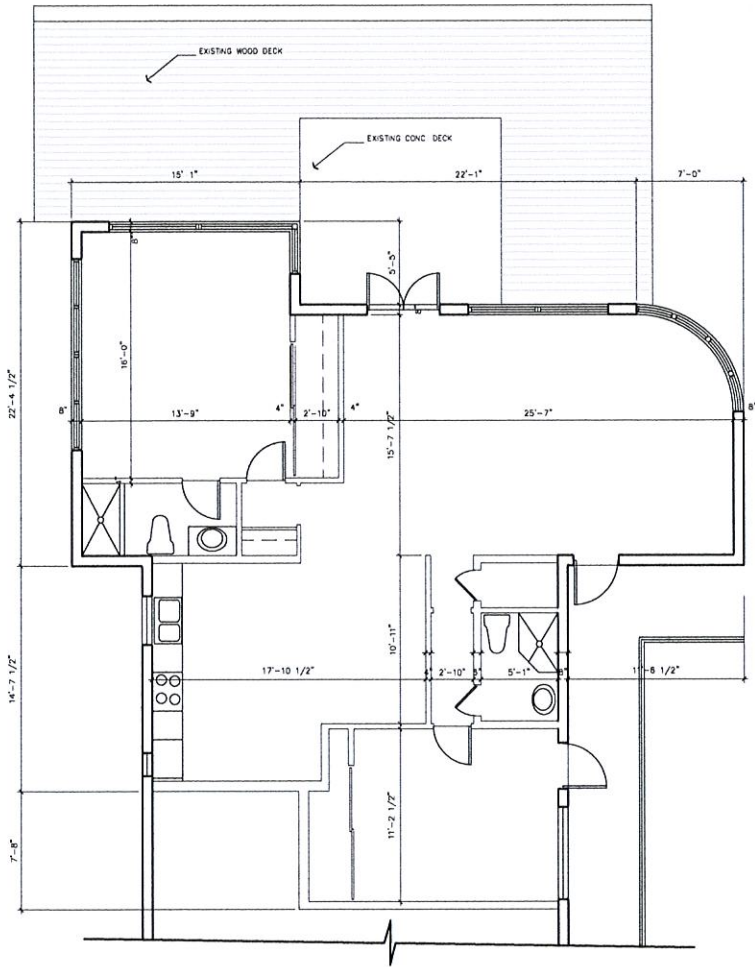
TEMPORARY SALES CENTER

110201 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

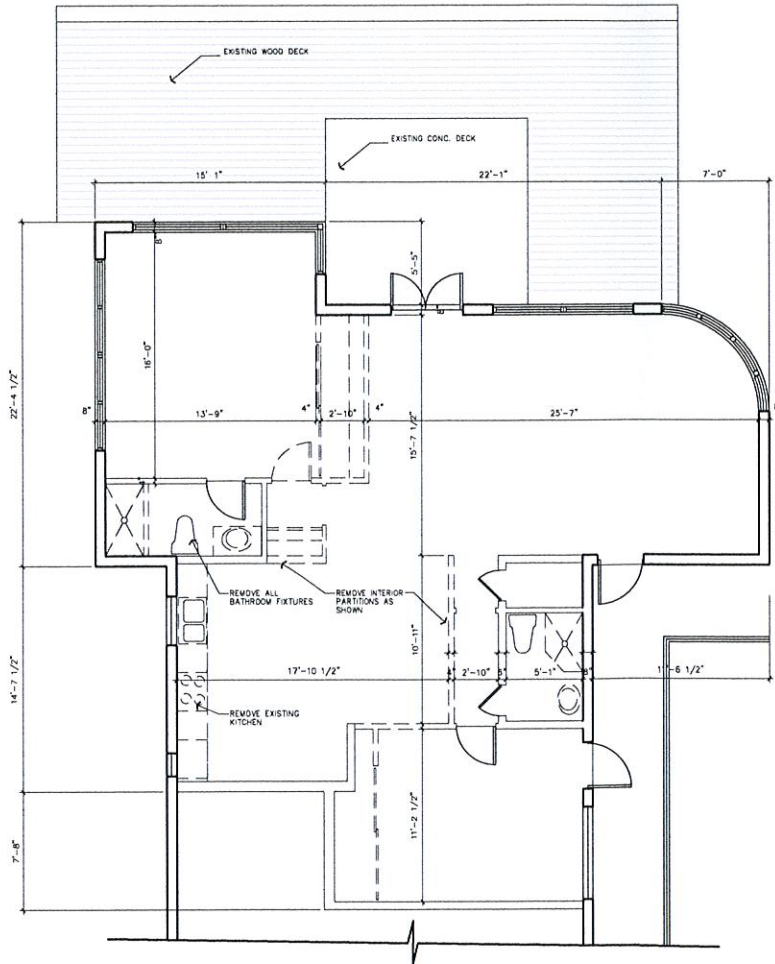
MARIO RUMIANO
Architect
AR-017106

[illegible]

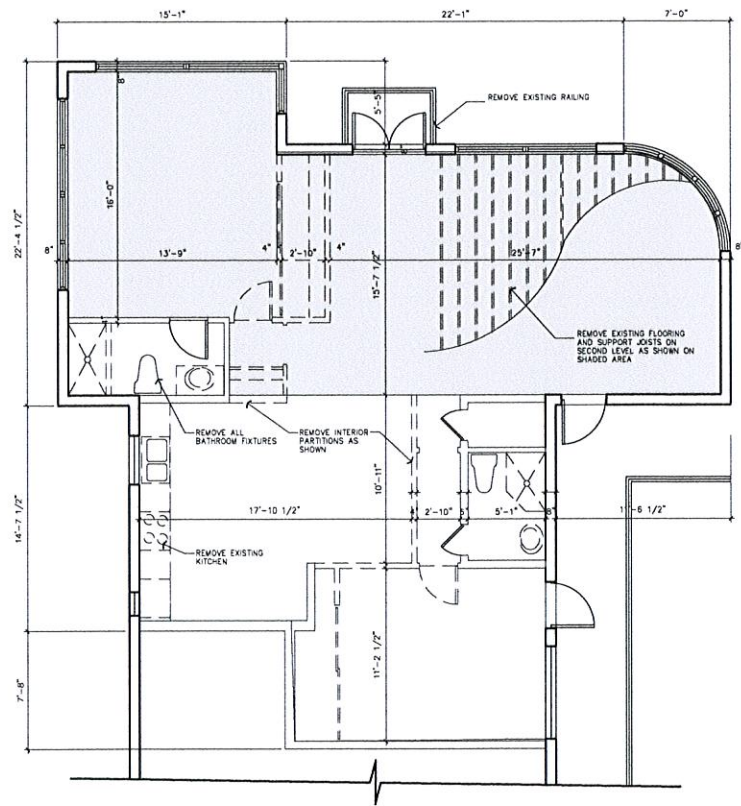
A2



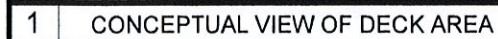
1	EXISTING TYP. EAST UNIT PLAN	SCALE: 3/16"=1'-0"
---	------------------------------	--------------------



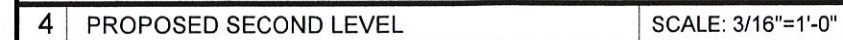
2 FIRST FLOOR EAST UNIT DEMO PLAN SCALE: 3/16"=1'-0"



3 SECOND FLOOR EAST UNIT DEMO PLAN SCALE: 3/16"=1'-0"

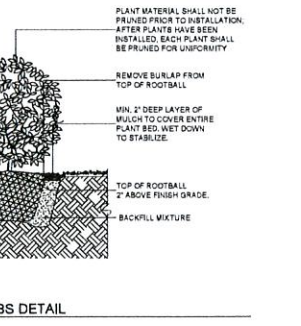
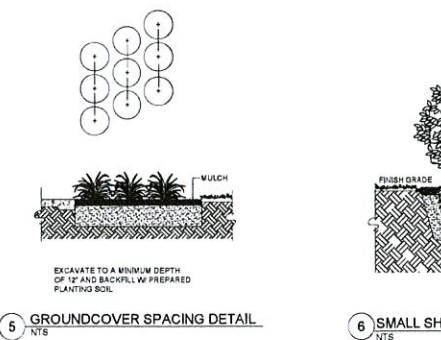
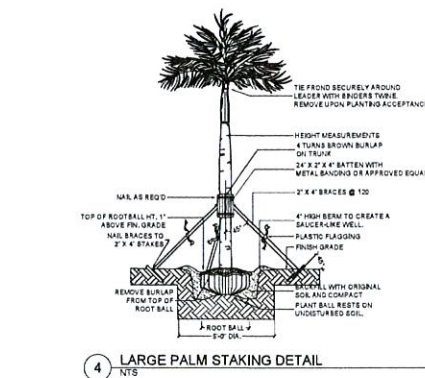
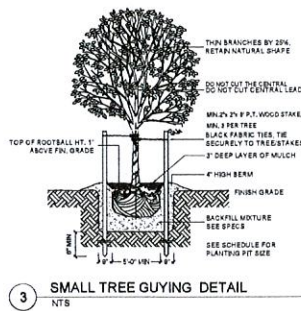
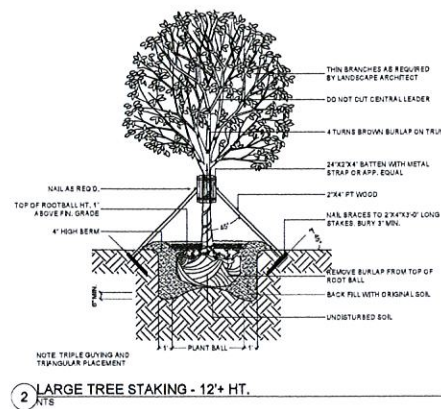
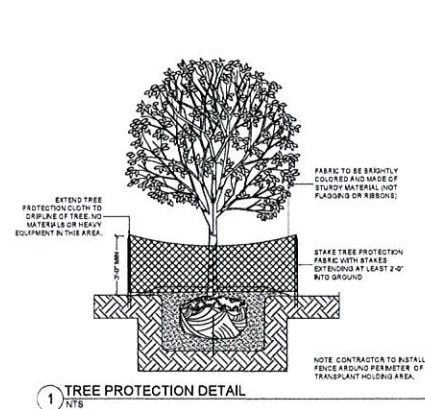
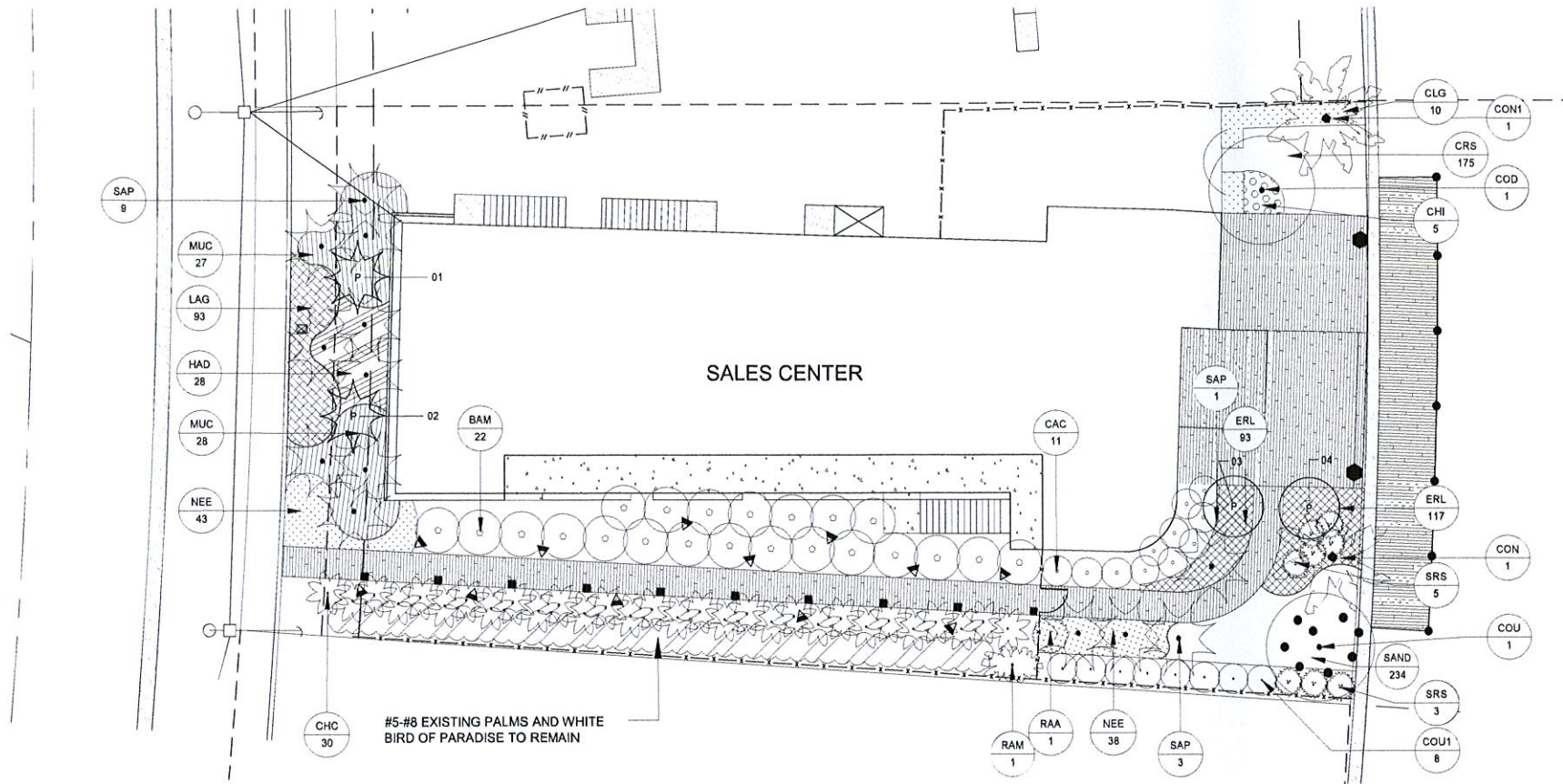


SCALE:



SCALE: 3/16"=1'-0"

A3



BAY HARBOR ISLANDS SALES CENTER - PLANT LIST

KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	NOTES
TREES				
COO	1	Coccoloba diversifolia / Pigeon Plum	10'-12' Ht x 6'-7' Spr., B&B,	Hamelia Cuprea (alternate)
COU	1	Coccoloba uvifera / Seagrape	12'-14' Ht. x 5' Spr, FG, 4' Clear trunk, Specimen	
PALMS				
CON	1	Cocos nucifera 'Melayan' / Green Malaysian Coconut Palm	8' GW to 18' GW in 2' increments, equal quantities	
CON1	1	Cocos nucifera 'Melayan' / Green Malaysian Coconut Palm	10' GW, Curved trunk	
DYC	1	Dysoxylum cabanense / Cabana Palm	12' - 14' Ht., B&B, Multi-trunk, Specimen	
RAM	1	Ravenala madagascariensis / Traveler Palm	12' OA Ht., B&B, Full	
SAP	13	Sabal palmetto / Sabal Palm	10' GW, Botted	
BAMBOO				
BAM	22	Bambusa malgenis / Seabreeze Bamboo	12'-14' Ht., 45 gal. Dense cluster	
GRASSES, SHRUBS & GROUNDCOVERS				
CAC	11	Capparis cynophallophora / Jamaica Caper	4' - 5' Ht., 7 gal.	
CHC	30	Chamaedorea cataractarum / Clumping Chamaedorea	4' - 5' OA, 10-15 gal.	
CHI	5	Chrysobalanus icaco / Redtip cocoplum	18" - 24" Ht., 3 gal, 24" OC	
CLG	10	Clusia guilferia / Small Leaved Clusia	2' - 3' OA, 3 gal, 36" OC	
COU1	8	Coccoloba uvifera / Seagrape	5'-6' Ht. x 3'-4' Spr, 15 gal., shrub form	
ERL	210	Ernodea littoralis / Golden Creeper	8'-12' OA, 1 gal., 12" OC	
HAD	23	Hamelia patens 'McCrantha' / Dwarf Firebush	30"-36" OA, 3 gal., 24" OC	
LAG	93	Lantana 'Gold' / Dwarf Gold Lantana	9"-12" OA, 1 gal., 15" OC	
MUC	55	Muhlenbergia capillaris / Hairy Muhly Grass	18"-24" Ht., Full, 3 gal., 30" OC	
NEE	81	Nephrolepis exaltata / Boston Fern	12"-18" OA, 1 gal., 18" OC	
RAA	1	Randia aculeata / White Indigo Berry	4'-5' OA., 15 gal.	
SRS	8	Serenoa repens Silver / Silver Saw Palmetto	3'-4' OA, 15 gal.	
MATERIALS				
	86	Aluminum Edging (LF)	1/8" x 4" depth	
	17	Mulch (CY)	Shredded Melaleuca	
	337	Filter Fabric (SF)	Submit samples for approval	
CRS	175	Crushed Shell aggregate	Cocquina shell #2, 2" deep, submit sample for approval	
SAND	2	Beach Sand (CY)	2" deep	

LANDSCAPE GENERAL NOTES

- All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No 1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (3rd Ed., 1975) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
- All shrubs, and groundcovers shall be guaranteed for 90 days from date of final acceptance. All trees and palms shall be guaranteed for six months from date of final acceptance.
- Planting soil shall be weed-free, and consist of 70% clean, coarse, sharp, Lake Wales Silica Sand (alternate: Ortona or FOOT #3 coarse silica sand) and 30% Everglades muck mixed with the approved, native, soil in a ONE-ONE (1/1) ratio. All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
- Landscape Contractor shall locate and verify all underground utilities prior to digging.
- All trees and palms, and standard shrub material to be staked in a good workmanlike manner. No nail staking permitted.
- All trees shall be fertilized at installation with "Agriform Pils", 21 gram size, with a 20-10-5 formulation, (or approved equal), according to manufacturer's recommendations.
- All palms shall be fertilized at installation with Atlantic East Coast Fertilizer "Palm Special" or approved equal.
- All other plants shall be fertilized at installation with a 12-4-8 time-release fertilizer (with slow release sulphur) according to manufacturer's recommendations.
- Cover all planting beds with a minimum of 3\"
- Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
- No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
- Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
- General Contractor shall submit photos to Landscape Architect for approval for all plant material 7 gallons or larger unless otherwise specified.
- Loss or damage of branches 1\"

LIGHTING FIXTURE SCHEDULE - SALES CENTER

TYPE	DESCRIPTION	FIXTURE TYPE, MANUFACTURER & CATALOG #	BULB TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	REMARKS
●	HANGING LANTERN	BEACHSIDE			SEE PLAN FOR LOCATION
■	FLOOR LANTERN	BEACHSIDE			SEE PLAN FOR LOCATION
●	DECK BOLLARD	BEACHSIDE			SEE PLAN FOR LOCATION
▽	UPLIGHT	BEACHSIDE			SEE PLAN FOR LOCATION
●	LANTERN ON DOCK POSTS	BEACHSIDE			SEE PLAN FOR LOCATION

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 12.

ITEM: Approval of the location of construction trailer at the 98 Street Park as required by Section 23-4(7) of the Bay Harbor Islands Town Code. Enclosed is a copy of the location of the trailer, the pertinent section of the Code, and a copy of the trailer specs.

DESCRIPTION:

This project was approved by the Town Council and the plans have been under review by the Building Department.

RECOMMENDED ACTION:

Approval.

FINANCIAL ANALYSIS:

N/A

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk
 Juan Jimenez, Assistant Town Manager

ATTACHMENTS

1.	Construction Trailer - 98 Street	construction trailer at 98 St Park.pdf
----	----------------------------------	--



MEMORANDUM

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

DATE: April 30, 2014

TO: The Honorable Mayor and
Members of the Town Council

FROM: J.C. Jimenez
Assistant Town Manager

VIA: Ronald J. Wasson
Town Manager

RE: Request for Construction Trailer at 98th Street Park

The general contractor for the construction of 98th Street Park, Lynx Construction Management, Inc., is requesting permission to have a construction trailer at the site for the duration of the project. The details are attached.

Staff recommends approval of this request.

Town Officials

Ronald J. Wasson
Town Manager

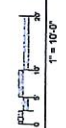
Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney



LEGEND OF SYMBOLS

<td>PROPOSED TYPICAL BENCH WITH BAG</td>	PROPOSED TYPICAL BENCH WITH BAG
<td>PROPOSED TYPICAL BAGLESS BENCH</td>	PROPOSED TYPICAL BAGLESS BENCH
<td>PROPOSED TYPICAL TRASH RECEPTACLE</td>	PROPOSED TYPICAL TRASH RECEPTACLE
<td>PROPOSED TYPICAL JET STATION</td>	PROPOSED TYPICAL JET STATION
<td>PROPOSED TYPICAL WATER FOUNTAIN</td>	PROPOSED TYPICAL WATER FOUNTAIN
<td>PROPOSED TYPICAL BICYCLE RACK</td>	PROPOSED TYPICAL BICYCLE RACK
<td>PROPOSED TYPICAL PICNIC POST</td>	PROPOSED TYPICAL PICNIC POST



PROPOSED SITE PLAN

[illegible]

98TH STREET PARK
TOWN OF BAY HARBOR ISLANDS, FLORIDA

Galvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
10000 LANE 42240 Fort Lauderdale, FL 33310
(954) 921-1921, 'F'
FAX: 954-221-2207

ID	DATE	BY	NO	DATE	RECEIVED	RECORDED
						DATE SEPTEMBER 2013
						C-6290
						DATE SEPTEMBER 2013
						AUDITOR
						BY

mobile mini, inc.

STANDARD LEASED UNITS

8'-0" WIDE GROUND MOUNT OFFICES
OPEN BAY / COMBO OFFICES

CORPORATE HEADQUARTERS:

7420 SOUTH KYRENE ROAD
SUITE 101
TEMPE, AZ 85255

MOBILE MINI, INC. MANUFACTURING FACILITIES:

11755 N MIP ENTRANCE RD
MARICOPA, AZ 85234

7020 OLD KATY RD.
HOUSTON, TX 77024

ARCHITECT

THOMAS L. MELTON
225 S INGRAM AVE., SUITE #1
LAKELAND FL 33801

A/R LICENSE # 4R0017033

MAIN WIND FORCE RESISTING SYSTEM
POS. PRESS. = 35.7 PSF
NEG. PRESS. = -10.2 PSF
WALL COMP. & CLADDING PRESS.
POS. PRESS. = 44.9 PSF
NEG. PRESS. = -54.8 PSF
DOOR & WINDOW PRESS.
MORE THAN 3' FROM CORNERS
WIND UPLIFT LOAD = -37.4 PSF
WALL COMP. & CLADDING PRESS.
POS. PRESS. = 53.7 PSF
NEG. PRESS. = -37.4 PSF
DOOR & WINDOW PRESS.
LESS THAN 3' FROM CORNERS
WIND UPLIFT LOAD = -54.8 PSF

BUILDING DATA

OCCUPANCY: B AND BBS-2 NON-SEPARATED MIXED USE
TYPE OF CONSTRUCTION: VB
OCCUPANCY LOAD: 1 PER 100 SQ. FT. (MAX.)
WIND LOAD (mph) - EXT. D: 130
WIND PRESS. LOAD (psf): 41.6
FLOOR LIVE LOAD (psf): 50 (OFFICE) / 125 (STORAGE)
ROOF LIVE LOAD (psf): 20 (psf) 80 (CAPACITY)
SEISMIC ZONE/CATEGORY: SITE CLASS 'D', DESIGN CAT. 'D'
SQUARE FOOTAGE: 80-320 SQ. FT.

APPROVALS

STRUCTURAL APPROVAL: AS SHOWN
ELECTRICAL SYSTEMS: AS SHOWN (IF APPLICABLE)
PLUMBING SYSTEMS: AS SHOWN (IF APPLICABLE)
MECHANICAL SYSTEMS: AS SHOWN (IF APPLICABLE)

APPLICABLE CODES

STATE OF: FLORIDA

2010 FLORIDA BUILDING CODE
2010 FLORIDA MECHANICAL CODE
2008 NEC
2010 FLORIDA FIRE PREVENTION CODE

SHEET INDEX

#	DESCRIPTION
0	COVER SHEET, SHEET INDEX & BUILDING DATA
1	NOTES, SYMBOLS AND DEFINITIONS
2	FLOOR PLANS
3	FLOOR PLANS
4	TYPICAL EXTERIOR ELEVATIONS
5	TYPICAL INTERIOR ELEVATIONS
6	ELECTRICAL PLANS
7	ELECTRICAL PLANS
8	SCHEDULES & NOTES
9	TYPICAL BASE FRAME PLANS
10	TYPICAL EXTERIOR FRAMING PLAN
11	TYPICAL ROOF FRAMING PLAN
12	TYPICAL BUILDING CROSS SECTIONS
13	SUGGESTED BLOCKING FT. / ANCHOR PLAN
14	DETAILS
15	DETAILS
16	DETAILS
17	DETAILS
18	DETAILS

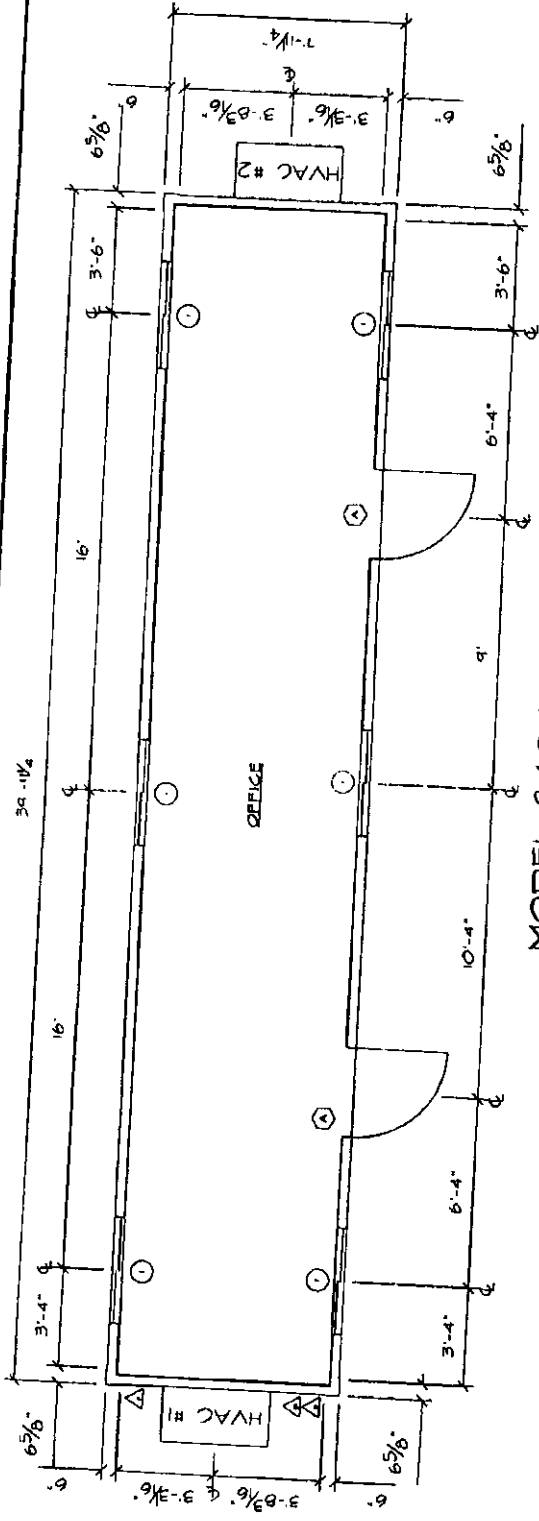
11/10/13

mobile mini, inc.
WARNING: CONFIDENTIAL DRAWINGS
COPYRIGHT 1985 MOBILE MINI, INC.

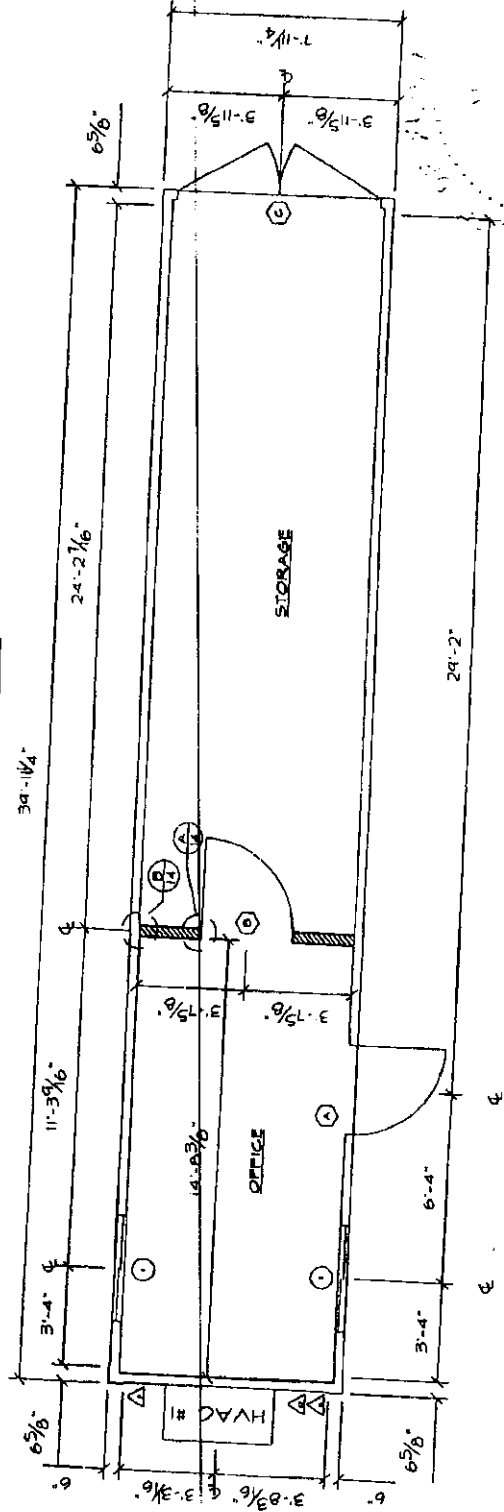
STANDARD LEASED UNITS
8'-0" WIDE GROUND MOUNT OFFICES
COVER SHEET W/
INDEX # DATA

SHEET
0
DATE: 4/24/12
BY: [signature]
NOTES: [signature]

GENERAL NOTES		GENERAL SYMBOLS		WELD SYMBOLS		SYMBOLS, NOTES & DEFINITIONS	
1. BUILDING SHALL BE LOCATED A MINIMUM DISTANCE FROM KNOWN OR ASSUMED ADJACENT PROPERTY LINES PER APPLICABLE BUILDING CODES. 2. REQUIRED RESTROOM FACILITIES MUST BE PROVIDED ON SITE IN ADJ. BLDGS. IN ACCORDANCE WITH APPLICABLE BLDG. CODES AND SUBJECT TO LOCAL INSPECTION. 3. BUILDING SHALL NOT INCLUDE ANY HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, LEAD, ETC. 4. ALL STRUCTURAL DIMENSIONS ARE ± 1/8" UNLESS NOTED OTHERWISE. ALL FIXTURE DIMENSIONS ARE ± 3" UNLESS NOTED OTHERWISE OR IF IN EITHER HANDICAP OR CHILD ENVIRONMENTS. 5. CUSTOMER IS RESPONSIBLE FOR MEETING HANDICAP ACCESSIBILITY REQUIREMENTS OF LOCAL JURISDICTION. 6. FOUNDATION SYSTEM AND SOIL BEARING PRESSURE FOR SPECIFIC SITE IS TO BE PER RECOMMENDATION OF LOCAL SOILS ENGINEER AND IS THE RESPONSIBILITY OF THE CUSTOMER. 7. ALL INTERIOR FINISHES TO HAVE FLAME SPREAD 0-25 AND SMOKE DEVELOP. FUEL CONTRIBUTED 0-450. 8. ALL DOOR AND WINDOW FRAMES WILL NET COMPOSITE AND ACT AS OWN HEADER. 9. ALL WELDING TO CONFORM TO AWS/AISC STANDARDS AND BE ACCOMPLISHED UTILIZING E70XX ELECTRODES. 10. CUSTOMER IS RESPONSIBLE FOR CONFORMING TO ALL BUILDING/CODE REQUIREMENTS OF LOCAL JURISDICTION WHICH PERTAIN TO THE SPECIFIC SITE OR ARE NOT SPECIFICALLY NOTED AS BEING CONFORMED TO IN THESE PLANS. 11. ALL STRUCTURAL STANDARDS SET BY THESE PLANS ARE TO BE CONSIDERED AS THE MINIMUM REQUIREMENT AND MAY BE EXCEEDED WITHOUT RESUBMITTAL. 12. THESE PLANS AND ALL INFORMATION CONTAINED THEREIN ARE CONFIDENTIAL AND SUBJECT TO RESTRICTED DISTRIBUTION (SEE PROPRIETARY INFORMATION IN LEGEND). 13. ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN SUPERSEDE ALL OTHER DRAWINGS AND/OR SPECIFICATIONS WRITTEN AND/OR VERBAL.		STATE INSIGNIA TAG - DENOTES LOCATION TO AFFIX INSIGNIA TAG REQUIRED BY APPLICABLE DESTINATION STATE. MOBILE MINI, INC. - DENOTES LOCATION TO STAMP SERIAL NUMBER ASSIGNED TO EACH BUILDING BY MOBILE MINI, INC. DATA PLATE - DENOTES LOCATION TO AFFIX DATA PLATE IF REQUIRED BY DESTINATION STATE. REVISION SYMBOL - DENOTES ITEMS WHICH HAVE BEEN CHANGED SINCE DRAWING WAS LAST ISSUED OR APPROVED. SECTION CUT SYMBOL - DENOTES DIRECTION OF VIEW. NUMBER IS SHEET TO REFERENCE. LETTER DENOTES SECTION ON THAT SHEET. DETAIL SYMBOL - NUMBER IS SHEET TO REFERENCE. LETTER DENOTES DETAIL ON THAT SHEET. EXTERIOR ELEVATION KEY SYMBOL - ARROW DENOTES DIRECTION ELEVATION IS VIEWED FROM. ALL ELEVATIONS ARE ON EXTERIOR ELEVATION SHEET. INTERIOR ELEVATION KEY SYMBOL - ARROW DENOTES DIRECTION ELEVATION IS VIEWED FROM. ALL ELEVATIONS ARE ON INTERIOR ELEVATION SHEET. CENTERLINE SYMBOL - DENOTES DIMENSION IS TO THE CENTERLINE OF AN OBJECT. MIDPOINT SYMBOL - DENOTES DIMENSION IS TO THE MIDPOINT OF AN OBJECT. PLATE SYMBOL - IS FOLLOWED BY THICKNESS, WIDTH, AND LENGTH. ANGLE SYMBOL - IS FOLLOWED BY SIZE, THICKNESS, AND LENGTH. DIAMETER OR ROUND SYMBOL - INDICATES DIMENSION IS DIAMETER OR ROUND. SQUARE SYMBOL - INDICATES DIMENSION IS SQUARE OR EQUAL ON BOTH SIDES. PLUS/MINUS SYMBOL - IS FOLLOWED BY THE DISTANCE THAT A DIMENSION MAY VARY BY.		FILLET WELD - NUMBER TO LEFT DENOTES SIZE. NUMBER TO RIGHT (OPT.) DENOTES LENGTH AND PITCH. SEAM WELD - NUMBER TO LEFT (OPT.) DENOTES WIDTH OR YIELD STRENGTH OF WELD (WIDTH SHOWN). BUTT WELD - MAY HAVE OPTIONAL SYMBOL PLACED BELOW TO DENOTE FINISH CONTOUR. JACK WELD - NUMBER BELOW (OPT.) DENOTES QUANTITY. NUMBER TO RIGHT (OPT.) DENOTES PITCH. FLUSH CONTOUR - OPTIONAL FINISH CONTOUR SYMBOL TO DENOTE A GROUND FINISH. CONVEX CONTOUR - OPTIONAL FINISH CONTOUR SYMBOL TO DENOTE AN UNGROUND FINISH. WELD ALL AROUND - DENOTES THAT THE WELD DESCRIBED MUST BE ALL OF THE WAY AROUND THE MEMBERS. WELD NOTE - MAY BE ANY NOTE TO CLARIFY OR SPECIFY WHAT THE WELD APPLIES TO. WELD SYMBOL LEADER - ALL SYMBOLS PLACED BELOW APPLY TO THE SAME SIDE OF THE MEMBER THAT THE ARROW POINTS TO. ALL SYMBOLS ABOVE APPLY TO THE OPPOSITE SIDE OF THE MEMBER THAT THE ARROW POINTS TO.		STANDARD LEASED UNITS 8'-0" WIDE GROUND MOUNT OFFICES DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
						SYMBOLS, NOTES & DEFINITIONS	
				</			



MODEL 840-L0



MODEL 840-LC

13/00/20

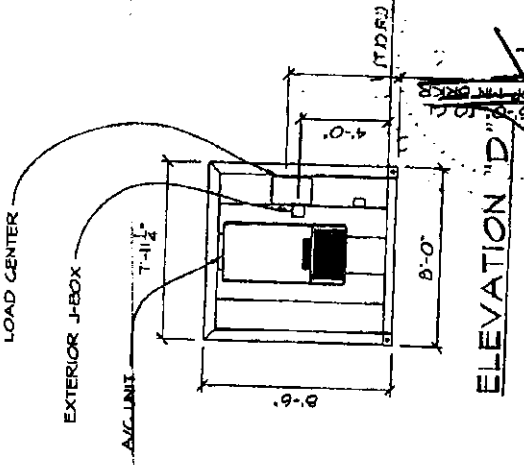
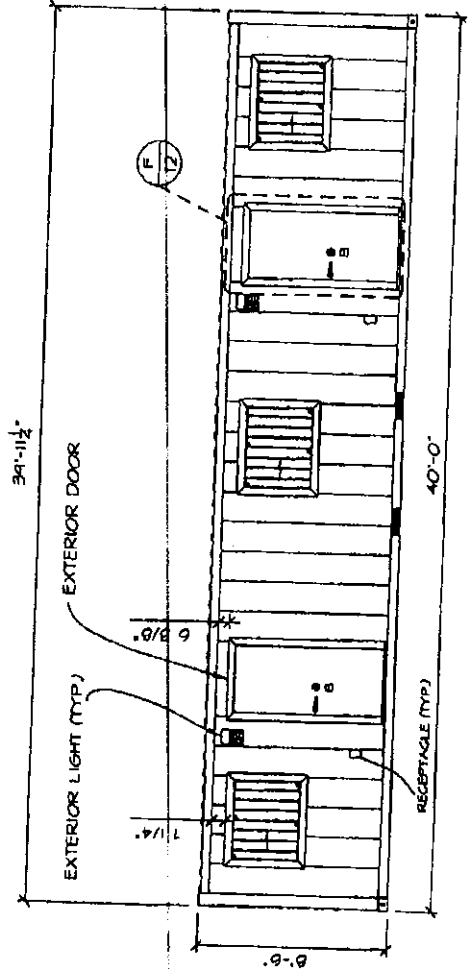
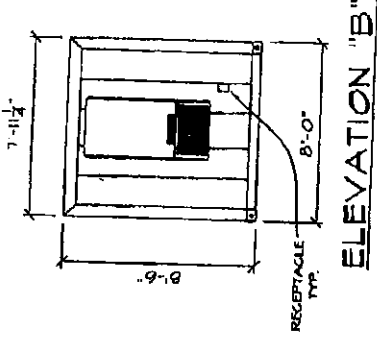
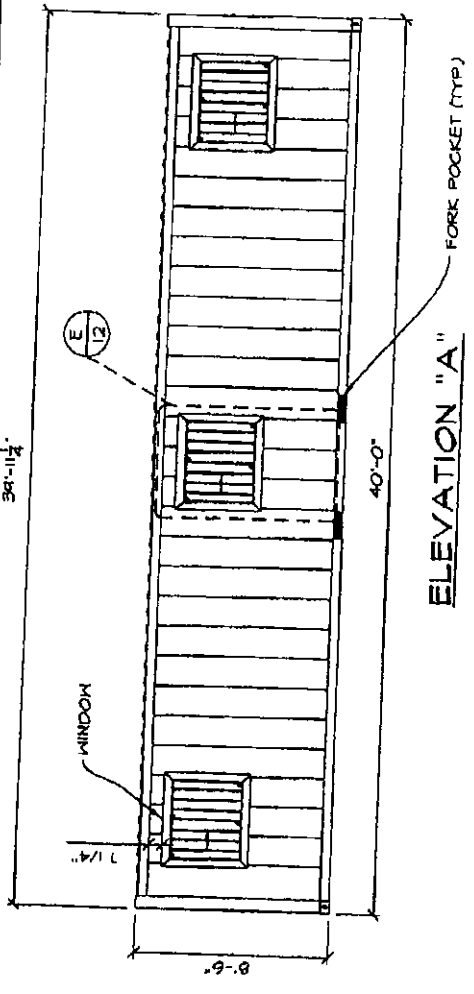
mobile mint inc.
 1430 S. Regent Road, Suite 101
 Tempe, AZ 85283 (480) 844-4311
 1158 S. Agave Way, Phoenix, AZ 85034 (602) 998-1200
 ALL RIGHTS RESERVED

STRUCTURAL APPROVAL

STANDARD LEASED UNITS
 8'-0" W x 40'-0" L x 8'-6" H

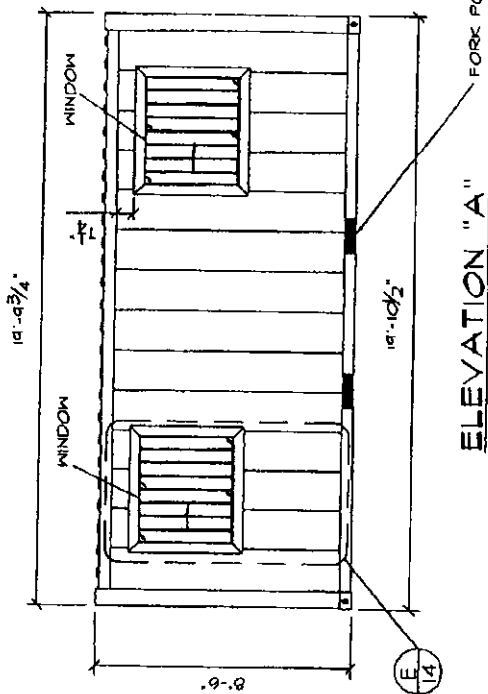
EXTERIOR ELEVATIONS

DATE	10/01/01
PROJECT	MM-05 1440-LO 1415
SCALE	1/4" = 1'-0"
BY	BA
CHECKED BY	

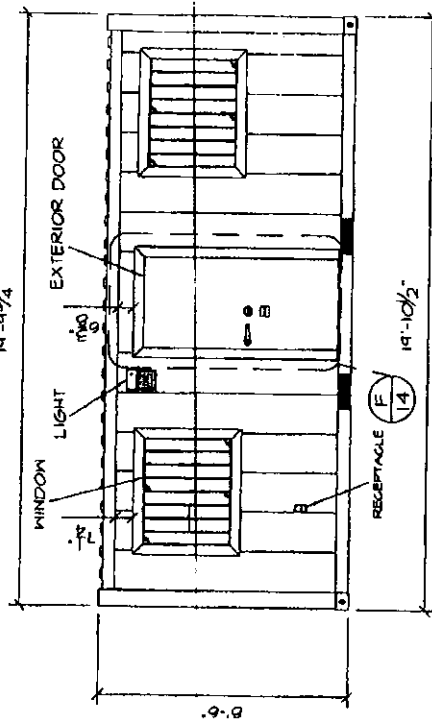


10/01/01

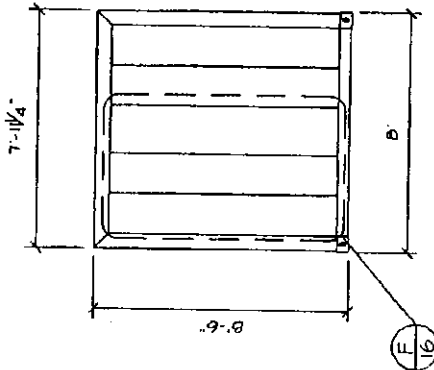
NOTE: MODEL 820-LO SHOWN.



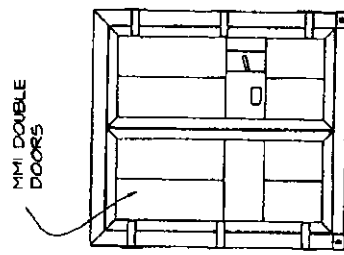
ELEVATION "A"



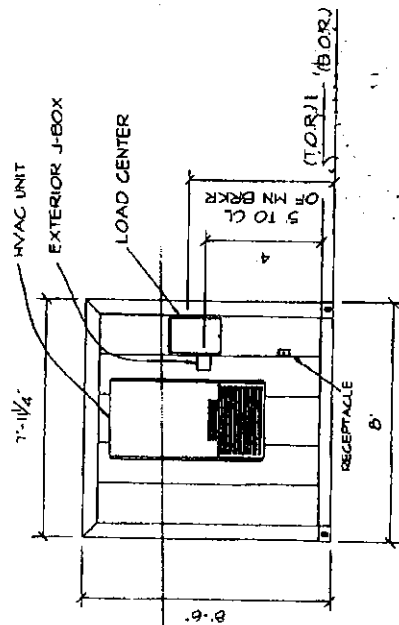
ELEVATION "C"



ELEVATION "B"



ELEVATION "B" W/ DOORS



ELEVATION "D"

Mobile Mini Inc.
 WARNING: CONTAINMENT DANGERS
 ALL RIGHTS RESERVED

STANDARD LEASED UNITS
 8'-0" WIDE GROUND MOUNT OFFICES
 TYPICAL
 EXTERIOR ELEVATIONS

DATE	BY	CHKD	APP'D
01-11-07	01-11-07	01-11-07	01-11-07
01-11-07	01-11-07	01-11-07	01-11-07
01-11-07	01-11-07	01-11-07	01-11-07

SHEET

4

CONTRACT NO. 01-11-07

mobile mint inc.
 1450 S. KAYAK ROAD, SUITE 101
 TEMPE, AZ 85282 (480) 944-4311
 11750 N. 19TH AVENUE, SUITE 100
 WILLOW PARK, AZ 85024 (480) 944-2000

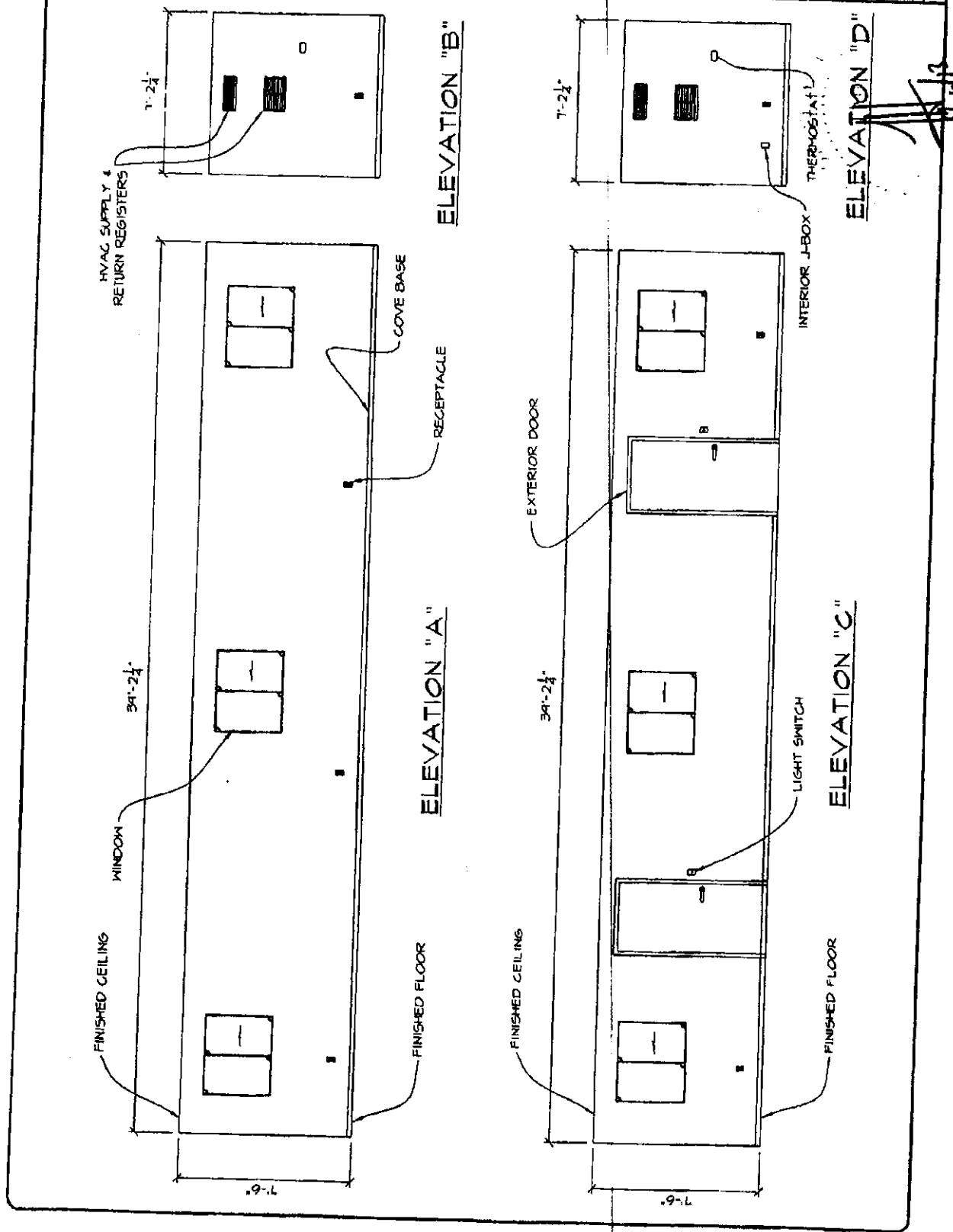
MAKING DIGITAL DRAWINGS
 We are a professional architectural and engineering drawing firm. We have been in business for over 20 years and have a proven track record of providing high quality drawings at a competitive price. We are currently seeking new clients and projects. Please contact us today for more information.

ALL RIGHTS RESERVED

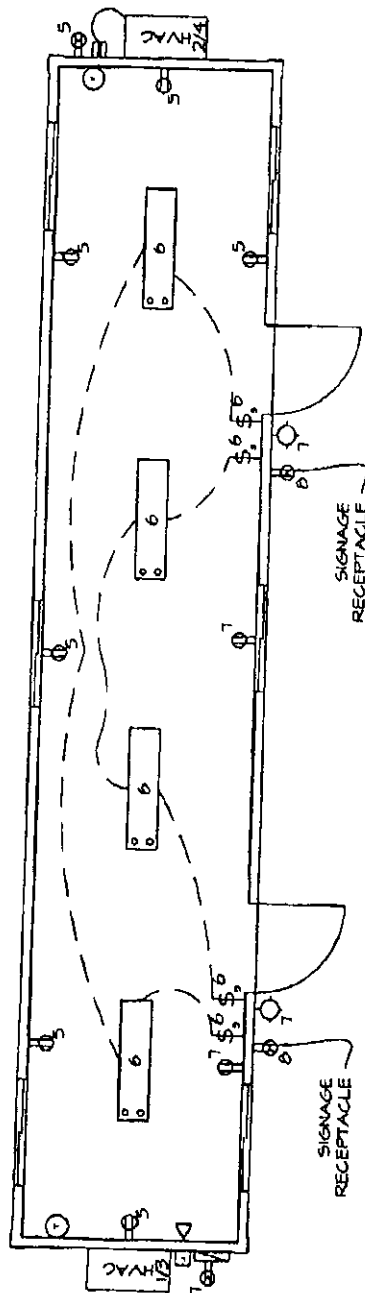
STANDARD LEASED UNITS
 8'-0" W x 40'-0" L x 8'-6" H

INTERIOR ELEVATIONS

DATE: 02/01/10
 DRAWN BY: J. L. J.
 CHECKED BY: J. L. J.
 SCALE: 1/8" = 1'-0"



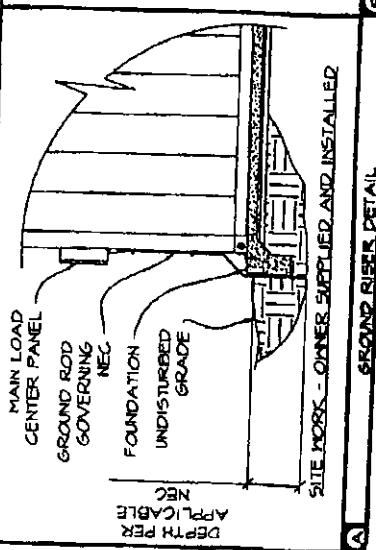
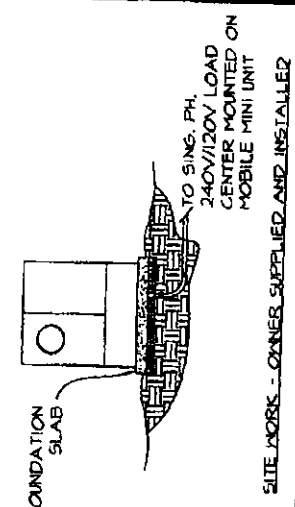
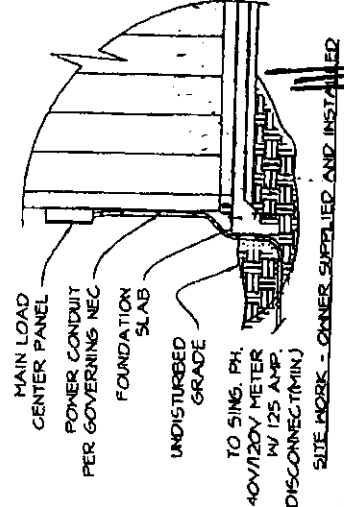
02/01/10



mobile mind inc.
1000 N. 1st St., Suite 100, San Jose, CA 95131
(415) 281-1111
Fax: (415) 281-1112
www.mobilemind.com

ELECTRICAL PLAN

STANDARD LEASED UNITS
"0" M x 40" 0" L x 8" 6" H

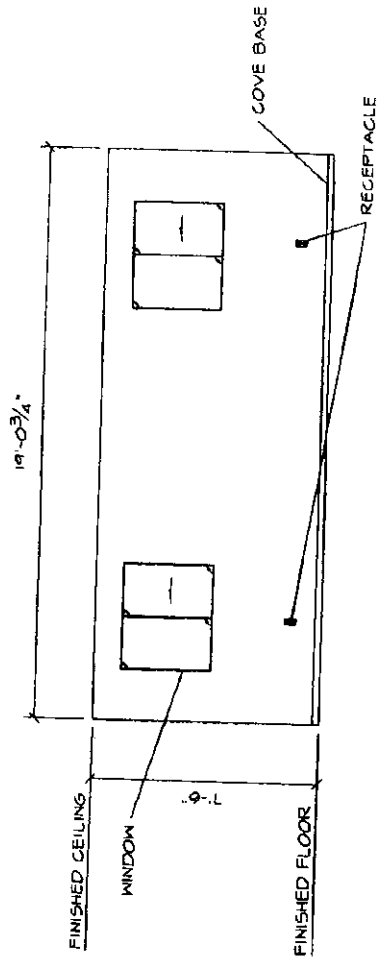


LOWER RISER DETAIL

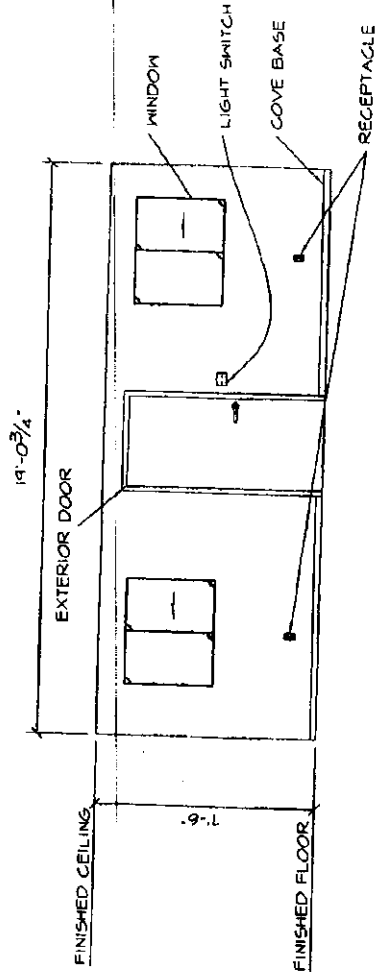
POWER RISER DETAIL

GROUND RISER DETAIL

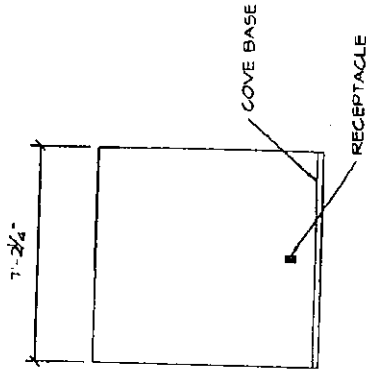
NOTE: MODEL 820-LO SHOWN.



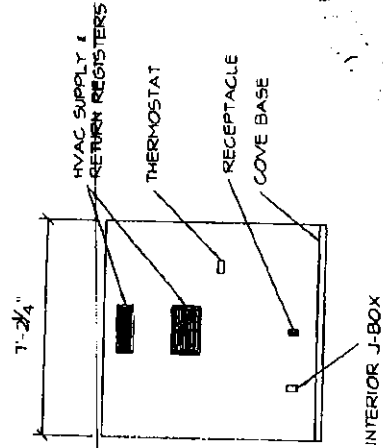
ELEVATION "A"



ELEVATION "C"



ELEVATION "B"



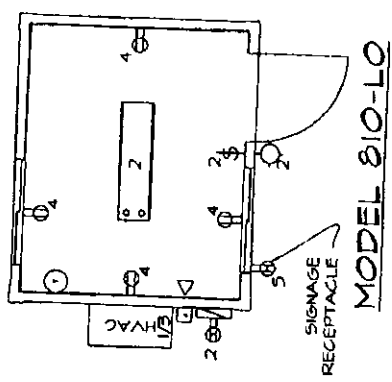
ELEVATION "D"

Mobile Mini, Inc.
 WARNING: CONSULT DRAWINGS
 ALL RIGHTS RESERVED

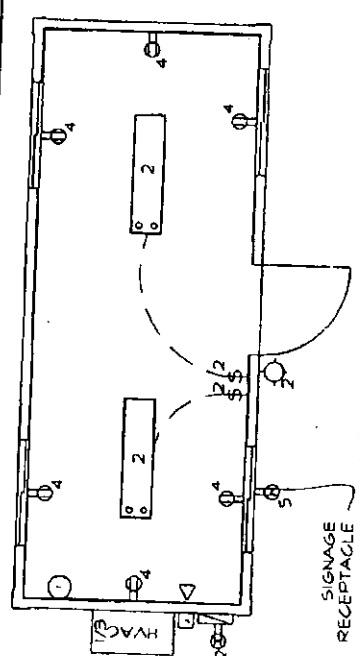
STANDARD LEASED UNITS
 8'-0" WIDE GROUND MOUNT OFFICES
 TYPICAL
 INTERIOR ELEVATIONS

DATE	08/07
BY	08/07
SCALE	1/4" = 1'-0"
SHEET	5

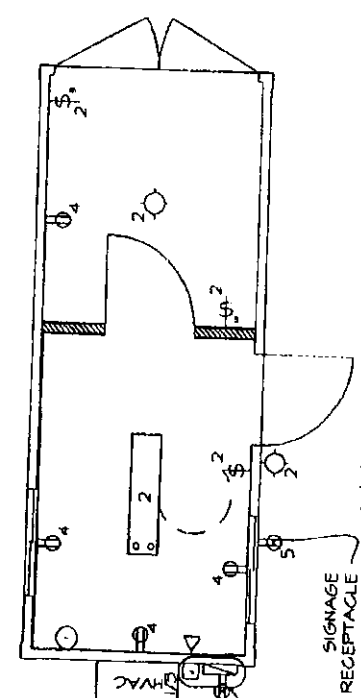
AW OFFICE 116



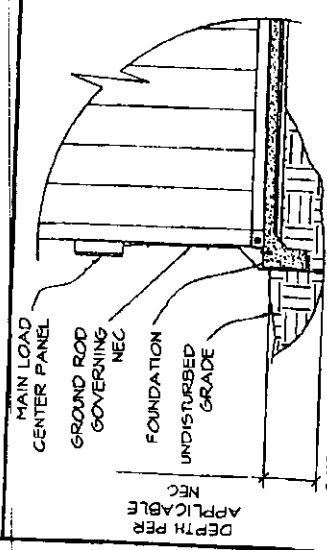
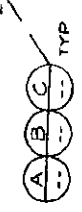
MODEL 810-LO



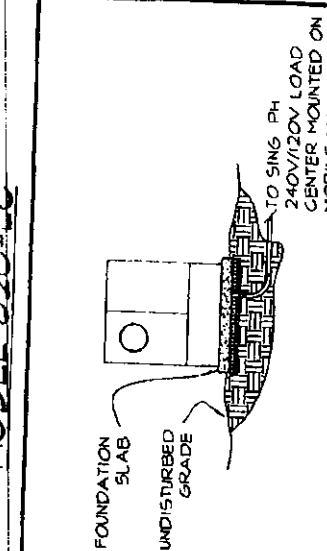
MODEL 820-LO



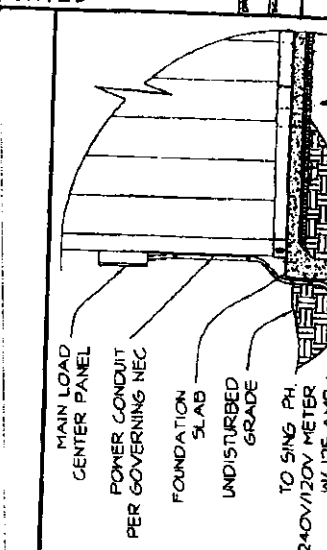
MODEL 820-LG



A GROUND RISER DETAIL



B POWER RISER DETAIL



C POWER RISER DETAIL

STANDARD LEASED UNITS
8'-0" WIDE GROUND MOUNT OFFICES

SHEET
1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"

6
OFFICE 1/16

Mobile Mini Inc.
ALL RIGHTS RESERVED

STANDARD LEASED UNITS
8'-0" WIDE GROUND MOUNT OFFICES

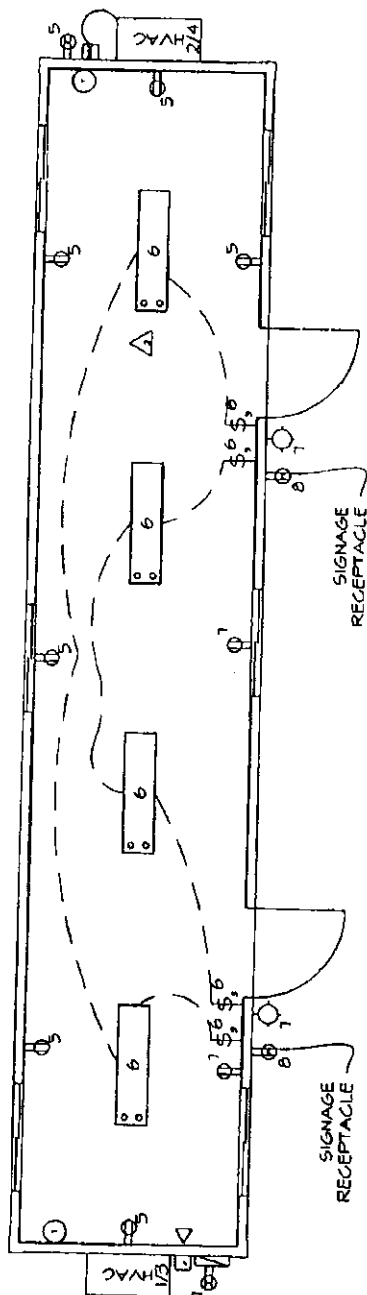
ELECTRICAL PLANS

PLANTER ST.	DATE
D. A.	8/1/07
1/2" x 1" - 0"	23/02
	372-8460

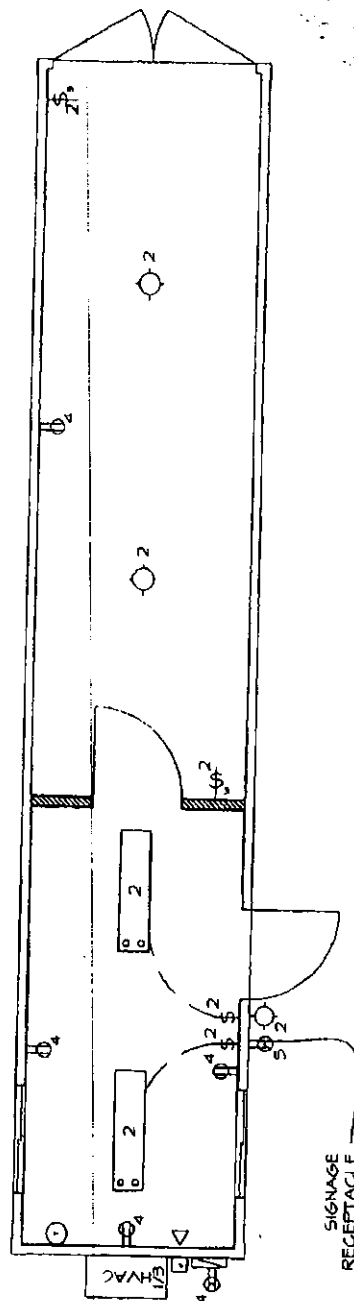
五



IN OFFICE 5/16



MODEL 840-LO



MODEL 840-LC

[illegible]

NOTE: MODEL 820-LO SHOWN.

(A) 40'-0"
(B) 44'-10 1/2"
(C) 4'-10 1/2"

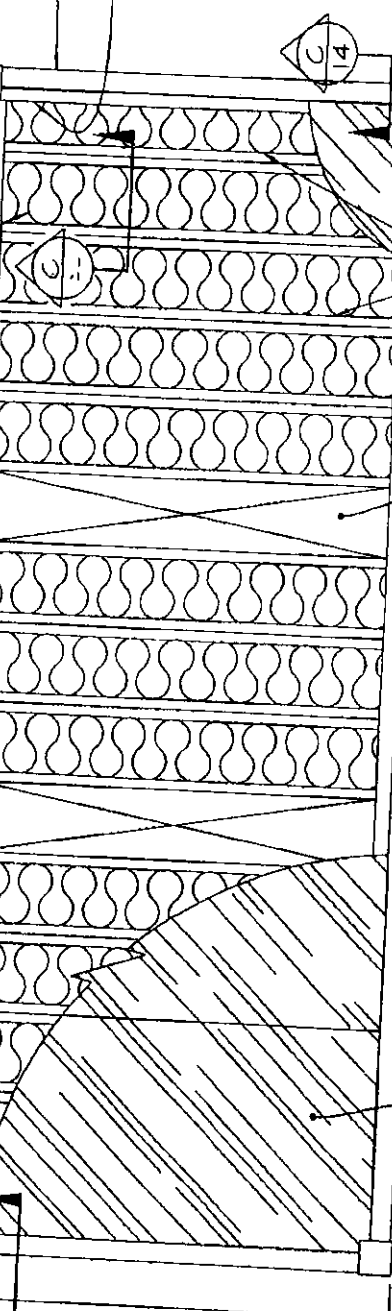
(A) 12 SPACES @ 16" O.C. x 142"
(B) 4 SPACES @ 16" O.C. x 5'-4"
(C) 0 SPACES @ 16" O.C. x 0"

1'-2" 1'-4" 1'-4" 1'-2"

(A) 12 SPACES @ 16" O.C. x 142"
(B) 4 SPACES @ 16" O.C. x 5'-4"
(C) 0 SPACES @ 16" O.C. x 0"

10 1/4"

R-15 MIN
SPRAY URETHANE
OR HIGH DENSITY
FIBERGLASS INSULATION



5" MINI CORNER CONNECTOR (TYP.)

4" x 1090 OUTER RAIL (TYP.)

1090 4 x 14 FORK POCKET CAP (TYP.)

1090 COMMON FLOOR PAN (TYP. UNO.)

1590 FINISH FLOOR PAN (TYP. BOTH ENDS)

1590 FLOOR SUPPORT ANGLE (TYP. AROUND PERIMETER)

4" x 1090 END RAIL (TYP.)

MINI CORNER CONNECTOR (TYP.)

4" x 1090 OUTER RAIL (TYP.)

1090 4 x 14 FORK POCKET CAP (TYP.)

1090 COMMON FLOOR PAN (TYP. UNO.)

1590 FINISH FLOOR PAN (TYP. BOTH ENDS)

1590 FLOOR SUPPORT ANGLE (TYP. AROUND PERIMETER)

4" x 1090 END RAIL (TYP.)

END RAIL

FLOOR SUPPORT ANGLE (TYP.)

FINISH PAN (EJ)

COMMON PAN (EJ)

OUTER RAIL

FILL PLATES (TYP. AS NEEDED)

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

1'-16"

STANDARD LEASED UNITS
8'-0" WIDE GROUND MOUNT OFFICES
TYPICAL
BASE FRAME PLAN

Mobile Mini Inc.
1000 N. 10th Street, Suite 100, Minneapolis, MN 55412
612-338-1111
www.mobilemini.com
© 2011 Mobile Mini Inc. All Rights Reserved.

DATE	BY	CHKD	APP'D
10/14/11	BAW/	SP/	SP/
10/14/11	SP/	SP/	SP/
10/14/11	SP/	SP/	SP/

SHEET

9

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%</



NOTE: MODEL 820-LO SHOWN.

Mobile Mini, Inc.

WARNING-COMMENTARY DRAWINGS

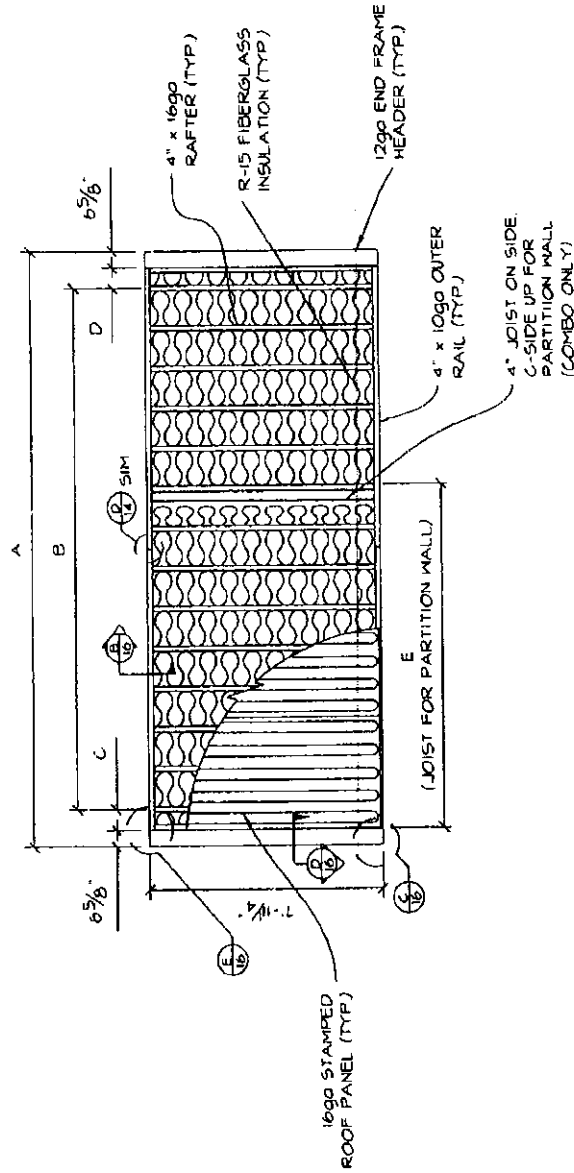
ALL RIGHTS RESERVED

STANDARD LEASED UNITS
8'-0" WIDE GROUND MOUNT OFFICES

TYPICAL
ROOF FRAMING PLAN

DATE	BY	NO.
10/13/13	11/06	13
SHEET		
11		
OFFICE		

	A	B	C	D	E
810-LO	9'-4 1/2"	5 SPACES @ 16" OC = 6'-0"	0'-12 1/4"	0'-12 1/4"	-
820-LC	14'-4 1/2"	15 SPACES @ 16" OC = 17'-4"	1'-3"	0'-1 1/2"	10'-0"
830-LO	14'-4 1/2"	13 SPACES @ 16" OC = 17'-4"	0'-8 1/4"	0'-8 1/4"	-
840-LC	34'-11 1/2"	28 SPACES @ 16" OC = 37'-4"	1'-4 1/8"	0'-1 1/8"	14'-4 1/8"
840-LO	34'-11 1/2"	28 SPACES @ 16" OC = 37'-4"	0'-9"	0'-9"	-



Mobile Mini Inc.
 10000 Highway 100, Suite 100
 Dallas, Texas 75243-1000
 (972) 440-1000
 FAX (972) 440-1001
 WWW.MOBILEMINI.COM

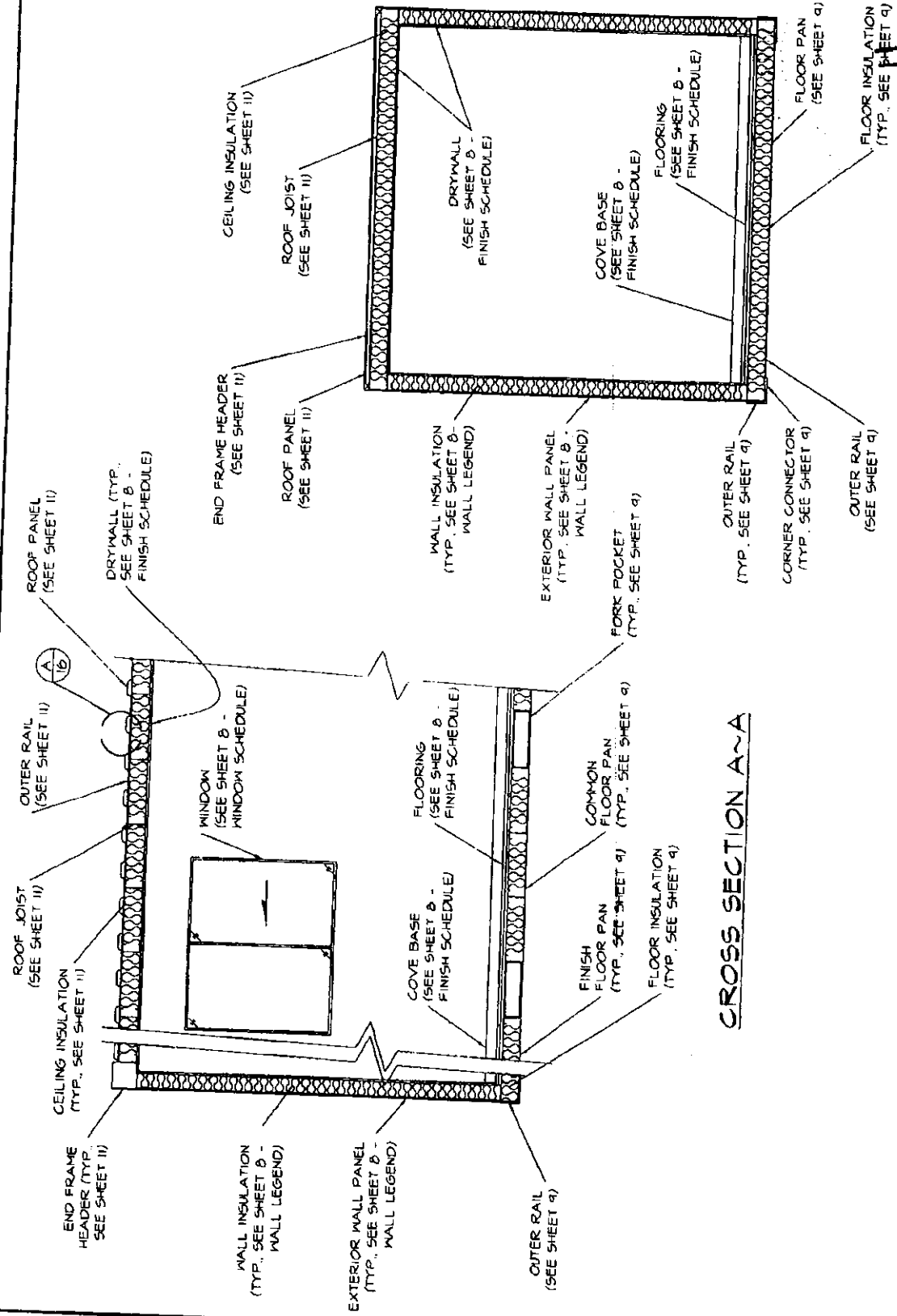
WARNING: CONFIDENTIAL DRAWINGS
 These drawings are the property of Mobile Mini Inc. and are not to be reproduced, copied, or distributed without the written consent of Mobile Mini Inc. If you are not an authorized user, you are notified that any use of these drawings is strictly prohibited. If you are an authorized user, you are notified that you are not to use these drawings for any purpose other than the project for which they were prepared. If you are an authorized user, you are notified that you are to keep these drawings confidential and not to disclose their contents to any third party. If you are an authorized user, you are notified that you are to return these drawings to Mobile Mini Inc. upon completion of the project for which they were prepared. If you are an authorized user, you are notified that you are to destroy these drawings if you are no longer an authorized user. If you are an authorized user, you are notified that you are to sign and date this acknowledgment.

STANDARD LEASED UNITS
 8'-0" WIDE GROUND MOUNT OFFICES
 TYPICAL
 CROSS SECTIONS

DATE	BY	CHKD BY	APP'D BY
04/11/07	123456	123456	123456
04/11/07	123456	123456	123456

SHEET
12

ON OFFICE 12/16



CROSS SECTION A~A

CROSS SECTION B~B

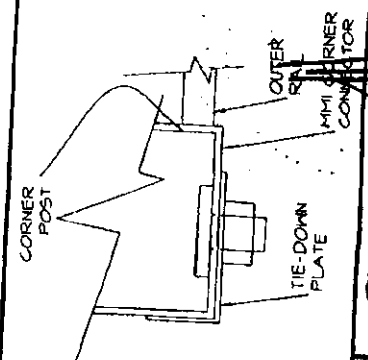
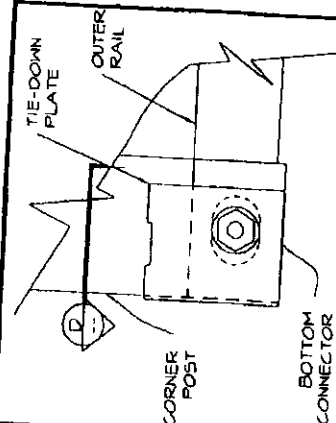
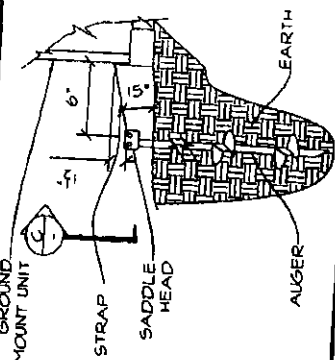
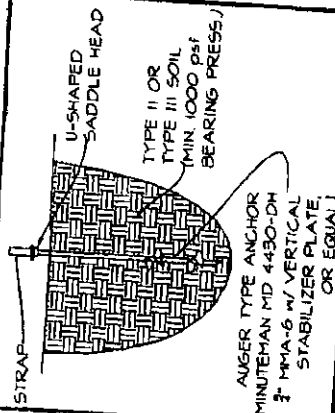
2/16

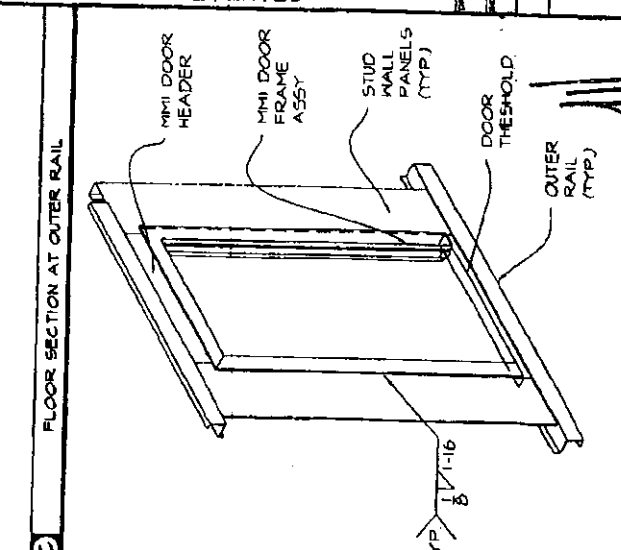
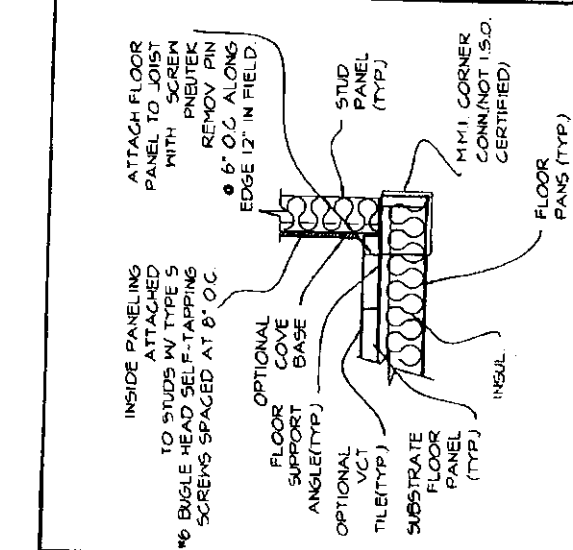
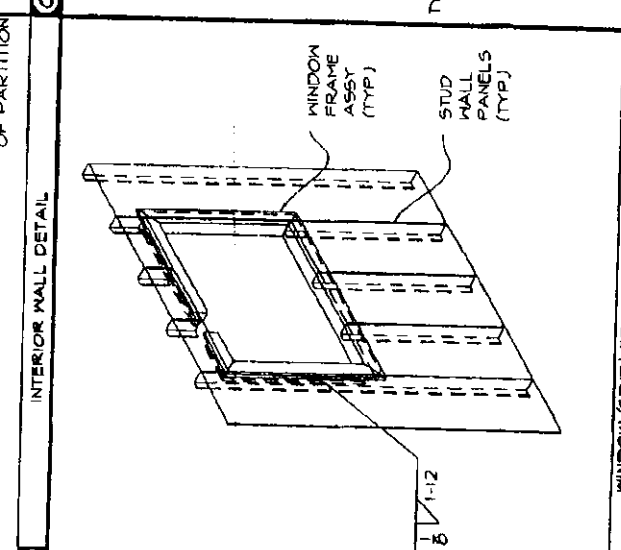
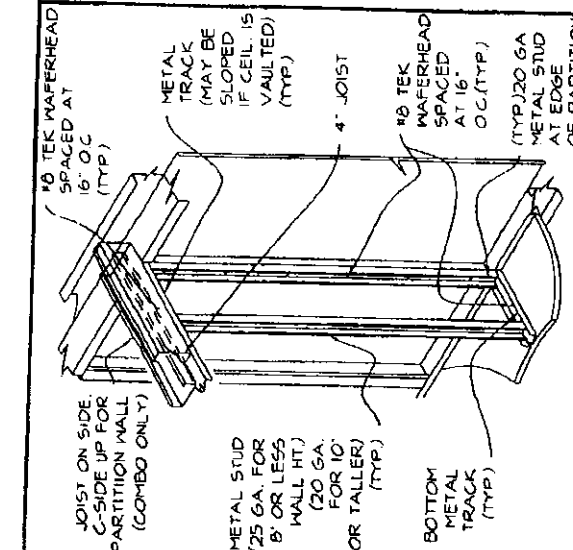
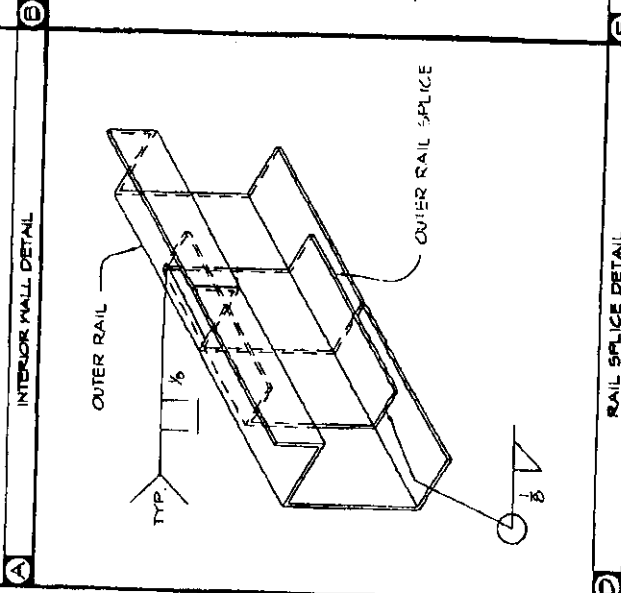
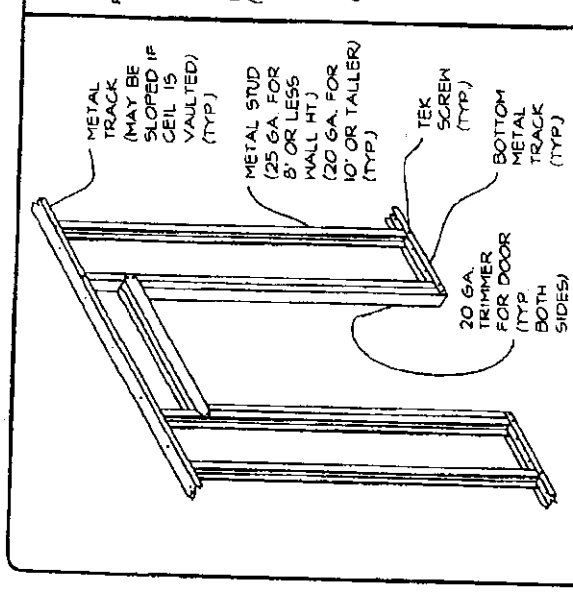
Hand-drawn plan view of a rectangular foundation. The overall dimensions are 8'-0" wide and 12'-0" long. The foundation is divided into three sections by two vertical lines. Each section contains a square anchor. The distance between the anchors in each section is labeled "SEE NOTE 4". The distance between the anchors in the middle section is also labeled "SEE NOTE 4". The distance between the anchors in the end sections is labeled "25 KIPS PER SUPPORT (TYP.)". The foundation is labeled "GROUND MOUNT UNIT". The anchors are labeled "MAXIMUM ANCHOR O.C. (SEE TABLE)". The foundation is labeled "AUGER ANCHOR".

- 1/ DETERMINE THE UNIT MODEL NUMBER.
- 2/ DETERMINE THE NUMBER OF ANCHORS REQUIRED FROM TABLE BELOW. ADDITIONAL ANCHORS MAY BE INSTALLED TO AVOID BLOCKING DOORS AND ACCESS ROUTES PROVIDING THE MAXIMUM ANCHOR SPACING SHOWN IN TABLE IS NOT EXCEEDED.
- 3/ INSTALL ANCHORS IN ACCORDANCE WITH LAYOUT AND DETAILS ON THIS SHEET.

[illegible]

- 1) MINIMUM 1 ANCHOR PER CORNER REQUIRED FOR ALL WIND LOADS.
- 2) PSF BASED ON EXPOSURE "C", HORIZONTAL
- 3) MILES PER HOUR, THREE (3) SECOND GUST.
- 4) MAXIMUM 6' - 0" SPACING O.C. SUPPORT IN OFFICE AREA.
MAXIMUM 3' - 6" SPACING O.C. SUPPORT IN STORAGE AREA.
FOUNDATION PADS SHALL BE
3/4" THICK X 16" SQ PRESSURE-TREATED PLYWOOD MINIMUM



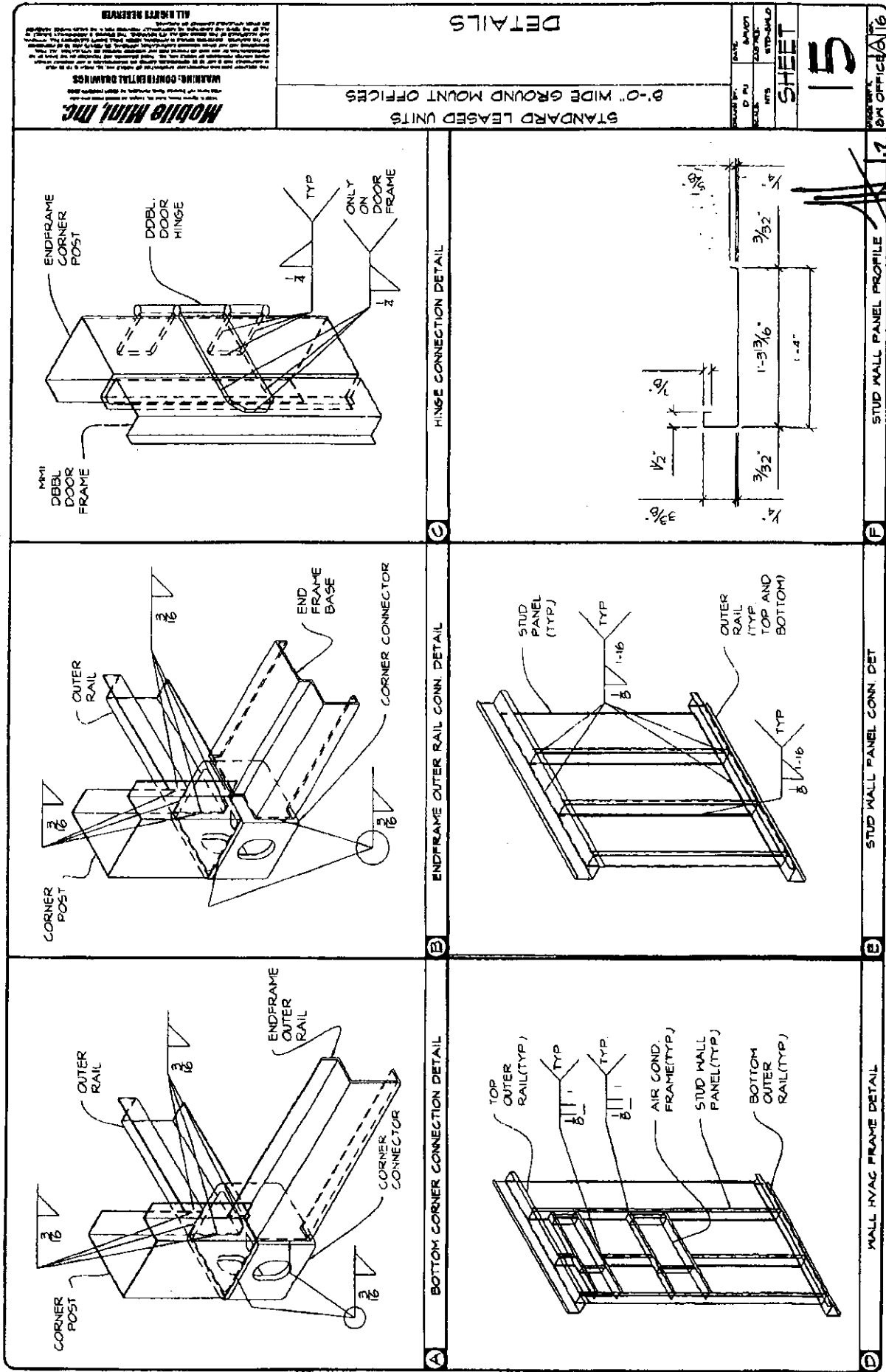


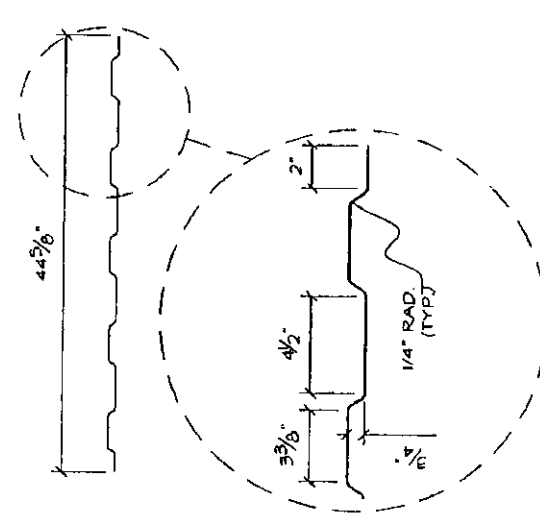
Mobile Mini Inc.
 WARNING: CERTIFIED INSTALLERS
 ALL RIGHTS RESERVED

STANDARD LEASED UNITS
 8'-0" WIDE GROUND MOUNT OFFICES
 DETAILS

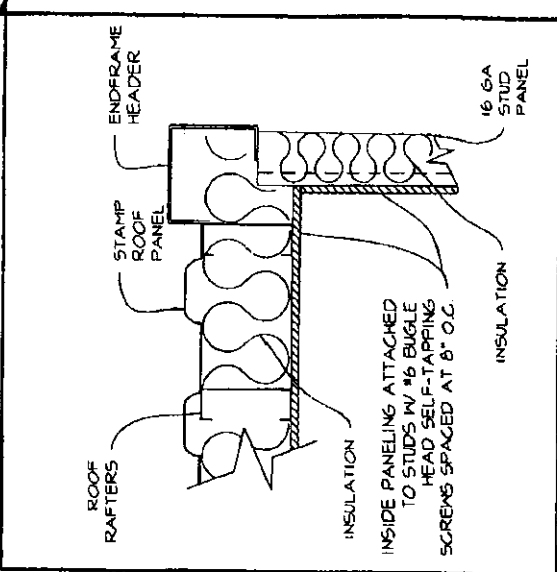
SHEET
 14
 16

DOOR FRAME ATTACHMENT
 WINDOW (STUD) FRAME ATTACH DETAIL
 RAIL SPLICE DETAIL
 INTERIOR WALL DETAIL
 INTERIOR WALL DETAIL
 FLOOR SECTION AT OUTER RAIL

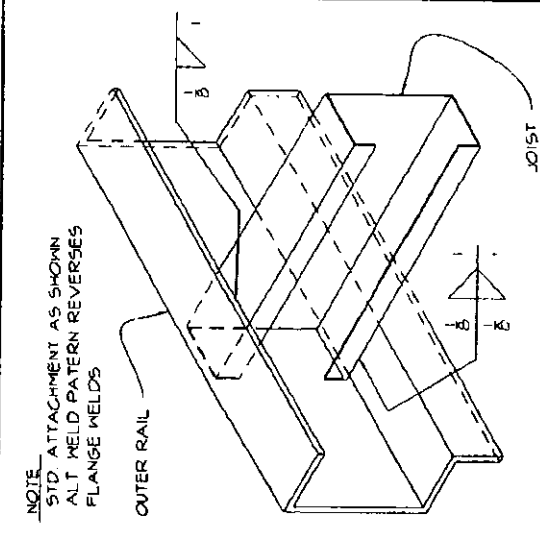




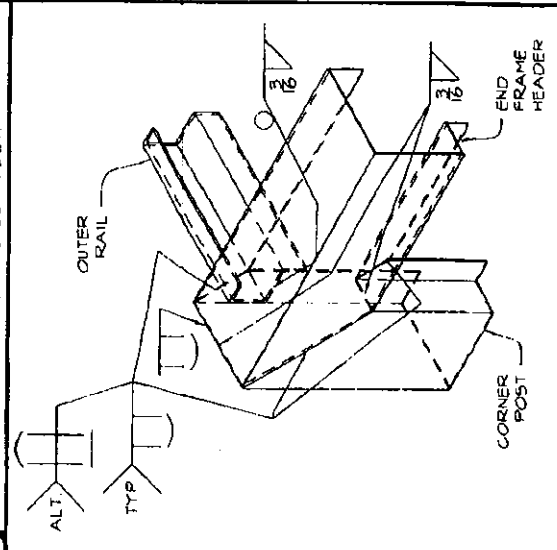
ROOF PANEL PROFILE



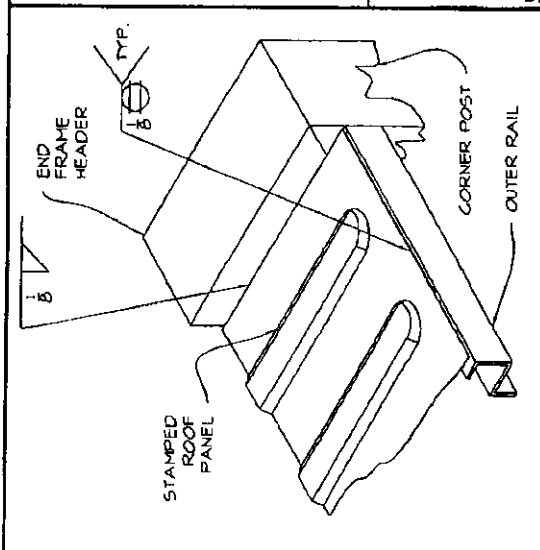
ROOF SECT. AT END FRAME



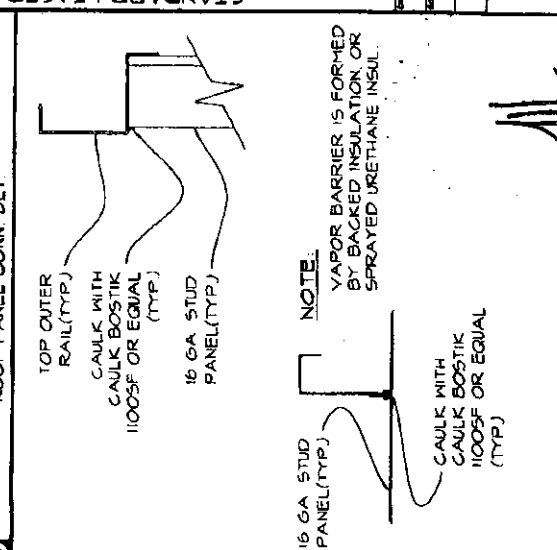
ROOF RAFT TO RAIL CONN. DET.



TOP CORNER CONNECTION DETAIL



ROOF PANEL CONN. DET.



CAULKING DETAIL

Mobile Mini, Inc.
 WARNING: CONSULT DRAWINGS
 ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED
 DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE SPECIFIED
 DIMENSIONS ARE GIVEN TO CENTERLINE UNLESS OTHERWISE SPECIFIED
 DIMENSIONS ARE GIVEN TO SURFACE UNLESS OTHERWISE SPECIFIED
 DIMENSIONS ARE GIVEN TO CENTERLINE UNLESS OTHERWISE SPECIFIED
 DIMENSIONS ARE GIVEN TO SURFACE UNLESS OTHERWISE SPECIFIED

STANDARD LEASED UNITS
 8'-0" WIDE GROUND MOUNT OFFICES

DATE	REV	BY	CHKD
10/10/13	1	10/10/13	10/10/13
SHEET 16			

16

Julio Orbegoso, P.E.

ENGINEERING CALCULATIONS

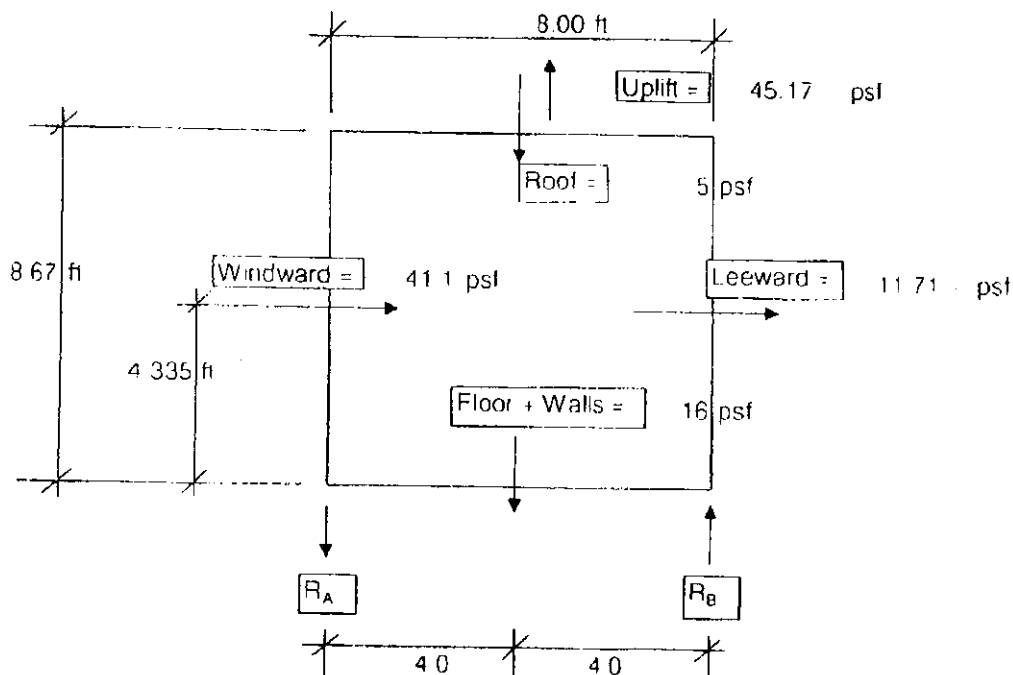
Client Name: Modular Plans Design, Co.
 Job Name: 8ft Mobile Mini
 ORB #:
 Completed By: JCM 5/14/09

Building Input:

Building width, $w = 8$ ft Tie Down Capacity = 3150 lbs
 Building length, $l = 40$ ft Strap angle = 0.0 degrees
 Building height, $h = 8.67$ ft
 Roof Dead Load, $DL_r = 5$ psf
 Floor + Wall DL, $DL_{fw} = 16$ psf

Wind Input:

Wind = 150 mph, Exposure C, Category III
 Windward pressure, $W_w = 41.1$ psf Wind Uplift, $W_u = 45.17$ psf
 Leeward pressure, $W_l = 11.71$ psf



ELEVATION

OVERTURNING:

Wind pressure, $W_p = h(W_w + W_l) = 457.86$ lbs/ft FBC Eq 16-14 = $0.6D + W$
 Total Dead Loads, $DL_t = w(0.6(DL_r + DL_{fw})) = 100.80$ lbs/ft FBC Eq 16-14 = $0.6D + W$

Overturning moment, $M_o = W_p(h/2) = 1984.83$ lb-ft
 Resisting moment, $M_r = DL_t(w/2) = 403.2$ lb-ft

Net overturning moment, $M_{net} = M_o - M_r = 1581.6$ lb-ft/ft

Reactions, $R_A + R_B = M_{net}/w = 197.70$ lbs/ft

Reaction Entire Length, $R_t = R^*l = 7908.17$ lbs

Vertical tie down capacity, $V_c = 3150$ lbs

Number of tie downs Req'd = $R_t/V_c = 3$

For Overturning

[Signature]
 02/06/13

Julio Orbegoso, P.E.

ENGINEERING CALCULATIONS

Client Name: Modular Plans Design, Co.
Job Name: 8ft Mobile Mini
ORB #:
Completed By: JCM 5/14/09

UPLIFT.

Wind pressure, $W_u = 45.17$ psf

Total Uplift, $U_t = W_u \cdot w \cdot l - D L_1 \cdot l = 10422.40$ lbs

Number of tie downs Req'd = $U_t / V_c =$

4

2

Total For Uplift
Each Side For Uplift

TOTAL NUMBER OF TIE DOWNS REQ'D EACH SIDE =

3


02/06/13

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 13.

ITEM: At a recent meeting Council Member Salver asked staff to report back on the feasibility of launching a presence on Social Media (Facebook/Twitter) for the Town of Bay Harbor Islands. Attached is information and some recommendations from Town Clerk Marante.

DESCRIPTION:

A survey was conducted of municipalities in Miami-Dade, Broward and Palm Beach County to see which ones had a Facebook/Twitter account and what their regulations were concerning the administration of the sites. Also issues such as retention of information for public records requirements and the administration of the site were considered. Below are some things for the Council will need to decide when implementing a Facebook presence:

1. Whether to allow public comments on the site, some cities actively participate and some do not allow messages or comments to be left on their Facebook page.
2. Who will manage the Facebook page. Many of the cities' sites are stale and not updated on a regular basis.
3. Content. What type of information will be posted on the site and who makes the decisions on what to post.

Staff would recommend developing our own policy prior to launching a presence on Facebook and requests approval to work on a policy with the Town Attorney, which will reflect some of the decisions indicated above. Enclosed are a couple of sample policies provided by other municipalities.

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Survey	social media survey.pdf
2.	Cities Facebook Pages - Examples	facebook pages.pdf

3.	Social Networking Sites Policies - Samples	social networking sites policies.pdf
4.	Attorney General Opinions	AGO - facebook.pdf

TOWN OF BAY HARBOR ISLANDS

SOCIAL MEDIA - FACEBOOK / TWITTER

	Does the city currently have or is contemplating a social media presence? Facebook, or Twitter?	If so, Do you have Policies and procedures in Place?	Is there an area where people can post questions or comments?	Do each Council/ Commissioner have their Facebook or Twitter?	Has Your City/Town Attorney given a written opinion on this matter?	What issues, if any, have your city ran into with public records request for social media content?
MIAMI-DADE COUNTY						
Town of Cutler Bay	NO	NO	NO	NO	NO	None
Village of Bal Harbour	YES					
City of Hialeah	NO	NO	NO	NO	NO	None
City of Hialeah Gardens	NO	NO	NO	YES	NO	None
Village of Key Biscayne	YES	NO	YES	NO	NO	None
City of North Miami Beach	YES					
City of Miami Beach	YES	YES	YES	YES	NO	None
City of Miami Gardens	YES	NO	YES	NO	NO	None
City of Miami Shores	YES					
Village of Pinecrest	YES	NO	YES	Unknown	NO	None
City of South Miami	NO	NO	NO	NO	NO	None
Town of Surfside	YES	NO	NO	NO	NO	None
BROWARD COUNTY						
City of Hallandale Beach	YES	NO	YES	YES	YES	None
City of Layton	NO	NO	NO	NO	NO	None
City of North Lauderdale	NO	NO	NO	NO	NO	None
City of Pembroke Pines	YES	NO	NO	NO	NO	None
Village of Royal Palm Beach	YES	NO	YES	NO	NO	None
PALM BEACH COUNTY						
City of Belle Glade	NO	NO	NO	NO	NO	None
City of Boynton Beach	YES	YES	YES	YES	YES	None
City of Deerfield Beach	YES	YES	NO			
Town of Hillsboro Beach	NO	NO	NO	NO	NO	None

facebook

Email or Phone

Password

Log In

☐ Keep me logged in[Forgot your password?](#)**City of Miami Beach Government is on Facebook.**

To connect with City of Miami Beach Government, sign up for Facebook today.

Sign Up

Log In

**City of Miami Beach Government**

★★★★☆ (33 ratings)

6,976 likes · 57 talking about this · 3,151 were here

Government Organization
 1700 Convention Center Drive, Miami Beach, Florida 33139
 305.604.2489 (CITY)
 Today 8:30 am - 5:00 pm
[About](#)



Photos



Events



Join My List



Twitter

Highlights ▾

**City of Miami Beach Government**

15 hours ago · 🌐

Shape North Beach's future. Attend Thursday night's workshop at North Shore Youth Center.

**North Beach Revitalization**

This page is dedicated to information relevant to the creation of an Economic Development and Revitalization Strategy Plan for the North Beach district of the City of Miami Beach. All interested persons are welcome to add constructive input as to issues facing North Beach, obstacles to living, working Community. 46 like this.

[Like](#) [Comment](#) [Share](#)

👍 Miami Dance Festival (MDF) likes this.

**City of Miami Beach Government**

1 day · 🌐

Miami Beach at the Jackie Gleason Theater

Recently · 🌐

Reviews

[See All](#)**Sergio Santana**

Proud to work for the city of Miami Beach (parking dept.) Sign shop. May all have a great day.

👍 2 🗨 1 over 4 years ago · 🌐

**Vincent Fernald**

I hope that after you arrest Peter Rossello - who's mother is on the Real Housewives of Miami - that you make him work o... See More

👍 2 over a year ago · 🌐

**Andrea Halo Aiolfi**

Who have a empty shop in ocean drive for open a new activity?

👍 1 about 5 months ago · 🌐

**Francisco Lopez**

Make the whole beach a private property of a resident association so we can get rid of Memorial day Weekend. We are sick of what happens during that time of the year.

👍 1 over a year ago · 🌐

Lives

[See All](#)**Miami-Dade Office of Emergency Management**

Government Organization

**The Miami-Dade Police Department**

Government Organization

**WLTU-TV**

TV Channel

**4th Annual Celebrate Orgullo Festival**

Non-Profit Organization

**Art Deco Weekend**

Education



Like Comment Share



City of Miami Beach Government

Yesterday · 🌐

"Change is the only thing you can count on in life that is permanent," said Riley. "You have to have a growth mindset." at The Fillmore Miami Beach at the Jackie Gleason Theater



Like Comment Share

👍 Marcia Monserrat likes this.



City of Miami Beach Government

January 24 · 🌐

Share this important workshop to redevelop North Beach.



North Beach Master Plan First Public Input Meeting

January 30 at 6:30pm in EST

North Shore Youth Center, 501 72nd St., Miami Beach

📧 Invite Friends · 16 people are going

Like Comment Share

👍 Miami Dance Festival (MDF) likes this.



City of Miami Beach Government shared a link

January 22 · 🌐

North Beach Public Input Workshops <http://conta.cc/1kYUnPu>

VIBRANT & EXCITING PLACE



Join Your Neighbors for Two Community Workshops

Thursdays
January 30 & February 13
6:30 p.m.

North Shore Youth Center
501 72nd Street, Miami Beach

Be part of developing a revitalization plan for North Beach
Hosted by the City of Miami Beach.

MIAMI BEACH



Events

Recently

Joined 72 Events



Skywarn Spotter Training

with 3 other guests



Miami Beach Fourth of July Celebration

with 17 other guests



Miami Beach Skate Park Community Meeting

with 6 other guests



Activity

Recent



City of Miami Beach Government created Miami Beach Arts in the Parks - Free



City of Miami Beach Government

January 24 · 🌐

Arts in the Parks return this Sunday at Collins Park with free #MISO concert



Miami Beach Arts in the Parks - Free

Saturday, February 22 at 8:00pm in EST

Soundstage in Miami Beach, Florida

13 people are going

Like Comment Share

👍 Neris Ramos and Elizabeth Luques like this.



City of Miami Beach Government shared a link

January 22 · 🌐

Miami Beach Cultural Arts Events January 23 - January 29, 2014
<http://conta.cc/1kUXLuM>



Miami Beach Cultural Arts Events

January 23 - January 29, 2014

conta.cc

The City of Miami Beach provides this information to you as a courtesy. The inclusion of this information does not

Like Comment Share

👍 Lily D Mprez likes this.



Darrin McGillis

http://www.thestar.com/.../justin_bieber_arrest_a_present...



Justin Bieber arrest a present in disguise: Menon | Toronto Star

www.thestar.com

Before he was hauled into a Miami court Thursday on a DUI charge, the young star... See More

North Beach Public Input Workshops

conta.cc

Like Comment Share

Max Sklar likes this.



City of Miami Beach Government shared a link

January 21 · 🌐

Miami Beach Traffic Alert - Rollover Accident on Collins Avenue still causing delays northbound. Avoid Collins from 41 - 63 St. #trafficalertsfl <http://conta.cc/1KUzq3C>



Miami Beach Traffic Alert - Rollover Accident on Collins Avenue

conta.cc

Like Comment Share



Avila Tei Thanks for the alert!

January 21 at 8:33pm



City of Miami Beach Government shared a link

January 21 · 🌐

Traffic Alert - Collins Avenue, serious accident, causing northbound delays. Avoid northbound Collins from 41 - 63 Streets. #trafficalertsfl <http://conta.cc/KDSOvI>



Traffic Alert - Collins Avenue, serious accident, northbound delays

conta.cc

Like Comment Share



City of Miami Beach Government shared a link

January 15 · 🌐

North Beach workshops, news updates, traffic, free events & more in E-briefs <http://conta.cc/1mInXNr>



E-News from Miami Beach

North Beach workshops, latest on convention center

Three finalists have been selected! Now, it's your turn! Judges made their evaluations and the final three points are posted online for final

Like Comment Share

Noris Ramos likes this.



City of Miami Beach Government shared North Beach

Revitalization photo

January 16 · 🌐

January 24 at 6:06am



City of Miami Beach Government shared a link

January 23 · 🌐

Miami Beach Traffic Alert - Overnight Closures of Michigan Avenue btwn Alton Rd. and Dade Blvd. Continue tonight. <http://conta.cc/1mFNjpl> #trafficalertsfl



Miami Beach Traffic Alert - Overnight Closures of Michigan Avenue Continue

conta.cc

North Michigan Avenue (between Alton Road and Dade Boulevard) will be closed overnight as FDOT crews perform drainage work for the Alton Road project.

Like Comment Share



City of Miami Beach Government shared a link

January 21 · 🌐

Miami Beach Traffic Alert - Overnight Closures of Michigan Avenue begins tonight and for 3 nights #trafficalertsfl <http://conta.cc/LBRG6y>



Miami Beach Traffic Alert - Overnight Closures of Michigan Avenue

conta.cc

North Michigan Avenue (between Alton Road and Dade Boulevard) will be closed overnight as FDOT crews perform drainage work for the Alton Road project.

Like Comment Share

Marcos Bevilacqua, David L. Johnson and Christian Gaston Almada like this.



City of Miami Beach Government

January 19 · 🌐

Miami Beach Resort Tax collection up 11% & Food & Beverage Tax up 7%: Jan - Nov 2013 (compared to 2012) according to GMCVB.

Like Comment

MariaSantesteban RıdPerez, Daniel Craido, Marcos Bevilacqua and 2 others like this.



David Pitch Ripoff

👍 1 January 19 at 7:44am



City of Miami Beach Government

January 18 · 🌐

Come out and play to celebrate our history at #ArtDecoWeekend



Art Deco Weekend

Miami Design Preservation League presents Art Deco Weekend on January 17 - 19, 2014. Open Drive. Location: 5-578 11th St.

HELP MAKE NORTH BEACH a MORE VIBRANT & EXCITING PLACE



Join Your Neighbors for Two Community Workshops

Thursdays
January 30 & February 13
6:30 p.m.

North Shore Park Youth Center
501 72 Street, Miami Beach

Be part of developing a revitalization plan for North Beach
Hosted by the City of Miami Beach.

MIAMI BEACH

Like Comment Share

👍 Ted Berman, Victor Leal, Laurelie Lecussan Parodi and 2 others like this.



City of Miami Beach Government

January 17 · 🌐

Bullies are Not Welcome in Miami Beach (7 photos)
Anti-Bullying Youth Workshop at North Shore Park Youth Center



Like Comment Share

👍 Osum Khan, Yolanda Garcia-Balbin, Marisa Heckstall and 7 others like this.

Like Comment Share

👍 Neris Ramos, MariaSantesteban RCPerez and Frank Valines like this.



City of Miami Beach Government shared a photo

January 18 · 🌐

AYÚDANOS HACER *que* NORTH BEACH SEA *un* LUGAR MÁS RELUCIENTE y SENSACIONAL



Acompáñenos junto a
Sus Vecinos Para Dos
Reuniones

Jueves
30 de enero y 13 de febrero
6:30 p.m.

North Shore Park Youth Center
501 72 Street, Miami Beach

Sea parte del plan de desarrollo para la revitalización de North Beach.
Organizado por la Ciudad de Miami Beach.

MIAMI BEACH

NorthBeach@miamibeachfl.gov | 305.375.7571 | Facebook.com/MiamiBeachFL

Like Comment Share

👍 Vanessa Poma and City of Miami Beach Government like this.



City of Miami Beach Government shared a link

January 16 · 🌐

Have you voted for your favorite Like2Love Miami Beach poem?
Read finalists: <http://miamibeachfl.gov/news/scroll.aspx?id=71222>



LIKE2LOVE
MIAMI BEACH

News @ City of Miami Beach
miamibeachfl.gov

Vote A, B or C. You can reply to this post too.

Like Comment Share

👍 Neris Ramos, Juergen Krause and MariaSantesteban RCPerez like this.



City of Miami Beach Government shared a link

January 16 · 🌐

Traffic Alert - MacArthur Causeway Closure Tonight after 10pm
#trafficalertsfl <http://conta.cc/1i2ytsC>



Traffic Alert - Overnight Closure MacArthur Causeway Tonight

conta.cc

Eastbound lanes on I-395 MacArthur Causeway Bridge from 200 West of I-395 to Biscayne Boulevard off ramp will be closed.

Like Comment Share

👍 Juergen Krause likes this.

👍 1

[Log In](#)[See All](#)

2012, is a peerless haven of oceanfront elegance, quiet unwavering taste, anticipatory service and seductive amenities. www.stregisbalharbour.com — with Kelly Zayuri Organo Gold Deltona



Like Comment Share

22 2

Bal Harbour Village shared LALIQUE's photo

December 16, 2013

living for #Lalique



Like Comment Share

4

Bal Harbour Village shared a link

December 12, 2013

In the 1950's, the discreetly luxurious Sea View Hotel - Bal Harbour, Florida drew its share of notables, from David Brinkley, Bob Dole, Howard Baker, Hubert Humphrey, Tip O'Neil, Thomas Dewey, and Boris Yeltsin to the likes of Debbie Reynolds and Bob Dylan and many Latin American television stars.
#ThrowbackThursday #luxury #timeless

Museum of Contemporary Art, North Miami
Art Museum · Organization

The St. Regis Bal Harbour Resort
Hotel

ONE Bal Harbour Resort & Spa
Hotel

Sea View Hotel - Bal Harbour, Florida
Hotel

Makoto - Bal Harbour
Japanese Restaurant

Bal Harbour Village shared a link

December 16, 2013

Bal Harbour Shops + #Lalique = #loving this!



Lalique now open in Bal Harbour

balharbourshops.com

Just in time for the holidays, Lalique opens its doors at the Bal Harbour Shops. The 750 square foot jewel box boutique was designed by international

Like Comment Share

7

Bal Harbour Village shared Bal Harbour Shops's photo

December 13, 2013

Another gorgeous goodie from #Gucci

It's that time of year to ask for something special! We think this classic Gucci "Soho" Leather Shoulder Bag in gold is the perfect gift you can wear year round! More of our favorite gifts here:
<http://balharbourshops.com/gift-guide-2014/>



Sea View Hotel - Bal Harbour Village, Florida
www.balharbourflorida.com

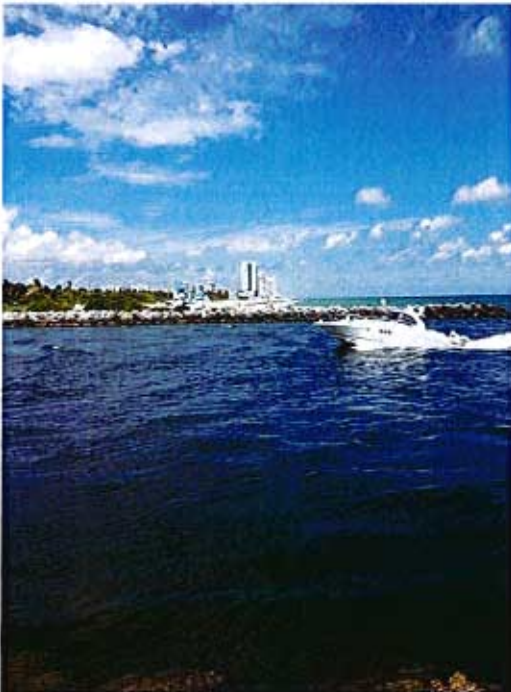
Sea View Resort - Enter a location that celebrates enduring elegance that weaves the gentle traditions of Southern Florida with the timeless feel of elevated, ocean-front service. Step back into a part of Florida's history and Miami's magic. What a delight on to design and service - all

Like Comment Share



Bal Harbour Village shared ONE Bal Harbour Resort & Spa : photo
December 6, 2013 · 🌐

It's a gorgeous Miami day. Anyone going to #ArtBasel today/tonight?



Like Comment Share



Bal Harbour Village shared a link
December 5, 2013 · 🌐

Lifestyle Mirror presents BEST OF BASEL
'Unscripted' Bal Harbour curator Claire Breukel shares her top ten list for #ArtBaselMiami 2013



Claire Breukel's Guide to Art Basel Miami 2013
http://lifestylemirror.com



Like Comment Share



Bal Harbour Village shared a link

December 9, 2013 · 🌐

Aside from Dolce & Gabbana, what gifts are you planning to get your Gentleman of Taste this season?



Dolce & Gabbana's Tasteful Celebration
balharbournhops.com

While it's not unusual to find men of a certain look—cool, well-dressed, confident—walking around Bal Harbour, last Monday night they came out in

Like Comment Share



Bal Harbour Village shared a link via Fast Company
December 5, 2013 · 🌐



Nelson Mandela, 1918-2013
fast.co

Honoring one of the world's greatest leaders

Like Comment Share



Bal Harbour Village
December 4, 2013 · 🌐

#LOVE The St. Regis Bal Harbour Resort #SPA

Like Comment Share



Bal Harbour Village shared The Wolfsonian-EDU's album
December 1, 2013

The Birth of Rome: Private Preview with Micky Wolfson
(41 photos)



Like Comment Share

Bal Harbour Village shared a link
November 27, 2013

From Pure Friday Happy Hour to a Happy Thanksgiving, Mister Collins at ONE Bal Harbour Resort & Spa is ready to celebrate!



Mister Collins at ONE Bal Harbour Resort
www.onebalharbourresort.com

Experience Mister Collins at ONE Bal Harbour Resort featuring fresh American cuisine using seasonal and local

Like Comment Share



Like Comment Share



Bal Harbour Village shared a link
December 2, 2013

Art Basel - Event Calendar
www.artbasel.com



The world's premier international art show for Modern and contemporary works. Art Basel features nearly 300 leading galleries from North America, Latin America, Europe, Asia, Australia.

Like Comment Share

Bal Harbour Village
November 28, 2013

We hope everyone is enjoying a Happy Thanksgiving with friends, family and loved ones!

Like Comment

Bal Harbour Village shared The St. Regis Bal Harbour Resort's photo
November 27, 2013

Yes!

Chef Antonio's pumpkin tart has us wondering... Is it okay to start with dessert this Thanksgiving?



Like Comment Share



Bal Harbour Village

November 27, 2013 · 🌐

Feeling thankful for the beauty that is Bal Harbour Village at Bal Harbour Quanzo Boutique Hotel



Like · Comment · Share

👍 35

Bal Harbour Village created an event ·

November 25, 2013 · 🌐

**Bal Harbour Movies on the Beach - Man of Steel**

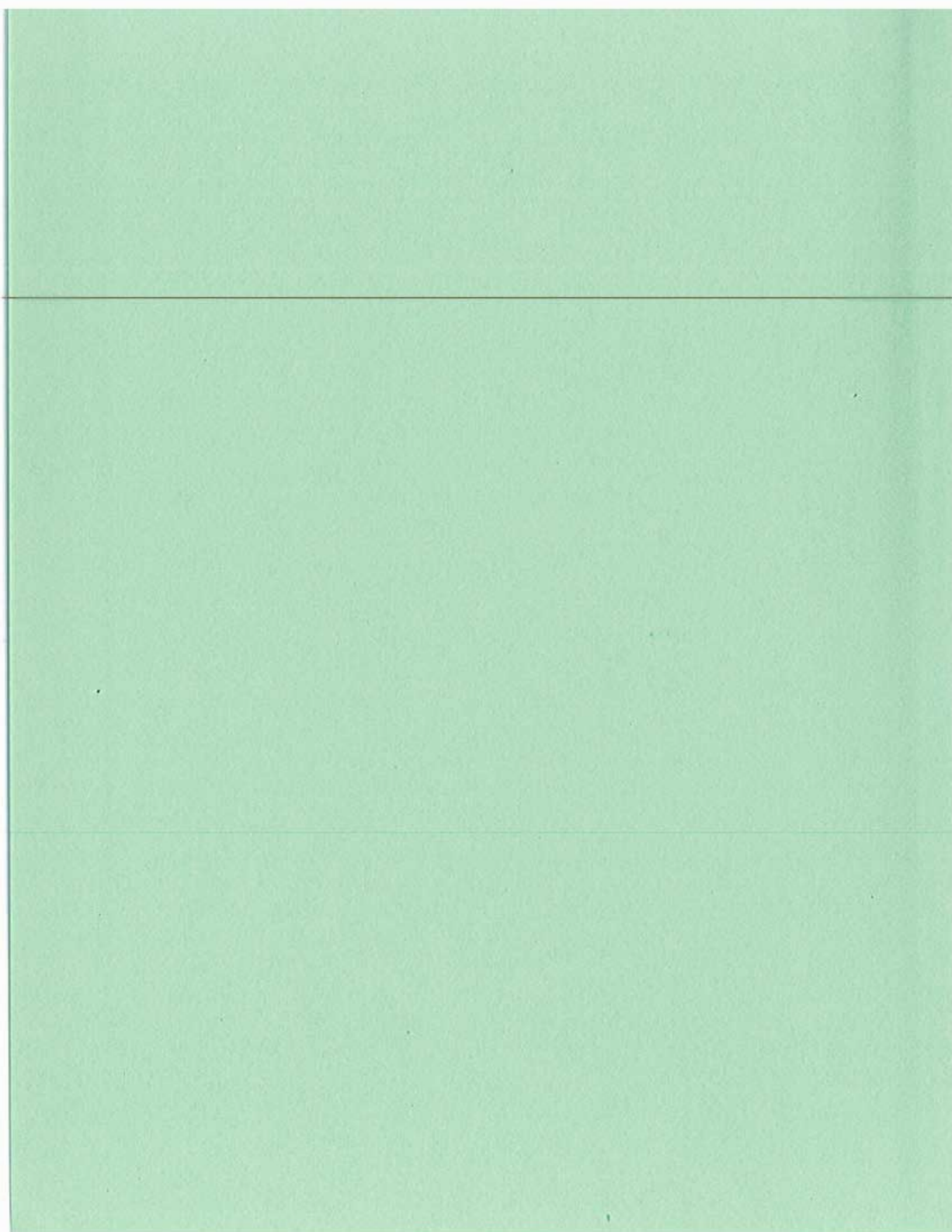
Saturday, November 30, 2013 at 7:00pm in EST

Bal Harbour Beach-Lochmeier (118 Bal Harbour Resort & Spa)

2 people went

Like · Comment · Share

👍 3 💬 2



facebook

Email or Phone

Password

Log In☐ Keep me logged in[Forgot your password?](#)**City of Aventura
is on Facebook.**

To connect with City of Aventura, sign up for Facebook today.

Sign Up**Log In****City of Aventura**

307 likes · 1 talking about this

Government Organization

This is the Official Facebook presence for the City of Aventura. Visit our web site for details on any information posted here: www.cityofaventura.com[About](#)[Photos](#) **307**[Likes](#)[Highlights ▾](#)**City of Aventura**

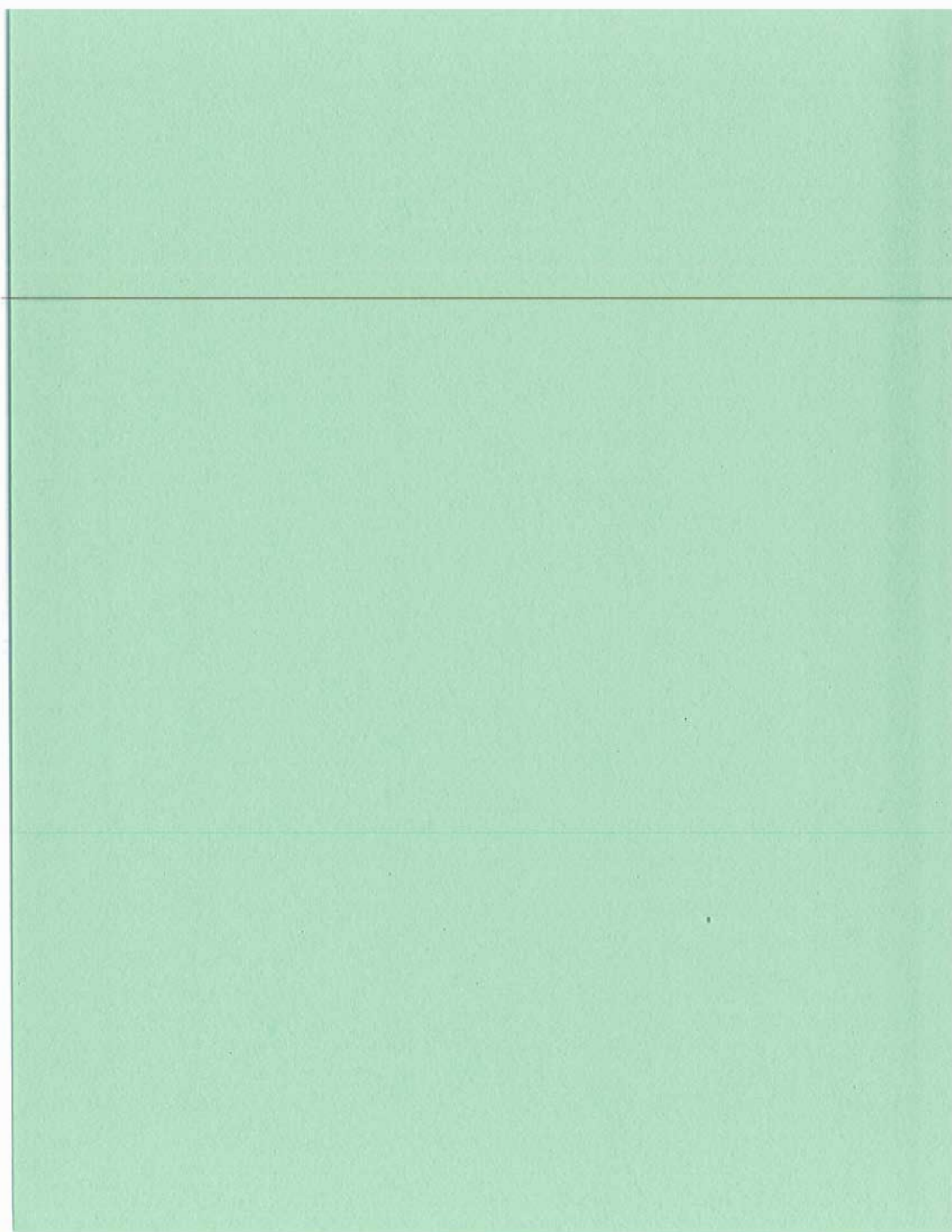
August 30, 2013 · 🌐

[Like](#) [Comment](#) [Share](#)

4 2

[Mobile](#) [Find Friends](#) [Badges](#) [People](#) [Pages](#) [Places](#) [Apps](#) [Games](#) [Music](#)
[About](#) [Create Ad](#) [Create Page](#) [Developers](#) [Careers](#) [Privacy](#) [Cookies](#) [Terms](#) [Help](#)

Facebook © 2014 English (US)



facebook

Email or Phone

Password

Log In

☐ Keep me logged in[Forgot your password?](#)**City of North Miami Beach, Florida is on Facebook.**

To connect with City of North Miami Beach, Florida, sign up for Facebook today.

[Sign Up](#) [Log In](#)**City Hall & 19th Avenue****City of North Miami Beach, Florida**

175 likes · 6 talking about this · 478 were here

Government Organization

This is the official Facebook page for the City of North Miami Beach, Florida

[About](#)**OUTSIDE SHOWCASE SERIES**

WITH HAVE BEEN FIVE GRAND

Rabbi Daniel Kahane**Ann Helen Wainer****The Kabbalah of Time**[Photos](#) **175**[Likes](#)[Map](#)[Highlights](#)**City of North Miami Beach, Florida**

January 23 · 🌐

Please note: The January 23, 2014 Community Redevelopment Agency meeting has been CANCELLED.

[Like](#) [Comment](#)**City of North Miami Beach, Florida**

January 23 · 🌐

[Reviews](#)[See All](#)**Karin Kimball**★★★★★ Great job by the North Miami Beach Police Department in the arrest of the suspect in the murder of Wilson Alexis! Proud, again, of the NMBPD
about 2 weeks ago · 🌐**Ana F. Onate**Dates of sale: Sat, Jun 22 Sat, Jun 22 Location: 1300 NW 15th Ct, Fort Lauderdale, FL 33311 Huge Flea Market Event ... [See More](#)
about 7 months ago · 🌐**Andrea Saldaña B.**did you really just gave the Kardashians a key to the city??? is this a joke??? I feel sorry for all the residents of the city. I thought the city took things like this serious but you obvs don't.
over 8 year ago · 🌐**Dianne Belmonte**Just heard there is a doggy park by the nmb police station Where?
over 8 year ago · 🌐**City of North Miami Beach, Florida**

January 22 · 🌐

2014 NMB Residential Curbside Recycling Calendar

AUTHOR SHOWCASE SERIES

NORTH MIAMI BEACH PUBLIC LIBRARY

Like Comment Share



City of North Miami Beach, Florida

January 21

North Miami Beach Commission on the Status of Women,
Councilwoman Beth E. Spiegel, Liaison

and Total Bank, Invite you to a

FINANCIAL SEMINARGet the most
out of your
paycheck and
learn how to
budget your money.

Guest Speakers

Juan Rivera, VP, Managing Director

Eugene Simmons,
Community Development Officer

Hope Srafe, CPA

**WHEN:** Saturday, January 25, 2014**TIME:** 10 a.m. - 12 noon**WHERE:** NMB Public Library

1601 NE 164 Street • Phone: (305) 948-2986

Like Comment Share

Marcia Avila and Adolphe Jeanfrancois like this.



City of North Miami Beach, Florida

January 21

Due to rain, the Victory Park Playground Rededication is
CANCELLED.

Like Comment



City of North Miami Beach, Florida

January 21

VICTORY PARK PLAYGROUND REDEDICATIONYou are invited to join the North Miami Beach Leisure Services
Department for the rededication of the Victory Park Playground.
The redesigned playground features slides, spinners, and shade
structures. L... [See More](#)**my recycling day is**
WEDNESDAY

2014	2014	2014
January	February	March
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Like Comment Share

Uptown Business Networking likes this.



City of North Miami Beach, Florida

January 21

City of North Miami Beach and the Commission on the Status of Women, Beth E. Spiegel, Liaison

HEART HEALTH WALK**"GET MOVING!"**
Register Today!FREE EVENT • 2.6 MILE WALK • HEALTH FAIR • MUSIC & ENTERTAINMENT
FOOD VENDORS • INFORMATION BOOTHS • RAFFLES & PRIZES • & MORE!**Saturday, February 22, 2014 • 9 a.m. to 12 Noon**

Gates Open at 8 a.m. for Registration

The walk will start and end at Gwen Margolis Amphitheater,
located at 16501 NE 16th Avenue in North Miami Beach.Registration forms are available on the website at www.cityofnmb.com, and on Heart Health Walk info. Please
contact volunteer registration forms to the Leisure Services Department located at 1601 NE 16th Avenue.

For more information call 305-948-2957

Like Comment Share

Tricia Harris likes this.



City of North Miami Beach, Florida

January 21

The Mayor and Council will be participating in a Strategic
Planning Retreats on Saturday, January 18, 2014 and Saturday,
January 25, 2014, from 10 a.m. to 4 p.m. in the City Hall 4th
floor conference room. For more information please call the City
Clerk's office at 305-787-6001.

Like Comment

City of North Miami Beach, Florida [posted a link](#)

January 10



City of North Miami Beach, Florida
January 5 · 🌐



Like Comment Share



City of North Miami Beach, Florida changed their cover photo
January 2 · 🌐



City Hall @ 19th Avenue

Like Comment Share

👍 Avi Alet, GovOffice, Alicia Pollack and 8 others like this.



City of North Miami Beach, Florida
December 31, 2013 · 🌐

Small business owners in Miami-Dade's District 4 are invited to apply for Commissioner Sally Heyman's Annual Mom and Pop Small Business Grant Program.

Applicants may be eligible to receive up to \$3,000, depending on the number of applican... See More



Miami-Dade County - District 4 - Welcome to District 4
www.miamidade.gov

Commissioner Sally A. Heyman was first elected to the District 4 seat of the Miami-Dade Board of County Commissioners in September 2012 after serving in the Florida House of Representatives for eight years.

Like Comment Share



City of North Miami Beach, Florida
January 5 · 🌐

UPCOMING MEETINGS AND EVENTS:

Monday, January 6, 2014

General Employees Retirement Board - 3:30 p.m.

City Hall, 2nd Floor, Council Chambers

17011 NE 19th Avenue

North Miami Beach, FL 33162

For more information, contact Martin Lebowitz, Pension Plan Administrator at 305-919-3724

Tuesday, January 7, 2014

Police & Fire Retirement Board - 9 a.m.... See More

Like Comment



City of North Miami Beach, Florida changed their cover photo
December 31, 2013 · 🌐



Like Comment Share

👍 Vanessa Hannah and Tricia Harris like this.



City of North Miami Beach, Florida changed their cover photo
December 31, 2013 · 🌐



**The Greater North Miami Beach
Chamber of Commerce
Happy and Healthy New Year**



Presented By:



Wednesday January 23, 2014

Free Health Screenings

Like Comment Share

Ana F. Onate likes this.



City of North Miami Beach, Florida

December 20, 2013 · 🌐

CHRISTMAS DAY SCHEDULE:

Wednesday, December 25, 2013

The City of North Miami Beach will observe the CHRISTMAS DAY holiday on Wednesday, December 25, 2013.

All municipal offices other than those providing emergency services will be closed.

GARBAGE COLLECTION SCHEDULE: There will be "NO RESIDENTIAL GARBAGE COLLECTION" on Wednesday, December 25, 2013. Commercial pick-up will follow normal s... [See More](#)

Like Comment



City of North Miami Beach, Florida

December 16, 2013 · 🌐

EVENTS AND MEETINGS THIS WEEK IN NMB:

Tuesday, December 17, 2013

Community Redevelopment Agency (CRA) - 5 p.m.

City Hall Council Chambers, 2nd Floor

17011 NE 19th Avenue

North Miami Beach, FL

Agenda:

http://www.citynmb.com/vertical/Sites/%7B7D026603-3FD1-47D7-872B-A998702CDBDA%7D/uploads/Dec_17_2013_CRA_packet.pdf

Tuesday, December 17, 2013... [See More](#)

Like Comment

👍 1 🗨 1



Like Comment Share

👍 1

Tiocha Perry, Sabine Dorival, Jordan Bialek and 2 others like this.



City of North Miami Beach, Florida

December 30, 2013 · 🌐

January 1, 2014

New Year's Day Holiday

The City of North Miami Beach will observe the NEW YEAR'S DAY holiday on Wednesday, January 1, 2014. All municipal offices other than those providing emergency services will be closed.

GARBAGE COLLECTION SCHEDULE:

There will be "NO RESIDENTIAL GARBAGE COLLECTION" on Wednesday, January 1, 2014. Commercial pick-up will follow normal schedule.

BULK TRASH CO... [See More](#)

Like Comment



City of North Miami Beach, Florida

December 18, 2013 · 🌐

State Road 826 Median Restoration Project Phase 1 Completed (12 photos)

The City of North Miami Beach held a Ribbon Cutting Ceremony for the completion of Phase 1 of the State Road 826 Median Restoration Project on Saturday, December 14, 2013, on the corner of NE 21st Avenue and State Road 826 (North Miami Beach... [See More](#)



Like Comment Share

👍 3 🗨 1



facebook

Email or Phone

Password

Log In

☐ Keep me logged in[Forgot your password?](#)**Miami Shores Village Official Government is on Facebook.**

To connect with Miami Shores Village Official Government, sign up for Facebook today.

Sign Up

Log In



Miami Shores Village will not respond to comments posted on this page. Please use the "About" button to contact us directly.

Miami Shores Village Official Government

★ ★ ★ ★ ★ (45 ratings)

293 likes · 7 talking about this · 161 went here

Government Organization · City Hall
 10050 Northeast 2nd Avenue, Miami Shores, Florida 33138
 (305) 795-2207

[About](#)

Photos

293

Likes



Map

Highlights ▾

**Miami Shores Village Official Government**

January 22 · 🌐

Hope to see you at our monthly ride this weekend! The weather looks beautiful.



1.25.2014
Saturday 10AM

Miami Shores
B I K E
R I D E

Join us for a NEW 1 mile group bicycle ride around Miami Shores. Ride will begin and end at the Miami Shores Community Center. Please arrive 15 minutes early.

Group Ride will have a police escort. **Riders required.**
 No rollerblades, handbikes or training wheels allowed.

Ride begins promptly at 10:00 am from 9617 Park Drive, Miami Shores.

For more information or to let us know you will be joining the ride, contact:

Anita Domei (Miami Shores Recreation Department) at (305) 758-8133.

[Like](#) [Comment](#) [Share](#)

👍 1

Reviews

[See All](#)**Stephanie Eatherly**

★ ★ ★ ★ ★ Shame on you for uprooting hard work and the efforts of a family simply trying to better their lives. I hope they move to somewhere more accepting.

👍 12 · about 2 months ago · 🌐

**Pebesma Lascow Wendy**

★ ★ ★ ★ ★ I think you are disgusting for making a family remove their vegetable garden of 17 years, you couldn't pay me to live here! What kind of people would do that????

👍 10 · about 2 months ago · 🌐

**Peter Cox**

★ ★ ★ ★ ★ This town hates vegetable gardens.

👍 8 · about 2 months ago · 🌐

**Gloria Bruce**

★ ★ ★ ★ ★ I think it is really unfortunate that you do not support the growth of foods on individual property. For financial reasons... See More

👍 4 · about 2 months ago · 🌐

**Miami Shores Village Official Government**

January 21 · 🌐

Eric Scott Zetka, Chris Fernandez, Ivonne Ledesma and 3 others like this.

Eric Scott Zetka It was really fun, safe with a police escort!
January 25 at 8:30am · 1

Miami Shores Village Official Government
January 21 · 1

Drivers License renewal is available this Friday at the Community Center from 9:30 am to 2:00 pm

Like Comment

Mary Jo Serda and Michael Shepherd like this.



**Do you need your
Florida Drivers
License or Id Card
Renewed or Replaced?**

If so, the Department of Highway Safety and Motor Vehicles' mini-FLOW (Florida Licensing on Wheels) will be coming to the Miami Shores Community Center. Take advantage of the mini-FLOW program's team of Driver License Examiners at the Miami Shores Community Center.

Sorry, no written exams or driving tests!



Friday, Jan. 24

9:30 AM - 2:30 PM

Like Comment Share

1

Herta Holly, Miami Shores Village Official Government and Joshua Riddle like this.

Miami Shores Village Official Government
January 15 · 1

Mark the date. Miami Shores Monthly Bike Ride will be January 25 at 10:00 am. Leaving from the Community Center

Like Comment

Janet Kline and Andrew Gacayan like this.

Natalie Massé Let people grow veggies! What's wrong with you people? Just one more reason NOT to love in Florida.
January 16 at 8:27pm · 1

David Douglass Maybe during the bike ride you can spot some more gardens with vegetables in them and fine them too. Fascist punks!
January 17 at 7:15am · 1

Miami Shores Village Official Government
January 5 · 1

Looking for something for your kids to do this Friday? The Recreation Department is offering Parents Night Out. Either Choose American Girl Doll Pajama Party or LEGO theme activities for your kids. See you there!

Parent's Night Out This Friday Night Out Parent's Night Out

Just Imagine...

Friday, January 10

Wash. County Community Center
500 Park Drive
N.W. 10th St.

Per. \$22 per child through 12:00
Additional \$10 per hour after
4:00 P.M. to 7:00 P.M.
Phone and drink included.

Kids will have a great time building their own LEGO creations. LEGO bricks and LEGO minifigures will be provided. LEGO minifigures are \$20.00 each.

Open to 12 and under. Register early!
40 spots
\$10.00

Friday, January 10th

Parents Night Out

Friday, January 10th

Events on Girl Ball Pajama Party

Per. \$22 per child through 12:00
Additional \$10 per hour after
4:00 P.M. to 7:00 P.M.
Phone and drink included.

Kids will have a great time building their own LEGO creations. LEGO bricks and LEGO minifigures will be provided. LEGO minifigures are \$20.00 each.

Open to 12 and under. Register early!
40 spots
\$10.00

Like Comment Share

Anne Mennes and Joshua Riddle like this.

Miami Shores Village Official Government
December 9, 2013 · 1

Canned goods for the Pass It On Ministries will be collected tonight at Winterfest. Please participate by bringing canned goods for distribution during the holidays to those less fortunate. We thank you in advance for your participation!

Miami Shores Village Official Government shared a link
January 15 · 1



Which Muppet Are You?

http://buzzfeed.com

Meep meep meep! Meep meep meep, meep meep, meep

Like Comment Share

Miami Shores Village Official Government
December 17, 2013 · 1

Alert: Police activity in the area of 95 Street NE 4th Avenue. Miami Shores Police are assisting another agency looking for subjects that bailed from a vehicle.

Like Comment

Miami Shores Village Official Government
December 11, 2013 · 1

We encourage everyone to participate in the Miami Shores Optimist Club "Toys for Tots" campaign to collect new, unwrapped toys for distribution as Christmas gifts to less fortunate children in the community. Boxes have been placed in various Village facilities. Please drop off an unwrapped, new toy by Friday, December 20th and make a child's Christmas toy wish list come true.

Like Comment



Miami Shores Village Official Government

December 5, 2013 · 1

Join us tomorrow night for the annual WINTERFEST sponsored by the Miami Shores Community Alliance. The fun on Friday, December 6th begins at 6:30 pm at the Recreation Fields. Wristbands are required for the fun activities which include in... See More



Like Comment Share



Miami Shores Village Official Government

November 28, 2013 · 1

Holiday Closing - All Village facilities will be closed on Thursday, November 28th and Friday, November 29th for the Thanksgiving Holiday. Regular garbage and recycling pick-up schedules will be followed. Happy Thanksgiving to all!

Like Comment



Miami Shores Village Official Government

November 19, 2013 · Edited · 1

Turkey, stuffing, pie, and fixings
These are the things will eat this Thanksgiving
But after you have eaten
And the rival team is beaten
Please join us on Sunday
For an After Turkey Ride fun day.



Like Comment Share



Miami Shores Village Official Government

December 4, 2013 · 1

Update - Traffic Alert: AVOID NE 10th Avenue from 90th - 96th Street for the next several DAYS due to utility work.

AVOID this area as the utility work requires NE 10th Avenue road closure.

Northeast 10th Avenue will be closed from 90th Street to 96th Street and will require a detour of traffic for the remainder of the WEEK.

Please use Biscayne Blvd or N.E. 6th Avenue as alternates.

Like Comment



Miami Shores Village Official Government

December 4, 2013 · 1

Traffic Alert: AVOID NE 10th Avenue from 90th - 96th Street for the next several hours due to utility work.

The Miami Shores Police Department advises you to AVOID this area due to a current traffic issue/road closure.

Northeast 10th Avenue has closed from 96th Street to 90th Street and will require a detour of traffic for the remainder of the day.

Please use Biscayne Blvd or N.E. 6th Avenue as alternates.

Like Comment



Miami Shores Village Official Government · Shared Miami Shores Village Official Government's photo

November 19, 2013 · 1

Turkey, stuffing, pie, and fixings
These are the things will eat this Thanksgiving
But after you have eaten
And the rival team is beaten
Please join us on Sunday
For an After Turkey Ride fun day.



AFTER TURKEY RIDE

Sunday, Dec. 1, 2013
Leaving at 10:00 AM
Miami Shores Community Center

MIAMI SHORES COMMUNITY BIKE RIDE

Please arrive by 9:45am.
Ride will begin and end at the Miami Shores Community Center. Group Ride will have a police escort. Helmets are required. For more information contact 305-758-8003.

Like Comment Share



AFTER TURKEY RIDE

Sunday, Dec. 1, 2013
Leaving at 10:00 AM
Miami Shores Community Center

Like Comment Share

Miami Shores Village Official Government
November 1, 2013

Inaugural 5K Run November 3, 2013 (278 photos)
Just added some more great photos of the 5K Run






Like Comment Share

Miami Shores Village Official Government Shared a link
November 1, 2013

You can still register for for the Miami Shores Village Inaugural 5K run on Sunday, November 3rd, 2013. Come by the Community Center until 8 p.m. tonight or Saturday between 8:30am and 12:00 Noon. Walk up registration is also available at the event.



Online Registration
http://www.miamishoresvillage.com/miamishores5k-2013
\$10.00 5K Run
All online registration require Active registration fee of \$3.25 per participant.
Online Registration ends midnight Thursday 10/31/13

Packet Pick Up
Friday 8:30 am - 9:30 pm
Saturday 8:30 am - 12:00 Noon
Miami Shores Community Center
9617 Park Drive

Race Day Packet Pick Up
Available from 8:30 am - 8:45 am
160 Packet Pick Up after 8:45 am

Comments Center: Registration

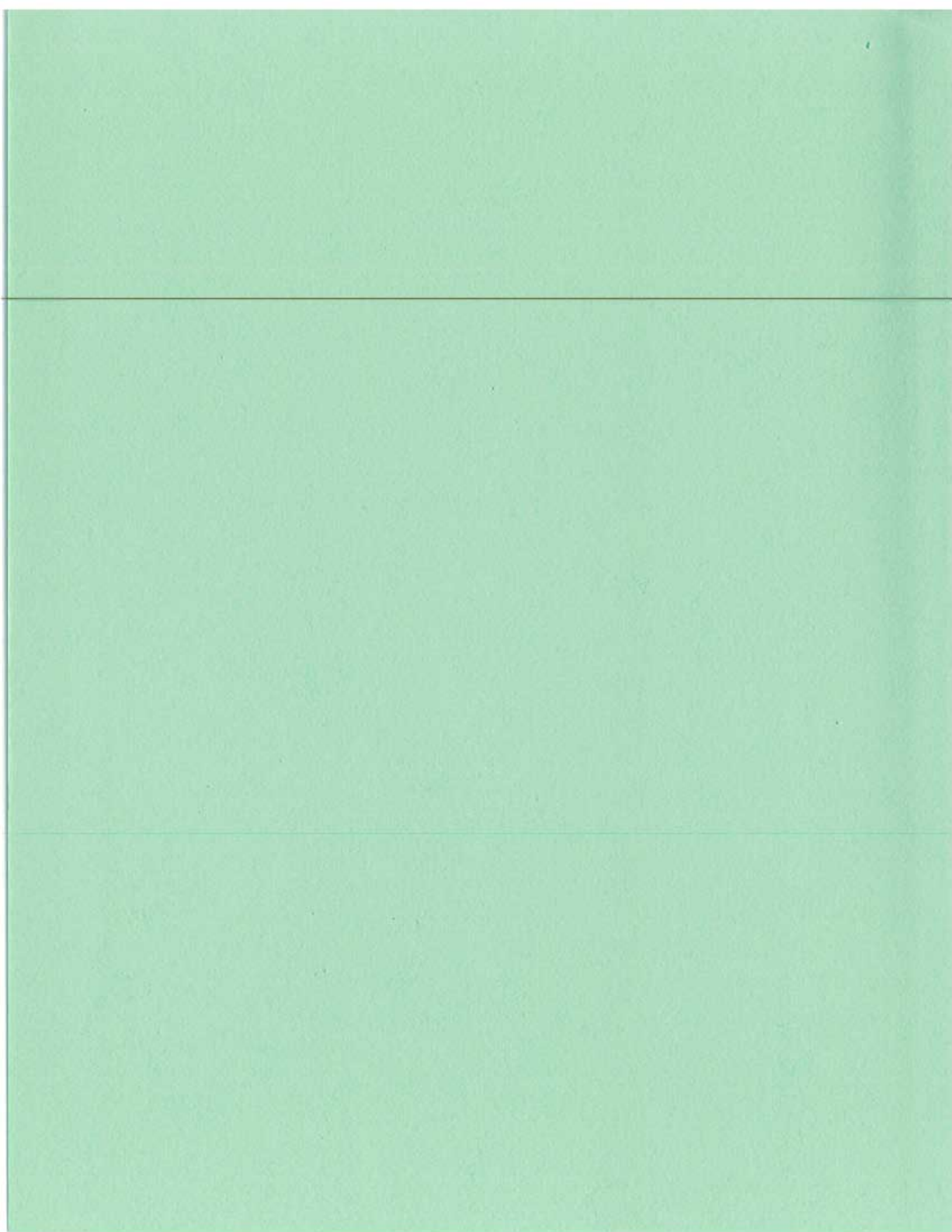
Miami Shores Inaugural 5K Run
www.miamishoresvillage.com

Community Center 9617 Park Drive Monday-Thurs 8:30 am - 9:00 pm
Friday 8:30 am - 8:45 pm Saturday 8:30 am - 12:30 pm 305-758-8003

Like Comment Share

Miami Shores Village Official Government Shared a link
October 19, 2013

Early registration ends on October 31, 2013 for the Miami Shores Village Inaugural 5K run on Sunday, November 3rd, 2013. Visit http://www.miamishoresvillage.com/village-department/recreation?secid=9&sid=118%3A5k_run&menuheader=5 for more information.



facebook

Email or Phone

Password

Log In

☐ Keep me logged in[Forgot your password?](#)**Village of Key Biscayne Government Site is on Facebook.**

To connect with Village of Key Biscayne Government Site, sign up for Facebook today.

[Sign Up](#)[Log In](#)**Village of Key Biscayne Government Site**

62 likes · 5 talking about this · 18 were here



Photos

69

Likes



Map

Highlights ▾



Village of Key Biscayne Government Site shared a link

15 hours ago · 🌐

New news article posted: Miami Police: DUI Checkpoint at Base of Causeway's Powell Bridge Jan. 31-Feb

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_news_article_posted%3A_Miami_Police%3A_DUI_keybiscayne.fl.gov

[Like](#) [Comment](#) [Share](#)

Village of Key Biscayne Government Site shared a link

16 hours ago · 🌐

New event scheduled: Traffic Alert: 2014 Miami Marathon

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Traffic_Alert%3A_2014_Mikeybiscayne.fl.gov

[Like](#) [Comment](#) [Share](#)

Village of Key Biscayne Government Site shared a link

January 29 · 🌐

New event scheduled: Dr. Martin Luther King, Jr. Holiday: Village Offices Closed; Community Center O

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Dr_Martin_Luther_King_Jrkeybiscayne.fl.gov

[Like](#) [Comment](#) [Share](#)

Village of Key Biscayne Government Site shared a link

January 24 · 🌐

New event scheduled: County-Sponsored Free Cat/Kitten Adoption Event in Crandon Park January 24

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_CountySponsored_Free_Catkeybiscayne.fl.gov

[Like](#) [Comment](#) [Share](#)

Village of Key Biscayne Government Site shared a link

January 16 · 🌐



Village of Key Biscayne Government Site shared a link

January 13 · 🌐

New event scheduled: County-Sponsored Free Cat/Kitten Adoption Event in Crandon Park

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_CountySponsored_Free_Cat
keybiscayne.fl.gov

Like Comment Share

New event scheduled: Dr. Martin Luther King, Jr. Holiday: Community Center Open 8:00 am-8:00 pm;Vill

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Dr_Martin_Luther_King_Jr
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
January 12 · 🌐

New event scheduled: January Bulky Waste Pickup: Monday Zone

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_January_Bulky_Waste_Pick
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
January 15 · 🌐

New news article posted: Dr. Martin Luther King, Jr. Holiday
January 20: Village Offices Closed; Com

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_news_article_posted%3A_Dr_Martin_Luther_Kin
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
January 22 · 🌐

New event scheduled: Free Concert: The Alhambra Quartet with
Mia Vassilev

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Free_Concert%3A_The_Alha
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
January 11 · 🌐

New event scheduled: Otizen Science Project: Mashta Flats
Cleanup Volunteer Opportunity

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Citizen_Science_Project%3A
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
January 7 · 🌐

New news article posted: Call for Volunteers: Help Clean Up and
Restore Mashta Flat January 11

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_news_article_posted%3A_Call_for_Volunteers%3A
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
January 11 · 🌐

New news article posted: FREE Boating Safety Course at the
Community Center on February 1

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_news_article_posted%3A_FREE_Boating_Safety%3A
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
January 7 · 🌐

New event scheduled: FREE Boating Safety Course at Community
Center

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_FREE_Boating_Safety_Cour



Village of Key Biscayne Government Site shared a link
December 31, 2013 · 🌐

New event scheduled: New Year's Eve: Community Center Open
6:00 am-4:00 pm

 Village of Key Biscayne Government Site shared a link
December 31, 2013 · 🌐

New event scheduled: New Year's Eve: Community Center Open
6:00 am-4:00 pm_copy

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_New_Years_Eve%3A_Communi
keybiscayne.fl.gov

Like Comment Share

 Village of Key Biscayne Government Site shared a link
December 31, 2013 · 🌐

New event scheduled: New Year's Eve: Community Center Open
6:00 am-4:00 pm_copy

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_New_Years_Eve%3A_Communi
keybiscayne.fl.gov

Like Comment Share

 Village of Key Biscayne Government Site shared a link
December 29, 2013 · 🌐

New news article posted: Special Residential Recycling Pickup
Scheduled for Saturday, December 28, 2

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_news_article_posted%3A_Special_Residential_
keybiscayne.fl.gov

Like Comment Share

 Village of Key Biscayne Government Site shared a link
December 24, 2013 · 🌐

New event scheduled: Christmas Eve: Community Center Open
6:00 am-4:00 pm

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Christmas_Eve%3A_Communi
keybiscayne.fl.gov

Like Comment Share

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_New_Years_Eve%3A_Communi
keybiscayne.fl.gov

Like Comment Share

 Village of Key Biscayne Government Site shared a link
December 28, 2013 · 🌐

New event scheduled: Special Residential Recycling Pick-up Day:
Saturday, December 28

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Special_Residential_Recy
keybiscayne.fl.gov

Like Comment Share

 Village of Key Biscayne Government Site shared a link
December 28, 2013 · 🌐

New event scheduled: Special Residential Recycling Pick-up Day:
December 28

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Special_Residential_Recy
keybiscayne.fl.gov

Like Comment Share

Earlier in 2013

 Village of Key Biscayne Government Site shared a link
December 14, 2013 · 🌐

New event scheduled: Winterfest Boat Parade

 Village of Key Biscayne Government Site shared a link
December 12, 2013 · 🌐

New event scheduled: CANCELLED: Green Committee Meeting

Like Comment Share



Like Comment Share



Like Comment Share



Like Comment Share



Like Comment Share

Like Comment Share



Like Comment Share



Like Comment Share



Like Comment Share



Like Comment Share



Village of Key Biscayne Government Site shared a link
November 4, 2013 · 🌐

New event scheduled: 36th Annual Lighthouse Run

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_36th_Annual_Lighthouse_R
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
November 12, 2013 · 🌐

New event scheduled: FDOT 2013 Work Program Public Hearing: Miami-Dade County

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_FDOT_2013_Work_Program_P
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
November 8, 2013 · 🌐

New news article posted: Hampton Lane Beautification to Begin November 12

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_news_article_posted%3A_Hampton_Lane_Beautif
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
November 7, 2013 · 🌐

New event scheduled: Green Committee Meeting_copy

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Green_Committee_Meeting_
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
November 3, 2013 · 🌐

New event scheduled: Citizen Scientist Project: Youth Fishing Clinic at Bill Baggs Cape Florida Stat

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Citizen_Scientist_Projec
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
November 3, 2013 · 🌐

New event scheduled: Citizen Scientist Project: Youth Fishing Clinic at Bill Baggs Cape Florida Stat

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Citizen_Scientist_Projec
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
November 3, 2013 · 🌐

New event scheduled: Citizen Scientist Youth Fishing Clinic at Bill Baggs Cape Florida State Park

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Citizen_Scientist_Youth_
keybiscayne.fl.gov

Like Comment Share



Village of Key Biscayne Government Site shared a link
November 3, 2013 · 🌐

New event scheduled: Citizen Scientist Project: Youth Fishing Clinic at Bill Baggs Cape Florida Stat

http://keybiscayne.fl.gov/index.php?src=permalinks%2FNew_event_scheduled%3A_Citizen_Scientist_Projec
keybiscayne.fl.gov

Like Comment Share

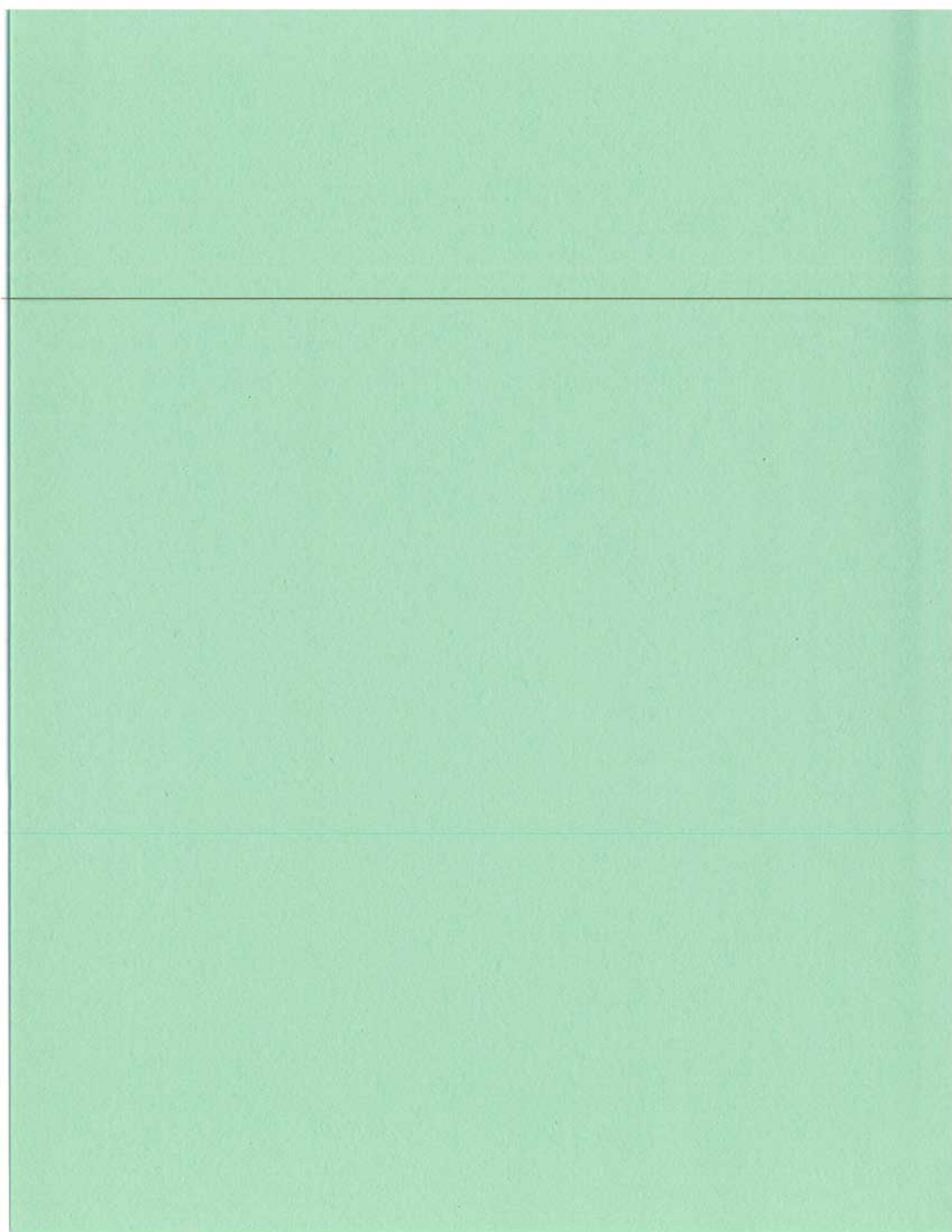


Village of Key Biscayne Government Site shared a link
October 29, 2013 · 🌐



Village of Key Biscayne Government Site shared a link
November 1, 2013 · 🌐

New event scheduled: Daylight Savings Time Ends at 2:00 am, Nov. 3; Set clocks back one hour



facebook

Email or Phone

Password

Log In

☐ Keep me logged in[Forgot your password?](#)

City of Miami Gardens, Florida Government
is on Facebook.

To connect with City of Miami Gardens, Florida Government, sign up for Facebook today.

Sign Up

Log In



M GARDENS

VATING POSSIBILITIES

City of Miami Gardens, Florida Government

★★★★☆ (36 ratings)

1,150 likes · 54 talking about this · 88 were here

Government Organization

The City of Miami Gardens was incorporated on May 13, 2003, as the 33rd city in Miami-Dade County. At a population of 105,457, it is the third largest city in Miami-

About



Photos



Twitter



Map



Events

Highlights +



City of Miami Gardens, Florida Government

10 hours ago · 🌐

Join us for an afternoon of history knowledge!

MAYOR OLIVER GILBERT

&



FEBRUARY 7, 2014

Preliminary Rounds begin at 10:00 AM

Final Round 2:00 PM

15800 N.W. 42nd Ave, Miami Gardens, Florida | (305) 622-8080

SPONSORED BY:



Like Comment Share



3

Reviews

See All



Michael Brady

★★★★★ The police commit perjury, false arrest, and civil rights violations without any punishment. See the story on in the Miami Herald about their abuse. Hold the officers accountable and charge them with perjury.

👍 1 · about 2 months ago · 🌐



Eric Bendross

It is impossible to truly come in contact with JESUS and yet remain the same. I don't care who you are or what you've do... See More

👍 3 · about 11 months ago · 🌐



Artificial Skies

★★★★★ zero tolerance on fascist police tactics. you can not serve two masters

about 2 months ago · 🌐



Keith Turrill

★★★★★ I think that the Miami Gardens police department needs to quit harassing people at the 207 Quickstop

about 2 months ago · 🌐

Likes

See All



Jazz In The Gardens

Concert Venue



Keep Miami Gardens Beautiful - KMGB

Government Organization



Sonshine Communications

Public Relations



BizBash

Media News Publishing



Total Event Resources

Event Planning

Shantelle Smith, Wendy Bourgault, Yolanda Cash Jackson and 6 others like this.



City of Miami Gardens, Florida Government
January 20

Today we celebrated the incredible life, legacy, and contributions of Dr. Martin Luther King, Jr. We thank our residents for coming out today and thanks to all of our Oratorical, Poetry and Breakout Artist Contests participants and winners. — at Betty T. Ferguson Recreational Complex (12 photos)



Like Comment

Goldie Turner-Poy, Jabari Rip Tray Capers, Tamilla Mullings and 15 others like this.



City of Miami Gardens, Florida Government
January 15

MLK Event, Mon, 1/20 Betty T. Ferguson Recreational Complex 12n-4p
#MLKDay #poetry #music #familyfun #peace #facepainting #cultivating

Like Comment @CityOfMaGarden on Twitter Share

Tamilla Mullings, Miriam Grimes-Martin and 2 others like this.



City of Miami Gardens, Florida Government
January 15

#MLKCELEBRATION #DrKing #stoptheviolence # Jan 20
#communitychange #community #change #peace #family
<http://t.co/8qghxwGQe>



Instagram
Instagram cur
cityofmiamigardens's photo on Instagram

Like Comment @CityOfMaGarden on Twitter Share



City of Miami Gardens, Florida Government
January 14

Come on out and join us, Monday January 20, 2014
Betty T. Ferguson Recreational Complex, 3000 NW 199 Street
12N - 4pm



City of Miami Gardens, Florida Government
January 21

CALLING ALL ARTISTS...
THE CITY OF MIAMI GARDENS is getting ready for Black History Month... "A VISUAL DISPLAY: MY BLACK HISTORY"
Stay tune for more information.

Like Comment

George Mitchell likes this



George Mitchell The Great American

Support the Leaders of Your City... See More
January 23 at 11:55am 1



City of Miami Gardens, Florida Government
January 15

MLK Day of Service... There were many projects going on around the City today; one being a butterfly garden completed by students from FIU with the help of local Girl Scouts.

#mlkdaycelebration

#dayofservice

#miamigardens #cultivatingpossibilities

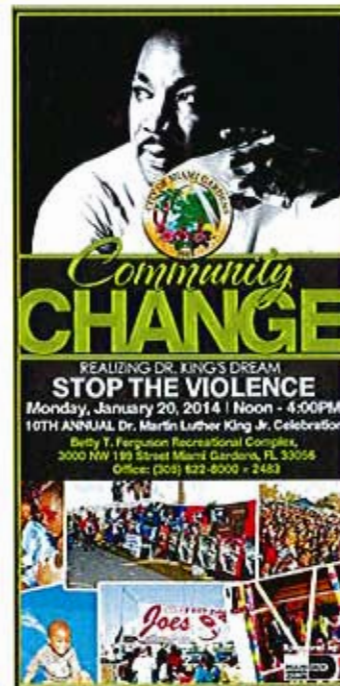


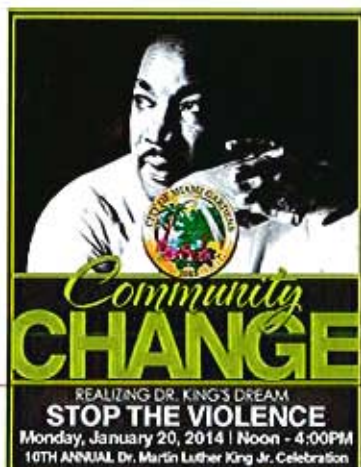
Like Comment

Tamilla Mullings, Nancy Paspuel, Danielle Harder-Kovalenko and 12 others like this.



City of Miami Gardens, Florida Government
January 15





Like Comment Share

3

Jazz In The Gardens, Nigel Wanza, Zora L. Lett and 4 others like this.

City of Miami Gardens, Florida Government
January 3 · 🌐

Retweeted MG My Life Matters (@MGMyLifeMatters):

Happy Friday City of Miami Gardens! We ❤️ you!
<https://t.co/QIHZ5191su> #MGMyLifeMatters @CityofMiaGarden

MY MIAMI GARDENS
YOU ARE COMING
MY LIFE MATTERS - YOUR LIFE MATTERS - MIAMI GARDENS MATTERS - BE A PART OF THE MOVEMENT AND GO TO

Like Comment @CityofMiaGarden on Twitter Share

Tamilla Mullings likes this.

City of Miami Gardens, Florida Government
January 1 · 🌐Happy New Year! :: City of Miami Gardens | MyNewsletterBuilder
<http://t.co/XGsnC8Tyfz>

Happy New Year!
mynewsletterbuilder.com
City of Miami Gardens

Like Comment @CityofMiaGarden on Twitter Share

Elizabeth Ruiz Valera, Jahrel L. Robinson and 2 others like this.

City of Miami Gardens, Florida Government
December 11, 2013 · 🌐for your chance to win cash prizes and to perform on stage during our MLK event... simply enter at www.miamigardensmlk.com.

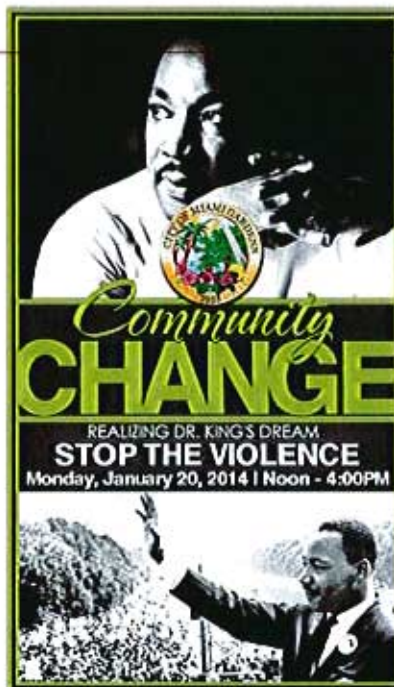
Like Comment Share

1

Tamilla Mullings, Flora Gonzalez and 2 others like this.

City of Miami Gardens, Florida Government
January 12 · 🌐

Come out to the City of Miami Gardens, 10th Annual MLK Celebration. . . Jan 20th at 12N. Bring the kids and family out for an afternoon of fun! Music, Poetry, dancing, face painting and lots more...



Like Comment Share

1

Miriam Grimes-Martin, Flora Gonzalez, Jazz In The Gardens and 8 others like this.



City of Miami Gardens, Florida Government The event will take place at Betty T. Ferguson Recreational Complex, outside at our amphitheater.
January 12 at 6:15pm

City of Miami Gardens, Florida Government shared a link
December 31, 2013 · 🌐

City launches marketing campaign to encourage community involvement - Miami Gardens / Opa-locka...
www.miamiherald.com

The city hopes a new social media campaign and website will encourage residents to talk to the police and other city officials.

Like Comment Share



Like Comment Share

City of Miami Gardens, Florida Government shared a link
December 17, 2013

Miami Gardens Matters

1 Person... 1 Decision... 1 Life

Miami Gardens MAYOR GILBERT
"Miami Gardens Matters"
www.youtube.com
Miami Gardens Mayor Gilbert III
speaks on Miami Gardens and his "My
Life Matters, Your Life Matters, Miami"

Like Comment Share

14 1 2

City of Miami Gardens, Florida Government shared a link
December 16, 2013
Police host "Coffee with the Cops" event, to discuss safety in
Miami Gardens.
Police, Community Seek A Safer Miami Gardens
www.miamigardensfl.com

Police had "Coffee with the Cops" to discuss safety in Miami Gardens

Like Comment Share

10 1

City of Miami Gardens, Florida Government
December 19, 2013

Tamilla Mullings, Elizabeth Ruiz Valera and Roger Williams like this.

Roger Williams Awesome. We need to take this to the schools,
businesses and places of worship. We even need to take it to the
busy transit stations and bus stops and where people gather.
December 11, 2013 at 5:15pm
City of Miami Gardens, Florida Government shared City
of Miami Gardens, Florida Government's photo
December 10, 2013

There's still time to enter

www.miamigardensmlk.com

win cash prizes and perform during our MLK event, January 20th.

CALLING SPOKEN WORD ARTISTS, POETS... well here's your
chance! To sign up, go to www.miamigardensmlk.com and you
are entering for a chance to win cash prizes.The winner will have a chance to perform on stage Jan. 20th
during the MLK Celebration event.

Like Comment Share

Jahrel L. Robinson likes this.

City of Miami Gardens, Florida Government
December 10, 2013
Deadline extended, can you #dance #sing #rap here's your
chance to win cash prizes. #cultivatingpossibilities
http://t.co/vleqo8tjG
Miami Gardens FLGovt (@CityofMiaGarden)
posted a photo on Twitter
pic.twitter.com/
Get the whole picture - and other photos from Miami
Gardens FLGovt

Like Comment @CityofMiaGarden on Twitter Share

2

City of Miami Gardens, Florida Government
December 10, 2013

Deadline extended, still have time to register. #poets #poetry
@PoetryFound @MkieDaPoet @poetswritersinc #spokenword
<http://t.co/1p0G4mh07f>



Miami Gardens FLGovt (@CityofMiaGarden)
posted a photo on Twitter

on Twitter Oct 7

Get the whole picture - and other photos from Miami
Gardens FLGovt

Like Comment @CityofMiaGarden on Twitter Share



Center for Family & Child Enrichment, Inc.
Friday, December 20, 8:01 PM



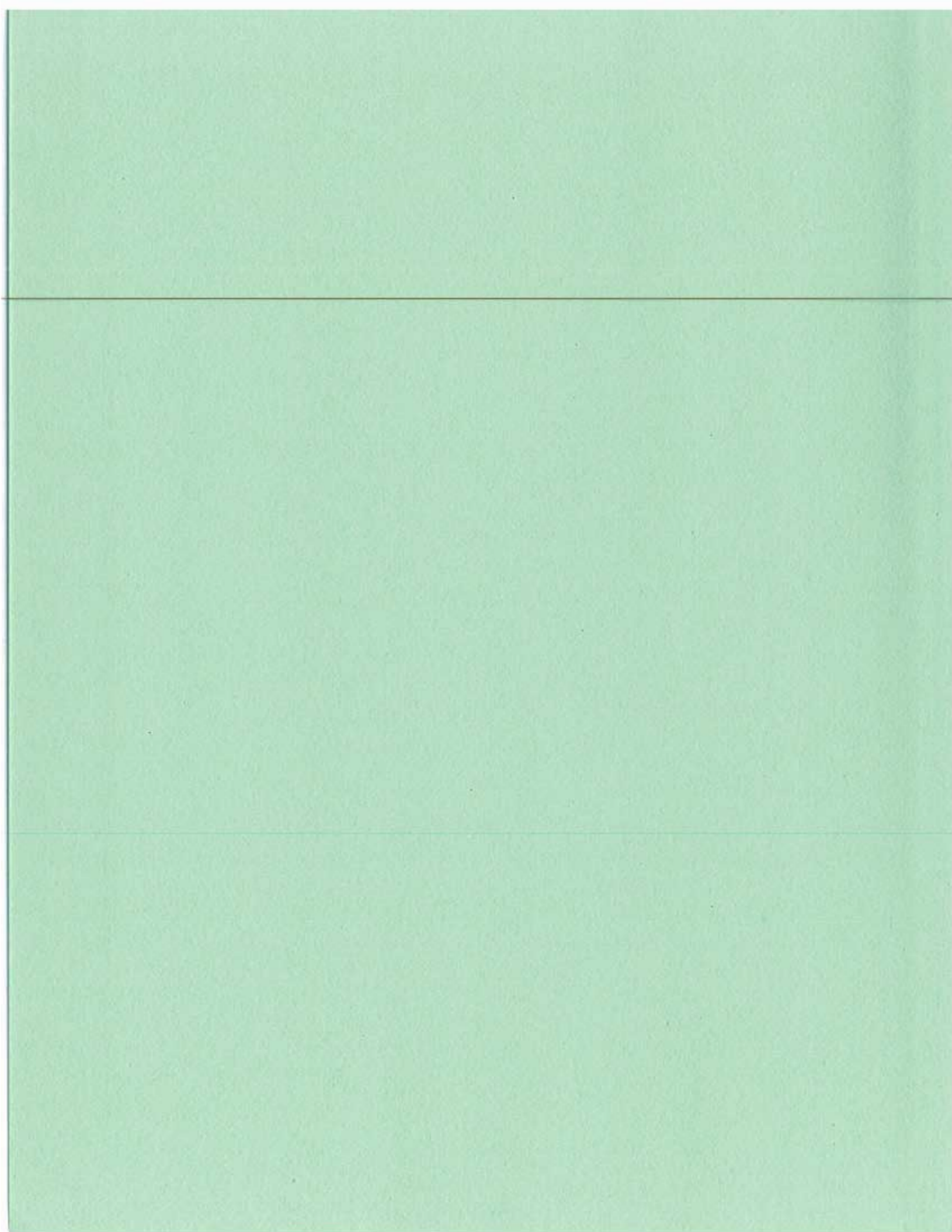
Thank you, Miami Gardens, from the
children and all of us at CFCE. Happy
holidays and best wishes for a
happy, healthy, prosperous 2014.

Like Comment Share



Mobile Find Friends Badges People Pages Places Apps Games Music
About Create Ad Create Page Developers Careers Privacy Cookies Terms Help

Facebook © 2014 English (US)



facebook

Email or Phone

Password

Log In

☐ Keep me logged in[Forgot your password?](#)**City of Hallandale Beach, Florida**
Is on Facebook.

To connect with City of Hallandale Beach, Florida, sign up for Facebook today.

Sign Up

Log In

**City of Hallandale Beach, Florida**

86 likes · 1 talking about this · 66 were here

- Government Organization
- 400 s federal Hwy, Hallandale Beach, Florida 33009
- <http://www.mayorjoycooper.com>

About



Photos

86

Likes



Map



Videos

Highlights ▾

**City of Hallandale Beach, Florida**

Surfing's album

November 18, 2013 · 🌐

For Sale
Bob Shay 954-458-1652

1950 Chevy (3 photos)



Like Comment Share

**City of Hallandale Beach, Florida**

January 4, 2013 · 🌐

Hallandale Beach Frist Friday on Fedral 2013 (6 photos)
Food Trucks

Recent Posts by Others

[See All](#)

Sharon Maloney
surf rd. 59.

October 11, 2013 at 8:41 AM · 🌐



Sharon Maloney
I want potato pancakes served alone, in western union. Jus...

October 11, 2013 at 8:41 AM · 🌐



Sharon Maloney
If you have flyers you would like me to put up, send them...

October 11, 2013 at 8:41 AM · 🌐



Chiche Marco
I usta live there,Diana Drive off A1A... 1977,then up the roa...

September 10, 2013 at 10:00 AM · 🌐



Harold Shaw
🌐 I thought this page might like a little history to it. This is...

September 10, 2013 at 10:00 AM · 🌐

[More Posts ▾](#)

Lines

[See All](#)

Stab Magazine
News, Media & more



Gitzo
Gitzo



Slave to the Wave
Local Business



Aaron Lewis
Musician Band



Sun Dream Yacht Charters
Sun Dream Yacht Charters



City of Hallandale Beach, Florida
September 3, 2011 · 🌐

Backyard Garden (9 photos)



Company

City of Hallandale Beach, Florida changed their cover photo
November 2, 2012 · 🌐



City of Hallandale Beach, Florida
August 21, 2010 · 🌐

Early AM at the Beach... (8 photos)





CITY OF BOYNTON BEACH, FLORIDA ADMINISTRATIVE POLICY MANUAL

CHAPTER: 05 Public Affairs

Policy No: 05.04.05

SECTION: 04 Administrative Directive

Page: 1 of 4

SUBJECT: 05 Social Media

The goals of City of Boynton Beach sponsored Social Networking Sites are:

- To increase public awareness of the City's programs, policies and services.
- To promote the value and importance of the City's programs, policies and services among government officials, civic leaders and the general public.
- To maintain open, professional and responsive communications with members of the public and the news media.

Purpose

The purpose of this policy is to ensure the proper use of the City's Social Networking Sites technologies. Publicly posted information will be professional and reflect positively on the City of Boynton Beach, its employees, volunteers, programs, policies and services. Employees will check facts, cite sources, present balanced views, acknowledge and correct errors and check spelling and grammar before publishing any posts. Further, employees are personally responsible for the content they publish on blogs, wikis or any other form of user-generated media.

Ownership

All social media communications messages composed, sent or received on the City's IT equipment are the property of the City of Boynton Beach. The City of Boynton Beach reserves the right not to publish any posting, or to later remove it.

Management of Social Web Applications

The City of Boynton Beach's Public Affairs office is responsible for overall social media administration, including, but not limited to, blogs, wikis, video sharing and business pages and social networking sites. Public Affairs will:

- Maintain the site, including the look and feel and pages for the comment policy, descriptions, etc.
- Review each post. This will primarily be for policy and legal issues; other editing will be light, essentially only to correct spelling or grammatical errors.
- Coordinate review with the City Attorney's office for legal issues.
- Upload posts (repeat bloggers/posters may be authorized to post themselves).
- Moderate comments (see Moderating Public Comments).

All department and city service-related social media sites, with the exception of Police and Fire, must be approved before an account may be set-up.

Each site should have wording that indicates who the owner of the site is and an email link back to the individual who maintains it. The name of the City should be on the site.

External Links

To meet its purpose, the City's Social Networking Sites may contain links to other social networking sites or websites that are not owned, regularly reviewed or controlled by the City. The City's Social Networking Sites do not provide links to external sites that are strictly political or religious in nature. The provision of direct links should not be construed as an endorsement or sponsorship of these external sites, their content or their hosts. The City specifically disavows legal responsibility for what a user may find on another site, whether or not operated by the City. The views and opinions of the authors of documents published on or linked to the City's Social Networking Sites do not necessarily state or reflect the opinion, policy or position of the City.

The City of Boynton Beach is not responsible for the content, quality, accuracy or completeness of any offsite materials referenced by or linked through the City's Social Networking Sites. By using the City's Social Networking Sites, the user acknowledges and accepts the risk of injury or damage from viewing, hearing, downloading or storing such materials rests entirely with the user and that the City is not responsible for any materials stored on other social networking sites or websites, nor is it liable for any inaccurate, defamatory, offensive or illegal materials found on other social networking sites or websites.

The City does not endorse any content, viewpoint, products or services linked from its Social Networking Sites and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. The City does not warrant the accuracy or reliability of or endorse any products or service providers listed or linked to its site.

External Links

Links to other social networking sites or websites are approved if they meet the following criteria:

- They are state, regional, local or federal government agencies, special purpose districts, hospitals, scientific or cultural organizations serving the Boynton Beach community and public educational institutions.
- They are human service organizations that receive direct support from the City of Boynton Beach.
- They are community festivals and events that are open to the general public and that are sponsored or cosponsored by the City.
- Providers of search engines from the City of Boynton Beach websites.
- No links are allowed to sites containing inappropriate material or to information irrelevant to the City's mission or services.
- The City's Review Team, consisting of the Public Affairs director, IT director, Assistant to the City Manager, and Recreation & Parks Marketing Manager, must approve all external links.
- The City's Review Team is authorized to order removal of material that is noncompliant with these guidelines from the City's Social Network Sites.

Links shall not be made to sites that are associated with, sponsored by or serve a candidate for elected office or any political part or organization supporting or seeking to defeat any candidate for elective office or ballot proposal.

Privacy & Security

The City has the right to monitor employees' social media use on City equipment and will exercise its right as necessary. Users do not and should have no expectation of privacy. Social media is not a secure means of communication

When using Social Networking Sites technologies, City employees will:

- Identify themselves by name and as an employee of the City of Boynton Beach.
- Use appropriate language and refrain from ethnic slurs, personal insults, obscenity or engage in any conduct that would not be acceptable in the City's workplace.
- Demonstrate proper consideration for others' privacy and for topics that may be considered objectionable or inflammatory, such as politics and religion.
- Be aware that what is written will not only reflect on the writer, but also on the elected officials of the City of Boynton Beach and other City employees.
- Not provide confidential information about cases or clients, including names, or use such material as part of any content added to a site.
- Not comment on business partners or their competitors' practices or services or use such as part of content added to a site.
- Not provide others with confidential or proprietary information that would compromise negotiations or including such as part of content added to a site without permission to publish or report on conversations that are meant to be private or internal to the City of Boynton Beach.
- Be aware that all content added to a site *may* be subject to Florida's Public Records & Open Meetings Laws and discovery in legal cases.
- Insure that any content published to any website outside of the City of Boynton Beach that is related to an employee's work or subjects associated with the City of Boynton Beach will include the following disclaimer: "The postings on this site are my own and do not necessarily represent the City of Boynton Beach's positions, strategies or opinions."

Hosting

Currently, the City of Boynton Beach and City of Boynton Beach News Releases blogs are hosted at Wordpress.com. The City of Boynton Beach also uses YouTube and Vimeo for video sharing, Flickr for photographs and Twitter for status updates. As the need and technologies evolve, other hosting sites may be used.

Moderating Public Comments

Where moderation of comments is an available option, comments from the public will be moderated by the City of Boynton Beach Public Affairs office before posting in compliance with the City's Comment Policy posted on its blog (<http://boyntoncityblog.wordpress.com>).

In general, comments that are abusive, obscene, defamatory, in violation of copyright, trademark right, or other intellectual property right of any third party, or otherwise inappropriate or incorrect will not be posted.

Where moderation prior to posting is not an option, sites will be regularly monitored by the Public Affairs office.

Other Considerations

Postings must not violate any federal, state or municipal laws. For example, they may not:

- Reveal information about ongoing investigations
- Discuss deliberative materials
- Violate the regulatory process
- Circumvent Public Records & Open Meetings Laws
- Violate privacy or copyright
- Violate other legal issues that may not apply

Postings must not contradict or encourage misuse of City of Boynton Beach directions, guidance or other official information.

Created: March 2, 2010

Kurt Bressner

Kurt Bressner
City Manager

SOCIAL MEDIA AND TELECOMMUNICATIONS POLICY

The advent of texting, Twitter, Facebook, and all other types of modern electronic communication avenues created the need for a review of the impact of the Florida Public Records Law and Sunshine Law as these various means of communication are becoming increasingly popular for use by municipalities and governmental officials. The starting point is this: The Public Records Law and Sunshine Law apply to all types of government communications. New and more advanced means of communication are being developed with greater frequency and without any consideration of the public records and Sunshine Law implications. Therefore, it is the responsibility of the City and its officials and employees, when using any of these avenues, to assure that each one of these methods of communications is undertaken in a manner which complies with the Sunshine Law.

Administrator

The City of Deerfield Beach, has appointed the Public Information Office as the Administrator of all social media. The PIO also oversees the main homepage of the city's website and monitors the site's overall content. This office will work in conjunction with other city department designees who will assist with providing content to any/all social media sites and/or the city website.

Application of Public Records and Sunshine Law

The City Attorney will be responsible for issuing opinions, upon request as to the application of the Public Records Law and the Sunshine Law on any social media internet website actions by the City of Deerfield Beach.

The City Clerk

The City Clerk shall be responsible, in conjunction with the Administrator, for assuring that all public records generated on City websites and social media sites comply with the retention schedule established pursuant to general records schedule GS1-SL, for state and local government agencies.

Disclaimer

Any social media internet website or any electronic page maintained by the City which permits, encourages, or links to e-mail capabilities, shall contain the following disclaimer:

"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing." (Provides for an appropriate phone number and address).

**One-Way, Outbound Communications Sites Required
Absent City Manager Approval**

Any social media internet websites maintained by the City shall be limited to one-way outbound communications unless approved by the City Manager in writing. It is the intent of these policies to limit City communications through social media and websites to matters which are informational for the public and not to encourage discussions or interaction with the public which will avoid a great many problems that could be created under the Public Records Law and Sunshine Law.

Records Retention

The City shall retain, on a daily basis, each social media page and website page which is posted by the City. It is the intent that each days' social media and website page shall be preserved as a public record in compliance with the general records schedule GS1-SL for state and local government agencies.

SOCIAL MEDIA AND TELECOMMUNICATIONS POLICY

The advent of texting, Twitter, Facebook, and all other types of modern electronic communication avenues created the need for a review of the impact of the Florida Public Records Law and Sunshine Law as these various means of communication are becoming increasingly popular for use by municipalities and governmental officials. The starting point is this: The Public Records Law and Sunshine Law apply to all types of government communications. New and more advanced means of communication are being developed with greater frequency and without any consideration of the public records and Sunshine Law implications. Therefore, it is the responsibility of the City and its officials and employees, when using any of these avenues, to assure that each one of these methods of communications is undertaken in a manner which complies with the Sunshine Law.

Administrator

The City of Deerfield Beach, has appointed the Public Information Office as the Administrator of all social media. The PIO also oversees the main homepage of the city's website and monitors the site's overall content. This office will work in conjunction with other city department designees who will assist with providing content to any/all social media sites and/or the city website.

Application of Public Records and Sunshine Law

The City Attorney will be responsible for issuing opinions, upon request as to the application of the Public Records Law and the Sunshine Law on any social media internet website actions by the City of Deerfield Beach.

The City Clerk

The City Clerk shall be responsible, in conjunction with the Administrator, for assuring that all public records generated on City websites and social media sites comply with the retention schedule established pursuant to general records schedule GS1-SL, for state and local government agencies.

Disclaimer

Any social media internet website or any electronic page maintained by the City which permits, encourages, or links to e-mail capabilities, shall contain the following disclaimer:

"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing." (Provides for an appropriate phone number and address).

**One-Way, Outbound Communications Sites Required
Absent City Manager Approval**

Any social media internet websites maintained by the City shall be limited to one-way outbound communications unless approved by the City Manager in writing. It is the intent of these policies to limit City communications through social media and websites to matters which are informational for the public and not to encourage discussions or interaction with the public which will avoid a great many problems that could be created under the Public Records Law and Sunshine Law.

Records Retention

The City shall retain, on a daily basis, each social media page and website page which is posted by the City. It is the intent that each days' social media and website page shall be preserved as a public record in compliance with the general records schedule GS1-SL for state and local government agencies.

Florida Attorney General Advisory Legal Opinion

Number: AGO 2009-19

Date: April 23, 2009

Subject: Records, municipal facebook page

Mr. Samuel S. Goren
Coral Springs City Attorney
9551 West Sample Road
Coral Springs, Florida 33065

RE: MUNICIPALITIES-RECORDS-GOVERNMENT IN THE SUNSHINE LAW-INTERNET
-public record implications for city's Facebook page. s. 119.011
(12), Fla. Stat.; Art. I, s. 23, Fla. Const.

Dear Mr. Goren:

On behalf of the Coral Springs City Commission, you ask the following questions:

1. If the city chooses to maintain a Facebook page, would all contents of the city's page, including information about the city's "friends" and their pictures, and the friend's respective Facebook pages, be subject to the Public Records Law, Chapter 119, Florida Statutes?
2. If Question One is answered in the affirmative, is the city obligated to follow a public records retention schedule as set forth in the State of Florida General Records Schedule GSI for State and Local Government Agencies?
3. If Question One is answered in the affirmative, is Florida's Right of Privacy, as guaranteed in Article I, section 23, Florida Constitution, implicated by the inclusion of information about the city's "friends" and the respective link to the friends' Facebook pages linked to the city's page?
4. Would communications on the city's Facebook page regarding city business be subject to Florida's Government in the Sunshine Law, section 286.011, Florida Statutes?

In sum:

1. Since the city is authorized to exercise powers for a municipal purpose, the creation of a Facebook page must be for a municipal, not private purpose. The placement of material on the city's page would presumably be in furtherance of such purpose and in connection with the transaction of official business and thus subject to the provisions of Chapter 119, Florida Statutes. In any given instance, however, the determination would have to be made based upon the definition of "public record" contained in section 119.11, Florida Statutes. Similarly, whether the Facebook page of the friends would also be subject to the Public Records Law, Chapter 119, Florida Statutes, would depend on whether the page and information contained therein was made or received in connection of the transaction of official business by or on behalf of a public agency.

2. The city is under an obligation to follow the public records retention schedules established by law.

3. While Article I, section 23, Florida Constitution, may be implicated in determining what information may be collected by the city, the constitutional provision expressly states that "[t]his section shall not be construed to limit the public's right of access to public records and meetings as provided by law." Thus, to the extent that information on the city's Facebook page constitutes a public record within the meaning of Chapter 119, Florida Statutes, Article I, section 23, Florida Constitution, is not implicated.

4. Communications on the city's Facebook page regarding city business by city commissioners may be subject to Florida's Government in the Sunshine Law, section 286.011, Florida Statutes. Thus, members of a city board or commission must not engage on the city's Facebook page in an exchange or discussion of matters that foreseeably will come before the board or commission for official action.

You state that Facebook is a social networking website maintained by privately-owned Facebook, Inc., which allows users to create profiles that include personal interests and pictures. According to your letter, ~~Facebook allows users to build networks of~~ "friends" which allows such friends, once they have been added to the user's profile, to appear on the user's profile. Facebook also contains interactive features, including instant messaging and a "Wall" which allows friends to post messages and attachments which may be viewed by anyone who may view the user's profile.

As you have not provided this office with a specific fact

situation, my comments must be general in nature.

Question One

Section 166.021(1), Florida Statutes, sets forth the authority of municipalities, stating:

"As provided in s. 2(b), Art. VIII of the State Constitution, municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for *municipal purposes*, except when expressly prohibited by law." (e.s.)

The Florida Supreme Court has stated that this constitutional provision "expressly grants to every municipality in this state authority to conduct municipal government, perform municipal functions, and render municipal services." [1] The only limitation on the power of municipalities under this constitutional section is that such power must be exercised for a valid municipal purpose. [2] The determination of what constitutes a valid municipal purpose for the expenditure of public funds is one that must be made by the city commission and cannot be delegated to this office. [3] In making this determination, the commission must make appropriate legislative findings.

Accordingly, the city would appear to have the authority to establish a Facebook page under its home rule powers provided the establishment of such a page is for a valid municipal purpose and the city commission has made the appropriate legislative findings. You have not advised this office as to the nature of the information that will be contained on the city's page. Section 119.011(12), Florida Statutes, however, defines "Public records" for purposes of Chapter 119, Florida Statutes, to include

"all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official ~~business by any agency.~~"

The Florida Supreme Court has interpreted this definition to encompass all materials made or received by an agency in connection with official business which are used to perpetuate, communicate, or formalize knowledge. [4] It is the nature of the record created rather than the means by which it is created which determines whether it is a public record. [5] The placement of

information on the city's Facebook page would appear to communicate knowledge. Thus, the determination in any given instance as to whether information constitutes a public record will depend on whether such information was made or received in connection with the transaction of official business by the city.

As noted above, you have not advised this office as to what will be placed on the Facebook page. Inasmuch as the page must be established for a municipal purpose and in the absence of specific information as to the material placed on the city's Facebook page, this office presumes that the information contained on the page would be made or received in connection with the official business of the city. I recognize that the Florida Supreme Court ruled that private e-mail stored in government computers does not automatically become a public record by virtue of that storage:

"Just as an agency cannot circumvent the Public Records Act by allowing a private entity to maintain physical custody of documents that fall within the definition of 'public records,' . . . private documents cannot be deemed public records solely by virtue of their placement on an agency-owned computer." [6]

Therefore, there may be material placed on the city's Facebook page that is personal and does not relate to the transaction of official business. However, as noted above, the creation of a Facebook page must be for a municipal, not private, purpose. Accordingly, the placement of material on the city's page would presumably be in furtherance of such purpose and in connection with the transaction of official business and thus subject to the provisions of Chapter 119, Florida Statutes. In any given instance, however, the determination would have to be made based upon the definition of "public record" contained in section 119.011, Florida Statutes, as defined by the courts.

You also inquire whether the Facebook page of the friends would also be subject to the Public Records Law, Chapter 119, Florida Statutes. You do not indicate who these "friends" of the city may be. In the absence of more information, this office cannot categorically conclude that the Facebook pages of such "friends" would be subject to Chapter 119; rather such a determination would ~~depend on whether the information contained on such pages was made~~ or received in connection of the transaction of official business by or on behalf of a public agency such as the city. In light of the above, the city, should it establish a Facebook page, may wish to post a warning regarding the application and implications of the Public Records Law. [7]

Question Two

Section 119.021(2)(a), Florida Statutes, requires the Division of Library and Information Services (division) of the Department of State to adopt rules establishing retention schedules and a disposal process for public records. Each agency must comply with these rules.[8] The division shall establish a time period for the retention or disposal of each series of records.[9]

Section 257.36(6), Florida Statutes, provides that a "public record may be destroyed or otherwise disposed of only in accordance with retention schedules established by the division." This office in Attorney General Opinion 96-34, recognizing that the definition of "public records" is comprehensive and encompasses all such material regardless of its physical form or characteristics, stated that electronic public records such as e-mail messages are subject to the statutory limitations on destruction of public records. More recently, this office stated in Attorney General 08-07 that the public records on a website maintained by a city council member that related to the transaction of city business would appear to be subject to the city's policies and retention schedule regarding city records.

The General Records Schedule GS1-SL for State and Local Government Agencies states that "[a]ll Florida public agencies are eligible to use the GS1-SL, which provides retention periods for the most common administrative records such as routine correspondence and personnel, payroll, financial, and legal records." [10] Thus, to the extent that the information on the city's Facebook page constitutes a public record, the city is under an obligation to follow the public records retention schedules established by law.

Questions relating to the applicability of a retention schedule or retention of a specific record, however, should be referred to the Division of Library and Information Services in the Department of State.

Question Three

Article I, section 23, Florida Constitution, provides:

~~"Every natural person has the right to be let alone and free from governmental intrusion into the person's private life except as otherwise provided herein. This section shall not be construed to limit the public's right of access to public records and meetings as provided by law."~~

Therefore, while the Florida Constitution recognizes a right of privacy for Florida citizens in Article I, section 23, Florida

Constitution, it also states that "[t]his section shall not be construed to limit the public's right of access to public records and meetings as provided by law." The Florida courts have determined that no federal or state right of privacy prevents access to public records.[11] It is the Legislature that has balanced the private versus public rights by creating the various exemptions from public disclosure.[12] Thus, in Florida, "neither a custodian of records nor a person who is the subject of a record can claim a constitutional right of privacy as a bar to requested inspection of a public record which is in the hands of a government agency." [13]

While Article I, section 23, Florida Constitution, may be implicated in determining what information may be collected by the city, [14] to the extent that information on the city's Facebook page constitutes a public record within the meaning of Chapter 119, Florida Statutes, Article I, section 23, Florida Constitution, is not implicated. As noted *supra*, the city may wish to post a notice on its Facebook page regarding the Public Records Law.

Question Four

Section 286.011, Florida Statutes, the Government in the Sunshine Law, has three basic requirements:

- (1) meetings of public boards or commissions must be open to the public;
- (2) reasonable notice of such meetings must be given; and
- (3) minutes of the meetings must be taken and promptly recorded.

The law applies to any gathering, whether formal or casual, of two or more members of the same board or commission to discuss some matter on which foreseeable action will be taken by the public board or commission.[15] The law extends to the discussions and deliberations as well as the formal action taken by a public board or commission, with no requirement that a quorum be present for a meeting of members of a public board or commission to be subject to section 286.011, Florida Statutes.

~~While the Sunshine Law generally applies to meetings of "two or more"~~ members of the same board or commission, [16] the Florida Supreme Court has stated that the Sunshine Law is to be construed "so as to frustrate all evasive devices." [17] Thus, the courts and this office have found that there are instances where the physical presence of two or more members is not necessary in order to find the Sunshine Law applicable. Thus, this office has stated that members of a public board may not use computers to conduct a

private discussion among themselves about board business.[18]

In Attorney General Opinion 08-07, this office concluded that the use of a website blog or message board to solicit comment from other members of the board or commission by their response on matters that would come before the board would trigger the requirements of the Sunshine Law. As stated therein:

"While there is no statutory prohibition against a city council member posting comments on a privately maintained electronic bulletin board or blog, . . . members of the board or commission must not engage in an exchange or discussion of matters that foreseeably will come before the board or commission for official action. The use of such an electronic means of posting one's comments and the inherent availability of other participants or contributors to act as liaisons would create an environment that could easily become a forum for members of a board or commission to discuss official issues which should most appropriately be conducted at a public meeting in compliance with the Government in the Sunshine Law. It would be incumbent upon the commission members to avoid any action that could be construed as an attempt to evade the requirements of the law."

Such concerns would appear to be equally applicable to the issue at hand. While there would not appear to be a prohibition against a board or commission member posting comments on the city's Facebook page,[19] members of the board or commission must not engage in an exchange or discussion of matters that foreseeably will come before the board or commission for official action.

Accordingly, communications on the city's Facebook page regarding city business may be subject to Florida's Government in the Sunshine Law, section 286.011, Florida Statutes.

Sincerely,

Bill McCollum
Attorney General

BM/tjw

[1] *State v. City of Sunrise*, 354 So. 2d 1206, 1209 (Fla. 1978).

[2] *Id.* And see Ops. Att'y Gen. Fla. 83-06 (1983) and 72-198 (1972) for the proposition that a municipality's home rule power is tempered by the basic proposition that municipal funds may be

used only for a municipal purpose. See also Art. VII, s. 10, Fla. Const. (municipality prohibited from lending or using its taxing power or credit to aid private parties).

[3] See, e.g., Ops. Att'y Gen. Fla. 88-52 (1988), 86-87 (1986), 84-76 (1984), and 83-05 (1983) (legislative determination and findings as to the purpose and the benefits accruing to the county from the program could not be delegated to the Attorney General, nor could the Attorney General undertake to make such legislative findings on behalf of the county).

[4] *Shevin v. Byron, Harless, Schaffer, Reid and Associates, Inc.*, 379 So. 2d 633, 640 (Fla. 1980).

[5] See Op. Att'y Gen. Fla. 08-07 stating that an email created by a public official in connection with the transaction of official business is a public record whether it is created on a publicly or privately owned computer and concluding that the posting of comments relating to city business by a city commissioner on a web page which he maintains would be subject to the Public Records Law.

[6] *State v. City of Clearwater*, 863 So. 2d 149, 154 (Fla. 2003).

[7] Cf. s. 668.6076, Fla. Stat., requiring any agency as defined in s. 119.011, Fla. Stat., or legislative entity that operates a website and uses electronic mail to post the following statement in a conspicuous location on its website:

"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

[8] Section 119.021(2)(b), Fla. Stat. And see s. 119.021(2)(c), Fla. Stat., providing that public officials must "systematically dispose" of records no longer needed, subject to the consent of the division in accordance with s. 257.36, Fla. Stat.

[9] *Id.*

[10] The general retention schedules, including GS1-SL, are available at:
http://dlis.dos.state.fl.us/recordsmgmt/gen_records_schedules.cfm.

[11] See, e.g., *Michel v. Douglas*, 464 So. 2d 545 (Fla. 1985) (no federal or state right of privacy prevents access to public records); *Forsberg v. Housing Authority of Miami Beach*, 455 So. 2d

373 (Fla. 1984); *Shevin v. Byron, Harless, Schaffer, Reid and Associates, Inc.*, 379 So. 2d 633 (Fla. 1980) (no federal or state disclosural right of privacy prevents a member of the public from seeing public records); *Mills v. Doyle*, 407 So. 2d 348 (Fla. 4th DCA 1981).

[12] *Wallace v. Guzman*, 687 So. 2d 1351 (Fla. 3d DCA 1997). Cf. *Berkeley v. Eisen*, 699 So. 2d 789 (Fla. 4th DCA 1997) (although Art. I, s. 23, Fla. Const., recognizes that the right of privacy shall not be construed to limit the public's right of access to public records, there is a statutory exemption from Florida's public records disclosure where the Department of Banking and Financing is investigating or has concluded its investigation of a securities customer's complaint).

[13] *Williams v. City of Minneola*, 575 So. 2d 683, 687 (Fla. 5th DCA 1991), review denied, 589 So. 2d 289 (Fla. 1991), appeal after remand, 619 So. 2d 983 (Fla. 5th DCA 1993).

[14] Cf. *Thomas v. Smith*, 882 So. 2d 1037 (Fla. 2d DCA 2004), in which the appellant taxpayers had filed a timely application for ad valorem tax exemption, but refused to make the required disclosure of their social security numbers. Their application was denied based on their refusal to make the required disclosure. Appellants argued that the required disclosure of their social security number in order to claim the exemption violated, among others, Art. I, s. 23, Fla. Const. The district court concluded that the lower court erred in concluding that the taxpayers had no legitimate expectation of privacy in their social security numbers; rather the court should first have determined whether the taxpayers had a legitimate expectation of privacy in their social security numbers without regard to other considerations such as the necessity to submit an application in order to obtain the benefit of the homestead tax exemption. The district court therefore remanded the case for further proceedings on this claim.

[15] See, e.g., *Hough v. Stemberge*, 278 So. 2d 288 (Fla. 3d DCA 1973). And see *City of Miami Beach v. Berns*, 245 So. 2d 38 (Fla. 1971); *Board of Public Instruction of Broward County v. Doran*, 224 So. 2d 693 (Fla. 1969); and *Wolfson v. State*, 344 So. 2d 611 (Fla. 2d DCA 1977).

[16] *Hough v. Stemberge*, supra. And see *City of Sunrise v. News and Sun-Sentinel Company*, 542 So. 2d 1354 (Fla. 4th DCA 1989); *Deerfield Beach Publishing, Inc. v. Robb*, 530 So. 2d 510 (Fla. 4th DCA 1988) (requisite to application of the Sunshine Law is a meeting between two or more public officials); and *Mitchell v. School Board of Leon County*, 335 So. 2d 354 (Fla. 1st DCA 1976).

[17] See, e.g., *Town of Palm Beach v. Gradison*, 296 So. 2d 473, 477 (Fla. 1974); *Blackford v. School Board of Orange County*, 375 So. 2d 578 (Fla. 5th DCA 1979).

[18] Op. Att'y Gen. Fla. 89-39 (1989). Compare 01-20 (2001) (a one-way e-mail communication from one city council member to another, when it does not result in the exchange of council members' comments or responses on subjects requiring council action, does not constitute a meeting subject to the Sunshine Law; however, such e-mail communications are public records and must be maintained by the records custodian for public inspection and copying).

[19] Cf. Op. Att'y Gen. Fla. 07-35 (2007), concluding that members of a commission may exchange documents that they wish other members of the commission to consider on matters coming before the commission for official action, provided there is no response from, or interaction related to such documents among, the commissioners prior to the public meeting. It was noted, however, that if the commissioners intended to exchange individual position papers on the same subject, this office would express the same concerns as discussed in Attorney General Opinion 01-21. In that opinion, this office was asked whether the preparation and distribution of individual position statements on the same subject by several city council members to all other council members would constitute an interaction or exchange by the council that would be subject to the requirements of the Government in the Sunshine Law. This office determined that such a practice would violate the Sunshine Law to the extent that any such communication is a response to another council member's statement.

Florida Attorney General Advisory Legal Opinion

Number: AGO 2008-07

Date: February 26, 2008

Subject: Sunshine and Public Records Laws, private website

Mr. A. Kurt Ardaman
City Attorney
City of DeBary
1947 Lee Road
Winter Park, Florida 32789-1834

RE: PUBLIC RECORDS - GOVERNMENT IN THE SUNSHINE - MUNICIPALITIES -
COMPUTERS - WEBSITES - application of Sunshine Law and Public Records
Law to city council members posting comments on website operated by a
council member. ss. 119.01, 119.011, and 286.011, Fla. Stat.

Dear Mr. Ardaman:

You ask substantially the following questions:

1. May a city council member serve as a webmaster (administrator) of a privately-owned and operated internet website which serves as a forum for citizen discussion of local political issues, including issues to be considered by the city council?
 2. If so, then may the city council member/ webmaster contribute to the discussion by outlining the member's positions on city issues?
 3. May another city council member contribute to the website by sending information through the webmaster, as long as neither responds to the other?
 4. May city council members post comments on the website in response to citizens comments or questions relating to city business posted on the website?
-
5. If the city council member serves as the webmaster, would materials submitted to the website be subject to the Public Records Law, Chapter 119, Florida Statutes?
 6. Are materials submitted by a city council member to the website considered public records under Chapter 119, Florida Statutes?

7. If the answers to Questions Five and Six are in the affirmative, what obligations does the webmaster have to preserve such records and make them available for inspection and copying?

8. What responsibilities would the City of DeBary have in maintaining the records referenced in Questions Five and Six?

Due to the interrelated nature of your questions, they will be answered together.

You state that a newly elected city council member is a webmaster and regular contributor to an internet website which serves as a public forum for citizen discussion and debate on issues likely to come before the city commission for official action. The website is not affiliated with the city. Another recently elected council member is a regular contributor to the website. You indicate that the webmaster's duties include screening submitted materials for vulgarity and offensive comments, then posting the materials on the website. The webmaster uses an e-mail address separate from the one used for official city business. Primarily, the city is unsure of Government in the Sunshine Law implications for postings among city council members on issues upon which foreseeable action will be taken by the city council.

Government in the Sunshine/Public Meetings

Section 286.011, Florida Statutes, has three requirements:

- (1) meetings of public boards or commissions must be open to the public;
- (2) reasonable notice of such meetings must be given; and
- (3) minutes of the meetings must be taken.

The Government in the Sunshine Law applies to any gathering, whether formal or casual, of two or more members of the same board or commission to discuss some matter on which foreseeable action will be taken by the public board or commission.[1] The law extends to the discussions and deliberations as well as the formal action taken by a public board or commission, with no requirement that a quorum be present for a meeting of members of a public board or commission to be subject to section 286.011, Florida Statutes.

While the Sunshine Law generally applies to meetings of "two or more" members of the same board or commission,[2] the Florida Supreme Court has stated that the Sunshine Law is to be construed "so as to frustrate all evasive devices." [3] Thus, the courts and this office have found that there are instances where the physical presence of two or more members is not necessary in order to find the Sunshine Law applicable.

For example, this office has concluded that the use of memoranda among

members of a board or commission to avoid a public meeting may be a violation of the Sunshine Law, even though two members of the board or commission are not physically present. In such a situation, if a memorandum reflecting the views of a board member is circulated among the other board members with each indicating his or her approval or disapproval, upon completion of the members signing off, the memorandum has the effect of becoming official action of the board in violation of the Government in the Sunshine Law. [4]

This office, in Attorney General Opinion 07-35, concluded that members of a commission may exchange documents that they wish other members of the commission to consider on matters coming before the commission for official action, provided there is no response from, or interaction related to such documents among, the commissioners prior to the public meeting. It was noted, however, that if the commissioners intended to exchange individual position papers on the same subject, this office would express the same concerns as discussed in Attorney General Opinion 01-21. In that opinion, this office was asked whether the preparation and distribution of individual position statements on the same subject by several city council members to all other council members would constitute an interaction or exchange by the council that would be subject to the requirements of the Government in the Sunshine Law. This office determined that such a practice would violate the Sunshine Law to the extent that any such communication is a response to another council member's statement. In Attorney General Opinion 01-20, it was determined that an e-mail communication of factual background information from one city council member to other council members that does not result in the exchange of council members' comments or responses on subjects requiring council action does not constitute a meeting subject to the Government in the Sunshine Law. [5]

The use of a website blog or message board to solicit comment from other members of the board or commission by their response on matters that would come before the board would trigger the requirements of the Sunshine Law. Such action would amount to a discussion of public business through the use of the electronic format without appropriate notice, public input, or statutorily required recording of the minutes of the meeting. While as noted above, the mere posting of a position does not implicate the Sunshine Law, it would appear that any subsequent postings by other commission members on the subject of the initial posting could be construed as a response which would be ~~subject to the statute.~~

While there is no statutory prohibition against a city council member posting comments on a privately maintained electronic bulletin board or blog, nor is there any statutory proscription against a city council member serving as the webmaster of such a site, members of the board or commission must not engage in an exchange or discussion of matters that foreseeably will come before the board or commission for

official action. The use of such an electronic means of posting one's comments and the inherent availability of other participants or contributors to act as liaisons would create an environment that could easily become a forum for members of a board or commission to discuss official issues which should most appropriately be conducted at a public meeting in compliance with the Government in the Sunshine Law. It would be incumbent upon the commission members to avoid any action that could be construed as an attempt to evade the requirements of the law.

Public Records

It is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. [6] Section 119.011(11), Florida Statutes, defines "[p]ublic records" as

"all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency." (e.s.)

"Agency" includes "any state, county, district, authority, or municipal officer, department, division, board, bureau, commission, or other separate unit of government created or established by law . . . and any other public or private agency, person, partnership, corporation, or business entity acting on behalf of any public agency." [7]

Thus, a city council member clearly is subject to the provisions of Chapter 119, Florida Statutes, when making or receiving public records in carrying out official business. This office has stated that e-mail messages made or received by agency employees or officials in connection with official business are public records and are subject to disclosure in the absence of an exemption. [8] It is the nature of the record created rather than the means by which it is created which determines whether it is a public record. Thus, an email created by a public official in connection with the transaction of official business is a public record whether it is created on a publicly or privately owned computer. To the extent that the council member is publicly posting comments relating to city business, this office ~~cannot conclude that such postings are not made in connection with the~~ transaction of official business. Accordingly, I am of the opinion that such postings would be subject to the requirements of the Public Records Law.

When considered with the discussion above, it would appear that the postings and emails of a city council member relating to his public duties would be public records subject to the provisions of Chapter

119, Florida Statutes.

Chapter 119, Florida Statutes, imposes various duties upon the custodian of a public record. For example, section 119.07(1), Florida Statutes, provides:

- "(1) (a) *Every person who has custody of a public record shall permit the record to be inspected and copied by any person desiring to do so, at any reasonable time, under reasonable conditions, and under supervision by the custodian of the public records.*
- (b) *A custodian of public records or a person having custody of public records may designate another officer or employee of the agency to permit the inspection and copying of public records, but must disclose the identity of the designee to the person requesting to inspect or copy public records.*
- (c) *A custodian of public records and his or her designee must acknowledge requests to inspect or copy records promptly and respond to such requests in good faith. A good faith response includes making reasonable efforts to determine from other officers or employees within the agency whether such a record exists and, if so, the location at which the record can be accessed.*
- (d) *A person who has custody of a public record who asserts that an exemption applies to a part of such record shall redact that portion of the record to which an exemption has been asserted and validly applies, and such person shall produce the remainder of such record for inspection and copying.*
- (e) *If the person who has custody of a public record contends that all or part of the record is exempt from inspection and copying, he or she shall state the basis of the exemption that he or she contends is applicable to the record, including the statutory citation to an exemption created or afforded by statute.*
- (f) *If requested by the person seeking to inspect or copy the record, the custodian of public records shall state in writing and with particularity the reasons for the conclusion that the record is exempt or confidential.*

* * *

- (h) *Even if an assertion is made by the custodian of public records that a requested record is not a public record subject to public inspection or copying under this subsection, the requested record shall, nevertheless, not be disposed of for a period of 30 days after the date on which a written request to inspect or copy the record was served on or otherwise made to the custodian of public records by the person seeking access to the record. If a civil action is instituted within the 30-day period to enforce the provisions of this section with respect to the requested record, the custodian of public records may not dispose of the record except by order of a court of competent jurisdiction after notice to all affected parties.*
- (i) *The absence of a civil action instituted for the purpose stated in paragraph (g) does not relieve the custodian of public records of the*

duty to maintain the record as a public record if the record is in fact a public record subject to public inspection and copying under this subsection and does not otherwise excuse or exonerate the custodian of public records from any unauthorized or unlawful disposition of such record." [9] (e.s.)

Thus, Chapter 119, Florida Statutes, dictates the responsibilities of the custodian of public records. "Custodian of public records" is defined as "the elected or appointed state, county, or municipal officer charged with the responsibility of maintaining the office having public records, or his or her designee." [10]

In *Puls v. City of Port St. Lucie*, [11] the Fourth District Court of Appeal considered who was responsible for responding to a public records request. The court concluded that regardless of whether or not the designated custodian was served with a records request, section 119.07(1)(a), Florida Statutes, imposes a duty of disclosure upon "every person who has custody of a public record." The court subsequently clarified who is considered to have custody of a public record in *Mintus v. City of West Palm Beach*, [12] finding that in order to have custody of a public record, one must have supervision and control over the document or have legal responsibility for its care, keeping, or guardianship.

Thus, the records custodian is the person designated by the agency head to perform the responsibilities imposed by Chapter 119, Florida Statutes, as well as any other person who has legal control over the records as discussed in *Mintus*.

In the instant situation, the public official with control over the records is the city council member who creates and posts the comments on the website. Since the records are public records as they are related to the transaction of city business, such records would appear to be subject to the city's policies and retention schedule regarding city records. While the webmaster administering the website is a city council member, you have stated that the city has no ownership, control, or affiliation with the website. Thus, it would appear that the individual council members who create the public documents through the posted comments and emails would be responsible for ensuring that the information is maintained in accordance with the Public Records Law and the policies and retention schedule adopted by the city.

Sincerely,

Bill McCollum
Attorney General

BM/tals

[1] *Hough v. Stemberge*, 278 So. 2d 288 (Fla. 3d DCA 1973). And see *City of Miami Beach v. Berns*, 245 So. 2d 38 (Fla. 1971); *Board of Public Instruction of Broward County v. Doran*, 224 So. 2d 693 (Fla. 1969); and *Wolfson v. State*, 344 So. 2d 611 (Fla. 2d DCA 1977).

[2] *Hough v. Stemberge*, *supra*. And see *City of Sunrise v. News and Sun-Sentinel Company*, 542 So. 2d 1354 (Fla. 4th DCA 1989); *Deerfield Beach Publishing, Inc. v. Robb*, 530 So. 2d 510 (Fla. 4th DCA 1988) (requisite to application of the Sunshine Law is a meeting between two or more public officials); and *Mitchell v. School Board of Leon County*, 335 So. 2d 354 (Fla. 1st DCA 1976).

[3] See, e.g., *Town of Palm Beach v. Gradison*, 296 So. 2d 473, 477 (Fla. 1974); *Blackford v. School Board of Orange County*, 375 So. 2d 578 (Fla. 5th DCA 1979).

[4] See Inf. Op. to The Honorable John Blair, May 29, 1973. And see Ops. Att'y Gen. Fla. 90-03 (1990) (proposed contract may not be circulated among board members for comments to be provided to other members, as this would be communication among the members on an issue upon which the board will take official action subject to the Sunshine Law) and 93-90 (1993) (board responsible for assessing the performance of its chief executive officer should conduct the review and appraisal process in a proceeding open to the public, instead of using a review procedure in which individual board members evaluate the CEO's performance and send their individual written comments to the board chairman for compilation and subsequent discussion with the chief executive officer).

[5] See also Ops. Att'y Gen. Fla. 96-35 (1996) (written memorandum sent by one school board member to other school board members informing them that the individual member intended to recommend certain action at a school board meeting did not violate the Sunshine Law, where no response from other board members was solicited and no discussion among the members concerning the memorandum occurred prior to the school board meeting), 02-32 (2002), 01-66 (2001), and Inf. Ops. to The Honorable Jack Tanner, Chair, Lee Soil and Water Conservation District, dated March 19, 2007, and Mr. Michael Ciocchetti, Attorney for the Town of Ponce Inlet, dated March 23, 2006.

[6] Section 119.01(1), Fla. Stat. See also Art. I, s. 24(a), Fla. Const., representing this state's constitutional pronouncement regarding access to public records, providing:

"Every person has the right to inspect or copy any public record made or received in connection with the official business of any public body, officer, or employee of the state, or persons acting on their behalf, except with respect to records exempted pursuant to this section or specifically made confidential by this Constitution. This section specifically includes the legislative, executive, and judicial

branches of government and each agency or department created thereunder; counties, municipalities, and districts; and each constitutional officer, board, and commission, or entity created pursuant to law or this Constitution."

[7] Section 119.011(2), Fla. Stat.

[8] See, e.g., Ops. Att'y Gen. Fla. 01-20 (2001) and 96-34 (1996). And see *In re Amendments to Rule of Judicial Administration 2.051--Public Access to Judicial Records*, 651 So. 2d 1185, 1187 (Fla. 1995), in which the Florida Supreme Court noted:

"The fact that information made or received in connection with the official business of the judicial branch can be made or received electronically does not change the constitutional and rule-mandated obligation of judicial officials and employees to direct and channel such official business information so that it can be properly recorded as a public record. The obligation is the same whether the information is sent as a letter or memo by hard copy or as an e-mail transmission. Official business e-mail transmissions must be treated just like any other type of official communication received and filed by the judicial branch."

[9] Other provisions of section 119.07, Fla. Stat., impose duties relating to public records on the custodian of public records. See, e.g., s. 119.07(2), Fla. Stat. (permitting remote electronic access to public records); s. 119.07(3), Fla. Stat. (permitting photographing of public records); s. 119.07(4), Fla. Stat. (fees for copying or inspection of public records). And see s. 119.021(4), Fla. Stat., providing:

"(4)(a) Whoever has custody of any public records shall deliver, at the expiration of his or her term of office, to his or her successor or, if there be none, to the records and information management program of the Division of Library and Information Services of the Department of State, all public records kept or received by him or her in the transaction of official business.

(b) Whoever is entitled to custody of public records shall demand them from any person having illegal possession of them, who must forthwith deliver the same to him or her. Any person unlawfully possessing public records must within 10 days deliver such records to the lawful custodian of public records unless just cause exists for failing to deliver such records."

[10] Section 119.011(5), Fla. Stat.

[11] 678 So. 2d 514 (Fla. 4th DCA 1996).

[12] 711 So. 2d 1359, 1361 (Fla. 4th DCA 1998).

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 14.

ITEM: Discussion and possible action requested by Council Member Bruder regarding the Town Council Meeting Schedule for the July and December. According to Section 2.07 of the Town Charter, the Town Council shall hold meetings not less than ten (10) times each fiscal year. In the recent past, the Town Council has recessed in the month of July and December, except for last December.

DESCRIPTION:

The Council should set the schedule ahead of time so that staff, applicants and the public can be informed and schedule their agenda items or requests accordingly.

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk
Stephanie Bruder, Council Member

ATTACHMENTS

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 15.

ITEM: Discussion and possible action regarding the manner that appointments are made to the Town's committees/boards. Enclosed are the result of a survey of other cities/towns conducted by staff. Also attached a copy of the survey results.

DESCRIPTION:

A survey was sent to the SE District Clerks and the results are attached. After analyzing the results it seems that cities have a combination of the way they appoint committee members and boards. The way that BHI has been doing the appointments is not unusual and the composition of the committees is not unusual either.

There are only a few recommendations that staff can bring forward at this time (1) is to extend the appointments for committee members to at least 2 years, or do what other cities do and appoint indefinitely and only advertise to fill vacancies.

(2) It seem that the interested in some of the committees is dwindling and it maybe be time for the Council to sunset some of them.

For example, it seems that there is no interest in membership for the Charter and Ordinance Committee Meeting. We haven't met in well over a year and most of the work the committee was tasked with doing has been completed. The committee seems to be a good candidate to be discontinued.

Also, there are not many residents interested in some of the committees, therefore, some maybe good candidates to reduce the membership. One such committee might be the Disaster Preparedness Committee, which could probably be reduced to five (5) members or discontinued. They had not met for well over two years until recently and that was at the request of Council Member Reid.

The Planning and Zoning Board is a different type of body since it is not an advisory committee. The rules for appointing members and the composition of the board are set by ordinance. The current ordinance actually allows appointments by Council Members; however, the Council has decided that it will make the appointments as a body. Also the ordinance requires appointments by a super majority. (see attached)

RECOMMENDED ACTION:

Approval of recommendations.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Survey - boards and committees	Survey - boards and committees.pdf
2.	Planning and Zoning Board Membership	Planning and Zoning Board Membership.pdf

Marlene Marante

From: Patricia Cerny <PCERNY@hollywoodfl.org>
Sent: Monday, May 05, 2014 9:41 AM
To: Marlene Marante
Subject: Committee/Boards - City of Hollywood response

Marlene,

Please see the response below as it relates to the City of Hollywood. If you require any additional information, please do not hesitate to contact me.

Committees

How are committee members appointed in your city/town/village? Are they appointed by the Council/Commission as a whole, do each make an individual appointment or any other way? Please explain. The City Commission as a whole make the appointments. Each Commission member votes, once the votes are tallied the person receiving the highest number of votes are appointed. If there is a tie, the Commission members again vote, but only for the persons who are tied.

Is a super majority vote required for the appointments. **No**

How long is the term for each committee members? Are they staggered? Or, are the appointments all made at the same time? **3 year terms, which are staggered.**

What is the composition of the committee? Citizens only or a combination of Council/Citizens **Our Commission members are not appointed to any of our boards.**

Boards

Are boards appointed the same way as committees? If not, please explain. **Same as above.**

How are board members selected?

How long are they appointed for? Do the appointments require a super majority vote?

Patricia A. Cerny, MMC
City Clerk



P.O. Box 229045
Hollywood, FL 33022-9045

Office: 954-921-3211
Fax: 954-921-3233
Email: pcerny@hollywoodfl.org



Marlene Marante

From: Samantha Gillyard <DCClerk@deerfield-beach.com>
Sent: Thursday, April 24, 2014 3:41 PM
To: Marlene Marante
Subject: Questions for Clerks

Each committee/board member is appointed one at a time, dependent upon their term expiration date. Each Commissioner, and Mayor are allowed to appoint a member as a regular and alternate member and the terms are staggered, based on the date that the Commissioner/Mayor's term will expire (this is true for most boards/committees). In the event that terms are not staggered, the member may be reappointed to the board based on the term of the board, whether 1, 2 or 4 years. Some boards have persons appointed at the same time.

The member appointments only require a 3/5 vote.

What is the composition of the committee? Citizens only or a combination of Council/Citizens

All Boards/Committees, unless a pension board, is comprised of residents or business owners within the City. Pension Board members are elected and have a part of the pension plan.

Samantha L. Gillyard
Deputy City Clerk
City of Deerfield Beach
954.480.4213 (O)
954.4804323 (F)

The City of Deerfield Beach is governed by the Public Records Act as set forth in Chapter 119, Florida Statutes. Emails and email addresses are subject to the Public Records Act and are public records subject to disclosure. All emails, and any corresponding email addresses, sent or received are retained by the City of Deerfield Beach as public records. If you do not want your email or email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the City Clerk's office by phone at 954-480-4213 or in writing.

Marlene Marante

From: Virginia Walton <vwalton@vpsfl.org>
Sent: Wednesday, April 23, 2014 12:18 PM
To: Marlene Marante
Subject: clerk question

We mostly have advisory boards, with only a very few occasional ad hoc committees as needed; however, the process is the same for both.

Hope this helps.

Committees & Boards

How are committee members appointed in your city/town/village? Are they appointed by the Council/Commission as a whole, do each make an individual appointment or any other way? Please explain.

Our dept. heads deal with the residents on a daily basis and ask the ones very involved to serve on a board. The resident fills out an application for appointment which is then put On the council agenda for approval.

Is a super majority vote required for the appointments.

A simple majority vote.

How long is the term for each committee members? Are they staggered? Or, are the appointments all made at the same time?

Three year terms and yes they are staggered. There is no term limit, so board members can be re-appointed if they indicate willingness to continue to serve.

What is the composition of the committee? Citizens only or a combination of Council/Citizens

Citizens only. We did have a "council liaison" for our boards for a few years, but were advised by our Attorney not to continue the practice.

The only Board that does have a Council Member is our Village General Employees Pension Board. Our Charter calls for a Council Member to be a Member of this Board.

Boards - same as above

Are boards appointed the same way as committees? If not, please explain.

How are board members selected?

How long are they appointed for? Do the appointments require a super majority vote?

Virginia M. Walton, MMC
Village Clerk
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
Tel: 561-965-4010 ext. 5084
Fax: 561-965-0899
Email: vwalton@vpsfl.org

Marlene Marante

From: Elizabeth Sewell <ESewell@cityofhomestead.com>
Sent: Wednesday, April 23, 2014 11:37 AM
To: Marlene Marante
Subject: Committee/Boards

Hi Marlene,

In the City of Homestead residents that are interested in serving on the various boards submits a Board/Committee Appointment Form. Some committees require that each council person designate a representative to serve on the committee, for example, the Art in Public Places Committee and the CRA Non-Profit Grant Advisory Committee.

Once the forms are reviewed, the committee members are appointed by the Mayor and ratified by the Council.

A supermajority vote is not required, only a majority vote of the members present at the meeting is required.

The appointments are made at the same time unless vacancies occur, then they are filled accordingly.

The terms are two years, and they run concurrent with the election or reelection of the Mayor.

The composition of the committees are residents and business people only, with Councilmembers serving as liaisons to the committees.

Hope this is helpful, it is good to hear from you.

Respectfully,

Elizabeth Sewell, MMC
City Clerk
City of Homestead
650 N.E. 22 Terrace
Homestead, FL 33033
Office: 305-224-4442
Fax: 305-224-4459
esewell@cityofhomestead.com



Please consider the environment before printing this e-mail.

~Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.~

Marlene Marante

From: Jean-Marie Mark <jmmark@townofhillsborobeach.com>
Sent: Wednesday, April 23, 2014 12:02 PM
To: Marlene Marante
Cc: Irene George; Claire Schubert
Subject: Re: Fw: Committee/Boards

Marienne,

The Town of Hillsboro Beach does not have any committees. The Town Commission also serves as the Planning & Zoning Board.

Thank you!

Jean-Marie Mark

Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
(954) 427-4011



Please note: *Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.*

On Wed, Apr 23, 2014 at 11:15 AM, <SOwens@townofpalmbeach.com> wrote:

Good Morning,

Please see below inquiry from Marlene, and contact her directly, at:
mmarante@bayharborislands.net.

Thank you,
Susan A. Owens, MPA, MMC
Town Clerk
Town of Palm Beach
FACC Southeast District Director
360 South County Road
Palm Beach, FL 33480
561.838.5416 (ofc) / 561.838.5417 (fax)

Marlene Marante

From: Patti Vancheri <pvancheri@nlauderdale.org>
Sent: Wednesday, April 23, 2014 11:56 AM
To: Marlene Marante
Subject: Clerk inquiry - Committee/Boards

How are committee members appointed in your city/town/village? Are they appointed by the Council/Commission as a whole, do each make an individual appointment or any other way? Please explain. **Each Commissioner tries to recommend appointments representative of each district. If that cannot be achieved, the Mayor-at-Large, can recommend an appointment. They vote to approve the appointment at a Commission meeting and adopt a resolution appointing a board member.**

Is a super majority vote required for the appointments. **Vote of 3-2 required.**

How long is the term for each committee members? **3 years for most boards.**
Are they staggered? Or, are the appointments all made at the same time?

What is the composition of the committee? Citizens only or a combination of Council/Citizens **Citizens.**

Boards

Are boards appointed the same way as committees? **YES** If not, please explain.

How are board members selected? **Citizens submit applications, Commission determines whose district they reside in, and determine if they wish to recommend appointment.**

How long are they appointed for? Do the appointments require a super majority vote? **See answer above.**

Patricia Vancheri, CMC
City of North Lauderdale
701 SW 71st Avenue
North Lauderdale, FL 33068
954-724-7056
pvancheri@nlauderdale.org



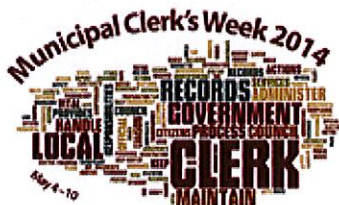
The City of North Lauderdale is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to the City of North Lauderdale. Instead contact us by phone or in writing.

Marlene Marante

From: SOwens@TownofPalmBeach.com
Sent: Wednesday, April 23, 2014 12:04 PM
To: Marlene Marante
Subject: Fw: Committee/Boards

FYI

Thank you,
Susan A. Owens, MPA, MMC
Town Clerk
Town of Palm Beach
FACC Southeast District Director
360 South County Road
Palm Beach, FL 33480
561.838.5416 (ofc) / 561.838.5417 (fax)



Please be advised that under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone, (561) 838-5400, or in writing: 360 S. County Road, Palm Beach, FL, 33480.

----- Forwarded by Susan Owens/PalmBeach on 04/23/2014 12:03 PM -----

From: "Prainito, Janet" <PrainitoJ@bbfl.us>
To: "'SOwens@TownofPalmBeach.com'" <SOwens@TownofPalmBeach.com>
Date: 04/23/2014 11:58 AM
Subject: RE: Committee/Boards

How are committee members appointed in your city/town/village? Are they appointed by the Council/Commission as a whole, do each make an individual appointment or any other way? Please explain. – We rotate appointments by the Mayor and Commissioners. Each one has three meetings to appoint a member and at the next meeting, the appointment rotates to the next Commissioner or Mayor.

Is a super majority vote required for the appointments. - No

How long is the term for each committee members? Are they staggered? Or, are the appointments all made at the same time? – Terms are staggered on each board/committee and the term depends on the board. Most of the regular appointments are for two or three years. Alternate members are appointed for one year.

What is the composition of the committee? Citizens only or a combination of Council/Citizens - Citizens

Boards

Are boards appointed the same way as committees? If not, please explain. Appointed the same way

How are board members selected? They submit applications and are selected and appointed by the Commission after they review the applications.

How long are they appointed for? Do the appointments require a super majority vote? No super-majority vote needed and the appointments are the same as for committees. Staggered terms of two/three years in most cases. Golf Course Advisory Committee appointments are for five years.

Janet Prainito, City Clerk
City Clerk's Office
City of Boynton Beach
100 E. Boynton Beach Blvd. | Boynton Beach, Florida 33435
o: 561-742-6061 | f: 561-742-6090
PrainitoJ@bbfl.us | www.boynton-beach.org

America's Gateway to the Gulfstream

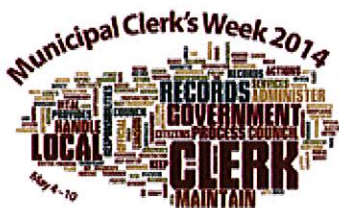
Please be advised that Florida has a broad public records law and all correspondence to me via email may be subject to disclosure. Under Florida records law, email addresses are public records. Therefore, your e-mail communication and your e-mail address may be subject to public disclosure.

From: SOWens@TownofPalmBeach.com [<mailto:SOWens@TownofPalmBeach.com>]
Sent: Wednesday, April 23, 2014 11:16 AM
Subject: Fw: Committee/Boards

Good Morning,

Please see below inquiry from Marlene, and contact her directly, at: mmarante@bayharborislands.net.

Thank you,
Susan A. Owens, MPA, MMC
Town Clerk
Town of Palm Beach
FACC Southeast District Director
360 South County Road
Palm Beach, FL 33480
561.838.5416 (ofc) / 561.838.5417 (fax)



Please be advised that under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone, (561) 838-5400, or in writing: 360 S. County Road, Palm Beach, FL, 33480.

----- Forwarded by Susan Owens/PalmBeach on 04/23/2014 11:03 AM -----

From: Marlene Marante <mmarante@bayharborislands.net>
To: "SOWens@TownofPalmBeach.com" <SOWens@TownofPalmBeach.com>
Date: 04/23/2014 10:55 AM
Subject: Committee/Boards

Hi Susan,

Marlene Marante

From: Yvonne Hamilton <yvonne.hamilton@nbvillage.com>
Sent: Wednesday, April 23, 2014 12:08 PM
To: Marlene Marante
Subject: RE: Advisory Boards

Every two years.

From: Marlene Marante [<mailto:mmarante@bayharborislands.net>]
Sent: Wednesday, April 23, 2014 12:05 PM
To: Yvonne Hamilton
Subject: RE: Advisory Boards

Just one question, "The term for Board members coincide with the General Election of the Village.", how often do you hold elections?

Marlene Marante
Town Clerk/Director of Code Compliance
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Tel.: 305-866-6241
Fax: 305-866-4863
Email: mmarante@bayharborislands.net
Web: www.bayharborislands.org

From: Yvonne Hamilton [<mailto:yvonne.hamilton@nbvillage.com>]
Sent: Wednesday, April 23, 2014 11:46 AM
To: Marlene Marante
Subject: Advisory Boards

Good afternoon:

Please see the below information:

§ 32.02 Vacancies of membership on Village boards.

(A)

Upon a vacancy, for any reason, of a Village Commission appointed membership on any Village board, the Village Commission shall appoint a new member to fill the vacancy within 30 days of the occurrence of vacancy, or the next regular Village Commission meeting, whichever later occurs.

(B)

Appointment of members to the various boards of the Village, on their annual appointment or otherwise, shall be from a list of nominees. The Mayor and each Commissioner shall be entitled to nominate, without the necessity for a second, as many nominees as they desire. The Mayor and each Commissioner shall be entitled to vote for as many seats as are vacant and for which the Commission may make an appointment. The Mayor and the Commissioners shall vote by stating the names of their selections. Nominees receiving a vote from a majority of the Commission shall be appointed. Successive votes may be taken if required to select a nominee by a majority vote until each vacancy has been filled.

(C)

If a member of any Board fails to attend two consecutive meetings without prior notification or fails to attend five meetings during a 12-month period, the Board, upon a majority vote, may request the Village Commission to remove the member and to appoint a successor for the unexpired term.

(Ord. 82-10, passed 12-22-82; Ord. No. 02-05, § 1, 3-12-02)

The Boards are comprised of mostly citizens.
Business owners or their representatives are eligible to be on boards/committees.

The term for Board members coincide with the General Election of the Village.

Boards are usually permanent and are formed by ordinance.

Committees, which are usually temporary to address a specific purpose are formed by Resolution for a specific period of time.



**Do your part in keeping our planet "Green", minimize paper usage.
Thank you! - North Bay Village.**

North Bay Village is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure.

Marlene Marante

From: Prainito, Janet <PrainitoJ@bbfl.us>
Sent: Wednesday, April 23, 2014 12:09 PM
To: Marlene Marante
Subject: RE: Committee/Boards

Here are my responses.



Janet Prainito, City Clerk
City Clerk's Office
City of Boynton Beach
100 E. Boynton Beach Blvd. | Boynton Beach, Florida 33435
o: 561-742-6061 | f: 561-742-6090
PrainitoJ@bbfl.us | www.boynton-beach.org



America's Gateway to the Gulfstream

Please be advised that Florida has a broad public records law and all correspondence to me via email may be subject to disclosure. Under Florida records law, email addresses are public records. Therefore, your e-mail communication and your e-mail address may be subject to public disclosure.

From: Prainito, Janet
Sent: Wednesday, April 23, 2014 12:00 PM
To: 'mmarante@bayharborislands.net.'
Subject: FW: Committee/Boards

From: Prainito, Janet
Sent: Wednesday, April 23, 2014 11:59 AM
To: 'SOWens@TownofPalmBeach.com'
Subject: RE: Committee/Boards

How are committee members appointed in your city/town/village? Are they appointed by the Council/Commission as a whole, do each make an individual appointment or any other way? Please explain. – We rotate appointments by the Mayor and Commissioners. Each one has three meetings to appoint a member and at the next meeting, the appointment rotates to the next Commissioner or Mayor.

Is a super majority vote required for the appointments. - No

How long is the term for each committee members? Are they staggered? Or, are the appointments all made at the same time? – Terms are staggered on each board/committee and the term depends on the board. Most of the regular appointments are for two or three years. Alternate members are appointed for one year.

What is the composition of the committee? Citizens only or a combination of Council/Citizens - Citizens

[Boards](#)

How long are they appointed for? Do the appointments require a super majority vote? No super-majority vote needed and the appointments are the same as for committees. Staggered terms of two/three years in most cases. Golf Course Advisory Committee appointments are for five years.

Subject: Fw: Committee/Boards

Good Morning,

Please see below inquiry from Marlene, and contact her directly, at: mmarante@bayharborislands.net.

Thank you,
Susan A. Owens, MPA, MMC
Town Clerk
Town of Palm Beach
FACC Southeast District Director
360 South County Road
Palm Beach, FL 33480
561.838.5416 (ofc) / 561.838.5417 (fax)



Please be advised that under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone, (561) 838-5400, or in writing: 360 S. County Road, Palm Beach, FL, 33480.

----- Forwarded by Susan Owens/PalmBeach on 04/23/2014 11:03 AM -----

From: Marlene Marante <mmarante@bayharborislands.net>
To: "SOwens@TownofPalmBeach.com" <SOwens@TownofPalmBeach.com>
Date: 04/23/2014 10:55 AM
Subject: Committee/Boards

Hi Susan,

Can you please send out the below question to the SE District and have them respond directly to me? Thanks.

Committees

How are committee members appointed in your city/town/village? Are they appointed by the Council/Commission as a whole, do each make an individual appointment or any other way? Please explain.

Is a super majority vote required for the appointments.

Marlene Marante

From: Debra R. Buff <dbuff@belleglade-fl.com>
Sent: Wednesday, April 23, 2014 11:21 AM
To: Marlene Marante
Subject: RE: Committee/Boards

Sorry, I mistakenly hit send before I responded to your questions. ☺

See below responses.

Debra R. Buff, MMC

City Clerk
City of Belle Glade
110 Dr. Martin Luther King, Jr. Blvd., West
Belle Glade, FL 33430
Phone: 561-996-0100
Fax: 561-993-1814
www.bellegladegov.com

Office Hours:

Monday – Thursday
7:30 a.m. to 6:30 p.m.

Commission Meetings:

1st and 3rd Mondays
Beginning at 6:30 p.m.



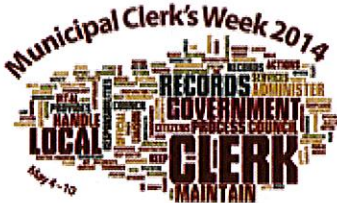
PLEASE NOTE: Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Florida Statute 668.6076

From: SOwens@TownofPalmBeach.com [<mailto:SOwens@TownofPalmBeach.com>]
Sent: Wednesday, April 23, 2014 11:16 AM
Subject: Fw: Committee/Boards

Good Morning,

Please see below inquiry from Marlene, and contact her directly, at: mmarante@bayharborislands.net.

Thank you,
Susan A. Owens, MPA, MMC
Town Clerk
Town of Palm Beach
FACC Southeast District Director
360 South County Road
Palm Beach, FL 33480
561.838.5416 (ofc) / 561.838.5417 (fax)



Please be advised that under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone, (561) 838-5400, or in writing: 360 S. County Road, Palm Beach, FL, 33480.

----- Forwarded by Susan Owens/PalmBeach on 04/23/2014 11:03 AM -----

From: Marlene Marante <mmarante@bayharborislands.net>
To: "SOwens@TownofPalmBeach.com" <SOwens@TownofPalmBeach.com>
Date: 04/23/2014 10:55 AM
Subject: Committee/Boards

Hi Susan,

Can you please send out the below question to the SE District and have them respond directly to me? Thanks.

Committees

How are committee members appointed in your city/town/village? Are they appointed by the Council/Commission as a whole, do each make an individual appointment or any other way? Please explain.**[Debra R. Buff]** In most cases they are appointed by the Commission as a whole, however, if a new committee/board is created each commissioner is afforded the opportunity to recommend a member.

Is a super majority vote required for the appointments.**[Debra R. Buff]** No.

How long is the term for each committee members? **[Debra R. Buff]** This varies, depending upon the committee/board, however, the majority are for two years. Are they staggered? Or, are the appointments all made at the same time?**[Debra R. Buff]** Staggered.

What is the composition of the committee? Citizens only or a combination of Council/Citizens**[Debra R. Buff]** This too varies.

Boards

Are boards appointed the same way as committees? If not, please explain.**[Debra R. Buff]** Yes.

How are board members selected?**[Debra R. Buff]** In most cases, recommendations come from staff.

How long are they appointed for? **[Debra R. Buff]** Varies, same as committees. Do the appointments require a super majority vote?**[Debra R. Buff]** No.

Thanks in advance for your response.

Marlene Marante
Town Clerk/Director of Code Compliance
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Marlene Marante

From: Martinez, Maria <MariaMartinez@miamibeachfl.gov>
Sent: Monday, April 28, 2014 10:57 AM
To: Marlene Marante
Cc: Granado, Rafael
Subject: RE: Committee/Boards
Attachments: hyperlink.png

Marlene: The Board of Adjustment and the Personnel Board require a 5/7 vote for appointments. We have both direct appointments by the Mayor and City Commissioners individually with a limit of 8 consecutive years, and at large appointments made by the vote of the City Commission as a whole with a limit of 6 consecutive years. Below is the section of the code that applies to Board and Committees. All boards and committees have a two year term with the exception of the Health Facilities Authority Board, and the Housing Authority that have a 4 year term. The Miami Beach Cultural Arts Council has a three year term. The appointments are staggered.

I hope this answers your questions.
Thanks,
Maria

Sec. 2-22. General requirements.



Except as otherwise specifically provided:

(1)

All agencies, boards and committees shall express a statement of their bodies' purpose.

(2)

All agencies, boards and committees shall appoint a chairperson and a vice-chairperson, or a chair shall be appointed by the mayor in cases dealing with a mayor's board or committee.

(3)

The enabling legislation for all agencies, boards and committees shall contain qualifications for membership as to knowledge and experience.

(4)

Members of agencies, boards and committees shall be affiliated with the city; this requirement shall be fulfilled in the following ways:

a.

An individual shall have been a resident of the city for a minimum of six months; or

b.

An individual shall demonstrate ownership/interest for a minimum of six months in a business established in the city for a minimum of six months.

Exceptions to subsections (4)a. and b. of this section shall only be permitted if it is determined by the city commission that an agency, board or committee requires the membership of an individual with a specific position, knowledge, experience or expertise not available in another individual who may otherwise comply with the terms of subsections (4)a. and b. of this section.

(5)

All ad hoc agency, board and committee terms shall be one year; all other agency, board and committee terms shall be two years, expiring on December 31 and commencing on January 1.

a.

Members appointed by individual city commissioners (referred to as "direct appointees") to a specific agency, board or committee shall serve for no more than eight consecutive years on such agency, board or committee.

Notwithstanding any other provision of the city Code or of any resolution, commencing with terms beginning on or after January 1, 2007, the term of every board member who is directly appointed by a member of the city commission shall automatically expire upon the latter of: December 31 of the year the appointing city commissioner leaves office or upon the appointment/election of the successor city commission member.

b.

Members appointed by the city commission as a whole (referred to as "at-large appointees") to any agency, board or committee shall serve for no more than six years on any agency, board or committee as an at-large appointee. Nothing set forth in this subsection shall prohibit any individual from being reappointed (and serving up to six years) to any at-large position after a hiatus of two years. However, individuals serving on an agency board or committee who will have otherwise served six years as of December 16, 2006, may serve the remainder of their existing term.

Term limits set forth in subsections (5)a. and b. of this section shall be measured retroactively from an individual's initial appointment to membership on an agency, board or committee.

Exceptions to subsection (5)b. of this section shall only be permitted if it is determined by the city commission that an agency, board or committee requires the membership of a registered architect or registered landscape architect who does not otherwise comply with the terms of subsection (5)b. hereinabove.

(6)

An individual member can serve as a chairperson of a specific agency, board or committee for no more than four consecutive years.

(7)

All agency, board and committee terms shall be staggered upon initial appointment by the city commission.

(8)

All agencies, boards and committees shall be supported by a city department. The supporting department shall make every effort to provide appropriate assistance with the mailing of meeting summaries, agendas and notices.

(9)

If any member of an agency, board or committee fails to attend 33 percent of the regularly scheduled meetings per calendar year, such member shall be automatically removed. To calculate the number of absences under the 33 percent formula, .4 or less rounds down to the next whole number and .5 or more rounds up to the next whole number.

(10)

During meetings, a standard sign-in register must be completed by members of agencies, boards or committees. If there is not a quorum to conduct agency, board or committee business, attendance and absences must otherwise be recorded.

(11)

Attendance shall be recorded when an individual arrives within 30 minutes of the scheduled meeting time and remains for at least 70 percent of the meeting.

(12)

All agencies, boards and committees shall meet at least once quarterly, unless otherwise indicated in this chapter.

(13)

The chairperson or his designee shall biannually submit a completed written report form, supplied by the city administration, to the city commission and city manager. Additionally, the chairperson or his designee shall annually present an oral report to the commission and city manager. The contents of both the report form and the oral report shall be approved by the submitting agency, board or committee prior to the presentations.

(14)

Upon appointment, individuals shall receive an explanation of the government in the sunshine law, public records law, conflict of interest policy, mission statement, attendance requirements and other pertinent information.

(15)

Individuals serving on an agency, board or committee as ex officio members shall be nonvoting members.

(16)

The issue of conflict of interest/abstention impairs an individual's ability to be an effective member of an agency, board or committee. Members of any city agency, board or committee shall abide by the applicable provisions of F.S. ch. 112; County Code chapter 2 and article VII of this chapter, and any other applicable provisions of law, regarding conflicts of interest.

(17)

Members of the community shall be encouraged to attend agency, board and committee meetings.

(18)

Members of agencies, boards and committees shall be encouraged to make recommendations for the filling of vacancies on their respective bodies.

(19)

The city manager, or the city manager's designee, shall annually prepare and present a report to the city commission tracking and identifying the city's diversity statistics. The report shall include the city's diversity statistics relating to individual commissioner, agency, board and committee appointments, city commission, agency, board and committee appointments, and city workforce diversity statistics.

(20)

At-large appointment of agency, board and committee members to fill categories:

a.

When an appointment involves the selection of individual member(s) to fill any specified category or categories, the city commission vote(s) thereon shall be limited to the filling of each particular membership category by separate vote, with said votes to be taken and publicly announced in the order of category listings as set forth within the respective enabling legislation. Individuals seeking such appointments may qualify for more than one category.

b.

Notwithstanding the above, with regard to the City of Miami Beach Visitor and Convention Authority, any vacancy remaining after city commission appointments under the established categories may be filled by applicants from either or both (combined) the "hotel industry" category or "community at large" category.

(21)

Filling special vacancies on certain boards:

a.

Whenever a vacancy occurs on the Board of Adjustment, Planning Board, Design Review Board, or Historic Preservation Board prior to the end of a member's term of office due to resignation, termination, removal or death, a special vacancy exists and said member shall cease to hold office immediately upon such resignation, termination, removal or death. After the City Clerk has been notified in writing by the board's liaison that a special vacancy exists, a notice of special vacancy shall be posted in City Hall, on the City's website, and in any other place(s) that may be designated by the City Commission by resolution. The notice of special vacancy shall also be published once in a newspaper of general circulation in the City. An appointment to any of the above-referenced boards to fill a special vacancy shall not be made for at least ten (10) business days after the newspaper publication of the notice of special vacancy.

b.

Notwithstanding subsection (21)a., the City Commission may, if it finds that an emergency exists, authorize the temporary filling of a special vacancy by resolution. A person appointed to fill the special vacancy shall serve only on an acting basis, but with all of the powers and duties of board membership, until a final appointment is made.

(Ord. No. 97-3086, § 1.2, 7-2-97; Ord. No. 99-3168, § 1, 1-20-99; Ord. No. 2000-3231, § 1, 2-9-00; Ord. No. 2006-3543, § 1, 12-6-06; Ord. No. 2009-3623, § 1, 1-28-08; Ord. No. 2009-3632, § 1, 4-22-09; Ord. No. 2009-3642, § 1, 7-15-09; Ord. No. 2010-3681, § 1, 5-12-10; Ord. No. 2013-3805, § 1, 7-17-13)



Sec. 2-23. Serving on more than one agency, board or committee.

(a)

No person shall be appointed or elected to, or serve on, more than one agency, board or committee of the city, whether such agency, board or committee is now existing or hereafter created or constituted under the state constitution, act of legislature, the Charter of the city, or any ordinance or resolution of the city commission. Any person appointed or elected to and accepting appointment or election to more than one agency, board or committee, whether appointive or elective, shall be deemed to have forfeited forthwith all appointment or election to any and all prior agencies, boards or committees in which he shall have been a member.

(b)

This section shall not apply to city employees who are appointed or elected to city agencies, boards or committees which pertain to city personnel or city pension funds, nor shall this section prohibit a city agency, board or committee member from serving on another city agency, board or committee when such service by persons holding a particular board membership is required by law or by contract, nor shall this section prohibit a person from serving on more than one agency, board or committee when such other membership is on an agency, board or committee designated as ad hoc, which is defined as an agency, board or committee which is created to carry out a specified task to be accomplished within a stated time period, not to exceed one year, at which time it automatically ceases to exist, or when such other membership is on an agency, board or committee created by the mayor as a mayor's board or committee.

(Code 1964, § 2-1.3; Ord. No. 93-2888, § 1, 12-1-93; Ord. No. 96-3031, § 1, 1-24-96; Ord. No. 97-3086, § 1.3.1, 7-2-97)

State law reference— Prohibition against dual office holding, Fla. Const., art. II, § 5.

MIAMI BEACH

Maria E. Martinez, Assistant City Clerk

CITY CLERK'S OFFICE

1700 Convention Center Drive, Miami Beach, FL 33139

Phone: 305-673-7000 ext. 6250 / Fax: 305-673-7254 / www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: SOWens@TownofPalmBeach.com [mailto:SOWens@TownofPalmBeach.com]

Sent: Wednesday, April 23, 2014 11:16 AM

Subject: Fw: Committee/Boards

Marlene Marante

From: Pamela Lopez <PLopez@LakeWorth.org>
Sent: Monday, April 28, 2014 11:13 AM
To: Marlene Marante
Subject: board appointments

Below is from our code on appointments to boards/committees.

No super majority is required – the commission are ratifying each other's appointments
The terms of memberships, composition, etc. depend on the ordinances which created the board/committee

Sec. 2-12. Appointment of members of city boards; terms of office; and, workshop sessions.

(a)

Appointment of members to all city boards created by the city commission shall be as follows:

(1)

On city boards consisting of five (5) members, each member of the city commission shall have one (1) appointment.

(2)

On city boards consisting of seven (7) members, the mayor and vice-mayor shall have two (2) appointments and the remaining three (3) commissioners shall each have one (1) appointment.

(3)

On new city boards consisting of membership other than five (5) or seven (7), the city commission shall specify the method of appointment in the enabling ordinance.

(4)

The city commission as a whole may appoint alternate members to city boards to serve as a substitute for absent regular members; and while so serving, the substitute shall have the full power and authority of the absent member.

(5)

On city boards consisting of five (5) members and two (2) alternates in their enabling ordinance, the mayor and vice-mayor shall each have one (1) member appointment and one (1) alternate appointment and the remaining three (3) commissioners shall each have one (1) appointment.

(6)

The board appointments will be effective upon ratification by the city commission as a whole during a public meeting.

(b)

The members and alternate members of all city boards shall serve at the pleasure of the city commission. The members' terms shall be as stated in the enabling ordinance of their respective boards; however, all members shall continue to serve until a successor is appointed. All members and alternate members are eligible for reappointment.

(c)

Upon the adoption of this section, the city clerk will coordinate with the mayor and city commissioners to appoint new members or new alternates as vacancies arise from time to time.

(d)

All city boards are authorized to convert any publicly noticed meeting into a workshop session when a quorum is not reached at said meeting. The decision to convert the meeting into a workshop session shall be determined by the chair of the board, or the chair's designee, who is present at the meeting. No official action shall be taken at the workshop session; however, the members present should limit their discussion to the items on the agenda for the publicly noticed meeting. All such workshop sessions shall be open to the public and minutes of the workshop session shall be recorded.

(e)

All city boards created by general law, special act of the legislature, or pursuant to other authority, shall follow the requirements of the enabling legislation when such legislation is in conflict with this section.

(Ord. No. 2002-20, § 1, 7-16-02; Ord. No. 2012-11, § 1, 3-6-12; Ord. No. 2013-21, § 1, 2-5-13; Ord. No. 2013-49, § 1, 10-1-13)

Sec. 5-23.01. Planning and zoning board membership; appointment; vacancies; terms; removal; meetings; officers; and quorum.

- (a) *Members.* The town council will resign as members of the planning and zoning board. Thereafter, the planning and zoning board shall consist of seven members. Up to five of the members shall be presently employed full time or were employed full time in the field of engineering, architecture, land use and zoning law, city planning, construction, or any other field which substantially relates to the planning and development of real estate. The professional members are not required to be residents of Bay Harbor Islands. The two remaining members shall be residents of the town for a minimum of one year and they are not required to possess any professional license or professional designation. Each member of the planning and zoning board shall serve on the planning and zoning board for a two-year term unless they resign, are no longer able to serve, or are otherwise removed as set forth in subsection (d).
- (b) *Appointment to the planning and zoning board.* Each town council member shall submit one or more persons as candidates for consideration by the town council for appointment to the planning and zoning board. In order for a candidate to be appointed to the planning and zoning board, the candidate must meet the membership requirement of subsection (a) and must be approved by at least five town council members.
- (c) *Vacancies.* Should a planning and zoning board member resign, lose the residency requirement of subsection (b), be removed pursuant to subsection (d), or otherwise not be able to serve on the Planning and Zoning Board for whatever reason, the member's vacancy shall be filled pursuant to subsection (b).
- (d) *Removal of members.* The town council, upon the vote of at least five council members, may remove any planning and zoning board member, with or without cause, at any time. Any member who misses three consecutive regularly scheduled planning and zoning board meetings or misses five meetings in any 12-month period may be removed from the planning and zoning board.
- (e) *Meetings.* The regularly scheduled planning and zoning board meeting shall occur in the evening on the first Tuesday and third Tuesday of every month or as needed.
- (f) *Officers.* One member shall be elected by the planning and zoning board as chairperson. One member shall be elected by the planning and zoning board as vice-chairperson. The chairperson and vice-chairperson shall serve a term of one year. A new election shall occur at the conclusion of the one-year term. In the event that the chairperson position becomes vacant within the one-year term, the vice-chairperson shall be appointed as chairperson for the duration of the prior chairperson's term and the planning and zoning board shall elect a member to the vice-chairperson position for the duration of the prior vice-chairperson's term. The chairperson shall preside at all planning and zoning meetings. In the chairperson's absence, the vice-chairperson shall preside. The chairperson shall submit any and all reports and recommendations of the planning and zoning board to the town council. The town shall provide a secretary for the planning and zoning board and the town clerk shall be the custodian of all records, books, and journals of the planning and zoning board.
- (g) *Quorum.* Four present members shall constitute a quorum.
- (h) *[Rules, regulations.]* The town council shall promulgate such rules and regulations as may be reasonably necessary to govern the operations of the planning and zoning board in performance of its duties.

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 16.

ITEM: Appointments or re-appointments to the Planning and Zoning Board for the term 2014-2016. Enclosed is a list of current Board members, their requests to be re-appointed, and one (1) new request for appointment.

DESCRIPTION:

According to the Town Code, Planning and Zoning Board members must be appointed by a super majority (5 votes).

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Recording Secretary

ATTACHMENTS

1.	Planning & Zoning Board Appointments	5-12-14 pnz selection item.pdf
----	--------------------------------------	--------------------------------

PLANNING & ZONING BOARD
2014 - 2016
APPOINTMENTS

CURRENT COMMITTEE MEMBERS SEEKING REAPPOINTMENT:

JED L. FRANKEL

ROBERTO GAMBACH

JEROME GAVCOVICH

STEVEN HURWITZ

JAIME SCHAPIRO

OSCAR SKLAR

THOMAS TELESKO

NEW INTERESTED RESIDENTS:

ROBERT SWEET



January 31, 2014

To: 2012-2014 Planning and Zoning Board Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: PLANNING & ZONING BOARD - REAPPOINTMENTS 2014-2016

Time is drawing closer for the expiration of your two-year term and we will be advertising for the appointment/reappointment of the positions on the Bay Harbor Islands Planning and Zoning Board. We will need to hear from you whether you wish to request reappointment to the Board.

Please respond to this inquiry by filling out the bottom portion and returning it to my office by Friday, **March 7, 2014**.

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Print your name



I would like to request reappointment to the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.



I would like to give another individual the opportunity to serve on the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

JED L. FRANKEL, Esq.
Board Certified Specialist in Civil Trial Law by The Florida Bar
(954) 894-8000 x 301 (office)
(954) 684-3404 (cellular)
jfrankel@eisingerlaw.com
jedfrankel@yahoo.com

PRACTICE AREAS Complex Commercial Litigation; Real Estate Litigation; Corporate Litigation; Condominium and Homeowners Association Law; State and Local Administrative Law; Bar Admissions; Bench and jury trials in State (Florida) and Federal (Southern District of Florida) Courts. Appeals in Florida's First, Third, Fourth & Fifth District Courts of Appeal and Florida Supreme Court and the United States Circuit Court of Appeals for the Eleventh Circuit.

EXPERIENCE **EISINGER, BROWN, LEWIS, FRANKEL & CHAIET, P.A.** Hollywood, FL
Member January, 2006 – present.

PHILLIPS, EISINGER & BROWN, P.A. Hollywood, FL
Member September, 2002 – December, 2005.
Associate September, 1997 – September, 2002.

LAW OFFICES JEROME H. SHEVIN, P.A. Miami, FL.
Associate September, 1993 – September, 1997.

VIRGIL HAWKINS CIVIL CLINIC Gainesville, FL.
Certified Legal Intern Fall, 1992.

LAW OFFICES WILLIAM P. CAGNEY, III, P.A. Miami, FL.
Summer Clerk Summer, 1992.

FLORIDA INSTITUTIONAL LEGAL SERVICES Gainesville, FL.
Volunteer legal researcher Summer, 1991.

PROFIT PROTECTION, INC. Miami, FL.
Writer / Editor / Researcher Summers, 1987-1990.

Researched, wrote, and edited educational/compliance materials published for the American Bankers Association.

EDUCATION **UNIVERSITY OF FLORIDA COLLEGE OF LAW** Gainesville, FL.
Juris Doctor with Honors May, 1993.

- Dean's List, six semesters
- James B. Locke Scholarship recipient, 1990
- Council of Ten Teaching Fellow
- Certified Legal Intern
- Phi Gamma Delta Fraternity Chapter Advisor

EMORY UNIVERSITY Atlanta, GA.
Bachelor or Arts *summa cum laude* May, 1990.

- Dean's Scholarship recipient, 1986-1990
- Dean's List, seven semesters
- Phi Alpha Theta and Pi Sigma Alpha honor societies

- Phi Gamma Delta Fraternity, Member
- Men's Cross Country and Track Teams, Letter Recipient
- Honors Thesis in History

ADMISSIONS

The Florida Bar (admitted 1993)
 United States District Court for the Southern District of Florida (1994)
 United States Court of Appeals, Eleventh Circuit (1995)

ORGANIZATIONS AND HONORS

The Florida Bar, Member Trial Lawyers and Real Property Sections
 Board Certified in Civil Trial Law, The Florida Bar (2007-2017)
 "AV" (5.0) rated by Martindale-Hubbell
South Florida Legal Guide 2014 "Top Lawyers" Real Estate/Community Associations
South Florida Legal Guide 2013 "Top Lawyers" Real Estate/Community Associations
2014 Florida Super Lawyers
 Dade County Bar Association, Member
 Volunteer, Justice Teaching Program (Florida Supreme Court)
 Board Member, B'nai B'rith Justice Unit 5207.
 Director and Counsel, Tennis4All Foundation, Inc.
 Director and Counsel, Miami Beach Basketball Club, Inc.
 Member, Community Association Institute – South Florida Chapter.
 Member, Aventura/Sunny Isles Beach Chamber of Commerce.
 Member, Bay Harbor Islands Charter and Ordinance Review Committee, 2005 – 07.
 Board Member, Beth Moshe Congregation, 1998 – 2009
 Board Member, Fraternity of Phi Gamma Delta FIU Graduate Ass'n, 1999 -present
 Member, Bay Harbor Development Association, 2002 - 04
 Member, Miami Beach Charter Review Board, 1994 - 96
 Board Member, Miami Beach Junior Chamber of Commerce, 1993 - 96
 Member, Miami Beach Mayor's Committee on Homelessness, 1994
 Assistant Disciplinary Counsel, Fraternity of Phi Gamma Delta, 1994 – present
 Board Member, Emory Alumni Association of South Florida
 Life Member, University of Florida National Alumni Association
 Member, Miami Beach Senior High School Alumni Association
 Miami Beach Taxpayers' Association, 1993-96
 Recipient, 11th Judicial Circuit, Put Something Back Pro Bono Award, 1994-95
 Recipient, 11th Judicial Circuit Certificate of Appreciation, 1998 (Jury Duty)

REPORTED CASES

Bay Holdings v. 2000 Island Boulevard Condominium Ass'n., Inc., 895 So. 2d 1197 (Fla. 3d DCA 2005).
Monsanto Co. v. Campuzano, 206 F. Supp. 2d 1276 (S.D. Fla. 2002)
Monsanto Co. v. Campuzano, 2002 WL 34382458 (S.D. Fla. 2002)
Resnick v. Uccello Immobilien GMBH, Inc., 227 F. 3d 1347 (11th Cir. 2000)
United States v. Macia, 157 F. Supp. 2d 1369 (S.D. Fla. 2001)
Lamothe v. Bal Harbour 101 Condominium Ass'n., Inc., 2007 WL 781909 (S.D. Fla. 2007)
Arteaga v. Department of Business and Professional Regulation, 54 So. 3d 599 (Fla. 3d DCA 2011)
Kaine v. D.A. Mortgage, Inc., 998 So. 2d 616 (Fla. 3d DCA 2008)
Cantwell v. The Grand Condominium Association, Inc., 986 So. 2d 611 (Fla. 3d DCA 2008)
The Grand Condominium Association, Inc. v. Cohn, 970 So. 2d 365 (Fla. 3d DCA 2007)
Abraham & Associates, Inc. v. Surrey Holding Corp., 939 So. 2d 332 (Fla. 4th DCA 2006)
Carnero v. National Home Mortgage Corp., 941 So. 2d 395 (Fla. 3d DCA 2006)
United Grand Condominium Owners, Inc. v. The Grand Condominium, 929 So. 2d 24 (Fla. 3d DCA 2006)
Davies v. Turner, 802 So. 2d 1195 (Fla. 1st DCA 2002)
Holmes v. Posler, 847 So. 2d 583 (Fla. 3d DCA 2003)

Kearns v. 8911 Normandy Beach, Inc., 814 So. 2d 516 (Fla. 3d DCA April 24, 2002)
Florida Tower Condominium, Inc. v. Mindes, 770 So. 2d 210 (Fla. 3d DCA 2000)
Quintana v. Miami Pizza, Inc. 731 So. 2d 824 (Fla. 3d DCA 1999)
BFI Waste Systems v. Waste Solutions, Inc., 727 So. 2d 414 (Fla. 5th DCA 1999)
Martino v. Metropolitan Dade Co., 655 So. 2d 151 (Fla. 3d DCA 1995)

ARBITRATIONS

Portsvie at the Waterways Condominium Association v. Lichtenstein
Rose v. Villages of King Creek Condominium Association
In re: Lincolnwood Towers (recall arbitration)
Decoplage Condominium Association v. Kreitman
Dostis v. Mar del Plata Condominium Association

PUBLICATIONS

"Operation of Condominiums" and "Regulation of Condominiums" chapters in *Florida Condominium Law 2005* published by Halfmoon, LLC.

ARTICLES

"Documents Should be Closely Reviewed to Avoid 'Clerical' Mistakes", *Daily Business Review*, February 17, 2012.
"Fourth DCA Opens Door to Get Fees for Litigating Fees," *Daily Business Review*, June 1, 2012.
"Courts Weigh Emotional Support Animals Against Homeowner Rules," *Daily Business Review*, July 24, 2012.
"Associations May Collect from Delinquent Homeowners," *Daily Business Review*, January 9, 2013.
"Condo Declarations Are Critical Should Conflict Arise," *Daily Business Review*, March 1, 2013.

PRESENTATIONS

Best Practices for HOA Debt Collection – HOAleader.com Webinar, March 14, 2013 & June 18, 2013
Strategies to Avoid Litigation – Gulfstream Chapter of the American Society of Home Inspectors, 2012
The New Americans With Disabilities Act – BOMA Miami-Dade Chapter, 2011
How to Survive the Foreclosure Crisis – UAI Seminar for Association Board Members, 2010
Collecting Delinquent Accounts – Continental Management Quarterly Update, 2010
Association Collections Update 2009 – CAI Community Association Forum, 2009
Condominiums/Homeowners Associations – Community Association Coalition Meeting, 2008
Real Estate Legal Issues - EWM Realtors Legal Seminar, 2005
Florida Condominium Law – Halfmoon Seminars, 2005
Real Estate Legal Issues – EWM Realtors Legal Seminar, 2004

PERSONAL

Honors Graduate, Miami Beach Senior High (1986)
Interests include photography, golf, Florida Gator sports and history



January 31, 2014

To: 2012-2014 Planning and Zoning Board Members

Town Council

From: Marlene Marante, Town Clerk

Robert H. Yoffe
Mayor

RE: PLANNING & ZONING BOARD - REAPPOINTMENTS 2014-2016

Jordan W. Leonard
Vice-Mayor

Time is drawing closer for the expiration of your two-year term and we will be advertising for the appointment/reappointment of the positions on the Bay Harbor Islands Planning and Zoning Board. We will need to hear from you whether you wish to request reappointment to the Board.

Stephanie Bruder
Council Member

Please respond to this inquiry by filling out the bottom portion and returning it to my office by Friday, March 7, 2014.

Joshua D. Fuller
Council Member

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Kelly Reid
Council Member

Sincerely,

Solange M. Rousselot
Council Member

Marlene Marante
Town Clerk

Isaac Solver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

ROBERTO GAMBACH

Print your name

Craig B. Sherman
Town Attorney



I would like to request reappointment to the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.



I would like to give another individual the opportunity to serve on the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

ROBERTO I. GAMBACH, R.A.
President, GAMBACH ARCHITECTS, INC.
1132 Kane Concourse
Bay Harbor Islands, FL 33154

REGISTRATION State of Florida

**PROFESSIONAL
AFFILIATIONS** National Association of Cuban Architects
National Council of Architectural Registration Boards

EDUCATION Bachelor of Architecture, 1962
Pratt Institute, New York

**ADDITIONAL
PROFESSIONAL
TRAINING** Land Surveyor, Instituto del Vedado
New York University Certificate,
Zoning Resolution of New York
Construction Specifications Institute,
Cert. of Construction Document Technology
FIU, Computer Programming Course

**PROFESSIONAL
EXPERIENCE** President, Gambach Architects, 1969 to Present
President, Gambach Sklar Architects, 1990 to 2001
Fisher Jackson Associates, New York, 1967-1968
William E. Cohen, Spring Valley, NY, 1966-67
Frederick G. Frost, Jr. New York, 1962-66

**COMMUNITY
SERVICE** Design Review Board, Town of Surfside
Planning and Zoning Board, Town of Bay Harbor Islands
Design Review Board, Town of Bay Harbor Islands
President, Temple Menorah, 1998-2000
Board of Directors, Temple Menorah
Board of Directors, Douglas Gardens Jewish Home
& Hospital for the Aged
Board of Directors, Hebraica Community Center
Supreme Court of Florida, 1997 Long-Range Planning
Workshop

Roberto J. Gambach

**REPRESENTATIVE
PROJECTS**

Northpoint Office Building, West Palm Beach
Miami Beach Police & Visitor's Parking
Miami Beach Old City Hall/Courthouse
Wesley Matthews Elementary School
HUD Renovation Projects (15)
Andrews AFB, Several Departments (Rehab/Repair)
Waterford Lakes
Waterford Greens
Waterford Park
Waterford Landings
PGA Lake Crystal Apartments
Sephardic Jewish Center of North Miami Beach
Hebraica Community Center Recreational Facilities
Watchtower Bible & Tract Society, Brooklyn, NY
Presbyterian Hospital Staff Residence, NY
Public School #36, NY

**RESIDENTIAL
PROJECTS**

Behar Residence, Miami Beach
Jove Residence, Bay Harbor Islands
Snerson Travis Residence, Aventura
Schindler Residence, Miami Beach
Soriano Residence, Miami Beach
Martel Residence, Miami Beach
Garnizo Residence, Hollywood
Torres Residence, Coconut Grove
Zaleski Residence, Surfside
Dr. Rozen Residence, Surfside
Arber Residence, Surfside

**CONSTRUCTION
MANAGEMENT
PROJECTS**

Champlain Towers East, Surfside
Surfside Palms, Surfside
Libhaber Apartments, Miami Beach
801 Northpoint Parkway Executive Offices, WPB



January 31, 2014

To: 2012-2014 Planning and Zoning Board Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: PLANNING & ZONING BOARD - REAPPOINTMENTS 2014-2016

Time is drawing closer for the expiration of your two-year term and we will be advertising for the appointment/reappointment of the positions on the Bay Harbor Islands Planning and Zoning Board. We will need to hear from you whether you wish to request reappointment to the Board.

Please respond to this inquiry by filling out the bottom portion and returning it to my office by Friday, **March 7, 2014**.

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

JEROME GAVCOVICH

Print your name



I would like to request reappointment to the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.



I would like to give another individual the opportunity to serve on the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

JEROME N. GAVCOVICH, R.A.

1251 97 Street, Bay Harbor Islands, Florida 33154

Telephone: (305) 318-0670

PROFESSIONAL LICENSES

Architect, State of Florida, 1998

EDUCATION

UNIVERSITY OF MIAMI
SCHOOL OF BUSINESS ADMINISTRATION, Coral Gables, Florida
MASTER OF BUSINESS ADMINISTRATION, December 1989

UNIVERSITY OF MIAMI
SCHOOL OF ARCHITECTURE, Coral Gables, Florida
BACHELOR OF ARCHITECTURE, May 1988

EMPLOYMENT EXPERIENCE

1/2003 – present

ARCHITECT / PRINCIPAL

JEROME GAVCOVICH, ARCHITECT, Bay Harbor Islands, Florida

- Provide full scope of architectural services for multiple projects and project types, including hi-rise commercial, hi-rise multifamily residential, low-rise multi-family residential, single family residential, office tenant buildout, and residential tenant buildout
- Architectural Consultant to the Firm of Kobi Karp Architecture & Interior Design for multiple projects and project types

6/1991 – 6/2004

PROJECT ARCHITECT / PROJECTS COORDINATOR

RAUL A. SUAREZ-DEL CAMPO, ARCHITECT, Miami, Florida

RSC MANAGEMENT, INC., Miami, Florida

- Coordinate and manage all levels of architectural and construction management projects, including institutional, commercial, and residential
- Coordination of Interior Design and space planning efforts related to several of the architectural projects.
- Performed field inspections and prepared reports of residential properties for Bank for construction loan requisitions and loan approval.
- Aided in development of and implemented an approved disaster relief program/model for several national Church based organizations and federal and local agencies, for Hurricane Andrew in 1992, Great Flood of the Midwest in 1993, Northridge Earthquake in Los Angeles of 1994, Central Pennsylvania Floods of 1995, and Upper Midwest Floods (Red River) of 1997.

8/1992 – 11/1997

FINANCE MANAGER

NATIONAL FIRST FINANCIAL CORP., Miami Beach, Florida

- Managed accounts and prepared reports of accounts for accounts receivable financing firm.

2/1990 – 5/1991

ARCHITECT IN TRAINING

SMITH & SMITH DESIGN CORP., North Miami, Florida

- Coordinate all aspects of residential architectural projects. Prepare complete sets of working drawings, including architectural, structural, and electrical plans.

5/1986 – 8/1988

5/1985 – 8/1985

JUNIOR DRAFTSMAN

ROBERT BLEEMER AND ASSOCIATES, INTERIOR DESIGNERS AND PLANNERS, Miami, Florida

- Coordinated projects through completion, including client and supplier relations, design development, working drawings, field inspections, and research.

3/1988 – 6/1988

DRAFTSMAN

TOMAS L. LOPEZ-GOTTARDI, ARCHITECT, Coral Gables, Florida

- Assisted in the preparation of working drawings and obtained building permits for the Ziff Residence in Miami, Florida

PROFESSIONAL ASSOCIATIONS / VOLUNTEER ACTIVITIES

10/2008 – *present*

**MEMBER OF PLANNING & ZONING BOARD
BAY HARBOR ISLANDS, FLORIDA**

6/2007 – 9/2008

**MEMBER OF DESIGN REVIEW COMMITTEE
BAY HARBOR ISLANDS, FLORIDA**



January 31, 2014

To: 2012-2014 Planning and Zoning Board Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: PLANNING & ZONING BOARD - REAPPOINTMENTS 2014-2016

Time is drawing closer for the expiration of your two-year term and we will be advertising for the appointment/reappointment of the positions on the Bay Harbor Islands Planning and Zoning Board. We will need to hear from you whether you wish to request reappointment to the Board.

Please respond to this inquiry by filling out the bottom portion and returning it to my office by Friday, **March 7, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Steven Hurwitz

Print your name

- ☒ I would like to request reappointment to the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.
- ☐ I would like to give another individual the opportunity to serve on the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Steven D. Hurwitz, MBA

Professional Qualifications

PROFILE

Currently utilizing professional experience and education in the public sector, business and commercial real estate fields to provide added value to, and seamless coordination with, the leasing, management and development team. Also responsible for business development and high level client relations.

EXPERIENCE

2001 - PRESENT

CONTINENTAL REAL ESTATE COMPANIES

Coral Gables, Florida

Position: Principal

- ◆ Hands-on marketing and leasing of various projects; exclusive landlord & tenant representation.
- ◆ Business Development:
 - Transacted over 250,000 SF of office deals annually since 2005
 - Costar Power Broker designate (2005-2013)

SELECTED LANDLORD CLIENTS

- ◆ Bank of America
- ◆ GE
- ◆ Greenstreet Partners
- ◆ Tilia Ventures
- ◆ The Miami Herald
- ◆ Viacom Realty (MTV/Nickelodeon)
- ◆ LNR Property Corp
- ◆ General Growth Partners
- ◆ Bayview Financial
- ◆ Steelbridge/Apollo

Steven D. Hurwitz, MBA

Professional Qualifications

2000 - 2001

CODINA DEVELOPMENT CORPORATION

Coral Gables, Florida

Position: Project Manager

- ◆ Spearheaded all aspects of real estate development on projects assigned including due diligence, design, construction, leasing and budgeting.
- ◆ Reported directly to the President and Director of Development.
- ◆ Handled reporting to debt and equity partners such as JP Morgan, Prudential, St. Joe, Wachovia and Bank of America.
- ◆ Project management responsibilities for over \$60M of development/construction
- ◆ Completed projects include:
 - 355 Alhambra Plaza, a 255,000 SF Class "A" office tower, Coral Gables, Florida.
 - Westside Plaza III, a 105,000 SF Class "A" office building, Miami, Florida.

1995 - 2000

CITY OF MIAMI BEACH, MAYOR & COMMISSION OFFICE

Miami Beach, Florida

Position: Chief of Staff

- ◆ Manage all office operations including staffing, budgeting and protocol.
- ◆ Monitor performance and coordination of all administrative divisions.
- ◆ Represent the Mayor and Commission to the public, media, business community, dignitaries and public officials.

Professional Qualifications

EDUCATION

FLORIDA INTERNATIONAL UNIVERSITY

Miami, Florida

Master of Business Administration, 2000

UNIVERSITY OF WISCONSIN

Madison, Wisconsin

B.A. History, 1994

LICENSES

LICENSED FLORIDA REAL ESTATE BROKER

PROFESSIONAL ACTIVITIES/ORGANIZATIONS

- ◆ Greater Miami Jewish Federation
 - Board Member
 - Chairman, Facilities Committee
 - Miami Beach Jewish Community Center Construction Committee
- ◆ Urban Land Institute (ULI)
 - Vice Chairman
- ◆ Leadership Miami
 - Class of 1998 / 99
- ◆ Costar Power Broker 2005 – 2013



January 31, 2014

To: 2012-2014 Planning and Zoning Board Members

From: Marlene Marante, Town Clerk

RE: PLANNING & ZONING BOARD - REAPPOINTMENTS 2014-2016

Time is drawing closer for the expiration of your two-year term and we will be advertising for the appointment/reappointment of the positions on the Bay Harbor Islands Planning and Zoning Board. We will need to hear from you whether you wish to request reappointment to the Board.

Please respond to this inquiry by filling out the bottom portion and returning it to my office by Friday, **March 7, 2014**.

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Jaime Schapiro
Print your name

- ☒ I would like to request reappointment to the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.
- ☐ I would like to give another individual the opportunity to serve on the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Jaime Schapiro was born in Santiago, Chile where he graduated with an architectural degree from The University of Chile and later from Kyoto University in Japan. Over the years he worked in Chile, Peru and Israel before relocating with his wife in the United States. His firm, Schapiro Associates, was founded in 1975 in Miami and has received numerous regional and national awards for design excellence as well as being spotlighted and featured in various local, regional and national magazines and newspapers throughout its thirty five year history.

Among the honors for outstanding design, in 2006 Schapiro Associates ranked as one of "The Nation's Top Multi-Housing Architects in the United States" as well as one of the top 21 designers in the country by Multi-Housing News. Schapiro Associates was lauded with 2 National Association of Homebuilders (NAHB) Pillars of Industry Awards for The Setai Resort and Condominiums. The Setai also received an American Institute of Architects Merit Award of Excellence as well as seven prestigious awards from Florida's BEST. In addition, Schapiro associates received various Fame Awards, Aurora Awards for The Gallery at Bay Harbor, and Florida Concrete Association Award.

Jaime Schapiro is active in community associations, action groups, boards and city councils. He is a member of The American Institute of Architects, Royal Institute of British Architects, Royal Architectural Institute of Canada and The Chilean and Peruvian Institute of Architects. He has served in the Board of Directors of the Jewish Community Services, The Shul of Bal Harbour and currently serves on the Architectural Review Board of Bal Harbour.



January 31, 2014

To: 2012-2014 Planning and Zoning Board Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: PLANNING & ZONING BOARD - REAPPOINTMENTS 2014-2016

Time is drawing closer for the expiration of your two-year term and we will be advertising for the appointment/reappointment of the positions on the Bay Harbor Islands Planning and Zoning Board. We will need to hear from you whether you wish to request reappointment to the Board.

Please respond to this inquiry by filling out the bottom portion and returning it to my office by Friday, **March 7, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Print your name

- ☒ I would like to request reappointment to the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.
- ☐ I would like to give another individual the opportunity to serve on the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Oscar Sklar, AIA
Architect, General Contractor, Real Estate Developer

Education: Pratt University
Brooklyn, NY
Bachelor of Architecture

Registration: Florida, New York, Washington, D.C.
N.C.A.R.B.

Professional Experience:

Sklarchitecture	2001 to Present
Gambach - Sklar Architects	1990 - 2000
Sklar Arkitekts, Inc.	1972 - 1990
William Dorsky & Associates	1970 - 1972
Isaac Sklar & Associates	1969 - 1970
Philip R. Braden & Associates	1967 - 1969
Morris Lapidus & Associates	1965 - 1967

Schools: A-1 Ethel Koger Beckham Elementary School
Kendale Lakes Elementary School Renovations
Royal Green Elementary School Renovations
South Dade Senior High School Renovations
Lehrman Day School Early Childhood Elementary School
Hebrew Academy Campus

Religious Institutions: Cuban Hebrew Congregation of Miami

Community Service: Member – Design & Review Committee – Bay Harbor, Fl.
Vice President, Bay Harbor Development Association
Board of Directors-Pasternak Montessori School- Miami Beach, Fl.
Member of the Boar of Directors, Downtown Miami Partnership
Member, Planning Board, Surfside, Florida
Board of Directors, Cuban Hebrew Congregation of Miami
Board of Education, Temple Emanu-El
Member, Board of Realtors, Miami Beach, Florida
Member, Convention Center Advisory Board, Miami Beach, Fl.
Member, American Institute of Architects, Government Affairs
Member, Greater Miami & The Beaches Hotel Association

Residential: Several Privates Residences

Furniture Showrooms: Casa Bella Showroom, Miami, Florida
Casa Bella Showroom, New York, New York

Single Family Residences: Over 100 Builder Spec Homes
Several Private Custom Homes, Bay Harbor, Bal Harbour,
Surfside, Keystone Point and South Beach, Florida.

**Apartment Buildings
And Condominiums:**

The Terraces, Miami Beach, Florida
Surfside Palms Condominium, Surfside, Florida
Ocean 91 Condominium, Surfside, Florida
Marbella Condominium, Surfside, Florida
Bella Venetia Towers, Miami Beach, Florida
Byron Bay Condominium, Miami Beach, Florida
Byron Park Condominium, Miami Beach, Florida
Abbott Gardens Condominium, Miami Beach, Florida
Bay Harbor 101 Apartments, Bay Harbor, Florida
Champlain Tower East Condominium, Surfside, Florida
Harding Court Condominium, Miami Beach, Florida
Byron 76 Condominium, Miami Beach, Florida
Ocean 73rd Lofts, Miami Beach, Florida

Townhouses:

Lagomar Townhouses, Dade County, Florida
Hollywood Townhouses, Hollywood, Florida
Kotler Townhouses, Bay Harbor, Florida
ECCO- Bay Harbor Islands, Florida

Banks:

Capital Bank	(Now Regions Bank) Downtown Miami, Florida Corporate Headquarters Interiors Fort Lauderdale, Florida Main Branch, North Bay Village, Florida Executive Office, North Bay Village, FL 41 st Street Branch, Miami Beach, Florida Kendall, Florida Oakland Park, Florida Adams Morgan Branch, Washington, D.C.
---------------------	---

Union Federal Bank	(Now Miami Savings Bank) Downtown Miami, Main Offices Executive Offices, Miami, Florida S.W. 8 th Street, Miami, Florida Washington Avenue, Miami Beach, FL
---------------------------	--

Executive Offices:

**Savitt Consultants, Bay Harbor, Florida
Dr. Rauch, Perodontics Offices, Bay Harbor, Florida
Dr. Velasco, Dermatologist Offices, Bay Harbor, Florida
Dr. Scheib, Dermatologist Offices, Bay Harbor, Florida
Dr. Eisner & Baumel, Neurologist Offices, Bay Harbor Fl.**

Office Buildings:

**Lincoln Center Mall, Miami Beach, Florida
Harbor Plaza, Bay Harbor, Florida
Mc Crory's - Retail Building
Carrien Building, Jewelry Center, Miami, Florida
Capital Plaza I & II - Kendall Dr. Kendall, Fl.
Capital Plaza - Oakland Park, Fl.
KC Property - Bay Harbor Islands, Fl.
1080-1090 Kane Concourse, Bay Harbor Islands, Fl.
Concourse Terrace I & II, Bay Harbor Islands, Fl.**

Rcvd 2/1-14



January 31, 2014

To: 2012-2014 Planning and Zoning Board Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: PLANNING & ZONING BOARD - REAPPOINTMENTS 2014-2016

Time is drawing closer for the expiration of your two-year term and we will be advertising for the appointment/reappointment of the positions on the Bay Harbor Islands Planning and Zoning Board. We will need to hear from you whether you wish to request reappointment to the Board.

Please respond to this inquiry by filling out the bottom portion and returning it to my office by Friday, **March 7, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

THOMAS TELESKO

Print your name

- ☒ I would like to request reappointment to the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.
- ☐ I would like to give another individual the opportunity to serve on the Bay Harbor Islands Planning and Zoning Board for the term 2014-2016.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER



TELESCO
ASSOCIATES, INC.

Architecture &
Interior Design
for the Hospitality
Industry

NY License 031794
FL. Lic. # AA-0002884

Miami (Main) Office
1111 Kane Concourse
Suite 301
Bay Harbor Islands
Florida, 33154

Tel 305.866.1014
Fax 305.866.3317

New York Office
224 5th Avenue, 4th Floor
New York, NY 20001
Tel 212 777 2052

Western NY Office
190 Deerhurst Park Blvd
Tonawanda, NY 14217
Tel 716 884 6100

E-mail
[tom@restaurant-
design.com](mailto:tom@restaurant-design.com)

Website
[www.restaurant-
design.com](http://www.restaurant-design.com)

Resume
Thomas J. Telesco AIA

October 1971 – March, 1973
Buffalo Children's Hospital
Buffalo, N.Y.
Position: Senior Drug Counselor

March 1973 – March 1975
R & R Building & Fence Company
Buffalo, N.Y.
Position: Owner

March 1975 – August 1977
Jack Daniels
Restaurant with Live Music Bar
Buffalo, N.Y.
Position: Owner

January 1978 – June 1980
Moneysworth Construction
San Diego CA
Position: Drafter & Estimator

July 1980 – December 1992
T.J. Telesco Associates
Buffalo, N.Y.
Design/Builder / General Contractor
Position: Owner

March 1993 – Present
General Contractor
Bay Harbor Islands, FL
FL License # RB 29003267
and Dade County license 01B-000243 for Building + Roofing + Swimming Pools
and

Registered NYS Architect & Florida Architectural Firm Owner November 1996 –Present
Telesco Associates Inc.
Bay Harbor Islands, FL.
NY License 031794, FL Corp License AA-0002884

All current Licenses attached

**NEW REQUESTS
TO BE APPOINTED
TO THE
PLANNING & ZONING
BOARD**

2014 - 2016

March 26, 2014

Mrs. Marlene Marante
Town Clerk
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

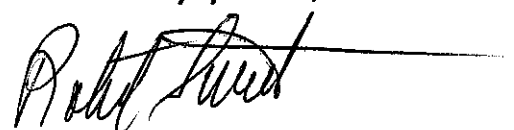
Dear Mrs. Marante:

I would like to be on the Planning & Zoning Board. My name is Robert Sweet. I have over 40 years experience in real estate management, marketing, sales, and leasing. Presently, I am a Broker Associate with Macken Realty. I successfully negotiated numerous transactions in residential and commercial real estate.

In addition, I have lived in Bay Harbor Islands for the last twenty years. I love the community and I want to make it better. As a new set of eyes and perspective, I would like to help enhance the mix of commercial space and foot traffic along Kane Concourse.

Finally, I have been a member and contributor of ideas on the Disaster Awareness Committee and the Parks and Recreation Committee.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert Sweet", followed by a horizontal line extending to the right.

ROBERT H. SWEET, CAM

1155 97th Street, Unit 203
305.726.3777
Bay Harbor, Florida 33154
newsweetrobert@bellsouth.net

SUMMARY OF QUALIFICATIONS

- Aggressive, self-starting Professional with real estate sales and property management experience.
- Proven record of successful sales and closings.
- Member Miami Association of Realtors.
- Regency Hall Condo Treasurer January 2009- January 2013.

PROFESSIONAL EXPERIENCE

REAL ESTATE BROKER ASSOCIATE, *Coldwell Banker Residential and Prudential Realty*, Miami, FL 1994-present
Consistent producer in listing and closing commercial and residential properties.

- Experienced in acquisitions, sales and rentals.
- Attained two million dollars in sales annually.
- Listed and closed over one hundred rentals.

VICE PRESIDENT, OPERATIONS, *Sweet & Company*, Miami, Florida

1975 - 1994

Successful acquisitions, dispositions and asset management of residential and commercial properties. Properties included land, warehouses, and multifamily properties. In addition, I managed a 600 unit condo in Aventura.

- Managed and supervised 16 employees
- Prepared budgets, solved residents' problems, and negotiated contracts with vendors.

MEDICARE SALES REPRESENTATIVE, *Avmed* (Top sales producer), Miami, FL

1998 - 2007

- Presented monthly seminars, resulting in monthly sales.
- Made daily sales calls, by phone and in-person
- Achieved and exceeded monthly sales goals.

MEDICARE & TELEMARKETING REPRESENTATIVE, *HIP*, Hollywood, FL

1997 - 1998

- Promoted to full-time Medicare Representative from part-time Telemarketing Representative
- Exceeded daily goals; achieved average of five appointments per day on the phone.
- Closed referrals from physicians and insurance brokers.

EDUCATION AND LICENSES

Real Estate Broker Associate, Realtor® and CAM License 38423 State of Florida

Bachelors of Business Administration, University of Miami, Coral Gables, FL

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 17.

ITEM: Review of Citizen Committee Assignments and appointments or re-appointment of Committee member as applicable.

DESCRIPTION:

Per Council approval on April 12, 2010, committees should be composed of 5 or 7 members, please vote accordingly. Enclosed is a list of current committees and the members or persons seeking membership on those committees.

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Recording Secretary

ATTACHMENTS

1.	Committee Review	committee review item-5-12-14.pdf
----	------------------	-----------------------------------

**CHARTER & ORDINANCE
REVIEW COMMITTEE
2014 - 2015
APPOINTMENTS**

MEMBERS SEEKING RE-APPOINTMENT:

NONE

NO RESPONSE FROM:

JAY WEISS

BARRY SHIPMAN

ERIC SOLOMON

NEW INTERESTED RESIDENT:

NONE

COUNCIL:

KELLY REID

ISAAC SALVER

ROBERT YAFFE

**DISASTER PREPAREDNESS
REVIEW COMMITTEE
2014 - 2015
APPOINTMENTS**

MEMBERS SEEKING RE-APPOINTMENT:

CHRISTINA ERICSSON
LAURIE MILLER
JAY WEISS

NEW INTERESTED RESIDENTS:

KAMM TRUMBLE

COUNCIL:

KELLY REID



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

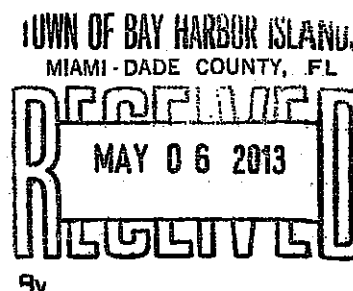
CHRISTINA ERICSSON
PLEASE - PRINT YOUR NAME

☒ Would like to request re-appointment to the
DISASTER PREPAREDNESS Committee(s) for the
term 2014-2015.

☐ Would like to give another citizen the opportunity to serve in the
_____ Committee(s) for the
term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Subject: Re: resume
From: Christina Ericsson (chriseson@yahoo.com)
To: chriseson@yahoo.com;
Date: Sunday, May 5, 2013 10:14 PM



Hello,

#1/ My name is Christina Ericsson and I am the new proud owner of "NuAge Therapies, LLC". The office is at 1065 Kane Concourse, suite 200. Bay Harbor Islands

I have resided on 9180 W. Bay Harbor Island apt #5A in Bay Harbor since Dec. 2003

I really appreciate the new and updated Bay Harbor, but there is one problem I see on the Islands and that is the environmental impact.

I grew up in a country where we ALL, by law, are recycling everything!!! Young and old are recycling everything and bringing it to designated big bins at strategically

placed street corners. It's a way of life in my birth country, Sweden. I have also lived in Switzerland where the recycling is even one step further along.

They even recycle the food rests from Every! household.

Bay Harbor is now my home town and I would like very much to be part of the committee of our towns Environmental Impact. I know we can all! do better I also know I can be of great help with my life experience in this matter.

#2/ I am also a Miami-Dade Medical Reserve Corps Member since 1 1/2 year and have during this time gotten extensive training in different fields

regarding disaster preparedness. I like to volunteer for this committee as well.

I am looking forward to hear from you

My life experiences are: mother of 4 boys, 6 grandchildren, college degree in physical therapie from Sweden, Licensed massage therapist since 1993 from Florida international school of massage and estetichs. Volunteer of the year 2012 for Autism Speaks, have my own "Autism Angel" organisation since 2011 Was part of the committe organizing Bay Harbor Bliss, just to name a few life experienses

Looking forward to be a part of making Bay Harbor an even better, more beautiful town

With kind regards,


Christina Ericsson

9180 W. Bay Harbor Dr. #5A
Bay Harbor Islands, FL 33154
786-556-1884



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Laurie Miller
PLEASE - PRINT YOUR NAME

☒ Would like to request re-appointment to the
Disaster Preparedness Committee(s) for the
term 2014-2015.

☐ Would like to give another citizen the opportunity to serve in the
_____ Committee(s) for the
term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Marlene Marante

From: Laurie <laurie4100@aol.com>
Sent: Monday, February 17, 2014 2:27 PM
To: laurie4100@aol.com; Marlene Marante
Subject: Re: applying for a committee

My name is Laurie Miller; I have been a resident of Bay Harbor Islands for 6 years and a resident of Miami Beach for 36 years. I am interesting in applying for a position in a committee. I believe that they are accepting new applications and would like to apply for ~~Disaster Preparedness~~, Environmental Impact and Parks and Recreations.

Becoming involved with my community and assisting others is something I have done my entire life. In the past I have worked as a medical assistant in a Doctors' office as well as a phlebotomist. In the 2010 Census I was a Supervisor of the Miami Beach, Bay Harbor and Bal Harbor area. Similarly, I have worked for many elections in Dade County. I have been an avid member of the PTA for Ruth K Broad Bay Harbor K-8 center since my oldest child went there 25 years ago. I also volunteer frequently at my two daughters' current school Miami Beach Senior High.

To say the least, helping others is in my nature. Believe me when I say that I am committed to finding ways to heightening the quality of life of the residents of this beautifully unique city. If you have any questions or need more information about me feel free to contact me. I will be more than happy to answer any questions.

Sincerely yours,
Laurie Miller
(305) 331-7603

10101 E Bay Harbor Dr. Apt 607
Bay Harbor Islands, FL, 33154



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

JAY WEISS
PLEASE - PRINT YOUR NAME

☒ Would like to request re-appointment to the Disaster Preparedness Committee(s) for the term 2014-2015.

☐ Would like to give another citizen the opportunity to serve in the _____ Committee(s) for the term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

2/12/14
305-632-8469

Jay Weiss, MBA, PMP
10000 W Bay Harbor Drive, Bay Harbor Islands, FL 33154
Cell: 305-632-8469
Email: jfweiss@alum.emory.edu

SUMMARY

Decisive, action, and results-oriented professional offering 25 years experience in technology, facilities, and emergency-planning, with the last 15 years focused on large scale project management. A self-sufficient provider of general leadership and accountability. A master problem-solver and communicator.

OBJECTIVE

Program/project manager with accountability for complex or large facilities, infrastructure, or emergency planning projects.

INTRINSIC SKILLS AND QUALITIES

- Rapid understanding of processes to identify risk from earliest points
- Management of complex relationships and personalities

PROJECT MANAGEMENT SKILLS

Utilizing program/project management methods to deliver from pre-concept through post-delivery stages including requirements, resource management, processes, scheduling, budgeting, reporting, etc

FACILITIES-RELATED PLANNING SKILLS

- Administration of all processes to mediate development of construction documents
- Integration of unique or challenging equipment into facilities
- Modifying facilities while in-use
- Emergency planning (EAP development); Facilities Department intranet planning

TECHNICAL AND OTHER SKILLS

- Highly familiar with parliamentary procedures
- Expert level Microsoft Excel, PowerPoint, Project, Word, Visio, VBA programming, Adobe Flash (Actionscript), and JavaScript. Proficient in C/C++ and Unix
- Familiar with data center and infrastructure technologies. A seasoned I.T. professional

CERTIFICATIONS

- Project Management Professional (PMP), # 47730
- Florida Court-Appointed Mediator; Certified Facilitator; Certified Mediator of Workplace Conflict
- Private Pilot, FAA, #2838123
- Rescue Diver, PADI, # 9709257346
- Preparing to take IFMA's CFM Exam

EDUCATION, AWARDS, AND OTHER ACTIVITIES

- St. Thomas University: MBA, Management; Emory University: BA, Mathematics & Computer Science
- Above and Beyond Award from Royal Caribbean Cruises Ltd
- Executive Board Member for major non-profit in Miami-Dade County

Please click here to view a sample booklet of my work!

<http://www.theweissconsultinggroup.com/201209FacilitiesWorkSamples.pdf>

REPRESENTATIVE PROJECTS

Deliverable: Revamp Facilities Intranet for Royal Caribbean Cruises Ltd.

Dates: 2010 to Present Role: Project Manager

Initial scope included seven domestic offices, with all international offices to be added at a later date. Intranet now features fresh corporate content that is localized for each facility, emergency procedures, policies, and best practices on a range of topics. Required advanced programming skills. Results: Increased employee safety, company compliance, and efficiency by consolidating knowledge and procedures online.

Deliverable: Create and maintain Emergency Action Plans for Royal Caribbean Cruises Ltd. Offices.

Dates: 2003 to Present Role: Program/Project Manager

At each location, developed organizational staff and positions, delivered associated training, and conducted drills/exercises. Required the development and practice of an alternative chain of command for various emergency situations; intensive planning and coordination with OSHA, Fire and Police Departments, insurance carriers, existing management, employees, contractors, and vendors. Developed mutual aid agreements with neighboring businesses.

Deliverable: Send corporate email letter to 45,000 employees each month for Royal Caribbean Cruises Ltd.

Dates: 2009 to Present Role: Project Manager

Currently providing a service to send email to 45,000 employees each month. Using a service provider, overseeing consistent and intended email presentation and highest delivery success and open rates. Developed own software to cleanse email addresses, and to assist with communications of problem email addresses.

Deliverable: Provide financial consulting for the development of a new logistics center for Royal Caribbean Cruises Ltd.

Dates: 2008 to 2009 Role: Approve major project payments and identify risk events

Assisted in the development of a world-class facility to provide for the daily/weekly receipt and subsequent distribution of refrigerated, frozen, and other goods to 30+ cruise ships in varying locations around the world. Budget \$15M. Required advanced financial skills.

Deliverable: Develop hazardous materials plan for Royal Caribbean Cruises Ltd.

Dates: 2007 to 2008 Role: Project Manager

Developed hazardous materials plan for a facility located on one of the region's water supply aquifers. Validated plan components with management, OSHA, and the local Department of Environmental Quality.

Deliverable: Manage call center build-out for Royal Caribbean Cruises Ltd.

Dates: 2004 to 2007 Role: Program/Project Manager

Managed development of Customer Contact Center for Royal Caribbean Cruises Ltd. Budget \$20M (160ksf, 1000 occupancy, building value \$40M). Scope of responsibility included site selection assistance, project finance, scheduling, team development, vendor selection, and operational startup. Resolved complicated city, site, and technological challenges and competing internal needs. Facility won LEED Gold.

Deliverable: Review and update annual facility operational budgets and forecasts for Royal Caribbean Cruises Ltd.

Dates: 2004 to 2008 Role: Project Manager

Reviewed facility operational budgets. Provided multi-year comparisons. Required advanced financial skills.

Deliverable: Analyze food service bids for F'2004 and F'2008 and recommend winner for Royal Caribbean Cruises Ltd.

Dates: 2004 to 2008 Role: Project Manager

Analyzed and compared several food service bids, filling in missing economic information, identifying and correcting for false assumptions, and presented results to management with recommended winner. Required advanced financial skills.

Deliverable: Produce quarterly H.R. metrics scorecard for Royal Caribbean Cruises Ltd.

Dates: 2003 to 2006 Role: Program/Project Manager

Developed system that produced an interactive and drillable report with icons (green, yellow, and red) for all departments worldwide based on data from different systems in subsidiary companies. Facilitated group of executives to specify reporting requirements. Required advanced programming skills. Major successes of this project included delivery of key HR indicators that leveraged HR's role in the overall business strategy.

Deliverable: Resolve facility issues with the Port of Miami for Royal Caribbean Cruises Ltd.

Dates: 2003 to 2006 Role: Mediator

Facilitated and resolved complex facility-related issues between Royal Caribbean Cruises Ltd. and the Port of Miami. Developed ongoing issues matrix with item descriptions, aging, and other parameters to assist.

Deliverable: Develop contextual framework to introduce cruise line into China and Asia

Dates: 2005 to 2007 Role: Program/Project Manager

Worked with representatives of the government of China, U.S. State Department, and various subject matter experts to deliver an initial framework for introduction into the Chinese-Asian market. Gained feelings of trust to uncover realistic expectations. Worked out suggested home ports and itineraries based on numerous dimensions and negotiated potential incentives.

Deliverable: Manage build outs at the Royal Caribbean Center at Miramar.

Dates: 2002 to 2005 Role: Program/Project Manager

Managed multiple build out projects for this facility. Included requirements, construction, and initial occupancy. Managed additional build outs in 2003, 2004, and 2005, and assisted with the Data Center structural reinforcement in 2005.

Deliverable: *Develop business plan to address challenges at Royal Caribbean Productions*

Dates: 2003 to 2005 Role: Director, Project Manager

Utilizing the full resources of Royal Caribbean Productions, developed a business plan that capitalized on core strengths to overcome budgetary pressures, enhance onboard show quality, increase the ability to retain a substantial investment in talent, and reach new markets. The plan created a business that delivered top-quality, memorable performances at select venues around the nation and world, utilizing available pre-produced shows. Directed all aspects to develop the plan.

Deliverable: *Deliver engineering study to increase parking capacity in the Port of Miami*

Dates: 2003 to 2004 Role: Project Manager

Utilizing engineers, analyzed and delivered alternatives for alleviating serious parking issues. Complications included protecting undocumented underground utilities, integrating existing secured access systems, and structural issues.

Deliverable: *Conduct sports event venue study for Royal Caribbean Cruises Ltd.*

Dates: 2003 Role: Project Manager

Determined appropriate venues to hold public sports event for 10,000 spectators. Identified infrastructure and logistical requirements while working in confidence with the City. Reduced risk by developing backup venues and alternative logistical and service partners.

Deliverable: *Create and implement large-scale evacuation plan for Royal Caribbean Cruises Ltd.*

Dates: 2003 Role: Program/Project Manager

Created and implemented large-scale emergency evacuation plan in the Port of Miami for use during the FTA event of 2003. Sought and retained qualified vessels on behalf of company. Increased efficiency of evacuation by developing timetables and landing points for vessel departures/arrivals, and conducted trainings for teams. Increased validity by reviewing plan with the Coast Guard, Homeland Security, and logistical experts. Provisioned make-shift accommodations for those who did not wish to evacuate.

Deliverable: *Develop new headquarters and relocate personnel for World Fuel Services Corporation.*

Dates: 2001 to 2003 Role: Program/Project Manager

Managed the design, construction, build-out, and relocation of personnel for new headquarters of World Fuel Services Corporation. Included development and oversight of all project planning, staff, vendors, schedules, budget, and relocation of their data center and associated infrastructure that linked 34 international offices and airports, disaster recovery sites, and Federal Aviation Administration systems. Included the successful relocation of company's main data center with minimal business disruption through co-location.

Deliverable: *Develop and deploy real-time Internet workstations aboard Royal Caribbean Cruises Ltd. Ships.*

Dates: 1997 to 1999 Role: Project Manager

Lead the development and deployment of real-time Internet workstations aboard ships. Included solution concept development, testing, business relationships, ship and shore communications/network enhancements, support structures, and property management system integration. Facilitated requirements development and collaboration among multiple departments. Overcame numerous shipboard/shoreside technical challenges.

Deliverable: *Develop office facility and relocation of personnel for Royal Caribbean Cruises Ltd.*

Dates: 2000 to 2001 Role: Project Manager

Budget \$9M (700 occupancy). Included development and deployment of new corporate data center that required cooperation and upgrades at other company data centers.

Deliverable: *Develop network application certification process*

Dates: 1997 to 2001 Role: Project Manager

Developed and deployed an organizationally accepted process to certify computer applications purchased by business units. Together with locking-down all shipboard workstations, Royal Caribbean gained control of their remote networks, was better able to manage support costs, and achieved increased business satisfaction with the I.T. Department.

1989 to 1997: Team Leader, Burger King Corporation, I.T. Department.

1984 to 1989: Team Leader and Chief Programmer, Data Access Corporation, Research & Development Group.

2014 - 2015

**NEW INTERESTED
RESIDENTS
INFORMATION**

February 15, 2014

VIA USPS

Ms. Marlene Marante
Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Dear Ms. Marante:

Please consider this my letter of interest in joining a Citizen Committee on a volunteer basis.

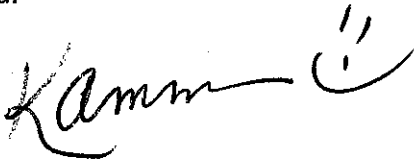
Enclosed please find my resume and a volunteer resume. May you please also find enclosed letters of referral specifically from:

February, 2014	American Legion North Miami, FL
February, 2011	Alan Gaynor Son of Caroline Gaynor
July/August, 2011	American Legion Newsletter
October, 2010	Continuing Education Certificate 305 Spiritual Gangsters At Risk Yoga & Outreach Certification Miami Shores, FL
October, 1998	Welcome Letter (<i>to new members</i>) Board of Directors Lupus Foundation Delray Beach, FL

Currently I am interested in the Disaster Preparedness Committee, but if given opportunity to meet with you to discuss what is involved with each of the four committees, I may have a change of heart. Also please know that I am willing to serve on a committee where you may need the most assistance.

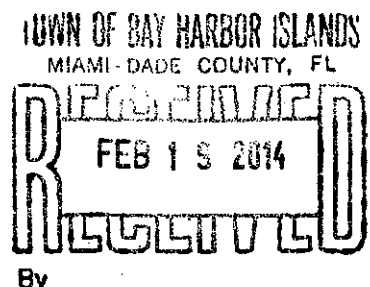
Thank you.

Sincerely,



Kamm Trumble
10300 W. Bay Harbor Drive, 10-C
Bay Harbor Islands, FL 33154
(305) 206 - 0855 cell

Enclosures: 8 pages



Kamm Trumble

10300 West Bay Harbor Drive, 10-C
Bay Harbor Islands, FL 33154
(305) 374-3758 voice mailbox only
(305) 206 – 0855 cellular

WORK EXPERIENCE:

January 2013 – present	Personal Assistant – <i>Live-in</i> (24/7 – 365 ++)
March, 2011 – January 2013	Personal Assistant – <i>part-time</i> Melissa Ryan Bay Harbor Islands, FL
1994 – January, 2011	Administrative Assistant – <i>Part-time</i> Caroline Gaynor Retired, Investments Miami, FL
1988 – 1994	Administrative Assistant – Office of the President Acting Office Manager – <i>temporary</i> Supervisor, Front Desk and Copy Room Staff Video Jukebox Network, Inc. – “THE BOX” Miami, FL
1980 – 1988	Regional Manager Medical Aid Training Schools, Inc. (MATS) North Miami, FL (<i>promoted from within – began part-time while in College</i>)

EDUCATION:

1976 – 1980	BS – Marketing Barry University Miami Shores, FL
-------------	--

KAMM TRUMBLE

VOLUNTEER RESUME

2011

June 23, 24, 25, 26

**American Legion Auxiliary
Department of Florida
90th Annual Convention
Orlando, FL**

May

**Elected First Vice President
& Member, Executive Committee
2011 – 2012 Term
American Legion Auxiliary, Post 67
North Miami, FL**

January – present

**1. Baby Shower for Orphanage / 2. Packing Boxes for Troops Overseas
3. Sunday Morning Breakfasts (*wkly*) / 4. Friday Evening Dinners (*mnthly*)**

2010

October & November

**305 Spiritual Yoga
Miami Shores, FL**

- **Front Desk (*office duties in exchange for Yoga classes*)**

2007 – 2008

**Church of Saint Martha
Miami Shores, FL**

- **Sunday School Teacher**

2003 – 2004

**East Side Community Development Corporation, Inc.
Worcester, MA**

- **Community Liaison**
(while caring for parents – at home Hospice)

1998 – 2005

The Lupus Foundation of America, Inc.

- **Member, Board of Directors**
- **Public Relations**

1989 – 1994

**The HOPE Center (*for mentally challenged children & adults*)
Miami, FL**

- **Chairperson, “Corporate Challenge Committee”**
- **Committee Member, “The Corporate Challenge”**
- **Vice President, “Continuing HOPE”**

1976 – 1980

**Samothrace (*Collegiate Chapter for the Miami BPW –
Business & Professional Women’s Club*)
Barry University
Miami Shores, FL**

- **President / Secretary / Public Relations**

Feed the World (*World Bread Bank for hungry families*)

- **Various Positions**



AMERICAN LEGION POST 67
J FRANK CAVANAUGH
14901 West Dixie Hwy.
North Miami, FL 33181

February 15, 2014

To whom it may concern:

RE: Kamm Trumble

Please know that I have had the pleasure of knowing Kamm since the mid-eighties when she resided in the building that I managed, The Keystone Harbor Yacht Club.

Kamm was pleasant, never a problem, paid her rent on time and still stays in touch with friends that she made there.

Again in 2011 our paths crossed as she was a member, and still is, of The American Legion Auxiliary Unit 67. Kamm held position of ALA Vice President, 2011-2012.

In addition, for a year and a half, she faithfully showed up every Sunday morning at 5AM to serve breakfast to our vets and their families & friends.

Any business or residence would be honored to have Kamm helping.

Sincerely,

Richard Izzi
Commander
American Legion Post 67

February 14, 2011

To Whom It May Concern:

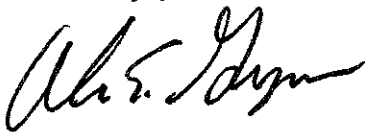
Ms. Kamm Trumble has been employed by Caroline Gaynor for the past 17 years. In her capacity as her personal assistant, Kamm was responsible for scheduling appointments, book keeping /Bill paying, and overall property and other staff management.

Ms. Trumble fulfilled her responsibilities with dedication, strong attention to detail, and always delivered outstanding results. She handled managing several different tasks at once and she has an excellent style for cutting through red tape to get results.

I would highly recommend her for any similar position and any future employer would be lucky to have her.

Should you require any additional information, my contact information is below.

Sincerely yours,



Alan E. Gaynor
Senior Vice President
Human Resources
Westwood One, Inc.
1166 Avenue of the Americas
10th Floor
New York, NY 10036
(212) 641-2109
Alan_gaynor@westwoodone.com



American Legion Post # 67

Bulletin

July/August 2011



POST OFFICERS

2011- 2012

Commander..... Richard Izzi
1st Vice Brian Reilly
2nd Vice Jay Rentz
Chaplain..... Ted Kopelman
Finance Officer ...
Sgt-at-Arms..... Tony Inserra
Judge Advocate .. Mike Farrar
Adjutant
Historian Bob Schenck
Service Officer Walter Heinzinger

Executive Board

Don Kraker
Bob (Robert) Martens
Ed Trainer

AUXILIARY OFFICERS

2011-2012

President..... Mary Ellen Roberts
1st Vice Kamm Trumble
2nd Vice Laura Luckett
Chaplain Nancy Decaro
Historian Jolene Arena
Secretary..... Christine Gomont
Treasurer..... Shirley Schiffman
Sgt-at-Arms Gail White

Executive Board

Peggy Kraker
Patti Trippe

REGULAR SCHEDULED MONTHLY EVENTS

POST MEETING ON THE FIRST WEDNESDAY OF THE MONTH AT 7:00PM
AUXILIARY MEETING ON THE FIRST WEDNESDAY OF THE MONTH AT 6:30PM
THE CARD CLUB MEET EVERY WEDNESDAY AND SATURDAY AT 1 PM.
BAR BINGO IS EVERY THURSDAY EVENING AT 7 PM.
BINGO BASH IS THE SECOND SUNDAY OF THE MONTH AT 1:00PM
BREAKFAST WILL BE SERVED EVERY SUNDAY FROM 8PM TO NOON
BAR WILL OPEN AT 6AM ON SUNDAYS ONLY AND AT 1:00PM MON THROUGH SATURDAY
MONTHLY FLEA MARKET WILL BE ON THE SECOND SATURDAY OF EACH MONTH

WE Have
Draught
Beer on
Tap

WE WILL BE NOTIFYING YOU BY EMAIL OF ANY NEW UNADVERTISED EVENTS AS SOON AS THEY ARE SCHEDULED

IMPORTANT NOTICE

In order for the Post and the Auxiliary to conserve paper and save postage as well as get the Bulletin to you in a more timely fashion, those of you who have computers, please send your email address to

Americanlegion67@yahoo.com

Please pass this on to any other Post members.

Commander's Message

The July Chicken Feast was great. Our Flea Markets should be picking up as the Summer heat abates, but we still are doing well. Our Sunday Breakfasts are very well attended. My thanks to Larry Sheets, and Walter Heinzinger for the Post Everlasting Service for Cliff and Danny.

We elected Walter Heinzinger as Adjutant and Service Officer and he is "zinging" right along. We thank the Auxiliary for its contribution to our Post.

The Lobster Dinner brought out many people and we hope that we sign up more members. We need as many of you that are able to start joining in and attending our functions.

For God and Country
God Bless our Troops
Commander Richard Izzi

Auxiliary President's Message

August was a very busy month. We had a School Supply Drive chaired by Laura Luckett. Thanks to you, Laura and your family and to the Post for a generous contribution by the Post and to all the other members who contributed supplies, so that we were able to help to give much needed school supplies to a "Safe House" and two North Miami Elementary Schools.

~~Martin D. Imble chaired a Friday Night Lobster Dinner, which was a big success and attracted at least 75 people.~~

The Post members, Richard Izzi, Walter Heinzinger and Larry Sheets did a memorable job with the Post Everlasting Service for Cliff Roberts and Danny Hair. Following this was a buffet, "catered" by the Ladies of the Auxiliary.

My thanks to all of you.

We hope to plan to have more Community Service, Troop and Veteran events in the coming year.

GOD BLESS OUR TROOPS
MARYELLEN ROBERTS
AUXILIARY UNIT 67 PRESIDENT

[Handwritten signature: Maryellen Roberts]

The voices in my head may not be real, but they have some good ideas!

On The Menu

AMERICAN LEGION POST 67
MONTHLY DINNER FRIDAY
SEPTEMBER 16, 2011
10 OZ FILET MIGNON
COOKED TO ORDER
IDAHO BAKED POTATO
SALAD/BREAD/DESSERT
\$9.50 PER DINNER
MAKE YOUR RESERVATION NOW
CHEF JACOB OF
THE RITZ CARLTON
WILL DOING THE HONORS
SPONSORED BY POST
COMMANDER

On The Menu

OCTOBER FEST
FRIDAY NIGHT DINNER
OCTOBER 21ST, 2011
BRAISED POT ROAST
MASHED POTATOES WITH GRAVY
VEGGIES - SALAD DESSERT
5 PM - 7 PM
AMERICAN LEGION POST 67
NORTH MIAMI, FL
(305) 945-2501
\$7.00 MINIMUM DONATION REQUESTED

DOF Spiritual
Gangsters

presents

Continuing Education Credit

awarded to

Kamm Trumble

For Course Completion

At Risk Yoga & Outreach Certification

October 15-17, 2010


Terri Cooper ERYT

 YogaAlliance
Integrity. Diversity. Community.

13 hours



Foundation of America
Southeast Florida Chapter

75 N.E. 6th Avenue, Suite 105 • Delray Beach, Florida 33483 • 1-800-339-0586 • 561-279-8606 • Fax 561-279-9772

October 7, 1998
Kamm Trumble
~~530 Lavers Circle #356~~
~~Delray Beach, FL 33444~~

Dear Ms. Trumble:

Thank you for volunteering to serve on the Board of Directors of the Lupus Foundation of America, Southeast Florida Chapter. We are happy to announce you have been elected to a 2 year term. The following are the terms and conditions for service on the Board of Directors:

1. Attendance at quarterly Board of Directors meetings.
2. Attendance at scheduled Board of Directors orientation/training meetings*
3. Attendance at a minimum of one support education group or annual meeting* each year.
4. Active service on at least one committee.
5. Active participation in at least one fund raising event.

Enclosed is a copy of the Bylaws of the organization.

- Your commitment to the Lupus Foundation demonstrates a personal dedication to assist those in need of support in the fight against Lupus and a strong community spirit.

Congratulations,

Paul Halpern
Executive Director

*attendance at these events serves as attendance at a full Board of Directors meeting

**PARKS & RECREATION
COMMITTEE
2014 - 2015
APPOINTMENTS**

MEMBERS SEEKING RE-APPOINTMENT:

MARY DWYER
SUGAR FIRTEL
DORIS MARANO
ROBERT SWEET

NEW INTERESTED RESIDENTS:

LAURIE MILLER

COUNCIL:

STEPHANIE BRUDER
SOLANGE M. ROUSSELOT
JORDAN W. LEONARD



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

PLEASE - PRINT YOUR NAME

- ☒ Would like to request re-appointment to the
Parks & Recreation Committee(s) for the
term 2014-2015.
- ☐ Would like to give another citizen the opportunity to serve in the
_____ Committee(s) for the
term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Mary Dwyer, M.S.W., L.C.S.W.

3639 Sycamore Road
Erie, Pennsylvania 16505
(814) 838-6469
sycamore50@verizon.net

LOCAL ADDRESS
1155 - 103 ST, #1A

LICENSURE: Pennsylvania State Licensed Clinical Social Worker
#CW012705

EDUCATION: Master of Social Work, Dean's Scholar
University of Pittsburgh, Pittsburgh, PA
Graduated May, 1994 QPA 4.0

Completed 24 credits towards Master of Science in Counseling
Gannon University, Erie, PA
Attended 1985-88 QPA 3.9

Bachelor of Arts in Economics
Georgetown University, Washington, D.C.
Graduated May, 1980 QPA 3.4

EMPLOYMENT HISTORY:

ACHIEVEMENT CENTER, Erie, PA

Director of Mental Health Outpatient and Summer Treatment Programs

(10/02 to present): Administrative and Clinical oversight of 700 + child/adolescent outpatient clinic and two ADHD Summer Treatment Programs based on the Pelham Model. Provide Individual, Group and Family therapy also. Supervise 4 Child Psychiatrists 3 Psychiatric Nurses and supervise Master's Level and PhD candidate clinicians (5 currently) and graduate student interns (1 currently). Trained Child-Centered Play therapist. Lead clinician/therapist for **SafeStart Grant** initiated in Erie 2005 (collaborative federal grant through OJJDP/lead agency Children's Advocacy Center); treating children 0 to 12 exposed to or victims of violence.

CENTER FOR PERSONAL AND FAMILY GROWTH, Erie, PA

Clinical Therapist— Private Practice with children and adolescents.
(10/02 to 1/03)

FLORENCE CRITTENTON/PERSEUS HOUSE INC., Erie, PA

Executive Director/Director (8/2/99 to 2/28/02)

Assumed Executive Directorship of 105 yr. old agency in 8/99. Florence Crittenton is a residential program serving pregnant and parenting teenage girls and their babies. Managed \$650,000 budget, negotiated county contracts and United Way funding. Developed Strategic Plan with Board

of Directors to seek larger agency to merge with to improve continuity of care for clients and counties served. Merger was effective 7/1/00. Continued on as Director of the Florence Crittenton Division of Perseus House, Inc. through merger completion and attainment of Residential Treatment Facility (RTF) status.

SARAH A. REED CHILDRENS' CENTER, Erie, PA

Clinical Director of Wrap Around Services(BHRS) (11/97 to 8/99)
Responsible for \$2 mm Wrap Around program, serving approximately 130 children and their families. Supervised clinical staff of six and operations staff of three. Oversaw one hundred per diem staff. Restructured supervision and training to meet DPW regulatory changes. Also supervised Therapeutic Foster Care Program. Saw private (insurance) outpatient clients.

ACHIEVEMENT CENTER, Erie, PA

(2/95 to 11/97)

Outpatient Coordinator

(2/96 to 11/97)

Obtained State Psychiatric Licensure and Managed Care Provider Status for department. Supervised three Mental Health Professionals and coordinated psychiatric services. Supervised Wrap Around Team and conducted group therapy. Provided counseling to children/adolescents and their families.

Mental Health Professional

(2/95 to 2/96)

Provided both outpatient and mobile therapy to children and their families. Offered Early Intervention individual and group parent training. Helped coordinate and facilitate ADHD Summer Program.

CASE MANAGEMENT SUPPORT SERVICES, Erie, PA

BASE SERVICE UNIT FOR MENTAL RETARDATION

Case Manager

(10/94 to 2/95)

Adult Residential Team member responsible for client advocacy; monitoring provider agencies; determining appropriateness of placement; and obtaining funding.

CARNEGIE MELLON UNIVERSITY, Pittsburgh, PA

Counselor

(9/93 to 5/94 field placement)

CHILDREN'S HOSPITAL OF PITTSBURGH, Pittsburgh, PA

Adolescent Clinic Social Worker

(1/93 to 6/93 field placement)

CHASE LINCOLN FIRST/CHASE MANHATTEN BANK

Jamestown, NY and Erie, PA

Assistant Vice President/Private Banking Manager

(1/90 to 9/90)

FIRST NATIONAL BANK OF PENNSYLVANIA, Erie, PA

Commercial Loan Officer

(7/86 to 1/90)

VILLA MARIA COLLEGE, Erie, PA
Director of Admissions and Financial Aid

(7/83 to 7/86)

OTHER WORK EXPERIENCE:

Small Business Development Center, Gannon University, Erie, PA
Gannondale School for Girls, Erie, PA

VOLUNTEER WORK EXPERIENCE :

Great Lakes Hospice Bereavement Support volunteer; Field Instructor for numerous colleges and universities; Contemplative Outreach, Ltd.. Former Board Member CHADD of Erie Co.; Shriner's Hospital for Children.



Marlene - not sure if I sent this to you already - as I just found it on my desk. - (without a notation!) Please.

January 31, 2014

Let me know if I will remain on the committee or not! -

To: Present Committee Members

thanks.

From: Marlene Marante, Town Clerk

Sugar
3/16/14

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

SUGAR FIRTEL

PLEASE - PRINT YOUR NAME

☒ Would like to request re-appointment to the Parks and Recreation Committee(s) for the term 2014-2015.

☐ Would like to give another citizen the opportunity to serve in the _____ Committee(s) for the term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

SUGAR HILL
1260 98th Street
Bay Harbor Islands, Florida 33154
momsarec@aol.com

PERSONAL DATA: Given/Legal name: Esther L. Firtel
 Birthdate: September 20, 1951
 Health: Excellent
 Employment Status: Retired

EXPERIENCE: MIAMI BEACH PARKS AND RECREATION DEPARTMENT-32 YEARS:

ASSISTANT DIRECTOR OF RECREATION

July 1995 to September 2003:

Administer all areas of the Recreation Division as well as assist the Director of the Parks and Recreation Department in all departmental concerns. This is advanced professional administrative and supervisory work that includes planning and implementing a diverse program of recreational services for all ages and abilities at city-wide facilities. The Recreation Division Operating budget was approximately six million dollars, which I administered until my retirement.

RECREATION SUPERVISOR I

November 1975 to July 1995

The duties and responsibilities of this position included, but were not limited to, compliance with Personnel and Union rules, as well as compliance with City procedures with regard to the day to day operations of all areas of supervision and programming of assigned facilities and programs.

1978 - 1980: Divisional Administrative Coordinator

1978: Youth Center Director /Supervisor of Playgrounds (7) city-wide events and sports leagues.

1975 - 1977: Youth Center Director:

Opened, equipped and developed and implemented programs for all ages and abilities.

EDUCATION:

Barry University, Miami Shores, Florida
School of Social Work
Post Graduate Studies 1976 - 1978

University of Miami, Coral Gables, Florida
Major: Sociology Minor: Spanish
Bachelor of Arts 1973

Lake Forest College, Lake Forest, Illinois
Junior Year Abroad Program - 1971
El Instituto de la Cultura Hispanica, Madrid, Spain

Miami Springs Senior High, Miami Springs, Florida
Graduated 1969



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan VV. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Solver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by printing your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. Please return it to my office by Friday, March 7th, 2014.

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

DORIS MARANO
PLEASE - PRINT YOUR NAME

☒ Would like to request re-appointment to the PARKS AND RECREATION Committee(s) for the term 2014-2015.

☐ Would like to give another citizen the opportunity to serve in the _____ Committee(s) for the term 2015-2015.

DORIS MARANO

dorismarano@bellsouth.net

**9400 E. Bay Harbor Drive, Apt. 8
Bay Harbor Islands, Florida 33154
786-514-4492 Cellular**

Age: 56

Marital Status: Widow

Children: Jesse Marano (son)

Education: High School Degree

Work Experience: Legal Secretary

Donna R. Blaustein, Esquire	1999- 2010
Morton R. Goudiss, Esquire	1992-1999
Mother (full time)	1990-1992
Self-employed - owned art gallery	1980-1990

Volunteer Affiliations:

Bay Harbor Islands - Design and Review Committee	2006-2007
Bay Harbor Islands - Environmental Impact Committee	2009-2010
9400 Condominium Association, Treasurer/Director	2000- 2010

<u>Michael Krop High School</u>	
Star Magnet Booster Club, Treasurer	2003- 2009
Band Booster Club, Treasurer	2003- 2005
Wrestling Booster Club, Secretary	2003- 2005



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

ROBERT H. SWEET
PLEASE - PRINT YOUR NAME

- ☐ Would like to request re-appointment to the _____ Committee(s) for the term 2014-2015.
- ☒ Would like to give another citizen the opportunity to serve in the Park & Recreation Committee Committee(s) for the term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

ROBERT H. SWEET

PROFESSIONAL REAL ESTATE AND INSURANCE SALESPERSON

1155 97th Street, Unit 203
Bay Harbor, Florida 33154

Telephone: 305.726.3777
newsweetrobert@bellsouth.net

SUMMARY OF QUALIFICATIONS

Aggressive, self-starting Professional with sales experience, most recently in the Real Estate and Insurance industries. Proven record of successful sales and closings. Knowledgeable in managed healthcare. Some fluency in Spanish.

PROFESSIONAL EXPERIENCE

REAL ESTATE BROKER ASSOCIATE

1994 - present

Coldwell Banker Residential Realty, Miami, Florida

Prudential Florida Realty, Miami, Florida

Consistent producer in listing and closing commercial and residential properties. Experienced in acquisitions, sales and rentals.

- Attained two million dollars in sales annually.
- Listed and closed over one hundred rentals.

VICE PRESIDENT, OPERATIONS

1975 - 1994

Sweet & Company, Miami, Florida

Successful acquisitions, dispositions and asset management of residential and commercial properties. Properties included land, warehouses, and multifamily properties.

MEDICARE SALES REPRESENTATIVE

1998 - 2007

AVMED, Miami, Florida

Top sales producer. Presented monthly seminars, resulting in monthly sales.

- Daily sales calls, by phone and in-person
- Consistently achieved and exceeded monthly sales goals.

MEDICARE & TELEMARKETING REPRESENTATIVE

1997 - 1998

HIP, Hollywood, Florida

Promoted to full-time Medicare Representative from part-time Telemarketing Representative

- Consistently exceeded daily goals; achieved average of five appointments per day on the phone.
- Closed referrals from insurance brokers and physicians.

EDUCATION / PROFESSIONAL DEVELOPMENT / LICENSES

Real Estate Broker Associate, Realtor®
State of Florida

Insurance Sales, Life and Health
State of Florida

Bachelor of Business Administration (BBA)
University of Florida, Gainesville, Florida
University of Miami, Coral Gables, Florida

Attorney Pre-Licensure Program
Miami Law School, Coral Gables, Florida

PROFESSIONAL AFFILIATIONS

President, Flamingo Toastmasters
Toastmaster and speaker for events and seminars for seniors

2014 - 2015

**NEW INTERESTED
RESIDENTS
INFORMATION**

Marlene Marante

From: Laurie <laurie4100@aol.com>
Sent: Monday, February 17, 2014 2:27 PM
To: laurie4100@aol.com; Marlene Marante
Subject: Re: applying for a committee

My name is Laurie Miller; I have been a resident of Bay Harbor Islands for 6 years and a resident of Miami Beach for 36 years. I am interesting in applying for a position in a committee. I believe that they are accepting new applications and would like to apply for Disaster Preparedness, Environmental Impact and Parks and Recreations.

Becoming involved with my community and assisting others is something I have done my entire life. In the past I have worked as a medical assistant in a Doctors' office as well as a phlebotomist. In the 2010 Census I was a Supervisor of the Miami Beach, Bay Harbor and Bal Harbor area. Similarly, I have worked for many elections in Dade County. I have been an avid member of the PTA for Ruth K Broad Bay Harbor K-8 center since my oldest child went there 25 years ago. I also volunteer frequently at my two daughters' current school Miami Beach Senior High.

To say the least, helping others is in my nature. Believe me when I say that I am committed to finding ways to heightening the quality of life of the residents of this beautifully unique city. If you have any questions or need more information about me feel free to contact me. I will be more than happy to answer any questions.

Sincerely yours,
Laurie Miller
(305) 331-7603

**ENVIRONMENTAL IMPACT
COMMITTEE
2014 - 2015
APPOINTMENTS**

MEMBERS SEEKING RE-APPOINTMENT:

PAUL BASILE
CHRISTINA ERICSSON
JACQUELINE MAMBER
LAURIE MILLER

NO RESPONSE FROM:

SUSAN LUCK
VINCENT MARTINO

NEW INTERESTED RESIDENTS:

LEE GOTTLIEB

COUNCIL:

KELLY REID



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

PAUL BASILE

PLEASE - PRINT YOUR NAME



Would like to request re-appointment to the
ENVIRONMENTAL IMPACT Committee(s) for the
term 2014-2015.



Would like to give another citizen the opportunity to serve in the
_____ Committee(s) for the
term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

PAUL M. BASILE

9240 West Bay Harbor Drive #5C, Miami Beach, FL 33154
Cell (305) 582-6426 miamirealestate@gmail.com

QUALIFICATIONS SUMMARY

Successful Real Estate Professional with twenty one years of diverse sales and business development experience. Known and respected for exceeding employer quotas and client expectations. Proven ability in all aspects of the sales process: thorough pre-call preparation, dynamic interpersonal tools, excellent closing skills and long term relationship building abilities.

PROFESSIONAL EXPERIENCE

Douglas Elliman Florida, Miami Beach, FL
Broker Sales Associate

AUG 2002-Present

- *Top Sales Producer Level* receiving the highest commission split offered due to high sales volume and closed sales on 100% of offered properties in Miami Beach.
- Named Miami's *Best Relocation Real Estate Broker* in 2006 and in 2007 by Miami's 'Sunpost Magazine'
- Represent buyers and sellers of waterfront homes and condominiums throughout South Florida while developing strong, long-term customer relationships.

Rival Networks, Inc., Seattle, WA
Senior Sales Director

OCT 1999-APRIL 2001

- Worked with a team of 8 sales people to sign 4 year contracts with over 600 web site publishers covering the latest news from the NCAA, NFL, NHL, NBA, and MLB.
- Developed and managed the successful launch of the Rivals.com NHL Network, consisting of 35 sites.
- Created launch plan for NHL hockey network: conceived business strategies, established sales and marketing incentives, researched key target sites, and created affiliate alliances.
- Recruited website publishers to sign four-year contracts and become members of the network.
- Utilized great negotiation skills and tact while working as a liaison between the NHL Network and the shared Rivals.com resource departments including technology, e-commerce, business development, legal, and creative services.

Boston University, Boston, MA
Manager of Corporate Relations & Sales

JAN 1998-SEPT 1999

- 'Manager of Corporate Relations & Sales' position was originated and created specifically for me as my responsibilities increased and the marketing department grew in size and revenue.
- Generated new marketing revenue streams for Athletic Department through the development of innovative advertising sponsorships including multi-media packages, arena signage, in-game promotions, program advertising, and season-long sponsorships resulting in hundreds of thousands of dollars from previously untapped revenue streams.
- Exceeded sales quota by 25% generating over \$300,000 in corporate sponsorships per year.
- Negotiated and finalized sponsorship contracts with national and local advertisers.
- Oversaw Athletic Department Sports Marketing Staff including three full time employees and ten work-study students.

PAUL M. BASILE

9240 West Bay Harbor Drive #5C, Miami Beach, FL 33154
Cell (305) 582-6426 miamirealestate@gmail.com

Boston University, Boston, MA
Director of Sports Marketing

OCT 1992-DEC 1997

- 'Director of Sports Marketing' position was created for me as a result of increased department revenue and the hiring of additional staff.
- Exceeded advertising sales quota by 100% for three consecutive years.
- Developed Promotions Office from a non-revenue producing operation into a successful money making organization generating over \$250,000 in annual sponsorships for the Athletic Department.
- Increased souvenir sales 202% at football, basketball, and ice hockey games by developing new product lines and creating more convenient distribution channels for potential customers.
- Produced and sold football and basketball season passes resulting in thousands of new dollars and increased attendance at our events.

Wunderman Worldwide, New York, NY
Media Account Executive

JAN 1992-SEPT 1992

- Coordinated direct response broadcast advertising for NordicTrack Exerciser.
- Wrote and compiled an extensive NordicTrack competitive report which was used as a guide to future advertising plans and to defend NordicTrack's position as the leader in fitness equipment.
- Developed Sports Illustrated's national and regional direct response advertising plans with targeted marketing campaigns that included subscription incentives based on team loyalties.

Saatchi & Saatchi Advertising, New York, NY
Media Account Executive

NOV 1988-DEC 1991

- Researched, created, and implemented multi-million dollar media plans.
- Planned advertising media strategies utilizing national and local media vehicles including network, spot, and cable television, radio, magazines, outdoor signage, and newspapers.
- Won the Walter Teitz Award for creative use of media on the Mexico Department of Tourism account by developing 2 ½ minute travel documentaries that were aired as editorial features on The Discovery Channel and local news programs.
- Successfully promoted the First Annual Cancun Jazz Festival resulting in a sold-out event.
- Worked on the following accounts:

Johnson & Johnson/Tylenol
Northwest Airlines

General Mills/Kix
Burger King

Mexico Tourism
Lexus Auto

EDUCATION

Masters of Business Administration, General Management,
Graduate School of Management, Boston University, Boston, MA

SEPT 1999

Bachelor of Arts in Economics and Communications
College of Arts & Sciences, Boston College, Chestnut Hill, MA

MAY 1988

SKILLS/TECHNICAL EXPERIENCE

- Conversational proficiency in Spanish, Studied Classical Latin for 1 year
- Currently have passports for the United States and Ireland, which allow me to work within the United States and the European Union.
- Successfully completed Miami Marathon 26.2 miles 2005, 2006, 2007; Miami 1/2 Marathon 2008, 2011, 2013



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

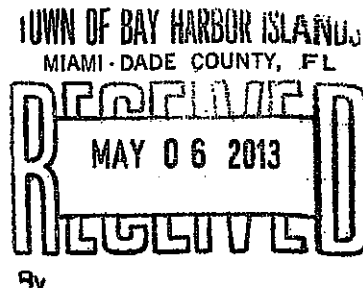
CHRISTINA EDISSION
PLEASE - PRINT YOUR NAME

☒ Would like to request re-appointment to the
ENVIRONMENTAL IMPACT Committee(s) for the
term 2014-2015.

☐ Would like to give another citizen the opportunity to serve in the
_____ Committee(s) for the
term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Subject: Re: resume
From: Christina Ericsson (chriseson@yahoo.com)
To: chriseson@yahoo.com;
Date: Sunday, May 5, 2013 10:14 PM



Hello,

#1/ My name is Christina Ericsson and I am the new proud owner of "NuAge Therapies, LLC". The office is at 1065 Kane Concourse, suite 200. Bay Harbor Islands

I have resided on 9180 W. Bay Harbor Island apt #5A in Bay Harbor since Dec. 2003

I really appreciate the new and updated Bay Harbor, but there is one problem I see on the Islands and that is the environmental impact. *

I grew up in a country where we ALL, by law, are recycling everything!!! Young and old are recycling everything and bringing it to designated big bins at strategically

placed street corners. It's a way of life in my birth country, Sweden. I have also lived in Switzerland where the recycling is even one step further along.

They even recycle the food rests from Every! household.

Bay Harbor is now my home town and I would like very much to be part of the committie of our towns Environmental Impact. I know we can all! do better I also know I can be of great help with my life experience in this mattter.

#2/ I am also a Miami-Dade Medical Reserve Corps Member since 1 1/2 year and have during this time gotten extensive training in different fields

regarding disaster preparedness. I like to volunteer for this committee as well.

I am looking forward to hear from you

My life experiences are: mother of 4 boys, 6 grandchildren, college degree in physical therapie from Sweden, Licensed massage therapist since 1993 from Florida international school of massage and estetichs. Volunteer of the year 2012 for Autism Speaks, have my own "Autism Angel" organisation since 2011 Was part of the committe organizing Bay Harbor Bliss, just to name a few life experienses

Looking forward to be a part of making Bay Harbor an even better, more beautiful town

With kind regards,


Christina Ericsson

9180 W. Bay Harbor Dr. #5A
Bay Harbor Islands, FL 33154
786-556-1884



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Jaqueline Mamber

PLEASE - PRINT YOUR NAME

☒

Would like to request re-appointment to the
Environmental Impact Committee(s) for the
term 2014-2015.

☐

Would like to give another citizen the opportunity to serve in the
_____ Committee(s) for the
term 2015-2015.

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Jacqueline Mamber
10143 East Bay Harbor Drive #7B Bay Harbor Islands, Florida 33154
305-333-0130 miamgpro@live.com

Professional Experience

Icon Residential Lenders, Account Executive, Irvine, CA 03/12 – Present

Responsible for new business growth which entails soliciting and training new business partners, pipeline management and proactive communication with the client to produce new opportunities. Attend local and national tradeshows to meet new prospects. Deliver sales presentations to current business partners and new prospects. Maintain relationships with existing customers through phone and face-to-face interactions. Monitor products of direct competition in order to better market and sell our current product lines. Ensure that all business partners deliver loans that are in compliance with State and Federal Regulations. Assist clients with interpretation of guidelines published by the U.S. Department of Housing and Urban Development, Federal Housing Administration, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation and the Department of Veterans Affairs, Mortgage Guaranty Insurance Corporation, Radian Guaranty and Genworth Financial. Assist clients with submitting Condominium application and documents for approval with Federal National Mortgage Association and the Department of Housing and Urban Development.

MetLife Home Loans, Account Executive, New York, NY 09/11 – 03/12

Business to Business Sales. Responsible for new business growth which entailed soliciting and training new business partners, pipeline management and proactive communication with the client to produce new opportunities. Attended local and national tradeshows to meet new prospects. Delivered sales presentations to current business partners and new prospects. Maintained relationships with existing customers through phone and face-to-face interactions. Monitored products of direct competition in order to better market and sell our current product lines. Ensure that all business partners deliver loans that are in compliance with State and Federal Regulations. Assist clients with interpretation of guidelines published by the U.S. Department of Housing and Urban Development, Federal Housing Administration, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation and the Department of Veterans Affairs, Mortgage Guaranty Insurance Corporation, Radian Guaranty and Genworth Financial. Assist clients with submitting Condominium application and documents for approval with Federal National Mortgage Association and the Department of Housing and Urban Development. MetLife Home Loans closed their forward mortgage division in 3/2012.

Mortgage Banker / Private Banking Lending Specialist, Gibraltar Private Bank and Trust, Coral Gables, FL 09/09 – 09/11

Work with referral sources including Private Bankers, Mortgage Brokers, Realtors, Attorneys and CPAs to originate new loans. Responsible for interviewing client and completing loan application. Review client tax returns and financial statements to determine available loan programs. Prepare disclosures and deliver to client according to state and federal laws and regulations. Prepare initial background report on client based on information gathered from third party sources. Review contracts and legal documents pertaining to real estate transactions. Follow loan from origination to close while properly managing business partner and borrower expectations. Attend networking events to identify new referral sources and prospects. Cross sell Private Banking and Wealth Management services.

Consultant, Miami Mortgage Processing, Bay Harbor Islands, FL 12/07 – 08/09

Worked with two local developers to close out Condominium Affordable Housing Projects in North Miami Florida. Placed loans with national and local lenders while working with local municipalities who provide down payment assistance to Low Income Buyers. Ensure that all loans meet the requirements outlined by Miami Dade County Office of Community and Economic Development, City of North Miami and State of Florida.

Account Executive, Countrywide, Miami, FL 11/05-11/07

Business to Business Sales. Responsible for new business growth which entailed soliciting and training new business partners, pipeline management and proactive communication with the client to produce new opportunities. Attended local and national tradeshows to meet new prospects. Delivered sales presentations to current business partners and new prospects. Maintained relationships with existing customers through phone and face-to-face interactions. Monitored products of direct competition in order to better market and sell our current product lines.

Underwriter, Home Security Mortgage Corp., Miami, FL 12/96 – 11/05

Responsible for analyzing information in order to determine which products best meet the customer's needs while maximizing profit. Involved in all aspects of the loan process including the client interview through closing of each loan. Underwrote loans that were delivered to the U.S. Department of Housing and Urban Development, Federal Housing Administration, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation and the Department of Veterans Affairs, Mortgage Guaranty Insurance Corporation, Radlan Guaranty and PMI Mortgage Insurance Co.

Mortgage Processor, Harbourton Mortgage Corp., Miami, FL 04/96 – 12/96

Responsible for processing and closing loans for top producing loan officer. Achieved record number of closings in a monthly period. Processed loans that were delivered to the U.S. Department of Housing and Urban Development, Federal Housing Administration, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation and the Department of Veterans Affairs, Mortgage Guaranty Insurance Corporation, Radlan Guaranty and PMI Mortgage Insurance Co. Left due to closure of South Florida operations center. Averaged 45 closings per month.

Production Manager, Mortgage Credit of America, Miami, FL 03/91 – 04/96

Responsible for assisting loan officers with product selection and structuring loans. Processed loans from open to close. Trained new loan officers in application process and required documentation for specific loan programs. Maintain compliance on all loans in accordance with State and Federal Regulations.

Construction Loan Coordinator, Traditional Homes, Indianapolis, IN 04/85 – 01/91

Responsible for tracking construction loans, pulling draws and scheduling inspections. Worked closely with construction manager and bank officials on day to day basis.

Real Estate Sales Associate, FC Tucker & Co., Indianapolis, IN 03/84 – 03/85

Hobbies and Personal Info

Girl Scout Leader Since 2002, Leader of the Year 2005
Member, Environmental Impact Committee, Bay Harbor Islands 2010 & 2011
Member, Parks & Recreation Committee, Bay Harbor Islands 2010 & 2011
Member, Mortgage Bankers Association of South Florida
Member, Florida Association of Mortgage Professionals
Mountain Biking and Trail Running

Coordinator and Leader in Charge of 3 day mentoring event for 100 teen girls (2007, 2008, 2009)
Volunteer Coordinator for X-Terra Adventure Races Miami (2009 – Present)
Official Timer for Tropical Cyclo-cross (2009, 2010, 2011, 2012)
Volunteer Coordinator for Down2Earth Adventure Races
Red Cross Certified, Standard First Aid
Red Cross Certified, CPR-Adult, Child and Infant

Compliance Courses 2011-2012

Information Security, FCRA and FACT Act, Workplace Violence, CRA Compliance for Large Institutions, Ethics and Trust, Valuing Diversity, Sexual Harassment, Bank Secrecy Act, OFAC: Fighting Crime and Terror, Fair Lending, Identity Theft Red Flags: Duties of Financial Institutions, Regulation B: Prohibited Discrimination Factors, USA Patriot Act, Home Mortgage Disclosure Act



January 31, 2014

To: Present Committee Members

From: Marlene Marante, Town Clerk

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

RE: RE-APPOINTMENTS FOR 2014 - 2015 YEAR

Your one year term will be expiring in May and we will be advertising for the appointment/re-appointment of the positions for each committee. We will need to hear from you whether you wish to request a re-appointment to your committee.

Please respond to this inquiry by **printing** your name on the bottom portion of this letter and filling in the committee you presently serve on and wish to continue serving on. **Please return it to my office by Friday, March 7th, 2014.**

Be assured that the Town Council appreciates your dedication and many hours of volunteer work for the good of the community.

Sincerely,

Marlene Marante
Town Clerk

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Laurie Miller

PLEASE - PRINT YOUR NAME

☒ Would like to request re-appointment to the Environmental Impact Committee(s) for the term 2014-2015.

☐ Would like to give another citizen the opportunity to serve in the _____ Committee(s) for the term 2015-2015.

And I will also apply for Park and Recreation Committee I apply last year but did not get in

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Laurie Miller

Marlene Marante

From: Laurie <laurie4100@aol.com>
Sent: Thursday, May 16, 2013 7:09 PM
To: Marlene Marante
Subject: applying for a committe

Miami May 13 2013

My name is Laurie Miller; I have been a resident of Bay Harbor Islands for 6 years and a resident of Miami Beach for 36 years. I am interesting in applying for a position in a committee. I believe that they are accepting new applications and would like to apply for Disaster Preparedness, Environmental Impact and Parks and Recreations.

Becoming involved with my community and assisting others is something I have done my entire life. In the past I have worked as a medical assistant in a Doctors' office as well as a phlebotomist. In the 2010 Census I was a Supervisor of the Miami Beach, Bay Harbor and Bal Harbor area. Similarly, I have worked for many elections in Dade County. I have been an avid member of the PTA for Ruth K Broad Bay Harbor K-8 center since my oldest child went there 25 years ago. I also volunteer frequently at my two daughters' current school Miami Beach Senior High.

To say the least, helping others is in my nature. Believe me when I say that I am committed to finding ways to heightening the quality of life of the residents of this beautifully unique city. If you have any questions or need more information about me feel free to contact me. I will be more than happy to answer any questions.

Sincerely yours,
Laurie Miller
(305) 331-7603

2014-2015

**NEW INTERESTED
RESIDENTS INFORMATION**

Marlene Marante

From: Lee Gottlieb <lee@yeafrog.org>
Sent: Friday, February 07, 2014 4:51 PM
To: Marlene Marante
Subject: Environmental Impact committee

Hello Marlene

I am a resident of Bay Harbor Islands

My address 9625 Broadview Terr. Telephone number 954-694-0609

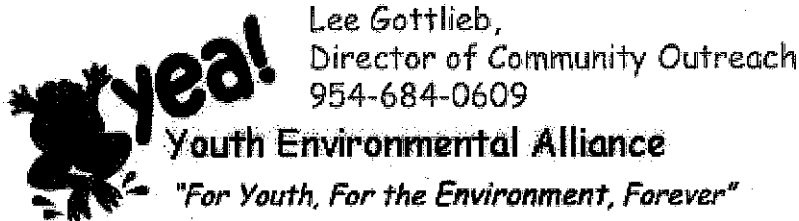
I am interested in serving on the Environmental Impact Committee and or Park and Recreation Committee

Currently I am the Director of Community Outreach for Youth Environmental Alliance (YEA)

YEA is a local 501 c3 nonprofit organization whose mission is to promote education and participation in environmental activities to diverse persons of all abilities

As a 45 year resident of South Florida I began my professional career as an Environmental Specialist with the Florida Department of Environmental Regulation. It was there that the seeds for protecting Florida's sensitive natural resources were sown.. For the past 8 years I have organized hundreds of community events and engaged thousands of volunteers to help restore and protect the last remaining vestiges of "natural" South Florida. As an integral part of the YEA Team, I design eco-action programs that offer unique and impactful opportunities for student/adult volunteers. In addition I have organized green team building events that provide meaningful opportunities for corporate sponsors to develop mutually beneficial programs that increase employee morale and support their corporate mission of social responsibility. I hold a BS Political Science and Philosophy from Florida State University. My community volunteer efforts have been featured in the Miami Herald and the Sun Sentinel

Please advise



Youth Environmental Alliance, Inc. is registered with the Florida Department of Agriculture and Consumer Services. The registration number is CH18773. A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE (800-435-7352) WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 18.

ITEM: Discussion and possible action regarding the conceptual plans for the community center which were prepared by Stantec in October 2013.

DESCRIPTION:

Staff is seeking approval of the attached conceptual plan for the community center to be located in the 8,000 sq. ft. space in the first floor of the town's parking garage. This item was discussed by the council in October of 2013. At that time, the council wanted staff to provide an estimate to construct a self standing community center building. Being that the estimate came in at approximately \$8 million, staff feels it is cost prohibitive.

Staff believes that the proposed community center will meet the current demands of the citizens with proper event planning and scheduling.

If approved, staff will bring back a proposal for final design and construction drawings.

RECOMMENDED ACTION:

Approval.

FINANCIAL ANALYSIS:

There is no fiscal impact with the approval of this particular item at this time. This approval does not authorize the expenditure of any funds. All design/construction costs will be presented to the Council in the future.

BUDGET IMPACT:

Submitted By: Juan Jimenez, Assistant Town Manager

ATTACHMENTS

1.	Community Center Presentation	Bay Harbor Islands Presentation.pdf
----	-------------------------------	-------------------------------------

b·h·i·CENTER

Town of Bay Harbor Islands – Community Center

LEARN

PLAY

CONNECT



Mayor **Robert H. Yaffe**

Vice-Mayor **Jordan W. Leonard**

Council Member **Stephanie Bruder**

Council Member **Joshua D. Fuller**

Council Member **Kelly Reid**

Council Member **Solange Rousselot**

Council Member **Isaac Salver**

Town Manager **Ronald Wasson**

Asst. Town Manager **JC Jimenez**

b·h·i·CENTER

- 1** Existing conditions
- 2** Design programs + challenges
- 3** Proposed design
- 4** Renderings
- 5** Order-of-Magnitude cost estimate

1 Existing conditions

Starting with what we already have.

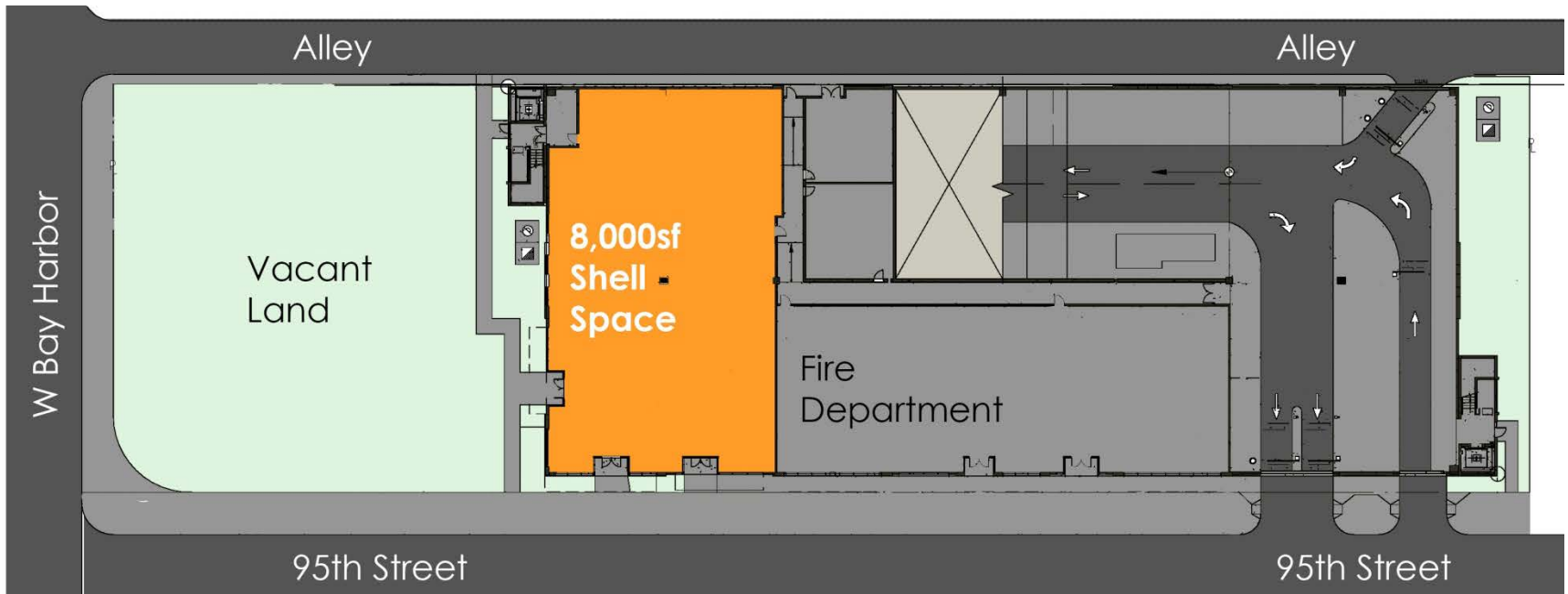


96th Street

W Bay Harbor

95th Street

Bay Harbor Terrace



Existing Municipal Parking Garage

The Town of Bay Harbor Islands currently has a parking garage located on 95th Street and W Bay Harbor. There are two tenant spaces located on the ground floor with the Fire Department currently occupying one of the spaces. The shell space for the Community Center is approximately 8,000sf.



2 Design program + challenges

“

It takes a lot of courage to show your dreams to someone else.

Design program

Community

Center

Library

Offices

Meeting Space

Town Center

Lectures

Concerts

Arts + Crafts

Health

Cooking

Studying

Security

Movies

Culture

Hangout

Research

After-Care

Green

Friends

+ More

CONNECT



PLAY



LEARN



b·h·i·CENTER

Design ~~challenges~~ solutions

Parking garage

- Noise isolation from vehicular traffic
 - Substantially reduce noise transmission with a barrier ceiling
- Lack of sufficient natural light
 - Interior walls to be glazed to transmit natural light

Community center

- Flexible uses
 - Retractable walls between multipurpose rooms
- Appealing to all ages
 - Design elements for everyone
- Identity of a civic space
 - Redefine the exterior of the shell space

3 Proposed design

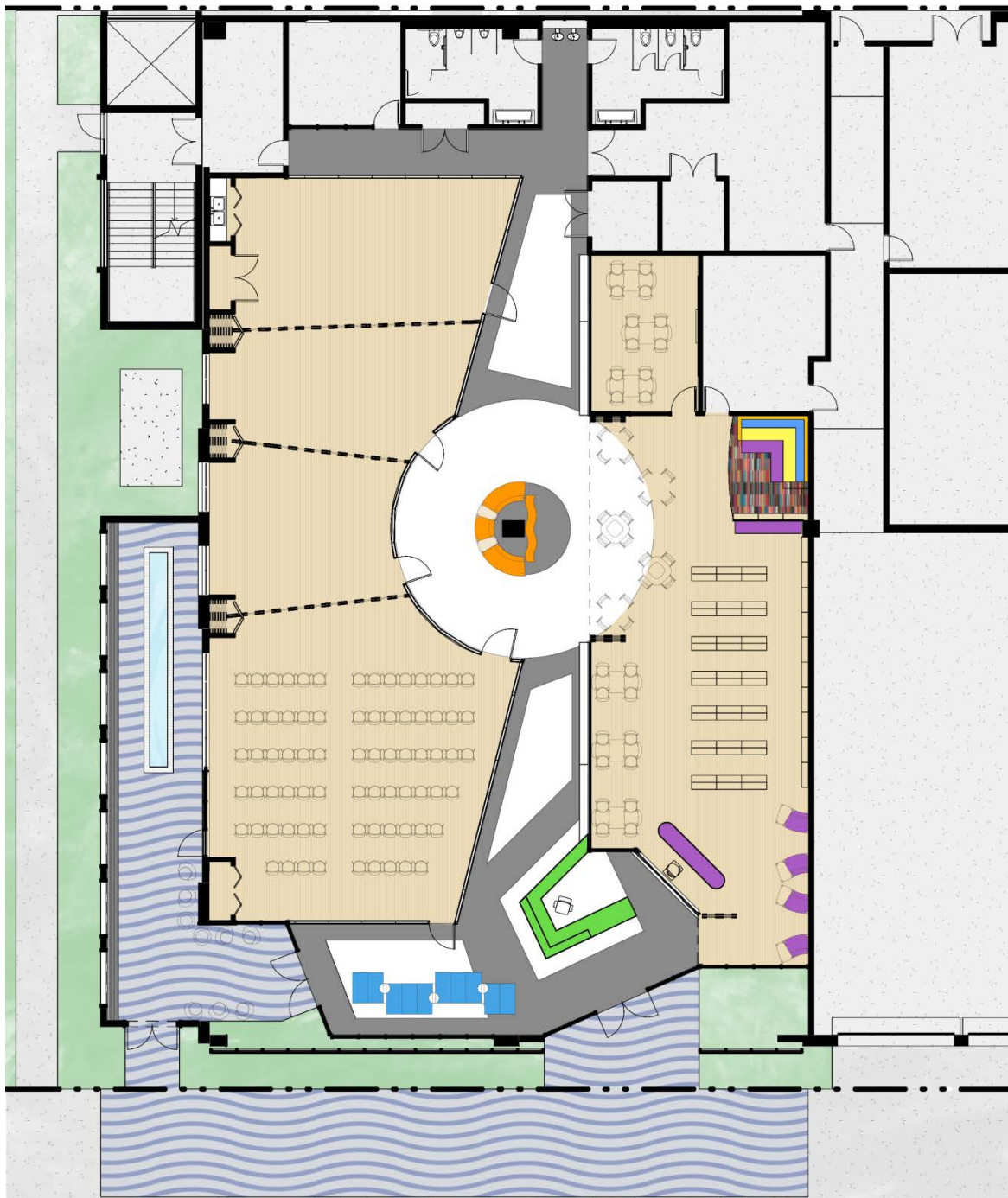


Proposed Floor Plan

LEARN
Library

PLAY
Community Center

CONNECT
Common Area

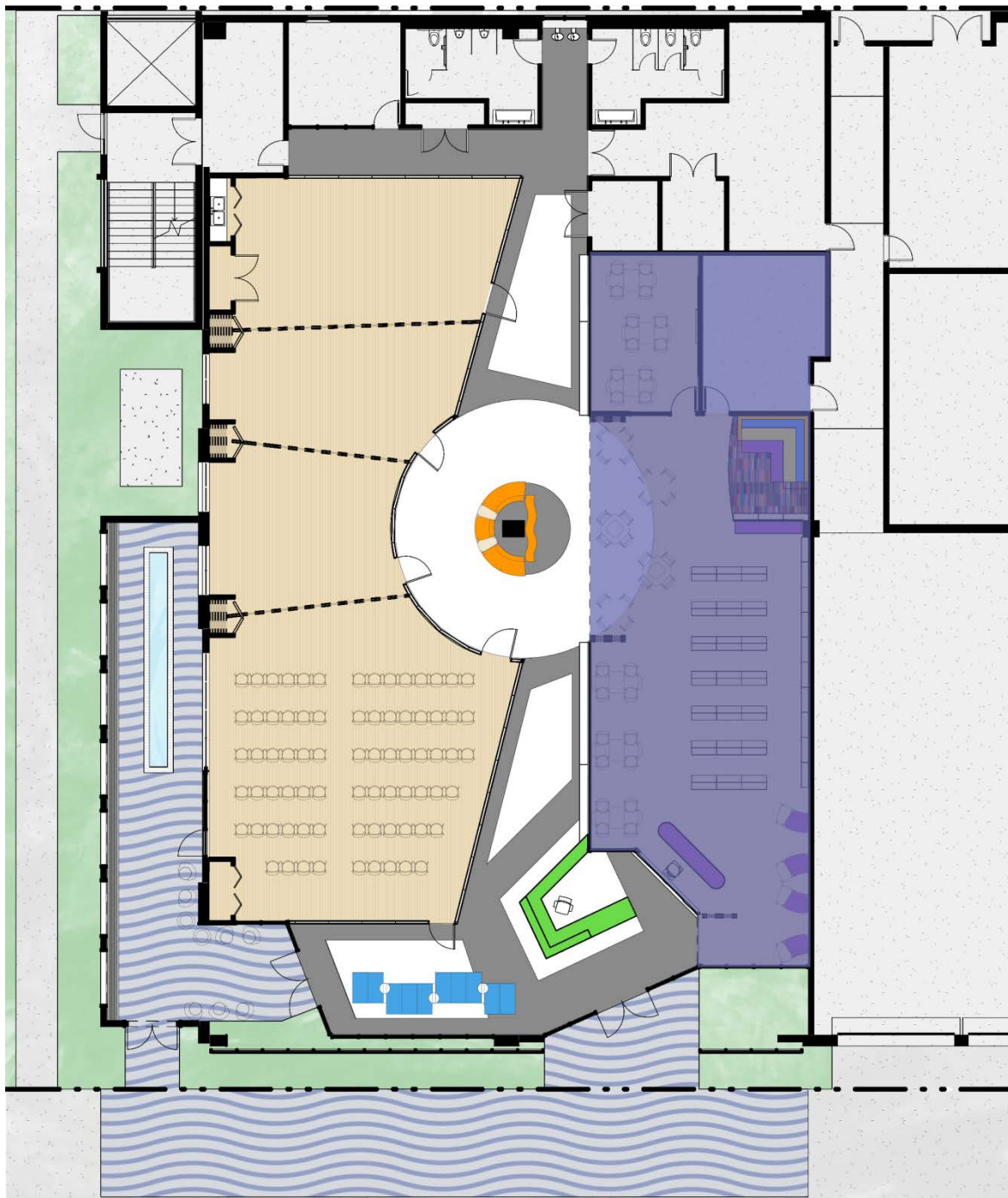


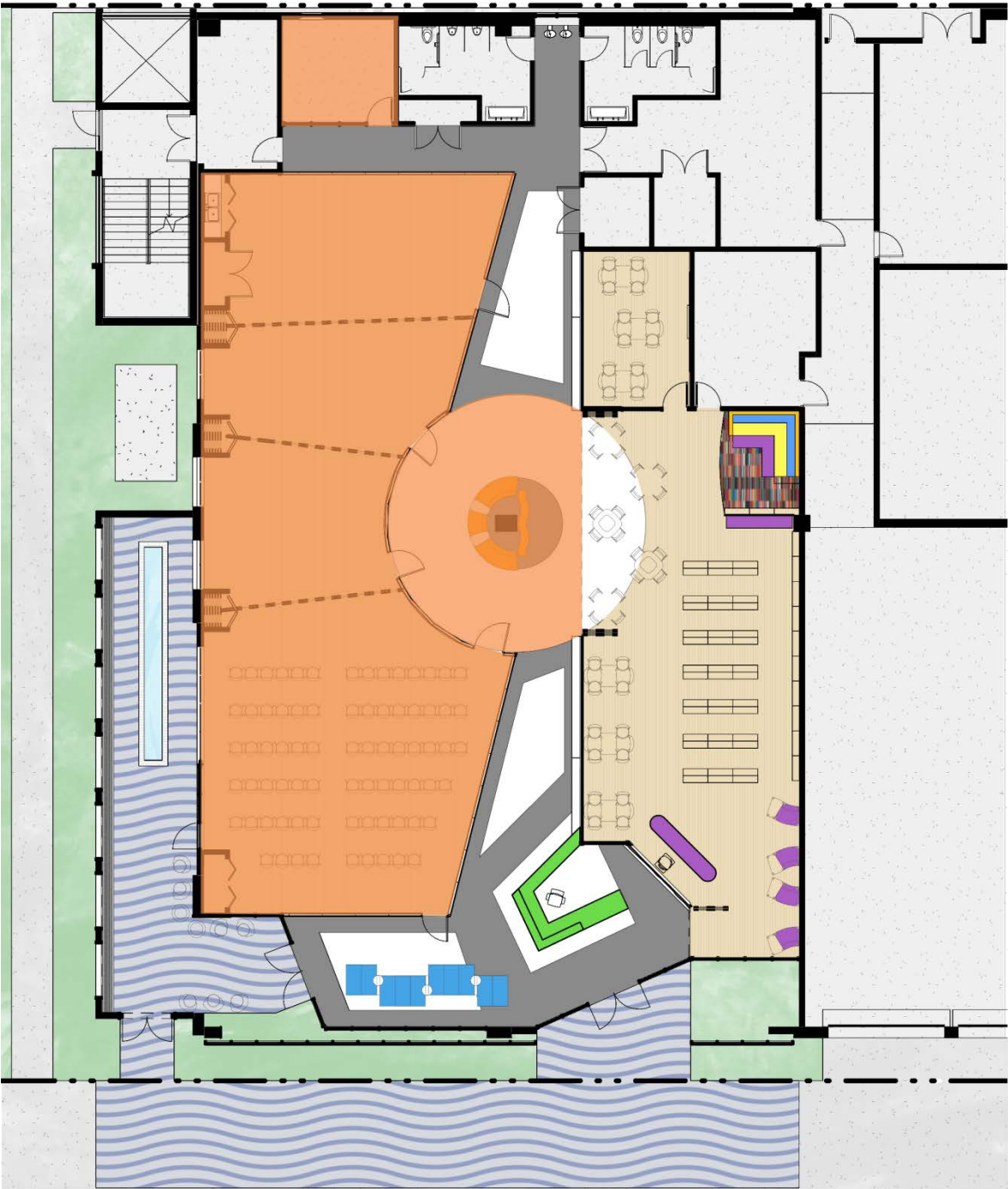
Proposed Floor Plan

LEARN
Library

PLAY
Community Center

CONNECT
Common Area





Proposed Floor Plan

LEARN
Library

PLAY
Community Center

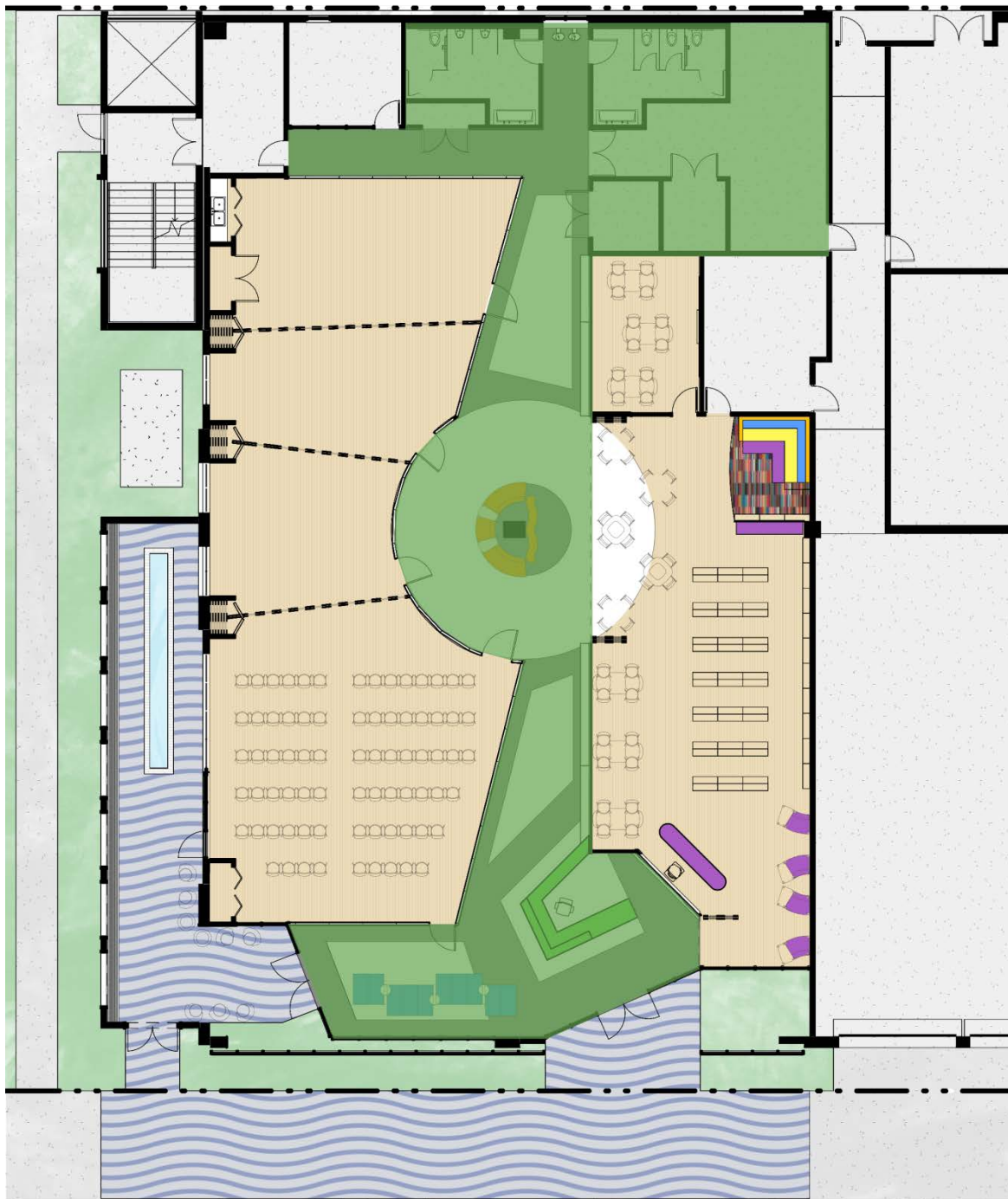
CONNECT
Common Area

Proposed Floor Plan

LEARN
Library

PLAY
Community Center

CONNECT
Common Area



Proposed Floor Plan

CONNECT Common Area

Restrooms

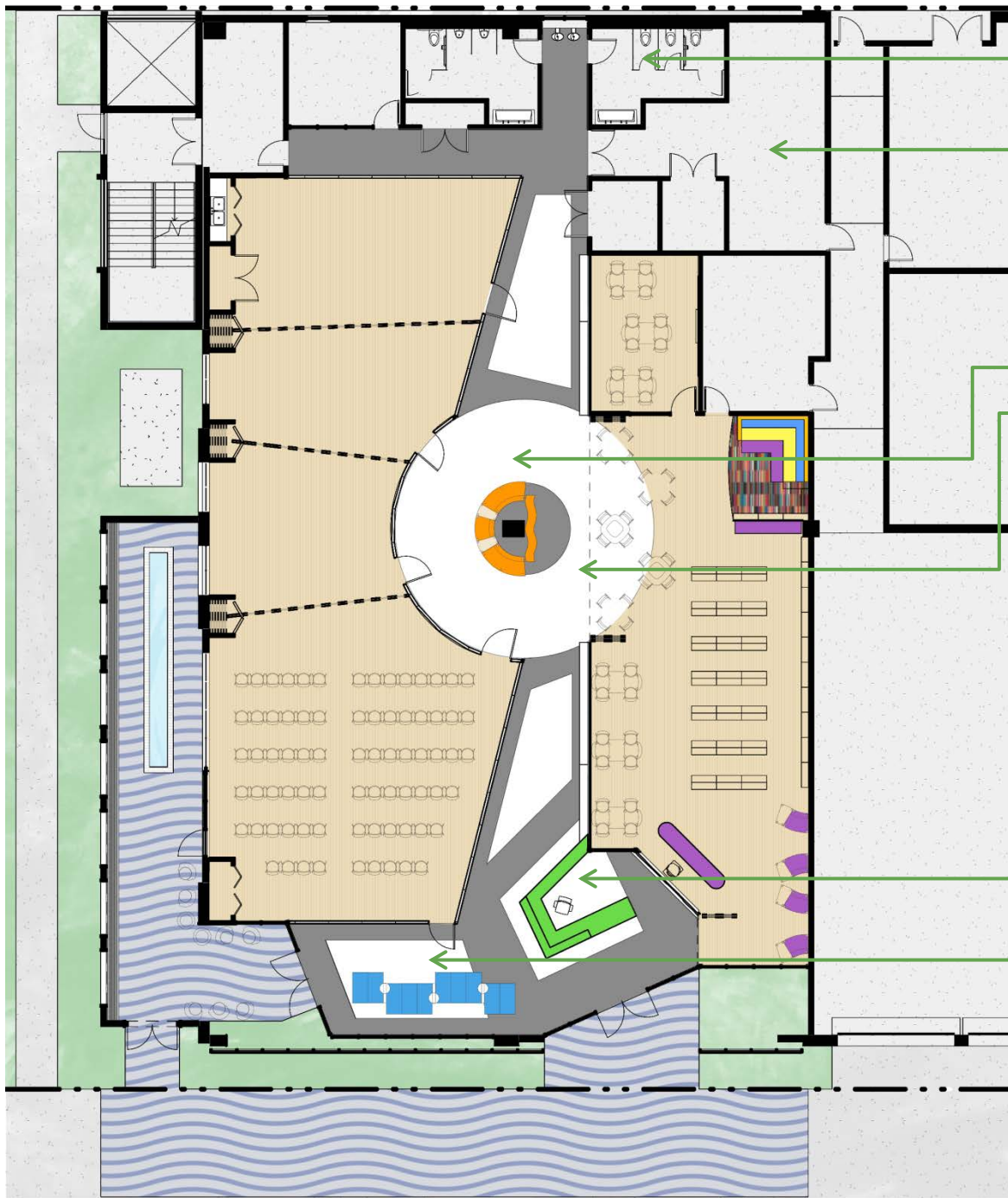
Warming Kitchen

Gallery

Retractable Glass Wall

Security Desk

Lobby



Proposed Floor Plan

LEARN Library

Work Room

Study Room

Kid's Area

Stacks

Reading Room

Library Areas

Work Room	264 sf
Study Room	242 sf
Main Room	1,557 sf
Total:	2,063 sf

Proposed Floor Plan

PLAY Community Center

Office

Multipurpose Room #4

Retractable Wall

Multipurpose Room #3

Retractable Wall

Multipurpose Room #2

Retractable Wall

Multipurpose Room #1

Multipurpose Room Areas

Multipurpose Room #4 1,195 sf

Multipurpose Room #3 409 sf

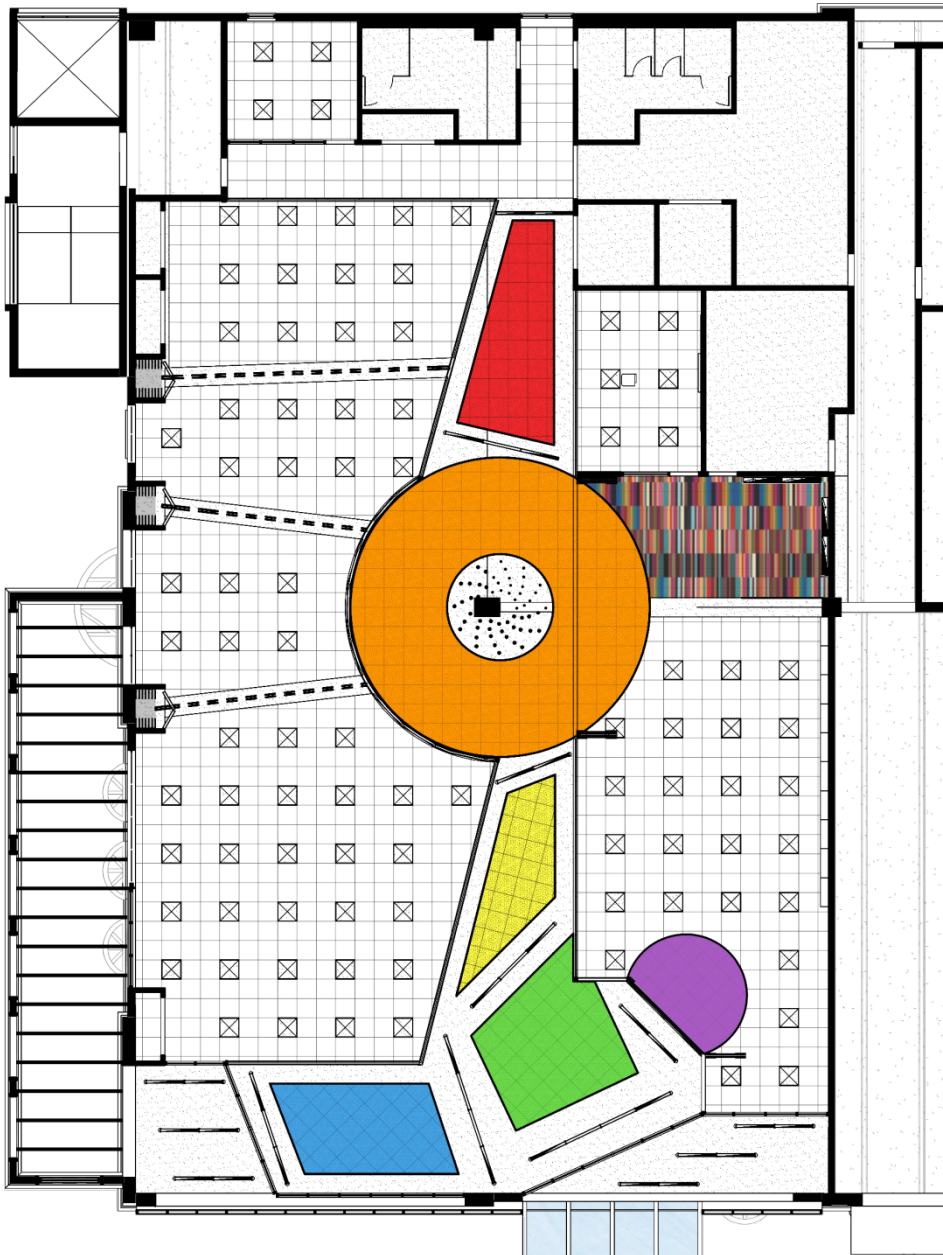
Multipurpose Room #2 425 sf

Multipurpose Room #1 561 sf

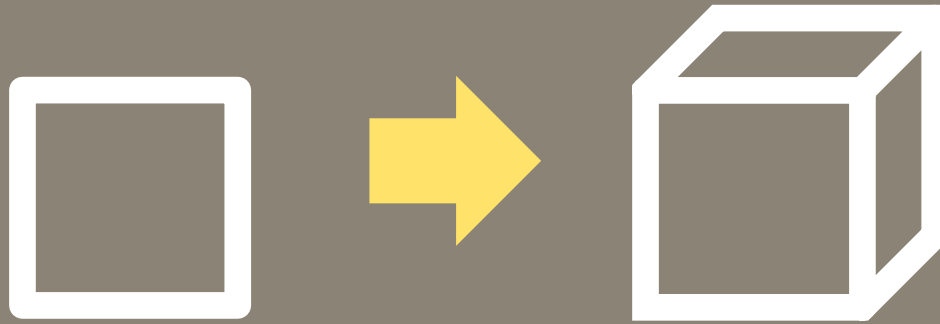
Total Combined: 2,590 sf

Proposed Reflected Ceiling Plan

- Acoustic barrier ceiling system
- Acoustic ceiling tiles
- Accent acoustic ceiling tiles
- Double glazed interior walls



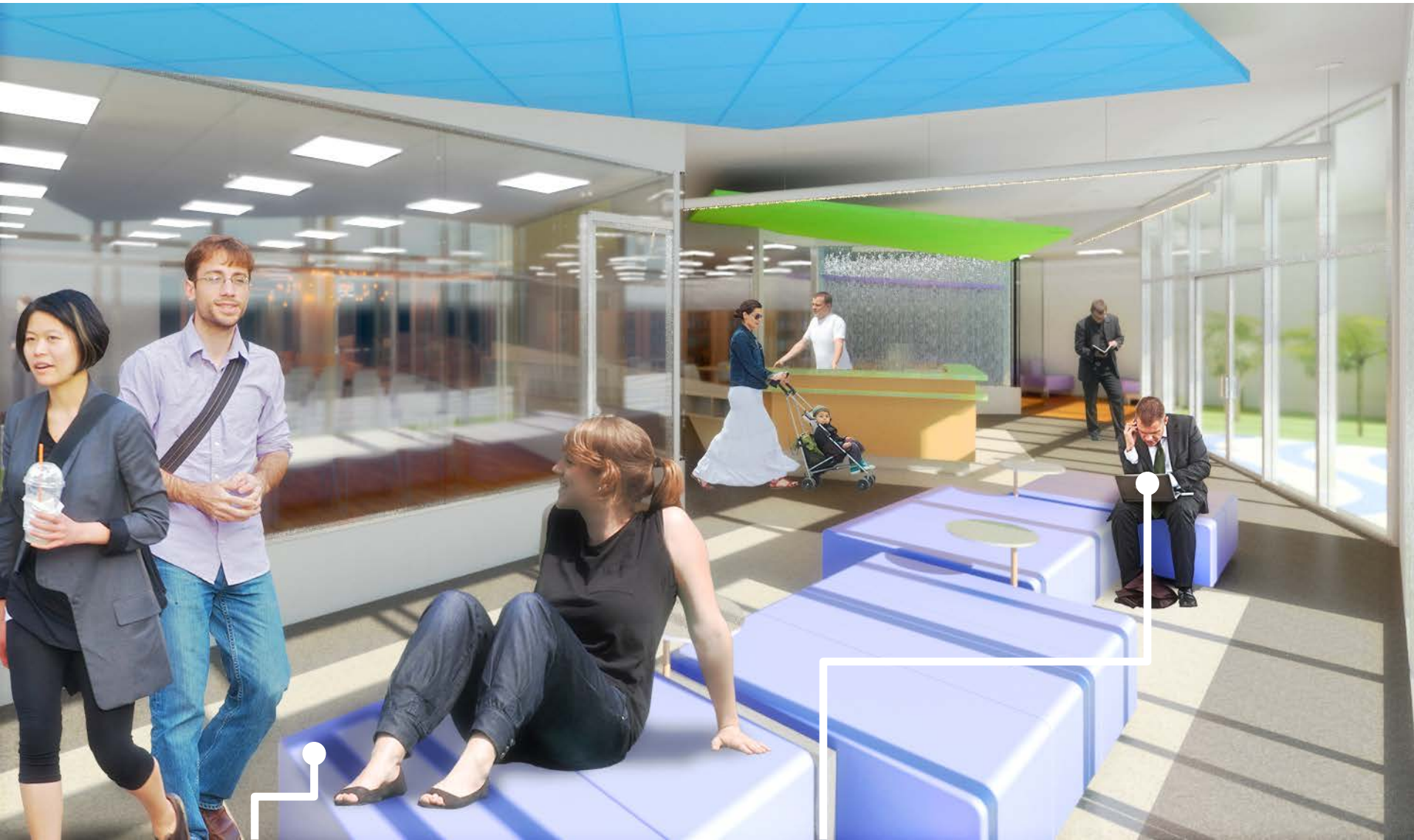
4 Renderings



Main lobby. **Connect.**



Main lobby. **Connect.**



Multifunctional
lobby space

WIFI throughout

Library/ Gallery. **Connect.** **Play.** **Learn.**



Shared Space

Retractable Glass
Wall

Accent lighting

Corridor.Connect.

Glazing throughout.
Natural Light.



Cubbies for
storage/display/seating

Waiting/Gallery Area

Kid's Corner.Learn.



Durable acoustic
flooring

Vibrant accent colors

Library.Learn.



Reception/Help desk

Large open library space

Various reading areas
with different seating

Outdoor Courtyard.Connect.

Green Walls

Wood Trellis



Outdoor Seating

Reflecting pool

Accent Pavers

Exterior.Daytime.

Existing Garage

New landscaping



New enclosed exterior courtyard with landscaping

New reflective glazed façade wall

New glazed canopy with signage

New pavers

Exterior.Nighttime.

New accent lighting



New reflective glazed
façade wall

New glazed canopy
with signage

5 Order-of-Magnitude cost estimate



Order-of-Magnitude cost estimate

Interior - Community Center/Library	
Including: General Conditions, Demolition, Interior Build out, and Basic Exterior Improvements	
Community Center (~3,000sf)	\$297,000.00
Library (~2,000sf)	\$198,000.00
Common Area (~3,000sf)	\$297,000.00
Interior Sub Total	\$792,000.00
Contingency (10%)	\$79,200.00
GC Fee (10%)	\$79,200.00
Interior Total*	\$950,400.00
Exterior - Common Exterior Improvements	
Including: Glazed Entrance Wall/Canopy, Landscaping, and Exterior Courtyard.	
Community Center	\$87,375.00
Library	\$58,250.00
Common Area	\$87,375.00
Exterior Sub Total	\$233,000.00
Contingency (10%)	\$23,300.00
GC Fee (10%)	\$23,300.00
Exterior Total*	\$279,600.00
Total Project (Interior + Exterior)*	\$1,230,000.00
* Does not include professional fees	
Cost estimate prepared by LB Estimating Inc.	

Questions?

b·h·i·CENTER

LEARN

PLAY

CONNECT



AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 19.

ITEM: Consideration and approval of a Transfer of Development Rights (TDR) application requesting to purchase 9 units from the Town's TDR bank for construction of a previously approved project on December 14, 2013 to be located at 1170 - 93 Street. Enclosed is the TDR application, plans and agreement.

DESCRIPTION:

An application for transfer of development rights was received and processed for the purchase of 9 TDR units from the Town, which currently has 135 units in the TDR bank.

Receiving Site: The receiving site, 1170 – 93 Street, filed and received approval, December 17, 2013 for the development of a 34 unit residential project, pending approval of the transfer of development rights of 16 TDR units. They received approval last month for a private transaction for 3 TDR units. On this same agenda they have submitted another private transaction request for 4 units. They have requested to purchase 9 TDR units from the Town (\$37,500 each) for a total purchase price of \$337,500.

Contract/Agreement: Enclosed is an agreement drafted by Assistant Town Attorney Simone which requires a 25% escrow and includes an expiration date of (1) one year.

All the required information was submitted as required by Section 23-22.2 of the Town Code. Staff recommends that if the TDR application is approved by the Town Council, the Town Attorney draft a resolution setting forth the Town Council's approval and recommendations.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

The Town would receive \$337,500 from the sale of the TDR units.

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

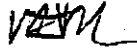
ATTACHMENTS

1.	Staff Report and Application	Staff Report and Application - 1170 93 St.pdf
2.	Approved Plans	Plans - 1170 - 93 St.pdf

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Marlene Marante - Town Clerk / Director of Code Compliance
Town of Bay Harbor Islands

CC: Ronald Wasson - Town Manager
Craig Sherman, Esq. - Town Attorney
Frank Simone, Esq. - Asst Town Attorney

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: April 15th, 2014

Subject: Bay Harbor Gardens - 34 DU Multifamily Residential Development
1170 93rd Street
TDR Donor Request - Public from Town-Owned Pool
Bay Harbor Islands Acct. No. MB2013-160
MMPA Acct. No. 01-0702-0976

ISSUE

The Town's Planning and Zoning Board approved a Site Development Plan for the above 34 DU redevelopment project on December 17th, 2013. The subject site was entitled to 18 DU via the 34 DUA base density. Therefore, the developer is required to acquire an additional 16 DU via the Town's TDR system. The developer has already acquired 3 TDR units from Montego Club Condo (approved April 7th, 2014) and is seeking to acquire the remaining TDR units needed from the Town (9 DU) and from a private property owner (9350 Condo) in a concurrent application (4 DU).

OPTIONS / ACTIONS

Review the contents of this staff report and, if the Town Council likes the redevelopment project, favorably consider the applicant's offer to acquire nine (9) TDR units from the Town-owned "pool" of TDR units. If the Town Council does not like the project and/or does not want to allocate Town-owned TDR units, deny the request. In this instance the applicant will need to acquire the additional 9 TDR units from private property owners. This request is for slightly more than 50% of the total TDR units needed for this project (56%).

The applicant has offered to acquire the TDR units for the current Town per-unit value (\$37,500) for a non-waterfront development. Section 23-22.2(d) allows the Town Council to "set the value of any public development rights. The Council may use current market value to set the price or develop an alternative value method consistent with the goals, objectives and vision of the Town including but not limited to capital or land contributions for parks, open space and parking."

BACKGROUND

The Town established its Transfer of Development Rights (TDR) program in 2004-05 via the adoption of the Phase I EAR-Based Comprehensive Plan to the Future Land Use Element. This system was necessary and required by the State (DCA) to ensure a method was in place to regulate the equitable allocation of dwellings units to individual building sites in the Town. The Town's original 1988 Comprehensive Plan included major errors in calculating existing residential densities by utilizing an "average" block-by-block analysis (34 DUA overall average), even though individual project densities ranged from 7 DUA (duplex) to over 70 per acre (midrise).

Over one third of the older existing developments have densities over 34 DUA. Conversely, many properties are "underdeveloped" with villas / duplexes / triplexes / etc., and while 8-9 DU could be built, the original developer chose not to build that many DU. However, those properties are entitled to build more DU if they desire to redevelop the sites. The Town's TDR system ensures that all property owners have the right to build to at least the base density – 34 DUA. If a developer desires to build to a higher residential density than 34 DUA, and they can meet all the Town's land development criteria, the Planning and Zoning Board approves the site design, and the Town Council likes the design and approves TDR allocations, which occur on a case-by-case basis, the project can be built to include additional DU.

On November 12th, 2013, the Town Council amended the Zoning Code to established maximum multifamily residential density limits per Zoning District. Lots zoned RM-1 Multiple Family Residential District (Waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 70 dwelling units per acre. Lots zoned RM-2 Multiple Family Residential District (non-waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 60 dwelling units per acre. Lots zoned RM-3 Multiple Family Residential District now allow for a maximum overall density (includes base density / TDR units) of 80 dwelling units per acre. If the Town approves a development in the RM-3 Zoning District with a height exceeding 75 feet in accordance with the Town Charter / Code provisions, the maximum density is determined at the time of Site Development Plan / TDR approval. Finally at the April 7th, 2014 Town Council meeting a Resolution was adopted setting a 50% "rule" (50% private TDRs first / 50% public TDR second) for TDR units assigned to projects. This was meant to secure the few remaining Town-owned TDR units over a longer period of time, since there is a large number of privately owned TDR units.

In the earlier years of the Town's TDR program (2004-06+/-) about 40% of the 30+/- new redevelopment projects requested some TDR units. The initial price of publically-owned TDR units was \$75,000 for waterfront sites and \$45,000 for non-waterfront sites, which was based on actual real estate sales at that time. However, due to the real estate market collapse (2006-11) only two (2) TDR allocations were consummated from that time period (total of 13 TDR units). Both TDR transactions were done via private sales for values just below \$70,000 per DU. Both were for waterfront locations and only one was built (Millennium West / Riva).

Due to development inactivity and the cost of appraisal updates the Town did not update the TDR values for several years. In April 2011 due to a perceived increase in development activity the Town requested the original appraiser (Quinlivan) to update the TDR values of publically-owned TDR units. Several price adjustments have been done since April 2011. The current Town-owned TDR values set by Resolution in March 2014 are \$45,000 for waterfront sites and \$37,500 for non-waterfront sites.

In the last 2 years+/- there have been several Town-owned TDR allocations approved by the Town Council. As of 03/10/14 our records note the Town has now sold 195 of the 330 available Town-owned TDR units (east island multi-family area). Of the contracts to sell the TDR units, 137 TDR units are for waterfront sites and 58 are for non-waterfront sites. Of the 137 waterfront TDR units, 68 were sold for \$20,000 each between November 2011 and February 2013. The remaining waterfront TDR units under contract sold for \$30,000 each in March 2013. 24 of the non-waterfront TDR units under contract sold for \$15,000 each in February 2013 while the remaining 34 non-waterfront TDR units under contract sold for \$35,000 each between October and November 2013. There have also been several "sales" of TDR units approved by the Town from private property owners. Our records reflect these private "sales" total 71 TDR units from private parties to date. Some have been approved by the Town but not closed as yet.

SUMMARY

The Town's Planning and Zoning Board approved a Site Development Plan for the 34 DU Bay Harbor Gardens (Furmanos) redevelopment project on December 17th, 2013. The subject site was entitled to 18 DU via the 34 DUA base density. Therefore, the developer is required to acquire an additional 16 DU via the Town's TDR system. The developer is seeking to acquire some of the TDR units from the Town and some from private property owners. Three (3) TDR units have already been acquired from Montego Club Condo (approved April 7th, 2014). The remaining TDR units needed are being requested from the Town (9 DU) and from a private a property owner (9350 Condo) in a concurrent application (4 DU). This application is for nine (9) Town-owned TDR units.

The Code allows the Town Council to set the current price or use an alternative method to determine the TDR values. The applicant's current offer of \$37,500 per DU matches the current value for non-waterfront sites set by the Town Council. If the Town Council likes the redevelopment project, favorably consider the applicant's offer to acquire nine (9) TDR units from the Town-owned "pool" of TDR units. If the Town Council does not like the project and/or does not want to allocate Town-owned TDR units, deny the request. In this instance the applicant will need to acquire the additional 9 TDR units from private property owners.

If the Town Council approves the request of allocating 9 TDR units at \$37,500 each, the total value would be \$337,500.

Suggested Condition - TDR allocations are meant for site specific allocations and the intention is the development will move forward. TDR units cannot be "banked" by a party. Once a site plan is approved by the Town a building permit must be requested by a time certain (1 year) and extensions may be granted. MMPA suggests the sales contract include a "reverter" clause that provides that if the project does not proceed within a specified time period, the TDRS units revert back to the Town-owned pool.



Application Fee: \$2,000 Private Transaction - \$500 Town Owned Units

(For official use only)	
DATE RECEIVED: <u>4/10/14</u>	TDR UNIT COST: \$ <u>37,500</u>
TDR UNITS REQUESTED: <u>9</u>	PROJECT TOTAL UNITS: <u>34</u>
APPROVAL DATE: _____	APPROVED BY: _____

\$ 337,500

TOWN OF BAY HARBOR ISLANDS APPLICATION FORM TRANSFER OF DEVELOPMENT RIGHTS

APPLICANT INFORMATION

Name Furmanos, LLC c/o Sobelco		
Phone (561) 994-3434	e-mail: <u>tsanjose@sobelco</u>	Fax ()
Address 2385 NW Executive Center Dr.		
City and State Boca Raton, FL	Zip Code 33431	
Relationship to Property: owner		

RECEIVER SITE INFORMATION

Owner's Name Furmanos, LLC c/o Sobelco	
Phone (561) 994-3434	e-mail: <u>tsanjose@sobelco</u>
Address 2385 NW Executive Center Dr.	
City and State Boca Raton, FL	Zip Code 33431
Property Address/Location 1170 93 Street	
Legal Description: LOT(S) 4&5 BLOCK 17	
Folio Number 13-2227-001-3151&3160	Current Zoning RM-2
Property size 22,500 sf	Purchase date 6/1/2004
Existing use of the property vacant	
Describe Existing Structure on Property none	
Dwelling units to be received 9	
Total Dwelling units including TDR 34	

HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?

☒ Yes ☐ No

If Yes, then provide date of approval 12/17/2013

If Not, then attach preliminary site plan.

ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☒ No ☐

If Yes, skip the donor site portion

If Not, then fill in the donor site portion.

DONOR SITE INFORMATION, IF APPLICABLE

Owner's Name		
Phone ()	e-mail	Fax ()
Address		
City and State		Zip Code
Property Address/Location		
Legal Description: LOT(S) BLOCK		
Folio Number	Current Zoning	Year built
Property size	Purchase date	
Existing use of the property		
Describe Existing Structure on Property		
Dwelling units to be transferred to TDR Bank		
Units permitted		

APPRAISAL INFORMATION - IF APPLICABLE

(Appraiser must be approved by the Town)

(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

Name:		
Phone ()	e-mail	Fax ()
Address		
City and State		Zip Code
Date of Appraisal / /	Appraisal Value of TDR unit \$	
Proposed TDR Unit Value \$		

SURVEY COMPANY INFORMATION - (provide survey's for both receiver and donor sites)
 Survey must be current (no more than 6 months old)

Name of Surveyor Cousin's Surveyors & Associates, Inc.		
Address 3921 SW 47 Avenue, Suite 1011, David, FL 33314		
Phone (954) 6897766	e-mail recsurvey@aol.com	Fax (954) 689-7799

Name of Surveyor		
Address		
Phone ()	e-mail	Fax ()

PROPERTY CODE INSPECTION RESULTS - (Donor Site)

The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.

- ☐ Building must have obtained 40 or 50 Year Certification - If Applicable
- ☐ Outstanding Liens or Code Violations must be cured and/or paid - If Applicable

Other inspections to be performed may include, but are not limited to, the following items:

- ☐ Exterior paint
- ☐ Windows
- ☐ Doors
- ☐ Elevators
- ☐ Steps
- ☐ Railings
- ☐ Landscaping
- ☐ Parking area
- ☐ Pool/Recreation facilities
- ☐ Fences/Walls
- ☐ Plumbing
- ☐ Electrical System
- ☐ A/C equipment
- ☐ Roof mounted equipment/screening
- ☐ Roofing

I hereby certify that:

- 1) The information furnished on this application and the attachments is true.
- 2) I am the owner(s) of record of the property described in this application.
- 3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.

RECEIVER SITE

[Signature]
Signature of Owner (Applicant)

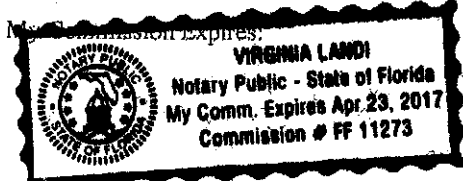
3/26/14
Date

Signature of Owner (Co-Applicant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26 day of March, 2014,
by Stanley B. Gifford on behalf of
Furmanco, LLC a Florida (corporation) (partnership) (Other:
Florida Power License) He/She is personally known to me or has produced
an oath. (type of identification produced) as identification and did take



[Signature]
Notary Public, State of Florida

Print Name: Virginia Landi

DONOR SITE

Signature of Owner (Applicant)

Date

Signature of Owner (Co-Applicant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____ on behalf of
_____, a Florida (corporation) (partnership) (Other:
_____) He/She is personally known to me or has produced
an oath. (type of identification produced) as identification and did take

My Commission Expires:

Notary Public, State of Florida

Print Name: _____

AGREEMENT FOR PURCHASE AND SALE OF
TRANSFERABLE DEVELOPMENT RIGHTS

THIS AGREEMENT FOR PURCHASE AND SALE OF TRANSFERABLE DEVELOPMENT RIGHTS (the "Agreement") is made and entered into as of the _____ day of _____, 2014 (the "Effective Date") by and between the TOWN OF BAY HARBOR ISLANDS (the "Town" or "Seller") and Furmanos, LLC (the "Buyer"). Buyer and Seller are referred to herein individually as a "Party" and collectively as the "Parties".

RECITALS:

A. Buyer is the owner of that certain real property located in Miami-Dade County, Florida more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property") and seeks to purchase 9 transferable development rights (collectively, the "TDRs") from Seller for and in connection with the development and construction of the Project (defined below) on the Property.

B. Buyer has submitted a Site Development Plan to the Town for the approval of a Project known as Bay Harbor Gardens to be developed on the Property (the "Project").

C. The Site Development Plan was approved by the Town's Planning and Zoning Board by Resolution Number _____ (the "Resolution").

D. The Resolution contains certain conditions for approval including, but not limited to, the number of TDRs required for the Project and the period of time in which Buyer must obtain the building permit for the Project.

E. Seller has agreed to sell the TDRs to Buyer, and Buyer has agreed to purchase the TDRs from Seller, upon the terms and conditions contained hereinafter.

NOW, THEREFORE, for good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, the Parties, intending to be legally bound, do hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Agreement to Sell and Purchase. Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, upon the terms and conditions set forth herein, 9 TDRs.

3. Purchase Price; Deposit.

(a) Subject to the credits set forth in this Agreement, Buyer shall pay Seller \$ 37,500, per TDR -- for a total purchase price of \$ 337,500 (the



"Purchase Price") for the TDRs at "Closing" (as hereinafter defined) in good and immediately available United States funds by wire transfer to an account designated by Seller.

(b) Buyer shall deliver to Sherman & Sherman, P.A. (the "Escrow Agent"), within three (3) business days after the Effective Date, a "Deposit" in the amount equal to 25% of the Purchase Price to be held in escrow by the Escrow Agent. The Escrow Agent shall hold and disburse the Deposit in and from escrow pursuant to the terms and provisions of this Agreement. Provided this Agreement is not earlier terminated, the Escrow Agent shall hold the Deposit in escrow until Closing, and at Closing: (i) the Escrow Agent shall deliver the Deposit to Seller in good and immediately available United States funds by wire transfer to an account designated by Seller; and (B) Buyer shall receive a credit against the Purchase Price in the amount of the Deposit.

4. Fees, Costs, Expenses, Credits and Prorations. The Parties agree that:

(a) Seller shall pay all fees, costs, expenses and other charges payable to the consultants, attorneys and other third parties retained by Seller in connection with the transaction contemplated by this Agreement.

(b) Buyer shall pay: (i) all fees, costs, expenses and other charges payable to the consultants, attorneys and other third parties retained by Buyer in connection with the transaction contemplated by this Agreement; and (ii) the cost of all documentary stamp tax, surtaxes and other governmental impositions due on the "Deed" (as hereinafter defined), including the cost to record the Deed.

5. As-Is, Where-Is; No Representations. Buyer acknowledges that it is purchasing the TDRs in their "AS-IS, WHERE-IS" condition. Buyer also acknowledges that, except only for the specific representations, warranties, covenants, statements and agreements expressly made by Seller in this Agreement and in the documents executed and delivered by it at Closing, Seller has not made, does not make, and specifically negates and disclaims any and all other representations, warranties, covenants, statements and agreements of any kind, nature or character whatsoever, whether express or implied, oral or written, concerning or relating to the TDRs.

6. Representations, Warranties, Covenants and Agreements of Seller. Seller hereby represents, warrants, covenants, agrees and states to and with Buyer as follows:

(a) Seller shall convey to Buyer good and marketable fee simple title to the TDRs free and clear of any and all claims, liens, mortgages, security agreements, financing statements and other encumbrances.

(b) Seller has the full right, power, and authority to enter into and perform under this Agreement and to consummate the transaction contemplated herein. Upon approval of this Agreement, by the Town Council, Seller does not need any further consent, joinder or other authorization from any governmental/quasi-governmental entity or authority, court, corporation, partnership, company, entity, trust, person or individual to: (i) execute and deliver this

Agreement or any agreement, document or instrument executed or to be executed in connection herewith; or (ii) perform any of its obligations under this Agreement or any agreement, document or instrument executed or to be executed in connection herewith. The person executing this Agreement on behalf of Seller is duly authorized to execute and bind Seller to this Agreement and all other agreements, documents and instruments executed and to be executed in connection with the transaction contemplated herein, and upon such execution and delivery, this Agreement and such other agreements, documents and instruments shall be valid, binding and enforceable against Seller.

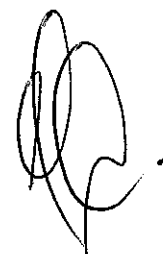
(c) Neither the entering into of this Agreement, nor the performance any obligation under this Agreement, nor the consummation of the transaction contemplated herein, will: (i) constitute a violation or breach by Seller of (A) any agreement, document or instrument to which Seller is a party or by which Seller or the TDRs is subject or bound, or (B) any judgment, order, writ, injunction or decree issued against or imposed upon Seller or the TDRs; or (ii) result in the violation of any law, rule, regulation, ordinance, code or order promulgated or issued by any governmental/quasi-governmental entity or authority or court of competent jurisdiction that is applicable to Seller or the TDRs.

All of the representations, warranties, covenants, agreements and statements of Seller set forth in this Section shall be true and correct at all times from the Effective Date through and including the "Closing Date" (as hereinafter defined) and shall survive Closing.

7. Representations, Warranties, Covenants and Agreements of Buyer. Buyer hereby represents, warrants, covenants, agrees and states to and with Seller as follows:

(a) Buyer is a validly formed business entity in good standing in the state of its formation and is duly authorized to conduct and transact business in the State of Florida. Buyer has the full right, power and authority to enter into and perform under this Agreement and consummate the transaction contemplated herein. Buyer does not need any further consent, joinder or other authorization from any governmental/quasi-governmental entity or authority, court, corporation, partnership, company, entity, trust, person or individual to: (i) execute and deliver this Agreement or any agreement, document or instrument executed or to be executed in connection herewith; or (ii) perform any of its obligations under this Agreement or any agreement, document or instrument executed or to be executed in connection herewith. The person executing this Agreement on behalf of Buyer is duly authorized to execute and bind Buyer to this Agreement and all other agreements, documents and instruments executed and to be executed in connection with the transaction contemplated herein, and upon such execution and delivery, this Agreement and such other agreements, documents and instruments shall be valid, binding and enforceable against Buyer.

(b) Neither the entering into of this Agreement, nor the performance any obligation under this Agreement, nor the consummation of the transaction contemplated herein, will: (i) constitute a violation or breach by Buyer of (A) any agreement, document or instrument to which Buyer is a party or by which Buyer is subject or bound, or (B) any judgment, order, writ, injunction or decree issued against or imposed upon Buyer; or (ii) result in the violation of

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

any law, rule, regulation, ordinance or order promulgated or issued by any governmental/quasi-governmental entity or authority or court of competent jurisdiction that is applicable to Buyer.

(c) Buyer understands and agrees that this Agreement shall not become effective until it is ratified and approved by the Town Council, and the Town Council has the sole and exclusive right to approve or deny the approval of this Agreement and the TDRs contemplated in this Agreement in its sole and absolute discretion.

(d) Buyer understands and agrees to comply with all conditions set forth in the Resolution including, but not limited to, timely obtaining a building permit for the Project.

All of the representations, warranties, covenants, agreements and statements of Buyer set forth in this Section shall be true and correct at all times from the Effective Date through and including the Closing Date and shall survive Closing.

8. Closing Conditions. Notwithstanding anything to the contrary contained in this Agreement, it shall be a condition precedent (each, a "Condition Precedent") to the Parties' obligation to close on the transaction contemplated by this Agreement that as of the "Closing Date" (as hereinafter defined): (i) the Town Council approves the instant Agreement and adopts a resolution approving this Agreement and the transaction contemplated herein (the "TDR Approval"), which TDR Approval shall be held by the Escrow Agent subject to Closing; and (ii) Buyer complies with all conditions set forth in the Resolution including, but not limited to, timely obtaining a building permit for the Project.

9. Documents to be Delivered at Closing. At Closing: (a) Seller shall execute and deliver to Buyer a Warranty Deed for Transfer of Development Rights (the "Deed"), in recordable form, conveying the TDRs to Buyer in fee simple free and clear of any and all claims, liens, mortgages, security agreements, financing statements and other encumbrances. The Deed shall be approved by the Town Attorney and shall restrict the future use of both the donor and receiving lands; and (b) Seller shall execute and deliver to Buyer a resolution evidencing its authority to execute and deliver the Deed.

10. Closing. The "Closing" subject to the terms and provisions of this Agreement, shall take place at the offices of the Escrow Agent commencing at 11:00 AM twenty (20) days after Buyer obtains a building permit for vertical construction of the Project (the "Closing Date"). However, notwithstanding anything set forth above or below, in no event shall the Closing Date occur more than one (1) year from the Effective Date of this Agreement. In the event that Buyer does not Close on this Agreement within one (1) year from the Effective Date of this Agreement, Buyer shall be in Default of this Agreement and the Seller shall retain the Deposit and all TDRs contemplated for sale by this Agreement.

11. Default.

(a) If Buyer defaults on any term, covenant, condition or other provision of this Agreement and the Resolution, then Seller shall have as its sole and exclusive remedy for such default the right to terminate this Agreement by giving a written notice of termination to



Buyer and retain the Deposit as full and agreed upon liquidated damages in full and final settlement of any and all claims for damages Seller has or may have against Buyer and, upon the giving of such termination notice and the delivery of the Deposit to Seller, this Agreement shall terminate and the Parties shall be released from all terms, provisions, obligations and liabilities of this Agreement, except from those that expressly survive its termination. The Parties acknowledge and agree that this provision for liquidated damages is a fair and reasonable measure of the damages to be suffered by Seller in the event of Buyer's default under this Agreement based on the fact that the exact amount of damages that Seller may incur is incapable of ascertainment. Notwithstanding the foregoing, Buyer shall not be in default under this Agreement unless (i) Seller shall have first provided written notice of the default to Buyer, and (ii) Buyer shall have failed to cure the default within a period of twenty (20) days after receiving notice of such default.

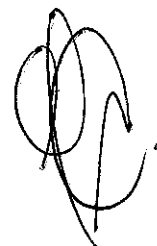
(b) If Seller defaults on any material term, covenant, condition or other provision of this Agreement, then Buyer shall have the following remedies: (i) to terminate this Agreement by giving a written notice of termination to Seller and receive the return of the Deposit, and upon the giving of such termination notice and the delivery of the Deposit to Buyer, this Agreement shall terminate and the Parties shall be released from all terms, provisions, obligations and liabilities of this Agreement, except from those that expressly survive its termination; and/or (ii) to commence an action for specific performance against Seller to compel Seller to perform in accordance with the terms and provisions of this Agreement. Notwithstanding the foregoing, Seller shall not be in default under this Agreement unless (1) Buyer shall have first provided written notice of the default to Seller, and (2) Seller shall have failed to cure the default within a period of sixty (60) days after receiving notice of such default.

12. Notices. All notices to be given under this Agreement shall be in writing and sent to the Parties at the addresses set forth below, by hand delivery; by email with any attachment thereto in PDF format, provided that the Party receiving such email confirms receipt thereof by return email and the Party sending such email notice also delivers a second form of notice by hand delivery or overnight mail that is received the following day; or by a nationally recognized overnight courier service. Any such notice shall be deemed received upon the earlier of receipt or refusal by the addressee.

Notices to Buyer shall be sent to Furmanos, LLC Attn: Tirso San Jose
tsanjose@schalco.com Phone No. 561-994-3434, email address
mamster@brzoninglaw.com; together with a copy to email
address: mamster@brzoninglaw.com.

Notices to Seller shall be sent to 9665 Bay Harbor Terrace, Bay Harbor Islands, Florida 33154, Attn: Ronald Wasson, Phone No. (305) 866-6241, email address rwasson@bayharborislands.net with a copy to craig@shermanslaw.com

Notices to Escrow Agent shall be sent to Sherman & Sherman, P.A., 2000 Glades Road, Suite 204, Boca Raton, Florida 33431 Attn: Craig B. Sherman, Esq., Phone No. (561) 300-5888, email address craig@shermanslaw.com; together with a copy to the other Party and any person designated by such other Party to receive notice on its behalf.



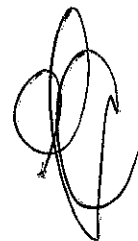
The place to which any Party, or person designated to receive any notice on behalf of any Party, is entitled to receive any notice may be changed by such Party by giving notice thereof in accordance with the foregoing provisions. The attorneys for the Parties are authorized to send and receive notices and demands for and on behalf of their respective clients under this Agreement.

13. Broker. Each Party represents and warrants to the other that there are and have been no real estate brokers, agents or finders involved with respect to this Agreement or the transaction contemplated herein. Each Party (the "Indemnifying Party") shall indemnify, defend and hold the other Party (the "Indemnified Party") harmless from and against any claim, cause of action, loss, damage, liability, fee, cost or expense incurred by the Indemnified Party (including reasonable attorneys' fees and costs through all trial, appellate and post-judgment levels and proceedings) as a result of any breach by the Indemnifying Party of the foregoing representation and warranty. This Section shall survive Closing or any earlier termination of this Agreement.

14. Escrow Agent. The Escrow Agent shall hold in and disburse from escrow any monies and documents delivered to it by the Parties in accordance with the terms and provisions of this Agreement. The Escrow Agent is authorized and directed to place the Deposit in a non-interest bearing escrow account with any financial institution having branches in Miami-Dade County, Broward County and/or Palm Beach County. The Escrow Agent shall not be liable for any actions taken by it in good faith, but only for its gross negligence or willful misconduct. Each Party agrees to indemnify and hold the Escrow Agent harmless from and against any and all claims, demands, losses, liabilities, damages, fees, costs and expenses (including reasonable attorneys' fees and costs through all trial, appellate and post-judgment levels and proceedings) which the Escrow Agent may incur in its capacity as escrow agent under this Agreement, except for any such claim, demand, loss, liability, damage, fee, cost and/or expense incurred as a result of the Escrow Agent's gross negligence or willful misconduct. If there is any dispute as to the disposition of any monies or documents held by the Escrow Agent, then the Escrow Agent is hereby authorized to interplead such monies and/or documents into any court of competent jurisdiction and thereby be released from all obligations and liabilities hereunder. Seller hereby acknowledges that the Escrow Agent represents Buyer in the transaction contemplated by this Agreement and hereby consents to and approves of such representation.

15. Miscellaneous.

(a) This Agreement shall be governed by, enforced and construed under the laws of the State of Florida. Venue for all actions, litigation and/or other proceedings arising out of this Agreement shall be exclusively in Miami-Dade County, Florida. The Parties hereby knowingly and voluntarily waive the right to a trial by jury of any claim, controversy or disputed matter between them. The prevailing Party in any action, litigation or other proceeding that is based on any claim, controversy or other disputed matter arising under, out of or in connection with this Agreement (or any agreement, document or instrument executed or contemplated to be executed in conjunction herewith) shall recover from the non-prevailing Party all fees, costs and expenses (including, without limitation, reasonable attorneys' fees and costs through all trial, appellate and post-judgment levels and proceedings) incurred by the prevailing Party in such

A handwritten signature in black ink, consisting of a stylized, cursive 'C' or 'G' shape with a loop at the end.

action, litigation or other proceeding. This Section shall survive Closing or any earlier termination of this Agreement.

(b) The Parties hereby acknowledge and agree that each has had an opportunity to be represented by or consult with independent legal counsel and that any rule of construction which provides that ambiguities are to be construed against the drafter shall not apply in the interpretation or construction of this Agreement. If any term, provision or portion of this Agreement is for any reason held to be invalid, illegal or unenforceable by a court of competent jurisdiction, then such term, provision or portion of this Agreement shall be given its nearest valid, legal and enforceable meaning, or construed as deleted, whichever such court may determine, and the same shall not invalidate the remaining terms, provisions and/or portions of this Agreement, which remaining terms, provisions and portions of this Agreement will remain in full force and effect.

(c) This Agreement includes all exhibits and amendments that are executed in connection herewith, whether executed simultaneously with or subsequent to the execution of this Agreement. This Agreement, together with all such now or hereafter existing exhibits and amendments, contains the entire agreement and understanding between the Parties relating to the subject matter of this Agreement, and all prior or contemporaneous terms, covenants, conditions, representations, warranties, statements, agreements and understandings made by or on behalf of the Parties, whether oral or written, are merged herein. This Agreement may not be amended or modified except by a written instrument executed by the Party against whom enforcement of such amendment or modification is sought. This Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective successors and assigns.

(d) No default, term, covenant, condition or other provision of this Agreement may be waived by a Party, except by a written instrument executed by the Party against whom enforcement of such waiver is sought.

(e) Time is of the essence with respect to each and every term, covenant and condition of this Agreement and the Parties' performance of the same; provided, however (i) any reference in this Agreement to a time period of less than six (6) days shall, in the computation thereof, exclude Saturdays, Sundays and legal holidays, (ii) any reference in this Agreement to a time period of six (6) days or more shall, in computation thereof, include Saturdays, Sundays and legal holidays, and (iii) if the last day of any time period is a Saturday, Sunday or legal holiday, then such period shall be extended to 5:00 PM, Eastern Standard Time on the next day that is not a Saturday, Sunday or legal holiday.

(f) Buyer may not assign this Agreement without prior written approval from Seller, which approval shall be in Seller's sole and absolute discretion. This Section shall survive Closing.

(g) Wherever appropriate in this Agreement, the singular shall be deemed to refer to the plural and the plural to the singular, and pronouns of each gender shall be deemed to comprehend either or both of the other genders. The Section and paragraph headings in this

A handwritten signature in black ink, consisting of a stylized, cursive 'A' followed by a series of loops and a final flourish.

Agreement are for convenience only and shall not affect the meaning, interpretation or scope of the terms or provisions set forth therein.

(i) This Agreement may be executed in multiple counterparts, each of which individually shall be deemed an original, but when taken together shall be deemed to be one and the same Agreement. The signature of any Party on copies of this Agreement (or any exhibit or amendment hereto) may be signed by electronic signature, such as facsimile transmission or electronic mail by PDF format, and any such electronic signature shall be deemed to be an original for all purposes.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals as of the date first set forth above.

Signed, sealed and delivered
in the present of:

ANA Alvarez
Print Name: _____
NATALIA AHO
Print Name: _____
N. AHO

BUYER:
By: [Signature]
Print Name: _____
[Signature]
Print Name: _____
[Signature]
Print Name: _____

SELLER:

TOWN OF BAY HARBOR ISLANDS

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

Date: _____

EXHIBIT "A"

The Legal Description of the Property

Lot 4 less the North 11 feet, in Block 17, of BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.

All of Lot 5, in Block 17, of BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long vertical stroke extending downwards.

63-8413
2670 41748

161

GIANCARLO CUFFIA PA
1101 SE 11TH CT
FT. LAUDERDALE, FL 33316-1344

DATE 3/26/14

PAY TO THE ORDER OF Town of Bay Harbor Island \$ 500.00

Five hundred and 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Print (T.D.R's)

20926159510161

BAY HARBOR GARDENS

1170 93RD STREET , BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

	COVER SHEET
	PROJECT INFO
	SURVEY
A-0.01	CONTEXT & SITE PHOTOS
A-0.02	AERIAL VIEW OF PROJECT IN CONTEXT
A-0.03	PERSPECTIVE RENDERING FROM STREET
A-1.01	SITE PLAN / LEVEL 1 FLOOR PLAN
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVELS 4 - 7 FLOOR PLAN
A-1.05	PH. LEVEL 8 FLOOR PLAN
A-1.06	LEVEL ROOF FLOOR PLAN
A-1.07	LEVEL HIGH ROOF FLOOR PLAN
A-2.01a	NORTH ELEVATION w/ WALL
A-2.01	NORTH ELEVATION
A-2.02	WEST ELEVATION
A-2.03	SOUTH ELEVATION
A-2.04	EAST ELEVATION
A-3.01	BUILDING SECTION
L-1	PLANTING PLAN GROUND LEVEL
L-2	PLANTING PLAN POOL DECK
L-3	PLANTING DETAILS
L-4	NORTH ELEVATION
L-5	WEST ELEVATION
L-6	SOUTH ELEVATION
L-7	EAST ELEVATION
C-1	GRADING & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
E-1.01	SITE / LEVEL 1 PHOTOMETRIC PLAN



OWNER / DEVELOPER:
Furmanos, LLC / SobelCo

2385 NW EXECUTIVE CENTER DRIVE SUITE 440
BOCA RATON, Florida 33431
P H : (5 6 1) 9 9 4 . 3 4 3 4
F A X : (5 6 1) X X X . X X X X

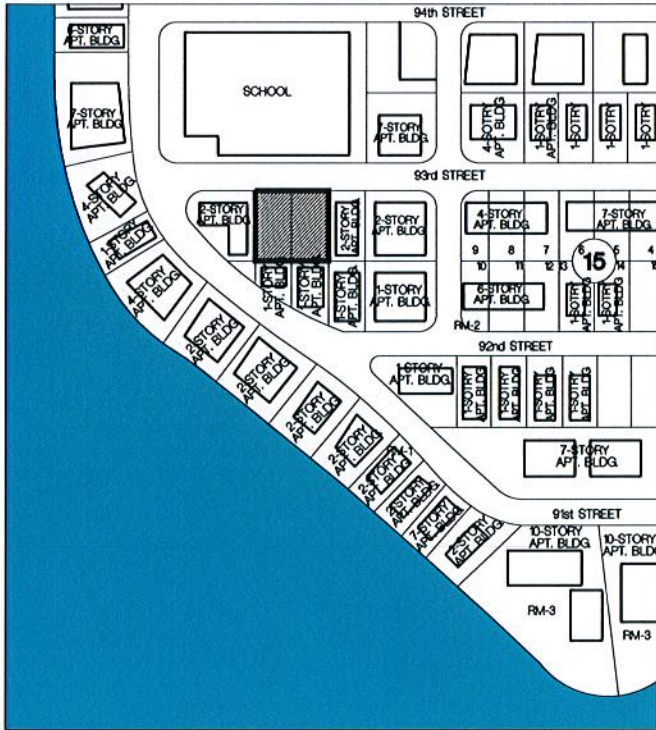
ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001484
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

LANDSCAPE ARCHITECT:
SAVINO MILLER DESIGN STUDIO
12345 N.E. 6th Avenue
North Miami, Florida 33161
P H : (3 0 5) 8 9 5 . 9 0 8 2
F A X : (3 0 5) 8 9 5 . 9 0 8 3

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida, 33020
P H : (9 5 4) 3 6 7 . 0 3 7 1
F A X : (3 0 5) 3 6 7 . 0 3 7 2



AERIAL MAP
SCALE: N.T.S.



NOTE: LAND DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL.

LOCATION MAP
SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

THE EXISTING SITES ARE VACANT. THERE ARE NO BUILDINGS ON THE SITE.

BUILDING
OCCUPANCY
RESIDENTIAL R2
TYPE OF
CONSTRUCTION
TYPE I-B

UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD / # OF BA
1 (LEVELS 3 - 7)	5	1,240	1,323	6,615	SF	2 BD / 2 BA
2 (LEVELS 3 - 7)	5	1,365	1,430	7,150	SF	2 BD / 2 BA + DEN
3 (LEVELS 3 - 7)	5	1,342	1,423	7,115	SF	2 BD / 2 BA + DEN
4 (LEVELS 3 - 7)	5	1,521	1,617	8,085	SF	3 BD / 3 BA
5 (LEVELS 3 - 7)	5	1,519	1,588	7,940	SF	2 BD / 2 BA + DEN
6 (LEVELS 3 - 7)	5	1,537	1,633	8,315	SF	3 BD / 2 BA + DEN
PH-1	1	1,917	2,015	2,015	SF	3 BD / 3 BA + DEN
PH-2	1	2,077	2,180	2,180	SF	3 BD / 3 BA + DEN
PH-3	1	2,426	2,551	2,551	SF	3 BD / 3 BA + DEN
PH-4	1	2,250	2,367	2,367	SF	3 BD / 2.5 BA + DEN
TOTAL	34			54,333	SF	

ZONING SUMMARY

1170 93rd STREET

	SF	ACRES
LOT AREA	22,500	0.52 +/-

[INCLUDES THE NORTHERN 11' TO BE VACATED]

LEGAL DESCRIPTION

LOT 4, LESS THE NORTH 11.00 FEET THEREOF AND LOT 5, ALL IN BLOCK 17 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.
NOTE: THE OWNER WILL SEEK VACATION OF THE NORTHERN 11'

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP No. 94, PANEL No. 0144 L

CROWN OF THE ROAD

4.4 NGVD

ZONING CLASSIFICATION

RM2 - MULTI FAMILY RESIDENTIAL DISTRICT

FLR

(DETERMINED BY THE SETBACKS)

ALLOWABLE

N/A

PROPOSED

MAXIMUM DENSITY

34 UNITS PER NET ACRE

34

.52

18

34 (16 TDRs REQUIRED)

SETBACKS

REQUIRED

PROPOSED

Buildings less than 30 feet in height. 20 feet

20'

Buildings less than 45 feet in height. 25 feet

30'

Buildings less than 65 feet in height. 30 feet

30'

PRINCIPAL FRONTAGE (93rd STREET.)

SIDE SETBACK

Buildings less than 30 feet in height. 10 feet maximum setback shall be 21 feet 8 inches

10' to 21'-8"

REAR SETBACK

Buildings less than 30' in height 10 feet maximum setback 21'-8"

10' to 21'-8"

FLEX SETBACK (SIDES)

SIDE
BUILDING
LENGTH

ALLOWABLE (Feet)

PROPOSED (Feet)

MAXIMUM ALLOWED 1/3 OF LENGTH OF BUILDING

120'-0"

39'-7"

39'-7"

FRONT FLEX @ 93rd STREET

119'-11"

39'-7"

39'-7"

MAXIMUM HEIGHT

ALLOWABLE

PROPOSED

MAXIMUM BUILDING HEIGHT

65 feet above BFE

65'-0" above BFE

GROUND LANDSCAPE AREA

REQUIRED

PROPOSED

20% OF LOT AREA MINIMUM

22,500 X .20

4,500 SF

4,715 SF = 21%

ROOF DECK LANDSCAPE REQUIREMENTS

REQUIRED

PROPOSED

15% OF ROOF AREA MINIMUM

8,290 X .15

1,243 SF

1,303 SF = 15.7 %

LOT COVERAGE

ALLOWABLE

PROPOSED

(PERIMETER DETERMINED BY THE SETBACKS)

DETERMINED BY SETBACKS

14,226 SF

BUILDING LENGTH

N/A

BREEZEWAY

A BUILDING MAY EXCEED 120' FEET IN LENGTH IF BREEZEWAYS DIVIDE SUCH BUILDING. SUCH BREEZEWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH, COMPLETELY THROUGH THE BUILDING, OF 20' FEET.

119'-11" BREEZEWAY NOT REQUIRED OR PROVIDED

PARKING SPACE REQUIREMENTS

REQUIRED

PROPOSED

RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA

68

70

TOTAL PARKING SPACES (INCLUDING 2 H.C. SPACES) & DROP-OFF AREA

71

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868 3665 FAX (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CHL ENG.

HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

SCALE DATE NOVEMBER 25, 2013

SHEET NUMBER

P&Z SUBMITTAL NOVEMBER 25, 2013

SKETCH OF SURVEY

- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - WPP WOOD POWER POLE
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - 4.34 ELEVATION

LEGAL DESCRIPTION:

LOT 4, LESS THE NORTH 11.00 FEET THEREOF AND LOT 5, ALL IN BLOCK 17 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

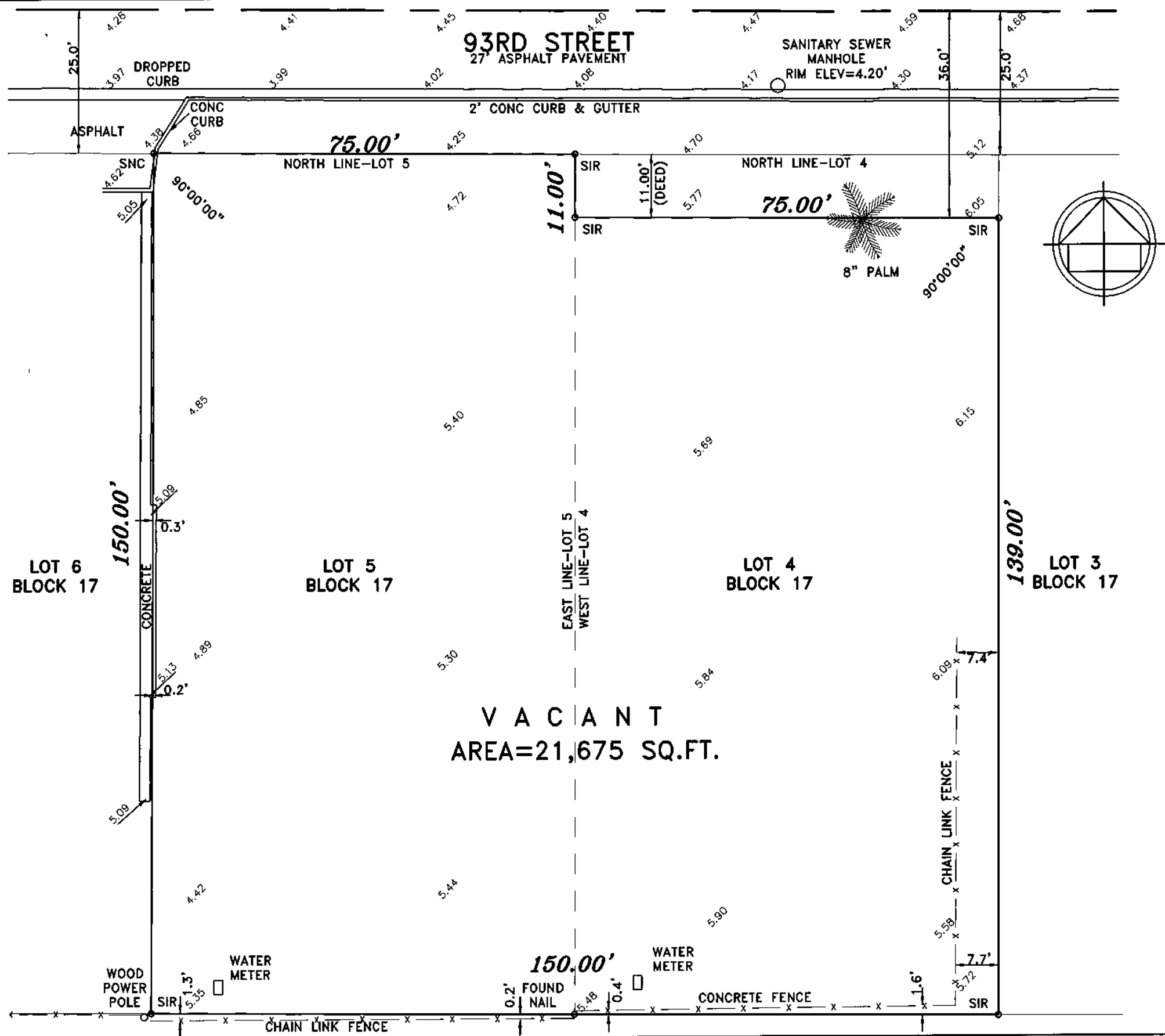
- NOTES :
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # R-243 ELEVATION=6.61'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/21/13



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 6975-13

CLIENT :
SIMJA ENTERPRISES

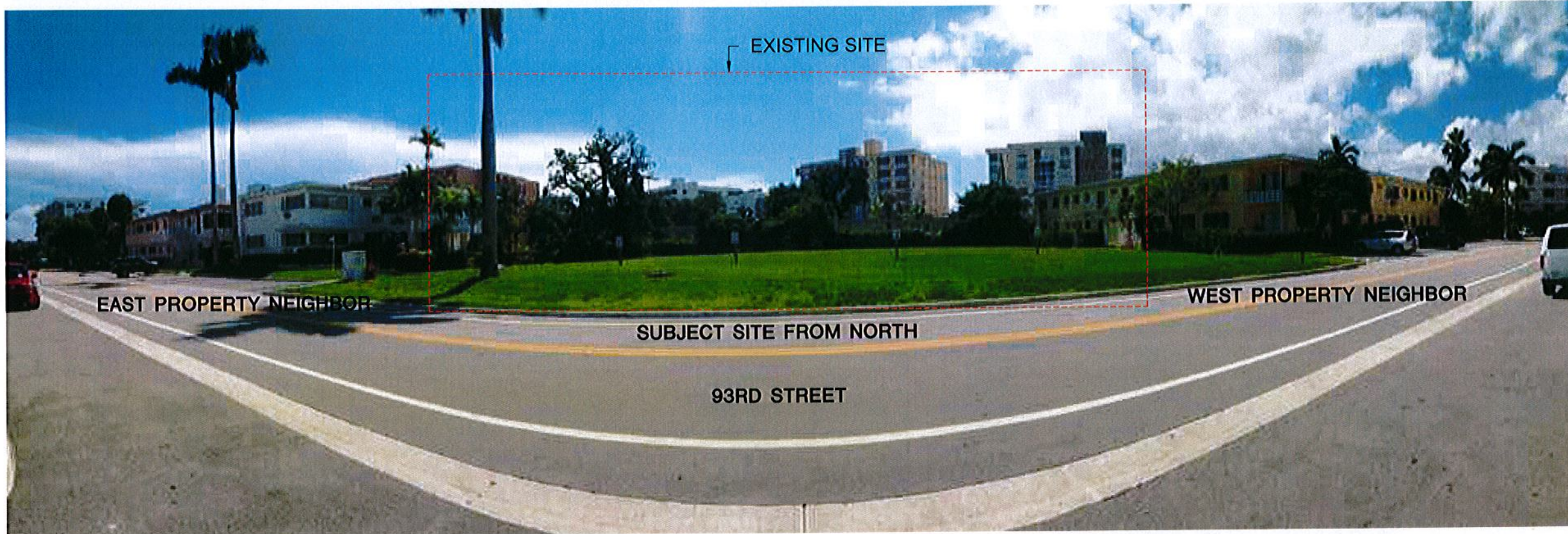
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	02/21/13	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
93RD STREET / VACANT

SCALE: 1" = 20'

SHEET 1 OF 1



SUBJECT SITE & NEIGHBOR'S PROPERTIES

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2366 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG

HE HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021

(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH

savinomiller
DESIGN STUDIOS

LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO	REVISION	DATE	BY

DRAWING TITLE

CONTEXT PHOTOS

SCALE 1/8" = 1'-0" DATE NOVEMBER 25, 2013

SHEET NUMBER

A-0.01

P&Z SUBMITTAL NOVEMBER 25, 2013



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 858-3655 FAX: (305) 858-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2085 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
Civil Engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
AERIAL VIEWS
SCALE 1/8" = 1'-0" DATE NOVEMBER 25, 2013
SHEET NUMBER
A-0.02
P&Z SUBMITTAL NOVEMBER 25, 2013



PERSPECTIVE VIEW FROM NORTHWEST

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3550
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2386 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG

HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS OF URBAN DESIGN & ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

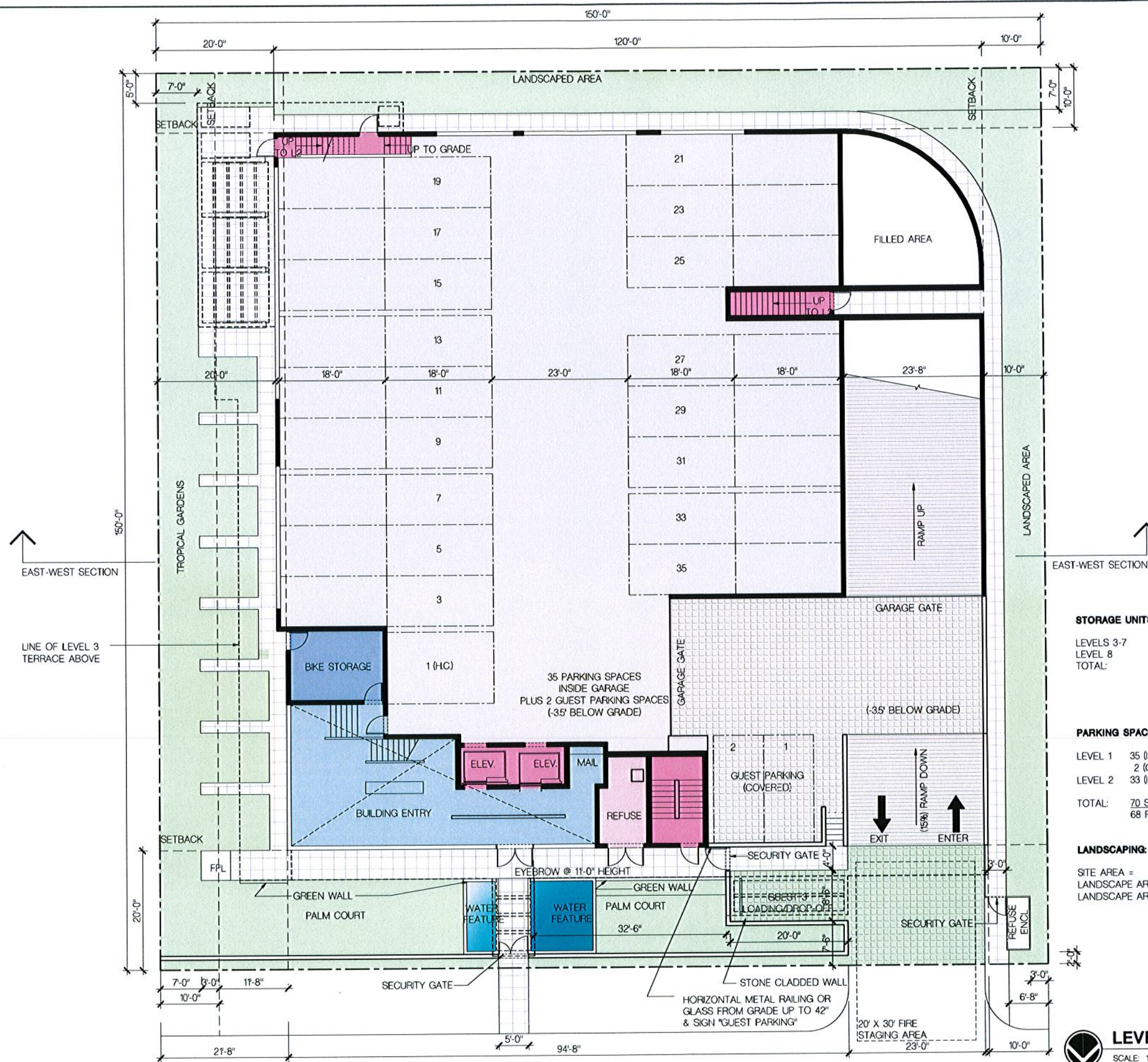
PERSPECTIVE VIEW

SCALE 1/8" = 1'-0" DATE NOVEMBER 25, 2013

SHEET NUMBER

A-0.03

P&Z SUBMITTAL NOVEMBER 25, 2013



STORAGE UNITS:

LEVELS 3-7	6/FLOOR =	30 UNITS
LEVEL 8		4 UNITS
TOTAL:		34 UNITS PROVIDED (34 REQUIRED)

PARKING SPACES:

LEVEL 1	35 (INSIDE GARAGE)
	2 (GUEST SPACES)
LEVEL 2	33 (INSIDE GARAGE)
TOTAL:	70 SPACES (+1 LOADING) 68 REQUIRED

LANDSCAPING:

SITE AREA =	22,500 SF
LANDSCAPE AREA REQUIRED (20%) =	4,500 SF
LANDSCAPE AREA PROVIDED (21%) =	4,715 SF

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0002143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3655 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2085 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013
DRAWN BY: HSE
HOLLAND ENGINEERING INC.
CIVIL ENGINEER
3400 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

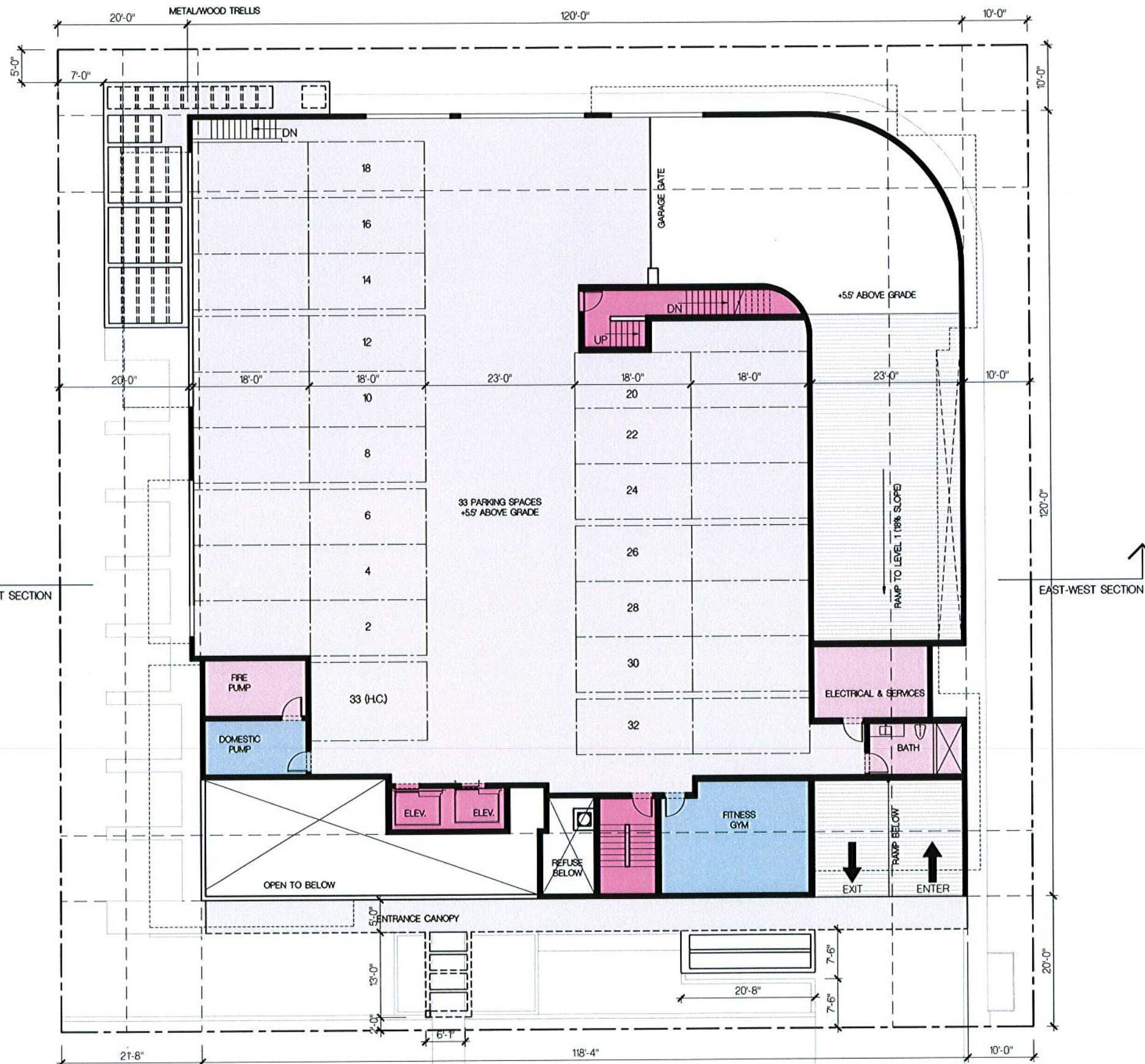
SIGNATURE: _____
DATE: _____

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 25, 2013
SHEET NUMBER
A-101
P&Z SUBMITTAL NOVEMBER 25, 2013

11/25/2013 10:00 AM



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SobelCo

2365 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

HOLLAND ENGINEERING INC.
Civil Engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTURE • PLANNING • DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

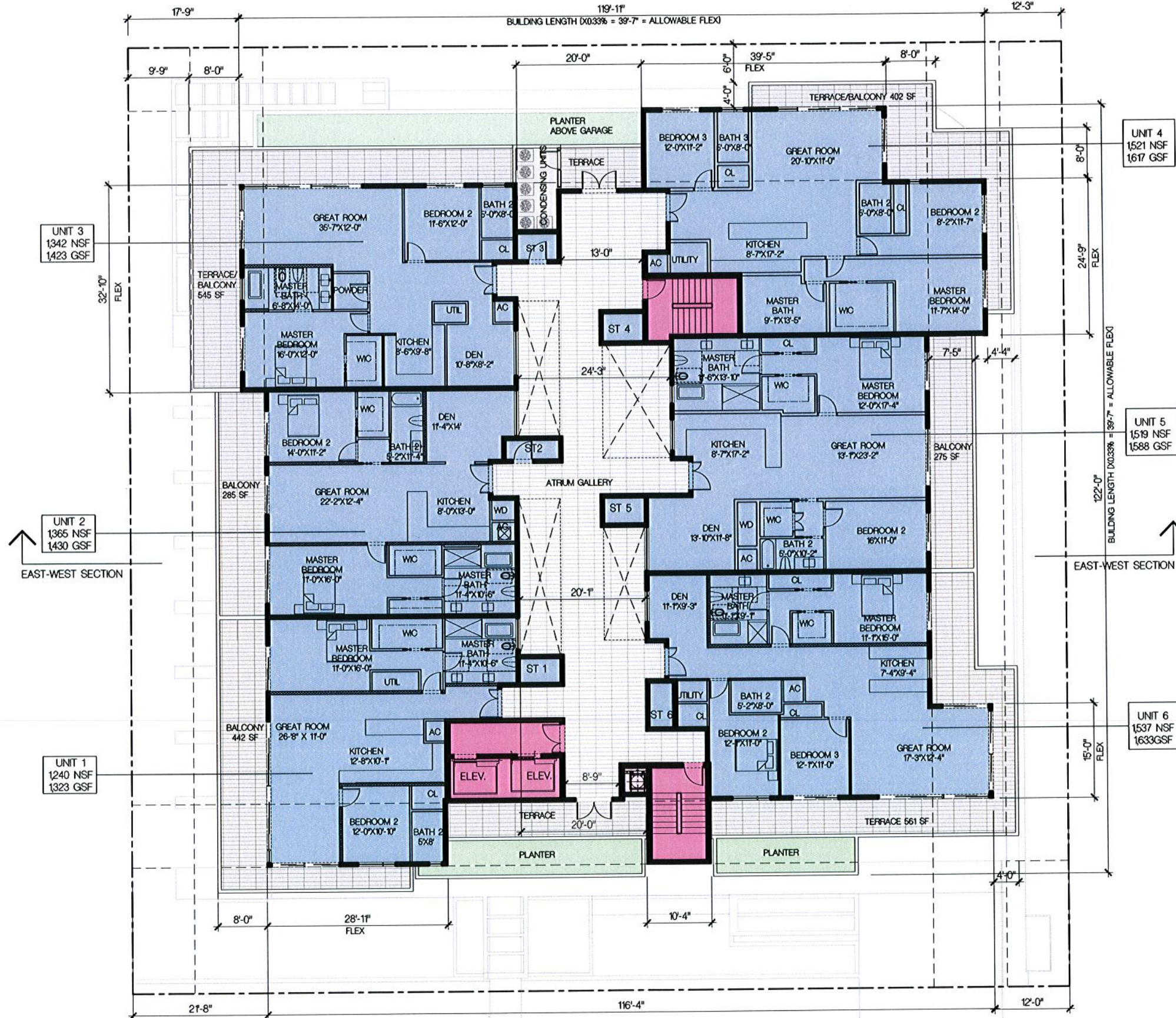
SIGNATURE			
DATE	NO.	REVISION	DATE

LEVEL 2 FLOOR PLAN

DATE: NOVEMBER 25, 2013

A-102

P&Z SUBMITTAL NOVEMBER 25, 2013



LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3665 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
CIVIL ENGINEER
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE & DESIGN INC. ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 25, 2013
SHEET NUMBER
A-103
PLZ SUBMITTAL NOVEMBER 25, 2013

OWNER / DEVELOPER
SobelCo
2865 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013
HE HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

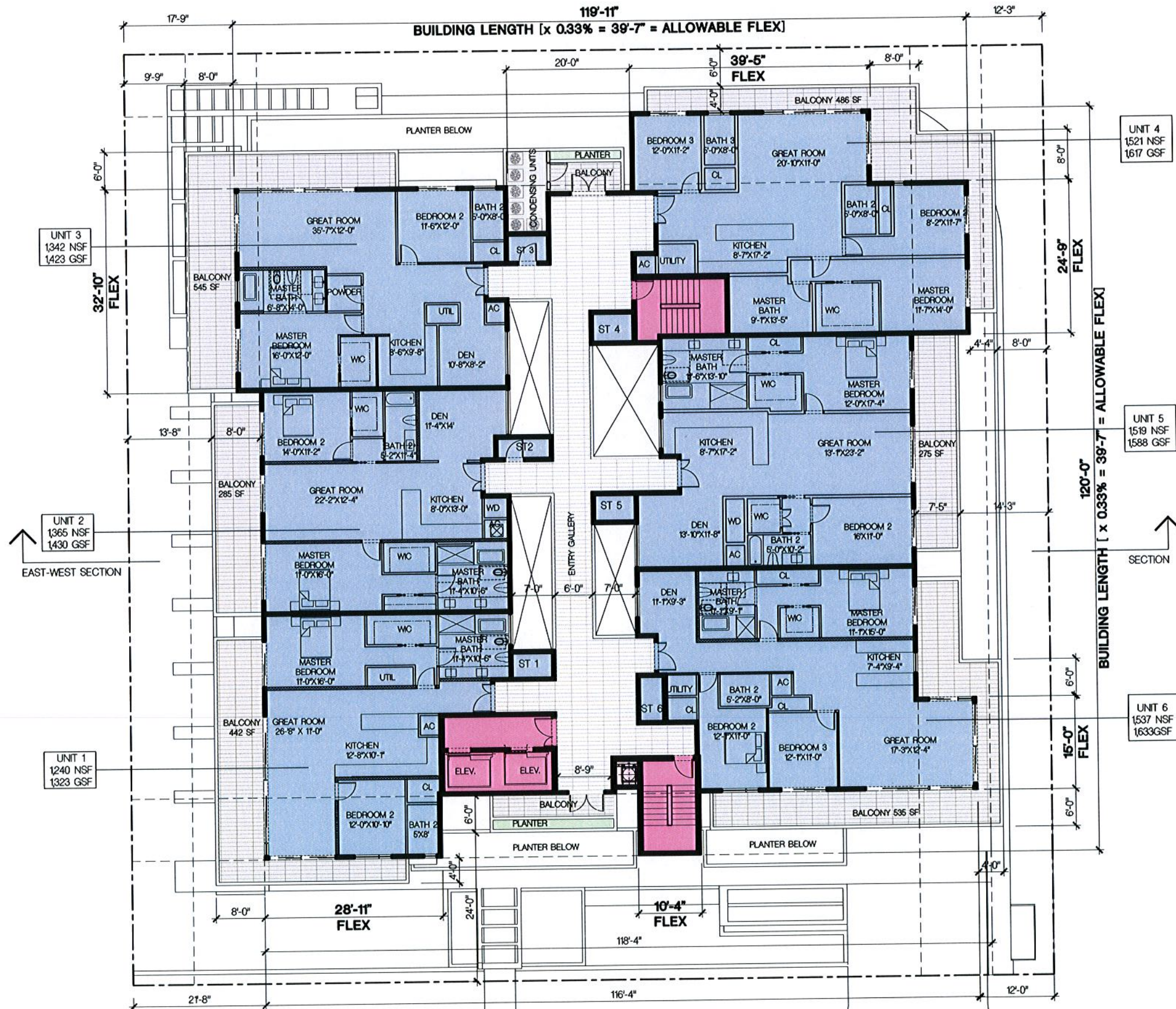
DRAWING TITLE

**LEVELS 4 - 7
FLOOR PLAN**

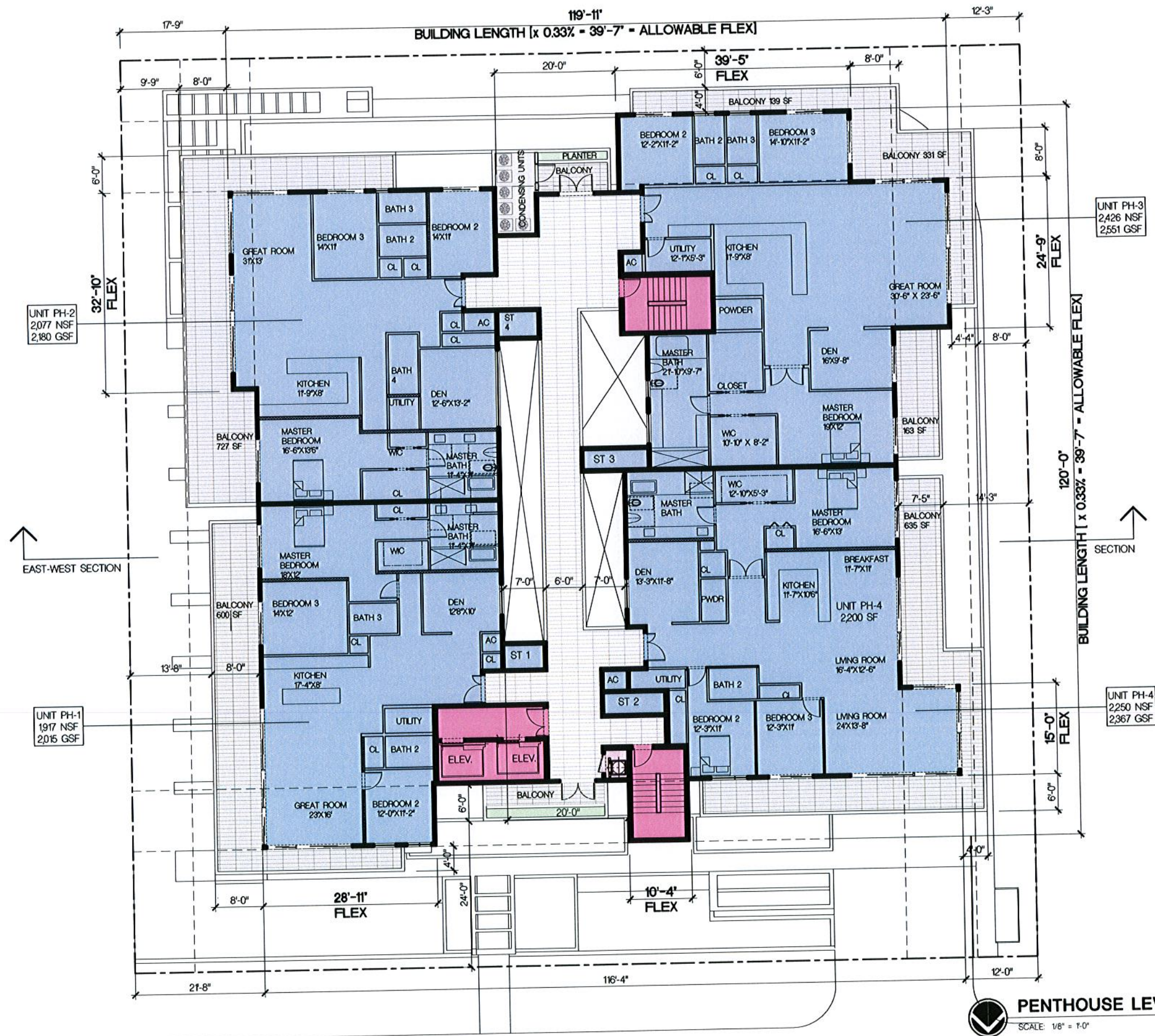
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 25, 2013
SHEET NUMBER

A-104

P&Z SUBMITTAL NOVEMBER 25, 2013



11/25/2013 10:13 AM



PENTHOUSE LEVEL 8 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS, P.A.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1127 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3655 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2365 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE

DATE	NO.	REVISION	DATE	BY

DESIGNED BY
PH LEVEL 8 FLOOR PLAN
SCALE DATE NOVEMBER 25, 2013
SHEET NUMBER
A-1.05
P&Z SUBMITAL NOVEMBER 25, 2013

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 3354

POSITIVE

DATE _____

[illegible]

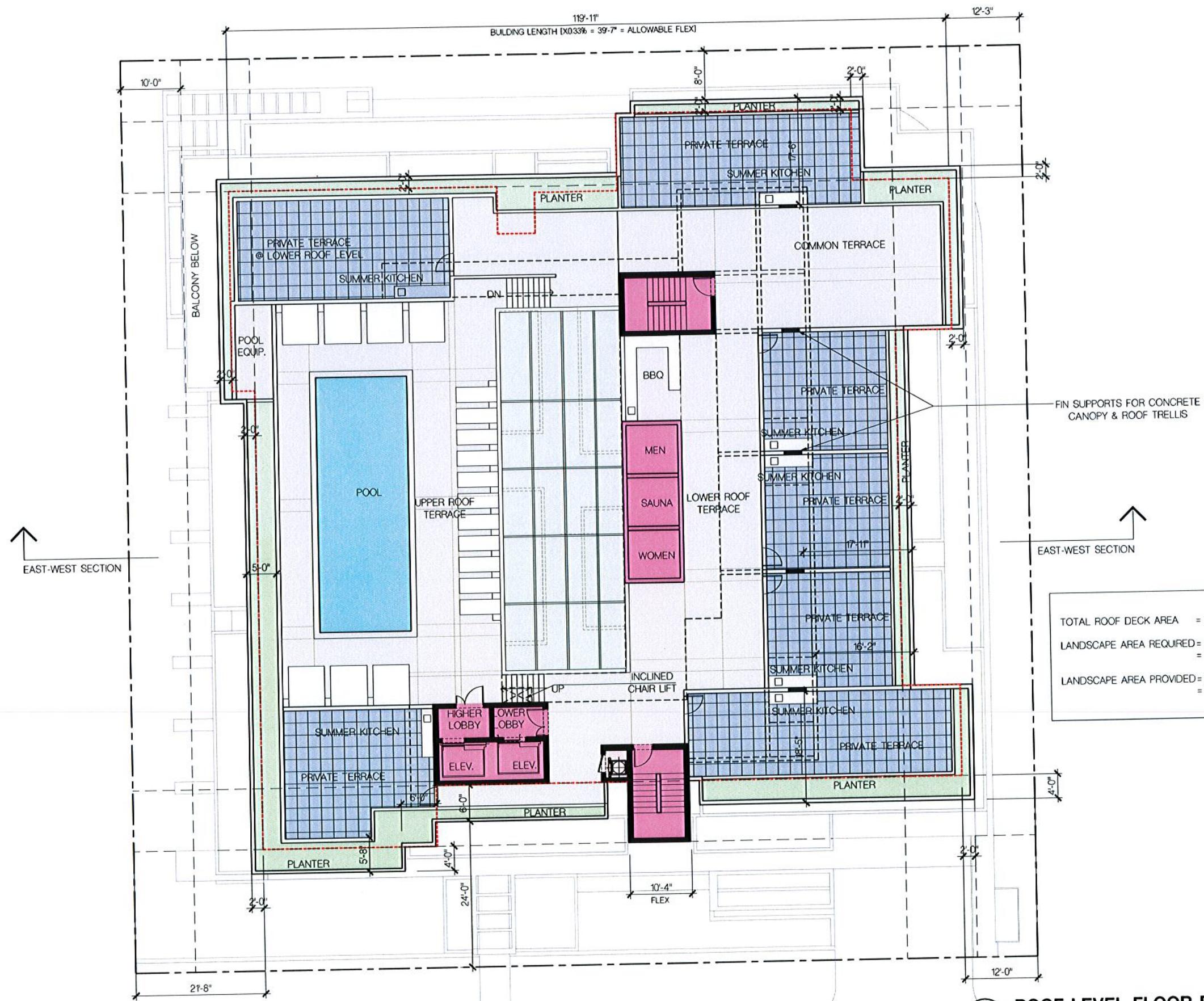
Drawing Title

**ROOF LEVEL
FLOOR PLAN**

SCALE _____ DATE NOVEMBER 25, 2013

SHEET NUMBER
A-1.06

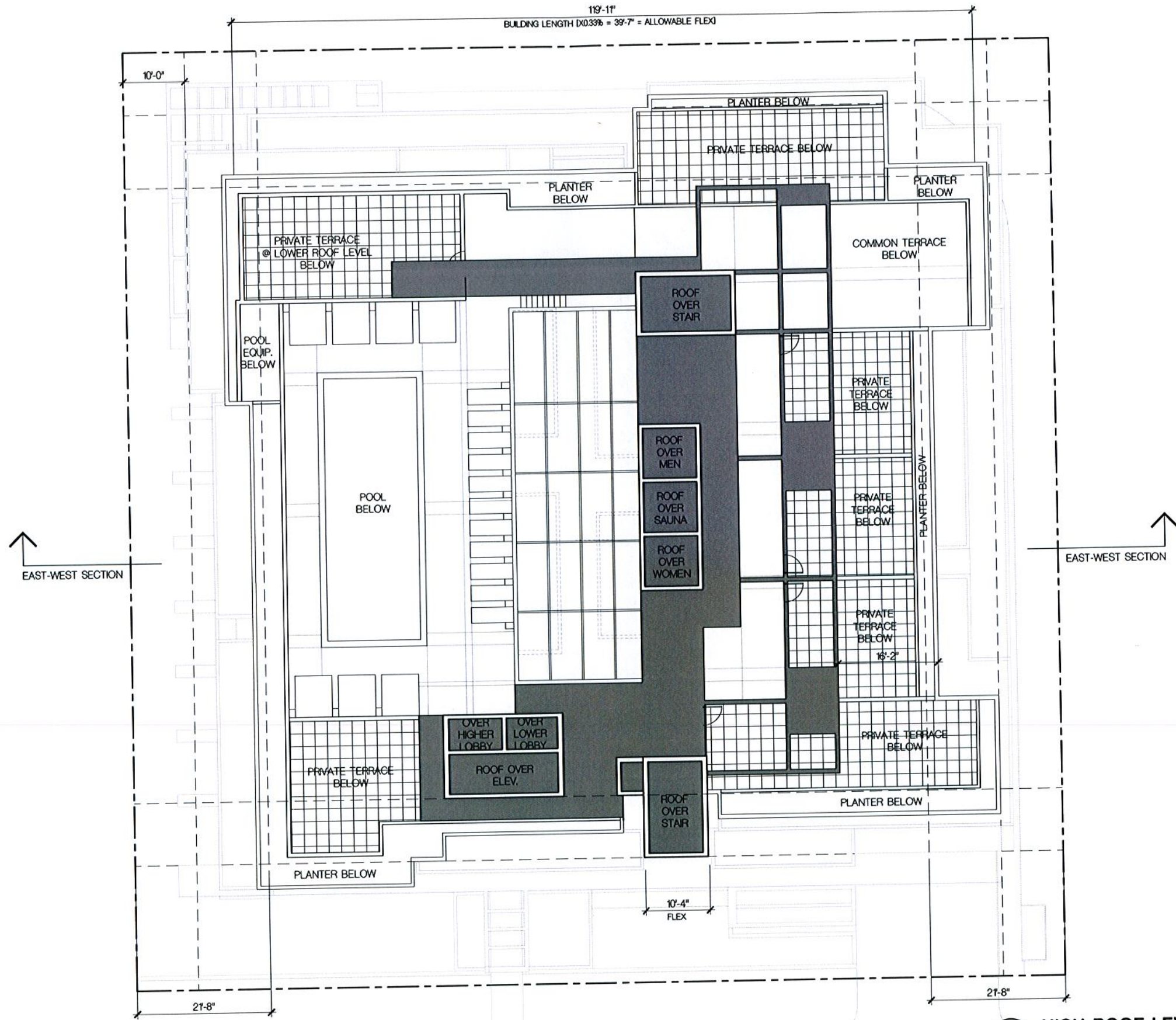
P&Z SUBMITTAL NOVEMBER 26, 2013



ROOF LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

11/25/2013 10:10 AM



HIGH ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. ARD001143
FRANK BENAYOUN FISHMAN
LICENSE NO. ARD017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3655 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SobelCo
2885 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)347-0371 (954)347-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS, P.L.L.C. LUTHER BEVER, ARCHITECT

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

BOUNTIFUL

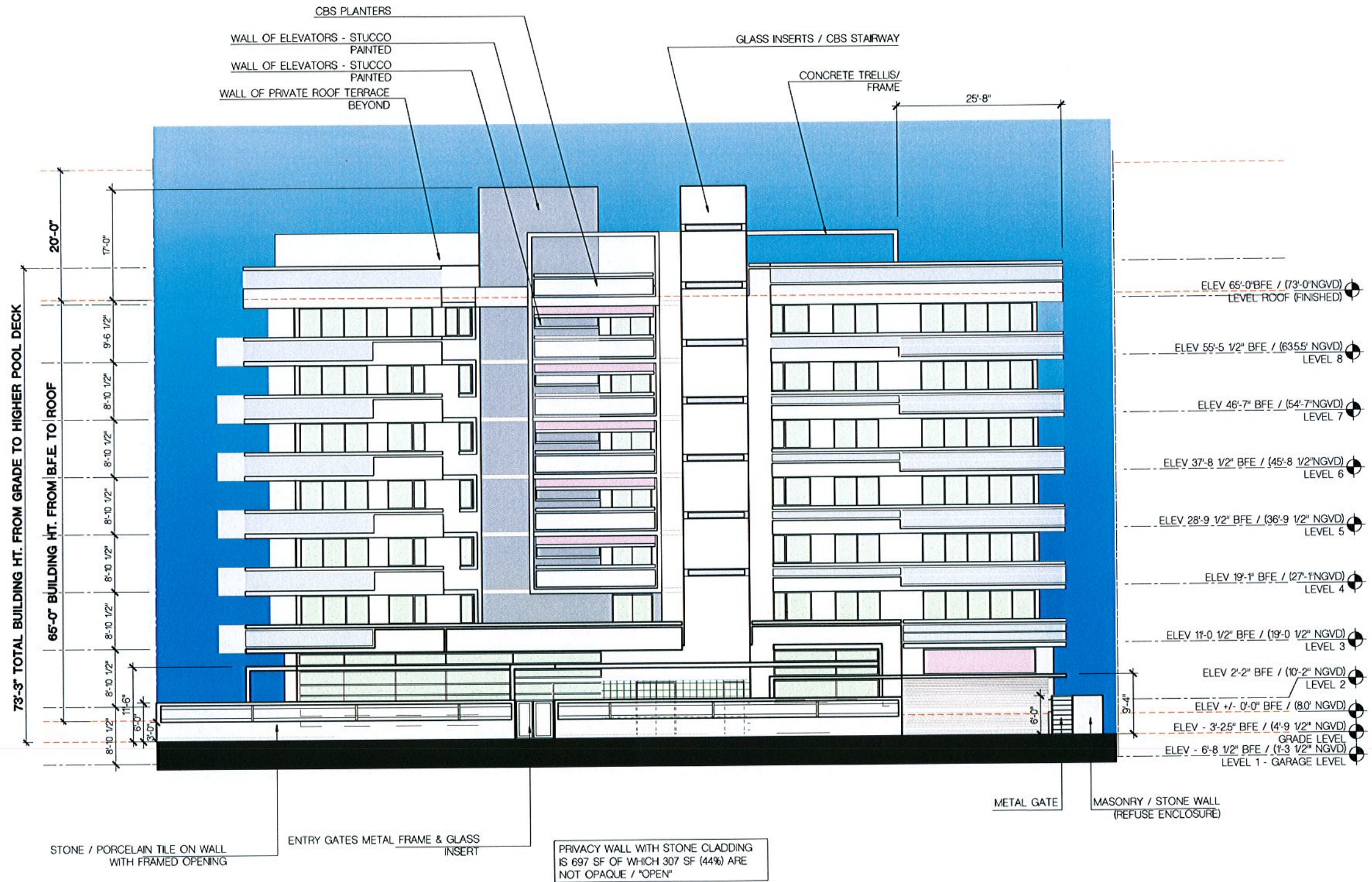
DATE			
NO.	REVISION	DATE	BY

HIGH ROOF LEVEL PLAN

SCALE	DATE
	NOVEMBER 25, 2013

A-1.07
P&Z SUBMITTAL NOVEMBER 25, 2013

11/25/2013 11:13 AM



NORTH ELEVATION WITH WALLS
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. AR0017273
1127 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3655 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2386 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 - (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIOS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

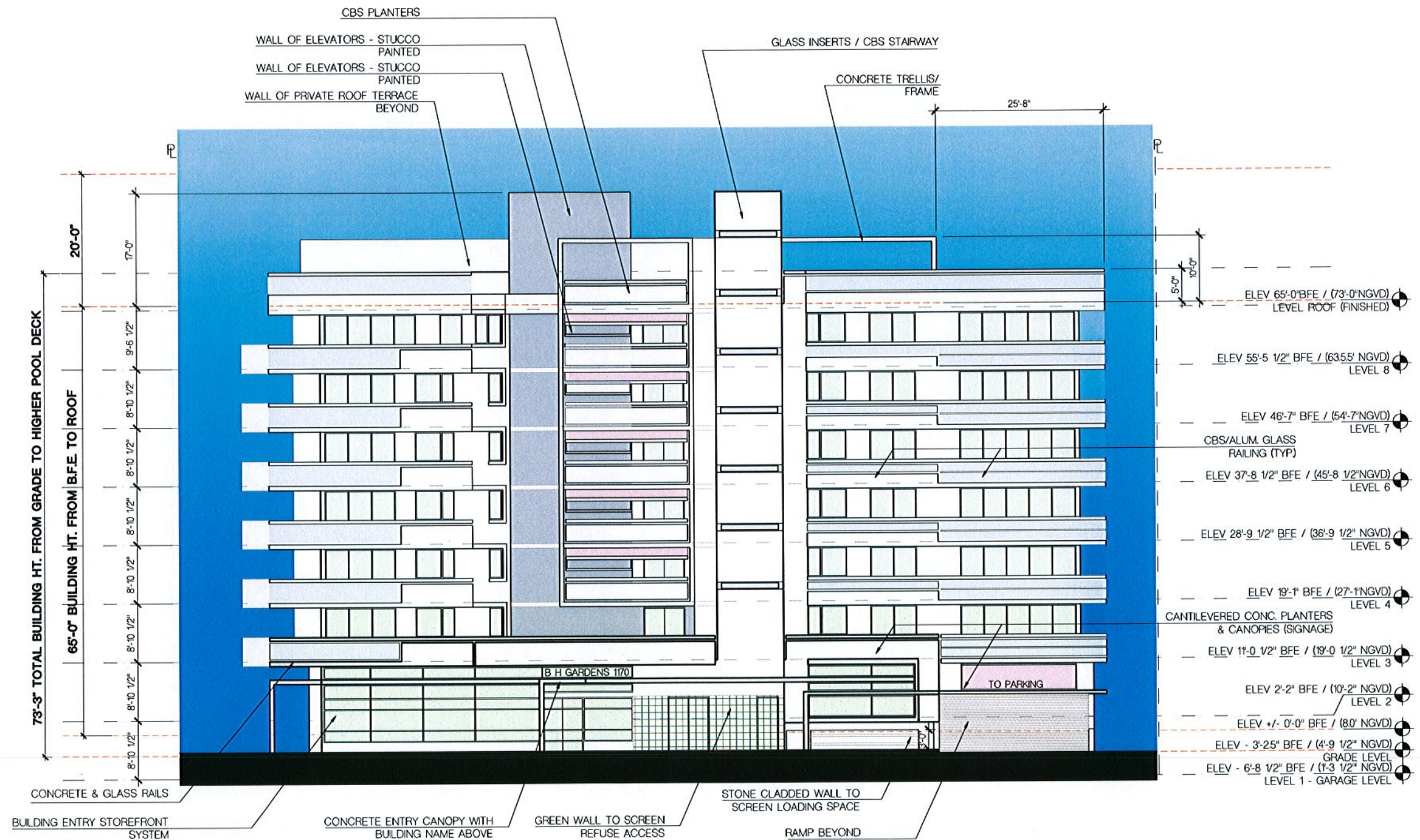
BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 3354

DATE: _____

NO.	REVISION	DATE	BY

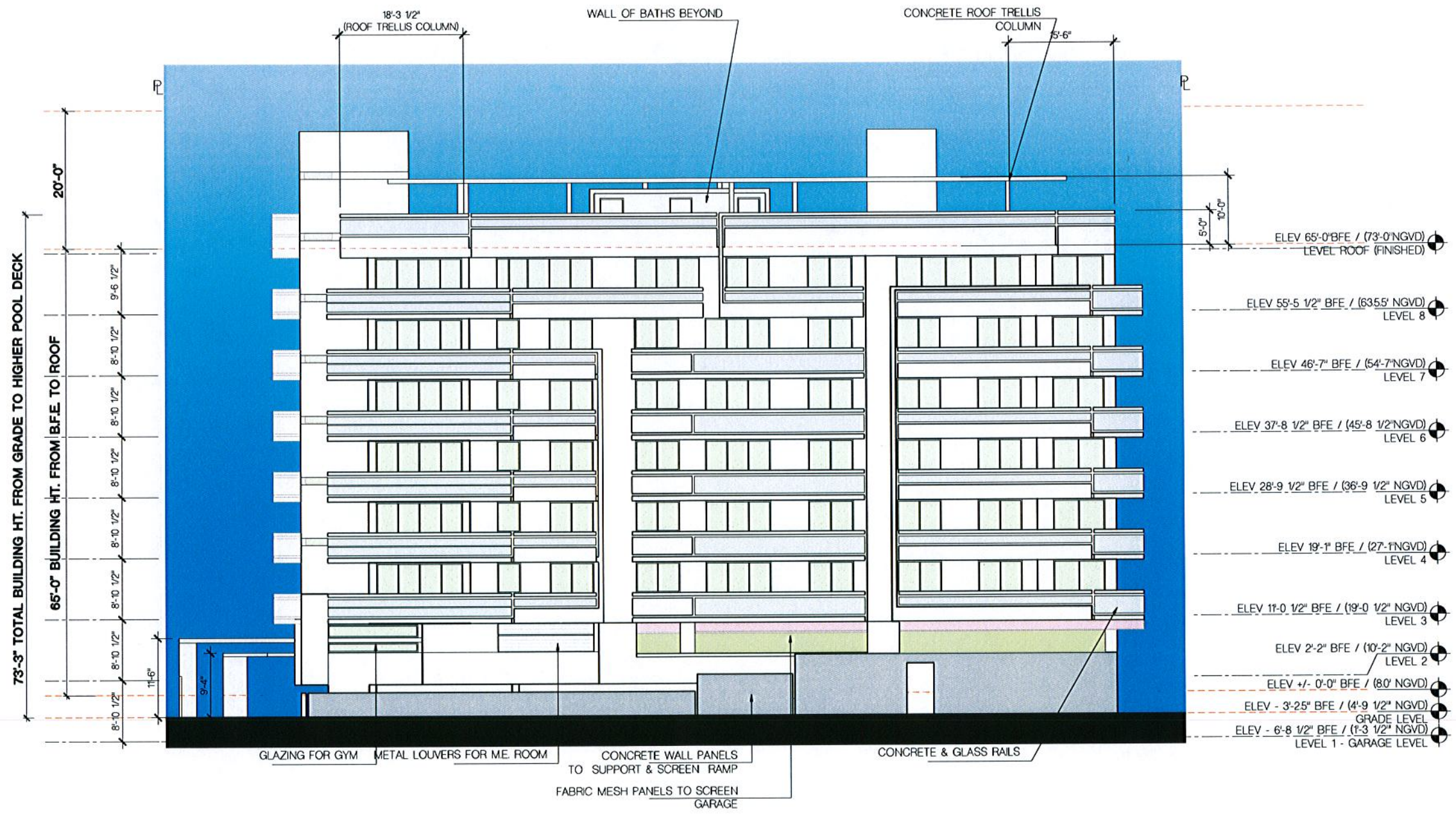
DRAWING TITLE
FRONT ELEVATION

SCALE: _____ DATE: NOVEMBER 25, 2013
SHEET NUMBER
A-2.01a
P&Z SUBMITTAL NOVEMBER 25, 2013



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868-3665 FAX (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2396 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIOS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

NO.	REVISION	DATE	BY

DRAWING TITLE
WEST ELEVATION
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 26, 2013
SHEET NUMBER
A-2.02
PAZ SUBMITTAL NOVEMBER 26, 2013



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANKEL BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2085 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013

DESIGNED BY: HOLLAND ENGINEERING INC.
civil engineers

3800 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 - (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

savinomiller
DESIGN STUDIOS

LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

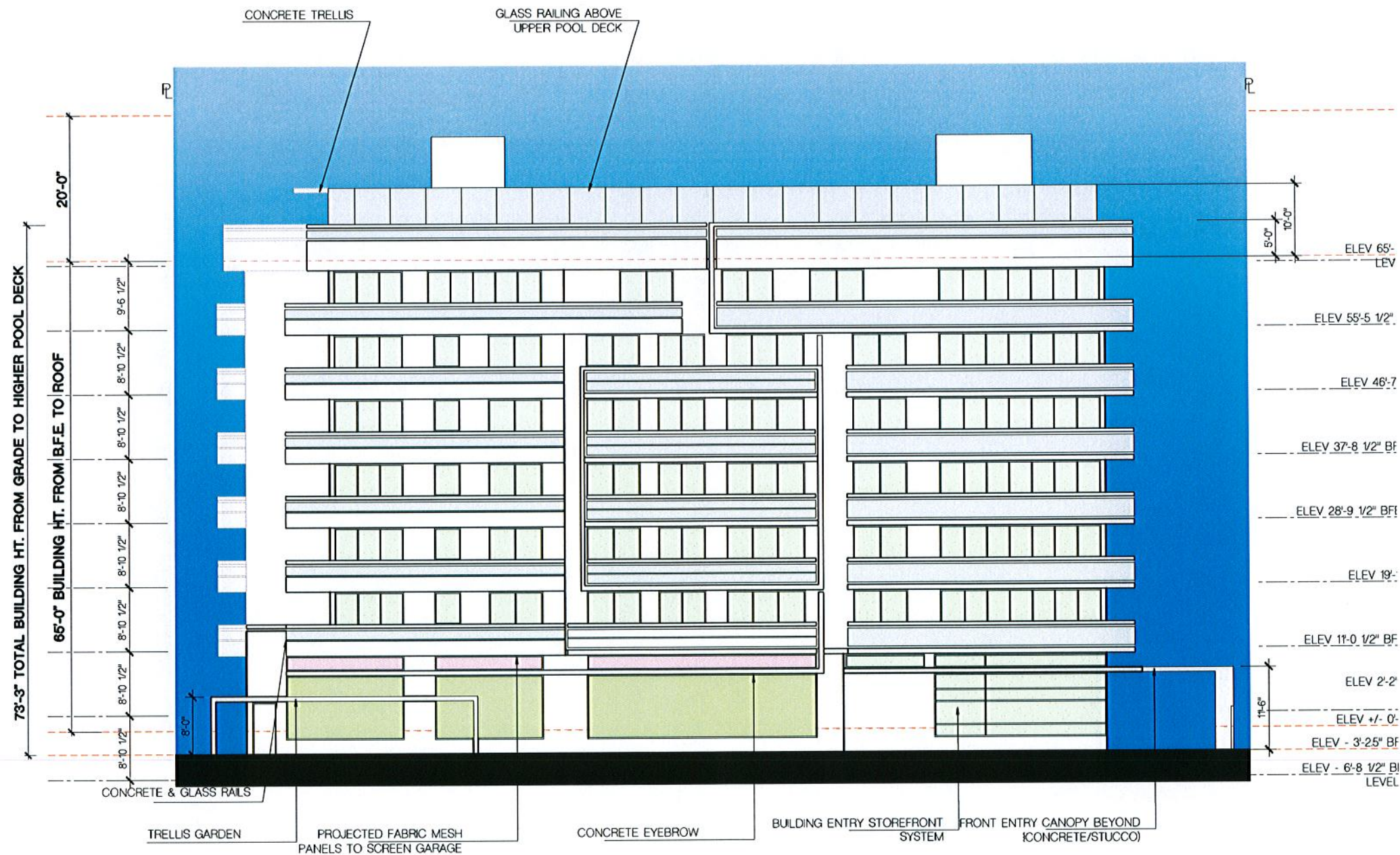
DATE: NOVEMBER 25, 2013

SHEET NUMBER

A-2.03

P&Z SUBMITTAL NOVEMBER 26, 2013

11/25/2013 10:13 AM



EAST ELEVATION

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHERMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

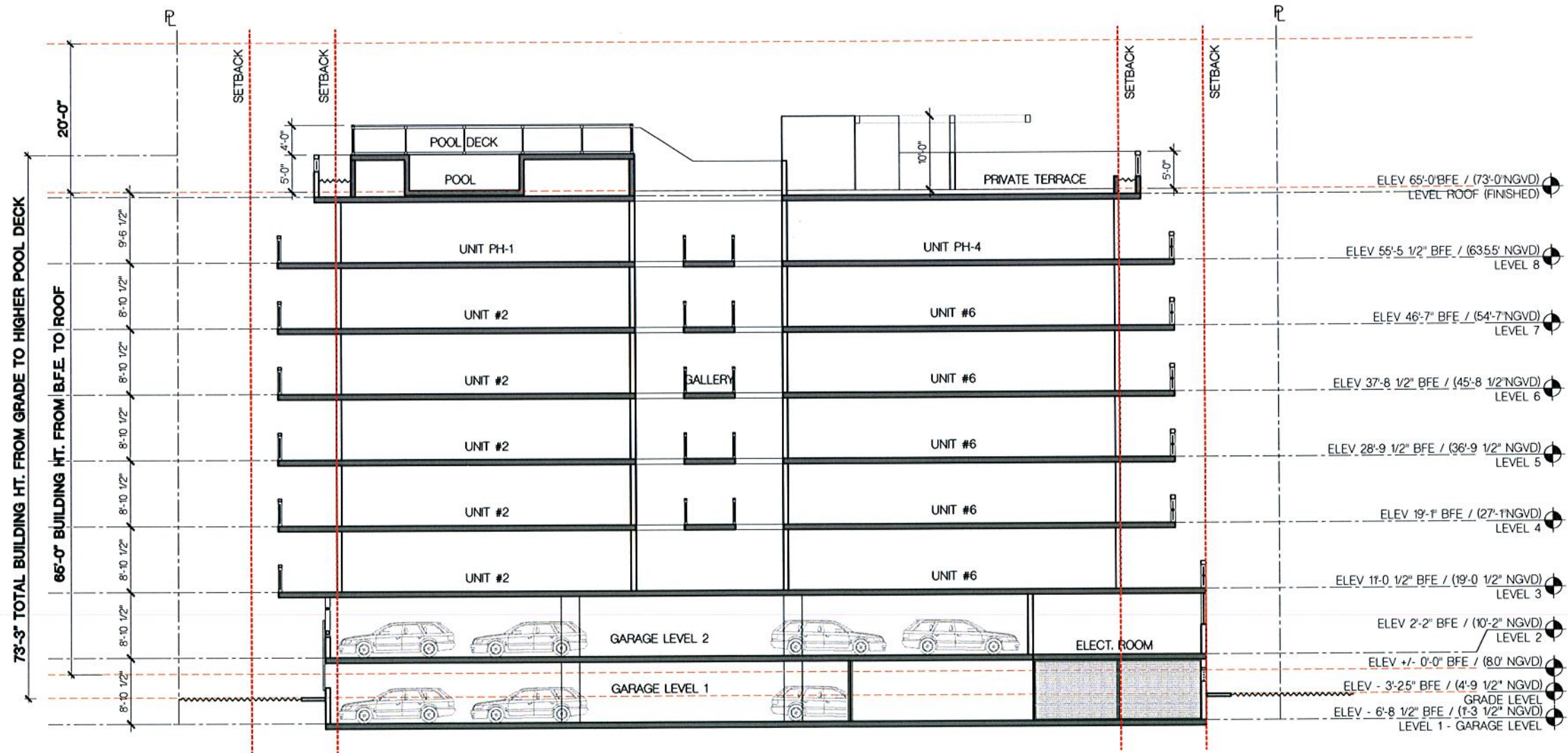
**EAST
ELEVATION**

SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 25, 2013

SHEET NUMBER

A-2.04

PAZ SUBMITTAL NOVEMBER 25, 2013



EAST-WEST SECTION (LOOKING SOUTH)

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868 3665 FAX (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG.

HE HOLLAND ENGINEERING INC.
civil engineers

3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021

(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

BUILDING SECTION

SCALE

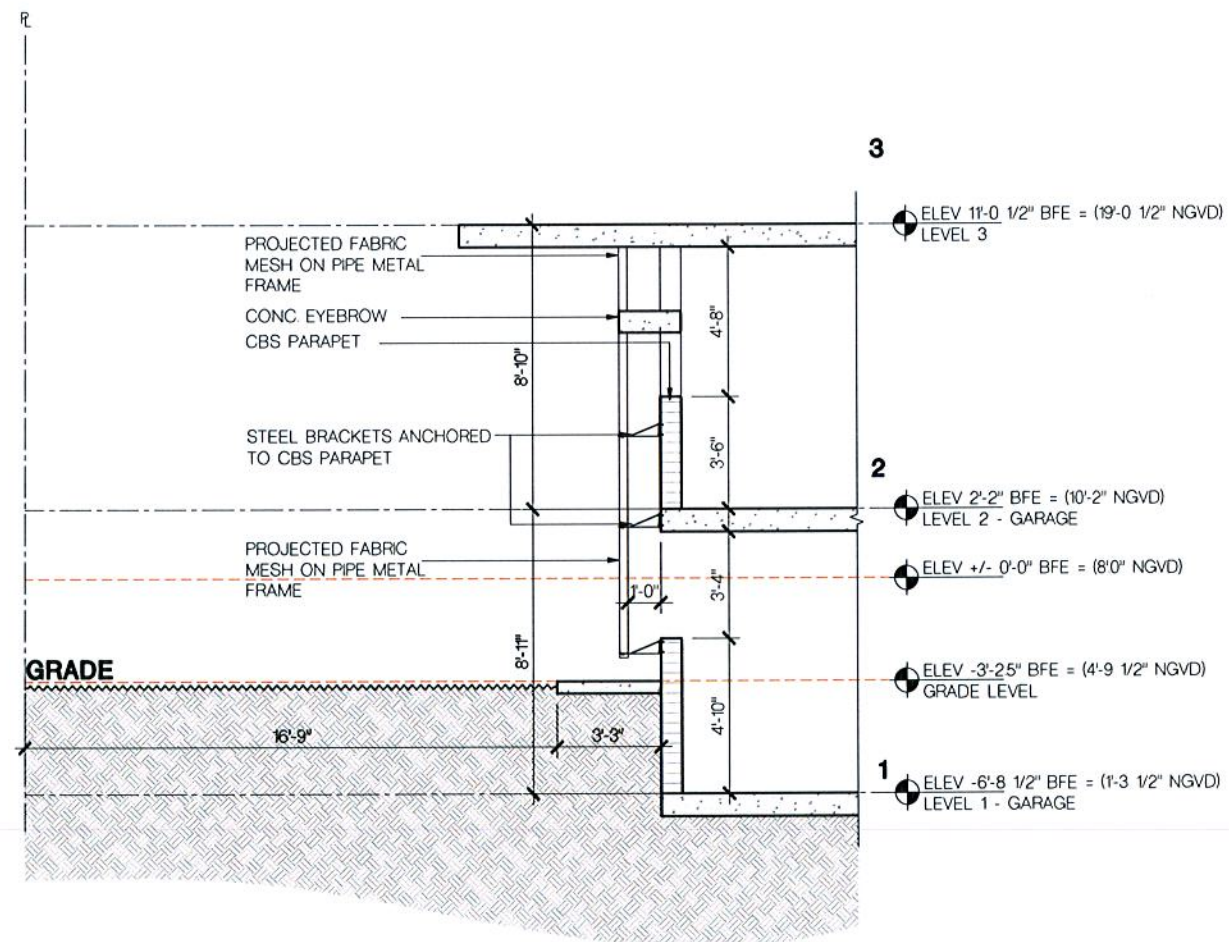
DATE

NOVEMBER 25, 2013

SHEET NUMBER

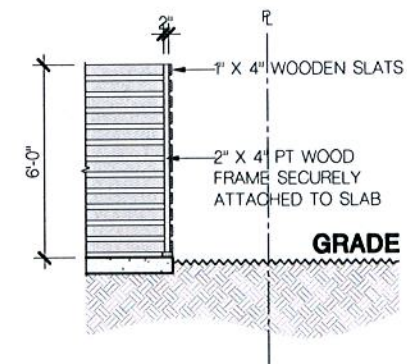
A-3.01

P&Z SUBMITTAL NOVEMBER 25, 2013



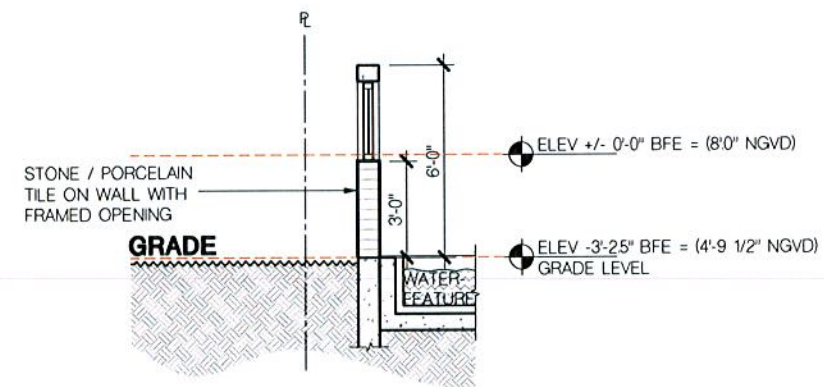
SECTION THROUGH PROJECTED FABRIC MESH

SCALE: 1/8" = 1'-0"



SECTION THROUGH DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"



SECTION THROUGH PRIVACY WALL

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANKEL BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2365 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(854)387-0371 - (854)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

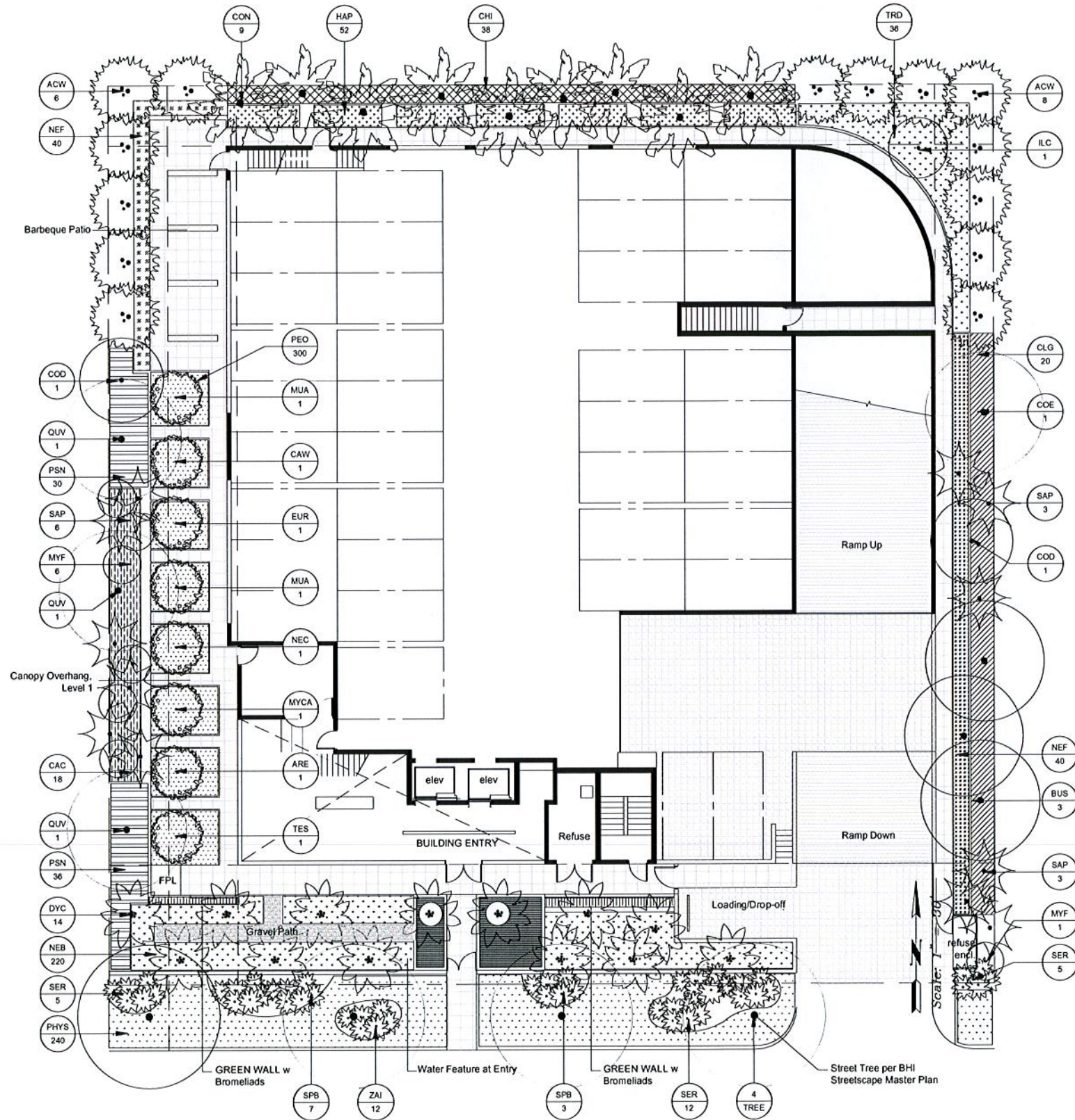
NO.	REVISION	DATE	BY

DRAWING TITLE:
BUILDING SECTION

SCALE: DATE: NOVEMBER 25, 2013

SHEET NUMBER:
A-3.02

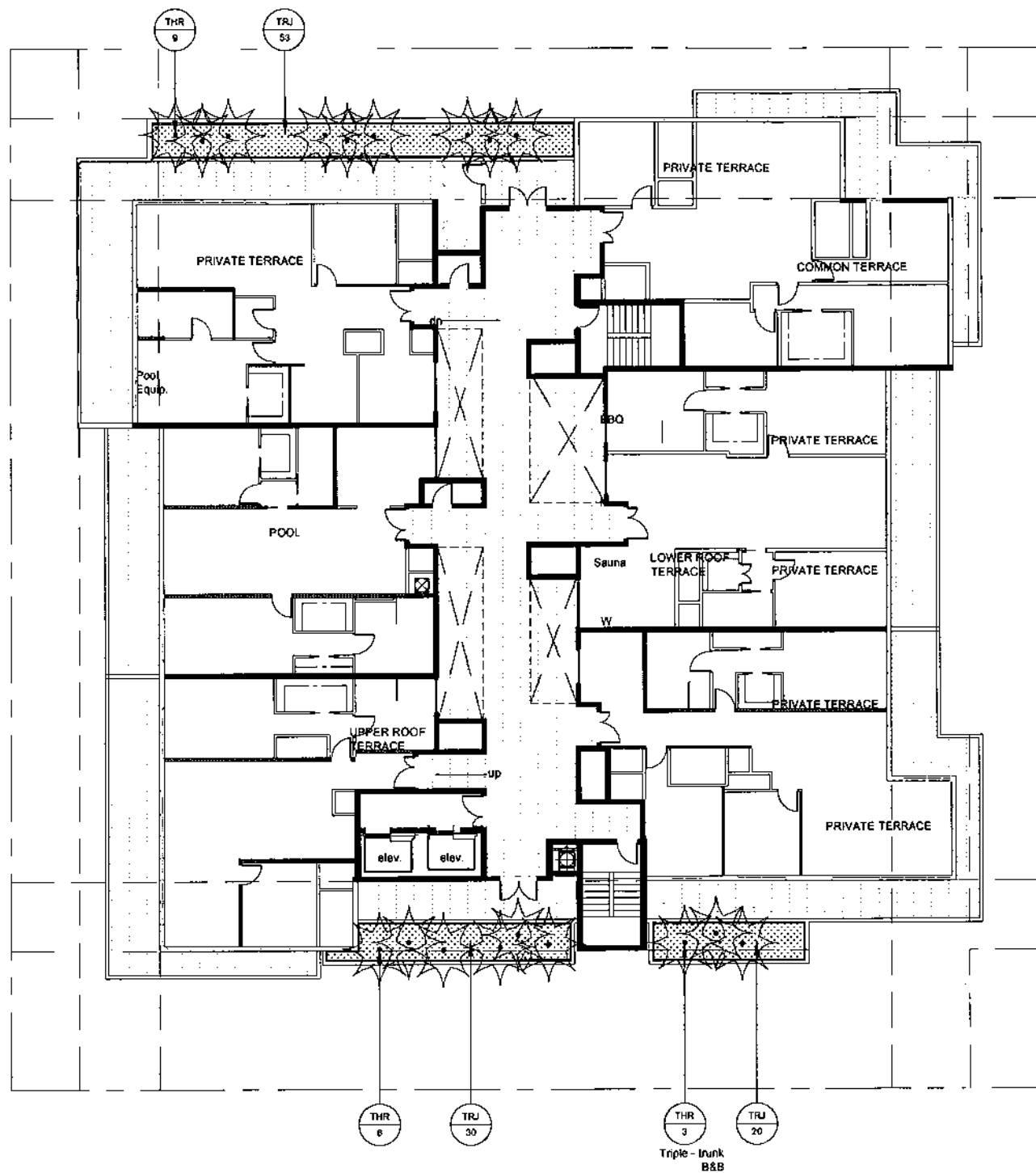
P&Z SUBMITTAL NOVEMBER 25, 2013



KEY	QTY	NATIVE	BOTANICAL COMMON NAME	SIZE	COST/UNIT
TREES					
ARE	1	N	Andira escabromoides / Mariberry	7'-8' Ht. x 5'-6" Spr. 15 gal.	\$125.00
BUS	3	N	Bursera simaruba / Gumbo Limbo	12'-14' Ht. x 7'-8" Spr. B&B	\$ 235.00
CAW	1	N	Cordia lutea / Cinnamon bark	7'-8' Ht. x 5'-6" Spr. 15 gal.	\$125.00
COO	2	N	Coccoloba diversifolia / Tree Form, Spacious Character	12'-14' Ht. x 5'-6" Spr. B&B	\$ 390.00
COE	1	N	Conocarpus erectus / Tree Form	18'-20' Ht. x 10'-12" Spr. B&B	\$ 220.00
EUR	1	N	Eugenia densifolia / Red Shimmer	6'-7' Ht. x 4'-5" Spr. 15 gal.	\$ 125.00
ILC	1	N	Ischaemum polystachyon / Black Shimmer	8'-10' Ht. x 6'-7" Spr. 25 gal.	\$ 140.00
JAK	3	N	Jacquinia keyensis / var. nana / Joe Wood	7'-8' Ht. x 4'-5" Spr. 25 gal.	\$ 250.00
MYF	1	N	Myrciaria floribunda / Black Shimmer	7'-8' Ht. x 5'-6" Spr. 25 gal.	\$ 175.00
MYI	2	N	Myrciaria floribunda / Black Shimmer	8'-10' Ht. x 6'-7" Spr. 25 gal.	\$ 150.00
NEC	1	N	Nerita caroliniana / Green Shimmer	8'-10' Ht. x 6'-7" Spr. 25 gal.	\$ 175.00
QUV	3	N	Quercus virginiana / Live Oak	18'-20' Ht. x 10'-12" Spr. B&B	\$ 350.00
SWM	4	N	Swietenia mahagoni / Mahogany	12'-14' Ht. x 5'-6" Spr. 15 gal.	\$ 275.00
TES	1	N	Tecoma stans / Yellow Elder	7'-8' Ht. x 4'-5" Spr. 15 gal.	\$ 100.00
PALMS					
ACW	14	N	Acrotyria elegans / Parrot Palm	14'-16' CA Ht. multi-trunk	\$ 400.00
CON	9	N	Coccotheca palmata / Green Palm	24'-30' CA Ht. B&B - 6'-10' GW	\$ 600.00
DYC	14	N	Dysoxylum palmatum / Green Palm	12'-14' CA Ht. B&B - 6'-10' GW	\$ 600.00
SAP	12	N	Sabal palmetto / Palmetto	10'-12' CA Ht. B&B - 6'-10' GW	\$ 150.00
TRD	3	N	Thrinax parvifolia / Thrinax	5' CA Ht. B&B	\$1,175.00
ACCENT PLANTS					
BRO	200	N	Bromelads spp. / Bromelads	5'-6" Pot. 12" - 18" OA	\$ 40.00
MUA	1	N	Mussaenda erythrorhynchos / Red Silk	6' Ht. 15 gal.	\$ 125.00
MYCA	1	N	Myrsine coccinea / Myrsine	6' Ht. 15 gal.	\$ 125.00
SHRUBS					
ARE	1	N	Andira escabromoides / Mariberry	6' Ht. x 4'-5" Spr. 15 gal.	\$ 125.00
CAC	18	N	Cordia lutea / Cinnamon bark	3'-4' Ht. x 2'-3" Spr. 7 gal.	\$ 45.00
CHI	36	N	Chrysanthemum indicum / Chrysanthemum	18" - 24" Ht. 3 gal. 24" OC	\$ 8.50
CLG	20	N	Clusia grandifolia / Small leaved Clusia	6' - 7' CA 15 gal. 5' OC	\$ 100.00
HAP	52	N	Haplophyllum elaeagnifolium / Dwarf Flame Tree	18" - 24" OA 3 gal. 24" OC	\$ 9.00
NEF	40	N	Nerita caroliniana / Green Shimmer	24" - 30" OA 3 gal. 36" OC	\$ 8.50
PSN	66	N	Psychotria nervosa / Wild Coffee	24" - 30" Ht. 3 gal. 24" OC	\$ 9.00
ROO	55	N	Rosa rostrata / Rose	12" - 18" OA 3 gal. 24" OC	\$ 6.00
SER	22	N	Sorbus domestica / Silver Sea Palm	12" - 18" OA 3 gal. 36" OC	\$ 20.00
SPB	10	N	Sporobolus virginicus / Sand Cordgrass	24" - 30" OA 3 gal. 36" OC	\$ 8.00
TRD	36	N	Thrinax parvifolia / Thrinax	24" - 30" OA 3 gal. 36" OC	\$ 8.00
GROUNDCOVERS					
MUE	240	N	Mussaenda erythrorhynchos / Red Silk	12" - 18" OA 1 gal. 24" OC	\$ 6.00
NEB	220	N	Nerita caroliniana / Green Shimmer	12" - 18" OA 1 gal. 24" OC	\$ 3.50
PEO	300	N	Piperoma elaeagnifolium / Green Shimmer	6" - 12" OA 1 gal. 24" OC	\$ 6.00
PHYS	240	N	Physalis peruviana / Ground Cherry	12" - 18" OA 1 gal. 24" OC	\$ 4.00
ZAI	12	N	Zamia integrifolia / Palm	12" - 18" Ht. 3 gal. 36" OC	\$ 19.00
VINES					
TRJ	200	N	Thrinax parvifolia / Thrinax	12" - 18" OA 3 gal.	\$ 10.00

LANDSCAPE LEGEND				
Zone 1 District	H&A-3	Net Lot Area	22,900 SF	
			0.517 Acres	
OPEN SPACE		REQUIRED / ALLOWED (F)		PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan				
Net lot area	22,900 SF	X	20%	4,580
B. Square Feet of parking lot open space required by Chapter 33A, as indicated on site plan				
Net parking spaces	84	X	15A SF	0
C. Total square feet of landscaped open space required by Chapter 33 (A + B)				
				4,580
D. Total square feet of landscaped rooftop space				
Total rooftop area	8090 SF	X	15% SF	1,213
LAND AREA CALCULATION				
A. 2,000 square feet of landscaped open space required by Chapter 33 (C)				
B. Maximum lot area (not permitted) Open Space = 50%	4,580 SF	X	60% SF	2,748
TREES				
A. No. of trees required per Net Lot Area	20	X	0.52 (Net Lot Area)	10
Less existing number of trees meeting minimum requirements				0
B. % Plants Allowed to Count as Trees Required				
Plants provided to count as 1 tree	10	X	30%	3
Plants provided to count as 1/2 tree	10	X	15%	5
Plants provided to count as 1/4 tree	10	X	7.5%	2
C. % Native Plants Required				
% Native Plants Required	10	X	50%	5
D. % Drought Tolerant Required				
% Drought Tolerant Required	10	X	50%	5
E. Street Trees (min. average spacing of 35' o.c.)				
Street Trees (min. average spacing of 35' o.c.)	100	X	35' LF	4
F. Street Trees located directly beneath power lines				
Street Trees located directly beneath power lines	0	X	35' LF	0
SHRUBS				
A. No. of shrubs required	10	X	10	10
B. No. of Native Shrubs Required	10	X	30%	3
C. No. of Drought Tolerant Shrubs Required	10	X	50%	5

Nov 22, 2013 - 7:38pm YU Z:\PROJECTS\BHI-FURMANOS CONDO-2013\GRAPHICS\CAD FILES\ MASTER PLAN - SCHEMATIC DESIGN\2013_11_20-Planting Plan-Phase 1- Revised by Q.dwg





PROJECT
The FURMANOS CONDOMINIUM
Bay Harbor Islands, Florida

DRAWING
PLANTING PLAN - ROOF LEVEL

1" = 10'

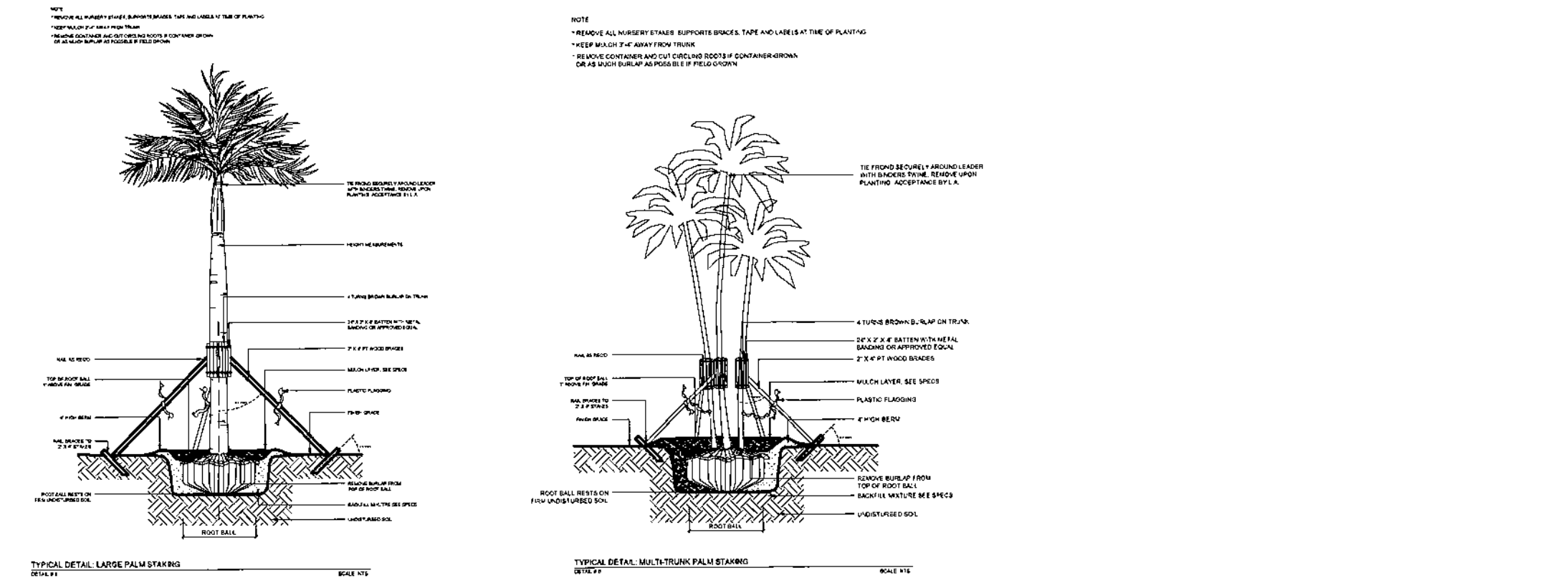
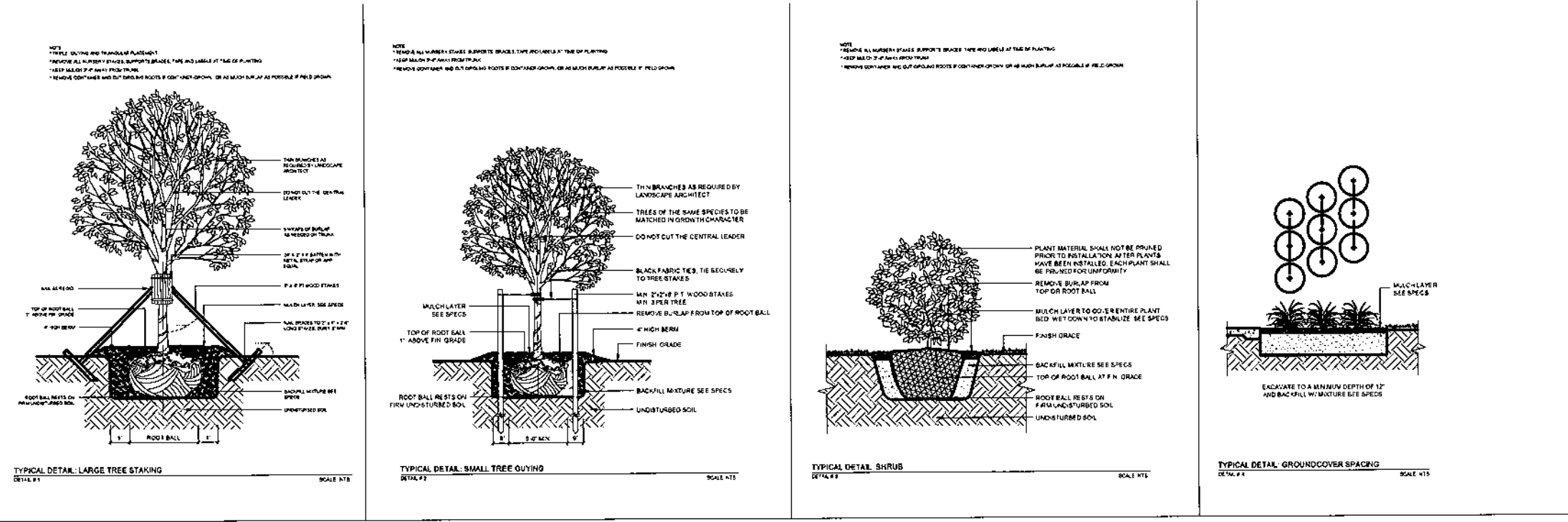
DATE
11/22/2013
REVISIONS

SHEET NUMBER

L-3



Nov 22, 2013 - 7:41pm YU Z:\PROJECTS\BHI-FURMANOS CONDO-2013\GRAPHICS\CAD FILES\1 MASTER PLAN - SCHEMATIC DESIGN\2013_11_20-Planting Plan-Phase 1- Revised by Q.dwg



savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE
11000 W. BAYHARBOR BLVD., SUITE 100
FORT MYERS, FL 33907
TEL: 888.888.8888
WWW.SAVINOMILLER.COM

PROJECT
The FURMANOS CONDOMINIUM

DRAWING
PLANTING DETAILS - TYPICAL

Bay Harbor Islands, Florida

SCALE
1" = 10'

PROJECT NUMBER

DATE
11/22/2013

REVISIONS

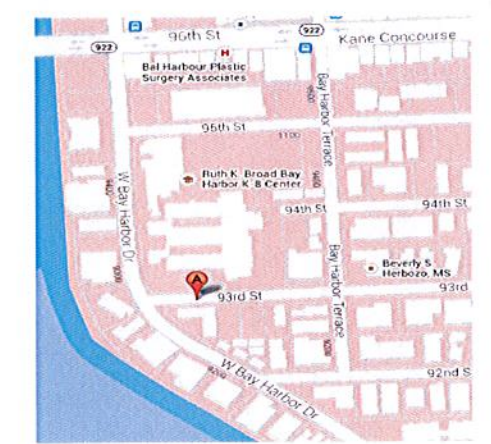
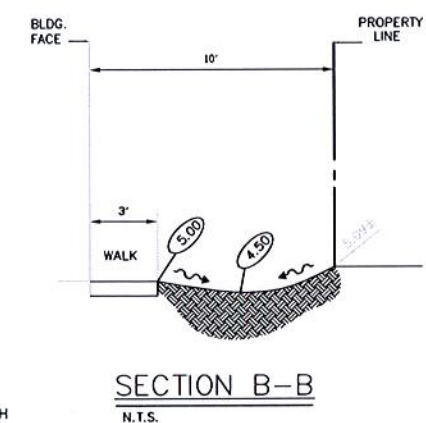
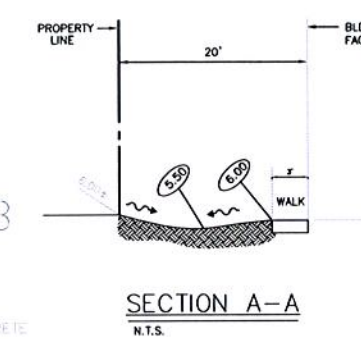
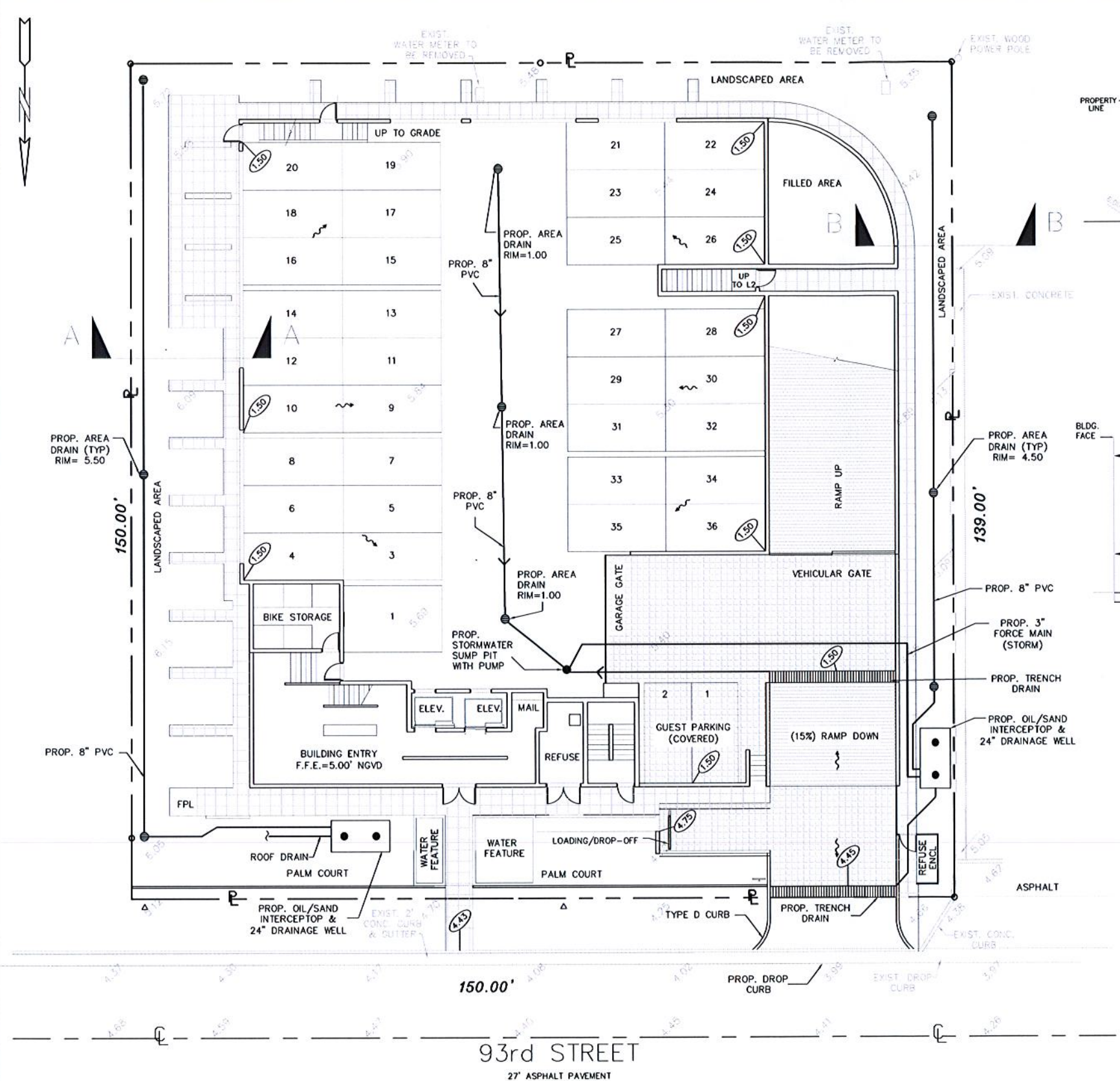
SHEET NUMBER
L-4











LOCATION MAP
NOT TO SCALE

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- NOTES:**
1. EXISTING CURB & GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELLS.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 7. MAXIMUM SLOPE ON GARAGE RAMP TO BE 15%.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON PAVERS

DRAINAGE TO BE RETAINED ON SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY

LEGEND

- STABILIZED SOO - PROPOSED CONCRETE SIDEWALK - PROPOSED PAVERS - PROPOSED ELEVATION - PROPOSED SURFACE FLOW - PROPOSED WATER METER - PROPOSED CATCH BASIN - PROPOSED SIGN (AS INDICATED)	- PROPOSED CLEANOUT - PROPOSED RPZ BACKFLOW PREVENTER - PROPOSED PIPING - EXISTING PIPING AND APPURTENANCES - EXISTING CATCH BASIN - EXISTING ELEVATION - EXISTING WOOD POWER POLE - EXISTING MANHOLE (AS DESIGNATED) - EXISTING WATER METER - EXISTING FENCE
--	--

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

FURMANOS, LLC

11120 N KENDALL DRIVE
MIAMI, FLORIDA 33176

CIVIL ENG:

HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTS • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO. REVISION DATE BY

DRAWING TITLE

GRADING & DRAINAGE PLAN

13-55

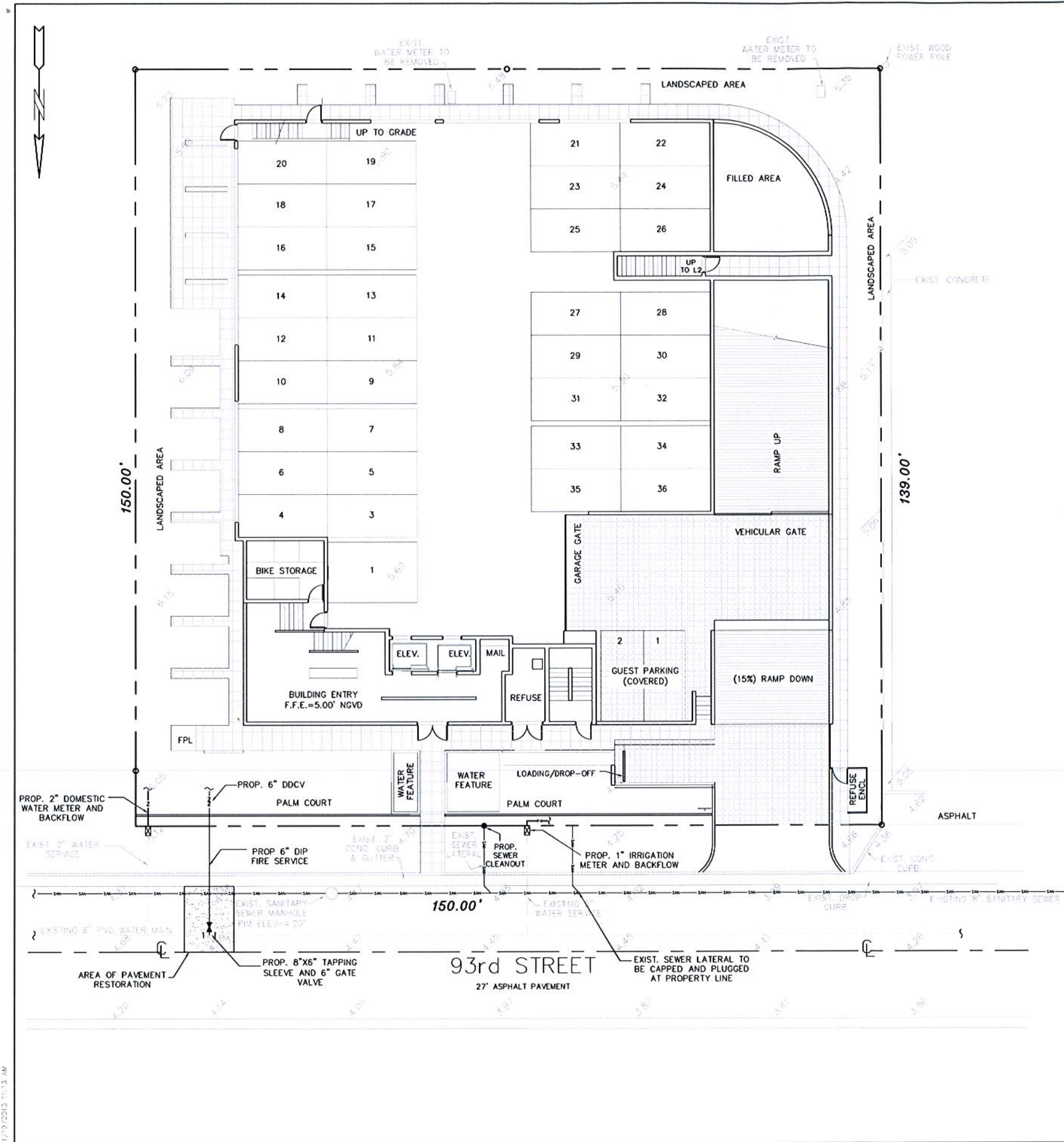
SCALE: 1"=10'

DATE: NOVEMBER 18, 2013

SHEET NUMBER: **C-1**

ORC SUBMITTAL NOVEMBER 26, 2013

11/19/2013 10:12 AM



LOCATION MAP
NOT TO SCALE

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

SEWAGE VOLUME
32 UNITS FROM 1,240 SF TO 2,077 SF AT 300 GPD PER UNIT= 9,600 GPD
2 UNITS AT 2,250 SF AND 2,426 SF AT 400 GPD PER UNIT= 800 GPD
TOTAL FLOW= 10,400 GPD

- NOTES:
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
 2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
 3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
 5. EXISTING SANITARY SEWER LATERAL CONNECTION TO BE INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 6. ALL BACKFLOW PREVENTORS TO BE INSTALLED PER COUNTY REGULATIONS.

LEGEND

- | | |
|------------------------------|-----------------------------------|
| STABILIZED SOO | PROPOSED CLEANOUT |
| PROPOSED CONCRETE SIDEWALK | PROPOSED RPZ BACKFLOW PREVENTER |
| PROPOSED PAVERS | PROPOSED PIPING |
| PROPOSED ELEVATION | EXISTING PIPING AND APPURTENANCES |
| PROPOSED SURFACE FLOW | EXISTING CATCH BASIN |
| PROPOSED WATER METER | EXISTING ELEVATION |
| PROPOSED CATCH BASIN | EXISTING WOOD POWER POLE |
| PROPOSED SIGN (AS INDICATED) | EXISTING MANHOLE (AS DESIGNATED) |
| | EXISTING WATER METER |
| | EXISTING FENCE |

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN, FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
FURMANOS, LLC
11120 N KENDALL DRIVE
MIAMI, FLORIDA 33156

CIV. ENGR.
HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

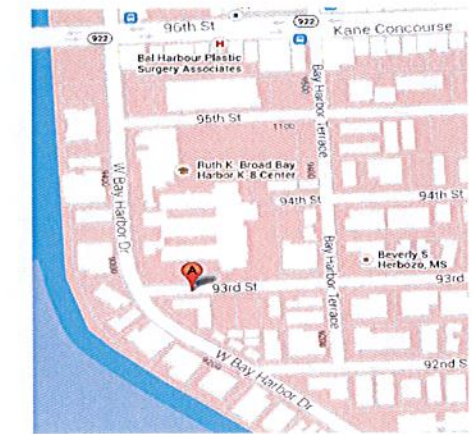
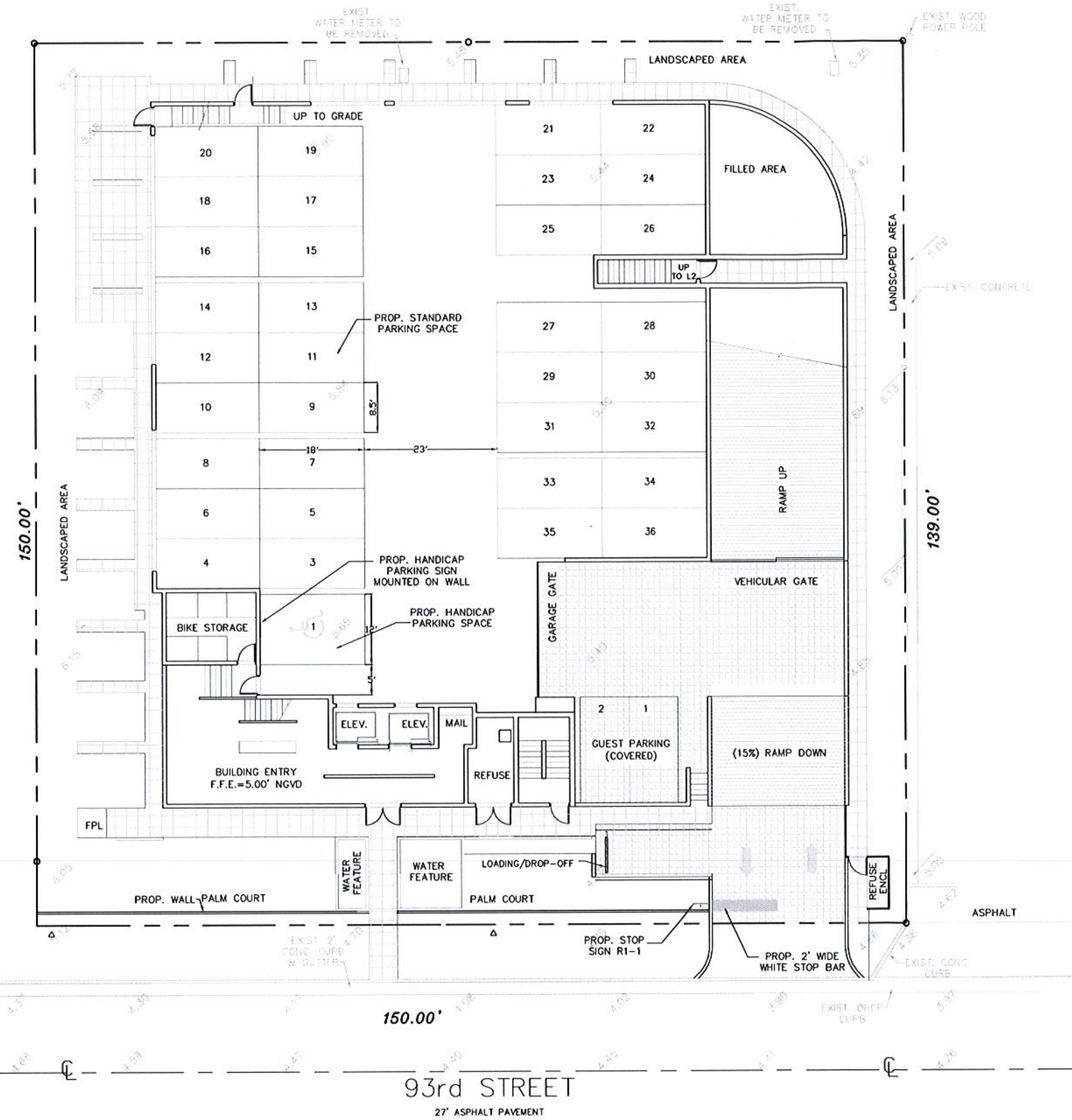
LANDSCAPE ARCH.
savinomiller
DESIGN STUDIOS
LANDSCAPE ARCHITECTURE | GREEN DESIGN | ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE
DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
WATER & SEWER PLAN
13-55
SCALE: 1"=10'
DATE: NOVEMBER 18, 2013
SHEET NUMBER:
C-2
DRC SUBMITTAL NOVEMBER 26, 2013



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
FURMANOS, LLC
11120 N KENDALL DRIVE
MIAMI, FLORIDA 33176

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS PLANNERS DESIGN ARTISTS

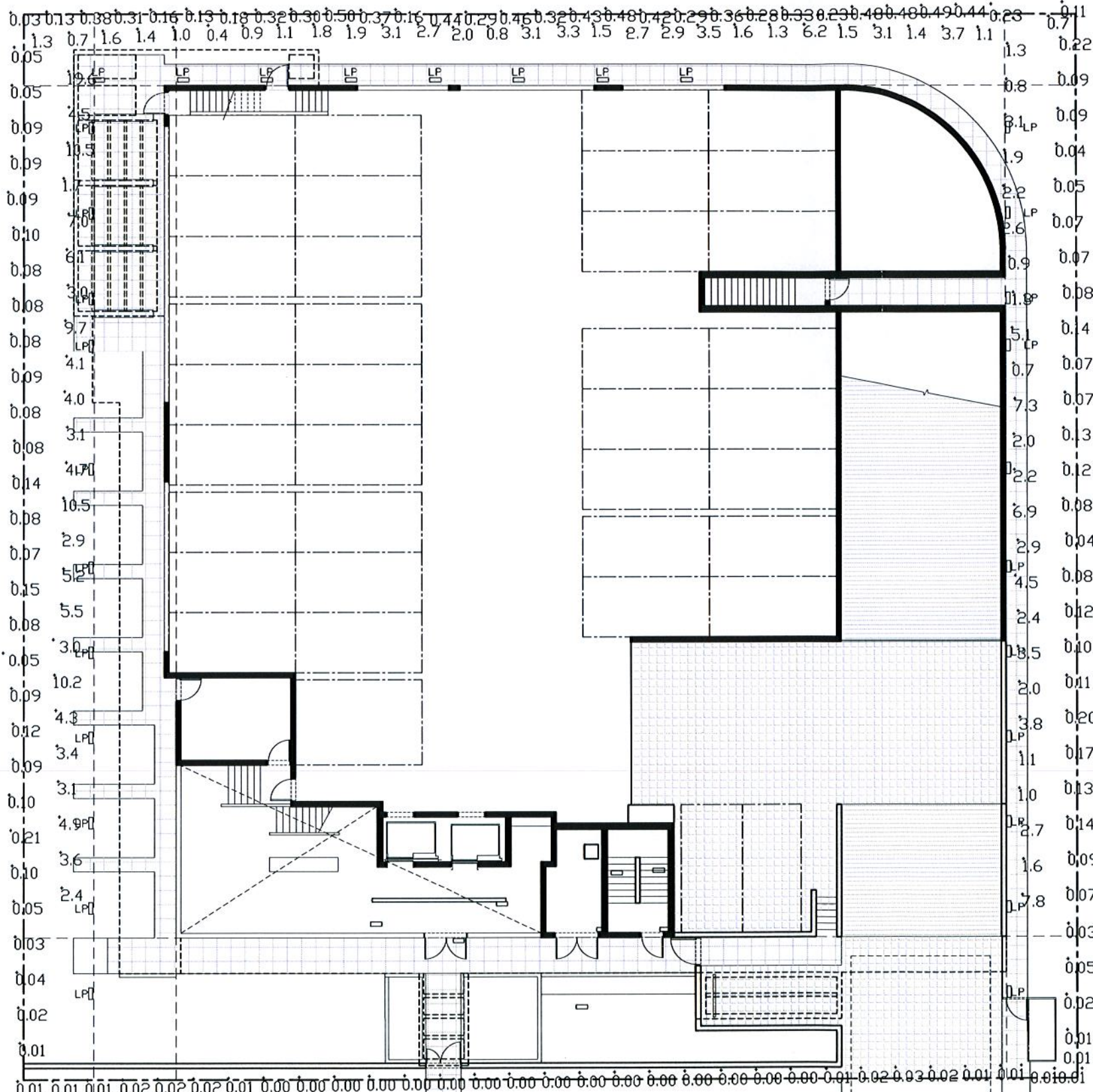
BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN
13-55
SCALE: 1"=10'
DATE: NOVEMBER 18, 2013
SHEET NUMBER:
C-3
DRC SUBMITTAL NOVEMBER 26, 2013

LEGEND

- | | | | |
|--|------------------------------|--|-----------------------------------|
| | STABILIZED SOIL | | PROPOSED CLEANOUT |
| | PROPOSED CONCRETE SIDEWALK | | PROPOSED RPZ BACKFLOW PREVENTER |
| | PROPOSED PAVERS | | PROPOSED PIPING |
| | PROPOSED ELEVATION | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED SURFACE FLOW | | EXISTING CATCH BASIN |
| | PROPOSED WATER METER | | EXISTING ELEVATION |
| | PROPOSED CATCH BASIN | | EXISTING WOOD POWER POLE |
| | PROPOSED SIGN (AS INDICATED) | | EXISTING MANHOLE (AS DESIGNATED) |
| | | | EXISTING WATER METER |
| | | | EXISTING FENCE |



Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WHR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3655 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2386 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG
HE HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH
savinomiller
DESIGN STUDIOS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE
DATE
NO. REVISION DATE BY

DRAWING TITLE
**LEVEL 1
PHOTOMETRIC PLAN**
SCALE DATE
NOVEMBER 25, 2013
SHEET NUMBER
E-101
PLZ SUBMITTAL NOVEMBER 25, 2013

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 20.

ITEM: Approval of Sun Pass Change Order #1 in the amount of \$26,745 for the Florida Turnpike Interface and Annual Pass Plan Support.

DESCRIPTION:

This CO #1 in the amount of \$26,745 is required because BHI is going to continue to administer the Annual SunPass option for customers who wish to continue to purchase annual passes and to also handle new customers who wish to buy annual passes. This interface will allow BHI staff to handle signing in new customers and tracking their usage in the system. Also is will allow for BHI to not have to pay the .08 cent charge for processing for each time a vehicle uses the bridge on the annual plan. There is a significant saving there. I am requesting TransCore complete this work because they are already familiar with the system IT requirements and have a working relationship with the same FTE engineers who will be operating the interface on the FTE side of the transaction.

RECOMMENDED ACTION:

Staff Recommends Approval

FINANCIAL ANALYSIS:

\$26,745

BUDGET IMPACT:

Submitted By: Ronald Wasson, Town Manager

ATTACHMENTS

1.	Interface Proposal	Proposal - Pass Plan (2).pdf
2.	Annual Pass Plan Functionality	Attachment B - Annual Pass Plan functionality.pdf
3.	Interface Control	Attachment A - FTE Interface.pdf



April 21, 2014

Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Attention: Mr. Ronald Wasson, Town Manager

Subject: Change Order proposal, FTE Interface and Annual Pass Plan Support

Ref: Toll System Implementation Agreement

Dear Mr. Wasson,

Under Article IV, Section 4.02 of the Toll System Implementation Agreement, TransCore is pleased to present the following price and schedule response to the Town of Bay Harbor Island's request for development of a Web Services Interface to the Florida Turnpike Enterprise's (FTE's) Customer Service Center and an application to support the BHI Annual Pass Plans.

1 Background. TransCore is under contract to supply, install, test, and deliver a turn-key toll system for the town of Bay Harbor Islands at the Broad Causeway. This contract does not currently contain any provisions to support the Bay Harbor Islands Annual Pass Plans within the toll system and an interface to FTE's back-office operations.

2 Scope. TransCore will provide all labor, tools, and equipment required to:

- A. Develop a Web Services interface to FTE's back-office to allow the customer service center to filter toll transactions that are part of Bay Harbor Islands Annual Pass Plan program.
- B. Develop an Annual Pass Plan application that allows BHI to enroll customers in the BHI Annual Pass Plan, and fleet vehicles in the BHI Fleet Plan. Customer and license plate information will be stored on a SQL database. This information will be used to identify toll transactions associated with a Annual Pass Plan account, and filter these transactions prior to the CPC forwarding the toll transactions to the FTE's back-office operations.

3 Assumptions. The following assumptions were used in determining the price and schedule impact of this change order:

- The Web Services Interface will be developed in accordance with current FTE specifications (attachment A)
- The Annual Pass Plan will be developed in accordance with attached functional design (attachment B).
- Revenue tracking and financial controls are not included as part of the Annual Pass Plan application.
- The Annual Pass Plan application will run on existing BHI workstations
- The filtering web services application will reside in the background of the toll system Central Processing Center. No additional hardware is required

- Bonding for this additional work is not included

4 **Pricing.** If this change order is exercised, the total contract value will be increased by \$26,745.00. Details are as follows:

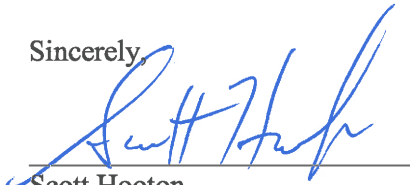
FTE Web Services:	\$	13,574.00
Annual Pass Plan application:	\$	<u>13,171.00</u>
	\$	26,745.00

Pricing for this Change Order proposal is valid through May 21, 2014.

5 **Schedule.** Upon execution of a contract change order and Notice to Proceed, TransCore will mobilize and begin implementing the scope of work outlined herein within 2 weeks. It is expected that the Work will be completed 30 days after NTP of this change order.

Should you have any questions or require additional information, please contact me directly at (754) 263-5404. For your convenience, I may be reached via cell at (305) 298-5722.

Sincerely,



Scott Hooton
Associate VP, Program Manager

cc: Ron Wasson, Bay Harbor Islands
 Jim Wilson, TransCore
 1333400 file

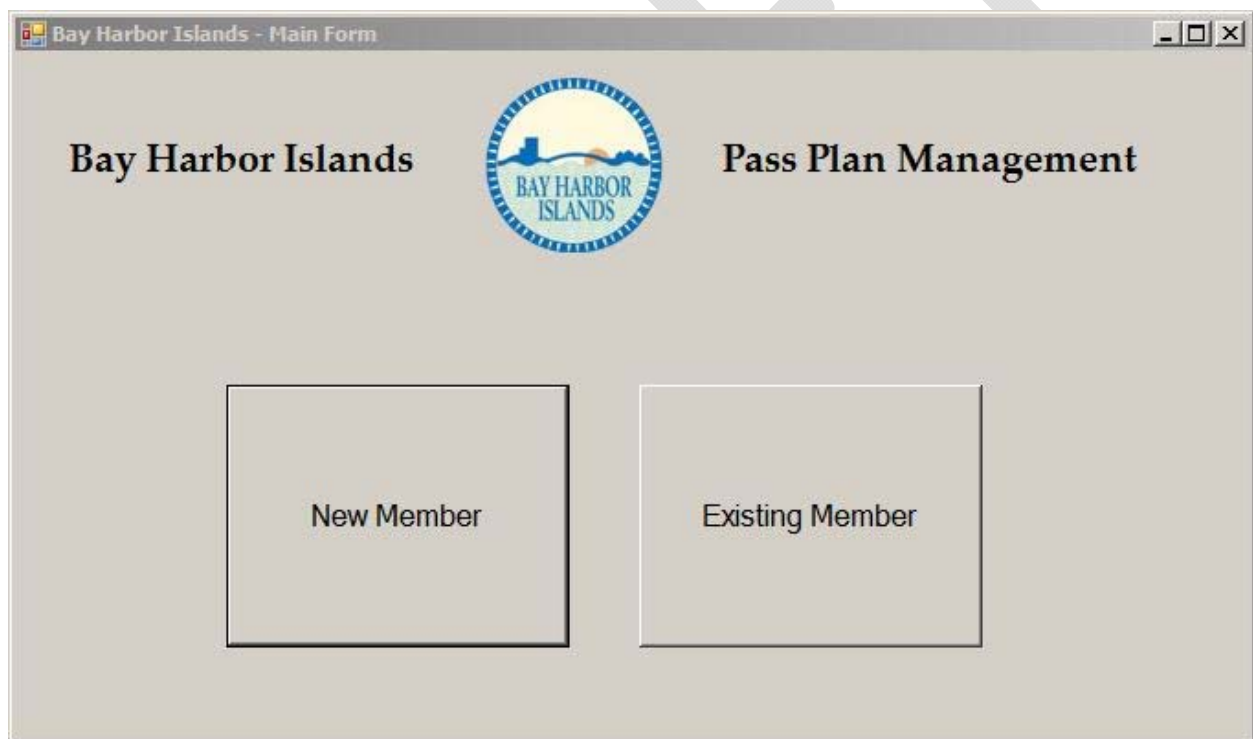
Attachment B

In support of Bay Harbor Islands project, there is a requirement to maintain basic BHI Annual Pass Plan membership information. This information is used in the correlation of SunPass Transponder ID numbers, with the BHI Annual Pass Plan member, allowing the toll transaction to be 'filtered' (not sent to FTE for processing).

The information is also supplied to FTE for filtering, in the case where reading of the vehicle transponder ID was not accomplished.

This document outlines a proposal to provide BHI with a Windows application to assist in the management of their BHI Annual Pass Plan basic membership information for the reasons described above. This document is not a Detailed Design Document. It is provided to conceptualize the proposed application, it's basic functionality and intent,

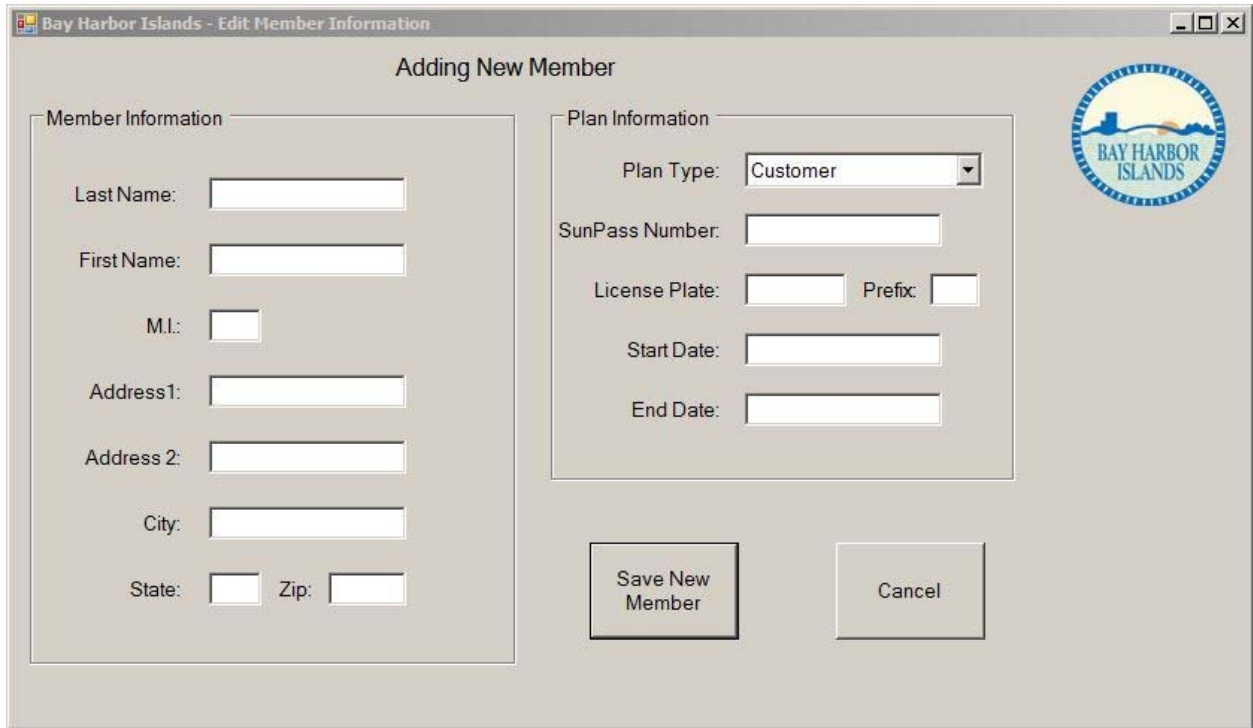
From a main or 'Home' screen the BHI Customer Service Representative (CSR) would have the ability to create a new member, or look up an existing member.



In the case of creating a new member, the CSR will enter the required (to be decided) information for the appropriate fields.

Add button that prints all records to be used by accounting for reconciliation

Attachment B



The screenshot shows a software window titled "Bay Harbor Islands - Edit Member Information". Inside, there's a section titled "Adding New Member". This section is divided into two main panels: "Member Information" on the left and "Plan Information" on the right. The "Member Information" panel contains input fields for Last Name, First Name, M.I., Address1, Address 2, City, State, and Zip. The "Plan Information" panel contains a Plan Type dropdown menu (set to "Customer"), SunPass Number, License Plate, Prefix, Start Date, and End Date. At the bottom right of the form are two buttons: "Save New Member" and "Cancel". A circular logo for "BAY HARBOR ISLANDS" is located in the top right corner of the window.

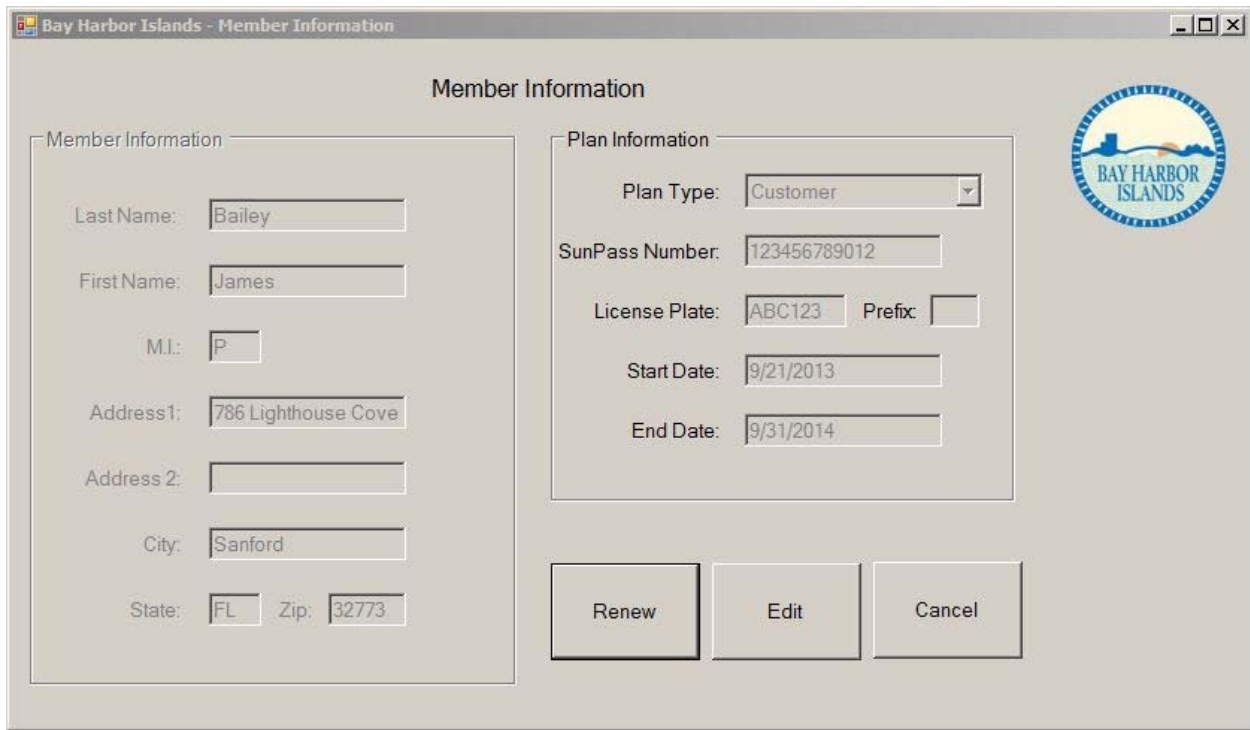
Add:

- Apt (for apartment)
- Phone number
- State (under license plate number)
- receipt number (12 character max, example "MAIN/81407")
- Plan (pick Annual or Fleet)

When completed, the CSR would 'Save New Member', at which time the information would be validated, and saved. Any problems occurring during validation, would be reported to the CSR and allow for correction. The operation can be cancelled at any time by the CSR.

For an existing member, the CSR can enter search criteria, and get member information. The 'search' ability is not shown here, but would typically be accomplished by (e.g.) last name or SunPass number. If the member is found, the information is displayed for the CSR (not editable), allowing review.

Attachment B



The screenshot shows a software window titled "Bay Harbor Islands - Member Information". The window contains two main sections: "Member Information" on the left and "Plan Information" on the right. The "Member Information" section includes fields for Last Name (Bailey), First Name (James), M.I. (P), Address1 (786 Lighthouse Cove), Address 2, City (Sanford), State (FL), and Zip (32773). The "Plan Information" section includes a Plan Type dropdown (Customer), SunPass Number (123456789012), License Plate (ABC123), Prefix, Start Date (9/21/2013), and End Date (9/31/2014). At the bottom right, there are three buttons: Renew, Edit, and Cancel. A Bay Harbor Islands logo is visible in the top right corner of the window.

Member Information	
Last Name:	Bailey
First Name:	James
M.I.:	P
Address1:	786 Lighthouse Cove
Address 2:	
City:	Sanford
State:	FL
Zip:	32773

Plan Information	
Plan Type:	Customer
SunPass Number:	123456789012
License Plate:	ABC123
Prefix:	
Start Date:	9/21/2013
End Date:	9/31/2014

Buttons: Renew, Edit, Cancel

From that point the CSR can accomplish editing/saving of selected parts of the information or renewing of the member. If the CSR elects to renew a member at this time, the appropriate screen information would allow that to be accomplished. Although these specific screen visuals are not shown here, they would follow in keeping with the overall theme, and feel of the application as described above.

Attachment A



Exemption Request Interface Control Document

Document:	SNTL_ICD_Exemption Request Interface Control Document - Appendix B
Version:	1.0
Distributed:	Mar 20 th , 2014
Location:	doors://DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic::1-4731e6883e20557b-M-000049e0



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic::1-4731e6883e20557b-M-000049e0

Version History

Version	Date	Author	Revision Notes
1.0	02/25/2014	Murali Gadhiraaju	Initial Version



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic:1-4731e6883e20557b-M-000049e0

Table of Contents

Version History.....	2
1 Purpose	4
1.1 Overview	4
1.2 Terms and Definitions	4
2 Non-Functional Requirements	4
2.1 Communication Protocol	4
2.1.1 WSDL	5
2.2 Security	5
2.2.1 Authentication Protocol.....	5
3 Conceptual Application Architect Interface Diagram	6
4 Interfaces	7
4.1 Retrieve Toll Exemption Information Request.....	7
5 FTE Response for Exempt List	8
5.1 Recoverable Fault.....	8
5.2 Unrecoverable Fault.....	9
5.3 Timeout	9
6 Appendix	9
6.1 Exemption Types	9



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic::1-4731e6883e20557b-M-000049e0

ID	This is the Interface Control Document for our Interoperable partners to follow for implementation
SNTL_ICD_Int Op_Exempt_ A2_1	1 Purpose
SNTL_ICD_Int Op_Exempt_ A2_2	The purpose of this document is to detail the interface used to transfer exemption data to FTE for purposes of recording toll exemptions for transactions received from the Interoperable Agency that would otherwise be charged.
SNTL_ICD_Int Op_Exempt_ A2_336	1.1 Overview
SNTL_ICD_Int Op_Exempt_ A2_337	Florida Turnpike Enterprise has developed a common near real-time interface by which Interoperable Agencies can submit lane transaction data to FTE. Such transactions are submitted for purposes of charging a SunPass account, or when included in the interoperability agreement pursue revenue collection through FTE's TOLL-BY-PLATE program. Some Interoperable Agency may offer toll exemption status based on programs offered by the agency. Examples are registered commuters with South Florida Commuter Services for I95 express lanes, and annual passes purchased for Richenbacker or Venetian Causeways. The interface used to present this exemption information to FTE is detailed below.
SNTL_ICD_Int Op_Exempt_ A2_372	1.2 Terms and Definitions
SNTL_ICD_Int Op_Exempt_ A2_401	WSDL - Web Services Description Language is a HYPERLINK "/wiki/XML" XML-based language that is used for describing the functionality offered by a HYPERLINK "/wiki/Web_service" Web service.
SNTL_ICD_Int Op_Exempt_ A2_338	2 Non-Functional Requirements
SNTL_ICD_Int Op_Exempt_	2.1 Communication Protocol



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic::1-4731e6883e20557b-M-000049e0

ID	This is the Interface Control Document for our Interoperable partners to follow for implementation
A2_360	
SNTL_ICD_Int Op_Exempt_ A2_362	2.1.1 WSDL
SNTL_ICD_Int Op_Exempt_ A2_361	Below outlines the web service specifics that will be used for all web service requests between FTE and each Interoperable Agency for which this interface applies.
SNTL_ICD_Int Op_Exempt_ A2_8	Interface Type: Synchronous
SNTL_ICD_Int Op_Exempt_ A2_10	Delivery Format: SOAP Web Service Request
SNTL_ICD_Int Op_Exempt_ A2_11	Frequency: On Demand
SNTL_ICD_Int Op_Exempt_ A2_12	Interface Specification Format: WSDL
SNTL_ICD_Int Op_Exempt_ A2_355	2.2 Security
SNTL_ICD_Int Op_Exempt_ A2_356	2.2.1 Authentication Protocol
SNTL_ICD_Int Op_Exempt_ A2_357	Communication between SunPass and Interoperable Partners shall be through a VPN.
SNTL_ICD_Int Op_Exempt_ A2_376	Each Interoperable Partner shall authenticate every web service call made by setting a username and password in the request header of the web service call as provided below. This username and password will be provided by FTE.



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic:1-4731e6883e20557b-M-000049e0

ID	This is the Interface Control Document for our Interoperable partners to follow for implementation
	<pre>Map<String, Object> context = ((BindingProvider) adminPort).getRequestContext(); context.put(BindingProvider.USERNAME_PROPERTY, "xxxx"); context.put(BindingProvider.PASSWORD_PROPERTY, "xxxx");</pre>
SNTL_ICD_Int Op_Exempt_ A2_377	Each Interoperable Partner shall use HTTPS protocol to ensure confidentiality of their web service calls.
SNTL_ICD_Int Op_Exempt_ A2_3	3 Conceptual Application Architect Interface Diagram
SNTL_ICD_Int Op_Exempt_ A2_339	The below diagram depicts an architectural view of the communication of exempt data between Interoperable Agency and FTE. This diagram represents the major components involved as well as significant interfaces to exchange the Toll Exempt file.
SNTL_ICD_Int Op_Exempt_ A2_405	The diagram illustrates the architectural view of communication between an Interoperable Agency and the FTE (Florida Turnpike Enterprise). It is divided into two main sections: Interoperable Agency and FTE. Interoperable Agency: Contains a box labeled "Interoperable Agency's Host". FTE: Contains a "Web Service layer" and a "FTE Back Office". Interoperable Agency's Host: Connected to the "Web Service layer" via an "Interop Exemption Request/Response" interface. FTE Back Office: Contains several components: VPS: Connected to "SunCore" via a "ROV" interface. Invoice: Connected to "SunCore" via an "Invoice" interface. SunCore (TOLL-BY-PLATE): The central component in the FTE Back Office, connected to "VPS", "Invoice", "Patron", and "ITOL". Patron (SunPass): Connected to "SunCore" via a "Tr" interface. ITOL: Connected to "SunCore" via an "ITOL" interface.



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic::1-4731e6883e20557b-M-000049e0

ID	This is the Interface Control Document for our Interoperable partners to follow for implementation
SNTL_ICD_Int Op_Exempt_ A2_5	4 Interfaces
SNTL_ICD_Int Op_Exempt_ A2_137	These requirements detail the interface between FTE and the Interoperable Agency to support delivery of License Plate and Transponder information which should be considered toll exempt on the facilities operated by the Interoperable Agency.
SNTL_ICD_Int Op_Exempt_ A2_6	4.1 Retrieve Toll Exemption Information Request
SNTL_ICD_Int Op_Exempt_ A2_136	Provider: Interoperable Agency Consumer: Florida's Turnpike Enterprise Trigger: FTE will invoke this service on a regularly occurring frequency of at least daily to retrieve the current full list of exempt license plates and transponders unless otherwise stated in agreement.
SNTL_ICD_Int Op_Exempt_ A2_406	The data elements included in the Retrieve Toll Exemption Information Request are provided below. Double click on the icon to open the attachment in Excel.



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic:1-4731e6883e20557b-M-000049e0

ID	This is the Interface Control Document for our Interoperable partners to follow for implementation					
	Field Name	Type	Description	Required?	Length	Format
	Exemption Type	String	identifies the reason for the toll exemption. Variable length string values must be exact (including case) to what is agreed upon between FTE and the requestor.	Y	25	Refer Appendix section from this document for list of Exemption Types
	Exemption Start Date	Date	Date (inclusive) for which the exemption begins	Y	N/A	UTC Format
	Exemption End Date	Date	Date (Exclusive) for which the exemption ends	N	N/A	May be null if exemption period is open-ended. If specified, date must be after Exemption Start Date and format is UTC.
	License Plate	String	License plate value registered as toll exempt	Y	15	Alphanumeric
	Jurisdiction	String	The State in which the license plate was issued.	Y	2	Two character state abbreviation associated with the issuing authority for the license plate, in accordance with the second part of ISO 3166-2:US.
	Plate Type	Integer	This field identifies the type of Florida Plate (public, govt, etc.).	Y	2	Prefixing rules should be applied. Refer Prefix Rules Standards Document for current License Plate Prefixing Rules.
	Transponder ID	String	Transponder, if available, that is to be considered toll exempt if read in the lane at the facility	Y/N	12 or 13	Check digit is applied for 13 digit transponder. Optional for SFCS registration only. Required for all Pass exemptions.
SNTL_ICD_Int Op_Exempt_ A2_423	5 FTE Response for Exempt List					
SNTL_ICD_Int Op_Exempt_ A2_424	FTE shall send one of the following response message the Interoperable agencies upon processing the exempt file.					
SNTL_ICD_Int Op_Exempt_ A2_429	5.1 Recoverable Fault					



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic:1-4731e6883e20557b-M-000049e0

ID	This is the Interface Control Document for our Interoperable partners to follow for implementation
SNTL_ICD_Int Op_Exempt_ A2_430	If FTE is unable to process the request due to a transient or temporary condition (connection between FTE and its database went down, etc.), FTE returns a "recoverable fault" to the incoming interop agency system. The agency system will then re-queue the request for resubmittal.
SNTL_ICD_Int Op_Exempt_ A2_431	5.2 Unrecoverable Fault
SNTL_ICD_Int Op_Exempt_ A2_432	If FTE is unable to process the request due to a fault in the data itself or some other fatal condition whereby having the agency system resending the file would be inappropriate, FTE returns an "unrecoverable fault" to the agency system. The agency system will then log the fault message and make the transaction ineligible for resubmittal to FTE.
SNTL_ICD_Int Op_Exempt_ A2_433	5.3 Timeout
SNTL_ICD_Int Op_Exempt_ A2_434	In the event that a web service request is accepted by FTE but somehow the response does not reach the agency system within a timeout period, the agency system will deem FTE to have encountered a "recoverable fault" and re-queue the request. The agency shall resend the file until the agency system receives the response message from FTE.
SNTL_ICD_Int Op_Exempt_ A2_420	6 Appendix
SNTL_ICD_Int Op_Exempt_ A2_421	6.1 Exemption Types



Attachment A



Exemption Request Interface Control Document

Doors: //DOTSTODEV2:36677/?version=2&prodID=0&urn=urn:telelogic:1-4731e6883e20557b-M-000049e0

ID	This is the Interface Control Document for our Interoperable partners to follow for implementation		
SNTL_ICD_Int Op_Exempt_ A2_422	Interoperable Agency	Exemption Types	
	SFCS	Transit MDTOTH	
		Transit VAHOSP	
		Transit ROADRA	
		Transit MDCSCH	
		Transit BCT	
		Transit MDT	
		Carpool	
		LEV	
		Transit OTRB	
		Vanpool	
		Transit AMERIC	
		Transit MIAJET	
		Transit CONWAY	
		Transit VPSI	
		Transit BCTOTH	
	Rickenbacker Causeway	RICKENBACKER RESPASS	
		RICKENBACKER COMMPASS	
		RICKENBACKER RECPASS	
	Venetian Causeway	VENETIAN PROPERTY OWNER	
		VENETIAN COMMPASS	
	Bay Harbor	BHI CUSTOMER	
		BHI AGENCY	

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 21.

ITEM: Approval on first reading of an ordinance amending Section 17-20 of the Town Code allowing for the Planning and Zoning Board to approve signs that do not meet the Code's criteria based on physical location and design.

DESCRIPTION:

At the last Council meeting, a sign that one of the businesses requested was shown to the Council as an example of a primary sign that was too small according to the Town Code. Due to the location of the sign and the physical space of the wall, it could not be made larger to comply with the Code.

The Town Council agreed that the code should be amended to give the Planning and Zoning Board the flexibility to look at these cases and give their approval depending on the design, physical location or architectural feature of the facade or building.

The attached ordinance addresses this change.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Proposed Ordinance	Sign Ord.doc
----	--------------------	--------------

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES AS RELATED TO BUSINESS SIGNS; AMENDING SECTION 17-20 TO MODIFY CERTAIN CODE PROVISIONS FOR EXTERIOR SIGNS IN THE B-1 BUSINESS DISTRICT; TO ALLOW THE PLANNING AND ZONING BOARD TO VARY FROM THE ESTABLISHED REGULATIONS BASED ON THE PROPOSED SIGN DESIGN, SIGN LOCATION, BUILDING HEIGHT, ARCHITECTURAL FEATURES OR OTHER UNIQUE CIRCUMSTANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council periodically studies various land development trends and issues and amends the Town's various Land Development Regulations accordingly; and

WHEREAS, the Town's Code has separate provisions for signage in various land use categories, including separate provisions for businesses located within the Town that require different types, locations and designs of signage;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:

Section 1: That the Town of Bay Harbor Islands Sign Code is hereby amended to modify provisions in section 17-20 for signage in the Business Zoning District, as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

Section 2: That is any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

Section 3: That it is the intention of the Town Council of the Town of Bay Harbor Islands, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Bay Harbor Islands' Code of Ordinances, that sections of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 4: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

PASSED on **First** Reading this ____ day of _____, 2014.

PASSED on **Second** Reading this ____ day of _____, 2014.

ROBERT H. YAFFE
Mayor

ATTEST:

MARLENE MARANTE
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

CRAIG B. SHERMAN, ESQ.
Town Attorney

EXHIBIT “A”

The Town of Bay Harbor Islands, Florida Code of Ordinances is hereby amended as follows:

Sec. 17-20. - Exterior signs.

- (a) Signs in the B-1 zone shall bear no more than the name of the building, the trade name of the establishment, and the nature of the business, without designation of any particular product or service by trade name. Signs shall be of a size which is artistically and aesthetically proportionate to the size of the building and to the part of the building on which the sign is located. Each business located on the ground / street level must provide at least one business sign (wall / window / door / etc.). If a common ground / street level building area is occupied by more than one business, only one of the uses shall be entitled to a sign. Primary signs in the business district (B-1) shall comply with the following requirements:
- (1) *Maximum sign area.* No primary sign shall have an area measured from end to end and top to bottom of all lettering and including spaces between exceeding one and one-half square feet for each linear foot of street frontage occupied by the licensed establishment, with a maximum overall size of 30 square feet.
 - (2) *Maximum height of sign.* No primary sign shall have lettering exceeding 18 inches in height and lettering less than 12 inches in height per line of signage.
 - (3) *Maximum length of sign.* No primary sign shall have a length exceeding 60 percent of the linear street frontage occupied by the licensed establishment.
 - (4) *Maximum height of sign above grade.* The top of all primary signs shall not exceed 14 feet above grade unless otherwise approved by the planning and zoning board based on architectural and aesthetic characteristics of a particular location. Building identification signs may be permitted above 14 feet above grade for buildings three (3) or more stories in height subject to the provisions in Section 17-20(t).
 - (5) *[Area.]* Area of a sign shall be measured and defined as square footage enclosed within a projected rectangle which includes the outer extremities of all lettering, figures, symbols, and characters shown on the sign. In cases where a wall sign consists of different letter sizes, the outer extremities of the lettering shall be determined by the letter sizes which comprise more than 40 percent of the letters in a particular sign.
 - (6) *Secondary business signs.* Businesses occupying the corner space of a corner building may have one primary sign facing the street on which its main entrance is located. A secondary sign may be displayed provided it is no greater than 50 percent of the measurements specified for a sign in subsections (1), (2), and (3) above.
 - (7) *[Requirements for additional signs.]* In addition to the above, one additional business sign hung under a covered walkway or canopy positioned 90 degrees to the street may be permitted, provided there is a minimum vertical clearance of eight feet and such sign shall not exceed three square feet. The sign content may include the name of

the business and the nature of their goods or services. A logo may be included. The sign may be double-faced.

- (8) *[Mounting.]* All signage affixed to a building's exterior in the B-1 district shall be affixed to the wall surface or on top of a ledge or overhang, but in no event shall signs be allowed to hang from a ledge overhang or be mounted on poles or columns supporting a ledge or overhang without prior approval of the planning and zoning board.
 - (9) *[Plaques, etc.]* All signage which is in the form of a plaque, or signs consisting of individual letters mounted on a flat surface which is in turn affixed to the wall or other building surface, must be approved by the planning and zoning board. Except for the letters themselves, no plastic or similar materials shall be permitted.
 - (10) *Prohibition of exposed wiring.* No face jumping or wires visibly connected to individual letters shall be permitted.
- (b) *Window and door signs.* The foregoing section does not apply to window signs and door signs. One window signs and one door signs are permitted per business establishment. Window signs shall not exceed 25 percent of the total window glass area of each business establishment, excluding doors. Notwithstanding the above, if a business establishment occupies a street frontage with more than fifty (50) feet, a second window sign shall be permitted, subject to the same design criteria. Door signs shall not exceed 25 percent of the door glass area to which the sign is affixed. The maximum letter size on any window sign shall be eight inches for letters in the primary line and four inches for letters in the secondary line. The first letter of each word in the name of the business and any logos, logotypes, symbols, graphics, bandings, ascending, descending or swash letters, or combinations thereof, may be increased up to 50 percent if it is flourished in a professional manner. Window signs may be placed only on windows that form a part of the space being occupied by the advertising business, provided however that the top of any such sign may be no higher than ten feet above grade unless otherwise approved by the planning and zoning board, based on architectural and aesthetic characteristics of a particular location. Window signs shall not be illuminated from an exterior source in any manner. Window signs may include only the business name, type of business, address, telephone number, either an E-mail address or website address, and related logos. Window signs shall not state any price or dollar amount. Non-illuminated signs placed more than five feet from the face of any window surface are exempt from the provisions of this section. Professionally designed window displays are exempt from this section.
- (1) *Credit and debit card signs.* In addition to the above, each business establishment may display, at a single location on a glass window or door, decals or stickers indicating credit card or debit cards which are accepted therein, provided the total area of the decals or stickers displayed does not exceed 24 square inches. The area of such decals or stickers shall not be included in the aforementioned 45 25 percent window glass area limitation. No more than four credit card or debit cards names or symbols shall be displayed. Such decals or stickers shall be placed on window surfaces no more than three inches from a door or window frame or mullion near the middle portion of the window or door. All such decals or stickers shall be maintained in a good, neat and orderly condition. Deteriorated, faded or damaged (cracked/ripped) decals or stickers are prohibited and must be replaced in a timely manner. Failure to comply with the above provisions shall be deemed a code violation subject to fines and legal action.
- (c) Door signs may additionally state the business hours, address number, telephone number, either an E-mail address or website address, and the name of the members, agents or brokers, of the business, as well as the

licensing numbers of those individuals, if same are required by law. All such lettering shall not exceed four inches in height per line; address numbers shall not exceed four inches in height. Address numbers shall be placed on the front of any back door leading to each business location for public safety purposes and deliveries. If a business does not have a street-facing door, the business may include its telephone number and website address on its window in accordance with the provisions and limitations set forth in subsection (b), above. In the instance of no window sign, the name of the business may be placed on the door with lettering not to exceed four inches in height.

- (d) The owner of each building shall be responsible for selecting the color of lettering to be used for all signage on his/her building. The building owner shall notify the town of the color selected, and the owner, his/her employees or agents shall be responsible for assuring that each tenant is aware of the selection. Tenants are responsible for selecting the font, style and type sign which conform with the color as chosen by the building owner and with letters in compliance with [subsection] (e) below. However, the color of the lettering contained within window signs may only consist of one of the following colors: black, white or gold. All window signs are to be uniform as to color as all other window signage on the building.
- (e) Primary identification signage shall consist of individual letters (e.g., channel reverse channel, cast, formed, etc.) with a minimum depth or return of one-half inch and shall be installed or mounted in such a manner that the face of the letter is a minimum of one inch from the wall or mounting surface, however, primary signage which consists of a plaque, or of individual letters mounted on a flat surface which is in turn affixed to the wall or other building surface, as provided for in section 17-20(a)(8), shall only have a minimum depth or return of one-half inch and shall be installed or mounted in such a manner that the face of the letter is a minimum of one-half inch from the wall or mounting surface. Notwithstanding the foregoing, primary signs located less than seven feet above the sidewalk grade, affixed to a wall or other building surface, shall have a minimum depth or return of one-quarter inch. All such signage is subject to planning and zoning department approval as to aesthetics, including methods of mounting and illumination, if any. If illumination requires the use of "raceways" (boxes behind the letters to hold wiring), such shall be of the same color as the building or background behind the raceway.
- (f) Only one sign of each type, i.e., primary identification, window, door, shall be permitted for each retail store and business establishment, and each building shall be permitted one primary identification sign which bears the name of such building, except as provided in sections 17-21 and 17-22. The top of all signs shall not be higher than 14 feet above the sidewalk grade with the exception of building identification signs as allowed in Section 17-20(t). These provisions shall be controlling over the provisions of paragraph (a) in the case of any conflict.
- (g) Theater signs shall not be limited by subsection (a) above, but shall be incorporated in the basic architecture of the building and approved as a whole with the building plans. However, sign installations on theaters shall be subject to application, approval and permit requirements according to section 17-3.
- (h) Building tenant directory signs are required for all multi-story buildings in the B-1 District in accordance with Section 17-3. All building tenant directory signs must be installed adjacent to an elevator if placed inside a lobby, or near the lobby front door and rear door, if provided, on an exterior wall surface if placed outside of a lobby. __

- (i) Signs in atria or semi-enclosed areas are treated for all purposes and subject to regulation in the same manner as if said areas were facing the street on an exterior wall. All provisions of this section relating to exterior signs in the B-1 zone are applicable to atria or semi-enclosed areas. Notwithstanding the foregoing provisions, illuminated or non-illuminated light boxes may be installed in the pedestrian walkways connecting the walkways paralleling Kane Concourse with the rear parking areas and/or the alley separating blocks 11, 12, 20 and 21, provided a permit is applied for and approved in accordance with section 17-3. Any such light boxes shall be positioned perpendicular to Kane Concourse unless the pedestrian walkway is angled in such a manner so that the light box is not visible from any adjoining roadway. The maximum size of any single light box shall be three feet in width by five feet in height. All such light boxes shall be maintained in proper working condition and appearance with all lighting operational, no broken glass and all framing maintained. All display items within light boxes shall be limited to those products or services owned or sold by the tenant upon which the light box is attached to the exterior of portion of the building occupied by the tenant.
- (j) Primary identification signage and window signs may include logos. The town has discretion to approve logos and has the final authority to limit or grant approvals of logos based on aesthetics, proportions, and overall considerations of the surrounding neighborhood.
- (k) No awning or canopy shall be erected bearing any sign, including, but not limited to, letters and logos. However, the awning or canopy may bear the trade name of the establishment with which it is connected if the establishment does not have a primary sign on the same side of the building on which the awning or canopy is located. All provisions of the town's ordinances regulating signs must be complied with.
- (l) A one-time, professionally made temporary canvas or plastic sign may be displayed for a new business to state, "grand opening" on their premises for no more than 30 days upon the receipt of a permit and the payment of a \$100.00 fee. Also, a one-time, professionally made "coming soon" sign shall be permitted upon the application for a permit and payment of a \$100.00 fee. Such sign shall not exceed two feet vertical by six feet horizontal and may contain the words "Coming Soon", the name of the establishment and the nature of the business. The permit for this sign shall be issued for a period not to exceed six months. No permits shall be issued to businesses which have not filed an application for a business tax receipt with the town clerk.
- (m) For an existing business to promote a special occasion or sales event, a professionally made temporary canvas or plastic banner sign may be displayed to announce the event. The location of the sign must be on the site where the business is located, and may be placed in a window, door or across the building facade. If placed outdoors, any such sign shall be securely fastened to the building. Such sign shall not exceed two feet vertical by six feet horizontal. Such signs shall not be placed on the premises more than four times per calendar year and shall not be placed for more than ten days at any one time. A time period of at least 14 days must separate any placement of such signs. Prior to installing any such sign on their premises, a permit must be obtained from the town and the posting of a bond to ensure its removal at the end of the permit period.
- (n) No permits may be issued for box signs and/or signs utilizing flat plastic letters affixed to a flat surface subsequent to the effective date of this section. Such signs existing as of the effective date of this section shall be considered to be nonconforming, and should be replaced with signage in conformance with this section at the earliest practicable date. All such

nonconforming signage as described in this subsection shall have been removed or replaced within five years of the effective date (August 12, 1997).

- (o) Business located on the second floor of a building or higher, and businesses which do not occupy space directly adjacent to the street, are not permitted any signage other than door signs and building directories.
- (p) Notwithstanding the above, windows, doors, directory, temporary and interior signs may be approved by the town manager or his/her designee as long as it meets the current provisions of the Town Code as set forth in this chapter.
- (q) Notwithstanding any contrary provision(s) of this section, a publicly elected local, state or federal governmental official conducting a public business will be permitted to place a sign on the ground floor in the B-1 Business district which identifies his or her elected position and identity, subject to prior approval of the planning and zoning board of the town.
- (r) "Visitor parking", "no parking", "private parking" or other designated parking signs shall be permitted on private property to identify private parking and limitations thereto in the Business district (B-1) subject to prior approval of the town as to size, placement, and aesthetics. The "no parking" signs may be freestanding, but shall not exceed four feet in height, and shall be weighted or anchored into the ground at the bottom to keep the signs from toppling over. Not more than one sign shall be permitted at the driveway entrance(s) to a parking facility and not more than one sign per four parking spaces within an off-street parking facility.
- (s) For sale, for rent, or for lease signs shall be permitted in the Business district (B-1) but shall not exceed one sign on each business, shall be no greater than 1.5 square feet in size, and shall be limited to: situation (sale, rent, lease, zoning, size of property); name of owner; broker or agent; phone number/E-mail; designs or trademarks, provided such design or trademark shall be appropriate to the scale of the sign. In addition, one sign may be hung from, or attached to the approved sign for temporary use announcing one additional bit of information limited to: For rent, for lease, open, by appointment only, size, zoning, associate's or salesperson's name. A "Sold" sign may be attached to the sign for a period of 30 days subsequent to the date of the sale. All of the above signs shall not exceed 48 square inches). Signs may be double-faced. No handmade signs shall be permitted. The sign shall be placed on a stand in front of the business, but not on town right-of-way, when physically possible. If the location of the business does not permit such placement, then the sign shall be placed on the window or door so it can be seen from the street. Before any "for sale", "for rent", "for lease", or "no parking" signs are displayed, an application for a permit for such display shall be filed with the town and a fee of \$25.00 paid by the applicant to the building department who shall issue such permit if applicant has complied with all provisions of this section. If a real estate company or its agent obtains a permit for a sign and sells the property before the expiration of the permit, the sign may be transferred to another property within the town so long as the real estate company or its agent notify the building department in writing of the change in location. Such signs shall be outdoors only and in plain black lettering on white background, with no iridescent paint or coloring or other lighting, and shall be of neat professional appearance. Notwithstanding the above, a company logo or trademark may be colorized, provided the logo or trademark colors are compatible and not bright iridescent "neon" colors.
- (t) *Building Identification Signs.* Buildings with three (3) or more stories in height may be allowed to have building identification signs exceeding 14

feet above the sidewalk grade subject to the approval of the planning and zoning board per subsection (a)(4) and subject to the following conditions:

- 1) The sign(s) should be placed at the uppermost portion of the building and designed to be in proportion to the architectural façade or wall of the building upon which it is attached;
- 2) Such signs, if permitted, shall be attached only to building facades facing an adjoining street frontage where the land across the adjoining street is within the B-1 Business District. For the purpose of this section, the alleys between Blocks 11, 12, 20 and 21 are not considered street frontages;
- 3) No more than two (2) building identification signs are allowed per building and only one sign is allowed per street frontage;
- 4) A building identification sign is primarily intended to identify a multi-story / multi-tenant building complex rather than a single tenant, and as such, a single tenant's name, regardless of the amount of floor space occupied, may not be used unless additional wording is included such as "plaza", "center", "tower", etc.;
- 5) No building identification sign shall include off-premises tenants, sponsor or advertising of any type;
- 6) Building identification signs, if allowed, shall be placed so as to not break important horizontal or vertical building lines or architectural features. This requirement will be considered met if none of the following types of lines are broken:
 - a) Cornice lines; lintel or sill lines, actual or extended; belt course lines;
 - b) Column or pilaster lines;
 - c) Columns, decorative panels, friezes, keystones, medallions, ornamental trim, ornaments, pediments, pilasters, rosettes, windows, and similar architectural detail features.
- 7) The sign length should not exceed 60 percent of the architectural façade or wall of the buildings upon which it is attached;
- 8) The maximum overall square footage for each individual sign shall not exceed 150 square feet.
- 9) The maximum height of all letters, numbers or logos in a sign shall not exceed 18 inches in height.

(u) (10) Notwithstanding the above provisions, based on the proposed sign design, sign location, building height, architectural features or other unique circumstances, the planning and zoning board may vary the above criteria. If the planning and zoning board varies from the above criteria, copies of the approved sign and written reasons for the modifications shall be forwarded to the town council within 15 days. Upon receipt of the planning and zoning board's action a member of the town council or the town manager may appeal the board's decision. If the board's decision is appealed the matter shall be placed on the next available town council meeting agenda for action.

~~(u)~~ (v) *Sidewalk Cafe / Outdoor Restaurant Menu Board / Sandwich Sign* - One menu board or sandwich sign is allowed per restaurant and shall be limited to six square feet in area. The color of the sign frame and sign background shall be approved by the Town. White, grays, or wood colored earth tones are required for the above. There shall be no signage or logos displayed on umbrellas that can be seen from the public right-of-way, other than the name of the business establishment;

~~(v)~~ (w) *Holiday Decorations* - Holiday decorations are permitted to be installed up to two weeks before and one week after the specified holidays listed herein. All holiday decorations must be placed on the interior of the business. No holiday decorations may contain any business names or logos. No holiday decorations shall be placed on the Town's property. Holiday decorations are permitted on private property for the following holidays:

- i) United States Federal Holidays - New Year's Day, Birthday of Martin Luther King Jr., Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, Christmas Day;
- ii) Other Holidays – Valentine's Day, St. Patrick's Day, Mothers Day, Flag Day, Fathers Day, Halloween;
- iii) Religious Holidays.

~~(w)~~ (x) *Vacant Property*. If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public at street grade shall be kept clean, and the interior of such vacant store shall be screened from public view in one of the following ways until the property is occupied:

- (1) All glass surfaces visible to the public at street grade shall be covered with a Town-approved material having a common design motif and a consistent predetermined color (material available at the building and zoning department); or
- (2) Decorative displays of the future tenant of the vacant store. Such screening shall consist of a Town-approved material having a common design motif and a consistent predetermined color. Such screening material shall be mounted on a freestanding partition, attached to a wooden frame or affixed by other temporary means.

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 22.

ITEM: Discussion requested by Council Member Reid regarding the development of a fee schedule for the use of town's right-of-way by developers/contractors.

DESCRIPTION:

The section of the town code with talks about the use of right-of-way states the following:

Sec. 18-7(1) "Notwithstanding the foregoing, a contractor temporarily may use the town's property and right-of-way during construction provided that the contractor first obtains a permit from the town for such temporary use. The temporary use shall not exceed three months, after which any extension(s) must be obtained by application to the town council or such department(s) as designated by the town council. During the temporary use of the town's property and right-of-way by a contractor, at the sole expense of the contractor, and subject to the town's prior approval, an off duty police officer or other individual possessing a warning flag, shall be present at the construction location during daylight hours (from 8:00 a.m. to 6:00 p.m.). The contractor shall be responsible to pay for any and all damages to the town's property and right-of-way damaged in such temporary use. A penalty of \$100.00 shall be levied against the contractor for failure to obtain a permit in advance of using the town's property and right-of-way. This penalty shall be in addition to all other penalties as provided in the Code."

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk
 Kelly Reid, Council Member

ATTACHMENTS

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 23.

ITEM: Consideration and approval of a private TDR transaction of the transfer of three (3) dwelling units from Bay Harbor Townhouse Condo Assoc. (10066 Bay Harbor Terrace) to 1045 - 92 St BH, LLC (1045 - 92 Street). Enclosed is a copy of the application, contract, plans and other supporting documents.

DESCRIPTION:

Town Planner Miller reviewed the application and determined that the donor site has a right to a density of 11 units. The current building has 6 units; therefore there are 5 units available for transfer to another site.

Also attached are the building and code inspections conducted at the donor site. There are some building, electrical (pool) and aesthetic items that need to be taken care of. The Town will require an escrow agreement from the donor site to ensure these repairs are completed.

The receiving site located at 1045 - 92 Street, filed and received approval January 21, 2014 for the development of a 38 unit project, pending approval of the transfer of development rights of 20 TDR units. The three units being purchased from Bay Harbor Townhouse Condominium will partially satisfy this requirement. They will need to submit another application for the remainder TDR units they need.

All required information was submitted as required by Section 23-22.2 of the Town Code. Staff recommends that if the TDR application is approved by the Town Council, the Town Attorney draft a resolution setting forth the Town Council's approval and recommendations.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Staff Report and Application	staff Report and Application - 10066 Bay Harbor Terrace - 1045 - 92 St.pdf
----	------------------------------	--

2.	1045 - 92 St Approved Plans	1045 - 92 St Plans.pdf
----	--------------------------------	------------------------

7522 Wiles Road Suite B-203
Coral Springs, Florida 33067
(Tel) 954-757-9909
(Fax) 954-757-7089
(E-mail) mmiller@michaelmillerplanning.com

**MICHAEL MILLER
PLANNING
ASSOCIATES, INC.**

Fax

To: Marlene Marante, Town Clerk

From: Michael J. Miller, AICP *MM*

Town of Bay Harbor Islands

Consultant Town Planner

Fax: 305-866-4863

Pages: 2 (Including Cover Page)

Phone: 305-866-6241

Date: 3/26/2014

Re: Transfer of Development Rights (TDR) **CC:**

1045 92nd Street (38 DU Redevelopment)

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ As Requested

TDR Request - Private

Donor Site: 10066 Bay Harbor Terrace - W ½ of Lot 4 less the E 18' - 2.5" thereof, and all of Lot 5 in Block 7 (Bay Harbor Townhouse Condo)

Receiving Site: 1045 92nd Street / Lot 13-14 of Block 15 (1045 92nd St)

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application, following is our analysis. We have previously prepared staff reports for another private TDR allocation (6 DU) and a public (14 Town TDR) application (will need to be revised). Our records indicate the receiving site (1045 92nd Street) was granted Site Development Plan approval by the Town's PZ Board on 01/21/14 for a total of 38 DU. The allowable base zoning density of 34 DUA allows 18 DU on the receiving site (.52 acres X 34 DUA = 17.68 or 18 DU). Since the proposed project includes 38 dwelling units this requires the acquisition of 20 TDR units. The developer of the receiving site (1045 92 ST BH, LLC) has contracted with a nearby privately-owned / fully developed site known as Bay Harbor Townhouse Condominiums to acquire 3 TDR units. There are two other concurrent applications requesting the remaining TDR units needed for the project (6 private, 11/14 public). The donor site is currently developed as a 3-story / 6-unit condominium complex that was constructed in 1980, accordingly to the application submitted. The application states that the donor site is located on Lot 5 of Block 7 and is 11,250 sq. ft. / .26 acres in size which entitles the property to 9 DU (no survey was submitted). However, the Miami-Dade County Property Appraiser's website reveals that this donor site is actually located on a larger site - the West ½ of Lot 4 less the East 18' - 2.5" and all of Lot 5 of Block 7 - which totals 14,143.5 sq. ft. / .33 acres in size that entitles the property to 11 DU. A survey will need to be submitted to verify this information. The lot split is related to the right-of-way acquisition for a portion of Bay Harbor Terrace. Therefore, based on the above analysis, the donor site has the ability to convey the three (3) DU requested and most likely two (2) additional DU once the lot size is verified.

March 26, 2014

Our office was not requested to perform any inspections of the donor site to determine if the site complies with Town Codes or has any Code violations. We assume other Town staff members will perform those tasks in conformance with the Town TDR Code requirements.



Application Fee: \$1,000 Private Transaction - \$500 Town Owned Units

(For official use only)	
DATE RECEIVED: <u>3/19/14</u>	TDR UNIT COST: \$ <u>38,167</u>
TDR UNITS REQUESTED <u>3</u>	PROJECT TOTAL UNITS <u>38</u>
APPROVAL DATE: _____	APPROVED BY: _____

**TOWN OF BAY HARBOR ISLANDS
APPLICATION FORM
TRANSFER OF DEVELOPMENT RIGHTS**

MAR 22 2014

APPLICANT INFORMATION

Name <u>1045 - 92nd St. BH LLC</u>		
Phone (305) <u>792-0060</u>	e-mail <u>supraski@supraskilaw.com</u>	Fax (305) <u>692-8550</u>
Address <u>2450 MIAMI GARDENS DR.</u>		
City and State <u>MIAMI, FLORIDA</u>		Zip Code <u>33138</u>
Relationship to Property: <u>OWNER</u>		

RECEIVER SITE INFORMATION

Owner's Name <u>1045 92 ST BH LLC</u>	
Phone (305) <u>792-0060</u>	e-mail <u>supraski@supraskilaw.com</u> Fax ()
Address <u>2450 MIAMI GARDENS DRIVE</u>	
City and State <u>MIAMI, FLORIDA</u>	Zip Code <u>33154</u>
Property Address/Location <u>1045 92ND ST BH1, FL 33154</u>	
Legal Description: <u>LOT(S) 15 & 14 BLOCK 15</u>	
Folio Number <u>13-2227-001-2960</u>	Current Zoning <u>RM-2</u>
Property size <u>22,500 SF (150x150)</u>	Purchase date
Existing use of the property <u>MULTI-FAMILY (2 UNITS)</u>	
Describe Existing Structure on Property <u>DUPLEX/ONE STORY</u>	
<u>CONTEMPORARY / CBS CONSTRUCTION</u>	
Dwelling units to be received <u>3 TDRS</u>	
Total Dwelling units including TDR <u>38 UNITS</u>	

HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?
☒ Yes ☐ No

If Yes, then provide date of approval _____
If Not, then attach preliminary site plan.

ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☐

If Yes, skip the donor site portion

If Not, then fill in the donor site portion.

DONOR SITE INFORMATION, IF APPLICABLE

Owner's Name BAY HARBOR TOWNHOUSE CONDO. ASSOC.		
Phone (305) 742-8570	e-mail Allan@BHTManagement.com	Fax ()
Address 10066 BAY HARBOR TERRACE 10086		
City and State BAY HARBOR ISLANDS, FL		Zip Code 33154
Property Address/Location 10066 BAY HARBOR TER. BHI, FL		
Legal Description: LOT(S) 5 BLOCK 7		
Folio Number 13-2222-035-0080	Current Zoning RM-2	Year built 1980
Property size 11,250 SF .258	Purchase date	
Existing use of the property MULTI-FAMILY (6 UNITS)		
Describe Existing Structure on Property 6 3-STORY TOWNHOMES CONCRETE & CBS CONSTRUCTION		
Dwelling units to be transferred to TDR Bank 3		
Units permitted 9		

APPRAISAL INFORMATION - IF APPLICABLE

(Appraiser must be approved by the Town)

(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

Name:		
Phone ()	e-mail	Fax ()
Address		
City and State		Zip Code
Date of Appraisal / /	Appraisal Value of TDR unit \$	
Proposed TDR Unit Value \$		

SURVEY COMPANY INFORMATION - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

Name of Surveyor A.R. TOUSSAINT & ASSOCIATES		
Address 620 NE. 126 ST. NORTH MIAMI, FL 33161		
Phone (305) 891-7340	e-mail artousaint@aol.com	Fax (305) 893-0325

Name of Surveyor Albert TOUSSAINT		
Address see above.		
Phone (305) 891-7340	e-mail same as above	Fax () " "

PROPERTY CODE INSPECTION RESULTS - (Donor Site)

The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.

- ☐ Building must have obtained 40 or 50 Year Certification - If Applicable
- ☐ Outstanding Liens or Code Violations must be cured and/or paid - If Applicable

Other inspections to be performed may include, but are not limited to, the following items:

- | | | | |
|---|--|---|---------------------------------------|
| ☐ Exterior paint | ☐ Windows | ☐ Doors | ☐ Elevators |
| ☐ Steps | ☐ Railings | ☐ Landscaping | ☐ Parking area |
| ☐ Pool/Recreation facilities | ☐ Fences/Walls | ☐ Plumbing | |
| ☐ Electrical System | ☐ A/C equipment | ☐ Roof mounted equipment/screening | |
| ☐ Roofing | | | |

I hereby certify that:

- 1) The information furnished on this application and the attachments is true.
- 2) I am the owner(s) of record of the property described in this application.
- 3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.

RECEIVER SITE 1045 - 92 ST BH, LLC

x [Signature]
Signature of Owner (Applicant)

x MARCH 21, 2014
Date

Signature of Owner (Co-Applciant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21 day of March, 20 14
by LOUIS SUPRASKI on behalf of
1045-92 BH LLC, a Florida (corporation) (partnership) (Other:
_____) He/She is personally known to me or has produced
an oath. (type of identification produced) as identification and did take

My Commission Expires:



[Signature]
Notary Public, State of Florida

Print Name: Mirna Trujillo

DONOR SITE BAY HARBOR TOWNHOUSE CONDOMINIUM ASSOC.

A [Signature]
Signature of Owner (Applicant)

x 3/20/14
Date

Signature of Owner (Co-Applciant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by ALLAN PERELIS on behalf of
BAY HARBOR TOWNHOUSE CONDO ASSOC., a Florida (corporation) (partnership) (Other:
FL Driver License) He/She is personally known to me or has produced
an oath. (type of identification produced) as identification and did take

My Commission Expires:



[Signature]
Notary Public, State of Florida

Print Name: Maily Ferreiro

I HEREBY CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY
OF THE ORIGINAL

1. PARTIES AND PROPERTY: 1045 92nd St. BH LLC.

("Buyer")

2. agrees to buy and BAY HARBOR TOWNHOUSE CONDOMINIUM ASSOC. ("Seller")

3. agrees to sell the property described as: Street Address: THE TRANSFER OF DEVELOPMENT

4. RIGHTS OF PROPERTY AT 10066 BAY HARBOR TERRACE

5. Legal Description: LOT 5, BLK 7, BAY HARBOR SD, P.B 46

6. PG. 5, MIAMI-DADE CO, FL. FOLIO # 13-2227-075-0080

7. and the following Personal Property: NONE

8. _____
9. (all collectively referred to as the "Property") on the terms and conditions set forth below.

10. 2. PURCHASE PRICE:

11. (a) Deposit held in escrow by LOUIS A. SUPRASKI, P.A.
12. ("Escrow Agent") (checks are subject to actual and final collection)

13. Escrow Agent's address: 2750 MIAMI GARDENS Phone: 305.792.0060

14. (b) Additional deposit to be made to Escrow Agent within _____ days after Effective Date

15. (c) Additional deposit to be made to Escrow Agent within _____ days after Effective Date

16. (d) Total financing (see Paragraph 5)

17. (e) Other UPON APPROVAL OF TOR TRANSFER
BY THE TOWN OF BH.

18. (f) All deposits will be credited to the purchase price at closing. Balance to close, subject
19. to adjustments and prorations, to be paid with locally drawn cashier's or official bank
20. check(s) or wire transfer.

\$ 114,500.00

\$ 112,500.00

\$ 10,000.00

\$ 10,000.00

\$ 94,500.00

\$ 92,500.00

21. 3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer
22. and an executed copy delivered to all parties on or before 5pm on 3/21/14, this offer will be withdrawn and the
23. Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter
24. offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed
25. or initialed and delivered this offer or the final counter offer. Calendar days will be used when computing time periods, except
26. time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national
27. legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next
28. business day. Time is of the essence in this Contract.

29. 4. CLOSING DATE AND LOCATION:

30. (a) Closing Date: This transaction will be closed on WITHIN [5] WORKING DAYS UPON OBTAINING
31. APPROVALS OF TOR TRANSFER (Closing Date), unless specifically
32. extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited
33. to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and Buyer is unable
to obtain property insurance, Buyer may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

34. (b) Location: Closing will take place in MIAMI-DADE County, Florida. (If left blank,
35. closing will take place in the county where the Property is located.) Closing may be conducted by mail or electronic means.

36. Buyer (A) () and Seller (A) () acknowledge receipt of a copy of this page, which is Page 1 of 7 Pages.

~~5. THIRD PARTY FINANCING: N/A~~

BUYER'S OBLIGATION: Within _____ days (5 days if left blank) after Effective Date, Buyer will apply for third party financing in an amount not to exceed _____ % of the purchase price or \$ _____, with a fixed interest rate not to exceed _____ % per year or with an initial variable interest rate not to exceed _____ %, with points or commitment or loan fees not to exceed _____ % of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows: _____

Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within _____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately upon obtaining financing or being rejected by a lender.

CANCELLATION: If Buyer, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within _____ days (3 days if left blank) deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract. If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property.

DEPOSIT(S) (for purposes of Paragraph 5 only): If Buyer has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on Buyer's part, the Deposit(s) shall be returned to Buyer, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or Buyer fails to use good faith or reasonable diligence as set forth above, Seller will be entitled to retain the Deposit(s) if the transaction does not close.

6. TITLE: Seller has the legal capacity to and will convey marketable title to the Property by ☒ a statutory warranty deed ☐ other SPERM DEED TO BE RECORDED, free of liens, easements and encumbrances of record or known to Seller, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) to approval of the supplemental TDR Application for (3) TDR's, by the town of BHI (see Addendum NO.'s 1-6).

provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the Property as needed for multi-family development project approved by the town of BHI - P#2 Board of Town Council.

(a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. Seller will, at (check one) ☐ Seller's ☒ Buyer's expense and within _____ days ☐ after Effective Date ☒ or at least 5 days before Closing Date deliver to Buyer (check one) ☒ (i.) a title insurance commitment by a Florida licensed title insurer and, upon Buyer recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If Buyer is paying for the evidence of title and Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to Buyer from the policy effective date and certified to Buyer or Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to Seller then (i.) above will be the evidence of title.

(b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or (2) Buyer delivers proper written notice and Seller cures the defects within _____ days from receipt of the notice ("Curative Period"). If the defects are cured within the Curative Period, closing will occur within 10 days from receipt by Buyer of notice of such curing. Seller may elect not to cure defects if Seller reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, Buyer will have 10 days from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)
☒ Seller will, within 15 days from Effective Date, deliver to Buyer copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction: Physical site defects issued by the Town of BHI. prepared for Seller or in Seller's

Buyer [Signature] and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 2 of 7 Pages.

possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by Seller will be returned to Seller within 10 days from the date this Contract is terminated.
☐ Buyer will, at ☐ Seller's ☒ Buyer's expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☒ Buyer will accept the Property with existing encroachments ☐ such encroachments will constitute a title defect to be cured within the Curative Period. * Provided No encroachments or deed restrictions reduce the allowable () the's to be purchased (see addend
(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. Seller makes no warranties other than marketability of title. By accepting the Property "as is," Buyer waives all claims against Seller for any defects in the Property. (Check (a) or (b))

☒ (a) As Is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☐ (b) Due Diligence Period: Buyer will, at Buyer's expense and within _____ days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for Buyer's intended use and development of the Property as specified in Paragraph 6. During the Due Diligence Period, Buyer may conduct any tests, analyses, surveys and investigations ("Inspections") which Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that Buyer deems appropriate to determine the suitability of the Property for Buyer's intended use and development. Buyer will deliver written notice to Seller prior to the expiration of the Due Diligence Period of Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. Seller grants to Buyer, its agents, contractors and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting inspections; provided, however, that Buyer, its agents, contractors and assigns enter the Property and conduct inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will not engage in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior written consent. In the event this transaction does not close, (1) Buyer will repair all damages to the Property resulting from the inspections and return the Property to the condition it was in prior to conduct of the inspections, and (2) Buyer will, at Buyer's expense, release to Seller all reports and other work generated as a result of the inspections. Should Buyer deliver timely notice that the Property is not acceptable, Seller agrees that Buyer's deposit will be immediately returned to Buyer and the Contract terminated. (see section 22 attached addendums # 1-5)

(c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property, tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or Buyer's intended use of the Property will be permitted ☐ only with Buyer's consent ☐ without Buyer's consent.

9. CLOSING PROCEDURE:

(a) Possession and Occupancy: Seller will deliver possession and occupancy of the Property to Buyer at closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: Buyer will pay buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. Seller will pay seller's attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

(c) Documents: Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each service contractor from Seller.
Buyer () and Seller () acknowledge receipt of a copy of this page, which is Page 3 of 7 Pages.

advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by Seller from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppel letters; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppel letter, Seller will certify that information regarding the tenant's lease is correct. If Seller is a corporation, Seller will deliver a resolution of its Board of Directors authorizing the sale and delivery of the deed and certification by the corporate Secretary certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. Seller will transfer security deposits to Buyer. Buyer will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estates taxes, personal property taxes on any tangible personal property, bond payments assumed by Buyer, interest, rents, association dues, insurance premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by Seller. If a certified, confirmed, or ratified special assessment is payable in installments, Seller will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and Buyer will assume all installments that become due and payable after the Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last estimate of the assessment.

(f) Foreign Investment In Real Property Tax Act (FIRPTA): If Seller is a "foreign person" as defined by FIRPTA, Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If Buyer does not pay sufficient cash at closing to meet the withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: Seller and Buyer authorize Escrow Agent (Agent) to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have _____ days (5 days if left blank) after delivery of such notice to cure the non-compliance.

12. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and Buyer has timely given any required notice regarding the condition having not been met, Buyer's deposit will be returned in accordance with applicable Florida laws and regulations.

13. DEFAULT:

(a) In the event the sale is not closed due to any default or failure on the part of Seller other than failure to make the title marketable after diligent effort, Buyer may either (1) receive a refund of Buyer's deposit(s) or (2) seek specific performance. If Buyer elects a deposit refund, Seller will be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of Buyer, Seller may either (1) retain all deposit(s) paid or agreed to be paid by Buyer as agreed upon liquidated damages, consideration for the execution of this Contract, and Buyer () and Seller () acknowledge receipt of a copy of this page, which is Page 4 of 7 Pages.

195 In full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If Seller retains the
196 deposit, Seller will pay the Brokers named in Paragraph 20 fifty percent of all forfeited deposits retained by Seller (to be split
197 equally among the Brokers) up to the full amount of the brokerage fee.

198 **14. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party,
199 which for purposes of this provision will include Buyer, Seller and Broker, will be awarded reasonable attorneys' fees, costs, and
200 expenses.

201 **15. NOTICES:** All notices will be in writing and may be delivered by mail, personal delivery, or electronic means. Parties agree to
202 send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney
203 or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

204 **16. DISCLOSURES:**

205 (a) **Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales Commission Lien Act
206 provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you,
207 the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act
208 cannot be waived before the commission is earned.

209 (b) **Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special assessment lien(s)
210 imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set
211 forth in Paragraph 9.(e).

212 (c) **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities,
213 may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines
214 have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your
215 county public health unit.

216 (d) **Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by Section
217 553.996, Florida Statutes.

218 **17. RISK OF LOSS:**

219 (a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will bear the risk of
220 loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will
221 have the option of purchasing the Property at the agreed upon purchase price and Seller will transfer to Buyer at closing any
222 insurance proceeds, or Seller's claim to any insurance proceeds payable for the damage. Seller will cooperate with and assist
223 Buyer in collecting any such proceeds.

224 (b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent
225 domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this Contract without liability and the
226 deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of purchasing what is left of the Property at the
227 agreed upon purchase price and Seller will transfer to the Buyer at closing the proceeds of any award, or Seller's claim to any
228 award payable for the taking. Seller will cooperate with and assist Buyer in collecting any such award.

229 **18. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not assignable
230 ☒ is assignable. The terms "Buyer," "Seller" and "Broker" may be singular or plural. This Contract is binding upon Buyer, Seller
231 and their heirs, personal representatives, successors and assigns (if assignment is permitted).

232 **19. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between Buyer and Seller. Modifications of
233 this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents
234 referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable
235 for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract
236 prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will
237 continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

238 Buyer  and Seller  acknowledge receipt of a copy of this page, which is Page 5 of 7 Pages.
CC-3 Rev. 10/09 © 2009 Florida Association of REALTORS® All Rights Reserved

239 20. BROKERS: Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to, a licensed real
240 estate Broker other than:

241* (a) Seller's Broker: None
242 (Company Name) (Licensee)

243 who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ Seller
244 (Address, Telephone, Fax, E-mail)

245* ☐ Buyer ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) _____
246

248* (b) Buyer's Broker: SHLOCH MARCUS REALTY CORPORATION 1177 KANE CONCURSE SUITE 200 MIAMI, FL 33136 305.365.1550
249 (Company Name) (Licensee)

250* who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ Seller's
251 Broker ☐ Buyer ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify) PER AGREEMENT

252* BROKERS COMMISSION WILL BE \$6,750.00, TO BE PAID FROM PROCEEDS AT
253 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to indemnify and hold Broker, its agents, and from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

263 21. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):
264* ☐ Arbitration ☐ Seller Warranty ☐ Existing Mortgage
265* ☐ Section 1031 Exchange ☐ Coastal Construction Control Line ☐ Buyer's Attorney Approval
266* ☐ Property Inspection and Repair ☐ Flood Area Hazard Zone ☐ Seller's Attorney Approval
267* ☐ Seller Representations ☐ Seller Financing ☐ Other _____

268 22. ADDITIONAL TERMS:
269* SEE ATTACHED ADDENDUM NO. 1 (1 PAGE - ITEMS 1-5.)

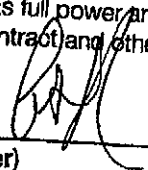
270* This Contract is Subject to Addition terms and conditions that are deemed
271* necessary to protect the South Association's interest as determined by
272* the Association's lawyer.

273* This Contract is Subject to the South Association's Final Official Vote of
274* the Unit Owners of May be extended to no more than 60 days.
275* The Association has a right to cancel without penalty if the official
276* Vote to Sell the TDR's is not approved by a Majority as per the Condominiums

278 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE
279 OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND
280 REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL
281 FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON
282 THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS,
283 ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER ADVICE. BUYER ACKNOWLEDGES
284 THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR
285 OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER
286 INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER,
287 PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION,
288 SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

289 Buyer () and Seller () acknowledge receipt of a copy of this page, which is Page 6 of 7 Pages.
290 GC-3 Rev. 10/09 © 2009 Florida Association of REALTORS® All Rights Reserved

291 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that
292 such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person
293 executing this Contract and other documents on behalf of such party has been duly authorized to do so.

294* 
295 (Signature of Buyer)

Date: 3/18/14

296* 1045 92 ST BH, LLC
297 (Typed or Printed Name of Buyer)

Tax ID No.:

298* Title: AUTHORIZED REPRESENTATIVE

Telephone: c/o LOUIS SUPRASKI, ESQ
305-792-0060

299*
300 (Signature of Buyer)

Date:

301*
302 (Typed or Printed Name of Buyer)

Tax ID No.:

303* Title:

Telephone:

304* Buyer's Address for purpose of notice: c/o LOUIS SUPRASKI 2450 MIAMI GARDENS DR.
MIAMI, FL 33138.

305* Facsimile:

E-mail: supraski@supraskilaw.com

306* X
307 (Signature of Seller) 

Date: X 3/20/14

308* BAY HARBOR CONDOMINIUM ASSOCIATION
309 (Typed or Printed Name of Seller) Tax ID No.:

310* Title: Allan Perelis President

telephone: 786-267-7142
Enrique Marichal, vice pres.

311*
312 (Signature of Seller)

Date:

313*
314 (Typed or Printed Name of Seller)

Tax ID No.:

315* Title:

Allan Perelis # 305-742-8570
Telephone:

316* Seller's Address for purpose of notice: 10066 BAY HARBOR TERRACE, BHI FL 33154.

317* Facsimile: Allan@BHIManagement.com

E-mail: cmcreatestate@yahoo.com

The Florida Association of REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

318* Buyer  and Seller  acknowledge receipt of a copy of this page, which is Page 7 of 7 Pages.
CC-3 Rev. 10/09 © 2009 Florida Association of REALTORS® All Rights Reserved

ADDENDUM 1:

COMMERCIAL CONTRACT-1045 92ND STREET BH, LLC (Buyer) & BAY HARBOR TOWNHOUSE
CONDOMINIUM ASSOCIATION. (Seller)

Section 22 - Additional Terms:

- 1) Buyer's Attorney Louis Supary shall submit Supplemental TDR Application to the Town of BHI, for Approval by the Town Council.
- 2) This Contract is subject to the Buyer obtaining the Final Non-Appealable Site Plan Approval to be granted by the Town of BHI/Planning & Zoning Board, and the approval of the TDR Transfer by the Town of BHI Town Council.
- 3) As condition precedent to closing, Seller shall record a restrictive covenant acceptable to Town Council, against Seller's property evidencing transfer of the Property.
- 4) Seller shall provide, within 10 days from Effective Date, Buyer with Town Manager's determination that [3] TDR's are legally available to be transferred.
- 5) If Town refuses or fails to schedule a hearing of Town Council on approval of transfer of TDR's beyond May 5, 2013, Buyer may cancel this contract and receive refund of deposit(s).



Signature of Buyer
1045 92ND STREET BH, LLC

[Managing Member]

Auth. Rep. Supary

2/18/14

Dated



Signature of Seller

BAY HARBOR TOWNHOUSE CONDOMINIUM ASSOCIATION
[Managing Member]

3/20/14

Dated

Buyer () () and Seller () () Acknowledges Receipt of a Copy of This Page, which is Addendum No. 1

May 5, 2014



Marlene Marante, Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

RE: PROPOSED NEW MULTI -FAMILY
Transfer of Development Rights
10066-10090 Bay Harbor Terrace
Folio #13-2227-074-0001

Dear Ms. Marante:

As per you request, below please find a list of repairs needed as required for the Transfer of Development Rights for the above-mentioned property.

BUILDING REPAIRS

1. Missing light fixture rear with open boxes
2. Damaged railing - Apt. 10070

PLUMBING REPAIRS ~ No Repairs required

MECHANICAL REPAIRS ~ No Repairs required

ELECTRICAL REPAIRS

1. Replace missing fixtures over garage door and front doors
2. Replaced damaged receptacle covers and GFI on SW corner
3. Replaced damaged boxes and covers at garage doors

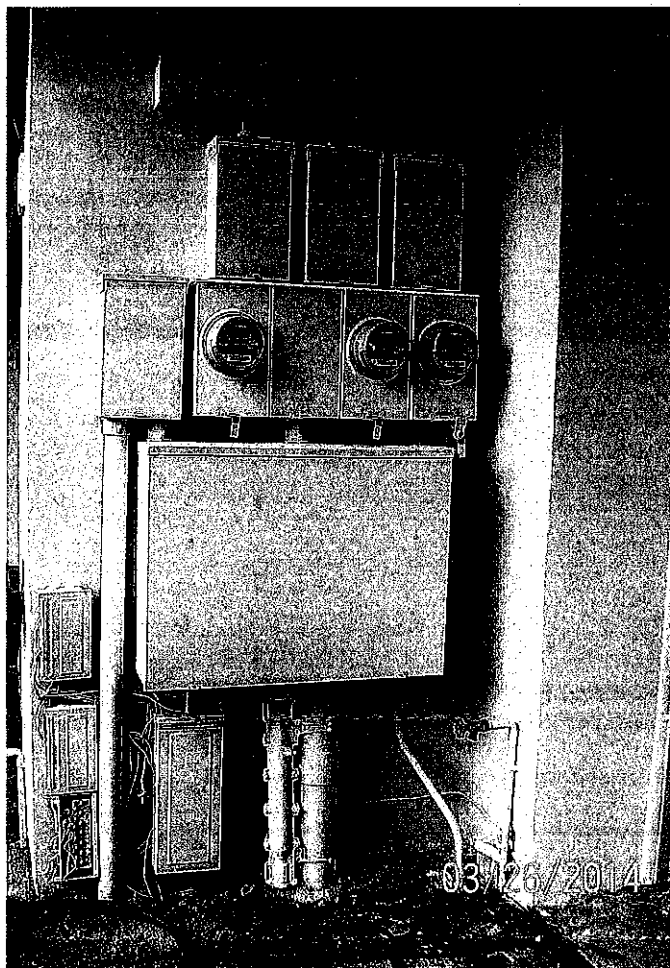
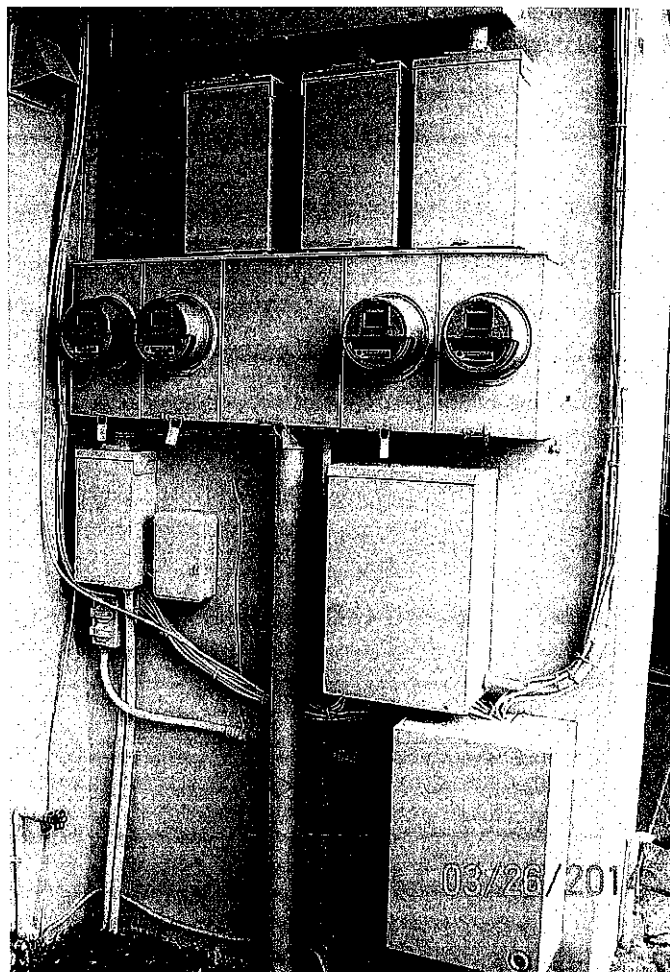
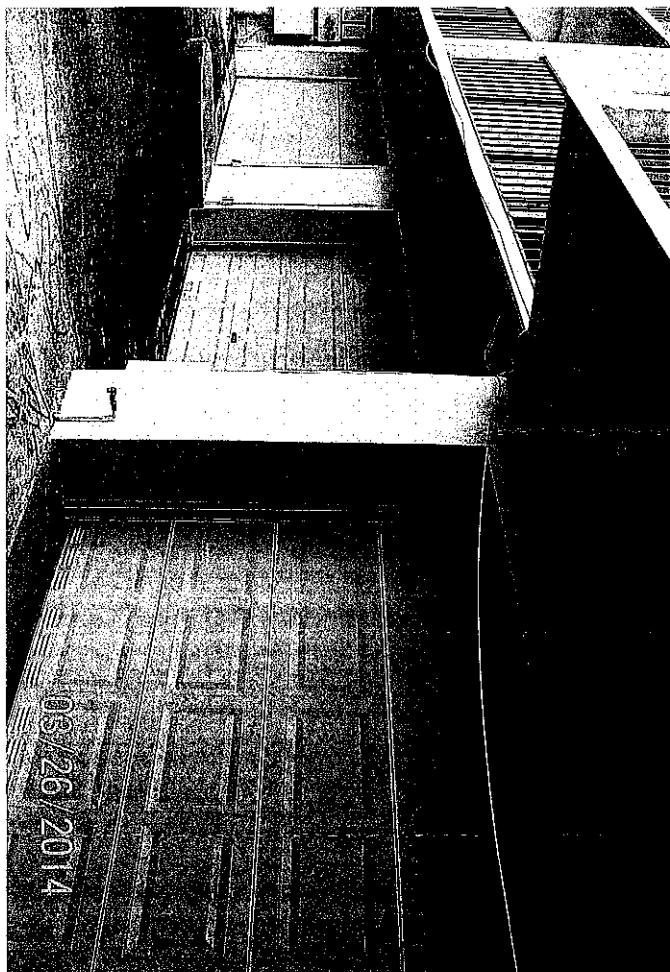
This building was build in 1980. Therefore the 40 year re-certification report is not due until 2020.

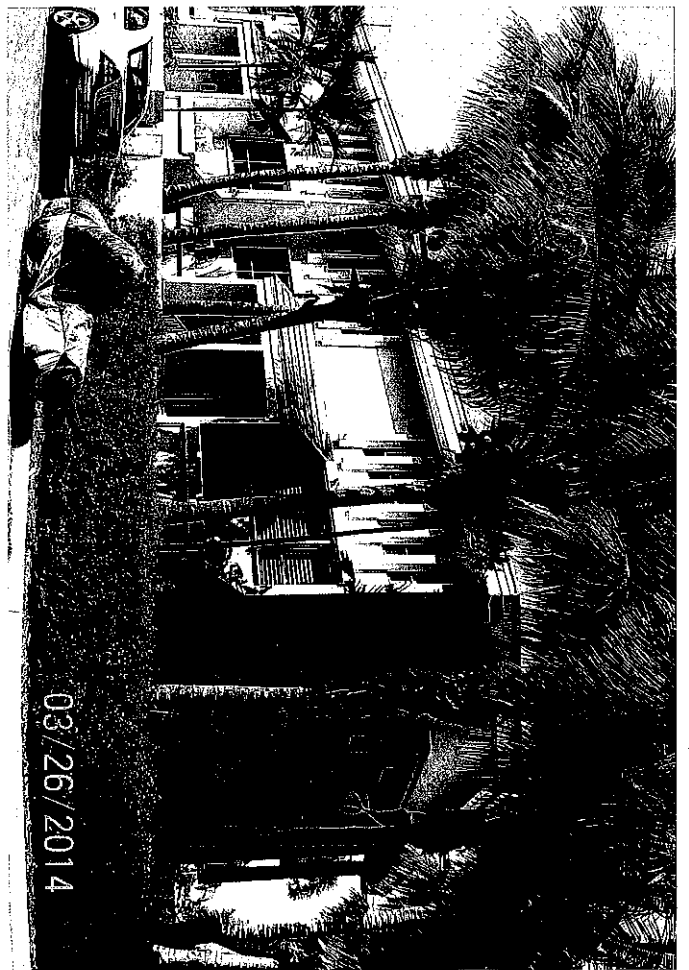
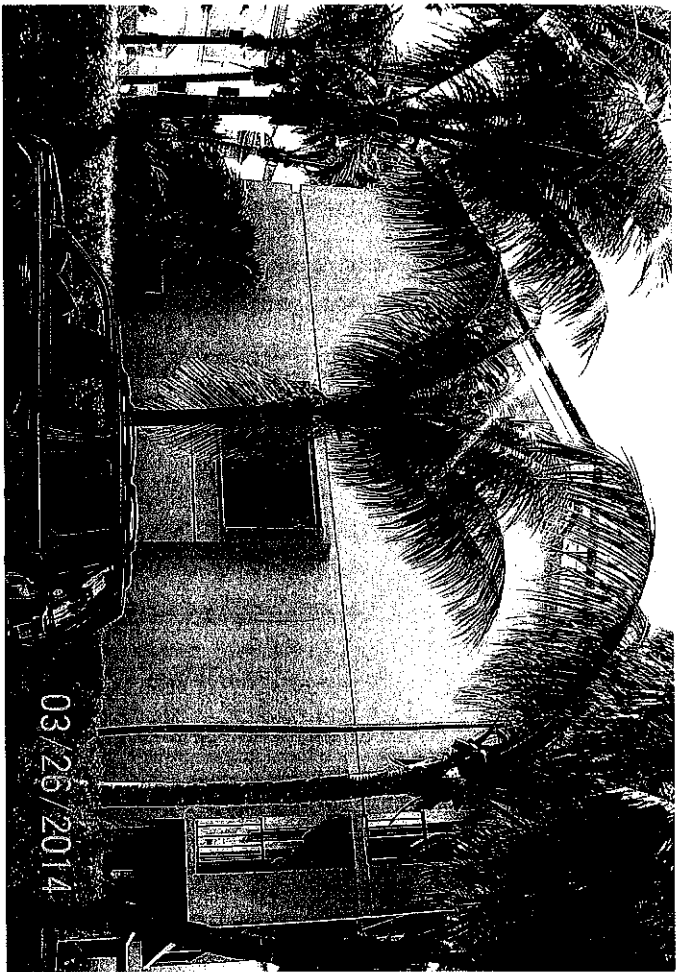
Attached are pictures for your records pertaining to the site.

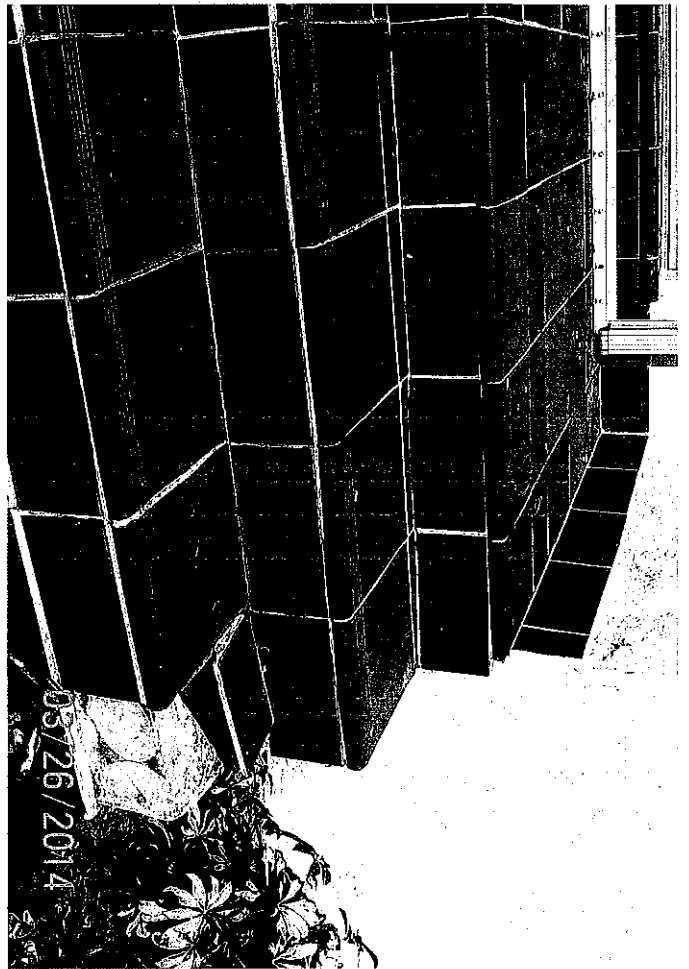
If you have any further question or comments please feel free to contact me.

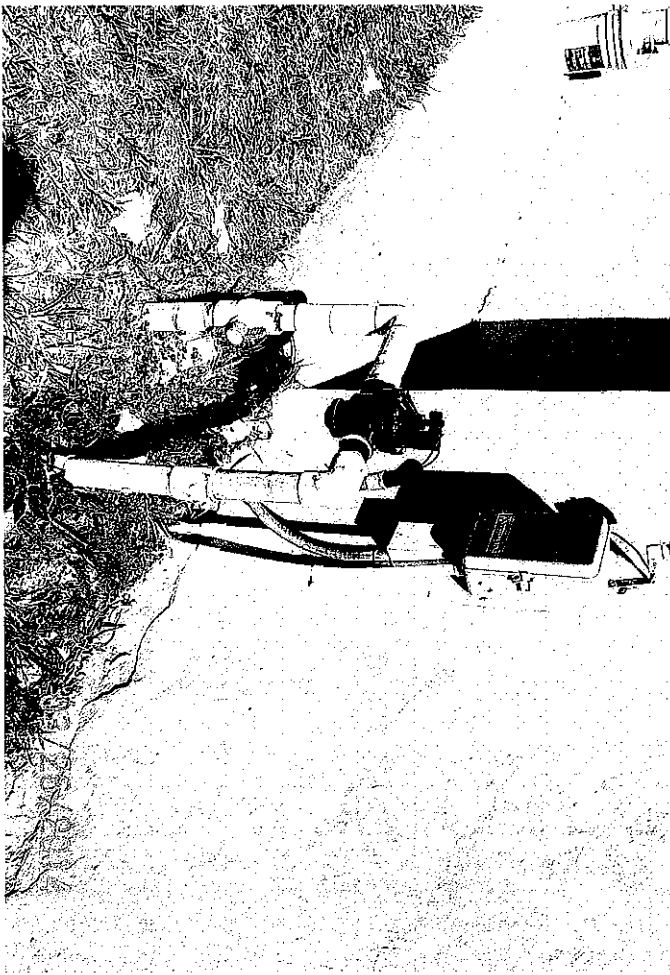
Sincerely,

Dale E. Lee,
Chief Building Official









TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
305-993-1786



SCHEDULED INSPECTION REPORT

Permit No:**Owner:** Bay Harbor Townhouse Condo Assoc**Applicant:** Bay Harbor Townhouse Condo Assoc**Requested by** Ayanidys Marante**Parcel Address:** 10066 - 10086 Bay Harbor Terrace**Lot(s):** 5 **Block:** 7**Project Description:** Transfer Development Rights (TDR)**Phone:** 305-742-8570**Email:** Allen@bhimanagement.com**Date:****Unit #:****Inspector:** Dale Lee**Inspection Date:** 4/29/2014**Inspection Type:** TDR**Time:** :00am**Instructions:**

JULIES REALTY
WWW.JULIESREALTY.COM
ALBERTO HERNANDEZ 305 525-0521

Inspection Checklist:☐☐☐**Inspector's Comments:**

New Roof
New Paint
Missing light fixture @ Rear w/ OPEN boxes
Damaged Railing Rear Left 10070

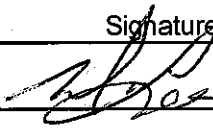
CORRECTIONS MUST BE MADE PRIOR TO REQUEST FOR REINSPECTION.
RE-INSPECTION FEE MUST BE PAID BEFORE RE-SCHEDULING ANOTHER

Note: Removal of this card is illegal and subject to fine.

CALL 305-993-1786 FOR ALL REQUIRED INSPECTIONS

License#

Signature

	 4/30/14
--	---

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
305-993-1786



SCHEDULED INSPECTION REPORT

Permit No:**Owner:** Bay Harbor Townhouse Condo Assoc**Applicant:** Bay Harbor Townhouse Condo Assoc**Requested by** Ayanidys Marante**Parcel Address:** 10066 - 10086 Bay Harbor Terrace**Lot(s):** 5 **Block:** 7**Project Description:** Transfer Development Rights (TDR)**Phone:** 305-742-8570**Email:** Allen@bhimanagement.com**Date:****Unit #:****Inspector:** Ayanidys Marante**Inspection Type:** TDR**Inspection Date:** 4/29/2014**Time:** :00am**Instructions:****Inspection Checklist:**☐☐☐**Inspector's Comments:**

Building looks good - being painted at the moment
- Built 1980
- 40yr due 2020.

CORRECTIONS MUST BE MADE PRIOR TO REQUEST FOR REINSPECTION.
RE-INSPECTION FEE MUST BE PAID BEFORE RE-SCHEDULING ANOTHER

Note: Removal of this card is illegal and subject to fine.

CALL 305-993-1786 FOR ALL REQUIRED INSPECTIONS

License#

Signature

3/26/14

Ayanidys Marante

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
305-993-1786



SCHEDULED INSPECTION REPORT

Permit No:
Owner: Bay Harbor Townhouse Condo Assoc
Applicant: Bay Harbor Townhouse Condo Assoc
Requested by Ayanidys Marante
Parcel Address: 10066 - 10086 Bay Harbor Terrace
Lot(s): 5 Block: 7
Project Description: Transfer Development Rights (TDR)

Phone: 305-742-8570
Email: Alan@primanagement.com
Date:
Unit #:

Inspector: Darrell De Young
Inspection Type: TDR

Inspection Date: 4/29/2014
Time: :00am

Instructions:

Inspection Checklist:

☐☐☐

Inspector's Comments:

REPLACE MISSING FIXTURES OVER GARAGE DOORS & FRONT DOORS
REPLACE DAMAGED RVC & GFI ON SW CORNER
COVER
REPLACE DAMAGED BOXES AT GARAGE DOORS
& COVERS

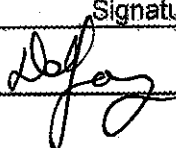
CORRECTIONS MUST BE MADE PRIOR TO REQUEST FOR REINSPECTION.
RE-INSPECTION FEE MUST BE PAID BEFORE RE-SCHEDULING ANOTHER.

Note: Removal of this card is illegal and subject to fine.

CALL 305-993-1786 FOR ALL REQUIRED INSPECTIONS

License#

Signature

		5/5/14
----------------------	---	--------

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
305-993-1786

**SCHEDULED INSPECTION REPORT****Permit No:****Owner:** Bay Harbor Townhouse Condo Assoc**Applicant:** Bay Harbor Townhouse Condo Assoc**Requested by** Ayanidys Marante**Parcel Address:** 10066 - 10086 Bay Harbor Terrace**Lot(s):** 5 **Block:** 7**Project Description:** Transfer Development Rights (TDR)**Phone:** 305-742-8570**Email:** Alan@bharborislands.com**Date:****Unit #:** **Inspector:** Cliff Lindgren**Inspection Type:** TDR**Inspection Date:** 4/29/2014**Time:** :00am**Instructions:****Inspection Checklist:**☐☐☐**Inspector's Comments:**

OK OK

**CORRECTIONS MUST BE MADE PRIOR TO REQUEST FOR REINSPECTION.
RE-INSPECTION FEE MUST BE PAID BEFORE RE-SCHEDULING ANOTHER**

Note: Removal of this card is illegal and subject to fine.

CALL 305-993-1786 FOR ALL REQUIRED INSPECTIONS

License#**Signature**

----------------------	----------------------

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
305-993-1786

**SCHEDULED INSPECTION REPORT****Permit No:****Owner:** Bay Harbor Townhouse Condo Assoc**Applicant:** Bay Harbor Townhouse Condo Assoc**Requested by** Ayanidys Marante**Parcel Address:** 10066 - 10086 Bay Harbor Terrace**Lot(s):** 5 **Block:** 7**Project Description:** Transfer Development Rights (TDR)**Phone:** 305-742-8570**Email:** Alan@bimmanagement.com**Date:****Unit #:****Inspector:** Johnny Lindgren**Inspection Type:** TDR**Inspection Date:** 4/29/2014**Time:** :00am**Instructions:****Inspection Checklist:**☒ T.D.R.☐☐**Inspector's Comments:**

OK - Pkg. comp
JCL - 5/5/14

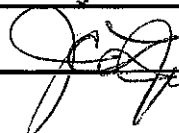
CORRECTIONS MUST BE MADE PRIOR TO REQUEST FOR REINSPECTION.
RE-INSPECTION FEE MUST BE PAID BEFORE RE-SCHEDULING ANOTHER

Note: Removal of this card is illegal and subject to fine.

CALL 305-993-1786 FOR ALL REQUIRED INSPECTIONS

License#**Signature**

BN-2257

 5/5/14



TDR INSPECTION FOR CODE VIOLATIONS FOR

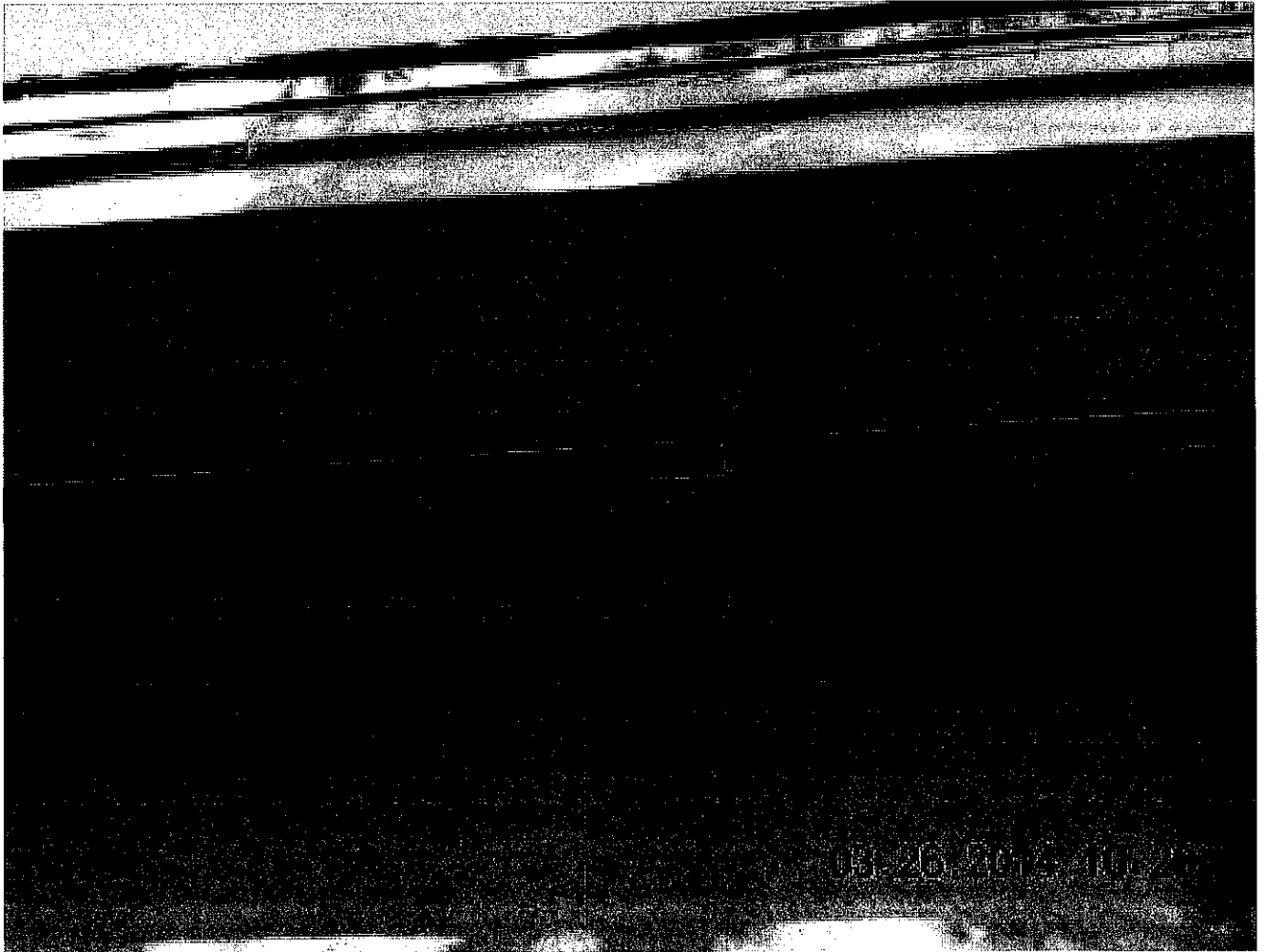
10066-90 BAY HARBOR TERRACE

BAY HARBOR ISLANDS, FLORIDA 33154



SECTION 24 – PROPERTY MAINTENANCE STANDARDS

ON A FEW OF THE TOWNHOUSES, THE WALKWAYS HAVE CHIPPED, BROKEN OR MISSING TILE WHICH NEEDS TO BE REPLACED.



SECTION 24 – PROPERTY MAINTENANCE STANDARDS

Sec. 24-8(d) – SCREENS TO ROOF EAVES ARE NOT PROPERLY MAINTAINED AND SHALL BE REPLACED OR REPAIRED.



Application Fee: \$1,000 Private Transaction - \$500 Town Owned Units

(For official use only)

DATE RECEIVED: _____ TDR UNIT COST: \$ _____
TDR UNITS REQUESTED _____ PROJECT TOTAL UNITS _____
APPROVAL DATE: _____ APPROVED BY: _____

**TOWN OF BAY HARBOR ISLANDS
APPLICATION FORM
TRANSFER OF DEVELOPMENT RIGHTS**

MAR 22 2014

APPLICANT INFORMATION

Name 1045 - 92nd St. BH LLC		
Phone (305) 792-0060	e-mail ^{supraski@supraskilaw.com}	Fax (305) 692-8550
Address 2450 MIAMI GARDENS DR.		
City and State MIAMI, FLORIDA		Zip Code 33138
Relationship to Property: OWNER		

RECEIVER SITE INFORMATION

Owner's Name 1045 92 ST BH LLC	
Phone (305) 792-0060	e-mail ^{supraski@supraskilaw.com}
Address 2450 MIAMI GARDENS DRIVE	
City and State MIAMI, FLORIDA	Zip Code 33154
Property Address/Location 1045 92ND ST BHI, FL 33154	
Legal Description: LOT(S) 15 & 14 BLOCK 15	
Folio Number 13-2227-001-2960	Current Zoning RM-2
Property size 22,500 SF (150x150)	Purchase date
Existing use of the property MULTI-FAMILY (2 UNITS)	
Describe Existing Structure on Property DUPLEX/ONE STORY	
CONTEMPORARY / CBS CONSTRUCTION	
Dwelling units to be received 3 TDRS	
Total Dwelling units including TDR 38 UNITS	

HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?

☒ Yes ☐ No

If Yes, then provide date of approval _____
If Not, then attach preliminary site plan.

ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☐

If Yes, skip the donor site portion
If Not, then fill in the donor site portion.

DONOR SITE INFORMATION, IF APPLICABLE

Owner's Name <u>BAY HARBOR TOWNHOUSE CONDO. ASSOC.</u>		
Phone (305) <u>742-8570</u>	e-mail <u>Allan.D@HITManagement.com</u>	Fax ()
Address <u>10066 BAY HARBOR TERRACE 10086</u>		
City and State <u>BAY HARBOR ISLANDS, FL</u>	Zip Code <u>33154</u>	
Property Address/Location <u>10066 BAY HARBOR TER B41, FL</u>		
Legal Description: LOT(S) <u>5</u> BLOCK <u>7</u>		
Folio Number <u>5-2222-045-000</u>	Current Zoning <u>RM-2</u>	Year built <u>1980</u>
Property size <u>11,250 SF .253</u>	Purchase date	
Existing use of the property <u>MULTI-FAMILY (6 UNITS)</u>		
Describe Existing Structure on Property <u>6 3-STORY TOWNHOMES</u> <u>CONCRETE & CBS CONSTRUCTION</u>		
Dwelling units to be transferred to TDR Bank <u>3</u>		
Units permitted <u>9</u>		

APPRAISAL INFORMATION - IF APPLICABLE

(Appraiser must be approved by the Town)

(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

Name:		
Phone ()	e-mail	Fax ()
Address		
City and State	Zip Code	
Date of Appraisal / /	Appraisal Value of TDR unit \$	
Proposed TDR Unit Value \$		

SURVEY COMPANY INFORMATION - (provide survey's for both receiver and donor sites)
 Survey must be current (no more than 6 months old)

Name of Surveyor A.R. TOUSSAINT & ASSOCIATES		
Address 620 NE. 126 ST. NORTH MIAMI, FL 33161		
Phone (805) 891-7340	e-mail artousaint@aol.com	Fax (805) 893-0325

Name of Surveyor Albert TOUSSAINT		
Address see above.		
Phone 805 891-7340	e-mail same as above	Fax () " "

PROPERTY CODE INSPECTION RESULTS - (Donor Site)

The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.

- ☐ Building must have obtained 40 or 50 Year Certification - If Applicable
- ☐ Outstanding Liens or Code Violations must be cured and/or paid - If Applicable

Other inspections to be performed may include, but are not limited to, the following items:

- | | | | |
|---|--|---|---------------------------------------|
| ☐ Exterior paint | ☐ Windows | ☐ Doors | ☐ Elevators |
| ☐ Steps | ☐ Railings | ☐ Landscaping | ☐ Parking area |
| ☐ Pool/Recreation facilities | ☐ Fences/Walls | ☐ Plumbing | |
| ☐ Electrical System | ☐ A/C equipment | ☐ Roof mounted equipment/screening | |
| ☐ Roofing | | | |

I hereby certify that:

- 1) The information furnished on this application and the attachments is true.
- 2) I am the owner(s) of record of the property described in this application.
- 3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.

RECEIVER SITE 1045-92 ST BH, LLC

x [Signature]
Signature of Owner (Applicant)

x MARCH 21, 2014
Date

Signature of Owner (Co-Applicant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21 day of March, 20 14
by LOUIS SUPRASKI on behalf of
1045-92 ST BH, LLC, a Florida (corporation) (partnership) (Other:
_____) He/She is personally known to me or has produced
(type of identification produced) as identification and did take
an oath.

My Commission Expires:



[Signature]
Notary Public, State of Florida

Print Name: Mirna Trujillo

DONOR SITE BM HARBOR TOWNHOUSE CONDOMINIUM ASSOC.

A [Signature]
Signature of Owner (Applicant)

x 3/20/14
Date

Signature of Owner (Co-Applicant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____
by ALLAN PERELIS on behalf of
BM HARBOR TOWNHOUSE CONDO ASSOC., a Florida (corporation) (partnership) (Other:
FL Driver License) He/She is personally known to me or has produced
(type of identification produced) as identification and did take
an oath.

My Commission Expires:



[Signature]
Notary Public, State of Florida

Print Name: Mailly Ferreiro

I HEREBY CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY
OF THE ORIGINAL

1. PARTIES AND PROPERTY: 045 92nd St. BH LLC. ("Buyer")

2. agrees to buy and BAY HARBOR TOWNHOUSE CONDOMINIUM ASSOC. ("Seller")

3. agrees to sell the property described as: Street Address: THE C31 TRANSFER OF DEVELOPMENT

4. RIGHTS OF PROPERTY AT 10066 BAY HARBOR TERRACE

5. Legal Description: LOT 5, BLK 7, BAY HARBOR SD, P.B 416

6. PG. 5, MIAMI-DADE CO, E. FOLIO # 13-2223-075-0080

7. and the following Personal Property: NONE

8. (all collectively referred to as the "Property") on the terms and conditions set forth below.

10. 2. PURCHASE PRICE:

11. (a) Deposit held in escrow by LOUIS A. SUPRASKI, P.A.
12. ("Escrow Agent") (checks are subject to actual and final collection)

13. Escrow Agent's address: 2750 N. 17th Ave, Miami, FL 33147 Phone: 305.792.0000

14. (b) Additional deposit to be made to Escrow Agent within _____ days after Effective Date

15. (c) Additional deposit to be made to Escrow Agent within _____ days after Effective Date

16. (d) Total financing (see Paragraph 5)

17. (e) Other UPON APPROVAL OF TOR TRANSFER BY THE TOWN OF BH.

18. (f) All deposits will be credited to the purchase price at closing. Balance to close, subject
19. to adjustments and prorations, to be paid with locally drawn cashier's or official bank
20. check(s) or wire transfer.

\$ 114,500.00

\$ 112,500.00

\$ 10,000.00

\$ 10,000.00

\$ 94,500.00

\$ 92,500.00

21. 3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer
22. and an executed copy delivered to all parties on or before 5pm on 3/21/14, this offer will be withdrawn and the
23. Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter
24. offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed
25. or initialed and delivered this offer or the final counter offer. Calendar days will be used when computing time periods, except
26. time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national
27. legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next
28. business day. Time is of the essence in this Contract.

29. 4. CLOSING DATE AND LOCATION:

30. (a) Closing Date: This transaction will be closed on WITHIN 63 WORKING DAYS UPON OBTAINING
31. APPROVALS OF TOR TRANSFER (Closing Date), unless specifically
32. extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited
33. to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and Buyer is unable
to obtain property insurance, Buyer may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

34. (b) Location: Closing will take place in MIAMI-DADE County, Florida. (If left blank,
35. closing will take place in the county where the Property is located.) Closing may be conducted by mail or electronic means.

36. Buyer (X) and Seller (X) acknowledge receipt of a copy of this page, which is Page 1 of 7 Pages.



~~5. THIRD PARTY FINANCING: U/A.~~

~~BUYER'S OBLIGATION: Within _____ days (5 days if left blank) after Effective Date, Buyer will apply for third party financing in an amount not to exceed _____% of the purchase price or \$ _____, with a fixed interest rate not to exceed _____% per year or with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows: _____~~

~~Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within _____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately upon obtaining financing or being rejected by a lender.~~
~~CANCELTION: If Buyer, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within _____ days (3 days if left blank) deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract. If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property.~~
~~DEPOSIT(S) (for purposes of Paragraph 5 only): If Buyer has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on Buyer's part, the Deposit(s) shall be returned to Buyer, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or Buyer fails to use good faith or reasonable diligence as set forth above, Seller will be entitled to retain the Deposit(s) if the transaction does not close.~~

~~6. TITLE: Seller has the legal capacity to and will convey marketable title to the Property by _____ statutory warranty deed or other WARRANTY DEED TO BE RECORDED, free of liens, easements and encumbrances of record or known to Seller, but subject to property taxes for the year of closing, covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) to approval of the supplemental TOR Application for (3) TOR's, BY THE TOWN OF BHI (see Addendum No's 1-6) provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the Property as needed for multi-family development project approved by the~~

~~TOWN OF BHI - P42 Board of Town Council.~~

~~(a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. Seller will, at (check one) ☐ Seller's ☒ Buyer's expense and within _____ days ☐ after Effective Date ☒ or at least 5 days before Closing Date deliver to Buyer (check one)~~
~~☒ (i.) a title insurance commitment by a Florida licensed title insurer and, upon Buyer recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If Buyer is paying for the evidence of title and Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after Effective Date.~~
~~☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to Buyer from the policy effective date and certified to Buyer or Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to Seller then (i.) above will be the evidence of title.~~

~~(b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or (2) Buyer delivers proper written notice and Seller cures the defects within _____ days from receipt of the notice ("Curative Period"). If the defects are cured within the Curative Period, closing will occur within 10 days from receipt by Buyer of notice of such curing. Seller may elect not to cure defects. If Seller reasonably believes any defect cannot be cured within the Curative Period, Seller may not cure within the Curative Period, Buyer will have 10 days from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.~~

~~(c) Survey: (check applicable provisions below)~~

~~☒ Seller will, within 15 days from Effective Date, deliver to Buyer copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction: ANY VIOLATIONS FOR PHYSICAL SITE DEFECTS ISSUED BY THE TOWN OF BHI. prepared for Seller or in Seller's~~

Buyer (initials) and Seller (initials) acknowledge receipt of a copy of this page, which is Page 2 of 7 Pages.
CC-3 Rev. 10/09 © 2009 Florida Association of REALTORS® All Rights Reserved

possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by Seller will be returned to Seller within 10 days from the date this Contract is terminated.
☐ Buyer will, at ☐ Seller's ☒ Buyer's expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☒ Buyer will accept the Property with existing encroachments ☐ such encroachments will constitute a title defect to be cured within the Curative Period. **Provided no encroachments or deed restrictions reduce the allowable () days to be purchased (see addend**
(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. Seller makes no warranties other than marketability of title. By accepting the Property "as is," Buyer waives all claims against Seller for any defects in the Property. (Check (a) or (b))

☒ (a) As Is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☐ (b) Due Diligence Period: Buyer will, at Buyer's expense and within _____ days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for Buyer's intended use and development of the Property as specified in Paragraph 6. During the Due Diligence Period, Buyer may conduct any tests, analyses, surveys and investigations ("Inspections") which Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that Buyer deems appropriate to determine the suitability of the Property for Buyer's intended use and development. Buyer will deliver written notice to Seller prior to the expiration of the Due Diligence Period of Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. Seller grants to Buyer, its agents, contractors and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting inspections; provided, however, that Buyer, its agents, contractors and assigns enter the Property and conduct inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will not engage in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior written consent. In the event this transaction does not close, (1) Buyer will repair all damages to the Property resulting from the inspections and return the Property to the condition it was in prior to conduct of the inspections, and (2) Buyer will, at Buyer's expense, release to Seller all reports and other work generated as a result of the inspections, and Buyer deliver timely notice that the Property is not acceptable, Seller agrees that Buyer's deposit will be immediately returned to Buyer and the Contract terminated. **(see section # 16 1-5) 22 attached addendums**
(c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property, tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or Buyer's intended use of the Property will be permitted ☐ only with Buyer's consent ☐ without Buyer's consent.

9. CLOSING PROCEDURE:

(a) Possession and Occupancy: Seller will deliver possession and occupancy of the Property to Buyer at closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.
(b) Costs: Buyer will pay buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. Seller will pay seller's attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

(c) Documents: Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each service contractor from Seller.
Buyer () and Seller () acknowledge receipt of a copy of this page, which is Page 3 of 7 Pages.

143 advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or
144 guarantees received or held by Seller from any manufacturer, contractor, subcontractor, or material supplier in connection with
145 the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and
146 lender estoppel letters; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change
147 in ownership/rental agent. If any tenant refuses to execute an estoppel letter, Seller will certify that information regarding the
148 tenant's lease is correct. If Seller is a corporation, Seller will deliver a resolution of its Board of Directors authorizing the sale
149 and delivery of the deed and certification by the corporate Secretary certifying the resolution and setting forth facts showing the
150 conveyance conforms to the requirements of local law. Seller will transfer security deposits to Buyer. Buyer will provide the
151 closing statement, mortgages and notes, security agreements, and financing statements.

152 (d) **Taxes and Prorations:** Real estates taxes, personal property taxes on any tangible personal property, bond payments
153 assumed by Buyer, interest, rents, association dues, insurance premiums acceptable to Buyer, and operating expenses will be
154 prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous
155 year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate
156 will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

157 (e) **Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid
158 by Seller. If a certified, confirmed, or ratified special assessment is payable in installments, Seller will pay all installments due
159 and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated,
160 and Buyer will assume all installments that become due and payable after the Closing Date. Buyer will be responsible for all
161 assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as
162 of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing,
163 Seller will pay the amount of the last estimate of the assessment.

164 (f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If Seller is a "foreign person" as defined by FIRPTA, Seller and
165 Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will complete, execute, and deliver
166 as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including
167 delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If Buyer
168 does not pay sufficient cash at closing to meet the withholding requirement, Seller will deliver to Buyer at closing the additional
169 cash necessary to satisfy the requirement.

170 **10. ESCROW AGENT:** Seller and Buyer authorize Escrow Agent (Agent) to receive, deposit, and hold funds and other property
171 in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent
172 will not be liable to any person for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful
173 breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may,
174 at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent
175 jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having
176 jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from
177 all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker,
178 Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party
179 because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be
180 paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

181 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If
182 a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party
183 specifying the non-compliance. The non-complying party will have _____ days (5 days if left blank) after delivery of such notice to
184 cure the non-compliance.

185 **12. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met
186 and Buyer has timely given any required notice regarding the condition having not been met, Buyer's deposit will be returned in
187 accordance with applicable Florida laws and regulations.

188 **13. DEFAULT:**

189 (a) In the event the sale is not closed due to any default or failure on the part of Seller other than failure to make the title
190 marketable after diligent effort, Buyer may either (1) receive a refund of Buyer's deposit(s) or (2) seek specific performance. If
191 Buyer elects a deposit refund, Seller will be liable to Broker for the full amount of the brokerage fee.

192 (b) In the event the sale is not closed due to any default or failure on the part of Buyer, Seller may either (1) retain all deposit(s)
193 paid or agreed to be paid by Buyer as agreed upon liquidated damages, consideration for the execution of this Contract, and
194 Buyer () and Seller () acknowledge receipt of a copy of this page, which is Page 4 of 7 Pages.

195 in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If Seller retains the
196 deposit, Seller will pay the Brokers named in Paragraph 20 fifty percent of all forfeited deposits retained by Seller (to be split
197 equally among the Brokers) up to the full amount of the brokerage fee.

198 **14. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party,
199 which for purposes of this provision will include Buyer, Seller and Broker, will be awarded reasonable attorneys' fees, costs, and
200 expenses.

201 **15. NOTICES:** All notices will be in writing and may be delivered by mail, personal delivery, or electronic means. Parties agree to
202 send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney
203 or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

204 **16. DISCLOSURES:**

205 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales Commission Lien Act
206 provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you,
207 the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act
208 cannot be waived before the commission is earned.

209 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special assessment lien(s)
210 imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set
211 forth in Paragraph 9.(e).

212 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities,
213 may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines
214 have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your
215 county public health unit.

216 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by Section
217 553.996, Florida Statutes.

218 **17. RISK OF LOSS:**

219 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will bear the risk of
220 loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will
221 have the option of purchasing the Property at the agreed upon purchase price and Seller will transfer to Buyer at closing any
222 insurance proceeds, or Seller's claim to any insurance proceeds payable for the damage. Seller will cooperate with and assist
223 Buyer in collecting any such proceeds.

224 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent
225 domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this Contract without liability and the
226 deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of purchasing what is left of the Property at the
227 agreed upon purchase price and Seller will transfer to the Buyer at closing the proceeds of any award, or Seller's claim to any
228 award payable for the taking. Seller will cooperate with and assist Buyer in collecting any such award.

229 **18. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not assignable
230 ☐ is assignable. The terms "Buyer," "Seller" and "Broker" may be singular or plural. This Contract is binding upon Buyer, Seller
231 and their heirs, personal representatives, successors and assigns (if assignment is permitted).

232 **19. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between Buyer and Seller. Modifications of
233 this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents
234 referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable
235 for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract
236 prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will
237 continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

238 Buyer (Signature) and Seller (Signature) acknowledge receipt of a copy of this page, which is Page 5 of 7 Pages.
CC-3 Rev. 10/09 © 2009 Florida Association of REALTORS® All Rights Reserved

239 20. BROKERS: Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to, a licensed real
240 estate Broker other than:

241 (a) Seller's Broker: None
242 (Company Name) (License)

243 who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ Seller
244 ☐ Buyer ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify)

245 (b) Buyer's Broker: SHILOH REALTY CORPORATION 1177 KATE CONVERSE SUITE 200
246 (Company Name) (Address, Telephone, Fax, E-mail)

247 who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ Seller's
248 Broker ☐ Buyer ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify)

249 BROKER'S COMMISSION WILL BE 3% OF 50,000, TO BE PAID FROM PROCEEDS AT
250 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries
251 introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to indemnify and hold Broker
252 harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels,
253 and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this
254 Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the
255 request of Seller or Buyer, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4)
256 recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains
257 for or on behalf of Seller or Buyer.

258 21. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):
259 ☐ Arbitration ☐ Seller Warranty ☐ Existing Mortgage
260 ☐ Section 1031 Exchange ☐ Coastal Construction Control Line ☐ Buyer's Attorney Approval
261 ☐ Property Inspection and Repair ☐ Flood Area Hazard Zone ☐ Seller's Attorney Approval
262 ☐ Seller Representations ☐ Seller Financing ☐ Other

263 22. ADDITIONAL TERMS:
264 SEE ATTACHED ADDENDUM NO. 1 (1 PAGE - ITEMS 1-5)

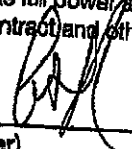
265 THIS CONTRACT IS SUBJECT TO ADDITIONAL TERMS AND CONDITIONS THAT ARE DEEMED
266 NECESSARY TO PROTECT THE CASH ASSOCIATION'S INTEREST AS DETERMINED BY
267 THE ASSOCIATION'S LAWYERS.

268 THIS CONTRACT IS SUBJECT TO THE CASH ASSOCIATION'S FINAL OFFICIAL VOTE OF
269 THE UNIT OWNERS AND MAY BE EXTENDED TO NO MORE THAN 60 DAYS.
270 THE ASSOCIATION HAS A RIGHT TO CANCEL WITHOUT PENALTY IF THE OFFICIAL
271 VOTE TO SELL THE T.D.R.'S IS NOT APPROVED BY A MAJORITY AS PER THE CASH ASSOCIATION'S

272 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE
273 OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND
274 REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL
275 FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON
276 THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS,
277 ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER ADVICE. BUYER ACKNOWLEDGES
278 THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR
279 OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER
280 INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER,
281 PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION,
282 SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

283 Buyer () and Seller () acknowledges receipt of a copy of this page, which is Page 8 of 7 Pages.
CC-3 Rev. 10/09 © 2000 Florida Association of Realtors® All Rights Reserved

281 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that
282 such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person
283 executing this Contract and other documents on behalf of such party has been duly authorized to do so.

284* 
285 (Signature of Buyer)

Date: 3/18/14

286* 1045 92 ST BH, LLC
287 (Typed or Printed Name of Buyer)

Tax ID No.: _____

288* Title: AUTHORIZED REPRESENTATIVE

Telephone: c/o LOUIS SUPRASKI, ESQ
305-792-0060

289* _____
290 (Signature of Buyer)

Date: _____

301* _____
302 (Typed or Printed Name of Buyer)

Tax ID No.: _____

303* Title: _____

Telephone: _____

304 Buyer's Address for purpose of notice: c/o LOUIS SUPRASKI 2450 MIAMI GARDENS DR.
MIAMI, FL 33138.

305* Facsimile: _____

E-mail: supraski@supraskilaw.com

306* ☒
307 (Signature of Seller) 

Date: ☒ 3/20/14

308* BAY HARBOR CONDOMINIUM ASSOCIATION Tax ID No.: _____
309 (Typed or Printed Name of Seller)

310* Title: Allan Perelis President Telephone: 786-267-7142
Enrique Michal, vice pres.

311* _____
312 (Signature of Seller)

Date: _____

313* _____
314 (Typed or Printed Name of Seller)

Tax ID No.: _____

315* Title: _____

Allan Perelis # 305-742-8570
Telephone: _____

316* Seller's Address for purpose of notice: 10066 BAY HARBOR TERRACE, BHI FL 33154.

317* Facsimile: Allan@BHIManagement.com E-mail: emcreatestate@yahoo.com

The Florida Association of REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics.

The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

318* Buyer  and Seller  acknowledge receipt of a copy of this page, which is Page 7 of 7 Pages.

ADDENDUM 1:

COMMERCIAL CONTRACT-1045 92ND STREET BH, LLC (Buyer) & BAY HARBOR TOWNHOUSE
CONDOMINIUM ASSOCIATION. (Seller)

Section 22 - Additional Terms:

- 1) Buyer's Attorney Louis Suprenant shall submit Supplemental TDR Application to the Town of BHI, for Approval by the Town Council.
- 2) This Contract is subject to the Buyer obtaining the Final Non-Appealable Site Plan Approval to be granted by the Town of BHI/Planning & Zoning Board, and the approval of the TDR Transfer by the Town of BHI Town Council.
- 3) As condition precedent to closing, Seller shall record a restrictive covenant acceptable to Town Council, against Seller's property evidencing transfer of the Property.
- 4) Seller shall provide, within 10 days from Effective Date, Buyer with Town Manager's determination that [3] TDR's are legally available to be transferred.
- 5) If Town refuses or fails to schedule a hearing of Town Council on approval of transfer of TDR's beyond May 5, 2013, Buyer may cancel this contract and receive refund of deposit(s).



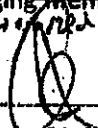
Signature of Buyer

1045 92ND STREET BH, LLC
[Managing Member]

Authorized Representative

2/18/14

Dated



Signature of Seller

BAY HARBOR TOWNHOUSE CONDOMINIUM ASSOCIATION
[Managing Member]

3/20/14

Dated

Buyer () () and Seller () () Acknowledges Receipt of a Copy of This Page, which is Addendum No. 1

1045 92ND STREET

1045 92ND STREET , BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

	COVER SHEET
	PROJECT INFO
	SURVEY
	CONTEXT & SITE PHOTOS
A-0.01	AERIAL VIEW OF PROJECT IN CONTEXT
A-0.02	PERSPECTIVE RENDERING FROM STREET
A-0.03	ROOFTOP PERSPECTIVE RENDERING
A-1.01	SITE PLAN / LEVEL 1 FLOOR PLAN
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVELS 4 - 6 FLOOR PLAN
A-1.05	PH. LEVEL 7 FLOOR PLAN
A-1.06	LEVEL ROOF FLOOR PLAN
A-1.07	LEVEL HIGH ROOF FLOOR PLAN
A-2.01	SOUTH ELEVATION
A-2.02	EAST ELEVATION
A-2.03	NORTH ELEVATION
A-2.04	WEST ELEVATION
A-3.01	BUILDING SECTION
L-1	LEVEL 1 PLANTING PLAN
L-2	ROOF LEVEL PLANTING PLAN
L-3	PLANTING DETAILS
C-1	GRADING & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
E-1.01	SITE / LEVEL 1 PHOTOMETRIC PLAN



STREET PERSPECTIVE

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 S.W. 81st STREET
Miami, Florida 33143
P H : (3 0 5) 6 6 5 . 9 6 8 8
F A X : (3 0 5) 6 6 8 . 8 4 2 6

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida,33020
P H : (9 5 4) 3 6 7 . 0 3 7 1
F A X : (3 0 5) 3 6 7 . 0 3 7 2

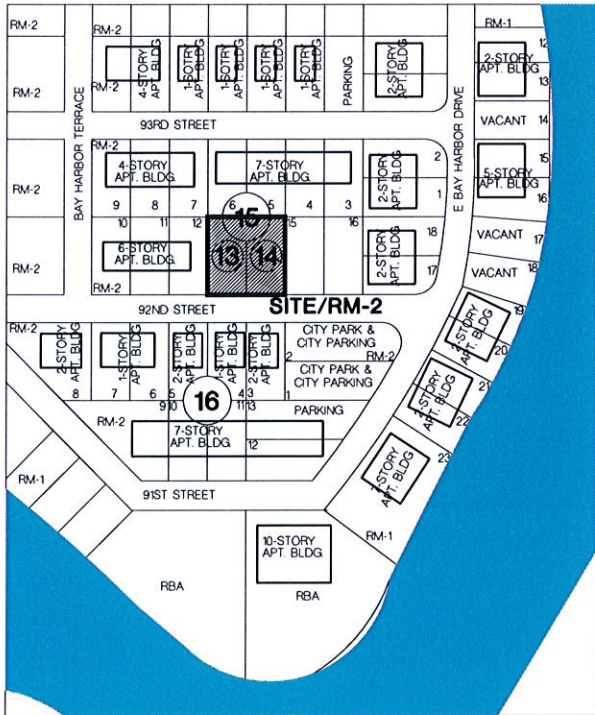
ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
1045 92 ST BH, LLC

1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, Florida 33154
P H : (3 0 5) 8 6 4 . 3 7 7 7
F A X : (X X X) X X X . X X X X



AERIAL MAP
SCALE: N.T.S.



NOTE: LAND DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL.

LOCATION MAP
SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

THE EXISTING BUILDINGS ON SITE (TO BE DEMOLISHED) ARE ONE STORY POST-WAR APARTMENT BUILDINGS OF MASONRY & STUCCO CONSTRUCTION BUILT IN THE 1950'S.

BUILDING
OCCUPANCY
RESIDENTIAL R2
TYPE OF
CONSTRUCTION
TYPE I-B

UNIT #	# OF UNITS	SF PER UNIT	AREA	SF	# OF BD / # OF BA
1 (LEVELS 3 - 6)	4	1,150	4,600	SF	2 BD / 2 BA
2 (LEVELS 3 - 6)	4	970	3,880	SF	1 BD / 2 BA + DEN
3 (LEVELS 3 - 6)	4	970	3,880	SF	1 BD / 2 BA + DEN
4 (LEVELS 3 - 7)	5	1,250	6,250	SF	2 BD / 2 BA
5 (LEVELS 3 - 7)	5	1,152	5,760	SF	2 BD / 2 BA + DEN
6 (LEVELS 3 - 6)	4	1,005	4,020	SF	1 BD / 2 BA + DEN
7 (LEVELS 3 - 6)	4	928	3,712	SF	1 BD / 2 BA + DEN
8 (LEVELS 3 - 6)	4	1,230	4,920	SF	2 BD / 2 BA
9 (LEVEL 7)	1	1,531	1,531	SF	2 BD / 3 BA + DEN
10 (LEVEL 7)	1	1,375	1,375	SF	2 BD / 2 BA + DEN
11 (LEVEL 7)	1	1,490	1,490	SF	2 BD / 2 BA + DEN
12 (LEVEL 7)	1	1,738	1,738	SF	32 BD / 3 BA
TOTAL	38		43,156	SF	

ZONING SUMMARY

1045 92nd STREET

	SF	ACRES	
LOT AREA	22,500	0.52 +/-	[INCLUDES THE SOUTHERN 11' TO BE VACATED]

LEGAL DESCRIPTION

LOT 13, LESS THE SOUTH 11 FEET, BLOCK 15, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOT 14, IN BLOCK 15, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE SOUTHERN 11' OF LOT 13 WILL BE VACATED.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 9.0' NGVD

CROWN OF THE ROAD 4.4 NGVD

ZONING CLASSIFICATION RM2 - MULTI FAMILY RESIDENTIAL DISTRICT

LAND USE DESIGNATION MH-MED. HIGH DENSITY RES.

FLR (DETERMINED BY THE SETBACKS)	ALLOWABLE	PROPOSED
	N/A	
MAXIMUM DENSITY		
34 UNITS PER NET ACRE	34 .52	38 (20 TDRs REQUIRED)

SETBACKS	REQUIRED	PROPOSED
	Buildings less than 30 feet in height. 20 feet	20'
	Buildings less than 45 feet in height. 25 feet	30'
	Buildings less than 65 feet in height. 30 feet	30'

PRINCIPAL FRONTAGE (92ND STREET.)

SIDE SETBACK Buildings less than 30 feet in height. 10 feet maximum setback shall be 21 feet 8 inches 10' to 21'-8"

REAR SETBACK Buildings less than 30' in height 10 feet maximum setback 21'-8" 10' to 21'-8"

FLEX SETBACKS 1/3 OF ALLOWABLE BUILDING LENGTH	EAST SIDE	ALLOWABLE (Feet) 120' X .33 = 39'-6"	PROPOSED 28'-6"
	REAR	130' X .33 = 43'-4"	43'-3"
	FRONT	130' X .33 = 43'-4"	43'-3"

MAXIMUM HEIGHT	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	65 feet above BFE	65'-0" above BFE
GROUND LANDSCAPE AREA	REQUIRED	PROPOSED
20% OF LOT AREA MINIMUM	22,500 X .20 4,500 SF	5,562 SF = 25%
ROOF DECK LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM	7,953 X .15 1,192 SF	1,466 SF = 18 %
LOT COVERAGE (PERIMETER DETERMINED BY THE SETBACKS)	ALLOWABLE	PROPOSED
	DETERMINED BY SETBACKS	14,226 SF
BUILDING LENGTH		119'-11"

BREEZEWAY

A BUILDING MAY EXCEED 120' FEET IN LENGTH IF BREEZEWAYS
DIVIDE SUCH BUILDING. SUCH
BREEZEWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH, COMPLETELY THROUGH THE BUILDING , OF 20' FEET.

119'-11" BREEZEWAY NOT REQUIRED OR PROVIDED

PARKING SPACE REQUIREMENTS	REQUIRED	PROPOSED
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	76	78
TOTAL PARKING SPACES (INCLUDING 2 H.C. SPACES .2 GUEST PARKING SPACES, & 1 LOADING SPACE)		78

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

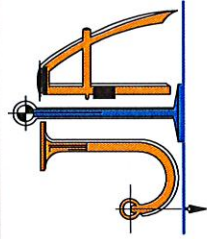
DAE ENG
HOLLAND ENGINEERING INC.
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(854)367-0371 . (854)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
880 S.W. 41 STREET MIAMI, FL 33135
PHONE: 305.665.9681 FAX: 305.665.8026

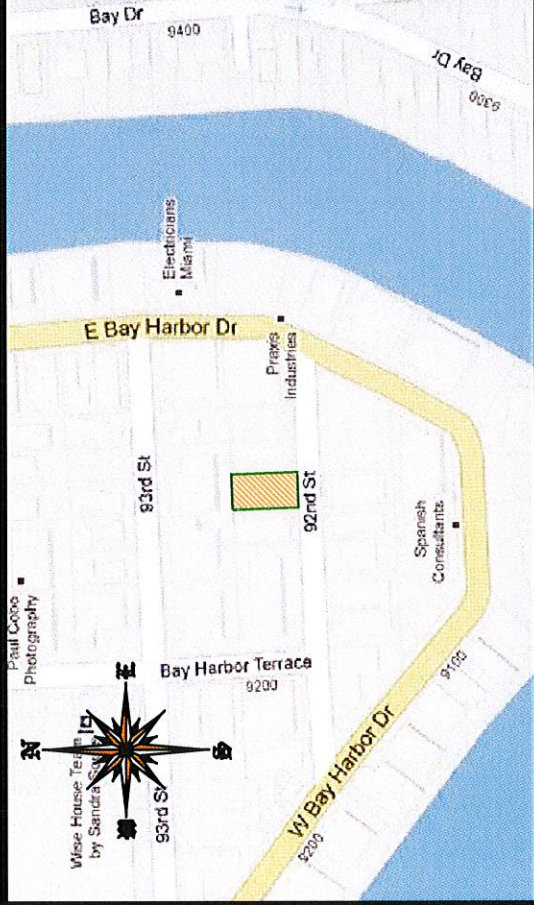
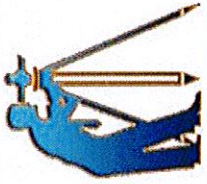
1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE	
SCALE	DATE: DECEMBER 17, 2013
SHEET NUMBER	
P&Z SUBMITTAL DECEMBER 17, 2013	

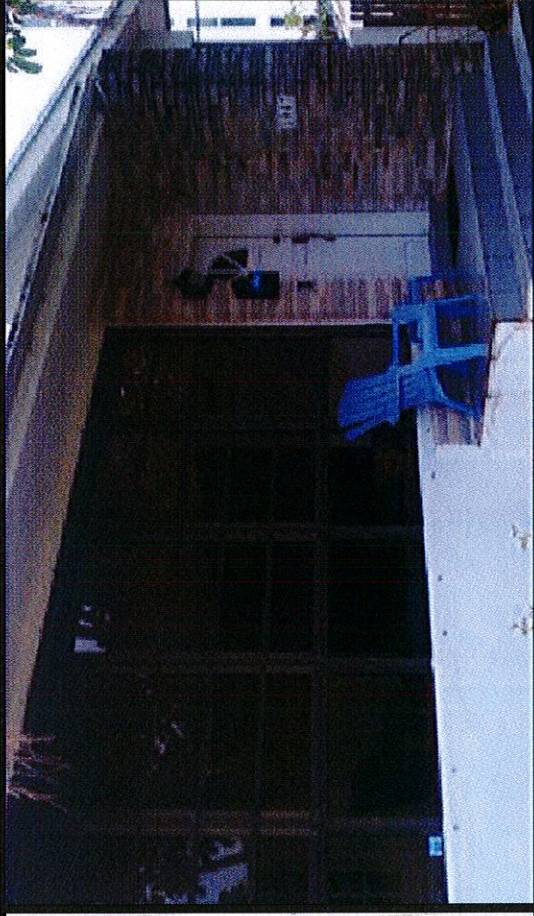


JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
777 N.W. 72nd AVENUE SUITE 3025, MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 | FAX : (305) 262-0401
WWW.IBARRALANDSURVEYORS.COM



LOCATION SKETCH

SCALE = N.T.S.



VIEW OF SUBJECT PROPERTY

1045-1047 92nd STREET, BAY HARBOR ISLANDS, FL. 33154

- ABBREVIATIONS**
- A = ARC.
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
° = DEGREES
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
L.B. = LICENSED BUSINESS

ABBREVIATIONS

- L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
' = MINUTES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OF NO. = NUMBER
O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.V.M.T. = PAVEMENT
P.L. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
PRY = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R/W = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S. = SOUTH
S.P. = SCREENED PORCH

- S.V. = SEWER VALVE
" = SECONDS
T = TANGENT
T.B.M. = TEMPORARY BENCHMARK
T.S. = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
M = MONUMENT LINE
C = CENTER LINE
Δ = DELTA

LEGEND

- = OVERHEAD UTILITY LINES
— = CONCRETE BLOCK WALL
— = CHAIN LINK FENCE
— = IRON FENCE
— = WOOD FENCE
x 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK S-243. LOCATOR NO. 2225. ELEVATION IS 11.77 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.021, FLORIDA STATUTES.

- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :**
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 - LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR A TESTING TITLE COMPANY.
 - BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
 - THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
 - THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE", COMMUNITY 120637 / PANEL 01447 / SUFFIX: L, DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 9 FT.
 - THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

11/05/2013

(DATE OF FIELD WORK)

CARLOS IBARRA

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: 12-17-2013 UPDATED

REVISED ON:

TITLE COMPANY

Bay Title Company

DRAWN BY: KEVIN

FIELD DATE: 11/05/2013

JOB NO: 13-000996-2

SHEET: 1 OF 2

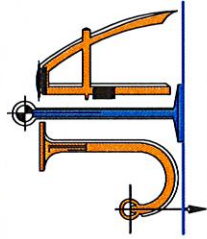
UNDERWRITER



NATIONAL TITLE INSURANCE COMPANY



L.B.# 7806 SEAL



JOHN IBARRA & ASSOCIATES, INC.

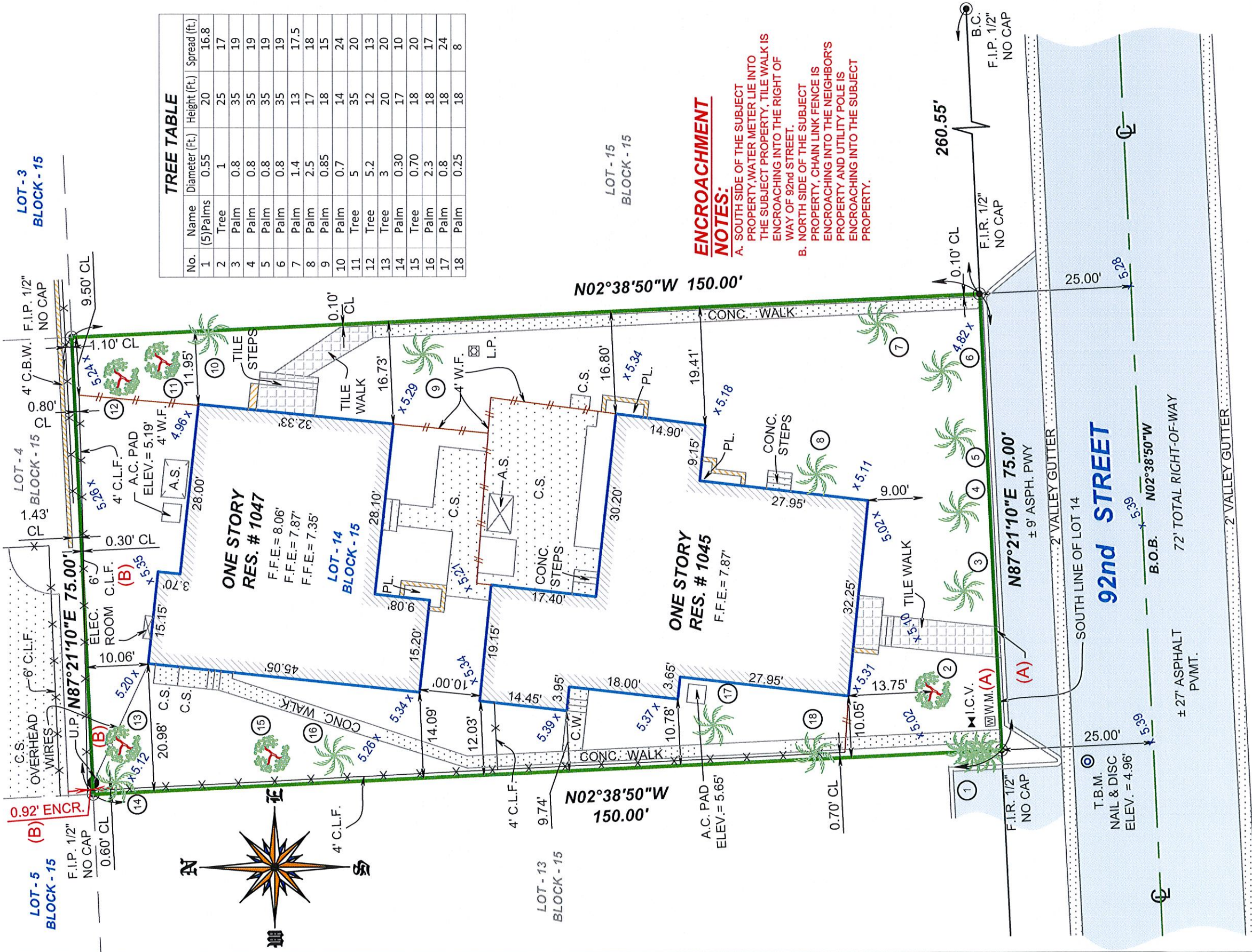
Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE SUITE 3025, MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 | FAX : (305) 262-0401
WWW.IBARRLANDSURVEYORS.COM



MAP OF BOUNDARY SURVEY

1045-1047 92nd STREET, BAY HARBOR ISLANDS, FL. 33154



ENCROACHMENT
NOTES:
A. SOUTH SIDE OF THE SUBJECT PROPERTY, WATER METER LIE INTO THE SUBJECT PROPERTY, TILE WALK IS ENCROACHING INTO THE RIGHT OF WAY OF 92nd STREET.
B. NORTH SIDE OF THE SUBJECT PROPERTY, CHAIN LINK FENCE IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY AND UTILITY POLE IS ENCROACHING INTO THE SUBJECT PROPERTY.

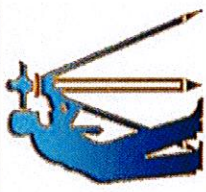
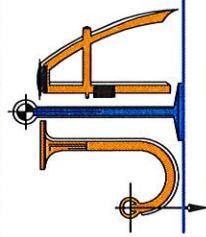


L.B.# 7806 SEAL

LEGAL DESCRIPTION:
LOT 14, IN BLOCK 15, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

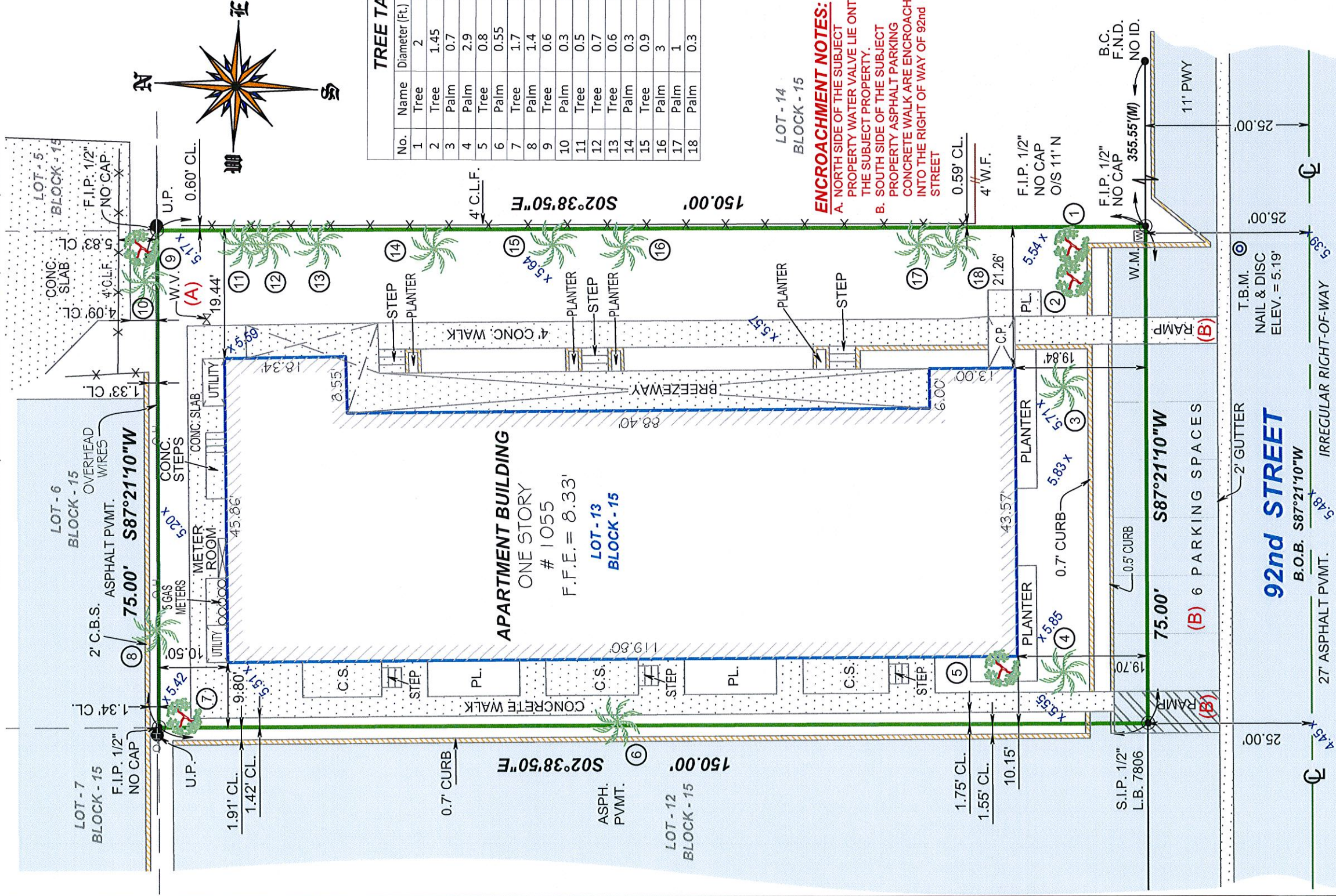
CERTIFICATION:
1045-92 BH, LLC., A FLORIDA LIMITED LIABILITY COMPANY
BAY TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DRAWN BY:	KEVIN
SCALE:	1"=20'
FIELD DATE:	11/05/2013
JOB NO:	13-000996-2
SHEET:	2 OF 2



MAP OF BOUNDARY SURVEY

1055-92 STREET, BAY HARBOR ISLANDS, FLORIDA, 33154

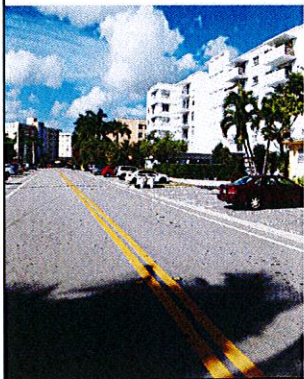


LEGAL DESCRIPTION:
LOT 13 LESS THE SOUTH 11 FEET, BLOCK 15, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTHERLY 11 FEET OF LOT 13, BLOCK 15, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

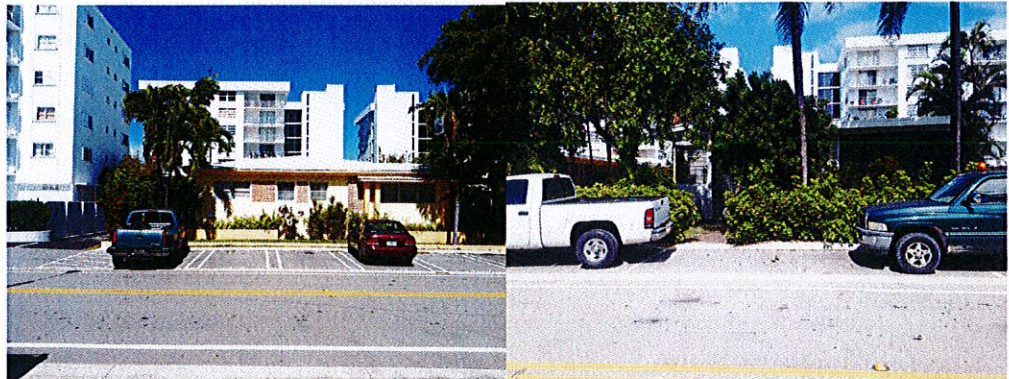
CERTIFICATION:
1045-1092 BH, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BAY TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DRAWN BY:	E.O.
SCALE:	1"=20'
FIELD DATE:	11/05/2013
JOB NO:	13-001237-2
SHEET:	2 OF 2

L.B.# 7806 SEAL



NW STREET VIEW

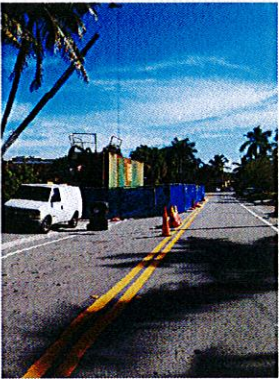


LOT 14 LOT 15

EXISTING SITE (SUBJECT SITE)
(92ND STREET)



EXIST. EAST PROPERTY NEIGHBOR
(UNDER CONSTRUCTION)



NE STREET VIEW



VIEW TO SE CORNER /
TOWN PARK

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
8803 W. 81ST STREET SUITE 101
MIAMI, FL 33154

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
CONTEXT PHOTOS
SCALE 1/8" = 1'-0"
DATE DECEMBER 17, 2013
SHEET NUMBER
A-0.01
P&Z SUBMITAL DECEMBER 17, 2013



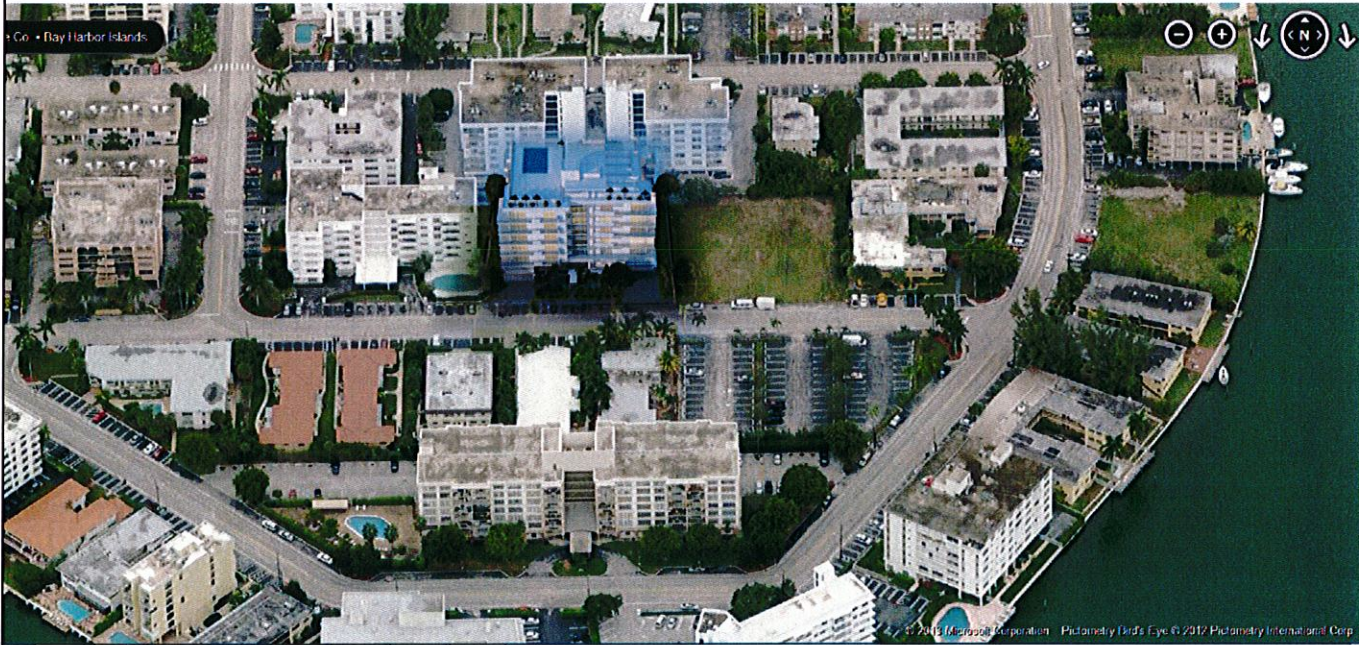
WEST PROPERTY NEIGHBOR



SUBJECT SITE DESIGN



EAST PROPERTY NEIGHBOR
(CURRENTLY UNDER CONSTRUCTION)



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM NORTHEAST

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

YFAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC

1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

CHA. ENG.

HE HOLLAND ENGINEERING INC.
civil engineers

3600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

480 S.W. 81 STREET MIAMI FL 33134
PHONE: 305.661.7888 FAX: 305.661.8008

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

AERIAL VIEWS

SCALE: 1/8" = 1'-0"

DATE: DECEMBER 17, 2013

BHEET NUMBER

A-0.02

P&Z SUBMITTAL DECEMBER 17, 2013



PERSPECTIVE VIEW FROM SOUTH EAST

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

CHA. ENG.
HE HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4810 S.W. 81 STREET MIAMI, FL 33141
PHONE: 305.665.9488 FAX: 305.668.8425

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

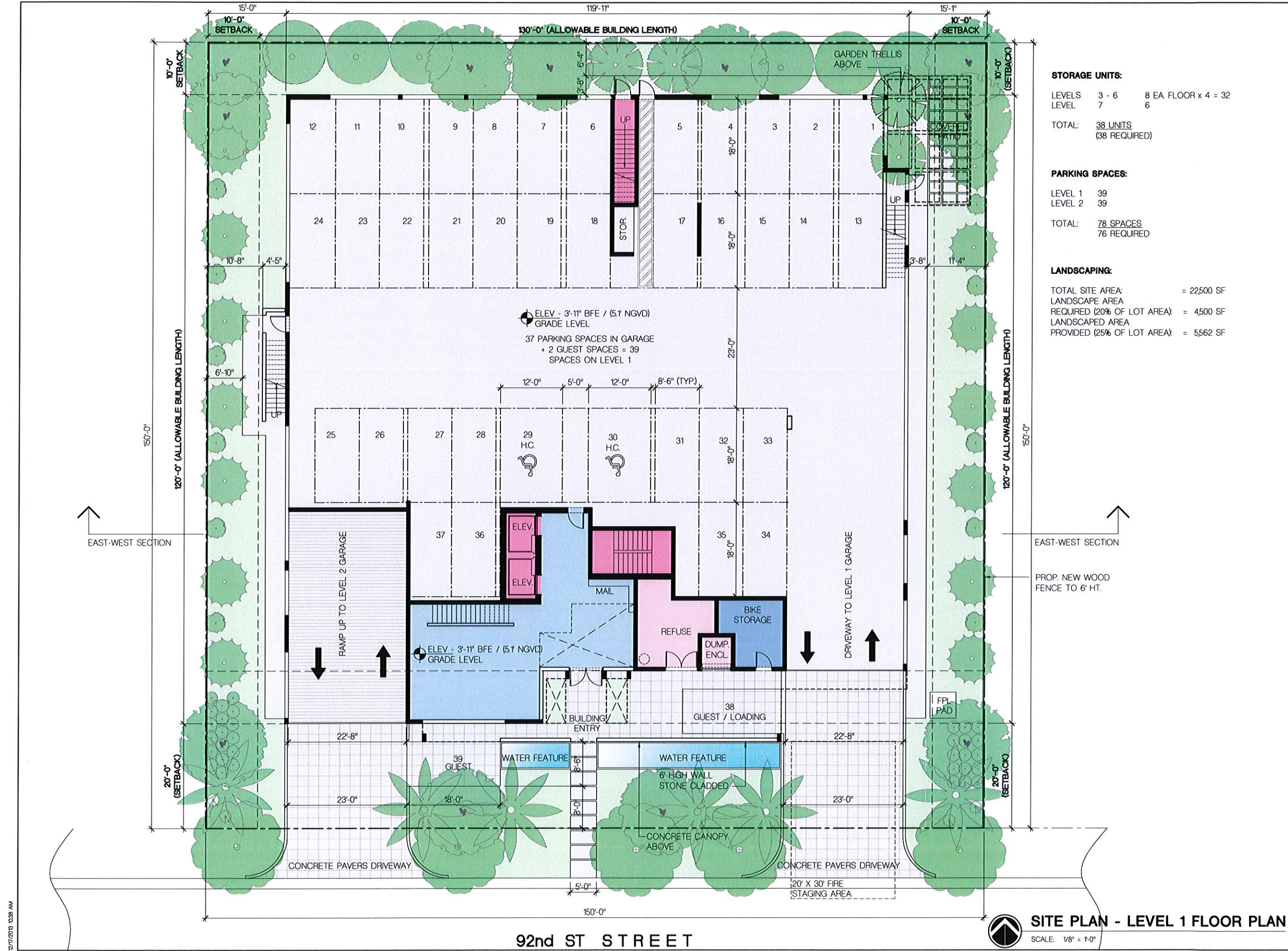
SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
RENDERING VIEWS

SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013
SHEET NUMBER:
A-0.03
P&Z SUBMITTAL DECEMBER 17, 2013



FRANKEL BENAYOUN ARCHITECTS, INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888 3665 FAX: (305) 888 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

CIVIL ENG.

HE HOLLAND ENGINEERING INC.
CIVIL ENGINEER
3906 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(854)387-0371 • (854)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4810 S.W. 81 STREET, MIAMI, FL 33141
PHONE: 305.663.9448 FAX: 305.663.9428

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

NO.	REVISION	DATE	BY

DRAWING TITLE

SITE PLAN - LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013

SHEET NUMBER

A-1.01

P&Z SUBMITTAL DECEMBER 17, 2013

12/17/2013 10:38 AM

12/17/2013 10:38 AM



GARAGE - LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
ITAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.2650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

DATE

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4800 S.W. 81 STREET MIAMI, FL 33141
PHONE: 305.663.9448 FAX: 305.668.8406

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

**GARAGE
LEVEL 2 FLOOR PLAN**

SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013
SHEET NUMBER

A-102

P&Z SUBMITTAL DECEMBER 17, 2013

12/17/2013 10:38 AM



LEVELS 3 & 5 FLOOR PLAN

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3665 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

DATE: 12/17/2013
HE HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1800 S.W. 41 STREET, MIAMI, FL 33135
PHONE: 305-665-1488 FAX: 305-665-8426

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVELS 3 & 5 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013
SHEET NUMBER
A-103
P&Z SUBMITTAL DECEMBER 17, 2013

12/17/2013 1:38 AM



LEVELS 4 & 6 (TYP) FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

DATE: 12/17/2013
HE HOLLAND ENGINEERING INC.
CIVIL ENGINEER
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4801 S.W. 81 STREET, MIAMI, FL 33143
PHONE: 305.665.7488 FAX: 305.668.8438

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE
DATE
NO. REVISION DATE BY

DRAWING TITLE
LEVELS 4 & 6 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013
SHEET NUMBER
A-104
P&Z SUBMITTAL DECEMBER 17, 2013

12/17/2013 1:38 AM

12/17/2013 10:38 AM



LEVEL 7 FLOOR PLAN

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
ITZHAK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

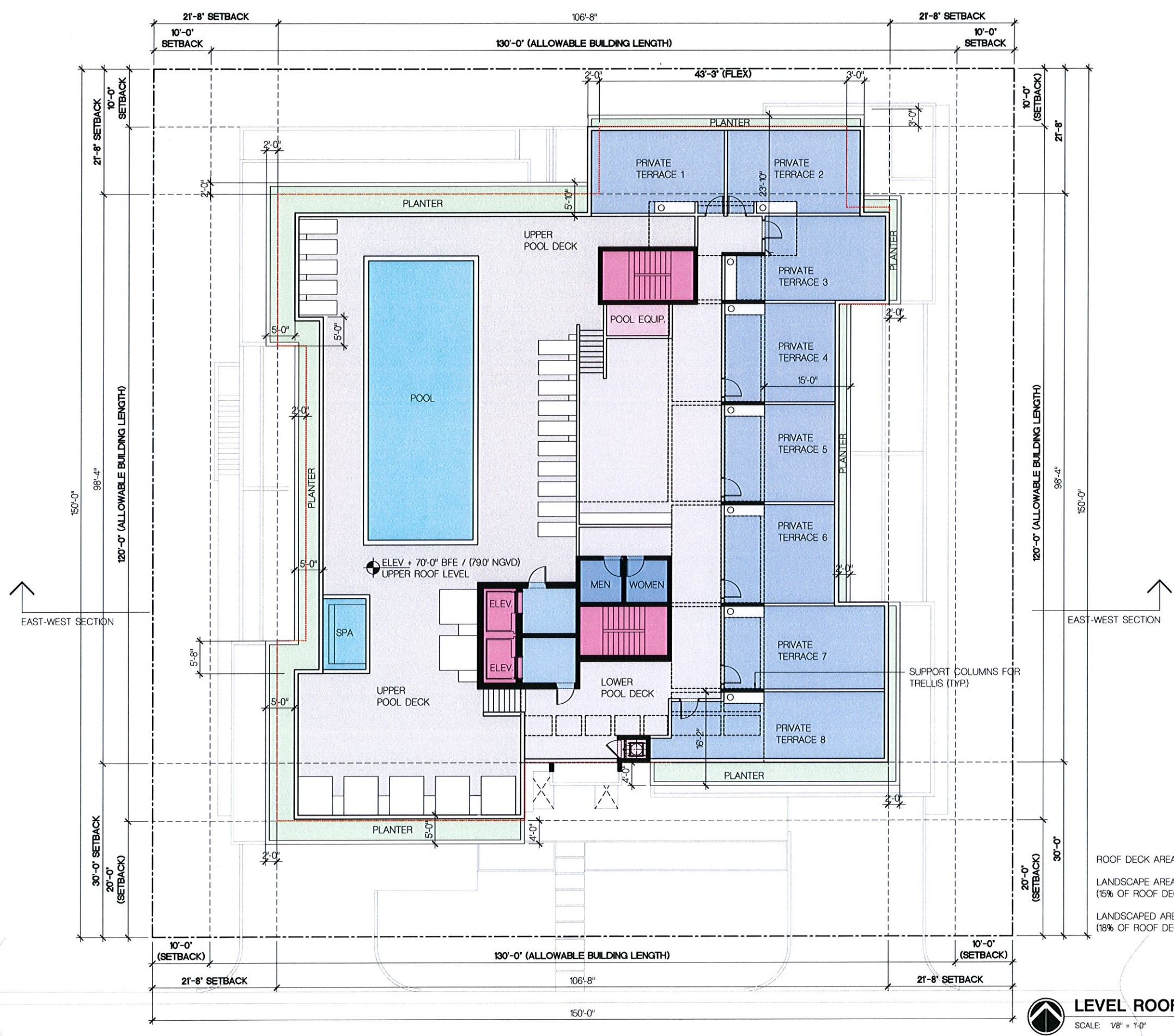
OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

DATE: 12/17/2013
HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY ASLA
4810 E.W. 81 STREET MIAMI, FL 33141
PHONE: 305.663.7647 FAX: 305.663.7648

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY
DRAWING TITLE			
LEVEL 7 FLOOR PLAN			
SCALE		DATE	
1/8" = 1'-0"		DECEMBER 17, 2013	
SHEET NUMBER			
A-105			
P&Z SUBMITTAL DECEMBER 17, 2013			



ROOF DECK AREA = 7,953 SF

LANDSCAPE AREA REQUIRED
(15% OF ROOF DECK AREA) = 1,192 SF

LANDSCAPED AREA PROVIDED
(18% OF ROOF DECK AREA) = 1,466 SF

LEVEL ROOF FLOOR PLAN

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.2650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

ONE ENG

HE HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH

OBOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY ASLA
4800 S.W. 81 STREET MIAMI, FL 33141
PHONE: 305.651.9441 FAX: 305.651.8451

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

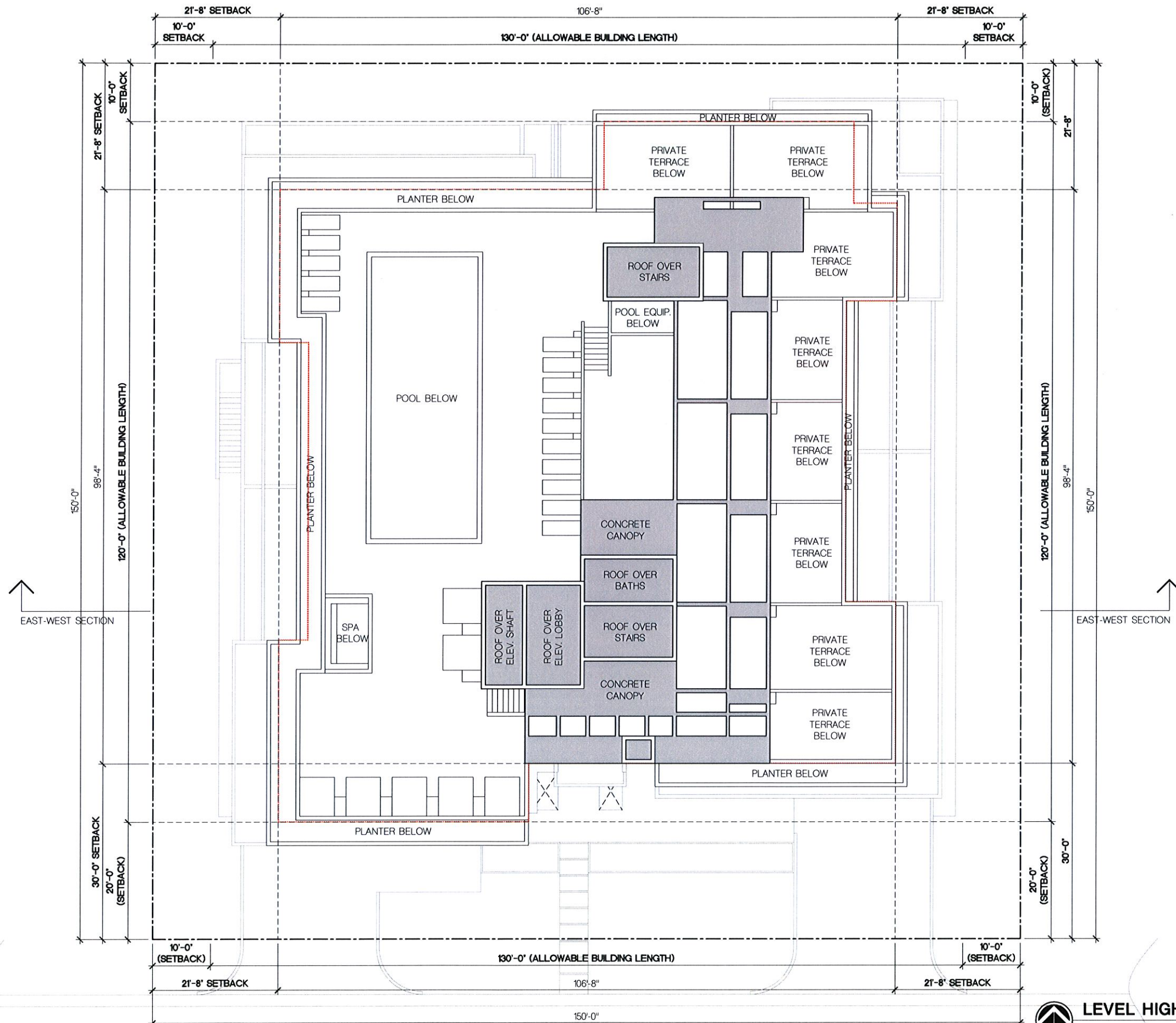
LEVEL ROOF FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013 SHEET NUMBER

A-1.06

P&Z SUBMITTAL DECEMBER 17, 2013

12/17/2013 10:38 AM



LEVEL HIGH ROOF PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4800 E.W. 81 STREET SUITE 101
PENSACOLA, FL 32504 FAX: 904.648.8428

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL HIGH ROOF PLAN
SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013
SHEET NUMBER
A-1.07
P&Z SUBMITTAL DECEMBER 17, 2013

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL 33154

ENGINEER
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1801 W. 81 STREET, SUITE 101, MIAMI
FLORIDA 33156

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
DATE: DECEMBER 17, 2013
SHEET NUMBER
A-2.01
P&Z SUBMITTAL DECEMBER 17, 2013



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

11/8/2013 12:35 PM



EAST ELEVATION

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.

LICENSE NO. AA-001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL. 33154

CAL. ENG.
HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTS/PLANNERS
ROBERT PARSLEY A.S.L.A.
1100 N.W. 11 STREET MIAMI, FL 33137
PHONE: 774-4144 FAX: 774-4144

1045 92nd STREET

NEW APARTMENT BUILDING

1045 - 1055 92ND STREET

BAY HARBOR ISLANDS, FLORIDA, 33154

SIGNATURE

DATE

NO. REVISION DATE BY

DRAWING TITLE

EAST
ELEVATION

SCALE 1/8" = 1'-0" DATE

SHEET NUMBER

A-2.02

DRC SUBMITTAL NOVEMBER 8, 2013

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868-3665 FAX (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL 33154

ON-ENG
HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)357-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1800 N.W. 11 STREET SUITE 1104
FORT LAUDERDALE, FL 33304
PHONE 954-545-5441 FAX 954-545-5442

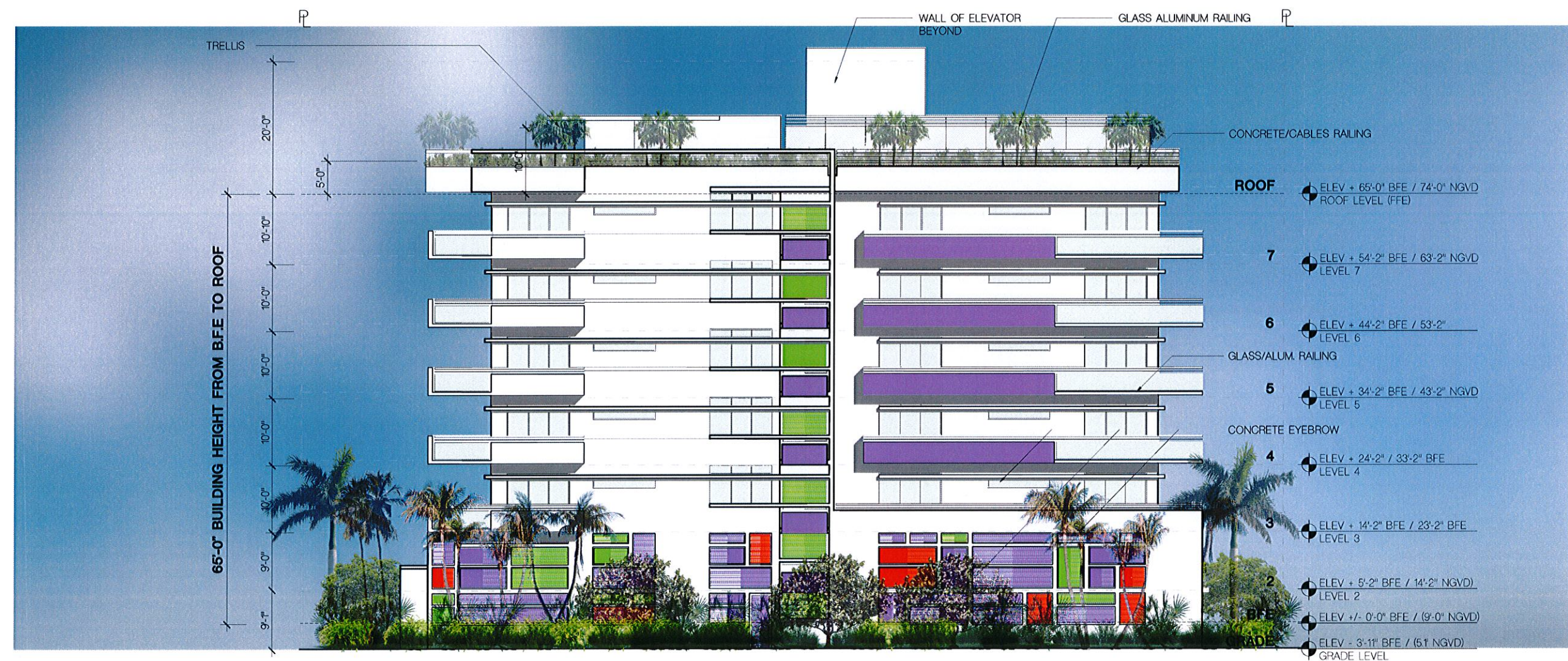
1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
NORTH ELEVATION

SCALE: 1/8" = 1'-0"
SHEET NUMBER
A-2.03

DRC SUBMITTAL NOVEMBER 8, 2013



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1/8/2013 10:44 AM



WEST ELEVATION
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
TRAT BENAYOUN FOSHAY
LICENSE NO. AR0017235

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33754
TEL: (305) 868-3685 FAX: (305) 868-3652
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER
1045 92 ST BH, LLC
111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33754

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 957-3371 (954) 961-0372 FAX
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

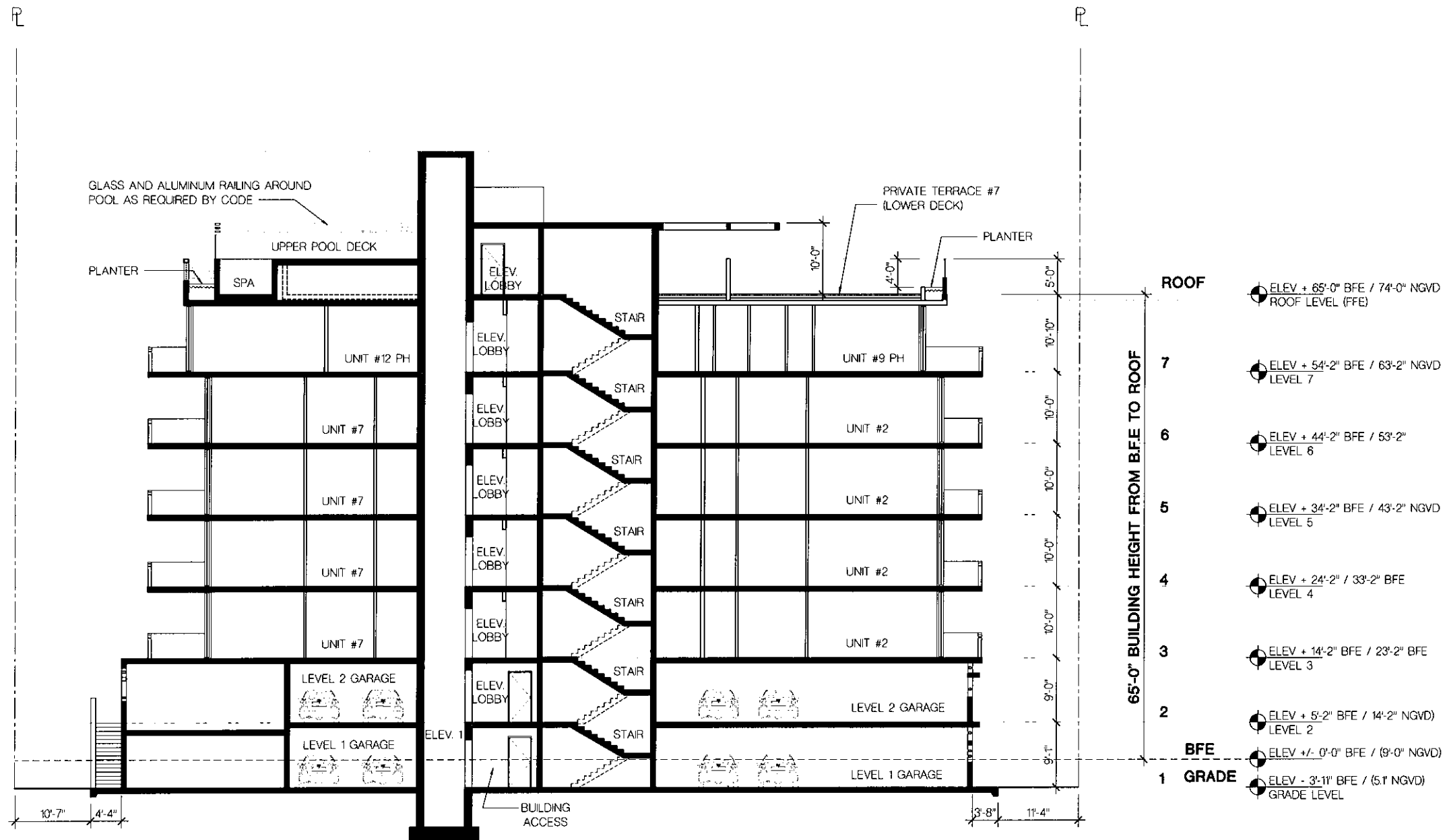
LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARLEY A.S.A.
2000 N. W. 11TH STREET SUITE 101
MIAMI, FL 33136
TEL: 305-555-1111 FAX: 305-555-1111

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33754

DATE: _____
NO. _____ DESIGN DATE BY _____

DRAWING TITLE
WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE _____
SHEET NUMBER
A-2.04
DRC SUBMITTAL: NOVEMBER 8, 2013



ROOF	ELEV + 65'-0" BFE / 74'-0" NGVD ROOF LEVEL (FFE)
7	ELEV + 54'-2" BFE / 63'-2" NGVD LEVEL 7
6	ELEV + 44'-2" BFE / 53'-2" LEVEL 6
5	ELEV + 34'-2" BFE / 43'-2" NGVD LEVEL 5
4	ELEV + 24'-2" / 33'-2" BFE LEVEL 4
3	ELEV + 14'-2" BFE / 23'-2" BFE LEVEL 3
2	ELEV + 5'-2" BFE / 14'-2" NGVD LEVEL 2
BFE	ELEV +/- 0'-0" BFE / (9'-0" NGVD)
1 GRADE	ELEV - 3'-11" BFE / (5'-1" NGVD) GRADE LEVEL

BUILDING SECTION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
JENAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888.3695 FAX: (305) 888.3800
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

OK BY:
HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)357-0371 (954)357-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.I.A.
400 E.W. 11 STREET SUITE FL 1011
PHONE: 305.443.0461 FAX: 305.443.0461

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE	
BUILDING SECTION	
SCALE 1/8" = 1'-0"	DATE DECEMBER 17, 2013
SHEET NUMBER	
A-3.01	
P&Z SUBMITAL DECEMBER 17, 2013	

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001474
MARKUS A. FRANKEL
LICENSE NO. AR0007443
FRANK BENAYOUN ESQ.
LICENSE NO. AR0007233

111 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33554
PH: (205) 888-3655 FAX: (205) 888-3653
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER

1045 92 ST BH, LLC
111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33554

CIVIL ENGINEER

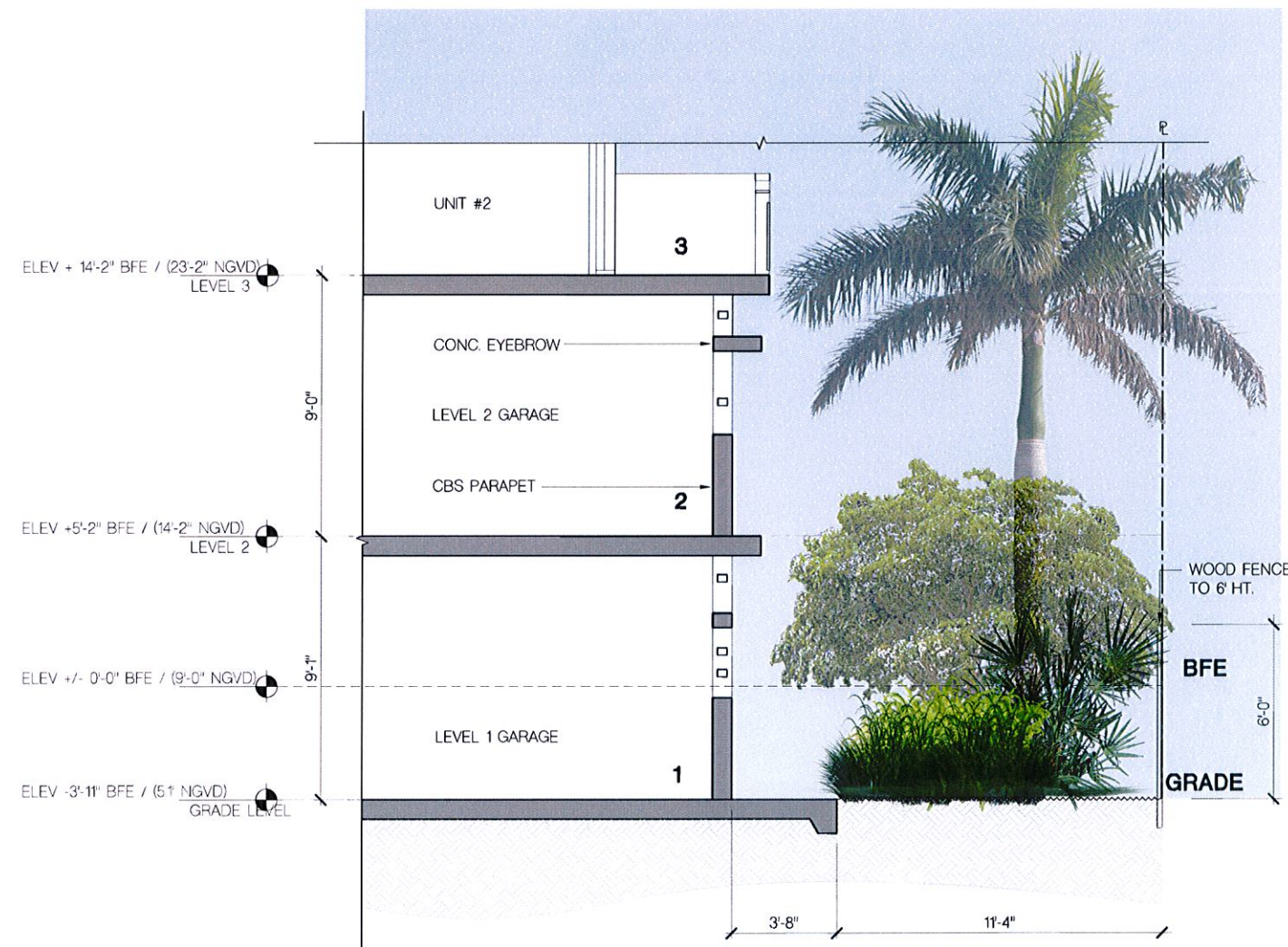
HE HOLLAND ENGINEERING INC.
CIVIL ENGINEER

3504 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 957-2577 (954) 967-6372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE

ROBERT PAROLEY A.S.L.A.
3000 N. W. 11TH STREET, SUITE 101
FORT LAUDERDALE, FL 33304
TEL: 954-575-1111 FAX: 954-575-1111



SECTION THROUGH 6' HIGH WOOD FENCE
SCALE: 3/8" = 1'-0"

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33554

SHEET			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

BUILDING SECTION

SCALE: 3/8" = 1'-0"
SHEET NUMBER

A-3.02

DWG SUBMITTED: NOVEMBER 8, 2013

1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL 33154

HE **HOLLAND ENGINEERING INC.**
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.

AND S W 81 STREET MIAMI, FL. 33145
BRONX, NY 10451-2000 FAX: 718-664-3476

MASTER PLANT LIST			
QTY	COMMON NAME	BOTANICAL NAME	SIZE / REMARKS
Trees and Palms			
6	Royal Palm Native	<i>Roystonea elata</i>	20' 18" g.w.
20	Sabal Palm Native	<i>Sabal palmetto</i>	18" o.c. Brooted
12	Florida Thatch Palm	<i>Thrinax parlati</i>	4' 8" t.c.
2	Jamaican Poinsettia	<i>Euphorbia pulchra</i>	25 gal., 6ht. x 4 in.
12	Simplex Stopper Native	<i>Myrcianthes fragrans</i>	5 o.c. Multi trunk
5	Street Trees per City Native		16" x 7', 4" dbh. min.
9	Bottle Palm	<i>Hyophorba lagenicaulis</i>	3' - 6" o.c. ht., 25 gal.
4	Lady Palm	<i>Rhapsis excelsa</i>	4 ht. o.c.
5	Mast Tree	<i>Polyalthia longifolia</i>	18 ht x 8 spr, 4.5' dbh. min
3	Ligustrum	<i>Ligustrum</i>	14 ht x 5 spr, 45 gal.
6	Ponytail Palm	<i>Beaucarnea recurvata</i>	4 o.c. ht., 15 gal.
67	Total		
Shrubs and Groundcovers			
90	Aloe Vera	<i>Barbadosensis</i>	1 gal., 12" o.c.
10	Aglaonema	<i>Aglaonema Lumina</i>	3 gal., 24" o.c.
3	Bromeliad	<i>Alcantarea imperialis</i>	1 gal., 36" ht.
10	Dwarf Clusia	<i>Clusia guiffiera</i>	15 gal., 36" ht., 42" o.c.
34	Conferalate Jasmine	<i>Trachelospermum jasminoides</i>	3 gal., 18" o.c. on trellis
5	Dracaena	<i>Dracena arborea</i>	15 gal., 6" o.c. 2 dbk., 2 spl.
17	Dwarf Pitch Aple Native	<i>Clusia rosea, 'Nana'</i>	1 gal., 30" o.c.
325	Ficus 'Green Island'	<i>Ficus microcarpa 'Green Island'</i>	3 gal., 24" ht., 24" o.c.
356	Likiep 'Evergreen Giant'	<i>Likiep muscari</i>	1 gal., 18" o.c.
2	False Aqia	<i>Furcraea foetida</i>	25 gal., 48" x 48"
30	Colonoaster	<i>Colonoaster</i>	1 gal., 12" o.c.
296	Golden Creeper Native	<i>Variegated pittosporum</i>	3 gal., 18" o.c.
91	Yaupon Holly Native	<i>Ilex vomitoria 'Nana'</i>	7 gal., 24" o.c.
382	Dwarf Bahama Wild Coffee	<i>Psychotria nervosa</i>	3 gal., 24" o.c.
119	Wart Fern	<i>Microsorium scolopendria</i>	1 gal., 18" o.c.
1,770	Total	404	

- 1 IF THERE ARE ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN VERSUS
- 2 QUANTITIES FROM PLANT LIST, THE PLANS TAKE PRECEDENCE.
- 3 ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER
- 4 SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS.
- 5 LANDSCAPE BEDS IN SOD AREAS MUST BE GRADED SO WATER IS
- 6 SAND / TOPSOIL MIX.
- 7 ALL SOD AREAS TO RECEIVE 2" OF 80/20 LAKE WALES FLORATAM
- 8 MULCH ALL PLANTING BEDS WITH 3" OF CYPRESS OR EUCALYPTUS MULCH.
- 9 PLANTING BEDS SHOULD RECEIVE 4" OF QUARTERS MIX PLANTING SOIL.
- 10 ALL SOD AREAS TO BE ST. AUGUSTINE PALMETTO, SOLID SOD.
- 11 ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.

NO.	REVISION
1	12-10-13

**LEVEL 1
PLANTING PLAN**

SCALE	DATE
1" = 10'	DECEMBER 17, 2013
SHEET NUMBER	

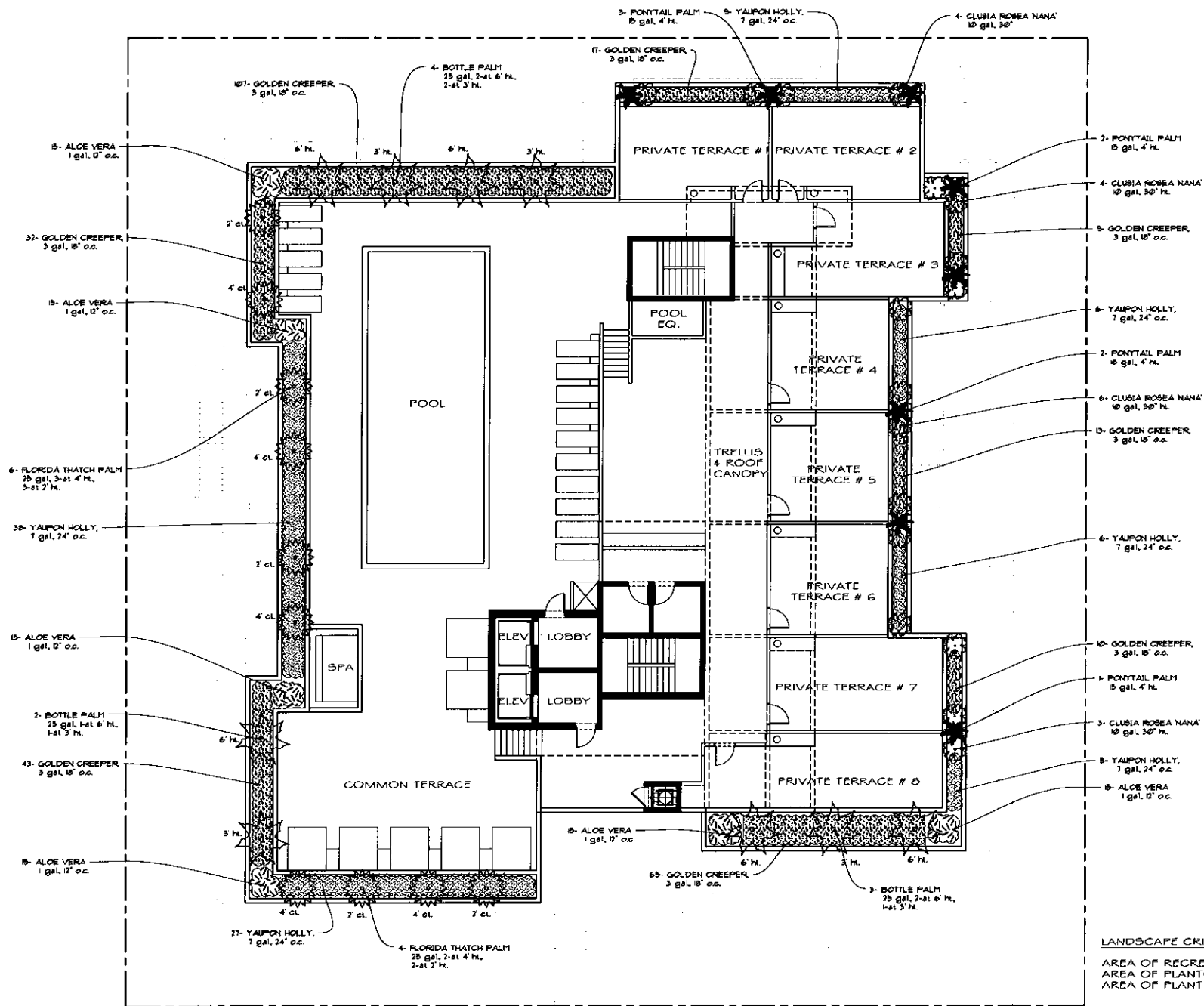
L-1

P&Z SUBMITTAL DECEMBER 17, 2011

LEVEL 1 PLANTING PLAN

SCALE: 1" = 10'

12/17/2013 9:33 AM



LANDSCAPE CRITERIA:
AREA OF RECREATION ROOF DECK: 7,953 S.F.
AREA OF PLANTING REQUIRED (1.5%): 1,192 S.F.
AREA OF PLANTING PROVIDED (1.8%): 1,466 S.F.

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001484

MARKUS A. FRANKEL
LICENSE NO. AR0007143

IRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL 33164

CIVIL ENG.

HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(854)387-0371 (854)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.

4001 N. 21 STREET APOE R. 12 11
P.O. BOX 100000 FT. WASHINGTON

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33164

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

ROOF LEVEL PLANTING PLAN

SCALE: 1" = 10'

DATE: DECEMBER 17, 2013

SHEET NUMBER

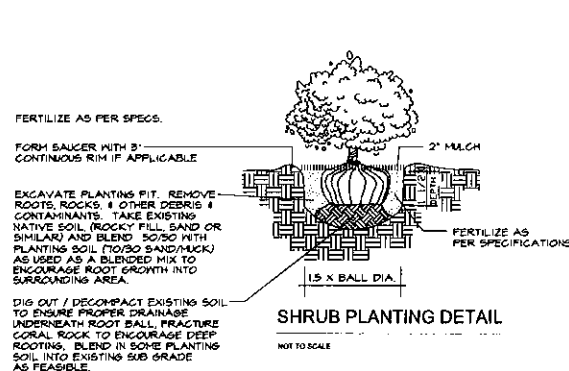
L-2

P&Z SUBMITTAL, DECEMBER 17, 2013



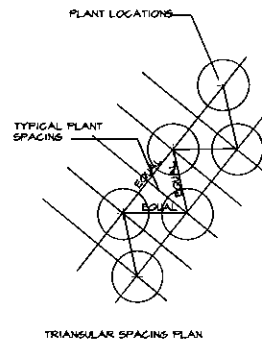
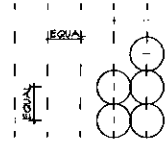
ROOF LEVEL PLANTING PLAN

SCALE: 1" = 10'



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.

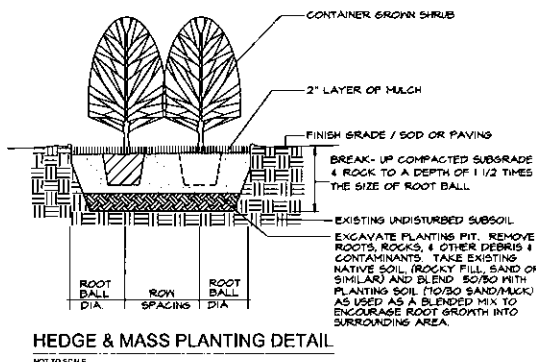
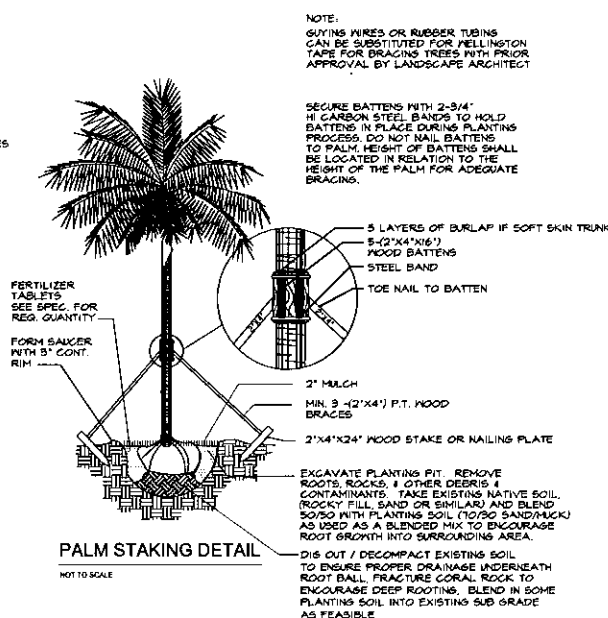
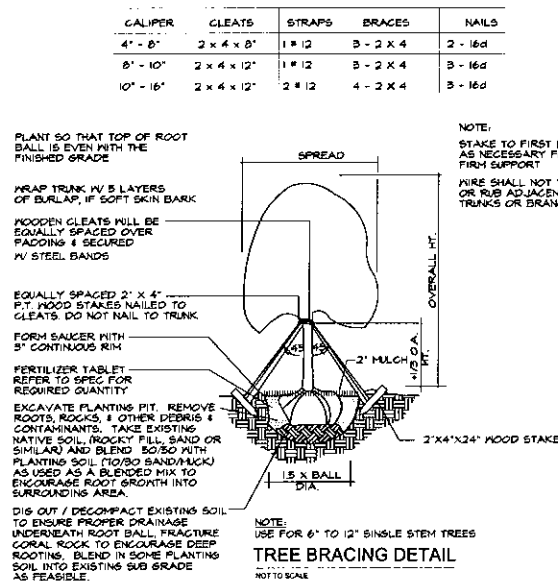
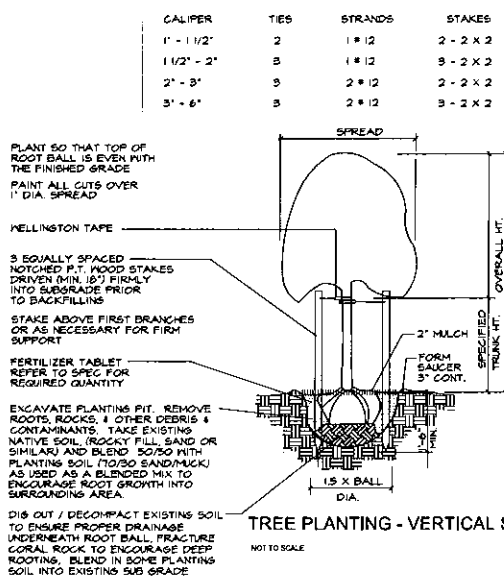
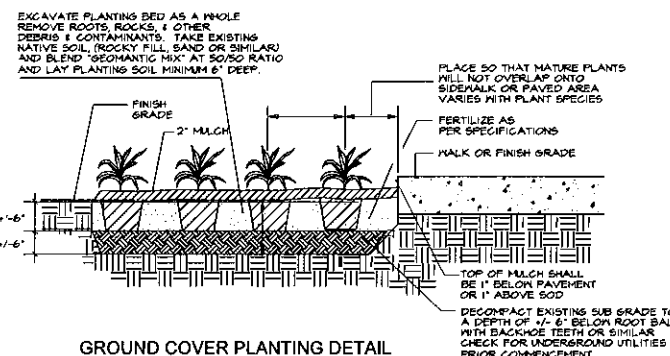
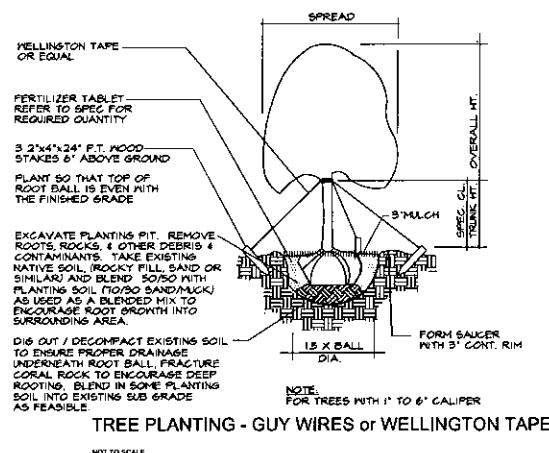
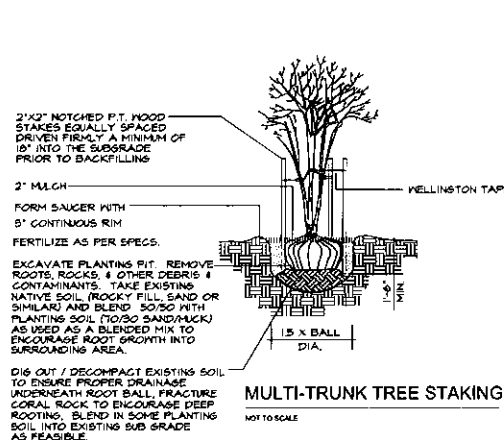


PLANTING SPECIFICATIONS AND WARRANTIES

- The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
- All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
- Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", the plan will take priority. Please notify L.A. of any discrepancies.
- Only unit price installed planting bids based on Landscape Architect's planting plan and plant list will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
- All plant material must be Florida B or better, unless specified as "character" or with written approval from L.A.
- All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
- Planting beds should receive 6" of "Geonantic Mix" planting soil. See soil specification.
- Planting soil specification: "Geonantic Mix" (20% Florida Peat, 20% Compost, 20% Lake Wales Silica sand, 20% local "screening sand" or "beach sand" and 20% Cypress Shavings). Landscape contractor to submit sample to be approved by L.A.
- Fertilize all plants with Osmocote "Sierra Blend" 10-7-10; 1/2 hand full for 1 - 3 gallon, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
- Fertilize all B&B material with 10 "Agriform" tablets or equal.
- Mulch all landscape areas with 2 1/2" - 3" of Eucalyptus or Melaleuca mulch "Eco Mulch". No cypress or red color mulch.
- All sod areas laid with St. Augustine "Palmetto" to be hand raked prior to installing the sod.
- All sod areas to be top dressed with 2" of 80/20 Lake Wales silica sand / Florida peat moss prior to sodding.
- All plant material, excluding Sod, to be warranted as follows: Shrubs and Ground covers for 30 days, large shrubs (over 10 gal) and small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
- Note: Hurricanes and other causes beyond the control of the Landscape contractor are not covered.
- All warranties to run concurrently beginning upon Landscape architect's final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the installer.
- Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
- All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
- Warning: It is the responsibility of the installer during the installation and until final acceptance.
- Landscape contractor is responsible for coordinating their work with irrigation contractor.
- Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
- Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material.
- All landscape areas to be on an automatic sprinkler system, 100% coverage, 100% overlaps, with rain sensor per city codes.
- Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities (electrical, sewage, irrigation & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts.
- Landscape contractor is responsible for immediate repair of any damage caused by their installation.
- Landscape contractor is responsible for working with the general contractor to assure that all construction containers and other construction debris are removed from all soils.
- In planting beds, particularly by buildings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfilled with planting soil. In sod areas, Landscape contractor to decompact soil with back hoe teeth to a depth of 6" and add 2" min. of top soil for sodding.
- All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
- All Tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved top soil.
- All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clean yellow sand.
- All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.

TRANSPLANTING SPECIFICATIONS

- Root prune all trees and palms to a minimum depth of 24" for the palms and 48" for the trees.
- Trim frayed roots with clippers saw or similar and leave clean cut.
- Wrap balls with shrink wrap plastic, back filling with shredded peat moss, fill up voids between plastic & ball, covering all cut roots.
- Backfill with existing soil to hold plastic firmly against newly wrapped ball. Keep 2" deep trench exposed so as to find root ball when harvesting.
- Water three times per week for next 2 months or until trees are ready to move.
- Harvest palms after 5 weeks minimum and trees after 8 to 10 weeks depending on size. Consult with LA prior to moving on schedule.
- Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
- When digging trees, break off large pieces of existing coral rock, 1/2 - 3/4" deep as feasible, by under cutting ball. Do NOT use Ball Off Rock (BOR) method. The horizontal chipping or drilling may be required to break off specimen Oak ball at a minimum 30" depth.
- Replant transplanted trees and palms at correct height in new location, keeping original ball top exposed.
- Properly wrap and hook-up trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
- Plants that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of \$500 per caliper inch.
- Remove plastic backfill with 50% existing soil blended with 50% planting soil plus 1 bale of Canadian peat moss for palms and 1/2 bale for trees.
- Backfill with place in Agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed. Brace per specification.
- Water daily for duration of overall job will be required. Having bubblers as part of automatic irrigation system for post construction can supplement additional watering, but are not a substitution.



PLANTING DETAILS

SCALE: NTS

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 2850
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

OR. DCA

HE HOLLAND ENGINEERING INC.

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)387-0371 • (954)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECT
ROBERT PARSLEY A.S.L.A.
10001 N. W. 11TH AVENUE, SUITE 1111
MIAMI, FLORIDA 33150

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

P&Z SUBMITTAL DECEMBER 17, 2013

DATE: 12/17/2013

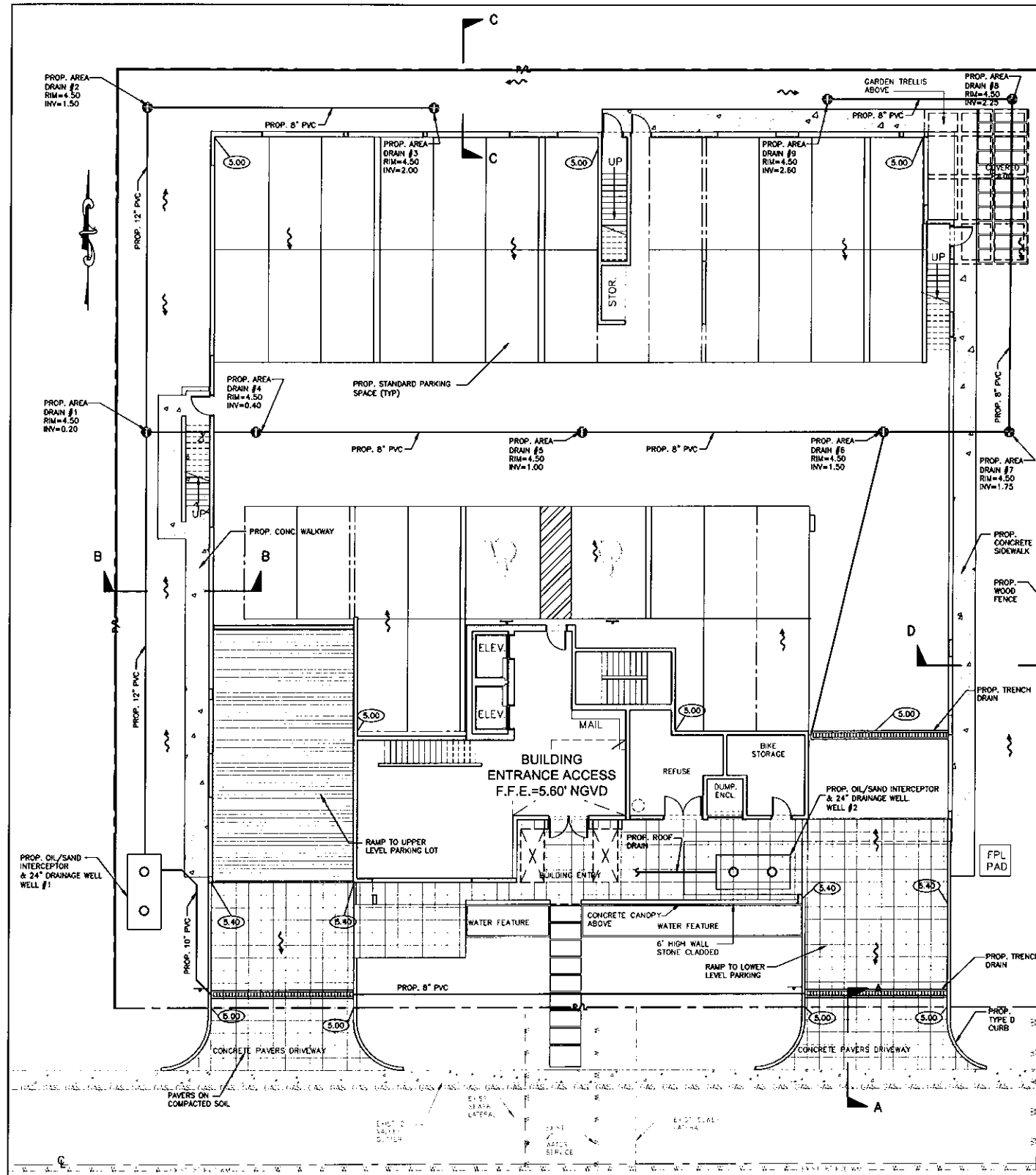
SCALE: NTS

DATE: DECEMBER 17, 2013

SHEET NUMBER

L-3

1/20/13-58/13-58_C1 NKW 11/05/13

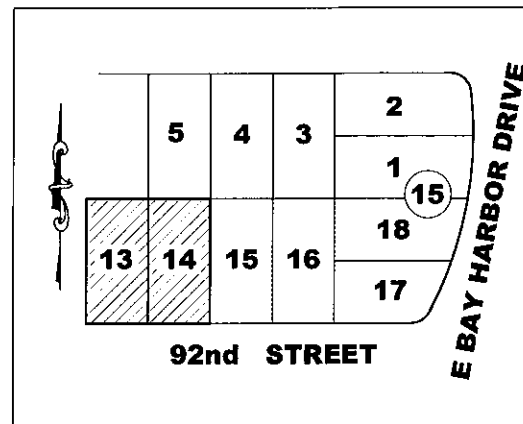
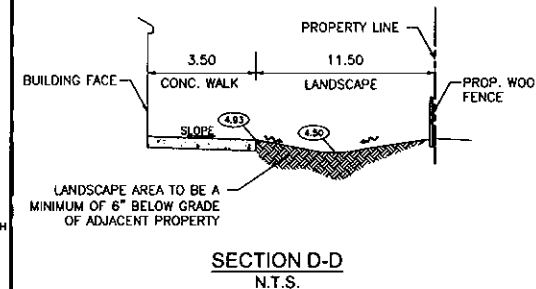
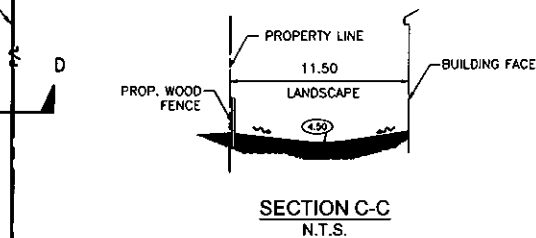
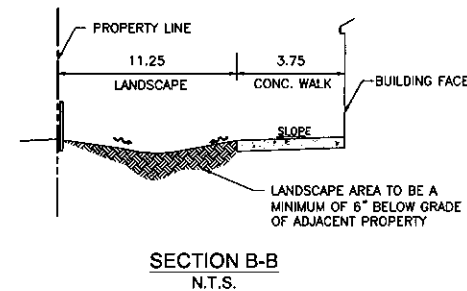
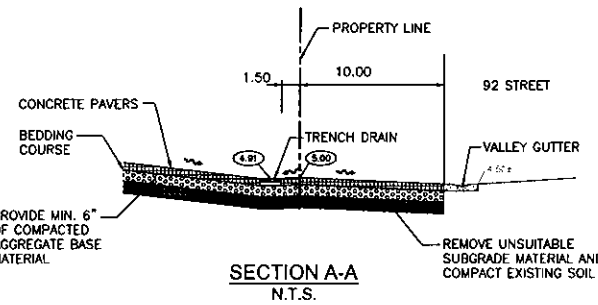


92nd STREET
26' ASPHALT PAVEMENT
(50' RIGHT OF WAY)

LEGEND

	EXISTING ROAD		PROPOSED DRIVEWAY
	PROPOSED CONCRETE SIDEWALK		PROPOSED ROOF
	PROPOSED PAVING		EXISTING CATCH BASIN
	PROPOSED ELEVATION		EXISTING ELEVATION
	PROPOSED SURFACE FLOW		EXISTING ROAD POWER POLE
	PROPOSED WATER METER		EXISTING MANHOLE (48\"/>
	PROPOSED CATCH BASIN		EXISTING WATER METER
	PROPOSED STOP (AS INDICATED)		EXISTING FENCE

ALL STORMWATER IS
TO BE RETAINED
ONSITE



LOCATION MAP
NOT TO SCALE

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTES:

1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. EXISTING OVERHEAD POWER LINES TO BE REMOVED AND INSTALLED UNDERGROUND.
3. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
4. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
5. CONNECT ALL ROOF DRAINS TO EAST DRAINAGE WELL.
6. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
7. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 20%.
9. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
10. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
11. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE PAVERS.
12. FLOOD BARRIER TO BE PROVIDED AT ALL OPENINGS BELOW 9.0 FT NGVD.

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARVIN A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3845 FAX: (305) 868-3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

CIVIL ENGINEER

HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

 **GEOMANTIC**
DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
4815 N. 11 STREET, SUITE 101
FORT LAUDERDALE, FL 33309

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

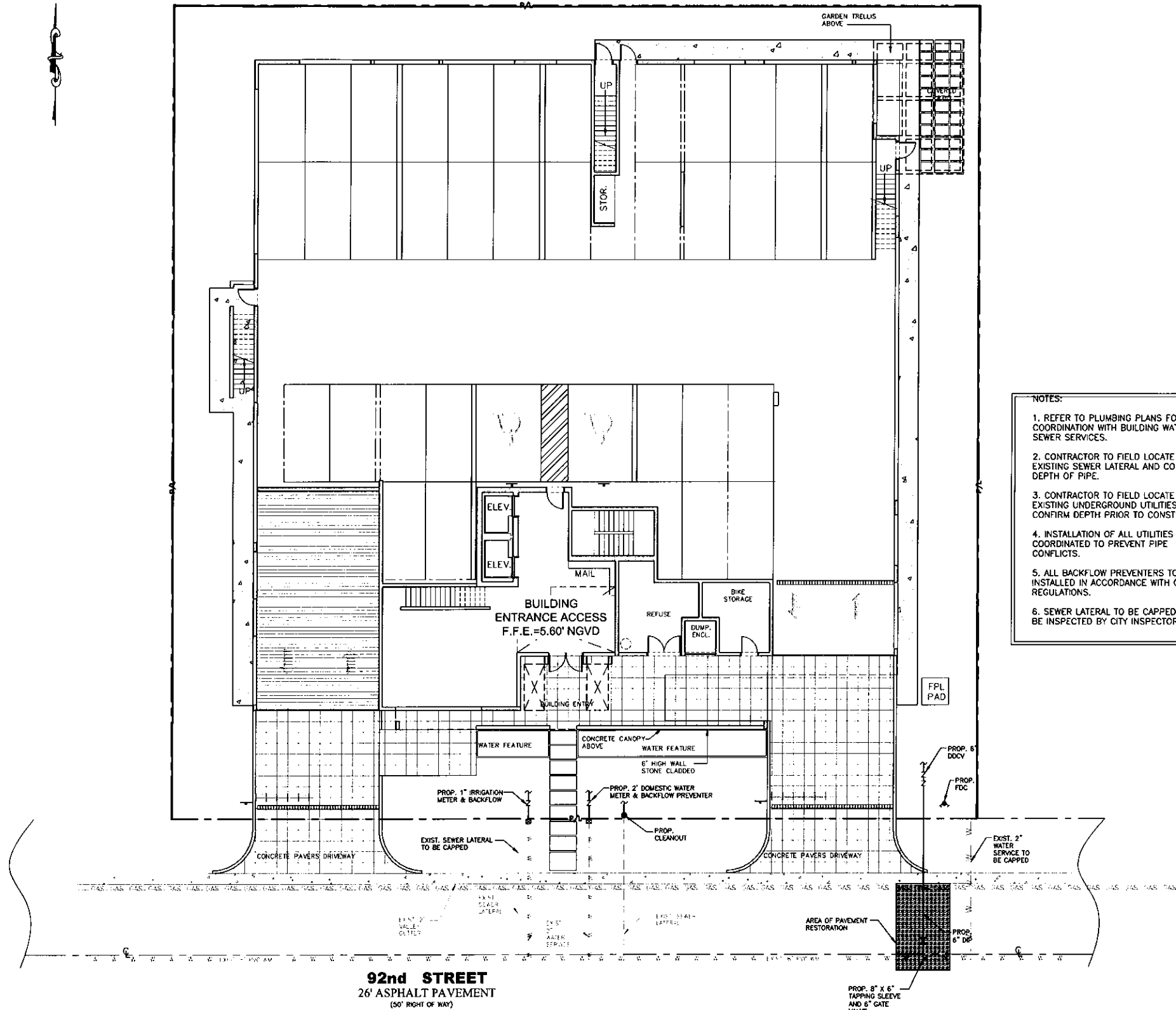
**GRADING & DRAINAGE
PLAN**

SCALE: 1"=10'
DATE: 11-08-13
SHEET NUMBER: **C-1**

13-58
DRC SUBMITTAL DECEMBER 17, 2013

I:\CAD\12-93\12-93_C2_NKW 12/04/12

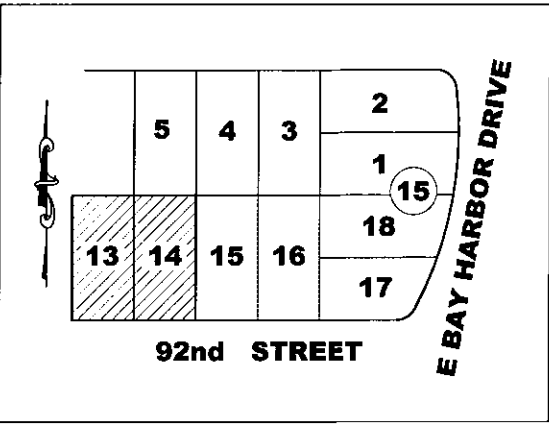
LEGEND	
	EXIST. BOX
	PROPOSED CONCRETE SEWER
	PROPOSED MANHOLE
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED WATER METER
	PROPOSED CATCH BASIN
	PROPOSED SIGN (AS INDICATED)
	PROPOSED CLEANOUT
	PROPOSED PIPE BREAKDOWN INDICATOR
	EXISTING PIPE AND APPURTENANCES
	EXISTING ELEVATION
	EXISTING WOOD POWER POLE
	EXISTING MANHOLE (AS DESIGNATED)
	EXISTING WATER METER
	EXISTING FENCE



NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS.
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.
6. SEWER LATERAL TO BE CAPPED, IS TO BE INSPECTED BY CITY INSPECTOR

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MARKUS A. FRANKEL

LICENSE NO. AR0007143

FRANKEL BENAYOUN FRESHMAN

LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120

BAY HARBOR ISLANDS, FLORIDA 33154

TEL: (305) 888-3855 FAX: (305) 888-3850

E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

1045 92 ST BH, LLC

1111 KANE CONCOURSE, SUITE 217

BAY HARBOR ISLANDS, FL, 33154

CIVIL ENG.

HE HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD

HOLLYWOOD, FL - 33021

(254)381-0311 (800)381-0372 Fax

SUSAN C. HOLLAND, PE

Reg. no. 41831

LANDSCAPE ARCHT.

GEOMANTIC

DESIGNS, INC.

LANDSCAPE ARCHITECTURE

ROBERT PARKLEY A.S.L.A.

304 E W 41 STREET ARLAND FL 33154

TEL: 305-455-1551 FAX: 305-455-1552

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1055 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

WATER & SEWER PLAN

SCALE

DATE

11-08-13

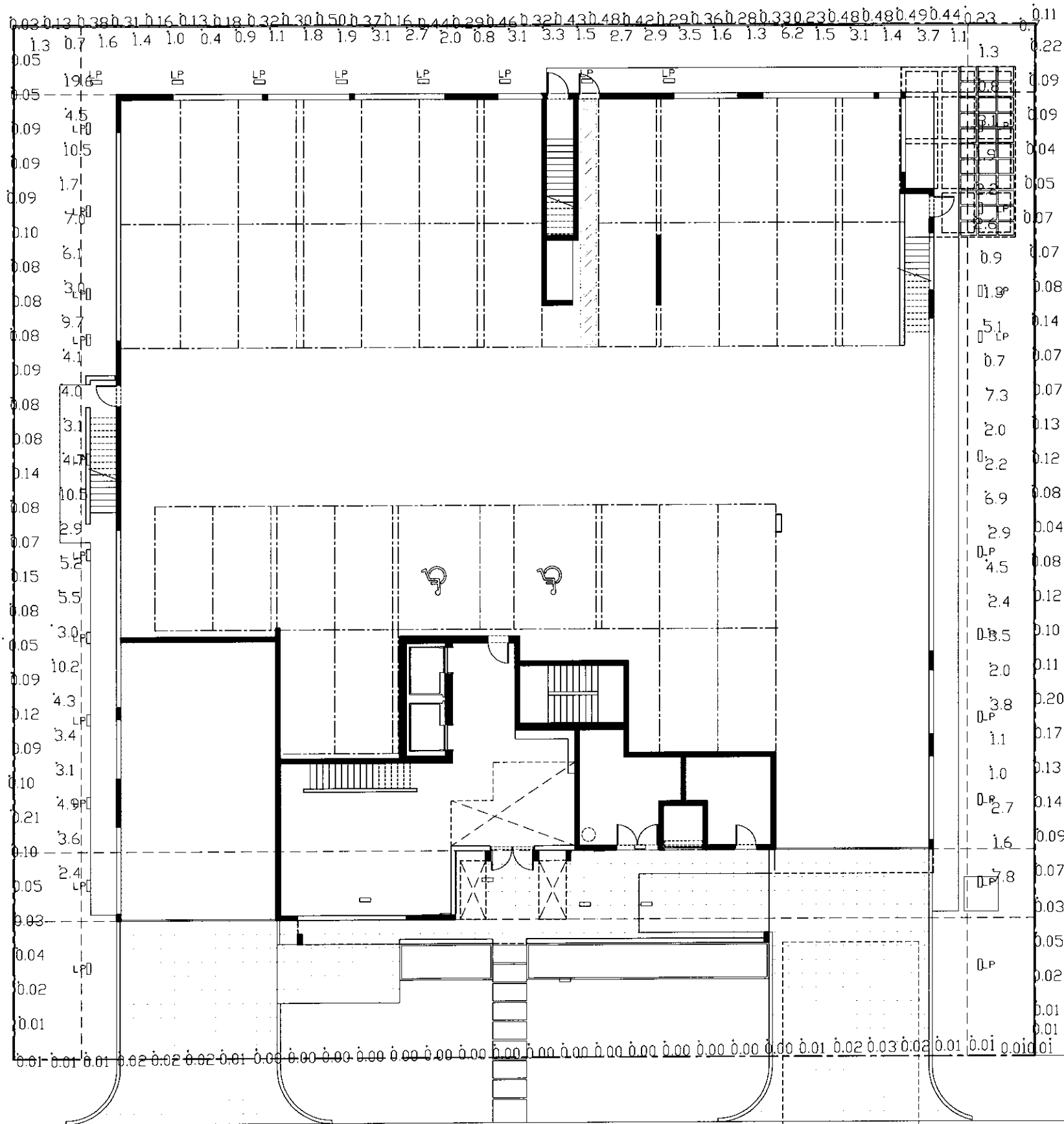
SHEET NUMBER

C-2

13-58

DRG SUBMITTAL DECEMBER 17, 2013

12/17/2013 10:00 AM



92nd ST STREET

Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK <EAST>	2.86	7.8	0.7	4.09	11.14
SIDEWALK <NORTH>	2.19	7.5	0.4	5.48	18.75
SIDEWALK <WEST>	5.71	19.6	1.7	3.36	11.53



SITE PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866-3665 FAX: (305) 866-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL 33154

CH. ENG.
HE HOLLAND ENGINEERING INC.
CH. ENGINEER
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
4801 N. W. 11TH STREET MIAMI FL 33147
PHONE: 305.451.1441 FAX: 305.451.1442

1045 92nd STREET
NEW APARTMENT BUILDING
1045 - 1065 92ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

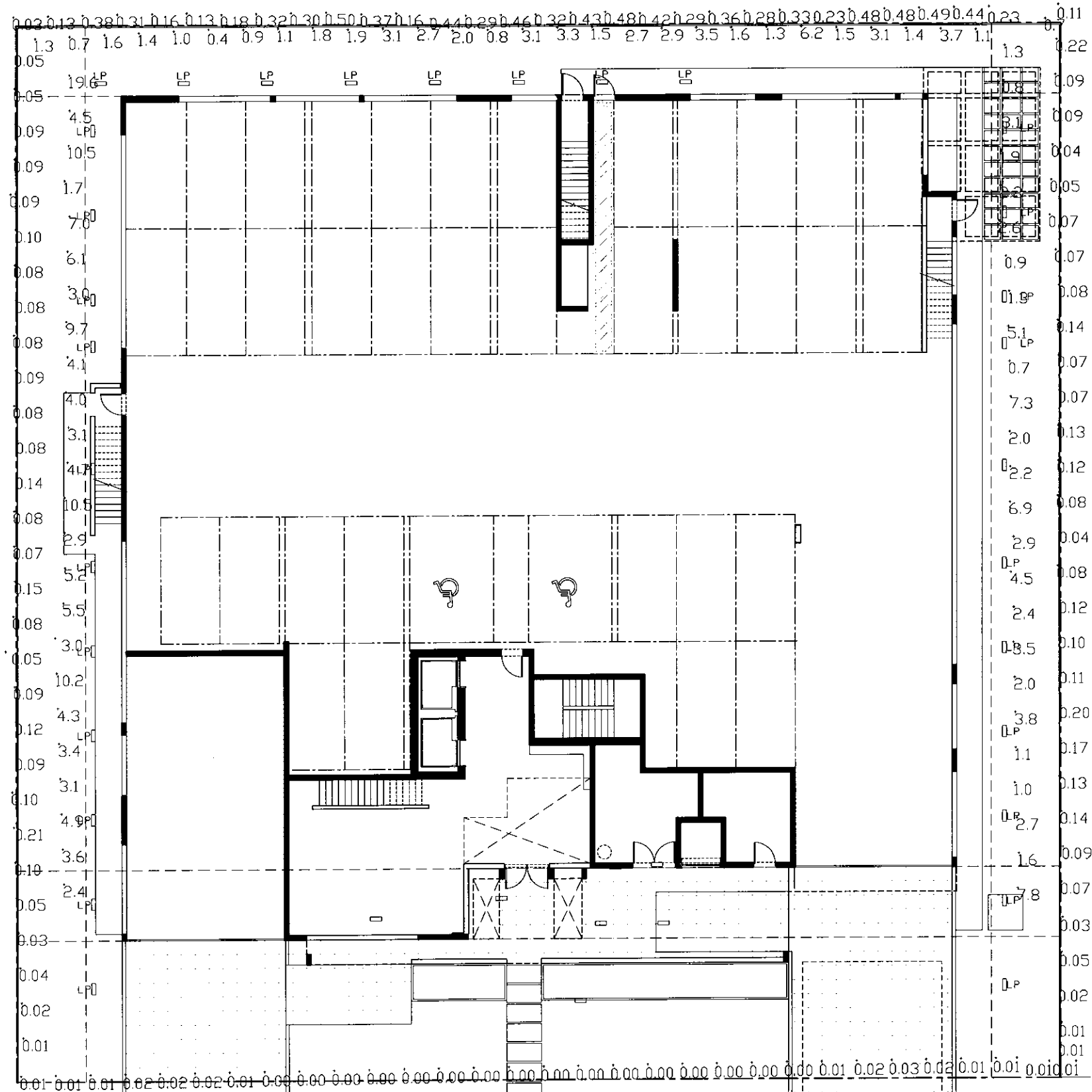
**SITE
PHOTOMETRIC**

SCALE: 1/8" = 1'-0" DATE: DECEMBER 17, 2013
SHEET NUMBER

E-101

P&Z SUBMITTAL DECEMBER 17, 2013

12/17/2013 10:30 AM



92nd ST STREET

Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53



SITE PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 880-3855 FAX: (305) 880-3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
1045 92 ST BH, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FL, 33154

DATE PREPARED
HE HOLLAND ENGINEERING INC.
Civil Engineers
2900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
 GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
ARCHITECT 21 STREET SCALE PL. 1/8" = 1'-0"
2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2835 2836 2837 2838 2839 2840 2841 2842 2843 2844 2845 2846 2847 2848 2849 2850 2851 2852 2853 2854 2855 2856 2857 2858 2859 2860 2861 2862 2863 2864 2865 2866 2867 2868 2869 2870 2871 2872 2873 2874 2875 2876 2877 2878 2879 2880 2881 2882 2883 2884 2885 2886 2887 2888 2889 2890 2891 2892 2893 2894 2895 2896 2897 2898 2899 2900 2901 2902 2903 2904 2905 2906 2907 2908 2909 2910 2911 2912 2913 2914 2915 2916 2917 2918 2919 2920 2921 2922 2923 2924 2925 2926 2927 2928 2929 2930 2931 2932 2933 2934 2935 2936 2937 2938 2939 2940 2941 2942 2943 2944 2945 2946 2947 2948 2949 2950 2951 2952 2953 2954 2955 2956 2957 2958 2959 2960 2961 2962 2963 2964 2965 2966 2967 2968 2969 2970 2971 2972 2973 2974 2975 2976 2977 2978 2979 2980 2981 2982 2983 2984 2985 2986 2987 2988 2989 2990 2991 2992 2993 2994 2995 2996 2997 2998 2999 3000 3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3011 3012 3013 3014 3015 3016 3017 3018 3019 3020 3021 3022 3023 3024 3025 3026 3027 3028 3029 3030 3031 3032 3033 3034 3035 3036 3037 3038 3039 3040 3041 3042 3043 3044 3045 3046 3047 3048 3049 3050 3051 3052 3053 3054 3055 3056 3057 3058 3059 3060 3061 3062 3063 3064 3065 3066 3067 3068 3069 3070 3071 3072 3073 3074 3075 3076 3077 3078 3079 3080 3081 3082 3083 3084 3085 3086 3087 3088 3089 3090 3091 3092 3093 3094 3095 3096 3097 3098 3099 3100 3101 3102 3103 3104 3105 3106 3107 3108 3109 3110 3111 3112 3113 3114 3115 3116 3117 3118 3119 3120 3121 3122 3123 3124 3125 3126 3127 3128 3129 3130 3131 3132 3133 3134 3135 3136 3137 3138 3139 3140 3141 3142 3143 3144 3145 3146 3147 3148 3149 3150 3151 3152 3153 3154 3155 3156 3157 3158 3159 3160 3161 3162 3163 3164 3165 3166 3167 3168 3169 3170 3171 3172 3173 3174 3175 3176 3177 3178 3179 3180 3181 3182 3183 3184 3185 3186 3187 3188 3189 3190 3191 3192 3193 3194 3195 3196 3197 3198 3199 3200 3201 3202 3203 3204 3205 3206 3207 3208 3209 3210 3211 3212 3213 3214 3215 3216 3217 3218 3219 3220 3221 3222 3223 3224 3225 3226 3227 3228 3229 3230 3231 3232 3233 3234 3235 3236 3237 3238 3239 3240 3241 3242 3243 3244 3245 3246 3247 3248 3249 3250 3251 3252 3253 3254 3255 3256 3257 3258 3259 3260 3261 3262 3263 3264 3265 3266 3267 3268 3269 3270 3271 3272 3273 3274 3275 3276 3277 3278 3279 3280 3281 3282 3283 3284 3285 3286 3287 3288 3289 3290 3291 3292 3293 3294 3295 3296 3297 3298 3299 3300 3301 3302 3303 3304 3305 3306 3307 3308 3309 3310 3311 3312 3313 3314 3315 3316 3317 3318 3319 3320 3321 3322 3323 3324 3325 3326 3327 3328 3329 3330 3331 3332 3333 3334 3335 3336 3337 3338 3339 3340 3341 3342 3343 3344 3345 3346 3347 3348 3349 3350 3351 3352 3353 3354 3355 3356 3357 3358 3359 3360 3361 3362 3363 3364 3365 3366 3367 3368 3369 3370 3371 3372 3373 3374 3375 3376 3377 3378 3379 3380 3381 3382 3383 3384 3385 3386 3387 3388 3389 3390 3391 3392 3393 3394 3395 3396 3397 3398 3399 3400 3401 3402 3403 3404 3405 3406 3407 3408 3409 3410 3411 3412 3413 3414 3415 3416 3417 3418 3419 3420 3421 3422 3423 3424 3425 3426 3427 3428 3429 3430 3431 3432 3433 3434 3435 3436 3437 3438 3439 3440 3441 3442 3443 3444 3445 3446 3447 3448 3449 3450 3451 3452 3453 3454 3455 3456 3457 3458 3459 3460 3461 3462 3463 3464 3465 3466 3467 3468 3469 3470 3471 3472 3473 3474 3475 3476 3477 3478 3479 3480 3481 3482 3483 3484 3485 3486 3487 3488 3489 3490 3491 3492 3493 3494 3495 3496 3497 3498 3499 3500 3501 3502 3503 3504 3505 3506 3507 3508 3509 3510 3511 3512 3513 3514 3515 3516 3517 3518 3519 3520 3521 3522 3523 3524 3525 3526 3527 3528 3529 3530 3531 3532 3533 3534 3535 3536 3537 3538 3539 3540 3541 3542 3543 3544 3545 3546 3547 3548 3549 3550 3551 3552 3553 3554 3555 3556 3557 3558 3559 3560 3561 3562 3563 3564 3565 3566 3567 3568 3569 3570 3571 3572 3573 3574 3575 3576 3577 3578 3579 3580 3581 3582 3583 3584 3585 3586 3587 3588 3589 3590 3591 3592 3593 3594 3595 3596 3597 3598 3599 3600 3601 3602 3603 3604 3605 3606 3607 3608 3609 3610 3611 3612 3613 3614 3615 3616 3617 3618 3619 3620 3621 3622 3623 3624 3625 3626 3627 3628 3629 3630 3631 3632 3633 3634 3635 3636 3637 3638 3639 3640 3641 3642 3643 3644 3645 3646 3647 3648 3649 3650 3651 3652 3653 3654 3655 3656 3657 3658 3659 3660 3661 3662 3663 3664 3665 3666 3667 3668 3669 3670 3671 3672 3673 3674 3675 3676 3677 3678 3679 3680 3681 3682 3683 3684 3685 3686 3687 3688 3689 3690 3691 3692 3693 3694 3695 3696 3697 3698 3699 3700 3701 3702 3703 3704 3705 3706 3707 3708 3709 3710 3711 3712 3713 3714 3715 3716 3717 3718 3719 3720 3721 3722 3723 3724 3725 3726 3727 3728 3729 3730 3731 3732 3733 3734 3735 3736 3737 3738 3739 3740 3741 3742 3743 3744 3745 3746 3747 3748 3749 3750 3751 3752 3753 3754 3755 3756 3757 3758 3759 3760 3761 3762 3763 3764 3765 3766 3767 3768 3769 3770 3771 3772 3773 3774 3775 3776 3777 3778 3779 3780 3781 3782 3783 3784 3785 3786 3787 3788 3789 3790 3791 3792 3793 3794 3795 3796 3797 3798 3799 3800 3801 3802 3803 3804 3805 3806 3807 3808 3809 3810 3811 3812 3813 3814 3815 3816 3817 3818 3819 3820 3821 3822 3823 3824 3825 3826 3827 3828 3829 3830 3831 3832 3833 3834 3835 3836 3837 3838 3839 3840 3841 3842 3843 3844 3845 3846 3847 3848 3849 3850 3851 3852 3853 3854 3855 3856 3857 3858 3859 3860 3861 3862 3863 3864 3865 3866 3867 3868 3869 3870 3871 3872 3873 3874 3875 3876 3877 3878 3879 3880 3881 3882 3883 3884 3885 3886 3887 3888 3889 3890 3891 3892 3893 3894 3895 3896 3897 3898 3899 3900 3901 3902 3903 3904 3905 3906 3907 3908 3909 3910 3911 3912 3913 3914 3915 3916 3917 3918 3919 3920 3921 3922 3923 3924 3925 3926 3927 3928 3929 3930 3931 3932 3933 3934 3935 3936 3937 3938 3939 3940 3941 3942 3943 3944 3945 3946 3947 3948 3949 3950 3951 3952 3953 3954 3955 3956 3957 3958 3959 3960 3961 3962 3963 3964 3965 3966 3967 3968 3969 3970 3971 3972 3973 3974 3975 3976 3977 3978 3979 3980 3981 3982 3983 3984 3985 3986 3987 3988 3989 3990 3991 3992 3993 3994 3995 3996 3997 3998 3999 4000 4001 4002 4003 4004 4005 4006 4007 4008 4009 4010 4011 4012 4013 4014 4015 4016 4017 4018 4019 4020 4021 4022 4023 4024 4025 4026 4027 4028 4029 4030 4031 4032 4033 4034 4035 4036 4037 4038 4039 4040 4041 4042 4043 4044 4045 4046 4047 4048 4049 4050 4051 4052 4053 4054 4055 4056 4057 4058 4059 4060 4061 4062 4063 4064 4065 4066 4067 4068 4069 4070 4071 4072 4073 4074 4075 4076 4077 4078 4079 4080 4081 4082 4083 4084 4085 4086 4087 4088 4089 4090 4091 4092 4093 4094 4095 4096 4097 4098 4099 4100 4101 4102 4103 4104 4105 4106 4107 4108 4109 4110 4111 4112 4113 4114 4115

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 24.

ITEM: Approval of the Request for Proposals to Rehabilitate the Bridges on Broad Causeway to be advertised. Enclosed are the proposed plans.

DESCRIPTION:

In 2010 the Florida Department of Transportation (FDOT) categorized the Intra Coastal Water Way Bridge as "Functionally Obsolete" and scored the sufficiency rating as 45.7. The report was sent to the Town's Bridge Engineers, Hardesty and Hanover LLP, (Hardesty) for their review and recommendations. Hardesty recommended an evaluation survey of the bridge to determine if it was feasible to repair the ICW Bridge. In September 2010, Council approved a contract award to Concorr, Inc. to evaluate the condition of all the Bridges on Broad Causeway and predict their future serviceable life. Concorr, Inc. concluded that the Bridges, including the Intra Coastal Water Way Bridge, could be repaired and the serviceable life significantly extended. Two years later FDOT categorized the same Bridge as Structurally Deficient with a sufficiency Rating Of 31.1. FDOT further identified deficiencies that required prompt corrective action. As a result of the evaluation performed by Concorr Inc. and the 2012 FDOT report, Hardesty was tasked with Designing the Repairs and Rehabilitation plans for the ICW, the Water Way and the Indian Creek Bridges.

This item seeks approval of the form of Contract (Request for Proposals) to publicly invite bids to Rehabilitate the Bridges on Broad Causeway.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Randy Daniel, Town Engineer
Randy Daniel, Town Engineer

ATTACHMENTS

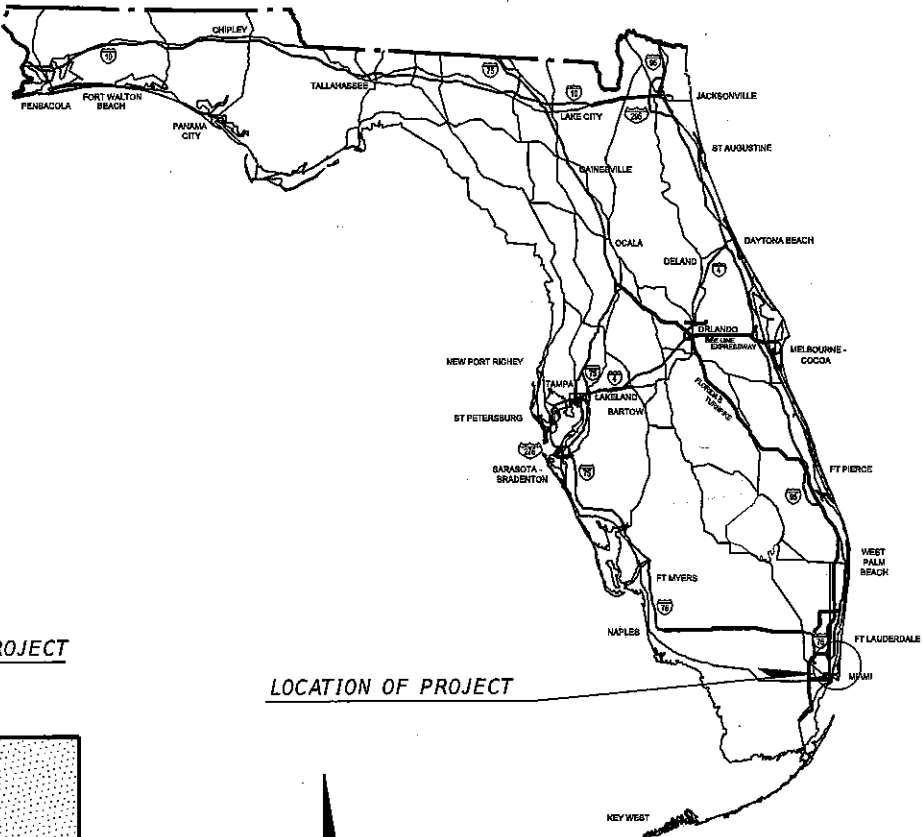
1.	Bridge Rehabilitation Plans	Bridge-Rehab-Plans.pdf
----	-----------------------------	------------------------

TOWN OF BAY HARBOR ISLAND

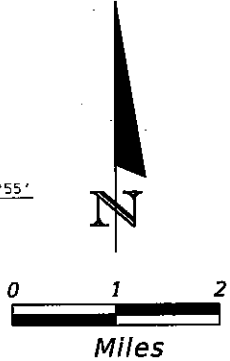
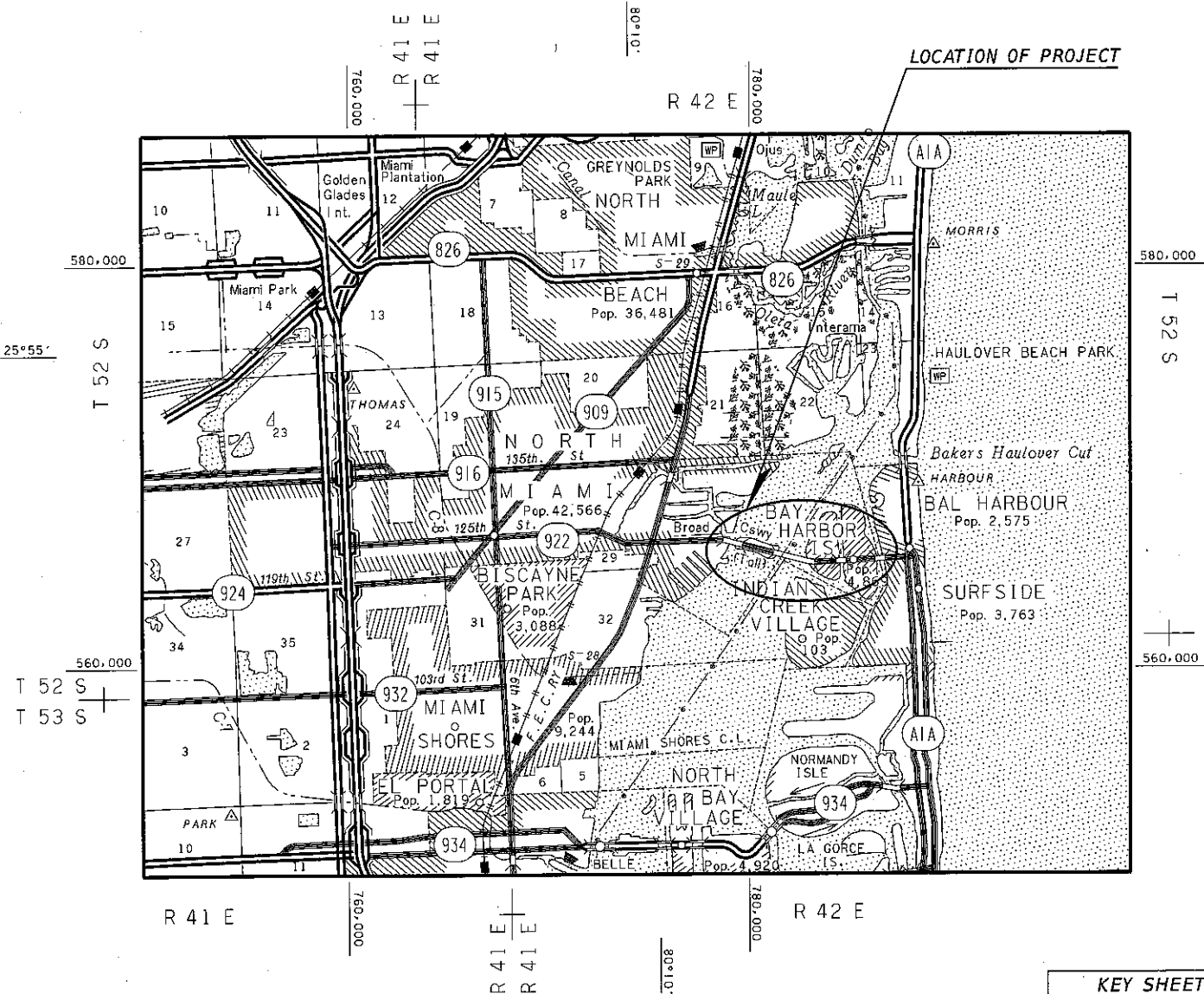
CONTRACT PLANS

PROJECT ID BC142
MIAMI-DADE COUNTY
STATE ROAD NO. 922

BROAD CAUSEWAY OVER INTRACOASTAL WATERWAY BRIDGE NO. 875101
BAY HARBOR WATERWAY OVER BAY HARBOR WATERWAY BRIDGE NO. 875102
INDIAN CREEK OVER INDIAN CREEK BRIDGE NO. 875103



LOCATION OF PROJECT



STRUCTURE SHOP DRAWINGS
TO BE SUBMITTED TO:
TIMOTHY NOLES, P.E.
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE PKWY.
SUITE 544
SUNRISE, FL 33323

PLANS PREPARED BY:

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE PKWY.
SUITE 544
SUNRISE, FL 33323
VENDOR NO. VF-131-842-518-001
CERTIFICATE OF AUTHORIZATION
NO. 29741

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
2013 DESIGN STANDARDS AND REVISED INDEX
DRAWINGS AS APPENDED HEREIN, AND 2013
STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION, AS AMENDED BY
CONTRACT DOCUMENTS.

FOR DESIGN STANDARDS CLICK ON THE
"DESIGN STANDARDS" LINK AT THE FOLLOWING
WEB SITE:
<http://www.dot.state.fl.us/rddesign/>

FOR THE STANDARD SPECIFICATIONS FOR ROAD
AND BRIDGE CONSTRUCTION CLICK ON THE
"SPECIFICATIONS" LINK AT THE FOLLOWING
WEB SITE:
<http://www.dot.state.fl.us/specificationsoffice/>

LENGTH OF PROJECT		
	LINEAR FT.	MILES
ROADWAY	N/A	N/A
BRIDGES	1627.35	0.31
NET LENGTH OF PROJ.	1627.35	0.31
EXCEPTIONS	N/A	N/A
GROSS LENGTH OF PROJ.	1627.35	0.31

KEY SHEET REVISIONS		
DATE	BY	DESCRIPTION

STRUCTURE PLANS
ENGINEER OF RECORD: Timothy J. Noles

P.E. NO.: 49891

INDEX OF SHEETS

SHEET NO. DWG. NO. SHEET DESCRIPTION

GENERAL DRAWINGS

B-1		BRIDGE KEY SHEET
B-2	G-2	INDEX OF SHEETS
B-3	G-3	SUMMARY OF PAY ITEMS
B-4	G-4	GENERAL NOTES (1 OF 2)
B-5	G-5	GENERAL NOTES (2 OF 2)
B-6	G-6	ENVIRONMENTAL NOTES (1 OF 2)
B-7	G-7	ENVIRONMENTAL NOTES (2 OF 2)
B-8	G-8	TRAFFIC CONTROL GENERAL NOTES AND TYPICAL SECTION
B-9	G-9	TRAFFIC CONTROL PLANS (1 OF 3)
B-10	G-10	TRAFFIC CONTROL PLANS (2 OF 3)
B-11	G-11	TRAFFIC CONTROL PLANS (3 OF 3)
B-12	G-12	SPALL REPAIR DETAILS (1 OF 2)
B-13	G-13	SPALL REPAIR DETAILS (2 OF 2)

BRIDGE NO. 875101

SUBSTRUCTURE REPAIR DRAWINGS

B1-1	A-1	GENERAL PLAN AND ELEVATION (1 OF 2)
B1-2	A-2	GENERAL PLAN AND ELEVATION (2 OF 2)
B1-3	A-3	APPROACH SPAN TYPICAL SECTIONS
B1-4	A-4	BRIDGE GUARDRAIL PLAN AND ELEVATION
B1-5	A-5	CATHODIC PROTECTION POWER DISTRIBUTION
B1-6	A-6	PIER CATHODIC PROTECTION SYSTEM
B1-7	A-7	PIER CATHODIC PROTECTION SYSTEM ELECTRICAL DETAILS
B1-8	A-8	PIER CATHODIC PROTECTION DETAILS
B1-9	A-9	COLUMN REPAIR DETAILS
B1-10	A-10	COLUMN REPAIR REBAR TABLE
B1-11	A-11	CONCRETE REPAIR SCHEDULE (1 OF 2)
B1-12	A-12	CONCRETE REPAIR SCHEDULE (2 OF 2)
B1-13	A-13	BENT 2 REPAIR LOCATIONS
B1-14	A-14	BENT 3 REPAIR LOCATIONS
B1-15	A-15	BENT 4 REPAIR LOCATIONS
B1-16	A-16	BENT 5 REPAIR LOCATIONS
B1-17	A-17	BENT 6 REPAIR LOCATIONS
B1-18	A-18	BENT 7 REPAIR LOCATIONS
B1-19	A-19	BENT 8 REPAIR LOCATIONS
B1-20	A-20	BENT 9 REPAIR LOCATIONS
B1-21	A-21	BENT 12 REPAIR LOCATIONS
B1-22	A-22	BENT 13 REPAIR LOCATIONS
B1-23	A-23	BENT 14 REPAIR LOCATIONS
B1-24	A-24	BENT 15 REPAIR LOCATIONS
B1-25	A-25	BENT 16 REPAIR LOCATIONS
B1-26	A-26	BENT 17 REPAIR LOCATIONS
B1-27	A-27	BENT 18 REPAIR LOCATIONS
B1-28	A-28	BENT 19 REPAIR LOCATIONS
B1-29	A-29	BENT 20 REPAIR LOCATIONS
B1-30	A-30	BENT 21 REPAIR LOCATIONS
B1-31	A-31	BENT 22 REPAIR LOCATIONS
B1-32	A-32	BENT 23 REPAIR LOCATIONS
B1-33	A-33	BENT 24 REPAIR LOCATIONS
B1-34	A-34	BENT 25 REPAIR LOCATIONS
B1-35	A-35	BENT 26 REPAIR LOCATIONS
B1-36	A-36	BENT 27 REPAIR LOCATIONS
B1-37	A-37	BENT 28 REPAIR LOCATIONS
B1-38	A-38	BENT 29 REPAIR LOCATIONS
B1-39	A-39	BENT 30 REPAIR LOCATIONS

FENDER SYSTEM DRAWINGS

B1-40	A-40	NEW FENDER SYSTEM LAYOUT
B1-41	A-41	FENDER SYSTEM ELEVATION
B1-42	A-42	FENDER SYSTEM DETAILS (1 OF 2)
B1-43	A-43	FENDER SYSTEM DETAILS (2 OF 2)
B1-44	A-44	FENDER ACCESS PLATFORM
B1-45	A-45	FENDER SYSTEM BILL OF MATERIALS

SHEET NO. DWG. NO. SHEET DESCRIPTION

BASCULE SUPERSTRUCTURE SPAN DRAWINGS

B1-46	BL-1	BASCULE SPAN PLAN AND ELEVATION
B1-47	BL-2	BASCULE SPAN FRAMING PLAN
B1-48	BL-3	BASCULE SPAN TYPICAL SECTION
B1-49	BL-4	BASCULE SPAN FLOORBEAM 1
B1-50	BL-5	BASCULE SPAN FLOORBEAM 4
B1-51	BL-6	BASCULE SPAN REAR GUIDE BRACKET
B1-52	BL-7	BASCULE SPAN LOCK BAR ACCESS PLATFORM
B1-53	BL-8	BASCULE SPAN NEW DECK PLAN
B1-54	BL-9	BASCULE SPAN DECK DETAILS (1 OF 4)
B1-55	BL-10	BASCULE SPAN DECK DETAILS (2 OF 4)
B1-56	BL-11	BASCULE SPAN DECK DETAILS (3 OF 4)
B1-57	BL-12	BASCULE SPAN DECK DETAILS (4 OF 4)
B1-58	BL-13	BASCULE SPAN BALANCE (1 OF 2)
B1-59	BL-14	BASCULE SPAN BALANCE (2 OF 2)

CONTROL HOUSE DRAWINGS

B1-60	TH-1	CONTROL HOUSE EXISTING ELEVATIONS
B1-61	TH-2	CONTROL HOUSE NEW ELEVATIONS
B1-62	TH-3	CONTROL HOUSE FLOOR PLAN AT CONTROL LEVEL
B1-63	TH-4	CONTROL HOUSE ROOF FRAMING PLAN
B1-64	TH-5	CONTROL HOUSE NEW SECTIONS
B1-65	TH-6	CONTROL HOUSE DETAILS
B1-66	TH-7	GENERATOR HOUSE EXISTING ELEVATIONS
B1-67	TH-8	GENERATOR HOUSE NEW ELEVATIONS
B1-68	TH-9	GENERATOR HOUSE FLOOR PLAN AT ROADWAY LEVEL
B1-69	TH-10	GENERATOR HOUSE ROOF FRAMING PLAN
B1-70	TH-11	CONTROL HOUSE AND GENERATOR HOUSE DETAILS
B1-71	TH-12	UTILITY PLATFORM DETAILS (1 OF 2)
B1-72	TH-13	UTILITY PLATFORM DETAILS (2 OF 2)

MECHANICAL SYSTEM DRAWINGS

B1-73	BM-1	MACHINERY SYSTEM WORK PLAN
B1-74	BM-2	SPAN DRIVE MACHINERY REPAIRS
B1-75	BM-3	TRUNNION ASSEMBLY MODIFICATIONS
B1-76	BM-4	LIVE LOAD SHOE ASSEMBLY REPAIRS
B1-77	BM-5	NEW SPAN LOCK MACHINERY PLAN AND ELEVATION
B1-78	BM-6	SPAN LOCK DETAIL (1 OF 3)
B1-79	BM-7	SPAN LOCK DETAIL (2 OF 3)
B1-80	BM-8	SPAN LOCK DETAIL (3 OF 3)

ELECTRICAL SYSTEM DRAWINGS

B1-81	BE-1	GENERAL ELECTRICAL PLAN
B1-82	BE-2	ELECTRICAL SYMBOLS AND ABBREVIATIONS
B1-83	BE-3	GENERAL ELECTRICAL NOTES AND SCOPE OF ELECTRICAL WORK
B1-84	BE-4	CONTROL PANEL LAYOUT
B1-85	BE-5	CONTROL SCHEMATICS (1 OF 2)
B1-86	BE-6	CONTROL SCHEMATICS (2 OF 2)
B1-87	BE-7	ELECTRICAL MACHINERY LAYOUT
B1-88	BE-8	TRAFFIC CONTROL
B1-89	BE-9	SUBMARINE CONDUIT DETAILS (1 OF 2)
B1-90	BE-10	SUBMARINE CONDUIT DETAILS (2 OF 2)
B1-91	BE-11	DECORATIVE ROADWAY LIGHTING FIXTURE SCHEDULE
B1-92	BE-12	DECORATIVE ROADWAY LIGHTING DETAILS
B1-93	BE-13	CONDUIT AND CONDUCTOR SCHEMATIC
B1-94	BE-14	CONDUIT AND CONDUCTOR SCHEDULE
B1-95	BE-15	NAVIGATION LIGHTING
B1-96	BE-16	LIGHTNING PROTECTION SYSTEM

SHEET NO. DWG. NO. SHEET DESCRIPTION

BRIDGE NO. 875102

B2-1		GENERAL PLAN AND ELEVATION
B2-2		BRIDGE TYPICAL SECTION
B2-3		CONCRETE REPAIR SCHEDULE
B2-4		BEGIN BENT 1 REPAIR LOCATIONS
B2-5		BENT 2 REPAIR LOCATIONS
B2-6		BENT 3 REPAIR LOCATIONS
B2-7		BENT 4 REPAIR LOCATIONS
B2-8		BENT 5 REPAIR LOCATIONS
B2-9		END BENT 6 REPAIR LOCATIONS

BRIDGE NO. 875103

B3-1		GENERAL PLAN AND ELEVATION
B3-2		BRIDGE TYPICAL SECTION
B3-3		CATHODIC PROTECTION PILE JACKET DETAILS
B3-4		CONCRETE REPAIR SCHEDULE
B3-5		BEGIN BENT 1 REPAIR LOCATIONS
B3-6		BENT 2 REPAIR LOCATIONS
B3-7		BENT 3 REPAIR LOCATIONS
B3-8		BENT 4 REPAIR LOCATIONS
B3-9		BENT 5 REPAIR LOCATIONS
B3-10		BENT 6 REPAIR LOCATIONS
B3-11		BENT 7 REPAIR LOCATIONS
B3-12		BENT 8 REPAIR LOCATIONS
B3-13		END BENT 9 REPAIR LOCATIONS

Bridge Nos. 875101, 875102, 875103

REVISIONS						DRAWN BY: TB 10-13 CHECKED BY: SH 10-13 DESIGNED BY: SH 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION					INDEX OF SHEETS		
							ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		SHEET NO.
							922	MIAMI-DADE	BC136	BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION		B-2

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:28 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\blindex01.dgn

875101			
PAY ITEM NO.	PAY ITEM NAME	UNIT	QUANTITY
TRAFFIC CONTROL			
101 - 1	MOBILIZATION	LS	1
102 - 1	MAINTENANCE OF TRAFFIC	LS	1
102 - 60	WORK ZONE SIGN	ED	3,888
102 - 71 - 14	BARRIER WALL, TEMPORARY, F & I, TYPE K	LF	988
102 - 71 - 24	BARRIER WALL, TEMPORARY, RELOCATE, TYPE K	LF	980
102 - 74 - 1	TEMPORARY BARRICADE, TYPE I, II, DI, VP, DRUM	ED	37,296
102 - 77	HIGH INTENSITY FLASHING LIGHTS, TEMP, TYPE B	ED	2,592
102 - 79	LIGHTS, BARRIER WALL MOUNT, TEMP, TYPE C, STEADY BURN	ED	1,858
102 - 89 - 7	TEMPORARY CRASH CUSHION, REDIRECTIVE OPTION	LO	8
102 - 99	PORTABLE CHANGEABLE MESSAGE SIGN - TEMPORARY	ED	360
999 - 25	INITIAL CONTINGENCY	LS	1
STRUCTURAL			
104 - 11 - A	FLOATING TURBIDITY BARRIER (STANDARD)	LF	3609
110 - 3	REMOVAL OF EXISTING STRUCTURE	LS/SF	7218
400 - 4 - 4	CLASS IV CONCRETE (SUPERSTRUCTURE)	CY	24
400 - 60 - 1	CATHODIC PROTECTION ELECTRICAL WORK (AC SOURCE)	LS	
400 - 60 - 3	CATHODIC PROTECTION ELECTRICAL WORK (CONDUIT, WIRING, AND ACCESSORIES)	LS	
400 - 60 - 4	CATHODIC PROTECTION ELECTRICAL WORK (EQUIPMENT & INSTRUMENTATION)	LS	
400 - 142 - 7	CATHODIC PROTECTION SYSTEM	SF	6,600
400 - 143	CLEANING AND COATING CONCRETE SURFACES, CLASS 5	SF	4,452
401 - 70 - 3	RESTORE SPALLED AREAS	CF	5,438
415 - 1 - 4	REINFORCING STEEL (SUPERSTRUCTURE)	LB	6,000
415 - 1 - 5	REINFORCING STEEL (COLUMNS)	LB	15,180
455 - 34 - 2	CONCRETE PILE PRESTRESSED (14")	LF	8,314
455 - 76	WRAP PILE CLUSTERS	EA	68
460 - 1 - 5	STRUCTURAL STEEL, (REHAB) BASCULE LEAF	LB	11,823
460 - 1 - 15	STRUCTURAL STEEL, (REHAB) FENDER ACCESS DOOR	LB	830
470 - 1	TREATED TIMBER, STRUCTURAL	MB	13
471 - 1 - 1	FENDER SYSTEM, PLASTIC MARINE LUMBER (REINFORCEMENT)	MB	11
504 - 1 - 1	STEEL ROADWAY FLOOR (5" OPEN)	SF	4,632
504 - 1 - 2	STEEL ROADWAY FLOOR (3" ARMORED)	SF	1,205
512 - 1 - 1	MOVABLE BRIDGE - CONTROL HOUSE	LS/LS	1
515 - 2 - 419	PEDESTRIAN RAILING, SPECIALS, CUSTOM	LF	3,364
561 - 1	COATING EXISTING STRUCTURAL STEEL	LS/TN	1,341
MECHANICAL			
465 - 2 - 401	MOVABLE BRIDGE MACHINERY - REHAB, SPEED REDUCER AND GEAR TRAIN, RECONDITION	LS	1
465 - 2 - 105	MOVABLE BRIDGE MACHINERY - REHAB, SPAN LOCKS, FURNISH AND INSTALL	AS	2
465 - 2 - 408	MOVABLE BRIDGE MACHINERY - REHAB, LIVE LOAD SHOES, RECONDITION	LS	1
465 - 2 - 404	MOVABLE BRIDGE MACHINERY - REHAB, TRUNNION ASSEMBLY, RECONDITION	EA	4
465 - 3 - 17	MOVABLE BRIDGE COUNTERWEIGHT, F&I, BALANCE BLOCK	EA	200
465 - 3 - 50	MOVABLE BRIDGE COUNTERWEIGHT, ADJUST	EA	2
465 - 20	MOVABLE BRIDGE - PREVENTIVE MAINTENANCE	LS	1
465 - 21	MOVABLE BRIDGE - OPERATOR	DA	180
465 - 71 - 3	MOVABLE BRIDGE - FUNCTIONAL CHECKOUT	LS	1

875101 CONTINUED			
PAY ITEM NO.	PAY ITEM NAME	UNIT	QUANTITY
ELECTRICAL			
508 - 2 - 1	MOVABLE BRIDGE GATE, F&I	AS	4
508 - 3 - 1	MOVABLE BRIDGE SIGNAL, F&I	AS	2
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 4	MOVABLE BRIDGE ELECTRICAL EQUIPMENT, REHABILITATION	LS	1
508 - 73 - 1	SUBMARINE CABLE ASSEMBLY, F&I	LS	1
508 - 76 - 1	MOVABLE BRIDGE - REHAB, SPAN MOTORS & CONTROLLERS, F&I	LS	1
508 - 76 - 4	MOVABLE BRIDGE - REHAB, SPAN MOTORS & CONTROLLERS, REMOVE	LS	1
508 - 77 - 5	MOVABLE BRIDGE - REHAB, PROGRAMMABLE LOGIC CONTROLLER PROGRAMMING	EA	1
508 - 78 - 1	MOVABLE BRIDGE - REHAB, LIMIT SWITCHES & TRANSDUCERS, F&I	LS	1
508 - 80 - 1	MOVABLE BRIDGE - REHAB, BRAKE SYSTEM, F&I	EA	4
508 - 80 - 4	MOVABLE BRIDGE - REHAB, BRAKE SYSTEM, REMOVE	EA	4
508 - 82 - 4	MOVABLE BRIDGE - REHAB, CONTROL PANEL - MOTOR CONTROLLER, RECONDITION	EA	1

875102			
PAY ITEM NO.	PAY ITEM NAME	UNIT	QUANTITY
104 - 11 - A	FLOATING TURBIDITY BARRIER (STANDARD)	LF	660
400 - 60 - 1	CATHODIC PROTECTION ELECTRICAL WORK (AC SOURCE)	LS	
400 - 60 - 3	CATHODIC PROTECTION ELECTRICAL WORK (CONDUIT, WIRING, AND ACCESSORIES)	LS	
400 - 60 - 4	CATHODIC PROTECTION ELECTRICAL WORK (EQUIPMENT & INSTRUMENTATION)	LS	
400 - 142 - 7	CATHODIC PROTECTION SYSTEM	SF	1,400
401 - 70 - 3	RESTORE SPALLED AREAS	CF	94

875103			
PAY ITEM NO.	PAY ITEM NAME	UNIT	QUANTITY
104 - 11 - A	FLOATING TURBIDITY BARRIER (STANDARD)	LF	1188
400 - 60 - 1	CATHODIC PROTECTION ELECTRICAL WORK (AC SOURCE)	LS	
400 - 60 - 3	CATHODIC PROTECTION ELECTRICAL WORK (CONDUIT, WIRING, AND ACCESSORIES)	LS	
400 - 60 - 4	CATHODIC PROTECTION ELECTRICAL WORK (EQUIPMENT & INSTRUMENTATION)	LS	
400 - 142 - 7	CATHODIC PROTECTION SYSTEM	SF	4,200
401 - 70 - 3	RESTORE SPALLED AREAS	CF	26

Bridge Nos. 875101, 875102, 875103

REVISIONS				HARDESTY & HANOVER, LLC		DRAWN BY:		TOWN OF BAY HARBOR ISLANDS		SHEET TITLE:		REF. DWG. NO.	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	SH	10-13	SUMMARY OF PAY ITEMS		PROJECT NAME:		G-3	
						SH	10-13	ROAD NO.	COUNTY	PROJECT ID	BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	SHEET NO.	
						BO	10-13	922	MIAMI-DADE	BC136		B-3	
						SH	10-13						

Certificate of Authorization #29741

bgersh 10/4/2013 3:28:47 PM G:\PROJECTS\2285.01_Bay_Harbor_Rehabilitation\CADD\struct\BTPayItemSummary.DGN

1. **DESIGN SPECIFICATIONS:**
FDOT Structures Manual (January 2013) and all subsequent structures design bulletins.
American Association of State Highway and Transportation Officials (AASHTO).
LRFD Bridge Design Specifications (Fifth Edition) and all subsequent Interims.
AASHTO LRFD Movable Highway Bridge Design Specifications 2nd Edition with 2008, 2010, 2011 and 2012 Interims Revisions.
FDOT Plans Preparation Manual - January 1 2013.
2. **CONSTRUCTION SPECIFICATIONS:**
Florida Department of Transportation Standard Specifications for Road and Bridge Construction 2010 Edition and supplements thereto.
3. **VERTICAL DATUM:**
B.M. Datum is based on the North American Vertical Datum of 1988 (NAVD).
4. **ENVIRONMENT:**
Superstructure - Extremely Aggressive
Substructure - Concrete: Extremely Aggressive
Steel: Extremely Aggressive
5. **DESIGN LOADINGS:**
DEAD LOADS: the following unit loads are used in calculating dead loads:
Structural steel - 490 pcf
Reinforced concrete - 150 pcf
Unreinforced concrete - 145 pcf
6. **LIVE LOADS:**
HL-93, as per AASHTO LRFD Bridge Design Specifications.
Impact: Percentage of live load as per AASHTO LRFD Bridge Design Specifications. (The floorbeams at the movable span centerline joint are proportioned for full live load plus twice the normal impact as per AASHTO LRFD Movable Highway Bridge Design Specifications.)
Dead Load of elements subject to movement increased 20% to allow for impact or vibratory effect - not combined with live load as per AASHTO LRFD Movable Highway Bridge Design Specifications.

7. **MATERIALS:**

A. **Concrete:**

All concrete shall be in accordance with Section 346 of the FDOT Standard Specifications.

Concrete Class	Min. 28 Day Compressive Strength (ksi)	Location
IV	f'c = 4.5	E&W Flanking Span

B. **Concrete Cover:**

CIP superstructure = 2" except top surfaces
= 2½" for top deck surfaces
= 2" for top beam pedestals

Concrete covers shown in the Plans do not include placement and fabrication tolerances unless shown as "minimum cover". See FDOT Standard Specifications for allowable tolerances.

C. **Lightweight Concrete:**

Lightweight Concrete mix		
- theoretical yield (1cy of concrete)	116 pcf	
Cement	281 lb	slump 2" to 4"
Coarse aggregate	1300 lb	air content 1% to 6%
Fine aggregate	53 lb	w/c ratio 0.39
Water	275 lb	
Fly ash	243 lb	

D. **Applied Finish Coating:**

Apply Class 5 Finish Coating to concrete surfaces with their respective Federal Standard 595 Specification colors as shown on the surface finish details sheet.

Reinforcing Steel:

All reinforcing steel shall be ASTM A615, Grade 60.

8. **STRUCTURAL STEEL:**

All structural steel shall be in accordance with ASTM A709, Grade 36, except that stiffeners and internal and external cross frames may be Grade 36 unless otherwise shown. All Structural Tubing shall be ASTM A500, Grade B. S.S. denotes stainless steel. All stainless steel shall be ASTM A276 type 316, unless otherwise noted.

CHARPY V-NOTCH:

All ASTM A709 structural steel as designated on the plans shall receive Charpy V-Notch testing in accordance with ASTM A709.

a. Redundant members, as designated on the plans, shall be tested in accordance with ASTM A709 Table 9.

b. Non-redundant members, as designated on the plans, shall be tested in accordance with ASTM A709 Table 10.

All other structural steel that are main load carrying components subject to tensile stresses shall meet the Charpy V-Notch test requirements specified in Section 962 of the FDOT Standard Specifications.

STEEL FABRICATION:

Fabrication shall be performed in accordance with the current applicable edition of the AASHTO/AWS D1.5 Bridge Welding Code. Fabricators of structural steel shall have the AISC Quality Certification for Major Steel Bridges (CBR) and AISC Fracture Critical Members endorsement. Direction of finished rolling of members shall be parallel to the direction of primary stresses.

All shop splices in flanges or web plates shall be made prior to welding flange plates. All splices shall be indicated on the drawings. Shop assemblies are required in accordance with Specification 460.

All ends of girders, floorbeams, brackets, end diaphragms and pier diaphragms shall be vertical after dead load is applied. All intermediate stiffeners, intermediate crossframes and field splices shall be normal to grade.

WELDING:

Welding details and operations shall be in accordance with the AASHTO/AWS D1.1 and AWS D1.5 Bridge Welding Code. Welding procedures shall be submitted and approved prior to welding on the project. Welds requiring non-destructive testing shall be radiographically inspected, except where the geometry of the region of the weld will not permit satisfactory information to be secured for verification of the weld quality. When such geometrical conditions exist, other inspection procedures or combinations of procedures such as Ultrasonic Inspection, Dye Penetrant Inspection and/or Magnetic Particle Inspection shall be used. Non-destructive Testing shall be performed as required by AASHTO/AWS D1.1 and AWS D1.5 Bridge Welding Code.

Stiffeners and connection plates shall be located six (6) inches (minimum) from the flange or web splices. The spacing of intermediate stiffeners shall be determined by detailing requirements but within the maximum spacing shown. Shop web splices shall be located a minimum of six (6) inches from the flange splices unless otherwise noted.

All groove welds shall be Complete Penetration (CP). Joint detail is optional with the fabricator, subject to AWS requirements. Where backing bar strips are to be left in place, they shall be continuous for the full length of the weld. All joints in the backing bars shall be made with complete penetration butt welds and inspected by the ultrasonic method prior to assembly with plates. Backing bar shall meet all material and toughness requirements of structural steel to which it is attached.

No field welding is permitted unless shown in the plans. Field welding to any structural steel for the purpose of attaching erection hardware or for anchoring conduits/boxes for box lighting shall be formally submitted to the Engineer for approval. Shear connector installation is governed by OSHA Steel Erection Rule.

9. **FIELD CONNECTIONS:**

All field connections shall be made with 7/8" diameter high strength bolts in accordance to ASTM A325 unless otherwise shown. Threads shall be excluded from the shear plane for plate thickness of 3/4" or greater adjacent to the nut. Clean and paint all bolt heads, washers and nuts after final tightening.

10. **PLAN DIMENSIONS:**

All dimensions in these plans are measured in feet either horizontally or vertically unless otherwise noted. Field verify all Plan Dimensions prior to fabrication.

All public land corners and monuments within the limits of construction are to be protected by the Contractor as follows: corners and monuments in conflict with the work and in danger of being damaged destroyed or covered shall be properly referenced by a registered-land surveyor in accordance with the minimum technical standards of the Florida Board of Professional Land Surveyors prior to beginning work at that site. The Contractor shall retain the land surveyor to reference, and restore upon completion of the work, all such corners and monuments and shall furnish to the Engineer a signed and sealed copy of the land surveyor's reference drawing.

All N.G.V.D. bench mark monuments within the limits of construction shall be protected and referenced by the Contractor in the same way as public land corners except that the land surveyors shall not be required to restore the N.G.V.D. bench mark upon completion of the work. The Contractor shall promptly transmit all displaced or damaged N.G.V.D. discs to the District Location Surveyor, who shall notify the geodetic information center.

All excess material as designated by the Engineer is to be disposed by the Contractor in areas provided by him within 72 hours of being deposited in the construction area and at the Contractor's expense.

11. **FIELD VERIFICATION AND CONDITIONS:**

Observations, previous contract plans and shop drawings are intended for information and estimating purposes only. Prior to beginning construction, field verify all dimensions and conditions required to perform the repair. Failure to field verify dimensions will not be justification for claims

12. **POLLUTION CONTROL:**

Comply with Florida Department of Transportation Standard Specifications for Road and Bridge Construction Section 104 "Prevention, Control, and Abatement of Erosion and Water Pollution". Comply as well to State, Federal, and Local Laws, Statutes and Ordinances. The Contractor shall provide means to prevent any material from falling or entering the waterway.

Bridge Nos. 875101, 875102, 875103

REVISIONS						DRAWN BY: TB 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: GENERAL NOTES (1 OF 2)	REF. DWG. NO. G-4
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: SH 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	SHEET NO. B-4
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:23 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\b1generalnotes01.dgn

13. UTILITIES:

There are utilities that should not affect the work performed under this contract. The following companies may have facilities within the limits of this project:

Comcast Cable	Leonard Maxwell	(954) 447-8405
Florida Power & Light	Tracy Stern	(800) 868-9554
Atlantic Communications	David McBride	(305) 861-8069
Miami Dade Water Sewer	Sergio Garcia	(786) 268-5320
TECO Peoples Gas - Souh Florida	Yvonne Goldman	(954) 453-0824
ATT / Distribution	Steve Massie	(305) 222-8745

14. NOISE ORDINANCE:

Contractor shall comply with local noise ordinances.

15. INSPECTION:

The Contractor shall provide safe access for the Engineer at all times to inspect all aspects of the project. This includes but is not limited to scaffolding, inspection boat, safety boat, manlifts and other equipment required to provide safe access for the Engineer to perform all necessary inspections.

16. MANATEES:

Refer to Enviromental Notes.

17. NAVIGATION WATERWAY:

At no time during construction will the waterway be closed to navigation without prior notification and approval of the Seventh Coast Guard Marine Safety Office in Miami (MSO, Miami). All construction equipment must be marked in accordance with the U.S. Coast Guard "Navigation Rules (CG-169)" and be well removed from the channel when not engaged in construction activities. A copy of the Contractor's plan, schedule, and sequence of operations shall be submitted to the U.S. Coast Guard MSO, Miami and the construction resident Engineer for approval 30 days prior to starting. Any work that would potentially reduce the horizontal and/or vertical clearance of the waterways shall be included with the above. Immediately notify the Coast Guard Marine Safety Office, Miami, Lieutenant Weddon at (305) 535-8762 to schedule the placement of barges or floating equipment in the waterway and any channel closures required for this construction. Floating barriers and equipment need to be used with caution. There are seagrass and manatees present in the vicinity of the project that must not be disturbed.

18. ENVIRONMENTAL NOTES:

The Contractor shall not bring any hazardous materials onto the project. Should the Contractor require such for performing the contracted work, the Contractor shall request, in writing, written permission from the Project Engineer. The Contractor shall also provide the District Hazardous Material Coordinator with a copy of the material safety data sheet (MSDS) for each hazardous material proposed for use, and provide a description of the specific manner in which the material will be used. Because state law does not treat petroleum products that are properly containerized as hazardous materials, such products do not require an MSDS submittal. All bulk petroleum products stored on site shall require proper storage which includes secondary containment.

If suspect contaminated or hazardous material is found on the project, or encountered during construction, immediately notify the District Contamination Impact Coordinator (DCIC).

19. PAINTING NOTES STEEL FRAMING:

Clean and paint all structural steel (except sidewalk brackets) and machinery components as directed in accordance with Section 561 of the FDOT Standard Specifications.

20. PAINTING NOTES SIDEWALK BRACKET:

Overcoat structural steel on sidewalk bracket as directed in accordance with Section 561 of the FDOT Standard Specifications.

Bridge Nos. 875101, 875102, 875103

REVISIONS						DRAWN BY: TB 10-13 CHECKED BY: SH 10-13 DESIGNED BY: SH 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION					GENERAL NOTES (2 OF 2)	
							ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:	SHEET NO.
							922	MIAMI-DADE	BC136	BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	B-5

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33325
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33325
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:24 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\bi\generalnotes01.dgn

1. NAVIGATION RESTRICTIONS AND HAZARDS:

For the purpose of this project, "vessel" is defined as any craft designed to float or navigate on water, including but not limited to: sailboats, powerboats, rowboats, boats, ships, skiffs, barges, houseboats, personal water craft, and inflatable boats.

Potential navigational hazards to vessels, traveling throughout the project area, shall be minimized by the use of day shapes and lights, as required under federal law. All United State Coast Guard (USCG) requirements for navigation and vessel safety must be strictly adhered to. All structures that are potentially hazardous to navigation of vessels throughout the area must be lighted and clearly visible at night. The Contractor should coordinate with the USCG to address any potential navigational concerns that may arise, as a result of the proposed construction activities.

For the security of the navigation channel, all construction equipment must be marked in accordance with USCG, "Navigation-Rules (CG-169)". construction vessels shall be removed from the channel when not engaged in construction activities. The Contractor shall contact the USCG Marine Safety Office a minimum of thirty (30) days prior to the beginning of construction.

The Contractor shall ensure that all vessels associated with the construction shall operate within waters of sufficient depth so as to preclude bottom scouring or prop dredging, and shall maintain a minimum of one (1) foot of water between the vessel bottom and submerged aquatic resources.

The Contractor must submit to the United States Coast Guard Marine Safety Office, a plan for evacuating the channel in the event of a hurricane.

The Contractor shall ensure that there are no impacts to sea grass, hard corals, or soft corals. As a result of construction operations; such as, but not limited to, propeller scouring, and vessel or barge anchoring, grounding or spudding. The Contractor shall be held liable for any of the unauthorized impacts. For any impacts caused by the proposed construction activities Permitting, Environmental and Regulatory (PER) shall require, at a minimum, restoration and mitigation.

2. DRAWBRIDGE OPERATIONS FOR EMERGENCY VESSELS:

When the Contractor receives notice, or a proper signal as provided in USCG 117.15, the Contractor shall take all reasonable measures to have the draw opened (regardless of the planned opening of the drawbridge) for passage of the following vessels, provided this opening does not conflict with local emergency management procedures which have been approved by the cognizant Coast Guard Captain:

- 1) Federal, state, and local government vessels used for public safety;
 - 2) Vessels in distress where a delay would endanger life or property;
 - 3) Commercial vessels engaged in rescue or emergency salvage operations; and
 - 4) Vessels seeking shelter from severe weather.
- [CGD 91-016, 58 FR 20, Jan. 4, 1993 as amended at 71 FR 70308, Dec. 4, 2006]

3. CONTROL OF CONSTRUCTION DEBRIS:

The Contractor shall take all necessary precautions to prevent debris associated with the proposed repairs from falling into the surrounding waters or adjacent wetlands. Any debris that falls into the water and/or adjacent wetlands shall be removed immediately. All debris associated with the proposed construction shall be disposed of in accordance with all federal, state and local regulations.

The Contractor shall provide safe access for the Project Administrator at all times to inspect all aspects of the project. This includes (but is not limited) to scaffolding, inspection boat, safety boats, man lifts, and other equipment required to provide safe access for the engineer to perform all necessary site inspections.

The Contractor shall submit to the Town of Bay Harbor Island Administrator the containment system plan, prior to beginning work. A system which prevents debris, generated during surface preparation or the removal of spalls or paint, from entering into the marine environment, and which facilitates the controlled collection of the debris for disposal, shall be provided. The containment system shall include cover panels, screens, tarpaulins, scaffolds, barges, floating devices and shrouds used to enclose the entire work area. Containment systems may also employ the use of ground covers or water booms.

All material disposal shall be the responsibility of the Contractor in accordance with the RDBS, Volume II. Waste Material shall be disposed of offsite by the Contractor, no spoil area is available within the project right of way. All spoil material shall be removed and disposed of according to state and local regulations. the discharge, deposit, injection, dumping, spilling, leaking or placing of any solid or hazardous waste into or on any land or water, shall be prohibited. No solid waste or hazardous waste, or any constituent thereof, may enter the environment or be emitted into the air or discharged into any waters, including ground waters.

Construction waste and debris shall be properly disposed of at a "disposal facility", defined as a licensed facility where hazardous and non-hazardous waste is intentionally placed, and in which the waste will remain after closure.

The Contractor shall report immediately to the Town of Bay Harbor Island Project Administrator any accidental or intentional spilling, leaking, pumping, pouring, emitting, emptying, or dumping of hazardous material or waste into or on any land, water, or airspace.

For existing structural steel coated with a lead based paint, provide to the project administrator for approval, a copy of the "Contractor lead in construction compliance program" from the firm or subconsultant actually removing, handling, and disposing of these steel members before any members are disturbed.

Vacuum power tool clean any coated steel member to bare metal as defined by SSPC-SP10 a minimum of 4 inches either side of any area to be heated (torch cutting, sawing, grinding, etc.) in accordance with 29 CFR 1926.354. abrasive blasting is prohibited.

Provide air supplied respirators in accordance with 29 CFR 1926.62 and CFR 1910.134.

4. CONTROL OF TURBIDITY:

Turbidity controls (such as, but not limited to, turbidity curtains) shall be implemented whenever activities with potential to produce turbidity are scheduled in the project work zone to ensure compliance with the water quality standards stipulated in Section 24-42(3), of the code of Miami-Dade County and the State water quality standards set forth in Rule 62-302, Florida Administrative Code (FAC). Turbidity controls shall be employed and maintained in the most effective manner possible, to prevent turbidity from extending beyond the work area.

The project site is located within an aquatic preserve. The turbidity standard is zero Nephelometric Turbidity Units (NTUS) above background levels, unless a variance is requested and received for a temporary mixing zone. A 50-ft wide mixing zone adjacent to the subaqueous pipeline replacement corridor in compliance with Rule 62-4.244, FAC. Turbidity levels shall be monitored by the Contractor, at a minimum, four hours apart whenever work is being conducted in, on, over or around the water, beginning one hour after the commencement of work. If the turbidity levels exceed the above standard, all construction shall stop and additional turbidity controls shall be implemented. Work shall not resume until the Contractor has implemented adequate turbidity control methods and has received authorization from PER and the SFWMD to recommence work. At PER's discretion, turbidity samples may be required and shall be collected in accordance with Section 24-44.2(3), of the code of Miami-Dade County, or as specified by PER, and the results sent directly to the PER.

Turbidity barriers shall be utilized by the Contractor for better control of the work area and effective containment of loose sediment and other contaminants.

When possible turbidity barrier anchors shall be secured to a rigid structure, such as the bridge, an anchored barge, or temporary I-beam driven vertically into the channel bottom. separate payment for such anchor points will not be made. Payment for all components associated with control of turbidity, as described in this section, shall be included in the cost of the lump sum price for mobilization.

Turbidity barriers - the location, amount and type of anchors (with or without mooring buoys) shall be determined at the time of installation, so as not to exceed the maximum deflection as noted in the permit.

Bridge Nos. 875101, 875102, 875103

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: TB 10-13			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		CHECKED BY: SH 10-13	ROAD NO.	COUNTY				PROJECT ID	ENVIRONMENTAL NOTES (1 OF 2)	
							DESIGNED BY: SH 10-13				PROJECT NAME:		SHEET NO.		
							CHECKED BY: TN 10-13	922	MIAMI-DADE	BC136	BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION		B-6		

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:24 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\b1generalnotes01.dgn

Turbidity barriers shall be made of a material in which manatees cannot become entangled. Barriers shall be properly secured, and shall be regularly monitored to avoid manatee entrapment. Curtains shall not block manatee entry to or exit from essential habitat. The Contractor shall be responsible to continuously monitor and maintain the turbidity barriers during the duration of the construction contract.

5. AIR QUALITY AND SAFETY:

Ambient air quality compliance is required at all times on the project site. Regarding visible emissions, comply with 40 CFR 50 National Primary and Secondary Ambient Air Quality Standards (NAAQA) and the Clean Air Acts of 1977 and 1990. Assess the visible emission by EPA Method 22, timing of emissions as defined by 40 CFR 60 Appendix A, Standards of Performance for New Stationary Sources. During abrasive blasting, do not allow visible emissions from containment to exceed random cumulative duration of more than one percent of the workday (SSPC Guide 6, Level 1 Emissions). During pressurized water cleaning, do not allow visible emissions from containment to exceed random cumulative duration of more than ten percent of the workday (SSPC Guide 6, Level 3 Emissions).

Occupational safety and health requirements shall be employed at all times. In addition to hazards associated with the paint surface preparation operations, particular attention shall be paid to additional project hazards that include, but are not limited to, work over water and work requiring traffic control. The Contractor shall comply with all OSHA requirements.

Identification of the items in these Environmental Notes, which are of specific interest to the Town of Bay Harbor Island, in no way relieves the Contractor of the responsibility to comply with all regulatory requirements. It shall not be construed that PERA, FDEP, EPA, OSHA, or Federal, state and local regulators are only interested in the items identified here-in.

6. FEDERAL AND STATE LIST OF PROTECTED SPECIES:

The following federally and state listed animal species could inhabit or migrate through the construction area:

The Contractor shall comply with all federal and state requirements regarding endangered and threatened species and state listed species of special concern. Should these species be encountered, the Contractor shall contact the Town of Bay Harbor Island Engineer Randy Daniels (305) 866-6241 within 24 hours of each encounter.

Federal and state list of protected species:

Common Name	Scientific Name
Southern bald eagle	<i>Haliaeetus leucocephalus</i>
Atlantic loggerhead	<i>Caretta caretta caretta</i>
Atlantic green turtle	<i>Chelonia mydas mydas</i>
Leatherback turtle	<i>Dermochelys coriacea</i>
Atlantic hawkbill	<i>Eretmochelys imbricate imbricata</i>
Atlantic ridley turtle	<i>Lepidochelys kemp</i>
West indian manatee	<i>Trichechus manatus</i>
Reddish egret	<i>Egretta rufescens</i>
Piping plover	<i>Charadrius meoldus</i>
Roseate spoonbill	<i>Ajaia ajaja</i>
Arctic peregrine falcon	<i>Falco peregrinus tundrus</i>

Little blue heron
Snowy egret
Tricolored heron
Brown pelican
Least tern
Common snook
American oystercatcher
American crocodile
Smalltooth sawfish
White ibis
Mangrove rivulus

Egretta caerulea
Egretta thula
Egretta tricolor
Pelecanus occidentalis
Sterna antillarum
Centropomus undecimalis
Haemotopus palliatus
Crocodylus acutus
Pristis pectinata
Eudocimus albus
Rivulus marmoratus

7. PROTECTION OF MANATEES:

The following plan is designed to comply with the criteria set forth in Rule 379.2431(2)(d), Florida Statutes, Sections 4.2.3.2 and 4.2.7 of the SFWMD Basis of Review as well as the provisions set forth in the Miami-Dade County Manatee Protection Plan (DERM Technical Report 95-5). Work associated with this project will take place in navigable waters where manatees may be present. The Contractor shall instruct all personnel associated with the project of the potential presence of manatees and the need to avoid collision with manatees. All vessels associated with the project must operate at "no wake/idle speed" at all times while in water where the draft of the vessel provides less than a four (4) foot clearance from the bottom. Additionally, all vessels will follow routes of deep water whenever possible.

The Contractor shall take the following measures to protect manatees during the performance of the proposed construction activities:

- a) All construction personnel shall be notified in writing of the possible presence of manatees in the areas and the precautions that should be taken during the construction period. Copies of these written notifications shall be sent to PER.
- b) A no-wake policy shall be enforced in the waters adjacent to the property. The property owner(s) shall evict those vessels that repeatedly violate this speed restriction.
- c) All construction personnel shall be advised that there are civil and criminal penalties for harming, harassing, or killing manatees, which are protected under the Marine Mammal Protection Act of 1972, the Endangered Species Act of 1973, and the Florida Manatee Sanctuary Act of 1978. The applicant and contractor will be held jointly responsible for any manatee harmed, harassed, or killed as a result of the construction activities.
- d) Prior to commencement of construction each vessel involved in the construction shall display in a prominent location, visible to the operator, an 8½" x 11" temporary placard reading, "Manatee Habitat/Idle Speed in Construction Area". In the absence of a vessel, the placard will be located prominently adjacent to the issued Construction permit. A second temporary 8½" x 11" placard reading, "Warning Manatee Area" will be posted in a location prominently visible to water related construction crews. Temporary notices will be removed by the applicant upon completion of construction.
- e) A 3 ft by 4 ft manatee sign (see manatee sign) shall be posted at the four corners of the construction zone, visible to water construction crews. The signs, shall be furnished, installed, and maintained, by the Contractor firm. All lettering shall be block letters, with a minimum height of 2".
- f) All vessels associated with the project shall operate at "no wake/idle" speeds at all times while in water adjacent to the project where the draft of the vessel proves less than four feet of clearance from the bottom. All vessels will follow routes of deep water whenever possible.

- g) All in-water construction activities shall cease upon the sighting of a manatee(s) within fifty (50) feet of the project area. Construction activities will not resume until the manatee(s) has departed the project area.
- h) Any collision with and/or injury to a manatee shall be reported immediately to the "Manatee Hotline" (1-888-404-fwcc) and to the US Fish and Wildlife Service, Vero Beach Office, (561) 562-3903, and to PER (305) 372-6575.
- i) The Contractor shall maintain a log detailing sightings, collisions, or injuries to manatees should they occur during the contract period.
- j) Following project completion, a report summarizing the above incidents and sightings shall be submitted to the Florida Department of Environmental Protection (FDEP), Marine Research Institute Office of Protected Species Research, 100 eighth avenue, Southeast, St. Petersburg, Florida 33701-5095, to the US Fish & Wildlife Service, 3100 University Blvd., Jacksonville, Florida 32216, and to PER within sixty (60) days of project completion.

At least one individual from the Construction firm shall be designated as a manatee observer when in-water work is being performed. That person shall have experience in manatee observation, and be equipped with polarized sunglasses to aid in observation. The manatee observer must be on site during all in-water construction activities and shall advise personnel to cease operation upon sighting a manatee within fifty (50) feet of any in-water construction activity. Movement of a work barge, other associated vessels, or any in-water work shall not be performed after sunset, when manatee visibility is reduced.

CAUTION: MANATEE HABITAT

All project vessels
IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must
SHUT DOWN

Report any collision or injury to:
1-888-404-FWCC (1-888-404-3922)
Florida Fish and Wildlife Conservation Commission

MANATEE SIGN

Bridge Nos. 875101, 875102, 875103

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: TB 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: ENVIRONMENTAL NOTES (2 OF 2)	REF. DWG. NO. G-7
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		CHECKED BY: SH 10-13				PROJECT NAME: BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	SHEET NO. B-7
							DESIGNED BY: SH 10-13	ROAD NO.	COUNTY	PROJECT ID		
							CHECKED BY: TN 10-13	922	MIAMI-DADE	BC136		

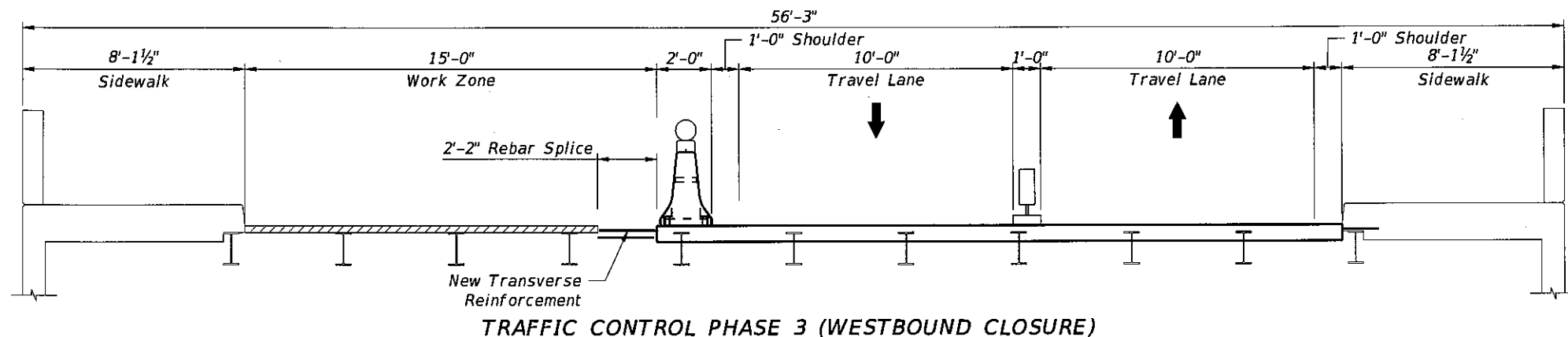
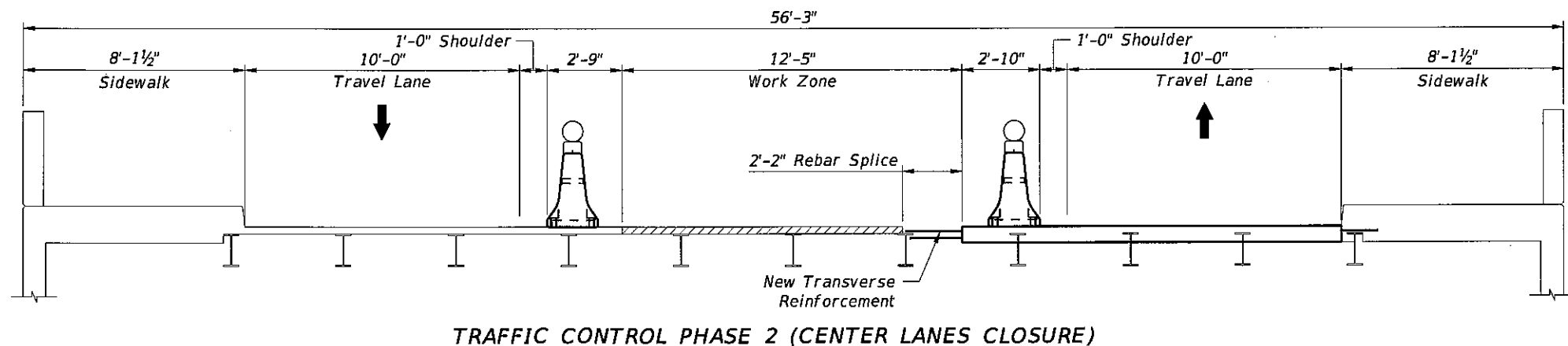
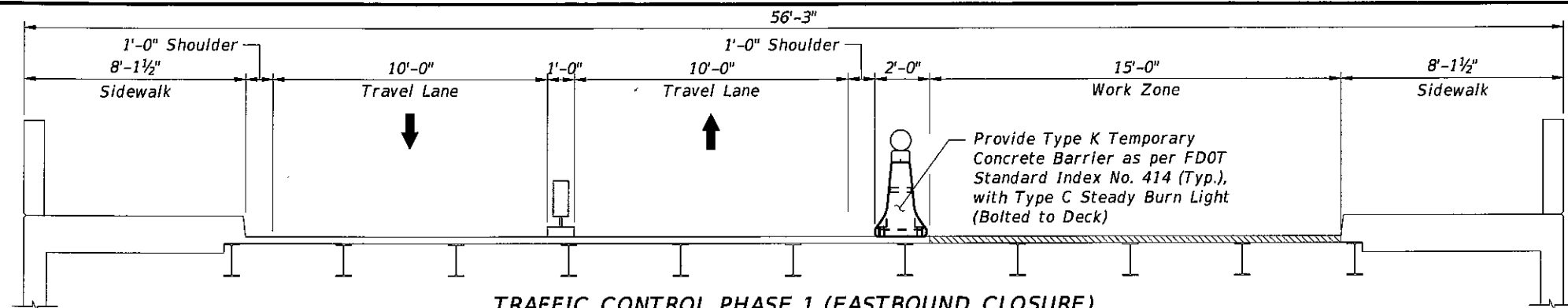
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:25 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\b1generalnotes01.dgn



TRAFFIC CONTROL PLAN PHASES TERMINOLOGY & DESCRIPTION:

Phasing Numbering is for Purposes of Identification only and does not imply or require that T.C.P. Phases are to be Performed in Numerical Order.

PHASE 1 & PHASE 3 - Closure of lanes in one direction (Eastbound or Westbound) and a diversion is provided by utilizing one lane of the opposing traffic lanes.

PHASE 2 - Closure of center lanes leaving exterior lanes open to traffic.

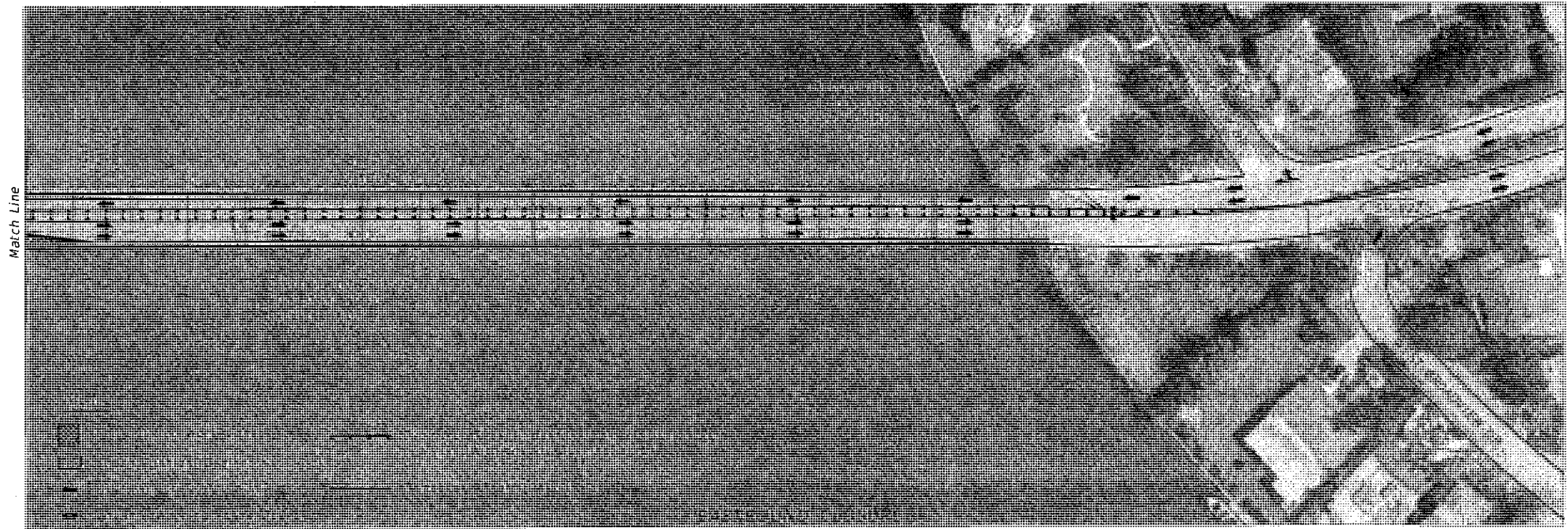
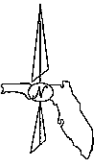
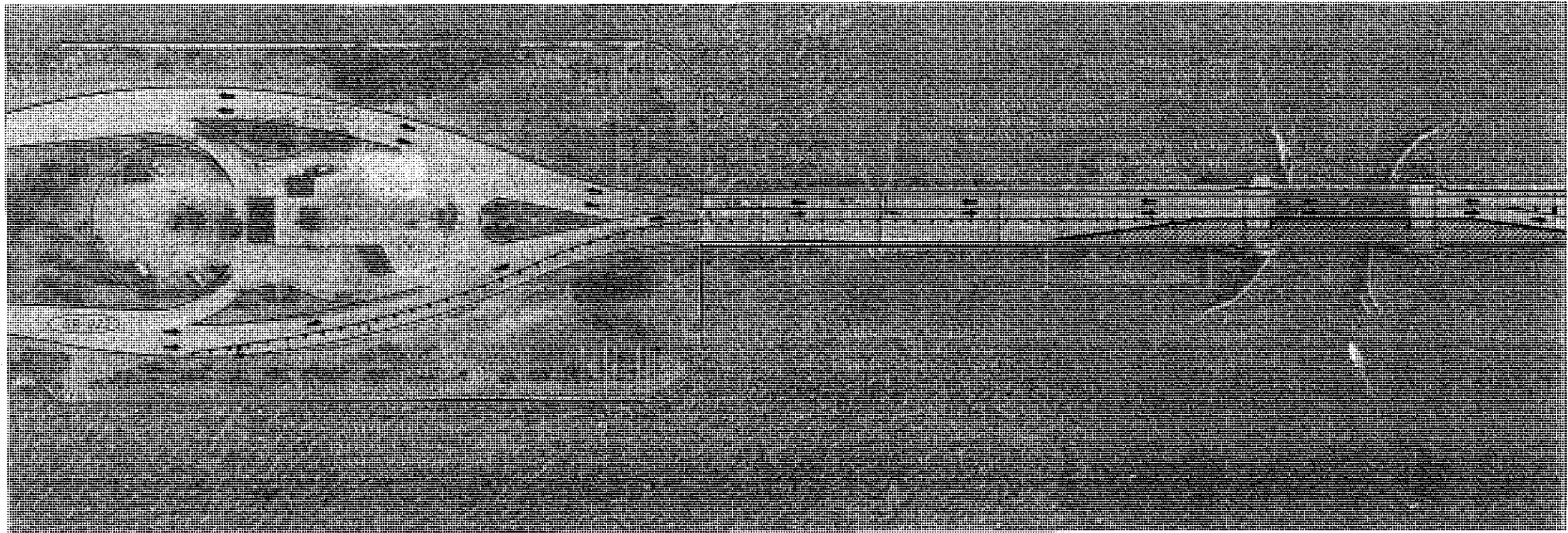
TRAFFIC CONTROL PLAN GENERAL NOTES:

1. Traffic shall be maintained in accordance with FDOT Design Standards (Index 600 Series).
2. In the event of a hurricane or other evacuation need, the Contractor, when notified by the Engineer, shall coordinate the securing of all loose material, open closed lanes and ramps, remove obstructions to drainage and water flow, and any other measure required by the Engineer.
3. Contractor shall provide adequate sign supports as required for bridge mounted signs for all MOT Phases.
4. Pedestrians shall be prohibited from passing through the established Work Zone. The sidewalk on the opposite side of the Work Zone shall be maintained open for Pedestrians. See FDOT Standard Index No. 660.
5. Posted Speed of 30 MPH shall remain the same through the project.
6. Contractor shall notify the Florida Highway Patrol 24 hours in advance of any lane closing of a duration greater than one hour and at the beginning and ending of each phase.
7. Contractor shall maintain bridge traffic as indicated on Phase 1, 2 and 3. Total bridge closure is not allowed during the length of the project.

8. Contractor shall maintain traffic gates to ensure their effective use, and shall adjust gate length as necessary for the required lane closures and obstructions. Relocate existing traffic gates & bridge signals not in use (closed WB or EB lanes) or Contractor shall provide temporary gates as required to maintain on-going and off-going operation.
9. It is the Contractor's responsibility to provide a complete temporary Steel barrier assembly per the following requirements:
 - a. Design the barrier assembly in accordance with the 17th Edition (including interims) of the AASHTO Standard Specifications for Highway Bridges.
 - b. Submit shop drawings to the Engineer of record for approval. Five sets of design drawings and three sets of design calculations (signed and sealed by a Florida Professional Engineer) are required for submittal.
 - c. Barrier assembly shall not weigh more than an average of 31 lb/ft.
 - d. The barrier assembly to become the property of the Contractor at the end of the project.
 - e. Taper barrier ends back away from traffic.

Bridge Nos. 875101, 875102, 875103

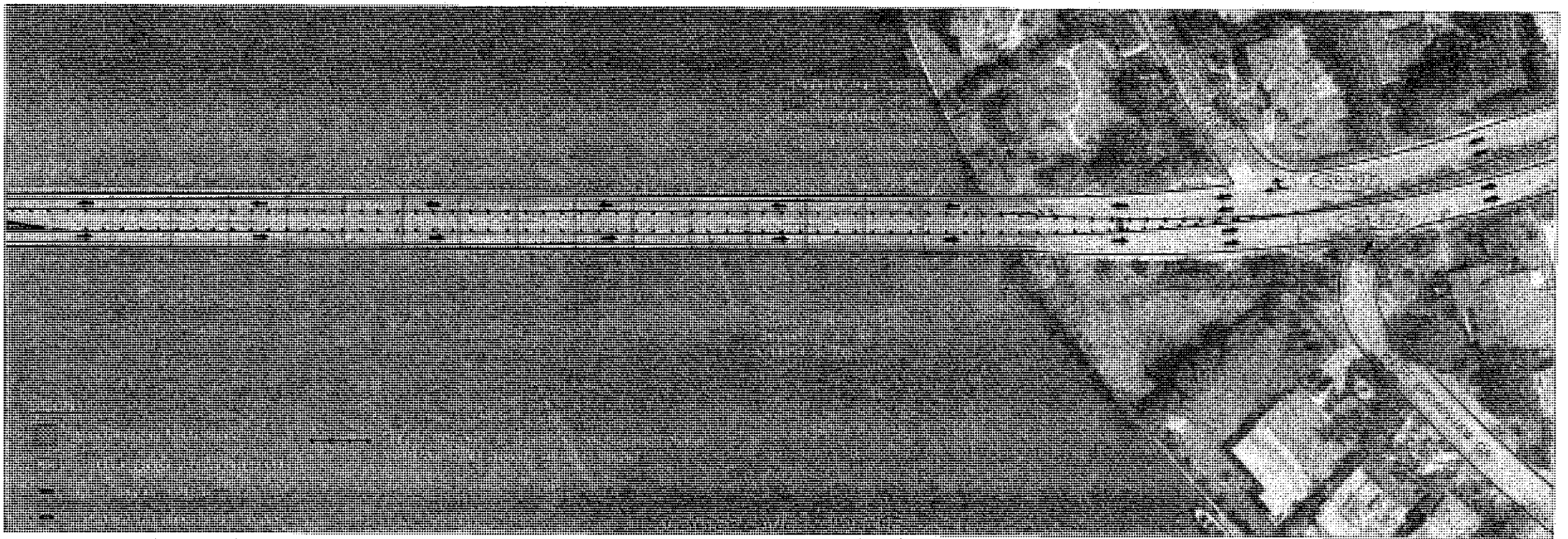
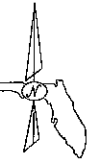
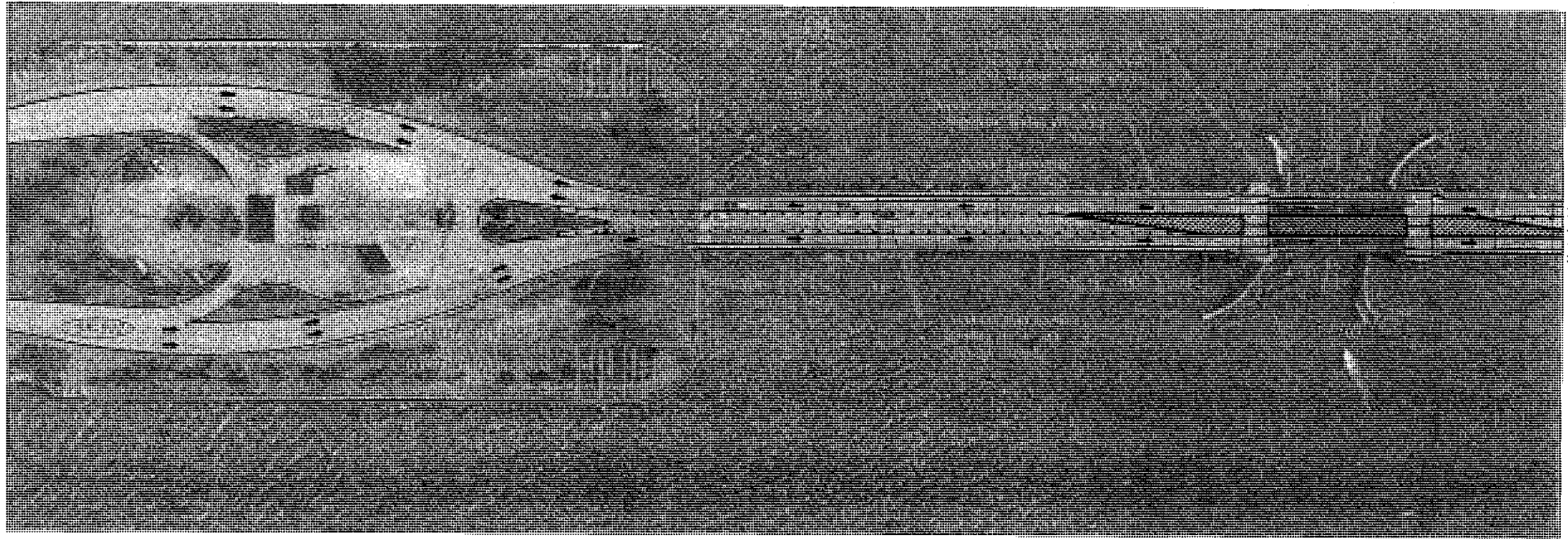
REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 644 SUNRISE, FLORIDA 33323 Roberto Vieda, P.E. #57623 Certificate of Authorization #29741			TRAFFIC CONTROL GENERAL NOTES AND TYPICAL SECTION		G-8
						ROAD NO. 922 COUNTY MIAMI-DADE PROJECT ID BC136			PROJECT NAME: BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION		SHEET NO.
											B-8



Bridge Nos. 875101, 875102, 875103

REVISIONS						DRAWN BY: KS 10-13 CHECKED BY: CG 10-13 DESIGNED BY: CG 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE TRAFFIC CONTROL PLANS (1 OF 3) PROJECT NAME: BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	REF. DWG. NO. G-9 SHEET NO. B-9
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	PROJECT ID		
							922	MIAMI-DADE	BC136		

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Cesar Granados, P.E. #64221
Certificate of Authorization #29741



Bridge Nos. 875101, 875102, 875103

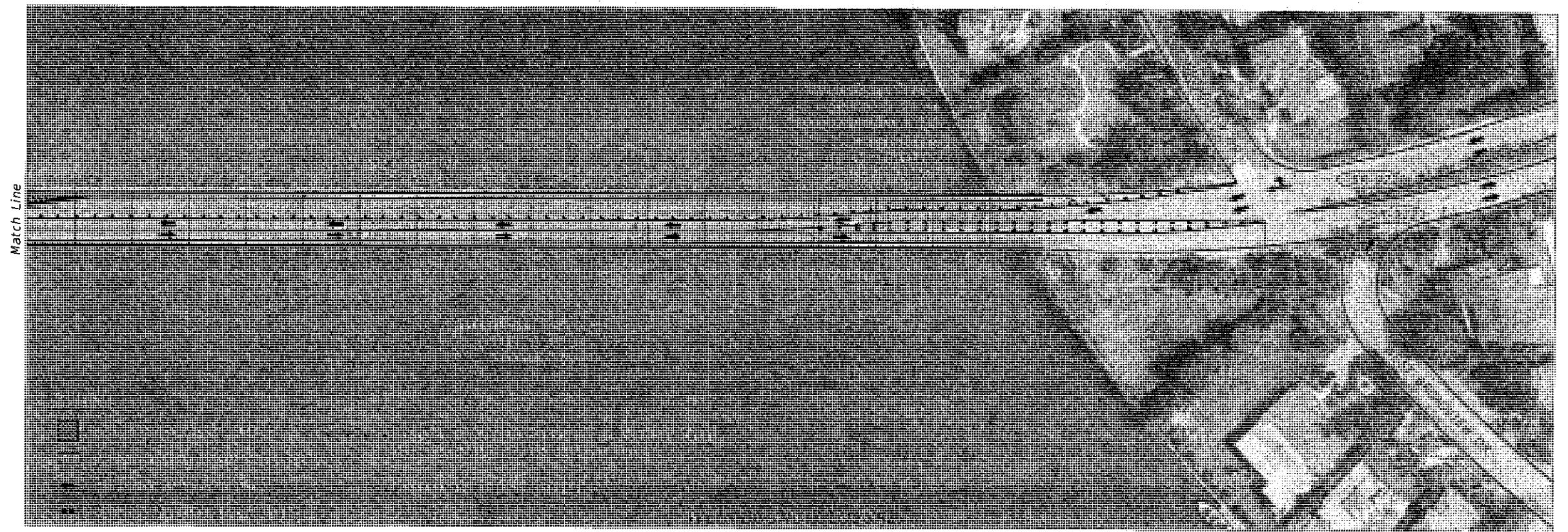
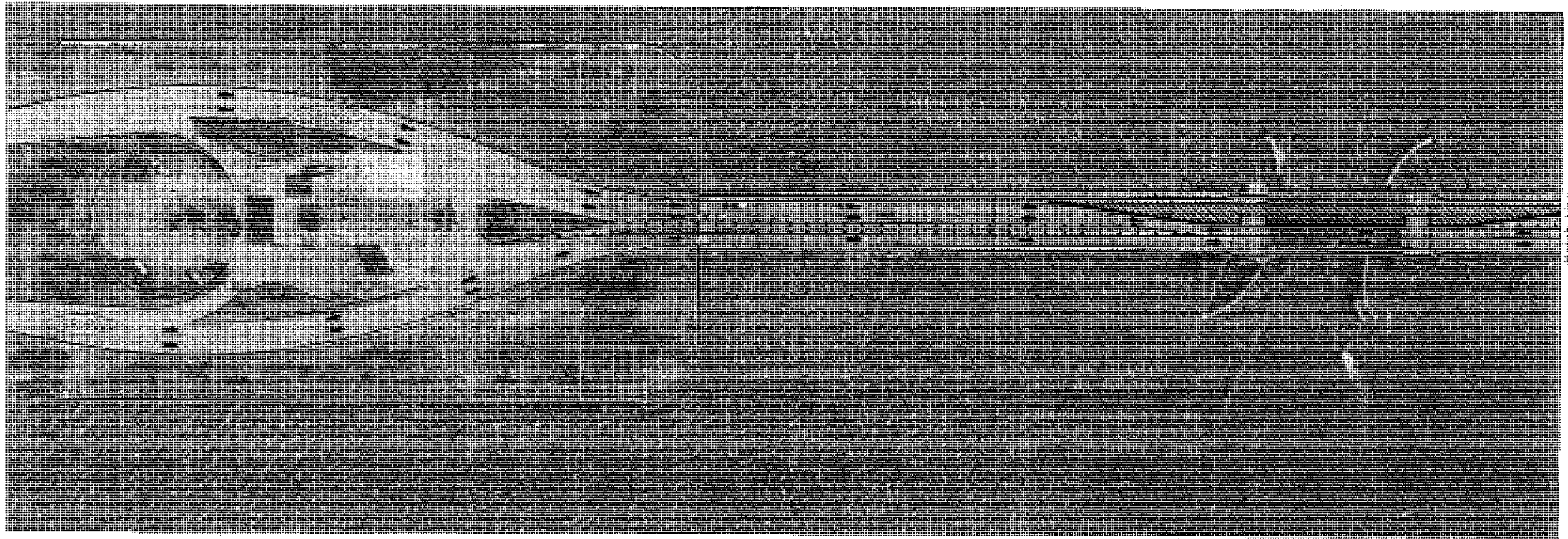
REVISIONS						DRAWN BY: KS 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: TRAFFIC CONTROL PLANS (2 OF 3)	REF. DWG. NO. G-10
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: CG 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	SHEET NO. B-10
						DESIGNED BY: CG 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Cesar Granados, P.E. #64221
Certificate of Authorization #29741

6gersh

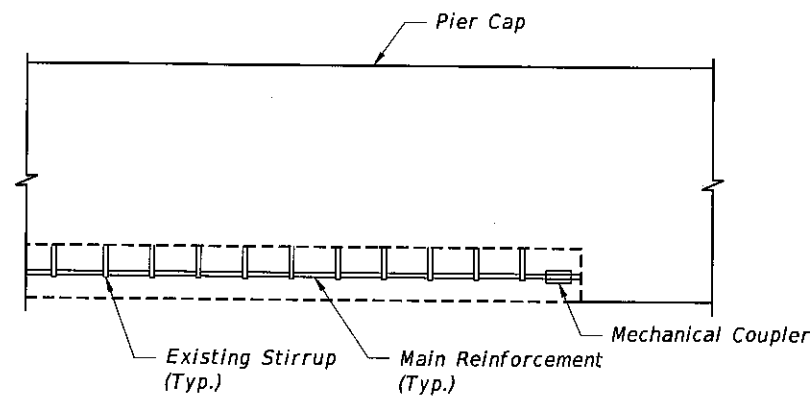
10/4/2013 3:27:54 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1ConstSeq01.dgn



Bridge Nos. 875101, 875102, 875103

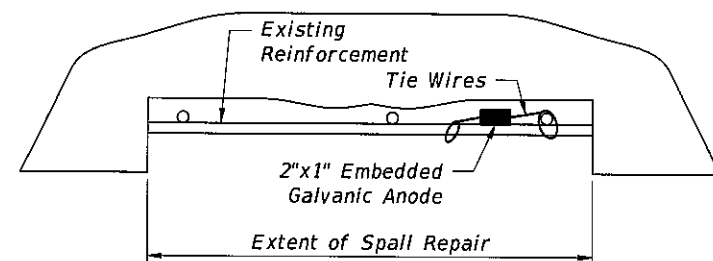
REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33523 Cesar Granados, P.E. #64221 Certificate of Authorization #29741	DRAWN BY: KS 10-13 CHECKED BY: CG 10-13 DESIGNED BY: CG 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: TRAFFIC CONTROL PLANS (3 OF 3)	REF. DWG. NO. G-11
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID		
						922	MIAMI-DADE	BC136	PROJECT NAME: BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION		SHEET NO. B-11	



MECHANICAL COUPLER DETAIL

MECHANICAL COUPLER DETAIL NOTES:

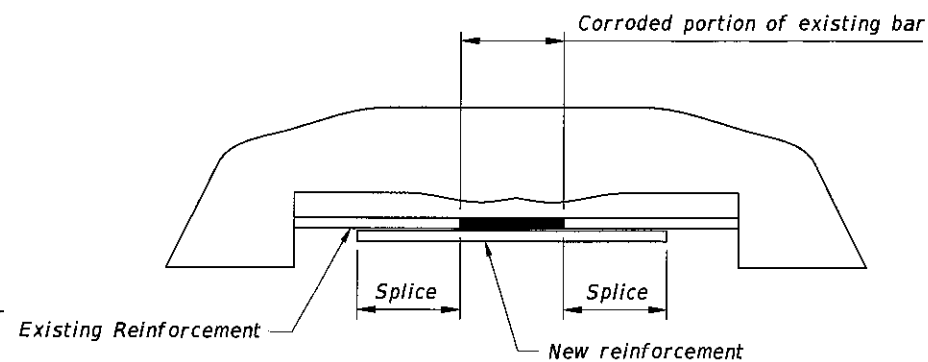
1. As an alternative to splicing or doweling, the Contractor may use Mechanical Couplers to prevent excess removal of sound concrete, etc.
2. Provide Mechanical Couplers in order to maintain continuity of reinforcing steel.
3. After installing Mechanical Couplers, use Spall Repair Detail-1 on Sheet B-13.



**EMBEDDED GALVANIC ANODE
CATHODIC PROTECTION DETAIL**

CATHODIC PROTECTION NOTES:

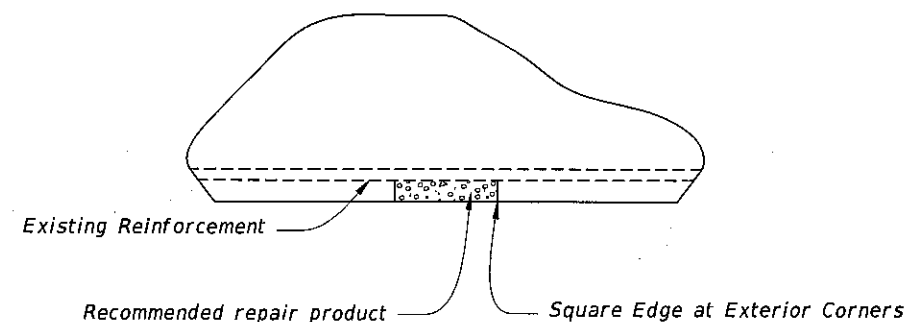
1. Provide cathodic protection for the spalled areas of the Bay Harbor Waterway Bridge pile caps using embedded galvanic anodes.
2. Embedded galvanic anodes shall contain a 100 gram zinc core (ASTM B6 Special High Grade) cast around bright steel tie wires.
3. The zinc cores shall be encased in an activated cementitious mortar with a pH of 14 or greater.
4. Anodes shall be spaced at 13" maximum within the area of the spall repair.
5. Minimum concrete cover of the anodes shall be 1".
6. Ensure continuity of all rebar within the area of the spall repair. Provide continuity with steel tie wires as needed.
7. Install anodes per the manufacturer's instructions including cleaning of rebar, making connections, etc.



SPLICE DETAIL

SPLICE NOTES:

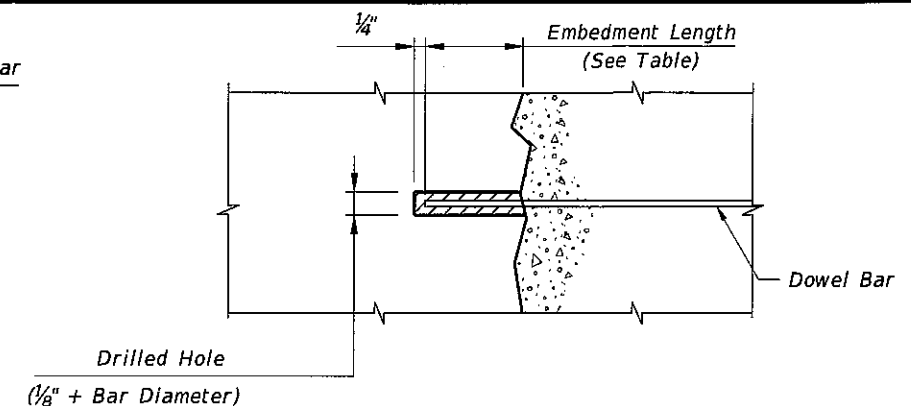
1. This detail is applicable when the existing reinforcement exhibits 50% reduction in its cross sectional area due to corrosion.
2. Splices shall be staggered.
3. After splicing, use spall Repair Detail-1 (Sheet No. B-12) for spall repair.
4. As an alternative to splicing, reference the Mechanical Coupler Detail.



SPALL REPAIR DETAIL-2

SPALL REPAIR DETAIL 2 NOTES:

1. Chip to sound concrete.
2. If more than half of perimeter of reinforcing bar is exposed or bond around bar is broken use Spall Repair Detail 1.
3. Thoroughly clean reinforcing steel and concrete surfaces by hand grind and / or brush clean followed by blowing with compressed air.
4. Prime the surface to be repaired with recommended product, using stiff brushes to work into surface.
5. While priming material is tacky, fill voids with recommended product to original neat lines.



SPLICE DETAIL

DOWEL NOTES:

1. Dowels shall be utilized at locations where splicing may result in the removal of excess sound concrete, etc.
2. Before drilling, locate all existing bars next to proposed holes. Prevent any damage to existing reinforcement.
3. Drilled hole diameter shall be $\frac{1}{8}$ " plus bar diameter.
4. Holes for dowel bars shall be thoroughly cleaned prior to placing epoxy resin & dowels.
5. The adhesive anchor system used shall be class IV as listed in FDOT qualified products list (QPL)
6. Support dowels in position until epoxy is set.

Bridge Nos. 875101, 875102, 875103

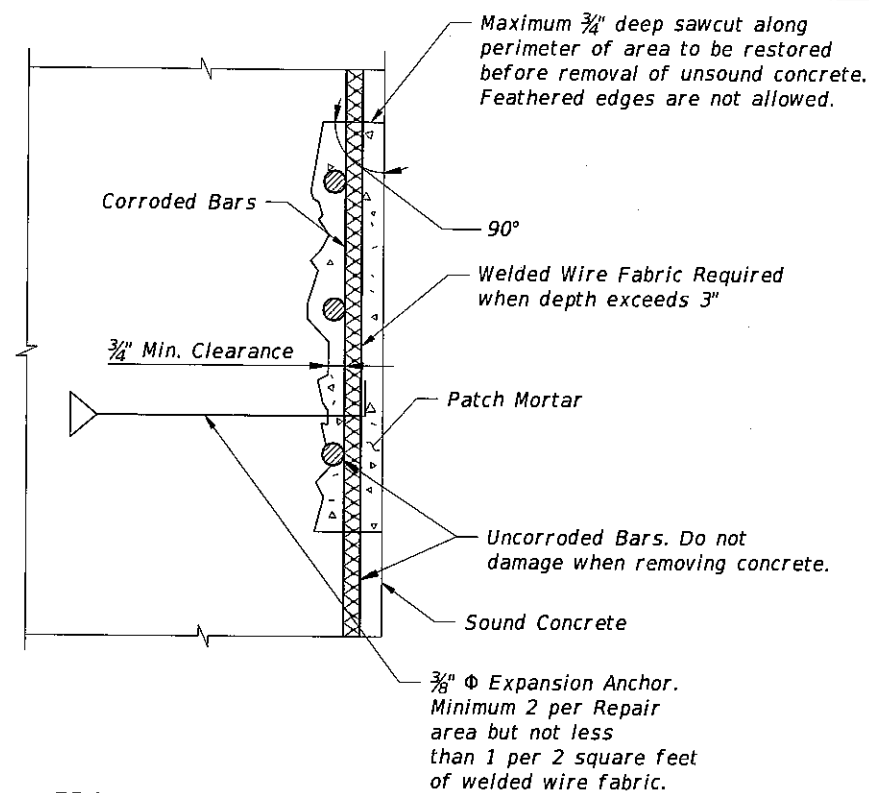
REVISIONS						DRAWN BY: SH 10-13	CHECKED BY: TN 10-13	DESIGNED BY: SH 10-13	CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: SPALL REPAIR DETAILS (1 OF 2)	REF. DWG. NO. G-12
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION					ROAD NO.	COUNTY	PROJECT ID		
										922	MIAMI-DADE	BC136	BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	B-12

bgersh

10/4/2013

3:27:28 PM

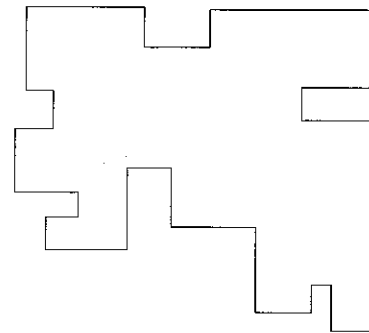
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1ConcRepairDet01.dgn



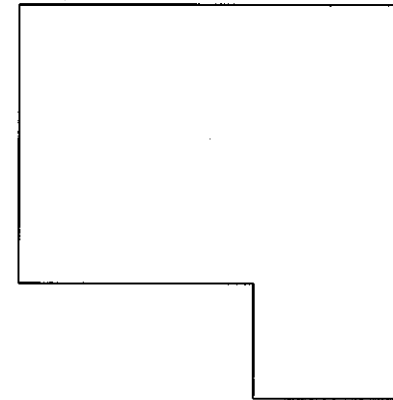
SPALL REPAIR DETAIL-1

SPALL REPAIR DETAIL-1 NOTES:

1. The contractor shall inspect, sound test, and mark the perimeter of the concrete areas to be repaired. Submit proposed repair areas to the Engineer for approval.
2. Saw cut along the perimeter of concrete to be restored. (See Detail-1, this sheet). Remove all unsound concrete to the satisfaction of the Engineer. The reinforcing steel shall be completely exposed with enough clearance behind the bar to assure full encasement and bond with the new concrete repair material. Provide $\frac{3}{4}$ " to 1" clearance between exposed reinforcing and surrounding concrete. Supplement any existing reinforcing steel found to have 50% or more loss of area by splicing a new bar of equal size over affected section (see Splice Detail, Sheet B-11).
3. Keep repair configuration as simple as possible, preferably with squared corners as shown in Detail 1, this sheet.
4. Unsound concrete shall be removed using hand-held equipment only. Pneumatic hammers heavier than 15 pounds class (nominal) (30 pounds maximum) shall not be used.
5. Exercise special care when removing unsound concrete to avoid damaging existing reinforcing steel, embedded anchorages or break the bond between the steel and sound concrete to remain.
6. When unsound material has been removed but corrosion on the existing reinforcing steel extends into the sound concrete, concrete shall be removed to 1" beyond the end of the area of corrosion, where the bar is free of corrosion and is well bonded to solid concrete.
7. If non-corroded reinforcing steel is exposed during concrete removal, care shall be taken to not damage the bar's bond to solid concrete. If bond between bar and concrete is broken, the concrete shall be removed to provide clearance as detailed in Note 3.

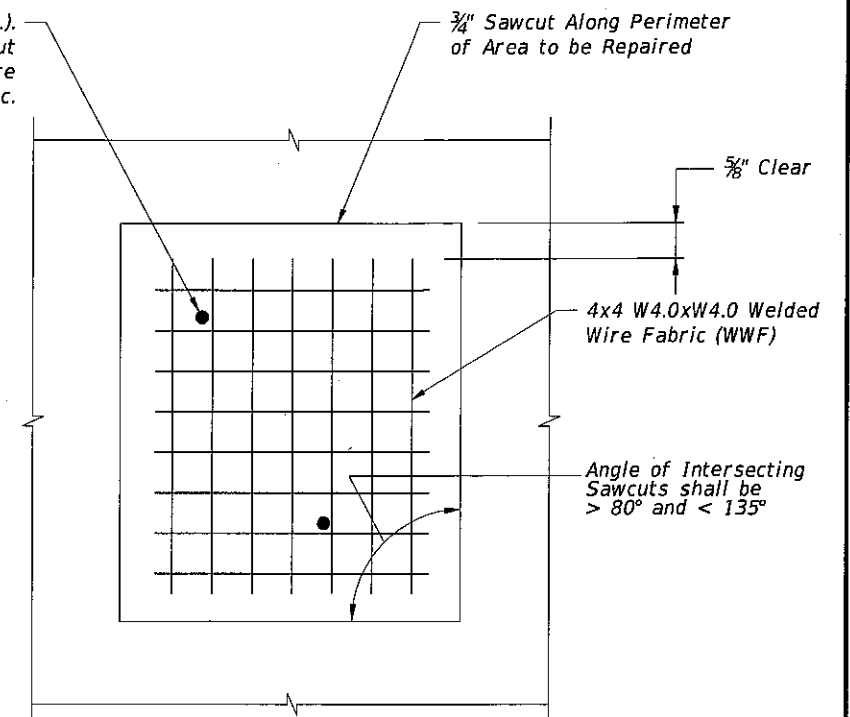


BOUNDARY OF LOOSE /
DELAMINATED CONCRETE



RECOMENDED LAYOUT

$\frac{3}{8}$ " Dia. Expansion Anchor(Typ.).
Minimum 2 per Repair area but
not less than 1 per 2 square
feet of welded wire fabric.



WELDED WIRE FABRIC DETAIL
(Exposed Existing Reinforcing Steel Not Shown for Clarity)

SPECIAL NOTES FOR WELDED WIRE FABRIC:

8. Any existing reinforcing steel damaged by the Contractor's actions in the process of removing unsound concrete or cleaning reinforcing steel shall be repaired to the satisfaction of the Engineer at the Contractor's expense.
9. All existing reinforcing steel to remain shall be cleaned to an prior to application of the patch material.
10. The area to receive new patch material shall be cleaned to remove loose particles, dirt, tar, oil and dust by flushing with high pressure water and dried with clean high pressure air or as approved by the Engineer.
11. When depth of concrete removal exceeds 3" install galvanized welded wirefabric and expansion anchors as shown in the Concrete Spall Repair Detail-1 this sheet.
12. Repair concrete spall areas using Polymer Modified-Portland-Cement Mortar. Material shall be selected from the Florida Department of Transportation's Qualified Products List and submitted to the Engineer for approval. Match repair service to surrounding concrete surfaces.
13. For spalls in which formwork is not needed, the repair material can be placed by hand and troweled to match the original section. Defects in the base concrete such as broken pieces, voids, honeycomb, corrosion, etc. must be removed. Notes 3 thru 13 above shall also apply to these areas.
14. The Contractor shall stop work immediately and notify the Engineer prior to preceding with the work when:
 - Substructure repair requires more than six (6) inches of concrete depth removal.
 - Repair area extends more than twelve (12) inches in any direction beyond the repair area initially identified.
15. Details are applicable to all orientations: Horizontal (including overhead) and Vertical.

1. Field bend WWF to conform with any changes in the concrete surface configuration.
2. Tie each expansion anchor bolt to welded wire fabric with galvanized wire.
3. Expansion anchor bolts and WWF installation shall be approved by the Engineer prior to placement of repair mortar.

Bridge Nos. 875101, 875102, 875103

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: SPALL REPAIR DETAILS (2 OF 2)	REF. DWG. NO. G-13
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSWAY BASCULE, BAY HARBOR WATERWAY, AND INDIAN CREEK BRIDGES REHABILITATION	SHEET NO. B-13
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

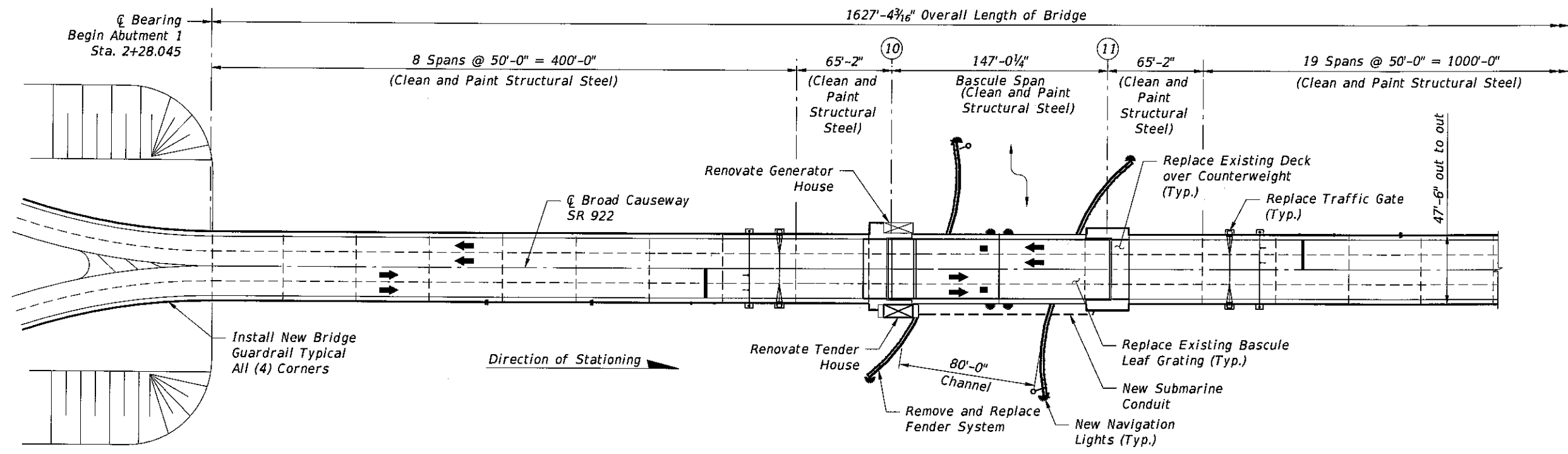
bgersh

10/4/2013

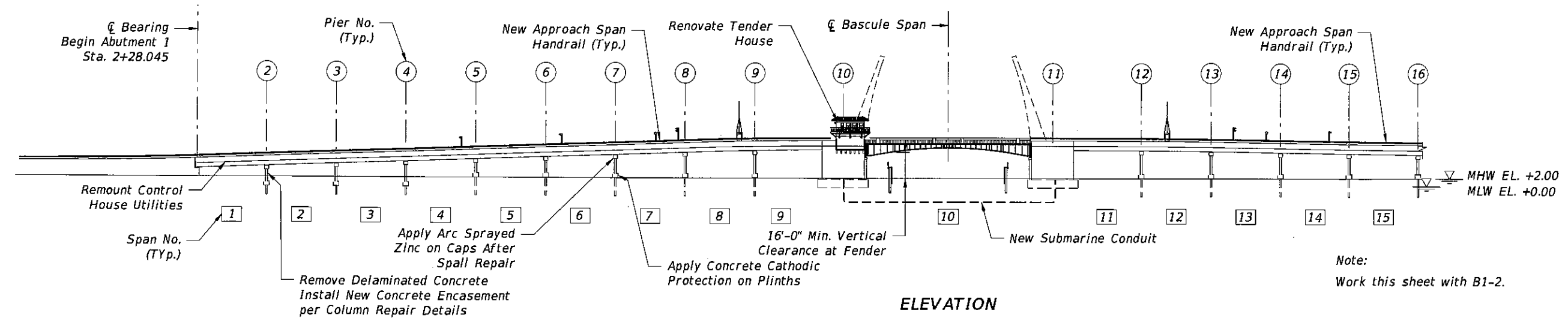
3:27:28 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1ConcRepairDet01.dgn

Replace FPL Power Supply
Submarine cable?



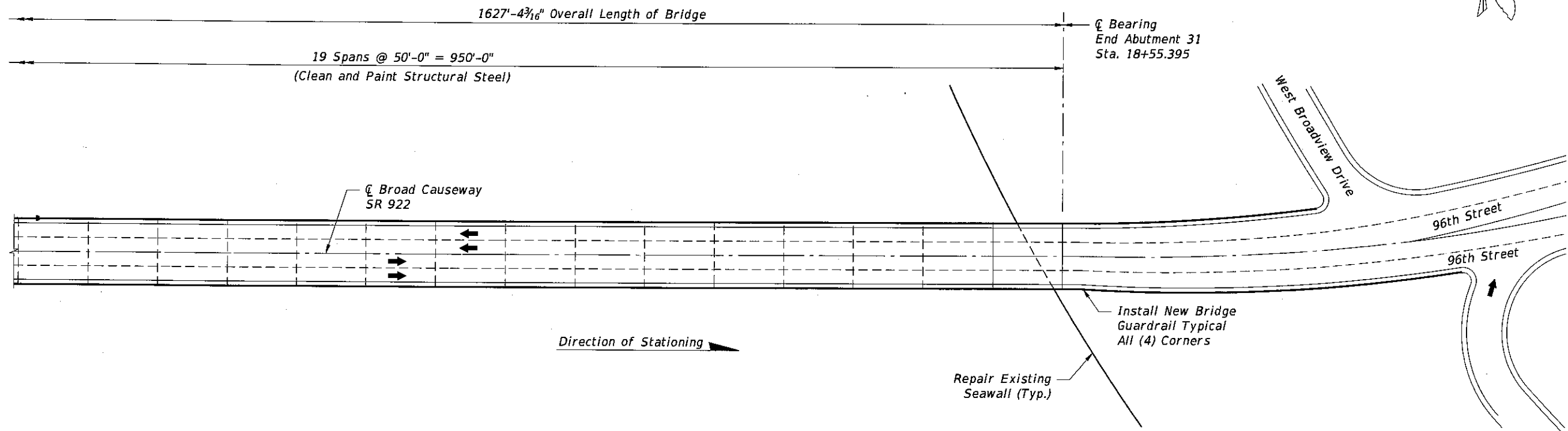
PLAN



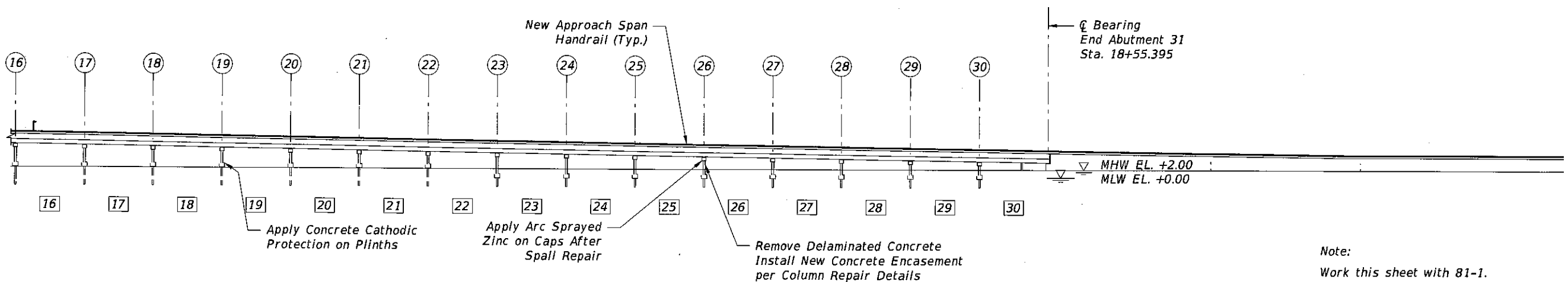
ELEVATION

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: SH 10-13 CHECKED BY: TN 10-13 DESIGNED BY: SH 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: GENERAL PLAN AND ELEVATION (1 OF 2) PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	REF. DWG. NO. A-1 SHEET NO. B1-1
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID		
								922	MIAMI-DADE	BC136		



PLAN



ELEVATION

Note:
Work this sheet with 81-1.

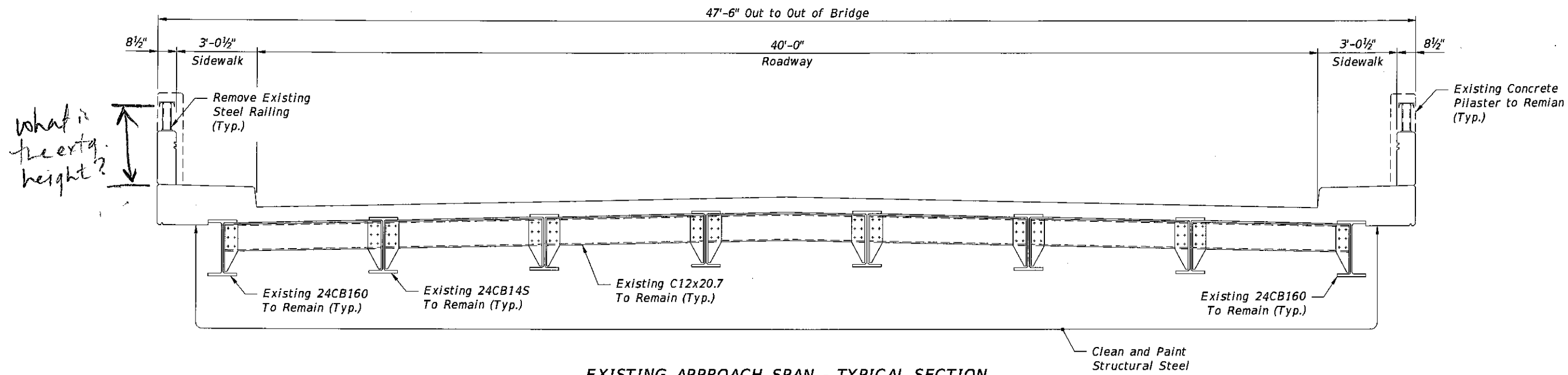
Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: SH 10-13			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: GENERAL PLAN AND ELEVATION (2 OF 2)		REF. DWG. NO.	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		CHECKED BY: TN 10-13			ROAD NO.			COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	A-2
							DESIGNED BY: SH 10-13			922			MIAMI-DADE	BC136		SHEET NO.
							CHECKED BY: TN 10-13									B1-2

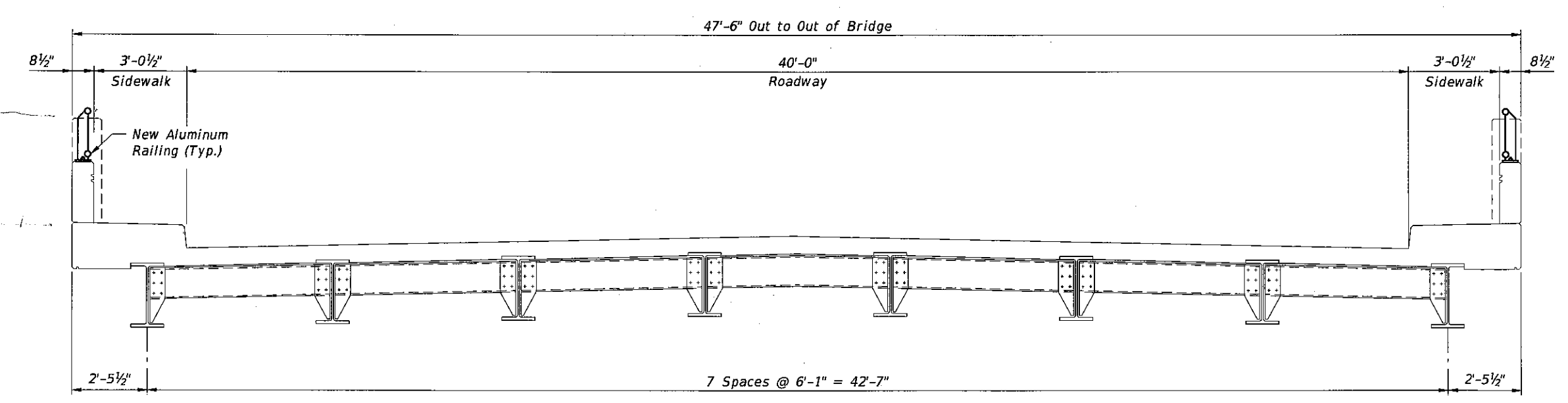
baersh

10/4/2013 3:26:58 PM G:\PROJECTS\2286.D1 Bay Harbor Rehabilitation\CADD\sheet\B1_Broadway.dwg

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741



EXISTING APPROACH SPAN - TYPICAL SECTION



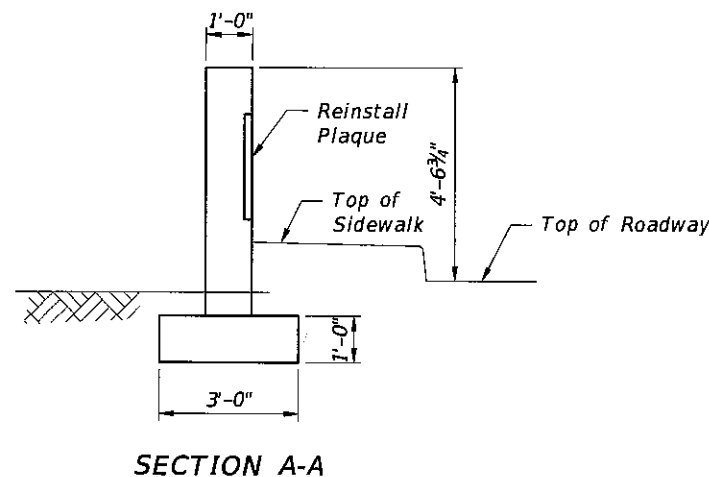
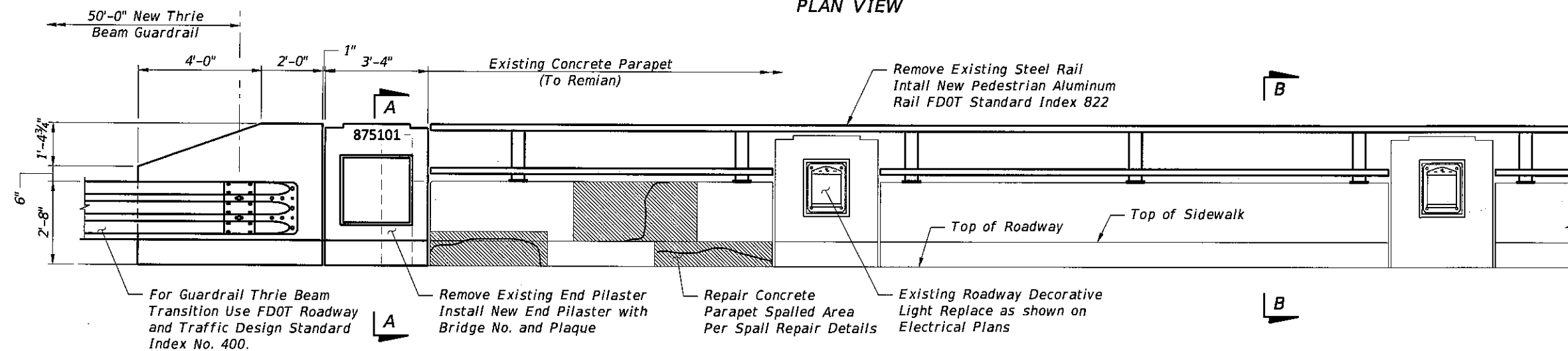
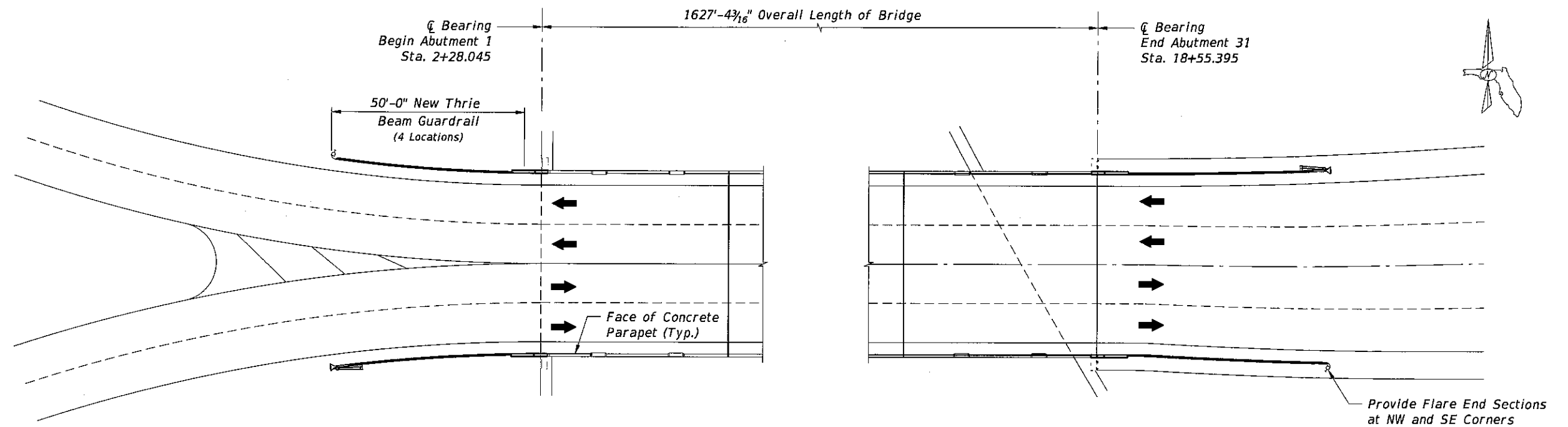
NEW APPROACH SPAN - TYPICAL SECTION

NOTES:

1. Pay for work to clean and paint existing steel under Pay Item No. 561-1, Coating Existing Structural Steel.

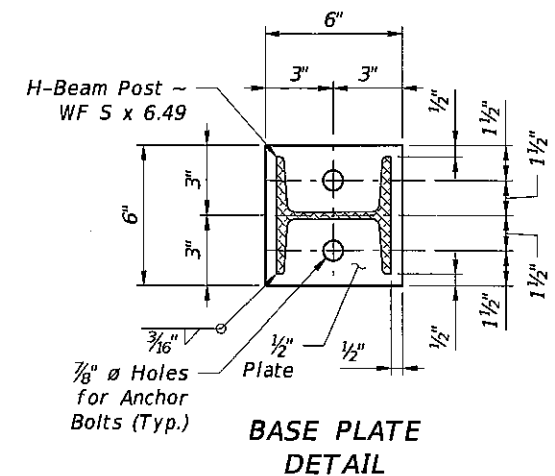
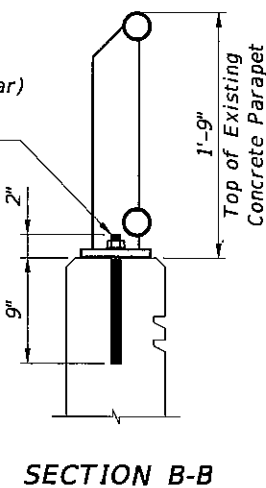
Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS	SHEET TITLE: APPROACH SPAN TYPICAL SECTIONS	REF. DWG. NO. A-3
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				
						CHECKED BY: TN 10-13	ROAD NO. 922	COUNTY MIAMI-DADE	PROJECT ID BC136
						DESIGNED BY: SH 10-13			
						CHECKED BY: TN 10-13			
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 644 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741						BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY			
						SHEET NO. B1-3			



ELEVATION
(NW Approach Shown, SW, NE and SE Similar)

2 ~ 3/4" ø x 11" Anchor Bolts threaded full length with hex nuts and washers set in drilled holes (diameter per manufacturer's recommendation) with an Adhesive Bonding System in accordance with Sections 416 and 937 of the Specifications. Expansion Anchors are not permitted. Cutting of reinforcing steel is permitted for drilled hole installation.



Bridge No. 875101

NOTES:

1. Pay for work to install new pedestrian aluminum railing under Pay Item No. 515-2-419, Pedestrian Railing, Specials, Custom.

Legend:

 Repair Area

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BRIDGE GUARDRAIL PLAN AND ELEVATION	REF. DWG. NO. A-4
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-4
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

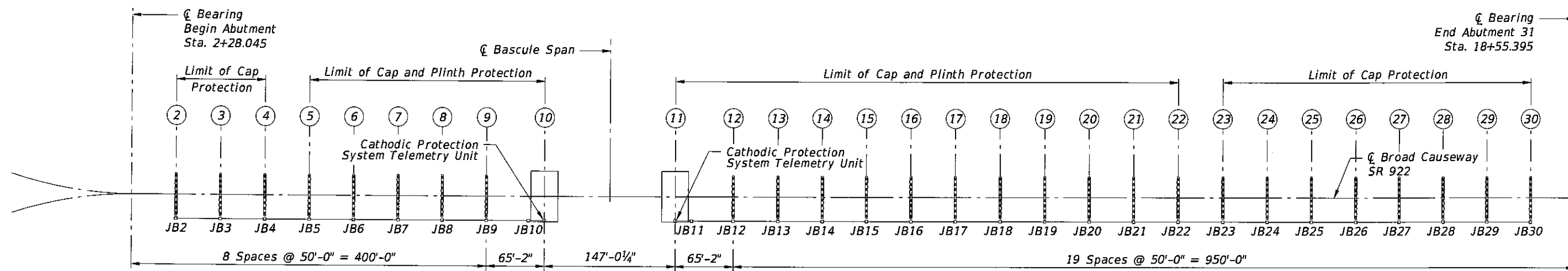
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:39 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1MiscDet01.DGN



PLAN

NOTES:

1. All Work shall be performed in accordance with the National Electrical Code, local codes and FDOT Standard Specifications unless noted otherwise.
2. The Contractor shall maintain all bridge roadway and navigation lights during non-daylight hours of the construction period. Any temporary interruption of bridge lighting shall first be approved by the Engineer.
3. The Contractor shall take necessary precautions to prevent damage to the existing bridge lighting service and equipment. The Contractor shall make such modifications at no additional cost to the Department. Any modifications to existing equipment must be approved by the Engineer.

Legend:

□
JB-5 Junction Box

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #20741	DRAWN BY: SK 10-13 CHECKED BY: AB 10-13 DESIGNED BY: SK 10-13 CHECKED BY:	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						CATHODIC PROTECTION POWER DISTRIBUTION		A-5
								ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:	SHEET NO.	
								922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-5	

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

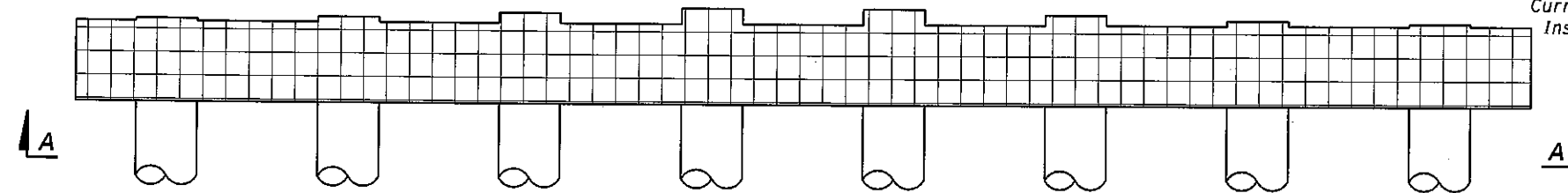
10/4/2013

3:29:09 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier03.DGN



SECTION A-A

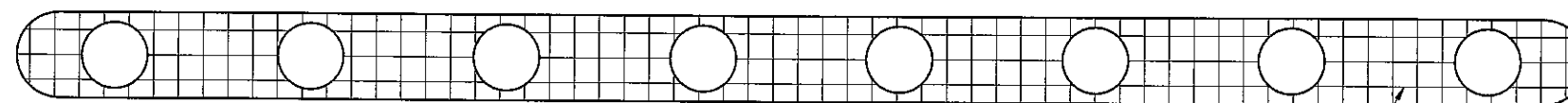


Titanium Anode Mesh

M.H.W. EL 2.00

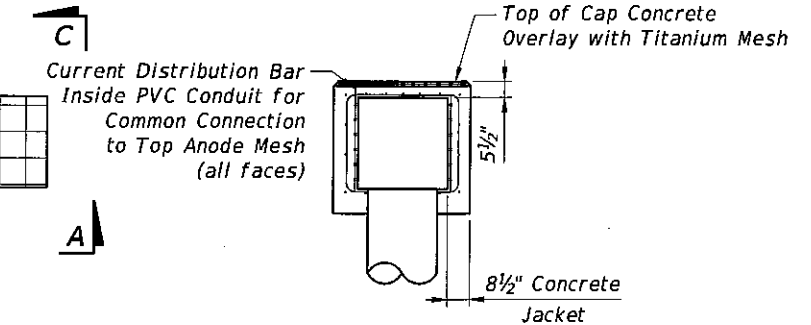
MLW EL 0.00

ELEVATION



SECTION B-B

Titanium Anode Mesh



Current Distribution Bar Inside PVC Conduit for Common Connection to Top Anode Mesh (all faces)

Jacket Reinforcement (Typ.)

VIEW C-C

PROPOSED METHOD OF CONSTRUCTION:

1. Remove existing protective coating from the surfaces receiving cathodic protection. Clean side surfaces of the existing pier and plinths. Visually inspect and sound concrete for spalls, cracks, corrosion bleedout and delaminations. Repair delaminated concrete to existing profile per spall repair details and to the satisfactory of the Engineer. The cleaning shall be done by sandblasting, grinding or wire brushing shall be completed prior to placing the anode mesh on the sides of the repaired plinths.
2. Install the anode mesh, reinforcing steel and forms for jacket and complete installation of the plinth jackets.

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			PIER CATHODIC PROTECTION SYSTEM		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME	SHEET NO.	
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-6	

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

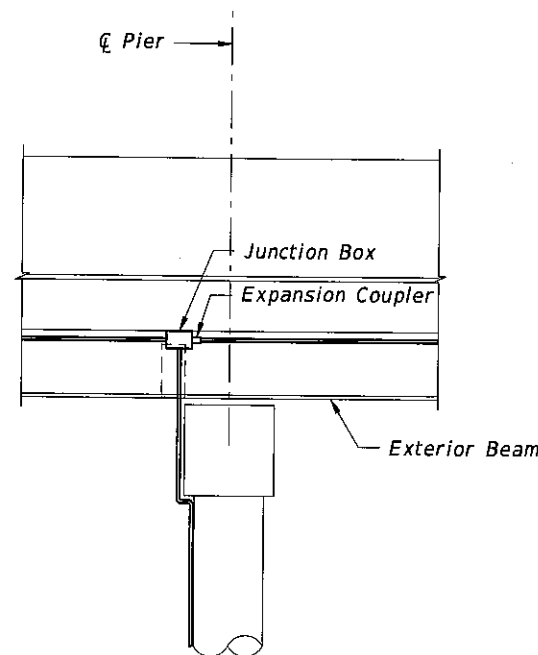
DRAWN BY:
SK 10-13
CHECKED BY:
AS 10-13
DESIGNED BY:
SK 10-13
CHECKED BY:
AS 10-13

lgersh

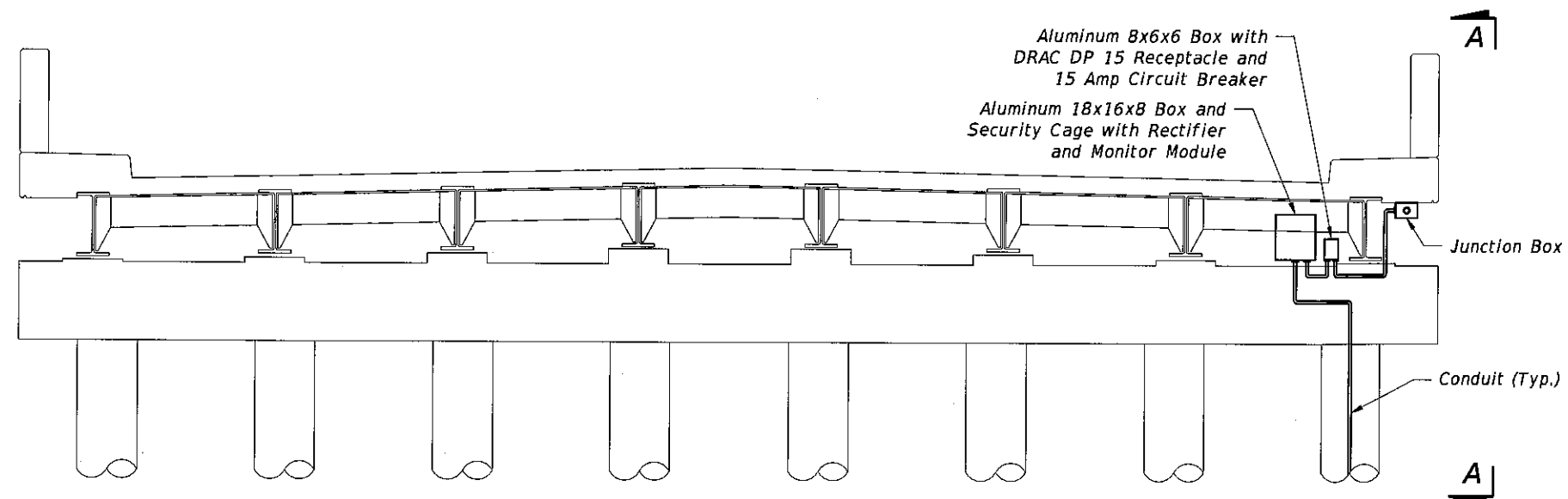
10/4/2013

3:29:10 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier03.DGN



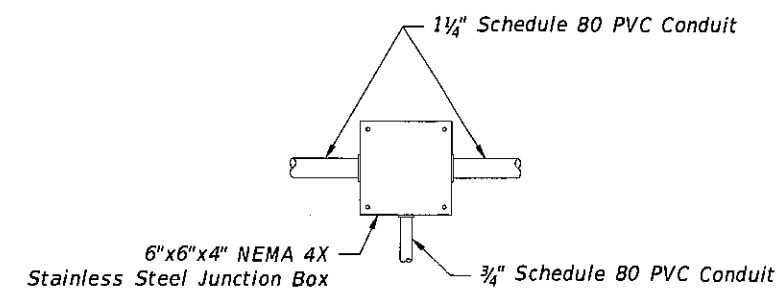
VIEW A-A



TYPICAL PIER ELEVATION

NOTES:

1. Install the conduit, conductors, and boxes as required by the NEC and the Florida DOT Specifications.
2. Conductors shall be continuous from their point of termination at the service point unless permitted otherwise by the Engineer. Splices shall be permitted in junction boxes to allow for connection of conductors to branch fuses and CP rectifiers. Splices shall be mechanical using 1/4" Type 316 Stainless Steel bolts, fuses, and suitable insulation.
3. Conduit supports and fasteners shall be Type 316 Stainless Steel (supports not shown in details). Support spacing shall be per NEC unless noted otherwise.
4. Expansion couplings shall be installed as shown on this sheet or as directed by the Engineer. The Contractor shall set the expansion coupling piston opening per conduit manufacturer's recommendations using conduit's coefficient of thermal expansion, temperature at installation and the following data:
 Max Temperature 130°F
 Min. Temperature 30°F
5. Prior to installation of the CP Power system, the Contractor shall submit (and have approved by the Engineer) material data for conduits, conductors, circuit breakers, branch fuses, splices, boxes, expansion couplings, supports, and fasteners. Submittal shall also include details for installation including layouts and any additional details requested by the Engineer.
6. All conductors shall be tested for acceptance level of insulation resistance (defined as > 200 megaohm, conductor to conductor and conductor to ground) after installation and before energizing.
7. Properly bond each electrical box to the ground system with bonding lug. Conduit is not to be used as a bonding conductor.



CONDUIT AND JUCTION BOX DETAIL

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: SK 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		CHECKED BY: AB 10-13				PIER CATHODIC PROTECTION SYSTEM ELECTRICAL DETAILS		
							DESIGNED BY: SK 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO.	
							CHECKED BY: AB 10-13	922	MIAMI-DADE	BC136		81-7	

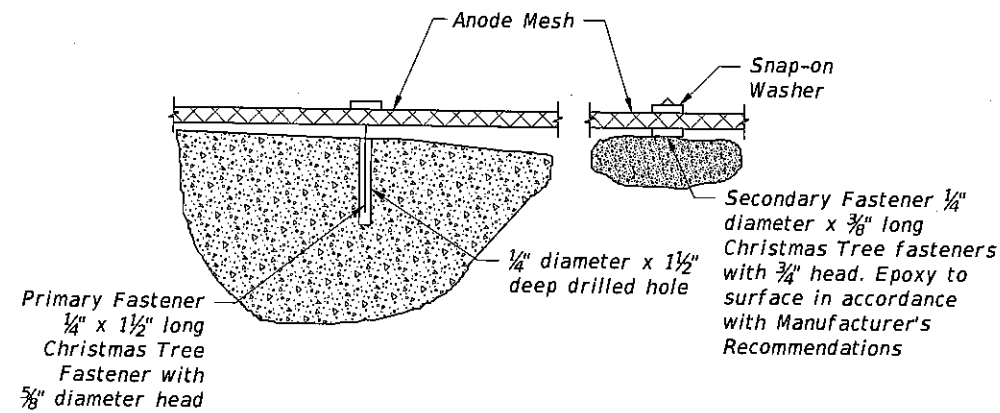
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

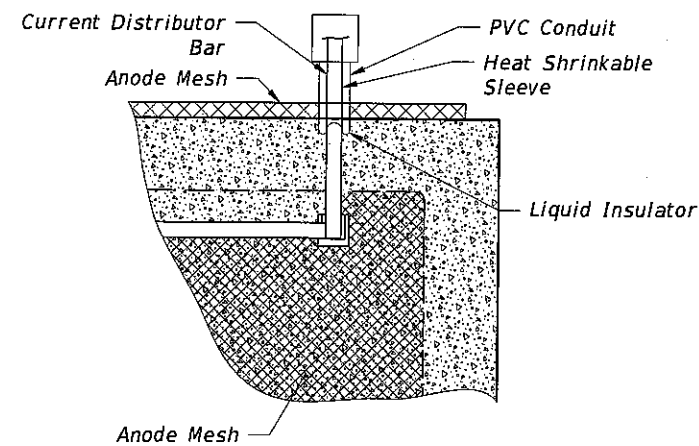
10/4/2013

3:29:10 PM

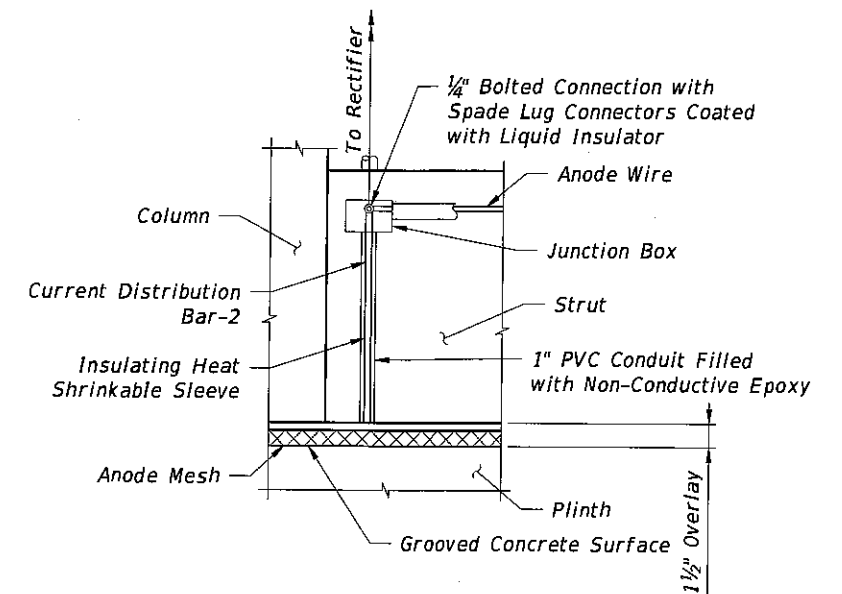
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier03.DGN



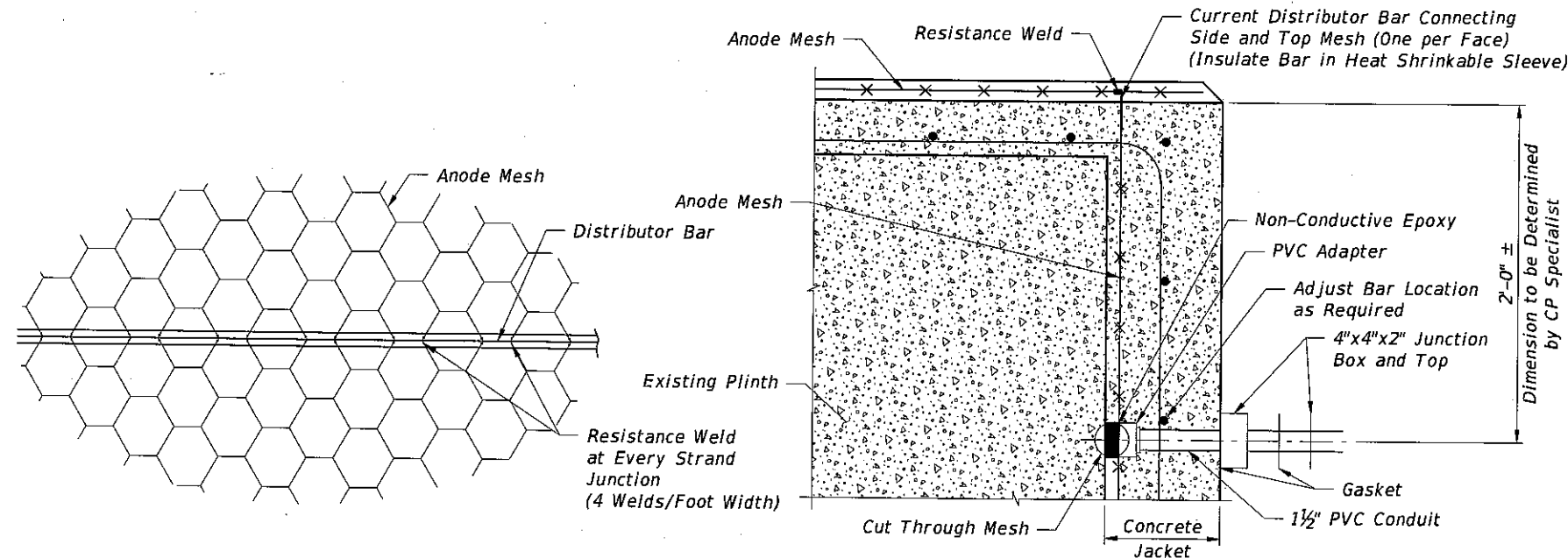
PRIMARY AND SECONDARY FASTENER DETAIL



PLINTH INNER MESH POWER FEED DETAIL

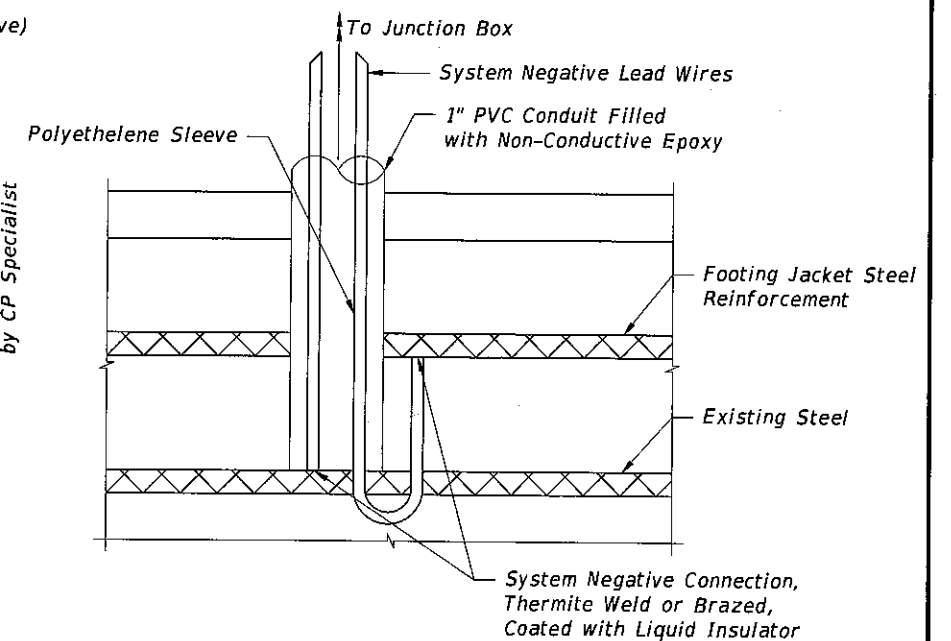


PLINTH OUTER MESH POWER FEED DETAIL



CURRENT DISTRIBUTOR WELDING DETAIL

PROBE ACCESS PORT DETAIL



PLINTH NEGATIVE CONNECTION DETAIL

Bridge No. 875101

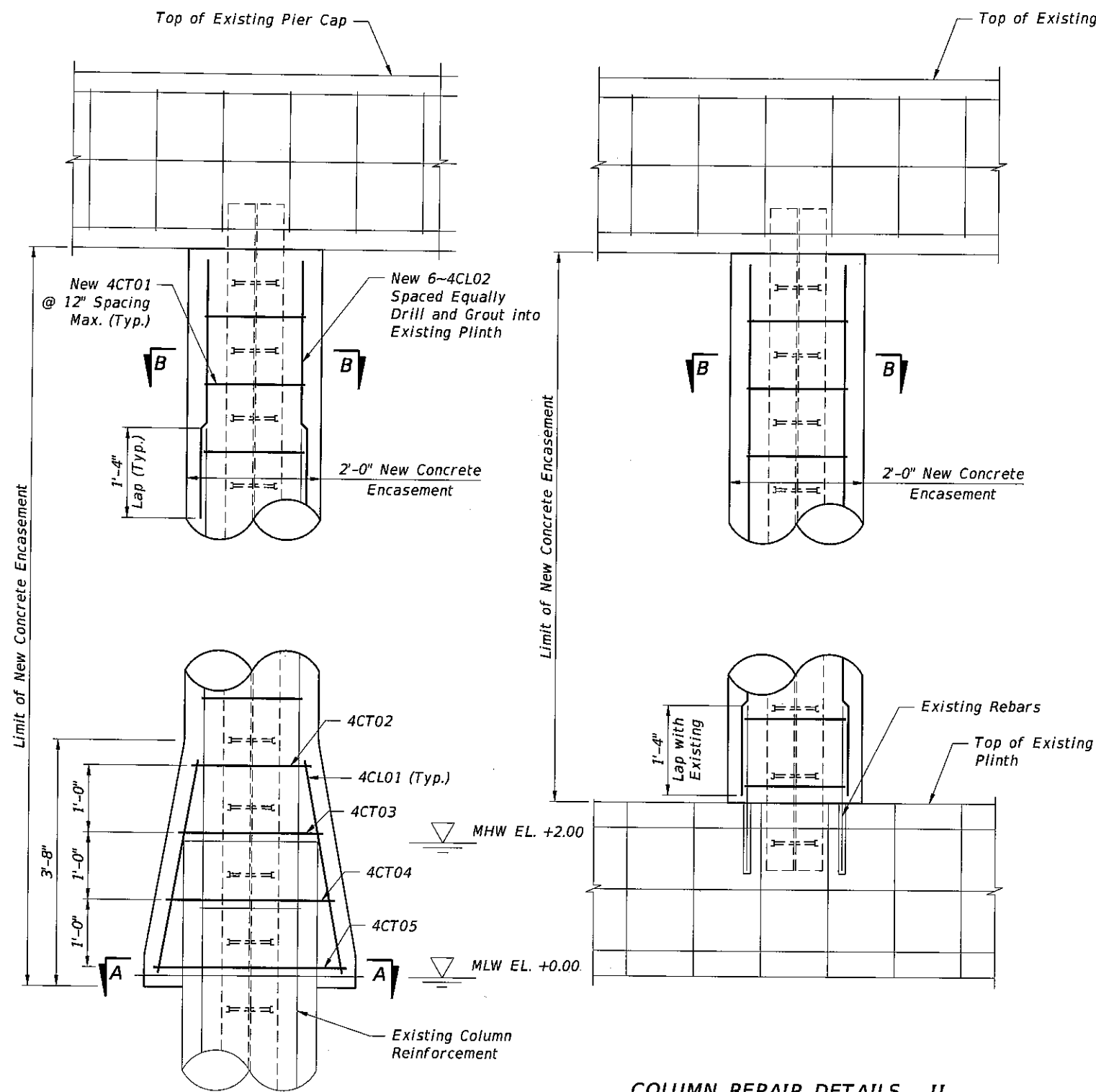
REVISIONS						DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: BG 10-13 CHECKED BY: SH 10-13 DESIGNED BY: BG 10-13 CHECKED BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: PIER CATHODIC PROTECTION DETAILS	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	REF. DWG. NO. A-8
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION									ROAD NO.	COUNTY	PROJECT ID			
														922	MIAMI-DADE	BC136			B1-8

bgersh

10/4/2013

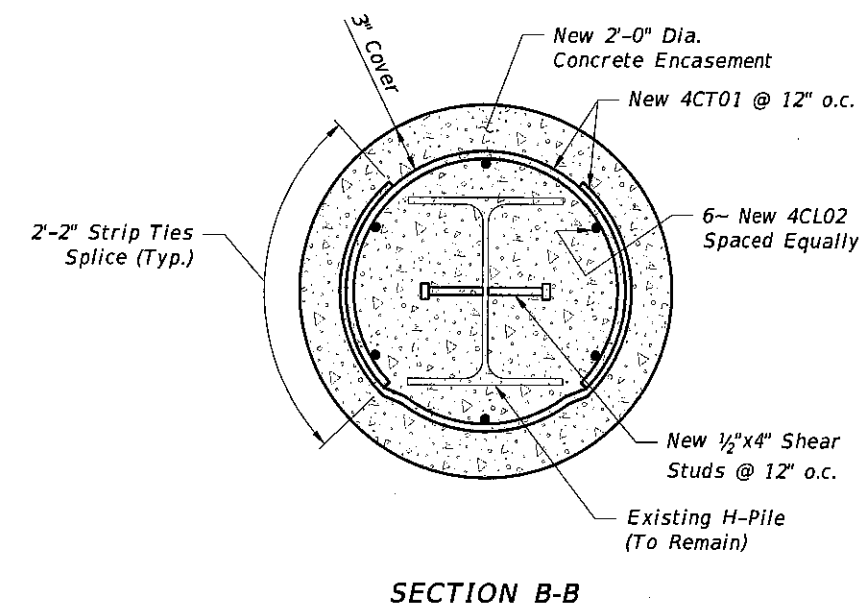
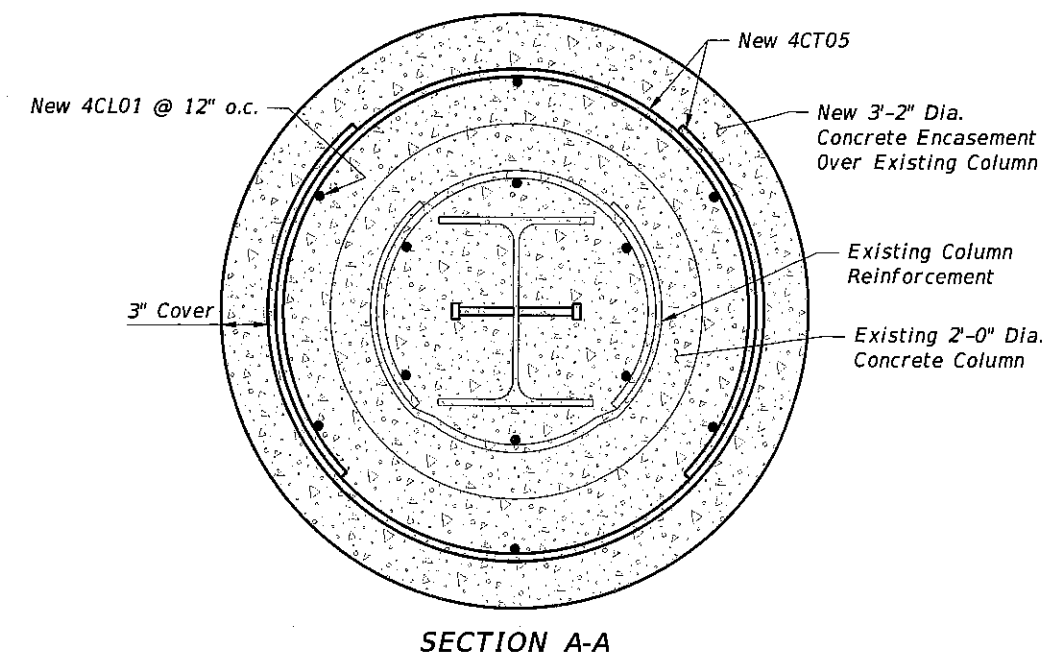
3:29:11 PM

G:\PROJECTS\2285.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier03.DGN



COLUMN REPAIR DETAILS - I
Repair Typical for Bents No. 2-4 and 23-30

COLUMN REPAIR DETAILS - II
Repair Typical for Bents No. 5-9 and 12-22



NOTES:

1. Remove existing delaminated concrete encasement using a pneumatic chipping hammer and water blasting.
2. The Contractor shall exercise special care not to damage any elements of the structures that are to remain, including H-Piles and Plinth Reinforcements.
3. Turbidity screens shall be used to prevent the turbidity levels in the project area from exceeding 29 NTU's above the natural background. Contractor shall submit to the Engineer details of the floating turbidity barrier for approval.

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: COLUMN REPAIR DETAILS	REF. DWG. NO. A-9
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-9
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISS, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:27:30 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CAADD\struct\B1ConcRepairDet02.dgn

BENT CAPS DELAMINATION SUMMARY

Delamination No.	Bent No.	Repair Area ft
1	30	1.26
2	30	0.42
3	30	2.81
4	30	6.25
5	30	12.80
6	30	16.63
7	30	0.00
8	30	0.00
9	29	7.72
10	29	3.58
11	29	0.00
12	29	24.29
13	29	3.02
14	29	3.28
15	29	1.66
16	29	1.10
17	29	4.05
18	28	4.86
19	28	3.76
20	28	3.43
21	28	2.66
22	27	10.51
23	27	0.00
24	27	10.16
25	27	0.85
26	27	3.11
27	27	3.81
28	27	12.58
29	27	0.00
30	26	3.40
31	26	4.26
32	26	1.59
33	26	1.23
34	26	3.24
35	26	7.89
36	26	2.54
37	26	3.75
38	25	11.03
39	25	9.74
40	25	0.39
41	25	0.30
42	25	3.18
43	25	5.99
44	24	2.38
45	24	4.60

Delamination No.	Bent No.	Repair Area ft
46	24	12.54
47	24	2.79
48	23	1.76
49	23	0.00
50	23	5.57
51	22	4.18
52	22	0.00
53	22	3.78
54	22	3.10
55	22	5.60
56	22	3.20
57	21	2.57
58	21	1.14
59	20	11.65
60	20	15.73
61	20	0.00
62	20	0.00
63	17	1.42
64	17	2.21
65	17	1.80
66	17	1.06
67	17	2.30
68	16	6.07
69	16	2.36
70	14	5.57
71	14	2.91
72	14	0.75
73	14	0.31
74	14	1.03
75	14	14.21
76	14	4.86
77	14	0.00
78	14	2.11
79	14	1.36
80	12	2.85
81	12	1.03
82	12	0.59
83	9	1.11
84	9	3.08
85	8	10.71
86	8	2.33
87	8	1.23
88	7	2.80
89	6	3.97
90	6	0.00

Delamination No.	Bent No.	Repair Area ft
91	6	1.29
92	6	4.63
93	6	1.31
94	6	2.71
95	6	8.16
96	6	5.32
97	6	0.00
98	6	0.00
99	6	0.00
100	5	1.48
101	5	2.71
102	5	3.14
103	5	3.18
104	5	9.89
105	5	0.32
106	5	0.42
107	5	2.91
108	5	2.62
109	5	7.72
110	5	0.72
111	5	0.64
112	4	4.03
113	4	30.25
114	4	0.00
115	4	3.25
116	4	8.78
117	4	10.13
118	4	3.33
119	3	4.13
120	3	2.08
121	3	18.18
122	2	1.34
123	2	9.77
124	2	7.84
125	2	6.30
126	2	14.15
127	2	0.00
128	2	1.61
129	2	0.00
130	2	19.21
131	2	0.00
132	2	3.66

NOTES:
Work this sheet with Sheet Nos. B1-13
thru B1-39.

Bridge No. 875101

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

DRAWN BY:
SH 10-13
CHECKED BY:
TN 10-13
DESIGNED BY:
SH 10-13
CHECKED BY:
TN 10-13

TOWN OF BAY HARBOR ISLANDS

ROAD NO.	COUNTY	PROJECT ID
922	MIAMI-DADE	BC136

SHEET TITLE:

CONCRETE REPAIR SCHEDULE (1 OF 2)

REF. DWG. NO.

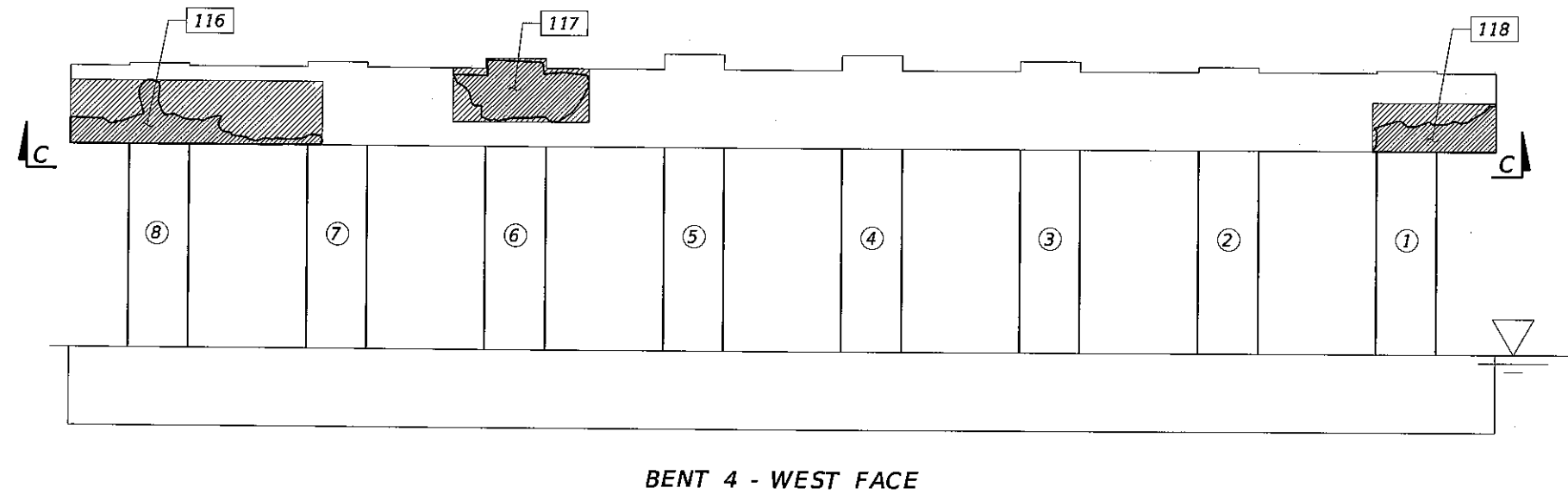
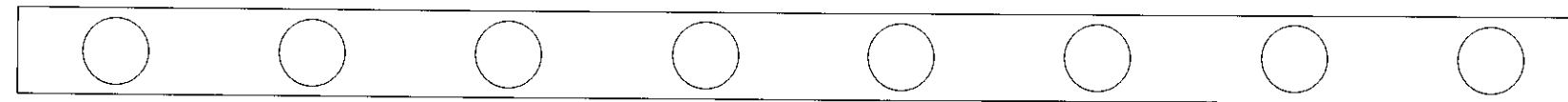
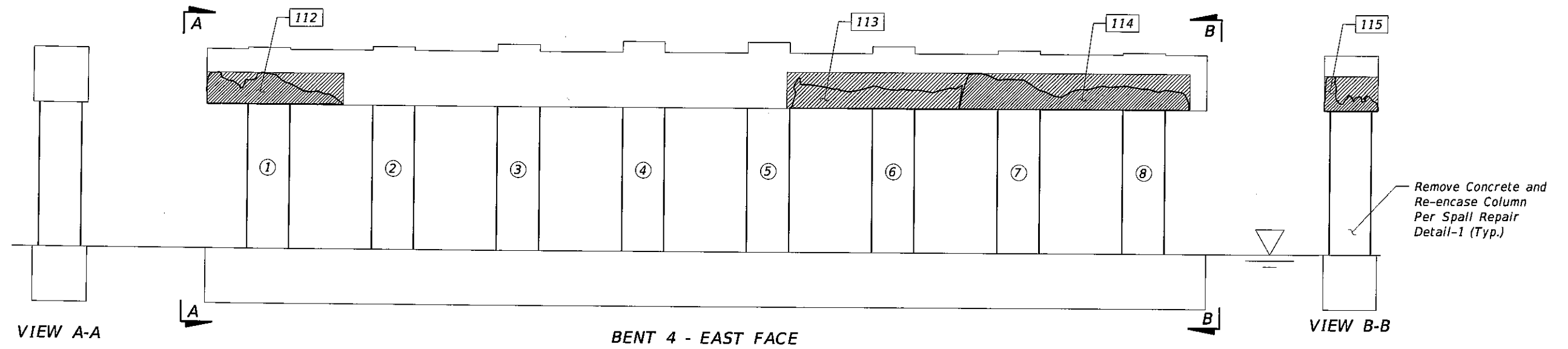
A-11

PROJECT NAME:

BROAD CAUSEWAY BASCULE BRIDGE
REHABILITATION OVER INTRACOASTAL WATERWAY

SHEET NO.

B1-11



- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

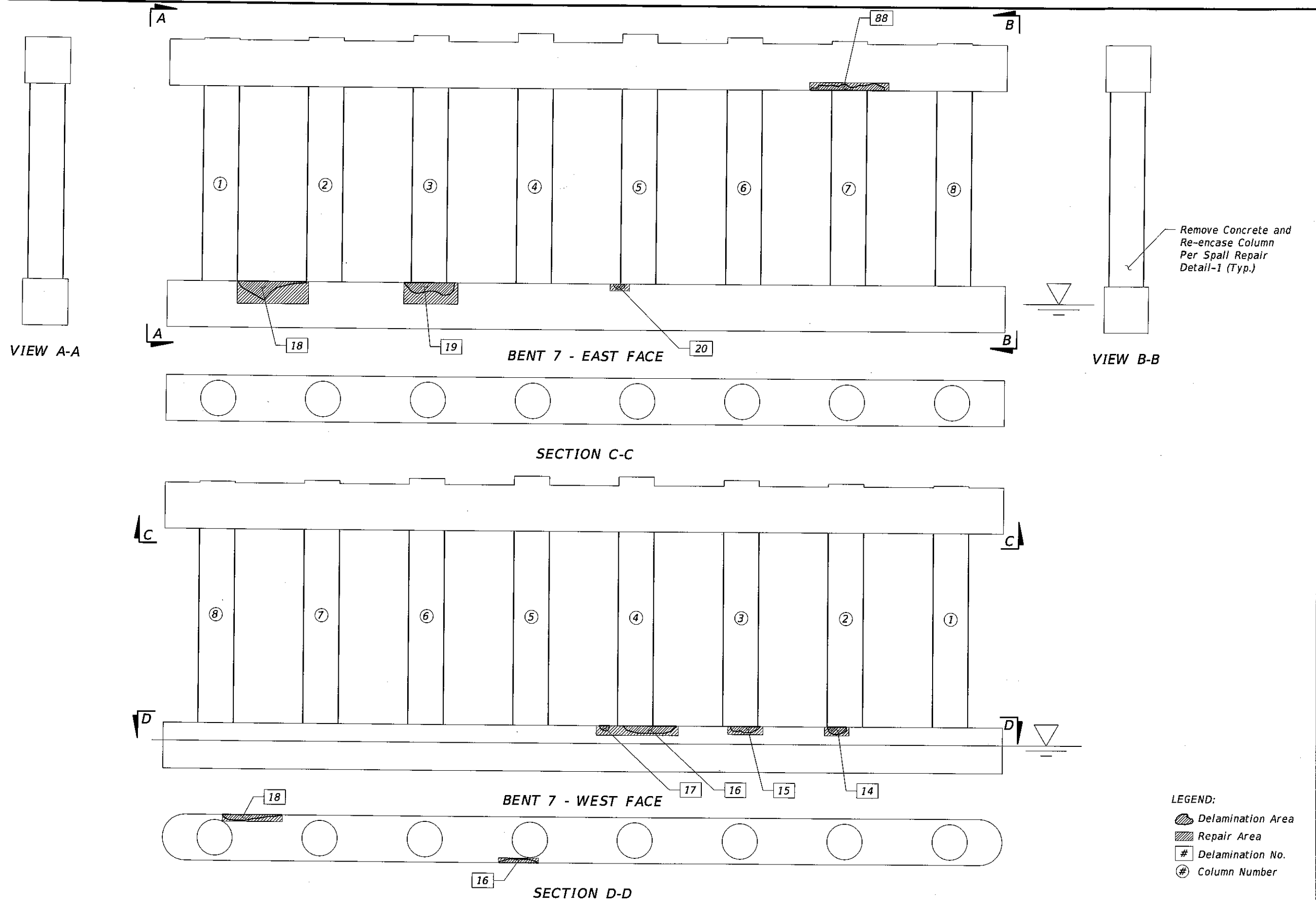
REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 4 REPAIR LOCATIONS		REF. DWG. NO. A-15
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-15
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136			
						CHECKED BY: TN 10-13						

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

10/4/2013 3:28:53 PM

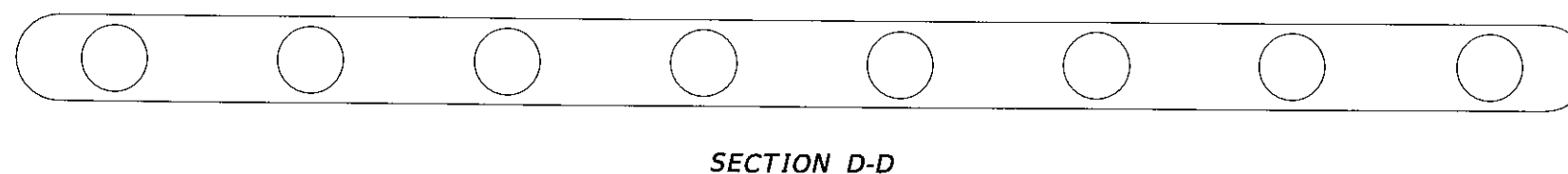
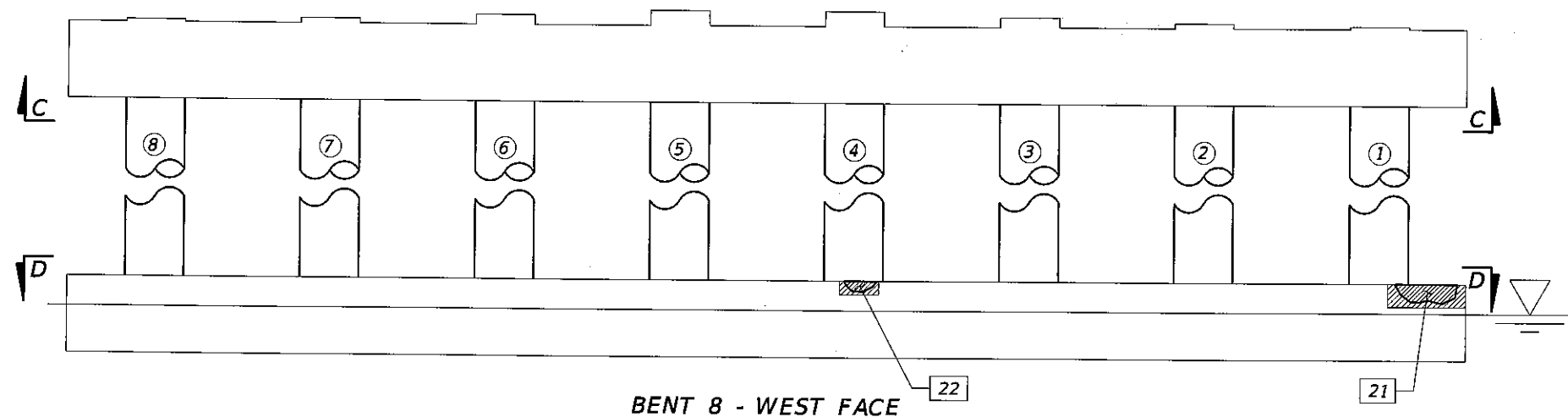
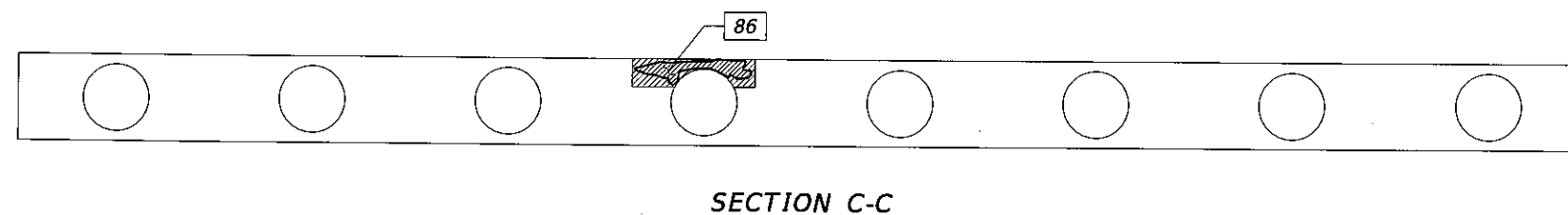
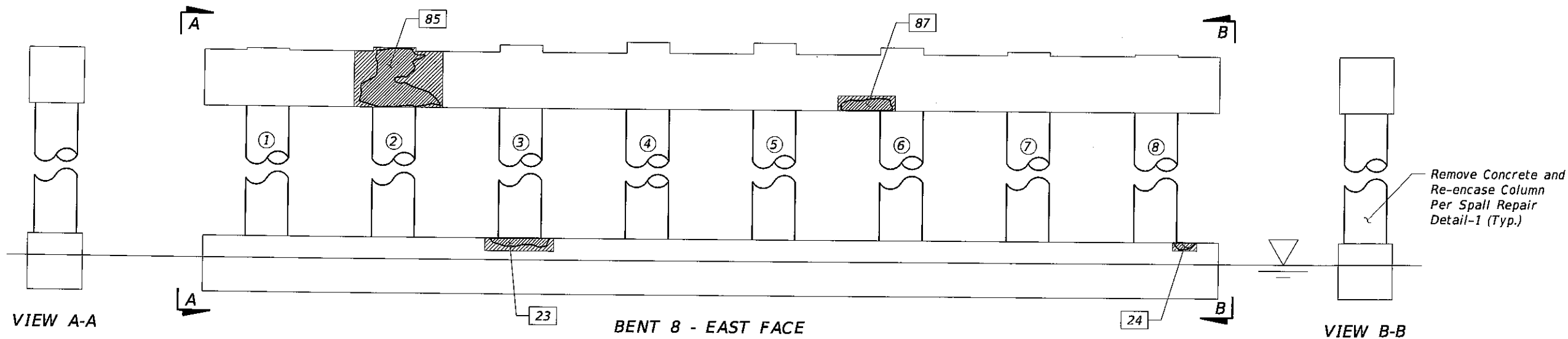
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DRAWN BY: SH 10-13 CHECKED BY: TN 10-13 DESIGNED BY: SH 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION								ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		
						922	MIAMI-DADE	BC136	BENT 7 REPAIR LOCATIONS			BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		A-18				
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741												bgersh			10/4/2013 3:28:55 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN		B1-18	



LEGEND:

- Delamination Area
- Repair Area
- Delamination No.
- Column Number

Bridge No. 875101

REVISIONS						DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DRAWN BY:	SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:	BENT 8 REPAIR LOCATIONS	REF. DWG. NO.	A-19
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION									ROAD NO.	COUNTY	PROJECT ID				
														922	MIAMI-DADE	BC136	PROJECT NAME:	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO.	B1-19

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

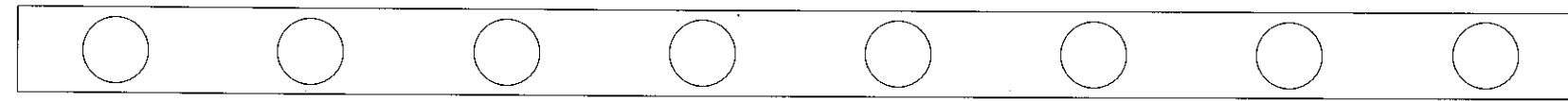
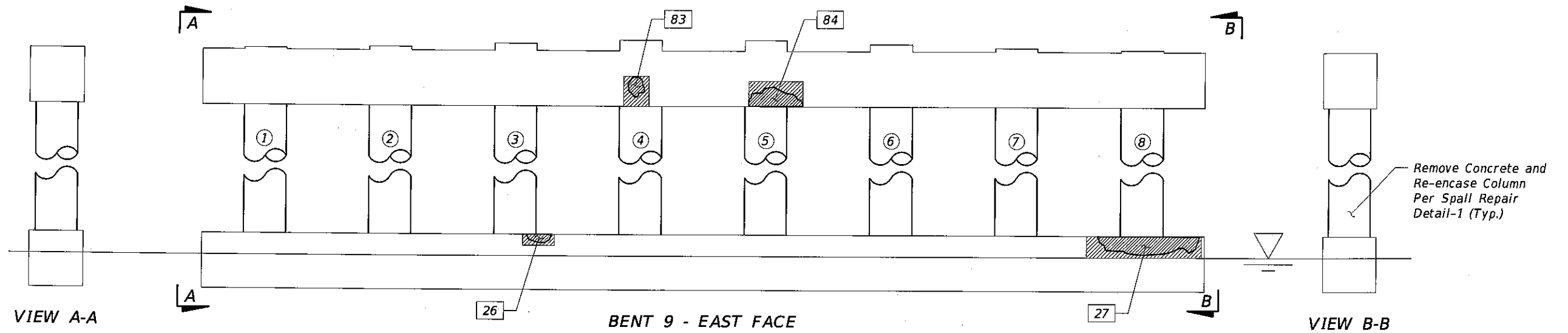
DRAWN BY:
SH 10-13
 CHECKED BY:
TN 10-13
 DESIGNED BY:
SH 10-13
 CHECKED BY:
TN 10-13

bgersh

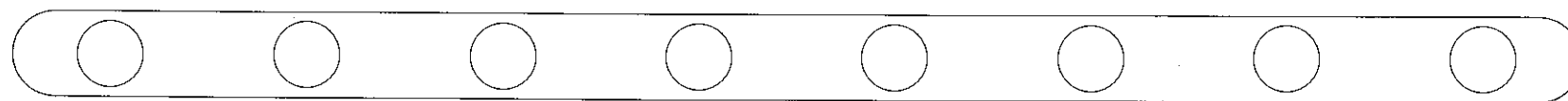
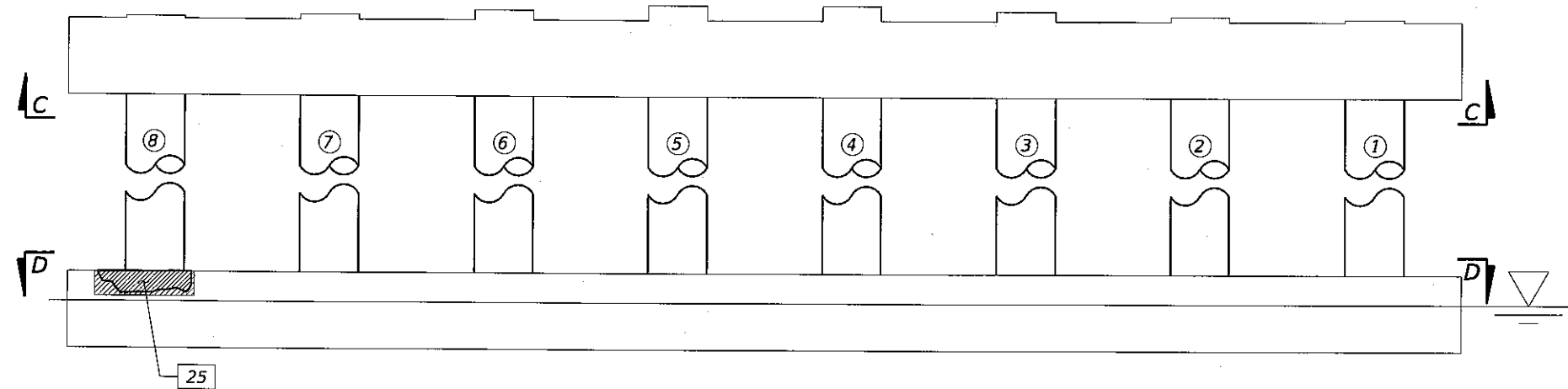
10/4/2013

3:28:55 PM

G:\PROJECTS\2285.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



SECTION C-C



SECTION D-D

- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				BENT 9 REPAIR LOCATIONS		A-20
						ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		SHEET NO.
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-20

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

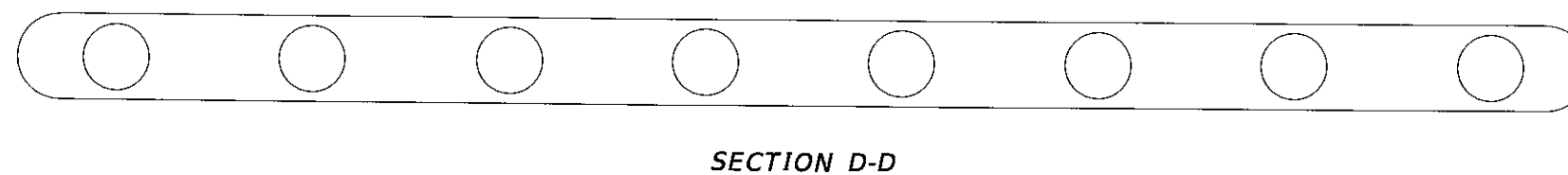
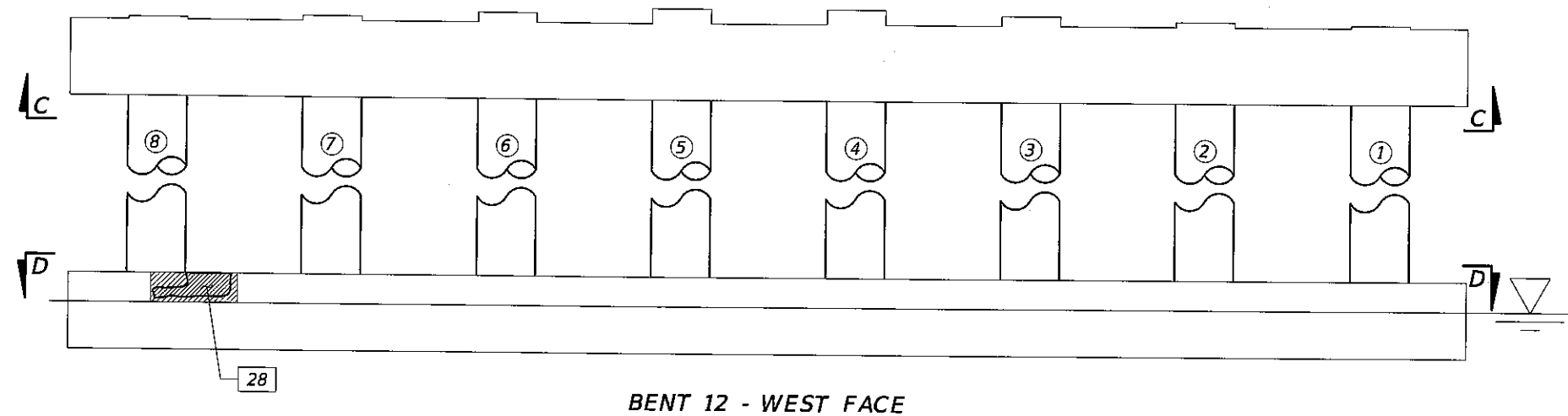
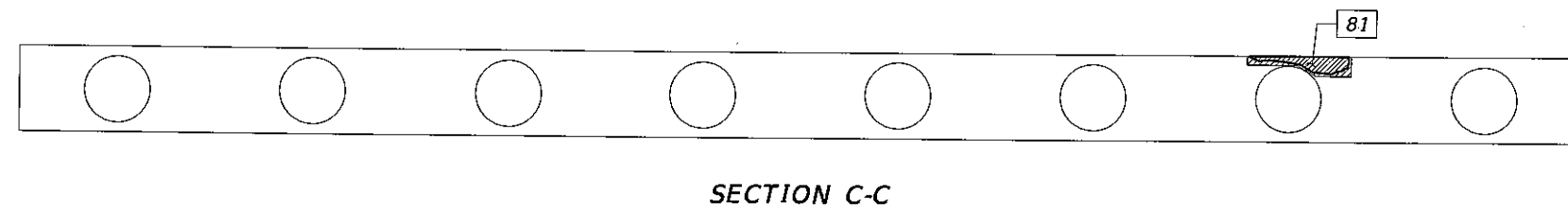
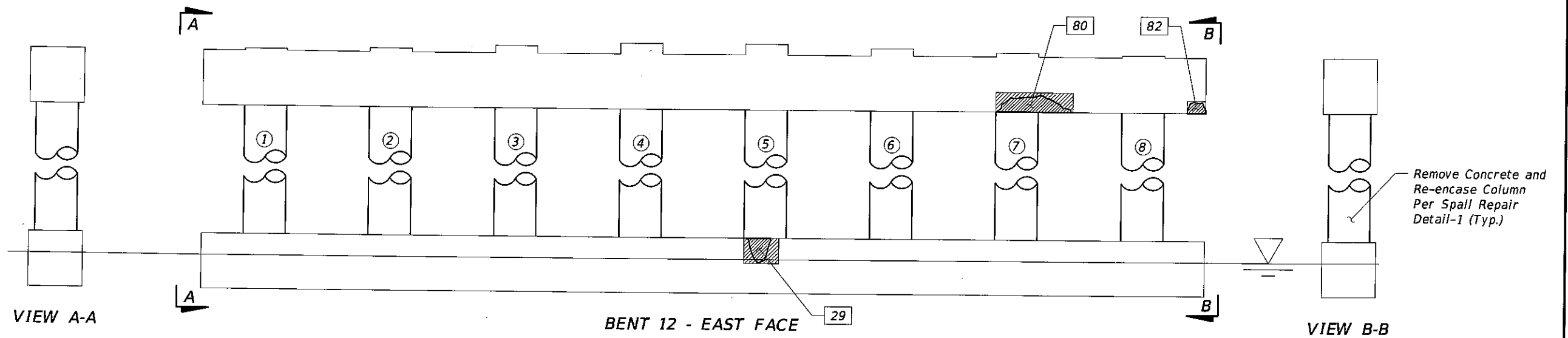
DRAWN BY:
SH 10-13
 CHECKED BY:
TN 10-13
 DESIGNED BY:
SH 10-13
 CHECKED BY:
TN 10-13

bgersh

10/4/2013

3:28:56 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



LEGEND:

- Delamination Area
- Repair Area
- Delamination No.
- Column Number

Bridge No. 875101

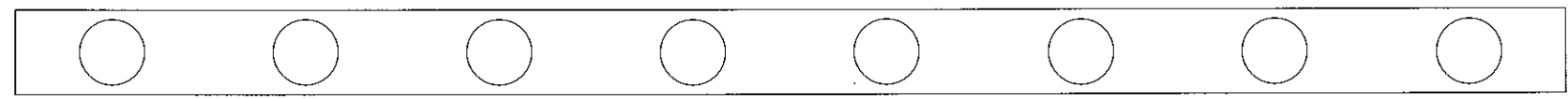
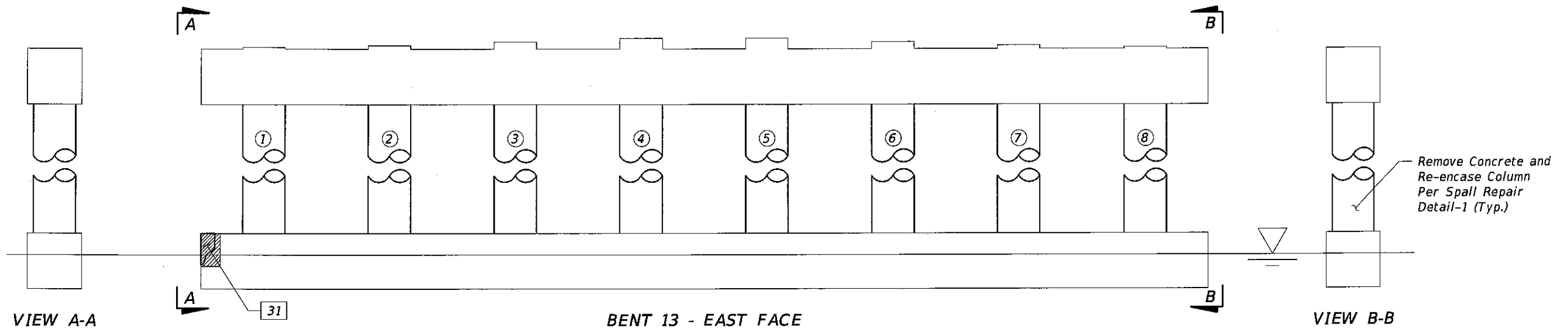
REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 12 REPAIR LOCATIONS	REF. DWG. NO. A-21
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. 81-21
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

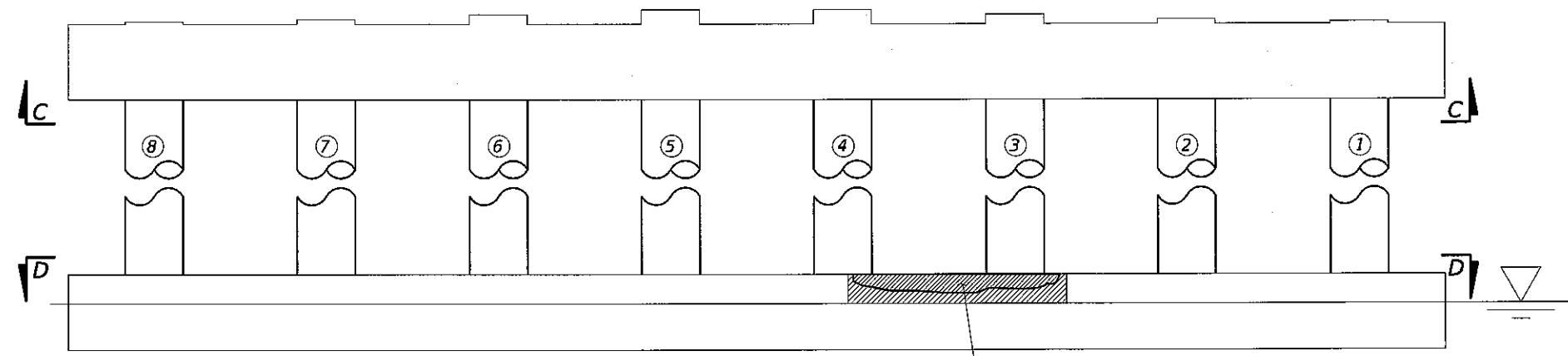
hgersh

10/4/2013 3:28:56 PM

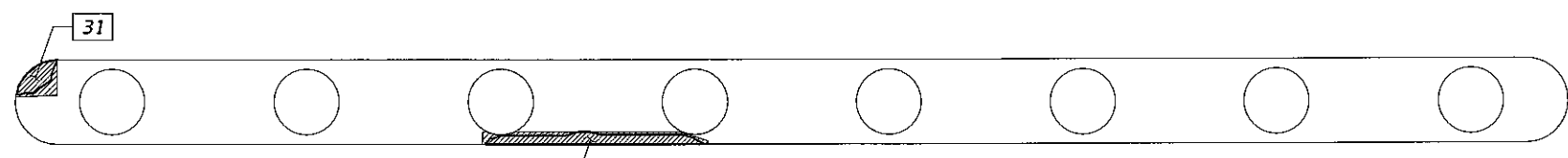
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



SECTION C-C



BENT 13 - WEST FACE



SECTION D-D

- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

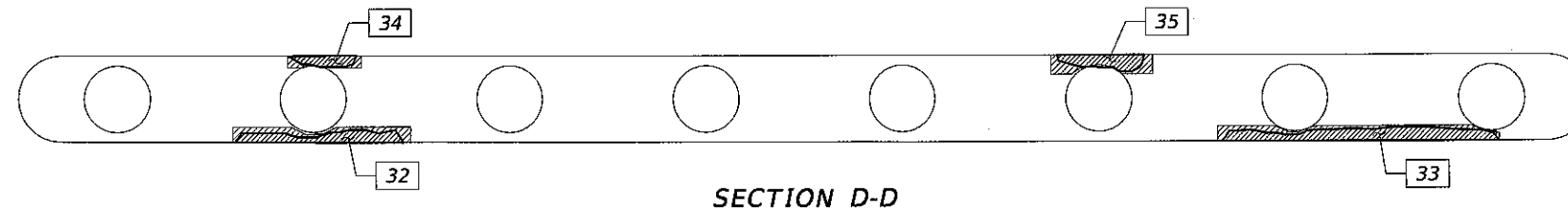
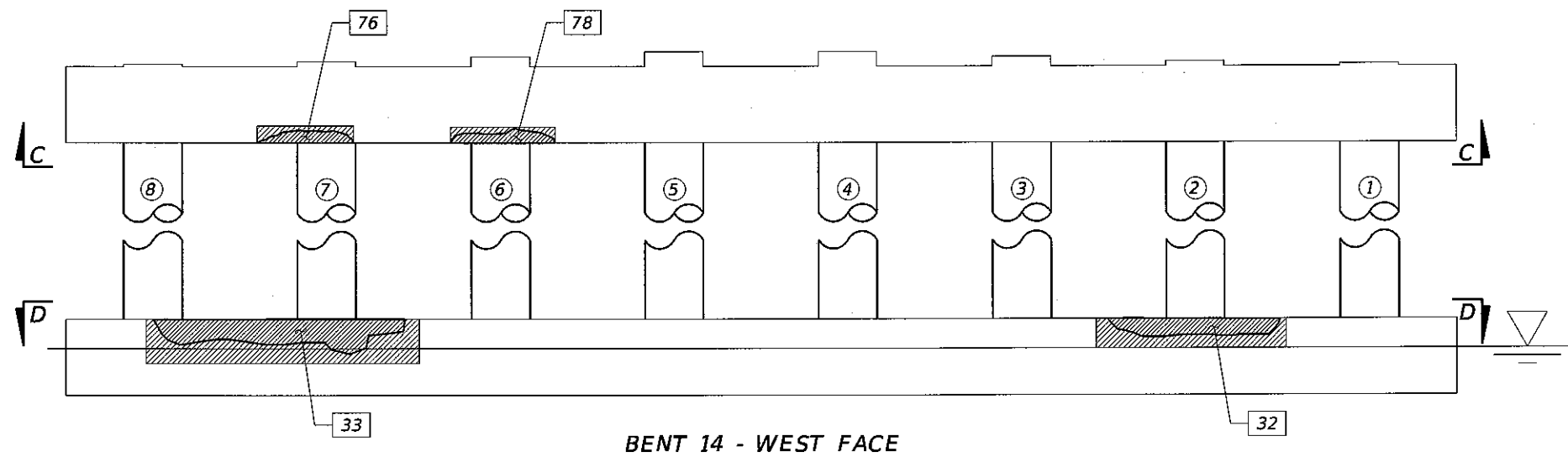
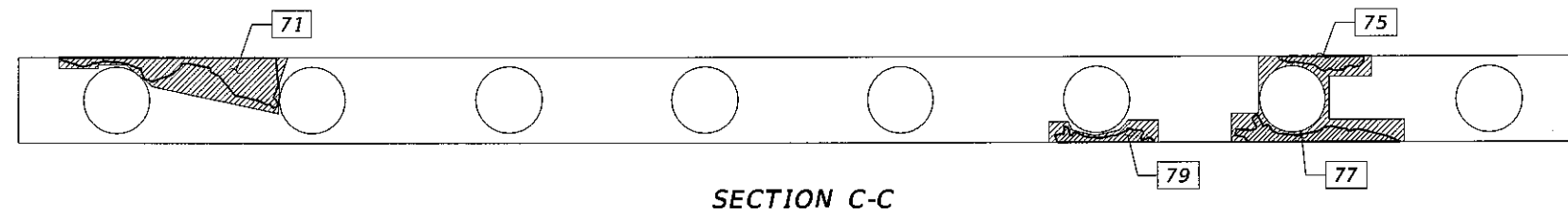
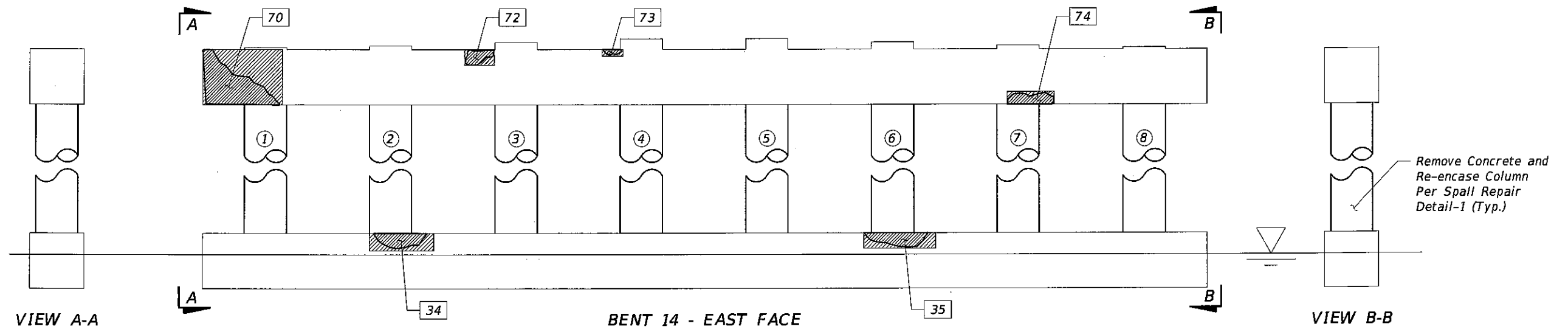
Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISS, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: SH 10-13 CHECKED BY: TN 10-13 DESIGNED BY: SH 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						BENT 13 REPAIR LOCATIONS		A-22
								ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO.
								922	MIAMI-DADE	BC136			B1-22

baersh

10/3/2013 3:28:57 PM G:\PROJECTS\2285.01 Bay Harbor Rehabilitation\CADD\struct\B1Pier02.DGN

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISS, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741



- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 14 REPAIR LOCATIONS		REF. DWG. NO. A-23
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-23
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136			
						CHECKED BY: TN 10-13						

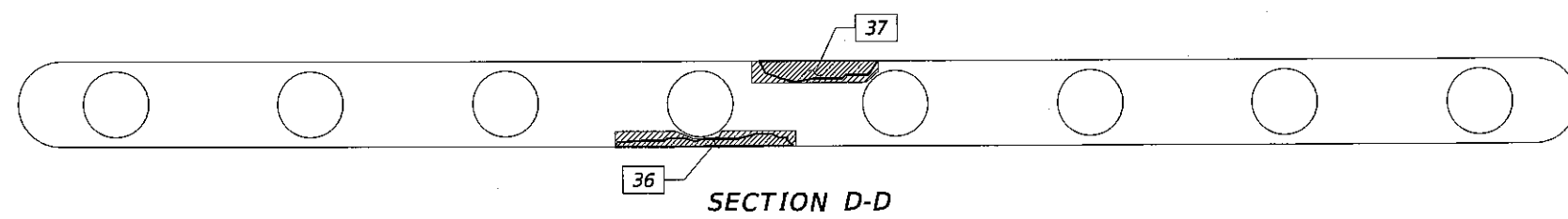
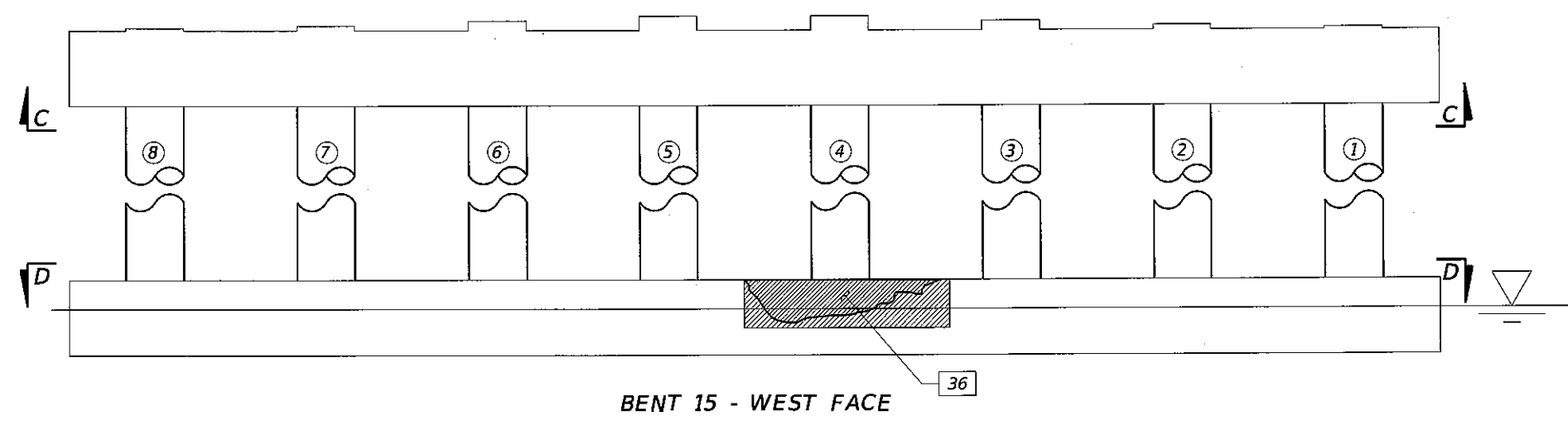
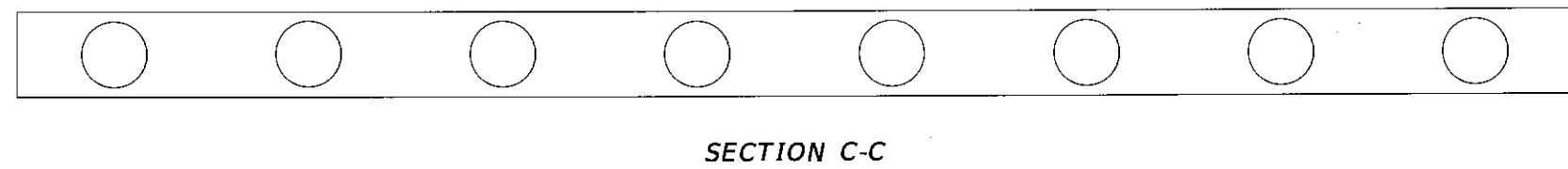
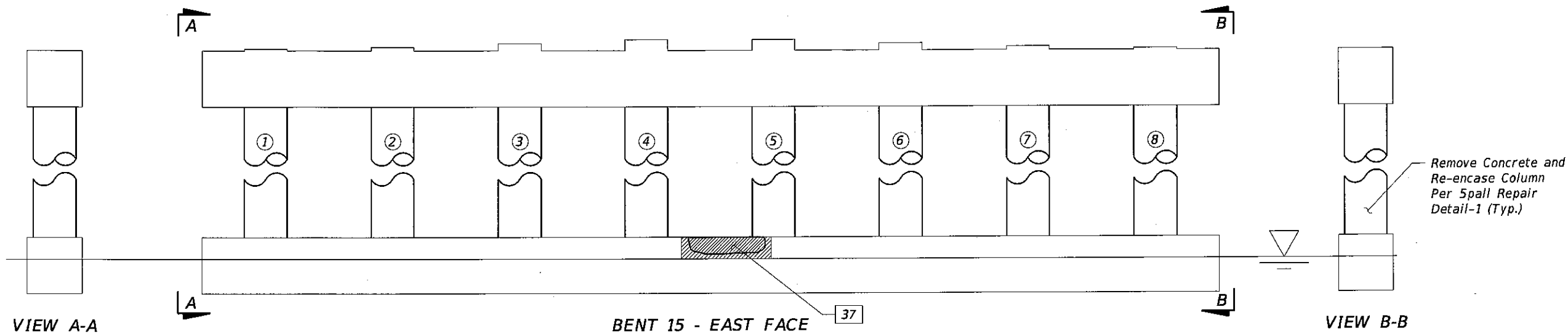
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

10/4/2013

3:28:57 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN

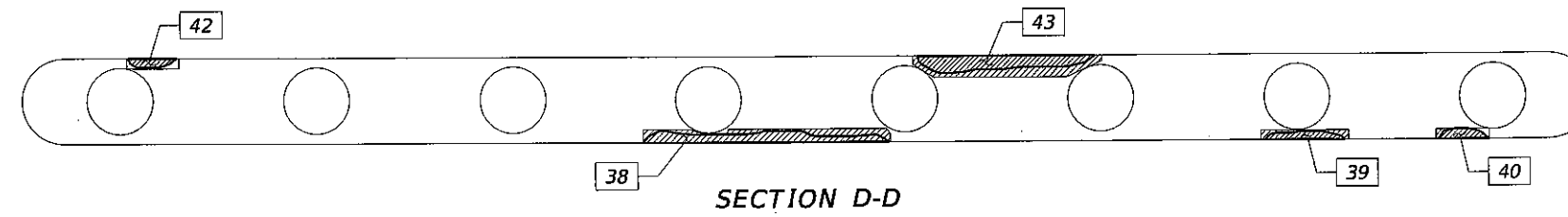
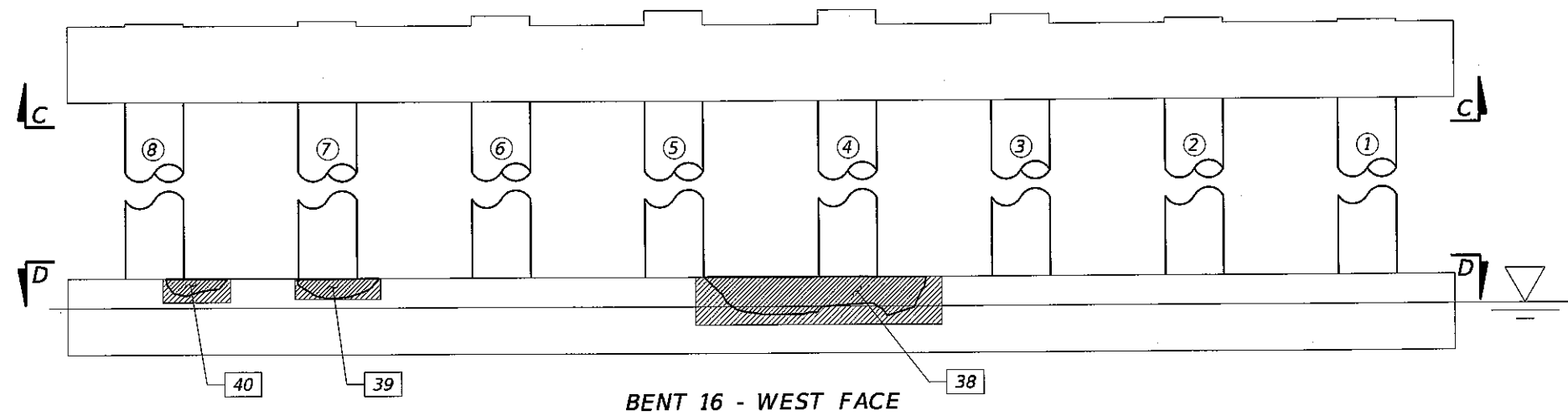
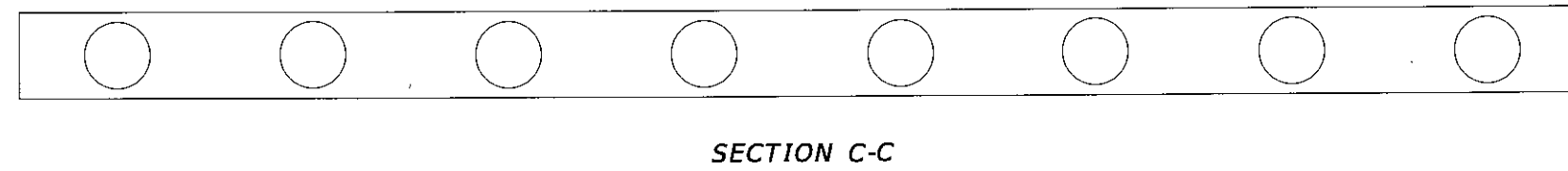
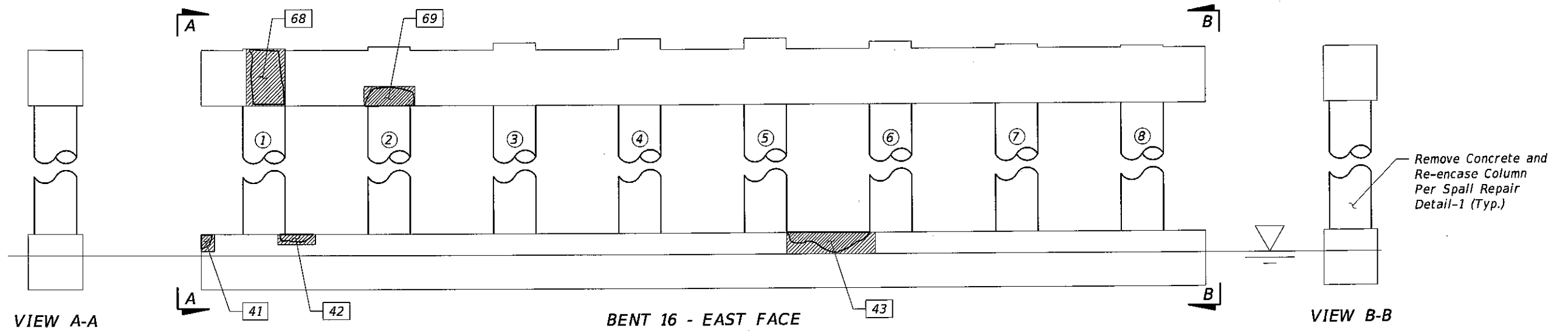


- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 15 REPAIR LOCATIONS		REF. DWG. NO. A-24
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-24
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136			
						CHECKED BY: TN 10-13						

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741



- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 16 REPAIR LOCATIONS		REF. DWG. NO. A-25
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-25
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136			
						CHECKED BY: TN 10-13						

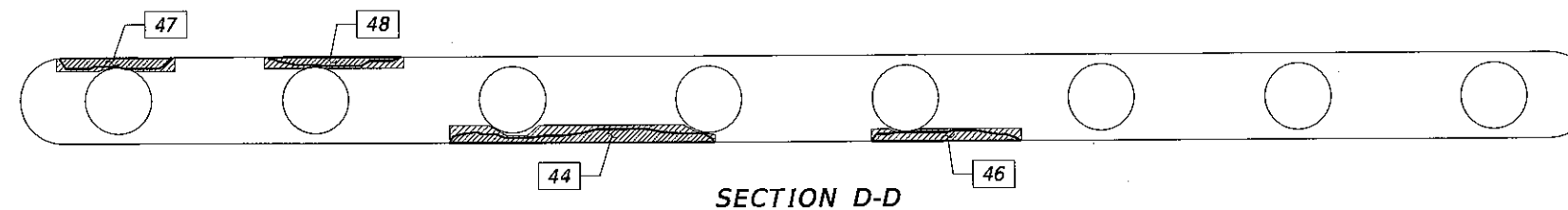
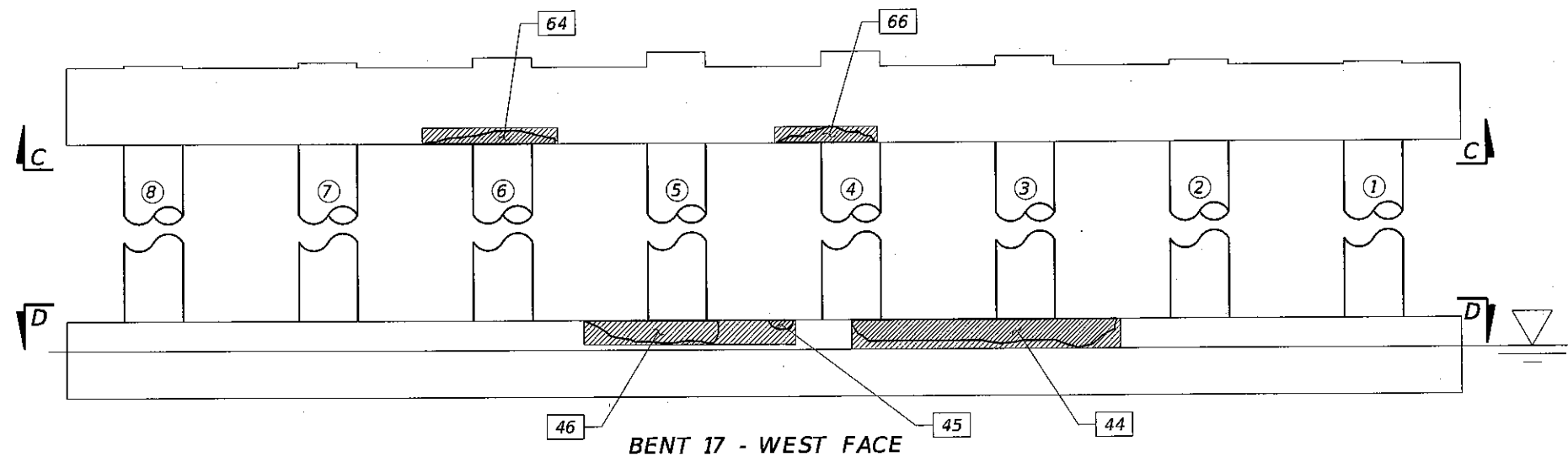
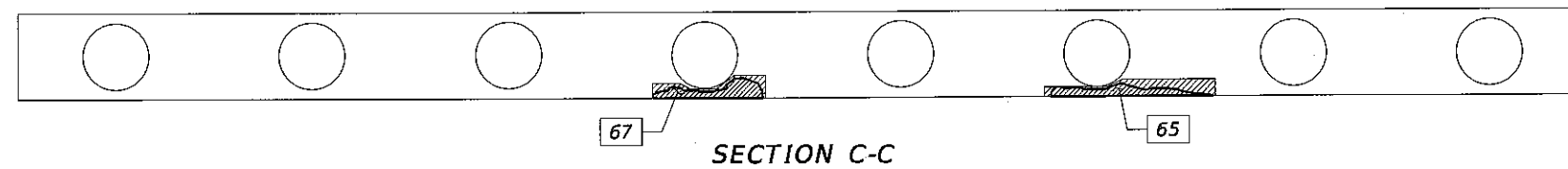
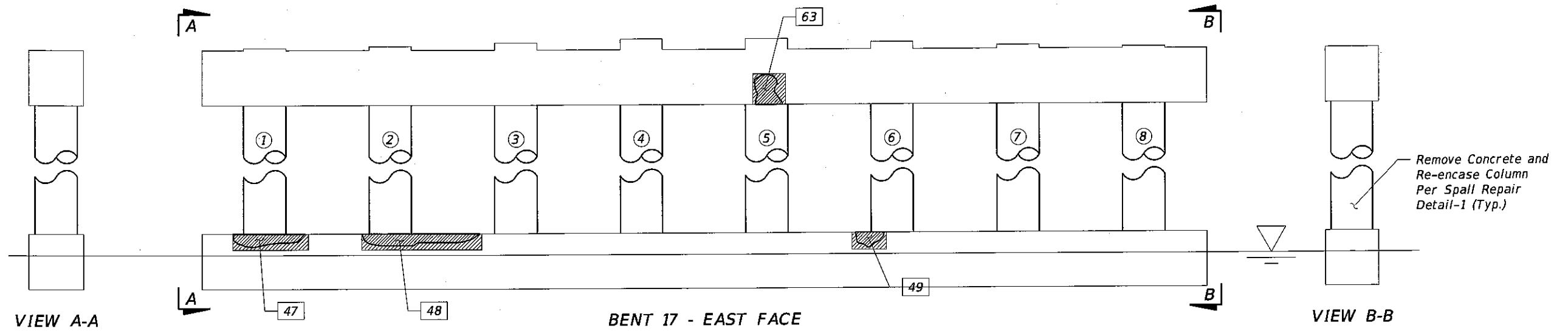
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

10/4/2013

3:28:58 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			BENT 17 REPAIR LOCATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME		A-26
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO.
											B1-26

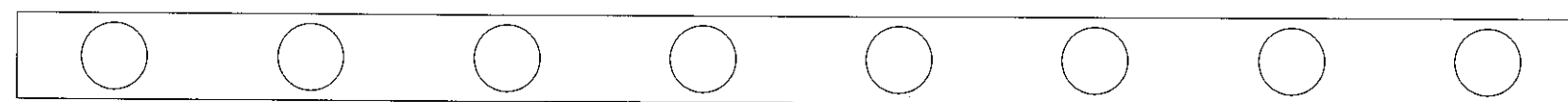
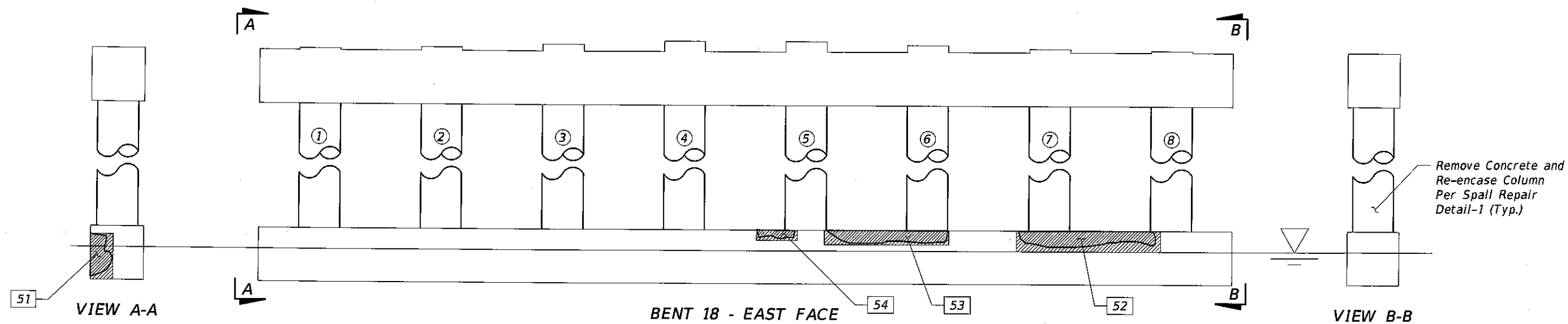
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

DRAWN BY:
SH 10-13
 CHECKED BY:
TN 10-13
 DESIGNED BY:
SH 10-13
 CHECKED BY:
TN 10-13

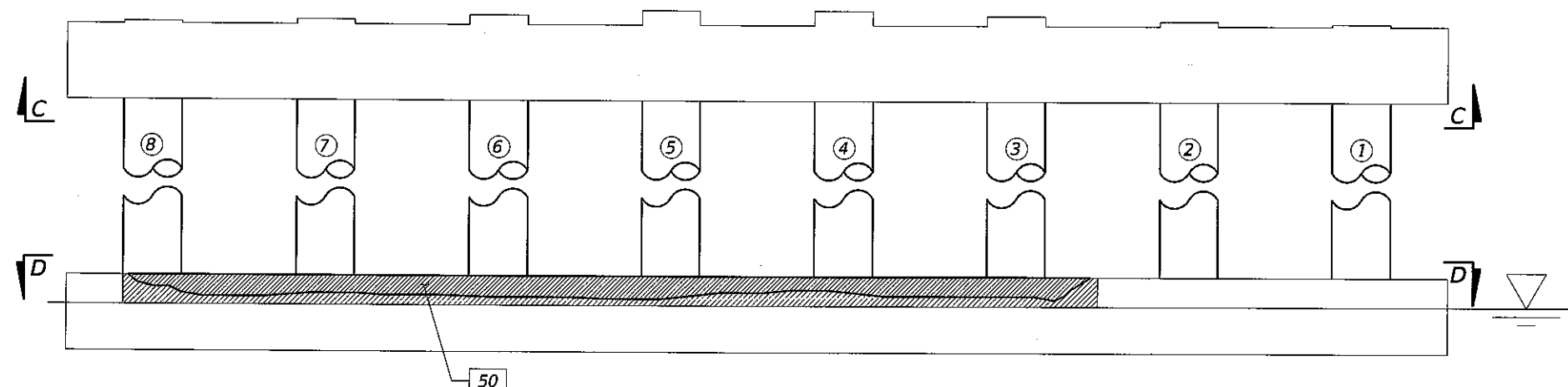
bgersh

10/4/2013 3:28:59 PM

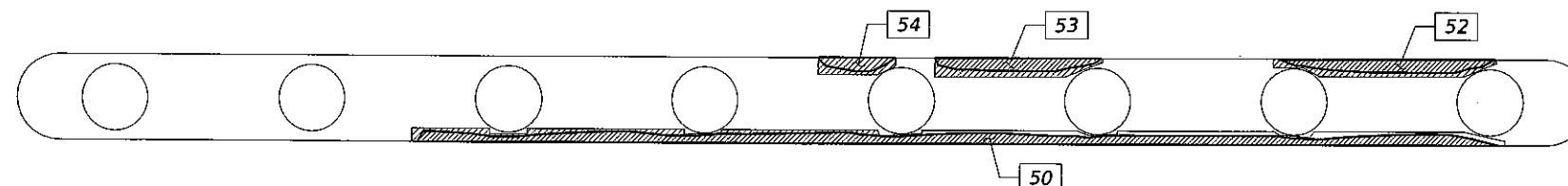
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



SECTION C-C



BENT 18 - WEST FACE



SECTION D-D

- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 18 REPAIR LOCATIONS	REF. DWG. NO. A-27
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-27
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

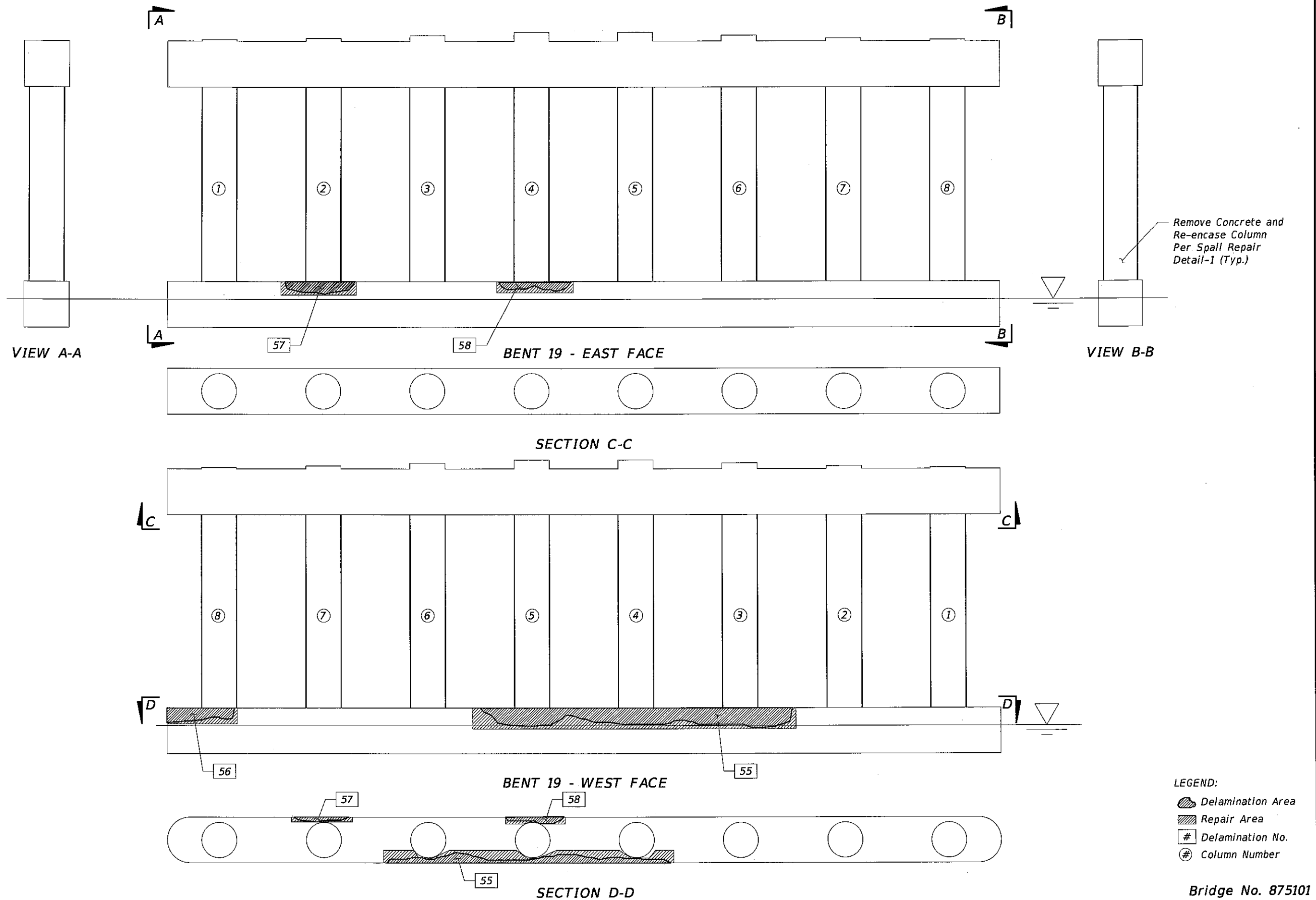
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Niles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:59 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



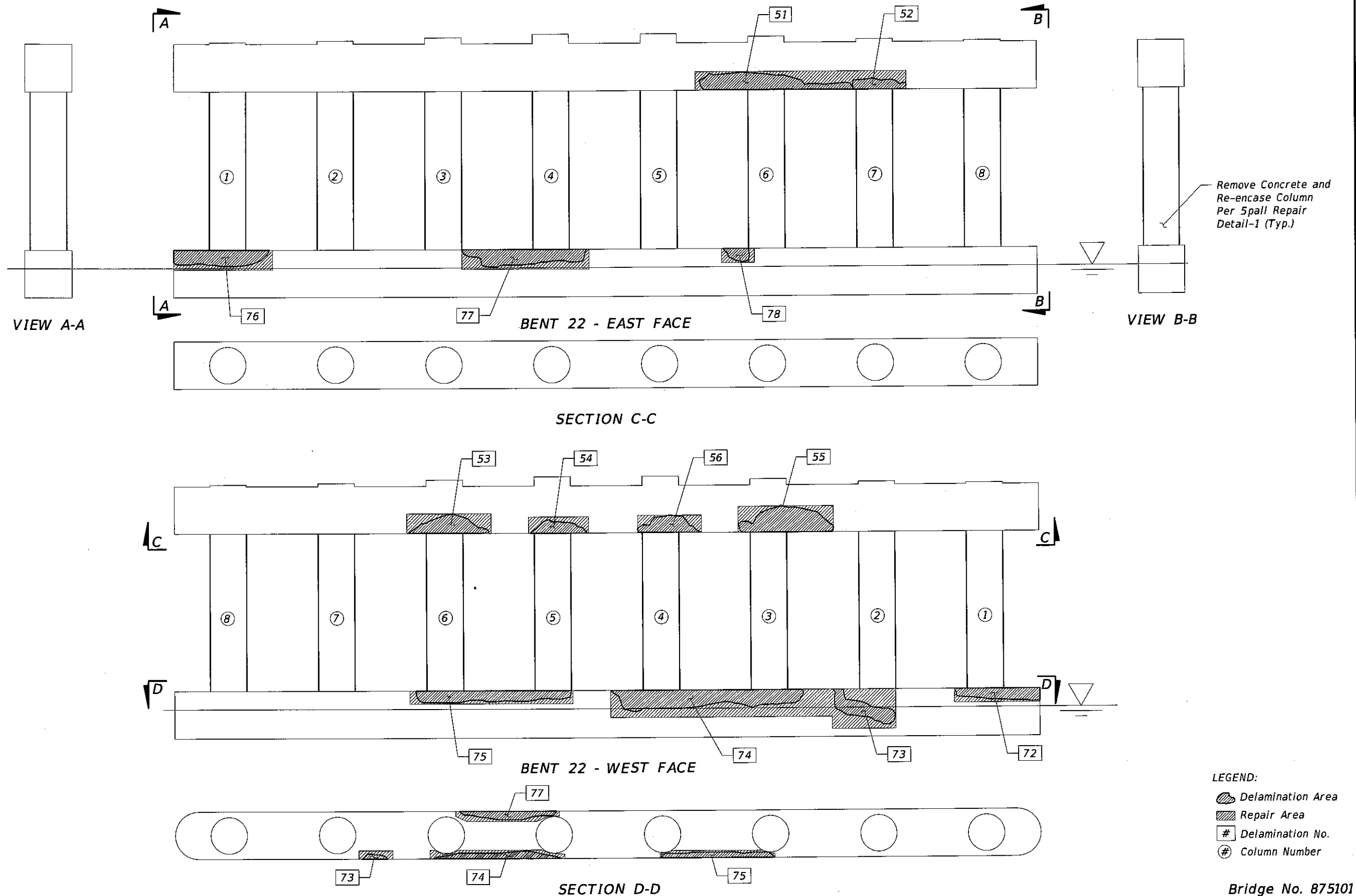
- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			BENT 19 REPAIR LOCATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME		A-28
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO.
											B1-28

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

DRAWN BY:
SH 10-13
 CHECKED BY:
TN 10-13
 DESIGNED BY:
SH 10-13
 CHECKED BY:
TN 10-13



LEGEND:

- Delamination Area
- Repair Area
- Delamination No.
- Column Number

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			BENT 22 REPAIR LOCATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME		A-31
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-31

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

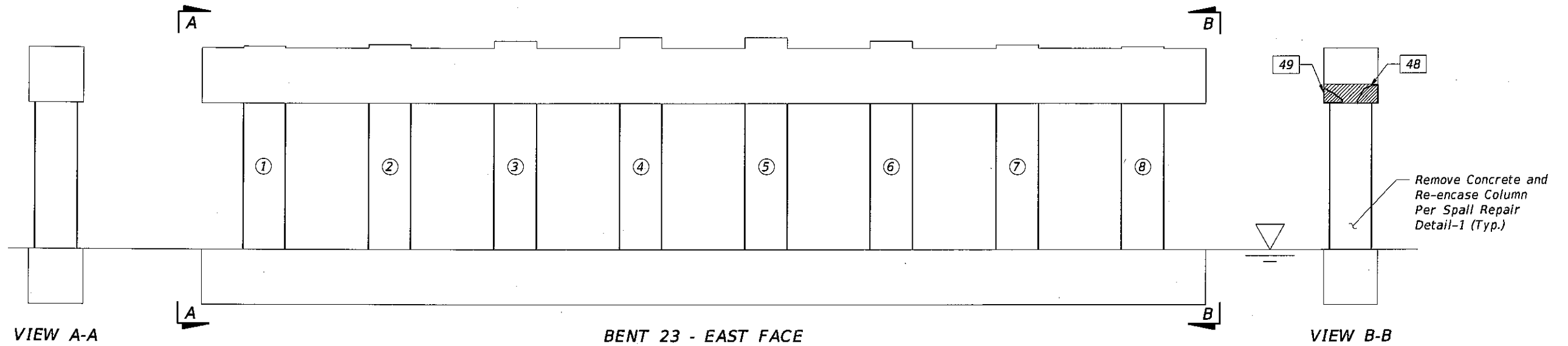
DRAWN BY:
SH 10-13
 CHECKED BY:
TN 10-13
 DESIGNED BY:
SH 10-13
 CHECKED BY:
TN 10-13

bgersh

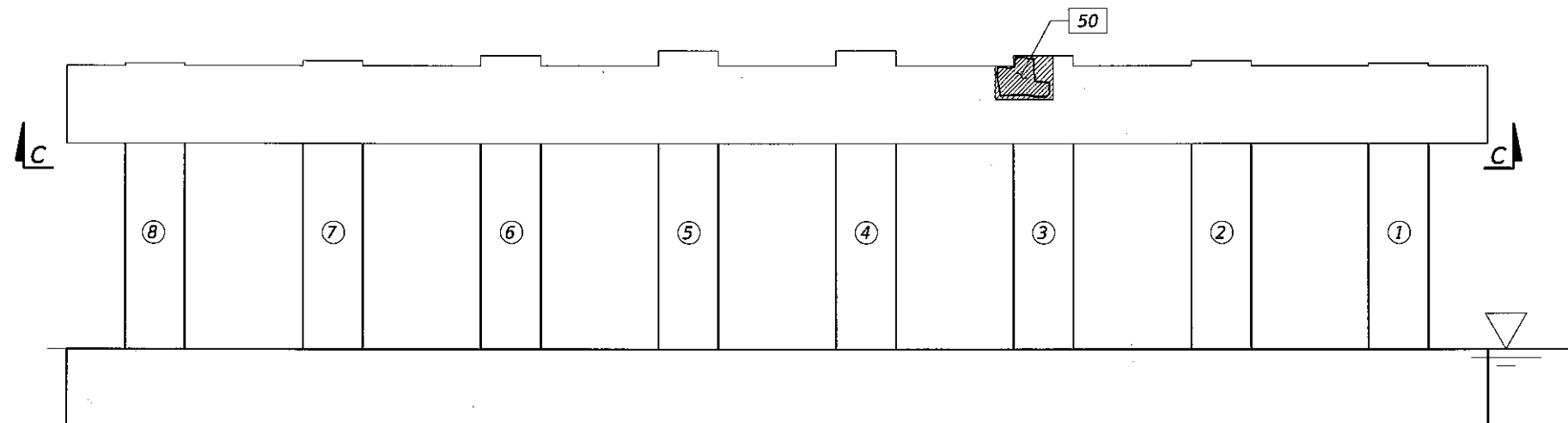
10/4/2013

3:29:02 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



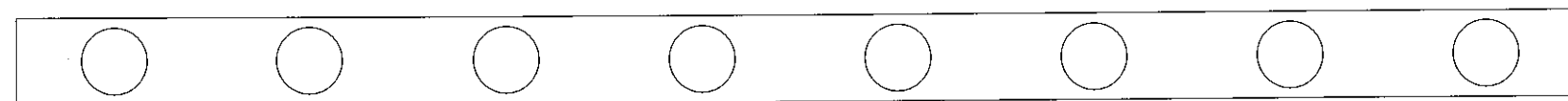
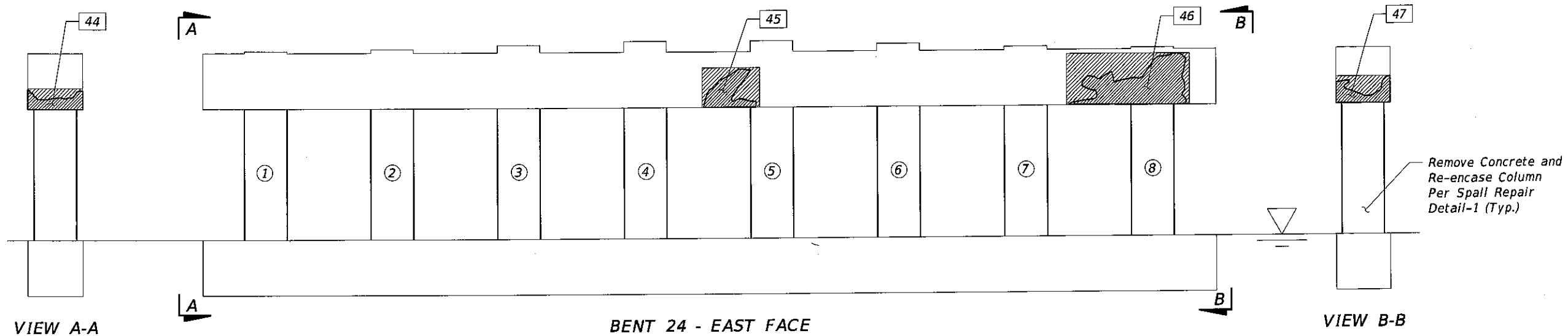
SECTION C-C



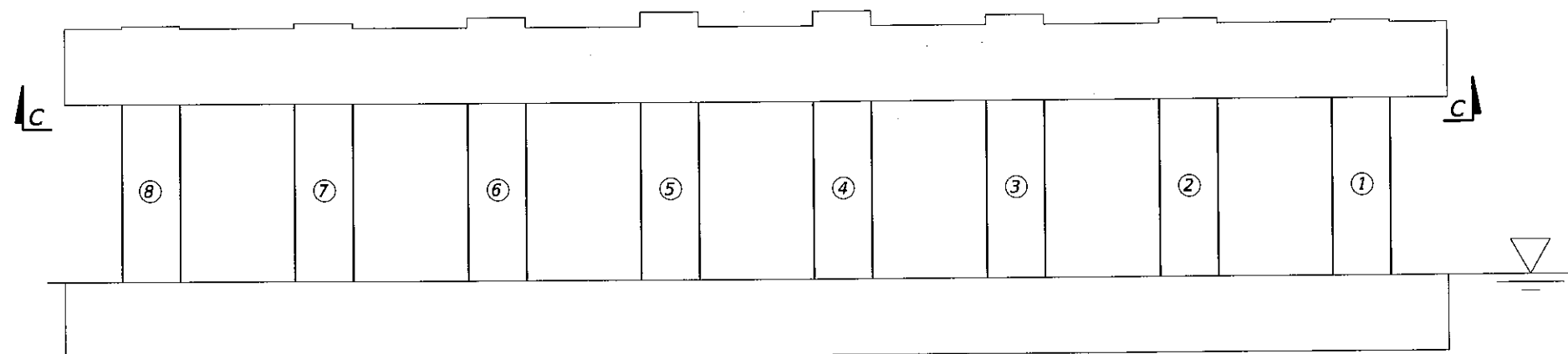
- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741	DRAWN BY: SH 10-13 CHECKED BY: TN 10-13 DESIGNED BY: SH 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE BENT 23 REPAIR LOCATIONS PROJECT NAME BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID		SHEET NO.
								922	MIAMI-DADE	BC136		A-32
												B1-32



SECTION C-C



LEGEND:

- Delamination Area
- Repair Area
- Delamination No.
- Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 24 REPAIR LOCATIONS	REF. DWG. NO. A-33
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-33
						DESIGNED BY: SH 12-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

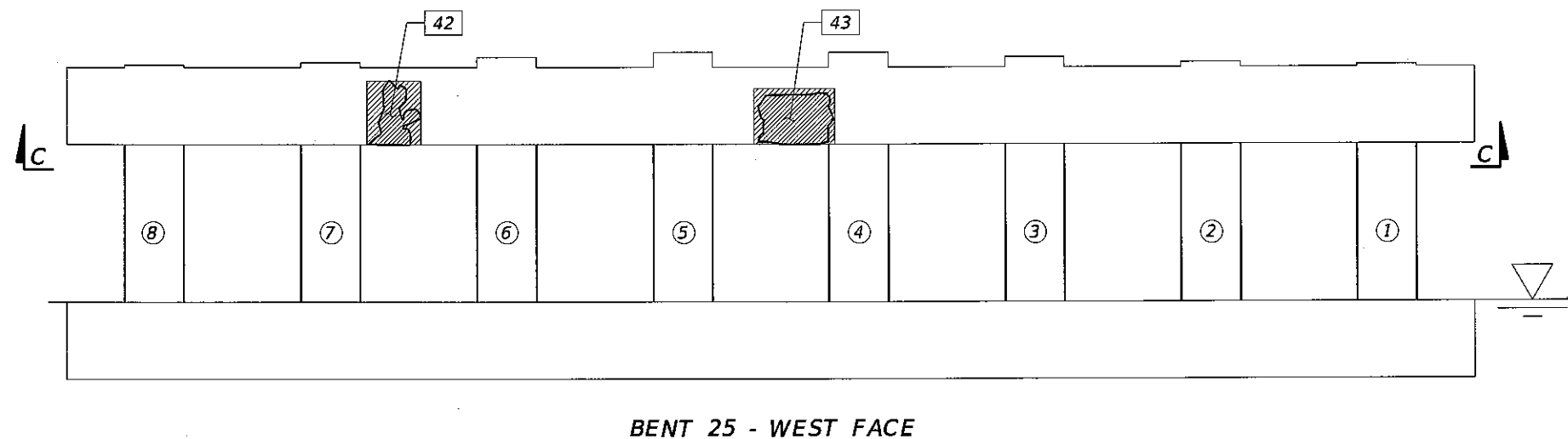
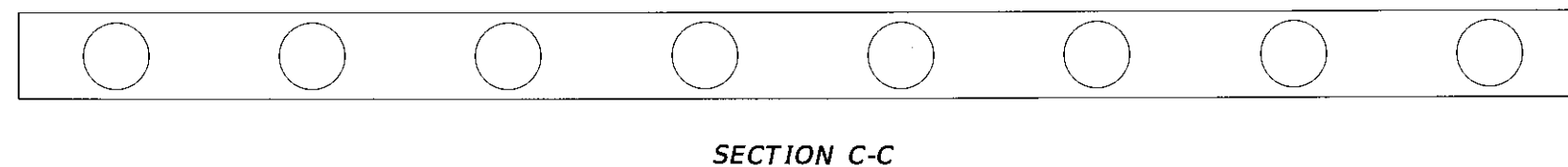
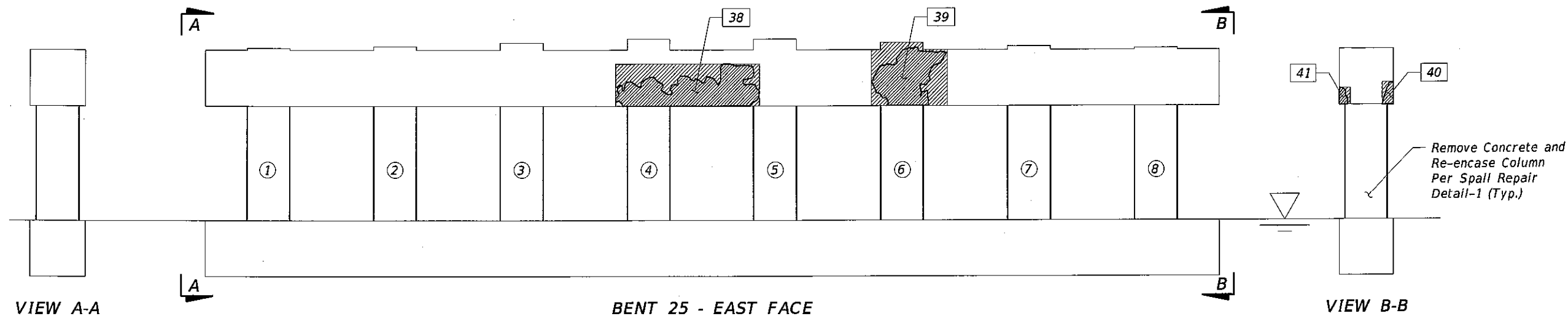
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:29:03 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



- LEGEND:**
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 25 REPAIR LOCATIONS		REF. DWG. NO. A-34
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-34
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136			
						CHECKED BY: TN 10-13						

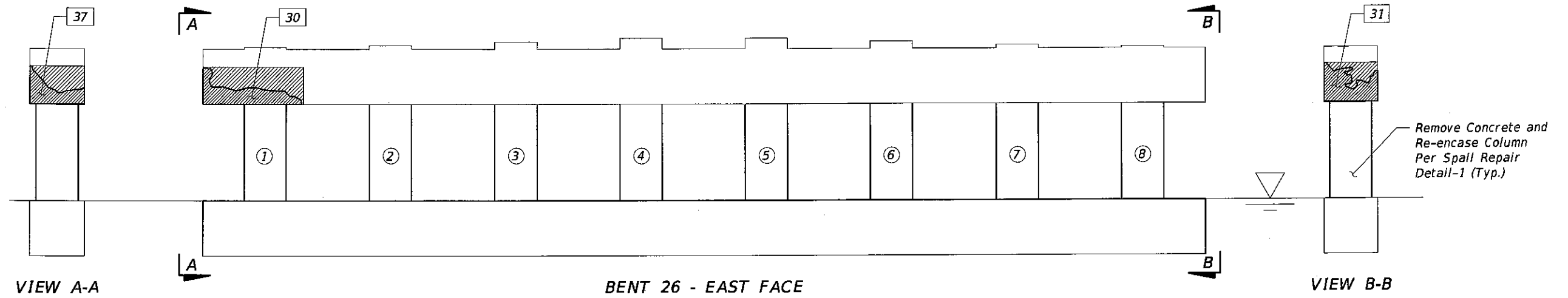
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

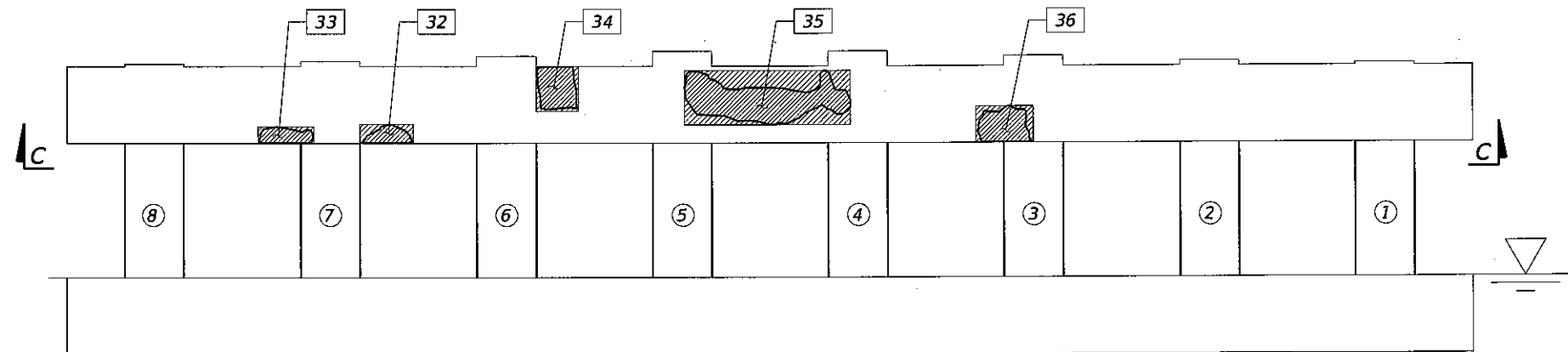
10/4/2013

3:29:03 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



SECTION C-C



LEGEND:

- Delamination Area
- Repair Area
- Delamination No.
- Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 26 REPAIR LOCATIONS	REF. DWG. NO. A-35
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-35
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

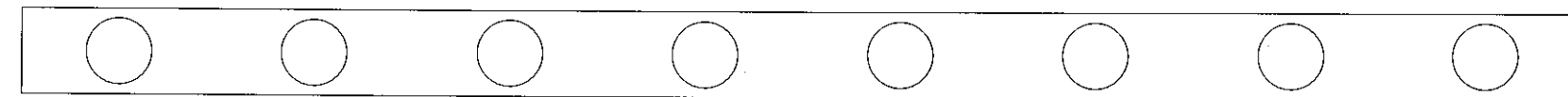
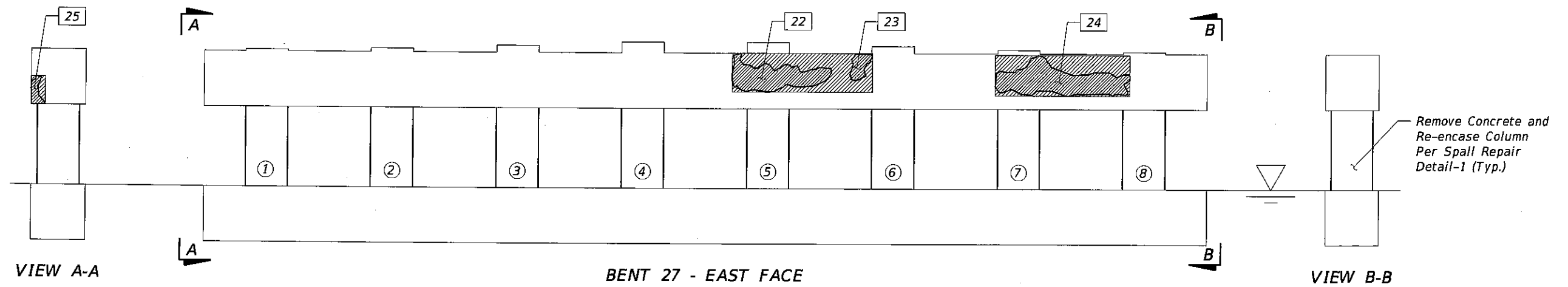
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

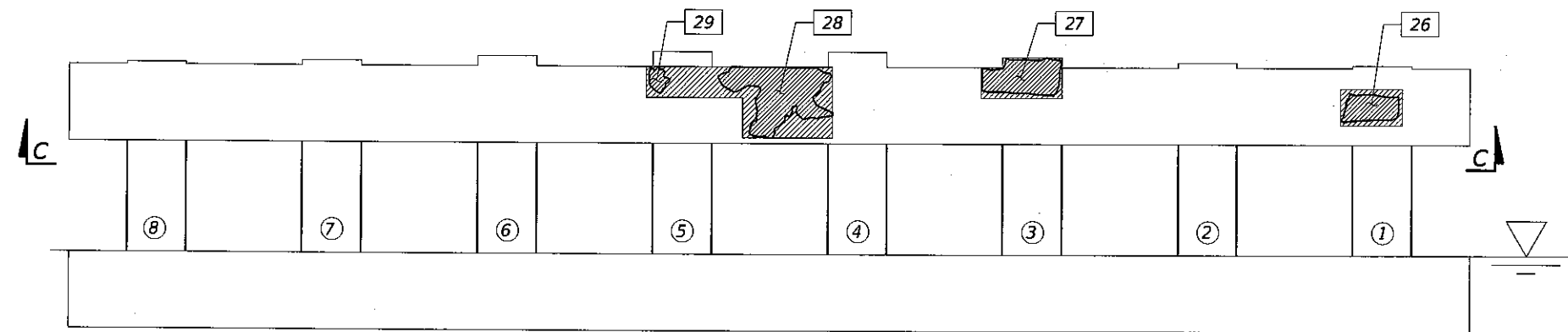
10/4/2013

3:29:04 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



SECTION C-C



- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

Bridge No. 875101

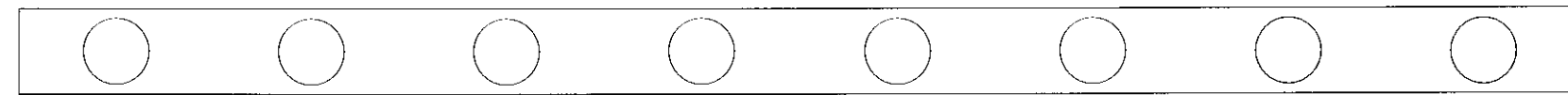
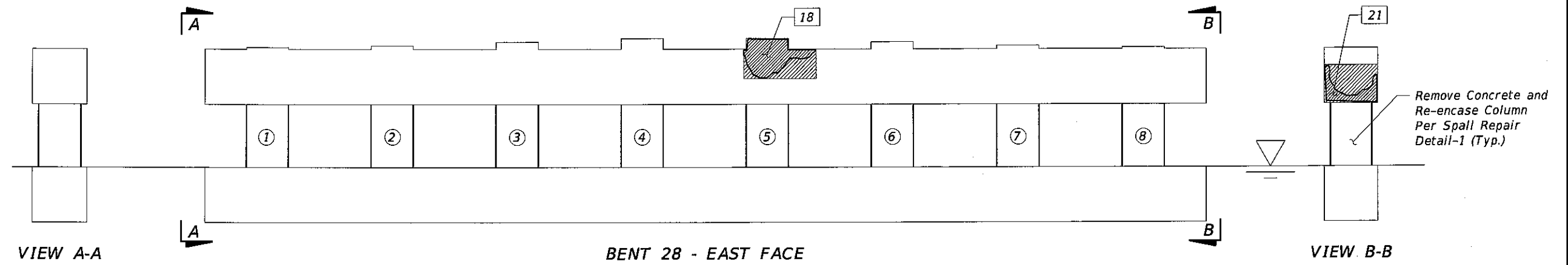
REVISIONS										HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #297471		DRAWN BY: SH 10-13 CHECKED BY: TN 10-13 DESIGNED BY: SH 10-13 CHECKED BY: TN 10-13		TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 27 REPAIR LOCATIONS		REF. DWG. NO. A-36	
DATE	BY	DESCRIPTION			DATE	BY	DESCRIPTION													
												ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-36			
												922	MIAMI-DADE	BC136						

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

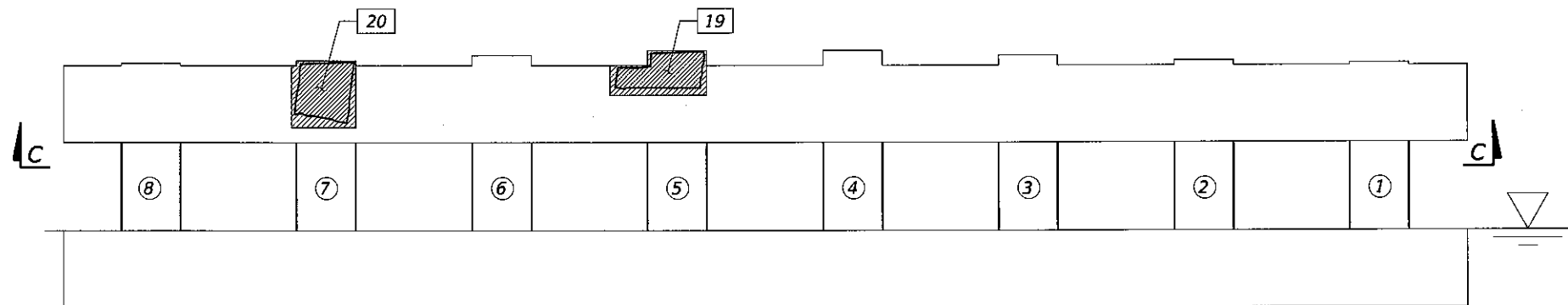
TOWN OF BAY HARBOR ISLANDS

ROAD NO.	COUNTY	PROJECT ID
922	MIAMI-DADE	BC136

SHEET TITLE:		REF. DWG. NO.
BENT 27 REPAIR LOCATIONS		A-36
PROJECT NAME:		SHEET NO.
BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1 - 36



SECTION C-C



LEGEND:

- Delamination Area
- Repair Area
- Delamination No.
- Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 28 REPAIR LOCATIONS		REF. DWG. NO. A-37
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-37
						CHECKED BY: TN 10-13	922	MIAMI-DADE	BC136			
						DESIGNED BY: SH 10-13						
						CHECKED BY: TN 10-13						

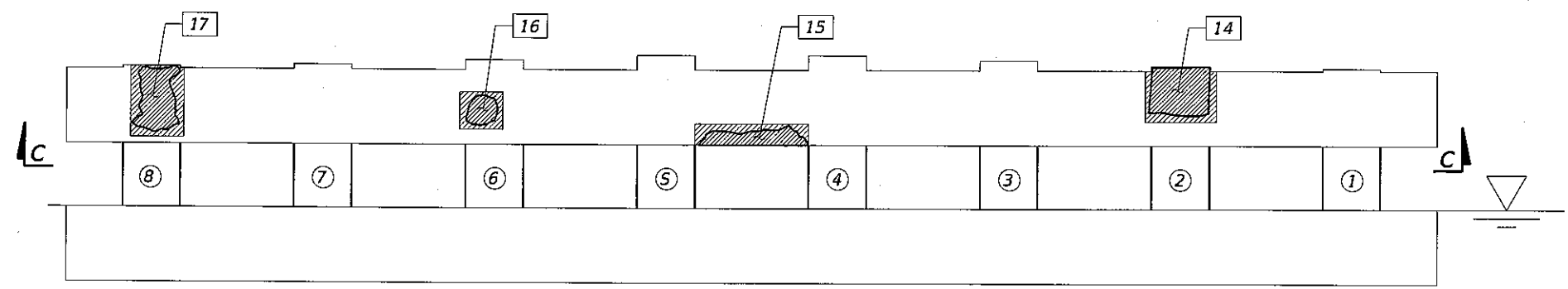
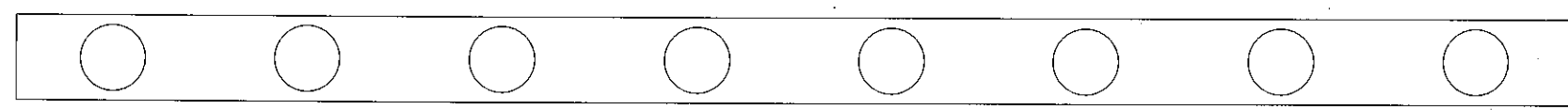
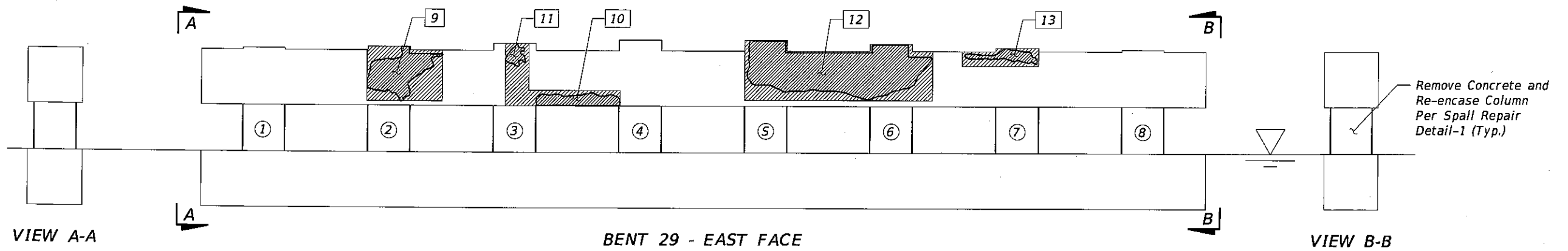
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

10/4/2013

3:29:05 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN

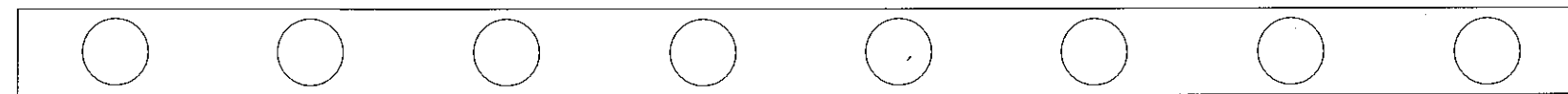
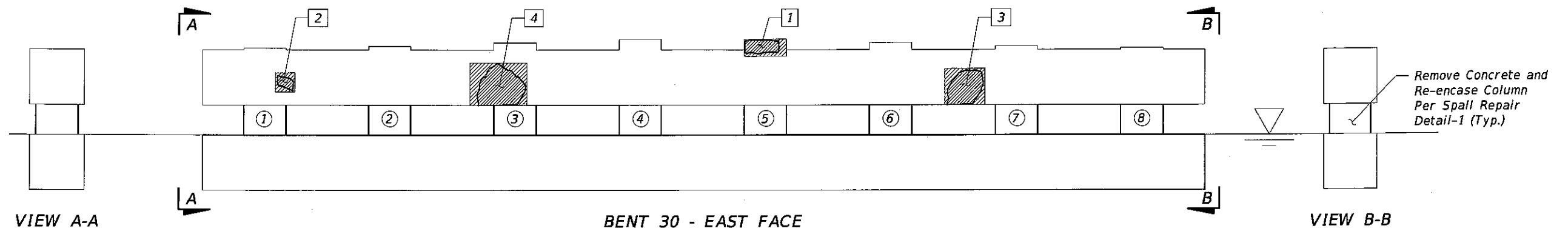


- LEGEND:
- Delamination Area
 - Repair Area
 - Delamination No.
 - Column Number

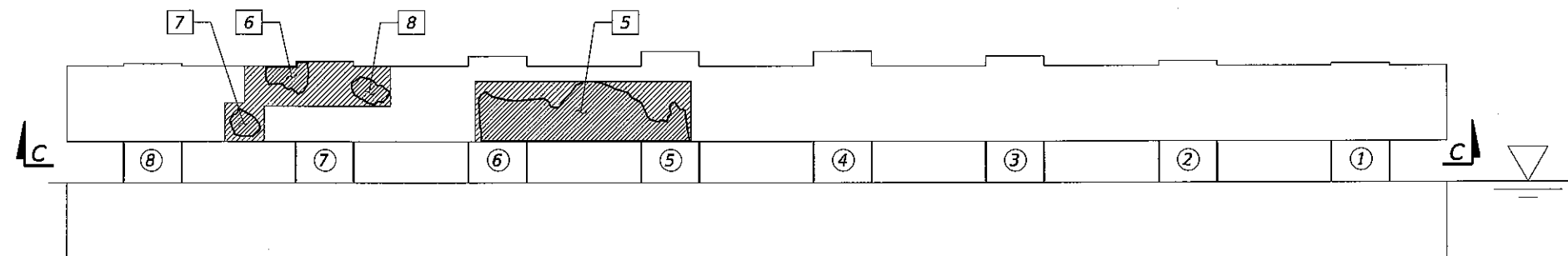
Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 29 REPAIR LOCATIONS	REF. DWG. NO. A-38
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-38
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741



SECTION C-C



LEGEND:

- Delamination Area
- Repair Area
- Delamination No.
- Column Number

Bridge No. 875101

REVISIONS						DRAWN BY: SH 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 30 REPAIR LOCATIONS	REF. DWG. NO. A-39
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: TN 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-39
						DESIGNED BY: SH 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: TN 10-13					

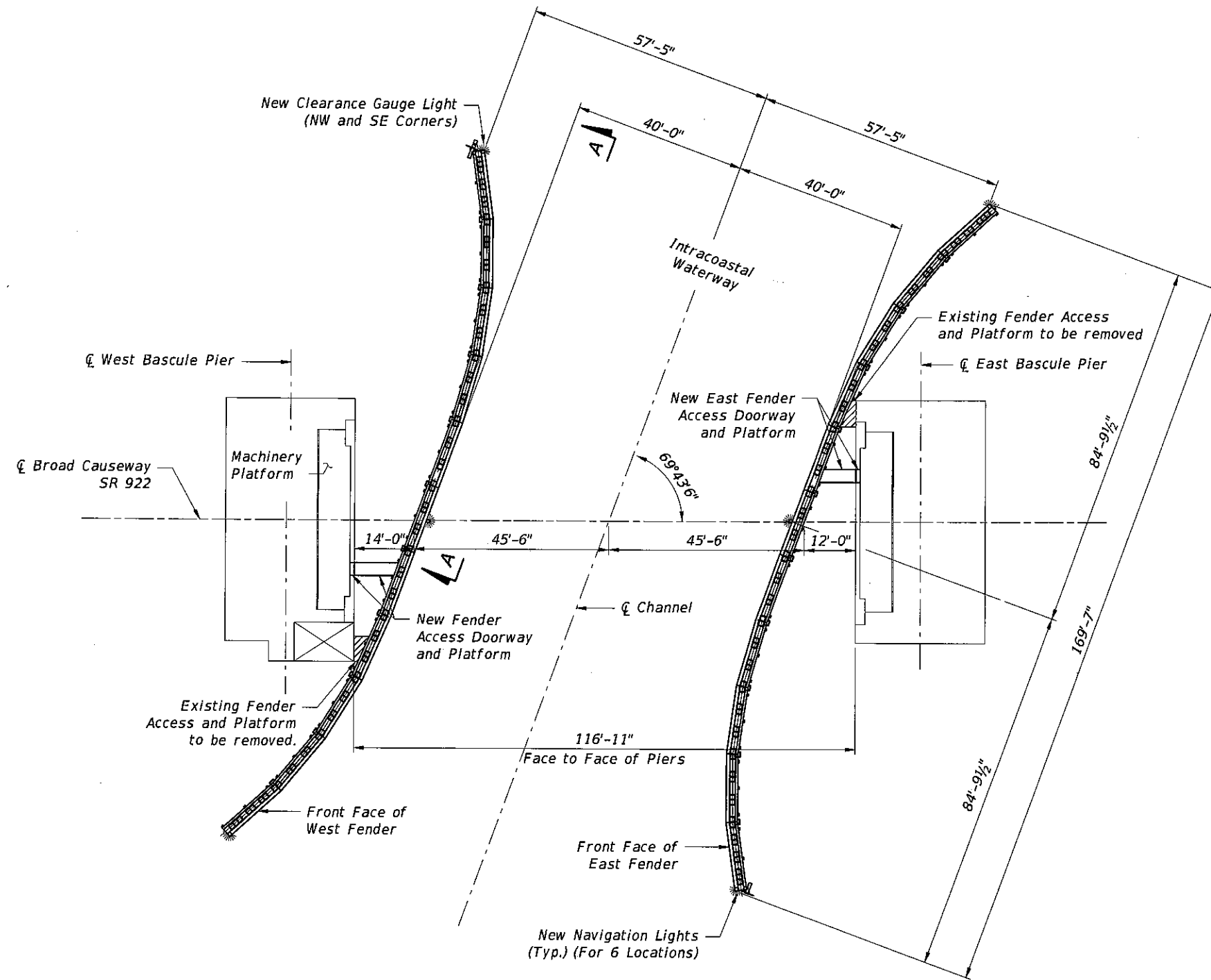
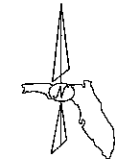
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

bgersh

10/4/2013

3:29:06 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Pier02.DGN



PLAN

NOTES:

1. Fender System is located in a coastal (Extremely Aggressive) environment.
2. New Fender System shall match the geometry of existing. Field verify. Contractor shall use special equipment and/or methods as needed to perform holes in locations where coquina or hard shell is encountered in accordance with specifications.
3. Remove in their entirety the existed treated timber fender systems, and piles, and replace with new concrete pile fender systems to the geometry shown. The timber (wales and piles) from the existing fender system have been treated with preservatives and should be considered hazardous materials for disposal purposes. The Contractor shall conform to all Federal, State and Local regulations when working with the timbers and is responsible for proper disposal of the material. Treated timbers shall not be placed in a Construction and Demolition (C & D) Landfill. Payment for the removal and disposal of the hazardous material shall be included in Pay Item 110-71-1 'Removal of Disposal'. New Piles are located on similar geometry as existing.
4. All wales, blocks, and decking shall be treated structural timber except for the bottom wales, which shall be recycled plastic marine lumber and installed as per Manufacturer's Specifications. Structural timber to be paid for under Pay Item 470-1. Recycled plastic marine lumber to be paid for under Pay Item 471-1-1. The Contractor shall verify all dimensions for the timber prior to cutting these pieces.
5. All construction equipment must be marked in accordance with U.S Coast Guard "Navigation Rules (CG--169) and will be removed from the channel when not engaged in construction activities. Contact the U.S. Coast Guard at least 30 days prior to the beginning of construction.
6. Any damage to the head of the pile after driving must be repaired with grout.
7. Locate all utilities in the waterway prior to driving piles or barge spud piles.
8. For Partial Plan, View A-A, and Fender Details see Sheet Nos. B1-41 - B1-43.
9. Plastic Lumber and Composite Lumber dimensions shown are based on nominal lumber dimensions and may vary depending on actual lumber dimension.
10. See Electrical Plans for Fender Navigation Lights and Details.
11. Refer to FDOT Standard Index 21930 for Fender Layout Specifications.

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: NEW FENDER SYSTEM LAYOUT	REF. DWG. NO. A-40
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-40
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISS, FLORIDA 33323

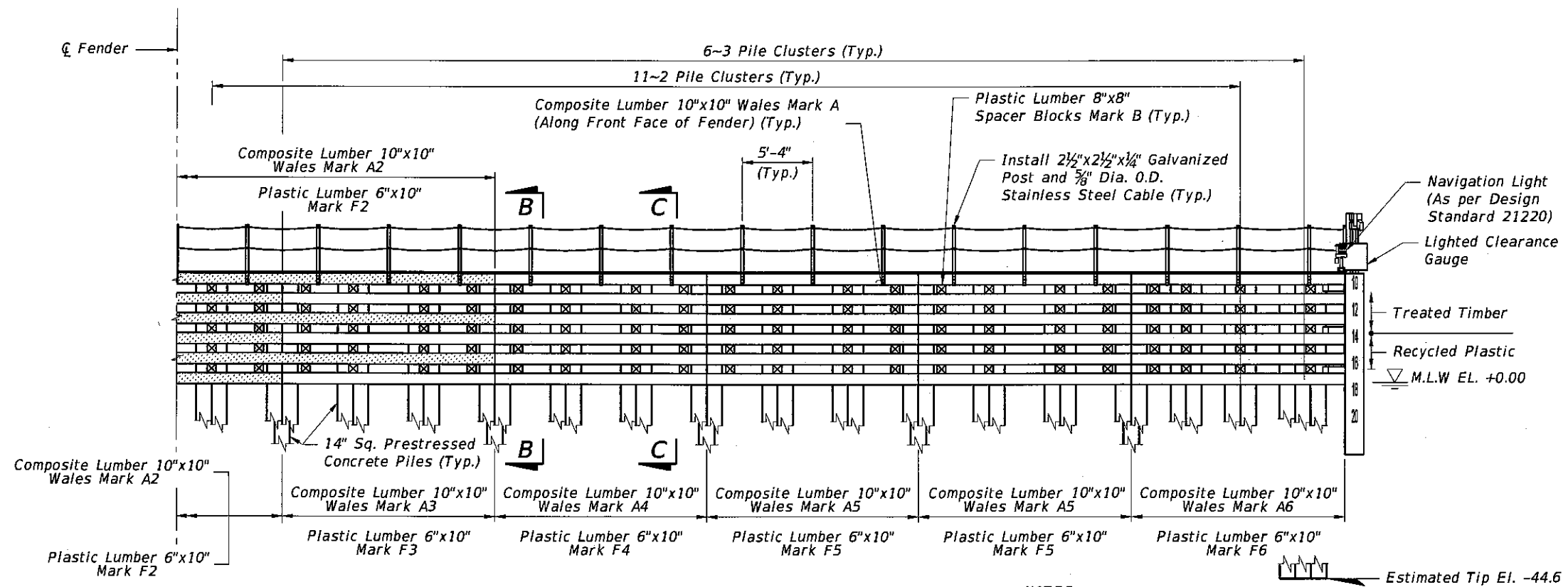
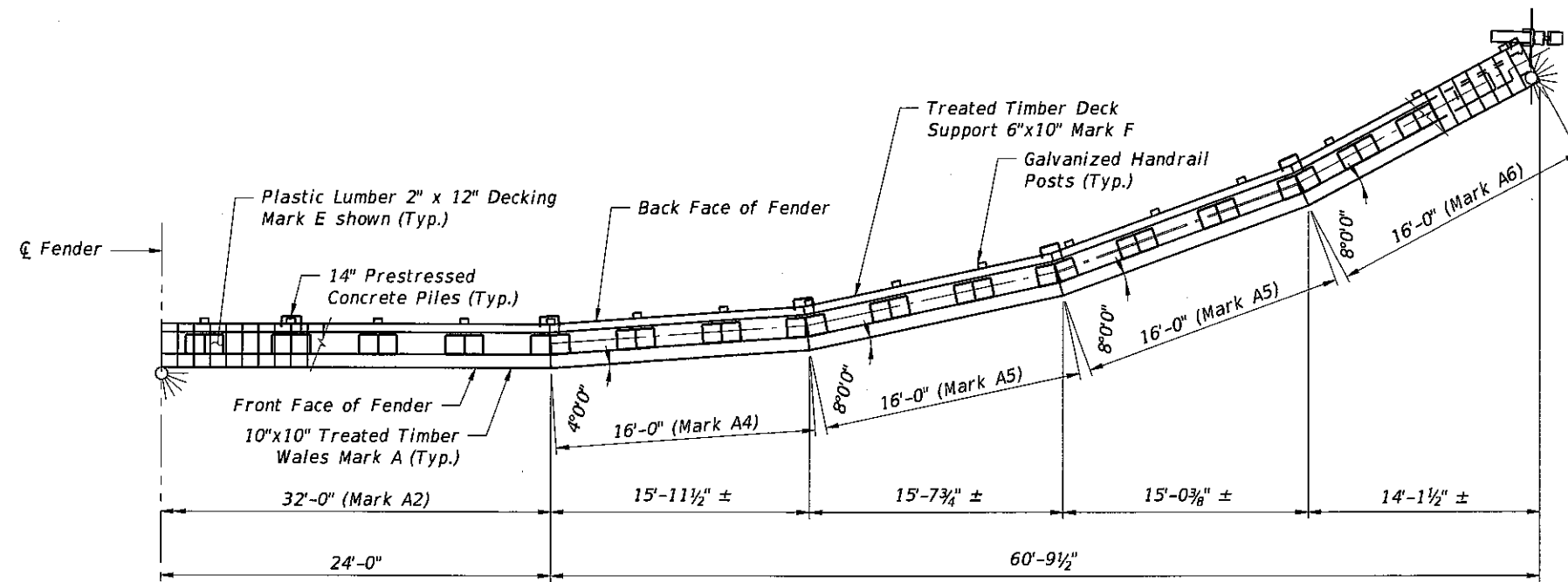
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:20 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1FenderSystem01.DGN



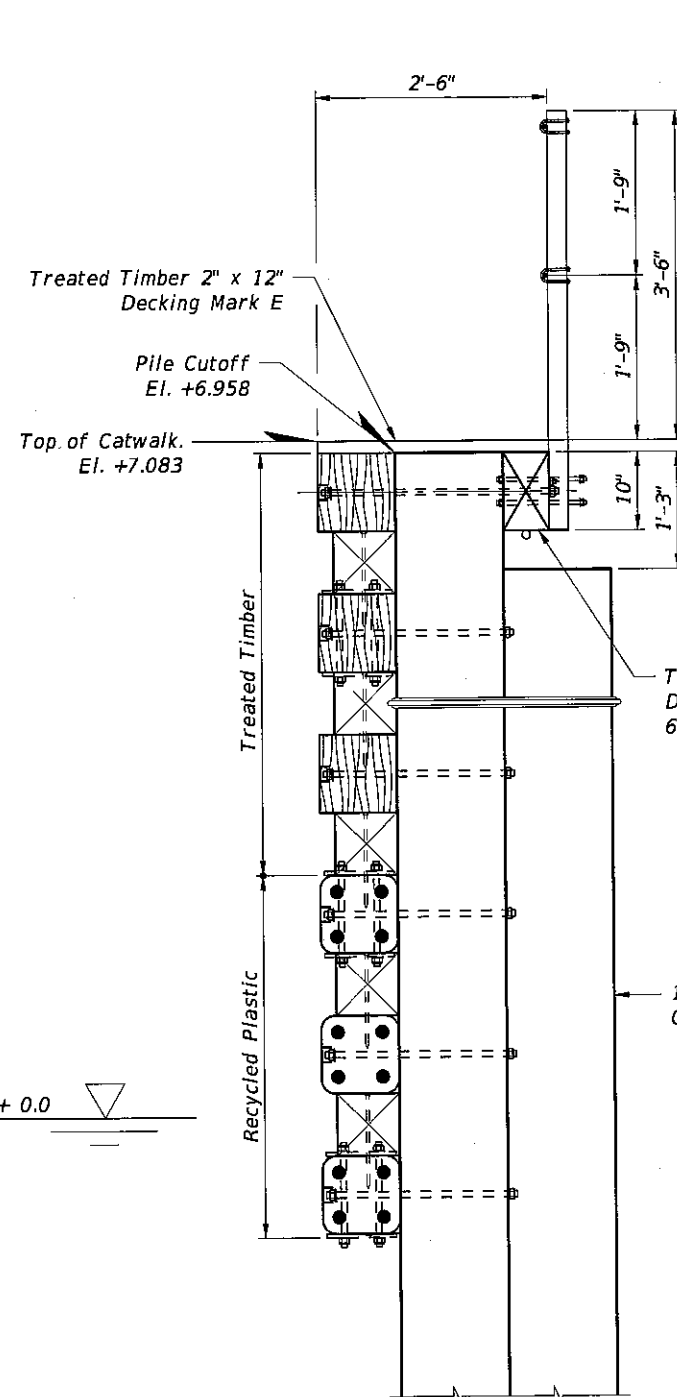
**VIEW A-A
(PARTIAL ELEVATION)**

- NOTES:**
1. Refer to Interim Design Standard Index No. 21930 for Additional Fender System Details.
 2. For Section B-B and C-C, See Sheet No. B1-42.
 3. For Fender and Railing Details, see Sheet Nos. B1-42 and B1-43.

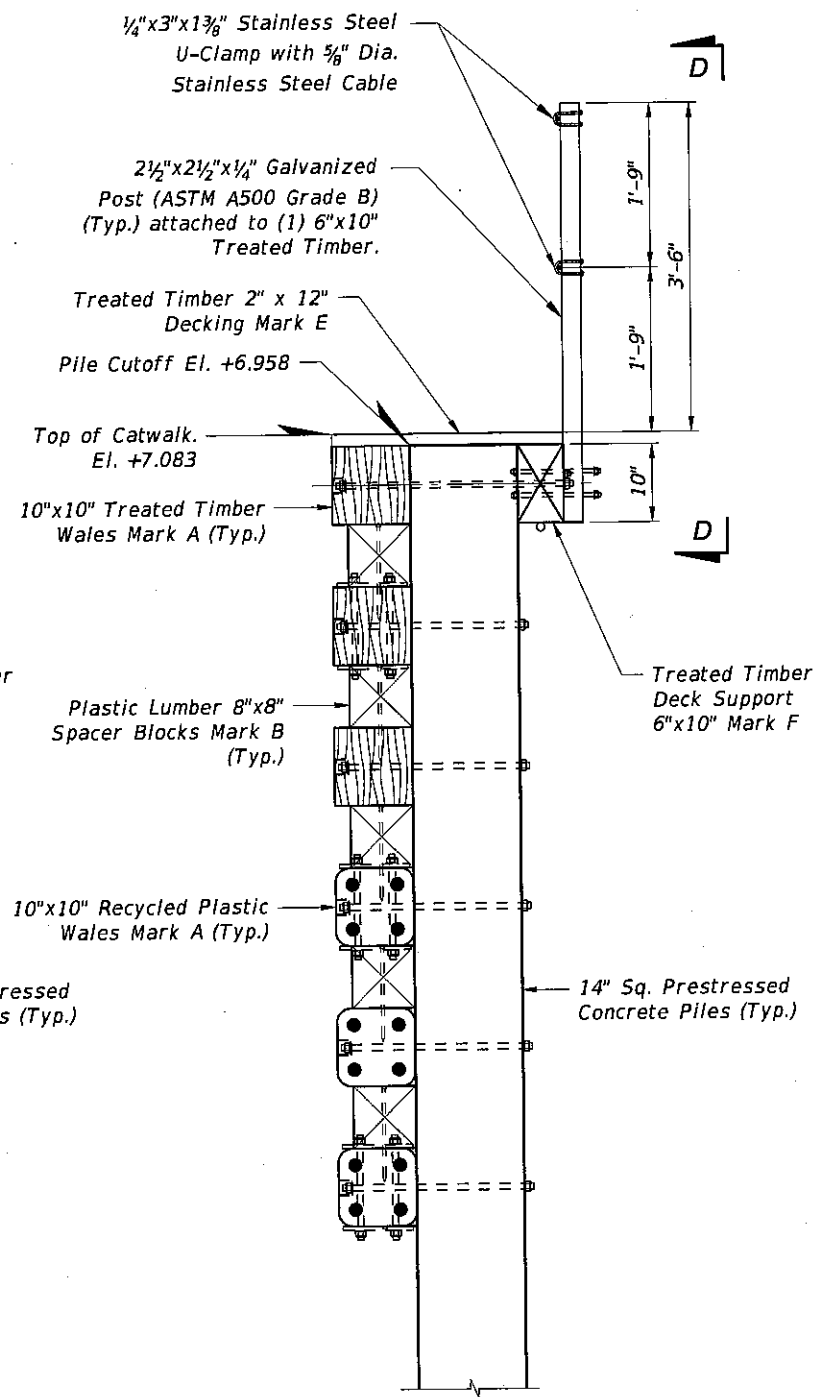
Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: 10-13			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		CHECKED BY: 10-13	DESIGNED BY: 10-13	CHECKED BY: 10-13				FENDER SYSTEM ELEVATION		
							ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		SHEET NO.			
							922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-41			

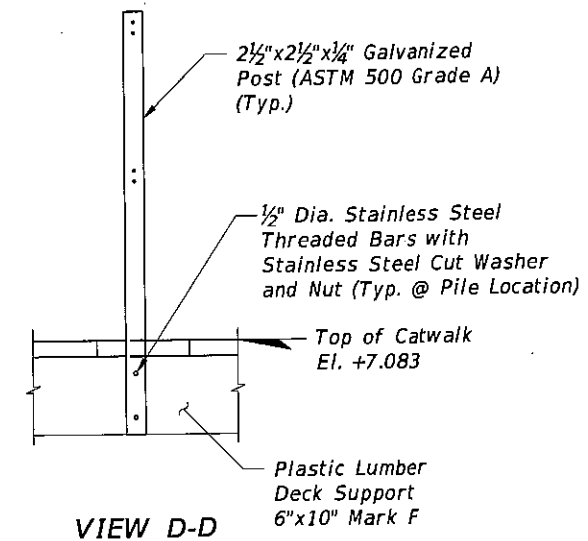
HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Certificate of Authorization #29741



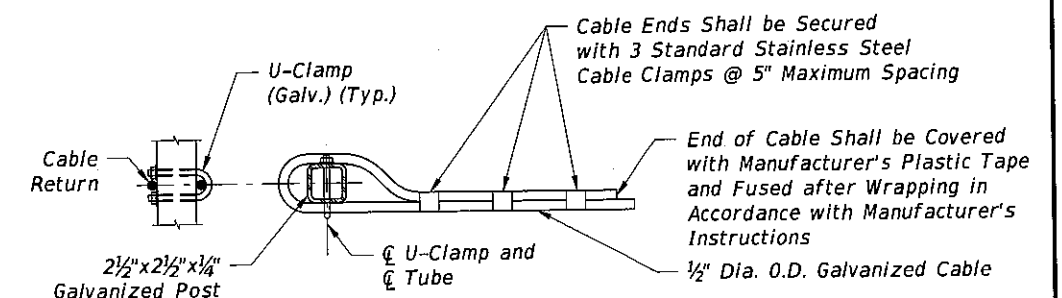
SECTION B-B



SECTION C-C



VIEW D-D



DETAILS OF CABLE AT ENDS

NOTES:

1. For location of Section B-B and Section C-C, See Sheet No B1-41.
2. Fender Railing shall be paid under Pay Item No. 515-2-419, Pedestrian Railing, Specials, Custom.

Bridge No. 875101

REVISIONS						DRAWN BY:			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	10-13	10-13	10-13	ROAD NO.	COUNTY	PROJECT ID	FENDER SYSTEM DETAILS (1 OF 2)		A-42	
						10-13	10-13	10-13	922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE		SHEET NO.	
						10-13	10-13	10-13				REHABILITATION OVER INTRACOASTAL WATERWAY		B1-42	

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323

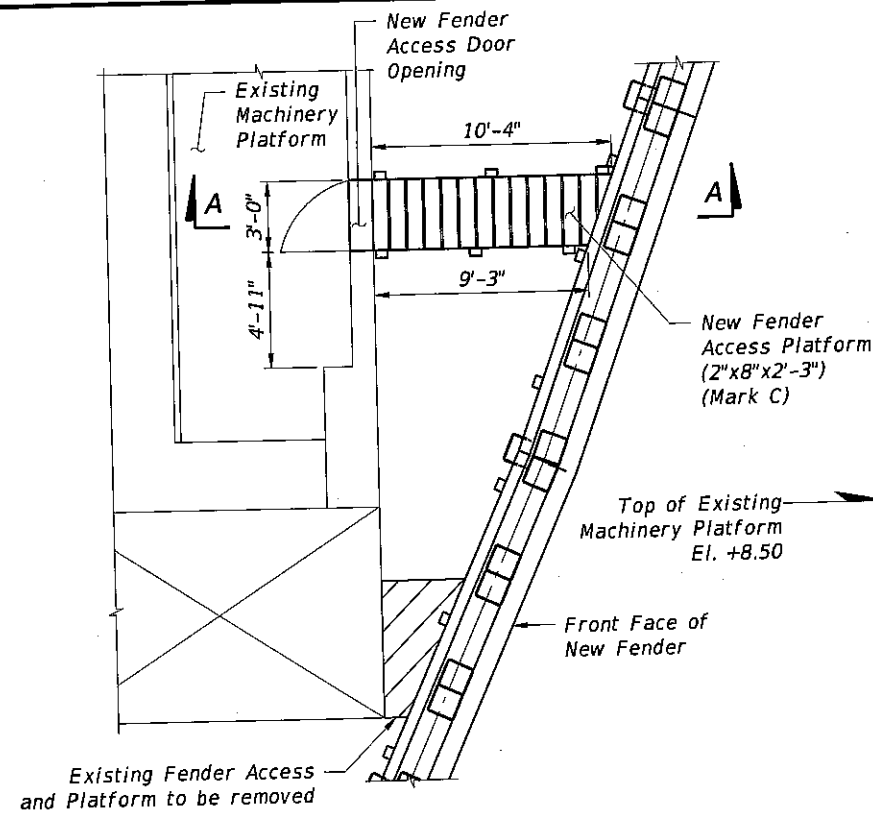
Certificate of Authorization #29741

bgersh

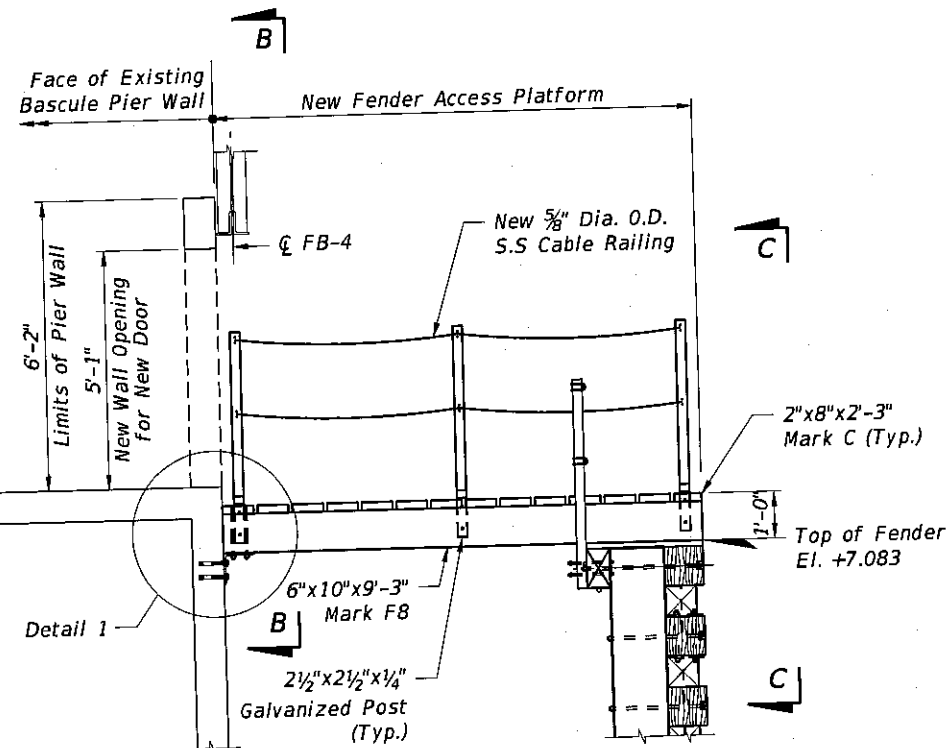
10/4/2013

3:28:16 PM

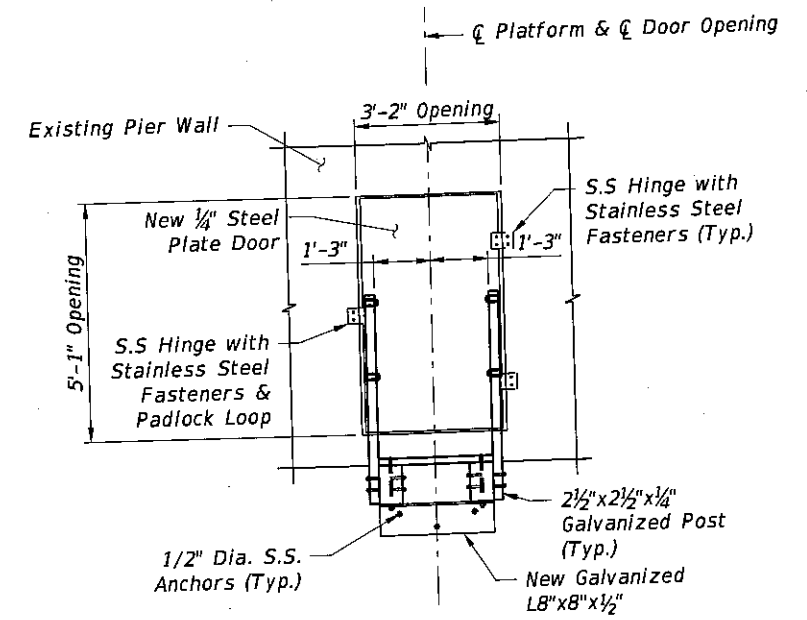
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1FenderDetails01.DGN



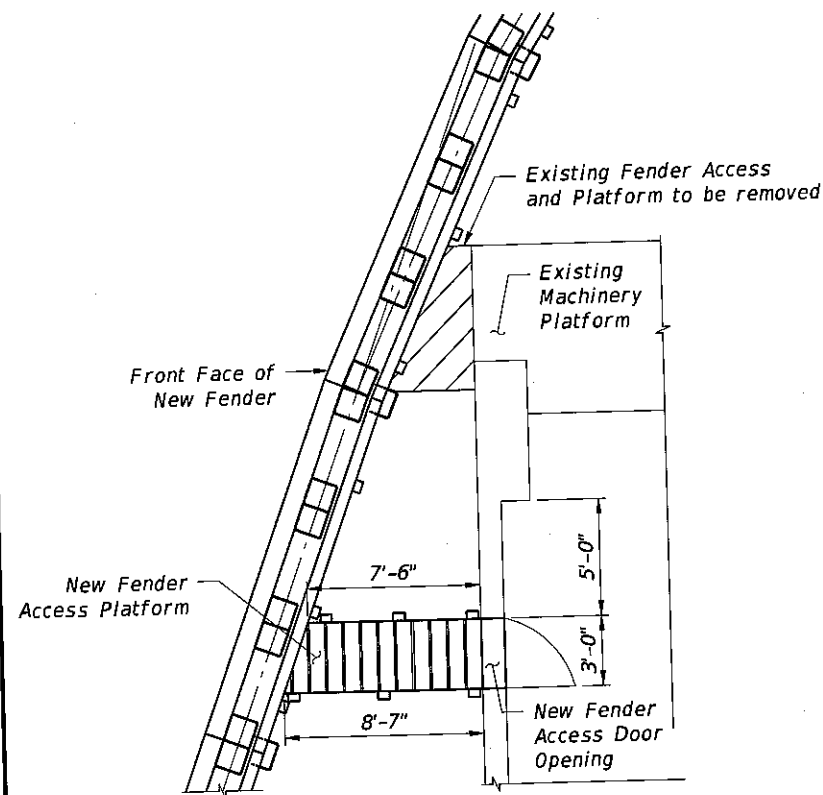
WEST FENDER ACCESS



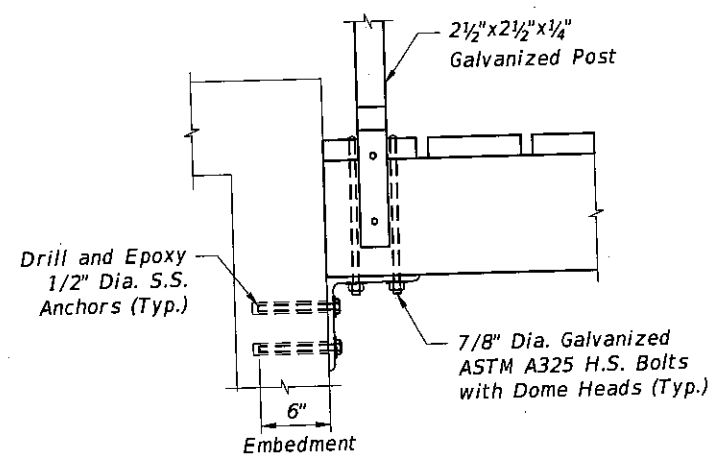
SECTION A-A



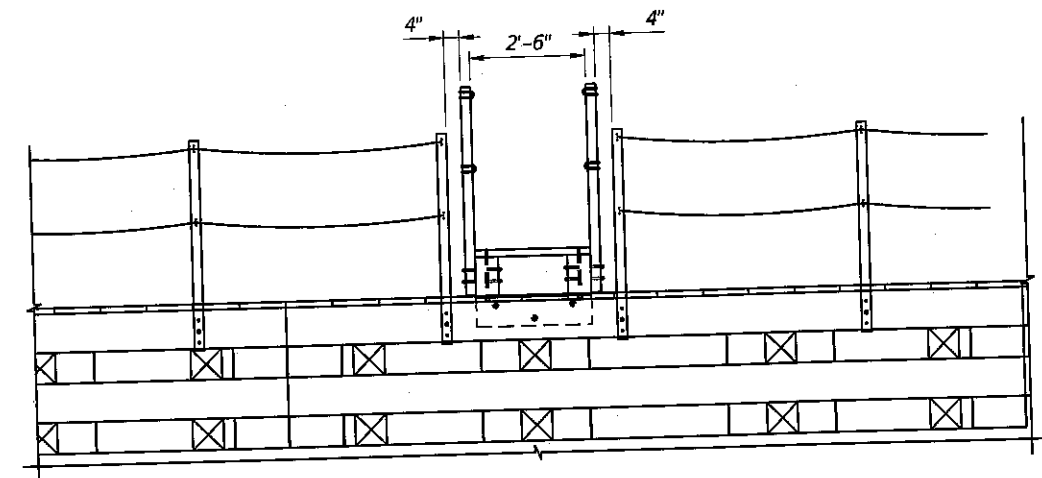
SECTION B-B



EAST FENDER ACCESS



DETAIL 1



SECTION C-C

NOTES:

1. Dimension shown is for West Fender. Field Verify Platform Length for East Fender
2. All Stainless Steel hinges, fasteners padlock loops, and steel shall be paid under Pay Item No. 460-1-15, Structural Steel - Rehabilitation (Fender Access Door).
3. Pay for work to install new Fender Access Railing under Pay Item No. 515-2-419, Pedestrian Railing, Specials, Custom.

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: FENDER ACCESS PLATFORM		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		A-44
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741						DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13			SHEET NO. B1-44 10/4/2013 3:28:18 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1FenderDetails01.DGN		

BILL OF MATERIALS - 2 FENDERS					
MARK	SIZE (NOMINAL)	DIMENSIONS	BOARD FT. PER EACH	NO. REQ'D	QUANTITY
A2	10"x10" TREATED TIMBER		266.6	6	3,199.2
	10"x10" RECYCLED PLASTIC			6	
A3	10"x10" TREATED TIMBER		133.3	6	1,599.6
	10"x10" RECYCLED PLASTIC			6	
A4	10"x10" TREATED TIMBER		133.3	12	3,199.2
	10"x10" RECYCLED PLASTIC			12	
A5	10"x10" TREATED TIMBER		133.3	24	6,398.4
	10"x10" RECYCLED PLASTIC			24	
A6	10"x10" TREATED TIMBER		133.3	12	3,199.2
	10"x10" RECYCLED PLASTIC			12	

BILL OF MATERIALS - 2 FENDERS					
MARK	SIZE	DIMENSIONS	BOARD FT. PER EACH	NO. REQ'D	QUANTITY (BOARD FT.)
B	8"x8" PLASTIC LUMBER	8" (STRAIGHT)	3.6	440	1,584.0
C	2"x8" TREATED TIMBER	2'-3" (STRAIGHT)	3.0	28	84.0
E	2"x12" TREATED TIMBER	2'-6" (STRAIGHT)	5.0	352	1,760.0
F2	6"x10" TREATED TIMBER		159.6	2	319.2
F3	6"x10" TREATED TIMBER		79.6	2	159.2
F4	6"x10" TREATED TIMBER		78.8	4	315.2
F5	6"x10" TREATED TIMBER		78.4	8	627.2
F6	6"x10" TREATED TIMBER		79.3	4	317.2
F7	6"x10" TREATED TIMBER		51.7	2	51.65
F8	6"x10" TREATED TIMBER		46.3	1	46.25
F9	6"x10" TREATED TIMBER		42.9	1	42.9
F10	6"x10" TREATED TIMBER		37.5	1	37.5
G1	6"x10" PLASTIC LUMBER	3'-8" (STRAIGHT)	18.3	4	73.2
G2	6"x6" PLASTIC LUMBER	4'-1" (STRAIGHT)	12.3	6	73.8
H1	4"x4" PLASTIC LUMBER	PILE CUTOFF ELEV. MINUS NLW OR MLW ELEV. PLUS 5'-6" (STRAIGHT)	16.6	4	66.4
H2	2"x6" PLASTIC LUMBER	1'-2" (STRAIGHT)	1.2	4.0	4.8

Bridge No. 875101

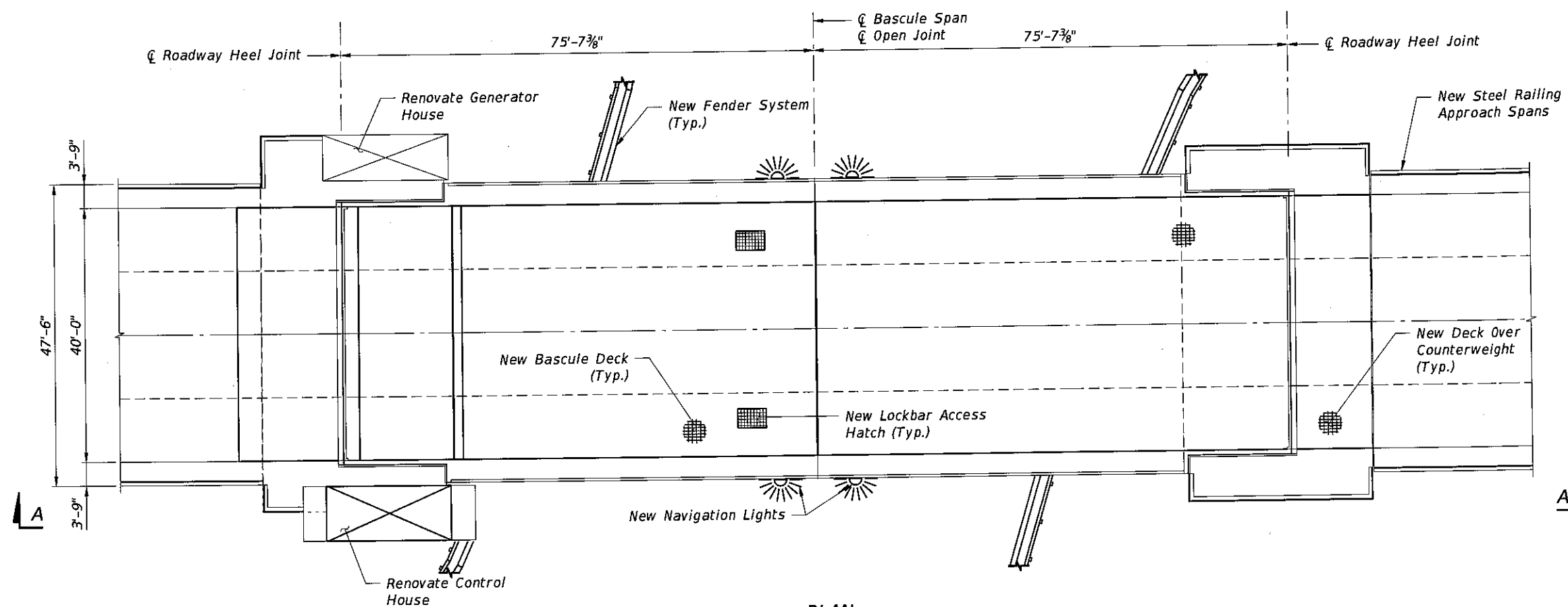
REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741			DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13			TOWN OF BAY HARBOR ISLANDS ROAD NO. 922 COUNTY MIAMI-DADE PROJECT ID BC136			SHEET TITLE: FENDER SYSTEM BILL OF MATERIALS PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY			REF. DWG. NO. A-45 SHEET NO. B1-45	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION																								

bgersh

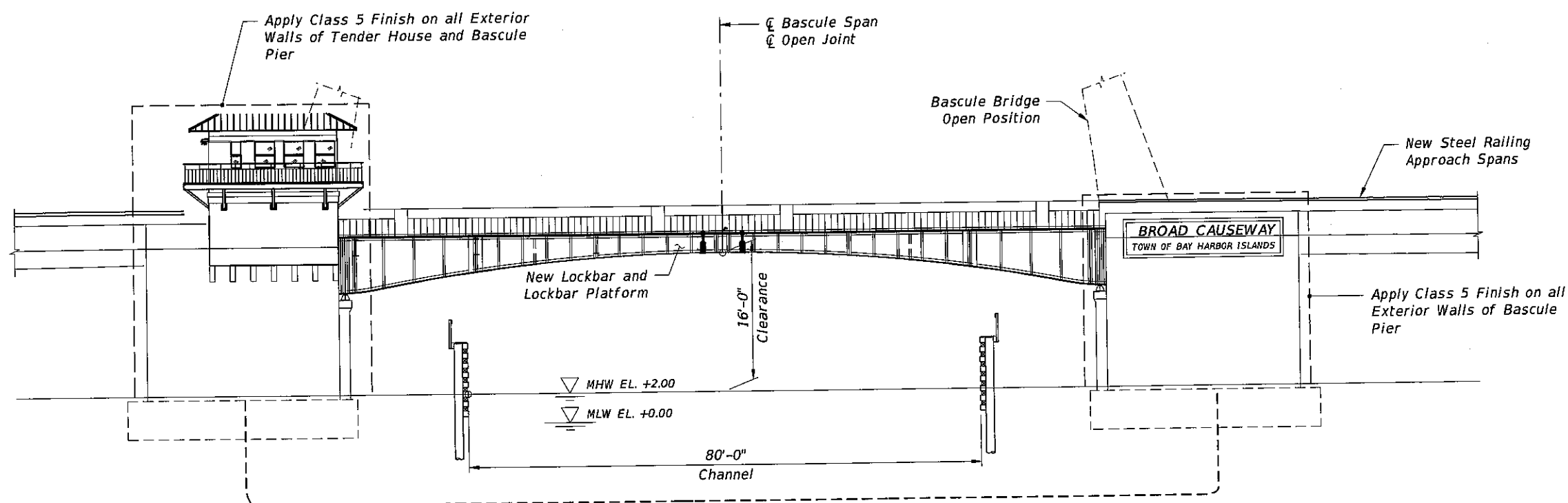
10/4/2013

3:28:18 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1FenderDetail\B1.DGN



PLAN



SECTION A-A

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO. COUNTY PROJECT ID			PROJECT NAME:		SHEET NO.
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		BL-1
											B1-46

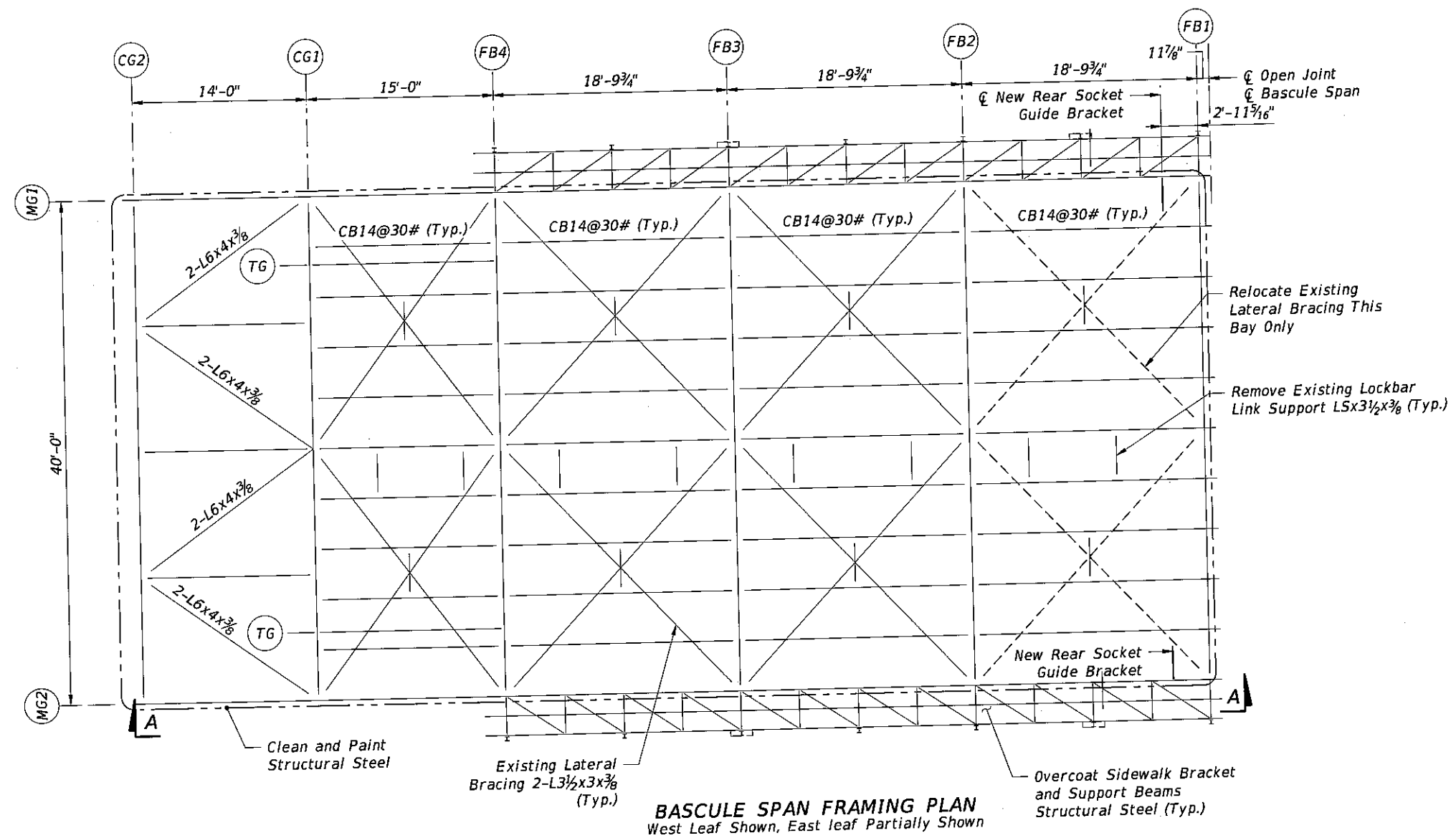
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

DRAWN BY:
SH 10-13
CHECKED BY:
TN 10-13
DESIGNED BY:
SH 10-13
CHECKED BY:
TN 10-13

bgersh

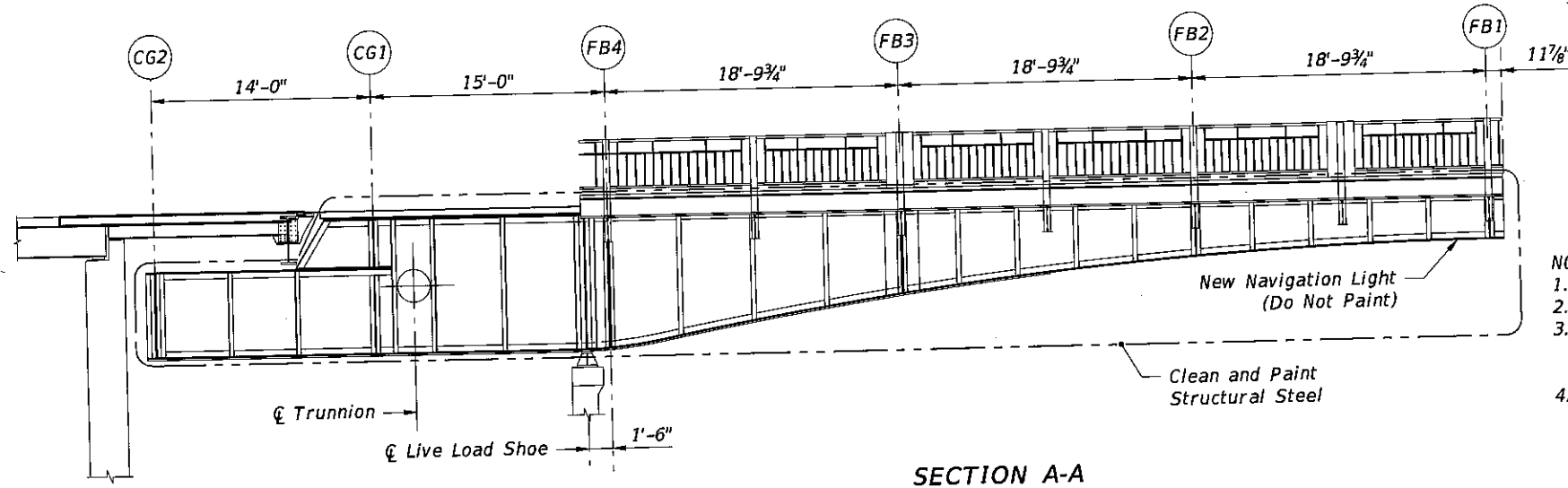
10/4/2013 3:27:01 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1-PlanElev02.DGN



Legend of Existing Members:

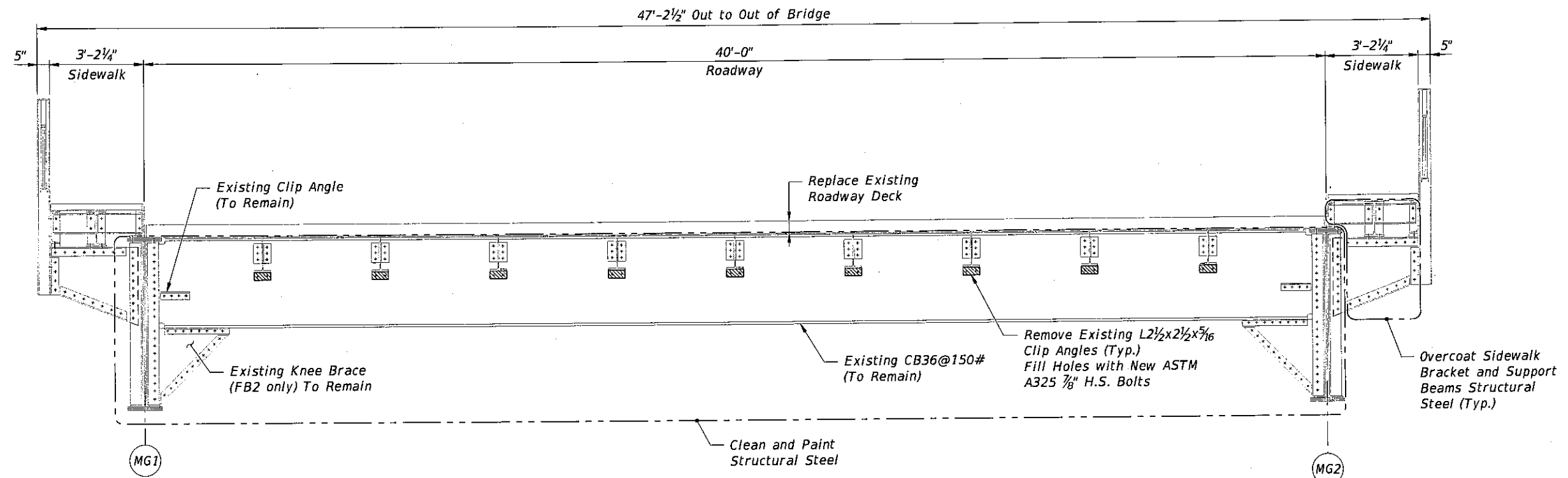
- (FB1) - (FB3) CB 36@150#
- (FB4) 1 Web Plate 103"x1/2"
4-L6x4x1/2
- (CG1) 1 Web Plate 102"x7/16"
4-L6x6x7/8
- (CG2) 1 Web Plate 64 1/2"x3/8"
4-L6x6x5/8
- (TG) 1 Web Plate 103"x1/2"
4-L6x4x1/2



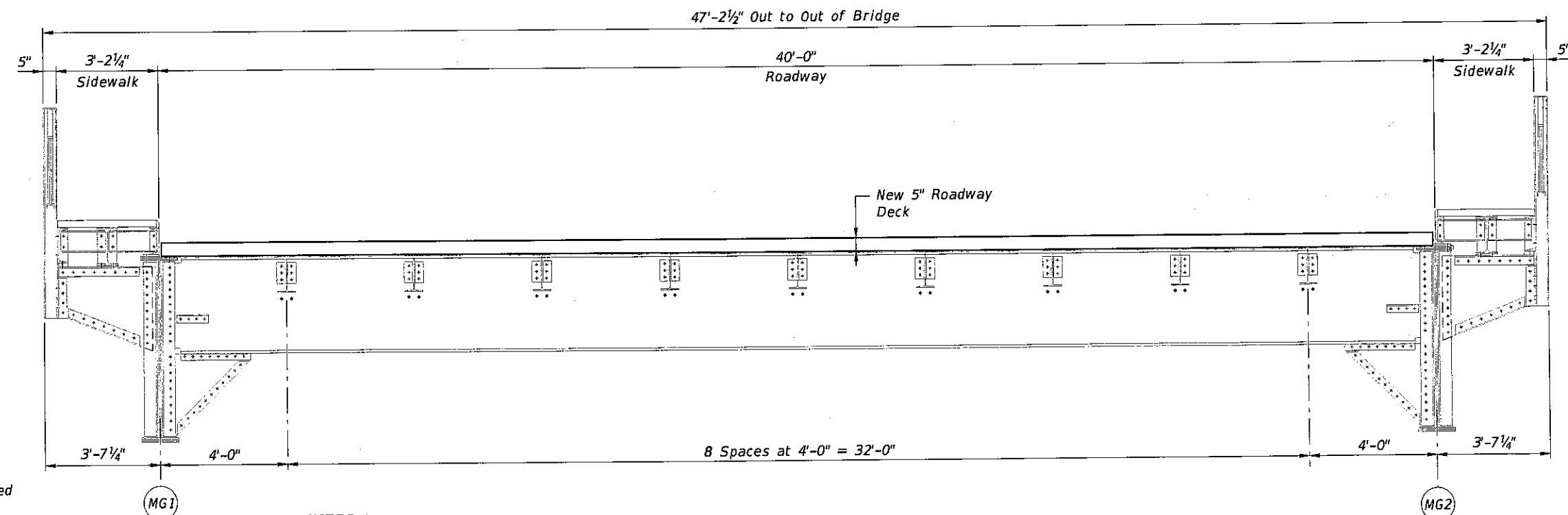
- NOTES:
1. Do not paint new roadway grating.
 2. Do not paint existing aluminum planks.
 3. Pay for work to clean and paint existing steel under Pay Item No. 561-1, Coating Existing Structural Steel.
 4. Pay for work to install new structural steel under Pay Item No. 460-1-5, Structural Steel - Rehabilitation (Bascule Leaf).

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741		DRAWN BY: TN 10-13			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BASCULE SPAN FRAMING PLAN			REF. DWG. NO. BL-2						
DATE	BY	DESCRIPTION			DATE			BY	DESCRIPTION								CHECKED BY: SH 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:	SHEET NO. B1-47	
												DESIGNED BY: TN 10-13	922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY							
												CHECKED BY: SH 10-13											
															bgersh			10/4/2013 3:27:19 PM			G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-frameplan01.DGN		



BASCULE SPAN - EXISTING TYPICAL SECTION



LEGEND

▨ To Be Removed

BOLT LEGEND

- + Existing Bolts / Rivets
- New Bolt in New Hole
- New Bolt in Existing Hole

NOTES:

1. Do not paint new roadway grating.
2. Do not paint existing aluminum planks.
3. See Dwg. No. BL-2 for Bascule Leaf Notes.

BASCULE SPAN - NEW TYPICAL SECTION

Bridge No. 875101

REVISIONS						DRAWN BY:			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	SH	10-13		ROAD NO.	COUNTY	PROJECT ID	BASCULE SPAN TYPICAL SECTION		BL-3
						SH	10-13		922	MIAMI-DADE	BC136	PROJECT NAME:		
						SH	10-13					BROAD CAUSEWAY BASCULE BRIDGE		
						SH	10-13					REHABILITATION OVER INTRACOASTAL WATERWAY		B1-48
						SH	10-13							

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

DRAWN BY:
SH 10-13
CHECKED BY:
TN 10-13
DESIGNED BY:
SH 10-13
CHECKED BY:
TN 10-13

ROAD NO. 922 COUNTY MIAMI-DADE PROJECT ID BC136

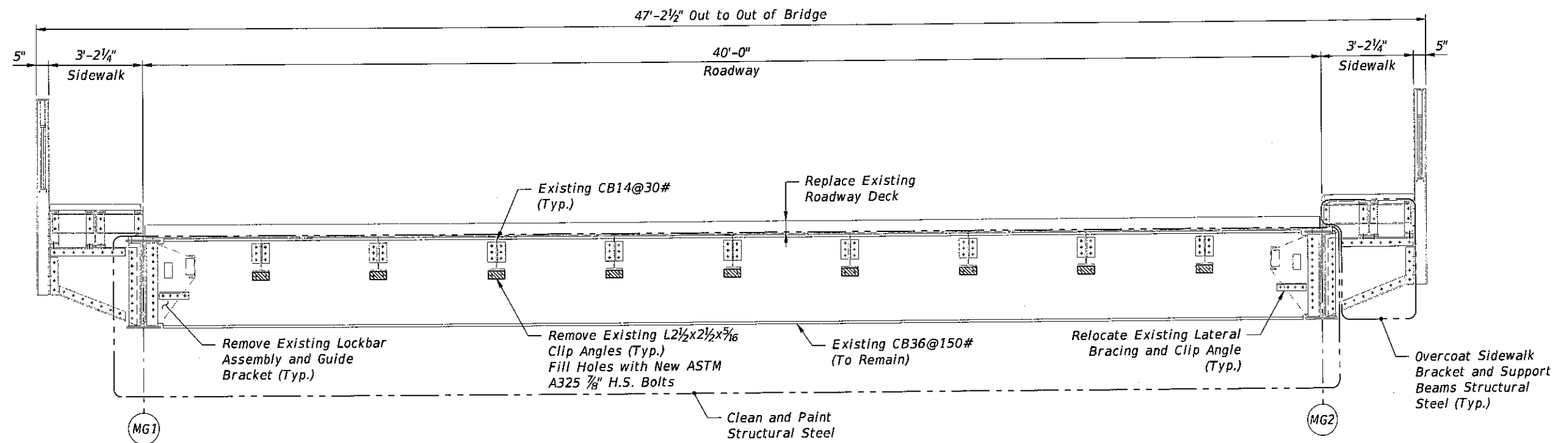
SHEET TITLE: BASCULE SPAN TYPICAL SECTION
PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY

bgersh

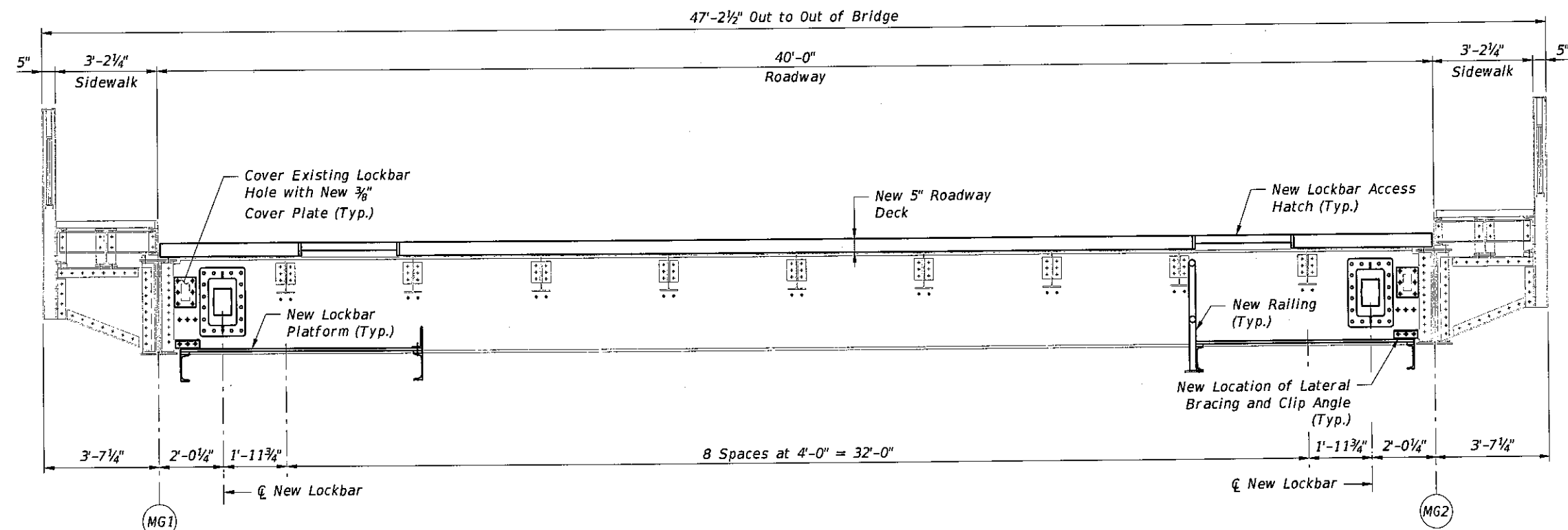
10/4/2013

3:27:14 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-Floorbeam01.DGN



BASCULE SPAN - EXISTING FLOORBEAM 1 SECTION



LEGEND

▨ To Be Removed

BOLT LEGEND

+ Existing Bolts / Rivets
 ◆ New Bolt in New Hole
 ⊗ New Bolt in Existing Hole

NOTE:

1. See Dwg. No. BL-2 for Bascule Leaf Notes.

BASCULE SPAN - NEW FLOORBEAM 1 SECTION

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	BASCULE SPAN FLOORBEAM 1		BL-4
						922	MIAMI-DADE	BC136	PROJECT NAME:		SHEET NO.
									BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-49

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

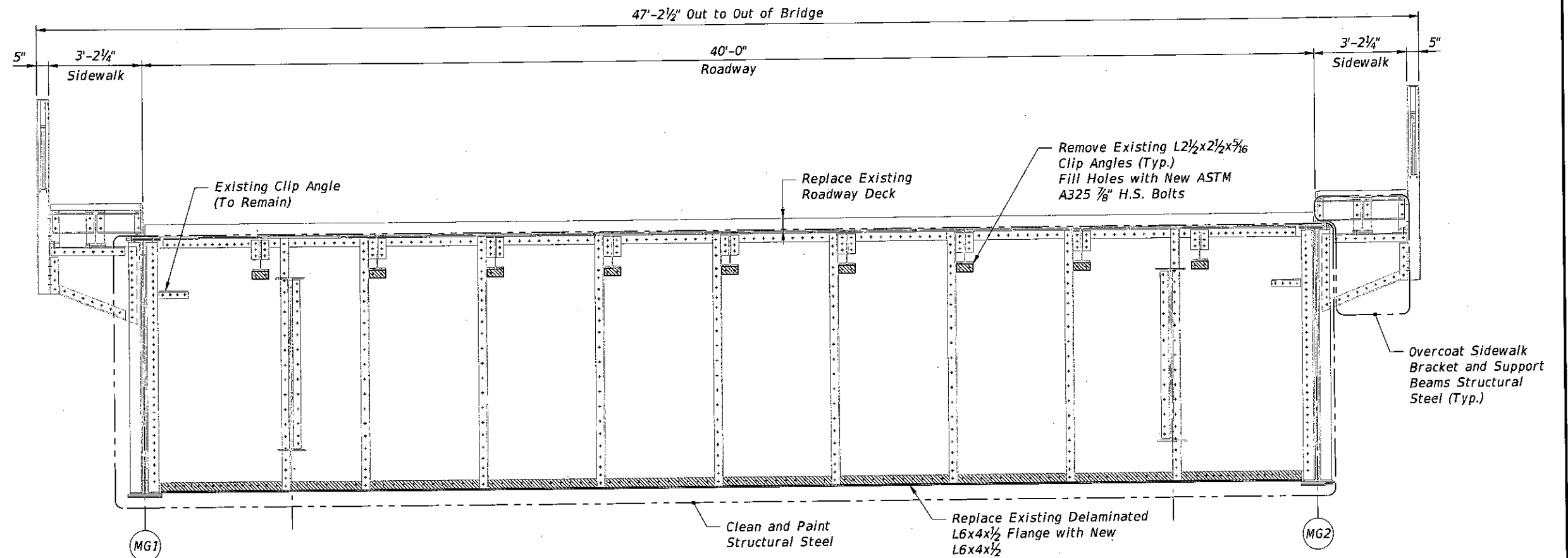
DRAWN BY:
SH 10-13
 CHECKED BY:
TN 10-13
 DESIGNED BY:
SH 10-13
 CHECKED BY:
TN 10-13

bgersh

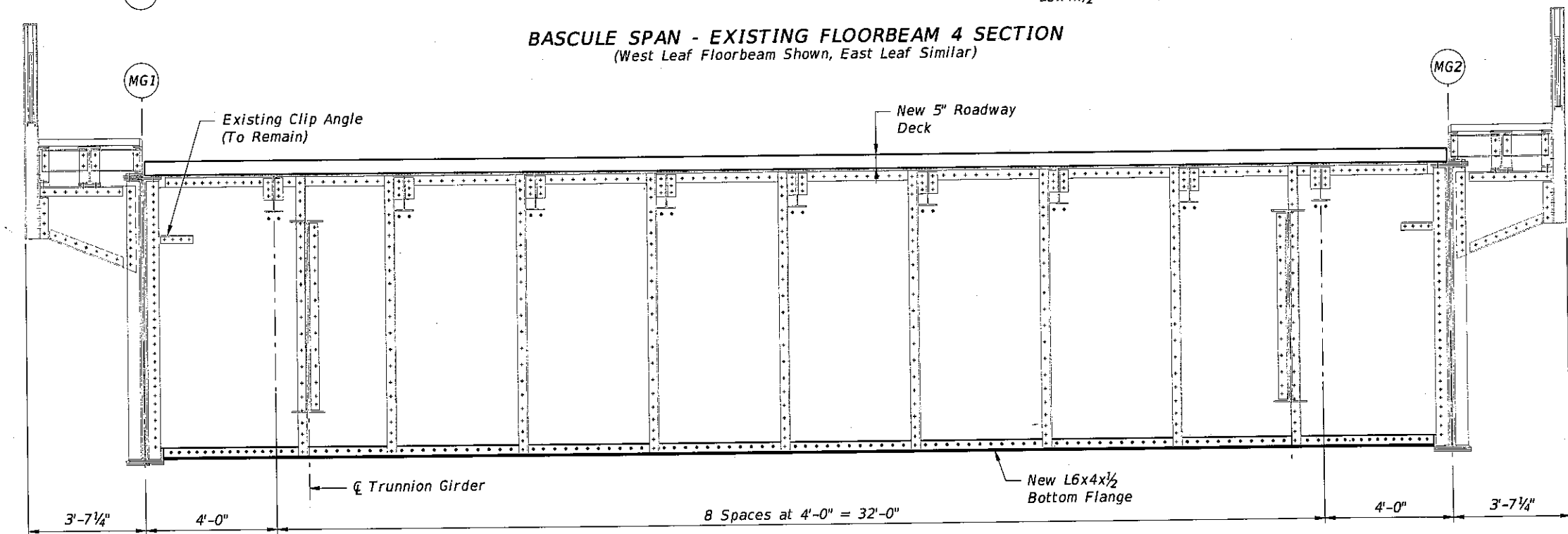
10/4/2013

3:27:14 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-Floorbeam01.DGN



BASCULE SPAN - EXISTING FLOORBEAM 4 SECTION
(West Leaf Floorbeam Shown, East Leaf Similar)



BOLT LEGEND

- + Existing Bolts / Rivets
- ⊕ New Bolt in New Hole
- ⊕ New Bolt in Existing Hole

NOTE:

1. See Dwg. No. BL-2 for Bascule Leaf Notes.

BASCULE SPAN - NEW FLOORBEAM 4 SECTION
(West Leaf Floorbeam Shown, East Leaf Similar)

Bridge No. 875101

REVISIONS						DRAWN BY:			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	BS	10-13		ROAD NO.	COUNTY	PROJECT ID	BASCULE SPAN FLOORBEAM 4		BL-5
						SH	10-13		922	MIAMI-DADE	BC136	PROJECT NAME:		SHEET NO.
						BS	10-13					BROAD CAUSEWAY BASCULE BRIDGE		B1-50
						SH	10-13					REHABILITATION OVER INTRACOASTAL WATERWAY		

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

DRAWN BY:
BS 10-13
CHECKED BY:
SH 10-13
DESIGNED BY:
BS 10-13
CHECKED BY:
SH 10-13

ROAD NO. 922
COUNTY MIAMI-DADE
PROJECT ID BC136

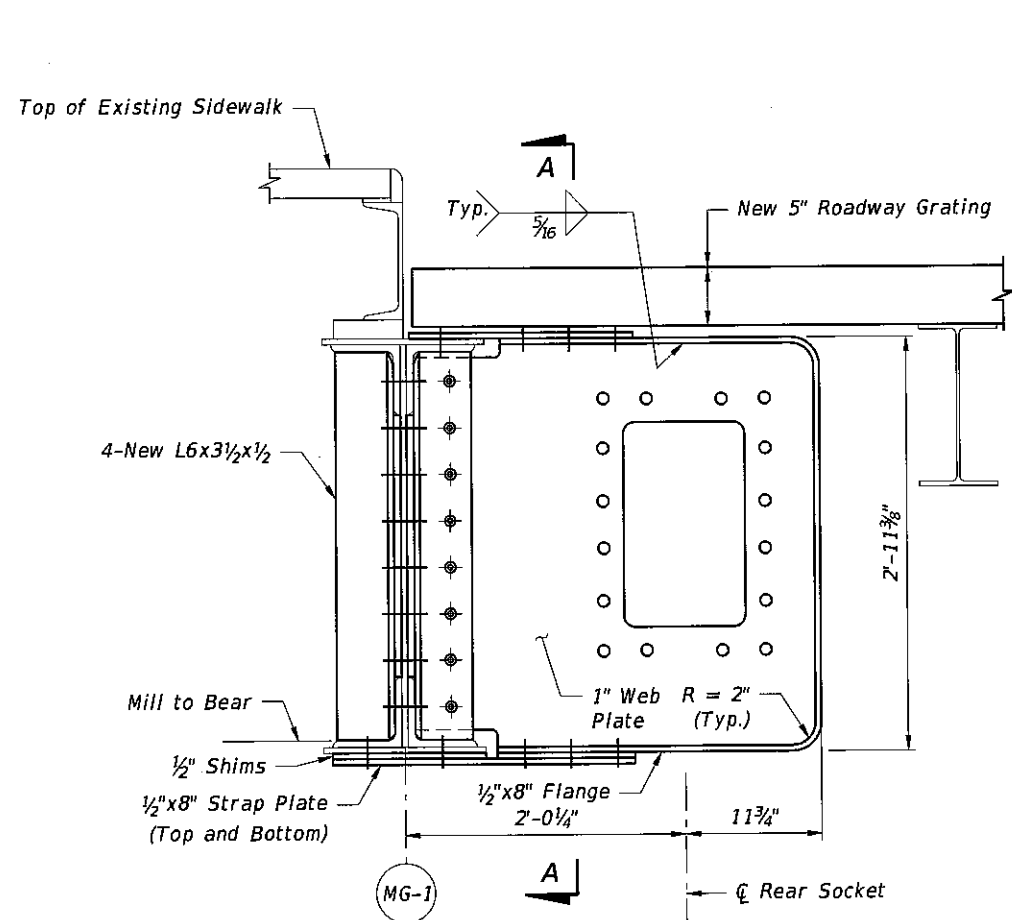
PROJECT NAME:

BROAD CAUSEWAY BASCULE BRIDGE
REHABILITATION OVER INTRACOASTAL WATERWAY

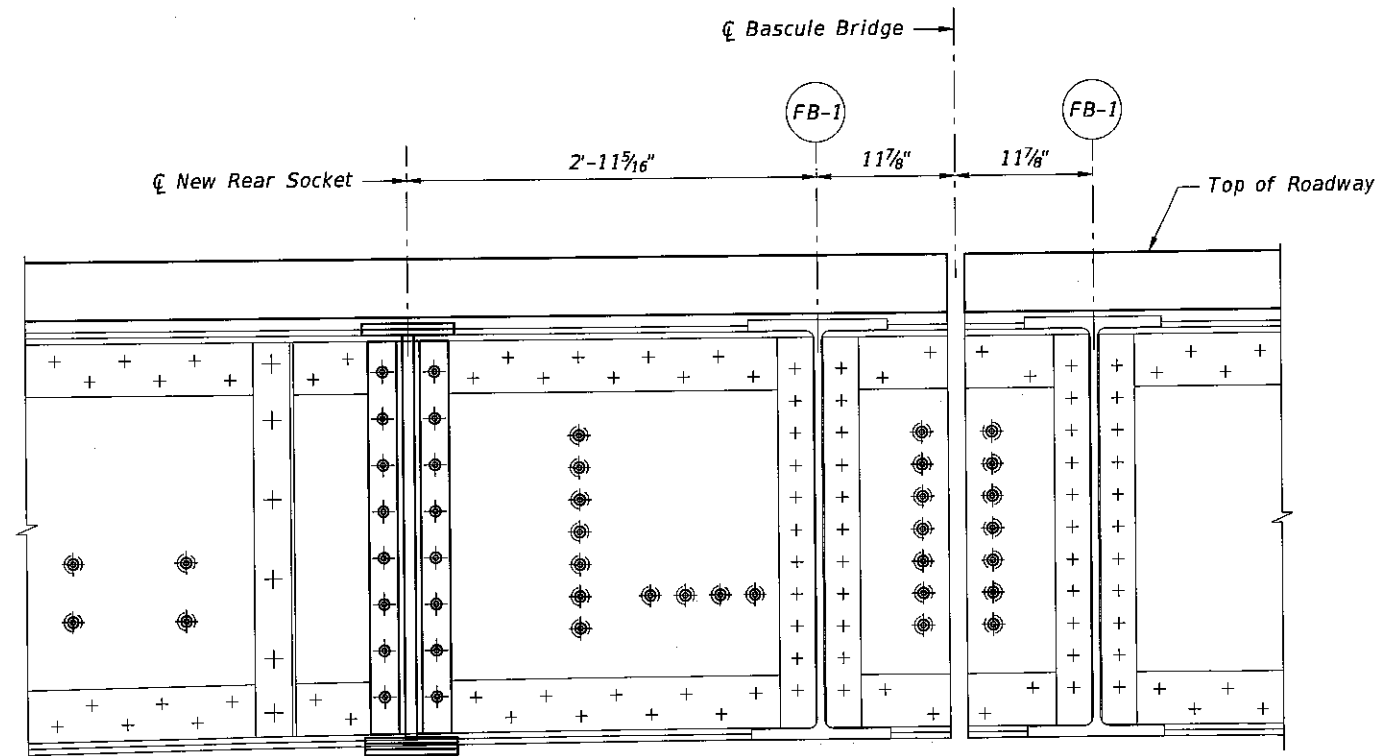
bgersh

10/4/2013 3:27:15 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-floorbeam01.DGN



REAR SOCKET GUIDE BRACKET



SECTION A-A

NOTES:

1. See Dwg. No. BL-2 for Bascule Leaf Notes.
2. Refer to Machinery Plans for Rear Socket Guide Detail.
3. Fill existing holes with new $\frac{7}{8}$ " Dia. ASTM A325 bolts.

BOLT LEGEND

- + Existing Bolts / Rivets
- ⊕ New Bolt in New Hole
- ⊗ New Bolt in Existing Hole

Bridge No. 875101

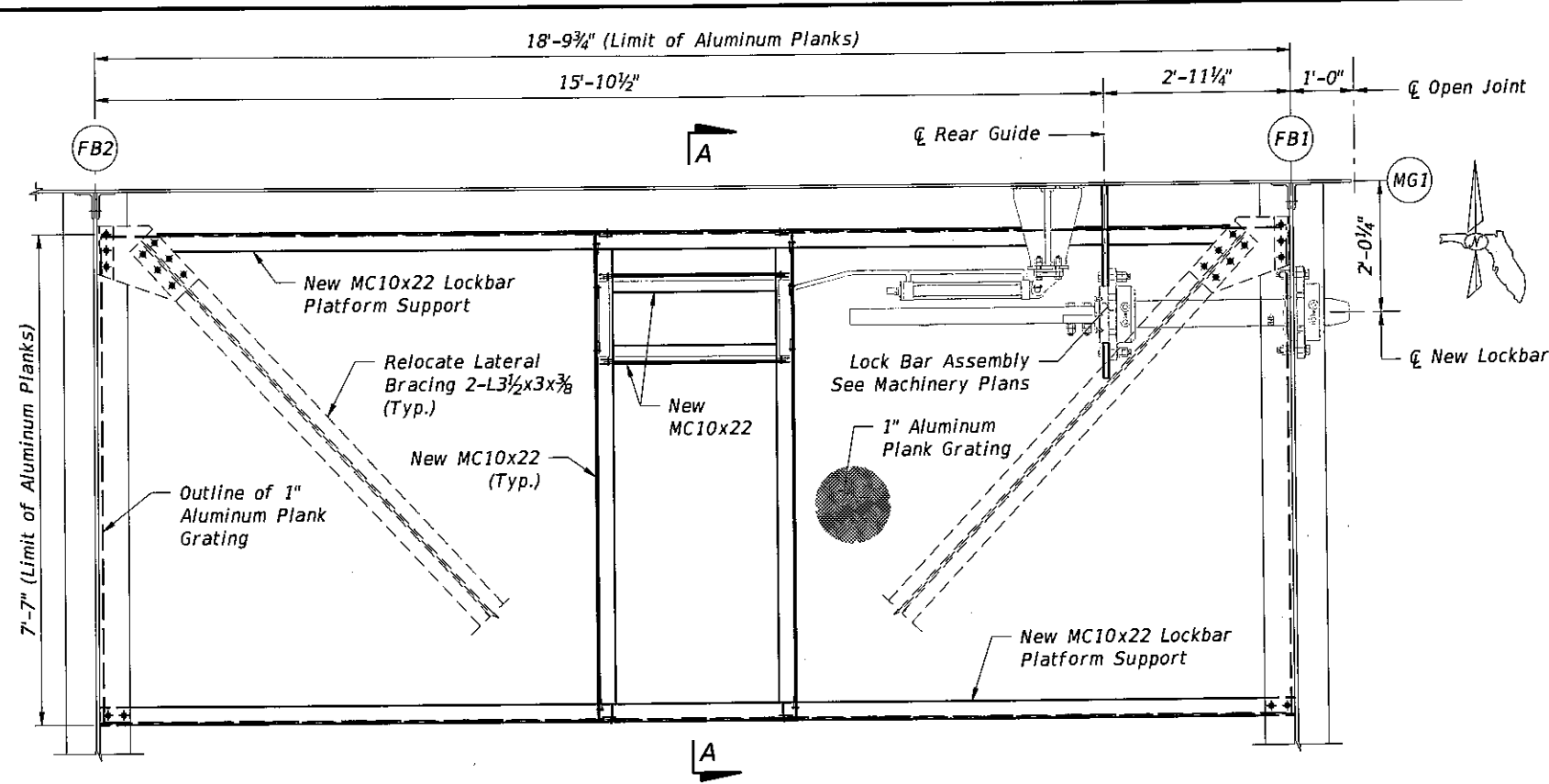
REVISIONS						DRAWN BY:	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						SH 10-13				BASCULE SPAN REAR GUIDE BRACKET	BL-6
						CH 10-13					
						TH 10-13					
						SH 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME	SHEET NO.
						CH 10-13	922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-51
						TH 10-13					

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 644
 SUNRISE, FLORIDA 33323
 Timothy Noles, P.E. #49891
 Certificate of Authorization #29741

bgersh

10/4/2013 3:27:18 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-floorbeam02.DGN



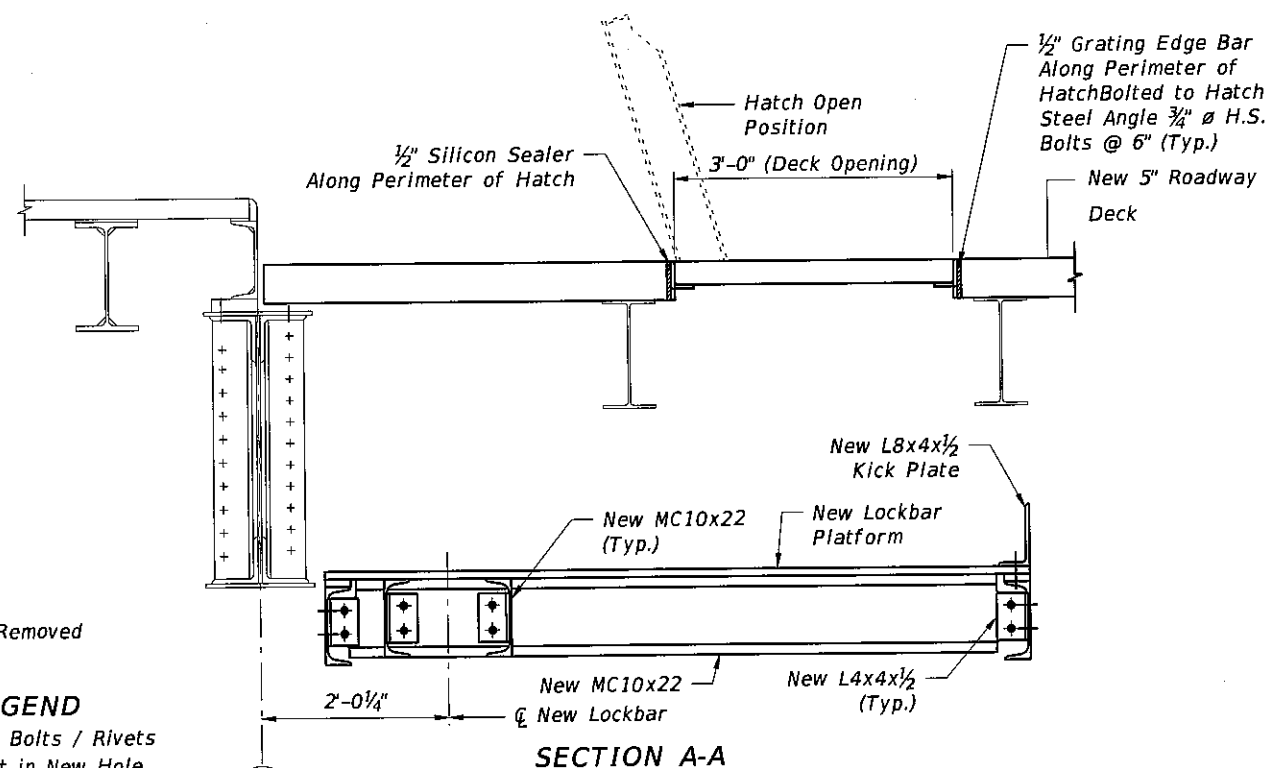
LOCKBAR ACCESS PLATFORM PLAN
North Platform Shown, South Platform Similar
(Main Girder Flanges Not Shown)

LEGEND

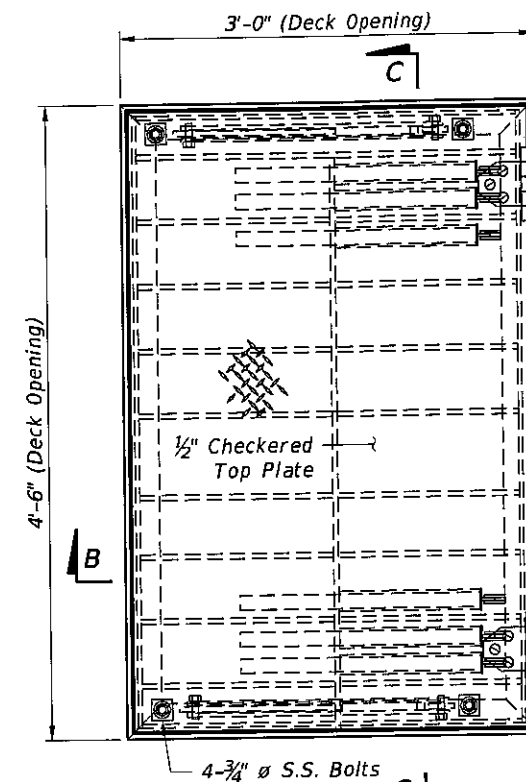
▨ To Be Removed

BOLT LEGEND

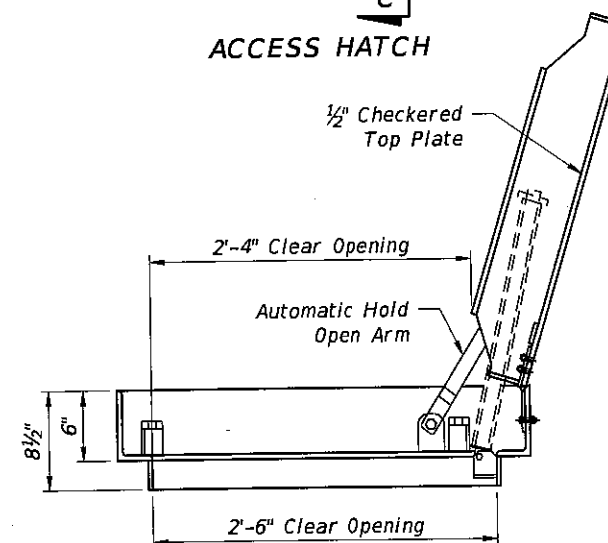
- + Existing Bolts / Rivets
- New Bolt in New Hole
- New Bolt in Existing Hole



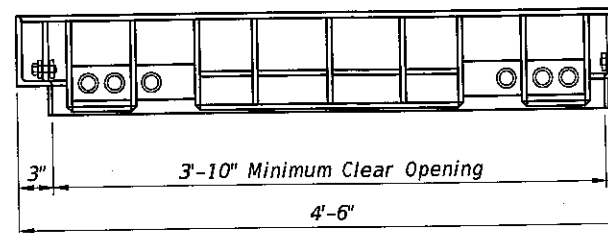
SECTION A-A



ACCESS HATCH



SECTION B-B



SECTION C-C

ACCESS HATCH GENERAL NOTES:

1. Material: ASTM A36 steel with stainless steel, bolts, nuts, springs and hinges. Cover ribs are steel A572 or A588.
2. Finish: Hot dip galvanized after fabrication. All welds are continuous.
3. Design Load Criteria: Loading based on linear reduction from 280 psi for 2 foot spans to 80 psi for 10 foot spans.
4. All cost for the access hatch including materials, fabrication, installation and/or modifications shall be included under Pay Item No. 460-108-2, Access Hatch (Complete, Steel)
5. The Contractor shall furnish shop drawings to the Engineer for approval prior to installation. Shop Drawings shall show dimension and location of handles and hinges as well as the exact weight of the complete assembly.

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION					BASCULE SPAN LOCK BAR ACCESS PLATFORM	BL-7
							ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:	SHEET NO.
							922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-52
						Certificate of Authorization #29741			10/14/2013 3:27:16 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-floorbeam\01.DWG		

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323

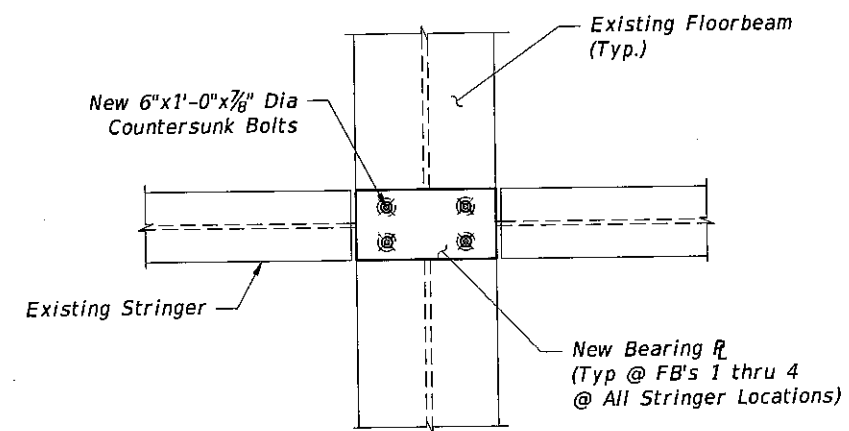
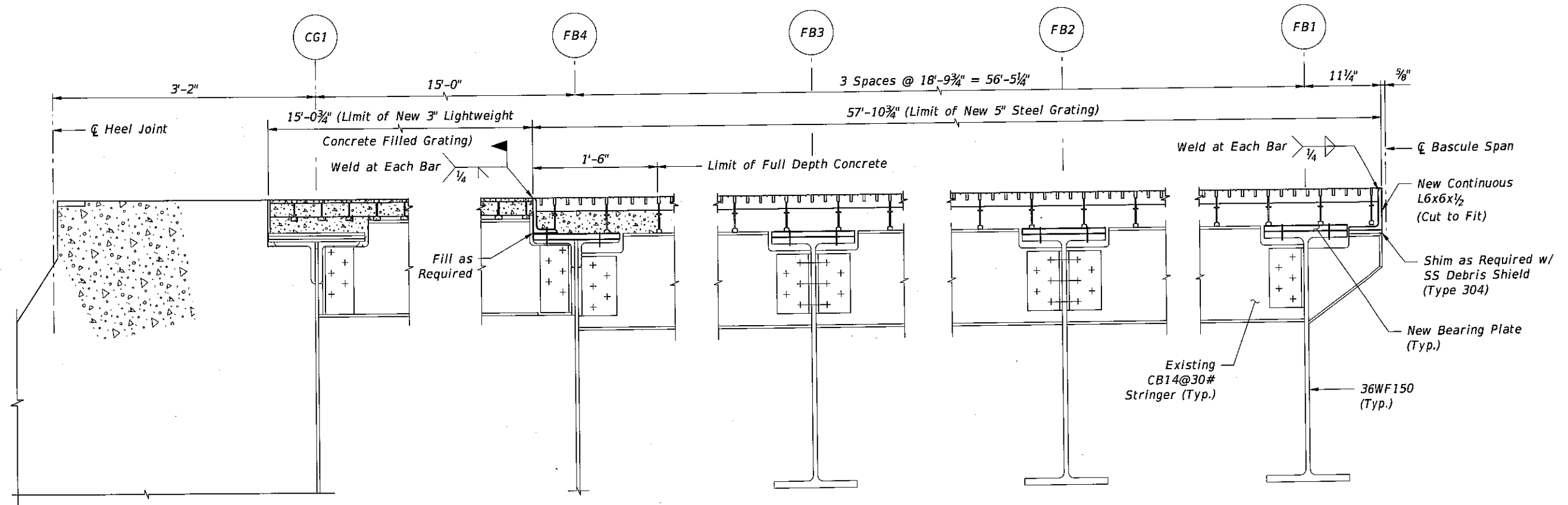
Certificate of Authorization #29741

bgersh

10/4/2013

3:27:16 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-Floorbeam01.DGN



(Contractor shall field verify new bearing plate thickness)

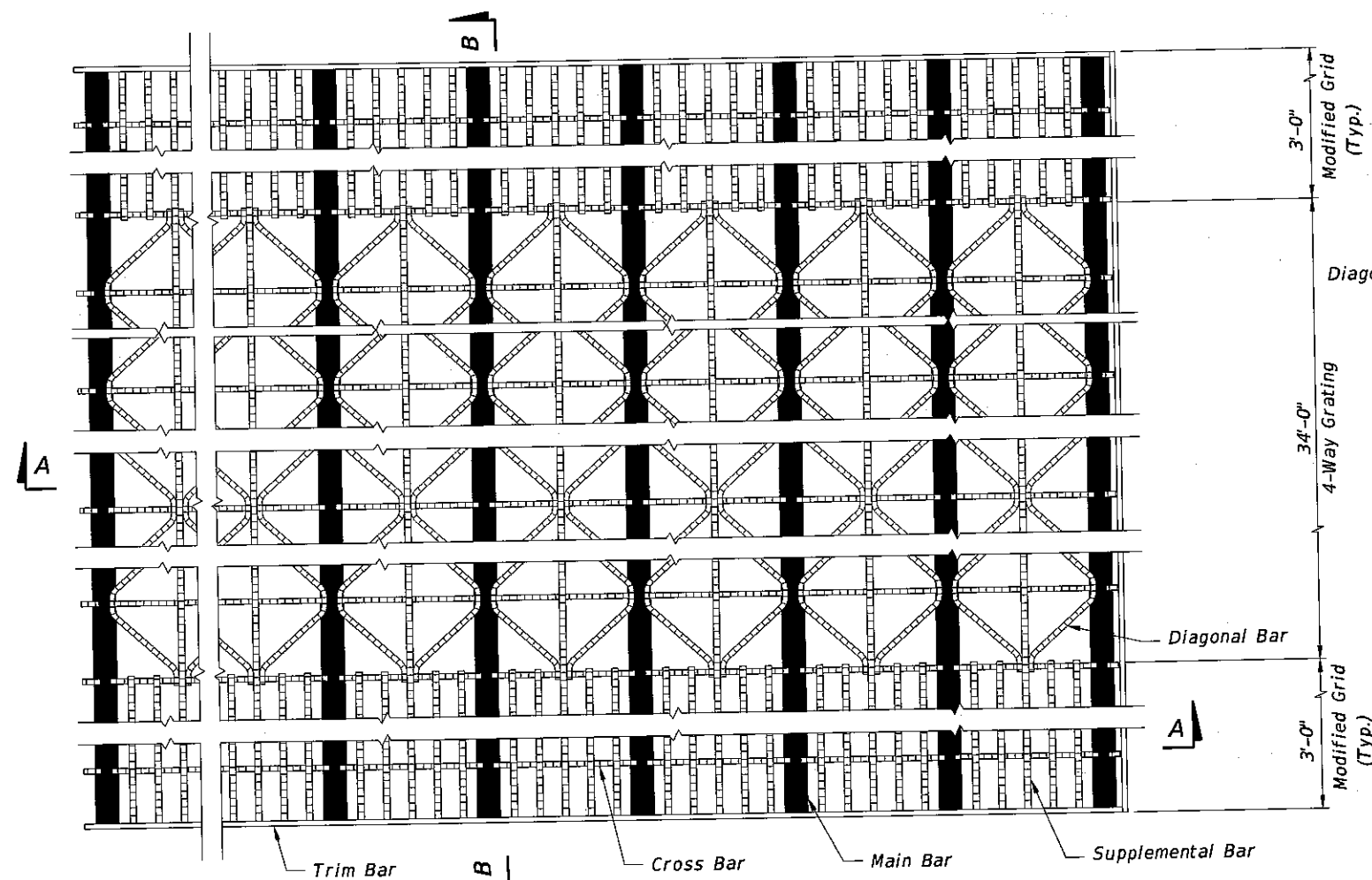
Bridge No. 875101

REVISIONS						DRAWN BY: BG 10-13	TOWN OF BAY HARBOR ISLANDS	SHEET TITLE: BASCULE SPAN DECK DETAILS (1 OF 4)	REF. DWG. NO. BL-9
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				
						CHECKED BY: 10-13	ROAD NO.	PROJECT ID	
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136
						CHECKED BY: 10-13			
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741						PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY			
						SHEET NO. B1-54			

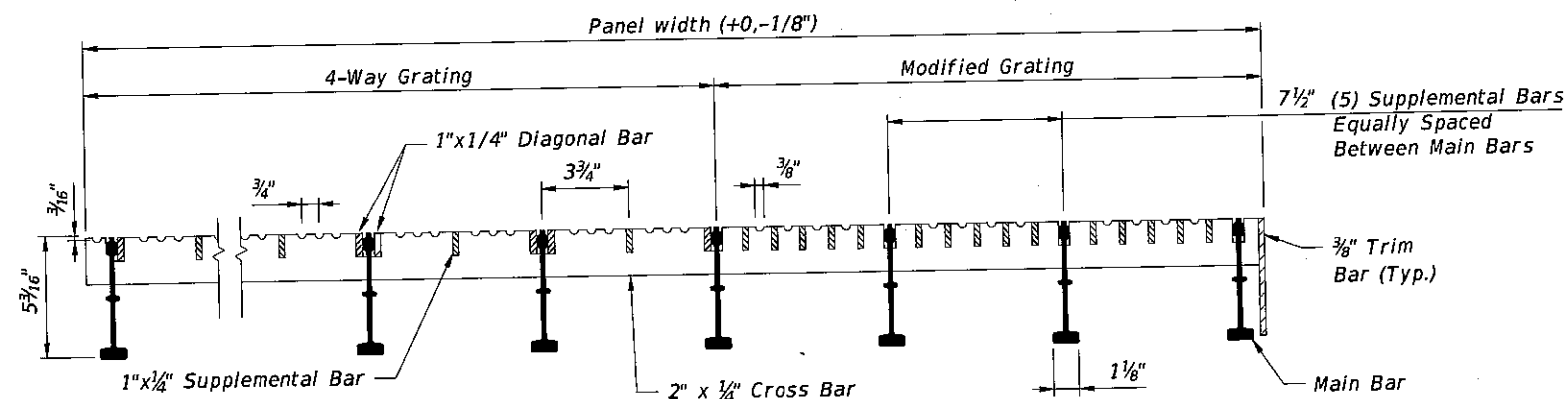
bgersh

10/4/2013 3:27:10 PM

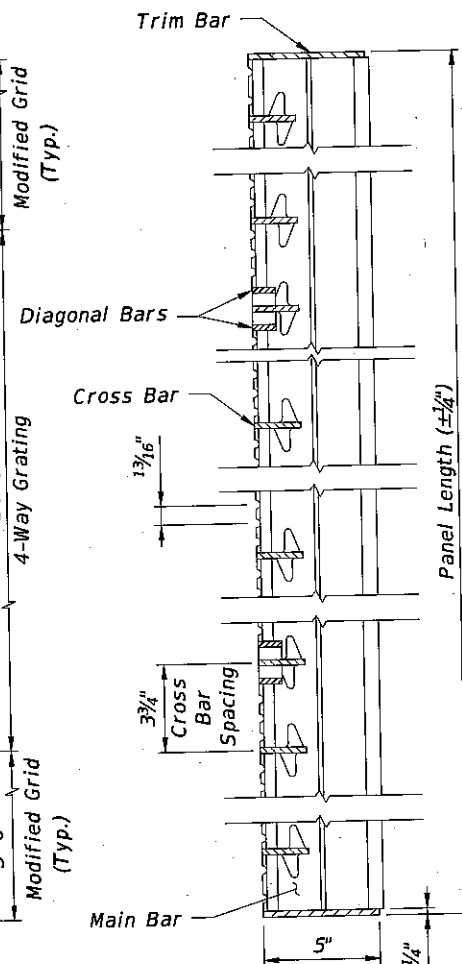
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-Deck02.DGN



GRATING PANEL PLAN VIEW
N.T.S.



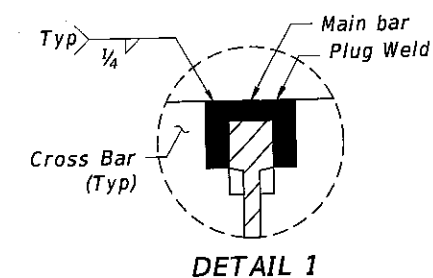
SECTION A-A



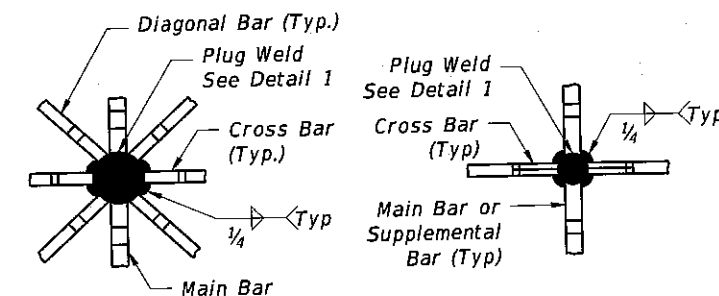
SECTION B-B

NOTES:

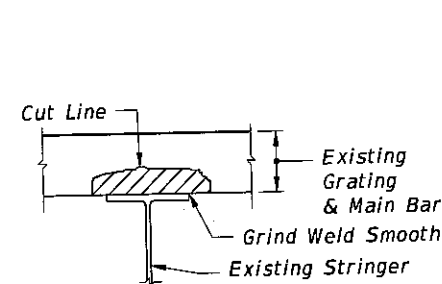
1. Main (bearing) bars are $5\frac{3}{16}$ " deep rolled sections spaced at $7\frac{1}{2}$ " o.c. max.
2. Cross bars are $2" \times \frac{1}{4}"$ spaced at $3\frac{3}{4}"$ maximum o.c.
3. Supplemental bars are $1" \times \frac{1}{4}"$ spaced at $7\frac{1}{2}"$ o.c.
4. Minimum section modulus of steel per linear foot of grating:
- Top steel : $S_x = 5.735 \text{ in}^3$
- Bottom steel : $S_x = 4.535 \text{ in}^3$
5. Bars are to be welded as per Manufacturer's specifications and details shown.
6. Steel for grating shall be ASTM A709 Grade 50 hot dip galvanized as per ASTM A123.
7. Top steel of all steel serrated unless specified otherwise.
8. Remove galvanizing and verify 100% bearing beneath grating main bars before welding.
9. Grid deck fabrication tolerances shall be in accordance with BGFMA.



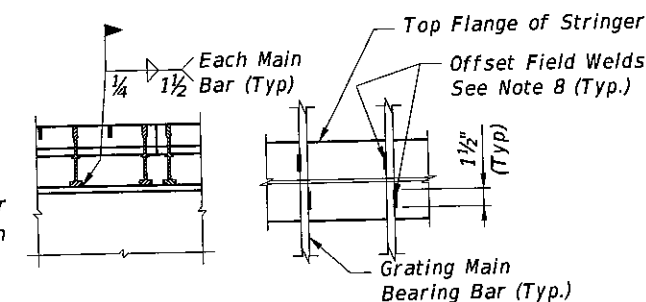
DETAIL 1



WELDMENT DETAIL



TYPICAL EXISTING GRATING
REMOVAL DETAIL



TYPICAL GRATING TO STRINGER
OR BEARING PLATE WELDING DETAIL

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	BASCULE SPAN DECK DETAILS (2 OF 4)		BL-10
						922	MIAMI-DADE	BC136	PROJECT NAME:		SHEET NO.
									BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-55

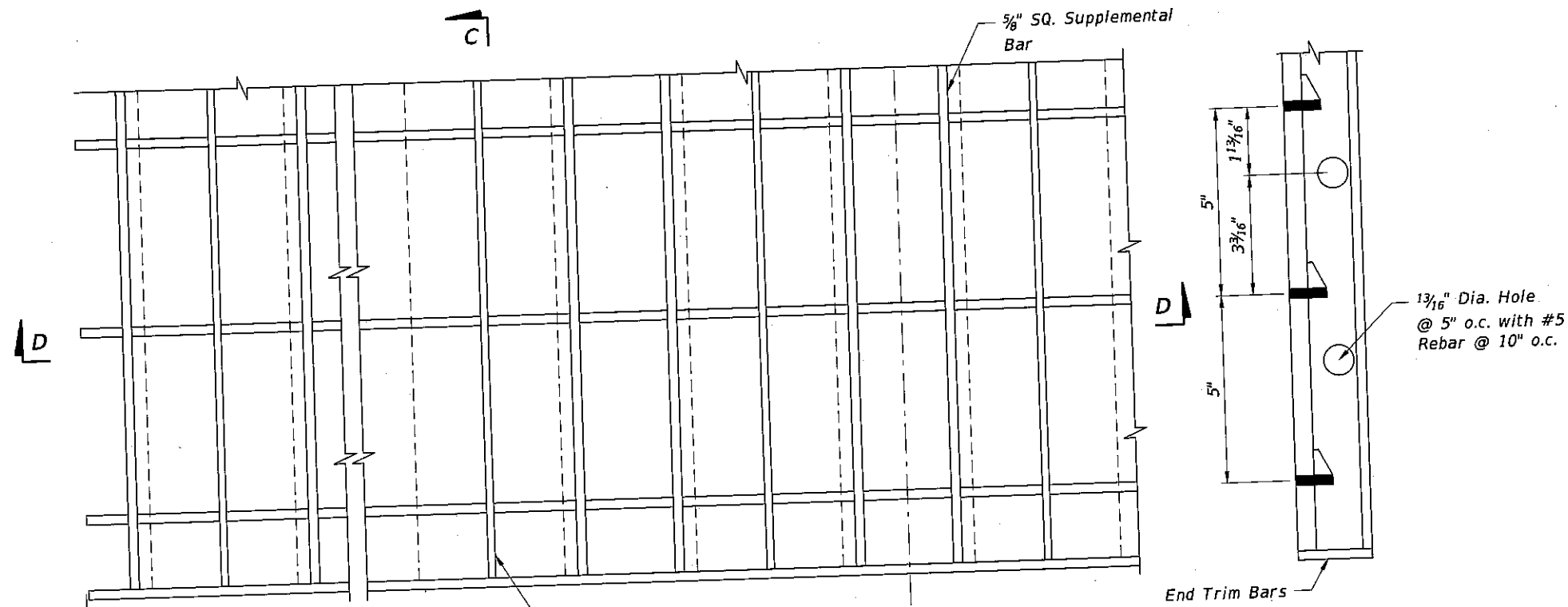
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

DRAWN BY:
BG 10-13
CHECKED BY:
10-13
DESIGNED BY:
10-13
CHECKED BY:
10-13

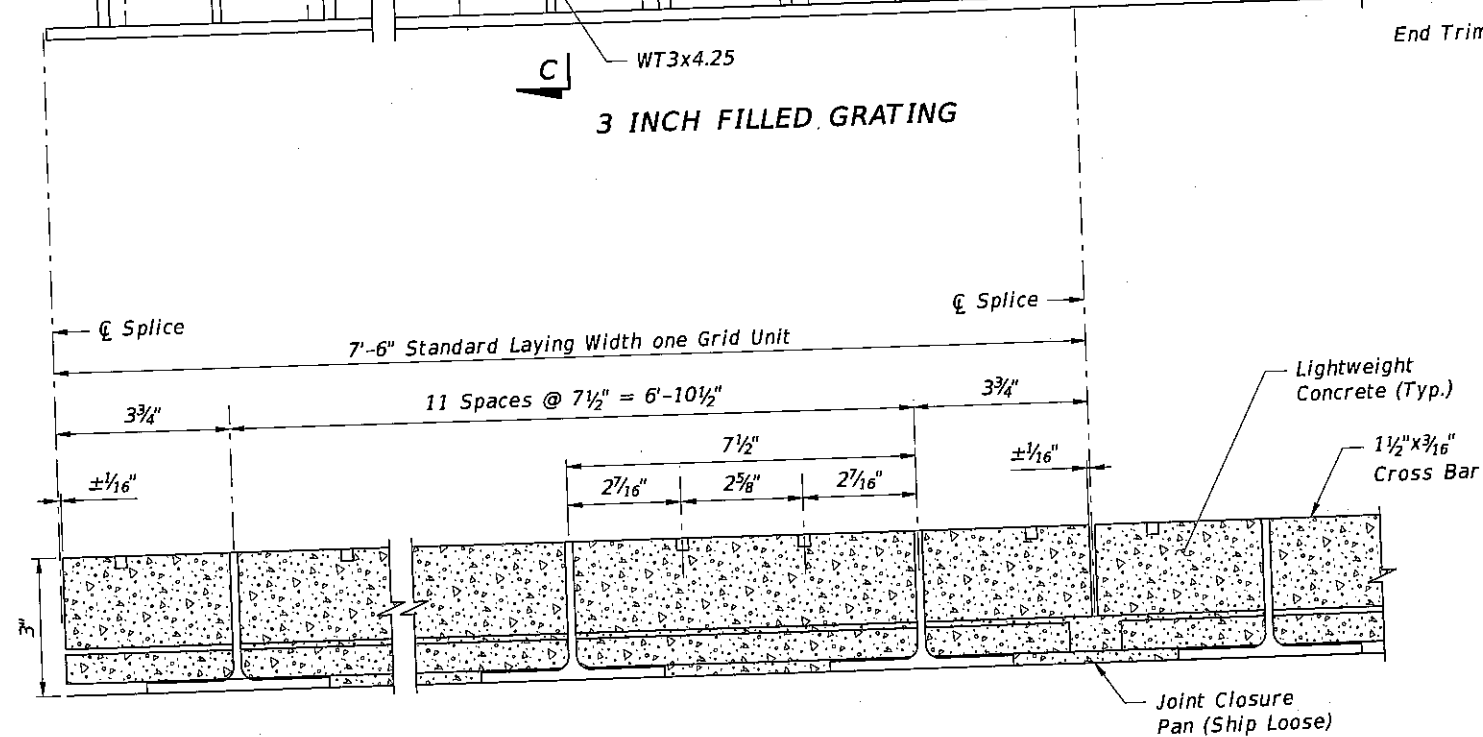
bgrsh

10/4/2013 3:27:08 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-Deck02.DGN



SECTION C-C



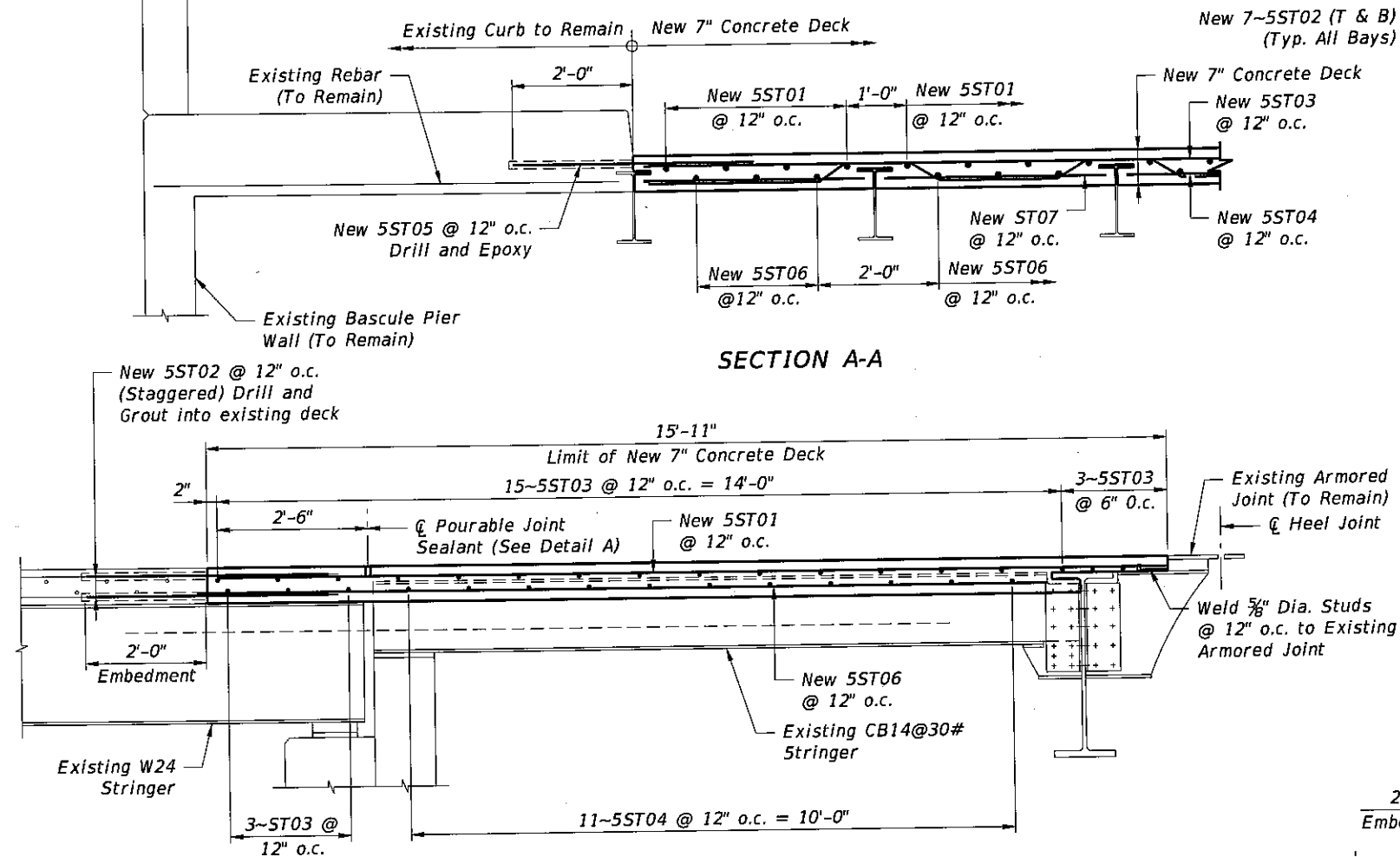
SECTION D-D

NOTES:

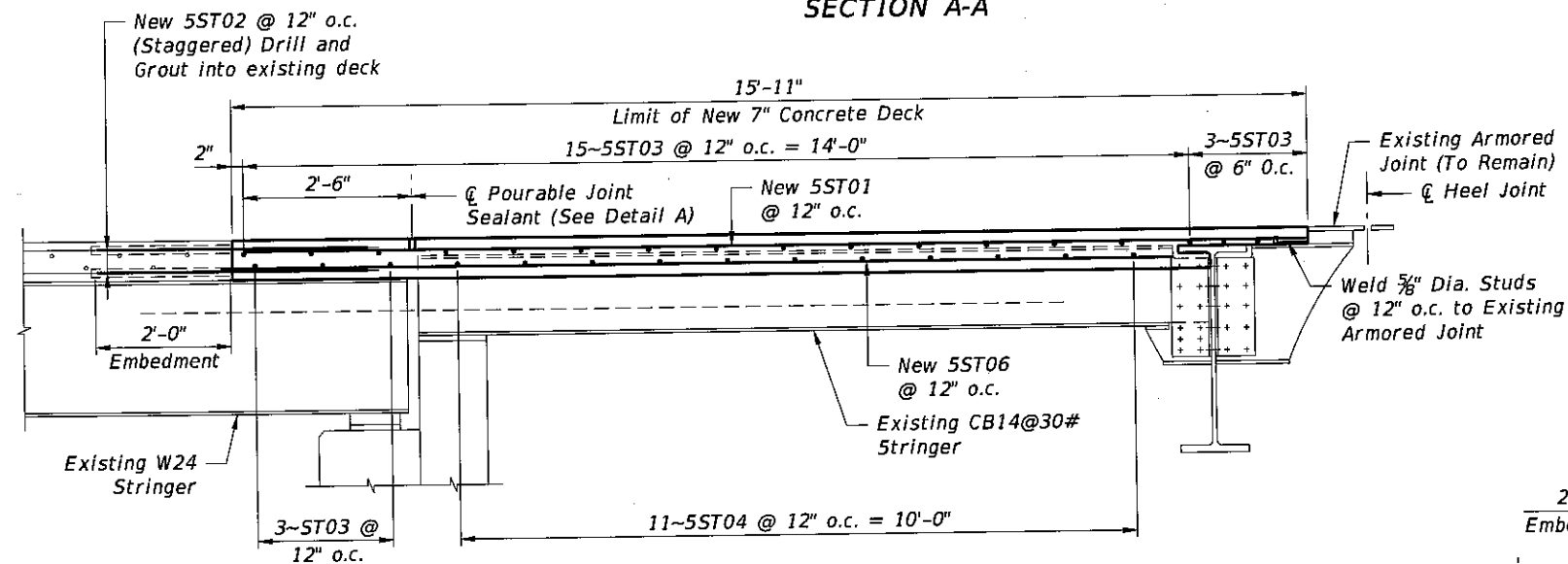
1. Main (bearing) bars are 3" deep rolled sections spaced at 7 1/2" o.c. max.
2. Cross bars are 1 1/2" x 3/16" spaced at 5" maximum o.c. Supplemental bars are 5/8" Square spaced 2 7/8" o.c. max.
3. Minimum section modulus of steel per linear foot of grating:
4. Composite Section:
 - Sconc = 35.870 in³/ft (positive)
 - Ssteel = 31.88 in³/ft (Positive)
 - Sconc = 36.403 in³/ft (negative)
 - Ssteel = 2.853 in³/ft (negative)
5. Bars are to be welded as per Manufacturer's specifications.
6. Steel for grating shall be ASTM A709 Grade 36 hot dip galvanized as per ASTM A123.
7. Remove galvanizing and verify 100% bearing beneath grating main bars before welding.
8. Grid deck fabrication tolerances shall be in accordance with BGFMA.
9. See Dwg. No. BL-11 for Typical Grating to Stringer weld detail.
10. See Dwg. No. BL-10 for Bascule Span Deck Notes.

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			PROJECT NAME		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		BL-11
						922	MIAMI-DADE	BC136			B1-56
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741						DRAWN BY: BD 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13			SHEET TITLE: BASCULE SPAN DECK DETAILS (3 OF 4)		
						bgersh			10/4/2013 3:27:09 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-Deck02.DGN		



SECTION A-A



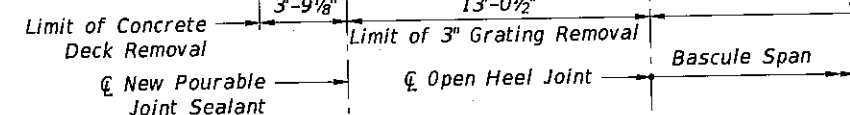
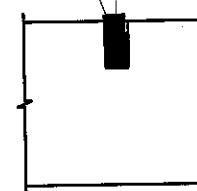
SECTION B-B
(New Section)

SIZE	MARK	LENGTH	NO. BARS REQ'D	TYPE	STYLE	B	C	D	E	F	H	J	K	N	Φ
					A	G									
LOCATION : DECK OVER COUNTERWEIGHT BAR LIST															NO. REQUIRED : 2
5	ST01	15'-7"	40	1			15'-7"								
5	ST02	4'-0"	70	1			4'-0"								
5	ST03	15'-9"	42	1			15'-9"								
5	ST04	15'-9"	22	1			15'-9"								
5	ST05	4'-0"	36	1			4'-0"								
5	ST06	14'-1"	30	1			14'-1"								
5	ST07	3'-8"	110	1			3'-8"								
5	ST08	12'-6"	21	1			12'-6"								
5	ST09	12'-5"	11	1			12'-5"								

BOLT LEGEND

+ Existing Bolts / Rivets

DETAIL A



BASCULE SPAN DECK PLAN
(West Leaf Shown, East Leaf Similar)

Bridge No. 875101

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

DRAWN BY:
BG 10-13
CHECKED BY:
10-13
DESIGNED BY:
10-13
CHECKED BY:
10-13

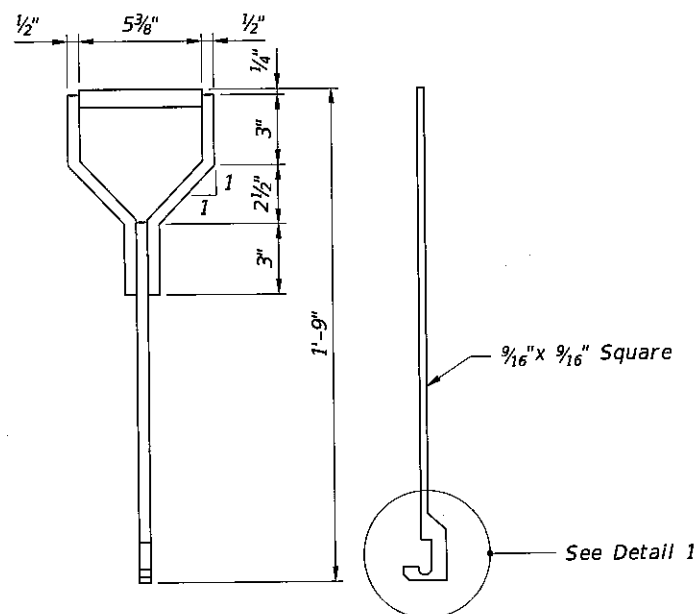
TOWN OF BAY HARBOR ISLANDS		
ROAD NO.	COUNTY	PROJECT ID
922	MIAMI-DADE	BC136

SHEET TITLE:	REF. DWG. NO.
BASCULE SPAN DECK DETAILS (4 OF 4)	BL-12
PROJECT NAME:	SHEET NO.
BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-57

bgersh

10/4/2013 3:27:09 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-Deck02.DGN



FRONT VIEW SIDE VIEW
COUNTERWEIGHT BLOCK HANDLE

(4 Required)

All Handles to be Stored in the Bascule Pier Pit
Material: ASTM A709 Grade 36

Balance Block Count:

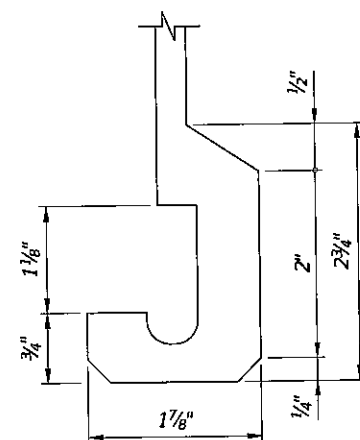
East Leaf

Add 230 cast iron blocks between all pockets

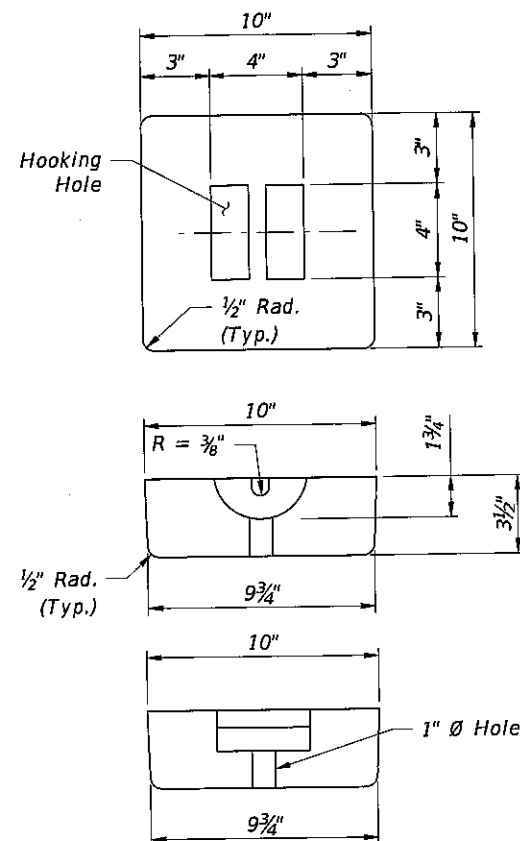
West Leaf

Add 200 cast iron blocks to the small pockets and

320 cast iron blocks to the large pockets



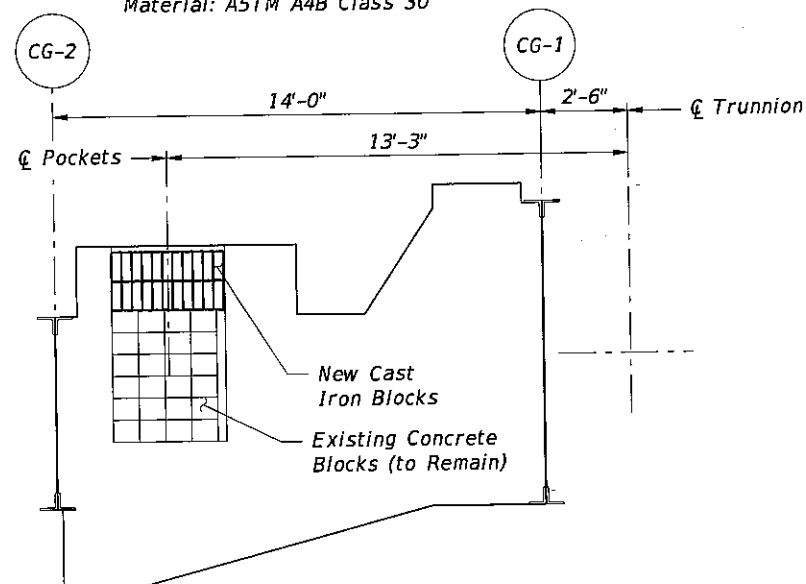
DETAIL 1



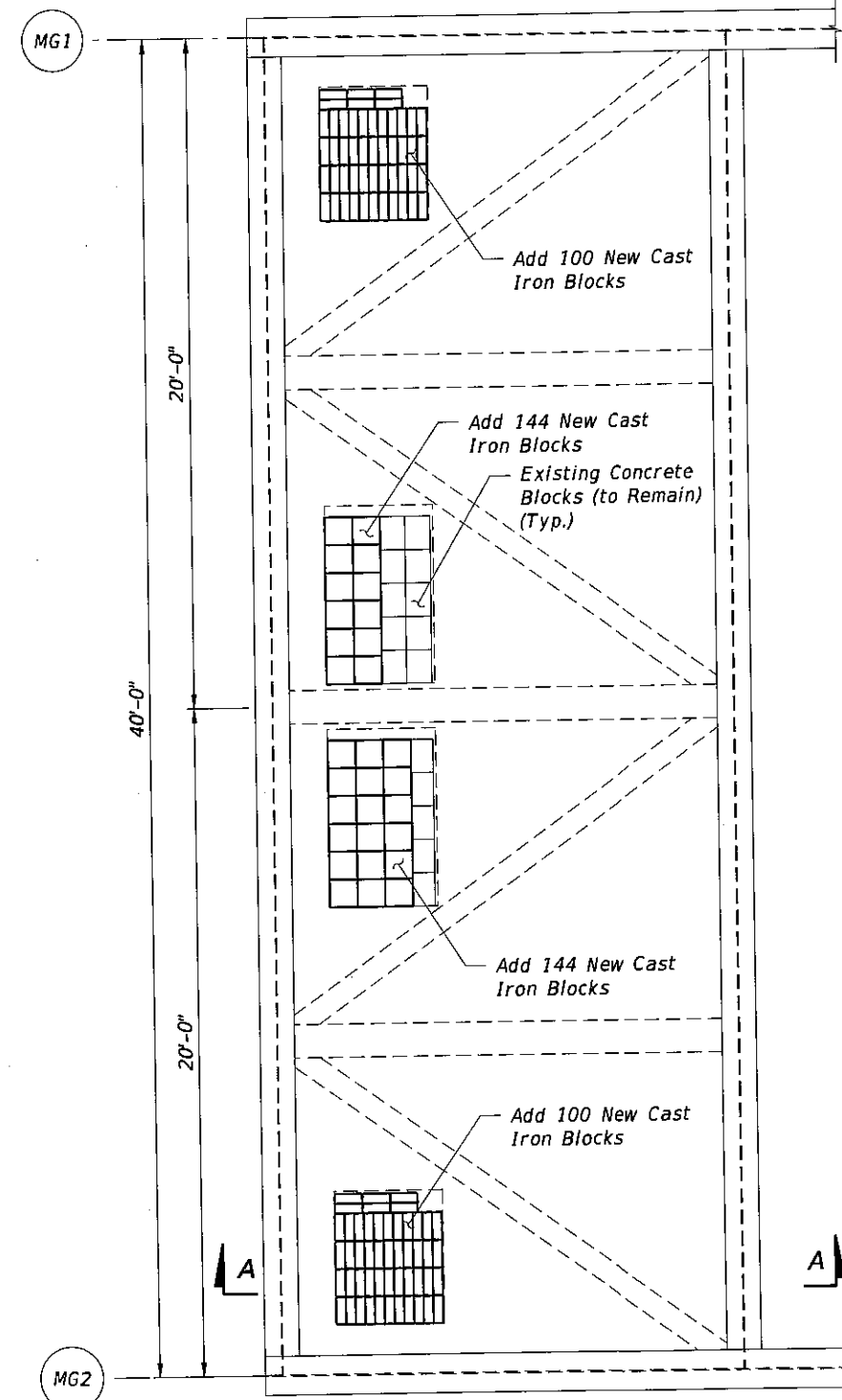
CAST IRON BALANCE BLOCK

Theoretical Weight: 77 LB Approx.

Material: ASTM A4B Class 30



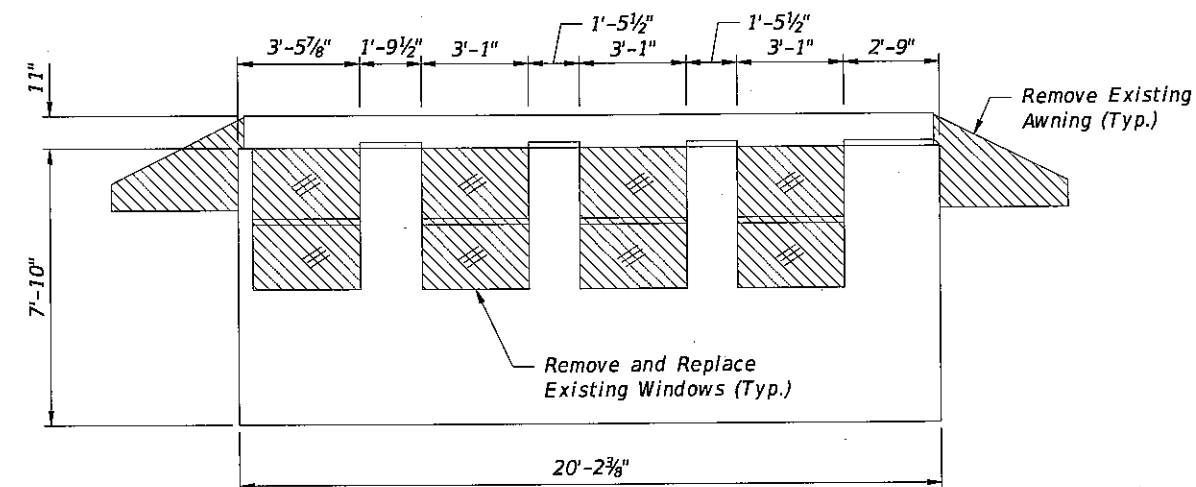
SECTION A-A



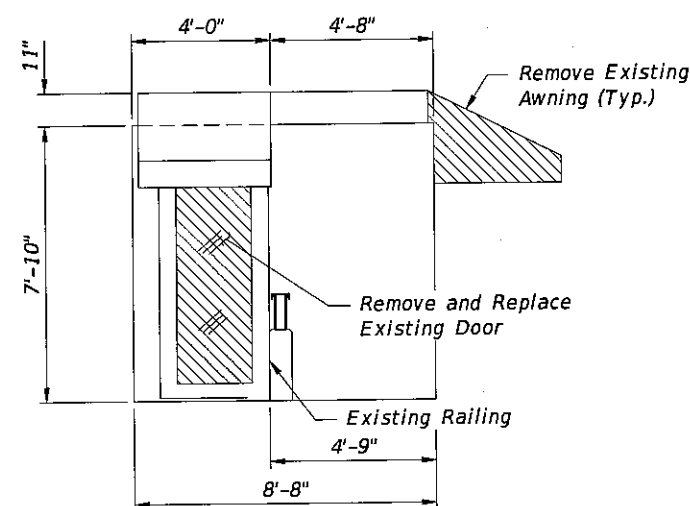
WEST BASCULE LEAF

Bridge No. 875101

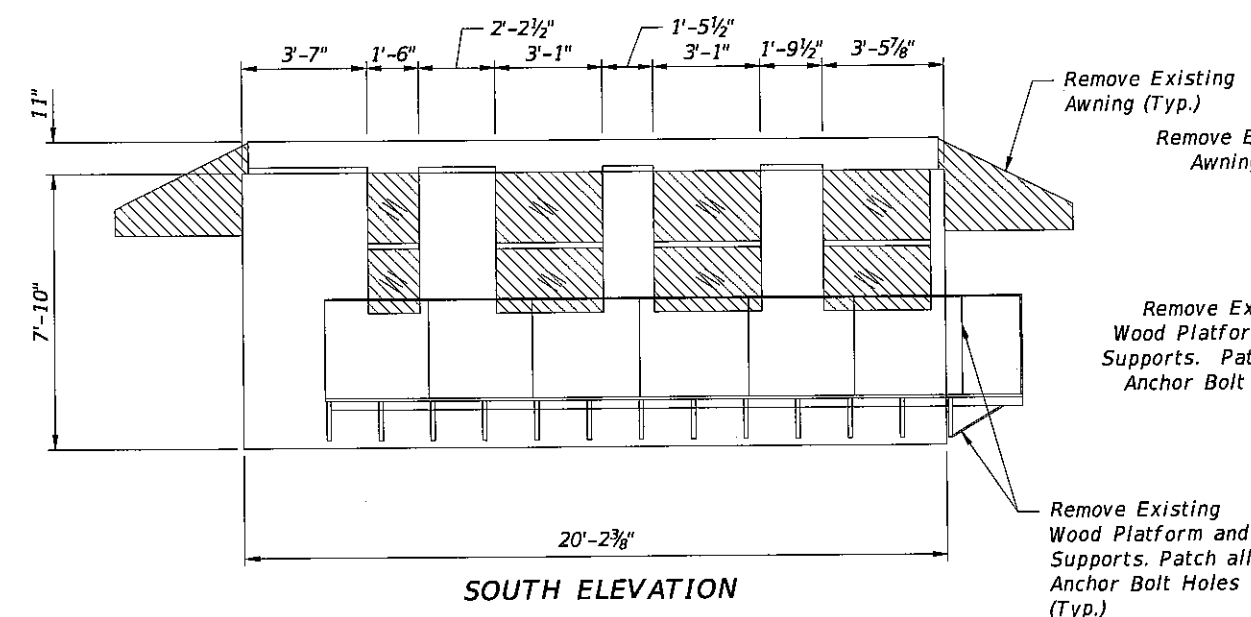
REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO. COUNTY PROJECT ID			PROJECT NAME:		SHEET NO.
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-59
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Timothy Noles, P.E. #49891 Certificate of Authorization #29741						DRAWN BY: BG 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13			10/4/2013 3:27:03 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-CounterWeight01.DGN		



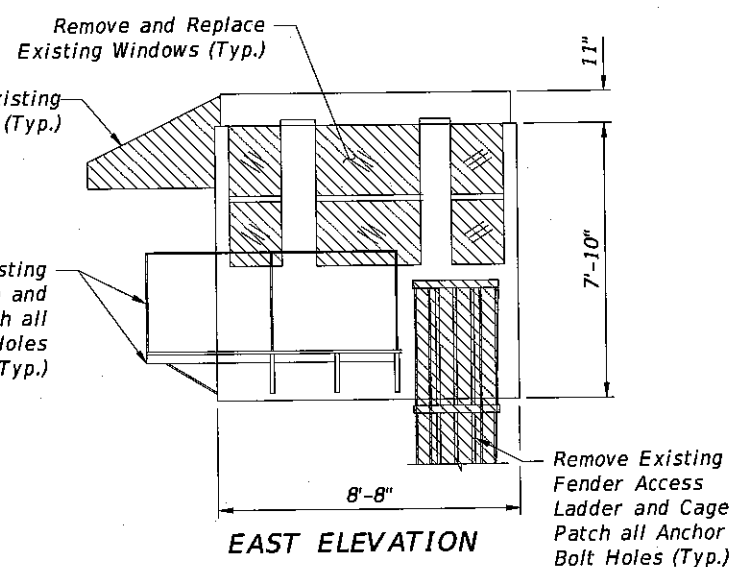
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LEGEND:

 Removal Limits

GENERATOR HOUSE GENERAL NOTES:

1. Remove doors, frames and screens. Replace doors as indicated in the Plans, frames to match existing rough dimensions.
2. All blocking shall be treated wood as specified in Section 955 of the Florida Department of Transportation Standard Specification.
3. Details of windows shown are intended as general guide. Contractor must field verify all dimensions and coordinate all the work with the manufacturer to develop shop drawings.
4. Provide window sills and jambs as required to interface with new walls, doors and equipment.
5. Air conditioned spaces shall be sealed to be air tight to contain the air conditioning. All openings shall be sealed with an insulating material and a moisture barrier. Submit Shop Drawings for approval.
6. Secure air conditioner condenser to platform with 1/2" stainless steel bolts.
7. Submit shop drawings showing bathroom layout with all the fixtures and dimensions, connections details and clearances for approval prior to construction. Rough-in water supply, vents and sewage plumbing for connection to service utilities. Connection to utility service to be done by others.
8. The exposed holes, openings, and damage from the removal or penetration of pipes or conduit, shall be filled, finished and repaired.
9. New roofing to be a standing seam metal roof, with concealed fasteners.
10. Caution, existing vinyl floor tiles contain asbestos.
11. Clean and apply Class V finish to all exterior concrete surfaces.
12. Colors of the finish shall be approved prior to the application.

CONTROL HOUSE LOADS:

A: Roof: LL=30psf
DL=30psf

B: Design Criteria
V=170mph
CAT=III
Exp=D

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			CONTROL HOUSE EXISTING ELEVATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME		TH-1
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-60

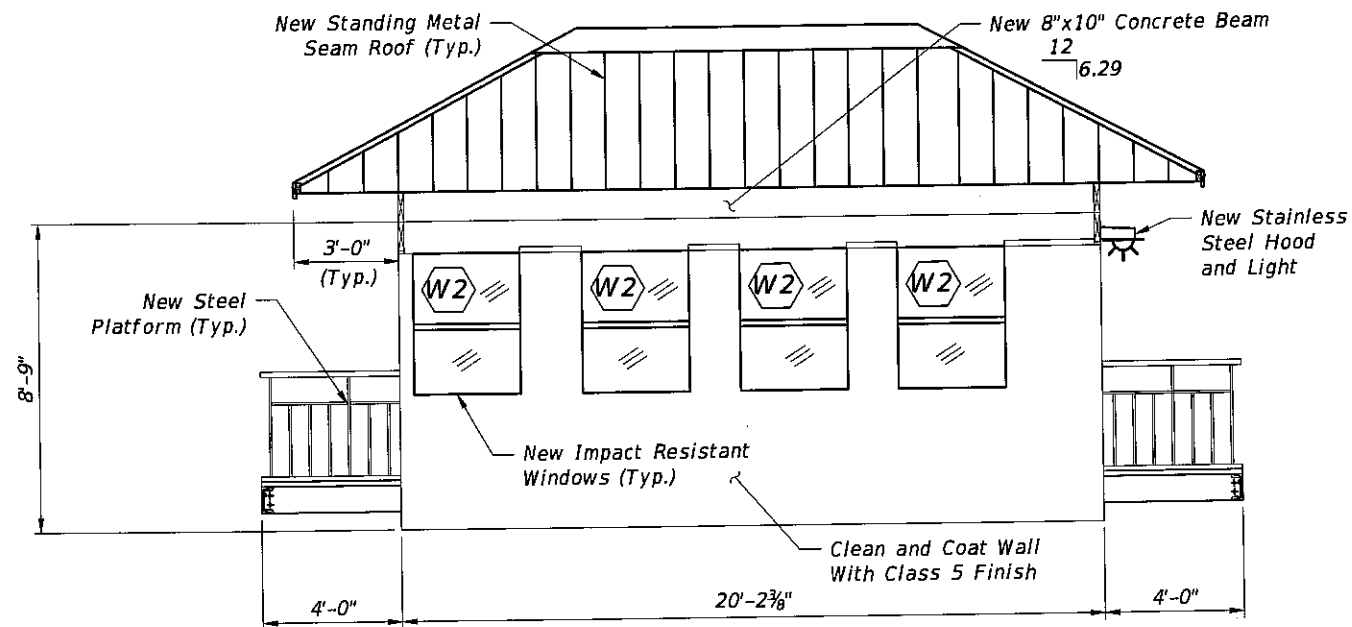
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Cesar Granados, P.E. #64221
Certificate of Authorization #29741

DRAWN BY:
TB 10-13
CHECKED BY:
CG 10-13
DESIGNED BY:
CG 10-13
CHECKED BY:
TN 10-13

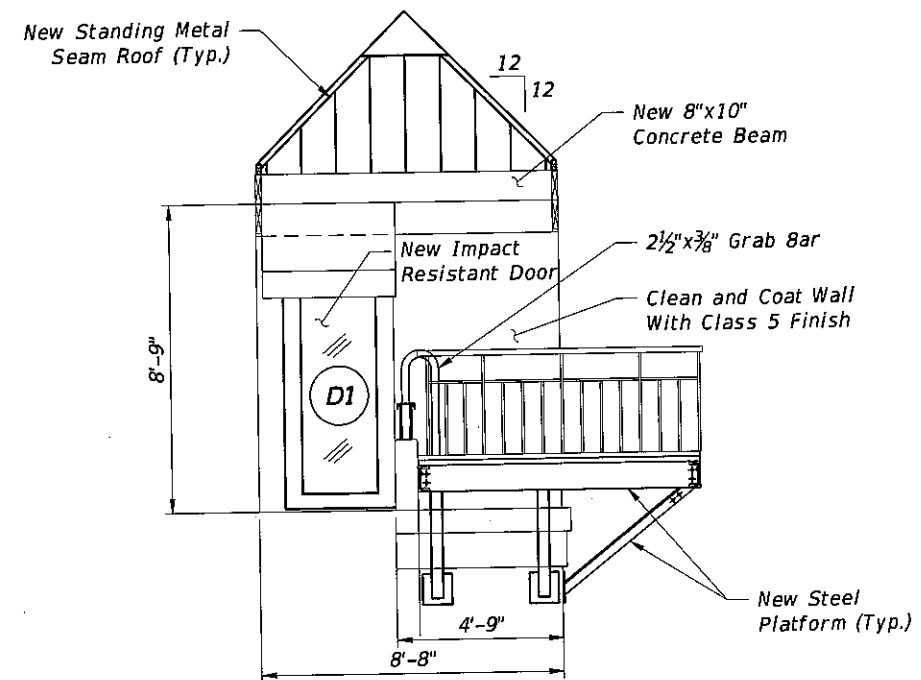
bgersh

10/4/2013 3:29:20 PM

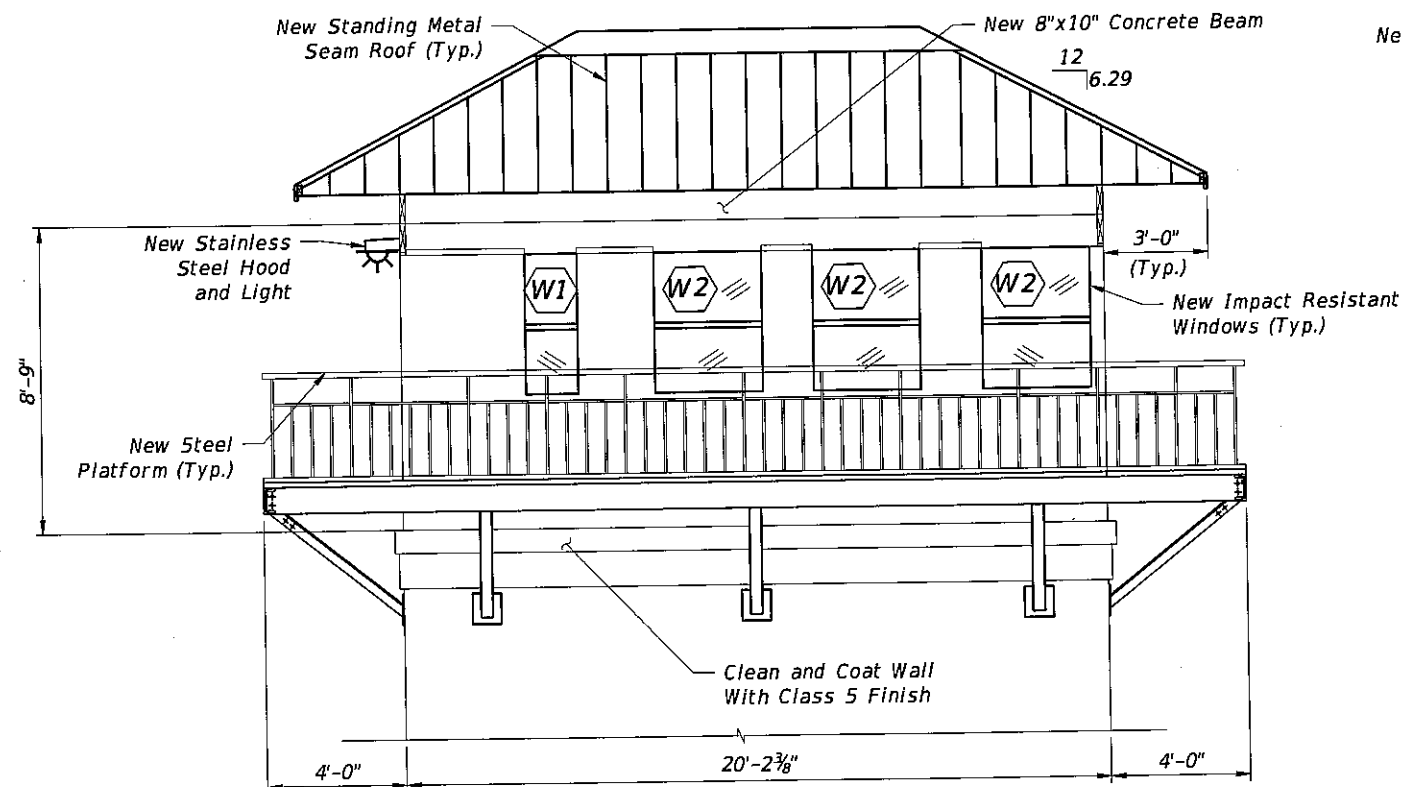
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TowerLayout01.dgn



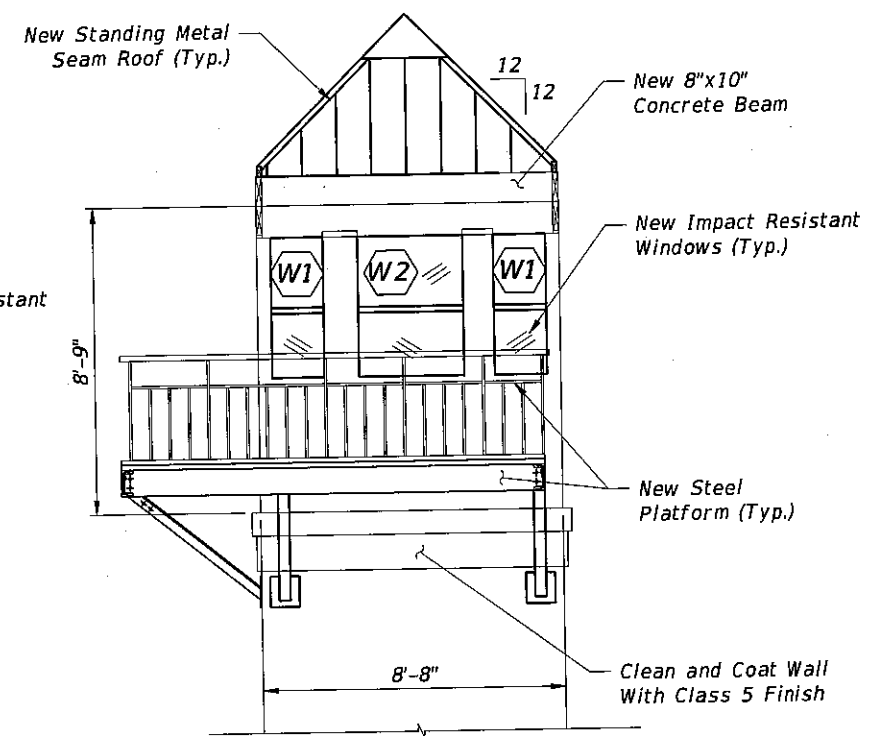
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOTES:

1. For door and window schedule, see Dwg. No. TH-6.
2. For platform details, see Dwg. Nos. TH-12 and TH-13.

Bridge No. 875101

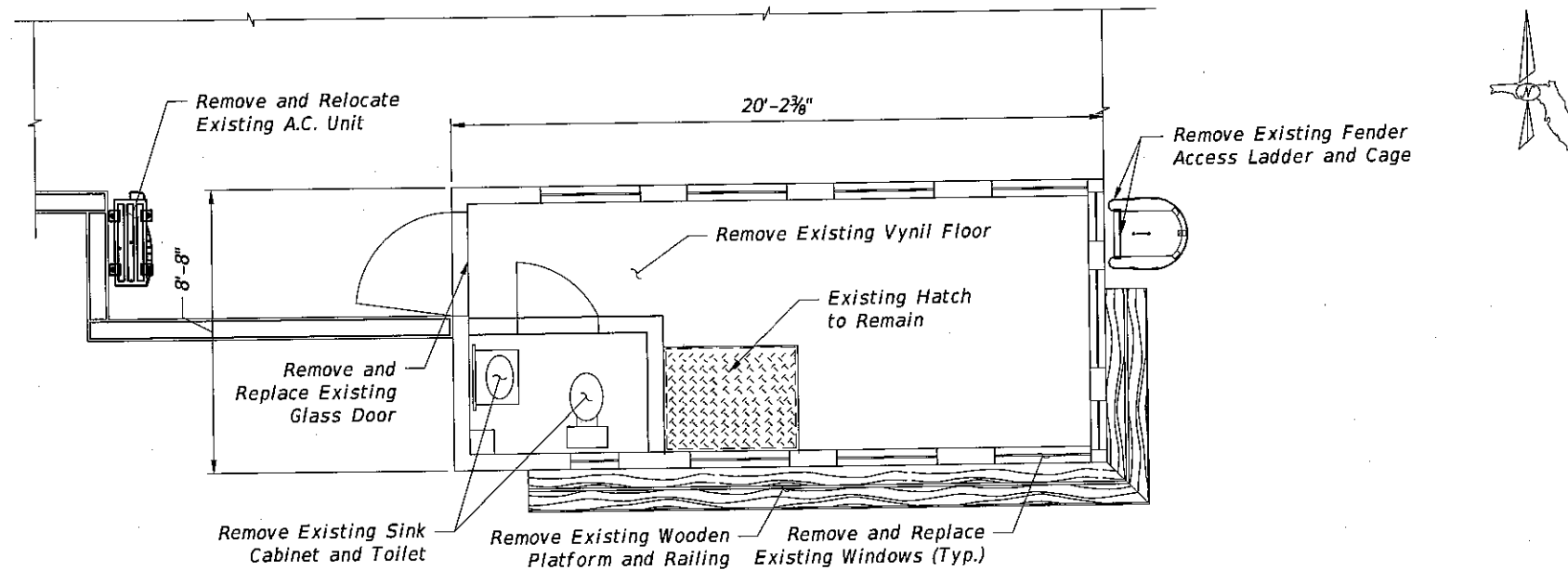
REVISIONS						TOWN OF BAY HARBOR ISLANDS			CONTROL HOUSE NEW ELEVATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME		TH-2
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-61
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Cesar Granados, P.E. #64221 Certificate of Authorization #29741						DRAWN BY: TB 10-13 CHECKED BY: CG 10-13 DESIGNED BY: CG 10-13 CHECKED BY: TN 10-13			SHEET TITLE: CONTROL HOUSE NEW ELEVATIONS PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-61

bgersh

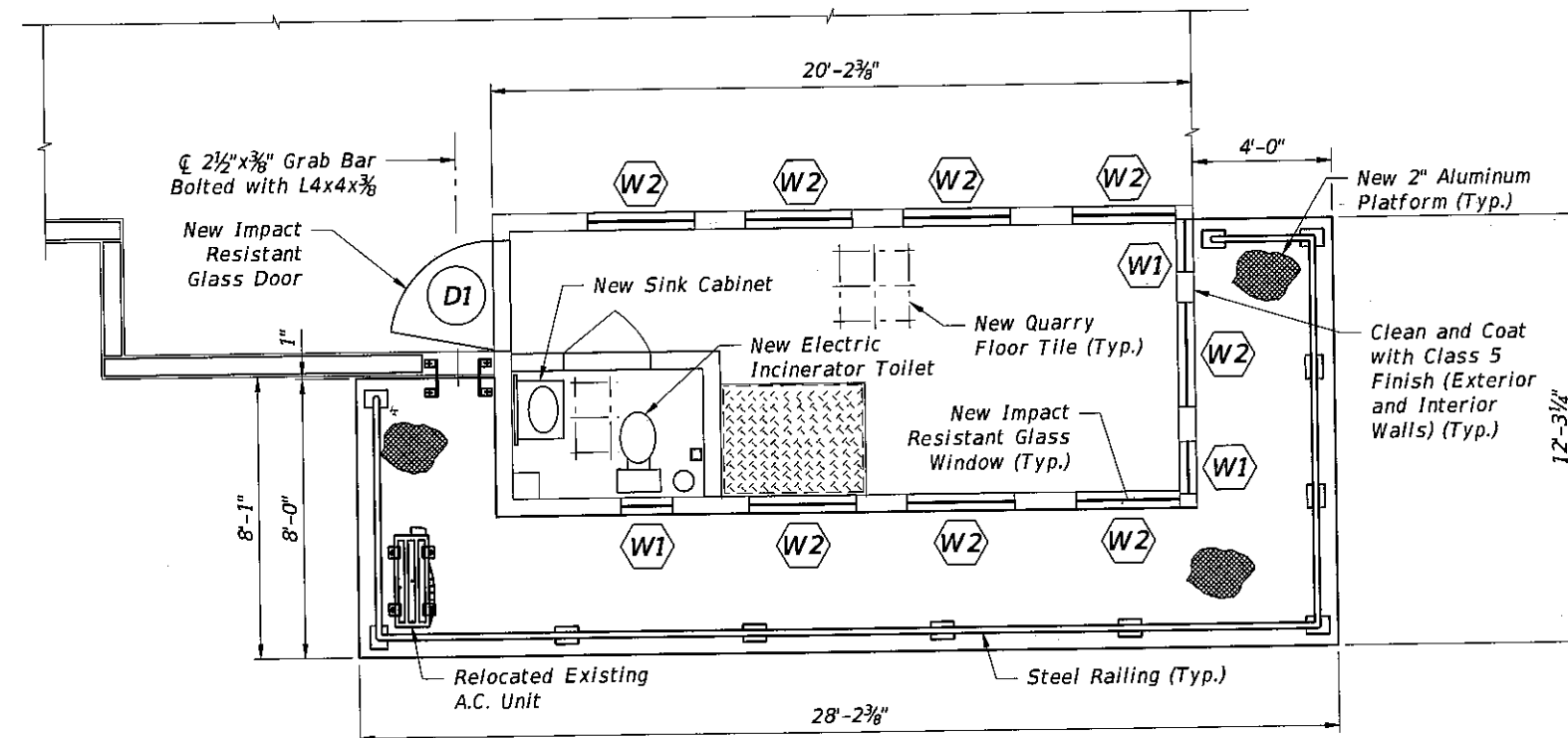
10/4/2013

3:29:21 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TowerLayout01.dgn



EXISTING CONTROL ROOM PLAN



NEW CONTROL ROOM PLAN

NOTES:

1. For door and window schedule, see Dwg. No. TH-6.
2. For platform details, see Dwg. Nos. TH-12 and TH-13.
3. For AC

Bridge No. 875101

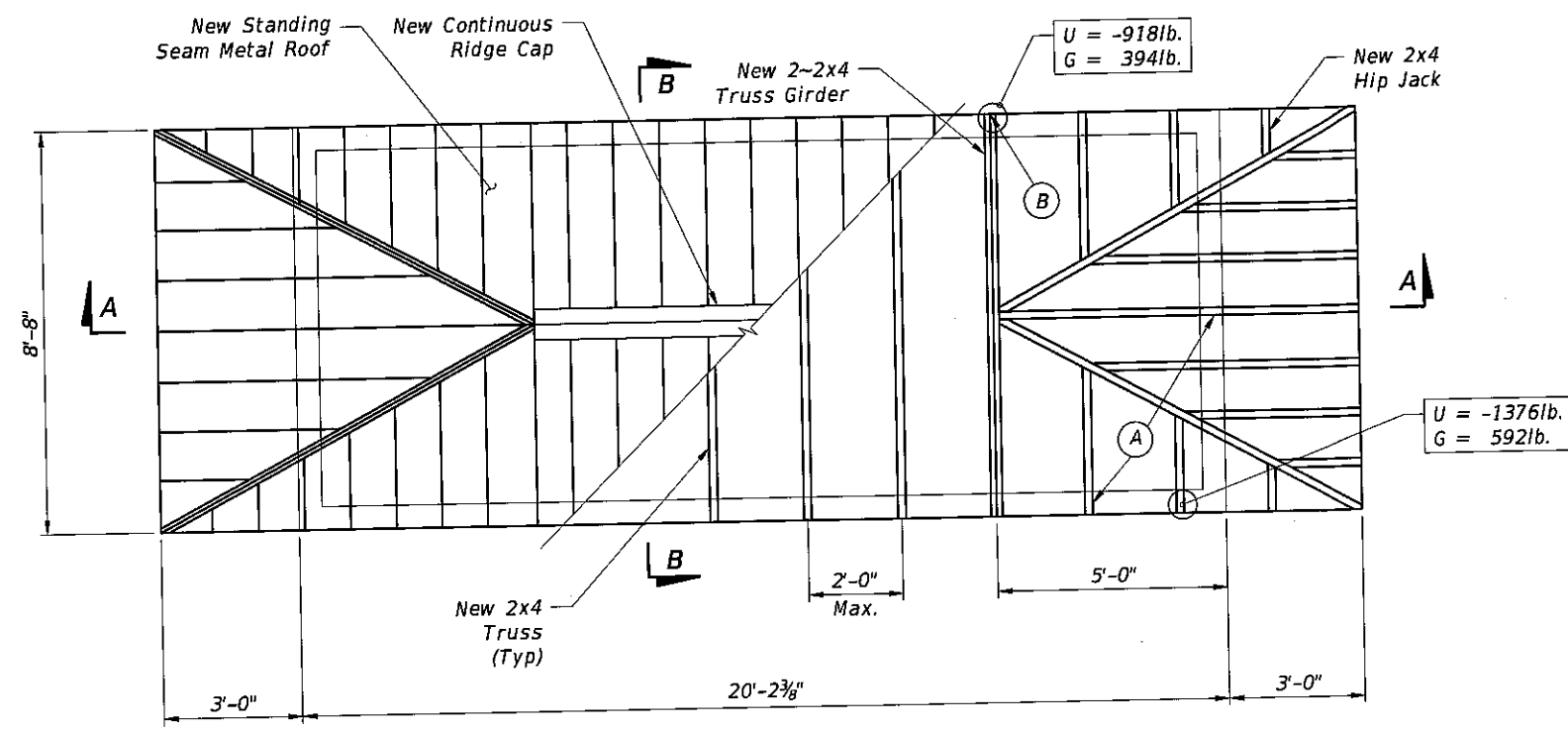
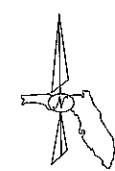
REVISIONS						DRAWN BY: TB 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: CONTROL HOUSE FLOOR PLAN AT CONTROL LEVEL	REF. DWG. NO. TH-3
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: CG 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:	SHEET NO.
						DESIGNED BY: CG 10-13	922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-62
						CHECKED BY: TN 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Cesar Granados, P.E. #64221
Certificate of Authorization #29741

bgersh

10/4/2013 3:29:21 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\BITowerLayout01.dgn



NEW ROOF LEVEL PLAN

COMPONENT AND CLADDING LOADS		
ZONE	MAXIMUM +PRESSURE (PSF)	MAXIMUM -PRESSURE (PSF)
ROOF		
1	42.92	-68.18
2	42.92	-118.65
3	42.92	-175.46
WALLS		
4	74.47	-80.79
5	74.47	-99.72

ROOF PLAN LOADS TABLE

- NOTES:
- 1. For roof details, see Dwg. No. TH-11.
 - 2. For Sections A-A and B-B, see Dwg. No. TH-5.

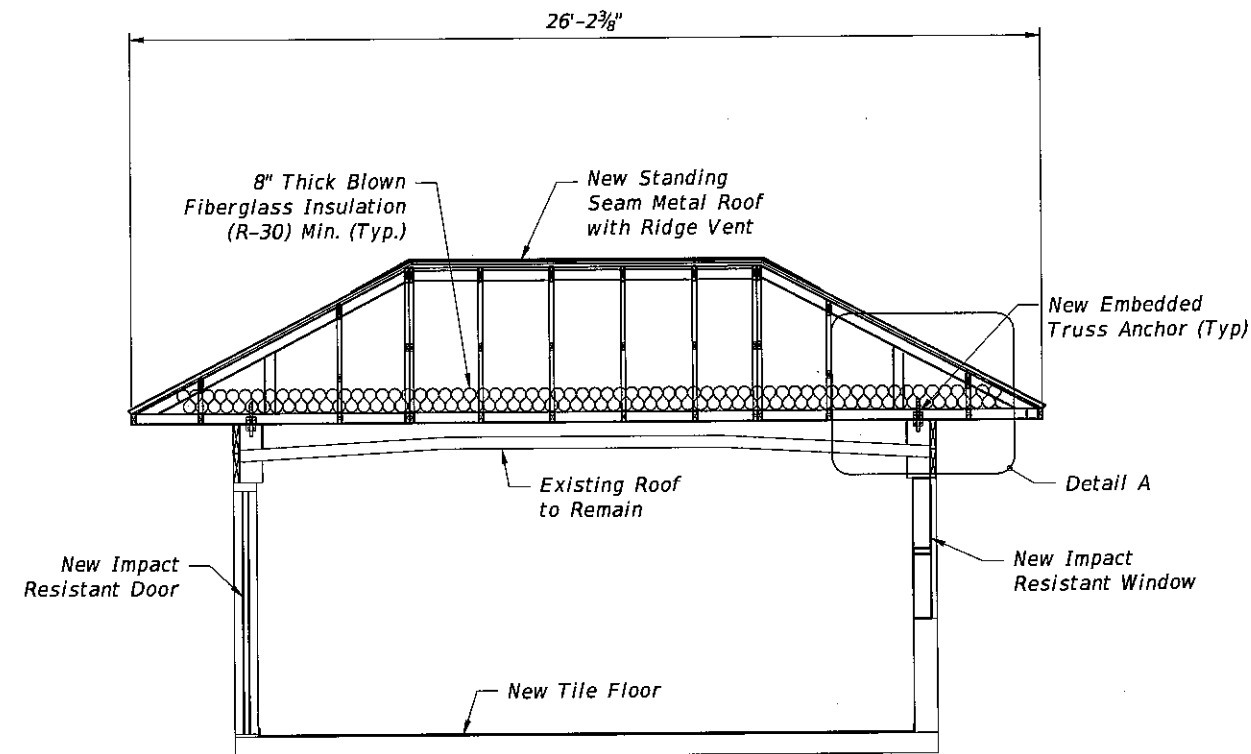
TRUSS ANCHOR SCHEDULE				
MARK	CONN. TYPE	FASTNER	UPLIFT VALUE	MIAMI-DADE COUNTY APPROVAL NO.
(A)	HLPTA 75	20-10d x 1-1/2"	2125	03-0508.04
(B)	(2) HLPTA 75	30-10d x 1-1/2"	3500	03-0508.04

Bridge No. 875101

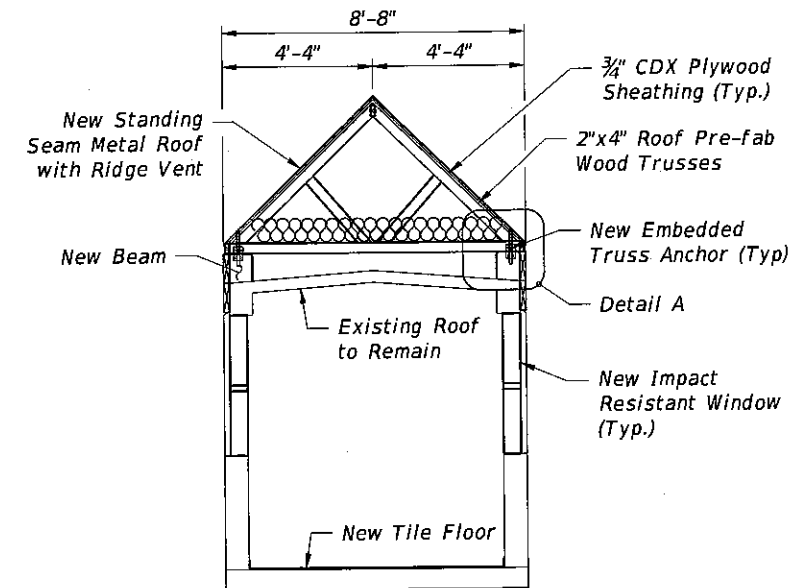
REVISIONS						DRAWN BY: TB 10-13 CHECKED BY: CG 10-13 DESIGNED BY: CG 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS		SHEET TITLE: CONTROL HOUSE ROOF FRAMING PLAN	REF. DWG. NO. TH-4
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	PROJECT ID	
							922	MIAMI-DADE	BC136	
						PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY				SHEET NO. B1-63

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Cesar Granados, P.E. #64221
Certificate of Authorization #29741

10/4/2013 3:29:22 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\BITowerLayout01.dgn



SECTION A-A



SECTION B-B

NOTES:

1. For Sections A-A and B-B, see Dwg. No. TH-4.
2. For Detail A, see Dwg. No. TH-11.

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Cesar Granados, P.E. #64221 Certificate of Authorization #29741	DRAWN BY: TB 10-13 CHECKED BY: CG 10-13 DESIGNED BY: CG 10-13 CHECKED BY: TN 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID	CONTROL HOUSE NEW SECTIONS		TH-5
								922	MIAMI - DADE	BC136	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-64

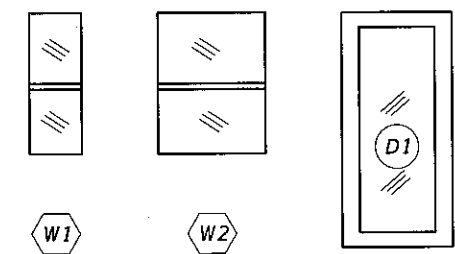
10/14/2013 3:28:23 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\BITowerLayout01.dgn

bgersh

10/4/2013 3:29:23 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TowerLayout01.dgn

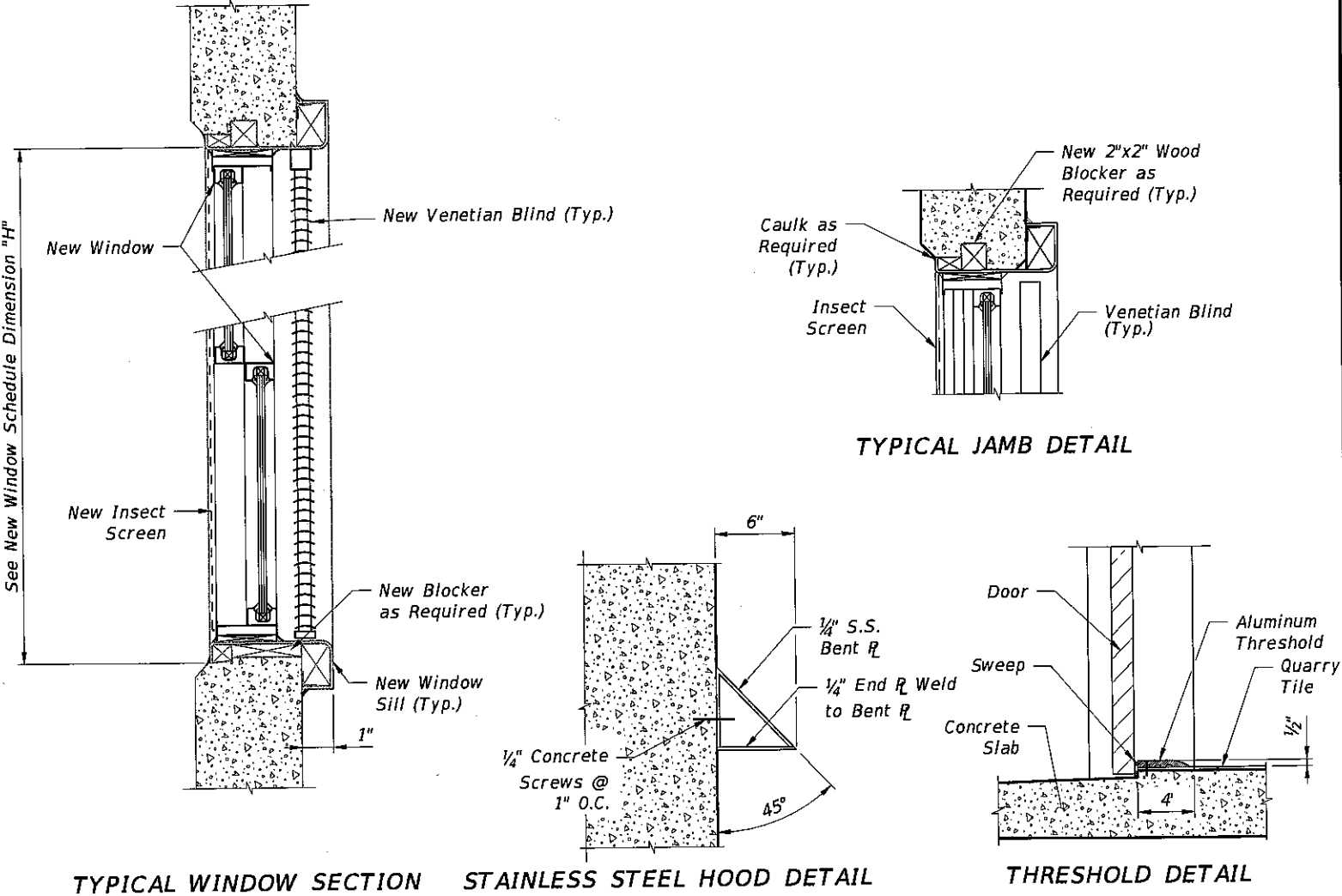
DOOR SCHEDULE			
MARK	DOOR SIZE (wxhxd)	QUANTITY	DESCRIPTION
D1	3'-2" x 6'-8" x 1 3/4"	1	High Security Glass



WINDOW SCHEDULE				
MARK	TYPE	WINDOW SIZE (wxh)	QUANTITY	DESCRIPTION
W1	Double Hung	1'-6" x 4'-0"	3	Impact Resistant
W2	Double Hung	3'-1" x 4'-0"	8	Impact Resistant

NOTES:
 1. Mount venetian blinds in window frame.
 2. For window attachment provide blocker w/T-nails @ 6" o.c. Window shall be attached to concrete (no blocking) w/1/4" x 2 3/4" concrete tapcon screws with a minimum embedment of 1 1/4" into concrete, spaced 6" from ends, balance @ 12" o.c.

FINISH SCHEDULE					
ROOM NAME	BASE	FLOOR	WALL	CEILING	
CONTROL ROOM	CONCRETE	QUARRY TILE	PAINTED	CONCRETE	PAINTED



Bridge No. 875101

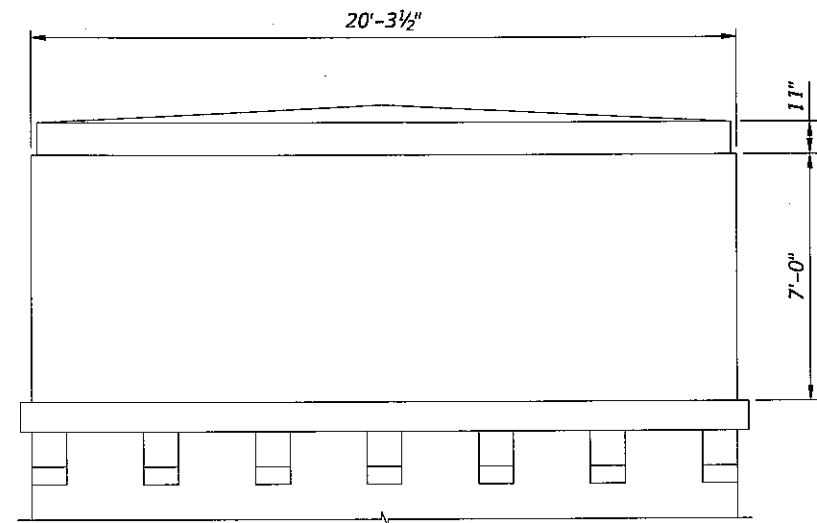
REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: 10-13			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:			REF. DWG. NO.		
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		CHECKED BY: 10-13						PROJECT NAME:			TH-6		
							DESIGNED BY: 10-13			ROAD NO.	COUNTY	PROJECT ID	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY			SHEET NO.		
							CHECKED BY: 10-13			922	MIAMI-DADE	BC136				B1-65		
										bqersh			10/4/2013 3:29:15 PM			G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\BITowerdet01		

bgersh

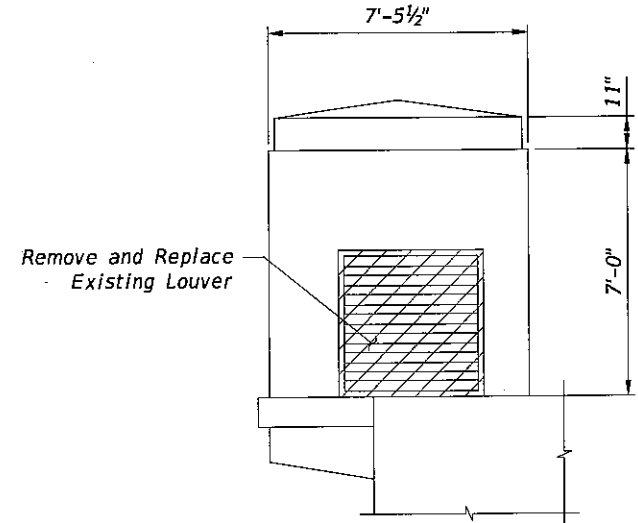
10/4/2013

3:29:15 PM

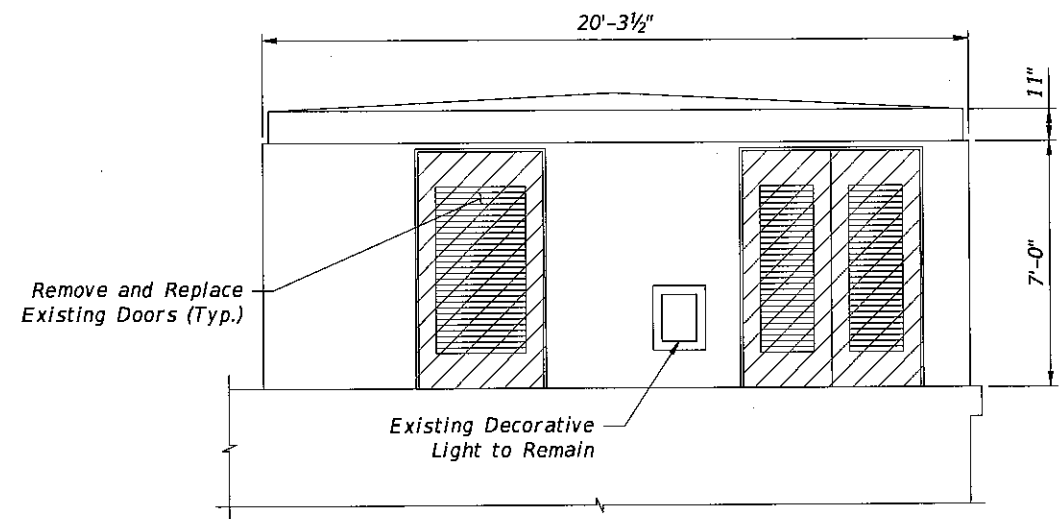
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\BITowerdet01.dgn



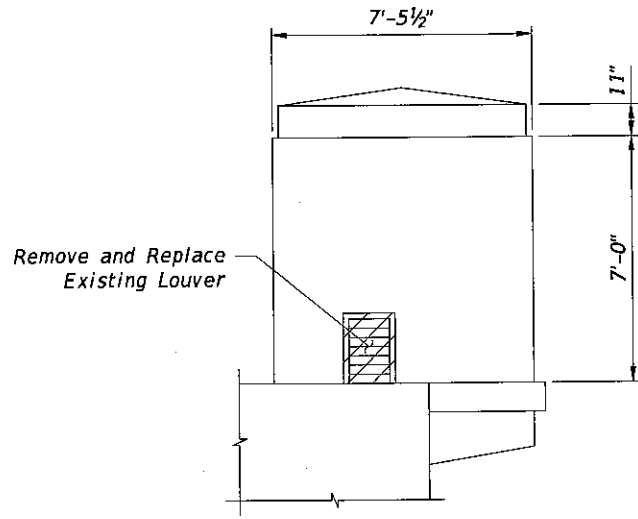
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Legend:
 Removal Limits

GENERATOR HOUSE GENERAL NOTES:

1. Remove doors, frames and screens. Replace doors as indicated in the Plans, frames to match existing rough dimensions.
2. All blocking shall be treated wood as specified in Section 955 of the Florida Department of Transportation Standard Specification.
3. New roofing to be a standing seam metal roof, with concealed fasteners.
4. Clean and apply Class V finish to all exterior concrete surfaces.
5. Colors of the finish shall be approved prior to the application.

LOADS:

A: Roof: LL=30psf
DL=30psf

B: Design Criteria
V=170mph
CAT=III
Exp=D

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			GENERATOR HOUSE EXISTING ELEVATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME	SHEET NO.	
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-66	TH-7

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Cesar Granados, P.E. #64221
 Certificate of Authorization #29741

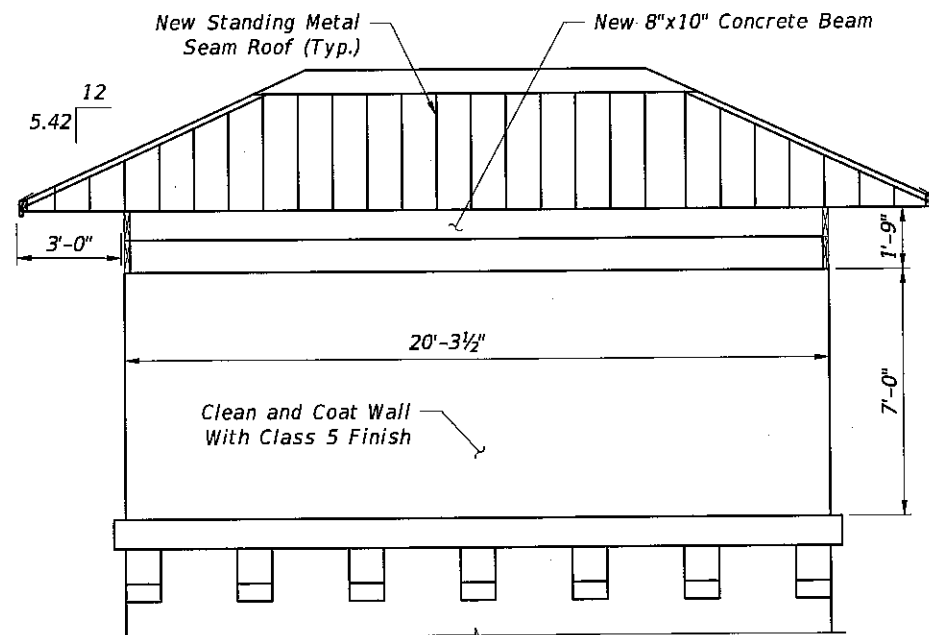
DRAWN BY:
TB 10-13
 CHECKED BY:
CO 10-13
 DESIGNED BY:
CO 10-13
 CHECKED BY:
TN 10-13

bgersh

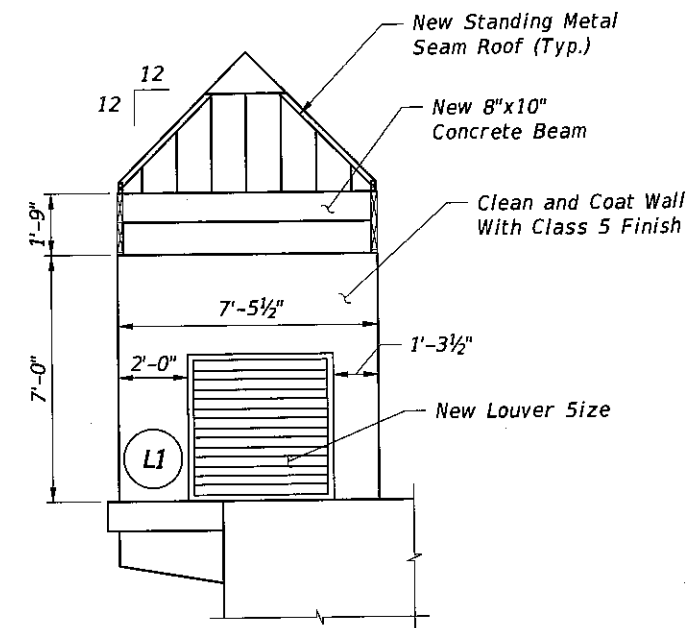
10/4/2013

3:29:24 PM

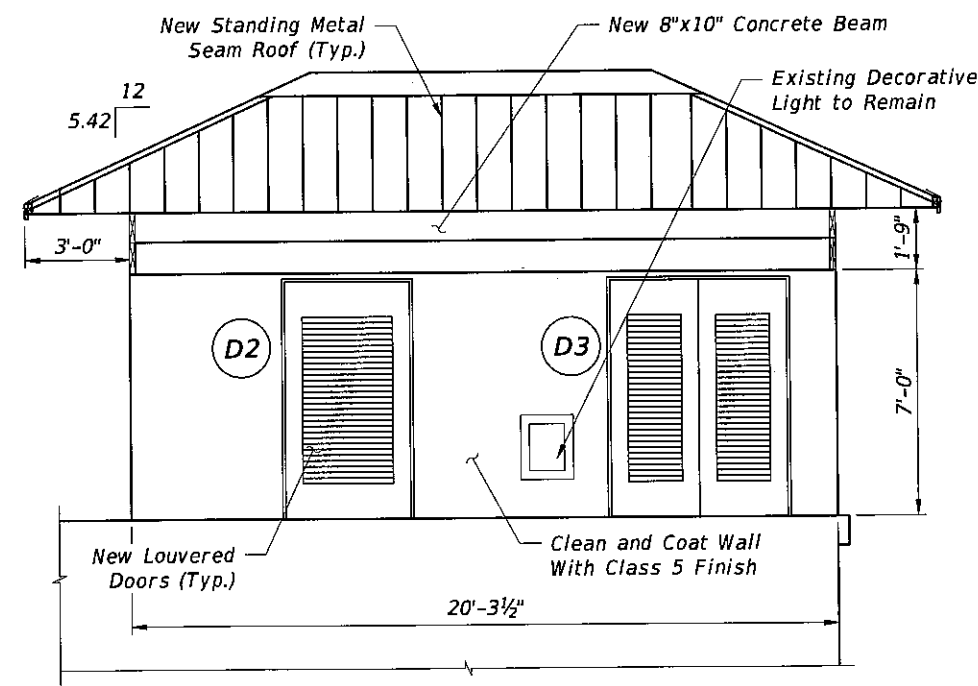
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\BITowerLayout02.DGN



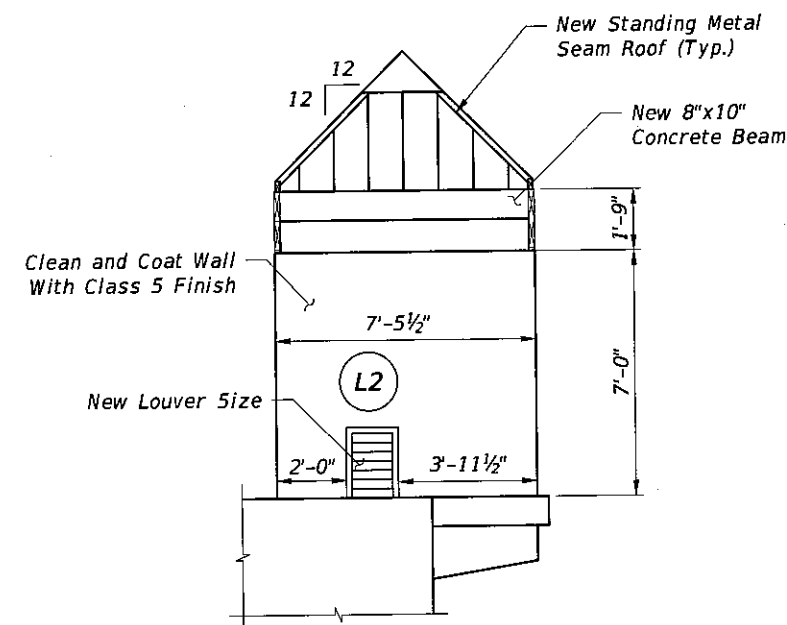
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- Notes:
1. Refer to Dwg No. TH-9 for door details.
 2. Refer to Dwg N. TH-9 for louver details.

Bridge No. 875101

REVISIONS						DRAWN BY:			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	TR	10-13		ROAD NO.	COUNTY	PROJECT ID	GENERATOR HOUSE NEW ELEVATIONS		TH-8	
						CG	10-13		922	MIAMI-DADE	BC136	PROJECT NAME:		SHEET NO.	
						CG	10-13					BROAD CAUSEWAY BASCULE BRIDGE		B1-67	
						CG	10-13					REHABILITATION OVER INTRACOASTAL WATERWAY			
						TN	10-13								

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Cesar Granados, P.E. #64221
Certificate of Authorization #29741

bgersh

10/4/2013

3:29:25 PM

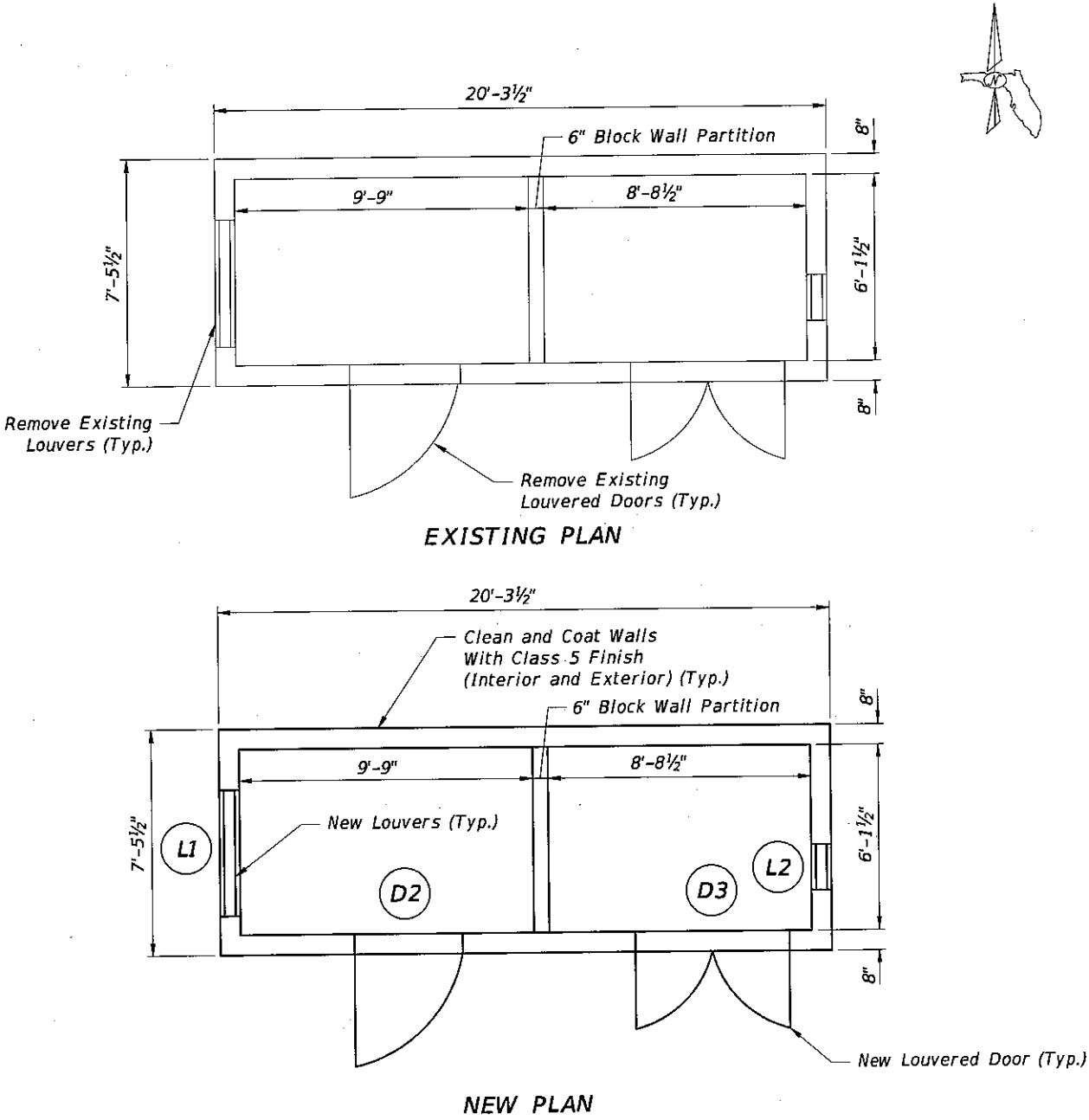
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TowerLayout02.DGN

DOOR SCHEDULE			
MARK	DOOR SIZE (wxhxd)	QUANTITY	DESCRIPTION
(D2)	3'-9" x 6'-10" x 1 3/4"	1	High Security Aluminum Single Door with Louver
(D3)	5'-3" x 6'-10" x 1 3/4"	1	High Security Aluminum Double Door with Louver

LOUVER SCHEDULE			
MARK	DOOR SIZE (wxhxd)	QUANTITY	DESCRIPTION
(L1)	4'-2" x 4'-2" x 1 3/4"	1	Extruded Aluminum Hurricane Louver
(L2)	1'-6" x 6'-10" x 1 3/4"	1	Extruded Aluminum Hurricane Louver

- NOTES:
1. Mount venetian blinds in window frame.
 2. For window attachment provide blocker w/T-nails @ 6" o.c. Window shall be attached to concrete (no blocking) w/1/4" x 2 3/4" concrete tapcon screws with a minimum embedment of 1 1/4" into concrete, spaced 6" from ends, balance @ 12" o.c.

FINISH SCHEDULE					
ROOM NAME	BASE	FLOOR	WALL	CEILING	
GENERATOR ROOM	CONCRETE	CONCRETE	PAINTED	CONCRETE	PAINTED



Bridge No. 875101

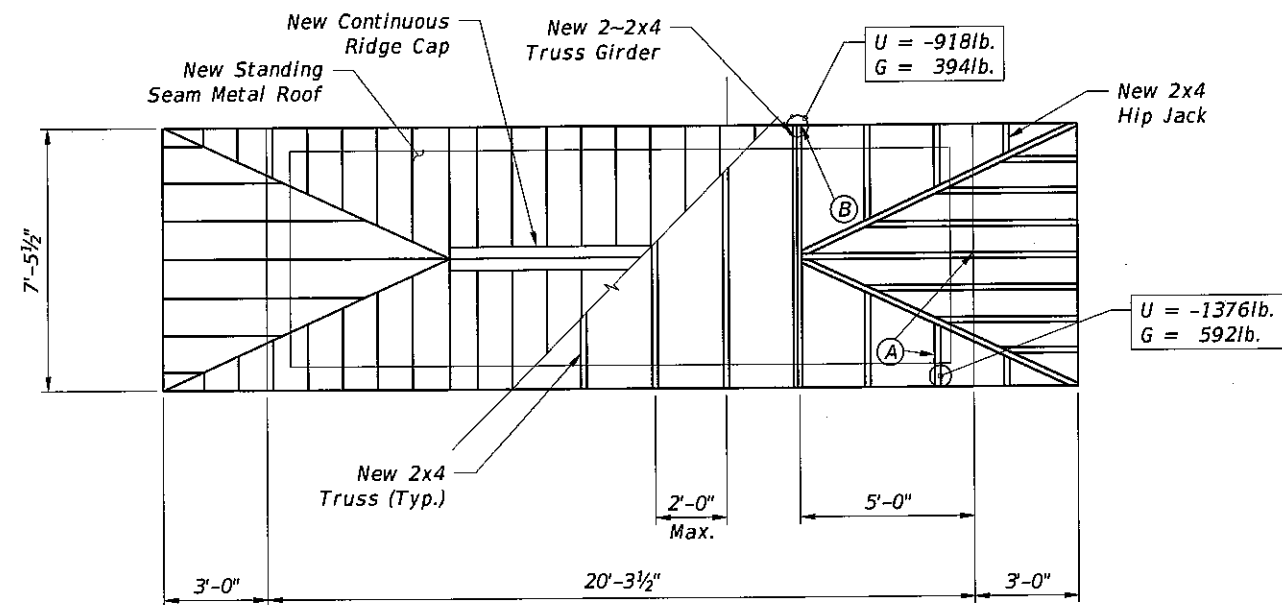
REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Cesar Granados, P.E. #64221 Certificate of Authorization #29741	TOWN OF BAY HARBOR ISLANDS ROAD NO. COUNTY PROJECT ID 922 MIAMI-DADE BC136	SHEET TITLE		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			GENERATOR HOUSE FLOOR PLAN AT ROADWAY LEVEL		TH-9
								PROJECT NAME		SHEET NO.
								BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-68

bgersh

10/4/2013

3:29:25 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TowerLayout02.DGN



NEW ROOF LEVEL PLAN

COMPONENT AND CLADDING LOADS		
ZONE	MAXIMUM +PRESSURE (PSF)	MAXIMUM -PRESSURE (PSF)
ROOF		
1	42.92	-68.18
2	42.92	-118.65
3	42.92	-175.46
WALLS		
4	74.47	-80.79
5	74.47	-99.72

ROOF PLAN LOADS TABLE

NOTES:

1. For roof details, see Dwg. No. TH-11.
2. For Sections A-A and B-B, see Dwg. No. TH-5.

TRUSS ANCHOR SCHEDULE				
MARK	CONN. TYPE	FASTNER	UPLIFT VALUE	MIAMI-DADE COUNTY APPROVAL NO.
(A)	HLPTA 75	20-10d x 1-1/2"	2125	03-0508.04
(B)	(2) HLPTA 75	30-10d x 1-1/2"	3500	03-0508.04

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: GENERATOR HOUSE ROOF FRAMING PLAN	REF. DWG. NO. TH-10
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-69
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

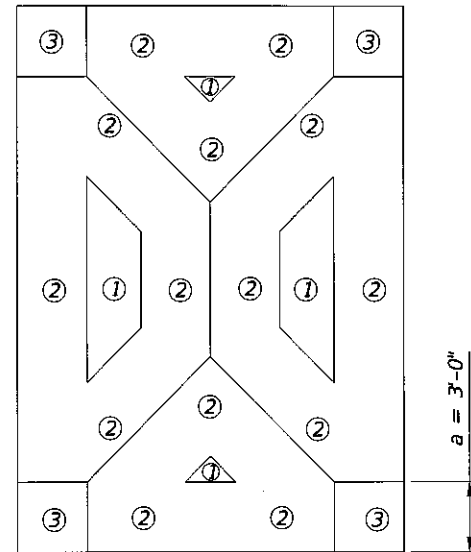
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRIBE, FLORIDA 33323
Certificate of Authorization #29741

bgersh

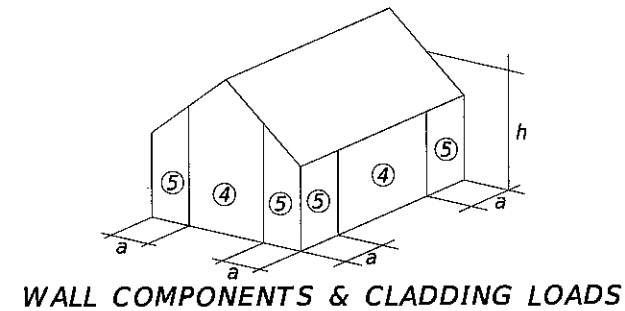
10/4/2013

3:29:26 PM

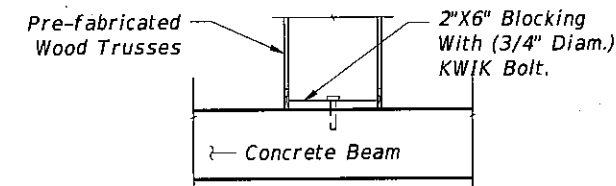
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TowerLayout02.DGN



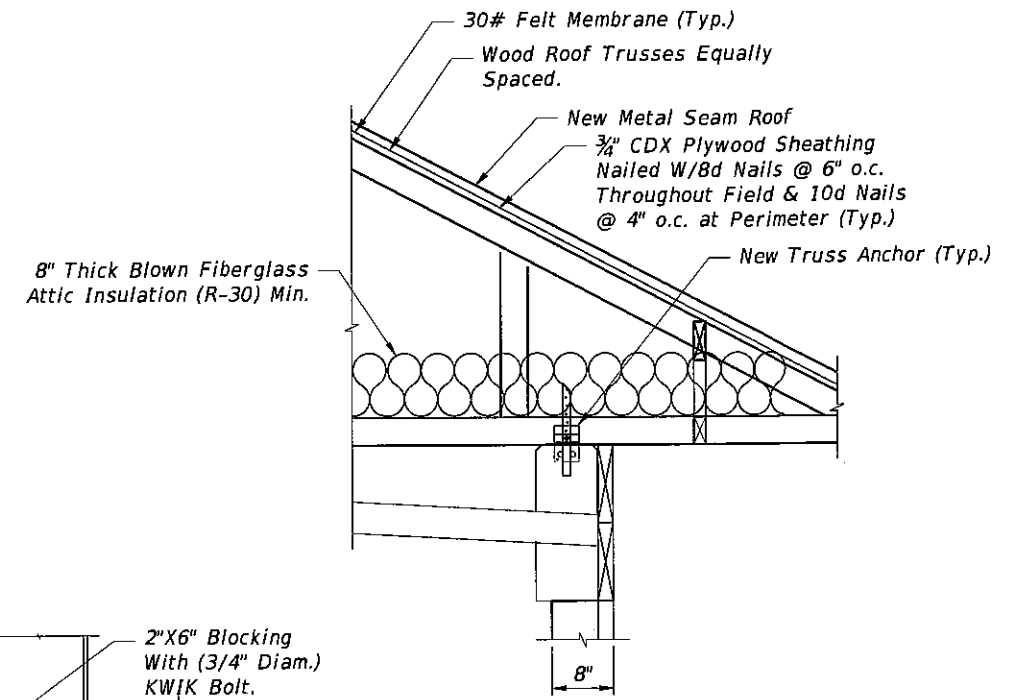
ROOF PLAN COMPONENT & CLADDING LOADS



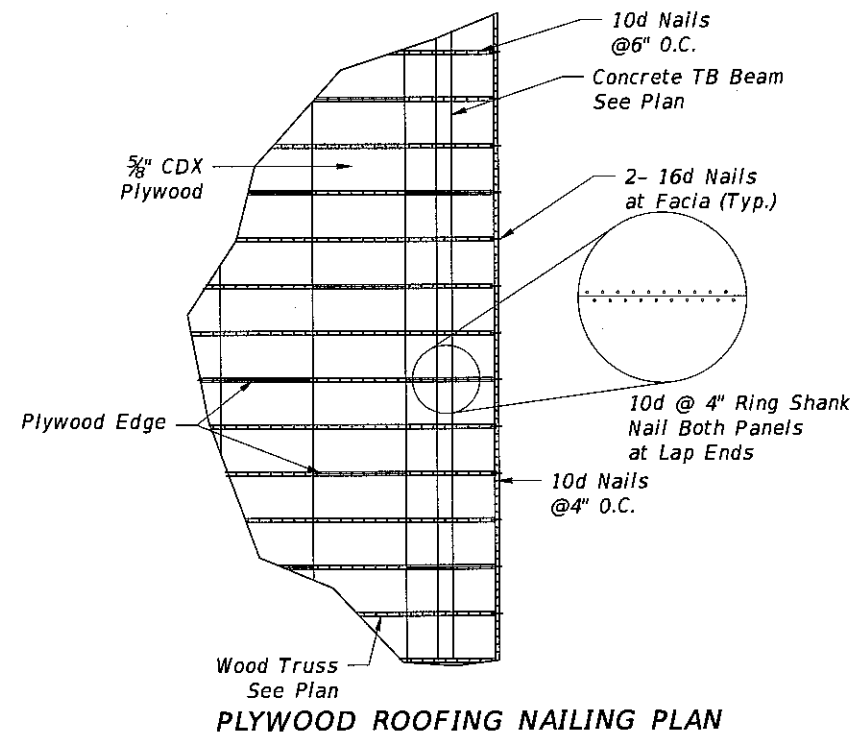
WALL COMPONENTS & CLADDING LOADS



TRUSS BLOCK DETAIL



DETAIL A



PLYWOOD ROOFING NAILING PLAN

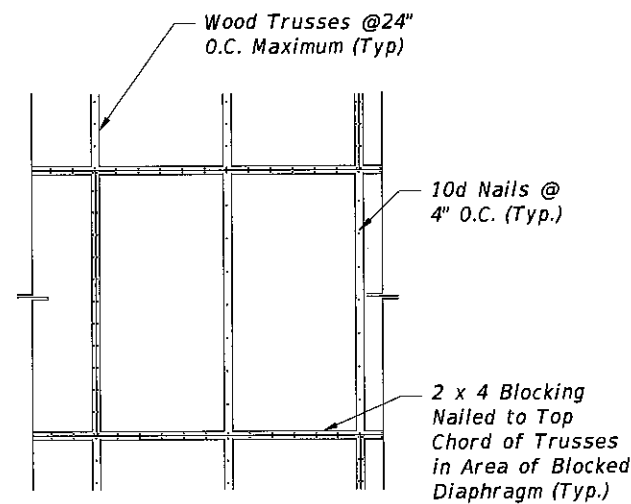
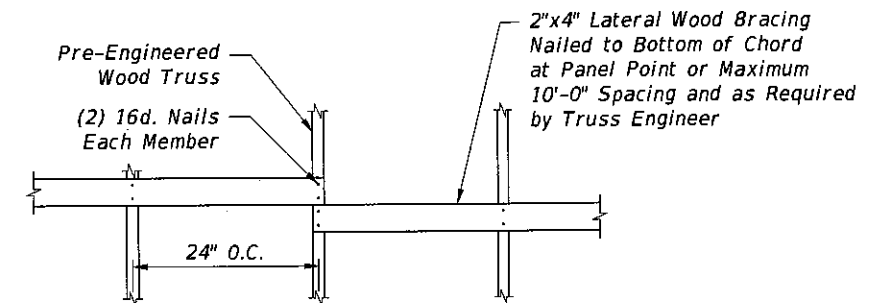
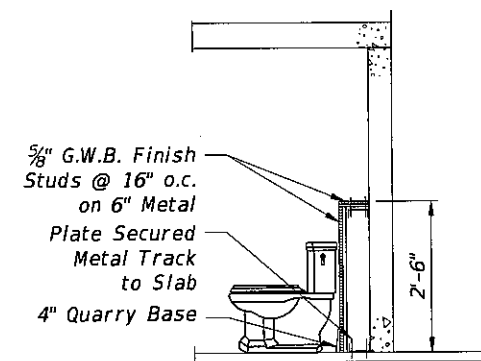


DIAGRAM FOR NAILING OF ROOF SHEATHING BOARDS AT BLOCKING DIAGRAM



LATERAL BRACING



WET WALL DETAIL

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: CONTROL HOUSE AND GENERATOR HOUSE DETAILS	REF. DWG. NO. TH-11
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-70
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

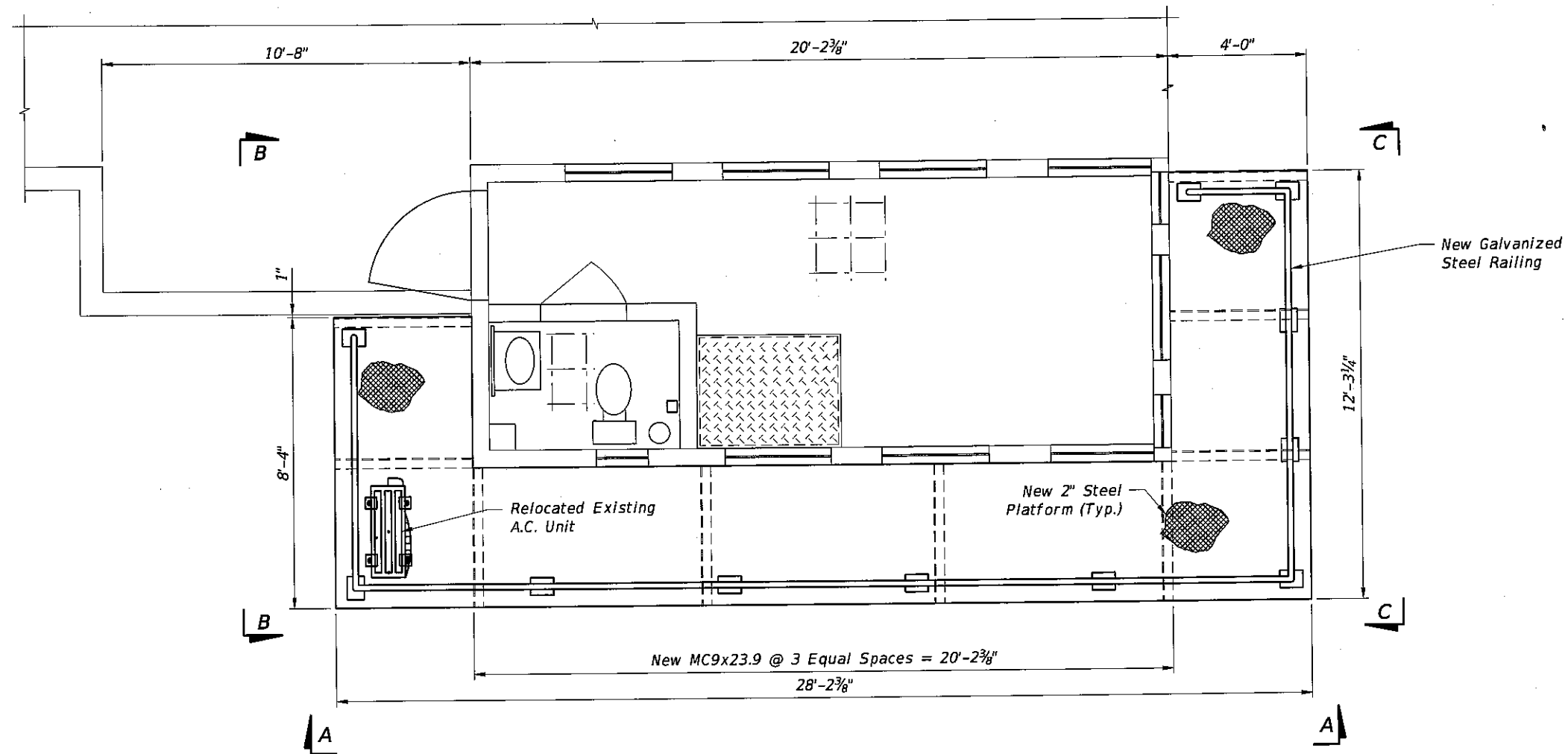
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Certificate of Authorization #29741

bgersh

10/4/2013

3:29:16 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Towerdet02.dgn



NEW CONTROL ROOM PLAN

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: UTILITY PLATFORM DETAILS (1 OF 2)	REF. DWG. NO. TH-12
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-71
						DESIGNED BY: 10-13	922	MIAMI - DADE	BC136		
						CHECKED BY: 10-13					

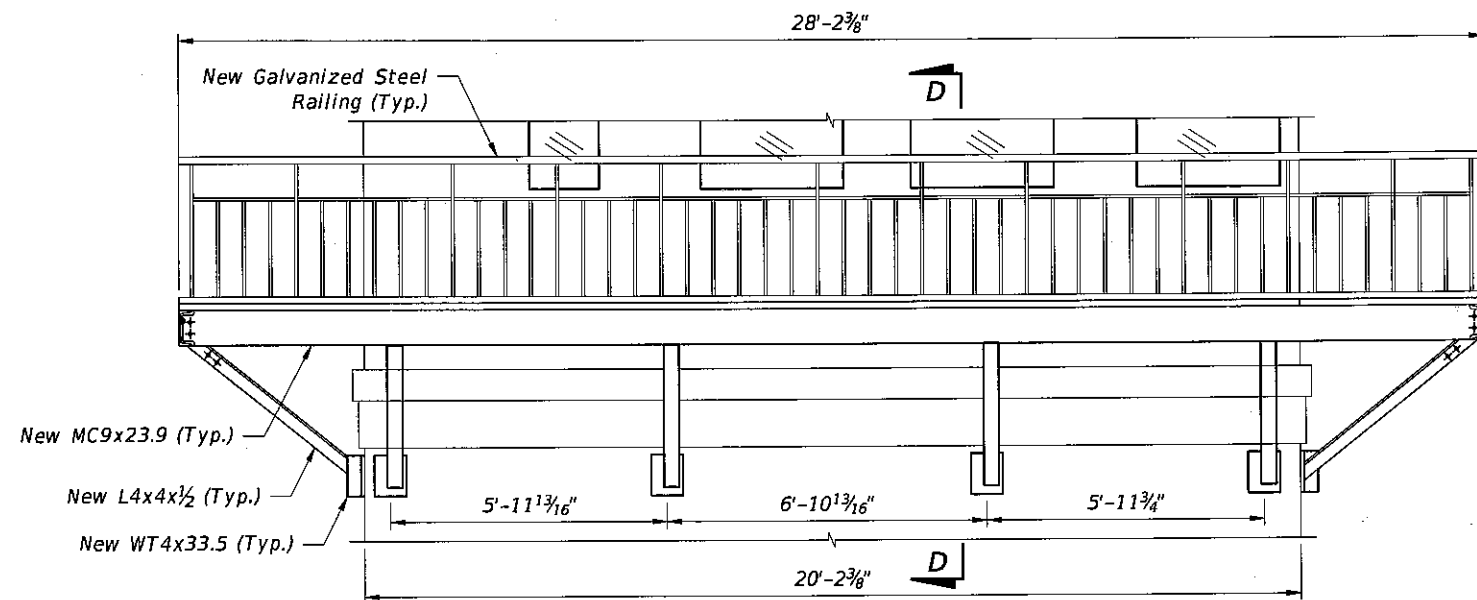
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323

Certificate of Authorization #29741

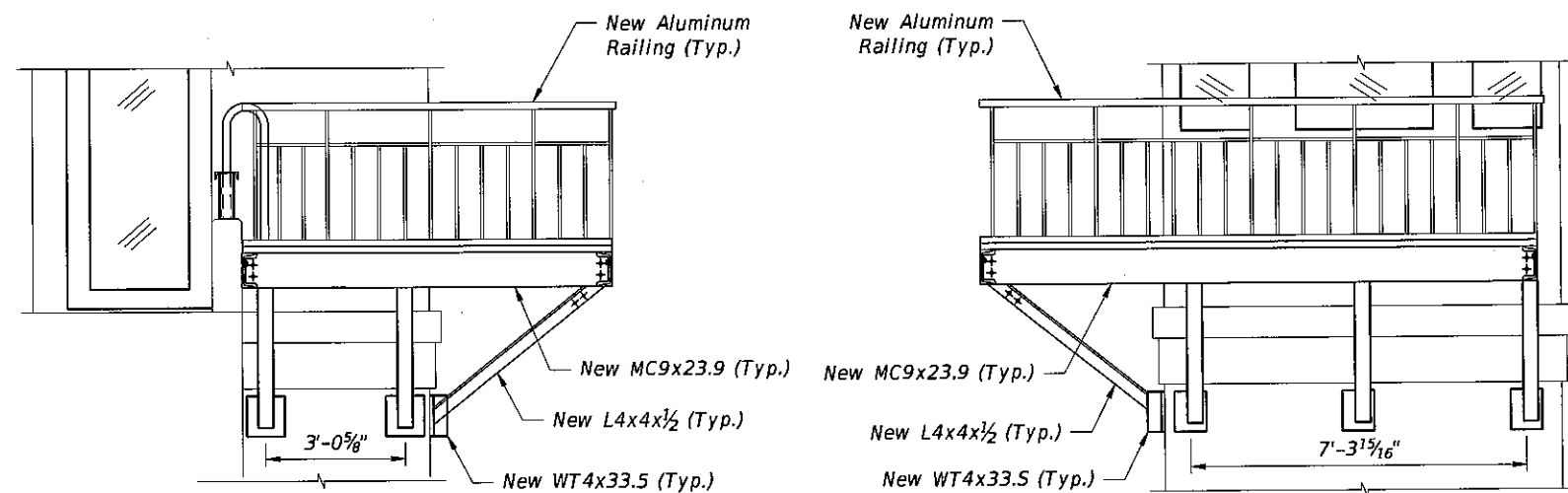
bgersh

10/4/2013 3:29:18 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Towerdet03.dgn

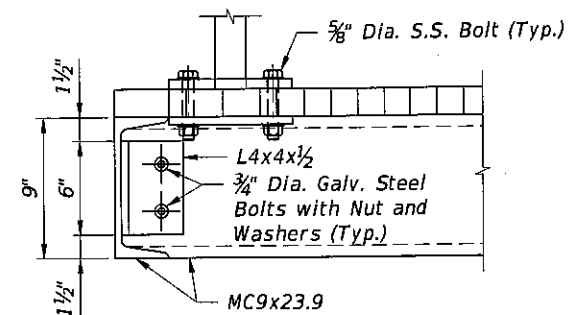


VIEW A-A

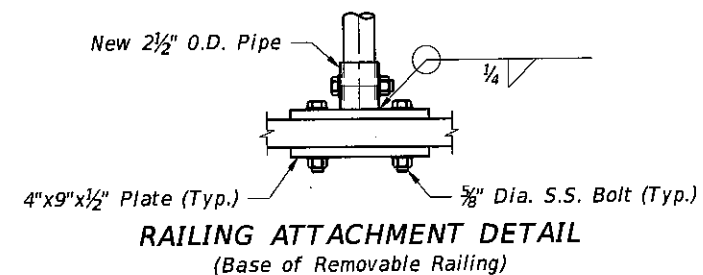
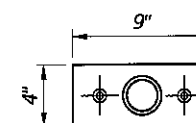


VIEW B-B

VIEW C-C



SECTION D-D



Bridge No. 875101

REVISIONS						DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DRAWN BY:	CHECKED BY:	DESIGNED BY:	CHECKED BY:	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:	PROJECT NAME:	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION											ROAD NO.	COUNTY	PROJECT ID			
																922	MIAMI-DADE	BC136	UTILITY PLATFORM DETAILS (2 OF 2)	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	TH-13
																					81-72

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Certificate of Authorization #29741

GENERAL MACHINERY NOTES:

Details of machinery shall conform to the ASSHTO LRFD Movable Highway Bridge Design Standard Specifications for 2007 and Interim Revisions, unless otherwise shown on the Plans, or provided for in the Specifications.

Provide shims for leveling and aligning all machinery components. Shims shall be 1/2" nominal thickness, unless otherwise specified, with adjustment variations as described in the Technical Special Provisions Section 468.

All bolts (or studs) shall be high strength (H.S.) bolts meeting the requirements of ASTM A325 unless otherwise indicated. Where turned bolts/fasteners are specified the bolt to hole clearance shall be ANSI 4.1 LC6 unless otherwise noted.

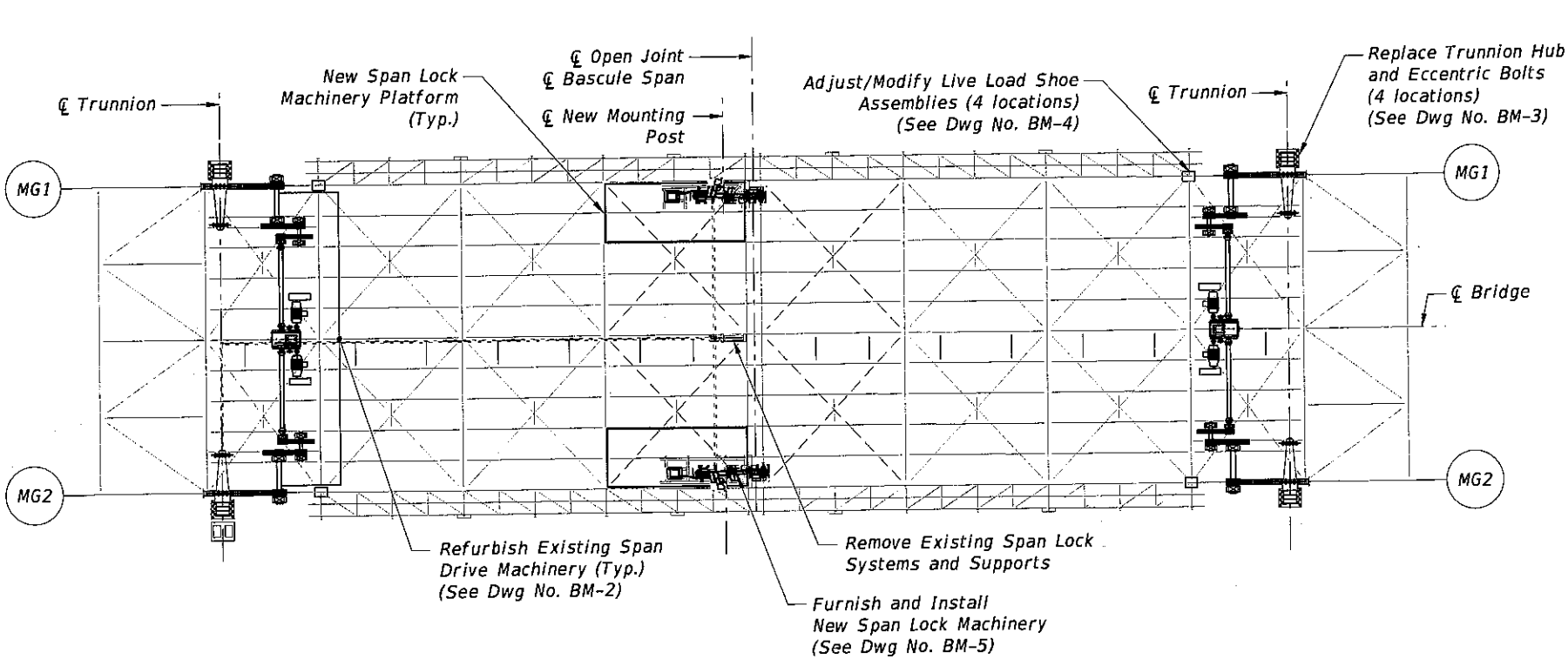
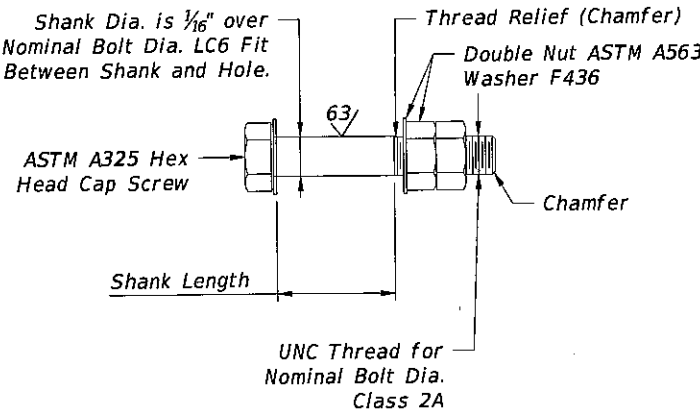
All high strength bolts shall have a hardened plain washer under the head and the nut. High strength bolts that have been torqued shall not be reused.

Fasteners that require tapped holes, shall be detailed with a minimum thread engagement of 1 1/2 times the nominal body diameter. Countersunk fasteners shall be detailed with a minimum of a 1/16" recess.

Cap screws shall be material ASTM F879 and H.S. Cap screws shall be material ASTM A449. Utilize Loctite 422 or 424 for all tapped connections unless otherwise noted in the plans.

TYPICAL H.S. TURNED STUD DETAIL

- 1. Shank Length to be 1/4" less than grip thickness of connection.
- 2. All turned bolts (or studs) shall meet the requirements of ASTM A325 unless otherwise indicated.



MACHINERY LAYOUT

Machinery dimensions shown on drawings are dimensions after machining. Unless otherwise indicated or required for the proper assembly of parts, dimensional tolerances for machinery in general shall be as follows:

Surface Straightness:	— 0.010
Flatness:	□ 0.010
Parallelism:	0.005 -
Perpendicularity (Per Linear Foot):	⊥ 0.005 -
Angularity (Per Linear Foot):	∠ 0.02 -
Position (Features within a Component):	⊕ 0.02 -
Concentricity:	⊗ 0.005 -
Circular Runout:	↗ 0.005 -

All transitions of surfaces of machinery parts shall be blended in smooth. All mating surfaces of machinery parts, supports shall be machined.

The edges and corners of all machinery parts shall be detailed and machined with suitable fillets and chamfers. In general the minimum radius or chamfer shall be 1/8" if the part thickness is less than 1" and 1/4" if the part thickness is equal to or greater than 1", unless otherwise noted. In the case of mating parts, allowances shall be made for the proper fit and assembly. Such details shall be shown on shop drawings.

Unless otherwise indicated fits and finishes for machinery shall be as follows:

Surface	Finish	Fit
Machinery base on steel	125	-
Machinery base on masonry	500	-
Machinery Supports	125	-
Machinery parts in fixed contact	125	-
Shaft journal	8	RC6
Journal bushings	16	RC6
Hubs on shafts (to 2" bore)	32	FN2
Hubs on shafts (over 2" bore)	63	FN2
Split bushings in base	125	LC1
Solid bushing in base (to 1/4" wall)	63F	N1
Solid bushing in base (over 1/4" wall)	63	FN2
Sliding and thrust bearings	32	RC6

The above fits for cylindrical parts shall also apply to the major dimensions of noncylindrical parts

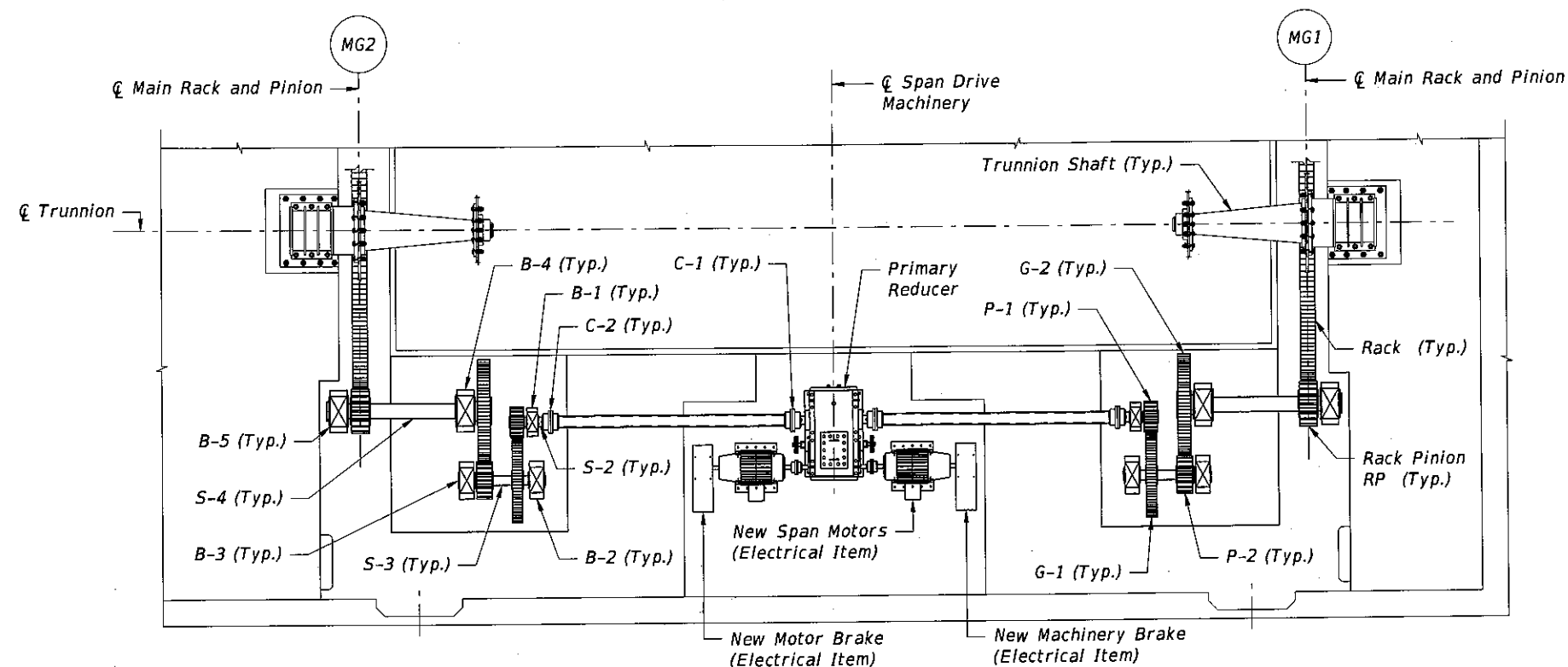
Bridge No. 875101

REVISIONS						DRAWN BY: RA 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: MACHINERY SYSTEM WORK PLAN	REF. DWG. NO. BM-1
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	PROJECT ID		
							922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-73

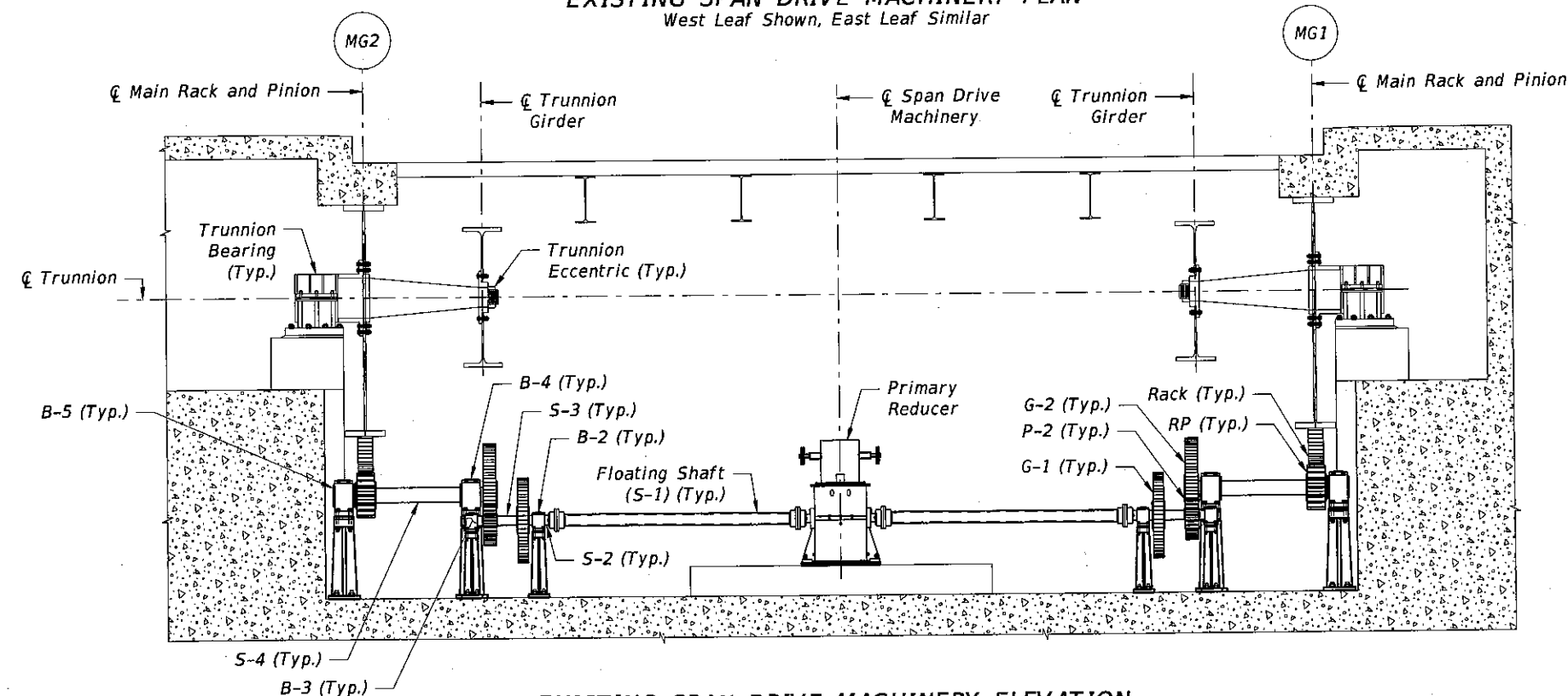
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Michael J. Sileno, P.E. #53884
Certificate of Authorization #29741

DRAWN BY:
RA 10-13
CHECKED BY:
AAA 10-13
DESIGNED BY:
AAA 10-13
CHECKED BY:
MJS 10-13

10/4/2013 3:28:37 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1MechNotes01.DGN



EXISTING SPAN DRIVE MACHINERY PLAN
West Leaf Shown, East Leaf Similar



EXISTING SPAN DRIVE MACHINERY ELEVATION
(Span Motor and Brakes not shown for Clarity)
West Leaf Shown, East Leaf Similar

LEGEND	
G	Gear
P	Pinion
B	Bearing
C	Coupling
S	Shaft

EXISTING SPAN DRIVE MACHINERY REPAIR NOTES:

1. Clean and paint all machinery assemblies including all rack bolts, all shafts, all machinery supports and connecting bolts, and all bearing assemblies.
2. Replace all bearing assembly deteriorated cap and anchor bolt nuts.
3. Replace East Leaf rack bolt nuts exhibiting section loss.
4. Clean and regrease all open gear sets.

PRIMARY REDUCER REPAIR WORK:

1. Clean East Leaf reducer and fill with new oil.
2. Furnish and install new seals for the Near Leaf reducer input shafts and for the East Leaf reducer output shafts.
3. Furnish and install new seals for the East Leaf manual drive reducer input shaft.
4. Furnish and install new drain seals for West and East Leaf reducers.
5. Repair leak at broken weld of West Leaf reducer.
6. Clean and paint all reducer boxes.

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SPAN DRIVE MACHINERY REPAIRS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME		BM-2
						922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		81-74

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Michael J. Sileno, P.E. #53884
Certificate of Authorization #29741

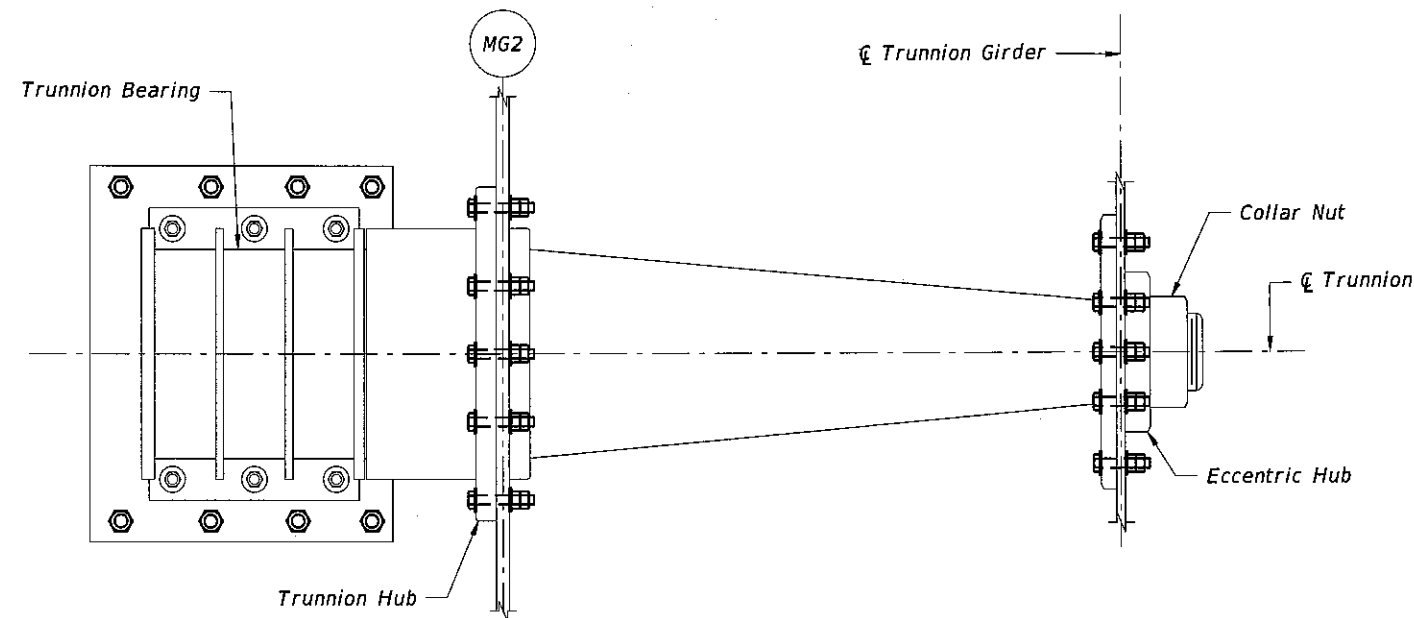
DRAWN BY:
RA 10-13
CHECKED BY:
AAA 10-13
DESIGNED BY:
AAA 10-13
CHECKED BY:
MIS 10-13

bgersh

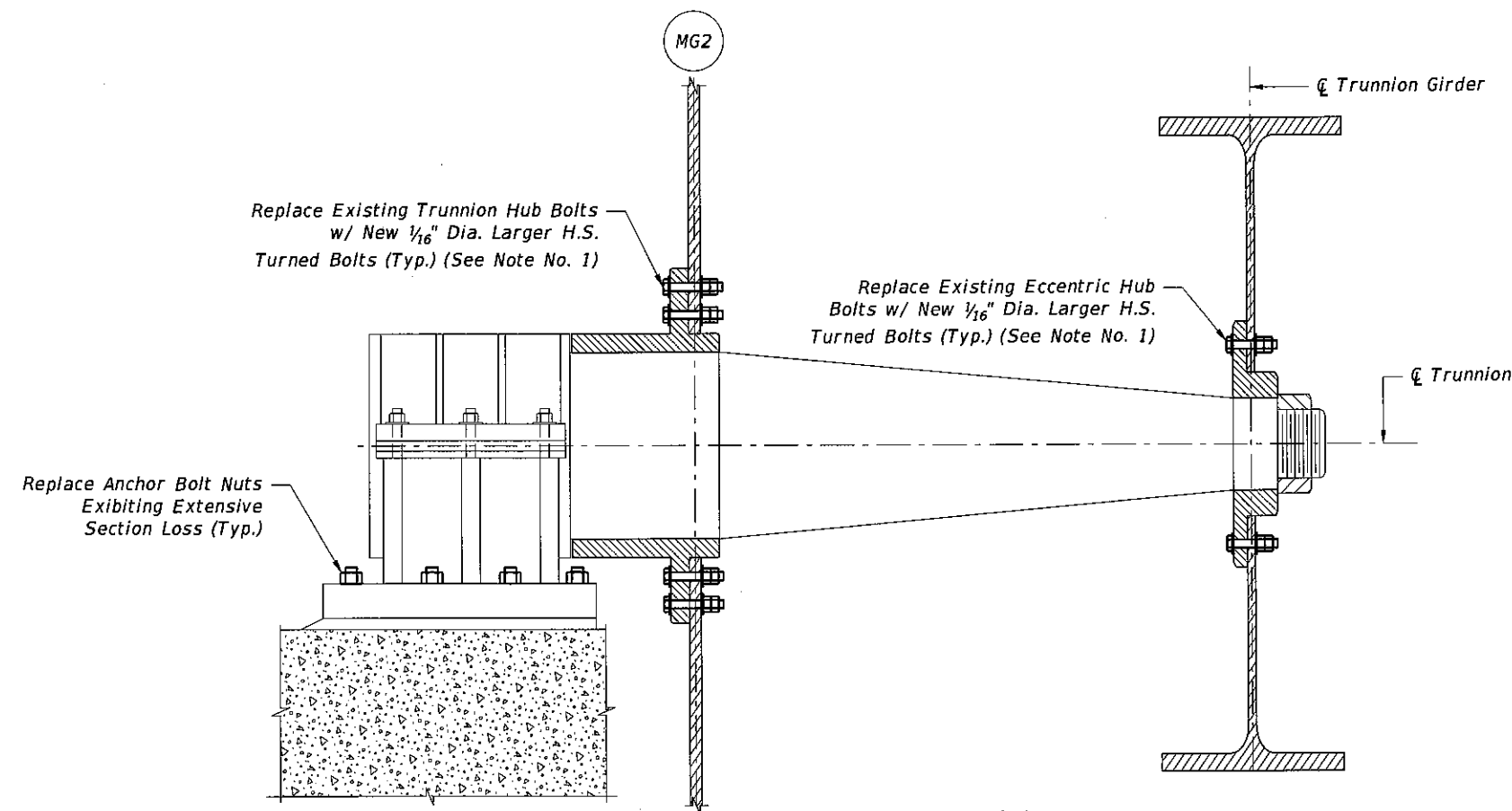
10/4/2013

3:28:10 PM

6:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1DriveAssem01.DGN



PLAN



ELEVATION

EXISTING TRUNNION ASSEMBLY

(4 Assemblies)

EXISTING TRUNNION REPAIR NOTES:

1. Field verify all existing trunnion and eccentric hub bolt hole diameters before finalizing the new larger turned bolt shank diameters.
2. Clean and paint entire trunnion assemblies.

EXISTING TRUNNION ASSEMBLY REPAIR NOTES:

1. Clean and paint all trunnion assemblies.
2. Replace anchor bolt nuts that exhibit extensive section loss.
3. Replace all trunnion hub and eccentric bolts with larger diameter turned bolts.

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: TRUNNION ASSEMBLY MODIFICATIONS	REF. DWG. NO. BM-3
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-75
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

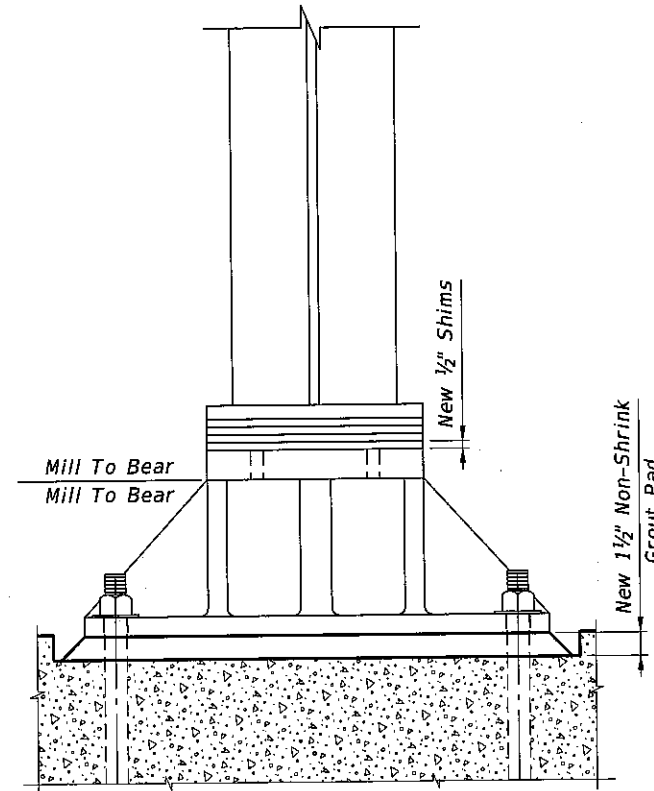
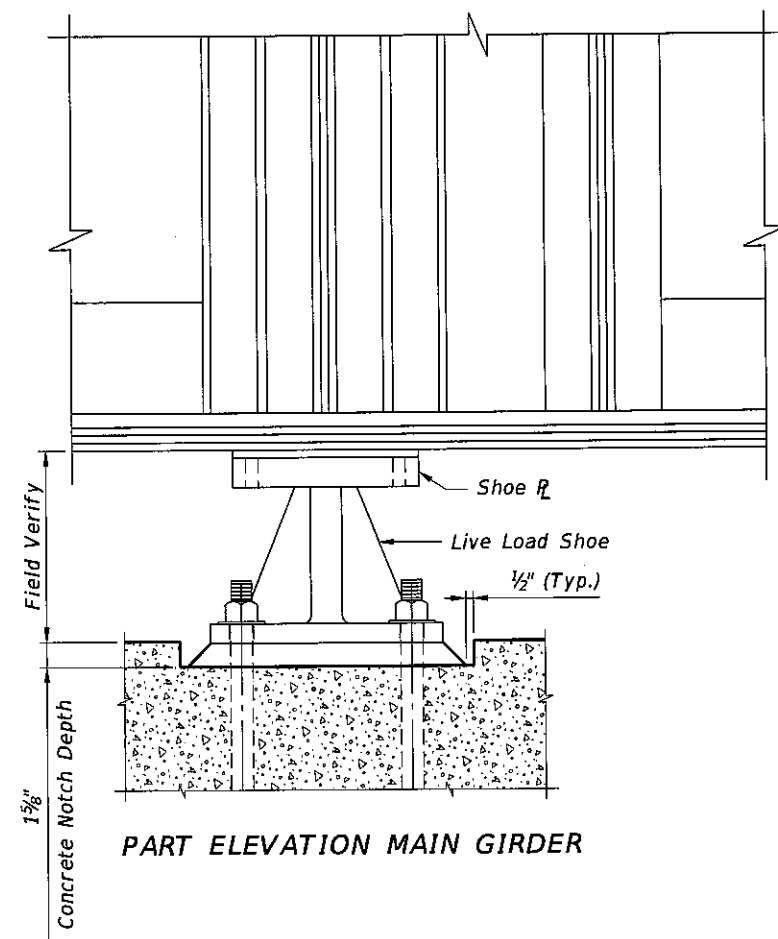
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Certificate of Authorization #29741

bgersh

10/4/2013

3:29:28 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TrunAssem01.DGN



EXISTING FORWARD LIVE LOAD SHOE ASSEMBLY ADJUSTMENT
(4 Locations)

NOTES:

1. Refer to Section T468 of the Technical Special Provisions for forward live load shoe alignment procedure and coordination with span lock machinery alignment.
2. Refer to Section T468 of the Technical Special Provisions for shim pack variations and grout pad installation.
3. Field verify dimensions of existing connecting bolts and shims and report to Engineer.
4. Clean and coat live load shoe assemblies in accordance with FDOT Specifications Section 561.
5. Tighten mounting bolts of Northwest Leaf shoe plate.

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: LIVE LOAD SHOE ASSEMBLY REPAIRS	REF. DWG. NO. BM-4
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-76
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323

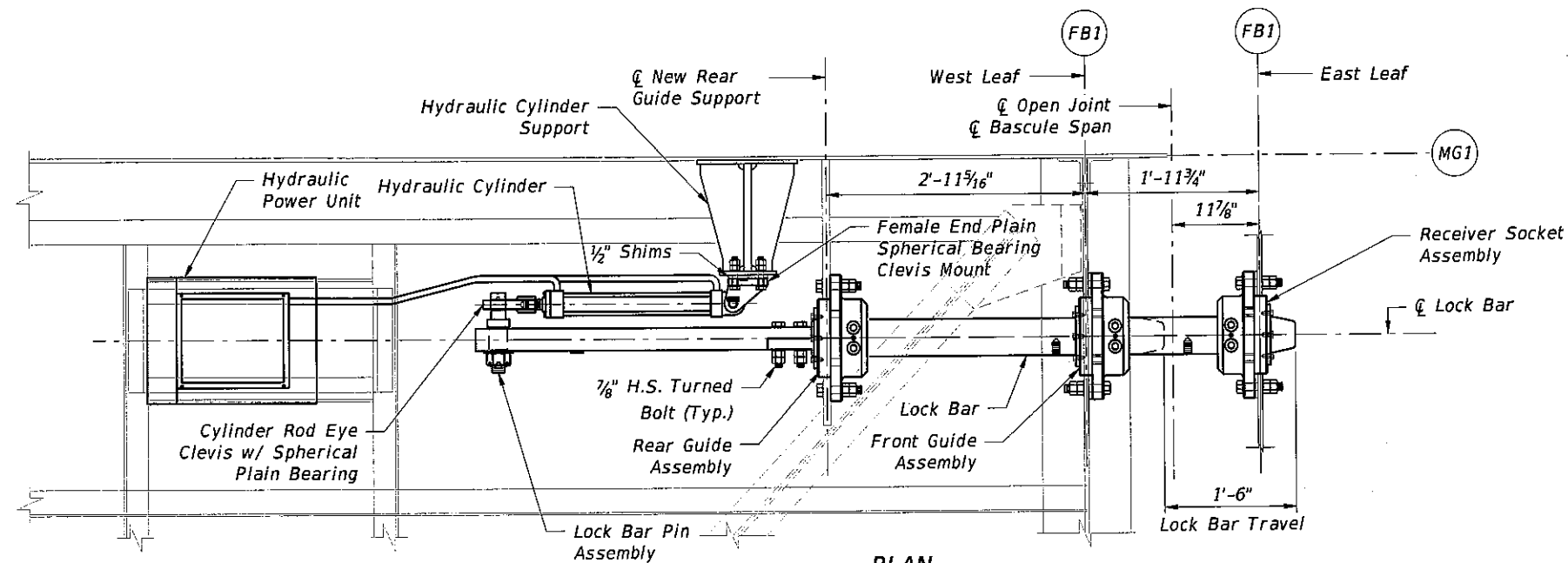
Certificate of Authorization #29741

bgersh

10/4/2013

3:28:44 PM

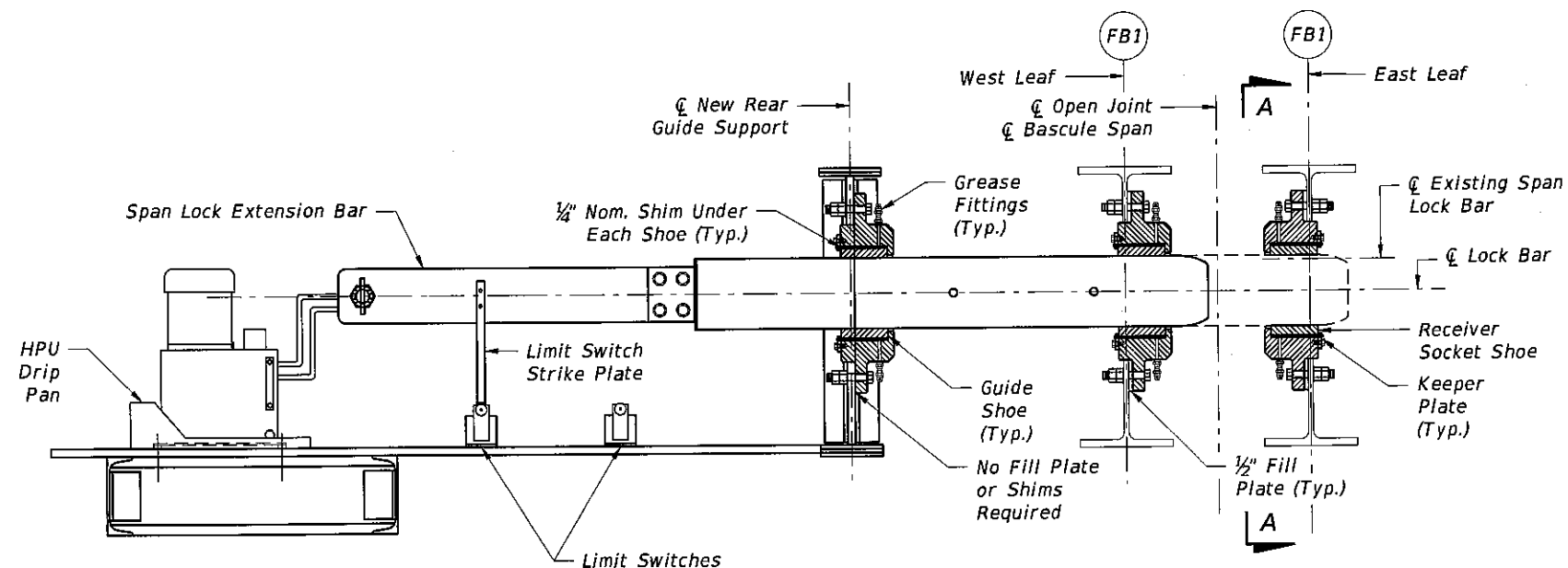
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1\MiscMechDet01.DGN



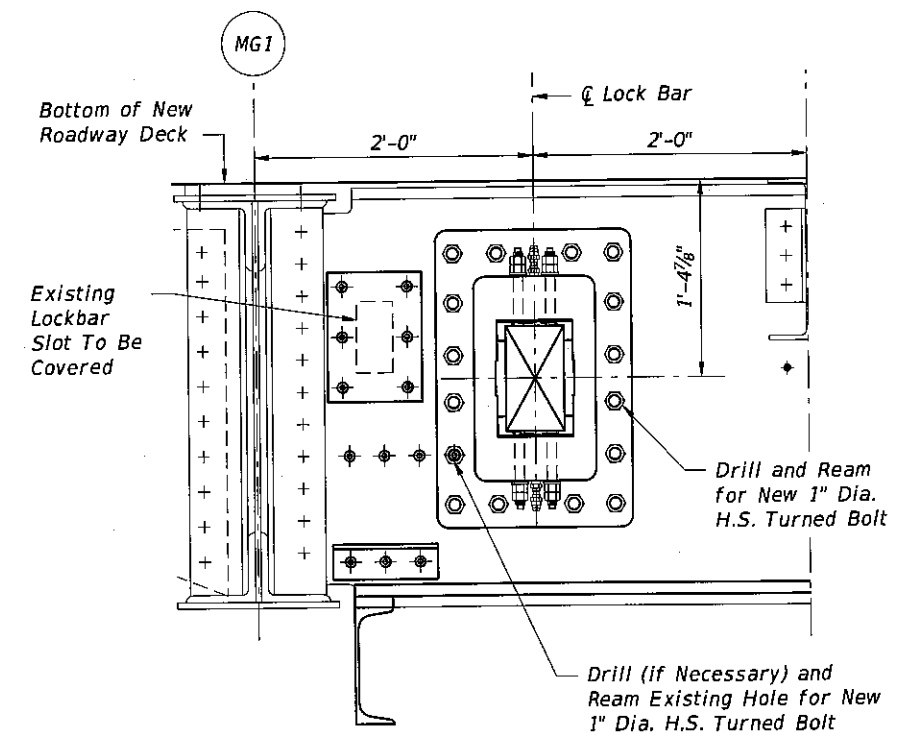
PLAN
(Limit Switches Not Shown for Clarity)
(Lock Bar Driven)

NEW SPAN LOCK MACHINERY NOTES:

1. Furnish and install new span lock machinery with new hydraulic cylinders and HPUs. Provide new platform to house each individual HPU for each span lock machinery.



ELEVATION
(Lock Bar Retracted)
(2 Assemblies Required)
North Span Lock Hydraulic Machinery Shown Facing North
South Span Lock Hydraulic Machinery Shall
Be Opposite Hand About Centerline of Bridge



VIEW A-A

Bridge No. 875101

REVISIONS						DRAWN BY: RA 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: NEW SPAN LOCK MACHINERY PLAN AND ELEVATION	REF. DWG. NO. BM-5
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: AAA 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:	SHEET NO.
						DESIGNED BY: RA 10-13	922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	B1-77
						CHECKED BY: AAA 10-13					

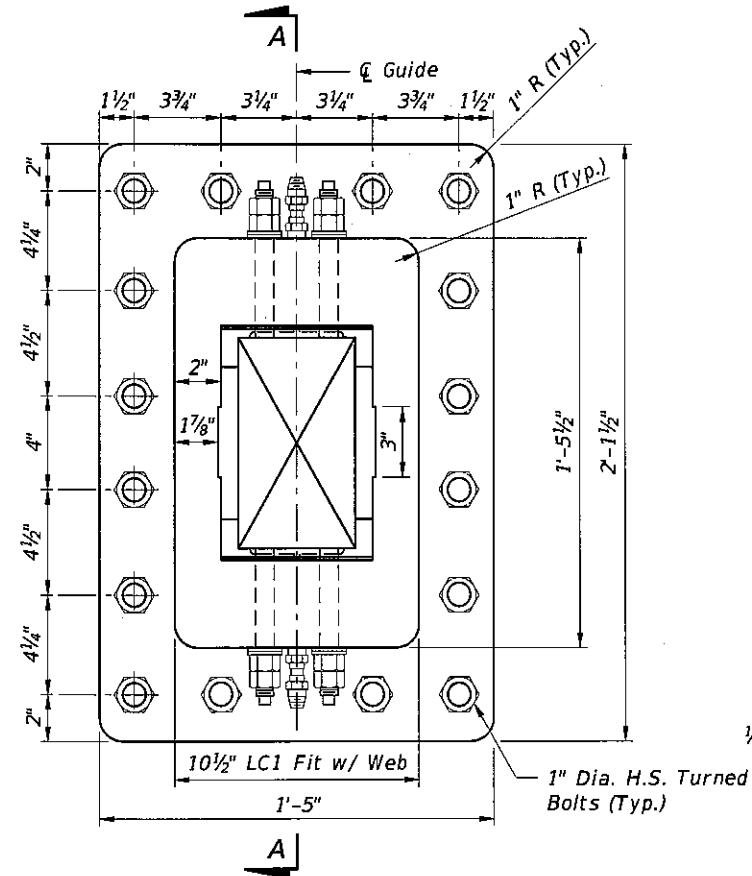
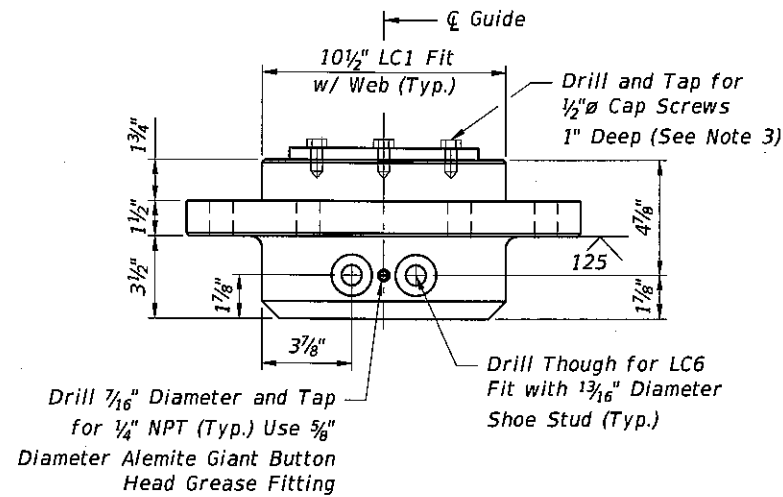
HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Michael J. Sileno, P.E. #53884
Certificate of Authorization #29741

bgersh

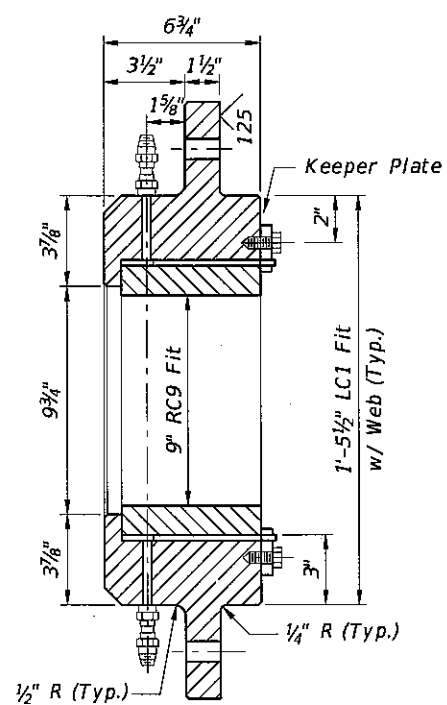
10/4/2013

3:27:23 PM

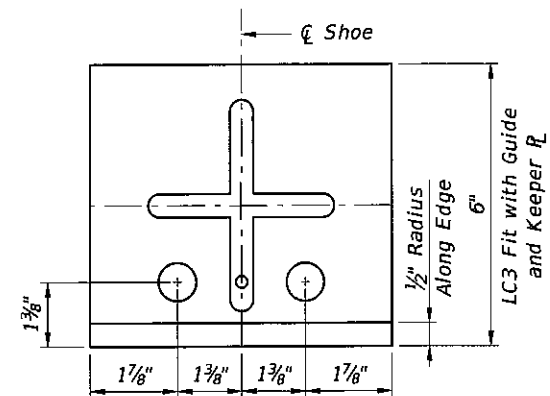
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-SpanLockPlan01.DGN



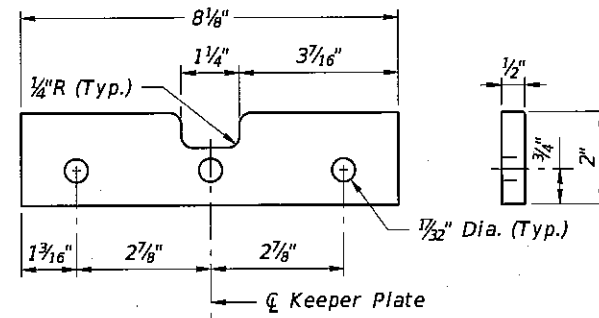
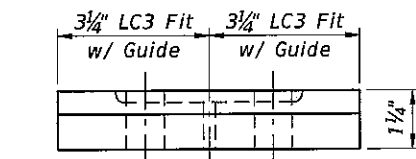
FRONT AND REAR GUIDE
(Receiver Socket Similar Except for Shoes)



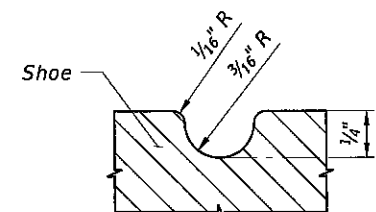
VIEW A-A



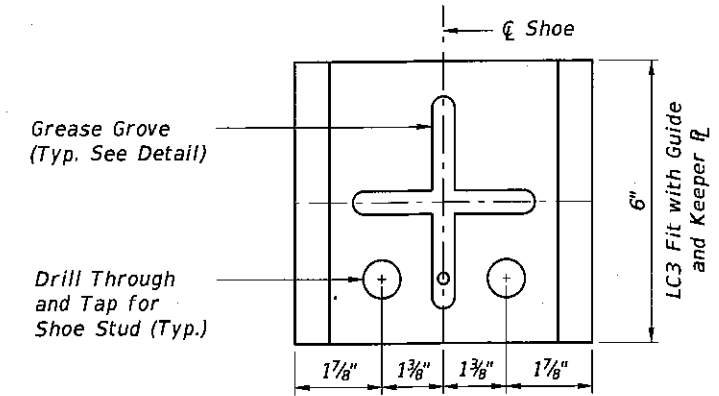
RECEIVING SOCKET SHOE
(See Note 1)



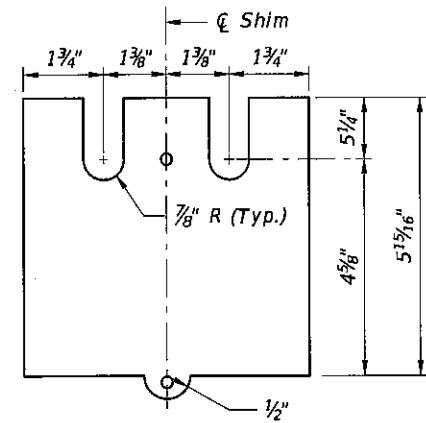
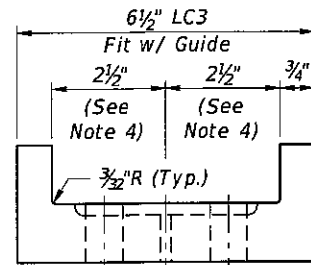
KEEPER PLATE



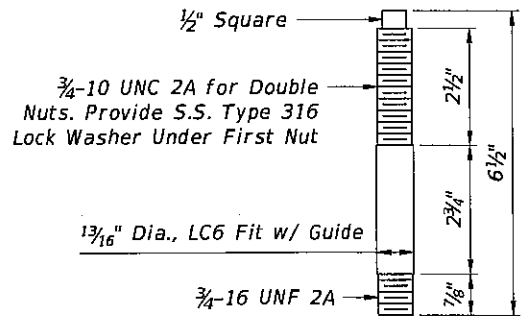
GROOVE DETAIL



FRONT AND REAR SOCKET SHOE
(See Note 1)



SHOE SHIM DETAIL
(See Note 2)



SHOE STUD DETAIL

- NOTES:**
1. All guide shoes are to be 32 micro inch finish all over.
 2. Refer to the Technical Special Provisions for shim pack variation.
 3. Utilize Loctite 422 or 424 for all tapped connections.

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: RA 10-13 CHECKED BY: 10-13 DESIGNED BY: RA 10-13 CHECKED BY: 10-13			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	PROJECT ID	SPAN LOCK DETAIL (1 OF 3)			BM-6		
							922	MIAMI-DADE	BC136	PROJECT NAME:			SHEET NO.		
										BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY			B1-78		

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Certificate of Authorization #29741

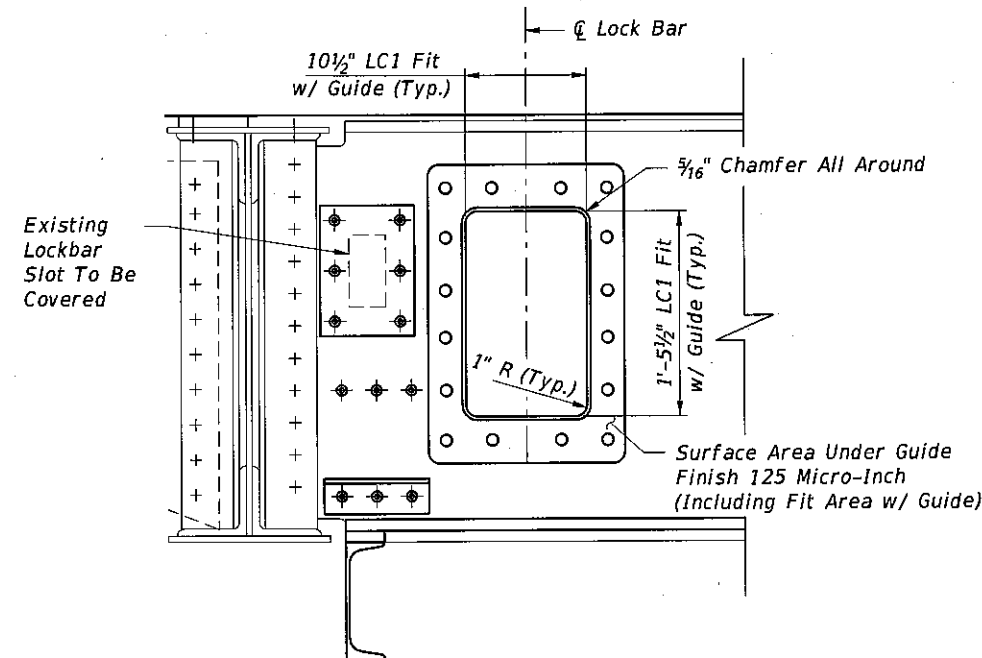
DRAWN BY:
RA 10-13
CHECKED BY:
10-13
DESIGNED BY:
RA 10-13
CHECKED BY:
10-13

bgersh

10/4/2013 3:27:24 PM

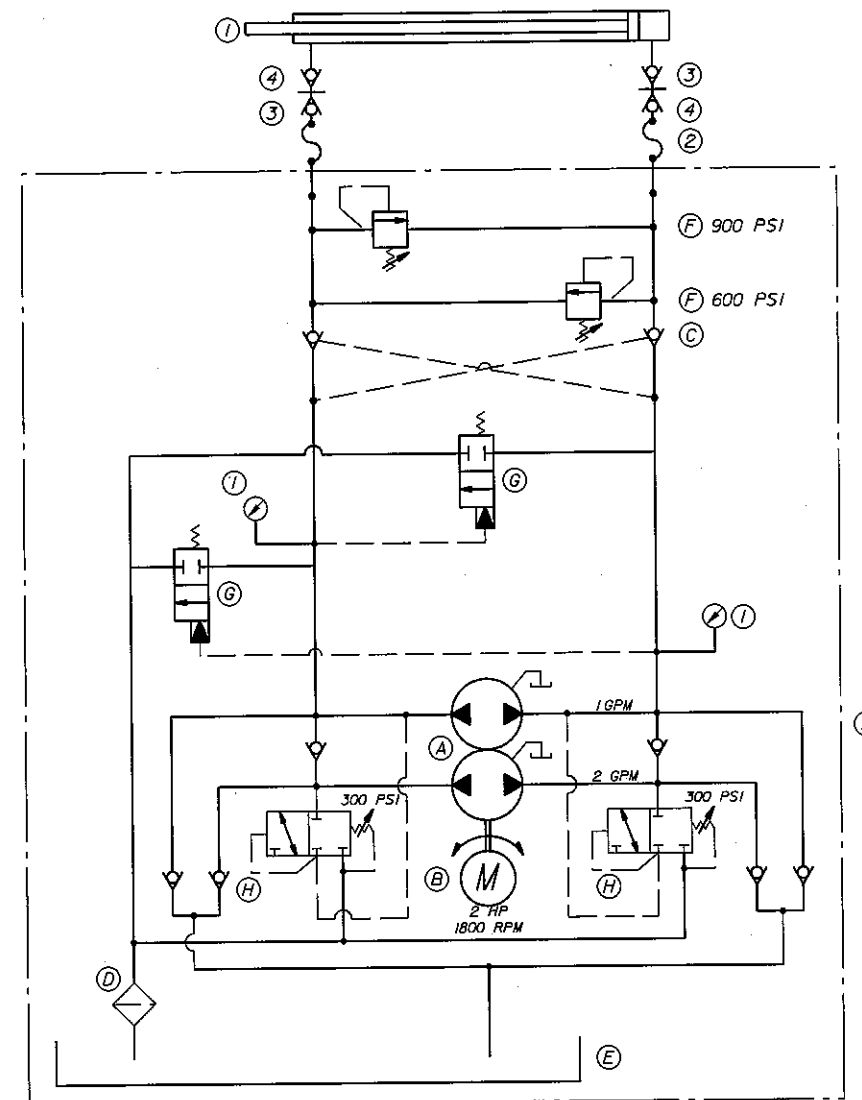
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B18L-SpanLockPlan01.DGN

G:\PROJECTS\2286.01 Bay Harbor Rehabilitation\CADD\struct\B1BL-SpanLockPlan01.DGN



LOCKBAR SLOT

SPAN LOCK MATERIAL LIST			
PART	QUANTITY	MATERIAL	DESIGNATION
Lock Bar	2	Carbon Steel Forging	ASTM A668 Class K
Lock Bar Extension	2	Structural Steel	ASTM A709 Gr. 50
Lock Bar Pin	2	Carbon Steel Forging	ASTM A668 Class G
Clevis	2	Structural Steel	ASTM 668 Class D
Clevis Pin	4	Stainless Steel	ASTM A276 Type 304
Fill Plate	6	Structural Steel	ASTM A709 Gr. 50
Lock Bar Receiver Guides	2	Carbon Steel Forgings	ASTM A668 Class H
Receiver Socket Shoes	4	Bronze Casting	ASTM B22 UNS No. C86300
Front & Rear Guides	4	Carbon Steel Forgings	ASTM A668 Class H
Front & Rear Guide Shoes	8	Bronze Casting	ASTM B22 UNS No. C86300
Shoe Studs	24	Alloy Steel	ASTM A193 Gr. B7
Keeper Plates	24	Structural Steel	ASTM A709 Gr. 50
Supports	2	Structural Steel	ASTM A709 Gr. 50



SPAN LOCK HYDRAULIC SCHEMATIC

⑥ Emergency Hand Pump Not Shown

HYDRAULIC PARTS LIST		
ITEM	DESCRIPTION	QUANTITY
1	Cylinder - 2 1/2" Bore x 1 3/8" Rod, 18" Stroke + 2" Stop Tube	2
2	Hose w/ S.S. Fittings	4
3	Quick Connect Nipple S.S.	4
4	Quick Connect Coupler S.S.	4
5	Hydraulic Power Unit	2
6	Emergency Hand Pump w/ Storage Box Lock Relief Valve Setting at 2000 psi	1
7	Cylinder Rod Eye Clevis	2
8	Cylinder Female Clevis Mount	2

CUSTOM HYDRAULIC POWER UNIT BREAKDOWN	
ITEM	DESCRIPTION
A	Bi-Direction Gear Pump, Two Stage
B	2 HP Motor (3 Phase. 480 v, 60Hz, 1800rpm)
C	Pilot Operated Check Valve
D	Return Line Filter with Clog Indication
E	1 Gallon Reservoir with Breather and Level Gage
F	Direct Acting Relief Valve
G	Pilot Operated 2 Way Directional Valve
H	Pilot Operated 2 Way, 3 Port Directional Valve
I	Pressure Gauge

Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: RA 10-13 CHECKED BY: 10-13 DESIGNED BY: RA 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: SPAN LOCK DETAIL (3 OF 3)	REF. DWG. NO. BM-8
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID		
								922	MIAMI-DADE	BC136	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-80

tgersh

10/4/2013 3:27:26 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1BL-SpanLockPlan01.DGN

ABBREVIATIONS

Components are generally named according to the FDOT standards described in the Structures Design Guidelines where applicable. Component names consist of several sections divided by hyphens. For example: LS-0AB-MR refers to Limit Switch - m0tor A Brake - Manually Released. Additional contacts on the same device are shown in parenthesis: (Aux).

DEVICE

AI - PLC 4-20mA Analog Input
ALT - Alternating Relay
ATS - Automatic Transfer Switch
BP - Bypass Switch
CB - Circuit Breaker
CS - Control Switch
CT - Current Transformer
DS - Disconnect Switch
EStop - Mushroom Head Pushbutton
I - PLC Digital Input
IL - Indicator Light
LP - Lighting Panel
LS - Limit Switch
M - Contactor, Starter, or Industrial Relay
MCC - Motor Control Center
MCP - Motor Circuit Protector
OL - Motor Overload Protector
PB - Pushbutton
PC - Photocell
PFR - Phase Failure Relay
PLC - Programmable Logic Controller
R - (Drive) Resistor
SC - Submarine Conduit
SS - Surge Suppressor
TVSS - Transient Voltage Surge Suppressor
TR - Timing Relay
TS - Traffic Signal, Temperature Switch
UPS - Uninterruptible Power Supply
UVR - Under-Voltage Relay
X - Transformer

LOCATION

CP1 - Control Panel/Cabinet
CP2 - Control Desk/Console
F - Far
FOC - Far On-Coming
FOG - Far Off-Going
N - Near
NOC - Near On-Coming
NOG - Near Off-Going
S - Span

COMPONENT

AAB - Machinery A Brake
ABB - Machinery B Brake
B - Brakes
DA - Drive A
DB - Drive B
FL - Floodlight
FSL - Far Span Lock
NSL - Near Span Lock
OAB - m0tor A Brake
OBB - m0tor B Brake
SL - (All) Span Locks
SMA - Span Motor A
SMB - Span Motor B
TG - Traffic Gate
TS - Traffic Signal

MODIFIER/INDICATION/COMMAND

(1) - Device Contact 1
(2) - Device Contact 2
(3) - Device Contact 3
(Aux) - Auxiliary Contact
BD - Back Door (Open)
CP - Close Permissive
D - Down/Driven (End of Travel)
DI - Down/Driven (Indication/Interlock)
DP - Drive Permissive
F - (Drive) Fault
FC - Fully Closed
FD - Front Door (Open)
FO - Fully Open (Leaf End of Travel)
FS - Fully Seated (Leaf Indication)
GP - Green Permissive
LP - Lower Permissive
MOI - Manual Operation Interlock
MR - (Brake) Manually Released
NCA - Nearly Closed (Switch A)
NCB - Nearly Closed (Switch B)
NO - Nearly Open
OI - Open (Indication/Interlock)
OK - (Drive) OK
OP - Open Permissive
OT - Open Over-Travel
P - Permissive, Pulled (End of Travel)
PI - Pulled (Indication/Interlock)
PP - Pull Permissive
R - Red, (Brake) Released
RP - Raise Permissive
Rst - Reset
Run - (Drive) Running
S - (Brake) Set
Sel - Select
Stp - Stop
T - (Drive Outputting) Torque
U - Up (End of Travel)
UI - Up (Indication/Interlock)
Y - Yellow

MISCELLANEOUS ABBREVIATIONS

A - Amperes
C - Degrees Celsius
CCTV - Closed Circuit Television
CFL - Compact Fluorescent
Ckt - Circuit
Ctrl - Control (Power)
D/O/P - Drive/Off/Pull
GFCI - Ground Fault Circuit Interrupter
Gnd - Ground
H/O/A - Hand/Off/Auto
HP - Horsepower
kAIC - kilo-Ampere Interrupting Capacity
kcmil - kilo-Circular Mil
kVA - kilo-Volt-Amperes
kW - kilo-Watts
mA - milli-Amps
mm - milli-Meters
N - Neutral
Nav - Navigation Lights
O/O/C - Open/Off/Close
PA - Public Address/Power Amplifier
Pwr - (Control) Power
PTT - Push-to-Test
Rdwy - Roadway
R/O/L - Raise/Off/Lower
Sch - Conduit Schedule
Typ - Typical
V - Volts
W - Watts

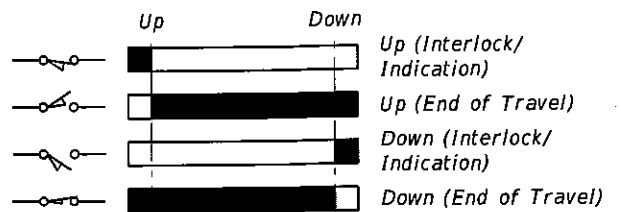
TERMINALS

Terminal in CP-1 (Control Cabinet)
Terminal in CP-2 (Control Console)
Terminal in MCC
Terminal in Drives
Surge Suppressor
Terminal in Gate
Terminal in Barrier
Terminal in Span Lock
Terminal at Span Machinery
Submarine Cable/Conduit
Festoon, Flex, Or Droop Cable

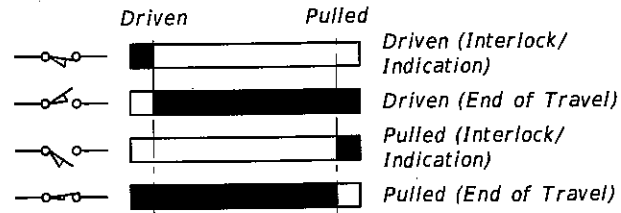
DEVICES

Control Relay
Contactor/Starter
Motor Forward Contactor
Motor Reverse Contactor
Photocell/Photo-Electric Relay
Timing Relay
Red Indicator Light
Yellow Indicator Light
Green Indicator Light
White Indicator Light
Red Push-to-Test Indicator Light
Red Indicator Light with Test Circuit
Heater Element
Fuse
Circuit Breaker (CB)
Disconnect Switch
Digital PLC Input (120V)
Digital PLC Output (120V)
Analog PLC Input (4 - 20mA)
Analog PLC Output (4 - 20mA)

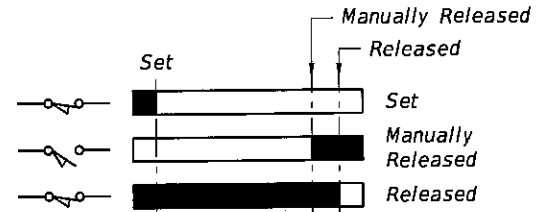
Normally Open Held Closed Limit Switch
Normally Open Limit Switch
Normally Closed Limit Switch
Normally Closed Held Open Limit Switch
Normally Open Relay Contact
Normally Closed Relay Contact
Normally Open Pushbutton
Normally Closed Pushbutton
Mushroom Head E-Stop Pushbutton
Multi-Contact Control Switch
Temp. Switch (Closes on Rising Temp.)
Temp. Switch (Opens on Rising Temp.)
Float Switch (Closes on Rising Level)
Float Switch (Opens on Rising Level)
Pressure Switch (Closes on Rising Level)
Pressure Switch (Opens on Rising Level)
Speed Switch (Closes on Rising Speed)
Speed Switch (Opens on Rising Speed)
Timing Relay Contact



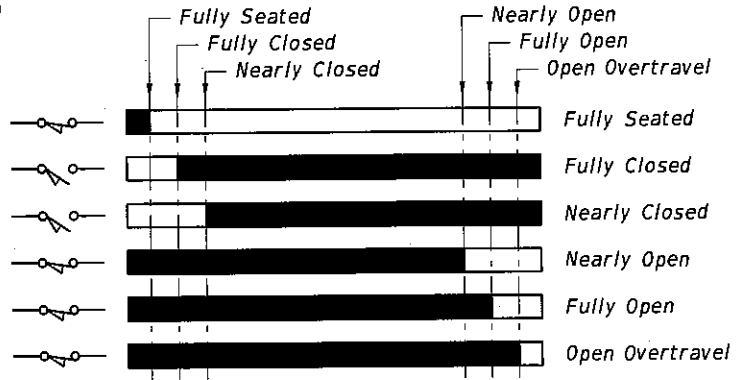
Typical Traffic and Barrier Gate Limit Switch Development



Typical Span Lock and End Lift Limit Switch Development



Typical Brake Limit Switch Development



Typical Span Position Limit Switch Development

Bridge No. 875101

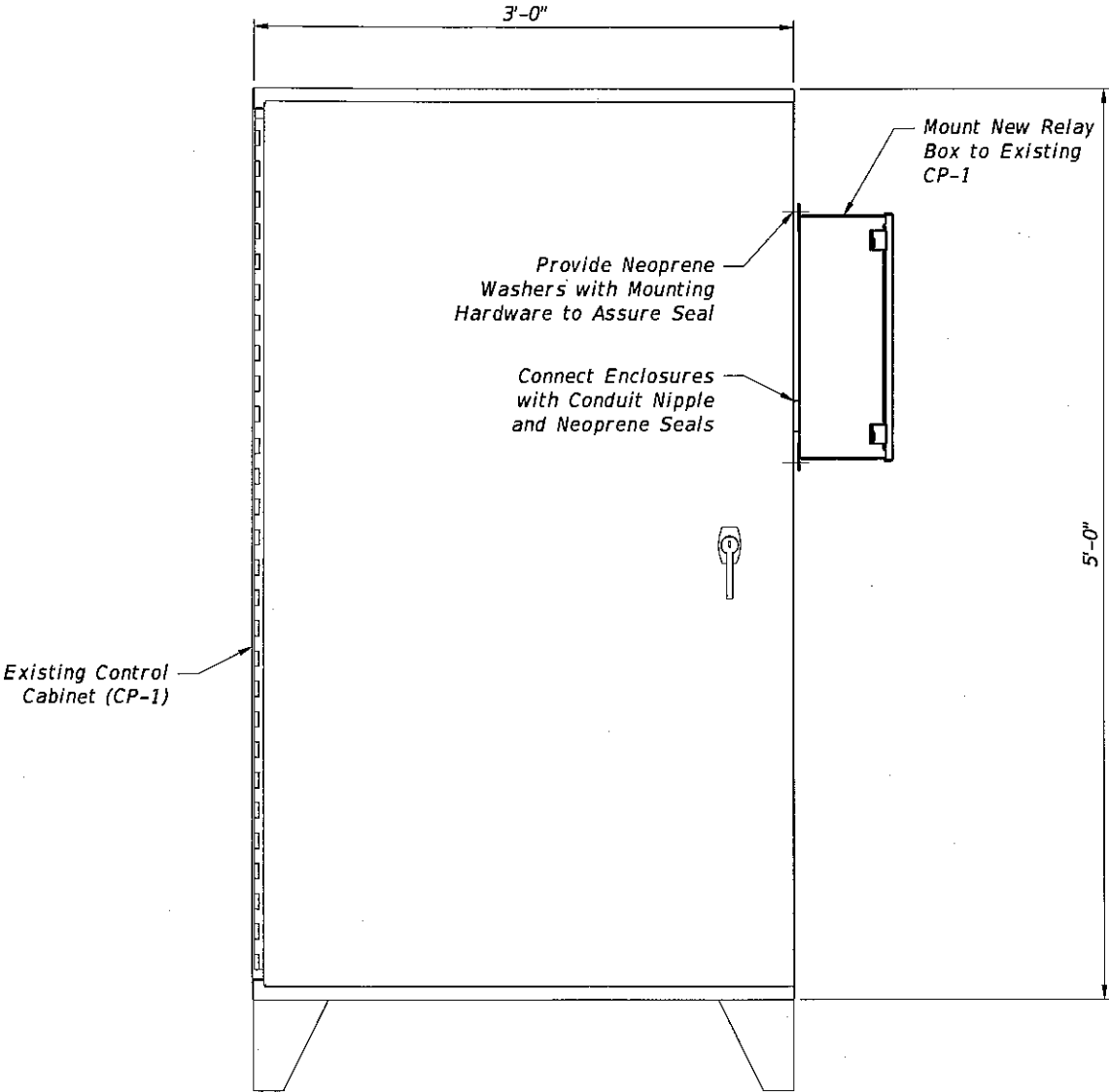
REVISIONS						HARDESTY & HANOVER, LLC			TOWN OF BAY HARBOR ISLANDS			ELECTRICAL SYMBOLS AND ABBREVIATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	1000 SAWGRASS CORPORATE PARKWAY, SUITE 544			ROAD NO.			PROJECT NAME:		SHEET NO.
						SUNRISE, FLORIDA 33323			922			BROAD CAUSEWAY BASCULE BRIDGE		BE-2
						Certificate of Authorization #29741			MIAMI-DADE			REHABILITATION OVER INTRACOASTAL WATERWAY		B1-82
									BC136					

bgersh

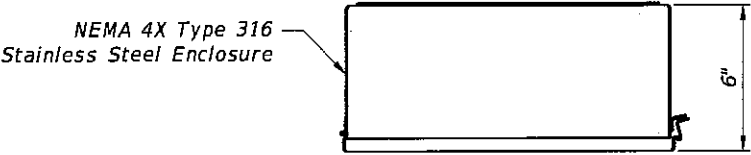
10/4/2013

3:28:31 PM

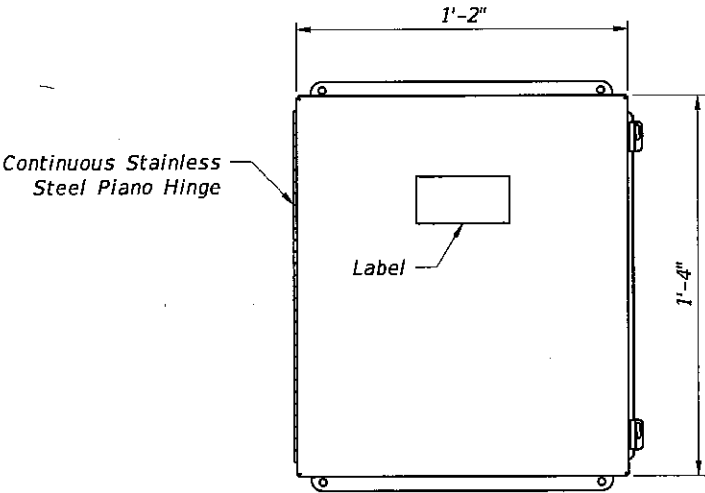
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1Legend01.DGN



CONTROL CABINET ELEVATION VIEW



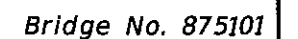
NEW RELAY BOX
TOP VIEW



NEW RELAY BOX
FRONT VIEW

Bridge No. 875101

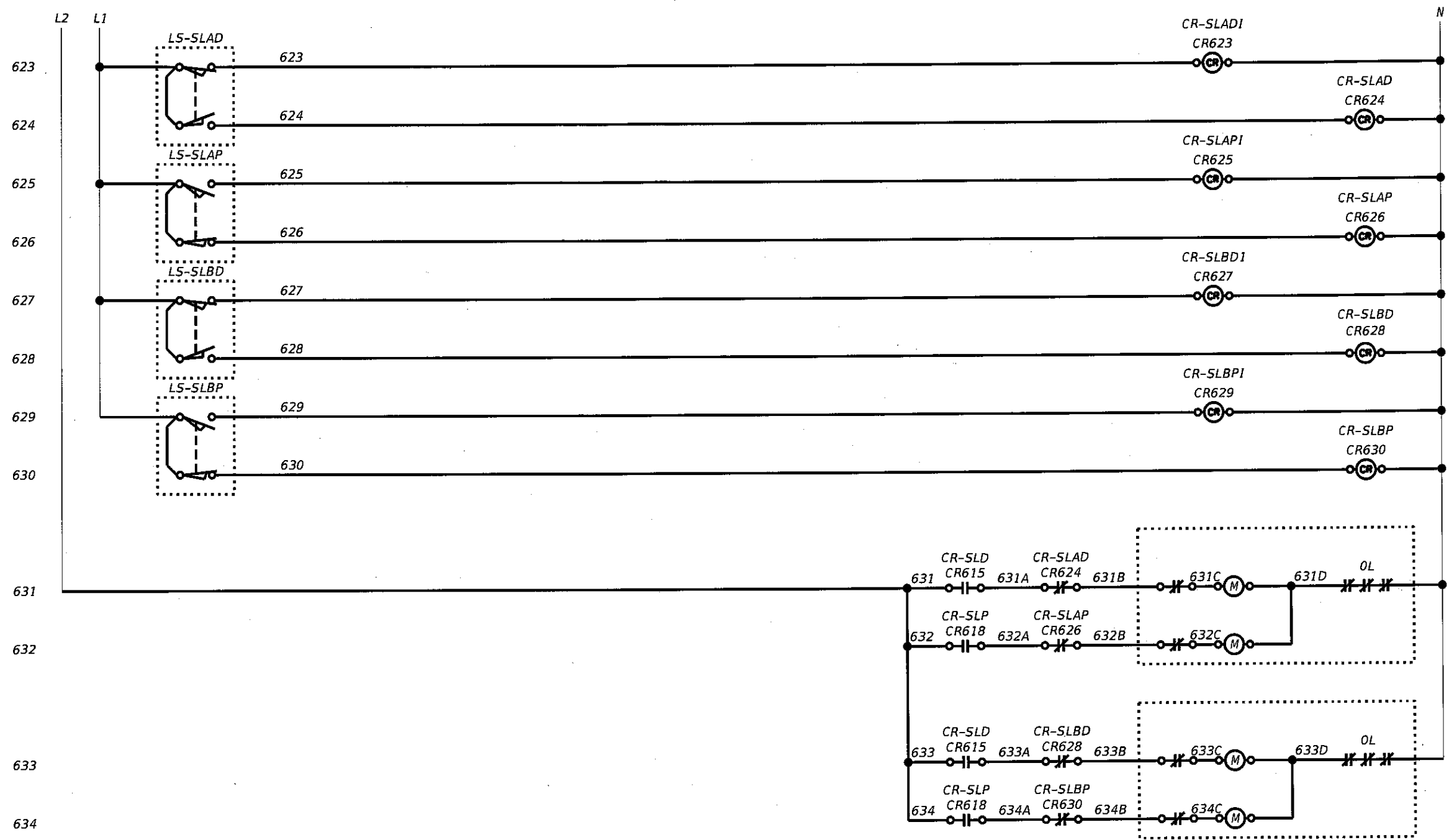
REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	BE-4
								922	MIAMI-DADE	BC136		SHEET NO.
												B1-84



bqerst

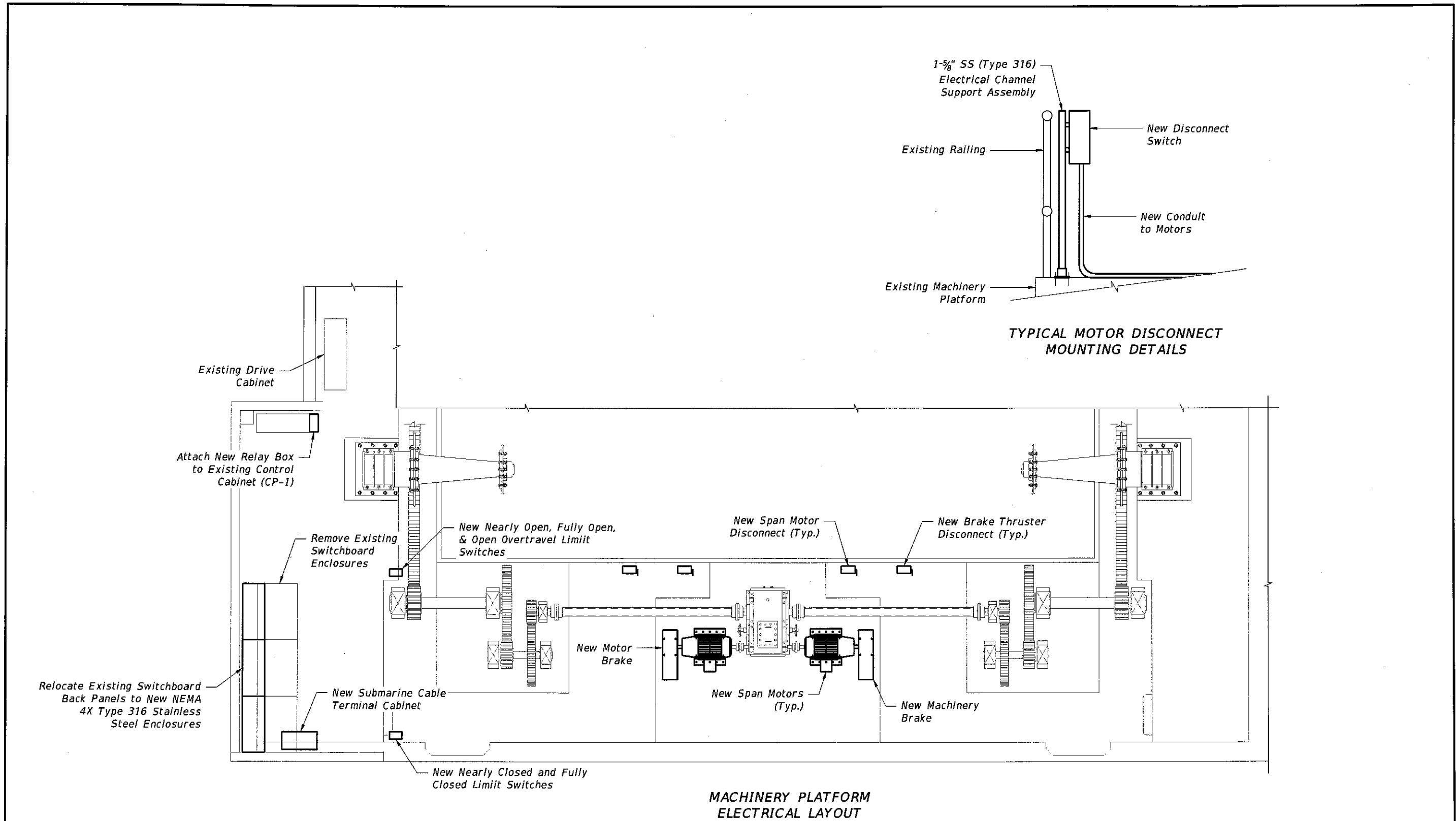
10/4/2013 3:28:29 PM

G:\PROJECTS\2286.01 Bay_Harbor_Rehabilitation\CADD\struct\B1LadderLogic01.DGN



Bridge No. 875101

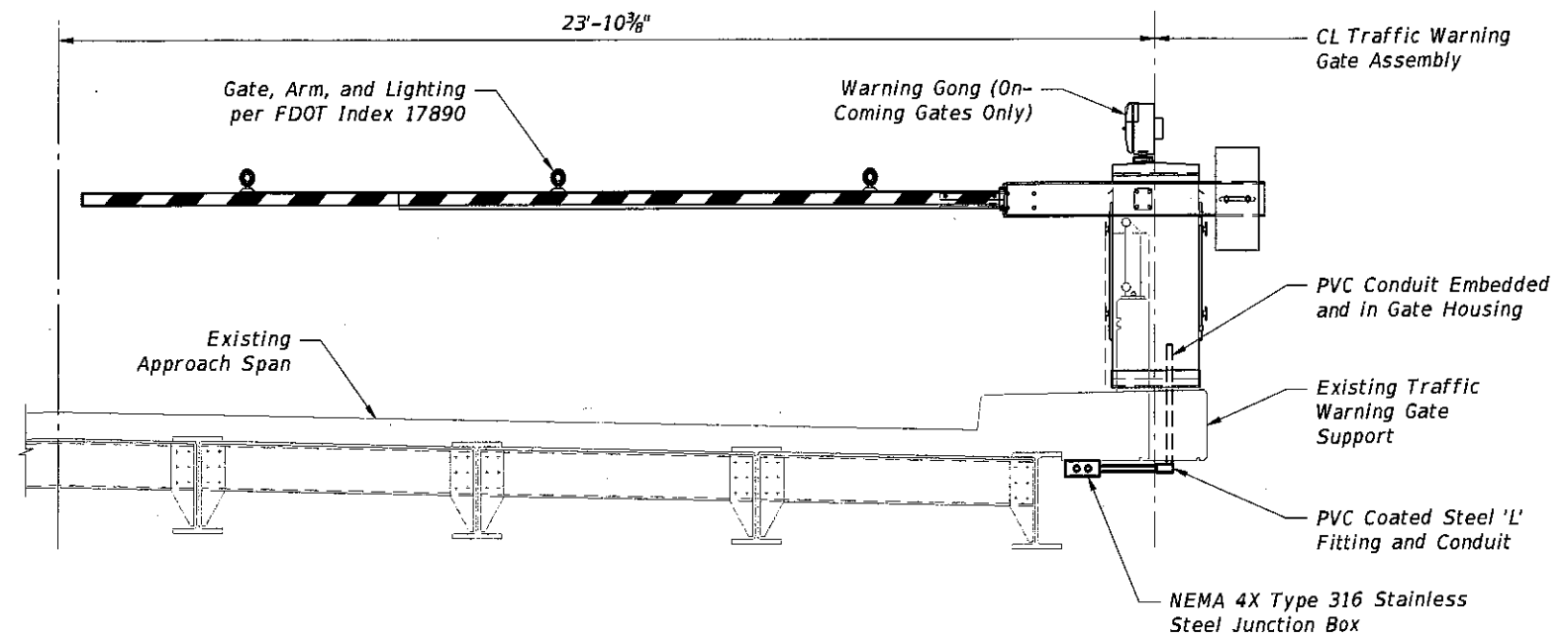
REVISIONS						DATE	BY	DESCRIPTION	HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: CONTROL SCHEMATICS (2 OF 2) PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	REF. DWG. NO. BE-6 SHEET NO. B1-86
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						ROAD NO.	COUNTY	PROJECT ID		
											922	MIAMI-DADE	BC136		



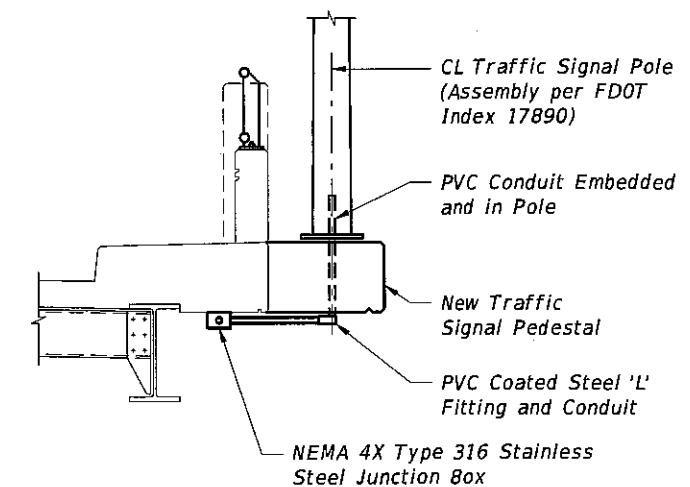
MACHINERY PLATFORM
ELECTRICAL LAYOUT

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME		
						922	MIAMI-DADE	BC136			
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741						DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13			ELECTRICAL MACHINERY LAYOUT		BE-7
									BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		SHEET NO. B1-87



TYPICAL TRAFFIC WARNING GATE



TYPICAL TRAFFIC SIGNAL
POLE AND PEDESTAL

NOTES:

1. Furnish and install 4 new traffic warning gate assemblies on the existing platforms and according to FDOT Standard Index 17B90 and the Contract Documents.
2. The 2 on-coming gates shall have warning gongs.
3. Furnish and install 2 new traffic signal assemblies on new pedestals according to FDOT Standard Index 17890 and the Contract Documents.
4. Furnish and install 2 new "Drawbridge Ahead" signs and associated flashers according to FDOT Standard Index 17B90 and the Contract Documents.

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: TRAFFIC CONTROL	REF. DWG. NO. BE-8
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-88
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323

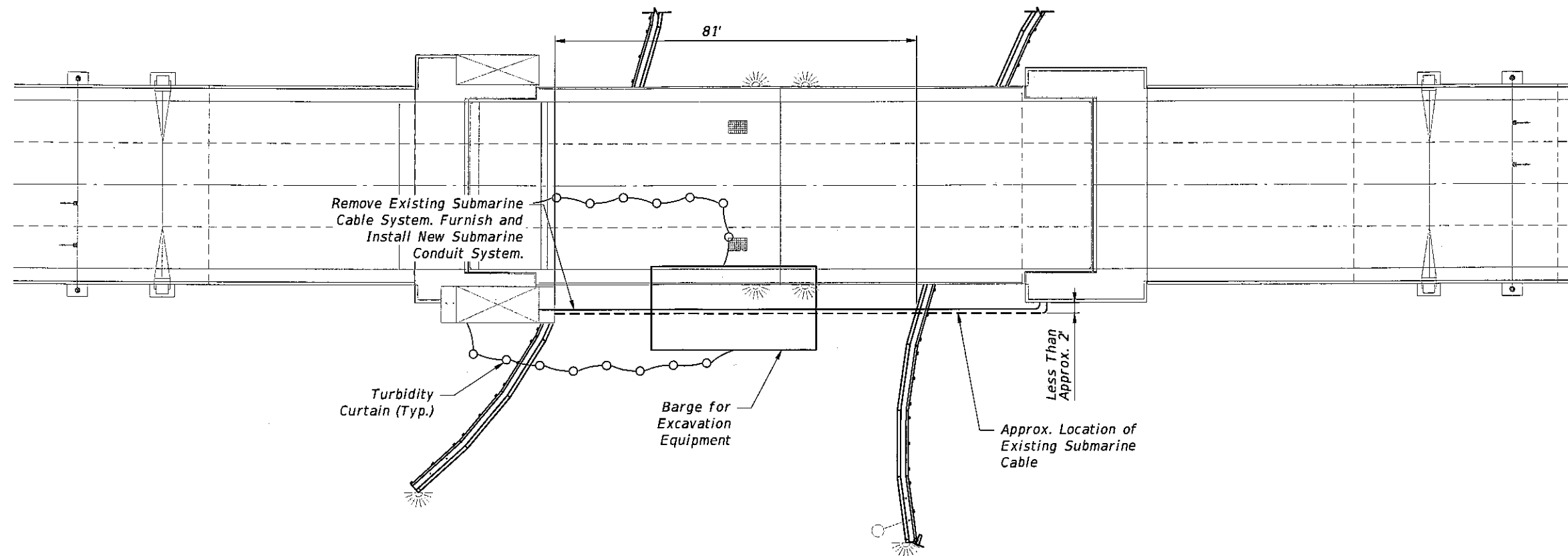
Certificate of Authorization #29741

bgersh

10/4/2013

3:29:27 PM

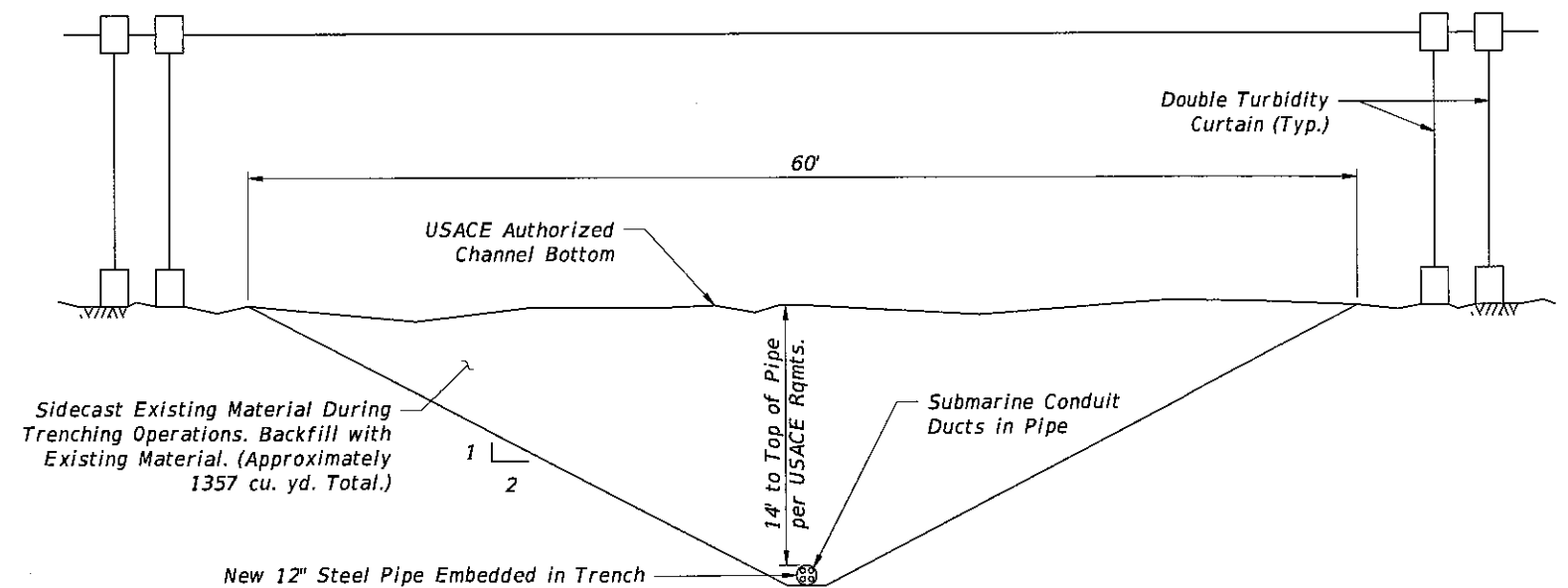
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1TrafCtrlDet01.DGN



SUBMARINE CONDUIT PLAN

NOTES:

1. During trenching operations a floating turbidity barrier shall contain any debris and shall be adjusted as necessary.
2. No debris shall be generated or removed by submarine conduit installation activities.
3. Backfill shall be side cast along the trench and backfilled to cover the conduits as they are laid on a daily basis.



SUBMARINE CONDUIT TRENCH SECTION

Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: SUBMARINE CONDUIT DETAILS (1 OF 2)	REF. DWG. NO. BE-9
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-89
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323

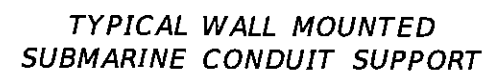
Certificate of Authorization #29741

bgersh

10/4/2013

3:29:13 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1SubCableDet01.DGN



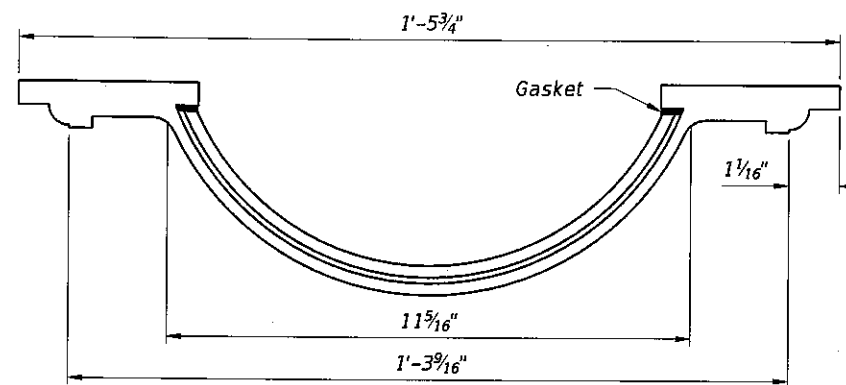
bgersh	10/4/2013	3:29:13 PM	G:\PROJECTS\2286.01_Bay Harbor Rehabilitation\CADD\struct\B1SubCableDet01.DGN
--------	-----------	------------	---

DECORATIVE ROADWAY LIGHTING FIXTURE SCHEDULE			
FIXTURE NO. *	PARTS	DESCRIPTION OF WORK	NOTES
1	A	Replace lens.	
2	A	Replace lens.	
3	A	Replace lens.	
4	A	Replace lens.	
5	A	Replace lens.	
6	A B	Replace face and lens.	
7	A B	Replace face and lens.	
8	A	Replace lens. Paint housing.	
9	A	Replace lens.	
10	A B	Replace face and lens.	
11	A	Replace lens.	
12	A B	Replace face and lens.	
13	A	Replace lens.	
14	A B	Replace face and lens.	
15	A	Replace lens.	
16	A	Replace lens.	
17	A	Replace lens.	
18	A	Replace lens.	
19	A	Replace lens.	
20	A	Replace lens.	
21	A	Replace lens.	
22	A	Replace lens.	
23	A B	Replace face and lens.	
24	A	Replace lens.	
25	A	Replace lens.	
26	A	Replace lens.	
27	A B	Replace face and lens.	
28	A B C	Replace face, lens, and Fixture No.	
29	A	Replace lens.	
30	A	Replace lens.	
31	A	Replace lens.	
32	A	Replace lens.	
33	A	Replace lens.	
34	A B	Replace face and lens.	
35	A	Replace lens. Paint housing.	
36	A	Replace lens.	
37	A B	Replace face and lens.	
38	A B	Replace face and lens.	
39	A	Replace lens.	
40	A	Replace lens.	
41	A	Replace lens.	
42	A	Replace lens.	
43	A	Replace lens.	
44	A B	Replace face and lens.	
45	A	Replace lens.	
46	A	Replace lens.	
47	A	Replace lens.	
48	A	Replace lens.	
49	A	Replace lens.	

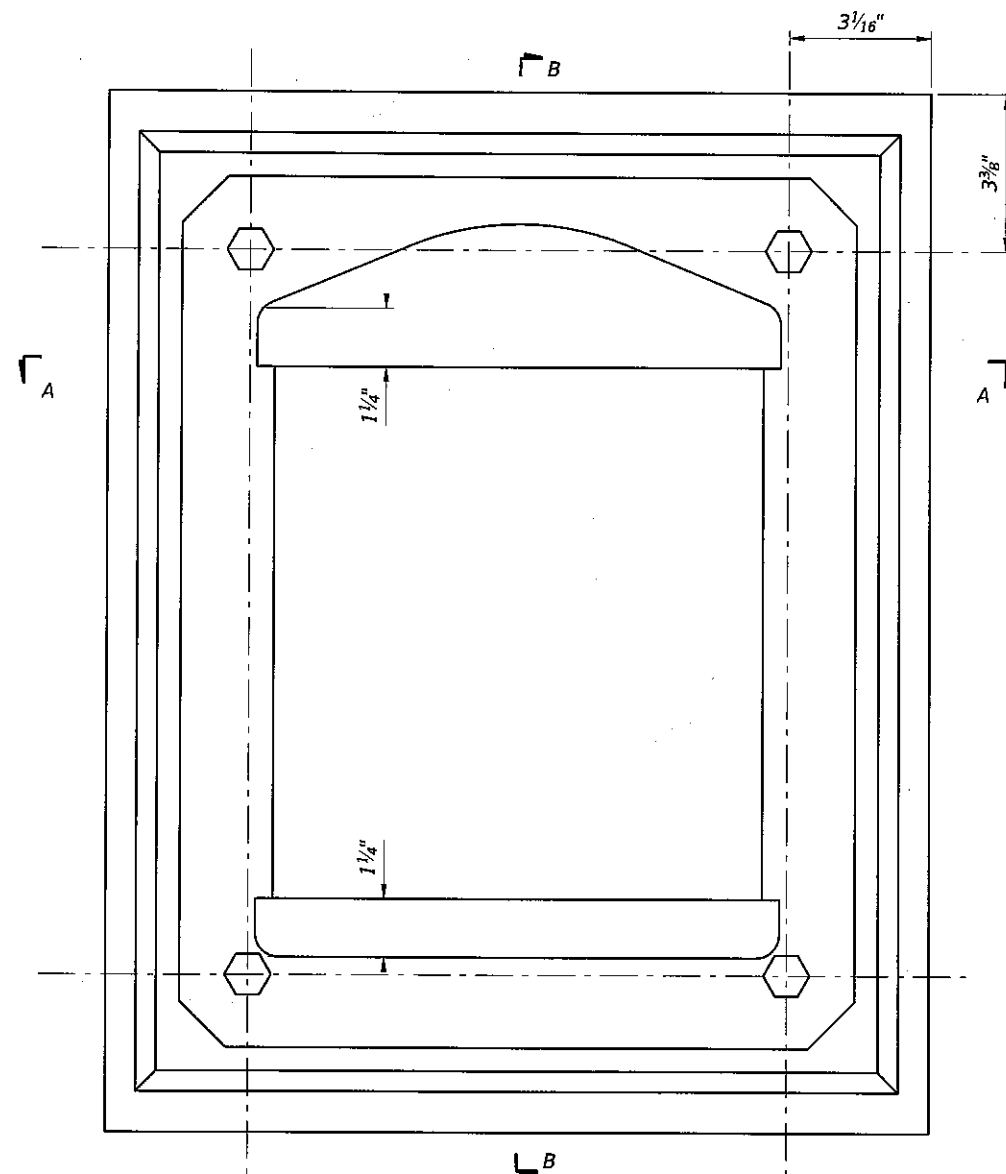
DECORATIVE ROADWAY LIGHTING FIXTURE SCHEDULE			
FIXTURE NO. *	PARTS	DESCRIPTION OF WORK	NOTES
50	A	Replace lens.	
51	A	Replace lens.	
52	A	Replace lens.	
53	A	Replace lens.	
54	A	Replace lens.	
55	A	Replace lens.	
56	A	Replace lens.	
57	A B	Replace face and lens.	
58	A	Replace lens.	
59	A	Replace lens.	
60	A	Replace lens.	
61	A B	Replace face and lens.	
62	A	Replace lens.	
63	A	Replace lens.	
64	A	Replace lens.	
65	A	Replace lens.	
66	A	Replace lens.	
67	A	Replace lens.	
68	A B	Replace face and lens.	
69	A	Replace lens.	
70	A	Replace lens.	
71	A	Replace lens.	
72	A B	Replace face and lens.	
73	A	Replace lens.	
74	A	Replace lens.	
75	A B	Replace face and lens.	
76	A C	Replace lens and Fixture No.	
* Fixture Nos. correlate to the numbers located above the accent lights.			

- NOTES:
1. Furnish and install new frosted polycarbonate lenses (Part A) on all decorative roadway lighting.
 2. Furnish and install new decorative roadway lighting faceplate assemblies (Part B) on fixtures as noted in the schedule above.
 3. Paint existing decorative roadway lighting faceplate assemblies as noted in the schedule above.

										Bridge No. 875101																	
REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741				DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:				REF. DWG. NO.							
DATE		BY		DESCRIPTION												DATE		BY		DESCRIPTION		DECORATIVE ROADWAY LIGHTING FIXTURE SCHEDULE				BE-11	
																ROAD NO.		COUNTY		PROJECT ID		PROJECT NAME:				SHEET NO.	
																922		MIAMI-DADE		BC136		BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY				B1-91	
										bgersh 10/4/2013 3:28:42 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1MiscElecDet																	



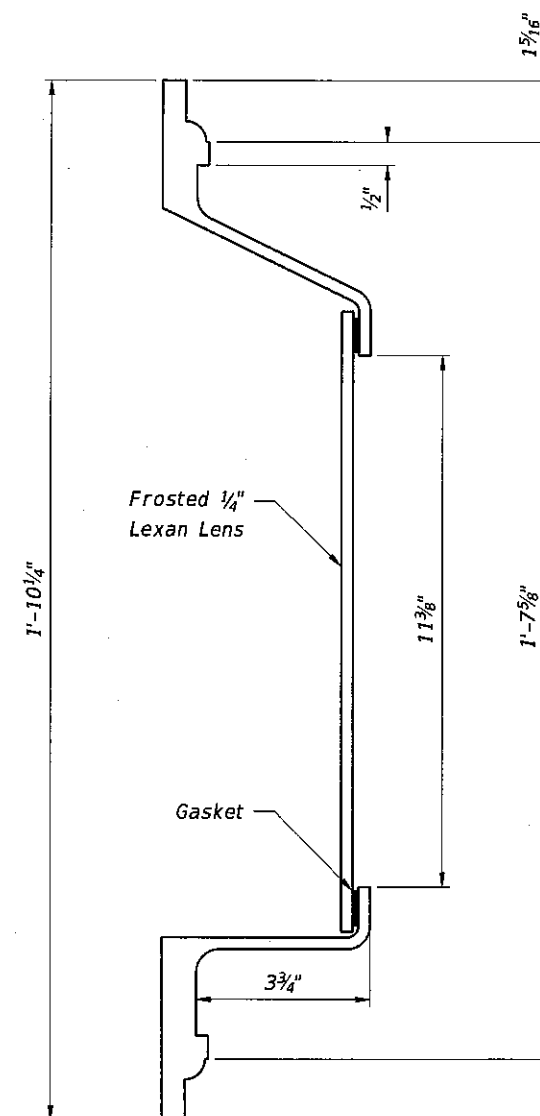
SECTION A-A



DECORATIVE LIGHT FIXTURE
ELEVATION VIEW

NOTES:

1. Dimensions shown here are to aid in bidding. The Contractor shall field verify all dimensions during detail design of the light fixture.
2. Galvanize fixture after fabrication and finish with satin or semi-gloss silver color powder coat.
3. Touch up powder coat as needed after installation.



SECTION B-B

Bridge No. 875101

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	DECORATIVE ROADWAY LIGHTING DETAILS		BE-12
						922	MIAMI-DADE	BC136	PROJECT NAME:		SHEET NO.
									BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-92

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323

Certificate of Authorization #29741

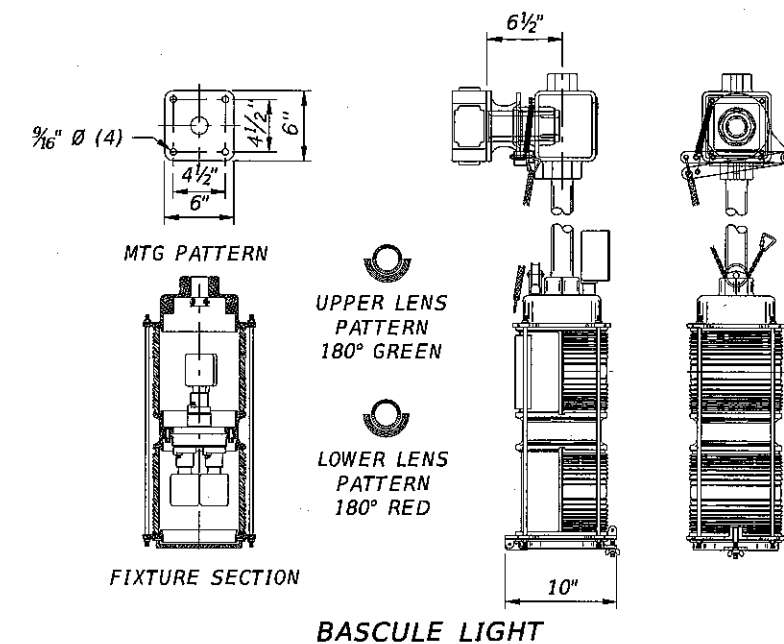
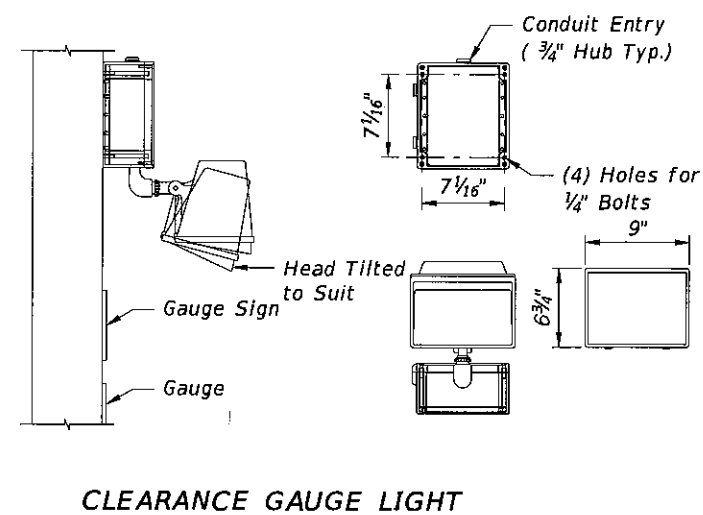
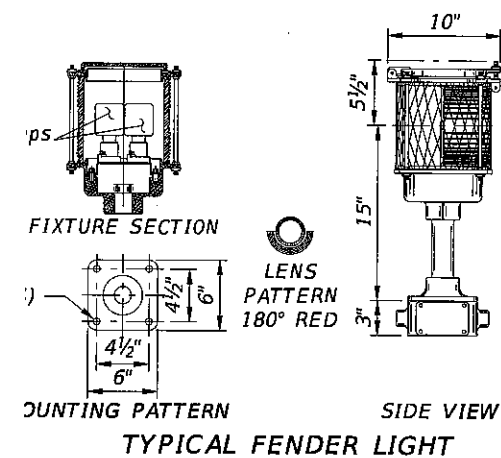
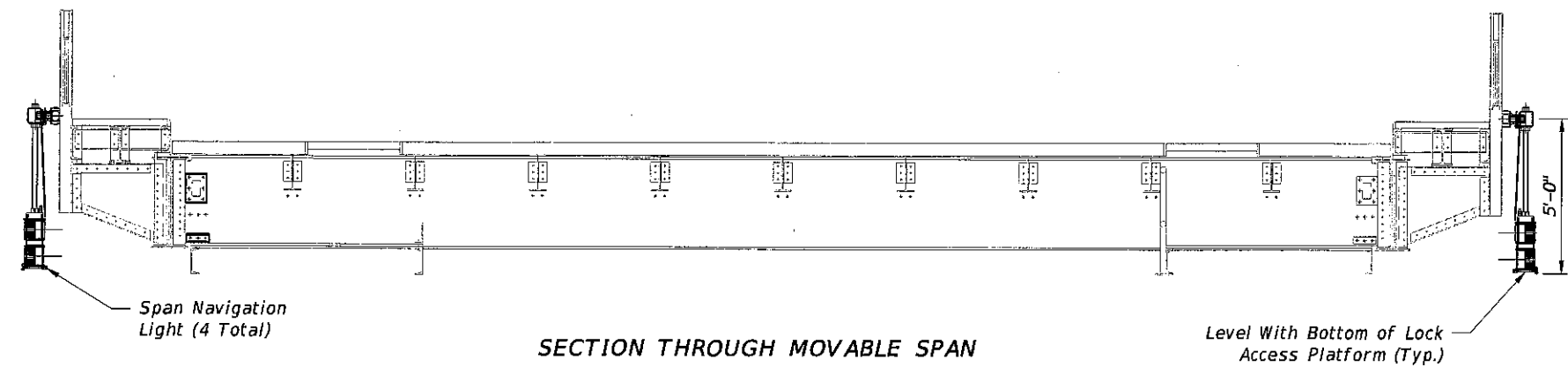
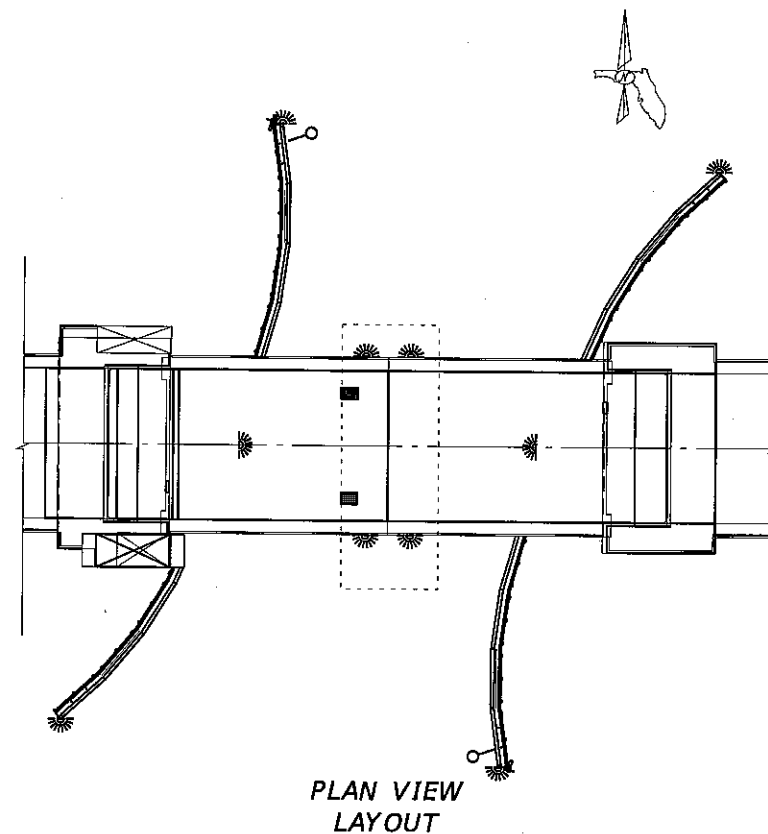
DRAWN BY:
10-13
CHECKED BY:
10-13
DESIGNED BY:
10-13
CHECKED BY:
10-13

bgersh

10/4/2013

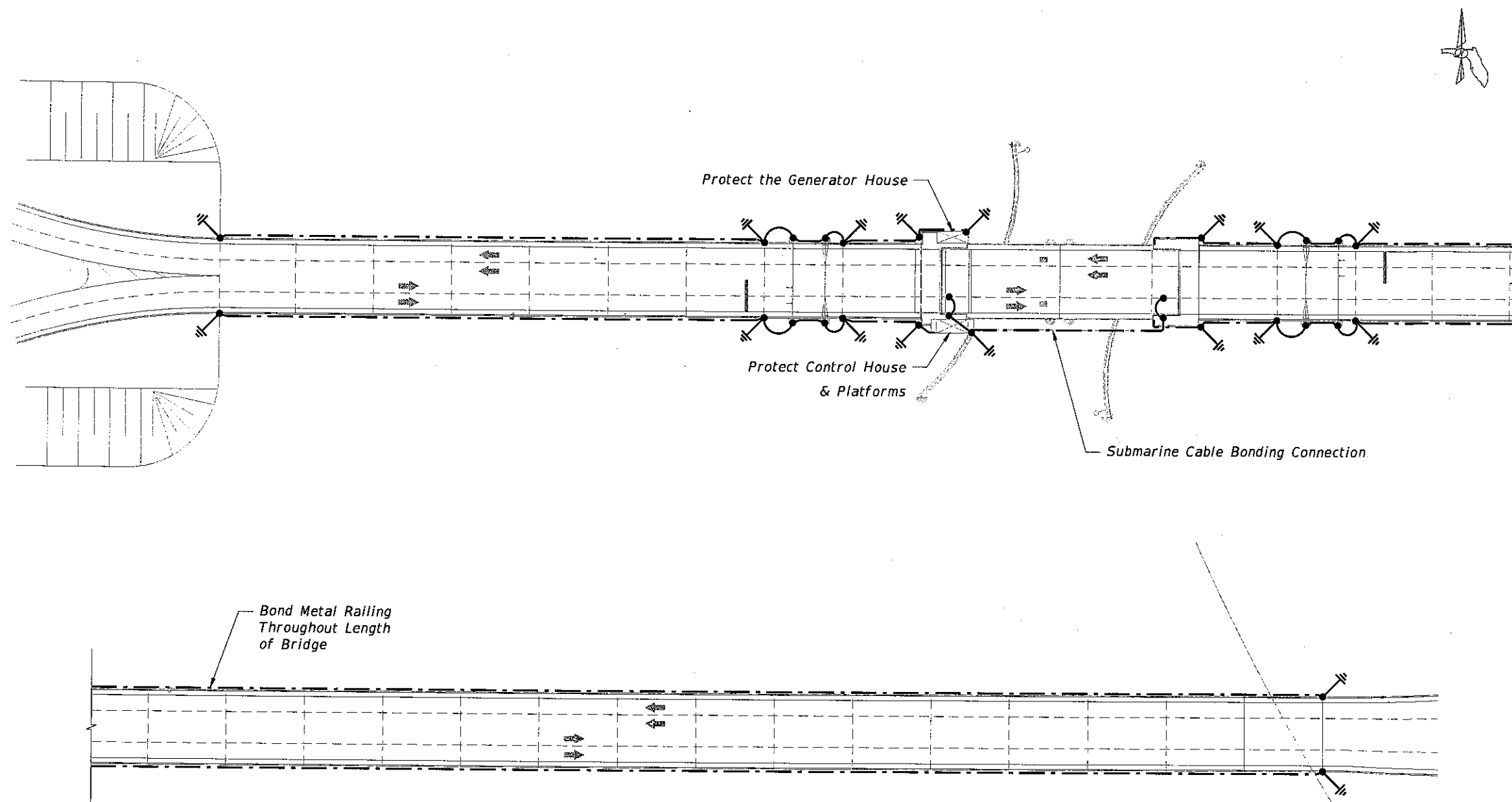
3:28:41 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B1MiscElecDet01.DGN



Bridge No. 875101

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						NAVIGATION LIGHTING		BE-15
								ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		SHEET NO.
								922	MIAMI-DADE	BC136	BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY		B1-95
bgarsh													
10/4/2013 3:28:46 PM G:\PROJECTS\2285.01 Bay Harbor Rehabilitation\CADD\stcr\B1\B1\Title\tblDef01.dgn													



LIGHTNING PROTECTION PLAN

NOTES:

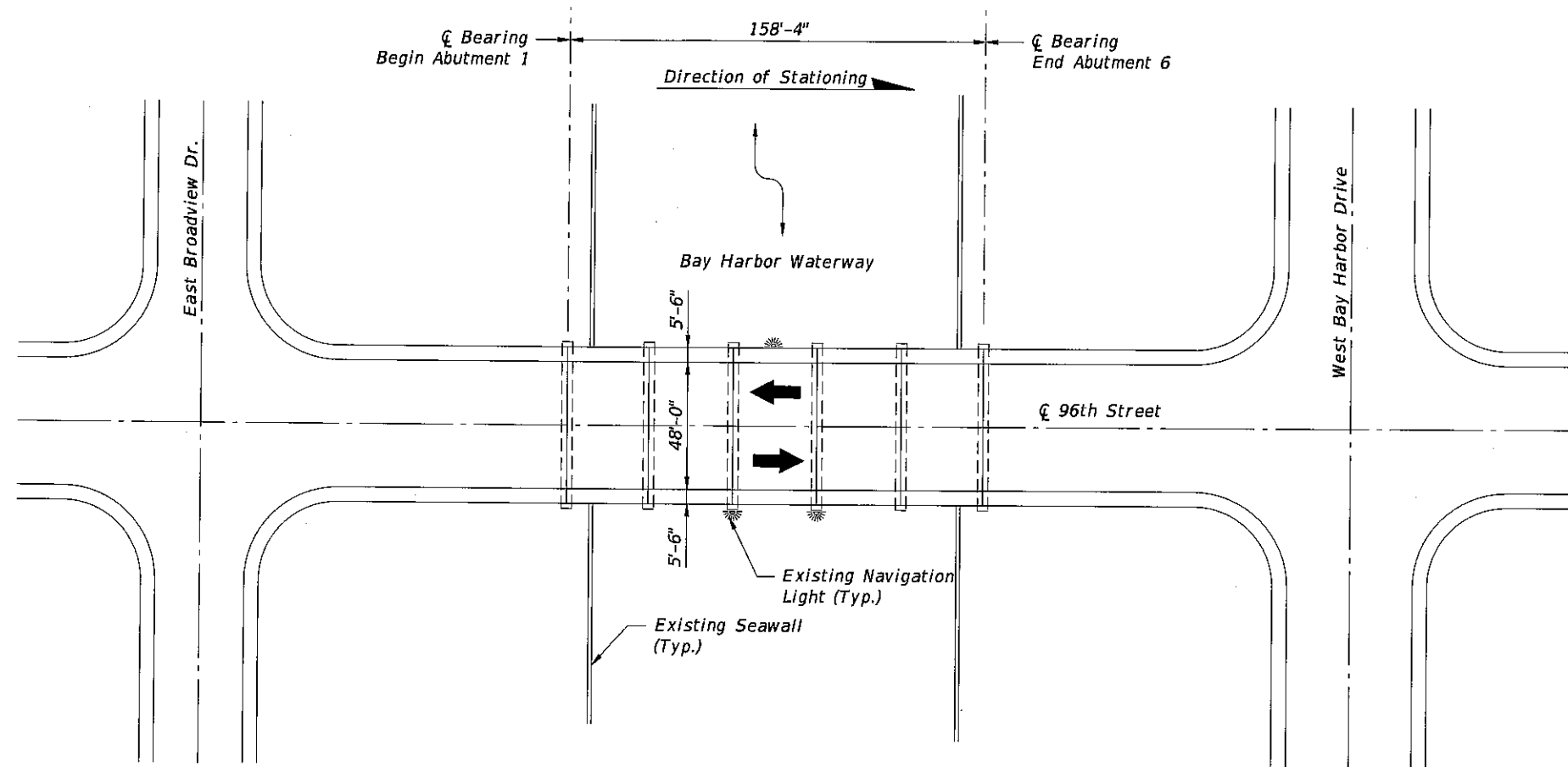
1. Furnish and install a lightning protection system for the entire bridge system in accordance with NFPA 780 where applicable.
2. Protect the Control House and Generator House including roof-mounted aerials and window and door frame bonding. Bond new Control House platforms.
3. Bond all railings and platforms to the lightning protection system main conductors throughout the length of the bridge.
4. Bond the new warning signals, traffic signals, and gates to the lightning protection system.
5. Provide earth grounds at the nearest piers associated with traffic signals and gates.
6. Bond the movable leafs to the lightning protection system.
7. Provide other materials as shown above and described in T508.
8. Provide a UL Master Label or Letter of Finding for the completed system.

- LEGEND
- ⊥ Grounding Electrode
 - Exothermic Weld (Bond)
 - Bonding Conductor
 - - - Main Conductor

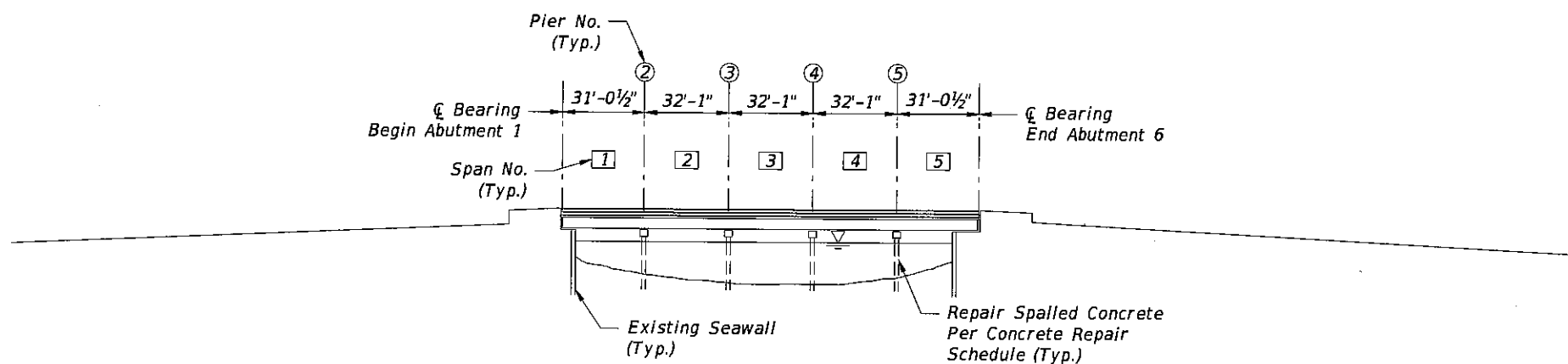
Bridge No. 875101

REVISIONS						DRAWN BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: LIGHTNING PROTECTION SYSTEM	REF. DWG. NO. BE-16
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						CHECKED BY: 10-13	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME: BROAD CAUSEWAY BASCULE BRIDGE REHABILITATION OVER INTRACOASTAL WATERWAY	SHEET NO. B1-96
						DESIGNED BY: 10-13	922	MIAMI-DADE	BC136		
						CHECKED BY: 10-13					

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Certificate of Authorization #29741



PLAN



ELEVATION

Bridge No. 875102

REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	PROJECT ID			GENERAL PLAN AND ELEVATION		
						ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		SHEET NO.
						922	MIAMI - DADE	BC136	BAY HARBOR WATERWAY BRIDGE REHABILITATION OVER BAY HARBOR WATERWAY		82-1

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323
Certificate of Authorization #29741

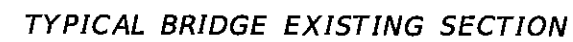
DRAWN BY:
10-13
CHECKED BY:
10-13
DESIGNED BY:
10-13
CHECKED BY:
10-13

bgersh

10/4/2013

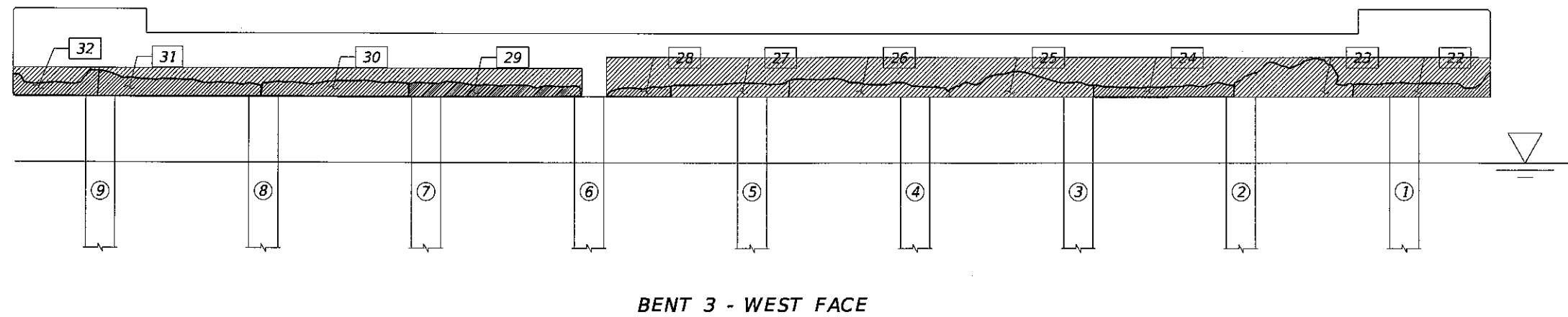
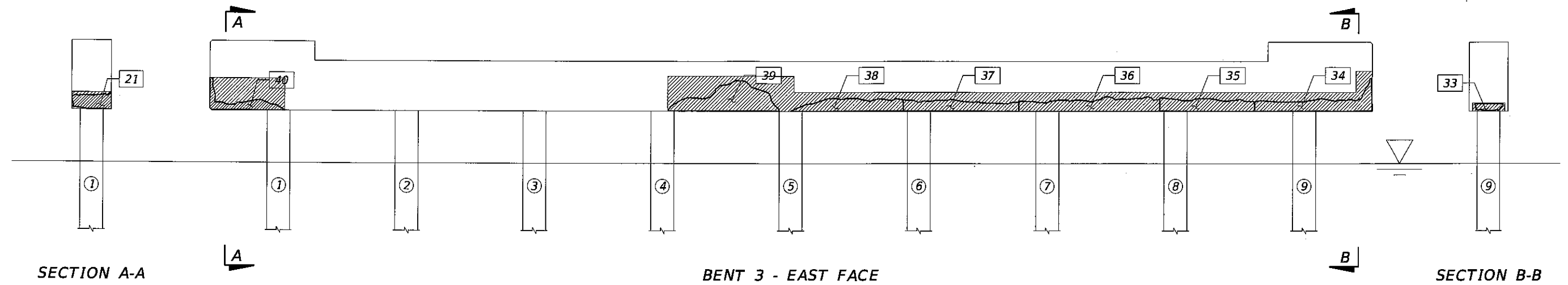
3:29:31 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\82-PlanElev01.DGN



REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BRIDGE TYPICAL SECTION	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID		
						922	MIAMI-DADE	BC136	PROJECT NAME: BAY HARBOR WATERWAY BRIDGE REHABILITATION OVER BAY HARBOR WATERWAY	SHEET NO. B2-2		

baersh 10/4/2013 3:29:37 PM G:\PROJECTS\2286.01 Bay Harbor Rehabilitation\CADD\sheet\B2TypicalSection01.dgn



LEGEND:
 [Hatched Box] Delamination
 [#] Delamination Number
 [Circled #] Column Number

Bridge No. 875102

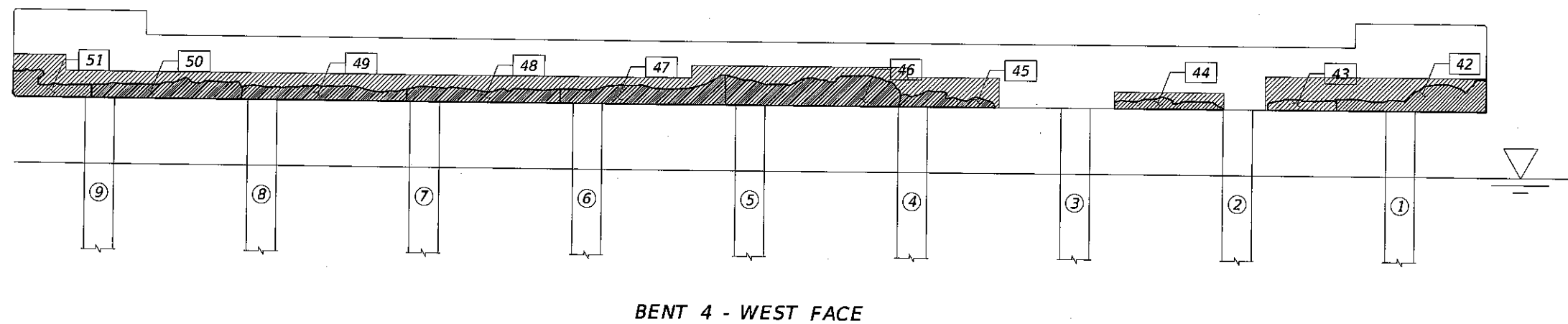
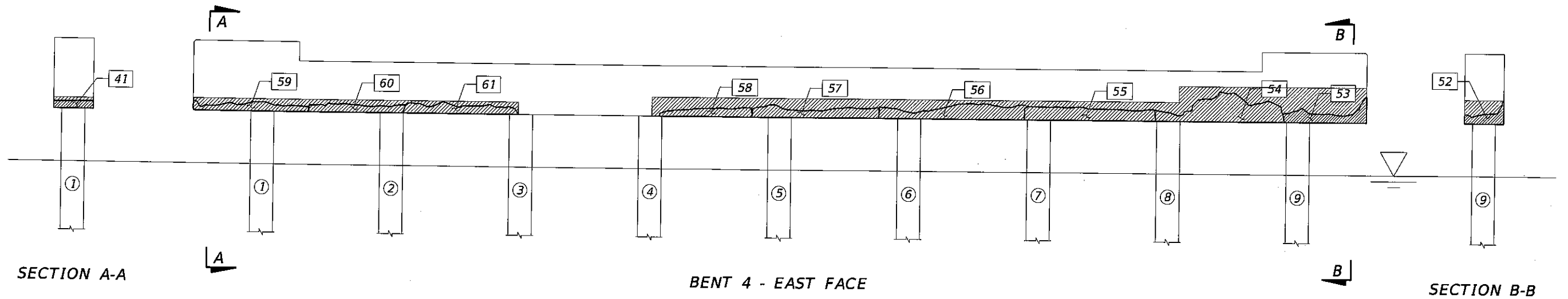
REVISIONS						TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323			BENT 3 REPAIR LOCATIONS		
						Certificate of Authorization #29741			BAY HARBOR WATERWAY BRIDGE REHABILITATION OVER BAY HARBOR WATERWAY		SHEET NO.
											B2-6

bgersh

10/4/2013

3:29:34 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B2Pier02.DGN



LEGEND:

▨ Delamination

Delamination Number

Ⓢ Column Number

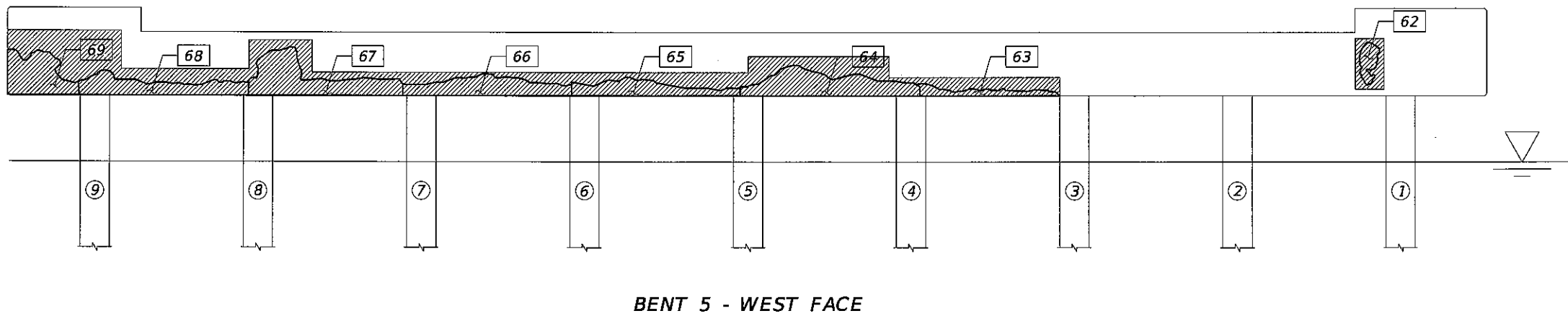
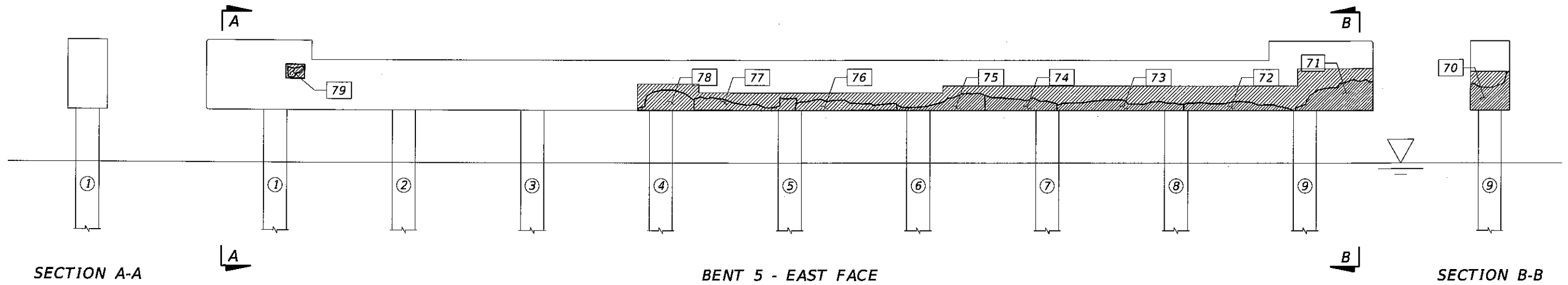
Bridge No. 875102

REVISIONS						TOWN OF BAY HARBOR ISLANDS			BENT 4 REPAIR LOCATIONS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME	SHEET NO.	
						922	MIAMI-DADE	BC136	BAY HARBOR WATERWAY BRIDGE REHABILITATION OVER BAY HARBOR WATERWAY	B2-7	
HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 644 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741						DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13			SHEET TITLE: BENT 4 REPAIR LOCATIONS PROJECT NAME: BAY HARBOR WATERWAY BRIDGE REHABILITATION OVER BAY HARBOR WATERWAY		

bgersh

10/4/2013 3:29:35 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B2Pier02.DGN



LEGEND:
 [Hatched Box] Delamination
 [#] Delamination Number
 [Circled #] Column Number

Bridge No. 875102

REVISIONS						TOWN OF BAY HARBOR ISLANDS			BENT 5 REPAIR LOCATIONS		REF. DWS. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME	SHEET NO.	
						922	MIAMI-DADE	BC136	BAY HARBOR WATERWAY BRIDGE REHABILITATION OVER BAY HARBOR WATERWAY	B2-B	

HARDESTY & HANOVER, LLC
 1000 SAWGRASS CORPORATE
 PARKWAY, SUITE 544
 SUNRISE, FLORIDA 33323
 Certificate of Authorization #29741

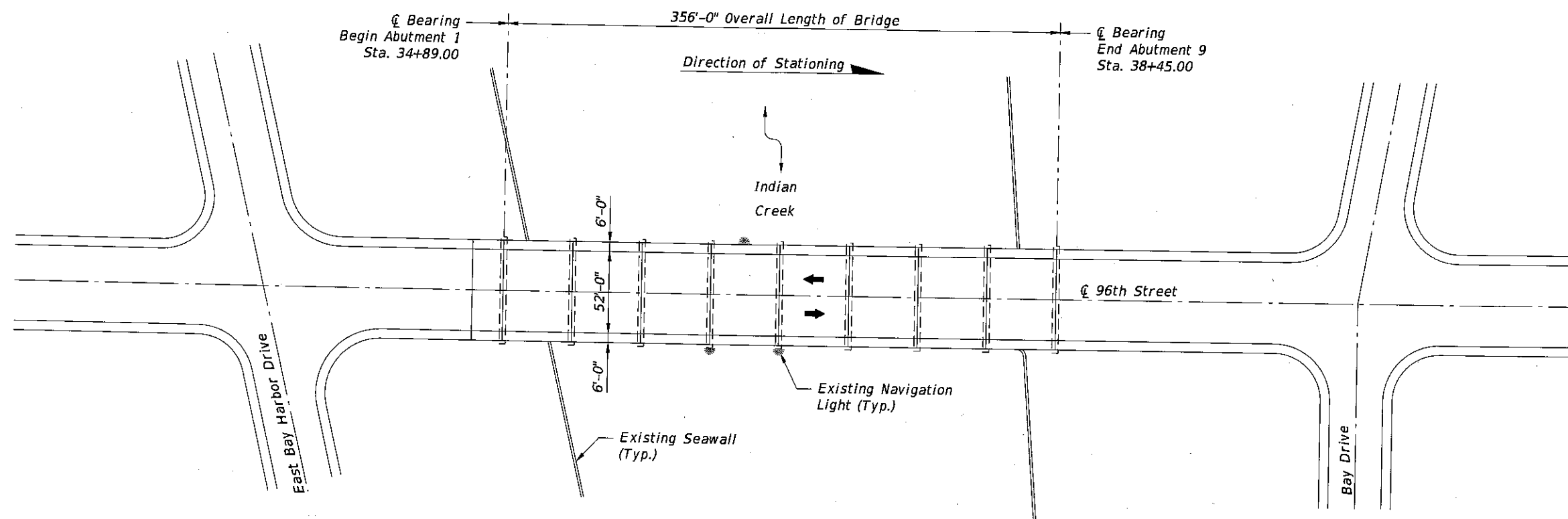
DRAWN BY:
10-13
 CHECKED BY:
10-13
 DESIGNED BY:
10-13
 CHECKED BY:
10-13

bgersh

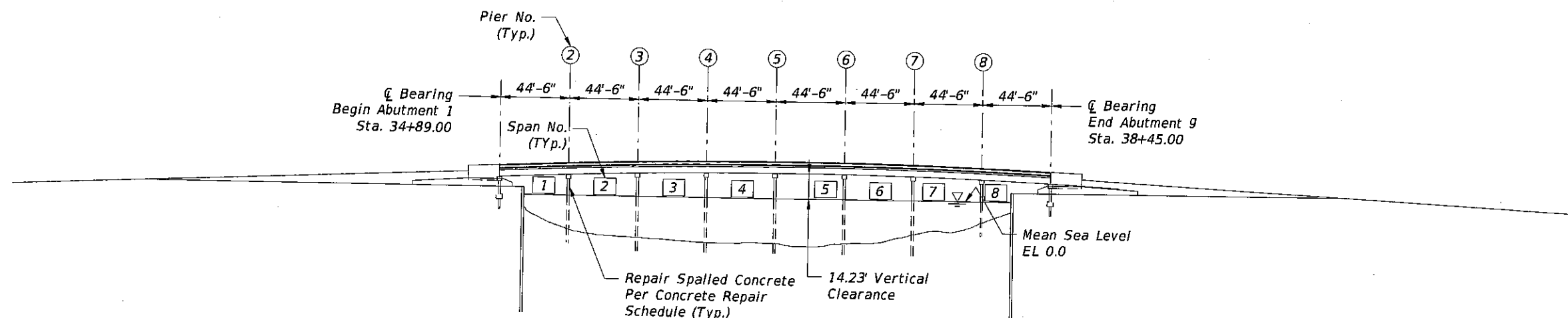
10/4/2013

3:29:35 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B2Pier02.DGN



PLAN



ELEVATION

Bridge No. 875103

REVISIONS										Bridge No. 875103																			
DATE	BY	DESCRIPTION				DATE	BY	DESCRIPTION				DRAWN BY:			TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:			REF. DWG. NO.								
												10-13																	
												CHECKED BY:			ROAD NO.			COUNTY			PROJECT ID			PROJECT NAME:	SHEET NO.				
												10-13																	
												DESIGNED BY:			922			MIAMI-DADE			BC136			INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK			B3-1		
												CHECKED BY:																	
												10-13																	
										HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741										bgersh 10/4/2013 3:29:38 PM G:\PROJECTS\2286.01 Bay Harbor Rehabilitation\CADD\station 02.Dwg									

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 544
SUNRISE, FLORIDA 33323

Certificate of Authorization #29741

DRAWN BY:
10-13
CHECKED BY:
10-13
DESIGNED BY:
10-13
CHECKED BY:
10-13

ROAD NO.
922
COUNTY
MIAMI-DADE
PROJECT ID
BC136

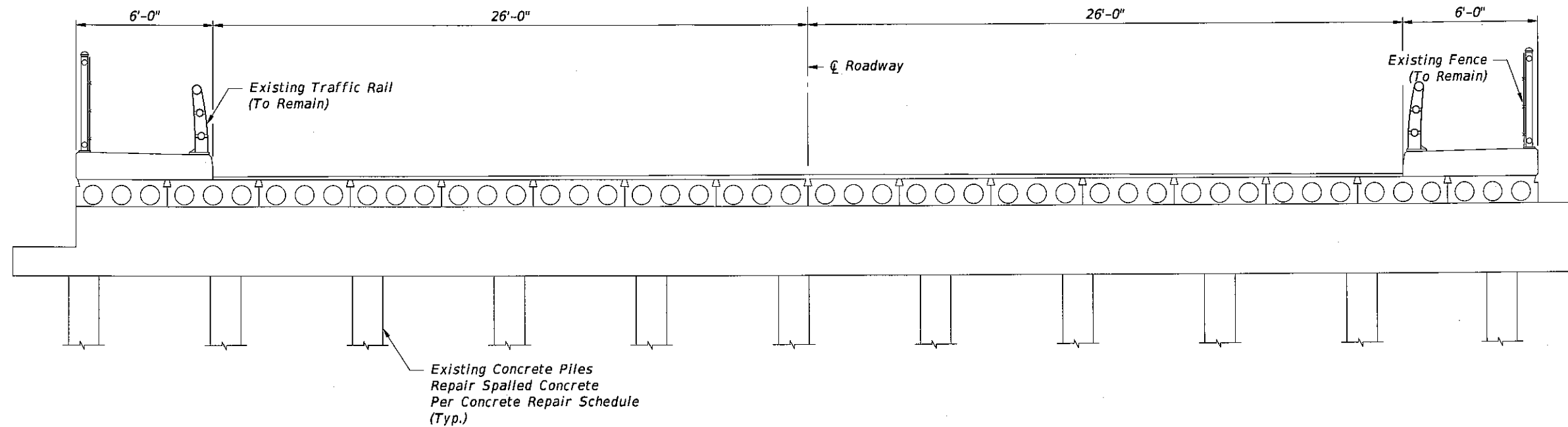
SHEET TITLE:
GENERAL PLAN AND ELEVATION
PROJECT NAME:
INDIAN CREEK BRIDGE
REHABILITATION OVER INDIAN CREEK

bgersh

10/4/2013

3:29:38 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B3-PlanElev01.DGN



TYPICAL EXISTING SECTION

Bridge No. 875103

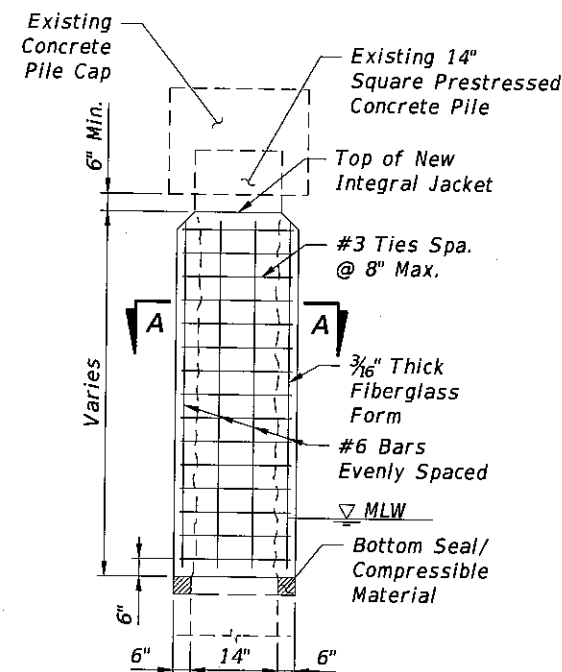
REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	TOWN OF BAY HARBOR ISLANDS ROAD NO. COUNTY PROJECT ID 922 MIAMI-DADE BC136			SHEET TITLE: BRIDGE TYPICAL SECTION PROJECT NAME: INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							SHEET NO.
												B3-2

bgersh

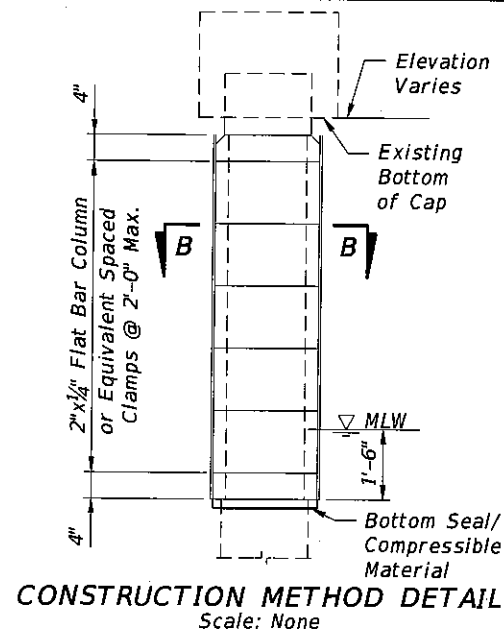
10/4/2013

3:29:47 PM

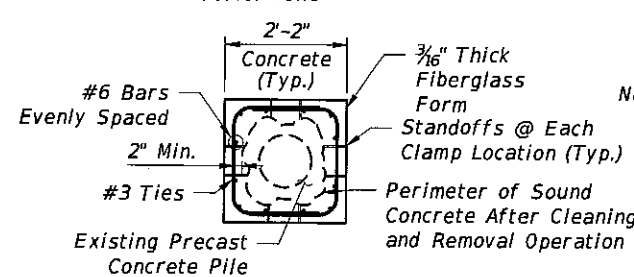
G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B3TypicalSection01.DGN



**STRUCTURAL REINFORCEMENT
FOR INTEGRAL PILE JACKET**
Scale: None (Zinc Mesh Not Shown)

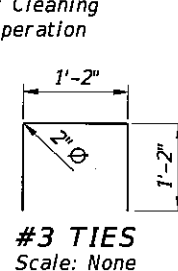


CONSTRUCTION METHOD DETAIL
Scale: None

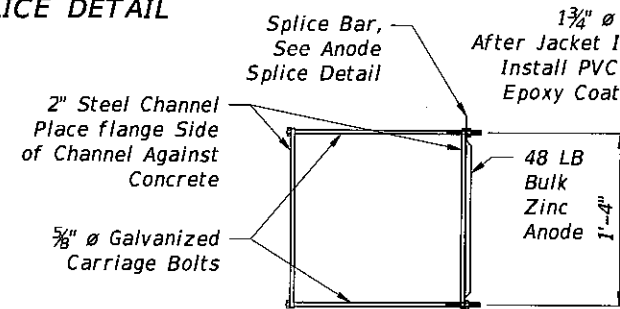


SECTION A-A
Scale: None

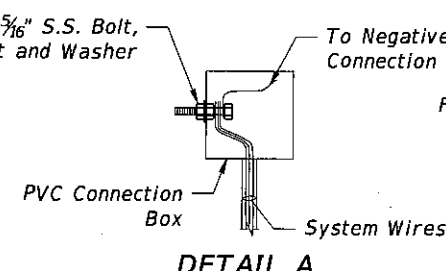
Note: Punch Square Holes for Bolts in 2" Channel Prior to Hot Dip Galvanizing



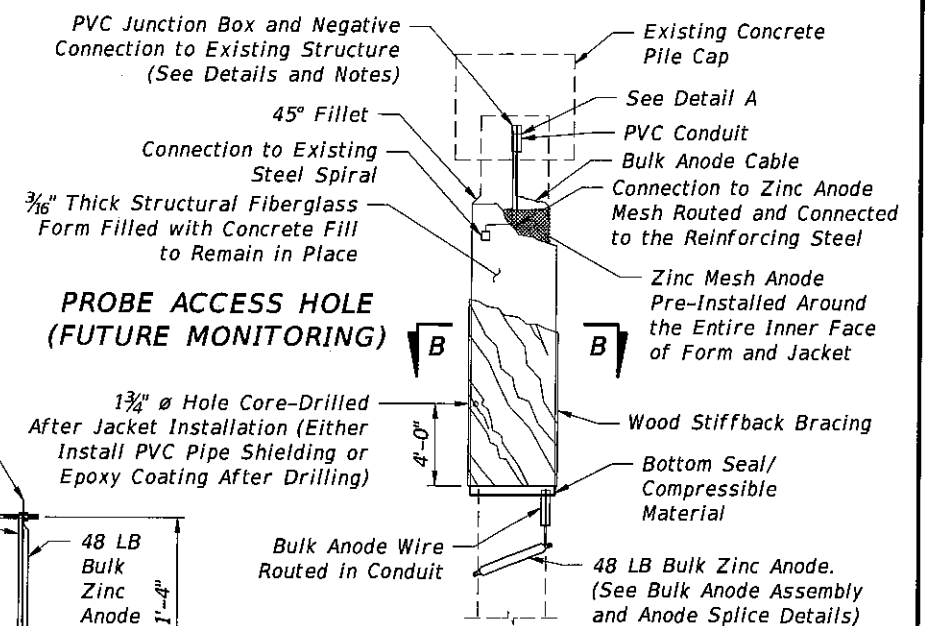
#3 TIES
Scale: None



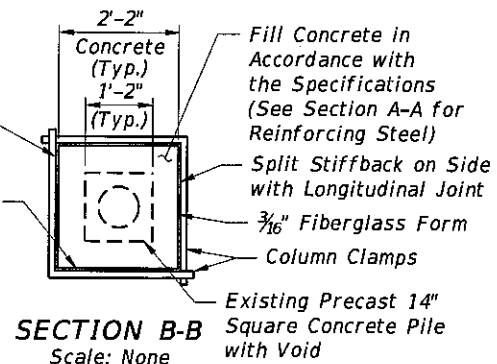
BULK ZINC ANODE ASSEMBLY



DETAIL A



**SACRIFICIAL CATHODIC PROTECTION
INTEGRAL PILE JACKET**
Scale: None



SECTION B-B
Scale: None

INTEGRAL PILE JACKET/CATHODIC PROTECTION NOTES:

- Jacket size shown is for 14"x14" nominal size pile to be jacketed. Actual pile size may be irregular. Shop drawings shall indicate method of maintaining annular void.
- Incidental items not specifically covered shall be included in the lump sum price for Integral Pile Jackets.
- Jacket to be installed on piles as designated on Substructure, Repair Schedule, and additional piles based on direction of the Engineer upon removal of unsound concrete.
- Prior to installing jacket, spalls or otherwise deteriorated areas located above the top of the jacket height shall be cleaned and restored to original cross section in accordance with the Specifications.
- All new integral pile jackets shall include cathodic protection as detailed on this sheet.

NEGATIVE CONNECTION NOTES:

- Make good negative connections between existing and new reinforcing steel and zinc anode mesh, which are essential for the performance of this cathodic protection system.
- Prestressed strand in piles shall be tested for continuity prior to jacket installation. Continuity shall be provided, if necessary, to all embedded steel components of resistance welding, metalizing, or other approved method.
- Negative connection details shall be prepared by the Contractor and submitted for approval.
- Details showing method of jacket installation, construction sequences, horizontal lap splice (when used), type of stand-offs and connection to the reinforcement shall be submitted as shop drawings to the Project Administrator for approval prior to use.

CONSTRUCTION METHOD FOR CATHODIC PROTECTION:

- Remove unsound pile concrete on all piles.
- For piles designated for jackets, clean pile surfaces, reinforcing steel and strands in accordance with Notes. No placement of the proposed jackets will be allowed until the pile cleaning has been inspected and approved.
- Place additional reinforcement as shown on this sheet. Provide negative connections between new and existing reinforcing steel. The elevation of connection between existing reinforcement and new reinforcement shall be approximately 3.0 mils, or as directed by the Cathodic Protection Specialist.
- Place composite zinc mesh and fiberglass pile jacket form around pile. Standoffs should be permanently attached to pile or fiberglass form.
- Seal interlocking joint and bottom of form against pile surface.
- Cover jacket with clear plastic wrap, 5 mils minimum thickness.
- Place external bracing and bonding materials.
- Freshwater wash all reinforcing steel and dewater jacket.
- Fill area between the pile and form with concrete, by injection of fill concrete within 72 hours of the pile cleaning.
- After concrete has cured for 72 hours (min.), remove external bracing and bonding.
- Proceed with the steel and anode connections as required.
- Sequence may be altered as approved by the Project Administrator.
- Plans and Specifications for all cathodic protection for this project shall be certified by a Cathodic Protection Specialist.

Bridge No. 875103

REVISIONS						TOWN OF BAY HARBOR ISLANDS			CATHODIC PROTECTION PILE JACKET DETAILS		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME	SHEET NO.	
						922	MIAMI-DADE	BC136	INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK	B3-3	

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Timothy Noles, P.E. #49891
Certificate of Authorization #29741

DRAWN BY:
SK 10-13
CHECKED BY:
AB 10-13
DESIGNED BY:
SK 10-13
CHECKED BY:
AB 10-13

bgersh

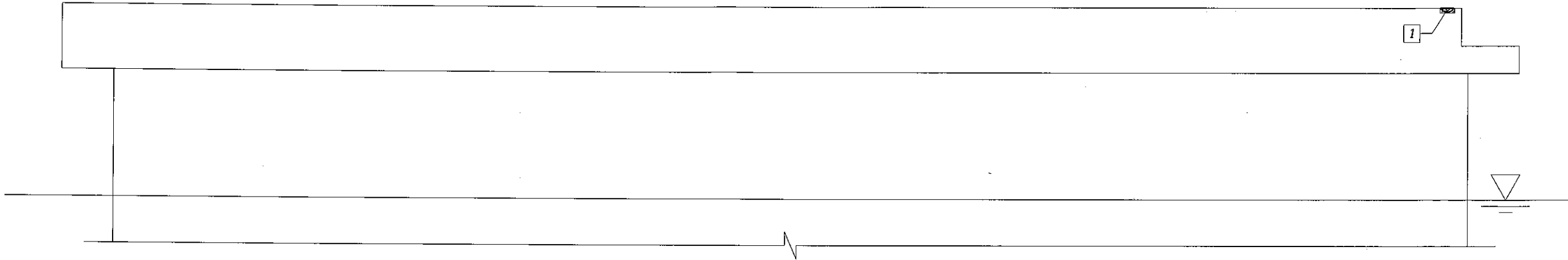
10/4/2013

3:29:39 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B3intPileJacket.DGN

Delamination No.	Bent No.	Face	Repair Area ft'
1	1	E	0.19
2	2	B	0.18
3	4	B	0.75
4	4	B	0.87
5	6	B	0.74
6	6	B	1.10
7	7	W	0.38
8	8	W	0.10
9	2	N	2.00
10	2	W	2.00
11	2	E	1.33
12	2	E	2.33
13	2	W	1.33
14	3	N	1.07
15	3	W	2.50
16	3	E	1.88
17	4	E	2.33
18	5	S	1.00
19	5	E	3.00
20	6	S	1.00
21	6	E	1.33
22	6	E	1.00
23	6	W	2.50
24	7	N	1.53
25	7	E	2.00
26	7	E	2.22
27	7	E	2.00
28	7	E	2.00
29	7	W	5.00
30	8	W	2.00
31	8	E	2.00
32	8	S	2.67
33	8	E	2.50
34	8	N	1.50
35	8	E	1.50
36	8	S	0.67
37	8	W	1.50
38	8	W	2.50
39	8	E	1.67
40	8	E	1.00

REVISIONS <table> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741						DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							DRAWN BY: CHECKED BY: DESIGNED BY: CHECKED BY: 10-13 10-13 10-13 10-13 TOWN OF BAY HARBOR ISLANDS <table> <tr> <th>ROAD NO.</th> <th>COUNTY</th> <th>PROJECT ID</th> </tr> <tr> <td>922</td> <td>MIAMI-DADE</td> <td>BC136</td> </tr> </table>			ROAD NO.	COUNTY	PROJECT ID	922	MIAMI-DADE	BC136	SHEET TITLE: CONCRETE REPAIR SCHEDULE PROJECT NAME: INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK			REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION																									
ROAD NO.	COUNTY	PROJECT ID																												
922	MIAMI-DADE	BC136																												
10/4/2013 3:29:46 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B3\Pier02.DGN 83-4 SHEET NO.																														



BEGIN BENT 1 - EAST FACE

LEGEND:

Delamination

#

Delamination No.

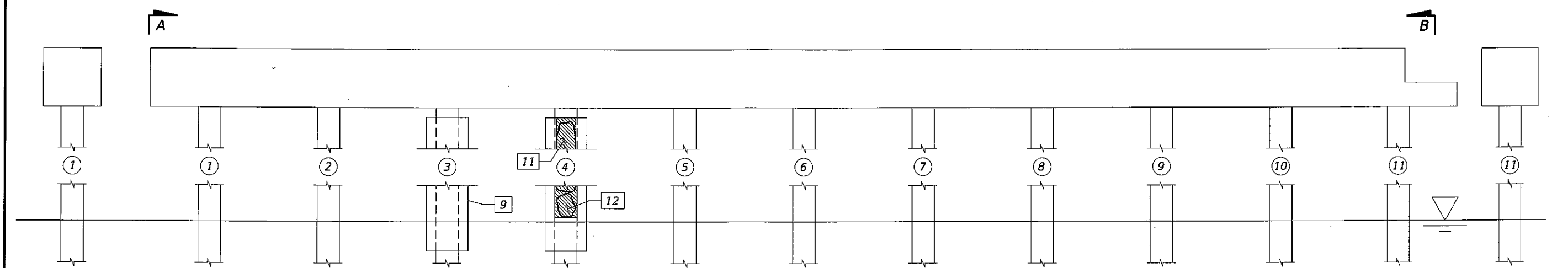
#

Column Number

Bridge No. 875103

REVISIONS						DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION					BEGIN BENT 1 REPAIR LOCATIONS		
							ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		SHEET NO.
							922	MIAMI-DADE	BC136	INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK		B3-5

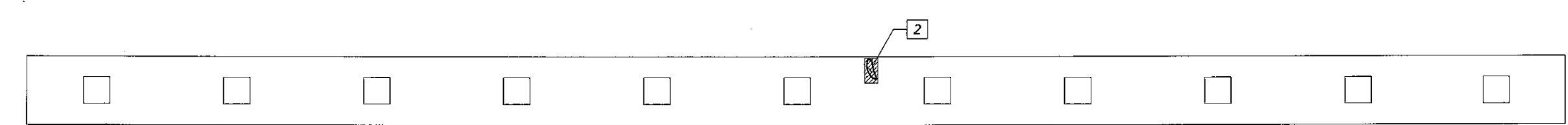
10/4/2013 3:29:41 PM G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B3Pier02.DGN



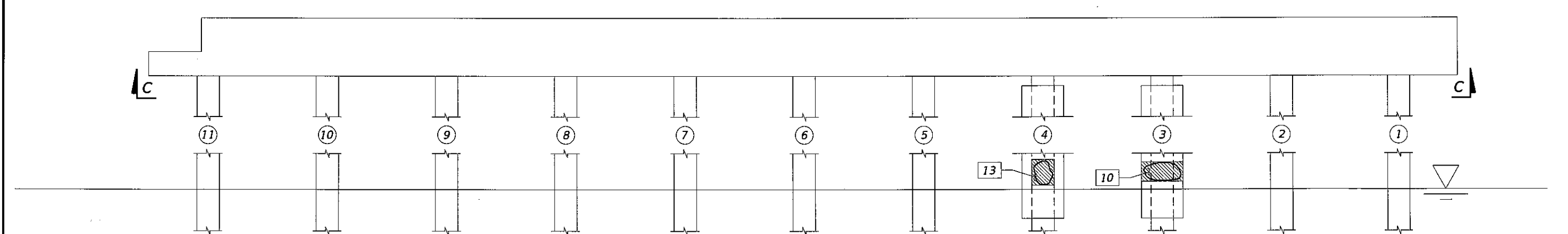
SECTION A-A

BENT 2 - EAST FACE

SECTION B-B



SECTION C-C



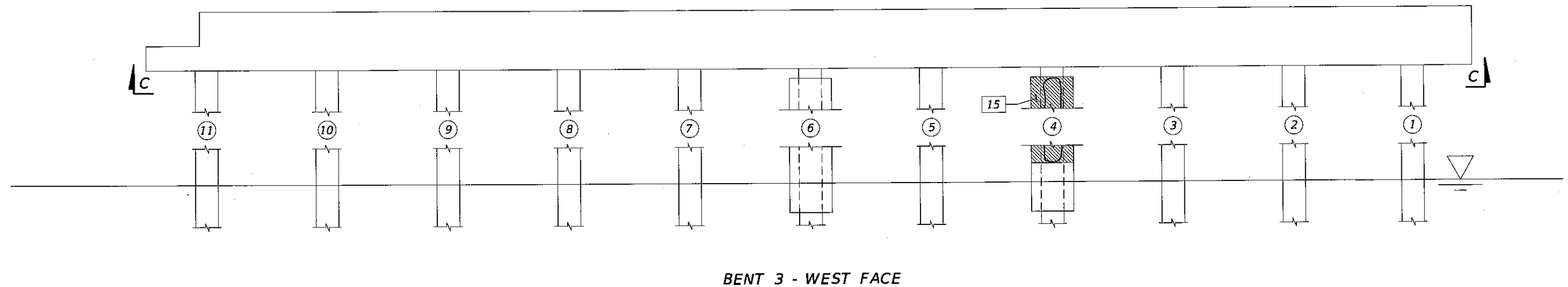
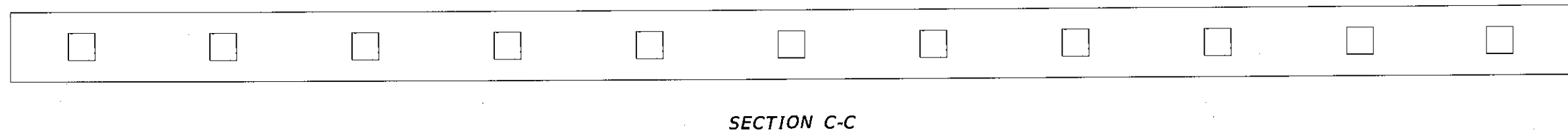
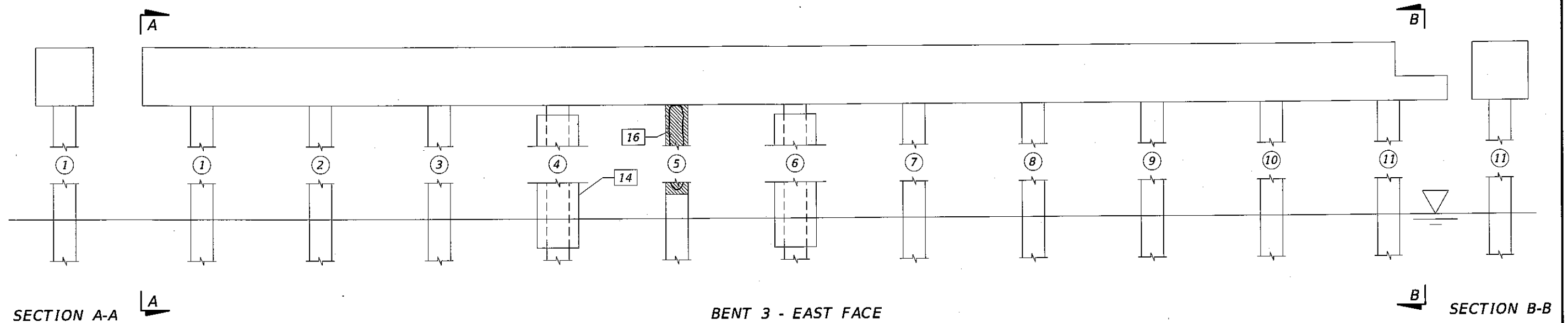
BENT 2 - WEST FACE

Notes:
See Sheet No. B3-3 for Summary of Delaminations

- LEGEND:
- Delamination
 - Delamination No.
 - Column Number

Bridge No. 875103

REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:	BENT 2 REPAIR LOCATIONS	
							922	MIAMI-DADE	BC136	INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK		
												SHEET NO. B3-6



Notes:
See Sheet No. B3-3 for Summary of Delaminations

LEGEND:
 Delamination
 Delamination No.
 Column Number

Bridge No. 875103

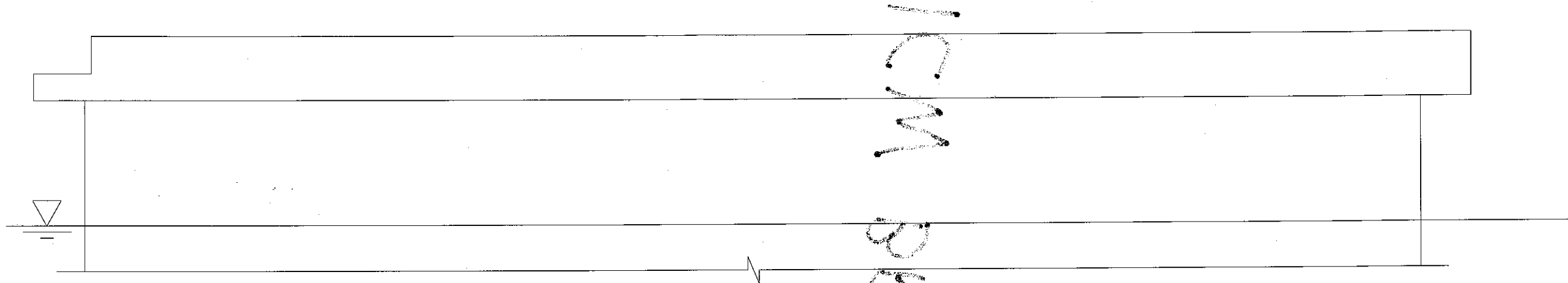
REVISIONS						HARDESTY & HANOVER, LLC 1000 SAWGRASS CORPORATE PARKWAY, SUITE 544 SUNRISE, FLORIDA 33323 Certificate of Authorization #29741	DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE: BENT 3 REPAIR LOCATIONS	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	PROJECT ID		
								922	MIAMI-DADE	BC136	INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK	B3-7

bgersh

10/4/2013

3:29:42 PM

G:\PROJECTS\2286.01_Bay_Harbor_Rehabilitation\CADD\struct\B3Pier02.DGN



END BENT 9 - WEST FACE

INDIAN CREEK BRIDGE

Notes:
See Sheet No. B3-3 for Summary of Delaminations

- LEGEND:
- Delamination
 - Delamination No.
 - Column Number

Bridge No. 875103

REVISIONS						DRAWN BY: 10-13 CHECKED BY: 10-13 DESIGNED BY: 10-13 CHECKED BY: 10-13	TOWN OF BAY HARBOR ISLANDS			SHEET TITLE:		REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	PROJECT ID	PROJECT NAME:		
							922	MIAMI-DADE	BC136	INDIAN CREEK BRIDGE REHABILITATION OVER INDIAN CREEK		

<

HARDESTY & HANOVER, LLC
1000 SAWGRASS CORPORATE
PARKWAY, SUITE 644
SUNRISE, FLORIDA 33323
Certificate of Authorization #29741

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 25.

ITEM: Award of Contract to Roadway Construction, LLC. in the amount of \$263,953. to install new water mains under the sidewalks on Kane Concourse (96th Street). Enclosed is the bid evaluation report.

DESCRIPTION:

The water mains on Kane Concourse (96th Street) between West Broadview Drive and East Broadview Drive is the last remaining component to be completed for the Community Enhancements project that started in 2002. Of the 23 properties that are fronted on 96th Street 19 currently derive potable water supplies from water mains that are located in their backyards.

This project seeks to abandon the old backyard water mains that service the 19 properties and replace with new mains under the sidewalks on both sides of 96th Street.

Council is requested to approve the recommendation of Contract Award to Roadway Construction in the amount of \$263,953.00, to install new water mains in the sidewalks on 96th Street.

RECOMMENDED ACTION:

Approve

FINANCIAL ANALYSIS:

\$263,953

BUDGET IMPACT:

Submitted By: Randy Daniel, Town Engineer
Randy Daniel, Town Engineer

ATTACHMENTS

1.	Bid Evaluation Report
----	-----------------------

AGENDA ITEM REPORT

May 12, 2014

ITEM NUMBER: 26.

ITEM: Consideration and approval of a private TDR transaction of the transfer of three (4) dwelling units from 9350 Condo Assoc. (9350 West Bay Harbor Drive) to Furmanos, LLC (1170 - 93 Street). Enclosed is a copy of the application, contract, plans and other supporting documents.

DESCRIPTION:

Town Planner Miller reviewed the application and determined that the donor site has a right to a density of 26 units. The current building has 18 units; therefore there are 8 units available for transfer to another site.

Also attached are the building and code inspections conducted at the donor site. There are some building, electrical (pool) and aesthetic items that need to be taken care of. The Town will require an escrow agreement from the donor site to ensure these repairs are completed.

The receiving site located at 1170 - 93 Street, filed and received approval December 17, 2014 for the development of a 34 unit project, pending approval of the transfer of development rights of 16 TDR units. The four units being purchased from 9350 Condominium will partially satisfy this requirement. They will need to submit another application for the remainder TDR units they need.

All required information was submitted as required by Section 23-22.2 of the Town Code. Staff recommends that if the TDR application is approved by the Town Council, the Town Attorney draft a resolution setting forth the Town Council's approval and recommendations.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Staff Report and Application	staff Report and Application - 9350 WBHD - 1170 - 93 St.pdf
----	------------------------------	---

2.	Approved Plans	Plans - 1170 - 93 St.pdf
----	----------------	--------------------------

7522 Wiles Road Suite B-203
Coral Springs, Florida 33067
(Tel) 954-757-9909
(Fax) 954-757-7089
(E-mail) mmiller@michaelmillerplanning.com

**MICHAEL MILLER
PLANNING
ASSOCIATES, INC.**

Fax

To: Marlene Marante, Town Clerk

From: Michael J. Miller, AICP 

Town of Bay Harbor Islands

Consultant Town Planner

Fax: 305-866-4863

Pages: 2 (Including Cover Page)

Phone: 305-866-6241

Date: 4/16/2014

Re: Transfer of Development Rights (TDR) **CC:**

Bay Harbor Gardens (34 DU)

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ As Requested

TDR Request - Private

Donor Site: 9350 West Bay Harbor Drive / Lots 11-13 of Block 2 (9350 Condo)

Receiving Site: 1170 93rd Street / Lot 4-5 of Block 17 (Bay Harbor Gardens / Furmanos)

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application, following is our analysis. Our records indicate the receiving site (Bay Harbor Gardens) was granted Site Development Plan approval by the Town's PZ Board on 12/17/13 for a total of 34 DU. The allowable base zoning density of 34 DUA would allow 18 DU on the receiving site (.52 acres X 34 DUA = 17.68 or 18 DU). Since the proposed project includes 34 dwelling units this requires the acquisition of 16 TDR units. The transfer of three (3) DU (private) have already been approved by the Town Council from the Montego Club Condo on 4/07/14. The developer of the receiving site (Furmanos, LLC) has contracted with a nearby privately-owned / fully developed site known as the 9350 Condominium to acquire four (4) additional TDR units. The nine (9) remaining TDRs needed are being requested from the Town's "pool" in a separate concurrent application. The donor site is currently developed as a 7-story / 18-unit condominium complex that was constructed in 1980, accordingly to the Miami-Dade County Property Appraisers website (application states "1982"). The donor site is located on Lots 11 - 13 of Block 2. Although a survey was not submitted to MMPA, the Miami-Dade County Property Appraisers website appears to shows the donor site never conveyed the 11-foot right-of-way to the Town for parking as many others did in the past. All three lots appear to be full lots. The total combined donor site land area is 33,750 sq. ft. / .775 acres is size according to the Miami-Dade County Property Appraisers website and is entitled to 26 DU (.775 acres at 34 DUA = 26.35 or 26 DU). Therefore, based on the above analysis, the donor site has the ability to convey the four (4) DU requested. The donor site will have the ability to convey four (4) additional DU in the future. We note that on page 1 of 4 of the Town application form the number of TDR units to be received is listed as three (3) but the contract is for four (4) TDR units.

April 16, 2014

Our office was not requested to perform any inspections of the donor site to determine if the site complies with Town Codes or has any Code violations. We assume other Town staff members will perform those tasks in conformance with the Town TDR Code requirements.



Application Fee: \$1,000 Private Transaction - \$500 Town Owned Units

(For official use only)

DATE RECEIVED: 4/10/14 TDR UNIT COST: \$ 41,250
TDR UNITS REQUESTED 4 PROJECT TOTAL UNITS 34
APPROVAL DATE: _____ APPROVED BY: _____

**TOWN OF BAY HARBOR ISLANDS
APPLICATION FORM
TRANSFER OF DEVELOPMENT RIGHTS**

APPLICANT INFORMATION

Name <u>9350 CONDO OF BAY HARBOR ASSOC.</u>		
Phone <u>(305) 865-4465</u>	e-mail <u>hukker@me.com</u>	Fax <u>(305) 868-3650</u>
Address <u>9350 W. BAY HARBOR DRIVE</u>		
City and State <u>BAY HARBOR ISLAND, FL</u>	Zip Code <u>33154</u>	
Relationship to Property: <u>Gerald Miller, President.</u>		

RECEIVER SITE INFORMATION

Owner's Name <u>FURMANOS, LLC</u>		
Phone <u>(813) 94-3434</u>	e-mail <u>tsanjase@sobelco.com</u>	Fax <u>(305) 868-3650</u>
Address <u>2385 NW EXECUTIVE CENTER DR. #440</u>		
City and State <u>BOCA RATON, FLORIDA</u>	Zip Code <u>33431</u>	
Property Address/Location <u>1170 93rd street</u>		
Legal Description: <u>LOT(S) 4+5 BLOCK 17</u>		
Folio Number <u>13-2227-001-2151</u> <u>13-2227-001-8160</u>	Current Zoning <u>RM-2</u>	
Property size <u>22,500 SF / .516 acres</u>	Purchase date	
Existing use of the property <u>VACANT LAND</u>		
Describe Existing Structure on Property <u>NONE</u>		
Dwelling units to be received <u>34</u>		
Total Dwelling units including TDR <u>34 units</u>		

HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?

☒ Yes ☐ No

If Yes, then provide date of approval 12-17-2013

If Not, then attach preliminary site plan.

ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☐

If Yes, skip the donor site portion

If Not, then fill in the donor site portion.

DONOR SITE INFORMATION, IF APPLICABLE

Owner's Name 9350 CONDO ASSOCIATION		
Phone (205) 865-4965	e-mail nukkey@me.com allen@blmmanagement.com	Fax (205) 868-2650
Address 9350 WEST BAY HARBOR DRIVE		
City and State BAY HARBOR ISLANDS, FL		Zip Code 33154
Property Address/Location SAME		
Legal Description: LOT(S) 11, 12, 13 BLOCK 2		
Folio Number	Current Zoning RM-1	Year built
Property size +/- 33,750 +/- .75	Purchase date 1982	
Existing use of the property MULTI-FAMILY CONDOMINIUM.		
Describe Existing Structure on Property 7-story reinforced concrete structure. (18/units)		
Dwelling units to be transferred to TDR Bank 4.		
Units permitted 26		

APPRAISAL INFORMATION - IF APPLICABLE N/A.

(Appraiser must be approved by the Town)

(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

Name:		
Phone ()	e-mail	Fax ()
Address		
City and State		Zip Code
Date of Appraisal / /	Appraisal Value of TDR unit \$	
Proposed TDR Unit Value \$		

SURVEY COMPANY INFORMATION - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

Name of Surveyor JH MANUCY, INC.		
Address 4694 Palm Ave SU. 203 Hialeah, FL 33012		
Phone (305) 821-1281	e-mail	Fax (305) 825-1705

Name of Surveyor		
Address		
Phone ()	e-mail	Fax ()

PROPERTY CODE INSPECTION RESULTS - (Donor Site)

The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.

- ☒ **Building must have obtained 40 or 50 Year Certification - If Applicable**
☐ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

- | | | | |
|---|--|---|---------------------------------------|
| ☐ Exterior paint | ☐ Windows | ☐ Doors | ☐ Elevators |
| ☐ Steps | ☐ Railings | ☐ Landscaping | ☐ Parking area |
| ☐ Pool/Recreation facilities | ☐ Fences/Walls | ☐ Plumbing | |
| ☐ Electrical System | ☐ A/C equipment | ☐ Roof mounted equipment/screening | |
| ☐ Roofing | | | |

I hereby certify that:

- 1) The information furnished on this application and the attachments is true.
- 2) I am the owner(s) of record of the property described in this application.
- 3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.

RECEIVER SITE FURMANOS, LLC

X [Signature] Furmanos, LLC
Signature of Owner (Applicant)

3/27/14
Date

Signature of Owner (Co-Applicant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of March, 2014,
by GIANCARLO CUFFIA on behalf of
FURMANOS, LLC, a Florida (corporation) (partnership) (Other:
Florida Driver License) He/She is personally known to me or has produced
an oath. (type of identification produced) as identification and did take

My Commission Expires:



VIRGINIA LANDI
Notary Public - State of Florida
My Comm. Expires Apr 22, 2017
Commission # FF 11273
Print Name: VIRGINIA LANDI

DONOR SITE 9350 CONDO OF BAY HARBOR ASSOC.

X [Signature]
Signature of Owner (Applicant)

03/27/14
Date

Signature of Owner (Co-Applicant)

Date

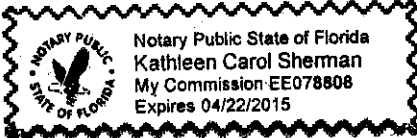
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of MARCH, 2014,
by Gerald Miller on behalf of
9350 BAY HARBOR ASSOCIATION, a Florida (corporation) (partnership) (Other:
FL DL License M460-297-34-334-0) He/She is personally known to me or has produced
an oath. (type of identification produced) as identification and did take

My Commission Expires:

Kathleen Carol Sherman
Notary Public, State of Florida

Print Name: Kathleen Carol Sherman



**AGREEMENT TO PURCHASE TRANSFER
OF DEVELOPMENT RIGHTS**

THIS AGREEMENT TO PURCHASE TRANSFER OF DEVELOPMENT RIGHTS ("Agreement") is entered into on this 21 day of March, 2014, ("Effective Date") by and between 9350 CONDO OF BAY HARBOR ISLAND ASSOCIATION, a Florida not-for-profit corporation ("Seller"), and FURMANOS, LLC, a Florida limited liability company and/or its assigns ("Buyer").

WITNESSETH:

WHEREAS, Seller is the holder of ~~eight (8)~~ ^{FOUR [4]} transfer of development rights (the "9350 CONDO OF BAY HARBOR ISLAND ASSOCIATION TDR Units") in the Town of Bay Harbor Islands (the "Town"), Miami-Dade County, Florida, currently belonging to the Seller for the properties more particularly described in Exhibit A attached hereto (the "Donor Parcel");

WHEREAS, Section 23-22.2 of the Town Zoning Regulations governs the transfer of development rights in the Town (the "TDR Ordinance");

WHEREAS, Buyer is owner of the real property located in the Town more particularly described in Exhibit B attached hereto (the "Receiving Parcel");

WHEREAS, Buyer intends to develop the Receiving Parcel as contemplated by the site plan approved by the Town for the Receiving Parcel (the "Approved Site Plan");

WHEREAS, in addition to ~~8~~ ^[4] TDR Units, Buyer needs to acquire eight (8) TDR Units (the "Remaining Required TDR Units for Development") in order for Buyer to develop the Receiving Parcel as contemplated by the Approved Site Plan;

WHEREAS, Buyer desires to purchase all of the 9350 Condo of Bay Harbor Island Association ~~8~~ ^[4] TDR Units from Seller, and Seller desires to sell all of the 9350 Condo of Bay Harbor Island Association TDR Units to Buyer, on the terms and conditions hereinafter provided.

NOW, THEREFORE, in consideration of the foregoing and the respective representations, warranties, covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, each of the Parties agrees as follows:

1. Purchase of 9350 Condo of Bay Harbor Island Association Condominium ~~8~~ ^[4] TDR Units. Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller the 9350 Condo of Bay Harbor Island Association Condominium TDR Units upon the terms and conditions hereinafter set forth.

2. Purchase Price and Deposit.

(a) Within two (2) business days after the Effective Date (hereinafter defined), Buyer shall deposit in escrow with the KROOP ("Escrow Agent") the sum of FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000) (the "Initial Deposit"), to be delivered to Seller at Closing and applied as a credit against the Purchase Price (as defined below) at Closing (hereinafter defined). Within two (2) business days after a determination is made by the Town Manager approving the transfer by Seller to Buyer of the 9350 Condo of Bay Harbor Island Association Condominium TDR Units from the Donor Parcel to the Receiving Parcel, Buyer shall deposit in escrow with the Escrow Agent the additional sum of FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000) (the "Additional Deposit"), to be delivered to Seller at Closing and applied as a credit against the Purchase Price at Closing. The Additional Deposit shall be held together with, and on the same terms and conditions as, the Initial Deposit. Once the Additional Deposit is paid to Escrow Agent, the term "Deposit" shall mean the Initial Deposit, plus the Additional Deposit, prior to payment of the Additional Deposit, whenever used in this Agreement, the term "Deposit" shall mean only the Initial Deposit. Escrow Agent shall hold and disburse the Earnest Money in accordance with the terms of this Agreement.

(b) The purchase price of the 9350 Condo of Bay Harbor Island Association Condominium TDR Units is ONE HUNDRED & SIXTY-FIVE THOUSAND [165,000] ~~THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00)~~ (the "Purchase Price"). The entire Purchase Price, less the amount of the Deposit, subject to any adjustments as herein provided, shall be due and payable by cashier's check or in immediately available funds, by wire transfer, at Closing.

3. [4] Closing. Subject to satisfaction of all conditions to Closing, the closing (the "Closing" or "Closing Date") of the purchase and sale of the 9350 Condo of Bay Harbor Island Association ~~(9)~~ TDR Units under this Agreement shall take place on the date which is five (5) business days after the date that the Buyer obtains the final binding and non-appealable approval by the Town of the transfer of all of the 9350 Condo of Bay Harbor Island Association ~~(9)~~ TDR Units to the Receiving Parcel, at the offices of KROOP & SCHEINBERG ("Escrow Agent") located at [4] * (SEE BELOW) Seller agrees that, at the option of Buyer, the Closing may take place as an escrow closing in order to accommodate the acquisition by Buyer of some or all of the Remaining Required TDR Units for Development simultaneously with the Closing

BUYER shall pay the cost of recording the instrument of transfer of the 9350 Condo of Bay Harbor Island Association TDR Units and documentary stamps assessed thereon, if any. Seller shall pay the cost of recording the Restrictive Covenant (hereinafter defined).

4. Additional Termination Provisions. Each of the following shall constitute a "Termination Event" under this Agreement:

(a) If the Town Manager does not make a determination within ten (10) days after the Effective Date that the 9350 West Condominium ~~(9)~~ TDR Units are legally available to be transferred from the Donor Parcel to the Receiving Parcel as provided by the TDR Ordinance;

* KROOP & SCHEINBERG, P.A. (ESCROW AGENT)
800 WEST AVENUE, SUITE 1, 2
MIAMI BEACH, FL 33139
(305) 538-7575 (305) 538-4676/FAX

(b) If the Town refuses or fails to schedule a hearing of the Town Council to occur on or before May 6, 2014 for the approval of the transfer of the 9350 Condo of Bay Harbor Island Association Condominium [8]-TDR Units from the Donor Parcel to the Receiving Parcel;

[4]

[4]

(c) If the transfer of the 9350 Condo of Bay Harbor Island Association [8]-TDR Units from the Donor Parcel to the Receiving Parcel has not been finally approved, after expiration of all appeal periods, by the Town Council by the date which is one (1) year after the Effective Date; and

(d) If the Donor Parcel shall not be in compliance with current day code requirements as determined by the Town under the TDR Ordinance.

Buyer, at Buyer's sole option, may terminate this Agreement by written notice to Seller, upon the occurrence of any Termination Event, in which event the Deposit shall be returned to Buyer and the parties shall be released from all obligations and liabilities under this Agreement.

5. **Covenants, Representations and Warranties of Seller.** Seller hereby agrees, covenants, represents and warrants to Buyer as follows:

(a) Seller has not transferred, assigned, sold, conveyed, hypothecated, or otherwise alienated the 9350 Condo of Bay Harbor Island Association [8]-TDR Units.

(b) Seller has good, valid and marketable title to the 9350 West Condominium [8]-TDR Units, free and clear of any and all liens, encumbrances, charges and adverse claims of every nature.

(c) Seller has all requisite power and authority, and has taken all actions required to authorize it to execute and deliver this Agreement. All of the individuals executing this Agreement and any other documents and instruments executed by Seller pursuant hereto have the legal power, right, and actual authority to bind Seller to the terms and conditions hereof and thereof.

(d) All requisite corporate action has been taken by Seller and all required consents have been obtained by Seller in connection with the entering into this Agreement and the consummation of the transactions contemplated hereby.

(e) Within five (5) business days of the Effective Date, Seller shall request that a determination be made by the Town Manager as provided by the TDR Ordinance that the 9350 West Condominium TDR Units are legally available to be transferred from the Donor Parcel to the Receiving Parcel.

The covenants, representations and warranties of Seller set forth of this Section shall specifically survive the Closing.

6. **Representations and Warranties of Buyer.** Buyer hereby represents and warrants to Seller as follows:

(a) Buyer has all requisite power and authority, and has taken all actions required by its organizational documents to authorize it to execute and deliver this Agreement. All of the individuals executing this Agreement and any other documents and instruments executed by Buyer pursuant hereto have the legal power, right, and actual authority to bind Buyer to the terms and conditions hereof and thereof.

7. **Buyer's Conditions to Closing.** Buyer's obligation to consummate the Closing or otherwise to perform any obligation provided in this Agreement is expressly conditioned upon the fulfillment or satisfaction of each of the following conditions precedent on or before the Closing Date (any of which may be waived only in writing by Buyer in its sole and absolute discretion):

(a) Seller shall have fully performed each covenant and agreement to be performed by Seller under this Agreement and each representation and warranty made in this Agreement by Seller shall be complete, true and accurate as of the Closing Date;

(b) The final binding and non-appealable approval by the Town of the transfer of the 9350 West Condominium ~~89~~ ^[4] TDR Units to the Receiving Parcel shall have been obtained, including, without limitation; any required approval of Buyer's supplemental TDR application for the transfer of the 9350 West Condominium 8 TDR Units to the Receiving Parcel;

(c) There shall be no development or building moratoria in effect with regard to the Receiving Parcel as of the Closing Date; and

(d) The Approved Site Plan shall remain in full force and effect.

If any of the foregoing conditions are not satisfied at or before Closing, then in addition to any remedy available to Buyer under this Agreement, Buyer may terminate this Agreement by written notice to Seller, in which event the Deposit shall be returned to Buyer and the parties shall be released from all obligations and liabilities under this Agreement.

8. **Buyer's Obligations at Closing.** Buyer shall do the following at the Closing:

(a) Execute and deliver the closing statement; and

(b) Pay the portion of the Purchase Price described in paragraph 2(H).

9. **Seller's Obligations at Closing.** Buyer shall execute and deliver the following documents to Buyer at the Closing:

(a) The closing statement;

CC 3/14/14
Jm 3/21/14

(b) That certain Quitclaim Assignment of Transfer of Development Rights, the form of which is attached hereto and incorporated herein as Exhibit c (the "Assignment"), joined in by all of the unit owners in 9350 Condo of Bay Harbor Island Association; Inc.

(c) A Restrictive Covenant in recordable form restricting the future use of the Donor Parcel as required by the TDR Ordinance, in form and content acceptable to the Town Attorney (the "Restrictive Covenant");

(d) A Certificate of Non-Foreign Status of Seller as required by Section 1445 of the Internal Revenue Code;

(e) Such proof of Seller's authority and authorization to enter into this transaction as may be reasonably required by Buyer; and

(f) Any other documents expressly required to be delivered or furnished pursuant to any other provisions of this Agreement or reasonably required to carry out the purpose and intent of this Agreement.

10. **Escrow Agent.** In the event a dispute arises between the parties regarding the Deposit, or in the event the Escrow Agent shall receive conflicting demands or instructions with respect thereto, Escrow Agent may, in its sole discretion, continue to hold the Deposit until all parties mutually agree to release thereof or until an order or a judgment of a court of competent jurisdiction shall determine the rights of the parties hereto. Alternatively, Escrow Agent may, in its discretion, deposit the Deposit with the Clerk of the Circuit Court of Miami-Dade County, Florida (the "Clerk") pursuant to interpleader procedure, whereupon, after notifying all parties concerned with such action and paying all costs imposed by the Clerk as a result of such deposit, all liability on the part of Escrow Agent shall terminate. It is agreed that the duties of the Escrow Agent are purely ministerial in nature and shall be expressly limited to the safekeeping of the Deposit and for the release of the same in accordance with this Agreement. The Escrow Agent shall not be liable for any action done or omitted by it or for any action which it may in good faith do or refrain from doing in connection with this Agreement. The Escrow Agent will incur no liability for relying on any signature or signatures of Buyer or Seller, their agents, directors or employees, their purported authority to act, the genuineness of such signatures, or as to the truth and accuracy of any information contained therein. Buyer and Seller hereby indemnify Escrow Agent and hold it harmless from and against any and all claims, liabilities, damages, costs, penalties, losses, attorneys fees, actions, suits or proceedings at law or in equity, or any other expenses, fees or charges of any character or nature, which it may incur as Escrow Agent or with which it may be threatened directly or indirectly arising from or in any way connected with this Agreement, except for matters resulting from Escrow Agent's gross negligence or willful misconduct. Buyer and Seller expressly request that the Escrow Agent act pursuant to this Agreement.

11. **Default by Seller.** In the event that Seller defaults in the observance or performance of its covenants and obligations hereunder, Buyer may, at its option, elect to bring an

Handwritten signature and date:
3/14/14
Jm 2/21/14

action to enforce specific performance of this Agreement against Seller or elect to terminate this Agreement and receive a full refund of the Deposit.

12. **Default by Buyer.** If the sale is not consummated due to any default by Buyer hereunder, then Seller, as its sole and exclusive remedy, shall (as an election of remedies) have the right to terminate this Agreement and receive the Deposit from the Escrow Agent as liquidated damages and in full settlement of all claims. Buyer and Seller acknowledge the difficulty of ascertaining the actual damages in the event of such default, that it is impossible to more precisely estimate the damages to be suffered by Seller upon such default, that the retention of the Deposit by Seller is intended not as a penalty but as full liquidated damages and that such amount constitutes a good faith estimate of the potential damages arising therefrom.

13. **No Third Party Beneficiary.** This Agreement does not and is not intended to confer any rights or remedies upon any person other than the Buyer and Seller.

14. **Broker.** Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to a licensed real estate broker other than Sheldon Markus Realty Corporation ("Broker"), Markus Frankel, Broker, 1177 Kane Concourse, Suite 120, Bay Harbor Islands, Florida 33154, who is a transaction broker and who will be compensated by Seller. Seller shall pay to Broker a brokerage commission in the amount of ~~\$10,000.00~~ to be paid from Seller's sales proceeds at Closing. In the event that the Closing does not occur for any reason whatsoever, Broker shall not be entitled to the payment of any brokerage commission in connection with the transaction contemplated by this Agreement. Buyer shall have no obligation to Broker with respect to the payment of any commission in connection with this transaction. The provisions of this Section shall survive Closing.

3/18/14
CL
3/21/14
[75,000.00]

15. **Waiver of Jury Trial.** To the fullest extent permitted by applicable law, the parties each hereby knowingly, voluntarily and intentionally waive any right (whether arising under the Constitution of the United States or the State of Florida or under any foreign jurisdiction, under any statutes regarding or rules of civil procedure applicable in any state, federal, or foreign legal proceeding, under common law, or otherwise) to demand or have a trial by jury of any claim, demand, action or cause of action arising under this Agreement or in any way connected with or related to or incidental to the discussions, dealings, or actions of such persons or any of them (whether oral or written) with respect thereto, or to the transactions related thereto, in each case whether now existing or hereafter arising, and whether sounding in contract, tort or otherwise; and each party agrees and consents that any such claim, demand, action or cause of action shall be decided by trial court without a jury, and that any other party to this Agreement may file an original counterpart or a copy of this Agreement with any court as written evidence of such waiver of right to trial by jury. The parties acknowledge and agree that they have received full and sufficient consideration for this provision (and each other provision of each other related document to which they are a party) and that this provision is a material inducement for the Seller's accepting this Agreement. By waiving a jury trial, the parties intend claims and disputes to be resolved by a judge acting without a jury in order to avoid the delays, expenses and risks of mistaken interpretations which each party acknowledges to be greater with jury trials than with non jury trials.

16. **Miscellaneous.**

(a) **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Florida.

(b) **Notices.** All notices required or allowed by this Agreement shall be delivered at the following addresses:

To BUYER: Furmanos LLC
151 Crandon Boulevard, Apt. 528
Key Biscayne, FL 33149
Attn: _____

with a copy to:

CE 3/12/14
DM 3/21/14
~~MARKUS FRANKEL~~
~~1111 KANE CONDOURSE, SU 120~~
~~BAY HARBOR IS., FL 33154~~
~~E: MARKUS@FRANKEL.COM~~

* To SELLER:

The 9350 Condo of Bay Harbor Island Association, Inc.
9350 W. Bay Harbor Drive.
Bay Harbor Islands, FL 33154
Attn: Jerald Miller, President
E: NUKKER@ME.COM

Notice shall be deemed to have been given upon (a) receipt by recipient if personally delivered, (b) delivery by a recognized courier, delivery service such as Federal Express, or postmarked by the U.S. Postal Service; provided, however, a copy of said notice shall also be transmitted via facsimile or email on the date of delivery to any of the above.

(c) **Attorney's Fees and Costs.** In the event of any litigation arising under this Agreement, the prevailing party shall be entitled to recover such attorney's fees, court costs and expenses (including without limitation, all such fees, costs and expenses incident to pre-trial, trial, appellate, bankruptcy, post judgment and alternative dispute resolution proceedings), incurred in that suit, action or proceeding, in addition to any other relief to which such party is entitled as determined by the court. Attorney's fees shall include, without limitation, paralegal fees, investigative fees, expert witness fees, administrative costs and all other charges billed by the attorney to the prevailing party.

(d) **Headings.** The captions and headings herein are for convenience and reference only and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.

(e) **Assignment by Buyer.** Buyer shall have the right to assign this Agreement without the prior written consent of Seller.

CE 3/16/14
DM 3/21/14
* RICHARD I. KROOP, ESQ.
KROOP & SCHEINBERG, P.A.
800 WEST AVENUE, SU. C-17
MIA. BEACH, FL 33139

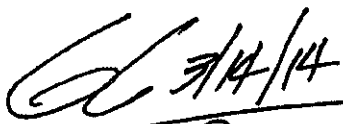
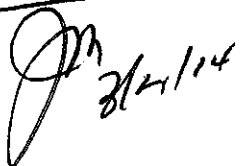
CE 3/14/14
DM 3/21/14

(f) Effective Date of this Agreement. The date when the last one of Seller or Buyer has signed and delivered this Agreement to the other party;; or (ii) if changes in this Agreement have been made (after signature) and initialed by the parties, the date when the last one of Seller or Buyer has initialed those changes.

(g) Counterparts; Signatures. This Agreement may be executed in a number of identical counterparts, each of which for all purposes is deemed an original, and all of which constitute collectively one agreement, but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart. Signatures to this Agreement may be transmitted via facsimile or scanned and e-mailed, and delivery thereby shall be deemed sufficient for all purposes to the same extent as would be delivery of an original signature.

(h) Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns

(i) Time Periods. If the final date of any period which is set out in any provision of this Agreement or the Closing Date falls on a Saturday, Sunday or legal holiday under the laws of the United States or the State of Florida, then the time of such period or the Closing Date, as the case may be, shall be extended to the next date which is not a Saturday, Sunday or legal holiday.

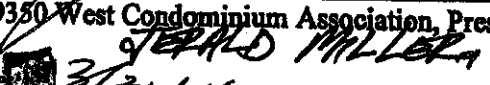
IN WITNESS WHEREOF, Seller and Buyer have caused this Agreement to be executed, as of the day and year first above written.

SELLER:

THE 9350 Condo of Bay Harbor Island Association
INC., a Florida non profit corporation

By: 

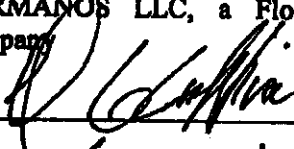
9350 West Condominium Association, President

Date: 

3/21/14

BUYER:

FURMANOS LLC, a Florida limited liability
company

By: 

Name: GIANCARLO LUFFA

Title: MANAGING MEMBER

Date: 3/14/14

EXHIBIT A

Donor Parcel

9350 Condo of Bay Harbor Island Association [470RS]

Legal Description/Address

9350 West Bay Harbor Drive Bay Harbor Islands, Florida, 33154

Lots 11,12 & 13/BLK 2

Bay Harbor Islands, PB 46/ PG. 5

Miami Dade County Florida


3/14/14 3/21/14

EXHIBIT B
Receiving Parcel Address/Legal

Furmanos LLC
1170-93rd Street, Bay Harbor Island, FL 33154

Lots 4 & 5, Block 17 Bay Harbor Island,
P.B. 46, Pg. 5, Miami-Dade, FL


3/14/14

3/21/14

Town of Bay Harbor Islands
P.O. Box 546620
Bay Harbor Islands, FL 33154

Payee: GIANCARLO CUFFIA PA
Date: 4/10/2014 Time: 1:11 PM
Receipt Number: MAIN / 81568
Clerk: SCHERRIE

FURMANOS, LLC 1170 93RD STREET
ITEM REFERENCE AMOUNT

MISC APPLICATION FEE 1,000.00

Total: 1,000.00

Check 162 1,000.00

Change: 0.00

GIANCARLO CUFFIA PA
1101 SE 11TH CT
FT. LAUDERDALE, FL 33316-1344

63-8413 41748
2670

162

DATE 3/26/14

PAY TO THE ORDER OF Town of Bay Harbor Islands \$ 1,000.00

One thousand and 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

2670841312 20926159510162

[Signature]

BAY HARBOR GARDENS

1170 93RD STREET , BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

	COVER SHEET
	PROJECT INFO
	SURVEY
A-0.01	CONTEXT & SITE PHOTOS
A-0.02	AERIAL VIEW OF PROJECT IN CONTEXT
A-0.03	PERSPECTIVE RENDERING FROM STREET
A-1.01	SITE PLAN / LEVEL 1 FLOOR PLAN
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVELS 4 - 7 FLOOR PLAN
A-1.05	PH. LEVEL 8 FLOOR PLAN
A-1.06	LEVEL ROOF FLOOR PLAN
A-1.07	LEVEL HIGH ROOF FLOOR PLAN
A-2.01a	NORTH ELEVATION w/ WALL
A-2.01	NORTH ELEVATION
A-2.02	WEST ELEVATION
A-2.03	SOUTH ELEVATION
A-2.04	EAST ELEVATION
A-3.01	BUILDING SECTION
L-1	PLANTING PLAN GROUND LEVEL
L-2	PLANTING PLAN POOL DECK
L-3	PLANTING DETAILS
L-4	NORTH ELEVATION
L-5	WEST ELEVATION
L-6	SOUTH ELEVATION
L-7	EAST ELEVATION
C-1	GRADING & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
E-1.01	SITE / LEVEL 1 PHOTOMETRIC PLAN



OWNER / DEVELOPER:
Furmanos, LLC / SobelCo

2385 NW EXECUTIVE CENTER DRIVE SUITE 440
BOCA RATON, Florida 33431
P H : (5 6 1) 9 9 4 . 3 4 3 4
F A X : (5 6 1) X X X . X X X X

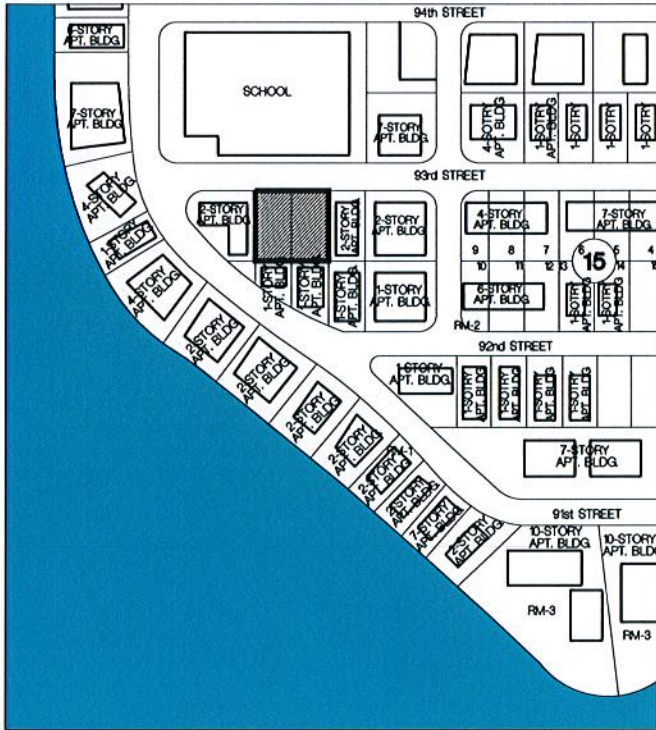
ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001484
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

LANDSCAPE ARCHITECT:
SAVINO MILLER DESIGN STUDIO
12345 N.E. 6th Avenue
North Miami, Florida 33161
P H : (3 0 5) 8 9 5 . 9 0 8 2
F A X : (3 0 5) 8 9 5 . 9 0 8 3

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida, 33020
P H : (9 5 4) 3 6 7 . 0 3 7 1
F A X : (3 0 5) 3 6 7 . 0 3 7 2



AERIAL MAP
SCALE: N.T.S.



NOTE: LAND DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL.

LOCATION MAP
SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

THE EXISTING SITES ARE VACANT. THERE ARE NO BUILDINGS ON THE SITE.

BUILDING
OCCUPANCY
RESIDENTIAL R2
TYPE OF
CONSTRUCTION
TYPE I-B

UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD / # OF BA
1 (LEVELS 3 - 7)	5	1,240	1,323	6,615	SF	2 BD / 2 BA
2 (LEVELS 3 - 7)	5	1,365	1,430	7,150	SF	2 BD / 2 BA + DEN
3 (LEVELS 3 - 7)	5	1,342	1,423	7,115	SF	2 BD / 2 BA + DEN
4 (LEVELS 3 - 7)	5	1,521	1,617	8,085	SF	3 BD / 3 BA
5 (LEVELS 3 - 7)	5	1,519	1,588	7,940	SF	2 BD / 2 BA + DEN
6 (LEVELS 3 - 7)	5	1,537	1,633	8,315	SF	3 BD / 2 BA + DEN
PH-1	1	1,917	2,015	2,015	SF	3 BD / 3 BA + DEN
PH-2	1	2,077	2,180	2,180	SF	3 BD / 3 BA + DEN
PH-3	1	2,426	2,551	2,551	SF	3 BD / 3 BA + DEN
PH-4	1	2,250	2,367	2,367	SF	3 BD / 2.5 BA + DEN
TOTAL	34			54,333	SF	

ZONING SUMMARY

1170 93rd STREET

	SF	ACRES
LOT AREA	22,500	0.52 +/-

[INCLUDES THE NORTHERN 11' TO BE VACATED]

LEGAL DESCRIPTION

LOT 4, LESS THE NORTH 11.00 FEET THEREOF AND LOT 5, ALL IN BLOCK 17 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.
NOTE: THE OWNER WILL SEEK VACATION OF THE NORTHERN 11'

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP No. 94, PANEL No. 0144 L

CROWN OF THE ROAD

4.4 NGVD

ZONING CLASSIFICATION

RM2 - MULTI FAMILY RESIDENTIAL DISTRICT

FLR

(DETERMINED BY THE SETBACKS)

ALLOWABLE

N/A

PROPOSED

MAXIMUM DENSITY

34 UNITS PER NET ACRE

34

.52

18

34 (16 TDRs REQUIRED)

SETBACKS

REQUIRED

PROPOSED

Buildings less than 30 feet in height. 20 feet

20'

Buildings less than 45 feet in height. 25 feet

30'

Buildings less than 65 feet in height. 30 feet

30'

PRINCIPAL FRONTAGE (93rd STREET.)

SIDE SETBACK

Buildings less than 30 feet in height. 10 feet maximum setback shall be 21 feet 8 inches

10' to 21'-8"

REAR SETBACK

Buildings less than 30' in height 10 feet maximum setback 21'-8"

10' to 21'-8"

FLEX SETBACK (SIDES)

SIDE
BUILDING
LENGTH

ALLOWABLE (Feet)

PROPOSED (Feet)

MAXIMUM ALLOWED 1/3 OF LENGTH OF BUILDING

120'-0"

39'-7"

39'-7"

FRONT FLEX @ 93rd STREET

119'-11"

39'-7"

39'-7"

MAXIMUM HEIGHT

ALLOWABLE

PROPOSED

MAXIMUM BUILDING HEIGHT

65 feet above BFE

REQUIRED

PROPOSED

GROUND LANDSCAPE AREA

20% OF LOT AREA MINIMUM

22,500

X .20

4,500 SF

4,715 SF = 21%

ROOF DECK LANDSCAPE REQUIREMENTS

REQUIRED

PROPOSED

15% OF ROOF AREA MINIMUM

8,290

X .15

1,243 SF

1,303 SF = 15.7 %

LOT COVERAGE

ALLOWABLE

PROPOSED

(PERIMETER DETERMINED BY THE SETBACKS)

DETERMINED BY SETBACKS

14,226 SF

BUILDING LENGTH

N/A

BREEZEWAY

A BUILDING MAY EXCEED 120' FEET IN LENGTH IF BREEZEWAYS DIVIDE SUCH BUILDING. SUCH BREEZEWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH, COMPLETELY THROUGH THE BUILDING, OF 20' FEET.

119'-11" BREEZEWAY NOT REQUIRED OR PROVIDED

PARKING SPACE REQUIREMENTS

REQUIRED

PROPOSED

RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA

68

70

TOTAL PARKING SPACES (INCLUDING 2 H.C. SPACES) & DROP-OFF AREA

71

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868 3665 FAX (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CHL ENG.

HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

SCALE DATE NOVEMBER 25, 2013

SHEET NUMBER

P&Z SUBMITTAL NOVEMBER 25, 2013

SKETCH OF SURVEY

- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - WPP WOOD POWER POLE
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - 4.34 ELEVATION

LEGAL DESCRIPTION:

LOT 4, LESS THE NORTH 11.00 FEET THEREOF AND LOT 5, ALL IN BLOCK 17 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

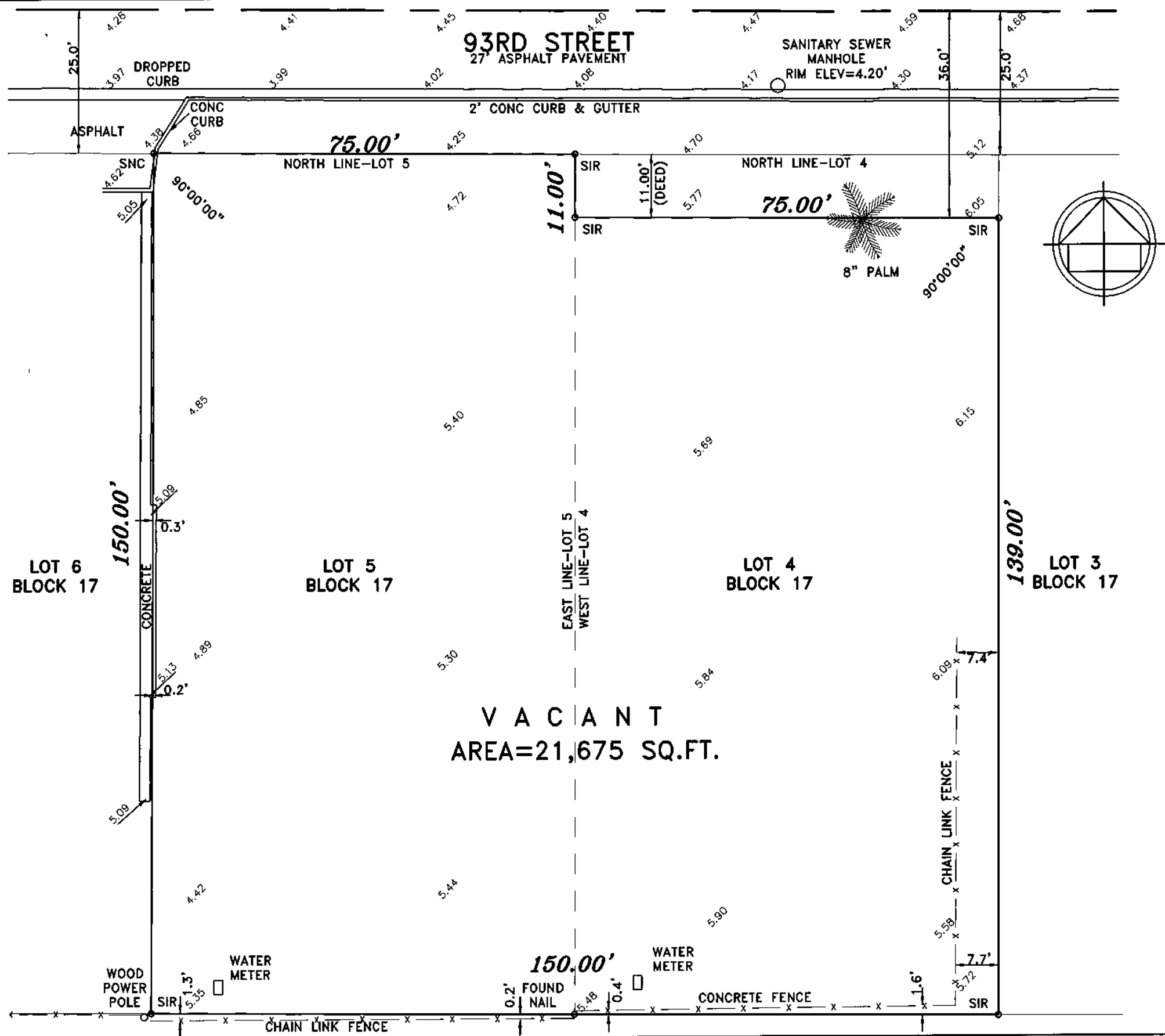
- NOTES :
- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # R-243 ELEVATION=6.61'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/21/13



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 6975-13

CLIENT :
SIMJA ENTERPRISES

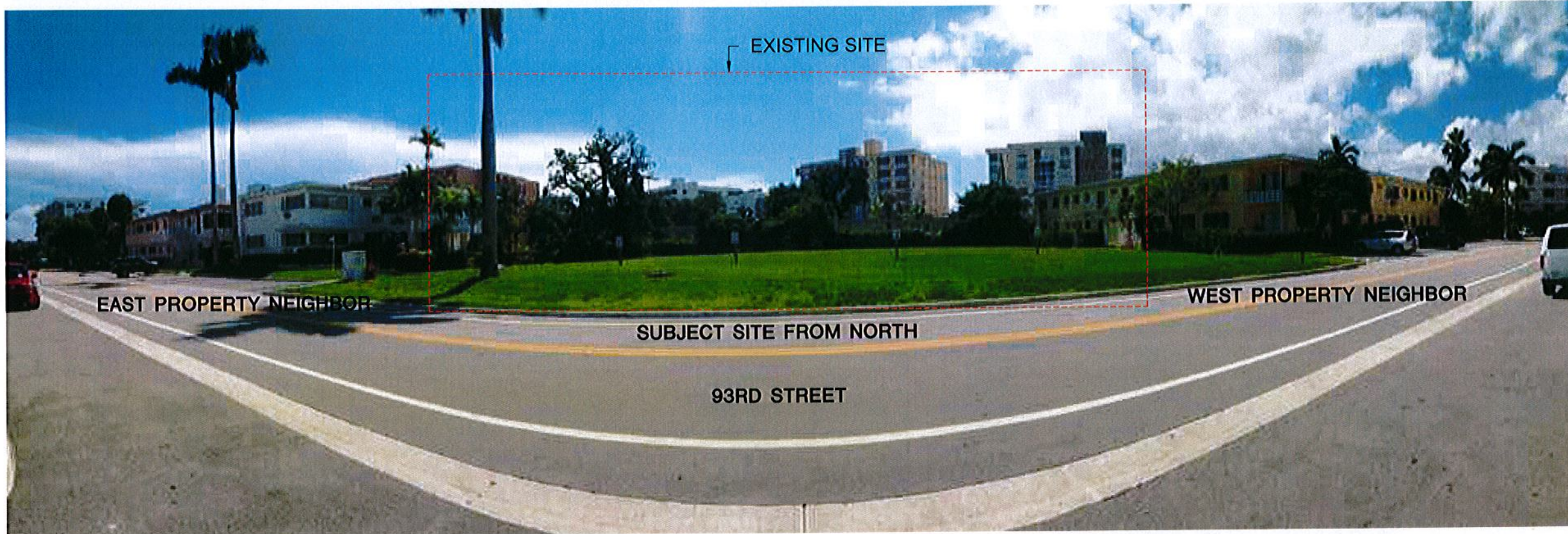
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	02/21/13	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
93RD STREET / VACANT

SCALE: 1" = 20'

SHEET 1 OF 1



SUBJECT SITE & NEIGHBOR'S PROPERTIES

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHIL BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2306 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG

HE HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021

(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO	REVISION	DATE	BY

DRAWING TITLE

CONTEXT PHOTOS

SCALE 1/8" = 1'-0" DATE NOVEMBER 25, 2013

SHEET NUMBER

A-0.01

P&Z SUBMITTAL NOVEMBER 25, 2013



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 858-3655 FAX: (305) 858-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2085 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
Civil Engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
AERIAL VIEWS
SCALE 1/8" = 1'-0" DATE NOVEMBER 25, 2013
SHEET NUMBER
A-0.02
P&Z SUBMITTAL NOVEMBER 25, 2013



PERSPECTIVE VIEW FROM NORTHWEST

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3550
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2386 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS OF URBAN DESIGN & ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

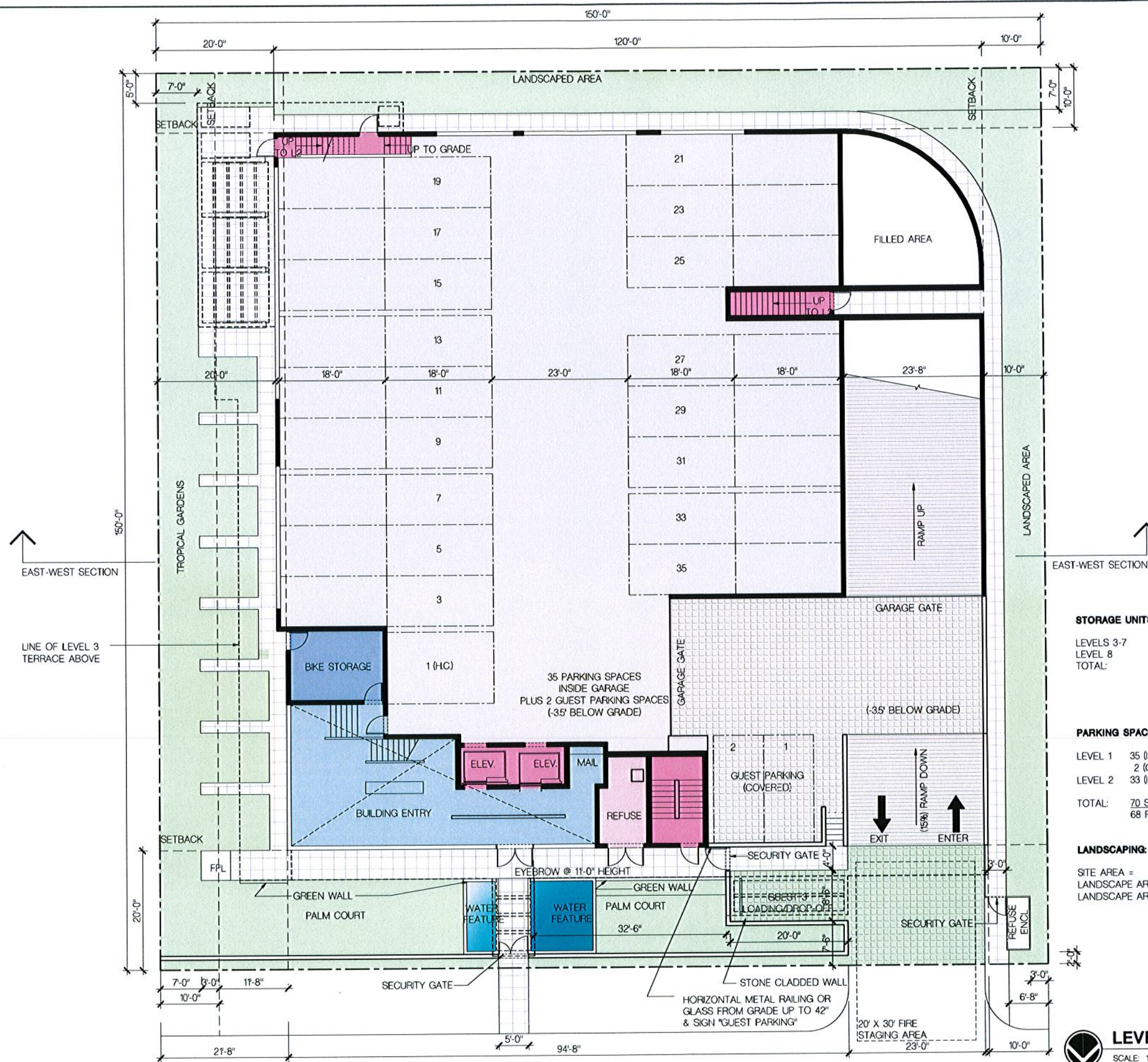
PERSPECTIVE VIEW

SCALE 1/8" = 1'-0" DATE NOVEMBER 25, 2013

SHEET NUMBER

A-0.03

P&Z SUBMITTAL NOVEMBER 25, 2013



STORAGE UNITS:			
LEVELS 3-7	6/FLOOR =	30 UNITS	
LEVEL 8		4 UNITS	
TOTAL:		34 UNITS PROVIDED	(34 REQUIRED)

PARKING SPACES:			
LEVEL 1	35 (INSIDE GARAGE)		
	2 (GUEST SPACES)		
LEVEL 2	33 (INSIDE GARAGE)		
TOTAL:	70 SPACES (+1 LOADING)		
	68 REQUIRED		

LANDSCAPING:			
SITE AREA =	22,500 SF		
LANDSCAPE AREA REQUIRED (20%) =	4,500 SF		
LANDSCAPE AREA PROVIDED (21%) =	4,715 SF		

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0002143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3655 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2086 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013
DRAWN BY: HSE
HOLLAND ENGINEERING INC.
CIVIL ENGINEER
3800 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

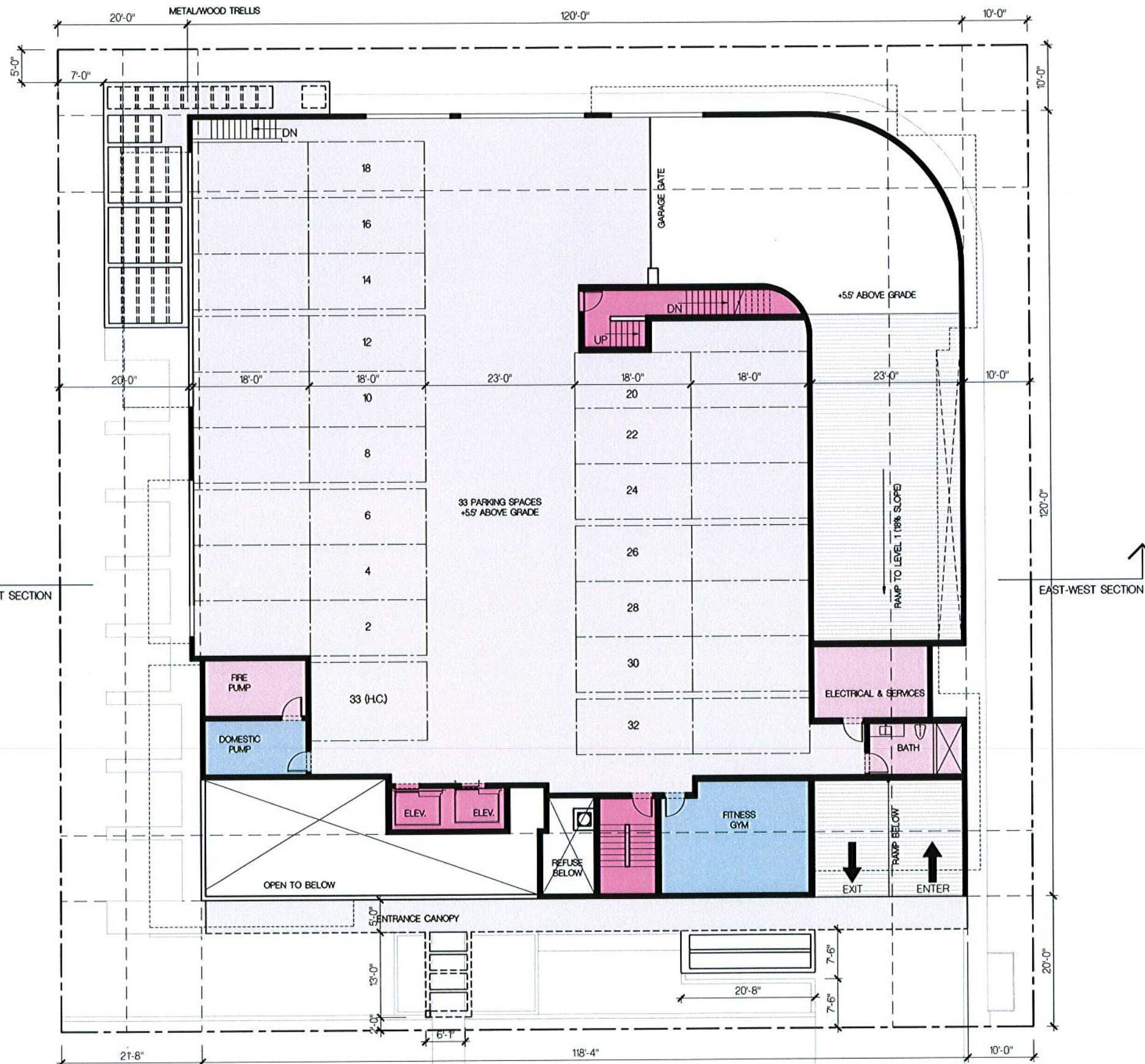
SIGNATURE: _____
DATE: _____

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 25, 2013
SHEET NUMBER
A-1.01
P&Z SUBMITTAL NOVEMBER 25, 2013

11/25/2013 10:00 AM



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2365 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG.

HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • PLANNING • DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

LEVEL 2 FLOOR PLAN

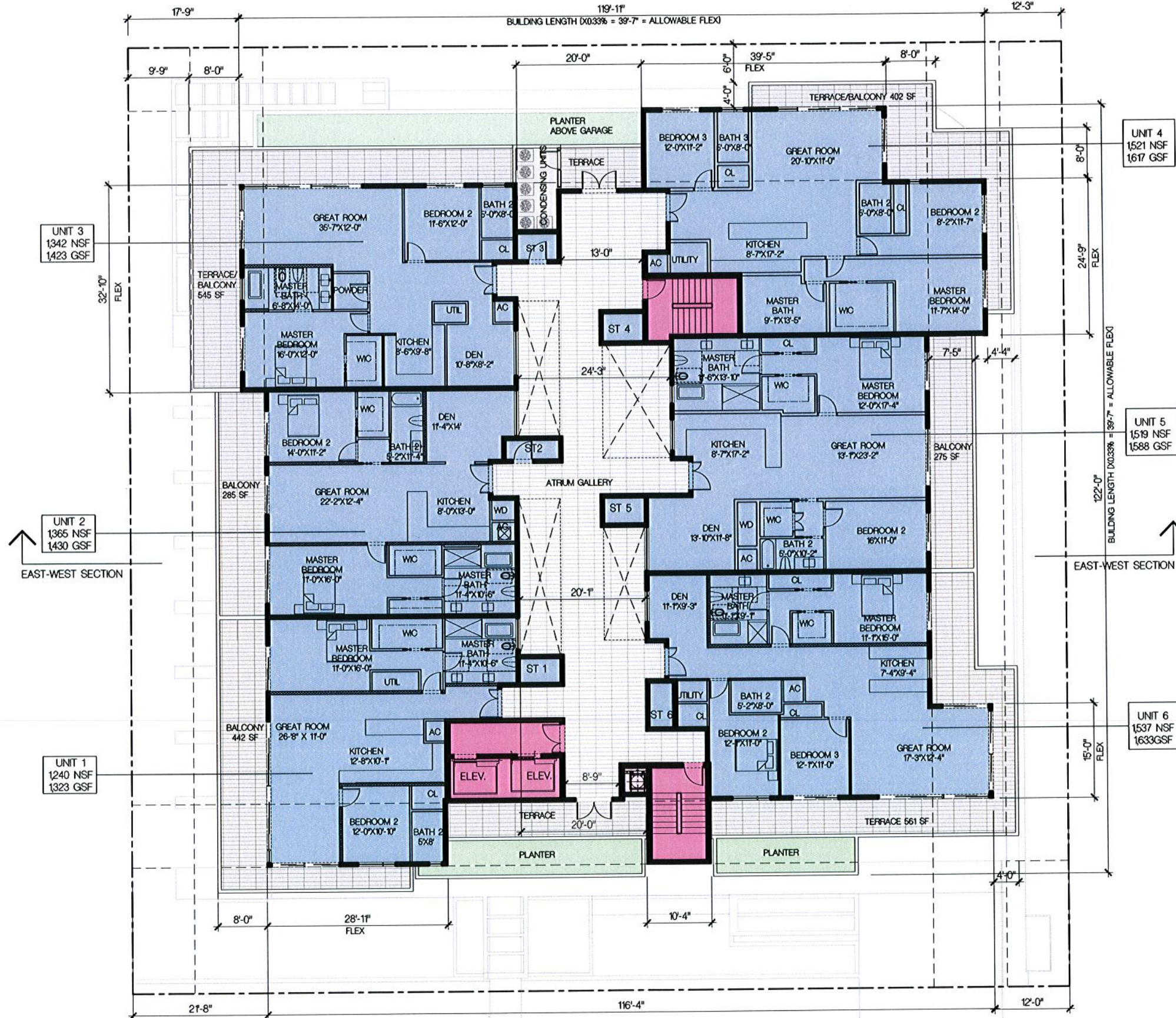
SCALE: 1/8" = 1'-0"

DATE: NOVEMBER 25, 2013

SHEET NUMBER

A-102

P&Z SUBMITTAL NOVEMBER 25, 2013



LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3665 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SobelCo
2085 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE & SITE DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 25, 2013
SHEET NUMBER
A-103
PLZ SUBMITTAL NOVEMBER 25, 2013

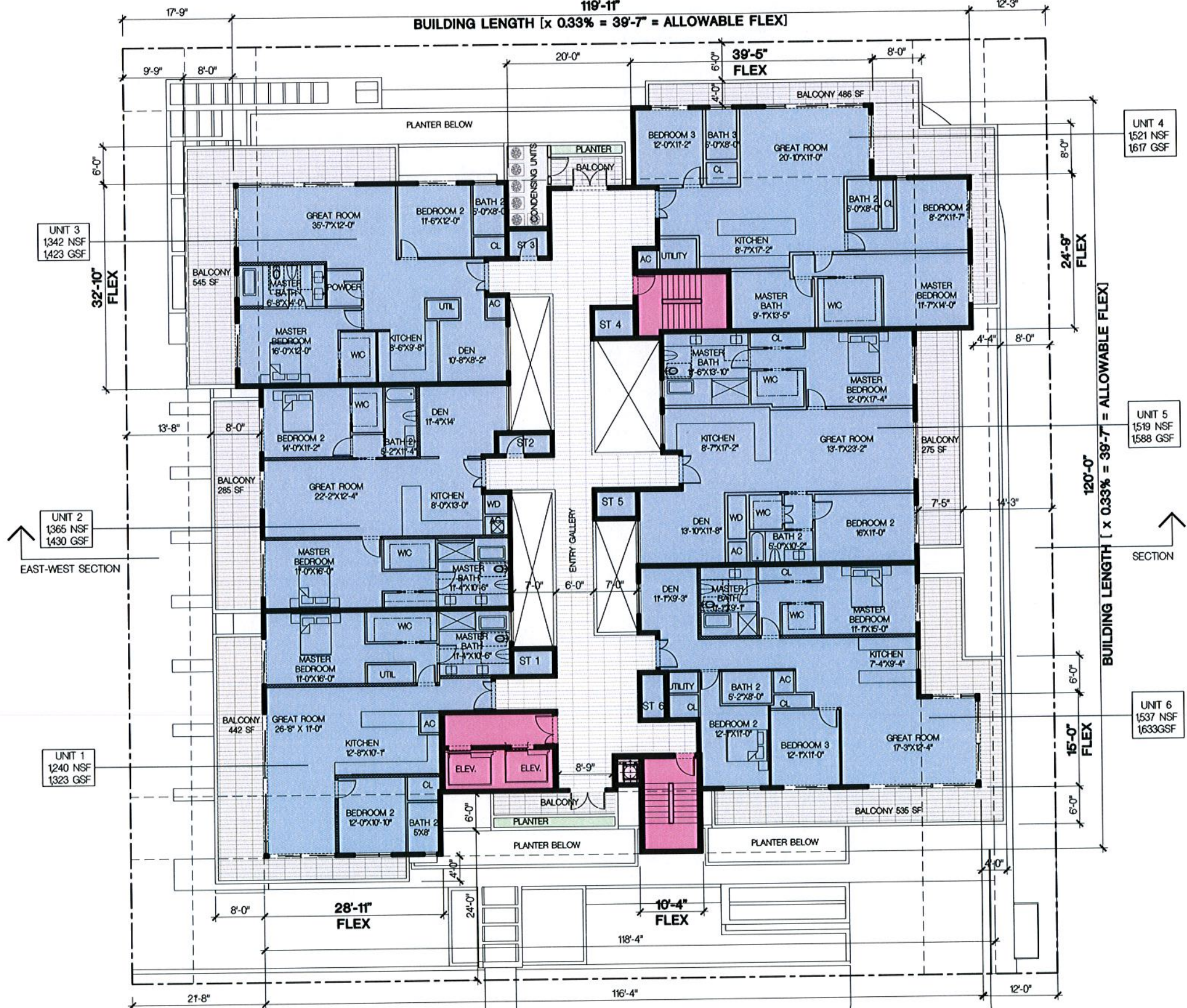
OWNER / DEVELOPER
SobelCo
2865 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013
HE HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

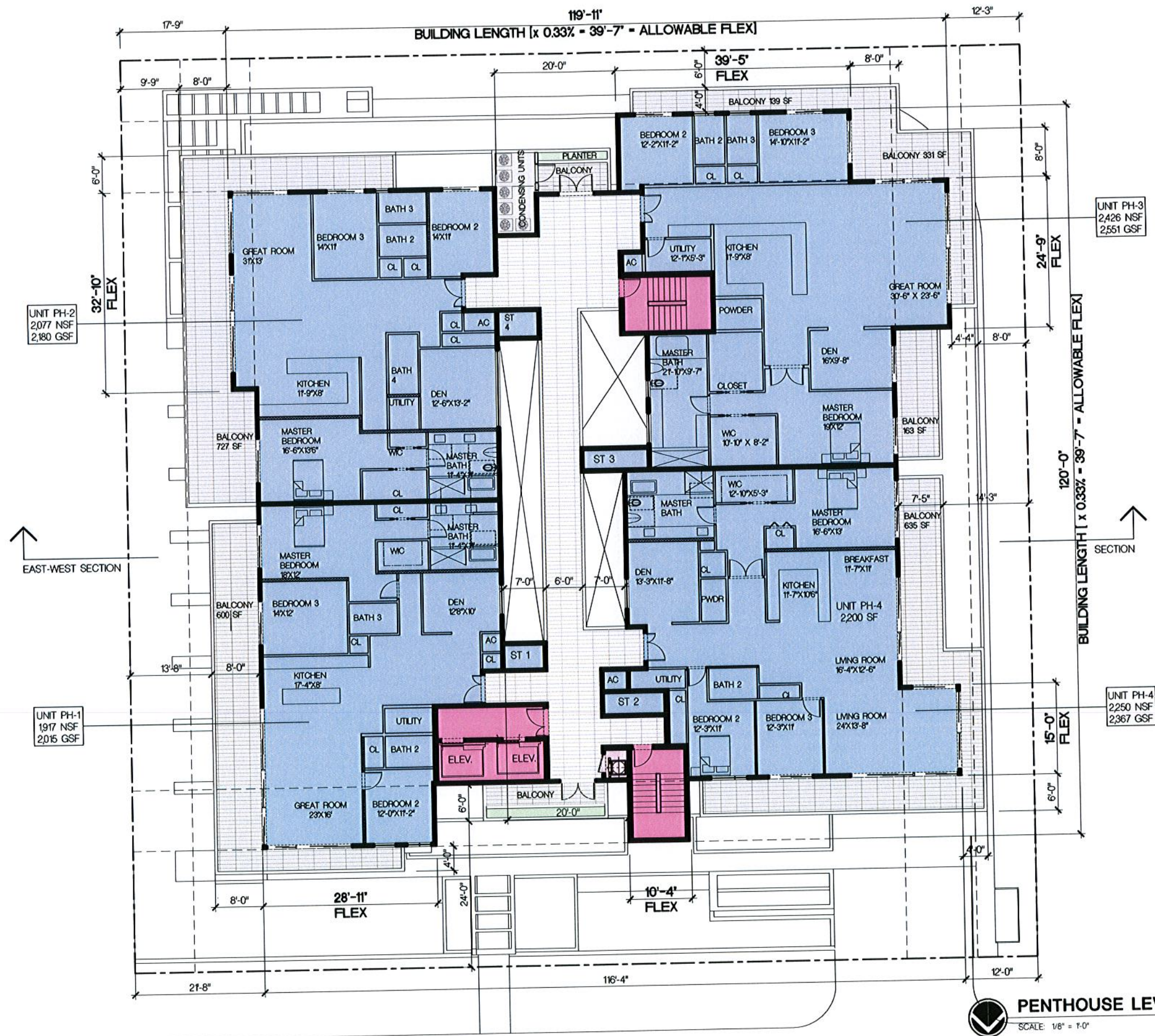
LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY
DRAWING TITLE			
LEVELS 4 - 7 FLOOR PLAN			
SCALE	DATE NOVEMBER 25, 2013		
SHEET NUMBER			
A-104			
P&Z SUBMITTAL NOVEMBER 25, 2013			



11/25/2013 10:13 AM



PENTHOUSE LEVEL 8 FLOOR PLAN

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS, P.A.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1127 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3655 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2365 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • GROUND DESIGN • ARCHITECTURE

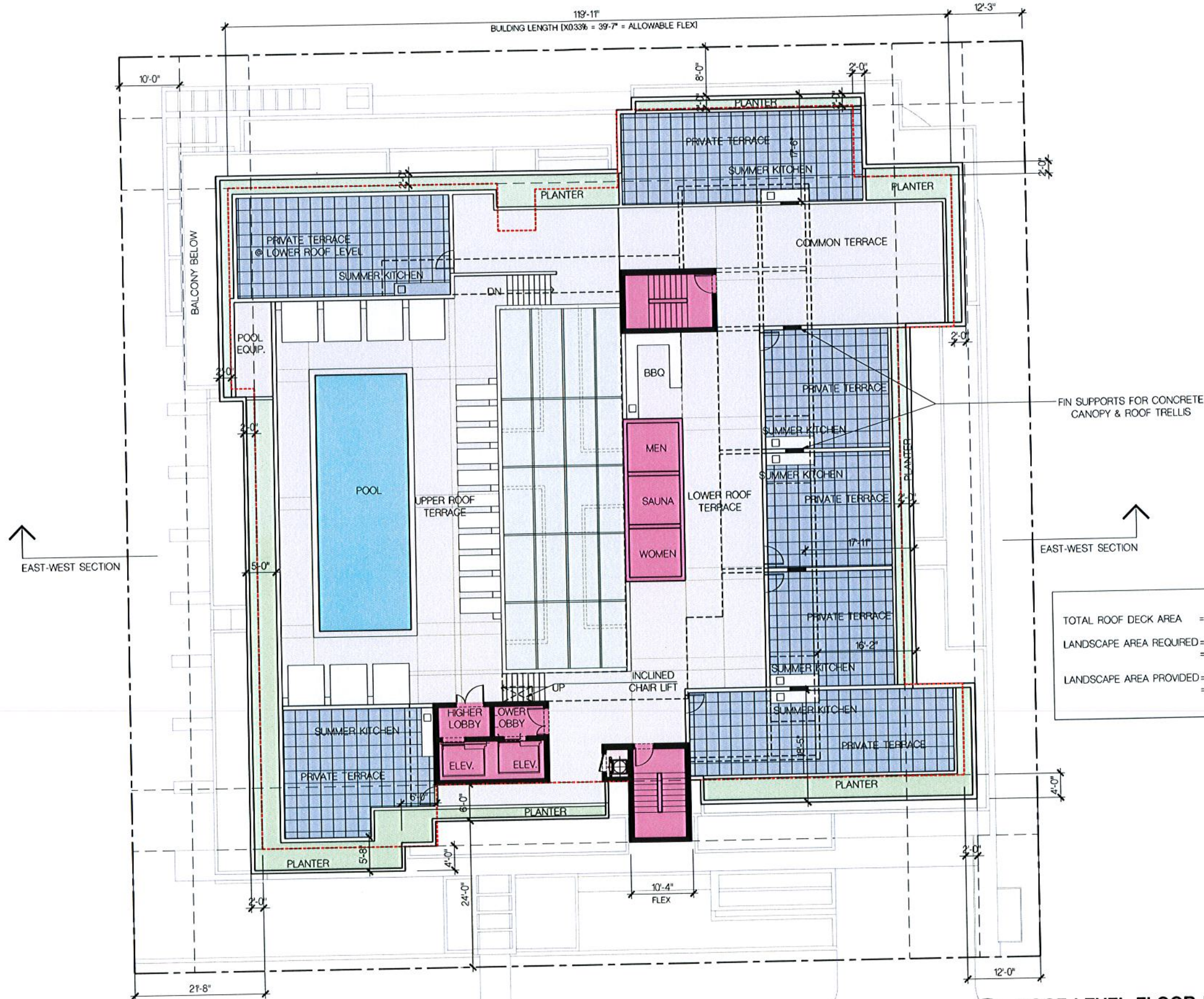
BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE

DATE	NO.	REVISION	DATE	BY

DESIGNED BY
PH LEVEL 8 FLOOR PLAN
SCALE DATE NOVEMBER 25, 2013
SHEET NUMBER
A-1.05
P&Z SUBMITAL NOVEMBER 25, 2013

11/25/2013 10:13 AM



ROOF LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3655 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2886 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

ONLINE
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

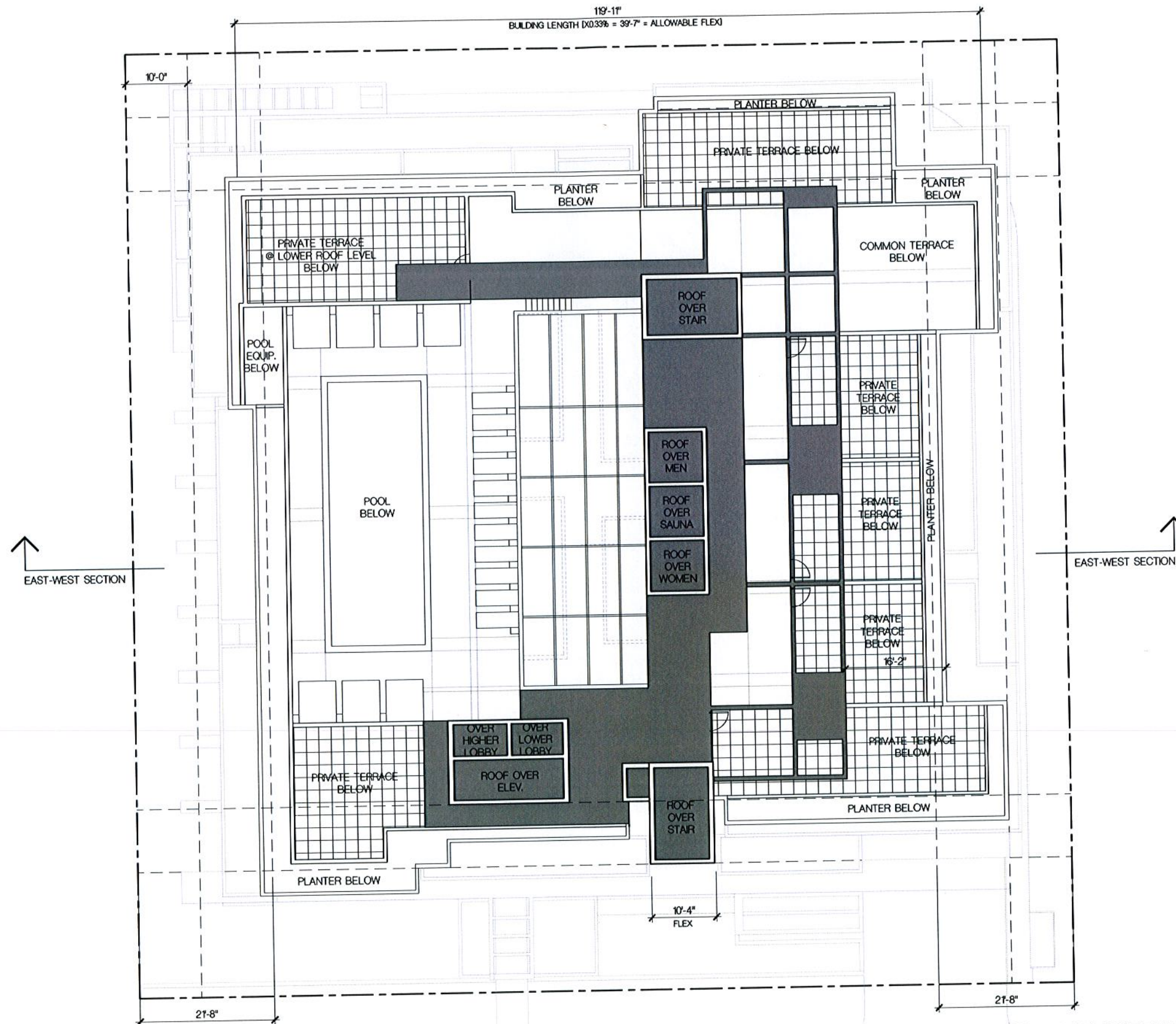
LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS, INC. • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE			
DATE	NO.	REVISION	DATE BY

DRAWING TITLE
ROOF LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 26, 2013
SHEET NUMBER
A-1.06
PAZ SUBMITTAL NOVEMBER 26, 2013

11/25/2013 10:10 AM



HIGH ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. ARD001143
FRANK BENAYOUN FISHMAN
LICENSE NO. ARD017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3655 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2885 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS, INC. 10000 BOCA BLVD. APT. 1000 BOCA RATON, FL 33431

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

BOUNTIFUL

DATE

NO.	REVISION	DATE	BY

ISSUED TITLE

HIGH ROOF LEVEL PLAN

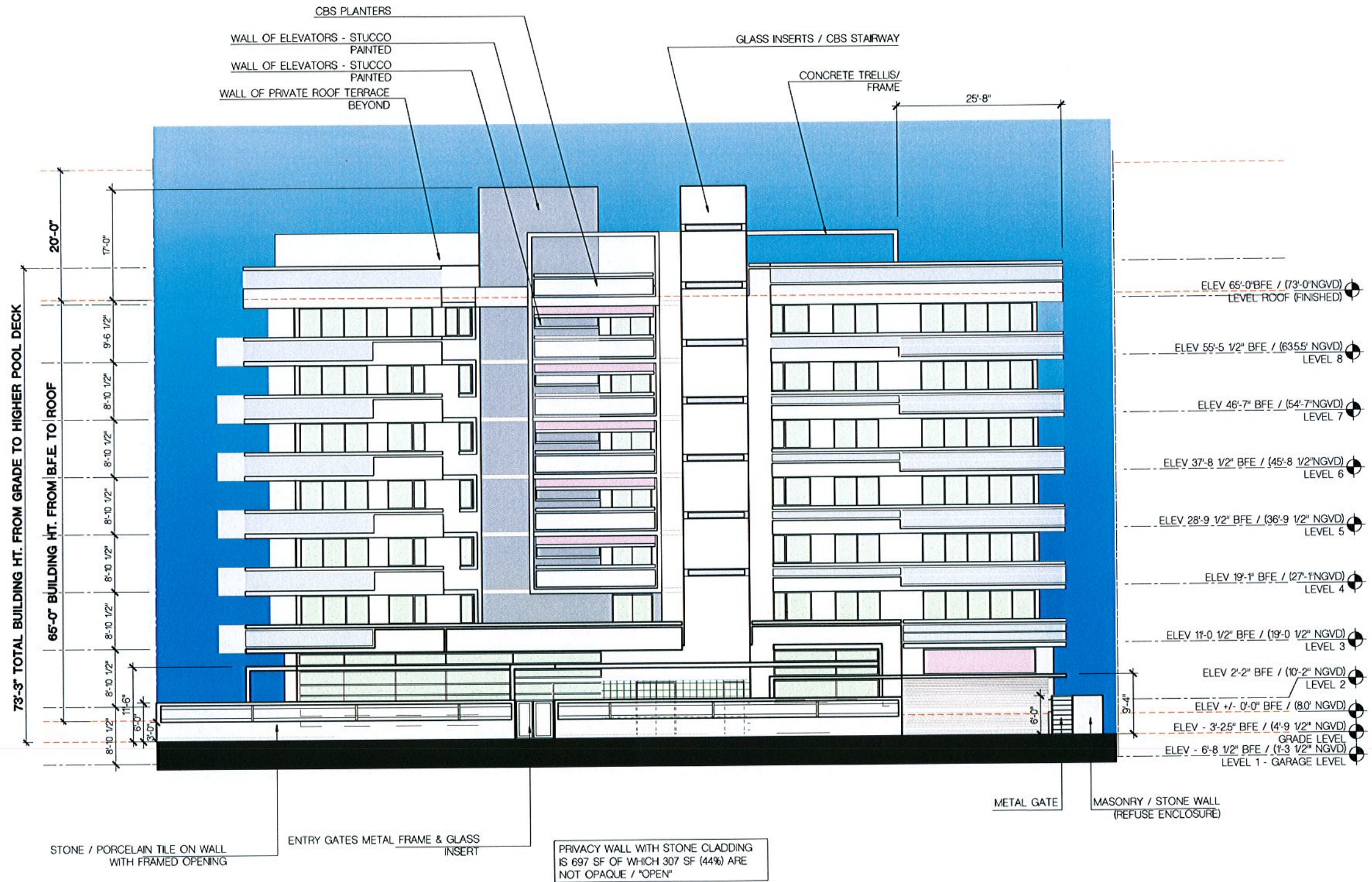
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 25, 2013

SHEET NUMBER

A-107

P&Z SUBMITTAL NOVEMBER 25, 2013

11/25/2013 11:13 AM



NORTH ELEVATION WITH WALLS
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. AR0017273
1127 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3655 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2386 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 • (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIOS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

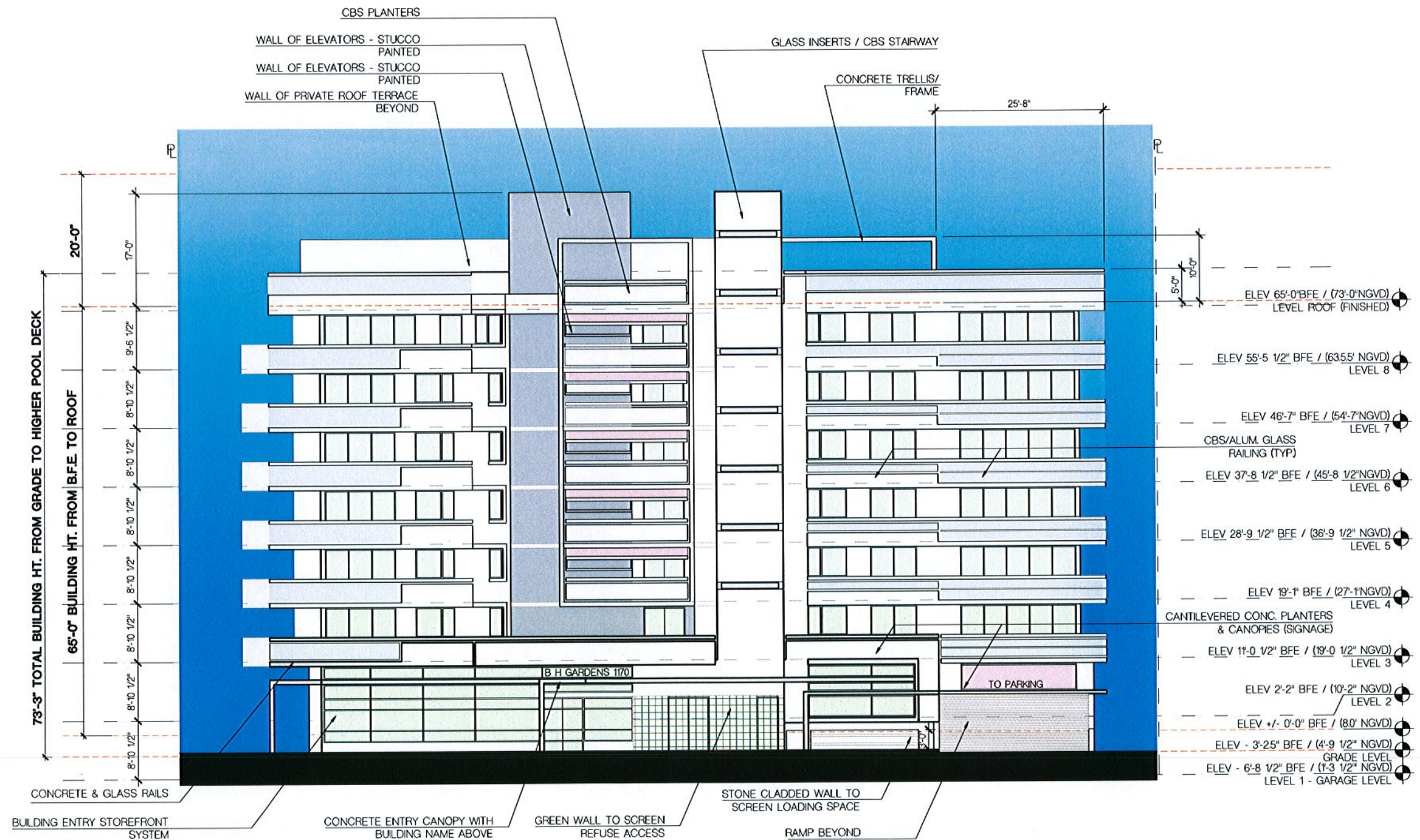
BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 3354

DATE: _____

NO.	REVISION	DATE	BY

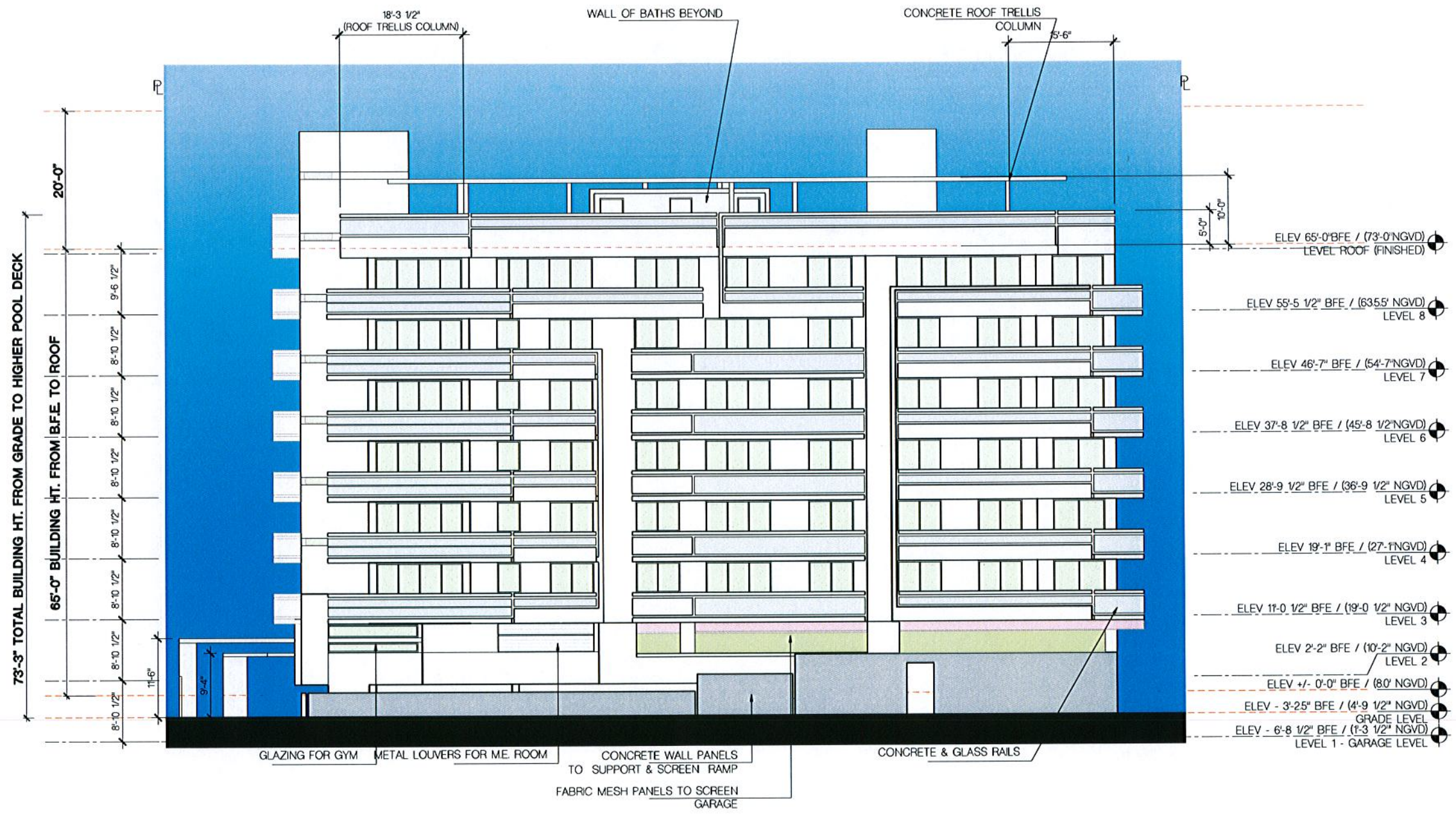
DRAWING TITLE
FRONT ELEVATION

SCALE: _____ DATE: NOVEMBER 25, 2013
SHEET NUMBER
A-2.01a
P&Z SUBMITTAL NOVEMBER 25, 2013



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868-3665 FAX (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2396 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIOS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

Drawing TITLE
WEST ELEVATION
SCALE DATE
NOVEMBER 26, 2013
SHEET NUMBER
A-2.02
PAZ SUBMITTAL NOVEMBER 26, 2013



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2085 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE

HOLLAND ENGINEERING INC.
civil engineers

3800 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 - (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIOS

LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

SOUTH ELEVATION

SCALE: DATE: NOVEMBER 25, 2013

SHEET NUMBER

A-2.03

P&Z SUBMITTAL NOVEMBER 26, 2013

LANDSCAPE ARCHITECTURE

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE

DATE _____

NO	REVISION	DATE	BY

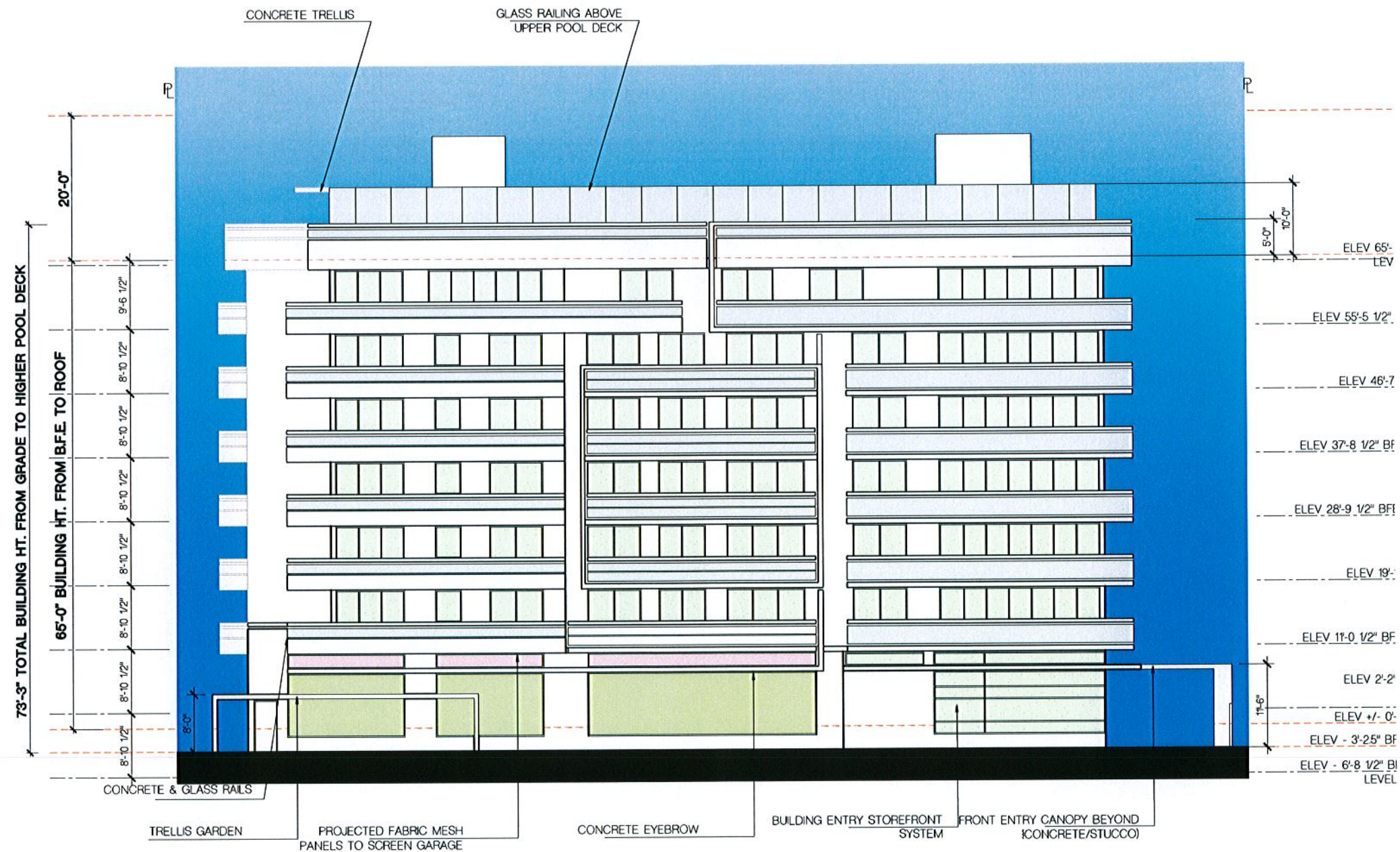
DRAWING TITLE

**EAST
ELEVATION**

SCALE	DATE
	NOVEMBER 25, 2013
DRAWN BY	

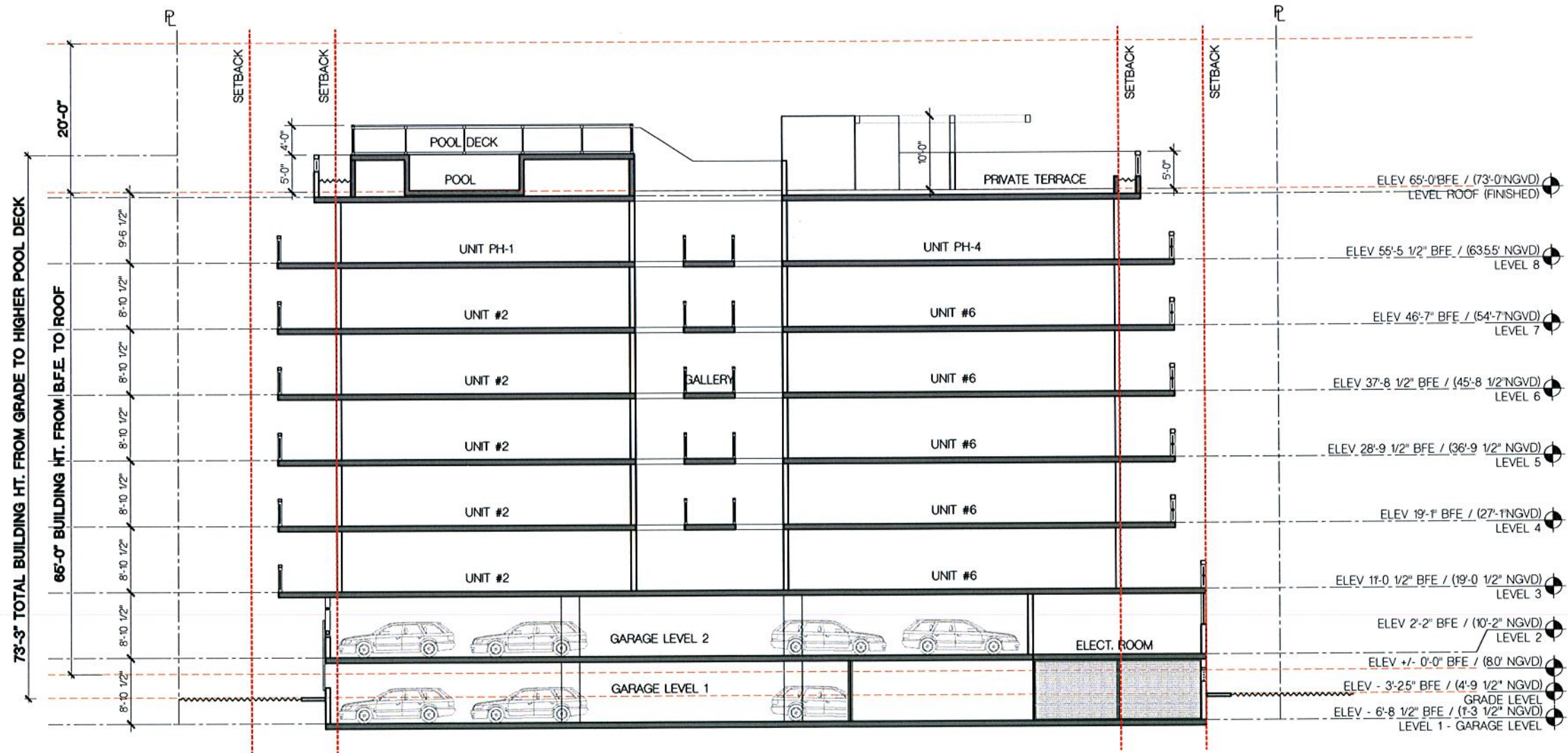
A-2.04

P&Z SUBMITTAL NOVEMBER 26, 2013



EAST ELEVATION

SCALE: 1/8" = 1'-0"



EAST-WEST SECTION (LOOKING SOUTH)

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868 3665 FAX (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG.

HE HOLLAND ENGINEERING INC.
civil engineers

3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021

(954)367-0371 (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

BUILDING SECTION

SCALE

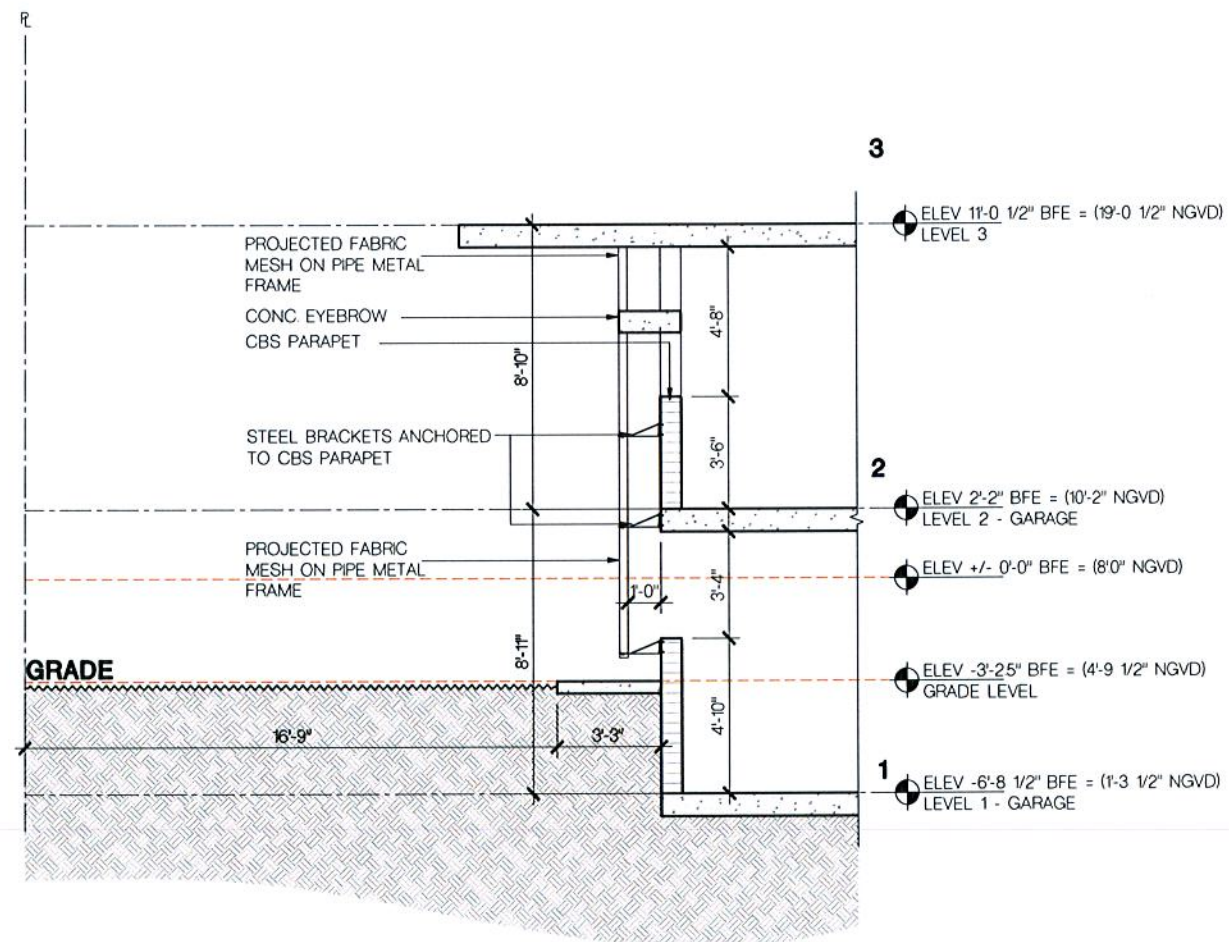
DATE

NOVEMBER 25, 2013

SHEET NUMBER

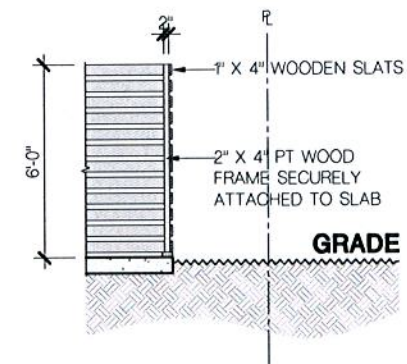
A-3.01

P&Z SUBMITTAL NOVEMBER 25, 2013



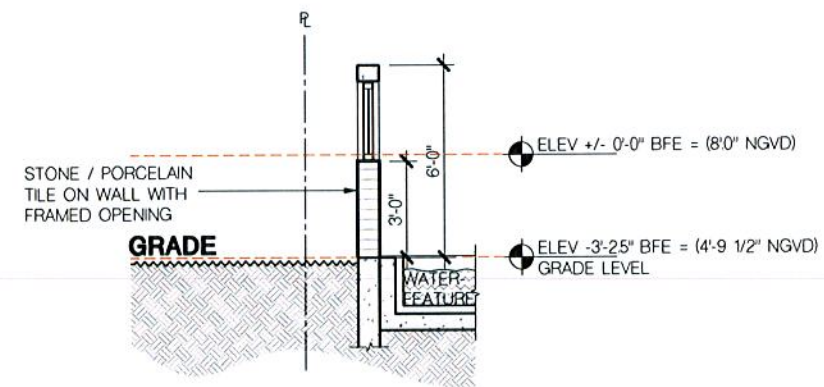
SECTION THROUGH PROJECTED FABRIC MESH

SCALE: 1/8" = 1'-0"



SECTION THROUGH DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"



SECTION THROUGH PRIVACY WALL

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANKEL BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE: 11/25/2013
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(854)387-0371 - (854)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

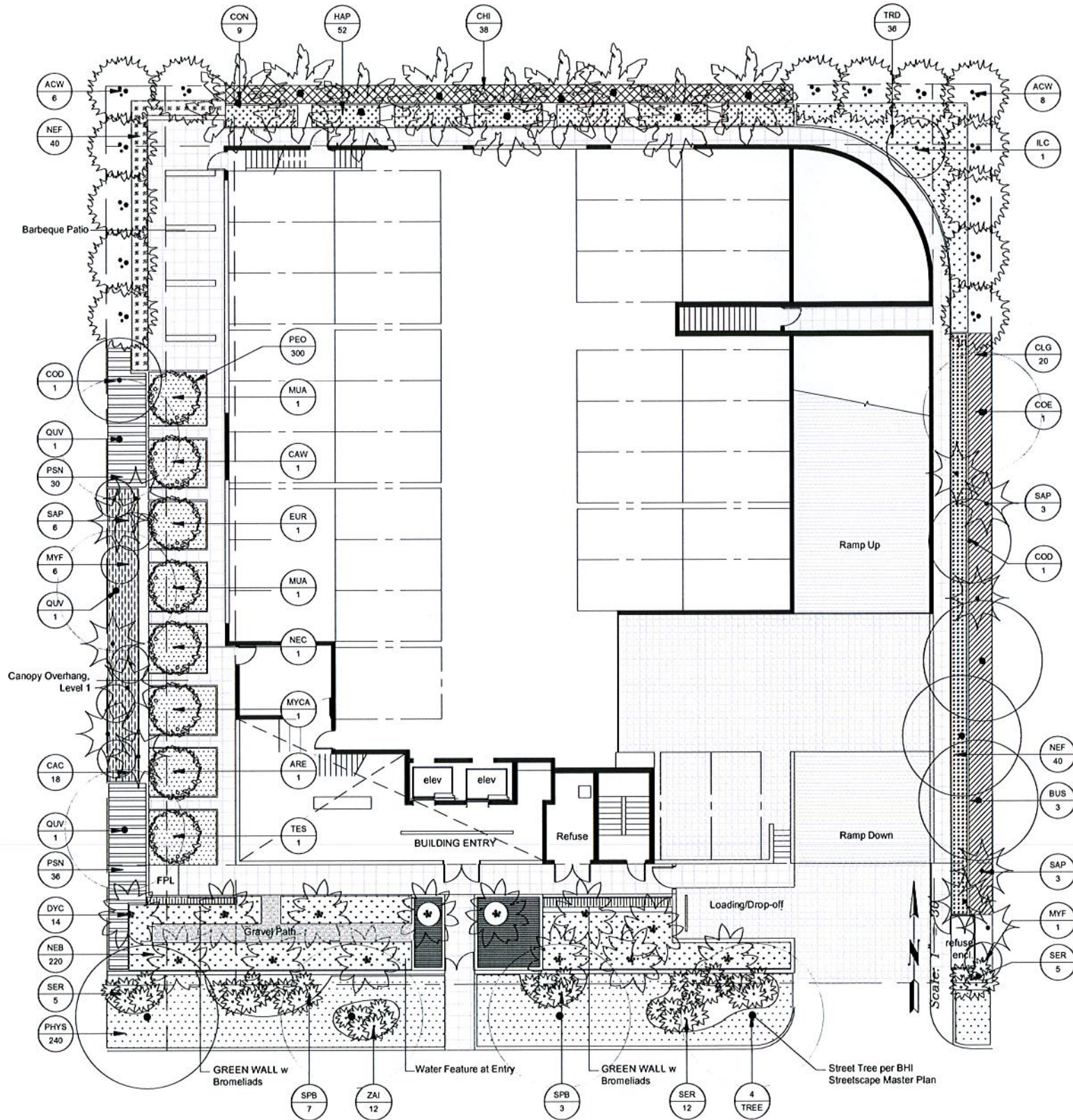
SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE:
BUILDING SECTION

SCALE: 1/8" = 1'-0" DATE: NOVEMBER 25, 2013

SHEET NUMBER:
A-3.02

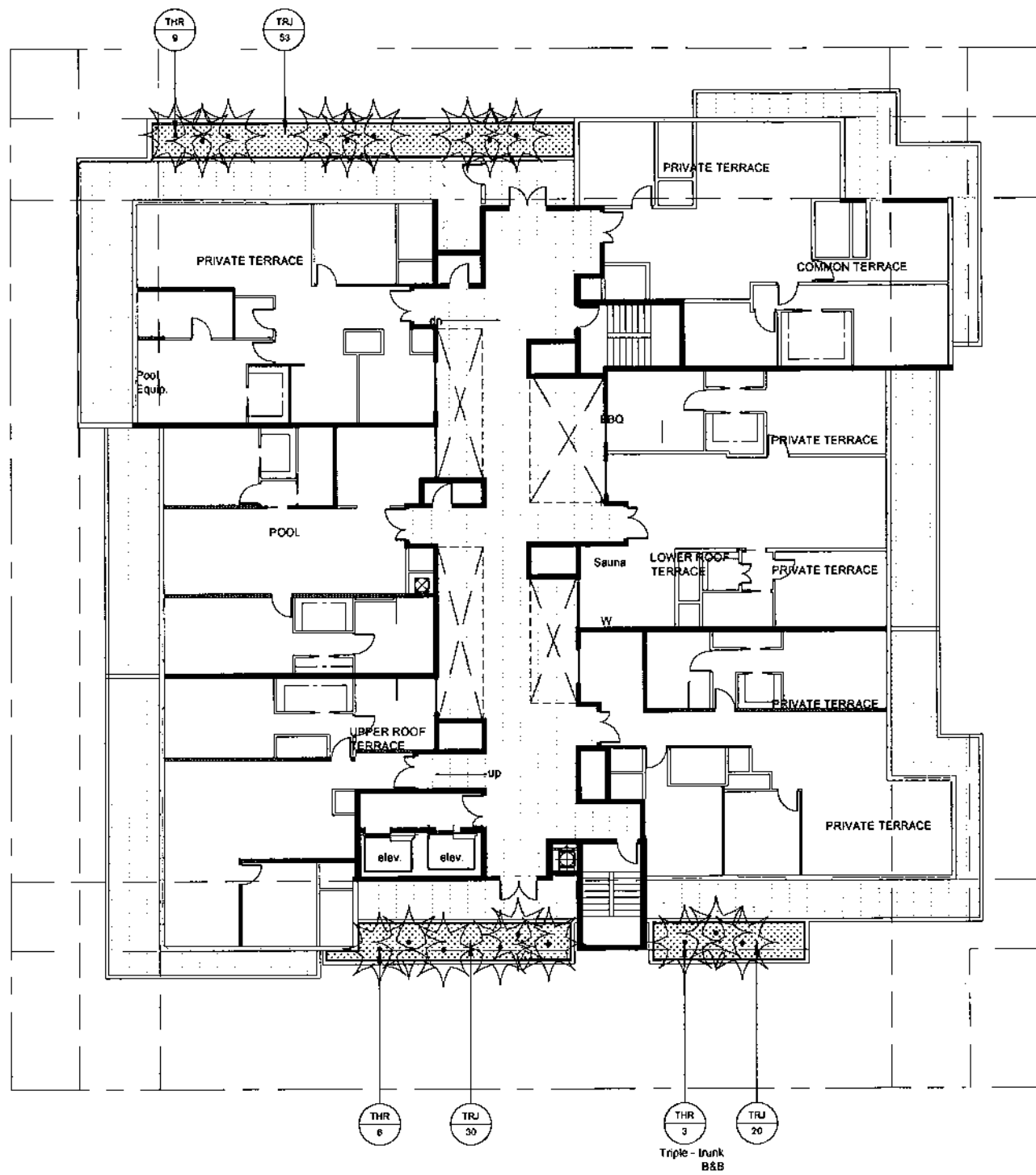
P&Z SUBMITTAL NOVEMBER 25, 2013

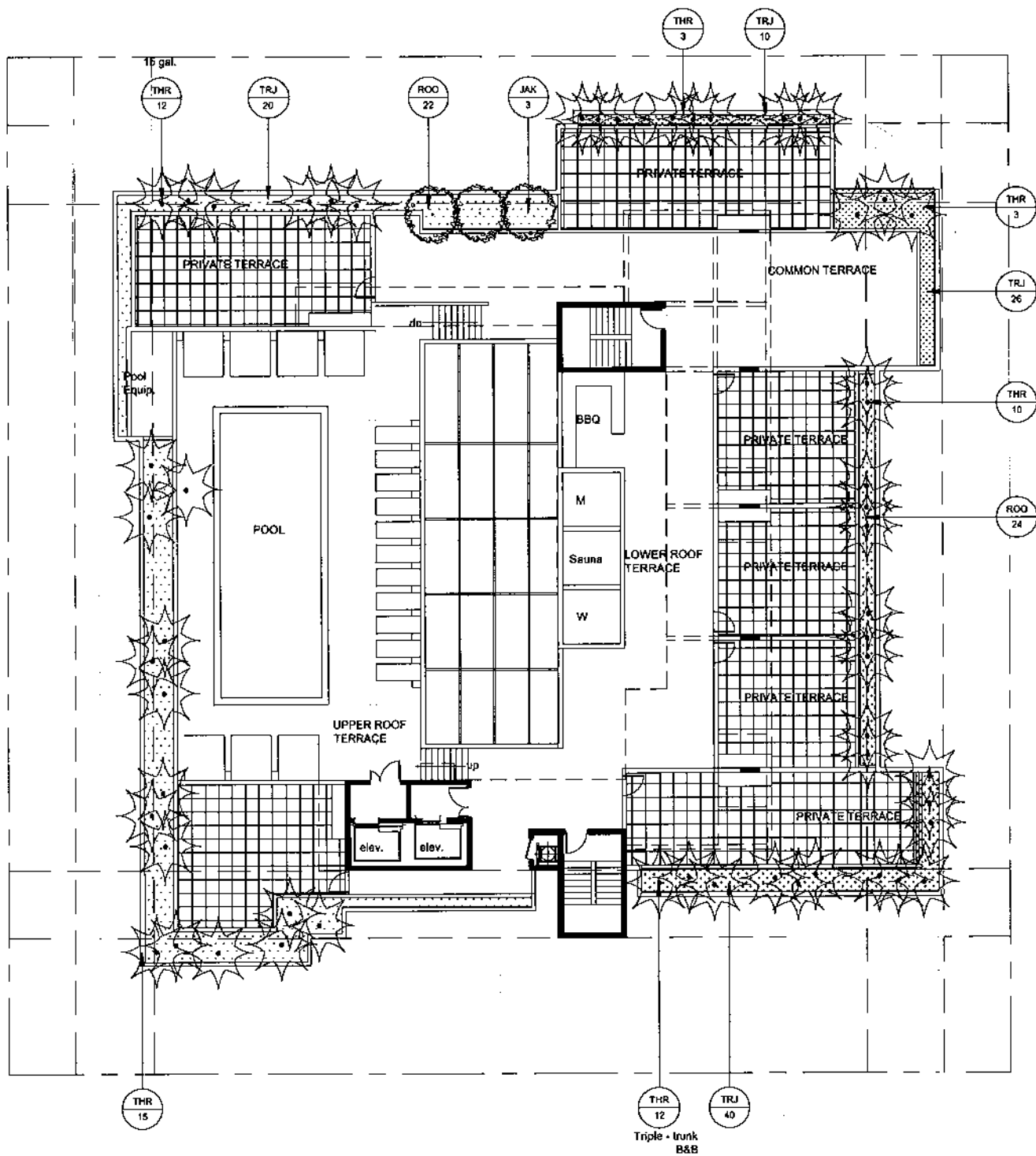


KEY	QTY	NATIVE	BOTANICAL COMMON NAME	SIZE	COST/UNIT
TREES					
ARE	1	N	Andraea esculentoides / Mariberry	7'-8' Ht. x 5'-6" Spr. 15 gal.	\$125.00
BUS	3	N	Bursera simaruba / Bursera	12'-14' Ht. x 7'-8" Spr. B&B	\$ 235.00
CAW	1	N	Cordia alliodora / Curatella	7'-8' Ht. x 5'-6" Spr. 15 gal.	\$125.00
COO	2	N	Coccoloba diversifolia / Tree Form, Spreading Character	12'-14' Ht. x 5'-6" Spr. B&B	\$ 390.00
COE	1	N	Conocarpus erectus / Tree Form	18'-20' Ht. x 10'-12" Spr. B&B	\$ 220.00
EUR	1	N	Eugenia densifolia / Red Shimmer	6'-7' Ht. x 4'-5" Spr. 15 gal.	\$ 125.00
ILC	1	N	Ischaemum polystachyon / Black Shimmer	8'-10' Ht. x 6'-7" Spr. 25 gal.	\$ 140.00
JAK	3	N	Jacquinia keyensis / var. nana / Joe Wood	7'-8' Ht. x 4'-5" Spr. 25 gal.	\$ 250.00
MYF	1	N	Myrsine cubensis / Black Shimmer	7'-8' Ht. x 5'-6" Spr. 25 gal.	\$ 175.00
MYI	2	N	Myrsine cubensis / Black Shimmer	8'-10' Ht. x 6'-7" Spr. 25 gal.	\$ 150.00
NEC	1	N	Nerita caroliniana / Green Shimmer	8'-10' Ht. x 6'-7" Spr. 25 gal.	\$ 175.00
QUV	3	N	Quercus virginiana / Live Oak	18'-20' Ht. x 10'-12" Spr. B&B	\$ 350.00
SWM	4	N	Swietenia mahagoni / Mahogany	12'-14' Ht. x 5'-6" Spr. 15 gal.	\$ 275.00
TES	1	N	Tecoma stans / Yellow Elder	7'-8' Ht. x 4'-5" Spr. 15 gal.	\$ 100.00
PALMS					
ACW	14	N	Acrotyria elegans / Parrot Palm	14'-16' CAH. multi-trunk. B&B	\$ 400.00
CON	9	N	Coccotheca palmata / Green Palm	24'-30' CAH. B&B. 6'-10' GW. CENT. 4' V. Resistant Seed	\$ 600.00
DYC	14	N	Dysoxylum palmatum / Cabbage Palm	12'-14' Ht. B&B. 10' multi-trunk. Specimen	\$ 600.00
SAP	12	N	Sabal palmetto / Sabal palm	10' CT. 8' multi-trunk. Hurricane OK	\$ 150.00
TRD	3	N	Thrinax parvifolia / Thrinax palm	5' CAH. B&B	\$ 13.750.00
ACCENT PLANTS					
BRO	200	N	Bromelads spp. / Aechmea, Heteromeles, Tibouchina, Vriesea	5'-6" Pots. 12" - 18" OA	\$ 40.00
MUA	1	N	Mussaenda acuminata / Cavendish / Dwarf Cavendish Banana	6'-7' Ht. 15 gal.	\$ 125.00
MYCA	1	N	Myrsine cubensis / Black Shimmer	6'-7' Ht. Multi-trunk. 15 gal.	\$ 125.00
SHRUBS					
ARE	1	N	Andraea esculentoides / Mariberry	6'-7' Ht. x 4'-5" Spr. 15 gal.	\$ 125.00
CAC	18	N	Casipourea guianensis / Jamaica Capri	3'-4' Ht. x 2'-3" Spr. 7 gal.	\$ 45.00
CHI	36	N	Chrysanthemum indicum / Chrysanthemum	18"-24" Ht. 3 gal. 24" OC	\$ 8.50
CLG	20	N	Clusia grandifolia / Small leaved Clusia	6'-7' CA. 15 gal. 5' OC	\$ 100.00
HAP	52	N	Hamelia nodosa / Dwarf Fire bush	18"-24" OA. 3 gal. Full. 24" OC	\$ 9.00
NEF	40	N	Nerita caroliniana / Green Shimmer	24"-30" OA. 3 gal. 36" OC	\$ 8.50
PSN	66	N	Psychotria nervosa / Wild Coffee	24"-30" Ht. 3 gal. 24" OC	\$ 9.00
ROO	55	N	Rosa carolina / Rose	12"-18" OA. 3 gal. M. 24" OC	\$ 6.00
SER	22	N	Sorbus domestica / Silver Sea Palm	12"-18" OA. 3 gal. 36" OC	\$ 20.00
SPB	10	N	Sporobolus sp. / Sand Cordgrass	24"-30" OA. 3 gal. 35" OC	\$ 8.00
TRD	36	N	Thrinax parvifolia / Thrinax palm	24"-30" OA. 3 gal. 35" OC	\$ 8.00
GROUNDCOVERS					
MUE	240	N	Mussaenda acuminata / Cavendish / Dwarf Cavendish Banana	12"-18" OA. 1 gal. 24" OC	\$ 6.00
NEB	220	N	Nerita caroliniana / Green Shimmer	12"-18" OA. 1 gal. 24" OC	\$ 3.50
PEO	300	N	Piperoma obtusifolia / Green Pepper plant	6"-12" OA. 1 gal. Full. 18" OC	\$ 6.00
PHYS	240	N	Physalis peruviana / Warty / Monarch / ALT. Beach Creeper	1 gal. 18" OC	\$ 4.00
ZAI	12	N	Zamia integrifolia / Coon	12"-18" Ht. 3 gal. 36" OC	\$ 19.00
VINES					
TRJ	200	N	Thrinax parvifolia / Thrinax palm	12"-18" OA. 3 gal. 35" OC	\$ 10.00

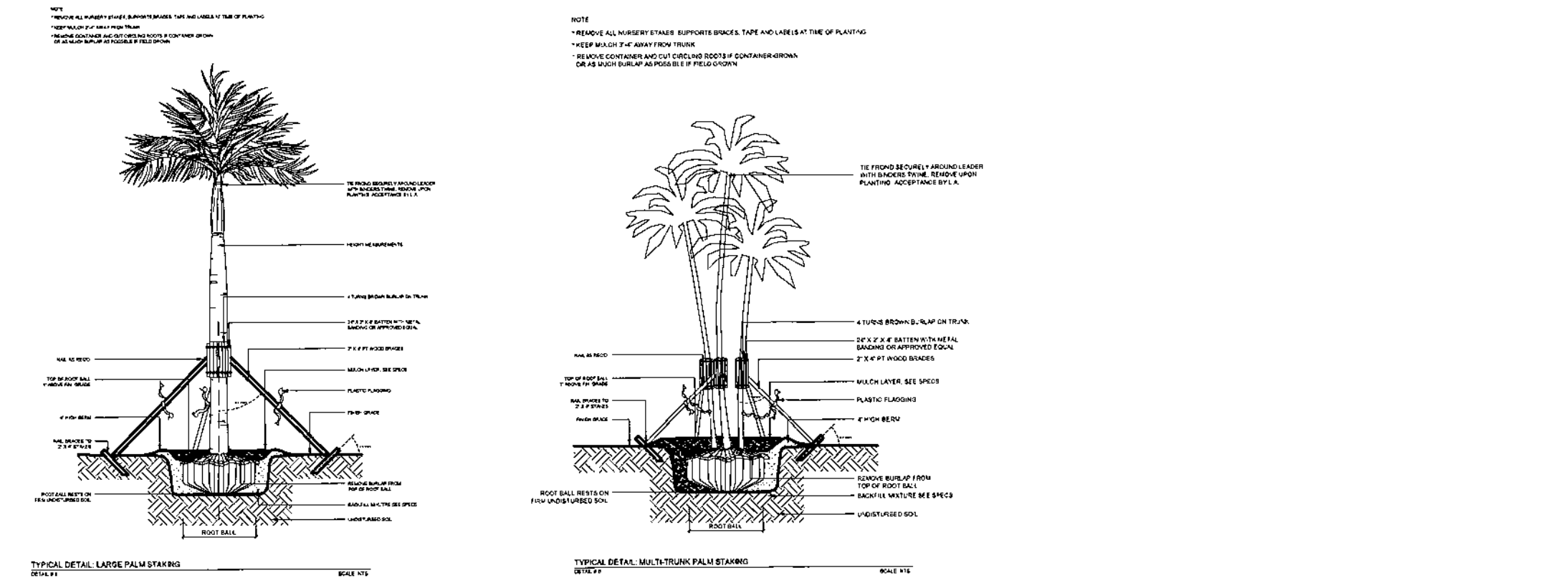
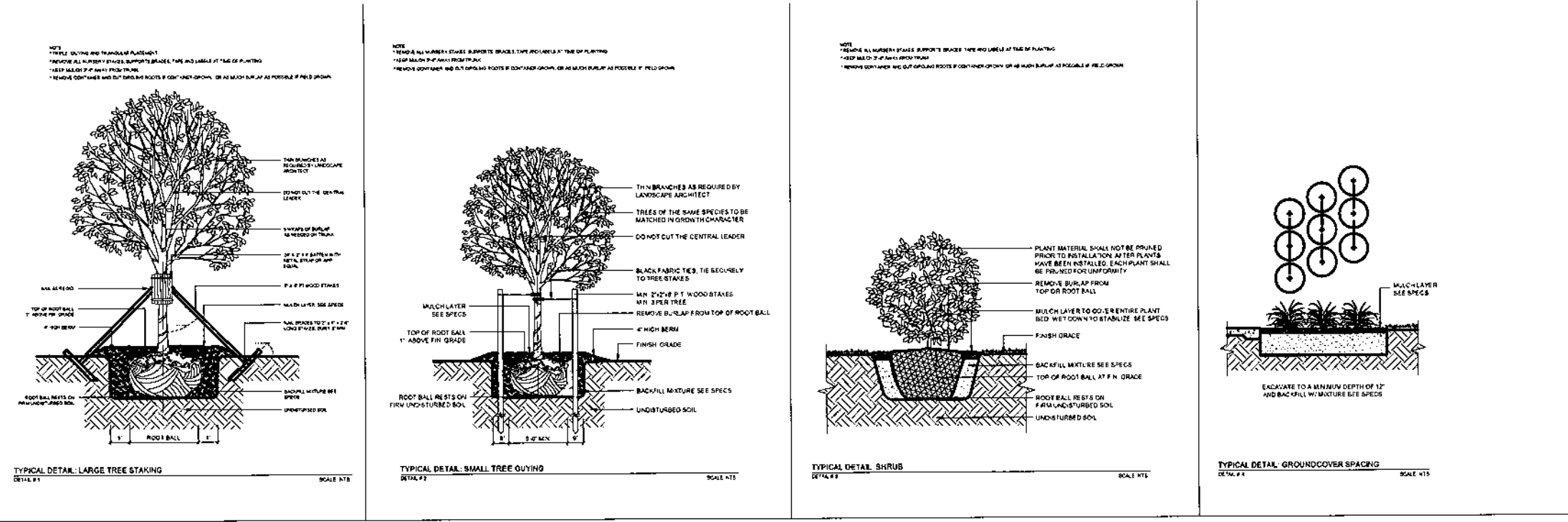
LANDSCAPE LEGEND				
Zone/ District	H&A-3	Net Lot Area	22,900 SF	
			0.517 Acres	
OPEN SPACE				
A. Square Feet of open space required by Chapter 33, as indicated on site plan				
Net lot area	22,900 SF	X	20%	4,580
B. Square Feet of parking lot open space required by Chapter 33A, as indicated on site plan				
Net parking spaces	84	X	15A SF	0
C. Total square feet of landscaped open space required by Chapter 33 (A + B)				4,580
D. Total square feet of landscaped rooftop space				
Total rooftop area	8090 SF	X	15% SF	1,213
				1,309
LAND AREA CALCULATION				
A. 2,000 square feet of landscaped open space required by Chapter 33 (C)				
B. Maximum lot area (not permitted) Open Space = 50%				
	4,500 SF	X	60% SF	2,700
				0
TREES				
A. No. of trees required per Net Lot Area				
Less existing number of trees meeting minimum requirements	20	28	Trees	X
				0.52 (Net Lot Area)
				12
				0
B. % Plants Allowed to count as Trees Required: 10% Trees provided = 30%				
Plants provided to count on 3-1 basis	10	Trees	X	30%
Plants provided to count on 1-1 basis	12	Trees	X	30%
Note: Plants exceeding allowable quantity not counted toward Tree Requirement	3	Trees	X	30%
				1
				0
C. % Native Trees Required: 10% Trees provided = 50%				
	10	Trees	X	50%
				5
D. % Drought Tolerant Required: 10% Trees provided = 50%				
	10	Trees	X	50%
				5
E. Street Trees (max. average spacing of 35' o.c.)				
Note: Street Trees excluded from all other quantities	100	LF Street	X	35
				4
F. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.)				
	0	LF Street	X	25
				0
				0
SHRUBS				
A. No. of Shrubs required: 10 Trees provided = 10				
	10	Trees	X	10
				10
B. No. of Native Shrubs required: 10 Shrubs provided = 30%				
	10	Shrubs	X	30%
				30
				10
C. No. of Drought Tolerant Shrubs required: 10 Shrubs provided = 50%				
	10	Shrubs	X	50%
				50
				10

Nov 22, 2013 - 7:38pm YU Z:\PROJECTS\BHI-FURMANOS CONDO-2013\GRAPHICS\CAD FILES\ MASTER PLAN - SCHEMATIC DESIGN\2013_11_20-Planting Plan-Phase 1- Revised by Q.dwg





Nov 22, 2013 - 7:41pm YU Z:\PROJECTS\BHI-FURMANOS CONDO-2013\GRAPHICS\CAD FILES\1 MASTER PLAN - SCHEMATIC DESIGN\2013_11_20-Planting Plan-Phase 1- Revised by Q.dwg



savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE
11000 S. W. 11th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1100
Fax: 305.555.1101
www.savinomiller.com

PROJECT
The FURMANOS CONDOMINIUM

DRAWING
PLANTING DETAILS - TYPICAL

Bay Harbor Islands, Florida

SCALE
1" = 10'

PROJECT NUMBER

DATE
11/22/2013

REVISIONS

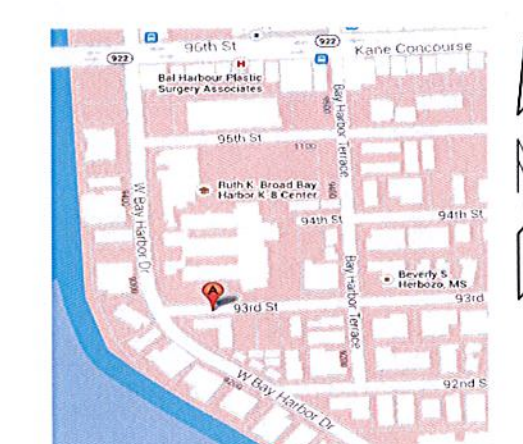
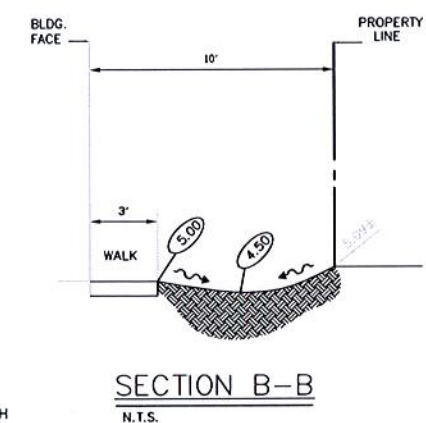
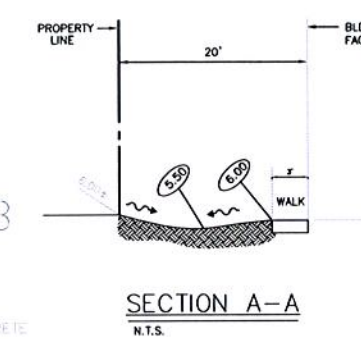
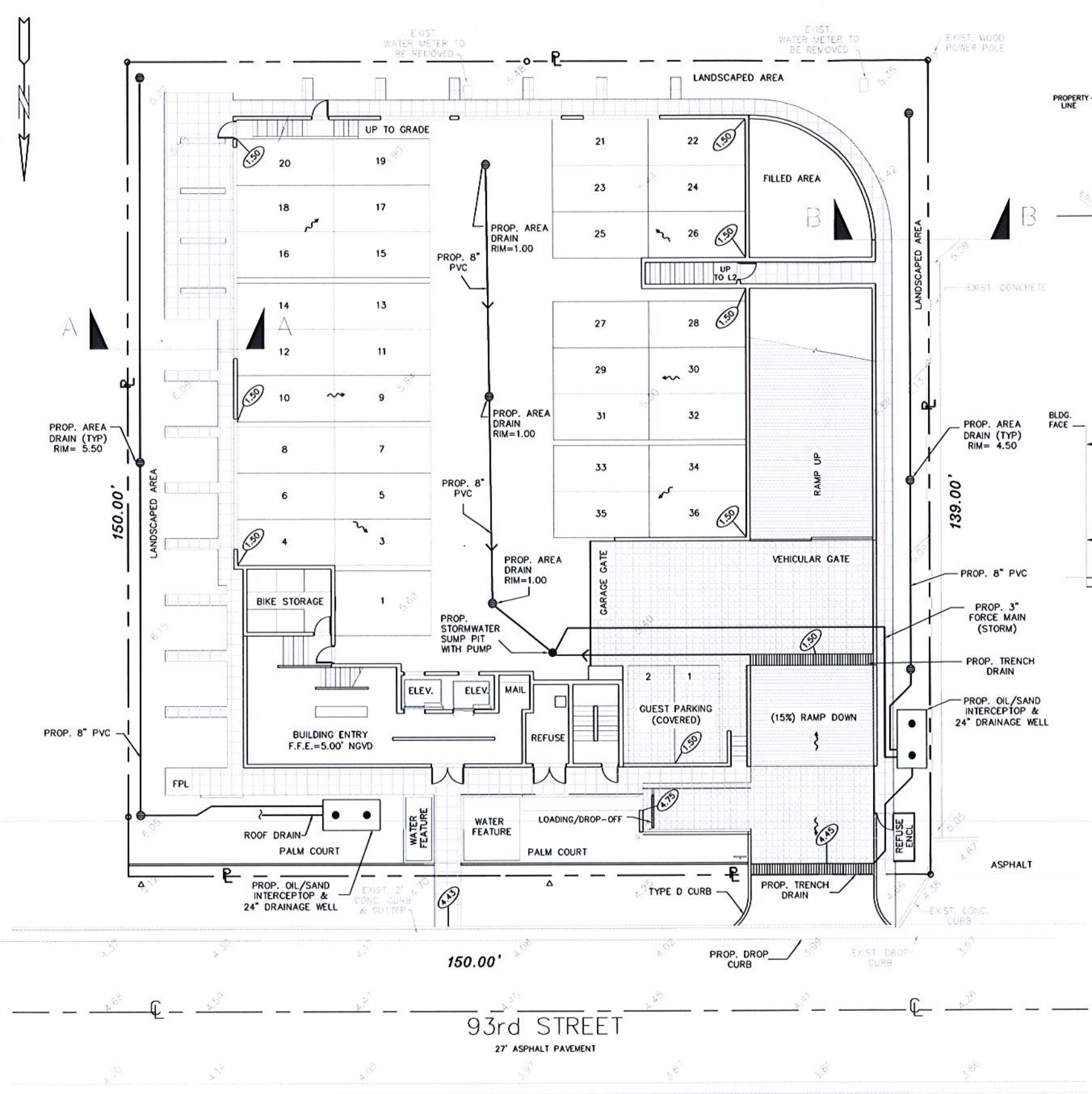
SHEET NUMBER
L-4











LOCATION MAP
NOT TO SCALE

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- NOTES:
1. EXISTING CURB & GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELLS.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 7. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 15%.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON PAVERS

DRAINAGE TO BE RETAINED ON SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY

LEGEND

STABILIZED SOIL	PROPOSED CLEANOUT
PROPOSED CONCRETE SIDEWALK	PROPOSED RPZ BACKFLOW PREVENTER
PROPOSED PAVERS	PROPOSED PIPING
PROPOSED ELEVATION	EXISTING PIPING AND APPURTENANCES
PROPOSED SURFACE FLOW	EXISTING CATCH BASIN
PROPOSED WATER METER	EXISTING ELEVATION
PROPOSED CATCH BASIN	EXISTING WOOD POWER POLE
PROPOSED SIGN (AS INDICATED)	EXISTING MANHOLE (AS DESIGNATED)
	EXISTING WATER METER
	EXISTING FENCE

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
FURMANOS, LLC
11120 N KENDALL DRIVE
MIAMI, FLORIDA 33176

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 567-0371 • (954) 567-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
savinomiller DESIGN STUDIO
LANDSCAPE ARCHITECTS • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE _____
DATE _____
NO. _____ REVISION _____ DATE _____ BY _____

DRAWING TITLE:
GRADING & DRAINAGE PLAN
13-55
SCALE: 1"=10'
DATE: NOVEMBER 18, 2013
SHEET NUMBER:
C-1
DRC SUBMITTAL NOVEMBER 26, 2013

11/19/2013 10:12 AM



NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. EXISTING SANITARY SEWER LATERAL CONNECTION TO BE INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL BACKFLOW PREVENTORS TO BE INSTALLED PER COUNTY REGULATIONS.

32 UNITS FROM 1,240 SF
TO 2,077 SF AT 300 GPD
PER UNIT= 9,600 GPD

2 UNITS AT 2,250 SF AND
2,426 SF AT 400 GPD
PER UNIT= 800 GPD
TOTAL FLOW= 10,400 GPD

	STABILIZED SOIL		PROPOSED CLEANOUT
	PROPOSED CONCRETE SIDEWALK		PROPOSED RPZ BACKFLOW PREVENTER
	PROPOSED PAVERS		PROPOSED PIPING
	PROPOSED ELEVATION		EXISTING CATCH BASIN
	PROPOSED SURFACE FLOW		EXISTING ELEVATION
	PROPOSED WATER METER		EXISTING WOOD POWER POLE
	PROPOSED CATCH BASIN		EXISTING MANHOLE (AS DESIGNATED)
	PROPOSED SIGN (AS INDICATED)		EXISTING WATER METER
			EXISTING FENCE



savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

CA

NO	REVISION	DATE	BY
----	----------	------	----

Page	Page Reference	Page	Page
1	1	1	1

Year	Number of cases	Percentage of cases	Number of deaths	Percentage of deaths
1990	100	100	100	100
1991	100	100	100	100
1992	100	100	100	100
1993	100	100	100	100
1994	100	100	100	100
1995	100	100	100	100
1996	100	100	100	100
1997	100	100	100	100
1998	100	100	100	100
1999	100	100	100	100
2000	100	100	100	100
2001	100	100	100	100
2002	100	100	100	100
2003	100	100	100	100
2004	100	100	100	100
2005	100	100	100	100
2006	100	100	100	100
2007	100	100	100	100
2008	100	100	100	100
2009	100	100	100	100
2010	100	100	100	100
2011	100	100	100	100
2012	100	100	100	100
2013	100	100	100	100
2014	100	100	100	100
2015	100	100	100	100
2016	100	100	100	100
2017	100	100	100	100
2018	100	100	100	100
2019	100	100	100	100
2020	100	100	100	100
2021	100	100	100	100
2022	100	100	100	100
2023	100	100	100	100
2024	100	100	100	100
2025	100	100	100	100
2026	100	100	100	100
2027	100	100	100	100
2028	100	100	100	100
2029	100	100	100	100
2030	100	100	100	100
2031	100	100	100	100
2032	100	100	100	100
2033	100	100	100	100
2034	100	100	100	100
2035	100	100	100	100
2036	100	100	100	100
2037	100	100	100	100
2038	100	100	100	100
2039	100	100	100	100
2040	100	100	100	100
2041	100	100	100	100
2042	100	100	100	100
2043	100	100	100	100
2044	100	100	100	100
2045	100	100	100	100
2046	100	100	100	100
2047	100	100	100	100
2048	100	100	100	100
2049	100	100	100	100
2050	100	100	100	100
2051	100	100	100	100
2052	100	100	100	100
2053	100	100	100	100
2054	100	100	100	100
2055	100	100	100	100
2056	100	100	100	100
2057	100	100	100	100
2058	100	100	100	100
2059	100	100	100	100
2060	100	100	100	100
2061	100	100	100	100
2062	100	100	100	100
2063	100	100	100	100
2064	100	100	100	100
2065	100	100	100	100

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

[illegible]

10. 1997年12月1日

DRAWING TITLE:

WATER & SEWER PLAN

[illegible]

13-55

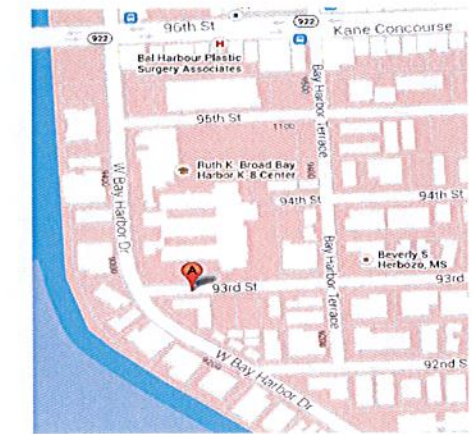
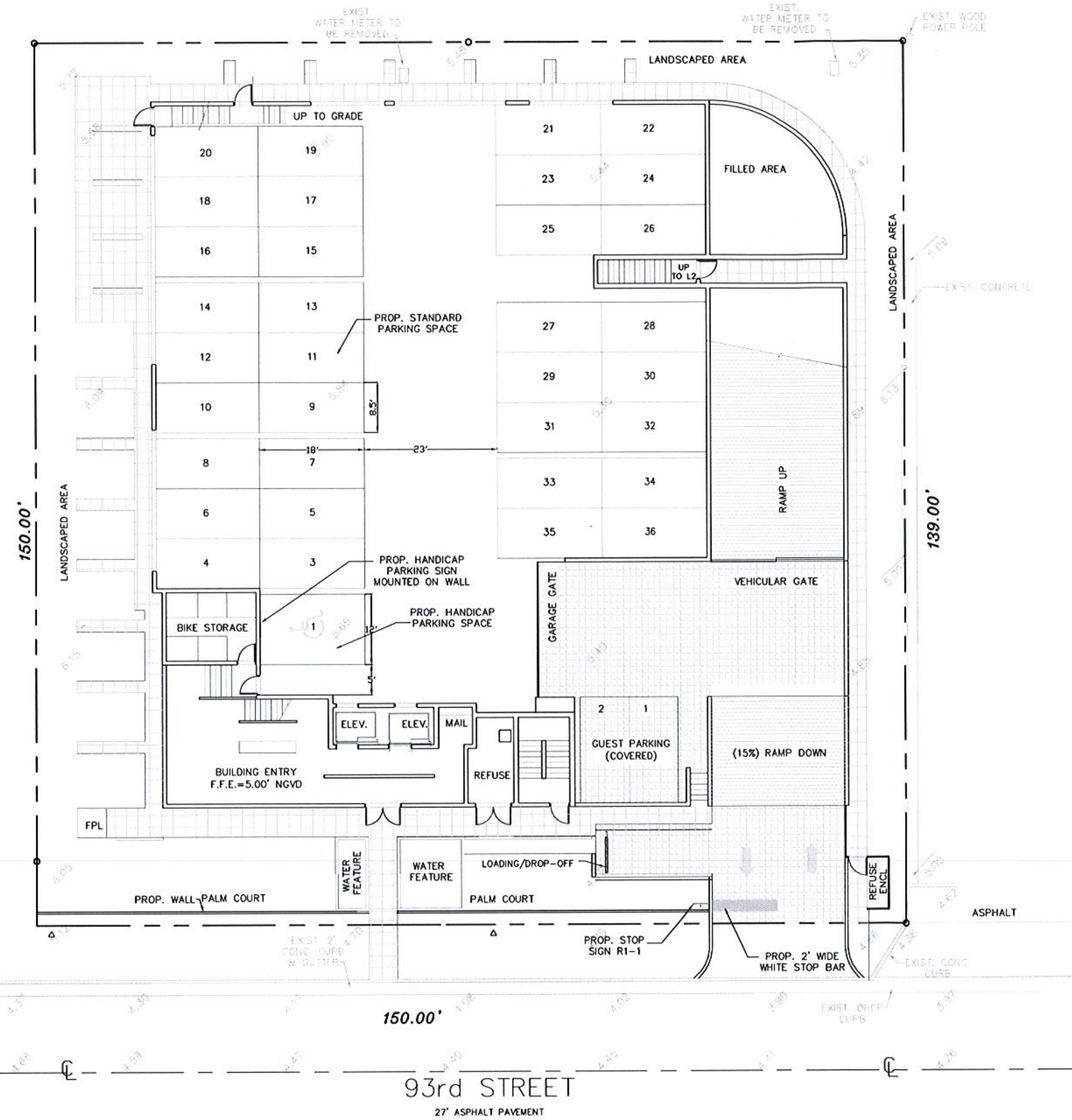
SCALE: 1"=10' DATE: NOVEMBER 18, 201

SHEET NUMBER: 00

C-2

.....

DRC SUBMITTAL NOVEMBER 26, 2013



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
FURMANOS, LLC
11120 N KENDALL DRIVE
MIAMI, FLORIDA 33176

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS PLANNERS DESIGN ARTISTS

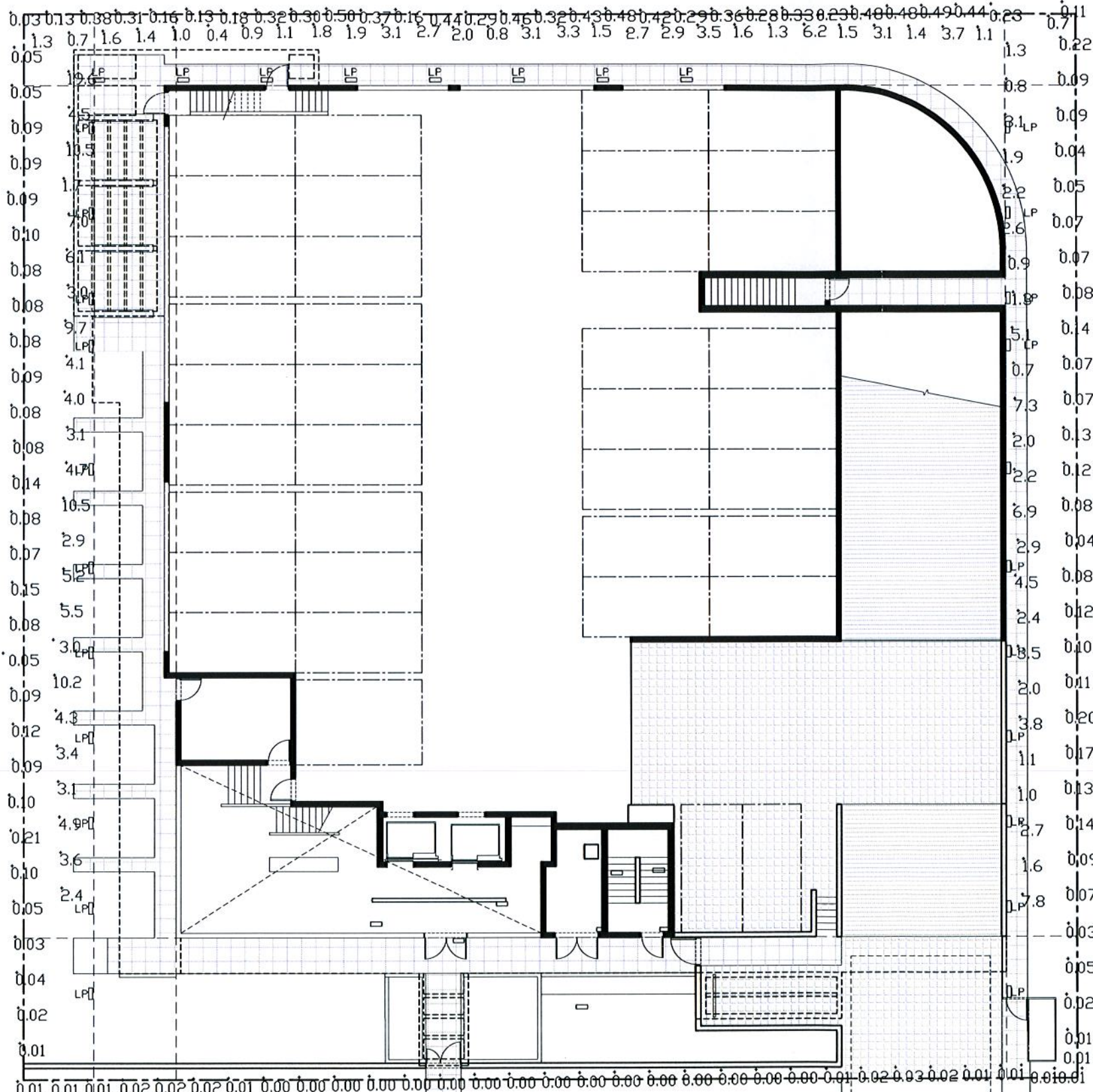
BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN
13-55
SCALE: 1"=10'
DATE: NOVEMBER 18, 2013
SHEET NUMBER:
C-3
DRC SUBMITTAL NOVEMBER 26, 2013

LEGEND

- | | | | |
|--|------------------------------|--|-----------------------------------|
| | STABILIZED SOIL | | PROPOSED CLEANOUT |
| | PROPOSED CONCRETE SIDEWALK | | PROPOSED RPI BACKFLOW PREVENTER |
| | PROPOSED PAVERS | | PROPOSED PIPING |
| | PROPOSED ELEVATION | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED SURFACE FLOW | | EXISTING CATCH BASIN |
| | PROPOSED WATER METER | | EXISTING ELEVATION |
| | PROPOSED CATCH BASIN | | EXISTING WOOD POWER POLE |
| | PROPOSED SIGN (AS INDICATED) | | EXISTING MANHOLE (AS DESIGNATED) |
| | | | EXISTING WATER METER |
| | | | EXISTING FENCE |



Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WHR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3655 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2386 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE ENG
HE HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIOS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 1
PHOTOMETRIC PLAN**
SCALE DATE
NOVEMBER 25, 2013
SHEET NUMBER
E-101
PLZ SUBMITTAL NOVEMBER 25, 2013