

TOWN OF BAY HARBOR ISLANDS

May 11, 2015

AGENDA

STATEMENT OF DECORUM

All comments must be addressed to the Council as a body and not to individuals. Any person making a racial or slanderous remark or who becomes boisterous while addressing the Town Council, staff, etc. shall be barred from the audience by the presiding officer. No profanity, shouting, heckling, verbal outbursts or disruptive behavior in support of or opposition to a speaker or his/her remarks is permitted. Please mute or turn off your cell phone or other electronic devices at the start of the meeting. Failure to do so may result on being barred from the meeting. Persons exiting the Chambers shall do so quietly.

CALL TO ORDER: 7:30 PM

PLEDGE OF ALLEGIANCE:

REQUESTS FOR WITHDRAWALS, DEFERMENTS AND FUTURE AGENDA ITEMS:

COUNCIL REPORTS: Each Council Member will be afforded two (2) minutes to make their reports.

TOWN MANAGER'S REPORT:

1. Report on Investment Performance by Mr. Dan Brea of BNY Mellon.

PUBLIC COMMENT:

*There is a three (3) minute time limit for each speaker during public comment and a two (2) minute time limit for each speaker during all other agenda items. Your cooperation is appreciated in observing the three (3) minute rule. If you have a matter you would like to discuss which requires more than three (3) minutes, please arrange a meeting with the Town Manager or appropriate administrative official. **A request form is available from staff; please fill it in and return it to the Town Clerk prior to the start of the meeting if you would like to speak during public comment.** Please come forward to the podium, give your name and address, and the name and address of the organization you are representing if any.*

COMMITTEE REPORTS:

CONSENT AGENDA: *(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.)*

2. **Approval** of the following Meeting Minutes:

- A. November 10th, 2014 - Local Planning Agency Meeting
- B. January 12th, 2015 - Regular Council Meeting
- C. February 9th, 2015 - Regular Council Meeting

3. **Approval** of a **Resolution**, requested by Council Member Reid, urging the Florida Legislature to remove barriers that limits the sale of solar-generated electricity directly to a customer by anyone other than a power company.
4. **Consideration** and Approval of a proposed resolution supporting Students Working Against Tobacco (SWAT) urging the Florida State legislature to enact legislation banning the sale and marketing of flavored tobacco products within the State of Florida. Enclosed find the proposed resolution.

5. **Approval** of Change Order number #04 in Favor of Halley Engineering Contractors, Inc. regarding Project Number BC 139, Broad Causeway AET Conversion.
6. **Approval** of an after the fact Change Order # 4 in favor of M & J Construction of Pinellas County Inc. in the amount of \$275,776.72. These change of orders are related to the boating accident that occurred on December 3rd, 2014. Enclosed the supporting documents.
7. **Consideration** and **Approval** for the landscaping costs associated with the demolition of the Toll Plaza in favor of The Brickman Group LTD, LLC in the amount of \$60,563.00. Enclosed find a memo from Town Engineer Daniel.
8. **Consideration** and **Approval** for the purchase of two (2) new Ford F-150 Trucks for the Public Works Department in the amount of \$37,444.00. Enclosed find an estimate from Don Reid Ford, Inc.

STAFF RECOMMENDATION: Council Discretion.

POLL VOTE

ORDINANCES ON SECOND READING:

9. **Consideration** and **Approval** of an ordinance on second reading amending the Town Code Section 5-5 of the Town Code to require that active construction sites maintain rodent control until they receive a Certificate of Occupancy from the Town.

AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS FLORIDA AMENDING SECTION 5-5 OF THE BAY HARBOR ISLANDS TOWN CODE WITH REGARD TO THE REGULATION OF CONSTRUCTION SITE OPERATIONS TO INCLUDE A REQUIREMENT FOR RODENT CONTROL; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Council Discretion

POLL VOTE

10. **Consideration** and **Approval** of an ordinance on second reading amending the Town Code Section 12-26 of the Town Code to change the allowed hours of constructions and to prohibit the operation of construction sites on Saturday.

AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA AMENDING SECTION 12-26, PERMISSIBLE HOURS FOR CONSTRUCTION ACTIVITY AND LANDSCAPING; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends Approval of Option A

POLL VOTE

ORDINANCES ON FIRST READING:

TOWN MANAGER ITEMS: *(Town business items requiring Council approval)*

11. **Consideration** and **Approval** of a Transfer of Development Rights (TDR) application requesting to purchase five (5) units from the Town's TDR bank for construction of a previously approved project on April 24, 2014, to be located at 9521-9541 East Bay Harbor Drive. Enclosed is a copy of the application, plans, and other supporting documents.

STAFF RECOMMENDATION: Council Discretion.

12. **Request** for an **Extension** to close on an Agreement for purchase and Sale of Transfer Development Rights between the Town and Furmanos LLC. The contract was entered into May 12, 2014 for the purchase of 9 TDR's to be transferred to the receiving property located at 1170 93 Street. The project has been redesigned and the density reduced so that they only need 5 TDRs instead of 9. Enclosed is information provided by Mathew Amster, Esq., who represents the owners.

STAFF RECOMMENDATION: Council Discretion

13. **Consideration** and **approval** of the revised standard TDR agreement provided by Asst. Town Attorney Simone. The agreement has been revised to require a larger deposit, to include a mechanism to apply for an extension and clarify the time of closing.

STAFF RECOMMENDATION: Council Discretion

14. **Consideration** and **approval** of the purchase of iPads to be used by Council Members and staff for the Council Meeting Agendas, e-mail and research. The approximate cost is \$7,689.

STAFF RECOMMENDATION: Council Discretion

DISCUSSION ITEMS:

15. **Discussion** requested by Council Member Fuller regarding the possibility to hire a professional landscape architect to redesign the landscape corners on the East Island. Enclosed are some recent pictures of the landscaping on the East Island.

STAFF RECOMMENDATION: Council Discretion.

16. **Discussion** requested by Mayor Yaffe regarding the placement of A / C units on balconies of Multi-Family buildings.

STAFF RECOMMENDATION: Council Discretion

17. **Discussion** requested by Council Member Reid regarding the possibility to allow Bay Harbor Islands businesses to place advertising in the Town Newsletter. Enclosed is a copy of the Town of Surfside Newsletter.

STAFF RECOMMENDATION: Council Discretion.

18. **Discussion** requested by Council Member Reid regarding the possible amendments to the newly adopted demolition ordinance.

STAFF RECOMMENDATION: Council Discretion.

ADJOURNMENT: Set for 11:00 p.m. (Any items not addressed by 11:00 PM, will be continued to the following day at 7:00 PM)

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.

**MINUTES OF A LOCAL PLANNING AGENCY MEETING
TOWN OF BAY HARBOR ISLANDS**

A Local Planning Agency Meeting of the Town Council was held on Wednesday, November 10, 2014, at 6:48 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

Item 1. Review and direction requested by the Town Planner, Michael Miller with regard to a proposed amendment to the Town Code to remove the commercial component from the RM-3 Multi-Family District.

Town Planner Miller came forward to address the Local Planning Agency. He explained that per Florida Statue, the Town must have a Local Planning Agency and added that for smaller communities like the Town it was not unusual for the Town Council and the Local Planning Agency to be the same body. The Town's Local Planning Agency was established in 1976. He stated that the amendment was for permitted uses in the RM3 District, which was for the tips of the eastern Island. He added that the RM3 District was the only District that allowed for several uses. He also stated that the setbacks would be reviewed to allow for bigger setbacks.

Council Member Salver asked if there would be a conflict, since the Code allowed for home offices. Town Attorney Sherman stated that there would not be a conflict.

PUBLIC COMMENT

Victor Maya, 1155 103 St., came forward to address the Board. He stated that, on behalf of the Bay Harbor Club, they supported the proposed amendment.

Frances Neuht, 1060 Kane Concourse, came forward to address the Board. She asked why the Town Council was sitting in as the Local Planning Agency. She stated that commercial use was currently allowed for RM1, RM2 and RM3.

Teri D'amico, 9101 E. Bay Harbor Drive, came forward to address the Board. She was in favor of the proposed amendment. She also stated that she owned a condo in the RM3 District and felt that the meeting should have been noticed at least 14 days in advanced.

CLOSED PUBLIC COMMENT

Council Member Reid stated that per Section 23-6, Sub Section 2 the allowed uses were hotel and motels and asked if they would be included in the amendment. Town Planner Miller responded that the items that were not underlined would remain in the Code as a permitted use and added there would be no hotels or motels.

ACTION: Consensus was for Town Planner Miller to draft an ordinance with the proposed amendments to the RM-3 Multi-Family District.

There being no further business meeting was adjourned at 6:55 p.m.

MAYOR

ATTEST

TOWN CLERK

MINUTES OF A REGULAR COUNCIL MEETING

TOWN OF BAY HARBOR ISLANDS

A Regular Council meeting was held on Monday, February 9, 2014 at 7:30 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 Isaac Salver

Mayor Yaffe congratulated Vice Mayor Leonard and his wife on the birth of their son, Max. He also thanked everyone for their patience during the break between meetings.

Mayor Yaffe explained the changes on the agenda. During Good & Welfare the public would have three minutes to speak, but on the individual items the public would only have two minutes to speak. The goal was to finish the meeting by 11:00 p.m. or earlier. He also informed the public that the agenda stated that any item not addressed at the meeting would be heard the next evening at 7:00 p.m.

SPECIAL PRESENTATION:

Mayor Yaffe reminded everyone that the vacant seat that Solange Rousselot resigned from last month needed to be filled. He stated that there were 5 candidates who would address the Council, but there would be no public comment.

Town Clerk Marante explained that each candidate would come forward in alphabetical order to address the Council and after that the Council would vote and there would have to have a majority vote and then the new member would take their place on the Dias.

Item 1: Selection and appointment of new Council Member to fill the vacancy left by Solange Rousselot.

David Anderson came forward. He congratulated Vice Mayor Leonard on the birth of his son. He stated that he submitted an application for the council seat and had been a resident since 1994. He was President of the Bal Mount Condo and enhanced the property. He was involved in the Rotary Club; the Lighthouse for the Blind; an international project that distributed polio vaccine in Guatemala and he practices law in Florida. He commended the Council for the work they did to enhance the quality of life for Town residents. Mr. Anderson felt that development was a given, but it must be controlled so it does not impact the quality of life. He stated that he believed every person should give back to their community. He felt it important that the Town provided programs for everyone. If selected the hope was that he could help improve the Town and stated it would be an honor to serve the community.

Ken Eskin came forward. He thanked the council for the opportunity to fulfill the vacant seat for Council. He stated that he had lived in Bay Harbor Islands for 20 years. His daughter had attended the

local schools and he was involved in the community. He had heard the call for someone from the east island to fill the vacant Council seat. Mr. Eskin stated that he was involved in the charrette to update the comprehensive plan for the Town. He also recently brought to the attention of the Council the need to upgrade the parks outdoor equipment.

Jack Karson came forward. He thanked the Council for the opportunity to speak to them. He was seeking to support the Council by fulfilling the vacancy. He was committed to Bay Harbor Islands. He stated that he had 3 kids, who all went to Bay Harbor Elementary School and his wife's family was part of the initial founders of the islands. He felt that he was ready to serve the community because he had different experiences in Town with regards to zoning and the toll. Mr. Karson stated that he would like to make Kane Concourse a success for all of the business owners and that he was also interested in the comprehensive plan. He would like to represent all of Bay Harbor Islands, not just the east island. He felt that he would serve the community at his best.

Paul Ruthfield came forward. He stated that for the last few years he had attended the different Town meetings, like the Council, Workshop, and Committees, and he also had applied for the Charter and Ordinance Committee. He felt that he did not have to learn what was going on in Town because he had been present and was up to date with all of the Town events and meetings. He stated that there was a large group of seniors in Bay Harbor Island he and could properly represent those seniors. Mr. Ruthfield felt that he could be a great asset because he had expertise in the financial arena and he felt that there were many areas in the finance field that could be improved. He stated the he was the president of the Miami Beach Senior High School Alumni Association. He also felt that he could offer the time and knowledge that was needed and he asked the Council for the opportunity.

Tom Telesco came forward. He congratulated the Vice Mayor on the birth of his son, Max. He stated that he currently served on the Planning & Zoning Board. He was married with 3 children and 1 grandchild. His wife and he were registered as independents. He also served on the Board & Alcohol Commission as a substance counselor. He was President of the Home Improvement Council in New York. In 1992 he was a member of the Miami Chamber of Commerce. Mr. Telesco stated he was a licensed architect with an office at 1111 Kane Concourse and sits as a board member for that building. He felt that there were a lot of things that needed to be addressed by the Council regarding the Town Code.

There were a couple of questions by the Council and a brief discussion. Town Clerk Marante then passed out the ballots to the Council. There was no majority vote and Town Clerk Marante passed out another set of ballots. Council Member Bruder asked what happened if there was no majority vote. Town Attorney Sherman stated that, if there was no majority, then the seat would stay vacant until the next election in April. Town Clerk Marante reported that everyone got one vote and Mr. Telesco received two votes.

Vice Mayor Leonard asked for discussion. He felt it was great that there were 5 different applicants, but thought that there should only be a couple more rounds of voting. Council Member Reid thanked all of the applicants for their interest.

Town Clerk Marante reported that Mr. Eskin and Mr. Telesco received two votes each on the second ballot. She passed out the third set of ballots. Town Clerk Marante stated that it was tied 3-3 for Mr. Eskin and Mr. Telesco. She passed out the fourth set of ballots. She stated that it was still tied.

ACTION: Consensus was to hold a special election in April to fill the vacancy.

Item 2. Administration of Oath of Office to the newly selected Council Member (to be administered by Town Clerk Marante).

No action required.

REQUESTS FOR WITHDRAWALS, DEFERMENTS AND FUTURE AGENDA ITEMS:

Mayor Yaffe explained the reason for this new section of the agenda and asked the Council if they would like to withdraw any item. Council Member Fuller withdrew item #12 and Mayor Yaffe pulled Item 4.

Mayor Yaffe welcomed Mr. Murgado and Alex from ocean Cadillac. They came forward to address the Council. Mr. Murgado stated that he came to Florida in 1970 with a purpose to enjoy life and sell cars. He stated that he had remodeled the store and welcomed the residents to stop by the new store. Alex Andrea thanked the Town Manager and staff for the warm welcome to the Town and for all the help.

Mayor Yaffe stated that Item 16 would be taken out of order at this time in order that Vice Mayor Leonard could leave the meeting early.

Item 16. Discussion and approval of 2015 Regular Council Meeting Calendar. Enclosed is the proposed calendar.

Vice Mayor Leonard stated that he would like to propose last year's schedule, which had no meetings in July and December. Council Member Reid stated that she would like to have 12 meetings a year. There was a brief discussion about the dates, the summer vacation time, holidays and the fact that a special meeting could always be scheduled.

ACTION: Consensus was to have 10 meetings as proposed.

TOWN MANAGER'S REPORT:

Manager Wasson reported that the 98th Street Park grand opening would be Sunday, March 8th at 11:00 am. He also reported on the traffic issue during the construction, which has gotten better. There was discussion about the project and the time it will take being about 14 months. He reported on the speed of traffic after the removal of the toll plaza. The area is the same as before, coming down off the bridge. He was going to install a speed sign for a while. Council Member Fuller questioned if there would be pavers at the crosswalks and Town Manager Wasson said there would not be any.

Item 3. Report on Investment Performance by Mr. Dan Brea of BNY Mellon.

Dan Brea of BNY Mellon came forward to report to the Council for the 2014 year. He stated that in the Town's Portfolio the average current yield was up 1.98%, the average yield to maturity was 1.34% with the average duration of 3.05 years. The contingency fund was up 2.01%, the general fund up 2.02 % and

the water fund was up 2%. The Benchmark was up 3.13% for the year. Annualized since inception, the contingency fund was up 4.9%, the general fund was up 4.98% percent and the water fund was up 5.13% percent. The Benchmark was up 5.20%. There were no questions.

Dave Caserta, lobbyist, came forward to address the Council. He informed the Council that the application deadlines had been met, the 300K dollar request for the sewer line and manholes was in on time, but the Senate had not decided whether they would move forward with the water projects. Council Member Salver questioned if there was any legislative needs to watch out for. Mr. Caserta stated that not at the present time, but he worked closely with the League of Cities and if something surfaced he would notify the Council. There was a brief discussion regarding the Urban Administration, the Florida League, traffic congestion, money for historic value and attendance to the annual Dade Days.

Mayor Yaffe stated that the Town received an award from the Miami-Dade League at the annual meeting. He also reported that the Town hosted its annual 5/10k race/walk event that was a success. He thanked Regine and Bridget for their hard work. He also thanked Council Member Fuller for the Chasing Tails event, which the restaurants participated in and was also a success.

Also, he stated that Oh Lima did have a small tasting table at the Taste of the Town event, even though they were not open yet. There would be another Taste of the Town event on the 11th and tickets could be purchased at Town Hall.

Former Mayor Linda Zilber, a Board Member of the Transportation Department, came forward to address the Council. She encouraged anyone who knew of lights that were not timed properly to please call 311 to report them.

She thanked Council Member Fuller for the Comedy Improve Event that was a success and also for the goodies from Oh Lima. The program was wonderful and so were the goodies. She suggested the residents attend the next Taste of the Town. She stated that a lot of restaurants were participating and the cost would be \$25.

GOOD AND WELFARE:

Janice Silver, 10140 West Bay Harbor Drive, came forward to address the Council. She stated that the Code was written that a garage sale had to be held inside. She stated that she lived in a condo and could not hold a garage sale in a garage, as she didn't have one. She suggested a change to the Code so that the garage sales could be held outside, but not visible to the public. There was a brief discussion by the Council and the consensus was to have staff bring a draft ordinance for review.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She stated that she felt the Town was giving the residents and her harsh treatments regarding building permits. She stated that she had to hire an attorney because of the treatment she was given with her permit. She noted that there were many developers being granted extensions on their building permits.

Salomon Nemad, 1135 103 St., came forward to address the Council. He felt that the vote at the meeting was great. He wanted to see the Council to protect the seniors in his building stay in Bay Harbor

Islands, since their building had been sold. Many people living in the building did not know where to go. He stated that he felt that his building was a historical building.

Victor Maya, 1155 103 Street, came forward to address the Council. He expressed his support for the previous resident. He felt that the residents on the east island were being impacted. He felt everyone could agree that there should not be any encroachments into any setbacks. Mr. Maya had a neighbor who referred to the east island as a war zone. He stated that the Building Department processed an entire permit for demolition without the land owner's signature. He questioned if the citizens were being protected and if the asbestos was being removed prior to demolition.

Council Member Reid asked for clarification of that issue. Town Manager Wasson stated that basically when a building is going to be demolished a contractor is hired. The contractor fills out the paperwork, but when the permit is ready to be pulled the owner has to sign it and then the permit is granted. This is the same operation for all of Miami-Dade County.

Council Member Fuller questioned what was the process for asbestos removal? Town Manager Wasson stated that there was a checklist that had to be followed. He stated that there has to be a signed DERM permit and no Town permit would be issued without that permit and the information was kept on file.

Teri d'Amico, 9101 East Bay Harbor Drive, came forward to address the Council. She passed out information to the Council. She stated that recently she went to inspect demolition files and they had nothing. She also stated that 9 of 14 buildings in her block were scheduled to be demolished within the next year. Ms. d'Amico stated that previously the Town Planner has accused her of providing inaccurate information to the Dade County Historic Preservation Board. She had provided a letter from the Town Planner accusing her of conspiring. She felt it was slanderous and stated that his theory was bogus. She stated that she has been only guilty of loving the Town and trying to help out.

Susan Luck, 10180 West Bay Harbor Drive, came forward to address the Council. She stated that there was a lot of concern about the ongoing demolishing. She asked the Council to require the owners to clean up the property quickly because they have left piles of debris and asbestos on the properties for a long time. She felt this was a hazard to the children and elderly. She questioned who was responsible to clean up this mess. There had been one started on a Friday and the debris was still there on Monday.

Town Manager Wasson stated that the areas were fenced off and screened. He said generally the debris was cleared as soon as possible. They were not paid by the hour, just by the job, so they want to get finished as soon as possible. There was a discussion regarding how long the debris should stay on the property, safety of removing debris before the entire building was down and the permit process.

Council Member Fuller was disturbed by the language in the letter Ms. d'Amico previously presented them. He knew there were disagreements among residents and staff, but thought there should be a meeting. Town Manager Wasson stated that letter was written for his signature and it was never sent.

COMMITTEE REPORTS: None

CONSENT AGENDA:

Item 4. Consideration and Approval of a Resolution requested by Mayor Yaffe and Council Member Reid supporting the Miami Dade County Sea Level Rise Task Force recommendations and urging the Miami Dade County Commission to implement such recommendations.

Item 5. Consideration and Approval of a Resolution requested by the Town Manager renaming Broad Causeway as Shepard Broad Causeway and requesting that the County and State change their signage accordingly.

Item 6. Consideration and Approval of a renewal of a Mutual Aid Agreement with the Miami-Dade Schools Police Department and the Town of Bay Harbor Islands Police Department.

Item 7. Consideration and Approval of a new Mutual Aid Agreement with the Village of Biscayne Park Police Department and the Town of Bay Harbor Islands Police Department.

Item 8. Consideration and Approval to renew the Mutual Aid Agreement between the Town of Golden Beach Police Department and the Town of Bay Harbor Islands Police Department.

Item 9. Consideration and Approval to renew the Mutual Aid Agreement between the Village of Miami Shores Police Department and the Town of Bay Harbor Islands Police Department.

Item 10. Approval of a request from the David L. Singer Memorial Foundation, Inc. for renewal of the Town's customary donation of \$500.00 to the 33rd Anniversary of the Special Olympics, Summer Games. The next event will be held on March 1, 2015. Enclosed is a copy of the the funding request form and budget.

Item 11. Approval of a grant agreement between the Town of Bay Harbor Islands and the State of Florida Department of State, Division of Cultural Affairs in the amount of \$500,000 to go towards the completion of the Community Center.

Item 12. Approval of a policy statement to be added to social media sites for the Town of Bay Harbor Islands. Council Member Salver previously requested that the town launch a presence on social media sites such as Facebook and Twitter. Staff has been doing some research and now recommends adoption of the enclosed guidelines to be posted at those sites.

Item 13. Approval for mechanical street sweeping services for Bay Harbor Islands by Star Cleaning USA, based upon a contract price of \$27.09 per curb mile, awarded by the Florida Department of Transportation, District 4 -- Ft. Lauderdale, totaling \$76,068.72. This is a budgeted item not to exceed \$80,000.00.

Items 4 and 12 pulled previously.

ACTION: Council Member Bruder made a motion to approve the Consent Agenda without Items 4 & 12. Council Member Fuller seconded the motion and it passed unanimously.

Mayor Yaffe stated that he attended the annual banquet at the Sea View Hotel. He thanked the Broad Foundation, which had under written the event. He thanked the Foundation for their continued support.

PUBLIC COMMENT

Tom Telesco, 9925 E. Bay Harbor Dr., came forward to address the Council regarding the resolution in Item #4. He stated that he read the whole bill and on page 143 was what would affect the residential market on the coastal high hazard area, the Town. He stated that Miami Beach was opposed to the bill and he felt that they should be against it also. Miami-Dade County had not passed an ordinance on this bill which would not allow any increase in population. He was really opposed to the resolution and suggested to hire an attorney to review it and report to the Council. There was a brief discussion about the resolution and consensus was they would like more information on it.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She did not understand the resolution on the level of water. She felt that the Council was ignoring all the money that was being put in to the infrastructure and that the bridge was not safe. She felt that the Town should build a new bridge and get a bond.

Council Member Fuller stated that he would like for the attorney to add language on Item #12 to clarify that no elected official should use social media because of sunshine law mandates.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She stated that surfside had a similar program and they were being screened on what they could say. She stated that she felt the Town's channel always failed. She also stated that staff failed to update their minutes. She thought that they were adding more work on the staff, it was censoring and she was opposed.

CLOSED PUBLIC COMMENT

Council Member Reid asked staff for a mechanism to communicate with the residents. She stated that there had been local robberies and she would like to get the word out to the residents quickly if something does happen. She knew that the Miami Beach Police reported on local stuff going on in their community.

Council Member Bruder agreed on keeping the community informed. She felt this tool would help them communicate with the residents. She was in support of going slow and learning how to get into the next generation.

Council Member Salver felt it was more transparent and would be good. He felt there could be a down side, but it would be good to go forward slowly.

Town Clerk Marante stated that they would incorporate language and bring it back to the Council.

Council Member Salver felt that having an internship would be a complement to this item and they would need to be literate in the use of the internet. He wanted to move forward with the process.

COMMUNITY REPORTS

Town Clerk Marante stated that there were none submitted.

Council Member Bruder asked if Morris and Ann could come forward to comment on the bridge naming.

Morris Broad and Ann Bussell came forward representing the entire family to express their gratitude to the Council for naming the causeway the Shepard Broad Causeway. He felt that the causeway had honored his family for the past 63 years. Mr. Broad stated that they were very grateful to the Council for the tribute.

ORDINANCES ON SECOND READING: None

ORDINANCES ON FIRST READING:

Item 14. Approval of an ordinance on first reading amending the Town Code Section 23-9 which relates to the minimum size requirements of living units for residential development. This amendment was requested by Council Member Reid at the last meeting.

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 23-9 TO REQUIRE THAT DENS OR STUDIES THAT ARE CONVERTED TO BEDROOMS MUST MEET THE MINIMUM SIZE REQUIREMENT OF LIVING UNITS FOR MULTI-FAMILY DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Council Member Reid stated that she asked for this ordinance because she came across a 1 bedroom, 1 bath with a den advertised as a 2/1. She felt that they were under the allowed square footage.

Town Planner Miller came forward to address the Council. He stated that issues were usually related to the parking which remained the same and he suggested having a minimum size for the den. He struggled with what the numbers should be. The difference between a 1 and 2 bedroom was 250 square feet. He stated that the proposed ordinance allowed for them to convert, but they would have to meet the minimum square footage. Some of the units that exist have very small dens.

Discussion continued regarding minimum square footage, size of units, code issues, design of units, enforcement of the Code, number of units, work done without permits and the need for more consideration of amending the ordinance.

ACTION: Council Member Reid made a motion to approve the ordinance on first reading as written. Mayor Yaffe seconded the motion and it failed with Mayor Yaffe, Council Member Salver and Fuller opposed. Consensus was for more consideration of this issue.

Item 15. Consideration and Approval on first reading of an Ordinance requested by Council Member Reid amending Chapter 9 of the Town Code to prohibit the use of Styrofoam products.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING CHAPTER 9 OF THE TOWN'S ADOPTED CODE OF ORDINANCES ENTITLED SOLID WASTE COLLECTION; AND SPECIFICALLY ADDING AND REVISING DEFINITIONS TO SECTION 9.1 AND ADDING A NEW SECTION 9-27 PROHIBITING EXPANDED POLYSTYRENE FOAM PRODUCTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Council Member Reid stated that she had consulted with the locals restaurants and they were open to changing to paper cups. She suggested targeting the big items and bulk first. There could be a receptacle provided and this movement would make everyone happy. Town Manager Wasson suggested having an area that could collect the Styrofoam products.

PUBLIC COMMENT

Eric Watts, 16266 NW 49 Ave., came forward to address the Council. He stated that Styrene was the basic chemical in the cups. He stated that the majority of the materials that we collected were bulk and could be diverted from the landfills, such as eye ware, beer glass, and coffee cups. He would encourage the Town to address the issue and would like to help.

Michael Defilippi, 410 Euclid Ave., came forward to address the Council. He was the one that spearheaded the movement. Since he began it was banned on the beaches, in Bal Harbor and in Miami Beach. This movement was started because of the local clean ups, where items ended up on the water and would get broken down to little pieces and maybe swallowed by the marine life. The City of New York would also be banning the products soon. He felt it was sending a message that the Town was taking care of this litter.

Council Member Bruder stepped off the Dias.

Susan Luck, 10180 West Bay Harbor Drive, came forward to address the Council. She stated that she fully supported Council Member Reid's proposal. In New York City they have banned the products and it can be done. She felt it was the current trend and would be a small way to demonstrate how the environment was being impacted.

Building Official, Dale Lee, came forward to address the Council. He stated that he agreed that the cups needed to be regulated, and that would work well for the restaurants. But felt that there were a lot of Styrofoam products that were being used in the construction field that needed to be addressed.

Council Member Bruder returned to the Dias.

CLOSED PUBLIC COMMENT

Town Attorney Simone, addressed the Council. He pointed out on the ordinance at Section 9-27, it only prohibited the food service businesses from using or selling in Styrofoam products. He stated that only applied to restaurant and food vendors.

ACTION: Council Member Reid made a motion to approve the revision of the ordinance on first reading. Council Member Bruder seconded the motion and it passed by unanimous poll vote.

TOWN MANAGER ITEMS: (Town business items requiring Council approval)

Item 17. Approval of a proposal from CTR Parking in the amount of \$18,670 to update/upgrade the parking meters in the parking garage. Approval will require an appropriation from Parking Fund Reserves. Enclosed is the Proposal from CTR Parking.

Assistant Manager Jimenez reported that this was just an upgrade of the software.

PUBLIC COMMENT

Victor Maya, 1155 103 Street, came forward to address the Council. He questioned why there were no other bids on the meters and street sweeper, because he felt there might be a lower price.

CLOSED PUBLIC COMMENT

Assistant Manager Jimenez informed the Council that, 5 years ago when the garage was built, the Town went out and bid and this company was selected because the distributor was located in Florida. Town Manager Wasson also reported that the Town could go out to bid or piggy back on other cities contracts. He stated that on this particular instance and for the sweeper Doral and Surfside used the same contractor, which saved money.

ACTION: Council Member Salver made a motion to approve the upgrade as presented. Council Member Bruder seconded the motion and it passed unanimously.

ACTION: Mayor Yaffe made a motion to extent the meeting. Council Member Bruder seconded the motion and it passed unanimously.

DISCUSSION ITEMS:

Item 18. Discussion requested by Mayor Yaffe regarding a possible code amendment to permit pools on the side setbacks for properties located in the corner on the East Island. This code language already exists for single families on the West Island.

Mayor Yaffe explained the previous process on the West Island. In the past a corner resident had to apply for a variance to have a pool in the side yard because of the way the Code was written. The Council had amended the Code for the properties on the corner. He felt that is should be addressed on the East Island also. One specific property was One Bay Harbor on West Bay Harbor Drive.

There was a brief discussion regarding all residents being treated the same, fees charged for a variance because of advertisement and new developments having bigger setbacks.

PUBLIC COMMENT

Frances Neuhut, 9920 West Broadview Drive, came forward to address the Council. She felt that the Town Planner was putting all of the district's under one regulation. She stated that she felt that the swimming pools would make too much noise and allowing this would be an encroachment into the neighbor's space.

Victor Maya, 1155 103 Street, came forward to address the Council. He wanted to get some assurance from Council to agree on the same treatment of both islands, but he was opposed to the Code amendment.

Hector Walda, 1155 103 St., came forward to address the Council. He felt that the Code should not be changed because of the encroachment. He stated that he was opposed to the amendment and anyone who wanted a changed should ask for variance.

CLOSED PUBLIC COMMENT

ACTION: Consensus was for staff to come back with a draft ordinance for first reading. The Council also asked for pictures and the number of feet needed to go into the setbacks.

Item 19. Discussion requested by Council Member Bruder regarding the donation of proceeds received from the upcoming "Taste of the Town" event scheduled for February 11th on the B1 District. Enclosed is the flyer that was distributed for the event.

Council Member Bruder wanted the proceeds to be used for scholarships for the children in the summer programs. There was a brief discussion regarding getting tickets for and the location of the event.

ACTION: Council Member Salver made a motion to approve the use of the proceeds for summer scholarships. Council Member Bruder seconded the motion and it passed unanimously.

Item 20. Discussion and approval requested by Council Member Reid to approve the hiring of an intern at no more than \$1,000 a month for 6 months for the purpose of facilitating a strategic plan and possible other functions.

Council Member Reid thought that this was approved in the budget. She wanted to have a strategic plan, which would be a road map containing goals, objectives and mission statements. She stated that she received a letter from a dean at FIU and thought one of his students would be good at working on this and they usually get paid \$1,000 per month. She thought this could be a 6 month part time internship. Town Manager Wasson stated that 10K was approved in the budget for strategic planning, but he had not identified a role for an intern, possibly in the Parks and Recreation Program.

There was discussion regarding payment, hours, a strategic plan, the Town's mission statement, and the Police Department's mission statement, budget cost, getting more information and what type of role there would be for an intern, if needed.

ACTION: Consensus was to have Town Manager Wasson meet with the FIU Dean to get more information.

REPORTS:

There being no further business the meeting was adjourned at 10:33 p.m.

MAYOR

ATTEST:

TOWN CLERK

**MINUTES OF A REGULAR COUNCIL MEETING
TOWN OF BAY HARBOR ISLANDS**

A Regular Council meeting was held on Monday, January 12, 2014 at 7:00 p.m. in the Council Chambers. 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

Council Member Rousselot addressed the Council and announced that she was resigning from the Town Council. She explained that she found a beautiful home that was good for her kids and thanked all of the residents and staff for all of their efforts for the Town. She also urged the Town Council to maintain the Town the way it was and felt that it was a blessing to have the opportunity to serve the residents.

At this time Former Council Member Rousselot left the meeting.

REPORTS:

Item 1. Committee Report - Environmental Impact Committee

Vincent Martino, 1055 93 Street, came forward to address the Council. He reported that the Environmental Impact Committee received two applications for the beatification award, with a possible third. He asked the Town Council to extend the application period to provide the residents additional time to apply. Council Member Reid suggested adding the application to the monthly newsletter.

ACTION: Consensus was to extend the application period for the beatification award for two months.

Town Manager Wasson reported that both bathrooms on the first floor in Town Hall had been remodeled, but the second floor bathroom would continue to be open only to the ladies. He also added that the Broad Causeway construction continued to expand to 2 lanes and the contractor had agreed to work through the weekend. He stated that the 98th Street Park would be opening soon; the construction was progressing with the addition of more trees in the tot lot area for shade and the splash area. He also reported that at a recent Planning & Zoning Board Meeting there were issues that arose on pest control. He stated that problem was seen from time to time with the demolishing of properties. He added that he would be covering that in the

upcoming months, by adding it to the project checklist. He also stated that the Historic Preservation Board would be having a meeting on January 22nd to discuss Bay Harbor Islands and they were in the middle of completing a survey of the Town. He explained that the survey was to outline every building on the Island.

Town Attorney Sherman reported that the consent agreement with Sandra Snowden would expire in 2015 and asked if the Town Council wished to do a public forum to have an ordinance to regulate holiday decorations, if so it would have to be added as an agenda item for approval.

Town Clerk Marante reported that the Planning & Zoning Board meeting approved four new projects and they were scheduled to have another project revision for January 20th.

COUNCIL REPORTS:

Council Member Fuller reported that Comedy Improve would be back in Town on the January 31st at 8:30 p.m. to promote business in the Business District.

Council Member Bruder reported that there would be a new restaurant in Town called O'Lima and it was scheduled to open in February. She also asked for Council consensus to approve the proposed event, Taste of Bay Harbor Islands. She explained that the event was to promote local businesses and would allow residents to taste and shop along Kane Concourse on the Wednesday before Valentine's Day.

ACTION: Consensus was to move forward with the Taste of the Town event scheduled for February 11th.

Vice Mayor Leonard reported that he attended the first Annual Snow Day in Bay Harbor Islands and thanked the Staff for a job well done.

Council Member Salver reported he attended a meeting with the Florida League of Cities and the Children's Trust Meeting and submitted the annual report from 2014.

Council Member Reid reported she attended the Environmental Impact Committee and Planning Zoning Board Meetings last month. She worked together with the EIC on the Keep America Beautiful Award.

Mayor Yaffe reported he attended a meeting outside of Bay Harbor Islands with a much shorter agenda and asked for the Council to consider restructuring the Agenda to be shorter.

GOOD AND WELFARE:

Doris Marano, 9400 W. Bay Harbor Drive, came forward to address the Council. She agreed with the only having 3 minutes to speak and asked the Council to listen to the residents. She suggested the Town

have neon signs to advise the residents on upcoming event like snow day, Council meetings, Committees Meetings.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She wished everyone a happy new year and stated that she was the landlord of 4 different businesses and they all went out of business. She urged the Council to discuss the child molester in Town.

Gay Royce, 1075 92 Street, came forward to address the Council. She stated that she lived in Town for 15 years and never had a rodent problem.

Kathleen Kennedy, 9271 W Bay Harbor Drive, came forward to address the Council. She wished everyone a happy new year and stated that she loved the flowers on the Kane Concourse. She also stated that she was disappointed that the League was not distributing any turkeys to the residents and felt that the Town Council could have communicated better with this issue.

Victor Maya, 1155 103 Street, came forward to address the Council. He thanked Town Manager Wasson for handling the rodent problem, right after the Planning & Zoning Board meeting. He stated that there were many residents that were notified of the DRC meetings in Town, until recently. He was also opposed to the free day that was given to the Town employees recently for the holidays.

Paul Ruthfield, 1231 94 Street, came forward to address the Council. He reported that his neighbors had a noise problem with recent construction. He suggested a sign coming in from the west to Bay Harbor, instead of the entry sign on the causeway.

Juan Llarena, 1155 103 Street, came forward to address the Council. He expressed his support for a Historic designation in Town. He felt that the underground construction could lead to bigger issues.

Vincent Martino, 1050 93 Street, came forward to address the Council. He stated that he lived across the street from one of the properties with the rodent problem and thanked the Town Manager for addressing the problem fast. He also urged the Town Council to be proactive and address any problems before they happened while properties were demolished.

Susan Luck, 1180 W. Bay Harbor Drive, came forward to address the Council. She stated that she attended the Planning & Zoning Board meeting where these problems were discussed and asked who would be responsible for picking up the traps and poison because she was concerned with the fact that kids could come into contact with the poison.

Melissa Angulo 1075 92 Street, came forward to address the Council. She wished everyone a happy new year. She explained that the rodent problem was the result of all of the ongoing property demolitions. She thanked Town Manager Wasson for his initiative and appreciated the involvement.

Town Clerk Marante reminded the residents that all of the outgoing flyers for new developments had the contact information and hours of construction.

Council Member Reid stated that the new committee format was not working and added that the Environmental Impact Committee had only three members available. She also stated that she received a call from a developer right across from her building and they worked together with the neighbors. They did a standard perimeter study. She felt that it would be a great idea to get the residents involved in the staging meeting for new developments and the Development Review Committee.

CONSENT AGENDA: (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.)

Item 2. Approval of Minutes of the following Meetings:

- A. Regular Council Meeting- June 9, 2014**
- B. Regular Council Meeting- August 11, 2014**
- C. Workshop Meeting - August 20, 2014**
- D. First Budget Hearing - September 8, 2014**
- E Regular Council Meeting - September 8, 2014**

Item 3. Approval of Emergency Bascule Bridge Repairs for the replacement thrusters that released the brakes in the amount of \$22,316. The Town Manager is authorized to make emergency repairs according to Section 3.01(e) of the Town Charter.

Item 4. Consideration and Approval to carry-forward appropriations from the 2013-2014 budget into the 2014-2015 budget.

Item 5. Consideration and Approval of an expenditure for the lease of four (4) new police vehicles through Mears Motor Leasing Company. The total expense for this year budget is \$21,544.80.

Vice Mayor Leonard requested to pull item 2. – C; Workshop Meeting Minutes for August 20, 2014.

ACTION: Council Member Salver made a motion to approve the Consent Agenda without Item 20C. Vice Mayor Leonard seconded the motion and it passed by unanimous poll vote with Council Member Bruder off the Dias.

UNFINISHED BUSINESS:

Item 6. Approval of an ordinance on second reading removing the commercial component from the RM-3 Multi-Family District.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S ZONING AND PLANNING CODE TO MODIFY CERTAIN CODE PROVISIONS RELATED TO THE RM-3 MULTIPLE-FAMILY DISTRICT; AMENDING ARTICLE I, SECTION 23-6 ENTITLED USE REGULATIONS TO DELETE BUSINESS AND COMMERCIAL USES FROM THE PERMITTED USE CATEGORY; AMENDING ARTICLE I, SECTION 23-11(D) ENTITLED LAND DEVELOPMENT REGULATIONS TO DELETE SUPPLEMENTAL BUSINESS AND COMMERCIAL SETBACK REFERENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

At this time Council Member Bruder returned to the Dias.

Town Planner Miller came forward to address the Council. He stated the proposed ordinance was to remove the commercial component from the RM-3 District.

ACTION: Vice Mayor Leonard made a motion to approve the proposed ordinance. Council Member Salver seconded the motion and it passed by unanimous poll vote.

Item 7. Request for Approval to replace the Street Lights on the East Island. Town Manager seeks approval to replace the current old HPSV lights with the LED Cobra-Head design at a cost of \$206,453.22.

Town Manager Wasson addressed the Council. He presented them with a sample LED light fixture for the East Island. He explained that it was a white light similar to what was currently on Kane Concourse and felt that it would look great with the current gray poles. He stated that Florida Power & Light informed him that they could start as soon as it was approved and it would be a fast installation. He also added that the other option was the old style tear drop that that would cost \$100,000 more than the proposed cost.

There was a detailed discussion by the Council on the sample LED light fixture; other possible options; white lighting; the asking price of \$206,453; the tear drop option; the option to add decorative poles at a later date; and the estimated savings when using LED lighting.

PUBLIC COMMENT

Susan Luck, 10180 W. Bay Harbor Drive, came forward to address the Council. She urged the Council to seek more options and look at the quality of the light.

Frank Neuhut, 1060 Kane Concourse, came forward to address the Council. She felt that lighting options and the light fixture should have been discussed by the Planning & Zoning Board. She stated that she would like to see more lighting be replaced on Kane Concourse.

Council Member Salver asked the consultants from Stantec for their opinion on the LED Lighting.

Stantec Consultant Eddie Llamas, came forward to address the Council. He felt that LED lighting was the right choice for the Town.

CLOSED PUBLIC COMMENT

Town Manager Wasson stated that this was the last component of the Community Enhancements and added that this was the most modern style available.

ACTION: Council Member Bruder made a motion to approve the replacement of the street lights on the East Island. Vice Mayor Leonard seconded the motion and it passed 6-1 by poll vote with Council Member Fuller opposed.

NEW BUSINESS:

Item 8. Discussion requested by Mayor Yaffe regarding the agenda organization and the duration of Council Meetings.

Mayor Yaffe stated that the November Regular Council meeting was the longest yet and he had staff research other surrounding city's agendas to compare and make the Town's monthly agenda finish quicker. He felt that the longer the meeting the less productive the Council was and urged the Town Council to decide on a cut off time. He suggested that any leftover items be deferred to a later date.

There was a brief discussion by the Town Council regarding changes and suggestions to change the order of the agenda as currently formatted; to have public comment at the beginning; manager reports; limit

time for public comment; cut off time for meeting to 11:00 p.m.; addition of resolutions to the consent agenda; and any deferred items to be stated at the beginning of meeting of the Agenda.

PUBLIC COMMENT

Victor Maya, 1155 103 Street, came forward to address the Council. He felt that not having a meeting in December affected the January meeting. He also felt that all business that was on the agenda should be addressed and that they could limit the public comment to 2 minutes, but still keep a freedom of expression.

Paul Ruthfield, 1231 94 Street, came forward to address the Council. He felt that if, as a citizen, he had important business to discuss it should not wait till the next day to be discussed because maybe he could not return the following day. He felt this was important to the citizens and they were the most important, not the professionals. He was also concerned that they were limiting the citizen's participation.

Kathleen Kennedy, 9721 East Bay Harbor Drive, came forward to address the Council. She felt that this was a great idea and the cut off time should be at 11 pm. She stated that she would like to have the Council be paid a salary in order to have qualified people on the Council.

Vice Mayor Leonard stated that he felt that this re-organization would be a big change to the agenda.

There was discussion regarding keeping good and welfare at the beginning of the agenda; a 2 minute time limit; putting as many items as possible on the consent agenda; and limiting the time on the Council reports section.

Consensus was to test the new format on the next agenda.

Item 9. Discussion requested Vice Mayor Leonard about the possibility of adding fitness equipment at other Town Parks.

Vice Mayor Leonard stated that he was approached by a resident regarding this matter.

Council Member Reid suggested using the 97 Street Park for installation of exercise equipment. She felt that there were many people that exercised and it would be great to have those on the west island use the equipment without having to leave Town.

Ken Eskin, 1310 99 Street, came forward to address the Council. He stated that for years he had to go across the bridge to use fitness equipment and wondered why he couldn't do it here. He thought it would be a good idea for the Town.

Burnett Mickely, 1075 92 Street, came forward to address the Council. He stated that he exercised everyday early in the morning and the park was locked. This was the only time when he could exercise.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She questioned why this issue was not brought before the Parks and Recreation Committee or the Planning & Zoning Board. She did not understand why the Council had to decide. She also stated that the Committee had not met since the 98 Street Park was started. She felt the committees were not given the responsibility to choose and the Council should be concerned about the toxic chemicals in the ground.

Paul Ruthfield, 1231 95 Street, came forward to address the Council. He felt that they should look at 63rd Street on the beach and also felt that the 98th Street Park should have the equipment. He did not want to take away from the passive parks because they were empty areas that could be enjoyed. He felt the founders of the Town had wanted an open park.

Discussion continued regarding the type of parks; noise; the passive parks; and the beauty of the open areas.

Kathleen Kennedy, 9721 East Bay Harbor Drive, came forward to address the Council. She questioned where the equipment was going to be, but she felt that it was a great idea. She asked if it should be at the Tot Lot and felt it should be lifestyle equipment.

After a brief discussion, the consensus was to send this issue to the Parks and Recreation Committee for discussion and review.

Item 10. Discussion requested by Council Member Bruder regarding holiday decorations for 2015.

STAFF RECOMMENDATION: Council Discretion.

Council Member Bruder stated that this was the end of the prohibition to put up lights. She wanted to enjoy the festivities more and add more lights on Kane Concourse.

Town Manager Wasson stated that he would have a company look at options for more lights on the median and on the street. He would bring back information and a proposal.

Vice Mayor Leonard wanted to know what Bal Harbour did for decorations.

Town Attorney Sherman informed the Council that the law states, if the Town was not going to have a public forum, then it was up to the Council to decide. He also stated that the Menorah and Christmas Trees are not religious symbols.

Kathleen Kennedy, 9721 East Bay Harbor Drive, came forward to address the Council. She questioned if the nativity was a religious symbol. Town Attorney Sherman stated yes it was. She felt that Council Member Bruder should take the lead on picking the decorations. She also suggested to have the developers to pay and donate decorations to light up the Town and not make it religious, just light it up all the way to the bridge.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She felt that the Town was always battling religion. She felt that was unfair to not be able to go and see the decorations on the causeway. She wanted it to be fair for all religions and religious ceremonies.

There was a brief discussion regarding an incident last year that was sponsored by Bal Harbour.

Item 11. Discussion requested by Council Member Reid regarding the possibility of adopting an ordinance prohibiting the use of Styrofoam containers.

Council Member Reid included the ordinance from Miami Beach for the packet, but wanted to propose a full ban on any use of Styrofoam containers in the Town. She stated that they are harmful for the environment. There was discussion regarding a full ban; recycling; talking to business owners; knowing the need to ban the use; and doing a full or partial ban

PUBLIC COMMENT:

Eric Watts, Crush Recycling Solutions, came forward to address the Council. He felt there was a lack of knowledge about the Styrofoam. He stated that there was a lot of recycling being done with Styrofoam, like making picture frames, glass frames, etc. He recommended that the Council meet and talk about being the first in Florida to recycle it into other things. There was discussion regarding how and where to recycle Styrofoam; who would recycle; the procedures at Crush Recycling; job creations; all processes being done in the USA; and service to recycle for the local residents. Mr. Watts stated that he would set up a station for his company to pick up the Styrofoam in the Town. Discussion continued regarding how the recycling would be done.

Javier, Representative from EPS Food Service Products, came forward to address the Council. He represented the company making the dark containers. He stated the cup was not recyclable, but he didn't want it banned. Discussion continued regarding how to recycle; donation of bins for the cups; impact on the Town; his willingness to assist the Town in the recycling process.

Susan Luck, 10180 West Bay Harbor Drive, came forward to address the Council. She brought up the health impacts from the Benzene in the cups on the residents. She stated that the Town should be more

educated and it was a very interesting idea to be a leader to stand up and be environmentally responsible for the community.

ACTION: Vice Mayor Leonard made a motion to extend the meeting past 10 p.m. Mayor Yaffe seconded the motion and it passed unanimously.

Josie Colina, owner of Crush Recycling 16266 NW 49 Street, came forward to address the Council. She stated that she understood the concerns from the Council, but it was more dangerous to clean the windows in your home than drink from a Styrofoam cup. She stated that she would like for the Council to be open to recycling and to consider the impacts before banning the product. She was offering a solution to recycle a product. She stated that putting the cups in the garbage with Waste Management should recycle them. Discussion continued regarding the cups being in the landfill for 50 years; a solution; banning them; and recycling.

Council Member Fuller stated that he felt they should sit down with the Town Manager to discuss a solution and come back to the Council.

Consensus was to move forward with a proposed ordinance and have further discussion at the next Council meeting.

Item 12. Discussion requested by Council Member Reid for approval to have an efficiency study of town departments and a salary survey.

Council Member Reid had this idea around budget time from salary comparisons done by the Manager for new positions. She remembered Town Clerk Marante mentioning that, at one point, Manager Tindle hired a private company to do a salary survey, but it was so long ago that there was no records. She felt that this would be a good idea, since there were new employees, changes could be made and the Town could learn from the process. She thought it would be similar to an audit.

Council Member Fuller questioned the cost for the study. Council Member Reid wanted to see if there was an interest before getting a cost.

Vice Mayor Leonard asked for the Town Manager's opinion on doing a study. Manager Wasson stated that there was a survey for the finance director, engineering, manager and assistant manager positions, but he did not know what the cost for that type of study would be. He thought that everything was working well at this time even though they were doing more and the number of employees went from 100 to 80.

PUBLIC COMMENT

Victor Maya, 1155 - 103 Street, came forward to address the Council. He stated that his career was in the field of labor and employment and no one liked to have someone from the outside look at the way things were done. He felt that there was an issue in Town, especially after seeing a copy of the e-mail regarding employees feeling unappreciated. Mr. Maya stated that he felt there might be an issue with engaging employees, because the extra day off would only cost \$9,200. He knew that happy employees did better work. He also felt there were many areas that could be improved and the Town would not lose anything by having a study done.

PUBLIC COMMENT CLOSED

Town Clerk Marante commented that the e-mail referenced was written by her and it was taken out of context. It was not referring to anything internal. The e-mail was referring to residents coming in and complaining that employees made too much money and making them feel bad. The employees felt unappreciated by the public, not the manager.

ACTION: There was no interest from the Council to conduct a study at this time.

Item 13. Discussion requested by Council Member Reid to possibly amend the Town Code to prevent new development from using one bedroom units with a den to convert the unit to two bedrooms later on.

Council Member Reid explained that she saw an ad that stated that a unit for sale could be converted to a two bedroom from a one bedroom with a den. The developers have been stopped from advertising that, but she wanted to stop that from being possible.

There was a brief discussion and consensus was to change the Code in order to stop that from being done. Town Attorney Sherman was instructed to come back with an ordinance to correct that issue.

Item 14. Discussion and approval regarding attendance at the 61st Miami-Dade County League of Cities Installation Gala on Saturday, February 7th, 2015. Enclosed is the information on sponsorship packages and the cost of advertisement in the journal. Staff needs to know how many tickets to purchase and what size advertisement to order.

Vice Mayor Leonard recommended doing the same as last year. Town clerk Marante stated that was the bronze package.

ACTION: Consensus was to do the bronze package, same as last year.

Item 15. Consideration and Approval for Hardesty and Hanover, LLP to perform construction engineering inspection services associated with the Bridge Rehabilitation Project (BC 142), previously awarded to M&J Construction of Pinellas County, Inc. The cost of this service is \$847,755.75, and will allow Hardesty to perform CEI work over the course of the 18 month Contract Period.

Town Manager Wasson informed the Council that the amount was less than 10 percent of the bid.

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

Item 16. Consideration and Approval of Scope of Work by Recreational Design & Construction, Inc. for Design/Build services to construct the Bay Harbor Islands Community Center.

Vice Mayor Leonard stated that he had talked to the Manager and it would be completed in 2015.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Council. She questioned if the money was going to be accepted for the project and they would have to let everyone in the center.

Assistant Manager Jimenez stated that an agreement would be coming next month and, if accepted, they would have to be open to the public.

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

Item 17. Consideration and Approval of a proposal from Florida Power and Light in the amount of \$190,070 for an underground conversion plan to eliminate the overhead wood electric poles which connect power from the East to West Island. Enclosed is a copy of the proposal.

Town Manager Wasson informed the Council that this started many years ago and he was concerned about the poles. He gave a brief description of what had happened and presented a drawing. He also explained how it would be done and felt it really needed to be done.

Victor Maya, 1155 - 103 Street, came forward to address the Council. He felt it was great that this was finally getting done. He stated he was tired of the inequality from one island to the other. He wanted to know why the Town did not contribute to the undergrounding for the east island. He also wanted to know why the money was coming from the Causeway Reserves and staff was not talking about the bridge accident last December.

Town Manager Wasson explained that the power line went from the east to the west. As for the undergrounding, it would not affect the power lines, it was for the transformers that would give it 2 ways to back feed, so the entire Town would not lose power at the same time.

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

Item 18. Consideration and Approval of Staging Areas for the Broad Causeway Bridge Rehabilitation Project.

Town Manager Wasson explained that the paving would be starting soon. Council Member Fuller wanted to make sure everything was environmentally safe. Manager Wasson assured him it was.

ACTION: Vice Mayor Leonard made a motion to approve the staging area. Council Member Bruder seconded the motion and it passed unanimously.

Item 19. Request for Approval of a proposal from Federal Signal, Inc. for phase two of the License Plate Reader Program (LPR) for a total of \$69,221.00 to be paid from Capital Outlays from the 2013/2014 Budget. Legal has reviewed and approved the contract.

Town Manager Wasson stated that this was phase 2 and everything was going well with the system.

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

There being no further business the meeting was adjourned at 10:33 p.m.

MAYOR

ATTEST:

TOWN CLERK

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 3.

ITEM: Approval of a **Resolution**, requested by Council Member Reid, urging the Florida Legislature to remove barriers that limits the sale of solar-generated electricity directly to a customer by anyone other than a power company.

DESCRIPTION:

This resolution was recently approved by the Village of Pinecrest.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

N/A

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Resolution - Solar Power	Solar Power.doc
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RESOLUTION NO. _____

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
BAY HARBOR ISLANDS, FLORIDA; ENCOURAGING THE
FLORIDA LEGISLATURE TO REMOVE BARRIERS TO
CUSTOMER-SITED SOLAR POWER AND EXPRESSING
SUPPORT FOR THE FLORIDIANS FOR SOLAR CHOICE
BALLOT PETITION; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, solar power generates electricity with zero air emissions and no water use, thereby moving the county, state, and country to a cleaner and more sustainable energy future; and

WHEREAS, Florida has the greatest potential for rooftop solar power of any state in the eastern United States but lags in realizing that potential; with 9 million electric utility customer accounts, Florida has only 6,000 customer-sited solar systems¹. Less sunny states like New Jersey have 30,000 customer-sited solar systems but only half the population of Florida; and

WHEREAS, Florida is one of only five states in the United States that by law expressly denies citizens and businesses the freedom to buy solar power electricity directly from someone other than a power company²; and

WHEREAS, allowing non-utility solar providers to provide solar generated electricity, through a Power Purchase Agreement (PPA), directly to customers can remove the upfront cost for solar power systems to homeowners and expand solar power options to residential and commercial tenants - thereby expanding the choice for solar power to all Floridians; and

WHEREAS, in states, such as New York and New Jersey, where non-utilities can provide solar generated power directly to customers, there has been significant solar development in the residential sector. Such arrangements have driven anywhere from 67% (New York) to 92% (New Jersey) of residential installations in those states;³ and

WHEREAS, Florida spent about \$58 billion each year buying carbon-based fuels from other states and countries to power our homes, businesses and cars, while solar power will keep energy dollars here at home and create good paying local jobs; and

WHEREAS, in a recent poll, 74% of Florida voters said they support a proposal to change the

¹ Florida Public Service Commission, *Reporting Requirements for Interconnection and Net Metering Customer-owned Renewable Generation*

² Department of Energy, et, at, *Database of State Initiatives for Renewables and Efficiency*

³ SEIA-GTM, *U.S. Solar Market Insight Report; Q3 2014*

state's current law and allow Floridians to contract directly with solar power providers for their electricity. Removing barriers to solar choice will allow more Floridians to take advantage of the power of the sun;⁴

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bay Harbor Islands as follows:

Section 1. That the Town Council hereby urges the Florida Legislature to remove barriers that limits the sale of solar-generated electricity directly to a customer by anyone other than a power company and supporting the *Floridians for Solar Choice* ballot petition to amend the Florida Constitution to remove the barrier to customer-sited solar power.

Section 2. This resolution shall become effective upon adoption

PASSED and ADOPTED this 11th day of May, 2015.

ATTEST:

MAYOR

TOWN CLERK

\\FILESERVERNEW\Townhall Server Users\Marlene Marante\A-TOWN CLERK\Resolutions\Solar Power.wpd

⁴ Northstar Opinion Research, *Survey of Florida Registered Voters*, October 2014

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 4.

ITEM: Consideration and Approval of a proposed resolution supporting Students Working Against Tobacco (SWAT) urging the Florida State legislature to enact legislation banning the sale and marketing of flavored tobacco products within the State of Florida. Enclosed find the proposed resolution.

DESCRIPTION:

Student Working Against Tobacco (SWAT) is a Florida statewide program geared toward mobilization, education, and fully equip Florida's youth to revolt against and de-glamorize big tobacco. SWAT clubs can be found in schools and communities throughout the State of Florida.

At the January Regular Council Meeting Staff was asked to come back with the proposed resolution supporting the Students Working Against Tobacco Group.

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	SWAT	SWAT.pdf
2.	Proposed Resolution	flavored tobacco reso.pdf

SWAT

SWAT (Student Working against Tobacco) is a Florida statewide program geared toward mobilization, education, and fully equip Florida's youth to revolt against and de-glamorize Big Tobacco. SWAT clubs can be found in schools and communities throughout the State of Florida. Youth in SWAT are engaged in activities that educate their peers and policy makers about the need to change social norms related to tobacco. SWAT is committed to developing leadership skills in youth through training in tobacco issues, media literacy, policy development process, presentation skills, and evaluation. Through empowering the youth of SWAT and providing leadership opportunities on the state and local levels, it builds the capacity of its advocates to enable environmental and policy change. SWAT is here to expose the facts about Corporate Tobacco. SWAT gives Florida youth a voice to stand up to Corporate Tobacco. SWAT empowers Florida youth to educate their peers about the manipulative tactics of Big Tobacco so that together we can take a stand and make a change for the next generation. Currently there are 20 SWAT clubs in Miami Dade County with over 100 members.

Initiatives

- **Establish and maintain countywide SWAT clubs**
- **Create policy and system changes that reduce tobacco use and second hand smoke exposure**
- **Activities, presentations, and program interventions to reduce and prevent tobacco use**
- **Conduct local surveillance**
- **Conduct needs assessments**



STUDENTS WORKING AGAINST TOBACCO

CANDY-FLAVORED TOBACCO POLICIES



What is the problem with candy-flavored tobacco?

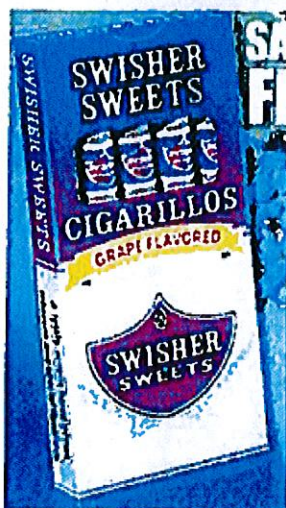
- Candy-flavored tobacco targets new users, the majority of which are kids.
- Studies show that 17-year-old smokers are three times as likely to use flavored cigarettes as smokers over the age of 25.
- Almost 90 percent of adult smokers began smoking as teenagers.



How to Use: Place one in your mouth. Don't chew or swallow. Move it around if you want. Let it dissolve in your mouth. *Only for adults. Keep out of reach of children.*



How to Open Sticks



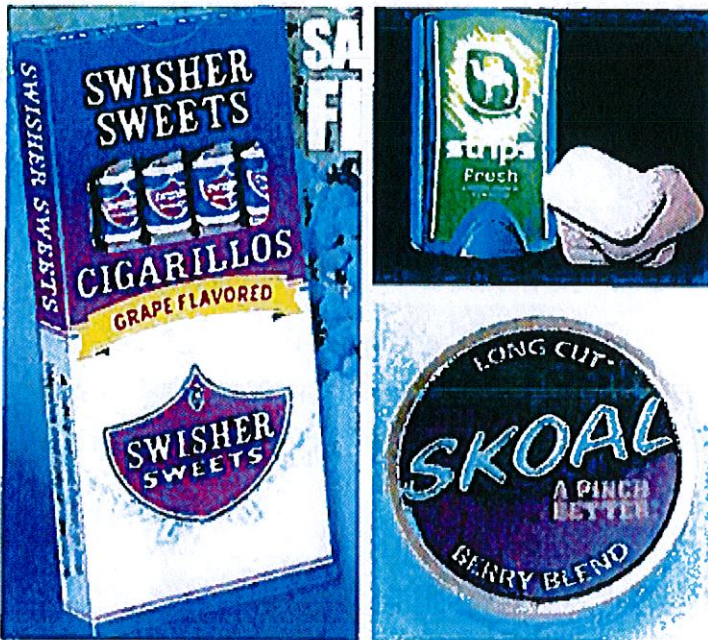
What is not banned by the FDA?

- Candy-flavored spit tobacco.
- Candy-flavored cigars and cigarillos.
- Snus (rhymes with "noose"): small packets of tobacco resembling tea bags that are kept in the mouth. The excess juice can be swallowed instead of spat.
- New dissolvable products: pellets (Camel Orbs), a twisted stick the size of a toothpick (Camel Sticks), and a film strip for the tongue (Camel Strips), all of which are made from finely ground flavored tobacco.

Candy-Flavored Tobacco

Our Goal For This Policy:

Candy-flavored cigarettes are banned in the United States, but deadly tobacco products are still sold packed with candy and fruit flavors that attract youth, including berry-flavored spit tobacco and grape-flavored cigars. We want to prevent our youth from beginning to use these cancer-causing products by getting them off the shelves. This policy is **not** aimed at the few adult users of these products, who can easily switch to other tobacco products, but at protecting our youth.



Some facts:

20 percent of smokers ages 17 to 19 smoked flavored cigarettes while only 6 percent of smokers over age 25 reported smoking flavored cigarettes.

80% of smokers started before the age of 18.

This ban will help stop the more than 3,600 young people who start smoking daily.

New York City has banned the sale of all flavored tobacco products, and successfully won legal challenges to the law.

Both Wisconsin and Illinois are in the process of attempting to ban the sale of any candy or alcohol flavored tobacco products.

Model ordinance language:

SECTION 2. DEFINITIONS

... contain, as a constituent (including a smoke constituent) or additive, an artificial or natural flavor (other than tobacco or menthol) or an herb or spice, including but not limited to, strawberry, grape, orange, clove, cinnamon, pineapple, vanilla, coconut, licorice, cocoa, chocolate, cherry, coffee, or alcohol flavors, that is a characterizing flavor of the tobacco product or tobacco smoke.

SECTION 3. SALE OR DISTRIBUTION OF FLAVORED TOBACCO PRODUCTS PROHIBITED

No person, business, tobacco retailer, or other establishment subject to this ordinance shall sell, permit to be sold, offer for sale, display for sale or distribute by any means including, but not limited to free sample or coupon, any flavored tobacco products.

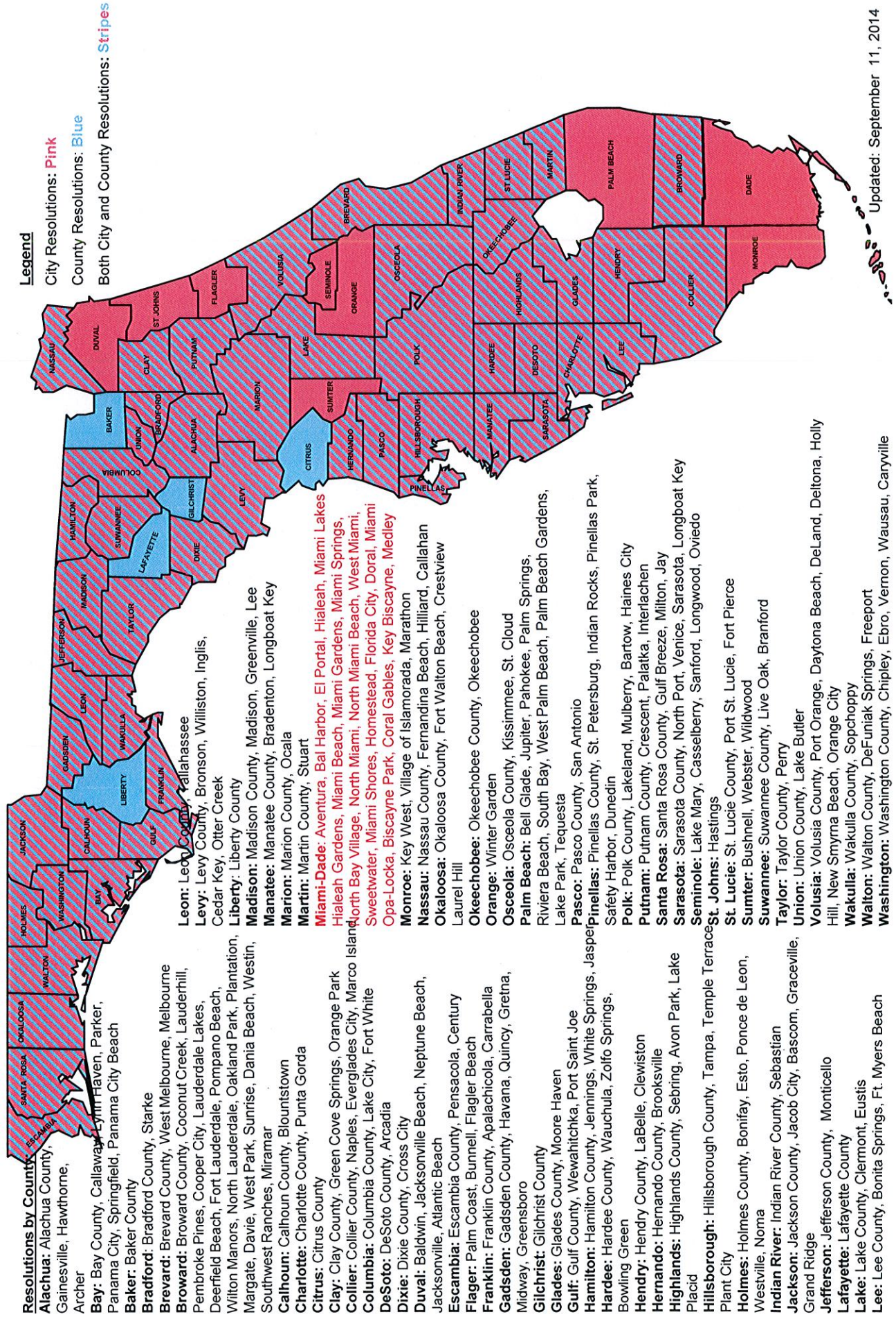
SECTION 5. PENALTIES

A. Any person or business who violates this ordinance, shall upon conviction, be guilty of a violation of a second degree misdemeanor, punishable as provided by law.

B. The penalty for a second conviction of this ordinance shall be at least double the penalty for the first conviction, except that any penalty shall not exceed the maximum penalty set by law for a misdemeanor of the second degree.

C. All convictions for violation of this Ordinance shall be reported to the State of Florida, Division of Tobacco and Alcoholic Beverages.

City and County Candy Flavored Tobacco Resolutions





FDA Advisory

Flavored Tobacco Products

What you need to know



Many types of tobacco products are made to taste like vanilla, orange, chocolate, cherry, coffee and other flavors. These kinds of flavors make tobacco products especially appealing to kids, and can lead to a lifetime of tobacco addiction. The FDA is encouraging parents to understand the serious risks associated with flavored tobacco products.

Flavored tobacco products:

- **Appeal to kids.**

Young people are much more likely to use candy and fruit flavored tobacco products than adults, and tobacco industry documents show that companies have designed these cigarettes with kids in mind. For example, one tobacco company suggested creating a honey-flavored cigarette to attract teenagers who like sweet products.

- **Disguise the bad taste of tobacco.**

Candy and fruit flavors mask the bad taste of tobacco, making it easier for kids to start using tobacco products. Once they start using one tobacco product, however, they are more likely to experiment with others.

- **Are just as addictive as regular tobacco products.**

Scientists have found that many kids think flavored tobacco products are safer and less addictive than regular tobacco products. This is not true. All tobacco products contain nicotine, one of the addictive chemicals that make it so hard to quit using tobacco.

- **Have the same harmful health effects as regular tobacco products.**

Flavored cigarettes, cigars and pipes are not less dangerous than regular tobacco products. Smoking any kind of tobacco product increases your risk of developing serious health problems, including lung cancer, heart disease and emphysema. Tobacco products that you don't smoke, like snuff and chewing tobacco, have also been shown to cause gum disease and cancers of the mouth.

For more information, see www.fda.gov.

Beginning September 22, 2009, it will be illegal to sell cigarettes containing certain characterizing flavors except menthol anywhere in the United States. If you see flavored cigarettes for sale, please report it to the FDA. There are three ways to contact us:

1. Call the hotline. 1-877-CTP-1373
2. Send us a letter. 9200 Corporate Blvd, Rockville MD 20850-3229
3. Submit a report online. www.fda.gov/flavoredtobacco

RESOLUTION NO. _____

**A RESOLUTION OF THE TOWN COUNCIL AND THE
TOWN OF BAY HARBOR ISLANDS, FLORIDA, URGING
AND ENCOURAGING THE FLORIDA STATE
LEGISLATURE TO ENACT LEGISLATION BANNING
THE SALE AND MARKETING OF FLAVORED TOBACCO
PRODUCTS WITHIN THE STATE OF FLORIDA.**

WHEREAS, tobacco use is the number one cause of preventable death in the United States, and almost 90 percent of tobacco users/ smokers started before they were 18 years old; and

WHEREAS, each day, more than 4,000 young people try smoking for the first time, and another 2,000 youths become regular daily smokers; and

WHEREAS, the Surgeon General has concluded that tobacco advertising greatly contributes to youth smoking rates; and

WHEREAS, an estimated one third of adolescent experimentation with smoking can be directly attributed to tobacco advertising and promotional activities; and

WHEREAS, the Master Settlement Agreement (MSA) reached in 1998 between Florida's State Attorney General and major tobacco companies forbids cigarette manufacturers from directly or indirectly targeting youths in advertising, marketing and promotion of tobacco products aimed at initiating, maintaining or increasing youth smoking; and

WHEREAS, internal tobacco industry documents strongly suggest that manufacturers intentionally target youths through the use of candy-like flavors in tobacco products; and

WHEREAS, research from the Harvard School of Public Health (published November 2005) found that cigarette makers are targeting young smokers with new candy and liqueur flavored brands that mask the harsh and toxic properties found in tobacco smoke, and

WHEREAS, a Florida Youth Tobacco Survey shows that most of the tobacco obtained by youths is obtained through social sources and not by direct underage purchases by the minors themselves, therefore indicating that enforcing age restrictions is an inadequate manner in which to keep these flavored products out of the hands of youths; and

WHEREAS, the Town Council of the Town of Bay Harbor Islands believe that legislation banning the sale and marketing of flavored tobacco products within the State of Florida will provide a safe environment in which our youth can grow and prosper free from the influences of the tobacco industry's marketing tactics and free from addiction to tobacco.

NOW THEREFORE, be it resolved that:

Section 1. The foregoing recitals are true and correct.

Section 2. The Town Council of the Town of Bay Harbor Islands, Florida hereby urges and encourages the State legislature to enact legislation that bans the sale and marketing of flavored tobacco products within the State of Florida.

Section 3. The Town Clerk is hereby directed and authorized to send a copy of this resolution to Governor Rick Scott, and to all State Representatives, State Senators, and the presiding officers and Council Members of the municipalities in Miami-Dade County.

Section 4. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED and ADOPTED this 11th day of May 2015.

MAYOR

ATTEST:

TOWN CLERK

APPROVED AS TO LEGAL SUFFICIENCY:

TOWN ATTORNEY

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 5.

ITEM: Approval of Change Order number #04 in Favor of Halley Engineering Contractors, Inc. regarding Project Number BC 139, Broad Causeway AET Conversion.

DESCRIPTION:

During the execution of the Toll Plaza conversion to All Electronic Tolling, the contractor was requested to submit a price to extend the milling and resurfacing of the East and West bound lanes between the West Relief bridge and the new Toll Gantry.

This price of this work is \$10,129.52 and is the subject of Change Order number 04.

RECOMMENDED ACTION:

Approve Change Order number # 04 in favor of Halley Engineering Contractor Inc., in the amount of \$10,129.52.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Randy Daniel, Town Engineer
 Randy Daniel, Town Engineer
 Ronald Wasson, Town Manager

ATTACHMENTS

1.	CO 4	CO#4 Halley -.pdf
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**CHANGE
ORDER**

Attachment F - AIA form G701

AIA DOCUMENT G701

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: Broad Causeway All Electronic Toll
CHANGE ORDER NUMBER: 4
DATE: 26-Feb-14
CONTRACT NO.: BC 139

TO CONTRACTOR: Halley Engineering Contractors, Inc.

The Contract is changed as follows:

Additional milling and paving west of the gantry project overruns and underuns, and irrigation repair.

APPROVED:


Construction Management

Not valid until signed by the Owner, Architect and Contractor.

The original (Contract Sum) (Guaranteed maximum Price) was	\$ 1,127,512.83
Net change by previously authorized Change orders	\$148,070.74
The (Contract Sum) (Guaranteed maximum Price) prior to this Change order was	\$ 1,275,583.57
The (Contract Sum) (Guaranteed maximum price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$10,129.52
The new (Contract Sum) (Guaranteed maximum Price) including this Change order will be	\$ 1,285,713.09
The Contract Time will be (increased) decreased) (unchanged) by	0 Days
The date of Substantial Completion as of the date of this Change Order therefore is	2/10/2015

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.


ARCHITECT
1514 Broadway, Suite 203
Address
Ft Myers, FL 33901


CONTRACTOR
13901 NW 118th Ave
Address
Miami, FL 33178

OWNER
9665 Bay Harbor Terrace
Address
Bay Harbor Islands, FL 33154

BY Michael Ryan

BY Alex Halley

BY Ron Wasson

DATE 26 Mar 2015

DATE 2/26/2015

DATE

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 6.

ITEM: Approval of an after the fact Change Order # 4 in favor of M & J Construction of Pinellas County Inc. in the amount of \$275,776.72. These change of orders are related to the boating accident that occurred on December 3rd, 2014. Enclosed the supporting documents.

DESCRIPTION:

At the April Regular Council Meeting Council approved three Change Orders (#s CO1, CO2 & CO3) in favor of M&J construction in the total amount of \$90,172.00. These Change Orders were related to the accident with a boat on December 3rd 2014.

Change Order # 04 (CO4) is related to additional work that is directly associated with the Contract and involves removal of delaminated concrete around the 12" embedment of the H pile into the Bent Cap. The concrete that surrounds the H pile in the Bent transfers loads to the foundations and in order to safely remove it a special stabilizing and jacking assembly had to be designed, fabricated and installed.

On March 26th 2015, in an abundance of caution, the Consultant Engineer requested that M&J suspend all "removal of spalled/delaminated concrete from the pier caps and bearing pedestals at the Intracoastal Waterway Bridge", and a copy of the email to M&J is attached.

M&J submitted their price to repair eight (8) pier cap numbers 2,3,4,23,27,28,29 and 30 in the amount of \$275,776.72; this price is consists of a one time cost for fabricating the temporary supports for the pier caps of \$17,710.00 and a cost of \$32,258.34 for each bent (that is, 8 times \$32,258.34 plus \$ 17,710.00 = \$258,066.72+ \$17,710.00 = \$275,776.72).

In the interest of public safety, this work was approved as an emergency repair.

After the fact approval is hereby sought for Change Order number 4 in the amount of \$275,776.72 in favor of M&J Construction of Pinellas County Inc.

RECOMMENDED ACTION:

After the fact approval of Change Order number 4 in favor of M&J Construction of Pinellas County Inc. in the amount of \$275,776.72.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Randy Daniel, Town Engineer
Randy Daniel, Town Engineer
Ronald Wasson, Town Manager

ATTACHMENTS

1.	BC 142 Change Order #04	BC 142 Change Order 04.pdf
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Change Order

No. 004

Date of Issuance: March 27, 2015

Effective Date: April 1, 2015

Project: Rehabilitation of Broad Causeway Bridges	Owner: Town of Bay Harbor Islands	Owner's Contract No.: BC-142
Contract: FDOT Financial Management Number 436093-1	Date of Contract: Contract Time started February 2, 2015	
Contractor: M&J Construction of Pinellas County, Inc.	Engineer's Project No.: 2286.05	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Provide shoring to support the concrete pier caps at piers 2, 3, 4, 23, 27, 28, 29, and 30 to allow continued removal of spalled/delaminated pier cap and bearing pedestal concrete.

Attachments (list documents supporting change):

1. Temporary Suspension of Work Order
2. Cost Proposal for Pier Cap Shoring

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 11,467,614.18

[Increase] ~~[Decrease]~~ from previously approved Change Orders No. 001 to No. 003:

\$ 87,864.34

Contract Price prior to this Change Order:

\$ 11,555,478.52

[Increase] ~~[Decrease]~~ of this Change Order:

\$ 275,776.72

Contract Price incorporating this Change Order:

\$ 11,831,255.24

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): 480

Ready for final payment (days or date): 540

[Increase] ~~[Decrease]~~ from previously approved Change Orders No. N/A to No. N/A:

Substantial completion (days): 480

Ready for final payment (days): 540

Contract Times prior to this Change Order:

Substantial completion (days or date): 480

Ready for final payment (days or date): 540

[Increase] ~~[Decrease]~~ of this Change Order:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

Contract Times with all approved Change Orders:

Substantial completion (days or date): 480

Ready for final payment (days or date): 540

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 27 MARCH 2015

Approved by Funding Agency (if applicable):

N/A

ACCEPTED:

By: [Signature]
Owner (Authorized Signature)

Date: 4/6/15

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 3/31/15

Date: _____

Change Order

Instructions

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.



To: "William Wilson" <w.wilson@mjconstruction.net>, Reilly <breilly@mjconstruction.net>,
Cc: "Randy Daniel" <rdaniel@bayharborislands.net>, "Ronald J. Wasson"
<rwasson@bayharborislands.net>, Michael Misiaszek/Hardesty_Hanover,
Bcc:
Subject: Temporary Suspension of Work Order
Project: 

Subject: Temporary Suspension of Work Order

Job Description: Town of Bay Harbor Islands, Broad Causeway over Intracoastal Waterway

Financial Project Number: 436093-1

Federal Aid Project Number: N/A

Contract Number: BC-142

County - Section Number: Miami-Dade

March 26, 2015

Attn: William Wilson
M&J Construction Company

Pursuant to authority under EJCDC C-700 Standard General Conditions of the Construction Contract, Article 16.01, all Contractor operations regarding the removal of spalled/delaminated concrete from the pier caps and bearing pedestals at the Intracoastal Waterway Bridge No. 875101, Piers 2, 3, 4, 23, 27, 28, 29, and 30 is hereby temporarily suspended as of March 26, 2015.

Contract Time will be charged during the period of this temporary suspension of the Contractor's operations and work or until a time impact analysis is submitted and approved.

The reason(s) for this suspension are stated below:

Due to deteriorated conditions of several pier caps greater than described on the Contract Plans, temporary shoring at the above referenced piers is required prior to further concrete removal to ensure the integrity of the beams and deck which the caps and bearing pedestals support. Please do not proceed with this work until receiving further direction. Price proposals and shoring schemes and procedures have been submitted to the CEI and Engineer of Record for review and approval. Procedures and concepts have been approved, however, final pricing has not been finalized. Upon resolution of final costs, final direction will be provided and a Change Order issued as necessary.

Immediate compliance with this Order is required. Do not resume suspended operations or work until authorized to do so by the Engineer in writing. Any operations or work performed by the Contractor and otherwise constructed in conformance with the provisions of the Contract after the issuance of the suspension order and prior to the Engineer's authorization to resume operations, will be at no cost to the Town. Further, failure to immediately comply with any suspension order will also constitute an act of default by the Contractor and is deemed sufficient basis in and of itself for the Town to declare the Contractor in default in accordance with 16.02.

The Town reserves any and all rights it may have to pursue other legal, contractual and administrative

action and remedies regarding this matter, including, but not limited to, liquidated damages and default termination.

If you have any questions, please feel free to contact me.

Sincerely,

Alfred G. Banz, PE

email: ABanz@hardesty-hanover.com

address: 1000 Sawgrass Corp. Pkwy, Suite 544, Sunrise, FL 33323

office: 954.835.9119

cell: 305.773.5183

fax: 954.835.9123



Integrity, Passion, Innovation. Celebrating 125 Years.
www.hardesty-hanover.com

March 17, 2015

The Town of Bay Harbor Islands
Hardesty & Hanover, LLC
1000 Sawgrass Corporate Pkwy
Suite 544
Sunrise, FL 33323

Attention: Alfred G. Banz, P.E.- Construction Engineer Inspector.

Reference: Town of Bay Harbor Islands
Rehabilitation of Broad Causeway Bridges
Bridge Nos. 875101, 875102, 875103
Project: BC-142

Re: Concrete Cap Temporary Support

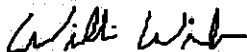
Dear Mr. Banz,

M&J is submitting a cost for the temporary support of bent numbers 2, 3, and 4 based on field conditions and procedures outlined in temporary support procedures submittal. This price also includes metallization of the existing H-Pile for cathodic protection during exposure period. Please refer to the following prices:

Bent Cap #2: \$ 49,968.34
Bent Cap #3: \$ 32,258.34
Bent Cap #4: \$ 32,258.34

Bent Cap 2 includes the procurement and fabrication of 12 ea jacking supports. All bents include metallization for extra protection cathodically. Once EOR confirms clear directions M&J can confirm pricing and proceed. Please feel free to contact me with any questions.

Sincerely,



William Wilson
Project Manager

M&J CONSTRUCTION COMPANY

Town Of Bay Harbor Islands
Broad Causeway Rehabilitation
Contract No. BC-142

M&J Construction Company of Pinellas County, Inc
Concrete Cap Temporary Support

3/17/2015

LABOR:		Base Rate	Reg Hrs	OT Hrs	Reg wages	OT Wages	Total Wages	Burden	Total Cost
1	Cap Demolition Foreman	55.00	5.00		\$ 275.00		\$ 275.00	\$ 138.99	\$ 413.99
3	Skilled Labor	30.00	15.00		\$ 450.00		\$ 450.00	\$ 103.23	\$ 553.23
2	Laborer	22.00	10.00		\$ 220.00		\$ 220.00	\$ 50.47	\$ 270.47

Blast & Metalize		Base Rate	Reg Hrs	OT Hrs	Reg wages	OT Wages	Total Wages	Burden	Total Cost
1	Foreman	55.00	20.00		\$ 1,100.00	-	\$ 1,100.00	\$ 555.94	\$ 1,655.94
2	Skilled Labor	30.00	40.00		\$ 1,200.00	-	\$ 1,200.00	\$ 275.28	\$ 1,475.28
1	Laborer	22.00	20.00		\$ 440.00		\$ 440.00	\$ 100.94	\$ 540.94

EQUIPMENT:		Equip. Rate	Oper. Rate	Total Rate	Reg. Hrs.	Total Cost
Generator				\$ 49.68	20.00	\$ 993.60
Metalizing Gun				\$ 30.00	15.00	\$ 450.00
375 CFM Compressor				\$ 30.40	20.00	\$ 608.00
Sand Pot 10 Bag				\$ 15.00	10.00	\$ 150.00
STS				\$ 2.50	80.00	\$ 200.00
Total Labor						\$ 4,909.84
Total Equipment						\$ 2,401.60

MATERIALS:		Unit Price	No. Required	Sub Total	Sales Tax	Freight	Total Cost
Zinc		2.6	200	\$520.00	\$36.40		\$556.40
Fuel		3	100	\$300.00	\$21.00		\$321.00
Sand		4	50	\$200.00	\$14.00		\$214.00
Total Materials							\$1,091.40

MARKUP:		Cost	Markup %	Markup	Total Cost
Labor		\$ 4,909.84	17.50%	\$859.22	\$ 5,769.06
Equipment		\$ 2,401.60	17.50%	\$420.28	\$ 2,821.88
Materials		\$1,091.40	17.50%	\$191.00	\$ 1,282.40
Subcontractor		\$36,450.00	10.00%	\$3,645.00	\$ 40,095.00
Total					\$ 49,968.34

		Base Rate	Reg Hrs	OT Hrs	Reg wages	OT Wages	Total Wages	Burden	Total Cost
LABOR:									
Cap Demolition									
Foreman	1	55.00	5.00		\$ 275.00		\$ 275.00	\$ 138.99	\$ 413.99
Skilled Labor	3	30.00	15.00		\$ 450.00		\$ 450.00	\$ 103.23	\$ 553.23
Laborer	2	22.00	10.00		\$ 220.00		\$ 220.00	\$ 50.47	\$ 270.47

Blast & Metalize									
Foreman	1	\$ 55.00	20.00		\$ 1,100.00	-	\$ 1,100.00	\$ 555.94	\$ 1,655.94
Skilled Labor	2	\$ 30.00	40.00		\$ 1,200.00	-	\$ 1,200.00	\$ 275.28	\$ 1,475.28
Laborer	1	\$ 22.00	20.00		\$ 440.00		\$ 440.00	\$ 100.94	\$ 540.94

EQUIPMENT:									
Generator		Equip. Rate	Oper. Rate	Total Rate	Reg. Hrs.				Total Cost
Metalizing Gun		\$ 49.68	20.00	\$ 993.60					\$ 993.60
375 CFM Compressor		\$ 30.00	15.00	\$ 450.00					\$ 450.00
Sand Pot 10 Bag		\$ 30.40	20.00	\$ 608.00					\$ 608.00
STS		\$ 15.00	10.00	\$ 150.00					\$ 150.00
		\$ 2.50	80.00	\$ 200.00					\$ 200.00
Total Labor									\$ 4,909.84
Total Equipment									\$ 2,401.60

MATERIALS:									
Zinc	Unit Price	No.	Required	Sub Total	Sales Tax	Freight			Total Cost
Fuel	2.6	200	200	\$520.00	\$36.40				\$556.40
Sand	3	100	100	\$300.00	\$21.00				\$321.00
	4	50	50	\$200.00	\$14.00				\$214.00
Total Materials									\$1,091.40

MARKUP:									
Labor	Cost	Markup %	Markup	Total Cost					
Equipment	\$ 4,909.84	17.50%	\$859.22	\$ 5,769.06					
Materials	\$ 2,401.60	17.50%	\$420.28	\$ 2,821.88					
Subcontractor	\$1,091.40	17.50%	\$191.00	\$ 1,282.40					
Total	\$20,350.00	10.00%	\$2,035.00	\$ 22,385.00					
				\$ 32,258.34	Total				



RE: Cap Shoring
William Wilson

to:
abanz@hardesty-hanover.com
03/24/2015 04:46 PM

Cc:
'Randy Daniel'
Hide Details

From: William Wilson <w.wilson@mjconstruction.net>
To: "abanz@hardesty-hanover.com" <abanz@hardesty-hanover.com>
Cc: 'Randy Daniel' <rdaniel@bayharborislands.net>

2 Attachments



Seacoast Fab Temp Supports.pdf Seacoast Sub to Install.pdf

Al,

Please see attached Seacoast Subcontractor Items that make up the total for the first bent cap. The second bent cap will only have the Install Price included. As far as the bent cap demo there is a certain production demo that is included in the CF item, but the demolition we are now having to do is select demo. This is quite a bit slower than George's normal production. It will be tedious and to gently touch these areas as to not blow out bearing from beam down to column. There will be multiple stops to assess condition as mentioned in the approved procedures.

Let me know if this is what you are looking for from seacoast and I can formally submit an agreed price.

Thank You

William Wilson
Project Manager

M&J Construction Company of Pinellas Co.
809 S.Safford Ave
Tarpon Spring, FL 33689
Cell : 352-231-5655
Email: w.wilson@mjconstruction.net

From: abanz@hardesty-hanover.com [<mailto:abanz@hardesty-hanover.com>]
Sent: Tuesday, March 24, 2015 3:23 PM
To: William Wilson
Cc: 'Randy Daniel'
Subject: Cap Shoring

Will,

Please explain what work is being performed under the labor costs of "cap demolition". The concrete cap demolition is contract work.

This information is needed in addition to supporting information for the "subcontractor" line items.

Thanks,

William Wilson

From: Steve Ballou <Steve@seacoastinc.net>
Sent: Tuesday, March 24, 2015 3:43 PM
To: William Wilson
Subject: Jacking Supports

Will,

The weight of the jacking supports is 4,104# (342# Each.) At \$16,100.00, this equates to \$3.92 / lb.

Breakdown is as follows:

Labor: \$12,600.00
Material: \$3,500.00

Included in the fabrication price is:

- Fabrication
- Shop drawings
- Delivery
- Anchors

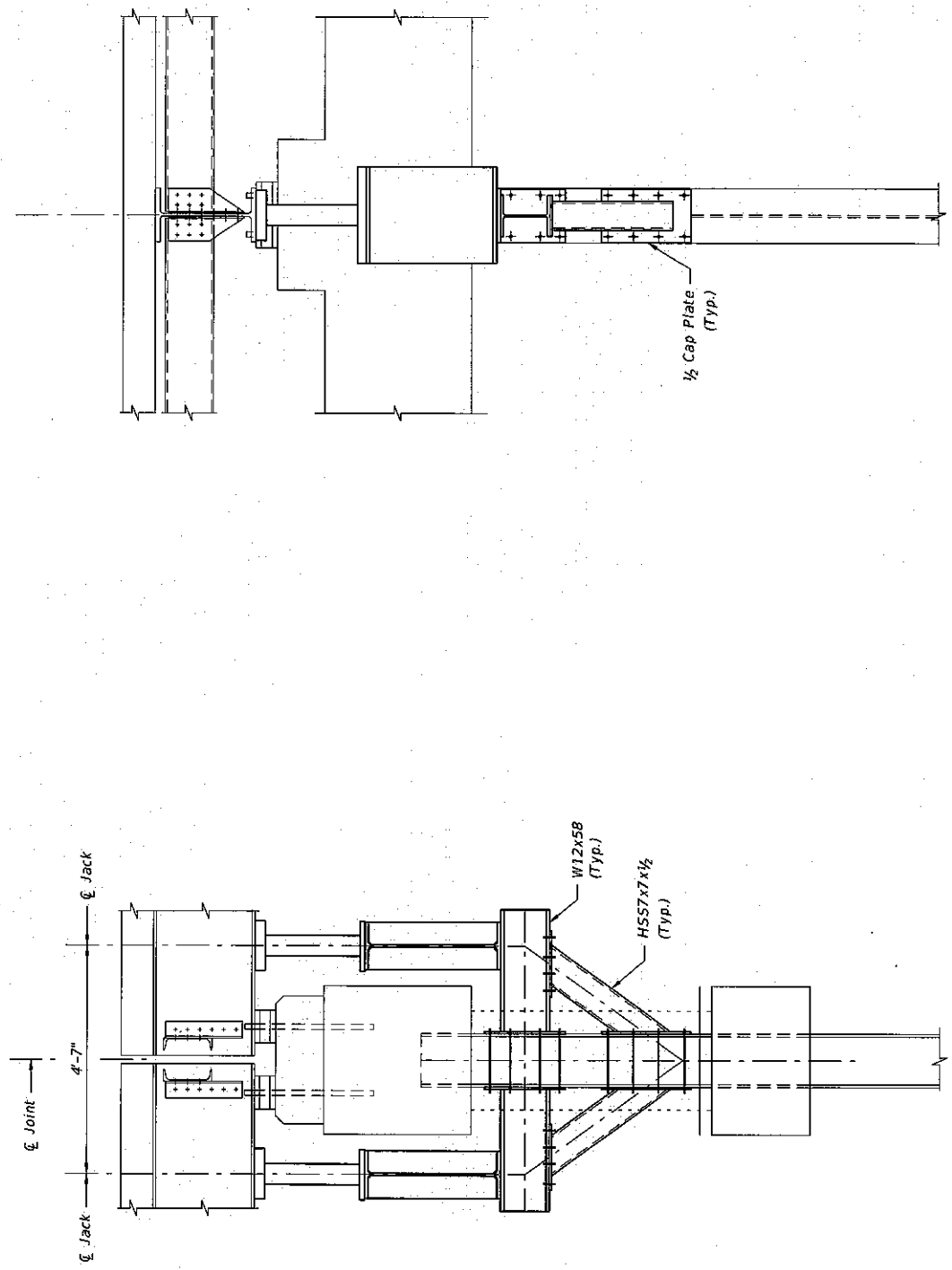
Thanks,
Steve.

William Wilson

From: Steve Ballou <Steve@seacoastinc.net>
Sent: Tuesday, March 24, 2015 3:49 PM
To: William Wilson
Subject: Jacking Supports - Install

Will,
Seacoast proposes to install 12 jacking supports for the lump sum price of \$20,350 / pier.
Price Includes:
Labor
Material
Marine Access
Bridge support and jacking

Thanks,
Steve.



SECTION A-A

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 7.

ITEM: Consideration and Approval for the landscaping costs associated with the demolition of the Toll Plaza in favor of The Brickman Group LTD, LLC in the amount of \$60,563.00. Enclosed find a memo from Town Engineer Daniel.

DESCRIPTION:

When the Conversion of the Broad Causeway Toll Plaza to All Electronic Tolling, (project # BC 139) was advertised, all bids received were above the budgeted amount. In an attempt to reduce the gap between the low bidder and the amount allocated for the project, the landscaping component of the project , which totaled \$90,000.00, was eliminated from the contract.

Brickman's cost for landscaping, including extension of irrigation supply lines and heads, the removal of unwanted trees and the extra work created by removing unused asphalt is \$60,563.00.

RECOMMENDED ACTION:

Approved

FINANCIAL ANALYSIS:

It is recommended that the expenditure in the amount of \$60,563.00 in favor of Brickman be approved.

BUDGET IMPACT:

Name	Impact Date	Fund(s)	Account(s)	Project #(s)	Amount Budgeted
Landscaping Cost - Toll Plaza		Broad Causeway		BC 139	90000

Submitted By: Alba Chang, Recording Secretary

ATTACHMENTS

1.	Randy Daniel Memo	Landscaping cost -toll plaza.pdf
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interoffice
MEMORANDUM

From: Randy Daniel, P.E. Town Engineer *Randy Daniel*

To: Ron Wasson Town Manager

Copy: J.C. Jimenez Assistant Town Manager
Alan Short Finance Officer
Doug Armstrong Assistant Director of Public Works

Date: April 29, 2015

Subject: Landscaping Costs Associated With Demolition of Toll Plaza



1.0 BACKGROUND

When the Conversion of the Broad Causeway Toll Plaza to All Electronic Tolling, (Project # BC 139) was advertised, all bids received were above the budgeted amount. In an attempt to reduce the gap between the low bidder and the amount allocated for the Project, the landscaping component of the project, which totaled \$90,000.00, was eliminated from the Contract.

The Project was substantially completed on January 31st 2015, and a price was obtained from the Town's Landscaping Contractor, The Brickman Group LTD LLC (Brickman), to perform all the landscaping work associated with the demolition of the Toll Plaza and Parking lot.

During the course of the Contract the decision was also made to remove unused travel lanes, rather than repaint them with cross hatched lines. This resulted in additional landscaping, over and above the original amount that was contemplated at the time of bid, and Brickman was requested to sod these new areas.

2.0 COST OF LANDSCAPING

Brickman's cost for landscaping, including extension of irrigation supply lines and heads, the removal of unwanted trees and the extra work created by removing unused asphalt, is \$60,563.00. The decision to delete the landscaping item from Contract # BC 139 has proven to be economically sound and has saved the Town at least \$29,437.00, considering that Brickman's price includes additional work.

3.0 RECOMMENDATION

It is recommended that the expenditure in the amount of \$60,563.00 in favor of Brickman be approved.

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 8.

ITEM: Consideration and Approval for the purchase of two (2) new Ford F-150 Trucks for the Public Works Department in the amount of \$37,444.00. Enclosed find an estimate from Don Reid Ford, Inc.

DESCRIPTION:

Two new Ford F150 pickup trucks for the Public Works Department to replace vehicles #193 and #194, which are fourteen years old, have driven 94,444, and 63,913 miles, respectively, and have the highest average 18-month repair costs. Truck #194 is not operational. This is a budgeted item for FY 2014-15, with \$36,000.00 approved for spending. When budgeted, the 2015 Florida Sheriff's Association bid tabulations had not been published, and prices increased slightly more than anticipated. The total price for the two trucks is \$37,444.00. Appropriation in the amount of \$1,444.00 is requested to cover price increase above budgeted amount.

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

The total price for the two trucks is \$37,444.00. Appropriation in the amount of \$1,444.00 is requested to cover price increase above budgeted amount.

BUDGET IMPACT:

Submitted By: Douglas Armstrong, Assistant Public Works Director
Douglas Armstrong, Assistant Public Works Director
Randy Daniel, Town Engineer

ATTACHMENTS

1.	2015 FORD TRUCK PROPOSAL	PROPOSAL 27APR2015.pdf
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PROPOSAL

DATE: APRIL 27, 2015

NAME: TOWN OF BAY HARBOR ISLANDS
EMAIL: DARMSTRONG@BAYHARBORISLANDS.NET
ATTN: DOUGLAS ARMSTRONG

2015 FORD F150 4X2 REGUAR CAB 122" W/B (F1C)	\$17,995.00
3.5L V6 TIVCT FFV ENGINE	
ELECTRIC 6 SPEED AUTOMATIC TRANSMISSION	
(53A) TRAILER TOW PACKAGE	\$494.00
(85H) BACKUP ALARM	\$99.00
(DLR) DEEP WINDOW TINT	\$99.00
TEMPORARY TAG	\$35.00
TOTAL	\$18,722.00
X 2 GRAND TOTAL	\$37,444.00
PER FSA CONTRACT 14-22-0904	
SPEC # 43	

PURCHASER ACKNOWLEDGES:

DON REID FORD IS UNABLE TO GUARANTEE DELIVERY DATES DUE TO MANY FACTORS, NOT LIMITED TO BUT INCLUDING: FORD MOTOR COMPANY PRODUCTION SCHEDULES, WEATHER, AVAILABILITY OF RAIL CARS, ETC.

ALL PAYMENTS ARE DUE UPON RECEIPT OF EACH VEHICLE AS INVOICED REGARDLESS OF THE NUMBER OF VEHICLES ON THE PURCHASE ORDER.

We thank you for the opportunity to make this proposal and will appreciate your acceptance. Acceptance of this proposal will not be binding upon us until this proposal is approved hereonin writing by an official of Don Reid Ford, Inc. Return of one copy of this proposal and your purchase order number constitutes your official acceptance.

Please return this form via Fax: (407) 647-4779 or email - EJore@aol.com

ACCEPTED:

Respectfully submitted,
ERIC JORE
FLEET MANAGER
DON REID FORD, INC.

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 9.

ITEM: Consideration and Approval of an ordinance on second reading amending the Town Code Section 5-5 of the Town Code to require that active construction sites maintain rodent control until they receive a Certificate of Occupancy from the Town.

DESCRIPTION:

At a previous meeting staff was asked to incorporate rodent/vermin control as part of the requirements for construction sites. The ordinance was approved on first reading in April. Enclosed is the ordinance adding this as a requirement of the Town Code.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

No impact for the Town.

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Proposed Ordinance - Rodent Control at Construction Sites	Construction Site Operations - Rodent.docx
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ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS FLORIDA AMENDING SECTION 5-5 OF THE BAY HARBOR ISLANDS TOWN CODE WITH REGARD TO THE REGULATION OF CONSTRUCTION SITE OPERATIONS TO INCLUDE A REQUIREMENT FOR RODENT CONTROL; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Bay Harbor Islands is charged with protecting and preserving the public health, safety and welfare of the residents and those coming into the Town of Bay Harbor Islands; and

WHEREAS, the Town Council of the Town of Bay Harbor Islands is charged with preserving and maintaining the high quality and standards and aesthetic beauty contained within the Town; and

WHEREAS, the regulation of construction site operations is necessary for preserving and maintaining the public health, safety, welfare and high quality and standards and aesthetic beauty within the Town; and

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS as follows:

Section 1.

Section 5-5 of the Code of Bay Harbor Islands is hereby amended as follows:

ARTICLE I. IN GENERAL

Sec. 5-5. Construction site operations.

It is the purpose of this section to promote the public health, safety, and general welfare and to minimize public and private losses arising as a result of unauthorized access to construction sites, or from loose and unsecured materials at construction sites during emergency weather conditions, to minimize exposure and prohibit activities which may pose a danger to persons located off the construction site, from debris, materials or activities carried on at the construction site by enacting the following regulations.

(a) Definitions: The following words or phrases when used in this section shall have the meanings ascribed to them herein:

(1) AConstruction site@ or Asite@ includes all sites where new construction, renovations, or additions take place, other than just interior work which is not visible to the exterior of the premises.

(2) ASecure,@ in reference to items, includes fastening down or removing all hazardous objects, including but not limited to, such as construction shacks, temporary toilets, roofing tile, building materials, trash, forms, insecure structures, and temporary electric service poles, The term ASecure@ as applied to site access, includes protecting the construction site, during the hours described herein in paragraph (i), by way of locked fence surrounding the perimeter of the site and/or the provision of a security.

- (b) *Debris control.* All properties with on-going construction activities shall maintain the premises in a neat and orderly manner. A trash enclosure, dumpster, or other container shall be maintained on-site at all times. Loose debris shall be placed within the enclosure. A cover shall be maintained over such debris containers during periods when no construction activity is taking place and at the end of each construction day.
- (c) *Erosion and run-off control.* In compliance with the Town's National Pollution Discharge Elimination System (NPDES) permit requirements, prior to beginning any clearing, grubbing, or construction activities, as part of the building permit process, the contractor shall submit a plan (**Erosion and Sediment Control Plan**) detailing the location and handling of materials, soils and outlining the actions that will be taken to prohibit run-off of dirt, sand, fluids, vegetation or any other item into the town's stormwater system or onto adjacent property and waterways. Piles of soil, or any other methods approved by the Town, shall provide for a containment area to reduce run-off.
- (d) *Temporary bathroom facilities.* Temporary bathroom facilities shall be placed at a location that minimizes visibility from off-site. Any such facility shall be located behind a temporary construction fence, which shall completely screen the construction site on all sides. The bathroom facilities shall be maintained in sanitary condition and emptied on a regular basis. Failure to do so will constitute a violation of this section. No temporary bathroom facility may be kept on a construction site unless construction activities are actively occurring.
- (e) *Vegetation maintenance.* Vegetation such as grass, shrubs, trees and groundcovers shall be maintained in such a fashion so that the site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the site must be sodded and properly maintained, until such time as a construction fence is erected and construction activity begins.
- (f) *Temporary construction fence.* A temporary construction fence screening the site shall be erected and maintained in good order at all properties with on-going construction activities. The construction fence shall be erected and completely in place within 10 days of the issuance of any building permit for the beginning of construction activities. The temporary fence shall be 6 ft. chain fence link with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris.
- (g) *Construction Staging Plan.* The owner, occupant or user of any construction site for a commercial and multifamily project, shall be required to present a plan to the Town Manager or his/her designee for approval prior to the issuance of a building permit by the Building Official. The Plan will include, but shall not be limited to, the following elements:
 - (1). Parking provisions for construction workers.
 - (2). General traffic and detours including specific routes to and from the construction site.
 - (3). Delivery and location of cranes.
 - (4). Delivery and storage of materials.
 - (5). Use of state certified flaggers with state approval equipment and/or off-duty police officers.
 - (6). Construction fencing with visual/dust barrier.
 - (7). Construction signs.
 - (8). Temporary field-office - construction trailer approval required by Town Council Section 23-4(7)
 - (9). Use of meter parking spaces.
 - (10). Use of right-of-way.
 - (11). Provisions for pedestrian safety and pedestrian paths.
 - (12). Location of construction dumpsters and temporary bathroom facilities.
 - (13). Rodent control at the site shall be maintained for the duration of construction, until a Certificate of Occupancy is issued (photographs of traps and documentation of treatment by a certified company is required).
 - ~~(14)~~(13). Any other issues which may uniquely relate to a particular construction site.

Staging Plans shall not be required of single family projects, however, the owner shall be

required to furnish a letter addressing the Town=s concerns with traffic, parking and location of construction facilities.

The construction staging plan shall be presented to the Town in the form of site plans, location maps, critical path diagrams, and explanatory commentary. The building and zoning department will coordinate the review of the construction staging plan with the public works department, town engineer, police department, building official, town planner and town manager=s office. No permit shall be issued on a construction project which requires a construction staging plan, until such plan has been approved by all the appropriate departments.

- (h) *Job site maintenance.* The owner, occupant or user of a construction site shall complete job site maintenance, on a daily basis, prior to the conclusion of each day=s work. Daily job site maintenance shall include the following:
 - (1). Sweeping of public roadways which are directly affected by construction site dust, debris or activities;
 - (2). Pick up and disposal of litter at or generated by the construction site;
 - (3). Washing down of any street signs or public facilities which are impacted by dust or debris from the construction site activity;
 - (4). Stacking of construction materials in a manner which assures that the materials and the material packaging shall not fall or be transported into any canals, drainage facilities or other water bodies in the vicinity of adjacent to the site;
 - (5). Watering of exposed loose earth at the site so as to minimize off-site transport of particulate matter.
 - (6). Compliance with additional job site maintenance components which are described in an applicable construction staging plan for the project site.
- (i) *Job site security.* The owner, occupant or user of a construction site shall secure the site from unauthorized access between the hours of 6:00 p.m. and 8:00 a.m. of the next day by the use of a locked fence and/or security, assuming construction activities are occurring during the day. In the event that a hurricane watch is issued by the United States Weather Bureau, the owner, occupant or user of a construction site shall comply with the requirements of section 8-16 of the Miami Dade County Code, by taking all steps necessary to secure the construction site, including removal or securing of hazardous or loose objects.
- (j) *Parking.* Motor vehicles which are used by construction workers and others involved in the construction of the project at the site for the purpose of commuting to and from the site, shall not be parked off of the site of the project except in the area or location which shall be first approved in writing by the Town Manager or his/her designee. Parking areas within the site are to be properly screened from the public and shall not be detrimental to the surrounding neighborhood. The Town approval shall be based on assuring that: public street or right-of-way are not blocked; that adequate parking remains for existing residences and businesses; and that any impact to public parking resources is mitigated.
- (k) *Public Right-of-Way.* Any construction vehicles or equipment involved in construction at a site which block a public roadway or right-of-way shall require a Town Right-of-Way Use Permit and approval, with appropriate conditions, as issued by the Town Manager or his/her designee, 72 hours in advance of any such activities which impact a public right-of-way.
- (l) *Netting.* All structures exceeding 30 feet in height shall provide a dust/debris netting barrier erected in such a way to completely surround the structure. Structures being erected on waterfront lots and exceeding 20 feet in height shall provide a dust/debris netting barrier on the portion of the structure facing the water. The type of netting material shall be identified in the Construction Staging Plan and is subject to Town approval.
- (m) *Enforcement.* Failure to abide by the provisions of this section shall constitute a violation of the Town Code. Each day that a violation continues shall be deemed a separate violation. Any owner, occupant or user of a construction site who fails to correct a violation of this section, after being given notice by the Town, shall have a fine imposed in the amount of \$250.00 for the a first violation and \$500.00 for a subsequent or repeat violation. If the violation is corrected within the time prescribed in the notice, then the fine shall be waived unless the violation is irreparable or irreversible in nature.

Section 2. Penalties

Violation of this Ordinance shall be subject to the imposition of penalties

as provided by Dade County, Florida, and under Sections 1-8, 23-17, 23-37, and any other penalty section(s) of the Code of the Town of Bay Harbor Islands.

Section 3. **Severability**

The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. **Inclusion in the Code**

It is the intention of the Town Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the Town of Bay Harbor Islands; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" may be changed to "Section" or any other appropriate word.

Section 5. **Effective Date**

This Ordinance shall be effective immediately upon passage by the Town Council on Second reading.

PASSED AND ADOPTED on first reading this _____ day of _____, **2015.**

PASSED AND ADOPTED on second reading this _____ day of _____, **2015.**

ATTEST:

MAYOR

TOWN CLERK

WORDS WITH A LINE THROUGH THEM ARE DELETED
UNDERScoreD WORDS ARE ADDITIONS

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 10.

ITEM: Consideration and Approval of an ordinance on second reading amending the Town Code Section 12-26 of the Town Code to change the allowed hours of constructions and to prohibit the operation of construction sites on Saturday.

DESCRIPTION:

At the April Regular Council Meeting, the Town Council approved an ordinance on first reading to change of hours of construction and asked staff to provide additional information including a survey of neighboring municipalities. Staff has research the surrounding cities hours and days of Construction (survey is attached). We have also attached a list of properties that had applied for a building permit as of April 13, 2015.

The direction given to staff at the last meeting regarding this ordinance was confusing. We have made an attempt to incorporate all the recommendations and prepared two versions of the ordinance. Version A is what we recommend should be approved, basically no Saturday hours and work starting at 8:00 AM. We still believe that there should be a compromise and some give and take, especially after looking at the survey from the other municipalities, which for the most part are more generous with the hours.

Version B incorporates all the other comments made by the Council. The recommendation that we find more difficult is the double standard created by the grandfathering of existing projects. My opinion is that this will create a code enforcement issue. That is why we recommend that whatever is done is applied in uniformity.

RECOMMENDED ACTION:

Staff recommends Approval of Option A

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Construction Ord - Option A	Construction Site Ord - Opt. A.pdf
2.	Construction Ord - Option B	Construction Site Ord - Opt. B.pdf

3.	Permits issued	Permits issued from 1-1-14 to 4.13.15.pdf
4.	Permit applied for	Permits applied for from 1.1.15-4.13.15.pdf
5.	Survey of Hours Construction	Survey of Construction Hours.docx

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS,
FLORIDA AMENDING SECTION 12-26, PERMISSIBLE HOURS
FOR CONSTRUCTION ACTIVITY AND LANDSCAPING;
PROVIDING FOR PENALTIES; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town Council of the Town of Bay Harbor Islands is charged with protecting and preserving the public health, safety and welfare of the residents and those coming into the Town of Bay Harbor Islands; and

WHEREAS, residents of the town and contractors working in the town have requested an earlier start for construction operations to expedite the progress of new construction; and

WHEREAS, the Town Council of the Town of Bay Harbor Islands wishes to amend the hours of construction to prohibit work on Saturdays;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS as follows:

Section 1. Section 12-26 is hereby amended to read as follows:

Sec. 12-26. Permissible hours for construction activity and landscaping.

(1) The performance of construction activity and landscaping within the town shall be allowed pursuant to the following schedule: only from 9:00 a.m. until 6:00 p.m., Monday to Friday, and between the hours of 10:00 a.m. and 5:00 p.m. Saturday. Notwithstanding the above, the operation of leaf blowers is hereby prohibited on Saturdays.

- a) Construction Site Activity – Construction sites and substantial renovations on structures that are not currently occupied - 8:00 a.m. until 6:00 p.m. Monday to Friday. No work permitted on Saturday.
- b) Other Construction Activity – Work inside a dwelling unit or existing structure for the purpose of renovations will be permitted on Saturdays between the hours of 10:00 a.m. and 5:00 p.m. only if the work complies with the Town's daytime decibel maximum of 65 db.
- c) Notwithstanding Section 1(a) and (b) above, construction activity within 375 feet of Ruth K. Broad K-8 shall commence no earlier than 9:00 a.m.
- d) Landscaping Activity - 9:00 a.m. until 6:00 p.m. Monday to Friday. No commercial landscaping is allowed on Saturdays. Owner and tenant landscaping activity will be permitted between the hours of 10:00 a.m. and 5:00 p.m. Saturday. However, the operation of leaf blowers is prohibited on Saturdays.
- e) Town Projects – 8:00 a.m. until 6:00 p.m. Monday to Friday. Weekends and night time hours shall be allowed at the discretion of the Town Manager, in the public's best interest to finish roadway and right of way projects expeditiously to minimize traffic impact and long-term inconvenience to residents and visitors of the Town.

(2) The performance of all construction activity and landscaping within the town shall

not be allowed on, Sundays or legal holidays, and the same is hereby specifically prohibited. For purposes of this section, the term "legal holidays" is defined as any day legally observed as a holiday by the town.

Section 2. Penalties

Violation of this Ordinance shall be subject to the imposition of penalties as provided by Miami-Dade County, Florida, and under Section 1-8 and any other penalty section(s) of the Code of the Town of Bay Harbor Islands.

Section 3. Severability

The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Inclusion in the Code

It is the intention of the Town Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the Town of Bay Harbor Islands; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" may be changed to "Section" or any other appropriate word.

Section 5. Effective Date

This Ordinance shall be effective immediately upon passage by the Town Council on second reading.

PASSED this _____ day of _____, 2015 on first reading.

PASSED AND ADOPTED this _____ day of _____, 2015 on second reading.

MAYOR

ATTEST:

TOWN CLERK

WORDS WITH A LINE THROUGH THEM ARE DELETED
UNDERScoreD WORDS ARE ADDITIONS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA AMENDING SECTION 12-26, PERMISSIBLE HOURS FOR CONSTRUCTION ACTIVITY AND LANDSCAPING; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Bay Harbor Islands is charged with protecting and preserving the public health, safety and welfare of the residents and those coming into the Town of Bay Harbor Islands; and

WHEREAS, residents of the town and contractors working in the town have requested an earlier start for construction operations to expedite the progress of new construction; and

WHEREAS, the Town Council of the Town of Bay Harbor Islands wishes to amend the hours of construction to prohibit work on Saturdays;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS as follows:

Section 1. Section 12-26 is hereby amended to read as follows:

Sec. 12-26. Permissible hours for construction activity and landscaping.

(1) The performance of construction activity and landscaping within the town shall be allowed pursuant to the following schedule: ~~only from 9:00 a.m. until 6:00 p.m., Monday to Friday, and between the hours of 10:00 a.m. and 5:00 p.m. Saturday. Notwithstanding the above, the operation of leaf blowers is hereby prohibited on Saturdays.~~

- a) Construction Site Activity – Construction sites and substantial renovations on structures that are not currently occupied - 8:00 a.m. until 6:00 p.m. Monday to Friday. No work is permitted on Saturdays or Sundays, except for watering in connection with dust mitigation.
- b) Other Construction Activity – Work inside a dwelling unit or existing structure for the purpose of renovations and maintenance is permitted on Saturdays between the hours of 10:00 a.m. and 5:00 p.m., provided that the work does not exceed the Town's Noise Ordinance (daytime decibel limit) of 65 db.
- c) Notwithstanding Section 1(a) and (b) above, construction activity within 375 feet of Ruth K. Broad K-8 shall commence no earlier than 9:00 a.m.
- d) Landscaping Activity - 9:00 a.m. until 6:00 p.m. Monday to Friday. On Saturdays, landscaping work by owners and tenants is permitted between the hours of 10:00 a.m. and 5:00 p.m. There shall be no use of leaf blowers on Saturdays. No commercial landscapers are permitted to perform work in the Town on Saturdays.
- e) Town Projects – 8:00 a.m. until 6:00 p.m. Monday to Friday. Weekends and night time hours shall be allowed at the discretion of the Town Manager, in the public's best interest to finish roadway and right of way projects expeditiously to minimize traffic impact and long-term inconvenience to residents and visitors of the Town.

(2) Except for watering as provided for in Section 1(a) above, no construction or landscaping activity is permitted on Sundays or legal holidays, and the same is hereby specifically prohibited. For purposes of this section, the term "legal holidays" is defined as any day observed as a legal holiday by the Town.

(3) Notwithstanding the Saturday work prohibition provided for in Section 1(a) above, all projects that have submitted applications for permits as of April 13th, 2015 shall be permitted to perform construction activities on Saturdays between 10:00 a.m. and 5:00 p.m. so long as all permit(s) remain in full force and effect.

Section 2. Penalties

Violation of this Ordinance shall be subject to the imposition of penalties as provided by Miami-Dade County, Florida, and under Section 1-8 and any other penalty section(s) of the Code of the Town of Bay Harbor Islands.

Section 3. Severability

The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Inclusion in the Code

It is the intention of the Town Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the Town of Bay Harbor Islands; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" may be changed to "Section" or any other appropriate word.

Section 5. Effective Date

This Ordinance shall be effective immediately upon passage by the Town Council on second reading.

PASSED this _____ day of _____, 2015 on first reading.

PASSED AND ADOPTED this _____ day of _____, 2015 on second reading.

MAYOR

ATTEST:

TOWN CLERK

WORDS WITH A LINE THROUGH THEM ARE DELETED
UNDERScoreD WORDS ARE ADDITIONS

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
305-866-6241



PERMIT ACTIVITY REPORT

Building Permits

Month/Year: 1/1/2014 through 4/13/2015

Contact Person: AYANIDYS MARANTE

Master/Sub?	R/C	Permit Date	Permit #	Construct. Value	DC	Project Description
Master Permit		1/2/2014	BP2013-279	\$10,969.48	\$6.60	TEMPORARY TRAILER
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/6/2014	BP2013-300	\$17,500.00	\$10.80	ROOF
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/6/2014	BP2013-306	\$18,000.00	\$10.80	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	1/7/2014	BP2013-299	\$3,800.00	\$2.40	PAVING
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/7/2014	BP2013-311	\$2,200.00	\$1.80	ROOF
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/7/2014	BP2013-312	\$51,000.00	\$30.60	ROOF
Master Permit		1/7/2014	BP2014-2	\$2,000.00	\$1.20	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - MULTI FAMILY	1/7/2014	BP2014-6	\$2,195.00	\$1.80	TILE
Master Permit	RESIDENTIAL - MULTI FAMILY	1/9/2014	BP2013-307	\$7,910.00	\$4.80	PAVING
Master Permit	RESIDENTIAL - MULTI FAMILY	1/9/2014	BP2013-313	\$8,000.00	\$4.80	PAINTING

Master Permit	RESIDENTIAL - MULTI FAMILY	1/15/2014	BP2014-1	\$200,000.00	\$120.00	CONCRETE RESTORATION
Master Permit	RESIDENTIAL - MULTI FAMILY	1/15/2014	BP2014-3	\$7,300.00	\$4.80	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	1/16/2014	BP2013-284	\$31,368.00	\$19.20	WINDOWS
Master Permit		1/16/2014	BP2013-297	\$99.00	\$.60	SHUTTERS
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/17/2014	BP2013-316	\$52,000.00	\$31.20	POOL
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/22/2014	BP2014-12	\$4,000.00	\$2.40	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	1/23/2014	BP2014-13	\$19,550.00	\$12.00	POOL
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/23/2014	BP2014-14	\$1,300.00	\$1.20	SHUTTERS
Master Permit	RESIDENTIAL - MULTI FAMILY	1/31/2014	BP2014-22	\$800.00	\$.60	A/C STAND
Master Permit	RESIDENTIAL - MULTI FAMILY	1/31/2014	BP2014-7	\$2,500.00	\$1.80	INTERIOR DEMOLITION
Master Permit		2/4/2014	BP2014-23	\$2,200.00	\$1.80	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	2/5/2014	BP2013-302	\$2,600.00	\$1.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/5/2014	BP2013-309	\$28,000.00	\$16.80	POOL
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/5/2014	BP2014-24	\$1,603.00	\$1.20	SHUTTERS

Master Permit	RESIDENTIAL - SINGLE FAMILY	2/6/2014	BP2013-291	\$65,000.00	\$39.00	ADDITION
Master Permit	RESIDENTIAL - MULTI FAMILY	2/11/2014	BP2014-16	\$7,800.00	\$4.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	2/11/2014	BP2014-19	\$2,400.00	\$1.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/11/2014	BP2014-21	\$8,800.00	\$5.40	RENOVATION
Master Permit	RESIDENTIAL - MULTI FAMILY	2/13/2014	BP2014-10	\$7,000.00	\$4.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	2/13/2014	BP2014-38	\$9,800.00	\$6.00	PAVERS
Master Permit	RESIDENTIAL - MULTI FAMILY	2/14/2014	BP2014-34	\$7,680.00	\$4.80	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	2/18/2014	BP2013-203	\$8,840,000.00	\$5,304.00	FOUNDATION
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/18/2014	BP2013-231	\$1,080,000.00	\$648.00	NEW SINGLE FAMILY RESIDENCE
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/18/2014	BP2013-282	\$35,000.00	\$21.00	DECK
Master Permit	RESIDENTIAL - MULTI FAMILY	2/18/2014	BP2014-36	\$19,000.00	\$11.40	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	2/18/2014	BP2014-48	\$18,105.00	\$11.40	TILE
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/19/2014	BP2014-41	\$23,121.00	\$14.40	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/20/2014	BP2014-18	\$135,000.00	\$81.00	SEAWALL / DOCK

Master Permit	COMMERCIAL	2/20/2014	BP2014-25	\$40,000.00	\$24.00	LIGHT POLES
Master Permit	RESIDENTIAL - MULTI FAMILY	2/20/2014	BP2014-49	\$100.00	\$.60	DOOR
Master Permit		2/20/2014	BP2014-51	\$13,550.00	\$8.40	PAINTING
Master Permit	COMMERCIAL	2/24/2014	BP2014-29	\$2,300.00	\$1.80	AWNING/CANOPIES
Master Permit	RESIDENTIAL - MULTI FAMILY	2/24/2014	BP2014-35	\$2,500.00	\$1.80	REMODEL
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/24/2014	BP2014-46	\$1,500.00	\$1.20	GAZEBO
	RESIDENTIAL - MULTI FAMILY	2/27/2014	BP2014-52	\$850.00	\$.60	WALL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/28/2014	BP2014-53	\$8,417.00	\$5.40	WINDOWS
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/28/2014	BP2014-56	\$2,720.00	\$1.80	GATE
Master Permit	RESIDENTIAL - MULTI FAMILY	2/28/2014	BP2014-57	\$8,000.00	\$4.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/3/2014	BP2014-31	\$15,000.00	\$9.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/5/2014	BP2014-63	\$2,649.00	\$1.80	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	3/5/2014	BP2014-64	\$6,000.00	\$3.60	REPAIRS
Master Permit		3/6/2014	BP2013-298	\$1,800.00	\$1.20	SIGN

Master Permit	COMMERCIAL	3/6/2014	BP2014-69	\$2,000.00	\$1.20	SIGN
Master Permit	COMMERCIAL	3/6/2014	BP2014-70	\$2,000.00	\$1.20	SIGN
Master Permit	COMMERCIAL	3/6/2014	BP2014-71	\$1,500.00	\$1.20	SIGN
	RESIDENTIAL - MULTI FAMILY	3/6/2014	BP2014-72	\$7,000.00	\$4.20	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	3/7/2014	BP2013-202	\$60,038.00	\$36.60	DOCK
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/13/2014	BP2013-225	\$20,285.09	\$12.60	WINDOWS
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/13/2014	BP2013-225	\$20,285.09	\$10.80	WINDOWS
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/13/2014	BP2014-55	\$2,500.00	\$1.80	POOL RESURFACE
Master Permit	RESIDENTIAL - MULTI FAMILY	3/14/2014	BP2014-76	\$36,000.00	\$21.60	SEAWALL / DOCK
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/17/2014	BP2014-42	\$25,000.00	\$15.00	RENOVATION
	RESIDENTIAL - MULTI FAMILY	3/17/2014	BP2014-47	\$5,000.00	\$3.00	REMODEL
		3/17/2014	BP2014-83	\$22,995.00	\$13.80	PAINTING
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/18/2014	BP2014-37	\$15,200.00	\$9.60	WINDOW/DOOR
	RESIDENTIAL - MULTI FAMILY	3/18/2014	BP2014-59	\$17,931.00	\$10.80	WINDOW/DOOR

Master Permit	COMMERCIAL	3/20/2014	BP2014-67	\$375.00	\$.60	SIGN
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/21/2014	BP2014-44	\$70,000.00	\$42.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/21/2014	BP2014-80	\$7,000.00	\$4.20	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/24/2014	BP2014-15	\$25,000.00	\$15.00	FOUNDATION
Master Permit	RESIDENTIAL - MULTI FAMILY	3/24/2014	BP2014-39	\$1,000.00	\$.60	TILE
	RESIDENTIAL - MULTI FAMILY	3/24/2014	BP2014-65	\$16,247.00	\$10.20	WINDOW/DOOR
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/24/2014	BP2014-68	\$10,925.00	\$6.60	POOL
Master Permit	COMMERCIAL	3/25/2014	BP2014-43	\$87,000.00	\$52.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/28/2014	BP2014-54	\$19,000.00	\$11.40	DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	3/28/2014	BP2014-95	\$2,500.00	\$1.80	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/31/2014	BP2014-96	\$9,800.00	\$6.00	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - MULTI FAMILY	4/1/2014	BP2014-100	\$83,300.00	\$50.40	ROOF
	RESIDENTIAL - SINGLE FAMILY	4/1/2014	BP2014-113	\$2,100.00	\$1.80	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/1/2014	BP2014-90	\$23,000.00	\$13.80	DEMOLITION OF STRUCTURE

Master Permit	RESIDENTIAL - SINGLE FAMILY	4/2/2014	BP2014-89	\$10,000.00	\$6.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/2/2014	BP2014-99	\$7,500.00	\$4.80	INTERIOR REMODELLING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/4/2014	BP2014-102	\$20,000.00	\$12.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/4/2014	BP2014-106	\$30,000.00	\$18.00	ROOF
Master Permit	COMMERCIAL	4/4/2014	BP2014-8	\$52,000.00	\$31.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/4/2014	BP2014-85	\$13,461.00	\$8.40	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	4/7/2014	BP2014-60	\$19,000.00	\$11.40	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	4/7/2014	BP2014-93	\$1,260.00	\$1.20	REMODEL
	RESIDENTIAL - MULTI FAMILY	4/8/2014	BP2014-104	\$50,000.00	\$30.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/8/2014	BP2014-108	\$155,861.00	\$93.60	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	4/8/2014	BP2014-40	\$6,500.00	\$4.20	INTERIOR REMODELLING
	RESIDENTIAL - SINGLE FAMILY	4/8/2014	BP2014-97	\$3,800.00	\$2.40	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	4/9/2014	BP2014-82	\$68,000.00	\$40.80	RAILINGS
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/10/2014	BP2013-179	\$19,000.00	\$11.40	WINDOW/DOOR

Master Permit	RESIDENTIAL - MULTI FAMILY	4/10/2014	BP2014-120	\$10,461.26	\$6.60	FLOOR
Sub Permit		4/10/2014	BP2014-98	\$35,000.00	\$21.00	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	4/15/2014	BP2014-103	\$4,800.00	\$3.00	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	4/17/2014	BP2014-109	\$12,700.00	\$7.80	WINDOW/DOOR
		4/17/2014	BP2014-126	\$100.00	\$.60	FLOOR
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/18/2014	BP2014-107	\$10,000.00	\$6.00	FENCE
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/18/2014	BP2014-114	\$100.00	\$.60	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/18/2014	BP2014-50	\$6,500.00	\$4.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/18/2014	BP2014-88	\$32,000.00	\$19.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/18/2014	BP2014-92	\$18,000.00	\$10.80	INTERIOR REMODELLING
	RESIDENTIAL - MULTI FAMILY	4/21/2014	BP2014-134	\$100.00	\$.60	FLOOR
Sub Permit	RESIDENTIAL - SINGLE FAMILY	4/21/2014	BP2014-87	\$7,000.00	\$4.20	FENCE
Sub Permit	RESIDENTIAL - SINGLE FAMILY	4/22/2014	BP2014-112	\$2,000.00	\$1.20	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	4/22/2014	BP2014-118	\$13,250.00	\$8.40	INTERIOR REMODELLING

Master Permit	RESIDENTIAL - MULTI FAMILY	4/23/2014	BP2014-116	\$8,500.00	\$5.40	POOL RESURFACE
	RESIDENTIAL - MULTI FAMILY	4/23/2014	BP2014-130	\$1,900.00	\$1.20	ADA RAMP
	RESIDENTIAL - MULTI FAMILY	4/28/2014	BP2014-127	\$2,676.00	\$1.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/28/2014	BP2014-142	\$7,500.00	\$4.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/29/2014	BP2014-151	\$5,000.00	\$3.00	REMODEL
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/29/2014	BP2014-30	\$45,000.00	\$27.00	ADDITION
Master Permit	RESIDENTIAL - MULTI FAMILY	4/30/2014	BP2014-84	\$36,000.00	\$21.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	5/1/2014	BP2014-58	\$4,250.00	\$1.80	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/2/2014	BP2014-141	\$4,698.00	\$3.00	WINDOWS
	RESIDENTIAL - MULTI FAMILY	5/6/2014	BP2014-132	\$400.00	\$0.60	DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	5/6/2014	BP2014-137	\$162,000.00	\$97.20	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	5/6/2014	BP2014-153	\$4,500.00	\$3.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	5/7/2014	BP2014-128	\$7,500.00	\$4.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	5/7/2014	BP2014-138	\$8,000.00	\$4.80	INTERIOR DEMOLITION

Master Permit	RESIDENTIAL - MULTI FAMILY	5/8/2014	BP2014-129	\$13,589.00	\$8.40	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/8/2014	BP2014-143	\$3,950.00	\$2.40	ROOF REPAIR
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/8/2014	BP2014-150	\$42,900.00	\$25.80	ROOF
Sub Permit	RESIDENTIAL - MULTI FAMILY	5/9/2014	BP2014-122	\$4,200.00	\$3.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	5/9/2014	BP2014-124	\$4,667.00	\$3.00	PATIO
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/9/2014	BP2014-156	\$16,000.00	\$9.60	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	5/9/2014	BP2014-160	\$5,000.00	\$3.00	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	5/12/2014	BP2013-266	\$5,800,000.00	\$3,480.00	NEW MULTI FAMILY RESIDENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	5/13/2014	BP2014-119	\$4,800.00	\$3.00	WINDOWS
Master Permit		5/13/2014	BP2014-171	\$10,090.00	\$6.60	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/14/2014	BP2014-105	\$21,775.00	\$13.20	ROOF
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/15/2014	BP2014-77	\$22,500.00	\$13.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/16/2014	BP2014-166	\$17,000.00	\$10.20	ROOF
		5/16/2014	BP2014-170	\$2,000.00	\$1.20	SHUTTERS

	RESIDENTIAL - SINGLE FAMILY	5/19/2014	BP2014-165	\$1,375.00	\$1.20	DOOR
		5/19/2014	BP2014-168	\$12,500.00	\$7.80	
Master Permit	RESIDENTIAL - MULTI FAMILY	5/20/2014	BP2014-45	\$6,800.00	\$4.20	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	5/21/2014	BP2014-155	\$12,500.00	\$7.80	SEALCOAT
Master Permit	RESIDENTIAL - MULTI FAMILY	5/22/2014	BP2013-237	\$7,480,000.00	\$4,488.00	NEW MULTI FAMILY RESIDENCE
Sub Permit	RESIDENTIAL - MULTI FAMILY	5/27/2014	BP2014-136	\$20,000.00	\$12.00	DOCK
Sub Permit	RESIDENTIAL - SINGLE FAMILY	5/27/2014	BP2014-145	\$17,000.00	\$10.20	DOCK
Master Permit	RECREATIONAL	5/27/2014	BP2014-167	\$1,450.00	\$1.20	SHUTTERS
Master Permit	RESIDENTIAL - MULTI FAMILY	5/28/2014	BP2014-173	\$16,189.91	\$10.20	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	5/28/2014	BP2014-174	\$16,189.91	\$10.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	5/28/2014	BP2014-182	\$12,800.00	\$7.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	5/29/2014	BP2014-148	\$20,000.00	\$12.00	ROOF
		5/30/2014	BP2014-186	\$300.00	\$0.60	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	5/30/2014	BP2014-75	\$8,000.00	\$4.80	INTERIOR REMODELLING

Master Permit	RESIDENTIAL - MULTI FAMILY	6/2/2014	BP2014-123	\$2,350.00	\$1.80	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	6/3/2014	BP2014-158	\$19,982.00	\$12.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	6/3/2014	BP2014-164	\$4,950.00	\$3.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	6/3/2014	BP2014-175	\$2,446.00	\$1.80	WINDOW/DOOR
		6/3/2014	BP2014-181	\$28,000.00	\$16.80	WINDOW/DOOR
Sub Permit	RESIDENTIAL - SINGLE FAMILY	6/4/2014	BP2012-337	\$2,500.00	\$1.80	ROOF TRUSS
Sub Permit	RESIDENTIAL - SINGLE FAMILY	6/4/2014	BP2013-28	\$2,500.00	\$1.80	RAILINGS
Master Permit	RESIDENTIAL - SINGLE FAMILY	6/6/2014	BP2014-146	\$173,000.00	\$103.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	6/6/2014	BP2014-194	\$12,000.00	\$7.20	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	6/6/2014	BP2014-91	\$18,000.00	\$10.80	WINDOWS
Master Permit	COMMERCIAL	6/9/2014	BP2014-162	\$25,000.00	\$15.00	ANTENNA
Sub Permit	RESIDENTIAL - MULTI FAMILY	6/10/2014	BP2014-199	\$156,500.00	\$94.20	WINDOW/DOOR
Sub Permit	RESIDENTIAL - SINGLE FAMILY	6/11/2014	BP2014-125	\$79,000.00	\$47.40	ROOF
Sub Permit	RESIDENTIAL - MULTI FAMILY	6/11/2014	BP2014-176	\$8,000.00	\$4.80	WINDOW/DOOR

	RESIDENTIAL - SINGLE FAMILY	6/11/2014	BP2014-188	\$2,000.00	\$1.20	DEMO
Master Permit	RESIDENTIAL - MULTI FAMILY	6/11/2014	BP2014-207	\$8,500.00	\$5.40	INTERIOR REMODELLING
		6/12/2014	BP2014-213	\$6,200.00	\$4.20	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	6/16/2014	BP2014-149	\$25,050.00	\$15.60	DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	6/16/2014	BP2014-178	\$4,800.00	\$3.00	WINDOWS
Master Permit	COMMERCIAL	6/16/2014	BP2014-210	\$20,000.00	\$12.00	INTERIOR REMODELLING
	RESIDENTIAL - SINGLE FAMILY	6/16/2014	BP2014-220	\$2,200.00	\$1.80	POOL
Master Permit	RESIDENTIAL - MULTI FAMILY	6/19/2014	BP2014-179	\$5,000.00	\$3.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	6/19/2014	BP2014-189	\$80,000.00	\$48.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	6/19/2014	BP2014-201	\$1,119.00	\$1.20	GARAGE DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	6/19/2014	BP2014-204	\$6,000.00	\$3.60	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	6/19/2014	BP2014-214	\$29,560.00	\$18.00	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	6/20/2014	BP2014-198	\$9,500.00	\$6.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	6/20/2014	BP2014-225	\$28,800.00	\$17.40	SEAWALL / DOCK

Master Permit	RESIDENTIAL - SINGLE FAMILY	6/23/2014	BP2014-191	\$7,150.00	\$4.80	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	6/24/2014	BP2014-229	\$5,100.00	\$3.60	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	6/25/2014	BP2014-4	\$300.00	\$0.60	DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	6/26/2014	BP2013-66	\$2,000,000.00	\$1,200.00	NEW SINGLE FAMILY RESIDENCE
		6/26/2014	BP2014-203	\$1,900.00	\$1.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	6/26/2014	BP2014-208	\$11,135.00	\$7.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	6/26/2014	BP2014-218	\$13,694.00	\$8.40	WINDOW/DOOR
	RESIDENTIAL - MULTI FAMILY	6/26/2014	BP2014-86	\$5,835.41	\$3.60	CONSTRUCTION TRAILER
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/1/2014	BP2014-135	\$50,000.00	\$30.00	POOL
Master Permit	RESIDENTIAL - MULTI FAMILY	7/1/2014	BP2014-233	\$2,000.00	\$1.20	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/1/2014	BP2014-243	\$9,200.00	\$6.00	DRIVEWAY
	RESIDENTIAL - MULTI FAMILY	7/3/2014	BP2014-211	\$68,466.00	\$41.40	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	7/7/2014	BP2014-237	\$12,646.00	\$7.80	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/8/2014	BP2014-163	\$5,000.00	\$3.00	INTERIOR DEMOLITION

Master Permit	RESIDENTIAL - MULTI FAMILY	7/9/2014	BP2014-221	\$10,000.00	\$6.00	INTERIOR REMODELLING
	RESIDENTIAL - MULTI FAMILY	7/9/2014	BP2014-224	\$2,500.00	\$1.80	MISCELLANEOUS
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/9/2014	BP2014-236	\$17,000.00	\$10.20	POOL RESURFACE
Master Permit	RESIDENTIAL - MULTI FAMILY	7/10/2014	BP2014-195	\$12,000.00	\$7.20	PAVERS
Master Permit	RESIDENTIAL - MULTI FAMILY	7/10/2014	BP2014-197	\$41,700.00	\$25.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	7/10/2014	BP2014-241	\$5,000.00	\$3.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	7/14/2014	BP2014-227	\$16,000.00	\$9.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	7/14/2014	BP2014-228	\$18,272.00	\$11.40	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	7/14/2014	BP2014-235	\$13,000.00	\$7.80	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	7/14/2014	BP2014-238	\$19,250.00	\$12.00	RAILINGS
	RESIDENTIAL - MULTI FAMILY	7/14/2014	BP2014-239	\$10,142.00	\$6.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	7/16/2014	BP2014-217	\$18,756.00	\$11.40	DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	7/16/2014	BP2014-245	\$3,500.00	\$2.40	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	7/17/2014	BP2014-144	\$500.00	\$.60	MISCELLANEOUS

Master Permit	COMMERCIAL	7/21/2014	BP2014-183	\$60,000.00	\$36.00	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	7/21/2014	BP2014-231	\$12,795.00	\$7.80	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/22/2014	BP2014-117	\$20,000.00	\$12.00	DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	7/22/2014	BP2014-190	\$1,200.00	\$1.20	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	7/24/2014	BP2014-250	\$8,770.00	\$5.40	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	7/24/2014	BP2014-257	\$7,500.00	\$4.80	FLOOR
		7/24/2014	BP2014-258	\$7,500.00	\$4.80	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	7/28/2014	BP2014-248	\$12,400.00	\$7.80	INTERIOR REMODELLING
Master Permit		7/28/2014	BP2014-255	\$2,200.00	\$1.80	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/29/2014	BP2014-256	\$7,000.00	\$4.20	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/29/2014	BP2014-260	\$24,950.00	\$15.00	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	7/30/2014	BP2014-206	\$17,000.00	\$10.20	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	7/30/2014	BP2014-249	\$3,124.00	\$2.40	WINDOW/DOOR
		7/31/2014	BP2014-273	\$3,400.00	\$2.40	TILE

Master Permit	RESIDENTIAL - SINGLE FAMILY	8/1/2014	BP2014-271	\$3,000.00	\$1.80	POOL DECK
	RESIDENTIAL - MULTI FAMILY	8/4/2014	BP2014-222	\$10,000.00	\$6.00	DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	8/5/2014	BP2014-121	\$29,624.25	\$18.00	REMODEL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/7/2014	BP2014-244	\$21,500.00	\$13.20	RAILINGS
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/11/2014	BP2014-205	\$379,000.00	\$227.40	REMODEL
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/11/2014	BP2014-268	\$10,800.00	\$6.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	8/11/2014	BP2014-278	\$9,800.00	\$6.00	FLOOR
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/12/2014	BP2014-169	\$40,000.00	\$24.00	SEAWALL / DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	8/14/2014	BP2014-276	\$13,000.00	\$7.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	8/15/2014	BP2014-261	\$9,000.00	\$5.40	RAILINGS
Master Permit	RESIDENTIAL - MULTI FAMILY	8/15/2014	BP2014-262	\$9,000.00	\$5.40	RAILINGS
Master Permit		8/15/2014	BP2014-269	\$12,000.00	\$7.20	GARAGE DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	8/15/2014	BP2014-295	\$2,350.00	\$1.80	DRIVEWAY
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/15/2014	BP2014-298	\$300.00	\$60	FENCE

Master Permit	RESIDENTIAL - MULTI FAMILY	8/19/2014	BP2014-282	\$2,504.83	\$1.80	DOOR
	RESIDENTIAL - SINGLE FAMILY	8/21/2014	BP2014-215	\$28,000.00	\$16.80	NEW POOL
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/21/2014	BP2014-263	\$10,680.00	\$6.60	FENCE
Sub Permit		8/22/2014	BP2014-266	\$9,500.00	\$6.00	INTERIOR DEMOLITION
	RESIDENTIAL - SINGLE FAMILY	8/25/2014	BP2014-161	\$10,000.00	\$6.00	DEMO
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/25/2014	BP2014-251	\$10,000.00	\$6.00	DEMO
Master Permit	RESIDENTIAL - MULTI FAMILY	8/26/2014	BP2014-159	\$14,026.00	\$9.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/26/2014	BP2014-219	\$2,800.00	\$1.80	ROOF
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/26/2014	BP2014-234	\$20,000.00	\$12.00	POOL
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/26/2014	BP2014-259	\$17,100.00	\$10.80	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	8/26/2014	BP2014-264	\$8,500.00	\$5.40	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	8/26/2014	BP2014-289	\$6,631.00	\$4.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	8/26/2014	BP2014-304	\$22,400.00	\$13.80	FLOOR
Master Permit		8/29/2014	BP2014-294	\$25,000.00	\$15.00	INTERIOR REMODELLING

Master Permit	RESIDENTIAL - SINGLE FAMILY	9/3/2014	BP2014-177	\$1,500.00	\$1.20	GARAGE DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	9/3/2014	BP2014-267	\$18,210.00	\$11.40	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	9/3/2014	BP2014-306	\$8,000.00	\$4.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	9/4/2014	BP2014-291	\$24,200.00	\$15.00	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	9/4/2014	BP2014-292	\$55,500.00	\$33.60	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	9/4/2014	BP2014-305	\$4,000.00	\$2.40	REMODEL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	9/5/2014	BP2014-287	\$28,000.00	\$16.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	9/8/2014	BP2014-301	\$1,000.00	\$.60	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	9/9/2014	BP2014-307	\$7,013.00	\$4.80	WINDOW/DOOR
Master Permit	COMMERCIAL	9/10/2014	BP2013-204	\$85,000.00	\$51.00	WINDOWS
Master Permit	RESIDENTIAL - SINGLE FAMILY	9/10/2014	BP2014-299	\$2,300.00	\$1.80	DRIVEWAY
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/11/2014	BP2014-272	\$700.00	\$.60	FLOOR
	RESIDENTIAL - MULTI FAMILY	9/11/2014	BP2014-319	\$4,500.00	\$3.00	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	9/15/2014	BP2014-311	\$2,100.00	\$1.80	FLOOR

Master Permit	RESIDENTIAL - MULTI FAMILY	9/17/2014	BP2014-277	\$6,000.00	\$3.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	9/17/2014	BP2014-320	\$3,500.00	\$2.40	POOL RESURFACE
Master Permit	RESIDENTIAL - MULTI FAMILY	9/18/2014	BP2014-281	\$85,000.00	\$51.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	9/23/2014	BP2014-32	\$18,000.00	\$10.80	POOL RESURFACE
Master Permit	RESIDENTIAL - MULTI FAMILY	9/24/2014	BP2014-242	\$40,000.00	\$24.00	SEAWALL / DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	9/25/2014	BP2014-330	\$3,800.00	\$2.40	REMODEL
Master Permit	RESIDENTIAL - SINGLE FAMILY	9/26/2014	BP2014-328	\$4,700.00	\$3.00	POOL RESURFACE
Master Permit	COMMERCIAL	9/26/2014	BP2014-331	\$20,600.00	\$12.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	9/29/2014	BP2014-323	\$340.00	\$.60	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/1/2014	BP2014-308	\$9,300.00	\$6.00	FENCE
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	BP2014-133	\$12,100.00	\$7.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	BP2014-284	\$40,000.00	\$24.00	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	BP2014-285	\$20,000.00	\$12.00	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	BP2014-286	\$20,000.00	\$12.00	DEMOLITION OF STRUCTURE

Master Permit	RESIDENTIAL - SINGLE FAMILY	10/2/2014	BP2014-302	\$80,000.00	\$48.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	BP2014-329	\$38,000.00	\$22.80	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	BP2014-332	\$2,200.00	\$1.80	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	BP2014-339	\$192.50	\$.60	FENCE
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	BP2014-340	\$192.50	\$.60	FENCE
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	BP2014-341	\$192.50	\$.60	FENCE
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/6/2014	BP2014-315	\$8,555.00	\$5.40	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	10/6/2014	BP2014-337	\$33,350.00	\$20.40	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	10/7/2014	BP2014-318	\$9,766.67	\$6.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/7/2014	BP2014-352	\$16,000.00	\$9.60	POOL RESURFACE
Master Permit	RESIDENTIAL - MULTI FAMILY	10/8/2014	BP2014-293	\$1,500.00	\$1.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/9/2014	BP2014-348	\$8,114.00	\$5.40	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	10/9/2014	BP2014-354	\$20,000.00	\$12.00	PAINTING
Master Permit	RESIDENTIAL - MULTI FAMILY	10/10/2014	BP2014-358	\$8,750.00	\$5.40	FLOOR

Master Permit	COMMERCIAL	10/13/2014	BP2014-157	\$10,000.00	\$6.00	INTERIOR REMODELLING
Master Permit	COMMERCIAL	10/13/2014	BP2014-345	\$6,390.00	\$4.20	FENCE
Sub Permit	RESIDENTIAL - SINGLE FAMILY	10/15/2014	BP2014-349	\$272,000.00	\$163.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	10/16/2014	BP2014-366	\$40,000.00	\$24.00	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/17/2014	BP2014-246	\$19,000.00	\$11.40	DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	10/17/2014	BP2014-351	\$2,000.00	\$1.20	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	10/20/2014	BP2014-327	\$2,100.00	\$1.80	REPAIRS
Master Permit	RESIDENTIAL - MULTI FAMILY	10/22/2014	BP2014-362	\$8,500.00	\$5.40	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	10/22/2014	BP2014-371	\$9,500.00	\$6.00	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	10/22/2014	BP2014-372	\$22,666.66	\$13.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/24/2014	BP2014-326	\$1,783.77	\$1.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/24/2014	BP2014-365	\$30,000.00	\$18.00	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	10/24/2014	BP2014-380	\$1,600.00	\$1.20	INTERIOR DEMOLITION
	COMMERCIAL	10/27/2014	BP2014-369	\$4,900.00	\$3.00	FLOOR

Sub Permit		10/28/2014	BP2014-379	\$14,950.00	\$9.00	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	10/31/2014	BP2014-373	\$15,000.00	\$9.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	11/3/2014	BP2014-343	\$76,000.00	\$45.60	RAILINGS
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/3/2014	BP2014-368	\$4,500.00	\$3.00	PAVERS
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/3/2014	BP2014-370	\$2,250.00	\$1.80	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	11/3/2014	BP2014-386	\$2,600.00	\$1.80	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	11/3/2014	BP2014-400	\$3,900.00	\$2.40	REPAIRS
Master Permit	RESIDENTIAL - MULTI FAMILY	11/4/2014	BP2014-290	\$7,500.00	\$4.80	SLAB
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/4/2014	BP2014-322	\$100,000.00	\$60.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/4/2014	BP2014-357	\$29,000.00	\$17.40	DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	11/4/2014	BP2014-385	\$1,250.00	\$1.20	DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	11/4/2014	BP2014-389	\$3,500.00	\$2.40	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/6/2014	BP2014-350	\$10,089.41	\$6.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/6/2014	BP2014-397	\$900.00	\$.60	ROOF

Master Permit	RESIDENTIAL - MULTI FAMILY	11/7/2014	BP2014-375	\$35,000.00	\$21.00	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	11/7/2014	BP2014-394	\$22,666.00	\$13.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	11/7/2014	BP2014-395	\$22,666.00	\$13.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	11/10/2014	BP2014-399	\$19,000.00	\$11.40	WINDOW/DOOR
Master Permit		11/13/2014	BP2013-303	\$12,000.00	\$7.20	DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	11/13/2014	BP2014-361	\$27,000.00	\$16.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	11/13/2014	BP2014-387	\$4,000.00	\$2.40	DEMO
Master Permit	RESIDENTIAL - MULTI FAMILY	11/13/2014	BP2014-407	\$6,000.00	\$3.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/14/2014	BP2014-401	\$14,000.00	\$8.40	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - SINGLE FAMILY	11/14/2014	BP2014-410	\$8,000.00	\$4.80	DRIVEWAY
Sub Permit		11/17/2014	BP2014-383	\$10,000.00	\$6.00	WINDOW/DOOR
	RESIDENTIAL - MULTI FAMILY	11/17/2014	BP2014-417	\$39,850.00	\$24.00	ROOF
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/18/2014	BP2014-420	\$13,611.00	\$8.40	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	11/19/2014	BP2014-279	\$6,000.00	\$3.60	DEMOLITION OF STRUCTURE

Master Permit	RESIDENTIAL - MULTI FAMILY	11/19/2014	BP2014-422	\$49,000.00	\$29.40	REMODEL
Master Permit	RESIDENTIAL - MULTI FAMILY	11/20/2014	BP2014-342	\$6,400.00	\$4.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	11/20/2014	BP2014-412	\$4,500.00	\$3.00	FLOOR
		11/20/2014	BP2014-431	\$1,550.00	\$1.20	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	11/21/2014	BP2014-230	\$8,000.00	\$4.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	11/21/2014	BP2014-423	\$800.00	\$0.60	DOOR
		11/25/2014	BP2014-413	\$225.00	\$0.60	FENCE
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/25/2014	BP2014-416	\$24,000.00	\$14.40	WINDOW/DOOR
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/26/2014	BP2014-252	\$12,000.00	\$7.20	RAILINGS
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/26/2014	BP2014-419	\$35,000.00	\$21.00	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	11/26/2014	BP2014-435	\$5,000.00	\$3.00	FLOOR
Master Permit	COMMERCIAL	12/1/2014	BP2014-391	\$15,800.00	\$9.60	PAVERS
Master Permit	RESIDENTIAL - MULTI FAMILY	12/2/2014	BP2014-381	\$5,429.00	\$3.60	DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/4/2014	BP2014-418	\$16,900.00	\$10.20	ROOF

	RESIDENTIAL - MULTI FAMILY	12/4/2014	BP2014-439	\$2,450.00	\$1.80	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	12/5/2014	BP2014-200	\$5,000,000.00	\$3,000.00	NEW MULTI FAMILY RESIDENCE
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/8/2014	BP2014-406	\$6,343.00	\$4.20	WINDOWS
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/8/2014	BP2014-424	\$15,000.00	\$9.00	WINDOW/DOOR
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/8/2014	BP2014-433	\$19,000.00	\$11.40	WINDOW/DOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/8/2014	BP2014-438	\$2,350.00	\$1.80	FENCE
Master Permit	COMMERCIAL	12/10/2014	BP2014-415	\$2,200.00	\$1.80	SIGN
		12/11/2014	BP2014-445	\$20,360.00	\$12.60	TILE
Master Permit		12/12/2014	BP2014-440	\$5,000.00	\$3.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	12/12/2014	BP2014-441	\$20,000.00	\$12.00	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/12/2014	BP2014-442	\$17,000.00	\$10.20	POOL RESURFACE
Master Permit		12/15/2014	BP2014-437	\$35,000.00	\$21.00	ROOF
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/16/2014	BP2014-403	\$80,000.00	\$48.00	FOUNDATION
Master Permit	RESIDENTIAL - MULTI FAMILY	12/16/2014	BP2014-446	\$3,500.00	\$2.40	FLOOR

Master Permit	RESIDENTIAL - MULTI FAMILY	12/17/2014	BP2014-428	\$70,000.00	\$42.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	12/17/2014	BP2014-448	\$6,900.00	\$4.20	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	12/18/2014	BP2014-275	\$35,000.00	\$21.00	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	12/18/2014	BP2014-447	\$9,800.00	\$6.00	FLOOR
Sub Permit	RESIDENTIAL - SINGLE FAMILY	12/19/2014	BP2014-393	\$25,000.00	\$15.00	POOL
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/19/2014	BP2014-398	\$4,500.00	\$3.00	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	12/19/2014	BP2014-432	\$22,000.00	\$13.20	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	12/22/2014	BP2014-336	\$15,500.00	\$9.60	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	12/23/2014	BP2014-333	\$5,400.00	\$3.60	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - MULTI FAMILY	12/23/2014	BP2014-378	\$50,000.00	\$30.00	INTERIOR REMODELLING
	RESIDENTIAL - MULTI FAMILY	12/23/2014	BP2014-460	\$6,800.00	\$4.20	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	12/29/2014	BP2014-444	\$28,500.00	\$17.40	ROOF
	RESIDENTIAL - SINGLE FAMILY	12/30/2014	BP2014-296	\$22,700.00	\$13.80	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	12/30/2014	BP2014-462	\$31,000.00	\$18.60	INTERIOR REMODELLING

Master Permit	RESIDENTIAL - MULTI FAMILY	12/30/2014	BP2014-464	\$39,000.00	\$23.40	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/30/2014	BP2014-466	\$10,000.00	\$6.00	DEMOLITION OF STRUCTURE
	RESIDENTIAL - MULTI FAMILY	1/5/2015	BP2014-468	\$2,400.00	\$1.80	PAVING
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/6/2015	BP2014-457	\$1,000.00	\$0.60	WINDOWS
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/7/2015	BP2014-131	\$800,000.00	\$480.00	NEW SINGLE FAMILY RESIDENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	1/7/2015	BP2014-458	\$10,351.68	\$6.60	WALL
Master Permit	RESIDENTIAL - MULTI FAMILY	1/7/2015	BP2014-459	\$5,000.00	\$3.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	1/8/2015	BP2015-1	\$1,500.00	\$1.20	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/9/2015	BP2014-347	\$4,300.00	\$3.00	PAVERS
Master Permit	RESIDENTIAL - MULTI FAMILY	1/9/2015	BP2014-453	\$50,000.00	\$30.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	1/13/2015	BP2015-4	\$6,316.00	\$4.20	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	1/13/2015	BP2015-6	\$1,500.00	\$1.20	EXTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	1/13/2015	BP2015-7	\$1,500.00	\$1.20	EXTERIOR REMODELLING
	RESIDENTIAL - MULTI FAMILY	1/14/2015	BP2015-13	\$1,200.00	\$1.20	MISCELLANEOUS

	RESIDENTIAL - MULTI FAMILY	1/14/2015	BP2015-14	\$1,500.00	\$1.20	MISCELLANEOUS
Master Permit	RESIDENTIAL - MULTI FAMILY	1/14/2015	BP2015-2	\$5,000.00	\$3.00	DEMOLITION OF STRUCTURE
Sub Permit		1/15/2015	BP2015-15	\$1,800.00	\$1.20	ENGINEERING/ROW
Master Permit	RESIDENTIAL - MULTI FAMILY	1/22/2015	BP2015-16	\$10,427.00	\$6.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	1/22/2015	BP2015-17	\$3,800.00	\$2.40	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	1/23/2015	BP2015-5	\$45,000.00	\$27.00	INTERIOR REMODELLING
	RESIDENTIAL - MULTI FAMILY	1/26/2015	BP2015-20	\$800.00	\$.60	MISCELLANEOUS
Master Permit	RESIDENTIAL - MULTI FAMILY	1/27/2015	BP2014-346	\$39,000.00	\$23.40	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	1/27/2015	BP2014-434	\$4,200.00	\$3.00	DRIVEWAY
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/28/2015	BP2014-388	\$350,000.00	\$210.00	NEW SINGLE FAMILY RESIDENCE
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/28/2015	BP2015-21	\$1,000.00	\$.60	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	1/28/2015	BP2015-25	\$25,000.00	\$15.00	DECK
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/3/2015	BP2014-467	\$4,500.00	\$3.00	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - MULTI FAMILY	2/3/2015	BP2015-23	\$5,386.00	\$3.60	WINDOW/DOOR

Master Permit	RESIDENTIAL - MULTI FAMILY	2/5/2015	BP2015-12	\$111,195.67	\$67.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	2/5/2015	BP2015-24	\$13,000.00	\$7.80	DECK
Master Permit	RESIDENTIAL - MULTI FAMILY	2/5/2015	BP2015-27	\$12,000.00	\$7.20	INTERIOR REMODELLING
		2/5/2015	BP2015-36	\$500.00	\$0.60	FENCE
		2/6/2015	BP2015-41	\$1,200.00	\$1.20	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	2/9/2015	BP2014-356	\$11,337,000.00	\$6,802.20	NEW MULTI FAMILY RESIDENCE
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/12/2015	BP2014-430	\$125,000.00	\$75.00	FOUNDATION
Master Permit	RESIDENTIAL - MULTI FAMILY	2/12/2015	BP2015-44	\$1,000.00	\$0.60	FENCE
		2/13/2015	BP2015-51	\$1,000.00	\$0.60	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	BP2015-29	\$2,300.00	\$1.80	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	BP2015-46	\$856.00	\$0.60	A/C STAND
Master Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	BP2015-47	\$856.00	\$0.60	A/C STAND
Master Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	BP2015-48	\$15,000.00	\$9.00	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	BP2015-49	\$14,250.00	\$9.00	DEMOLITION OF STRUCTURE

Master Permit	RESIDENTIAL - MULTI FAMILY	2/18/2015	BP2014-359	\$141,000.00	\$84.60	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	2/18/2015	BP2015-54	\$15,000.00	\$9.00	DEMOLITION OF STRUCTURE
Master Permit	COMMERCIAL	2/19/2015	BP2015-56	\$72,000.00	\$43.20	PAINTING
Master Permit	RESIDENTIAL - MULTI FAMILY	2/19/2015	BP2015-59	\$18,105.00	\$11.40	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	2/23/2015	BP2014-454	\$16,822.00	\$10.20	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	2/26/2015	BP2015-58	\$12,920.00	\$7.80	MISCELLANEOUS
Sub Permit		3/2/2015	BP2015-38	\$5,500.00	\$3.60	ROOF TRUSS
Master Permit	RESIDENTIAL - MULTI FAMILY	3/3/2015	BP2015-50	\$50,000.00	\$30.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/4/2015	BP2014-154	\$2,800,000.00	\$1,680.00	NEW MULTI FAMILY RESIDENCE
	RESIDENTIAL - MULTI FAMILY	3/4/2015	BP2015-80	\$9,786.19	\$6.00	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	3/6/2015	BP2015-42	\$17,000.00	\$10.20	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	3/6/2015	BP2015-45	\$7,000.00	\$4.20	INTERIOR REMODELLING
	RESIDENTIAL - MULTI FAMILY	3/6/2015	BP2015-83	\$4,500.00	\$3.00	FLOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	3/9/2015	BP2015-68	\$13,600.00	\$8.40	WINDOW/DOOR

Sub Permit		3/9/2015	BP2015-82	\$750.00	\$.60	POOL RESURFACE
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/10/2015	BP2015-62	\$9,200.00	\$6.00	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	3/10/2015	BP2015-63	\$20,000.00	\$12.00	WINDOWS
Master Permit	RESIDENTIAL - MULTI FAMILY	3/10/2015	BP2015-69	\$8,475.00	\$5.40	WINDOWS
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/10/2015	BP2015-77	\$6,000.00	\$3.60	PAVERS
Master Permit	COMMERCIAL	3/12/2015	BP2015-72	\$7,000.00	\$4.20	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - MULTI FAMILY	3/12/2015	BP2015-84	\$2,200.00	\$1.80	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	3/12/2015	BP2015-85	\$2,200.00	\$1.80	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	3/13/2015	BP2015-19	\$70,448.00	\$42.60	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/13/2015	BP2015-40	\$85,000.00	\$51.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/13/2015	BP2015-55	\$13,380.00	\$8.40	DRIVEWAY
Master Permit	RESIDENTIAL - MULTI FAMILY	3/16/2015	BP2015-53	\$14,500.00	\$9.00	DEMOLITION OF STRUCTURE
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/17/2015	BP2015-10	\$225,732.00	\$135.60	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	3/17/2015	BP2015-26	\$60,390.00	\$36.60	RAILINGS

Master Permit	RESIDENTIAL - MULTI FAMILY	3/17/2015	BP2015-28	\$15,500.00	\$9.60	DEMOLITION OF STRUCTURE
		3/17/2015	BP2015-81	\$47,500.00	\$28.80	STAIRS
Master Permit		3/17/2015	BP2015-89	\$7,500.00	\$4.80	PAVERS
Master Permit	COMMERCIAL	3/19/2015	BP2014-425	\$680.00	\$.60	SIGN
Master Permit	COMMERCIAL	3/19/2015	BP2014-426	\$2,150.00	\$1.80	SIGN
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/19/2015	BP2015-73	\$8,000.00	\$4.80	ROOF TRUSS
	RESIDENTIAL - MULTI FAMILY	3/23/2015	BP2015-86	\$8,100.00	\$5.40	INTERIOR DEMOLITION
Master Permit	RESIDENTIAL - MULTI FAMILY	3/24/2015	BP2015-30	\$14,000.00	\$8.40	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	3/25/2015	BP2015-39	\$100,000.00	\$60.00	SEAWALL / DOCK
Master Permit	RESIDENTIAL - MULTI FAMILY	3/26/2015	BP2015-97	\$8,580.00	\$5.40	DEMOLITION OF STRUCTURE
Master Permit	RESIDENTIAL - MULTI FAMILY	3/26/2015	BP2015-98	\$11,200.00	\$7.20	DEMOLITION OF STRUCTURE
Sub Permit	COMMERCIAL	3/30/2015	BP2014-465	\$12,800.00	\$7.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/30/2015	BP2015-114	\$6,000.00	\$3.60	INTERIOR REMODELLING
Master Permit	COMMERCIAL	4/1/2015	BP2014-451	\$22,325.00	\$13.80	ANTENNA

Master Permit	COMMERCIAL	4/1/2015	BP2015-118	\$12,000.00	\$7.20	PAINTING
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/1/2015	BP2015-121	\$15,000.00	\$9.00	WALL
Master Permit	COMMERCIAL	4/1/2015	BP2015-67	\$12,850.00	\$7.80	ROOF
Master Permit	RESIDENTIAL - MULTI FAMILY	4/2/2015	BP2015-101	\$12,000.00	\$7.20	WALL
Master Permit	COMMERCIAL	4/3/2015	BP2015-119	\$13,125.00	\$8.40	FLOOR
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/3/2015	BP2015-123	\$14,000.00	\$8.40	TILE
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/3/2015	BP2015-88	\$23,408.76	\$14.40	PAVING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/6/2015	BP2015-106	\$19,250.00	\$12.00	RAILINGS
Master Permit	RESIDENTIAL - MULTI FAMILY	4/8/2015	BP2015-112	\$2,800.00	\$1.80	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/8/2015	BP2015-124	\$12,000.00	\$7.20	WINDOW/DOOR
Master Permit	RESIDENTIAL - MULTI FAMILY	4/13/2015	BP2015-117	\$10,000.00	\$6.00	INTERIOR REMODELLING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/13/2015	BP2015-127	\$10,000.00	\$6.00	DEMOLITION OF STRUCTURE
Sub Permit	RESIDENTIAL - SINGLE FAMILY	4/13/2015	BP2015-95	\$20,000.00	\$12.00	ROOF

Total:	471	54,658,890.54	\$32,875.80
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BUILDING OFFICIAL'S SIGNATURE

DATE

Electrical Permits

Month/Year: 1/1/2014 through 4/13/2015

Contact Person: AYANIDYS MARANTE

Master/Sub?	R/C	Permit Date	Permit #	Construct. Value	DC	Project Description
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/6/2014	EL2013-136	\$1,200.00	\$1.20	ELECTRICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/9/2014	EL2014-1	\$1,500.00	\$1.20	ELECTRICAL
Sub Permit		1/10/2014	EL2014-3	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/14/2014	EL2014-2	\$43,000.00	\$25.80	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/17/2014	EL2013-147	\$1,000.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/23/2014	EL2014-5	\$10,000.00	\$6.00	ELECTRICAL
Sub Permit		1/23/2014	EL2014-6	\$2,500.00	\$1.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/29/2014	EL2014-7	\$1,000.00	\$.60	ELECTRICAL
		1/31/2014	EL2014-4	\$7,500.00	\$1.60	ELECTRICAL
Master Permit		2/5/2014	EL2013-146	\$960.00	\$.60	ELECTRICAL
	RESIDENTIAL - MULTI FAMILY	2/11/2014	EL2014-12	\$400.00	\$.60	ELECTRICAL
		2/11/2014	EL2014-14	\$1,200.00	\$1.20	ELECTRICAL

	RESIDENTIAL - MULTI FAMILY	2/13/2014	EL2014-11	\$400.00	\$.60	ELECTRICAL
		2/20/2014	EL2014-26	\$3,000.00	\$1.80	ELECTRICAL
Sub Permit	COMMERCIAL	2/20/2014	EL2014-9	\$15,000.00	\$9.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/21/2014	EL2014-24	\$13,150.00	\$8.40	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/21/2014	EL2014-25	\$1,800.00	\$1.20	ELECTRICAL
		2/25/2014	EL2014-17	\$10,900.00	\$6.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/27/2014	EL2014-28	\$2,000.00	\$1.20	ELECTRICAL
Sub Permit	COMMERCIAL	3/6/2014	EL2014-33	\$500.00	\$.60	ELECTRICAL
Sub Permit	COMMERCIAL	3/6/2014	EL2014-34	\$400.00	\$.60	ELECTRICAL
Sub Permit	COMMERCIAL	3/6/2014	EL2014-36	\$400.00	\$.60	ELECTRICAL
Sub Permit	COMMERCIAL	3/6/2014	EL2014-37	\$350.00	\$.60	ELECTRICAL
		3/7/2014	EL2014-20	\$6,000.00	\$3.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/13/2014	EL2014-39	\$1,000.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/17/2014	EL2014-19	\$4,600.00	\$3.00	ELECTRICAL

Sub Permit	RESIDENTIAL - MULTI FAMILY	3/17/2014	EL2014-38	\$900.00	\$.60	ELECTRICAL
Master Permit	COMMERCIAL	3/18/2014	EL2014-32	\$5,000.00	\$3.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/21/2014	EL2014-35	\$800.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/26/2014	EL2013-114	\$260,000.00	\$156.00	ELECTRICAL
Sub Permit		3/31/2014	EL2014-40	\$2,000.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/31/2014	EL2014-46	\$2,200.00	\$1.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/7/2014	EL2014-47	\$850.00	\$.60	ELECTRICAL
Sub Permit	COMMERCIAL	4/9/2014	EL2014-51	\$27,000.00	\$16.20	ELECTRICAL
Sub Permit	COMMERCIAL	4/14/2014	EL2014-15		\$6.00	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	4/21/2014	EL2014-53	\$2,500.00	\$1.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/22/2014	EL2014-49	\$300.00	\$.60	ELECTRICAL
		4/28/2014	EL2014-41	\$900.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/28/2014	EL2014-58	\$4,070.00	\$3.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/29/2014	EL2014-60	\$50.00	\$.60	ELECTRICAL

	COMMERCIAL	4/30/2014	EL2014-62	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	5/2/2014	EL2014-56	\$2,000.00	\$1.20	ELECTRICAL
Sub Permit		5/6/2014	EL2014-61	\$750.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	5/7/2014	EL2014-63	\$800.00	\$.60	ELECTRICAL
Master Permit	COMMERCIAL	5/9/2014	EL2014-10	\$1,200.00	\$1.20	GENERATOR
	RESIDENTIAL - MULTI FAMILY	5/12/2014	EL2014-66	\$1,560.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	5/13/2014	EL2014-65	\$400.00	\$.60	ELECTRICAL
Sub Permit	COMMERCIAL	6/9/2014	EL2014-77	\$5,000.00	\$3.00	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	6/11/2014	EL2014-57	\$650.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	6/16/2014	EL2014-80	\$500.00	\$.60	ELECTRICAL
		6/20/2014	EL2014-79	\$25,000.00	\$15.00	FIRE ALARM SYSTEM
Sub Permit		6/26/2014	EL2014-43	\$20,000.00	\$12.00	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	6/27/2014	EL2014-81	\$1,600.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/1/2014	EL2014-54	\$1,800.00	\$1.20	ELECTRICAL

	COMMERCIAL	7/1/2014	EL2014-87	\$100.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/3/2014	EL2014-88	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/8/2014	EL2014-90	\$2,000.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	7/10/2014	EL2014-91	\$600.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	7/22/2014	EL2014-94	\$33,000.00	\$19.80	FIRE ALARM SYSTEM
		7/30/2014	EL2014-99	\$1,275.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	8/5/2014	EL2014-100	\$1,700.00	\$1.20	ELECTRICAL
		8/5/2014	EL2014-71	\$1,500.00	\$1.20	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	8/18/2014	EL2014-104	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/20/2014	EL2014-108	\$1,200.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/20/2014	EL2014-109	\$1,550.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/25/2014	EL2014-102	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/25/2014	EL2014-103	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	8/26/2014	EL2014-107	\$2,200.00	\$1.80	ELECTRICAL

Sub Permit		9/4/2014	EL2014-115	\$100.00	\$.60	ELECTRICAL
Sub Permit	RECREATIONAL	9/4/2014	EL2014-116	\$100.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	9/5/2014	EL2014-114	\$16,300.00	\$10.20	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	9/9/2014	EL2014-111	\$4,500.00	\$3.00	FIRE ALARM SYSTEM
	RESIDENTIAL - MULTI FAMILY	9/9/2014	EL2014-117	\$4,000.00	\$2.40	ELECTRICAL
	RESIDENTIAL - SINGLE FAMILY	9/9/2014	EL2014-118	\$1,200.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/18/2014	EL2014-89	\$16,000.00	\$9.60	ELECTRICAL
Sub Permit	COMMERCIAL	9/23/2014	EL2014-125	\$3,000.00	\$1.80	MECHANICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	9/24/2014	EL2014-120	\$1,400.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	EL2014-122	\$5,000.00	\$3.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	EL2014-124	\$560.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	EL2014-127	\$5,000.00	\$3.00	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	10/2/2014	EL2014-129	\$2,500.00	\$1.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	EL2014-126	\$800.00	\$.60	ELECTRICAL

Master Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	EL2014-128	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	10/6/2014	EL2014-119	\$2,195.00	\$1.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/7/2014	EL2014-123	\$9,766.67	\$6.00	ELECTRICAL
Sub Permit		10/10/2014	EL2014-72	\$600.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/22/2014	EL2014-121	\$5,000.00	\$3.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/27/2014	EL2014-130	\$800.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/28/2014	EL2014-135	\$1,500.00	\$1.20	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	11/3/2014	EL2014-134	\$21,000.00	\$12.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/3/2014	EL2014-136	\$1,500.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/3/2014	EL2014-137	\$1,500.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/3/2014	EL2014-139	\$3,000.00	\$1.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/4/2014	EL2014-140	\$600.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/7/2014	EL2014-142	\$18,900.00	\$11.40	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/7/2014	EL2014-145	\$3,000.00	\$1.80	ELECTRICAL

Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/14/2014	EL2014-146	\$500.00	\$.60	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	11/19/2014	EL2014-149	\$1,200.00	\$1.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/20/2014	EL2014-152	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/24/2014	EL2014-153	\$8,000.00	\$4.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/2/2014	EL2014-144	\$13,000.00	\$7.80	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	12/4/2014	EL2014-150	\$1,300.00	\$1.20	ELECTRICAL
		12/4/2014	EL2014-156	\$1,500.00	\$1.20	ELECTRICAL
Sub Permit	COMMERCIAL	12/10/2014	EL2014-147	\$200.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/10/2014	EL2014-155	\$2,800.00	\$1.80	INTERIOR REMODELLING
	COMMERCIAL	12/17/2014	EL2014-158	\$3,000.00	\$1.80	FIRE ALARM SYSTEM
	RESIDENTIAL - MULTI FAMILY	12/17/2014	EL2014-160	\$1,100.00	\$1.20	ELECTRICAL
		12/22/2014	EL2014-161	\$1,500.00	\$1.20	ELECTRICAL
	RESIDENTIAL - MULTI FAMILY	12/22/2014	EL2014-163	\$500.00	\$.60	ELECTRICAL
Master Permit		12/29/2014	EL2014-166	\$5,000.00	\$3.00	ELECTRICAL

Sub Permit	RESIDENTIAL - MULTI FAMILY	12/30/2014	EL2014-164	\$6,000.00	\$3.60	ELECTRICAL
	RESIDENTIAL - MULTI FAMILY	1/5/2015	EL2014-167	\$30,000.00	\$18.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/20/2015	EL2015-5	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/21/2015	EL2015-1	\$94,800.00	\$57.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/22/2015	EL2015-4	\$7,000.00	\$4.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/22/2015	EL2015-6	\$6,580.00	\$4.20	ELECTRICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/23/2015	EL2014-165	\$4,600.00	\$3.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/23/2015	EL2015-2	\$6,500.00	\$4.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/26/2015	EL2015-10	\$500.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/27/2015	EL2015-9	\$10,000.00	\$6.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/28/2015	EL2015-12	\$600.00	\$.60	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	1/30/2015	EL2015-13	\$3,850.00	\$2.40	POOL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/3/2015	EL2015-17	\$650.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/5/2015	EL2015-15	\$1,300.00	\$1.20	ELECTRICAL

Master Permit	RESIDENTIAL - MULTI FAMILY	2/5/2015	EL2015-18	\$14,400.00	\$9.00	FIRE ALARM SYSTEM
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	EL2015-20	\$800.00	\$.60	ELECTRICAL
	RESIDENTIAL - MULTI FAMILY	2/18/2015	EL2015-16	\$6,991.00	\$4.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/18/2015	EL2015-22	\$4,800.00	\$3.00	ELECTRICAL
	RESIDENTIAL - MULTI FAMILY	2/20/2015	EL2015-3	\$175.00	\$.60	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/23/2015	EL2015-23	\$250.00	\$.60	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/25/2015	EL2015-21	\$6,464.14	\$4.20	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/12/2015	EL2015-25	\$33,200.00	\$20.40	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/12/2015	EL2015-29	\$1,500.00	\$1.20	ELECTRICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	3/13/2015	EL2015-11	\$15,000.00	\$9.00	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/13/2015	EL2015-7	\$15,324.00	\$9.60	ELECTRICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/16/2015	EL2015-30	\$19,000.00	\$11.40	ELECTRICAL
Sub Permit	COMMERCIAL	3/19/2015	EL2014-151	\$250.00	\$.60	ELECTRICAL
Sub Permit	COMMERCIAL	3/24/2015	EL2014-141	\$30,421.00	\$18.60	ELECTRICAL

Sub Permit	RESIDENTIAL - MULTI FAMILY	3/30/2015	EL2015-33	\$7,000.00	\$4.20	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/30/2015	EL2015-35	\$777,900.00	\$466.80	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/30/2015	EL2015-36	\$7,000.00	\$4.20	ELECTRICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/6/2015	EL2014-159	\$800.00	\$.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/8/2015	EL2015-40	\$1,200.00	\$1.20	ELECTRICAL

Total:	143	\$1,831,491.81	\$1,132.60
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BUILDING OFFICIAL'S SIGNATURE

DATE

Mechanical Permits

Month/Year: 1/1/2014 through 4/13/2015

Contact Person: AYANIDYS MARANTE

Master/Sub?	R/C	Permit Date	Permit #	Construct. Value	DC	Project Description
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/17/2014	MC2013-100	\$4,000.00	\$2.40	MECHANICAL
Master Permit	COMMERCIAL	1/17/2014	MC2014-1	\$11,000.00	\$6.60	MECHANICAL
Master Permit		2/5/2014	MC2014-2	\$3,500.00	\$2.40	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/11/2014	MC2014-3	\$1,000.00	\$0.60	MECHANICAL
	RESIDENTIAL - SINGLE FAMILY	2/14/2014	MC2014-4	\$6,158.00	\$4.20	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/3/2014	MC2014-6	\$4,000.00	\$2.40	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	3/19/2014	MC2014-5	\$2,785.00	\$1.80	MECHANICAL
		3/20/2014	MC2014-8	\$2,500.00	\$1.80	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	3/25/2014	MC2014-9	\$38,000.00	\$22.80	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	3/27/2014	MC2014-11	\$4,360.00	\$3.00	MECHANICAL
		4/4/2014	MC2014-12	\$2,400.00	\$1.80	MECHANICAL
Sub Permit	COMMERCIAL	4/10/2014	MC2014-13	\$28,550.00	\$17.40	MECHANICAL

Master Permit	RESIDENTIAL - MULTI FAMILY	4/15/2014	MC2014-15	\$9,850.00	\$6.00	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/30/2014	MC2014-18	\$3,200.00	\$2.40	MECHANICAL
	RESIDENTIAL - SINGLE FAMILY	5/2/2014	MC2014-19	\$10,289.21	\$6.60	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	5/15/2014	MC2014-20	\$400.00	\$.60	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	5/23/2014	MC2014-24	\$7,337.00	\$4.80	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	5/28/2014	MC2014-21	\$2,905.00	\$1.80	MECHANICAL
	RESIDENTIAL - MULTI FAMILY	5/28/2014	MC2014-25	\$7,000.00	\$4.20	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	5/28/2014	MC2014-26	\$3,000.00	\$1.80	MECHANICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	6/2/2014	MC2014-22	\$6,879.00	\$4.20	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	6/6/2014	MC2014-23	\$26,800.00	\$16.20	A/C STAND
Sub Permit	RESIDENTIAL - SINGLE FAMILY	6/11/2014	MC2014-17	\$2,350.00	\$1.80	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	7/1/2014	MC2014-16	\$5,500.00	\$3.60	MECHANICAL
		7/9/2014	MC2014-31	\$3,900.00	\$2.40	
Sub Permit	RESIDENTIAL - MULTI FAMILY	7/14/2014	MC2014-33	\$2,500.00	\$1.80	MECHANICAL

		7/15/2014	MC2014-32	\$3,200.00	\$2.40	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/22/2014	MC2014-34	\$70,000.00	\$42.00	MECHANICAL
Master Permit		7/24/2014	MC2014-35	\$4,950.00	\$3.00	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/29/2014	MC2014-29	\$2,000.00	\$1.20	MECHANICAL
	COMMERCIAL	7/29/2014	MC2014-37	\$16,000.00	\$9.60	MECHANICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/31/2014	MC2014-36	\$500.00	\$0.60	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	8/1/2014	MC2014-30	\$18,500.00	\$11.40	MECHANICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/6/2014	MC2014-38	\$6,000.00	\$3.60	MECHANICAL
	RESIDENTIAL - MULTI FAMILY	8/20/2014	MC2014-45	\$4,300.00	\$3.00	MECHANICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	8/21/2014	MC2014-44	\$9,800.00	\$6.00	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	8/27/2014	MC2014-48	\$2,500.00	\$1.80	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	8/29/2014	MC2014-49	\$4,300.00	\$3.00	MECHANICAL
	COMMERCIAL	9/4/2014	MC2014-50	\$6,500.00	\$4.20	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	9/11/2014	MC2014-47	\$2,450.00	\$1.80	MECHANICAL

Sub Permit	RESIDENTIAL - SINGLE FAMILY	9/16/2014	MC2014-51	\$60,000.00	\$36.00	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/18/2014	MC2014-42	\$19,000.00	\$11.40	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	9/18/2014	MC2014-55	\$3,789.00	\$2.40	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/22/2014	MC2014-54	\$2,500.00	\$1.80	MECHANICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	9/23/2014	MC2014-56	\$3,200.00	\$2.40	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/1/2014	MC2014-53	\$400,000.00	\$240.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	10/1/2014	MC2014-59	\$6,800.00	\$4.20	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	10/2/2014	MC2014-58	\$54,000.00	\$32.40	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	MC2014-61	\$2,800.00	\$1.80	MECHANICAL
	COMMERCIAL	10/9/2014	MC2014-60	\$2,100.00	\$1.80	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	10/14/2014	MC2014-63	\$4,350.00	\$3.00	MECHANICAL
	RESIDENTIAL - MULTI FAMILY	10/14/2014	MC2014-64	\$3,800.00	\$2.40	MECHANICAL
Sub Permit	COMMERCIAL	10/15/2014	MC2014-62	\$7,300.00	\$4.80	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	10/24/2014	MC2014-66	\$1,200.00	\$1.20	MECHANICAL

	RESIDENTIAL - MULTI FAMILY	10/27/2014	MC2014-67	\$3,800.00	\$2.40	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/5/2014	MC2014-68	\$10,000.00	\$6.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	11/10/2014	MC2014-71	\$4,350.00	\$3.00	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/14/2014	MC2014-69	\$300.00	\$.60	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/18/2014	MC2014-70	\$12,000.00	\$7.20	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	11/18/2014	MC2014-72	\$3,899.00	\$2.40	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/21/2014	MC2014-43	\$500.00	\$.60	MECHANICAL
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/1/2014	MC2014-73	\$4,608.57	\$3.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	12/1/2014	MC2014-75	\$2,380.00	\$1.80	MECHANICAL
		12/2/2014	MC2014-77	\$200.00	\$.60	MECHANICAL
Master Permit		12/4/2014	MC2014-76	\$600.00	\$.60	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	12/8/2014	MC2014-74	\$14,000.00	\$8.40	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	12/9/2014	MC2014-78	\$2,975.00	\$1.80	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	12/16/2014	MC2014-79	\$4,500.00	\$3.00	MECHANICAL

Master Permit	RESIDENTIAL - MULTI FAMILY	12/16/2014	MC2014-80	\$4,500.00	\$3.00	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	12/30/2014	MC2014-83	\$500.00	\$.60	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/15/2015	MC2014-65	\$175,000.00	\$105.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	1/20/2015	MC2015-2	\$3,810.00	\$2.40	MECHANICAL
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/21/2015	MC2015-1	\$99,800.00	\$60.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	1/26/2015	MC2015-5	\$2,500.00	\$1.80	MECHANICAL
Master Permit	COMMERCIAL	1/26/2015	MC2015-6	\$4,900.00	\$3.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/2/2015	MC2015-10	\$2,975.00	\$1.80	MECHANICAL
Master Permit		2/12/2015	MC2015-13	\$5,177.00	\$3.60	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/12/2015	MC2015-3	\$4,500.00	\$3.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/12/2015	MC2015-7	\$29,500.00	\$18.00	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/18/2015	MC2015-8	\$2,800.00	\$1.80	MECHANICAL
	RESIDENTIAL - MULTI FAMILY	2/18/2015	MC2015-9	\$4,577.00	\$3.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	2/25/2015	MC2015-15	\$2,400.00	\$1.80	MECHANICAL

Master Permit	RESIDENTIAL - MULTI FAMILY	3/3/2015	MC2015-17	\$3,580.00	\$2.40	MECHANICAL
Master Permit		3/4/2015	MC2015-18	\$3,029.00	\$2.40	MECHANICAL
	RESIDENTIAL - MULTI FAMILY	3/9/2015	MC2015-19	\$2,300.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/13/2015	MC2015-4	\$14,364.00	\$9.00	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	3/30/2015	MC2015-16	\$244,900.00	\$147.00	MECHANICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/30/2015	MC2015-20	\$1,000.00	\$.60	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	4/7/2015	MC2015-24	\$3,500.00	\$2.40	MECHANICAL
Master Permit	RESIDENTIAL - MULTI FAMILY	4/8/2015	MC2015-28	\$4,373.00	\$3.00	MECHANICAL
		4/10/2015	MC2015-30	\$3,400.00	\$2.40	MECHANICAL

Total: 91 \$1,609,499.78 \$985.80

BUILDING OFFICIAL'S SIGNATURE

DATE

Misc - Building Permits

Month/Year: 1/1/2014 through 4/13/2015

Contact Person: AYANIDYS MARANTE

Master/Sub?	R/C	Permit Date	Permit #	Construct. Value	DC	Project Description
		1/15/2014	MB2014-8	\$600.00	\$.60	A/C STAND
		1/23/2014	MB2014-11	\$800.00	\$.60	A/C STAND
		1/27/2014	MB2014-14	\$4,000.00	\$2.40	PAINTING
Master Permit	RESIDENTIAL - MULTI FAMILY	1/31/2014	MB2014-17	\$800.00	\$.60	A/C STAND
		1/31/2014	MB2014-7	\$800.00	\$.60	A/C STAND
		2/6/2014	MB2014-18	\$800.00	\$.60	A/C STAND
		2/6/2014	MB2014-19	\$800.00	\$.60	A/C STAND
		2/24/2014	MB2014-35	\$2,250.00	\$1.80	FENCE
Master Permit	COMMERCIAL	3/6/2014	MB2013-153	\$2,500.00	\$1.80	SIGN
		3/18/2014	MB2014-50	\$1,350.00	\$1.20	PAINTING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/8/2014	MB2014-36	\$2,500.00	\$1.80	CONSTRUCTION TRAILER
Master Permit	RESIDENTIAL - MULTI FAMILY	6/11/2014	MB2014-83	\$12,380.00	\$7.80	PAINTING

Master Permit	RESIDENTIAL - MULTI FAMILY	9/30/2014	MB2014-123	\$300.00	\$.60	PAINTING
Master Permit		10/22/2014	MB2014-129	\$110,000.00	\$66.00	PAINTING
		11/7/2014	MB2014-141	\$3,990.00	\$2.40	FENCE
Master Permit		11/13/2014	MB2014-147	\$17,000.00	\$10.20	PAINTING
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/15/2014	MB2014-157	\$200.00	\$.60	FENCE
Master Permit	COMMERCIAL	1/7/2015	MB2014-5	\$200.00	\$.60	SIGNS - WINDOW/DOOR SIGN
		1/8/2015	MB2014-174	\$1,800.00	\$1.20	FENCE
Master Permit		1/22/2015	MB2015-10	\$1,500.00	\$1.20	FENCE
		1/22/2015	MB2015-11	\$1,000.00	\$.60	FENCE
Master Permit		1/22/2015	MB2015-9	\$1,000.00	\$.60	FENCE
		2/2/2015	MB2015-2	\$1,700.00	\$1.20	SIGN
Sub Permit		2/13/2015	MB2015-19	\$1,250.00	\$1.20	FENCE
		2/19/2015	MB2015-29	\$47,985.00	\$28.80	PAINTING
		3/6/2015	MB2015-32	\$26,600.00	\$16.20	PAINTING

Master Permit	RESIDENTIAL - MULTI FAMILY	3/11/2015	MB2015-43	\$6,670.00	\$4.20	PAINTING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/30/2015	MB2015-55	\$500.00	\$.60	FENCE
	COMMERCIAL	3/31/2015	MB2015-5	\$1,440.00	\$1.20	SIGNS - BUILDING IDENTIFICATION
Master Permit	RESIDENTIAL - MULTI FAMILY	3/31/2015	MB2015-54	\$1,000.00	\$.60	FENCE
Master Permit	RESIDENTIAL - MULTI FAMILY	3/31/2015	MB2015-56	\$1,000.00	\$.60	FENCE

Total: 31	\$254,715.00	\$159.00
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BUILDING OFFICIAL'S SIGNATURE

DATE

Plumbing Permits

Month/Year: 1/1/2014 through 4/13/2015

Contact Person: AYANIDYS MARANTE

Master/Sub?	R/C	Permit Date	Permit #	Construct. Value	DC	Project Description
Master Permit	RESIDENTIAL - MULTI FAMILY	1/30/2014	PL2014-2	\$1,500.00	\$1.20	PLUMBING
		1/31/2014	PL2014-1	\$2,500.00	\$1.80	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	2/3/2014	PL2014-4	\$1,200.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/3/2014	PL2014-7	\$500.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/3/2014	PL2014-8	\$500.00	\$.60	PLUMBING
Master Permit		2/4/2014	PL2013-121	\$40,000.00	\$24.00	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/5/2014	PL2013-123	\$1,500.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	2/5/2014	PL2014-5	\$1,300.00	\$1.20	PLUMBING
		2/6/2014	PL2014-10	\$700.00	\$.60	PLUMBING
Master Permit	COMMERCIAL	2/6/2014	PL2014-9	\$1,000.00	\$.60	PLUMBING
		2/11/2014	PL2014-11	\$1,200.00	\$1.20	PLUMBING
Sub Permit		2/11/2014	PL2014-14	\$800.00	\$.60	PLUMBING

Sub Permit		2/11/2014	PL2014-15	\$1,000.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/24/2014	PL2014-12	\$2,500.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/27/2014	PL2013-96	\$85,000.00	\$51.00	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/5/2014	PL2014-23	\$2,500.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/6/2014	PL2014-24	\$350.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/13/2014	PL2014-19	\$1,800.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/17/2014	PL2014-26	\$1,200.00	\$1.20	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/19/2014	PL2014-27	\$500.00	\$.60	PLUMBING
	RESIDENTIAL - SINGLE FAMILY	3/19/2014	PL2014-28	\$2,400.00	\$1.80	PLUMBING
		3/21/2014	PL2014-41	\$150.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/24/2014	PL2014-16	\$800.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/24/2014	PL2014-25	\$3,200.00	\$2.40	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/24/2014	PL2014-40	\$1,000.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	3/25/2014	PL2014-34	\$12,300.00	\$7.80	PLUMBING

Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/26/2014	PL2014-29	\$2,300.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/27/2014	PL2014-33	\$2,400.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	4/1/2014	PL2014-35	\$750.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/2/2014	PL2014-22	\$175.00	\$.60	WATER HEATER
Master Permit	RESIDENTIAL - MULTI FAMILY	4/4/2014	PL2014-45	\$900.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	4/4/2014	PL2014-46	\$2,200.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/4/2014	PL2014-47	\$1,200.00	\$1.20	
Master Permit	RESIDENTIAL - MULTI FAMILY	4/4/2014	PL2014-49	\$1,400.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/7/2014	PL2014-44	\$380.00	\$.60	PLUMBING
	COMMERCIAL	4/8/2014	PL2014-50	\$6,500.00	\$4.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/10/2014	PL2014-51	\$100.00	\$.60	PLUMBING
	RESIDENTIAL - MULTI FAMILY	4/17/2014	PL2014-57	\$400.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/21/2014	PL2014-60	\$1,800.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/22/2014	PL2014-52	\$650.00	\$.60	PLUMBING

		4/24/2014	PL2014-56	\$7,000.00	\$4.20	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	4/28/2014	PL2014-62	\$800.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/29/2014	PL2014-65	\$200.00	\$.60	PLUMBING
Sub Permit		5/1/2014	PL2014-67	\$600.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	5/6/2014	PL2014-66	\$450.00	\$.60	PLUMBING
	RESIDENTIAL - MULTI FAMILY	5/12/2014	PL2014-64	\$12,000.00	\$7.20	FIRE SPRINKLER
	RESIDENTIAL - MULTI FAMILY	5/13/2014	PL2014-70	\$2,600.00	\$1.80	PLUMBING
		5/19/2014	PL2014-53	\$100.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	5/19/2014	PL2014-72	\$800.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	5/21/2014	PL2014-73	\$34,000.00	\$20.40	PLUMBING
Master Permit		5/30/2014	PL2014-79	\$2,300.00	\$1.80	PLUMBING
Master Permit		6/3/2014	PL2014-78	\$1,100.00	\$1.20	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	6/6/2014	PL2014-77	\$3,000.00	\$1.80	PLUMBING
		6/12/2014	PL2014-82	\$1,000.00	\$.60	PLUMBING

Master Permit	RESIDENTIAL - MULTI FAMILY	6/27/2014	PL2014-85	\$2,250.00	\$1.80	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	6/30/2014	PL2014-87	\$320.00	\$.60	PLUMBING
	RESIDENTIAL - SINGLE FAMILY	6/30/2014	PL2014-88	\$750.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	6/30/2014	PL2014-92	\$1,000.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/1/2014	PL2014-58	\$1,200.00	\$1.20	PLUMBING
Sub Permit		7/2/2014	PL2014-94	\$500.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	7/8/2014	PL2014-96	\$1,100.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	7/9/2014	PL2014-89	\$300.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	7/9/2014	PL2014-95	\$2,000.00	\$1.20	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	7/11/2014	PL2014-101	\$3,500.00	\$2.40	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	7/14/2014	PL2014-91	\$1,500.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	7/16/2014	PL2014-98	\$2,000.00	\$1.20	PLUMBING
Master Permit	COMMERCIAL	7/21/2014	PL2014-71	\$2,556.00	\$1.80	FIRE SPRINKLER
Master Permit	RESIDENTIAL - SINGLE FAMILY	7/29/2014	PL2014-90	\$6,000.00	\$3.60	WATER HEATER

Master Permit	RESIDENTIAL - MULTI FAMILY	7/31/2014	PL2014-108	\$2,500.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/1/2014	PL2014-104	\$700.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	8/5/2014	PL2014-107	\$1,200.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/6/2014	PL2014-109	\$4,500.00	\$3.00	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	8/13/2014	PL2014-110	\$46,900.00	\$28.20	PLUMBING/WELL
	RESIDENTIAL - MULTI FAMILY	8/20/2014	PL2014-106	\$26,000.00	\$15.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	8/21/2014	PL2014-102	\$1,600.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/4/2014	PL2014-118	\$2,000.00	\$1.20	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	9/5/2014	PL2014-120	\$21,100.00	\$13.20	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	9/5/2014	PL2014-122	\$5,460.00	\$3.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	9/10/2014	PL2014-124	\$5,000.00	\$3.00	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	9/15/2014	PL2014-123	\$3,000.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/16/2014	PL2014-116	\$300.00	\$.60	SEWER CAP OFF
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/16/2014	PL2014-117	\$300.00	\$.60	PLUMBING

Sub Permit	RESIDENTIAL - MULTI FAMILY	9/18/2014	PL2014-113	\$9,200.00	\$6.00	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	9/18/2014	PL2014-129	\$300.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	9/24/2014	PL2014-130	\$1,500.00	\$1.20	PLUMBING
	RESIDENTIAL - MULTI FAMILY	10/1/2014	PL2014-142	\$26,000.00	\$15.60	PLUMBING/WELL
Sub Permit	GOVERNMENTAL USE	10/2/2014	PL2014-132	\$6,500.00	\$.00	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	PL2014-133	\$600.00	\$.60	PLUMBING
Sub Permit		10/2/2014	PL2014-136	\$10,000.00	\$6.00	SEWER CAP OFF
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	PL2014-138	\$10,000.00	\$6.00	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	10/2/2014	PL2014-140	\$500.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/2/2014	PL2014-143	\$2,500.00	\$1.80	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	10/2/2014	PL2014-144	\$4,000.00	\$2.40	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/3/2014	PL2014-134	\$1,350.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	10/6/2014	PL2014-125	\$1,750.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/7/2014	PL2014-126	\$9,766.67	\$6.00	PLUMBING

Sub Permit	RESIDENTIAL - MULTI FAMILY	10/7/2014	PL2014-146	\$500.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	10/9/2014	PL2014-131	\$1,900.00	\$1.20	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	10/13/2014	PL2014-137	\$4,500.00	\$3.00	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/13/2014	PL2014-148	\$750.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/13/2014	PL2014-149	\$1,750.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/16/2014	PL2014-147	\$1,650.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/22/2014	PL2014-135	\$10,000.00	\$6.00	SEWER CAP OFF
Sub Permit	RESIDENTIAL - MULTI FAMILY	10/22/2014	PL2014-150	\$300.00	\$.60	SEWER CAP OFF
Master Permit	RESIDENTIAL - MULTI FAMILY	10/24/2014	PL2014-145	\$650.00	\$.60	WATER METER
Sub Permit	RESIDENTIAL - SINGLE FAMILY	10/24/2014	PL2014-154	\$500.00	\$.60	PLUMBING
Sub Permit	COMMERCIAL	11/3/2014	PL2014-157	\$5,000.00	\$3.00	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/4/2014	PL2014-159	\$1,100.00	\$1.20	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	11/4/2014	PL2014-166	\$800.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/5/2014	PL2014-156	\$3,500.00	\$2.40	PLUMBING

Sub Permit	RESIDENTIAL - MULTI FAMILY	11/7/2014	PL2014-161	\$300.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/7/2014	PL2014-162	\$300.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/13/2014	PL2014-158	\$500.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/13/2014	PL2014-164	\$6,235.00	\$4.20	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/14/2014	PL2014-165	\$750.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/17/2014	PL2014-152	\$14,000.00	\$8.40	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	11/19/2014	PL2014-111	\$550.00	\$.60	SEWER CAP OFF
Master Permit	RESIDENTIAL - MULTI FAMILY	11/20/2014	PL2014-172	\$800.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/20/2014	PL2014-174	\$500.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/21/2014	PL2014-114	\$500.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	11/21/2014	PL2014-175	\$2,100.00	\$1.80	PLUMBING
		12/4/2014	PL2014-180	\$2,800.00	\$1.80	PLUMBING
		12/4/2014	PL2014-181	\$2,800.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/8/2014	PL2014-179	\$3,500.00	\$2.40	PLUMBING

Master Permit	RESIDENTIAL - MULTI FAMILY	12/10/2014	PL2014-176	\$1,500.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/12/2014	PL2014-186	\$100.00	\$.60	SEWER CAP OFF
	RESIDENTIAL - SINGLE FAMILY	12/16/2014	PL2014-178	\$1,000.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/16/2014	PL2014-189	\$780,000.00	\$468.00	PLUMBING
	RESIDENTIAL - MULTI FAMILY	12/17/2014	PL2014-183	\$18,500.00	\$11.40	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/18/2014	PL2014-160	\$2,500.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	12/19/2014	PL2014-163	\$750.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	12/19/2014	PL2014-187	\$1,000.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	12/23/2014	PL2014-127	\$7,000.00	\$4.20	PLUMBING
	RESIDENTIAL - MULTI FAMILY	12/23/2014	PL2014-193	\$2,400.00	\$1.80	PLUMBING
	RESIDENTIAL - MULTI FAMILY	12/23/2014	PL2014-194	\$1,800.00	\$1.20	INTERIOR REMODELLING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	12/30/2014	PL2014-169	\$750.00	\$.60	PLUMBING
	COMMERCIAL	12/30/2014	PL2014-192	\$2,150.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	12/30/2014	PL2014-195	\$4,000.00	\$2.40	PLUMBING

Sub Permit	RESIDENTIAL - MULTI FAMILY	12/30/2014	PL2014-196	\$300.00	\$.60	SEWER CAP OFF
		12/30/2014	PL2014-199	\$100.00	\$.60	PLUMBING
Master Permit	COMMERCIAL	1/5/2015	PL2014-191	\$2,500.00	\$1.80	PLUMBING
	RESIDENTIAL - SINGLE FAMILY	1/5/2015	PL2014-198	\$1,000.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/6/2015	PL2014-190	\$28,000.00	\$16.80	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	1/6/2015	PL2014-200	\$66,350.00	\$40.20	PLUMBING
	RESIDENTIAL - MULTI FAMILY	1/7/2015	PL2014-141	\$30,800.00	\$18.60	ELECTRICAL
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/12/2015	PL2015-1	\$15,000.00	\$9.00	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	1/13/2015	PL2015-2	\$700.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/14/2015	PL2015-3	\$550.00	\$.60	PLUMBING
		1/20/2015	PL2014-188	\$450.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	1/20/2015	PL2015-6	\$8,500.00	\$5.40	PLUMBING
	RESIDENTIAL - SINGLE FAMILY	1/21/2015	PL2015-9	\$500.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/23/2015	PL2015-5	\$10,135.00	\$6.60	PLUMBING

Master Permit	RESIDENTIAL - MULTI FAMILY	1/26/2015	PL2015-12	\$37,750.00	\$22.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	1/27/2015	PL2014-171	\$300.00	\$.60	SEWER CAP OFF
	RESIDENTIAL - MULTI FAMILY	1/28/2015	PL2015-4	\$1,500.00	\$1.20	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	1/29/2015	PL2015-11	\$8,200.00	\$5.40	PLUMBING
Sub Permit		1/29/2015	PL2015-15	\$300.00	\$.60	PLUMBING
Master Permit	COMMERCIAL	1/29/2015	PL2015-16	\$1,800.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/5/2015	PL2015-17	\$1,100.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/9/2015	PL2015-19	\$2,765.00	\$1.80	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/9/2015	PL2015-22	\$4,800.00	\$3.00	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	2/13/2015	PL2015-24	\$250.00	\$.60	PLUMBING
Master Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	PL2015-20	\$1,000.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	PL2015-25	\$300.00	\$.60	SEWER CAP OFF
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/17/2015	PL2015-26	\$300.00	\$.60	SEWER CAP OFF
Sub Permit	RESIDENTIAL - MULTI FAMILY	2/18/2015	PL2015-28	\$300.00	\$.60	SEWER CAP OFF

Sub Permit	RESIDENTIAL - MULTI FAMILY	2/24/2015	PL2015-29	\$2,800.00	\$1.80	PLUMBING
Master Permit	RESIDENTIAL - SINGLE FAMILY	3/2/2015	PL2015-27	\$2,400.00	\$1.80	WATER HEATER
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/5/2015	PL2015-33	\$1,500.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/6/2015	PL2015-18	\$2,800.00	\$1.80	FIRE SPRINKLER
	RESIDENTIAL - MULTI FAMILY	3/6/2015	PL2015-23	\$300.00	\$.60	SEWER CAP OFF
Master Permit	RESIDENTIAL - MULTI FAMILY	3/6/2015	PL2015-30	\$1,000.00	\$.60	PLUMBING
	RESIDENTIAL - SINGLE FAMILY	3/6/2015	PL2015-31	\$1,000.00	\$.60	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/9/2015	PL2015-35	\$2,220.00	\$1.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/13/2015	PL2015-7	\$19,862.00	\$12.00	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	3/16/2015	PL2015-38	\$2,400.00	\$1.80	PLUMBING
	RESIDENTIAL - MULTI FAMILY	3/16/2015	PL2015-40	\$500.00	\$.60	SEWER CAP OFF
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/17/2015	PL2015-13	\$300.00	\$.60	SEWER CAP OFF
Sub Permit	RESIDENTIAL - MULTI FAMILY	3/24/2015	PL2015-21	\$300.00	\$.60	SEWER CAP OFF
Sub Permit		3/26/2015	PL2015-42	\$500.00	\$.60	SEWER CAP OFF

Sub Permit		3/26/2015	PL2015-43	\$500.00	\$.60	SEWER CAP OFF
Sub Permit		3/27/2015	PL2015-44	\$10,232.00	\$6.60	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/2/2015	PL2015-51	\$15,000.00	\$9.00	PLUMBING
Sub Permit	COMMERCIAL	4/3/2015	PL2015-50	\$1,750.00	\$1.20	PLUMBING
Sub Permit	RESIDENTIAL - SINGLE FAMILY	4/9/2015	PL2015-53	\$27,900.00	\$16.80	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/13/2015	PL2015-54	\$4,865.00	\$3.00	PLUMBING
Sub Permit	RESIDENTIAL - MULTI FAMILY	4/13/2015	PL2015-56	\$1,000.00	\$.60	SEWER CAP OFF
		4/13/2015	PL2015-58	\$300.00	\$.60	PLUMBING

Total: 188 \$1,700,971.67 \$1,063.80

BUILDING OFFICIAL'S SIGNATURE

DATE

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
305-993-1786

Permit Log By Type

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For: 1/1/2015 through 4/13/2015

Permit Type: Building
Status: Closed
Applicant:
Demolition Masters Inc
122 Madeira Avenue
Coral Gables, FL 33134

Permit Number: BP2015-115
Parcel #: 13-2227-001-2850
Parcel Address: 1020 93 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
Sorosh, LLC
7657 NW 50TH ST
Miami, FL 33166

Permit Number: BP2015-7
Parcel #: 13-2227-001-1150
Parcel Address: 1170 103 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
Republic Commercial Contractors LLC
782 NW Le Jeune Rd. Ste. 435
Miami, FL 33126

Permit Number: BP2015-5
Parcel #: 13-2227-009-0020
Parcel Address: 9300 West Bay Harbor Dr. 1B
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
Narsha Group LLC, The
7500 Ne 4th Court
Miami, FL 33133

Permit Number: BP2015-114
Parcel #: 13-2227-105-0070
Parcel Address: 9971 West Bay Harbor Dr. 103
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Closed

Applicant:

Dimitri Construction Svcs
407 Lincoln Rd., Suite 4F
Miami Beach, FL 33139

Permit Number: BP2015-4

Parcel #: 13-2227-001-1230

Parcel Address: 10200 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Ace Construction
11950 W Dixie Hwy
Miami, FL 33161

Permit Number: BP2015-122

Parcel #: 13-2227-001-4160

Parcel Address: 10241 EAST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

TK Marble and Tile of South Florida
1508 Bay Road #1239
Miami Beach, FL 33139

Permit Number: BP2015-17

Parcel #: 13-2227-007-0060

Parcel Address: 9500 West Bay Harbor Dr. 2F
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

ADC Construction Group Inc
10340 Sw 62nd St
Miami, FL 33173

Permit Number: BP2015-18

Parcel #: 13-2227-001-1830

Parcel Address: 9900 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Lowe's Home Centers Inc
8529 Southpark Circle Ste. 430
Orlando, FL 32819

Permit Number: BP2015-19

Parcel #: 13-2227-035-0280

Parcel Address: 9100 West Bay Harbor Dr. 8D
Bay Harbor Islands, FL 33154

Permit Log By Type

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For: 1/1/2015 through 4/13/2015

Permit Type: Building
Status: Pending
Applicant:
Simja Construction LLC

Permit Number: BP2015-3
Parcel #: 13-2227-001-2440
Parcel Address: 1063-73 95 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
Jay Construction, Inc.
10321 E. Broadview Drive
Bay Harbor Islands,, FL 33154

Permit Number: BP2015-121
Parcel #: 13-2227-001-5200
Parcel Address: 1311 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status:
Applicant:

Permit Number: BP2015-120
Parcel #:
Parcel Address:

Permit Type: Building
Status: Approved
Applicant:
Alisvill Floors and Beyond Inc
6875 SW 131 Ct
Miami, FL 33183

Permit Number: BP2015-119
Parcel #: 13-2227-079-0010
Parcel Address: 1140 Kane Concourse 2-1
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
KCN Painting & Services, Inc.
8066 W 18 Avenue
Hialeah, FL 33014

Permit Number: BP2015-118
Parcel #: 13-2227-001-3710
Parcel Address: 1135 Kane Concourse
Bay Harbor Islands, FL 33154

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For: 1/1/2015 through 4/13/2015

Permit Type: Building

Status: Approved

Applicant:

Daza-Jaller Construction LLC
1835 Primrose Ln
Wellington, FL 33414

Permit Number: BP2015-117

Parcel #: 13-2227-096-0680

Parcel Address: 1080 94 Street 412
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Pending

Applicant:

Nuspace Network LLC
40 S.W. Street Suite 101
Miami, FL 33130

Permit Number: BP2015-116

Parcel #: 13-2227-001-3710

Parcel Address: 1135 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Sorosh, LLC
7657 NW 50TH ST
Miami, FL 33166

Permit Number: BP2015-6

Parcel #: 13-2227-001-0720

Parcel Address: 9760 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Ace Construction
11950 W Dixie Hwy
Miami, FL 33161

Permit Number: BP2015-123

Parcel #: 13-2227-001-6390

Parcel Address: 1310 98 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Gapal Construction Inc
10942 SW 25th St
Miami, FL 33165

Permit Number: BP2015-73

Parcel #: 13-2227-001-5150

Parcel Address: 1288 101 Street
Bay Harbor Islands, FL 33154

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Permit Type: Building
Status: Closed
Applicant:
Thunder Demolition Inc
75 Nw 116th St
Miami, FL 33168

Permit Number: BP2015-54
Parcel #: 13-2227-001-1330
Parcel Address: 1170-74 102 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
Contractors 911
2225 W 78th St
Hialeah, FL 33016

Permit Number: BP2015-76
Parcel #: 13-2227-001-6460
Parcel Address: 1361 97 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
Essig Pools Inc
1800 Northeast 151 Street
North Miami, FL 33181

Permit Number: BP2015-77
Parcel #: 13-2227-001-5270
Parcel Address: 10000 EAST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Building
Status:
Applicant:

Permit Number: BP2015-52
Parcel #: 13-2227-001-2950
Parcel Address: 1055 92 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
Demolition Masters Inc
122 Madeira Avenue
Coral Gables, FL 33134

Permit Number: BP2015-53
Parcel #: 13-2227-001-1580
Parcel Address: 1145-47 100 Street
Bay Harbor Islands, FL 33154

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Permit Type: Building

Permit Number: BP2015-78

Status: Approved

Parcel #: 13-2227-001-6420

Applicant:

Parcel Address: 1360 98 Street

Warren Contracting & Development, Inc

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-79

Status: Approved

Parcel #: 13-2227-001-1830

Applicant:

Parcel Address: 9900 EAST BAY HARBOR DRIVE

H & E Development
561 SW 2nd Street #103
Miami, FL 33130

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-80

Status: Closed

Parcel #: 13-2227-055-0580

Applicant:

Parcel Address: 10000 West Bay Harbor Dr. PH 23

Louis D & Elaine P Antuono
10000 West Bay Harbor Drive #PH-23
Bay Harbor Islands, FL 33154

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-51

Status: Approved

Parcel #: 13-2227-001-1580

Applicant:

Parcel Address: 1145-47 100 Street

SAHAB LLC
7657 NW 50 ST
MIAMI, FL 33166

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-55

Status: Approved

Parcel #: 13-2227-001-4020

Applicant:

Parcel Address: 9901 EAST BROADVIEW DRIVE

Artistic Concrete Group
6945 Nw 53rd Ter
Miami, FL 33166

Bay Harbor Islands, FL 33154

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Permit Type: Building

Permit Number: BP2015-81

Status: Closed

Parcel #: 13-2227-001-4940

Applicant:

Parcel Address: 1234 102 Street

RC Construction & Investments Inc
12700 Southwest 40 Street
Miami, FL 33175

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-48

Status: Approved

Parcel #: 13-2227-001-0720

Applicant:

Parcel Address: 9760 WEST BAY HARBOR

Thunder Demolition Inc
75 Nw 116th St
Miami, FL 33168

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-49

Status: Approved

Parcel #: 13-2227-001-1150

Applicant:

Parcel Address: 1170 103 Street

Thunder Demolition Inc
75 Nw 116th St
Miami, FL 33168

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-45

Status: Approved

Parcel #: 13-2227-078-0060

Applicant:

Parcel Address: 9300 Bay Harbor Terrace 7A

American Construction & Repairs, LLC
9300 W Bay Harbor Drive
Bay Harbor Islands, FL 33154

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-129

Status: Approved

Parcel #: 13-2227-000-0020

Applicant:

Parcel Address: 1501 Broad Causeway

Kemp Signs Inc
1740 Hill Ave
Hallandale, FL 33407

Bay Harbor Islands,, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

Prodesa International
2730 SW 3rd Ave #601
Miami, FL 33129

Permit Number: BP2015-113

Parcel #: 13-2227-001-4040

Parcel Address: 9933 EAST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

M C Investment Group Inc
15541 Southwest 163rd Street
Miami, FL 33187

Permit Number: BP2015-112

Parcel #: 13-2227-110-0120

Parcel Address: 1172 98 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Demolition Masters Inc
122 Madeira Avenue
Coral Gables, FL 33134

Permit Number: BP2015-111

Parcel #: 13-2227-001-1700

Parcel Address: 1150 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

American Storm Protection Corp
7970 Southwest Sixteenth Street
Miami, FL 33155

Permit Number: BP2015-125

Parcel #: 13-2227-042-0040

Parcel Address: 10070 East Bay Harbor Dr. 70 D
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

Michael Garcia & Astrid and Raul Sanchez
9825 Broadview Terrace
Bay Harbor Islands, FL 33154

Permit Number: BP2015-21

Parcel #: 13-2227-001-5480

Parcel Address: 9825 Broadview Terrace
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Closed

Applicant:
Miami Carpet

Permit Number: BP2015-1

Parcel #: 13-2227-100-0130

Parcel Address: 9280 Bay Harbor Terrace 25
Bay Harbor Islands,, FL 33154

Permit Type: Building

Status: Approved

Applicant:
S.F. Concrete Technology
11231 N.W. 7th street apt 12
Miami, FL 33172

Permit Number: BP2015-20

Parcel #: 13-2227-062-0260

Parcel Address: 10101 East Bay Harbor Dr. 305
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:
Civic Construction Company, Inc
7144 SW 47th Street
Miami, FL 33155

Permit Number: BP2015-2

Parcel #: 13-2227-001-0360

Parcel Address: 9290 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:
Alpha Windows and Doors
590 SW 9Th Ter Ste 1
Pompano Bch, FL 33069

Permit Number: BP2015-23

Parcel #: 13-2227-035-0370

Parcel Address: 9100 West Bay Harbor Dr. 11A
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:
D & P Contractors Llc
21015 NE 19 Court
Miami, FL 33179

Permit Number: BP2015-110

Parcel #: 13-2227-062-0240

Parcel Address: 10101 East Bay Harbor Dr. 704
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

Coastland Construction Inc.
4661 SW 71st Ave
Miami, FL 33155

Permit Number: BP2015-109

Parcel #: 13-2227-001-0020

Parcel Address: 9541 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

Bari National Builders
20916 Sheridan St
Ft Lauderdale, FL 33332

Permit Number: BP2015-24

Parcel #: 13-2227-001-5010

Parcel Address: 1301 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Max South Construction
13203 NE 16th Ave
North Miami, FL 33161

Permit Number: BP2015-127

Parcel #: 13-2227-001-1500

Parcel Address: 1150 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

Gapal Construction Inc
10942 SW 25th St
Miami, FL 33165

Permit Number: BP2015-128

Parcel #: 13-2227-001-5300

Parcel Address: 1250 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Coastland Construction Inc
4661 SW 71st Ave
Miami, FL 33155

Permit Number: BP2015-108

Parcel #: 13-2227-001-0030

Parcel Address: 9521 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

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Permit Type: Building
Status: Approved
Applicant:
Nuspace Network LLC
40 S.W. Street Suite 101
Miami, FL 33131

Permit Number: BP2015-149
Parcel #: 13-2227-001-3710
Parcel Address: 1135 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Denied
Applicant:
Rexleigh Apartment Inc
9881 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

Permit Number: BP2015-130
Parcel #: 13-2227-001-0990
Parcel Address: 9881 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:

Permit Number: BP2015-107
Parcel #:
Parcel Address:

Permit Type: Building
Status: Pending
Applicant:
Jay Construction, Inc.
10321 E. Broadview Drive
Bay Harbor Islands,, FL 33154

Permit Number: BP2015-131
Parcel #: 13-2227-001-4940
Parcel Address: 1234 102 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
All Florida Pools
11720 Biscayne Blvd
Miami, FL 33181

Permit Number: BP2015-25
Parcel #: 13-2227-094-0001
Parcel Address: 1080 99 Street
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

Ultra Fence
7941 Northwest 64th Street
Miami, FL 33166

Permit Number: BP2015-22

Parcel #: 13-2227-001-4630

Parcel Address: 9418 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Withdrawn

Applicant:

AARYA Construction & Design Inc
7657 NW 50TH STREET
MIAMI, FL 33166

Permit Number: BP2015-9

Parcel #: 13-2227-001-0720

Parcel Address: 9760 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Withdrawn

Applicant:

AARYA Construction & Design Inc
7657 NW 50TH STREET
MIAMI, FL 33166

Permit Number: BP2015-8

Parcel #: 13-2227-001-1150

Parcel Address: 1170 103 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

GM&P
175 SW 7 th st #1407
Miami, FL 33130

Permit Number: BP2015-10

Parcel #: 13-2227-001-2961

Parcel Address: 1035 92 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

Gapal Construction Inc
10942 SW 25th St
Miami, FL 33165

Permit Number: BP2015-11

Parcel #: 13-2227-001-4220

Parcel Address: 10340 WEST BROADVIEW
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

Yamill Glass & Window
4806 SW 75th Ave
Miami, FL 33155

Permit Number: BP2015-12

Parcel #: 13-2227-065-0001

Parcel Address: 1135-49 99 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

SAHAB LLC
7657 NW 50 ST
Miami, FL 33166

Permit Number: BP2015-14

Parcel #: 13-2227-001-1580

Parcel Address: 1145-47 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Saman LLC
7657 Northwest 50 Street
Miami, FL 33166

Permit Number: BP2015-13

Parcel #: 13-2227-001-1330

Parcel Address: 1170-74 102 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

E P LLC
2645 NE 207 Street
Aventura, FL 33180

Permit Number: BP2015-15

Parcel #: 13-2227-001-3180

Parcel Address: 9201 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

General Impact Glass & Window Corp.
290 W 78 Road
Hialeah, FL 33014

Permit Number: BP2015-16

Parcel #: 13-2227-041-0360

Parcel Address: 9660 West Bay Harbor Dr. PH-F
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

AB Remodeling Inc
5605 W 12th CT
Hialeah, FL 33012

Permit Number: BP2015-124

Parcel #: 13-2227-033-0060

Parcel Address: 9180 West Bay Harbor Dr. 3C
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

Solid Builders Group LLC
2 NE 40 St Ste 503
Miami, FL 33137

Permit Number: BP2015-38

Parcel #: 13-2227-001-6010

Parcel Address: 1270 95 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Ace Construction
11950 W Dixie Hwy
Miami, FL 33161

Permit Number: BP2015-86

Parcel #: 13-2227-082-0110

Parcel Address: 9655 East Bay Harbor Dr. PH-SO
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Santinacho Enterprises Corp
2299 NE 164 St
N Miami Beach, FL 33165

Permit Number: BP2015-29

Parcel #: 13-2227-034-0290

Parcel Address: 1001 91 Street 405
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

Thunder Demolition Inc
75 Nw 116th St
Miami, FL 33168

Permit Number: BP2015-28

Parcel #: 13-2227-001-1160

Parcel Address: 10281 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

GM&P
175 SW 7 th st #1407
Miami, FL 33130

Permit Number: BP2015-94

Parcel #: 13-2227-001-2961

Parcel Address: 1035 92 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

Lowe's Home Centers Inc
8529 Southpark Circle Ste. 430
Orlando, FL 32819

Permit Number: BP2015-99

Parcel #: 13-2227-001-6120

Parcel Address: 9400 EAST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

Millennium Awnings
2501 W 80 ST Unit 1
Miami, FL 33016

Permit Number: BP2015-100

Parcel #: 13-2227-001-2370

Parcel Address: 1050 KANE Concourse
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

Detail Construction 4 You Corp
1411 Biscayne Blvd
Miami, FL 33261

Permit Number: BP2015-27

Parcel #: 13-2227-010-0360

Parcel Address: 9111 East Bay Harbor Dr. PH-F
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Jay Construction, Inc.
10321 E. Broadview Drive
Bay Harbor Islands,, FL 33154

Permit Number: BP2015-101

Parcel #: 13-2227-069-0010

Parcel Address: 1101 98 Street 1
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

Kenneth & Sharlane Packar
1210 - 99 Street
Bay Harbor Islands, FL 33154

Permit Number: BP2015-103

Parcel #: 13-2227-001-5420

Parcel Address: 1210 99 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

AWC Corp
8150 SW 8th st #110
Miami, FL 33144

Permit Number: BP2015-104

Parcel #: 13-2227-061-0001

Parcel Address: 9120 West Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

GM&P
175 SW 7 th st #1407
Miami, FL 33130

Permit Number: BP2015-26

Parcel #: 13-2227-001-2961

Parcel Address: 1035 92 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

Ace Construction
11950 W Dixie Hwy
Miami, FL 33161

Permit Number: BP2015-105

Parcel #: 13-2227-082-0110

Parcel Address: 9655 East Bay Harbor Dr. PH-SO
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

Demolition Masters Inc
122 Madeira Avenue
Coral Gables, FL 33134

Permit Number: BP2015-97

Parcel #: 13-2227-001-1570

Parcel Address: 1155-57 100 Street
Bay Harbor Islands, FL 33154

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Permit Type: Building

Permit Number: BP2015-43

Status: Closed

Parcel #: 13-2227-076-0001

Applicant:

Parcel Address: 1065-1075 98 Street

Authorized Advanced General Contractors Inc Bay Harbor Islands, FL 33154
1065 98 ST 7
Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-84

Status: Approved

Parcel #:

Applicant:

Parcel Address:

1163 100 Street Holding, LLC
1020 93 ST B #5
Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-85

Status: Closed

Parcel #: 13-2227-001-1570

Applicant:

Parcel Address: 1155-57 100 Street
Bay Harbor Islands, FL 33154

1155 100 Street Holding, LLC
1020 93 ST B#5
Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-98

Status: Closed

Parcel #: 13-2227-001-1560

Applicant:

Parcel Address: 1163-67 100 Street
Bay Harbor Islands, FL 33154

Demolition Masters Inc
122 Madeira Avenue
Coral Gables, FL 33134

Permit Type: Building

Permit Number: BP2015-87

Status: Approved

Parcel #: 13-2227-001-0980

Applicant:

Parcel Address: 9901 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Pooltech of Miami
9002 SW 40th Street
Miami, FL 33165

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Permit Type: Building

Status: Approved

Applicant:

V & M Consulting Inc
914 N 31 Road
Hollywood, FL 33021

Permit Number: BP2015-42

Parcel #: 13-2227-001-1850

Parcel Address: 9870-80 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Gilda Tormena
9101 East Bay Harbor Drive # 205
Bay Harbor Islands, FL 33154

Permit Number: BP2015-41

Parcel #: 13-2227-023-0100

Parcel Address: 9101 East Bay Harbor Dr. 205
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Miguel Lopez Jr., Inc
7711 N.W. 74Th Ave
Miami, FL 33166

Permit Number: BP2015-88

Parcel #: 13-2227-001-2961

Parcel Address: 1035 92 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

HK Contractor Consulting Inc
17100 NE 11 Ct
North Miami Beach, FL 33162

Permit Number: BP2015-89

Parcel #: 13-2227-074-0001

Parcel Address: 10066-90 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Dock & Marine Construction Inc
752 NE 79 St.
Miami, FL 33138

Permit Number: BP2015-39

Parcel #: 13-2227-023-0001

Parcel Address: 9101 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Closed

Applicant:

U. S. Wrecking & Land Clearing, Inc
9999 N.E. 2nd Avenue, Ste. 313
Miami, FL 33138

Permit Number: BP2015-34

Parcel #: 13-2227-001-3180

Parcel Address: 9201 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

Southeast Marine Construction
404 NE 38th St
Oakland Park, FL 33334

Permit Number: BP2015-90

Parcel #: 13-2227-001-0850

Parcel Address: 10201 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Arvani Building Works LLC
10800 sw 78 Avenue
Pinecrest, FL 33156

Permit Number: BP2015-40

Parcel #: 13-2227-001-5700

Parcel Address: 1210 97 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

D Stephenson Construction
6241 N Dixie Hwy
Fort Lauderdale, FL 33334

Permit Number: BP2015-91

Parcel #: 13-2227-001-1380

Parcel Address: 1155 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

T Bowleg Construction Co
2100 NW 17th Street
Opa Locka, FL 33056

Permit Number: BP2015-37

Parcel #: 13-2227-035-0090

Parcel Address: 9100 West Bay Harbor Dr. 4A
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

V & M Consulting Inc
914 N 31 Road
Hollywood, FL 33021

Permit Number: BP2015-36

Parcel #: 13-2227-001-1850

Parcel Address: 9870-80 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Home Depot, The
2690 Cumberland Parkway Suite 300
Atlanta, FL 30339

Permit Number: BP2015-92

Parcel #: 13-2227-008-0160

Parcel Address: 9381 East Bay Harbor Dr. 504N
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

D Stephenson Construction
6241 N Dixie Hwy
Fort Lauderdale, FL 33334

Permit Number: BP2015-35

Parcel #: 13-2227-001-1380

Parcel Address: 1155 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Mira Design Build
6155 Miami Lakes Drive
Miami Lakes, FL 33014

Permit Number: BP2015-93

Parcel #: 13-2235-004-0010

Parcel Address: 1000 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

Bimini Breeze Hvac Inc
7010 Nw 169th Street
Hialeah, FL 33015

Permit Number: BP2015-47

Parcel #: 13-2227-038-0020

Parcel Address: 9976 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

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Permit Type: Building
Status: Approved
Applicant:
KCN Painting & Services, Inc.
8066 W 18 Avenue
Hialeah, FL 33014

Permit Number: BP2015-56
Parcel #: 13-2227-083-0001
Parcel Address: 1111 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
Bimini Breeze Hvac Inc
7010 Nw 169th Street
Hialeah, FL 33015

Permit Number: BP2015-46
Parcel #: 13-2227-038-0030
Parcel Address: 9970-80 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
Saman LLC
7657 Northwest 50 Street
Miami, FL 33166

Permit Number: BP2015-44
Parcel #: 13-2227-001-1330
Parcel Address: 1170-74 102 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Closed
Applicant:
All Florida Pools
11720 Biscayne Blvd
Miami, FL 33181

Permit Number: BP2015-82
Parcel #: 13-2227-001-4470
Parcel Address: 9730 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
CMR FLorida LLC
701 Brikell Ave Ste 2040
Miami, FL 33131

Permit Number: BP2015-50
Parcel #: 13-2227-001-2091
Parcel Address: 1050 98 Street
Bay Harbor Islands, FL 33154

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Permit Type: Building

Permit Number: BP2015-83

Status: Approved

Parcel #: 13-2227-013-0210

Applicant:

PATRICIA BIRCHALL WHITE
37, AV DE PARIS 78000 VERSAILLES ,
FRANCE N/A

Parcel Address: 9250 West Bay Harbor Dr. PHA
Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-72

Status: Approved

Parcel #: 13-2227-083-1313

Applicant:

Pines Total Construction Corp
11801 NW 23rd St
Pembroke Pines, FL 33026

Parcel Address: 1111 Kane Concourse 609
Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-71

Status: Pending

Parcel #: 13-2235-004-0010

Applicant:

Mira Design Build

Parcel Address: 1000 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-70

Status: Approved

Parcel #: 13-2227-001-6010

Applicant:

Solid Builders Inc
2800 SW 155 Lane
Davie, FL 33331

Parcel Address: 1270 95 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-69

Status: Closed

Parcel #: 13-2227-023-0180

Applicant:

General Impact Glass & Window Corp.
290 W 78 Road
Hialeah, FL 33014

Parcel Address: 9101 East Bay Harbor Dr. 401
Bay Harbor Islands, FL 33154

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Permit Type: Building

Permit Number: BP2015-68

Status: Closed

Parcel #: 13-2227-023-0040

Applicant:

Parcel Address: 9101 East Bay Harbor Dr. 105

General Impact Glass & Window Corp.
290 W 78 Road
Hialeah, FL 33014

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-67

Status: Approved

Parcel #: 13-2235-004-0010

Applicant:

Parcel Address: 1000 Kane Concourse

Z Roofing & Waterproofing
2524 West 3 Avenue
Hialeah, FL 33010

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-74

Status: Denied

Parcel #: 13-2227-001-1860

Applicant:

Parcel Address: 9890 EAST BAY HARBOR DRIVE

V & M Consulting Inc
914 N 31 Road
Hollywood, FL 33021

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-75

Status: On Hold

Parcel #: 13-2227-048-0001

Applicant:

Parcel Address: 9781 East Bay Harbor Dr.

Not Selected

Bay Harbor Islands, FL 33154

Permit Type: Building

Permit Number: BP2015-66

Status:

Parcel #: 13-2227-001-6040

Applicant:

Parcel Address: 1310 95 Street

Bay Harbor Islands, FL 33154

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Permit Type: Building
Status: Approved
Applicant:
Southern Coast Construction
1804 Nw Madrid Way
Boca Raton, FL 33432

Permit Number: BP2015-30
Parcel #: 13-2227-001-1520
Parcel Address: 1170-74 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: On Hold
Applicant:
Builders Access LLC
11019 Westwood Lake Drive
Miami, FL 33165

Permit Number: BP2015-65
Parcel #: 13-2227-001-6040
Parcel Address: 1310 95 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
CMR FLorida LLC
701 Brikell Ave Ste 2040
Miami, FL 33131

Permit Number: BP2015-31
Parcel #: 13-2227-001-2090
Parcel Address: 9770-90 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
Jay Construction, Inc.
10321 E. Broadview Drive
Bay Harbor Islands,, FL 33154

Permit Number: BP2015-96
Parcel #: 13-2227-001-6610
Parcel Address: 1331 98 Street
Bay Harbor Islands, FL 33154

Permit Type: Building
Status: Approved
Applicant:
Sun Catcher Roofing
912 SE 12th Way
Deerfield Beach, FL 33441

Permit Number: BP2015-95
Parcel #: 13-2227-001-6010
Parcel Address: 1270 95 Street
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: Approved

Applicant:

Southeast Marine Construction
404 NE 38th St
Oakland Park, FL 33334

Permit Number: BP2015-32

Parcel #: 13-2227-001-4040

Parcel Address: 9933 EAST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

E P LLC
2645 NE 207 Street
Aventura, FL 33180

Permit Number: BP2015-33

Parcel #: 13-2227-001-3180

Parcel Address: 9201 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

General Impact Glass & Window Corp.
290 W 78 Road
Hialeah, FL 33014

Permit Number: BP2015-106

Parcel #: 13-2227-076-0001

Parcel Address: 1065-1075 98 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Paher Construction
3650 Sw 88 Ct
Miami, FL 33165

Permit Number: BP2015-64

Parcel #: 13-2227-001-6270

Parcel Address: 1350 97 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Denied

Applicant:

The Lyon Head Galo Corporation
9621 SW 40th St.
Miami, FL 33165

Permit Number: BP2015-57

Parcel #: 13-2227-001-2270

Parcel Address: 1045 Kane Concourse
Bay Harbor Islands, FL 33154

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Permit Type: Building

Status: On Hold

Applicant:

Planet Roofing Co (CCC1329271)
30 Se 3rd Place
Dania, FL 33004

Permit Number: BP2015-58

Parcel #: 13-2227-070-0001

Parcel Address: 10281 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Custom Tile & Marble Inc
11001 SW 60th Ave
Miami, FL 33156-4920

Permit Number: BP2015-59

Parcel #: 13-2227-001-0300

Parcel Address: 9400 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Pending

Applicant:

Jay Construction, Inc.
10321 E. Broadview Drive
Bay Harbor Islands,, FL 33154

Permit Number: BP2015-60

Parcel #: 13-2227-001-5200

Parcel Address: 1311 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Approved

Applicant:

Dock & Marine Construction Inc
752 NE 79 St.
Miami, FL 33138

Permit Number: BP2015-61

Parcel #: 13-2227-009-0001

Parcel Address: 9300 West Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Building

Status: Closed

Applicant:

General Impact Glass & Window Corp.
290 W 78 Road
Hialeah, FL 33014

Permit Number: BP2015-62

Parcel #: 13-2227-023-0030

Parcel Address: 9101 East Bay Harbor Dr. 104
Bay Harbor Islands, FL 33154

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Permit Type: Building

Permit Number: BP2015-63

Status: Approved

Parcel #: 13-2227-025-0010

Applicant:

Parcel Address: 10001 East Bay Harbor Dr. 1N
Bay Harbor Islands, FL 33154

DVG Builders
1345 West 38 Place
Hialeah, FL 33012

Permit Type: Electrical

Permit Number: EL2015-18

Status: Approved

Parcel #: 13-2227-079-2260

Applicant:

Parcel Address: 1140 Kane Concourse
Bay Harbor Islands, FL 33154

Red Hawk Fire & Security
3375 Commerce Parkway
Miramar, FL 33025

Permit Type: Electrical

Permit Number: EL2015-10

Status: Closed

Parcel #: 13-2227-001-4570

Applicant:

Parcel Address: 9500 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Delta Tech Electric LLC
1835 E Hallandale Beach Blvd. Suite# 470
Hallandale Beach, FL 33009

Permit Type: Electrical

Permit Number: EL2015-17

Status: Approved

Parcel #: 13-2227-001-5700

Applicant:

Parcel Address: 1210 97 Street
Bay Harbor Islands, FL 33154

Empire Electric Maintenance & Service Inc
1041 Southwest 67 Avenue
Miami, FL 33144

Permit Type: Electrical

Permit Number: EL2015-16

Status: Approved

Parcel #: 13-2227-040-0001

Applicant:

Parcel Address: 10180 West Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Austen Electric Inc
2369 W 78 St
Hialeah, FL 33016

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Permit Type: Electrical

Permit Number: EL2015-9

Status: Closed

Parcel #: 13-2227-001-2961

Applicant:

Parcel Address: 1035 92 Street

Southeast Florida Electric Inc
1544 SW 13th Ct
Pompano Beach, FL 33069

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Permit Number: EL2015-33

Status: Approved

Parcel #: 13-2227-001-2091

Applicant:

Parcel Address: 1050 98 Street

Ales Group Electrical Contractors
896 Sw 70 Ave
Miami, FL 33144

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Permit Number: EL2015-38

Status: Approved

Parcel #: 13-2227-001-0020

Applicant:

Parcel Address: 9541 EAST BAY HARBOR DRIVE

Triangle Electric & Fire Inc
7720 NW 53rd St
Miami, FL 33166

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Permit Number: EL2015-15

Status: Closed

Parcel #: 13-2227-010-0360

Applicant:

Parcel Address: 9111 East Bay Harbor Dr. PH-F

Julio Electric Corp
20432 NE 14 Court
Miami, FL 33179

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Permit Number: EL2015-37

Status: Approved

Parcel #: 13-2227-001-0030

Applicant:

Parcel Address: 9521 EAST BAY HARBOR DRIVE

Triangle Fire Inc
7720 NW 53rd St
Miami, FL 33166

Bay Harbor Islands, FL 33154

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Permit Type: Electrical

Status: Approved

Applicant:

Rop Enterprises, Corp
8101 SW 104th St
Miami, FL 33156

Permit Number: EL2015-11

Parcel #: 13-2227-050-0001

Parcel Address: 1050 93 Street
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

L.S. Curtis Inc
20341 Northeast 30 Avenue # 108-6
Aventura, FL 33160

Permit Number: EL2015-12

Parcel #: 13-2227-023-0030

Parcel Address: 9101 East Bay Harbor Dr. 104
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Closed

Applicant:

Ales Group Elect Contractors
896 Sw 70 Ave
Miami, FL 33144

Permit Number: EL2015-4

Parcel #: 13-2227-001-2090

Parcel Address: 9770-90 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Tech Electric Inc
P.O. Box 972617
Miami, FL 33197

Permit Number: EL2015-32

Parcel #: 13-2227-063-0001

Parcel Address: 9241-61 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

General Construction Master Corp
3340 NW 102 St
Miami, FL 33147

Permit Number: EL2015-7

Parcel #: 13-2227-035-0280

Parcel Address: 9100 West Bay Harbor Dr. 8D
Bay Harbor Islands, FL 33154

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Permit Type: Electrical

Permit Number: EL2015-31

Status: Denied

Parcel #: 13-2227-100-0130

Applicant:

Parcel Address: 9280 Bay Harbor Terrace 25

Dan Palivoda and Sons Electric
9920 SW 49th St
Miami, FL 33165

Bay Harbor Islands,, FL 33154

Permit Type: Electrical

Permit Number: EL2015-22

Status: Closed

Parcel #: 13-2227-031-0090

Applicant:

Parcel Address: 9240 West Bay Harbor Dr. 4C

Amengual Electric Inc
3851 NW 12TH TER
Miami, FL 33127

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Permit Number: EL2015-21

Status: Approved

Parcel #: 13-2227-040-0001

Applicant:

Parcel Address: 10180 West Bay Harbor Dr.

Bass United Fire & Security
1480 Southwest 3rd Street Suite 9
Pompano Beach, FL 33069

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Permit Number: EL2015-19

Status: Approved

Parcel #: 13-2227-001-5700

Applicant:

Parcel Address: 1210 97 Street

Empire Electric Maintenance & Service Inc
1041 Southwest 67 Avenue
Miami, FL 33144

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Permit Number: EL2015-20

Status: Approved

Parcel #: 13-2227-034-0290

Applicant:

Parcel Address: 1001 91 Street 405

Sunshine Electrical Contractors Corp
1300 Sw 85 Ct
Miami, FL 33183

Bay Harbor Islands, FL 33154

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Permit Type: Electrical

Status: Approved

Applicant:

L.S. Curtis Inc
20341 Northeast 30 Avenue # 108-6
Aventura, FL 33160

Permit Number: EL2015-6

Parcel #: 13-2227-001-4040

Parcel Address: 9933 EAST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Metro Electric Service Inc
15050 Northeast 20 Avenue
Miami, FL 33181

Permit Number: EL2015-39

Parcel #: 13-2227-001-4160

Parcel Address: 10241 EAST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Closed

Applicant:

Moody Electric Inc
669 NW 90 St
Miami, FL 33150

Permit Number: EL2015-2

Parcel #: 13-2227-009-0020

Parcel Address: 9300 West Bay Harbor Dr. 1B
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Closed

Applicant:

Caribe S Electric, Inc.
177 West Fortieth Street Bay 3-4
Hialeah, FL 33012

Permit Number: EL2015-23

Parcel #: 13-2227-021-0400

Parcel Address: 10300 West Bay Harbor Dr. 10D
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Thunder Electrical Contractors
7035 SW 47th St # G
Miami, FL 33155

Permit Number: EL2015-35

Parcel #: 13-2227-001-0640

Parcel Address: 9940 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

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Permit Type: Electrical

Status: Closed

Applicant:

Atlantis Electrical Corp
12803 SW 20th Ter
Miami, FL 33175

Permit Number: EL2015-3

Parcel #: 13-2227-003-0180

Parcel Address: 9270 West Bay Harbor Dr. 4D
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Pending

Applicant:

ABA Electric Corp
1220 SW 99 Avenue
Miami, FL 33174

Permit Number: EL2015-27

Parcel #: 13-2227-001-4460

Parcel Address: 9740 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Caribe S Electric, Inc.
1770 West Fortieth Street Bay 3-4
Hialeah, FL 33012

Permit Number: EL2015-30

Parcel #: 13-2227-001-6010

Parcel Address: 1270 95 Street
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Pending

Applicant:

Tech Electric Inc
P.O. Box 972617
Miami, FL 33197

Permit Number: EL2015-26

Parcel #: 13-2227-063-0001

Parcel Address: 9241-61 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Caribe S Electric, Inc.
177 West Fortieth Street Bay 3-4
Hialeah, FL 33012

Permit Number: EL2015-29

Parcel #: 13-2227-001-3770

Parcel Address: 1120-24 98 Street
Bay Harbor Islands, FL 33154

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Permit Type: Electrical

Status: Approved

Applicant:

Artelc
12055 SW 99th St
Miami, FL 33186

Permit Number: EL2015-1

Parcel #: 13-2227-001-4640

Parcel Address: 9414 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Pending

Applicant:

ABA Electric Corp
1220 SW 99 Avenue
Miami, FL 33174

Permit Number: EL2015-28

Parcel #: 13-2227-001-4220

Parcel Address: 10340 WEST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Closed

Applicant:

Diaz Isern Lighting Corporation
8826 NW 114TH TER
Hialeah Gardens, FL 33018

Permit Number: EL2015-13

Parcel #: 13-2227-013-0001

Parcel Address: 9250 West Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Three Way Electric Corp
1588 SW 154 Court
Miami, FL 33194

Permit Number: EL2015-42

Parcel #: 13-2227-055-0040

Parcel Address: 10000 West Bay Harbor Dr. 204
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Hi-Tech Electric & Fire Corp
1500 SW 101 Avenue
Miami, FL 33174

Permit Number: EL2015-40

Parcel #: 13-2227-110-0120

Parcel Address: 1172 98 Street
Bay Harbor Islands, FL 33154

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Permit Type: Electrical

Status: Approved

Applicant:

Novoa Electrical Contractors LLC
1580 W 38th PL Unit 3
Hialeah, FL 33012-7055

Permit Number: EL2015-25

Parcel #: 13-2227-001-6410

Parcel Address: 1350 98 Street

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Fuse Electric Inc
4950 Sarazen Drive
Hollywood, FL 33021

Permit Number: EL2015-41

Parcel #: 13-2227-001-5780

Parcel Address: 1251 KANE CONCOURSE

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Pinar Electric MD
4910 NW 102nd Ave, Apt 102
Doral, FL 33178

Permit Number: EL2015-24

Parcel #: 13-2227-001-6270

Parcel Address: 1350 97 Street

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Approved

Applicant:

Well Electric Technology Inc
4312 Northwest 11 Street
Miami, FL 33126

Permit Number: EL2015-5

Parcel #: 13-2227-001-0300

Parcel Address: 9400 WEST BAY HARBOR

Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Pending

Applicant:

Kemp Signs Inc
1767 Hill Ave
West Palm Beach, FL 33407

Permit Number: EL2015-34

Parcel #: 13-2227-000-0020

Parcel Address: 1501 Broad Causeway

Bay Harbor Islands,, FL 33154

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Permit Type: Electrical

Status: Approved

Applicant:

C W Fischer Electric Inc.
4057 NE 5th Ter
Fort Lauderdale, FL 33334

Permit Number: EL2015-36

Parcel #: 13-2227-095-0001

Parcel Address: 10350 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Electrical

Status: Pending

Applicant:

Faraday Electrical Contractor Inc
10640 Lago Welleby Dr
Sunrise, FL 33351

Permit Number: EL2015-14

Parcel #: 13-2227-095-0830

Parcel Address: 10350 West Bay Harbor Dr. 8H
Bay Harbor Islands, FL 33154

Permit Type: Engineering

Status: Approved

Applicant:

Rose Engineering Contractors
8295 N.W. 93rd St
Miami, FL 33166

Permit Number: EP2015-2

Parcel #: 13-2227-063-0001

Parcel Address: 9241-61 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Engineering

Status: Approved

Applicant:

Florida Power & Light
18455 NE 2nd Avenue
Miami, FL 33179

Permit Number: EP2015-3

Parcel #: 13-2227-001-0790

Parcel Address: 9600 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Engineering

Status: Approved

Applicant:

Thornton Construction Residential, LLC
4300 Biscayne Boulevard #203
Miami, FL 33137

Permit Number: EP2015-4

Parcel #: 13-2227-001-0640

Parcel Address: 9940 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

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Permit Type: Engineering

Permit Number: EP2015-1

Status: Approved

Parcel #: 13-2227-001-0240

Applicant:

Parcel Address: 9540 WEST BAY HARBOR

Rose Engineering Contractors
8295 N.W. 93rd St
Medley, FL 33166

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-7

Status: Closed

Parcel #: 13-2227-031-0001

Applicant:

Parcel Address: 9240 West Bay Harbor Dr.

ROM-Cooling, Inc

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-18

Status: Approved

Parcel #: 13-2227-052-0090

Applicant:

Parcel Address: 1075 92 Street 301

Air Concepts A/C Services, Inc
6651 Cleveland St
Hollywood, FL 33024

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-29

Status: Denied

Parcel #: 13-2227-034-0001

Applicant:

Parcel Address: 1001 91 Street

Hamilton Sensors, Inc.
P.O. Box 56-0726
Miami, FL 33256

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-30

Status: Approved

Parcel #: 13-2227-023-0190

Applicant:

Parcel Address: 9101 East Bay Harbor Dr. 402

Ray Mannion Co Inc
10157 Ramblewood Drive
Coral Springs, FL 33071-6509

Bay Harbor Islands, FL 33154

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Permit Type: Mechanical

Permit Number: MC2015-19

Status: Approved

Parcel #: 13-2227-081-0001

Applicant:

AA Masters Mechanical Air Moving &
15591 SW 105 Terrace
Miami, FL 33196

Parcel Address: 10301 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-1

Status: Approved

Parcel #: 13-2227-001-4640

Applicant:

Archon Air Management Corp
2501 Northwest 74 Avenue
Miami, FL 33122

Parcel Address: 9414 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-9

Status: Approved

Parcel #: 13-2227-040-0001

Applicant:

Austen Electric Inc
2369 W 78 St
Hialeah, FL 33016

Parcel Address: 10180 West Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-15

Status: Closed

Parcel #: 13-2227-078-0200

Applicant:

Metropolitan Air Conditioning, Inc.
6917 NW 50 Street
Miami, FL 33166

Parcel Address: 9300 Bay Harbor Terrace 3D
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-3

Status: Closed

Parcel #: 13-2227-087-0001

Applicant:

Fajardo Air Conditioning
588 Mokena Drive
Miami Springs, FL 33166

Parcel Address: 9110 West Bay Harbor Dr.
Bay Harbor Islands, FL 33154

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Permit Type: Mechanical

Permit Number: MC2015-4

Status: Approved

Parcel #: 13-2227-035-0280

Applicant:

Parcel Address: 9100 West Bay Harbor Dr. 8D
Bay Harbor Islands, FL 33154

Sea Coast Construction Group
350 W 61st St
Hialeah, FL 33012

Permit Type: Mechanical

Permit Number: MC2015-10

Status: Approved

Parcel #: 13-2227-034-0130

Applicant:

Parcel Address: 1001 91 Street 301
Bay Harbor Islands, FL 33154

All Year Cooling and Heating
6781 W Sunrise Blvd
Plantation, FL 33313

Permit Type: Mechanical

Permit Number: MC2015-5

Status: Approved

Parcel #: 13-2227-035-0001

Applicant:

Parcel Address: 9100-02 West Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Arctic Circle Air Condition Services Corp
11958 Sw 122 Ct
Miami, FL 33186

Permit Type: Mechanical

Permit Number: MC2015-6

Status: Approved

Parcel #: 13-2227-083-0001

Applicant:

Parcel Address: 1111 Kane Concourse
Bay Harbor Islands, FL 33154

Norca Air Conditioning and Refrigerator Corp
8195 Northwest 98 Street
Hialeah Gardens, FL 33016

Permit Type: Mechanical

Permit Number: MC2015-13

Status: Approved

Parcel #: 13-2227-041-0170

Applicant:

Parcel Address: 9660 West Bay Harbor Dr. PH-B
Bay Harbor Islands, FL 33154

Flow-Tech Air Conditioning Corp
7023 Sw 13th Ter
Miami, FL 33144

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Permit Type: Mechanical

Permit Number: MC2015-16

Status: Approved

Parcel #: 13-2227-095-0001

Applicant:

Parcel Address: 10350 WEST BAY HARBOR

Coastal Comfort Air Conditioning
881 W McNab Rd
Pompano Beach, FL 33060

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-17

Status: Approved

Parcel #: 13-2234-005-0040

Applicant:

Parcel Address: 1040 94 Street 4

USA Air Conditioning Services
2231 Griffin Rd
Fort Lauderdale, FL 33312

Permit Type: Mechanical

Permit Number: MC2015-24

Status: Approved

Parcel #: 13-2227-055-0040

Applicant:

Parcel Address: 10000 West Bay Harbor Dr. 204

Americas Best Air Conditioning
3440 West 84th St Bay 105
Miami, FL 33018

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-28

Status: Approved

Parcel #: 13-2227-073-0001

Applicant:

Parcel Address: 9350 West Bay Harbor Dr.

Tropical Air Systems Inc
12342 Wiles Road
Coral Springs, FL 33076

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-21

Status: Approved

Parcel #: 13-2234-005-0010

Applicant:

Parcel Address: 1040 94 Street

Service America Enterprise Inc.
2755 N.W. 63rd Court
Fort lauderdale, FL 33309

Bay Harbor Islands,, FL 33154

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Permit Type: Mechanical

Permit Number: MC2015-22

Status: Approved

Parcel #: 13-2227-001-6410

Applicant:

Parcel Address: 1350 98 Street

City Cool Corp
12100 Southwest 132nd Court #104a
Miami, FL 33186

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-27

Status: Approved

Parcel #: 13-2227-001-2190

Applicant:

Parcel Address: 9601 East Bay Harbor Dr.

Edd Helms A/C Inc
17850 Northeast 5 Avenue
Miami, FL 33162

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-26

Status: Denied

Parcel #: 13-2227-001-6010

Applicant:

Parcel Address: 1270 95 Street

Best Air Solutions
2441 NW 93 Avenue Ste 104A
Miami, FL 33172

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-8

Status: Approved

Parcel #: 13-2227-031-0090

Applicant:

Parcel Address: 9240 West Bay Harbor Dr. 4C

Aa Masters Mechanical Air Moving And
15591 SW 165 Terr
Miami, FL 33196

Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Permit Number: MC2015-20

Status: Approved

Parcel #: 13-2227-001-0300

Applicant:

Parcel Address: 9400 WEST BAY HARBOR

Santinacho Enterprises Corp
2299 NE 164 St
N Miami Beach, FL 33165

Bay Harbor Islands, FL 33154

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Permit Type: Mechanical

Status: Denied

Applicant:

Wayne Group & Services, Inc.
2305 NW 30 Street
Oakland Park, FL 33311

Permit Number: MC2015-25

Parcel #: 13-2227-063-0001

Parcel Address: 9241-61 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Status: Closed

Applicant:

Central Comfort Air Conditioning Corp
9721 Southwest 102 Avenue Road
Miami, FL 33176

Permit Number: MC2015-31

Parcel #: 13-2227-023-0070

Parcel Address: 9101 East Bay Harbor Dr. 202
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Status: Closed

Applicant:

Chanin Mechanical LC
6095 North Bay Road
Miami Beach, FL 33140

Permit Number: MC2015-2

Parcel #: 13-2227-034-0260

Parcel Address: 1001 91 Street 402
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Status: Pending

Applicant:

A&P Air Conditioning Corp.
2322 West 78 St.
Hialeah, FL 33016

Permit Number: MC2015-11

Parcel #: 13-2227-001-6140

Parcel Address: 1330 96 Street
Bay Harbor Islands, FL 33154

Permit Type: Mechanical

Status: Approved

Applicant:

Altman Air Inc
12273 S.W. 132 Court
Miami, FL 33186

Permit Number: MC2015-12

Parcel #: 13-2227-001-5700

Parcel Address: 1210 97 Street
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Closed

Applicant:

Daniel Guerra
2666 Brickell Ave
Miami, FL 33129

Permit Number: MB2015-68

Parcel #: 13-2227-001-3791

Parcel Address: 1150-70 98 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Sean Hemingway
10300 West Bay Harbor Drive # 1C
Bay Harbor Islands, FL 33154

Permit Number: MB2015-40

Parcel #: 13-2227-021-0030

Parcel Address: 10300 West Bay Harbor Dr. 1C
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Howard J & Inez Hollander
1330 - 100 Street
Bay Harbor Islands, FL 33154

Permit Number: MB2015-3

Parcel #: 13-2227-001-6650

Parcel Address: 1330 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Bay Harbor Professional Center
9509 Harding Avenue
Surfside, FL 33154

Permit Number: MB2015-4

Parcel #: 13-2227-001-3490

Parcel Address: 1160 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Pending

Applicant:

Coastland Construction, Inc.
4661 SW 71 Avenue
Miami, FL 33155

Permit Number: MB2015-63

Parcel #: 13-2227-001-0030

Parcel Address: 9521 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Approved

Applicant:

GM Sign Inc
18100 NW 84TH AVE
HIALEAH, FL 33015

Permit Number: MB2015-2

Parcel #: 13-2227-001-2360

Parcel Address: 1048 KANE Concourse
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Permit Number: MB2015-69

Parcel #: 13-2227-001-3520

Parcel Address: 1170 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Bay Harbor Rug Gallery Inc
1100 Kane Conc
Bay Harbor Islands, FL 33154

Permit Number: MB2015-1

Parcel #: 13-2227-001-3420

Parcel Address: 9550 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Kenneth Packar

Permit Number: MB2015-67

Parcel #: 13-2227-001-4150

Parcel Address: 10221 EAST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Water Stone Investments, LLC
1124 Kane Concourse
Bay Harbor Islands,, FL 33154

Permit Number: MB2015-66

Parcel #: 13-2227-001-3450

Parcel Address: 1124 Kane Concourse
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Approved

Applicant:

Saul Sign Inc
861 West 17th St
Hialeah, FL 33010

Permit Number: MB2015-5

Parcel #: 13-2227-001-2370

Parcel Address: 1050 KANE Concourse
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Equity Miami, LLC
90 SW 3 Street, CU5
Miami, FL 33130

Permit Number: MB2015-65

Parcel #: 13-2227-001-3230

Parcel Address: 9350 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Pending

Applicant:

Permit Number: MB2015-20

Parcel #: 13-2227-001-6000

Parcel Address: 1260 95 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status:

Applicant:

Permit Number: MB2015-50

Parcel #: 13-2227-001-6330

Parcel Address: 1361 96 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Owner/Builder
N/A
N/A N/A

Permit Number: MB2015-25

Parcel #: 13-2227-001-4360

Parcel Address: 10010 WEST BROADVIEW
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Closed

Applicant:

Lana Bell
3873 NE 163rd st
N Miami Bch, FL 33160

Permit Number: MB2015-24

Parcel #: 13-2227-001-5180

Parcel Address: 10031 WEST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Permit Number: MB2015-39

Parcel #: 13-2227-001-2190

Parcel Address: 9601 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Neal Rocklin
9601 W. Broadview Drive
Bay Harbor Islands, FL 33154

Permit Number: MB2015-41

Parcel #: 13-2227-001-6310

Parcel Address: 9601 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Denis S. & Frances Neuhut
9920 West Broadview Drive
Bay Harbor Islands, FL 33154

Permit Number: MB2015-71

Parcel #: 13-2227-001-4400

Parcel Address: 9920 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Arvani Building Works LLC
10800 sw 78 Avenue
Pinecrest, FL 33156

Permit Number: MB2015-38

Parcel #: 13-2227-001-5700

Parcel Address: 1210 97 Street
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Closed

Applicant:

Marlyn Liff

Permit Number: MB2015-72

Parcel #: 13-2227-001-6660

Parcel Address: 9955 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Antulio Montiel
10271 E Bay Harbor Dr #1
Bay Harbor Islands, FL 33154

Permit Number: MB2015-37

Parcel #: 13-2227-001-1130

Parcel Address: 1150-60 103 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status:

Applicant:

Bilantar Inc
20200 N.W. 2nd Ave., Suite 402
Miami Gardens, FL 33169

Permit Number: MB2015-33

Parcel #: 13-2227-001-2370

Parcel Address: 1050 KANE Concourse
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Signarama
1798 NE 163rd St
N Miami Beach, FL 33162

Permit Number: MB2015-34

Parcel #: 13-2227-001-1310

Parcel Address: 1150-52 102 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Bay Management Services
1111 Kane Conc Ste 217
Bay Harbor Islands, FL 33154

Permit Number: MB2015-35

Parcel #: 13-2227-083-0263

Parcel Address: 1111 Kane Concourse 217-219
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Approved

Applicant:

Macros Construction and Services Inc
1869 NW 72 Way
Pembroke Pines, FL 33024

Permit Number: MB2015-62

Parcel #: 13-2227-001-0240

Parcel Address: 9540 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Bay Harbor Continental Co-Op
1135 - 103 Street
Bay Harbor Islands, FL 33154

Permit Number: MB2015-58

Parcel #: 13-2227-026-0001

Parcel Address: 1135 103 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Marcelo and Judith Colombo
9700 E. Broadview Drive
Bay Harbor Islands, FL 33154

Permit Number: MB2015-36

Parcel #: 13-2227-001-5680

Parcel Address: 9700 EAST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Kenneth Eskin Campaign Account
1310 99 ST
Bay Harbor Islands, FL 33154

Permit Number: MB2015-59

Parcel #: 13-2227-001-6520

Parcel Address: 1310 99 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

DIEMA DIAZ
2665 S BAYSHORE DR
Miami, FL 33133

Permit Number: MB2015-60

Parcel #: 13-2227-001-4530

Parcel Address: 9530 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Permit Number: MB2015-7

Status: Pending

Parcel #:

Applicant:

Parcel Address:

605 Lincoln Road Suite 302
Miami Bch, FL 33139

Permit Type: Misc - Building

Permit Number: MB2015-61

Status: Approved

Parcel #: 13-2227-082-0020

Applicant:

Parcel Address: 9655 East Bay Harbor Dr. 2N
Bay Harbor Islands, FL 33154

Charles H. Gehret and Sandra Hanson
9655 E. Bay Harbor Drive, #2N
Bay Harbor Islands,, FL 33154

Permit Type: Misc - Building

Permit Number: MB2015-6

Status: Closed

Parcel #: 13-2227-001-4450

Applicant:

Parcel Address: 9800 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

BRG Mgmt
605 Lincoln Road Suite 302
Miami Bch, FL 33139

Permit Type: Misc - Building

Permit Number: MB2015-64

Status: Pending

Parcel #: 13-2227-001-0020

Applicant:

Parcel Address: 9541 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Coastland Construction, Inc.
4661 SW 71 Avenue
Miami, FL 33155

Permit Type: Misc - Building

Permit Number: MB2015-70

Status: Approved

Parcel #: 13-2227-001-4040

Applicant:

Parcel Address: 9933 EAST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

KZ Architecture
7580 NE 4th Ct #116
Miami, FL 33138

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Permit Type: Misc - Building

Permit Number: MB2015-30

Status: Closed

Parcel #: 13-2227-001-2190

Applicant:

Parcel Address: 9601 East Bay Harbor Dr.

BHI Hotel, LLC c/o Shulman & Rogers &
2138 Rose Theatre Cir
Olney, MD 20832-1677

Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Permit Number: MB2015-8

Status:

Parcel #:

Applicant:

Parcel Address:

Permit Type: Misc - Building

Permit Number: MB2015-9

Status: Approved

Parcel #: 13-2227-001-1150

Applicant:

Parcel Address: 1170 103 Street

SOROSH LLC
7657 NW 50TH ST
Miami, FL 33166

Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Permit Number: MB2015-10

Status: Approved

Parcel #: 13-2227-001-0720

Applicant:

Parcel Address: 9760 WEST BAY HARBOR

SINA LLC
7657 NW 50 ST
Miami, FL 33166

Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Permit Number: MB2015-56

Status: Approved

Parcel #: 13-2227-001-1700

Applicant:

Parcel Address: 1150 100 Street

AARYA Construction & Design Inc
7657 NW 50TH STREET
MIAMI, FL 33166

Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Approved

Applicant:

Southern Coast Construction
1804 Nw Madrid Way
Boca Raton, FL 33432

Permit Number: MB2015-55

Parcel #: 13-2227-001-1310

Parcel Address: 1150-52 102 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

AARYA Construction & Design Inc
7657 NW 50TH St
Miami, FL 33166

Permit Number: MB2015-54

Parcel #: 13-2227-001-2850

Parcel Address: 1020 93 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

SOROSH LLC
7657 NW 50TH ST
Miami, FL 33166

Permit Number: MB2015-11

Parcel #: 13-2227-001-1160

Parcel Address: 10281 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

John The Greek Painting
970 NE 40th Ct ,
OAKLAND PARK, FL 33334

Permit Number: MB2015-29

Parcel #: 13-2227-025-0001

Parcel Address: 10001 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Bay Harbor TH1 LLC
1395 Brickell Avenue, 14th Floor
Miami, FL 33131

Permit Number: MB2015-31

Parcel #: 13-2227-001-1850

Parcel Address: 9870-80 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Pending

Applicant:

Parsons General Contractors, Inc
16950 SW 90 Avenue
Palmetto Bay, FL 33157

Permit Number: MB2015-42

Parcel #: 13-2227-001-4640

Parcel Address: 9414 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Real Post Inc
10295 NW 53rd St
SUNRISE, FL 33351

Permit Number: MB2015-28

Parcel #: 13-2227-001-4650

Parcel Address: 9410 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

K. Packar, M. Kotler Realty
9585 Harding Ave
Bay Harbor Islands, FL 33154

Permit Number: MB2015-12

Parcel #: 13-2227-001-3020

Parcel Address: 1040 92 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Denied

Applicant:

Mediterranean Apartments Inc.
9101 East Bay Harbor Dr, Suite 103
Bay Harbor Islands, FL 33154

Permit Number: MB2015-53

Parcel #: 13-2227-023-0001

Parcel Address: 9101 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Mediterranean Apt Co-Op
9101 East Bay Harbor Dr
Bay Harbor Islands, FL 33154

Permit Number: MB2015-13

Parcel #: 13-2227-023-0001

Parcel Address: 9101 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Closed

Applicant:

M & J Construction Company
809 S. Safford Avenue
Tarpon Springs, FL 34689

Permit Number: MB2015-27

Parcel #: 13-2227-000-0020

Parcel Address: 1501 Broad Causeway
Bay Harbor Islands,, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Charleville Development Corporation
7600 Coquina Drive
North Bay Village, FL 33141

Permit Number: MB2015-26

Parcel #: 13-2227-046-0001

Parcel Address: 9821 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Narsha Group LLC, The
7500 Ne 4th Court
Miami, FL 33133

Permit Number: MB2015-15

Parcel #: 13-2227-073-0040

Parcel Address: 9350 West Bay Harbor Dr. 5A
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

E P LLC
2645 NE 207 Street
Aventura, FL 33180

Permit Number: MB2015-18

Parcel #: 13-2227-001-3180

Parcel Address: 9201 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Brite Painting & Waterproofing
510 Northeast 195th Street
North Miami, FL 33179

Permit Number: MB2015-43

Parcel #: 13-2227-059-0001

Parcel Address: 1145 101 Street
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Closed

Applicant:

Edite Mode

9550 Bay Harbor Terr Ste 206

BAY HARBOR IS, FL 33154

Permit Number: MB2015-23

Parcel #: 13-2227-001-3420

Parcel Address: 9550 Bay Harbor Terrace

Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Global Reach Investments LLC

PO Box 398570

Miami Beach, FL 33239

Permit Number: MB2015-51

Parcel #: 13-2227-001-0360

Parcel Address: 9290 WEST BAY HARBOR

Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Gapal Construction Inc

10942 SW 25th St

Miami, FL 33165

Permit Number: MB2015-44

Parcel #: 13-2227-001-4380

Parcel Address: 10000 WEST BROADVIEW

Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Thunder Demolition Inc

75 Nw 116th St

Miami, FL 33168

Permit Number: MB2015-16

Parcel #: 13-2227-001-0850

Parcel Address: 10201 EAST BAY HARBOR

Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status:

Applicant:

Permit Number: MB2015-17

Parcel #:

Parcel Address:

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Permit Type: Misc - Building

Status: Approved

Applicant:

The Puder Group
16850 Collins Avenue Suite 105
Sunny isles Beach, FL 33160

Permit Number: MB2015-14

Parcel #: 13-2227-001-1370

Parcel Address: 1165 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Eddys Painting
1356 Southwest 8 Street # 207
Miami, FL 33135

Permit Number: MB2015-32

Parcel #: 13-2227-001-1130

Parcel Address: 1150-60 103 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

Nancy J Cisneros
1120 102 Street # 19
Bay Harbor Islands, FL 33154

Permit Number: MB2015-22

Parcel #: 13-2227-053-0180

Parcel Address: 1120 102 Street 19
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Gapal Construction Inc
10942 SW 25th St
Miami, FL 33165

Permit Number: MB2015-45

Parcel #: 13-2227-001-4220

Parcel Address: 10340 WEST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status:

Applicant:

Permit Number: MB2015-49

Parcel #: 13-2227-001-6040

Parcel Address: 1310 95 Street
Bay Harbor Islands, FL 33154

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Permit Type: Misc - Building

Status: Approved

Applicant:

Gapal Construction Inc
10942 SW 25th St
Miami, FL 33165

Permit Number: MB2015-46

Parcel #: 13-2227-001-4460

Parcel Address: 9740 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Gapal Construction Inc
10942 SW 25th St
Miami, FL 33165

Permit Number: MB2015-47

Parcel #: 13-2227-001-5300

Parcel Address: 1250 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Closed

Applicant:

La Bodega De Las Llantas, Co
1108 Kane Concourse Ste 200
Bay Harbor Islands, FL 33154

Permit Number: MB2015-21

Parcel #: 13-2227-001-3430

Parcel Address: 1108 Kane Concourse
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status: Approved

Applicant:

Behar Construction Co. LLC
1110 SW 103rd Ct
Miami, FL 33174

Permit Number: MB2015-19

Parcel #: 13-2227-001-5040

Parcel Address: 1261 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Misc - Building

Status:

Applicant:

Permit Number: MB2015-48

Parcel #:

Parcel Address:

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Permit Type: Plumbing

Permit Number: PL2015-35

Status: Closed

Parcel #: 13-2227-001-5300

Applicant:

Parcel Address: 1250 100 Street

Prestige Gas Services
1511 Southwest 71st Ct
Miami, FL 33144

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-39

Status:

Parcel #: 13-2227-000-0020

Applicant:

Parcel Address: 1501 Broad Causeway

Bay Harbor Islands,, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-58

Status: Approved

Parcel #: 13-2227-001-0020

Applicant:

Parcel Address: 9541 EAST BAY HARBOR DRIVE

Friendly John Inc
2122 Northwest 7 Avenue
Miami, FL 33127

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-7

Status: Approved

Parcel #: 13-2227-035-0280

Applicant:

Parcel Address: 9100 West Bay Harbor Dr. 8D

Sea Coast Construction Group
350 W 61st St
Hialeah, FL 33012

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-2

Status: Closed

Parcel #: 13-2227-034-0070

Applicant:

Parcel Address: 1001 91 Street 207

Central Plumbing W S Company
11618 NW 7 Ave
Miami, FL 33168

Bay Harbor Islands, FL 33154

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Permit Type: Plumbing

Status: Closed

Applicant:

James Dentico Contracting Inc
10055 Biscayne Boulevard
Miami Shores, FL 33138

Permit Number: PL2015-6

Parcel #: 13-2227-014-0001

Parcel Address: 9341 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Nelmar Plumbing Inc

Permit Number: PL2015-3

Parcel #: 13-2227-001-0360

Parcel Address: 9290 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

Karch Energy Contractors Inc
5741 SW 25 ST
Hollywood, FL 33023

Permit Number: PL2015-52

Parcel #: 13-2227-001-4160

Parcel Address: 10241 EAST BROADVIEW
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Moody Plumbing, Inc.
4100 Northwest 120 Avenue
Coral Springs, FL 33065

Permit Number: PL2015-5

Parcel #: 13-2227-009-0020

Parcel Address: 9300 West Bay Harbor Dr. 1B
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

EF Design Construction
297 NW 152 Avenue
Hollywood, FL 33028

Permit Number: PL2015-50

Parcel #: 13-2227-079-0010

Parcel Address: 1140 Kane Concourse 2-1
Bay Harbor Islands, FL 33154

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Permit Type: Plumbing

Permit Number: PL2015-4

Status: Approved

Parcel #: 13-2227-023-0030

Applicant:

Parcel Address: 9101 East Bay Harbor Dr. 104
Bay Harbor Islands, FL 33154

O'Steen and Company
49 Northeast 165th Street
N Miami Beach, FL 33162

Permit Type: Plumbing

Permit Number: PL2015-9

Status: Approved

Parcel #: 13-2227-001-5690

Applicant:

Parcel Address: 9640 EAST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Service America Enterprise Inc
2755 Northwest 63 Court
Fort Lauderdale, FL 33309

Permit Type: Plumbing

Permit Number: PL2015-21

Status: Approved

Parcel #: 13-2227-001-1520

Applicant:

Parcel Address: 1170-74 101 Street
Bay Harbor Islands, FL 33154

Southern Coast Construction [CFC1428676]
1804 Nw Madrid Way
Boca Raton, FL 33432

Permit Type: Plumbing

Permit Number: PL2015-20

Status: Approved

Parcel #: 13-2227-034-0290

Applicant:

Parcel Address: 1001 91 Street 405
Bay Harbor Islands, FL 33154

Santinacho Enterprises Corp
2299 NE 164 St
N Miami Beach, FL 33165

Permit Type: Plumbing

Permit Number: PL2015-43

Status: Closed

Parcel #: 13-2227-001-1560

Applicant:

Parcel Address: 1163-67 100 Street
Bay Harbor Islands, FL 33154

All Around Plumbing Enterprises Inc
10345 Southwest 112 Street
Miami, FL 33176

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Permit Type: Plumbing

Status: Approved

Applicant:

Metropolitan Plumbing Inc
2400 Northwest 46 Street
Miami, FL 33142

Permit Number: PL2015-51

Parcel #: 13-2227-001-2091

Parcel Address: 1050 98 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

Advanced Fire and Security Inc
2780 Gateway Drive
Pompano Beach, FL 33069

Permit Number: PL2015-19

Parcel #: 13-2227-099-0210

Parcel Address: 1140 101 Street 601B
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

All Around Plumbing Enterprises Inc
10345 Southwest 112 Street
Miami, FL 33176

Permit Number: PL2015-42

Parcel #: 13-2227-001-1570

Parcel Address: 1155-57 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

Advanced Fire & Security, inc.
2701 Gateway Drive
Pompano Bch, FL 33069

Permit Number: PL2015-18

Parcel #: 13-2227-101-0100

Parcel Address: 9751 East Bay Harbor Dr. 14A
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

Around the Clock Gas Service Corp
13117 NW 107 Ave 17
Hialeah Gardens, FL 33018

Permit Number: PL2015-44

Parcel #: 13-2227-001-6410

Parcel Address: 1350 98 Street
Bay Harbor Islands, FL 33154

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Permit Type: Plumbing

Permit Number: PL2015-46

Status: Closed

Parcel #: 13-2227-001-0020

Applicant:

Parcel Address: 9541 EAST BAY HARBOR DRIVE

Ronean Plumbing Service Corp
6710 N Augusta Dr
Hialeah, FL 33015

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-16

Status: Approved

Parcel #: 13-2227-001-2400

Applicant:

Parcel Address: 1080-90 KANE Concourse

PSG Plumbing Service Inc
343 Northwest 96 Street
Miami, FL 33150

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-15

Status: Closed

Parcel #: 13-2227-001-4290

Applicant:

Parcel Address: 10200 WEST BROADVIEW

Friendly John Inc dba Neca Portable Toilet
2122 Northwest 7 Avenue
Miami, FL 33127

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-14

Status: Pending

Parcel #: 13-2227-001-5700

Applicant:

Parcel Address: 1210 97 Street

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-57

Status: Approved

Parcel #: 13-2227-055-0040

Applicant:

Parcel Address: 10000 West Bay Harbor Dr. 204

A Young Plumbing Corp
740 Northwest 91 Avenue
Pembroke Pines, FL 33024

Bay Harbor Islands, FL 33154

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For: 1/1/2015 through 4/13/2015

Permit Type: Plumbing

Status: Closed

Applicant:

A B & K Plumbing Corp
470 W 33RD PL
HIALEAH

Permit Number: PL2015-56

Parcel #: 13-2227-001-1500

Parcel Address: 1150 101 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Bear Plumbing
1973 NE 147 Terr
N Miami Beach, FL 33181

Permit Number: PL2015-13

Parcel #: 13-2227-001-1160

Parcel Address: 10281 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Ronean Plumbing Service Corp
6710 N Augusta Dr
Hialeah, FL 33015

Permit Number: PL2015-45

Parcel #: 13-2227-001-0030

Parcel Address: 9521 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Alexis T Plumbing Inc
6055 West 19th Avenue Apartment 320
Miami, FL 33012

Permit Number: PL2015-17

Parcel #: 13-2227-010-0360

Parcel Address: 9111 East Bay Harbor Dr. PH-F
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Bear Plumbing
1973 NE 147 Terr
N Miami Beach, FL 33181

Permit Number: PL2015-26

Parcel #: 13-2227-001-1150

Parcel Address: 1170 103 Street
Bay Harbor Islands, FL 33154

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For: 1/1/2015 through 4/13/2015

Permit Type: Plumbing

Status: Closed

Applicant:

Nelmar Plumbing Inc
4954 Southwest 75 Avenue
Miami, FL 33155

Permit Number: PL2015-23

Parcel #: 13-2227-001-1850

Parcel Address: 9870-80 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

P&P Services and Repairs Inc
19341 NW 10th St
Pembroke Pines, FL 33029

Permit Number: PL2015-22

Parcel #: 13-2227-001-6460

Parcel Address: 1361 97 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

PC Plumbing Group Inc
9520 SW 40 ST #301
Miami, FL 33165

Permit Number: PL2015-33

Parcel #: 13-2227-001-0300

Parcel Address: 9400 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

All Around Plumbing Enterprises Inc
10345 Southwest 112 Street
Miami, FL 33176

Permit Number: PL2015-40

Parcel #: 13-2227-001-1580

Parcel Address: 1145-47 100 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Pending

Applicant:

Nelmar Plumbing Inc
4954 Southwest 75 Avenue
Miami, FL 33155

Permit Number: PL2015-34

Parcel #: 13-2227-001-1860

Parcel Address: 9890 EAST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Permit Log By Type

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Permit Type: Plumbing

Permit Number: PL2015-24

Status: Approved

Parcel #: 13-2227-001-5040

Applicant:

Parcel Address: 1261 101 Street

Behar Construction Co. LLC
1110 SW 103rd Ct
Miami, FL 33174

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-32

Status: Closed

Parcel #: 13-2227-001-6270

Applicant:

Parcel Address: 1350 97 Street

JC Plumbing Services Inc
3500 Mystic Pointe Drive # 501
Aventura, FL 33180

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-36

Status: Approved

Parcel #: 13-2227-001-5300

Applicant:

Parcel Address: 1250 100 Street

Jerry's Plumbing Service, Inc
17036 SW 153 Court
Miami, FL 33187

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-29

Status: Closed

Parcel #: 13-2227-031-0090

Applicant:

Parcel Address: 9240 West Bay Harbor Dr. 4C

AA Masters Mechanical Air Moving &
15591 SW 105 Terrace
Miami, FL 33196

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-41

Status: Approved

Parcel #: 13-2227-063-0001

Applicant:

Parcel Address: 9241-61 East Bay Harbor Dr.

Palmetto Plumbing Co of Hialeah Inc
2655 West 78 Street
Hialeah, FL 33016

Bay Harbor Islands, FL 33154

Permit Log By Type

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For: 1/1/2015 through 4/13/2015

Permit Type: Plumbing

Status: Approved

Applicant:

Teco Peoples Gas
15779 West Dixie Highway
North Miami Beach, FL 33162

Permit Number: PL2015-30

Parcel #: 13-2227-001-2961

Parcel Address: 1035 92 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Bear Plumbing
1973 NE 147 Terr
N Miami Beach, FL 33181

Permit Number: PL2015-25

Parcel #: 13-2227-001-0720

Parcel Address: 9760 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

E H Whitson Plumbing
423 S 21 Ave
Hollywood, FL 33020

Permit Number: PL2015-27

Parcel #: 13-2227-001-5870

Parcel Address: 1260 96 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Metropolitan Plumbing Inc
2400 Northwest 46 Street
Miami, FL 33142

Permit Number: PL2015-1

Parcel #: 13-2227-001-2090

Parcel Address: 9770-90 EAST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Affordable Irrigation
198 NW 139 St
N Miami Beach, FL 33160

Permit Number: PL2015-38

Parcel #: 13-2227-001-4570

Parcel Address: 9500 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Log By Type

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For: 1/1/2015 through 4/13/2015

Permit Type: Plumbing

Status: Closed

Applicant:

Bear Plumbing
1973 NE 147 Terr
N Miami Beach, FL 33181

Permit Number: PL2015-28

Parcel #: 13-2227-001-1330

Parcel Address: 1170-74 102 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

Teco Peoples Gas
15779 West Dixie Highway
North Miami Beach, FL 33162

Permit Number: PL2015-31

Parcel #: 13-2227-001-4470

Parcel Address: 9730 WEST BROADVIEW DRIVE
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Closed

Applicant:

Empire Plumbing Company
1754 Bay Road
Miami Beach, FL 33139

Permit Number: PL2015-11

Parcel #: 13-2227-001-5750

Parcel Address: 9641 BROADVIEW Terrace
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Denied

Applicant:

Brite Future Plumbing
2041 Sw 70th Ave Ste D15
Davie, FL 33317

Permit Number: PL2015-10

Parcel #: 13-2227-034-0001

Parcel Address: 1001 91 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

All Around Plumbing Enterprises Inc
10345 Southwest 112 Street
Miami, FL 33176

Permit Number: PL2015-47

Parcel #: 13-2227-001-1700

Parcel Address: 1150 100 Street
Bay Harbor Islands, FL 33154

Permit Log By Type

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For: 1/1/2015 through 4/13/2015

Permit Type: Plumbing

Status: Approved

Applicant:

A & C Portela Plumbing Inc
2655 SW 33 Ave
Miami, FL 33133

Permit Number: PL2015-55

Parcel #: 13-2227-083-1350

Parcel Address: 1111 Kane Concourse 605
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

Do You Need A Good Plumber
310 Nw 189th Ter
Miami, FL 33169-3955

Permit Number: PL2015-54

Parcel #: 13-2227-078-0060

Parcel Address: 9300 Bay Harbor Terrace 7A
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

JNL Plumbing Corp
8171 Nw 8th Street 1
Miami, FL 33155

Permit Number: PL2015-53

Parcel #: 13-2227-001-6410

Parcel Address: 1350 98 Street
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

AT Quality Plumbing Inc
6055 W 19 Ave Apt # 320
Hialeah, FL 33012

Permit Number: PL2015-48

Parcel #: 13-2227-105-0070

Parcel Address: 9971 West Bay Harbor Dr. 103
Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Status: Approved

Applicant:

Permit Number: PL2015-8

Parcel #: 13-2227-001-0300

Parcel Address: 9400 WEST BAY HARBOR
Bay Harbor Islands, FL 33154

Permit Log By Type

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For: 1/1/2015 through 4/13/2015

Permit Type: Plumbing

Permit Number: PL2015-49

Status: Approved

Parcel #: 13-2227-001-2850

Applicant:

Parcel Address: 1020 93 Street

All Around Plumbing Enterprises Inc
10345 Southwest 112 Street
Miami, FL 33176

Bay Harbor Islands, FL 33154

Permit Type: Plumbing

Permit Number: PL2015-12

Status: Approved

Parcel #: 13-2227-023-0001

Applicant:

Parcel Address: 9101 East Bay Harbor Dr.

LifeSafety Management, Inc
2017 Corporate Drive
Boyton Beach, FL 33426

Bay Harbor Islands, FL 33154

Survey of Construction Hours

Village of Bal Harbour - Monday - Saturday, 8:30 am to 5:30 pm

Business District - Non permissible hours will be allowed only with prior written consent from the Village Manager or Designee.

Town of Surfside - Monday through Saturday from 8:00 am to 6:00 pm.

No work is permitted on Sunday.

City of North Miami - Monday - Friday, 8:00 am to 9:00 pm

No work is permitted on Saturday or Sunday.

City of North Miami Beach - Monday - Friday, 7:00 am to 8:00 pm

Weekends and Holidays - 9:00 am to 7:00 pm.

Village of Miami Shores - Monday through Friday, 8:00 am through 7:00 pm.

Saturday 8:00 am through 6:00 pm. No work is permitted on Sunday.

Village of North Bay Village - Monday through Friday, 8:00 am to 5:00 pm.

City of Miami Beach

A. Commercial Zone - Monday through Saturday, 7:30 am to 6:30 pm and 7:30 am to 7:30 pm during daylight savings time.

B. Residential Zone - Monday through Friday, 8:00 am to 6:00 pm. Saturday, 10:00 am to 4:00 pm.

No work is permitted on Sunday.

Village of Pinecrest - Monday through Friday, 7:00 am to 6:30 pm.

Saturday, Sundays and State Holidays from 8:00 am to 4:00 pm.

City of South Miami - Monday through Friday, 7:00 am to 6:00 pm.

Saturday, 9:00 am to 5:00 pm. No work is permitted on Sunday.

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 11.

ITEM: Consideration and Approval of a Transfer of Development Rights (TDR) application requesting to purchase five (5) units from the Town's TDR bank for construction of a previously approved project on April 24, 2014, to be located at 9521-9541 East Bay Harbor Drive. Enclosed is a copy of the application, plans, and other supporting documents.

DESCRIPTION:

An application for transfer of development rights was received and processed for the purchase of five (5) TDR units from the Town pool.

The receiving site, 9521-9541 East Bay Harbor Drive, filed and received approval , December 3rd, 2013 for the development of 41 unit residential project.

The applicant has requested to purchase five (5) TDR units from the Town (\$47,500 each) for a total of \$237,500.

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

The town would receive \$237,500 from the sale.

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	TDR Application	9521 EBHD- JCG Bay Harbor, LLC.pdf
2.	Site Plans	La Boutique Site plans.pdf
3.	mm staff report	La Boutique - MM report.pdf



Application Fee: \$1,000 Private Transaction - \$500 Town Owned Units

(For official use only)	
DATE RECEIVED: <u>3/25/15</u>	TDR UNIT COST: \$ <u>47,500</u>
TDR UNITS REQUESTED <u>5</u>	PROJECT TOTAL UNITS <u>41</u>
APPROVAL DATE: _____	APPROVED BY: _____

**TOWN OF BAY HARBOR ISLANDS
APPLICATION FORM
TRANSFER OF DEVELOPMENT RIGHTS**

APPLICANT INFORMATION

Name JCG Bay Harbor, LLC		
Phone (305) 740-1956	e-mail mcuevas@aadslaw.com	Fax (305) 740-1941
Address 1001 Brickell Bay Drive Suite 2110		
City and State Miami, Florida		Zip Code 33131
Relationship to Property: owner		

RECEIVER SITE INFORMATION

Owner's Name JCG Bay Harbor, LLC		
Phone (305) 740-1956	e-mail mcuevas@aadslaw.com	Fax (305) 740-1941
Address 1001 Brickell Bay Drive Suite 2110		
City and State Miami, Florida		Zip Code 33131
Property Address/Location 9521-9541 East Bay Harbor Drive Bay Harbor Islands, FL 33154		
Legal Description: LOT(S) 3-4 BLOCK 1		
Folio Number 1322270010020, 1322270010030	Current Zoning	
Property size 20,850	Purchase date 4-27-2013	
Existing use of the property vacant		
Describe Existing Structure on Property 2 vacant apartment buildings		
Dwelling units to be received 5		
Total Dwelling units including TDR 41		

HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?

☒ Yes ☐ No

If Yes, then provide date of approval 4-24-14

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 R. Minguell , Inc		
Address 2841 Montevideo Avenue Cooper City, FL 33026		
Phone (954) 298- 8935	e-mail minguell@bellsouth.net	Fax (954)392-6060

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) *(auth rep)*

3-23-15
Date

Signature of Owner (Co-Applicant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of March, 2015,
by Alejandro Rodriguez on behalf of
Coastland Construction, 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.



[Signature]
Notary Public, State of Florida

Print Name: Suzette M. Rebull

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
_____. (type of identification produced) as identification and did take
an oath.

My Commission Expires:

Notary Public, State of Florida

Print Name: _____

Exhibit B

**TDR Purchase Agreement
(see attached)**

AADSLAW-00027326.2

[Signature Page to Joint Written Consent of the Members of JCG BAY HABROR, LLC in Lieu of a Meeting]

Lot Size: 10,425 SQ FT

First American Title Insurance Company
File No.: Alesco to Luenir
Effective Date: January 29, 2013 at 8:00 a.m.
Proposed insured:

9541 East Bay Harbor Drive
Bay Harbor, Florida
Field No.: 13-2227-001-0020
Property Information:
Primary Zone: 4500 MULTIFAMILY - 4 STORIES
CLUC: 0003 MULTIFAMILY 3 OR MORE UNITS
Beds/Baths: 72/10
Floor: 2
Living Units: 10
BLDG. S.F.: 4
Lot Size: 10,425 SQ FT

Lot Size: 10,425 SQ FT

Lot 3 (and 4, Block 1) of BAY HARBOR ISLAND, according to the Plat thereof as recorded in Plat Book 46, Page(s) 5, of the Public Records of the State of Florida.

Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Record subsequent to the Effective Date but prior to the date the proposed insured acquires (or value of record

- [illegible]

—This Survey has been prepared for the exclusive use of the entities named herein and do not extend to any unnamed parties. If any, shown herein are based on Pilot Book 6, Page 67 of Miami-Dade County, Florida.

- [illegible]

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail

Date of Plot or Map: February 25, 2013
Landscape & Topographic data added on August 21, 2013
Update and East 11' deed and Easement added on January 21, 2015



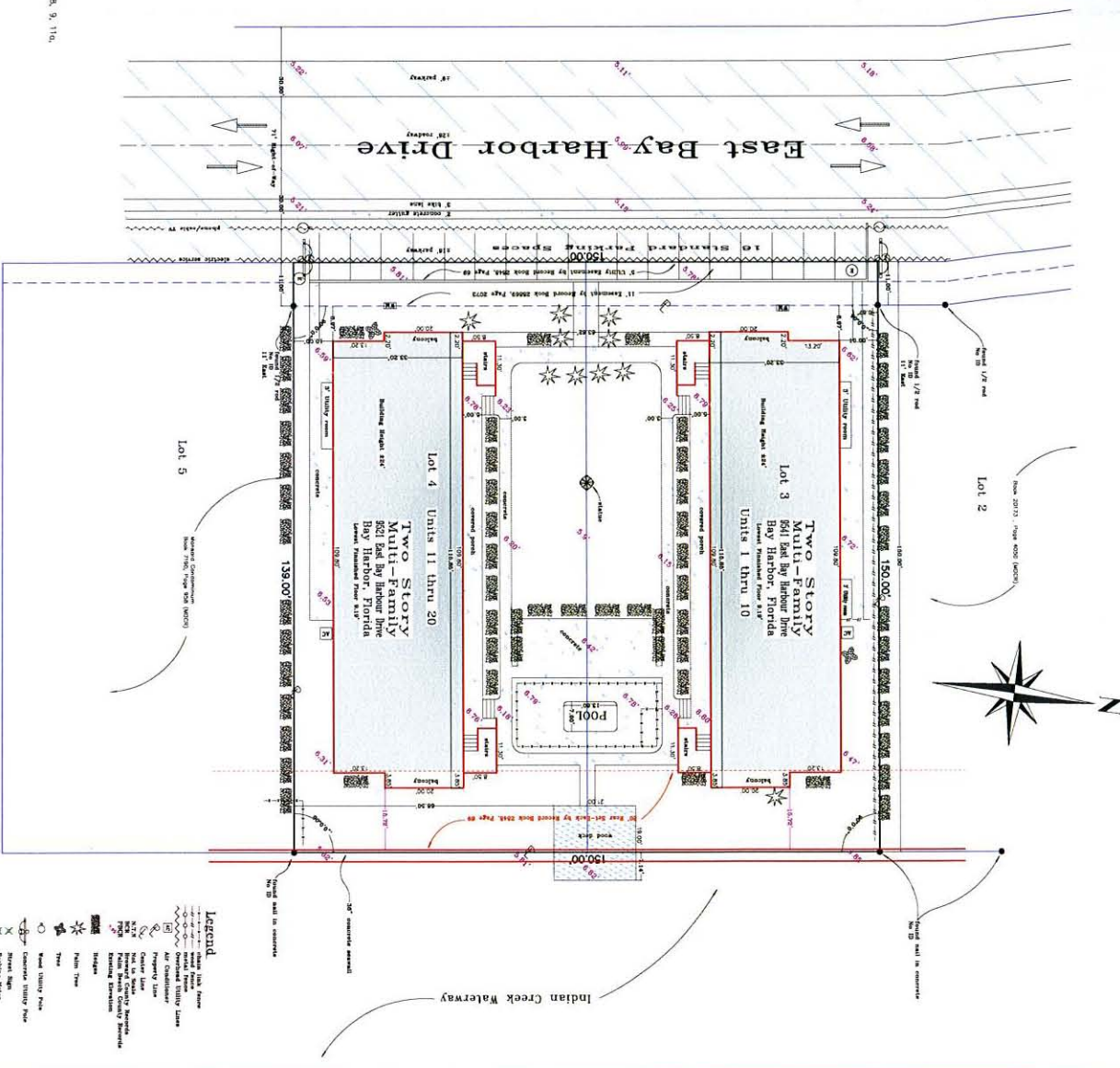
Richard J. Minigault
Registered Land Surveyor & Mapper
No. 6402, State of Florida



R. Minguell, Inc.

Land Surveyors & Planners
L.N.7272

Minifuel@bellsouth.net
2541 Montverde Avenue
Cooper City, Florida 33026



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 23 day of March, 2015 (the "Effective Date") by and between the TOWN OF BAY HARBOR ISLANDS (the "Town" or "Seller") and JCG Bay Harbor, 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 5 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 La Boutique 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 1187 (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, 5 TDRs.

3. Purchase Price; Deposit.

(a) Subject to the credits set forth in this Agreement, Buyer shall pay Seller \$ 47,500, per TDR -- for a total purchase price of \$ 237,500 (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

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 Coastland Construction Attn: Alejandro Rodriguez Phone No. (305) 669-1740, email address arodriguez@coastlandci.com; together with a copy to email address: srebull@coastlandci.com ; AArrieta@aadslaw.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

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 it 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

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.

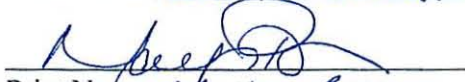
IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals as of the date first set forth above.

Signed, sealed and delivered
in the present of:

BUYER:



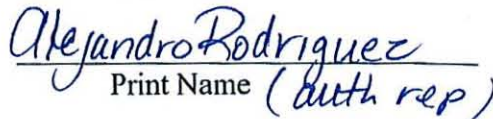
Print Name: Surette Rebull



Print Name: Llanys Rose

By: _____

Sign Name


Print Name (auth rep)

SELLER:

TOWN OF BAY HARBOR ISLANDS

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

Date: _____

EXHIBIT "A"

The Legal Description of the Property

LOTS 3-4 BLOCK 1 FOLIO #'S: 1322270010020,1322270010030

Prepared by:

Joanna Plessis, Esq.
Serber & Associates, P.A.
2875 N.E. 191st Street, Suite 801
Aventura, FL 33180

Return to:

Alejandro M. Arrieta, Esq.
Alvarez Arrieta & Diaz-Silveira LLP
1001 Brickell Bay Drive, Suite 2110
Miami, FL 33131

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 2nd day of March, 2015 by BH SOUTH ISLAND, LLC, a Florida limited liability company, Grantor, whose office address is 2875 N.E. 191st Street, Suite 801, Aventura, FL 33180, to JCG BAY HARBOR, LLC, a Delaware limited liability company, Grantee, whose mailing address is 1095 Collins Ave, Unit 1709, Bal Harbour, FL 33154. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Miami-Dade County, Florida (the "Property"):

Lots 3 and 4 Block 1, 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.

Folio Numbers: 13-2227-001-0030, 13-2227-001-0020, 13-2227-001-0021 and 13-2227-001-0031

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. The conveyance of the Property is subject only to those encumbrances set forth on Exhibit A attached hereto and incorporated herein by reference, without intending to reimpose same.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assignors, in fee simple forever.

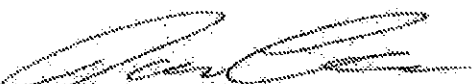
GRANTOR hereby covenants with said Grantee that Grantor hereby warrants the title to Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

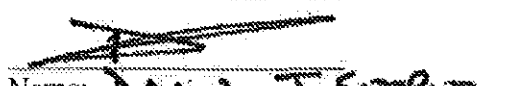
GRANTOR:

Witnessed by:

BH SOUTH ISLAND, LLC, a Florida
limited liability Company


Name: JOANNA PLESSIS

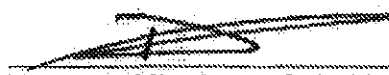
By: 
Name: Marc Schmullian
Title Authorized Representative


Name: DANIEL J. SERBER

[COMPANY SEAL]

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was sworn to and acknowledged before me this 27th day of February, 2015, by MARC SCHMULLIAN as Authorized Representative of BH SOUTH ISLAND, LLC, a Florida limited liability company, who (☒) is personally known to me or who () presented his _____ as identification.


Notary Public, State of Florida

[SEAL]

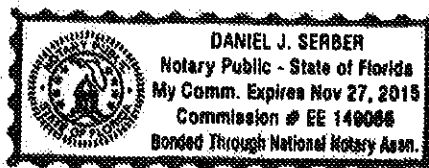


EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Restrictions, Dedications and Easements set forth in Plat recorded in Plat Book 46, Page 5.
2. Easement in favor of Florida Power & Light Company recorded in O.R. Book 11870, Page 1272.
3. Reservation of Easement in favor of The Town of Bay Harbor Islands contained in Quit Claim Deed recorded in O.R. Book 28869, Page 2073.
4. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
5. This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of the waterway.
6. Riparian and littoral rights are not insured.
7. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
8. Quit Claim Deed recorded in OR Book 29475, Page 4350.

**JOINT WRITTEN CONSENT
OF THE MEMBERS OF
JCG BAY HARBOR, LLC
IN LIEU OF A MEETING
AS OF MARCH 18, 2015**

The undersigned, being all the members of JCG BAY HARBOR, LLC, a Delaware limited liability company (the "Company"), do hereby adopt the following resolutions by written consent in lieu of a meeting effective as of the date first written above:

Acquisition of the Transfer Development Rights ("TDRs")

WHEREAS, to the develop the project known as La Boutique ("the Project") with forty one (41) residential units, the Company is required by the Town of Bay Harbor to have twenty three (23) TDRs,

WHEREAS, as part of the acquisition of the Project and the land, the Company purchased from previous owners eighteen (18) TDRs,

WHEREAS, the Company is required to purchase five (5) additional TDRs; and

WHEREAS, The members of the Company deem it in the best interest of the Company to purchase the additional five (5) TDRs from the Town of Bay Harbor.

NOW THEREFORE LET IT BE:

RESOLVED, that the purchase of the additional five (5) TDRs from the Town of Bay Harbor hereby be approved;

RESOLVED, that in connection with the Company's purchase of the TDRs, Alejandro Rodriguez is authorized, empowered and directed to execute and deliver in the name and on behalf of the Company the TDR the form attached hereto as **Exhibits A** and the TDR Purchase Agreement attached hereto as **Exhibit B** to purchase the additional five (5) TDRs from the Town of Bay Harbor.

Demolition of buildings at the construction site

WHEREAS, the development of the Project requires the demolition of the two (2) buildings located at the site,

WHEREAS, the previous owners of the Project and site had applied for demolition permits; and

WHEREAS, the members of the Company deems it in the best interest of the Company to file with the Town of Bay Harbor a request to reflect the change of ownership of site and Project, and to engage the service of new demolition contractors.

NOW THREFORE LET IT BE:

RESOLVED, that the Company submit the change of owner and contractor applications with the Town of Bay;

RESOLVED, that in connection with the change of owner and contractor applications, Alejandro Rodriguez is authorized, empowered and directed to execute and deliver in the name and on behalf of the Company the Permit Application in the form attached hereto as **Exhibit C** and the Hold Harmless Letter attached hereto as **Exhibit D** to obtain the updated permits and reflect the change in ownership.

[signature page follows]

IN WITNESS WHEREOF, the undersigned members of the Company have adopted and approved the foregoing resolutions effective as of the date first above written.

BAY HARBOUR INVESTMENTS,
INC.

By: _____
Name: _____
Title: _____

TERRAL INVESTMENTS I, INC.

By: _____
Name: _____
Title: _____

S&T BAY HARBOR, INC.

By: _____
Name: _____
Title: _____

JF-JCG-BH, LLC

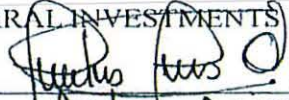
By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, the undersigned members of the Company have adopted and approved the foregoing resolutions effective as of the date first above written.

BAY HARBOUR INVESTMENTS,
INC.

By: _____
Name: _____
Title: _____

TERRAL INVESTMENTS I, INC.

By: 
Name: Andres Arias G.
Title: _____

S&T BAY HARBOR, INC.

By: _____
Name: _____
Title: _____

JF-JCG-BH, LLC

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, the undersigned members of the Company have adopted and approved the foregoing resolutions effective as of the date first above written.

BAY HARBOUR INVESTMENTS,
INC.

By: _____
Name: _____
Title: _____

TERRAL INVESTMENTS I, INC.

By: _____
Name: _____
Title: _____

S&T BAY HARBOR, INC.

By: _____
Name: Jose Ignacio Sanchez T
Title: General Manager

JF-JCG-BH, LLC

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, the undersigned members of the Company have adopted and approved the foregoing resolutions effective as of the date first above written.

BAY HARBOUR INVESTMENTS,
INC.

By: _____
Name: _____
Title: _____

TERRAL INVESTMENTS I, INC.

By: _____
Name: _____
Title: _____

S&T BAY HARBOR, INC.

By: _____
Name: _____
Title: _____

JF-JCG-BH, LLC

By: Herbert Jordan
Name: Herbert Jordan
Title: Manager

Exhibit A

AADSLAW-00027326.2

[Signature Page to Joint Written Consent of the Members of JCG BAY HARBOR, LLC in Lieu of a Meeting]

**TDR Application
(see attached)**

AADSLAW-00027326.2

[Signature Page to Joint Written Consent of the Members of JCG BAY HABROR, LLC in Lieu of a Meeting]

Marlene Marante

From: Suzette Rebull <SRebull@CoastlandCI.com>
Sent: Tuesday, March 24, 2015 11:27 AM
To: Marlene Marante
Cc: Alejandro M. Arrieta; Yosef Shwedel
Subject: La Boutique TDR Application/Purchase Agreement
Attachments: La Boutique TDR Agreement and Application.pdf; 9521-41 E Bay Harbor Dr Survey.pdf; deed.pdf

Hi Marlene, please see the attached executed documents for the purchase of 5 Additional TDR's for La Boutique. Please let me know if you need any further information.

I understand that I also need to send an application fee in the amount of \$500. Do I need to mail or hand deliver a check or can I give you a cc payment?

Thank you.

Sincerely,

Suzette Rebull



Suzette Rebull

Coastland Construction Inc.

4661 SW 71st. Ave., Miami, FL 33155

Office 305-669-1740 fax 305-669-1093

www.coastlandci.com

Town of Bay Harbor Islands
P.O. Box 546620
Bay Harbor Islands, FL 33154

Payee: COASTLAND CONSTRUCTION, INC
Date: 3/25/2015 Time: 1:11 PM
Receipt Number: MAIN / 88096
Clerk: SCHERRIE

LA BOUTIQUE

ITEM	REFERENCE	AMOUNT
MISC	TDR APPLICATION FEE	500.00
Total:		500.00
Check	2382	500.00
Change:		0.00

COASTLAND CONSTRUCTION, INC.
MIAMI, FL 33155

2382

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3/24/15		TDR Application La Boutique	500.00		
CHECK DATE	3/24	CHECK NUMBER	2382	TOTALS	500 -

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3/24/15		TDR Application La Boutique	500.00		
CHECK DATE	3/24	CHECK NUMBER	2382	TOTALS	500 -

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

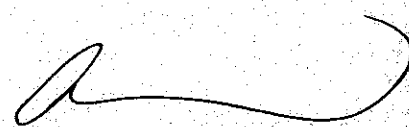
COASTLAND CONSTRUCTION, INC.

4661 SW 71st AVE.
MIAMI, FL 33155OCEAN BANK
780 NW 42nd AVE.
MIAMI, FL 3312663-1139
660

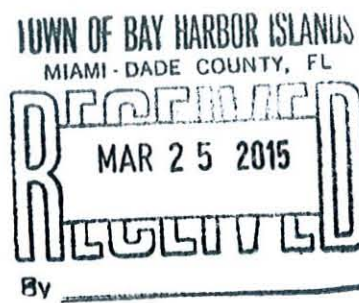
2382

Pay: Five hundred dollars + 00/100

DATE 3/24/15 CHECK NO. 2382 AMOUNT \$500.00

PAY
TO THE
ORDER
OFTown of Bay Harbor Islands
TDR Application Fee

⑈002382⑈ ⑆066011392⑆ 010211733905⑈



March 24, 2015

Marlene,

Please find the enclosed check in the amount of \$500.00 to process our TDR Application for La Boutique. Thank you for your assistance in moving this along. Please let me know if you need anything further from us. I really appreciate your time and patience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Suzette Rebull". The signature is stylized with large, flowing loops.

Suzette Rebull



Suzette Rebull

Coastland Construction Inc.

4661 SW 71st. Ave., Miami, FL 33155

Office 305-669-1740 fax 305-669-1093

www.coastlandci.com









Units Breakdown

Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq. ft.)	Sub-Total Area
Level 3	A-1	2	2	1,254	2,508
	B-1	2	2	1,254	2,508
	D-1	3	1	1,437	1,437
Total Level 3			6		6,453

Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq. ft.)	Sub-Total Area
Level 4-5-6-7-8-9	A-1	2	2	1,254	2,508
	B-1	2	2	1,254	2,508
	C-1	3	2	1,437	2,874
Total Level 4-9			6		8,290
Total all Levels			12		14,743

Total Number of Units	12
Total Net Area	14,743



PERSPECTIVE VIEW



PERSPECTIVE VIEW

Zoning Summary			
9521-41 EAST BAY HARBOR DRIVE			
Lot Area	67	Acres	0.03
Legal Description			
Lot 3 and 4 of Block 1 of BAY HARBOR ISLAND, according to the Plat thereof as recorded in Plat Book 48, Page (s) 5, of the Public Records of Miami-Dade County, Florida.			
Flood Elevation			
This property appears to be located in Flood Zone AE, with a BFE of 10'-0" N.G.V.D.			
Grade Level 8.67' (Mean of the road)			
Zoning Classification RHT - MULTIPLE FAMILY RESIDENTIAL DISTRICT (WATERFRONT LOTS)			
Maximum Density			
34 units per net Acre	34	0.02	Allowable
34 units per net Acre			Proposed
Setbacks			
Proposed Frontage (E. Bay Harbor Dr.)		Required	Proposed
		Buildings less than 30 feet in height: 30 feet	30'-0" Before 20 feet 30'-0" After 30 feet
		Buildings less than 45 feet in height: 35 feet	35'-0" Before 20 feet 35'-0" After 30 feet
		Buildings less than 75 feet in height: 30 feet	30'-0" Before 20 feet 30'-0" After 30 feet
Side Setback		Buildings less than 30 feet in height: 10 feet	10'-0" Before 20 feet 10'-0" After 30 feet
Rear Setback (Waterfront)		maximum setback shall be 25 feet	25'-0"
Rear Setback (Waterfront)		25'-0"	25'-0"
Rear Setback		into building length	Allowable (ft.)
Rear Setback		100	33.33
Front Setback		100	33.33
Maximum Height		43.33	43.33
Maximum Building Height		75 feet above BFE	Proposed
Open Space Requirements		Required	Proposed
10% of Lot Area Minimum		4,500 SF	5,000 SF (33%)
Roof Deck Landscape Requirements		Required	Proposed
10% of Lot Area Minimum		1,131 SF	1,131 SF (7%)
Lot Coverage		Allowable	Proposed
(Percent determined by the architect)		21.16 %	21.16 %
Parking Space Requirements		Required	Proposed
Residential - 2 per Dwelling Unit Minimum		41	82
Total Parking Spaces		(Residential & guest parking spaces + handicap spaces)	81
Change Requirements			
A minimum of 65 SF of area with at least		41	41
seven feet of headroom must be added for			
each equipment and shall be located			
outside the residential			



LOCATION MAP

LA BOUTIQUE

INDEX

COVER	COVER
A-001	SURVEY
A-002	AERIAL
A-003	LAND USE PLAN DESIGNATION
A-004	OPEN SPACE CALCULATION
A-005	SIGN LOCATION
A-100	DRIVEWAY SECTIONS
A-101	SITE PLAN
A-102	LEVEL 1 - GARAGE
A-103	LEVEL 2 - GARAGE / LOBBY
A-104	LEVEL 3 - RESIDENTIAL
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A-107	ROOF LEVEL
A-401	WEST ELEVATION
A-402	EAST ELEVATION
A-403	SOUTH ELEVATION
A-404	NORTH ELEVATION
A-501	SECTION A-A
A-502	SECTION B-B
AM-001	MATERIAL BOARD

OWNER

BH SOUTH ISLAND LLC
18851 NE 28th Avenue,
Suite 1011, Aventura, Florida,
33180

ARCHITECT

REVUELTA ARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE
SUITE No 110
MIAMI, FLORIDA 33133

CIVIL ENGINEER

VSN ENGINEERING INC.
3550 WEST FLAGLER STREET
SUITE 113
MIAMI, FLORIDA 33144

LANDSCAPE ARCHITECT

RHETT ROY LANDSCAPE ARCHITECTURE
412 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

LIGHTNING CONSULTANT

O'BRIEN LIGHTNING INC.
1111 BRICKELL AVE
11TH FLOOR
MIAMI, FLORIDA 33131

LA BOUTIQUE
9521-41 E BAY HARBOR DR, BAY HARBOR, FLORIDA,

ALTA/ACSM Land Title Survey



9521 East Bay Harbor Drive
Bay Harbor, Florida
Folio No. 13-2227-(01)-(003)

BLD: 5 F 2
Lot Size 10,428 30 F1



Properly, Information
Francia, Zone 4500 MAIL-FAIR - 4 51

ELD: SF 2
Lot Size 10 425 SQ FT

Parting
16 Standard parking spaces
0 Handicapped parking spaces

EXCEPTIONS

[illegible]

WE HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS PRESENTLY SURVEYED AND OWNED UNDER ITS SUPERVISION MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 151.7-8 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPERS PURSUANT TO SECTION 117.027 OF THE FLORIDA STATUTES.

This is to certify that this map is plat and the survey on which it is based were made by the State of California, and that the same are correct and reliable.

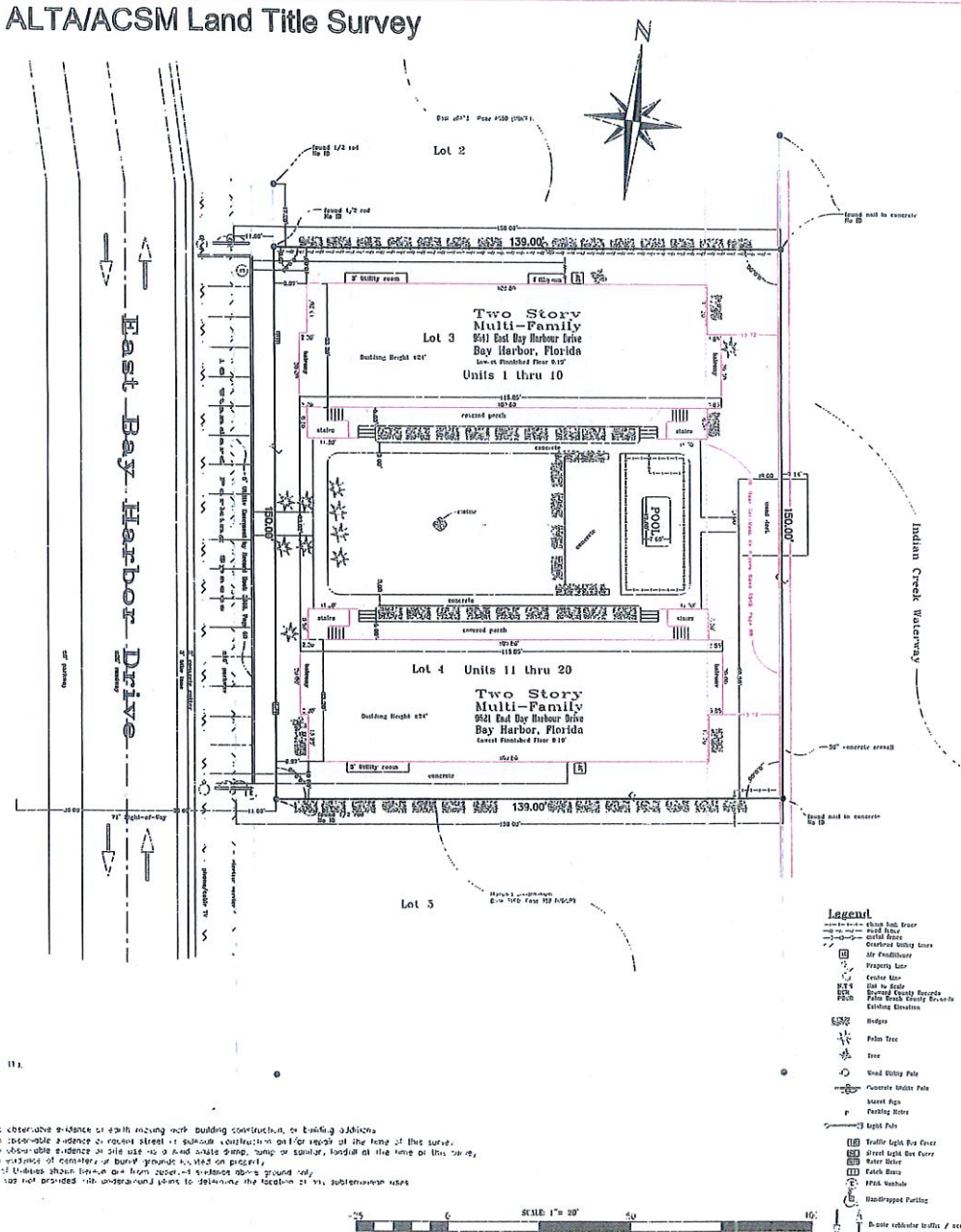
Date of Plot re Map: February, 25, 2013
 Contour & Topographic data added on August 21, 2013



Land Surveyors & Planners
LB127d

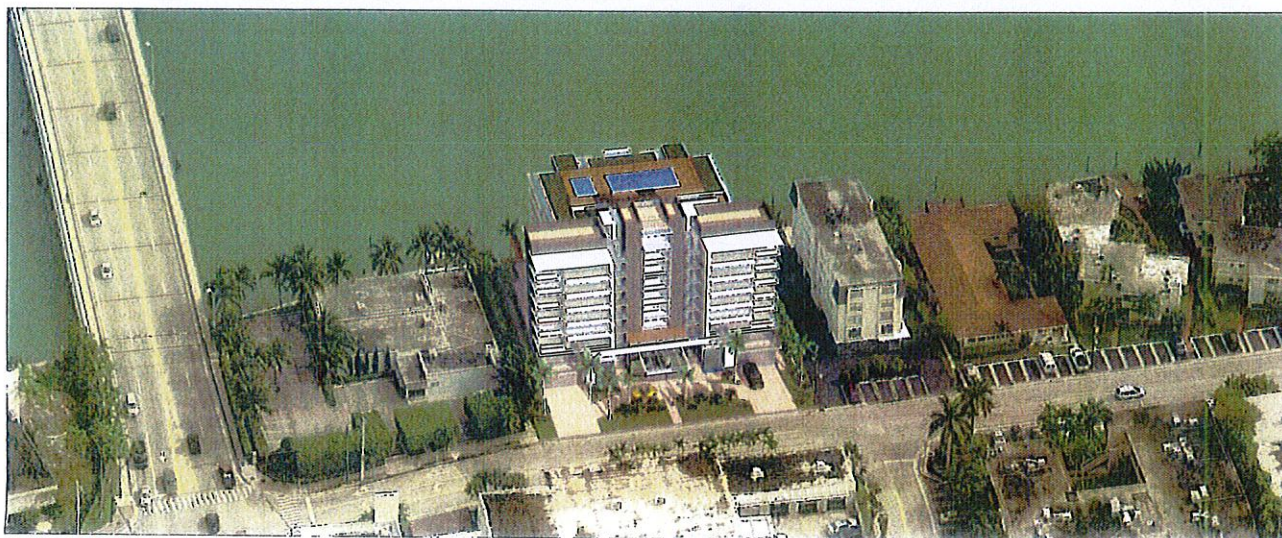
Land Surveyors & Planners
L.B.1274
051-208-8935
Fax 051-392-0069
Minguel@bellsouth.net
2011 Montview Avenue
Cooper City, Florida 33026

- *Threat*





2 AERIAL EAST
SCALE: 1:0.61



1 AERIAL WEST
SCALE: 1:0.70

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internacional

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Atlanta
Santiago, Chile

royalco-architecture.com

00000007846VJNUL
DUIS 110
ANAVPL00100
1 000 000 0000
P 000 000 0000

032000

Luc D. Revuelta
AR0007872
PROJECT

LA BOUTIQUE
2021-411 DAY HARBOUR, DAY HARBOUR, FLORIDA

OWNER INFORMATION

BH SOUTH
ISLAND LLC

18851 NE 28th
Avenue, Suite 1011,
Aventura, Florida,
33160

SCHEMATIC DESIGN

Forma Rotunda

CONSULTANTS

Date
 11/18/2013
 Drawing
 AD
 Check by
 LOR
 Ecsin
 As Shown
 Project No.
 1816

A-001

A photograph of a modern, single-story building with a light-colored facade and large windows. Several tall palm trees are in the foreground, and a white car is parked on the right side of the frame. The sky is clear and blue.

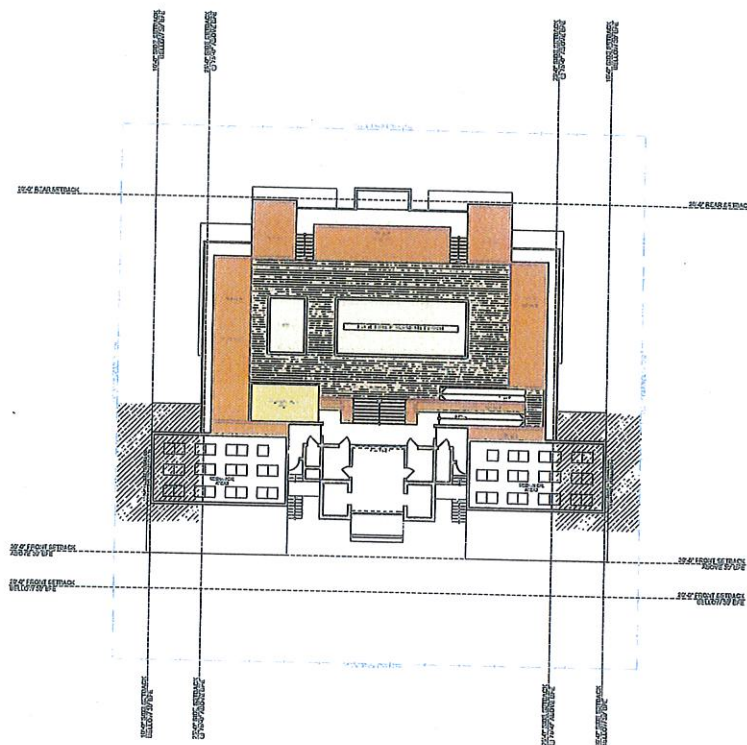
A photograph showing a portion of a building. On the right, there is a large window with a grid pattern. To the left of the window is a dark, textured wall, possibly made of stone or brick. A vertical pole or post is visible in the foreground. The overall image is somewhat blurry and has a low resolution.

LAND USE
PLAN DESIGNATION
1 SCALE: 1/8" = 1'-0"

A-002

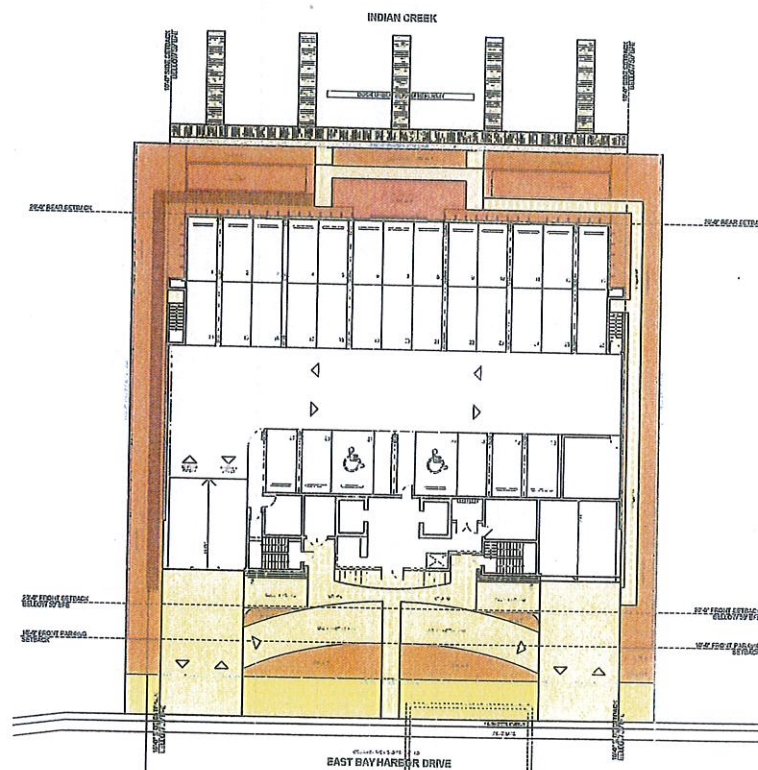
[illegible]

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2 ROOF DECK LANDSCAPE
 SCALE 1/8" = 1'-0"

LANDSCAPE REQUIRED= 1,104 SF (15% OF USABLE ROOF 7,361SF)
 LANDSCAPE PROVIDED= 1,988 SF (27% OF USABLE ROOF)



1 GROUND LEVEL OPEN SPACE
 SCALE 1/8" = 1'-0"

OPEN SPACE REQUIRED= 4,500 SF (20% OF PROPERTY AREA)
 OPEN SPACE PROVIDED= 5,497 SF (24% OF PROPERTY AREA)

6" WIDE STEPPING STONES WITH A 6" GAP BETWEEN ONE ANOTHER (60% PERMEABILITY / LONG WALKWAY)

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 architecture
 international

Miami
 Atlanta
 Chicago, IL

revuelta-architecture.com

1000 BAYVIEW BLVD
 SUITE 100
 MIAMI, FL 33131

DESIGNED BY

Luis O. Revuelta
 AR0007872

PROJECT

LA BOUTIQUE
 16251 N.W. 16th Ave.
 Suite 101
 Miami, FL 33160

OWNER INFORMATION

BHEOLITH
 ISLANDILLO
 16251 N.W. 16th
 Avenue, Suite 101
 Miami, Florida
 33160

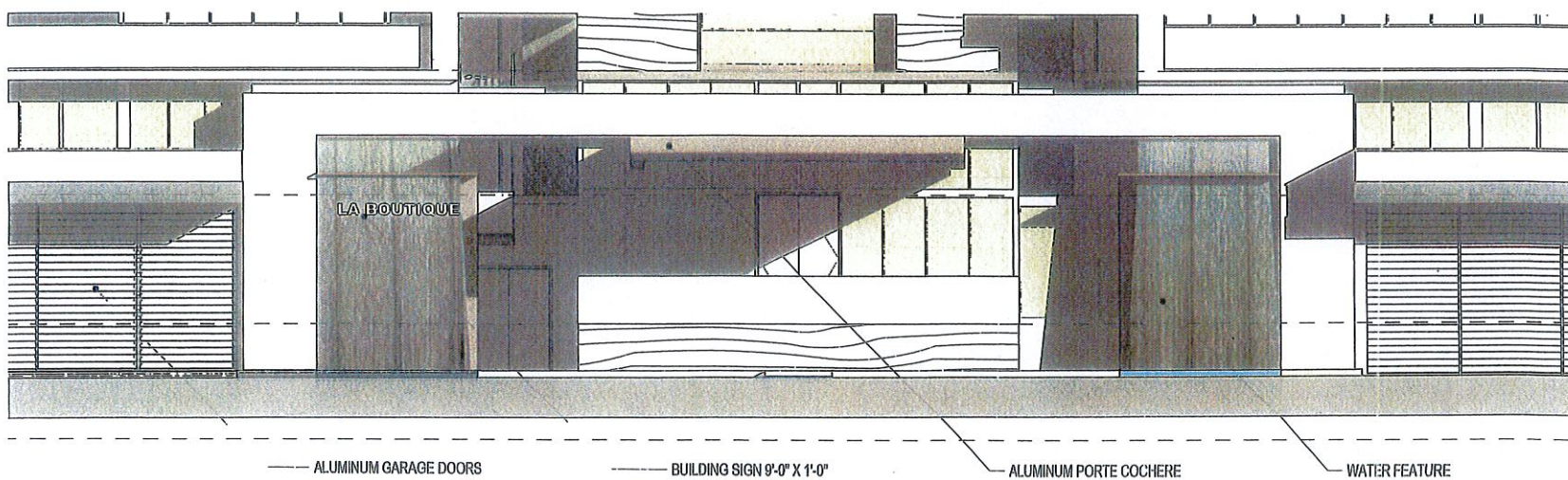
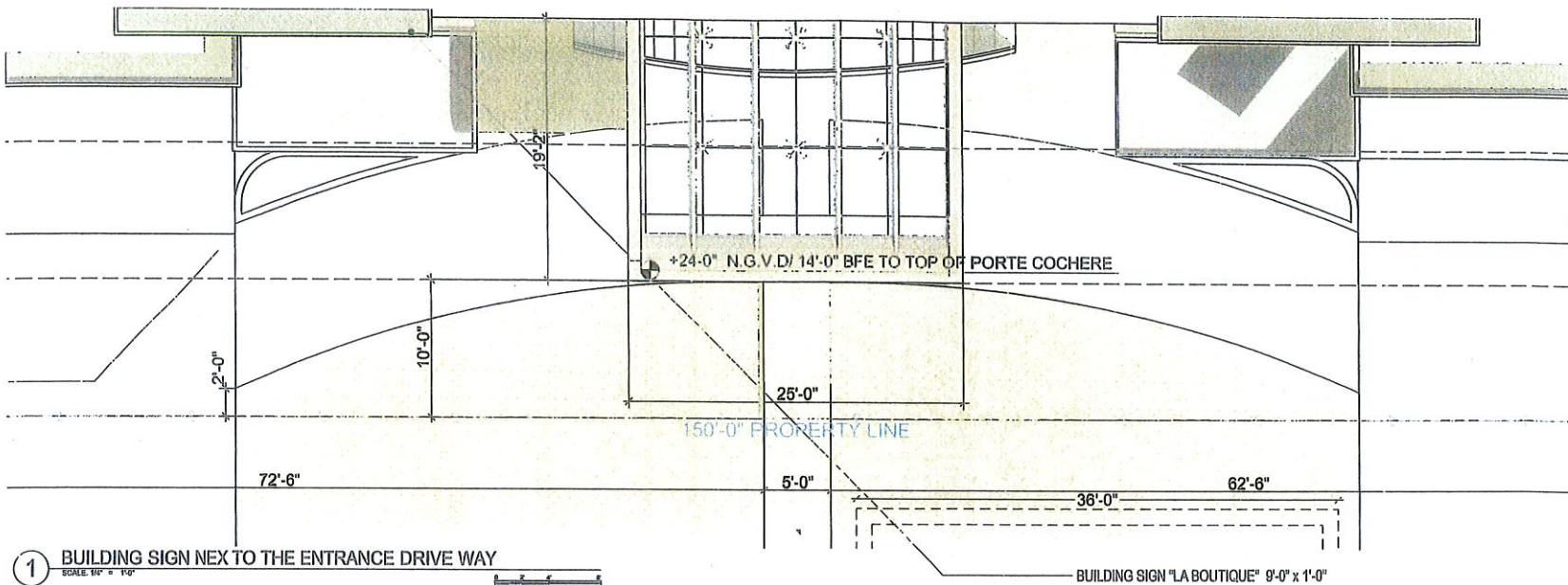
SCHEMATIC DESIGN

Formis Pavesano

CONSULTANTS

Date
 11/18/2013
 Drawing
 AD
 Checked by
 LOR
 Scale
 As Shown
 Prepared by
 1516

A-003



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international

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Atlanta
San Diego, CA
revueltaarchitecture.com

DESIGNED BY
Luis O. Rodriguez
ARC007872
PROJECT

DESIGNED BY

Luis O. Rodriguez
ARC007872
PROJECT

LA BOUTIQUE
150'-0" PROPERTY LINE

OWNER INFORMATION

BH SOUTH
ISLAND LLO
15551 N 55th
Avenue, Suite 1011,
Aventura, Florida,
33150

SCHEMATIC
DESIGN

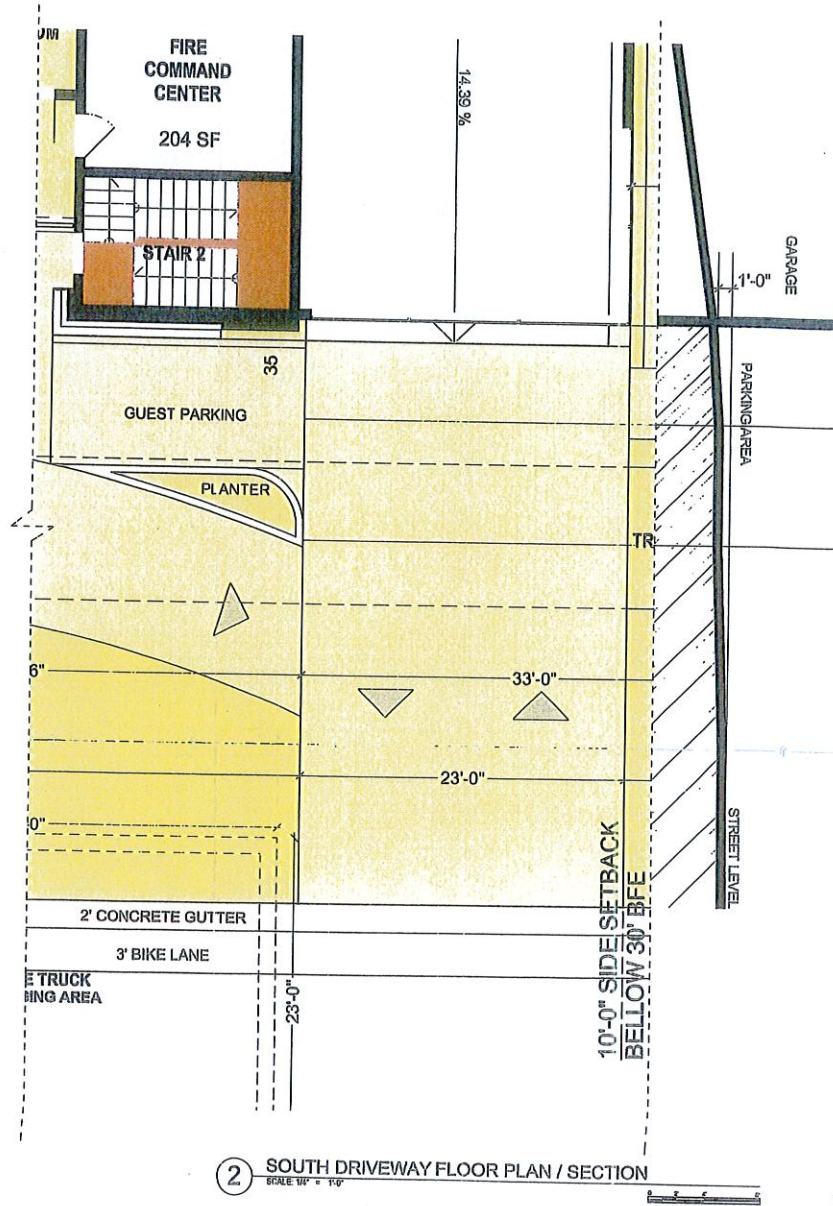
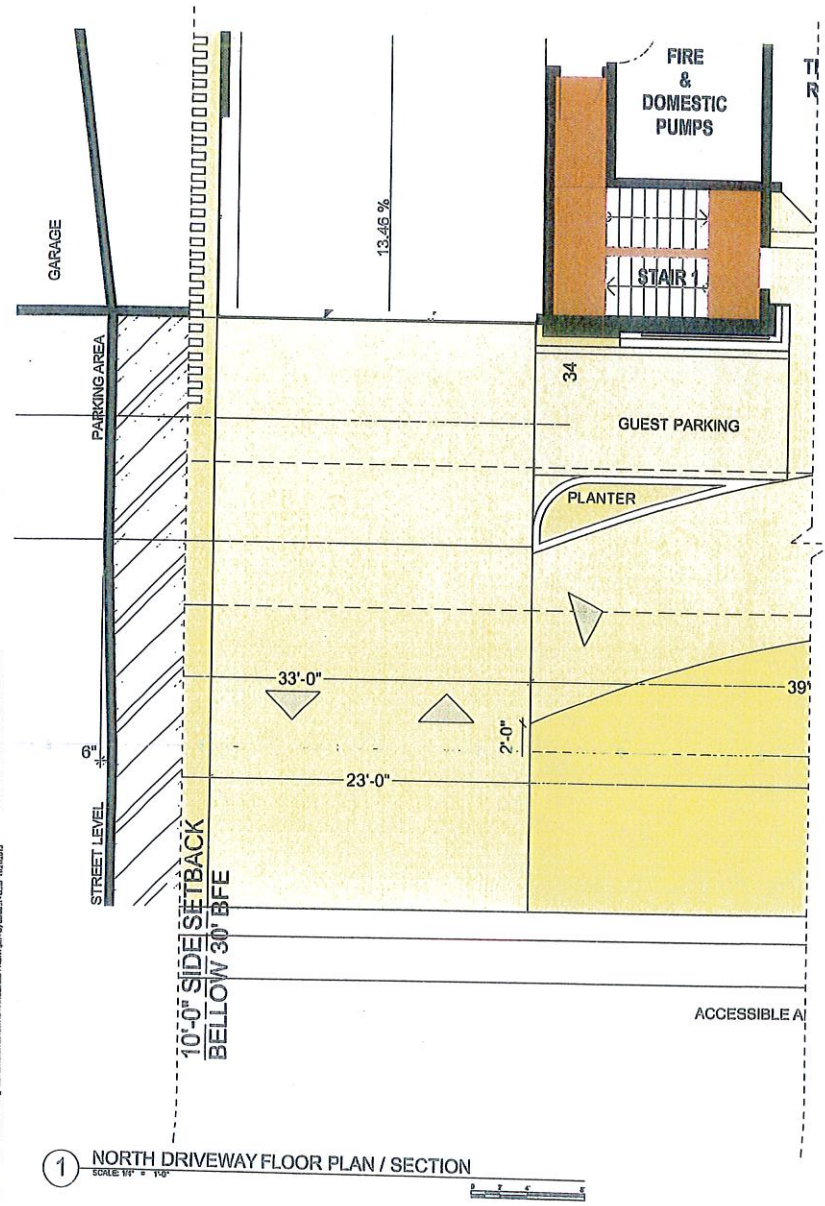
Permit Revision

CONSULTANTS

Date
11/18/2018
Drawing
AD
Checked by
LGR
Scale
As Shown
Project No.
1818

A-004

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1.800.888.1111
603.888.1111

DESIGNED BY
Lisa O. Revuelta
ARCHITECT
PROJECT

LA BOUTIQUE
16851 NE 85th
Aventura, Florida
33160

OWNER INFORMATION
BH SOUTH
ISLAND LLC
16851 NE 85th
Aventura, Florida
33160

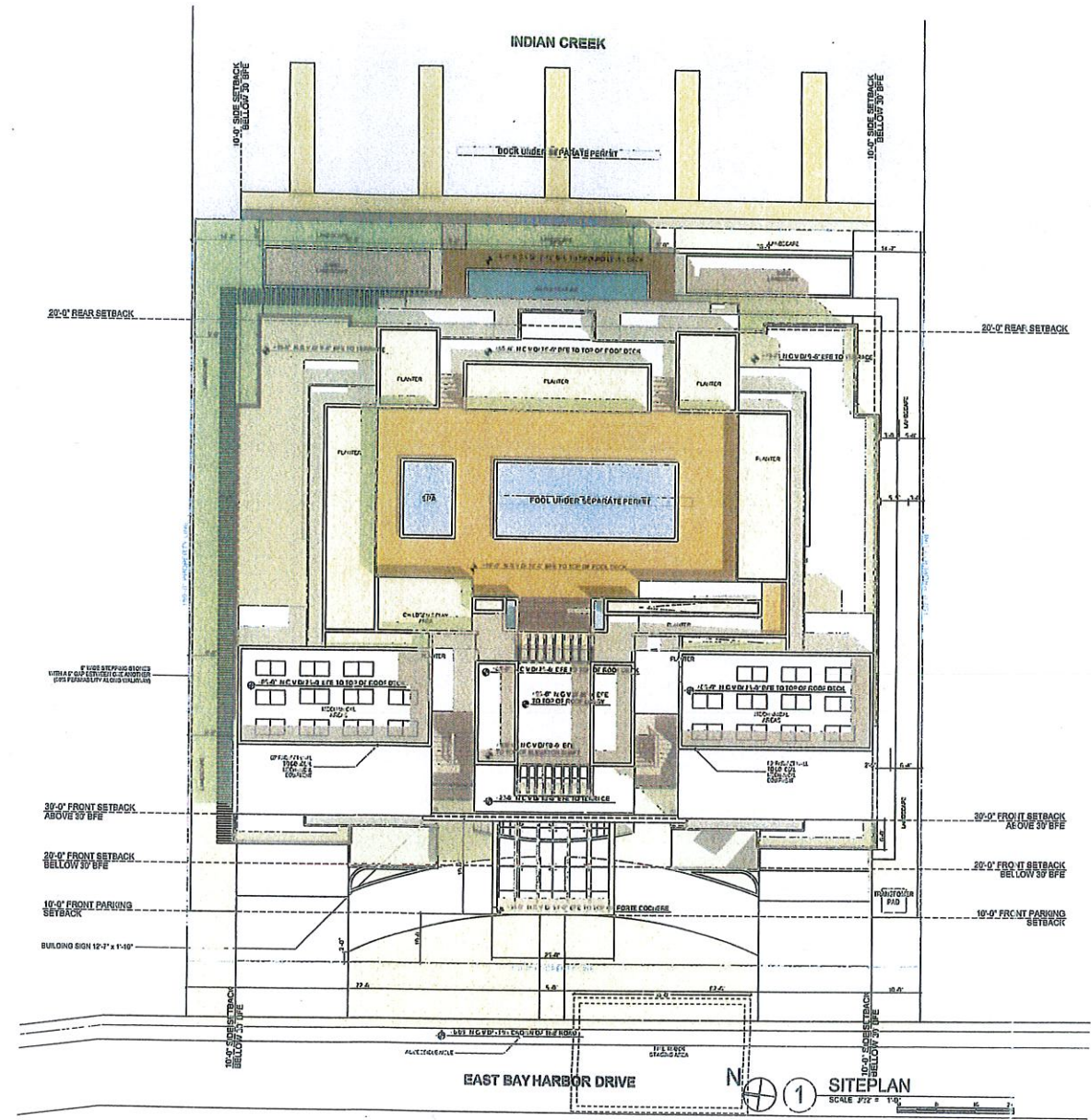
SCHEMATIC
DESIGN
Patty Ravich

CONSULTANTS

DATE
11/18/2019
DRAWING
AD
CHECKED BY
LOR
BETH
APPROVED
1916

A-005

INDIAN CREEK



1 SITEPLAN
SCALE 1/8" = 1'-0"

revuelta
architectural
international

Maria
Antonio
Santiago, C.A.
revueltaarchitectural.com
1000 PASEO DE LA MAR
SUITE 110
MIAMI, FL 33139
305.555.5555

DESIGNED BY
Luis D. Revuelta
ARCHITECT
PROJECT

LA BOUTIQUE
1000 PASEO DE LA MAR
SUITE 110
MIAMI, FL 33139
305.555.5555

OWNER INFORMATION
BOUTIQUE
ISLAND LLC
1000 PASEO DE LA MAR
SUITE 110
MIAMI, FL 33139
305.555.5555

CONSULTANTS

Scale
11/18/2010
Drawing
AD
Checked by
LDR
Scale
As Shown
Project No.
1010

A-100

The site plan for Level 1 - Garage shows a rectangular building footprint with a central parking area. The building footprint is divided into two main sections: a larger upper section and a smaller lower section. The upper section contains 25 numbered parking spaces (1-25) arranged in two rows. The lower section contains 15 numbered parking spaces (26-40) arranged in two rows. The central parking area is labeled "REGULAR PARKING 1" and includes a table of dimensions:

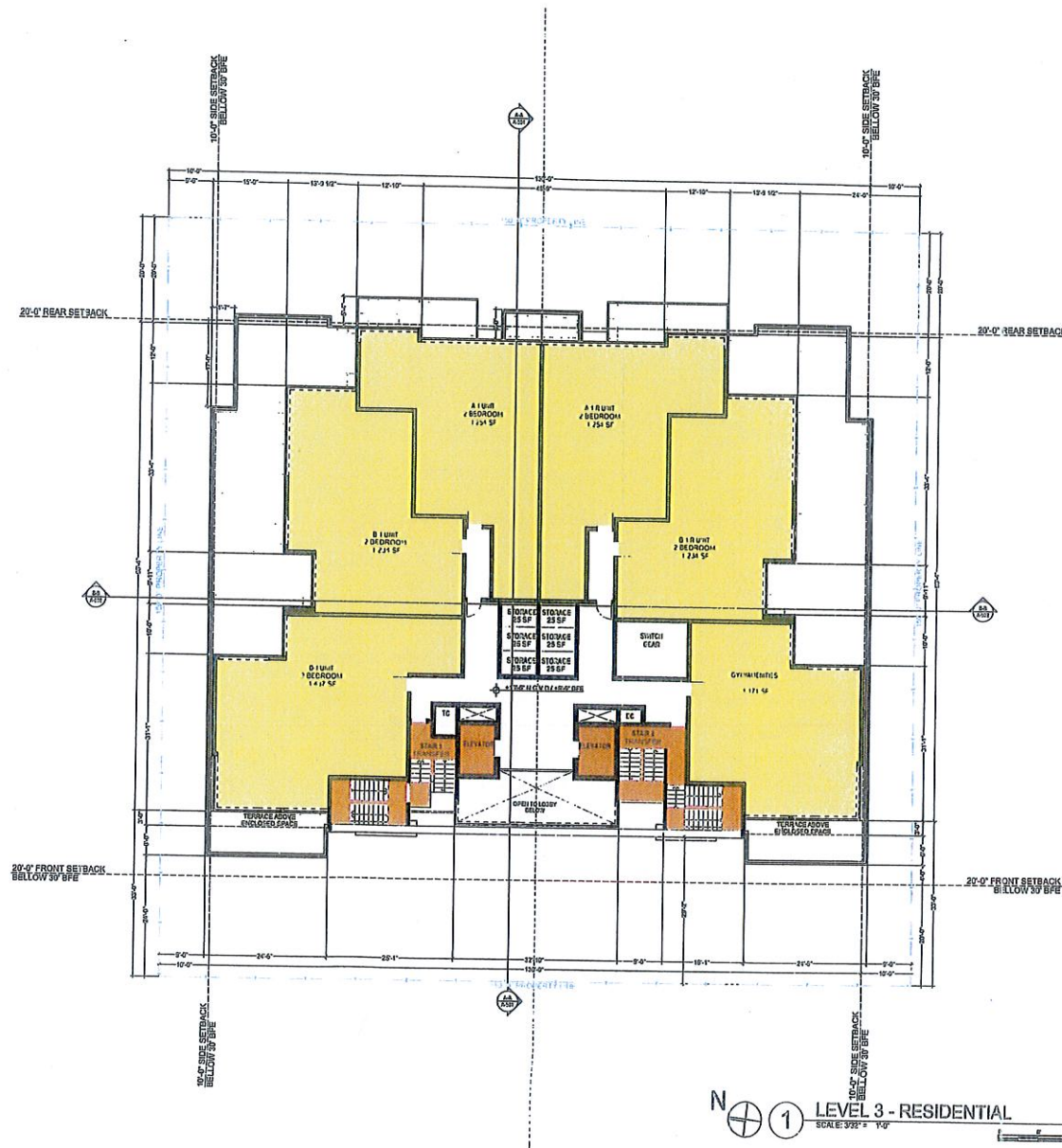
REGULAR PARKING 1
VERTICAL TAILORED 23
HORIZONTAL TAILORED 23
TOTAL PARKING SPACES 47

The plan also shows setbacks: 20'-0" REAR SETBACK, 20'-0" FRONT SETBACK, 10'-0" FRONT PARKING SETBACK, and 10'-0" SIDE SETBACK. The building footprint is shaded in orange. The parking spaces are numbered 1 through 40. The plan includes a north arrow and a scale of 1/8" = 1'-0".

A-101

A-102

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architecture
international

Mtm
Almas
Enrique, Chis
revueltaarchitecture.com
800.800.8000
1.800.800.8000
1.800.800.8000

DESIGNED BY

Luis O. Revuelta
ARCHITECT
PROJECT

LA BOUTIQUE
301-41 BAYVIEW, BAYVIEW, FLORIDA

OWNER INFORMATION

SH SOUTH
ISLAND LLC
16531 NE 58th
Avenue, Suite 1011
Aventura, Florida
33160

SCHEMATIC
DESIGN

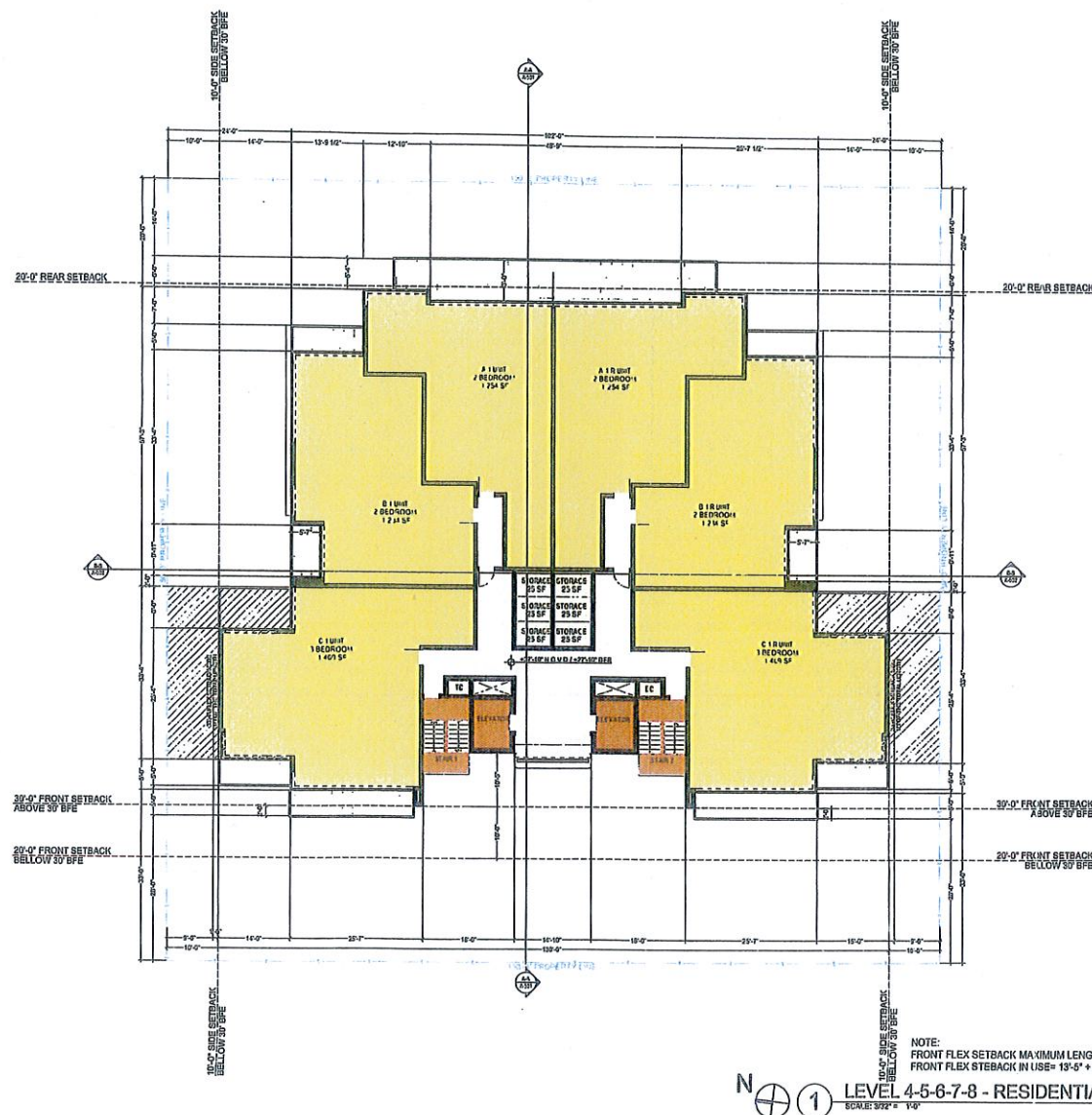
Revuelta Architecture

CONSULTANTS

Date
11/16/2018
Drawing
AD
Check by
LOR
Des'n
As Shown
Project No.
18118

A-103

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OWNER: SHSOUTH
ISLAND LLO
16851 NE 88th
Avenue, Suite 1011,
Aventura, Florida,
33160

DESIGNED BY

Luis O. Revuelta
AR0007872
PROJECT

LA BOUTIQUE
16851 NE 88th Avenue, Suite 1011,
Aventura, Florida, 33160

OWNER INFORMATION

SHSOUTH
ISLAND LLO
16851 NE 88th
Avenue, Suite 1011,
Aventura, Florida,
33160

SCHEMATIC
DESIGN

Pamela Rodriguez

CONSULTANTS

Date:
11/18/2018
Drawing:
AD
Checked by:
LOR
Scale:
As Shown
Project No.:
1614

A-104



SCALE: 3/32" = 1'-0"

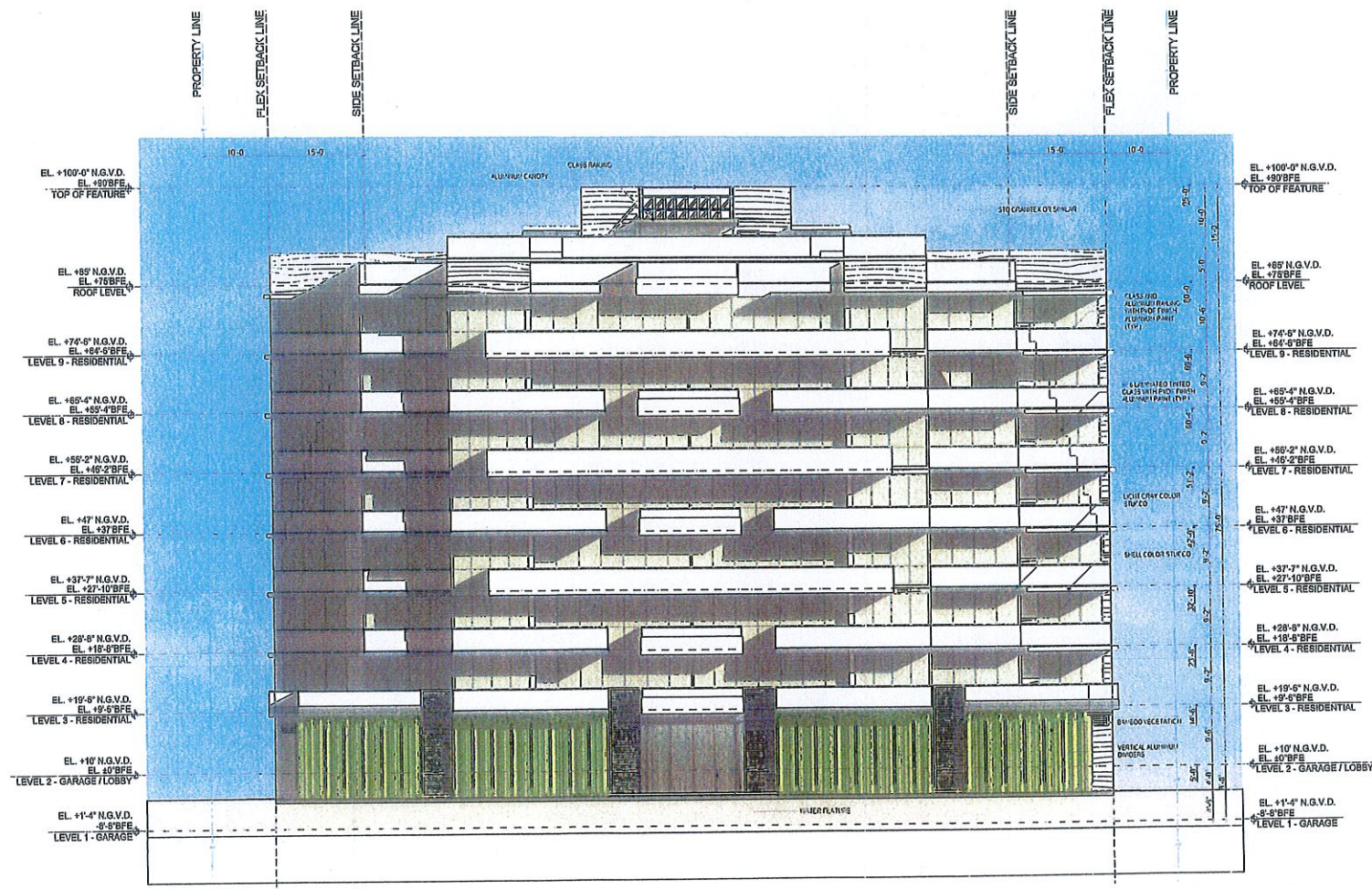
A-105



A-401

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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1 EAST ELEVATION
 SCALE 1/8" = 1'-0"

revuelta
 architecture
 international

Miami
 Atlanta
 Santiago, Chile

revueltaarchitecture.com

2020/07/10
 10:00 AM
 10:00 AM

DESIGN BY

L.A. Revuelta
 AR0007878

PROJECT

LA BOUTIQUE
 1000 10th Avenue, Suite 1011, Miami, FL 33133

OWNER INFORMATION

SHSOUTH
 ISLAND LLC
 1000 10th Avenue, Suite 1011,
 Miami, FL 33133

SCHEMATIC DESIGN

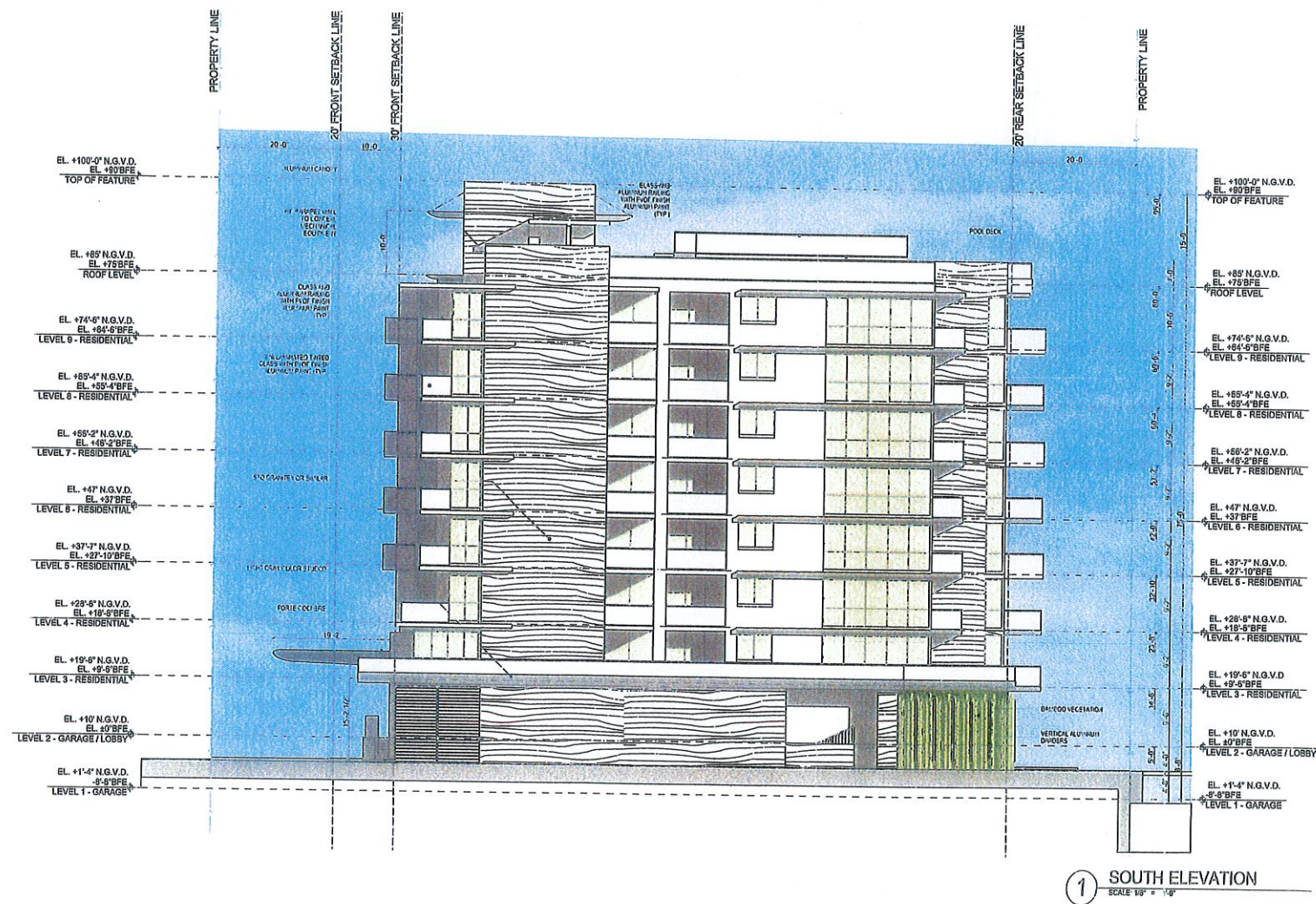
Revuelta Architecture

CONSULTANTS

Date
 11/10/2013
 Drawing
 AD
 Check by
 UDR
 Est. by
 AD
 Project No.
 1010

A-402

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1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

revuelta
architecture
international

1000
Atlanta
Georgia, GA
revueltaarchitecture.com
404.525.1111
770.458.1553

DESIGNED BY
Luis O. Revuelta
ARCHITECT
PROJECT

LA BOUTIQUE
CENTRO COMERCIAL DE ALABAMA

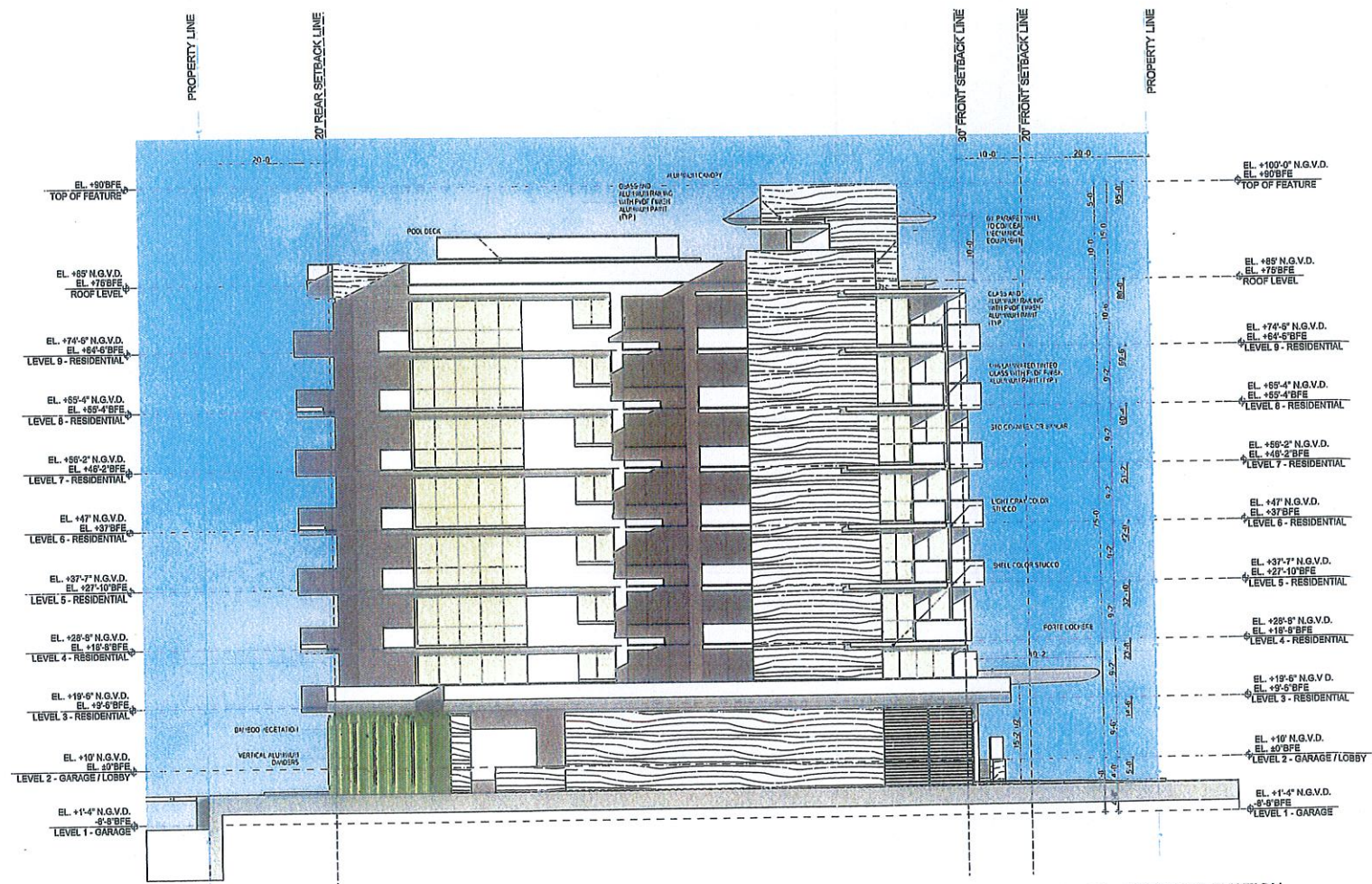
OWNER INFORMATION
BHSOUTH
ISLAND LLC
16991 N 66th
Ave, Suite 1011,
Avondale, AZ 85110
SCHEMATIC
DESIGN
Penna Polzema

CONSULTANTS

DATE
11/16/2018
DRAWING
AD
CHECKED BY
LOR
SCALE
As Shown
PROJECT NO.
1916

A-403

These drawings are prepared for the proposed project of the City of San Francisco, California, and are not to be used for any other project without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project. The architect is not responsible for the results of the construction of the project.



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

revuelta
architects
international

Miami
Atlanta
San Diego, CA
revuelta-architects.com

ARCHITECT
11/18/2013
11/18/2013

DESIGN BY

Luis O. Revuelta
ARCHITECT
PROJECT

LA BOUTIQUE
16881 NE 88th
Avenue, Suite 101
Aventura, Florida
33180

OWNER INFORMATION

SH SOUTH
ISLAND LLC
16881 NE 88th
Avenue, Suite 101
Aventura, Florida
33180

SCHEMATIC
DESIGN

Permit Review

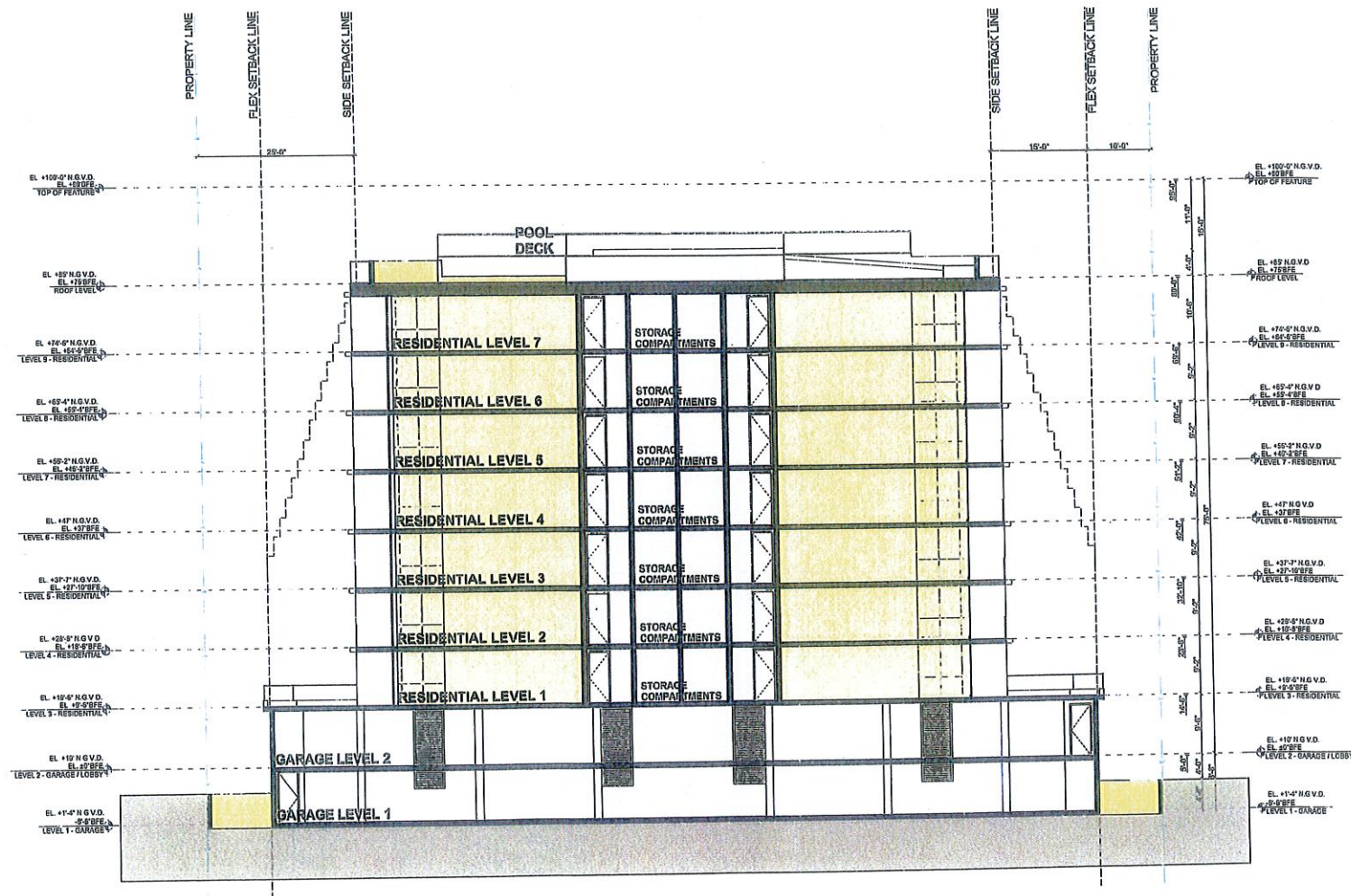
CONSULTANTS

Date
11/18/2013
Drawing
AD
Checked by
LOR
Scale
As Shown
Project No.
18116

A-404

A-504

These drawings are prepared by the Architectural Firm of Revuelta Architecture International, P.A., and they are the property of Revuelta Architecture International, P.A. and they are not to be used for any other project without the written consent of Revuelta Architecture International, P.A. and they are not to be used for any other project without the written consent of Revuelta Architecture International, P.A.



1 SECTION B-B
SCALE 1/8" = 1'-0"

revuelta
architecture
international

Mary
Adams
Surrey, CH3
mary@revuelta.com

00250274000000
00250274000000
10000000000000
10000000000000

DESIGN BY

Luis O. Revuelta
ARCHITECT
PROJECT

LA BOLIQUE
16981 NE 88th
Avenue, Suite 1011
Aventura, Florida
33160

OWNER INFORMATION
SHSOUTH
ISLAND LLC
16981 NE 88th
Avenue, Suite 1011
Aventura, Florida
33160

SCHEMATIC
DESIGN
Purvis Poynter

CONSULTANTS

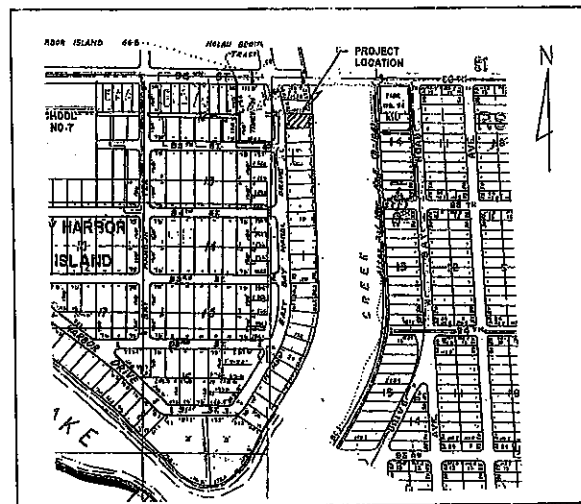
Date
11/19/2013
Drawing
AD
Checked by
LOR
Pasta
Approved by
Project No.
1916

A-502

LA BOUTIQUE
AT
9541 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

OWNER:

SOUTH ISLAND LLC
18851 NE 29TH AVENUE, SUITE 1011
AVENTURA, FLORIDA 33180
()



LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

LOTS 3 AND 4, LESS THE 11 FEET TUSOCK BLOCK 1, OF "BAY HARBOR ISLAND"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 5, OF
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENGINEERS:

V.S.N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 N. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

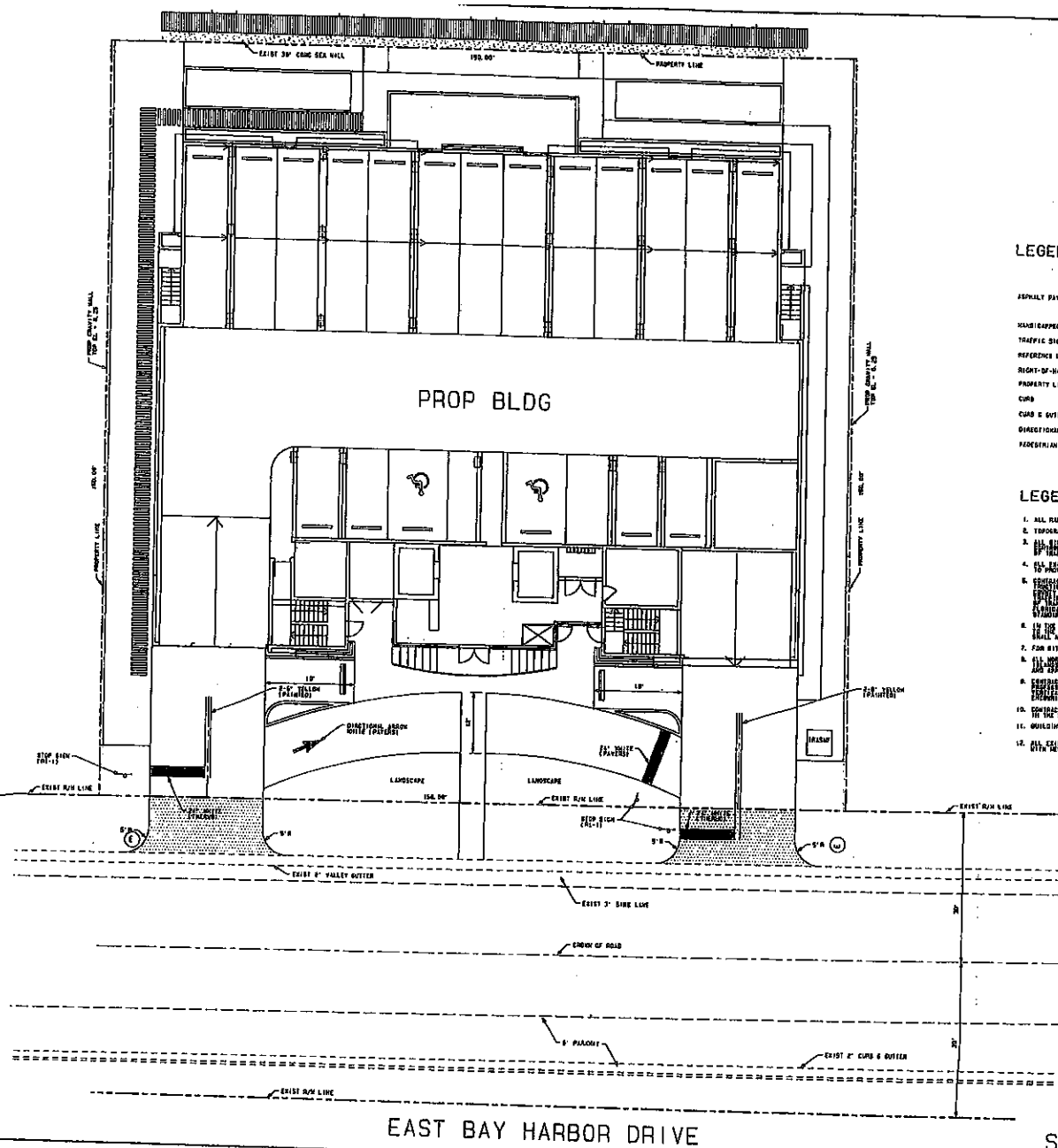
LIST OF DRAWINGS:

C-0 COVER SHEET AND LOCATION MAP
C-1 SITE AND PAVING PLAN
C-2 SITE AND PAVING DETAILS
C-3 GRADING AND DRAINAGE PLAN
C-4 GRADING AND DRAINAGE DETAILS
C-5 SEDIMENT TANK AND DRAINAGE DETAILS
C-6 SEDIMENT TANK PRESSURE RELEASE VALVE DETAILS
C-7 SITE UTILITIES PLAN

RODOLFO J. VARGAS
PE # 35548

CERTIFICATE OF AUTH. # 5529
dated: AUGUST 21, 2013
and ref: 13021-10

C-0



LEGEND:

EXISTING	PROPOSED
ASPHALT PAVEMENT	
REAR DRAPED PARKING SPACES	
TRAFFIC SIGN	
REFERENCE LINE	
RIGHT-OF-WAY LINE	
PROPERTY LINE	
CURB	
CUBS & GUTTER	
DIRECTIONAL ARROW	
PEDESTRIAN RAMP	

LEGEND:

1. ALL NOTES ARE TO FACE OF CURB.
2. TOPOGRAPHIC PROVIDED BY R. HINCHELL, INC. LAND SURVEYORS.
3. ALL NOTES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
4. ALL EXISTING UTILITIES SHALL BE SHOWN AND DELETED BY THE OWNER.
5. EXISTING UTILITIES SHALL BE SHOWN AND DELETED BY THE OWNER.
6. EXISTING UTILITIES SHALL BE SHOWN AND DELETED BY THE OWNER.
7. FOR SITE PLAN DETAILS SEE SHEET C-4.
8. ALL NOTES ARE TO FACE OF CURB.
9. EXISTING UTILITIES SHALL BE SHOWN AND DELETED BY THE OWNER.
10. EXISTING UTILITIES SHALL BE SHOWN AND DELETED BY THE OWNER.
11. EXISTING UTILITIES SHALL BE SHOWN AND DELETED BY THE OWNER.
12. ALL NOTES ARE TO FACE OF CURB.

SCALE: 1" = 10'

SITE AND PAVING PLAN

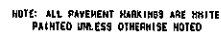
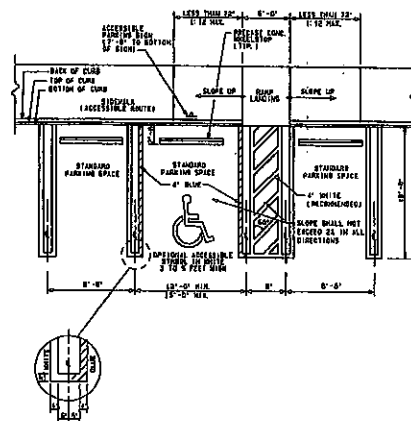
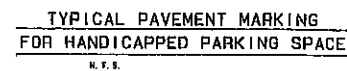
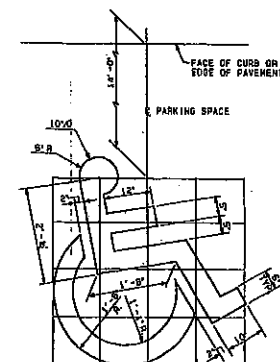
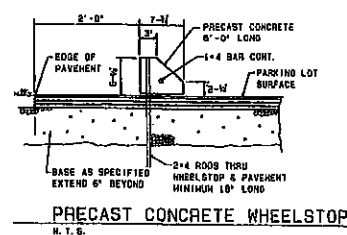
LA BOUTIQUE
AT
9541 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

NO.	DATE	REVISION/ISSUE
1	NOV 21, 2013	ISSUE
2		
3		
4		
5		
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12		

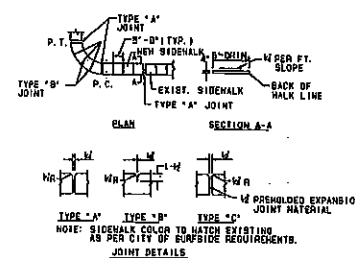
RODOLFO J. VARGAS
PE # 38648

Sheeting

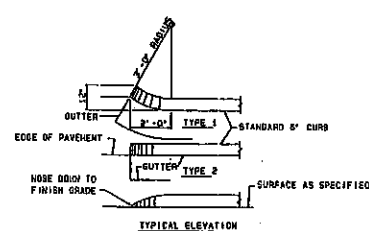
C-1



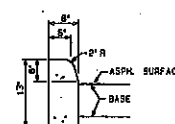
TYPICAL STALL MARKINGS



CONCRETE SIDEWALK
N. T. 9.

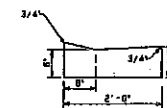


STANDARD CURB NOSING
N.T.S.



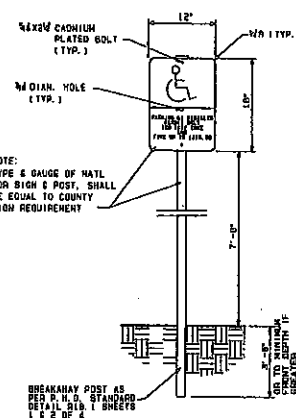
TYPE "D" CURB
H. T. B.

TO BE USED AT CURB RADIUS RETURN



NOTE: CURB COLOR TO MATCH EXISTING
AS PER CITY OF SURFSIDE
REQUIREMENTS.

DRIVEWAY CURB
N. T. S.



HANDICAPPED
SIGN DETAIL
N. Y. S.

N. T. S.

- NOTES**
1. ALL LETTERS ARE 1" SERIES "C" PER N.U.T.C.D.
 2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
 4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
 5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (N.U.T.C.D.)

NOTE:
CONTRACTOR SHALL VERIFY ALL THE REQUIRED
INFORMATION NECESSARY AT EACH SIGN
WITH LOCAL AUTHORITIES PRIOR TO
PURCHASING.

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	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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VS

3650 N. FLAGLER ST., SUITE 113, MIAMI, FLORIDA 33144
TEL. (305) 551-6267 FAX (305) 551-4542
E-MAIL: YASHIR@AOL.COM WWW: WWW.YASHIR.COM

LA BOUTIQUE

T

AT
9541 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

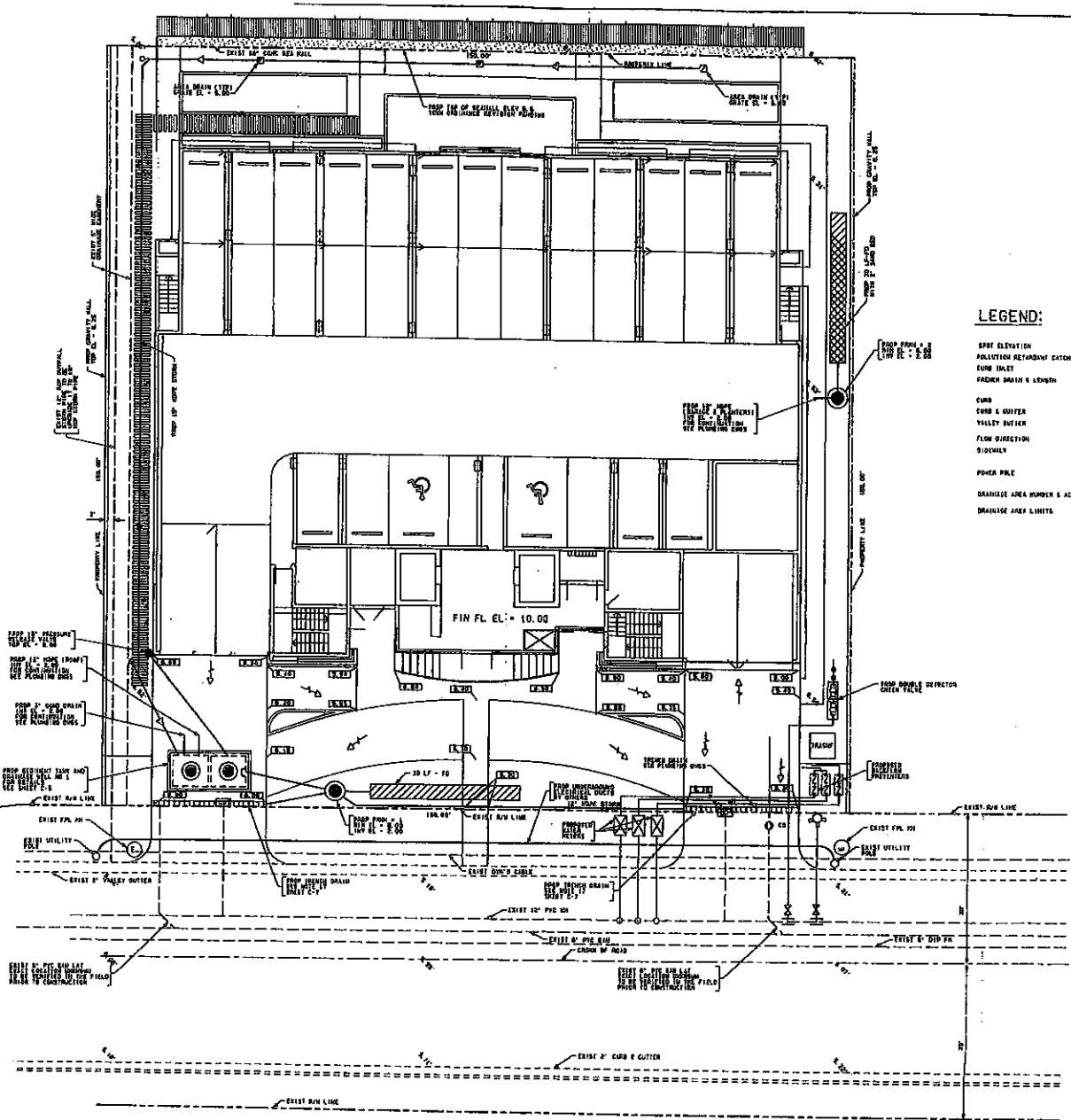
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designed	R. VARGAS
drawn	H. BERRATE
checked	L. BERRATE
approved	R. VARGAS
proj no	13001-01
scale	AS SHOWN
date	AUG 19, 2013
cad ref	13001-12

RODOLFO J. YARGAS
PE - 35548

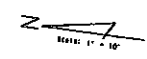
Granting

C-2



LEGEND:

- | | | |
|---------------------------------|----------|----------|
| SPOT ELEVATION | EXISTING | PROPOSED |
| POLLUTION RETARDANT CATCH BASIN | EXISTING | PROPOSED |
| RAIN SALT | EXISTING | PROPOSED |
| PAVED DRIVE & SIDEWALK | EXISTING | PROPOSED |
| CURB | EXISTING | PROPOSED |
| CURB & GUTTER | EXISTING | PROPOSED |
| VALLEY INTER | EXISTING | PROPOSED |
| FLOW DIRECTION | EXISTING | PROPOSED |
| SIDWALK | EXISTING | PROPOSED |
| POWER POLE | EXISTING | PROPOSED |
| DRAINAGE AREA NUMBER & ACRES | EXISTING | PROPOSED |
| DRAINAGE AREA LIMITS | EXISTING | PROPOSED |



SCALE: 1" = 10'

EAST BAY HARBOR DRIVE

GRADING AND DRAINAGE PLAN

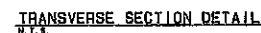
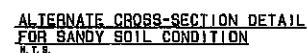
LA BOUTIQUE
AT
9541 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

DESIGNED: L. SERRATE
DRAWN: N. SERRATE
CHECKED: L. SERRATE
APPROVED: R. VARGAS
DATE: NOV 21, 2013
CAD FILE: 13081-13

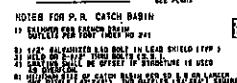
REVISIONS:

NO.	DATE	REVISION/ISSUE

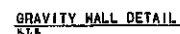
PROJECT: RUDOLFO J. VARGAS
PE #: 35048
DRAWING: C-3

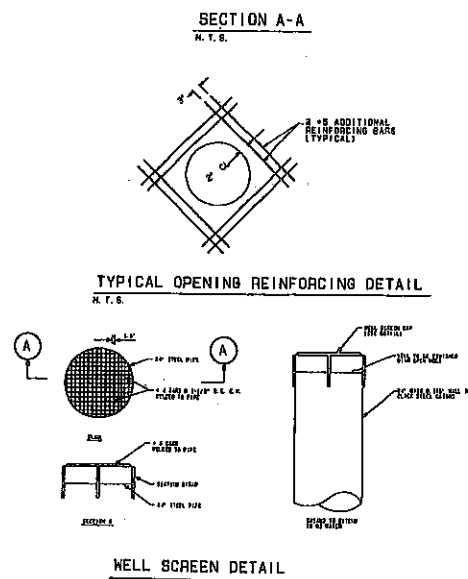
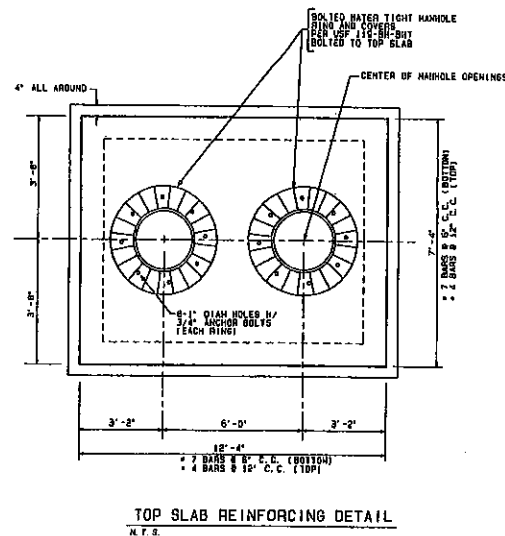
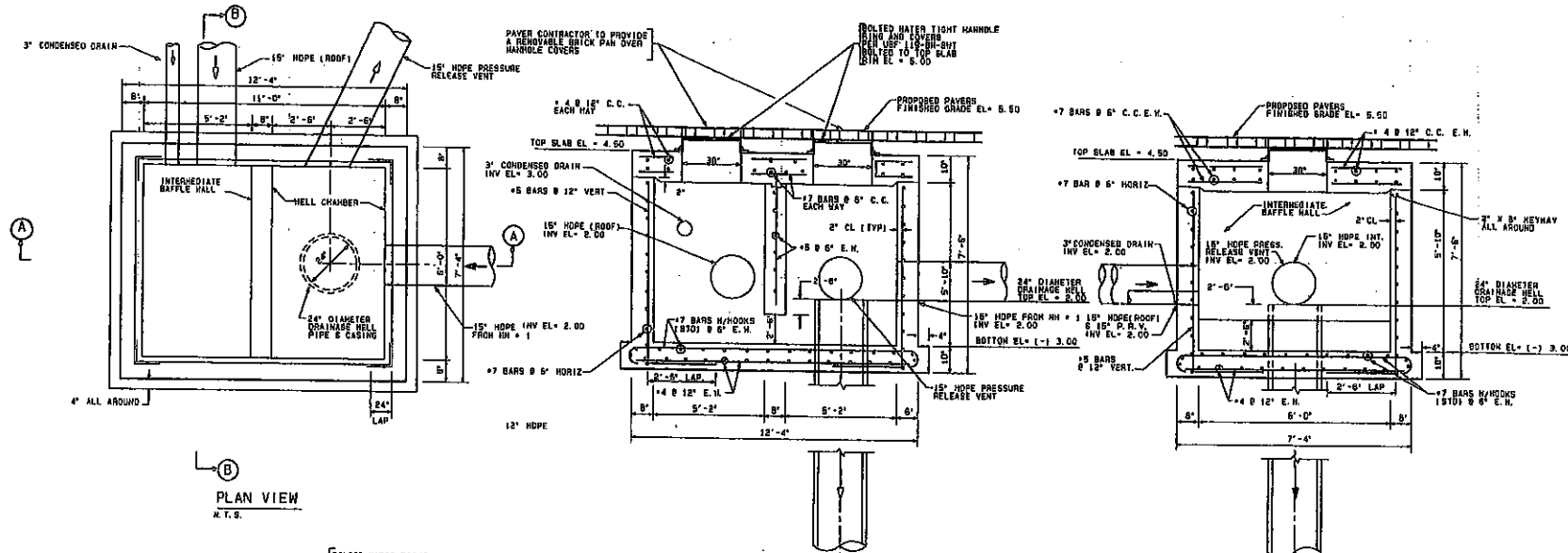


- NOTE:**
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DICK COUNTY STANDARD DETAILS ED-1.1 LATEST REVISION MARCH 12, 1982.
 2. MESH PLASTIC FILTER FABRIC AT EACH SLOPE, TOP AND BOTTOM SHALL BE USED IN ABOUT AN FILLER AREA.
 3. HATCH ABOVE THE BALLAST ROCK WITH-CLASH WITHIN AFTER ROCK HAS BEEN PLACED TO THE PROPOSED ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR, AND ADDITIONAL BALLAST ROCK TO REBUMP ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
 4. FOR PERFORATED PIPE JOINT ARE TO BE GASKETED, BUT NOT DASKETED.
 5. FOR SLOPE DETAILS SEE THIS SHEET



POLLUTION RETARDANT CATCH BASING DETAIL
N.I.S.

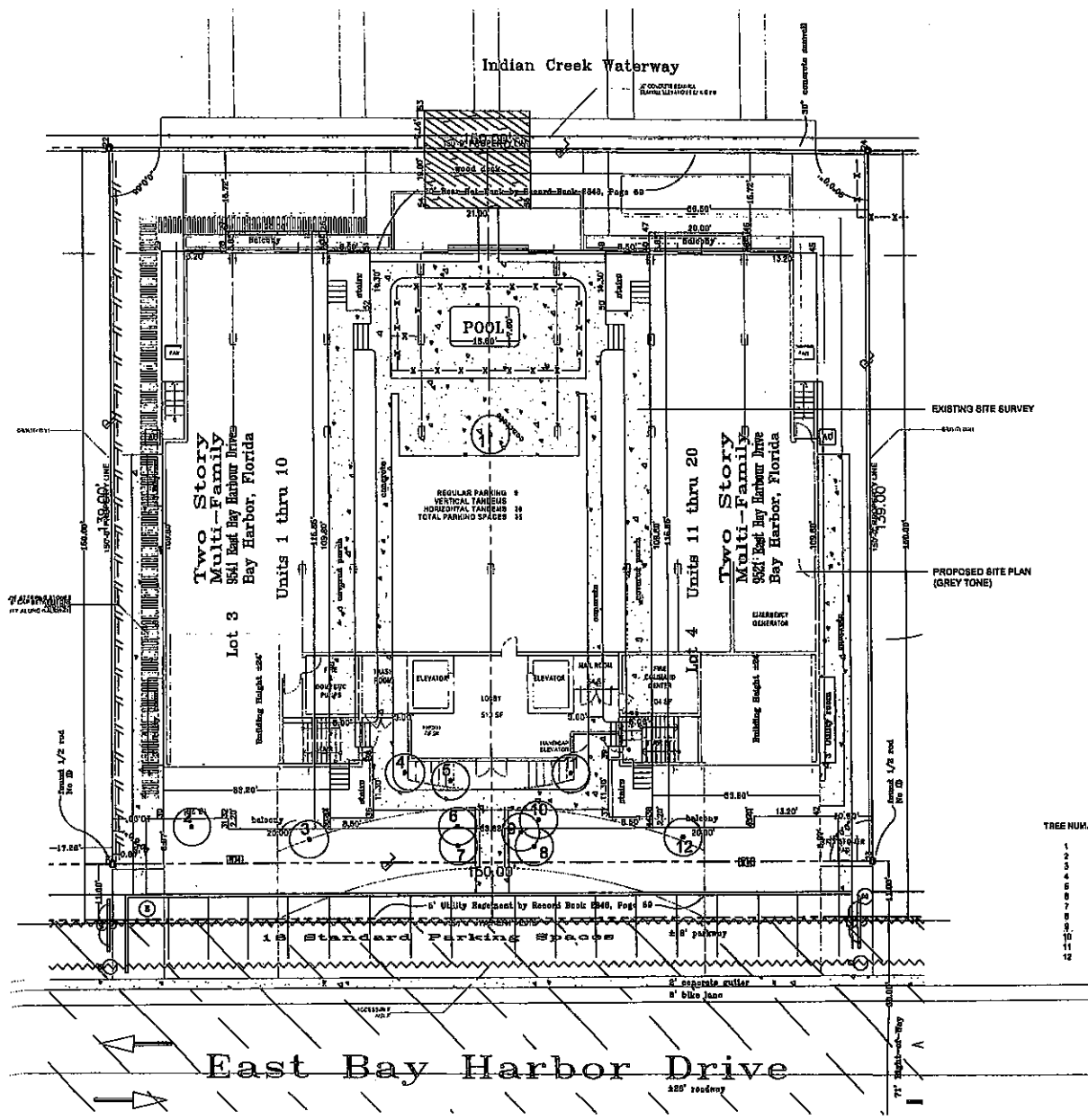
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- NOTES:
1. CLASS 3 CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CHLORIDES ARE PERMITTED IN CONCRETE.
 2. STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
 3. NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
 4. PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE HANDBOOK FRAME AND COVER.
 5. PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS STORED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
 6. SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
 7. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL GRILLER MANUFACTURER THAT THE GRILLER IS DESIGNED TO WITHSTAND DISCHARGE CAPACITY OF 100 GPM. CONTRACTOR SHALL BE NOTIFIED FOR FINAL INSPECTION OF THE SEDIMENT TANK AND DRAINAGE WELL PRIOR TO ACCEPTANCE. TANK SHALL BE COMPLETELY DRAINED PRIOR TO FINAL INSPECTION.
 8. PROPOSED DRAINAGE WELLS ARE NOT INTENDED TO BE USED FOR DETERMINING OPERATIONS DURING CONSTRUCTION.

SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS

DESIGNED BY	R. VARGAS
DRAWN BY	M. SERRATE
CHECKED BY	L. SERRATE
APPROVED BY	R. VARGAS
DRAWING NO.	13021-01
SCALE	AS SHOWN
DATE	AUG 21, 2013
CAD REF	13021-1B
REVIEWED BY	R. VARGAS
DATE	8/28/13
DRAWING	C-5



8281-41 BAY HARBOR ISLAND TREE DISPOSITION LIST

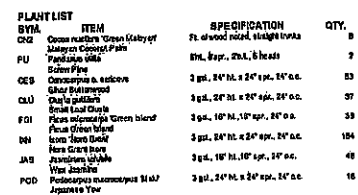
TREE NUM.	BOTANICAL NAME	COMMON NAME	C.D.N.	HEIGHT	SPREAD	CONDITION	DISPOSITION
				INCHES	FEET	FEET	
1	Dysoxylum	Arise Palm	10	12	8	Fair	Remove
2	Roystonea	Coconut Palm	12	12	12	Fair	Remove
3	Psychoporus macarthurii	Macarthur Palm (triple)	9	24	12	Fair	Remove
4	Psychoporus macarthurii	Macarthur Palm (triple)	8	20	12	Fair	Remove
5	Psychoporus elegans	Macarthur Palm	4	10	6	Fair	Remove
6	Livistona chinensis	Chinese Fan Palm	10	12	10	Fair	Remove
7	Livistona chinensis	Chinese Fan Palm	10	12	10	Fair	Remove
8	Livistona chinensis	Chinese Fan Palm	10	12	10	Fair	Remove
9	Livistona chinensis	Chinese Fan Palm	10	12	10	Fair	Remove
10	Livistona chinensis	Chinese Fan Palm	10	12	10	Fair	Remove
11	Psychoporus macarthurii	Macarthur Palm (double)	6	20	10	Fair	Remove
12	Psychoporus macarthurii	Macarthur Palm (double)	6	20	10	Fair	Remove



La Boutique
Bay Harbor Island, Florida
Drawing No. 17/2/2018
Scale 1"=10'-0"



Florida License No. 00029503
Sheet 1 of 1
Project No. 18024
CAD File No. 18024
Date 11/2/2018
Scale 1"=10'-0"
Drawing No. L-1



La Boutique
Bay Harbor Island, Florida



Landscape Architecture Firming
452 North Andrews Ave.
Fort Lauderdale, FL 33304
Florida License No. 10001
Fax 954/567-8122
Phone 954/567-8101
rela@allisonh.net

Florida 1000000 (b. 02/02/2000)

111

16.

19924
220 The No.

15024

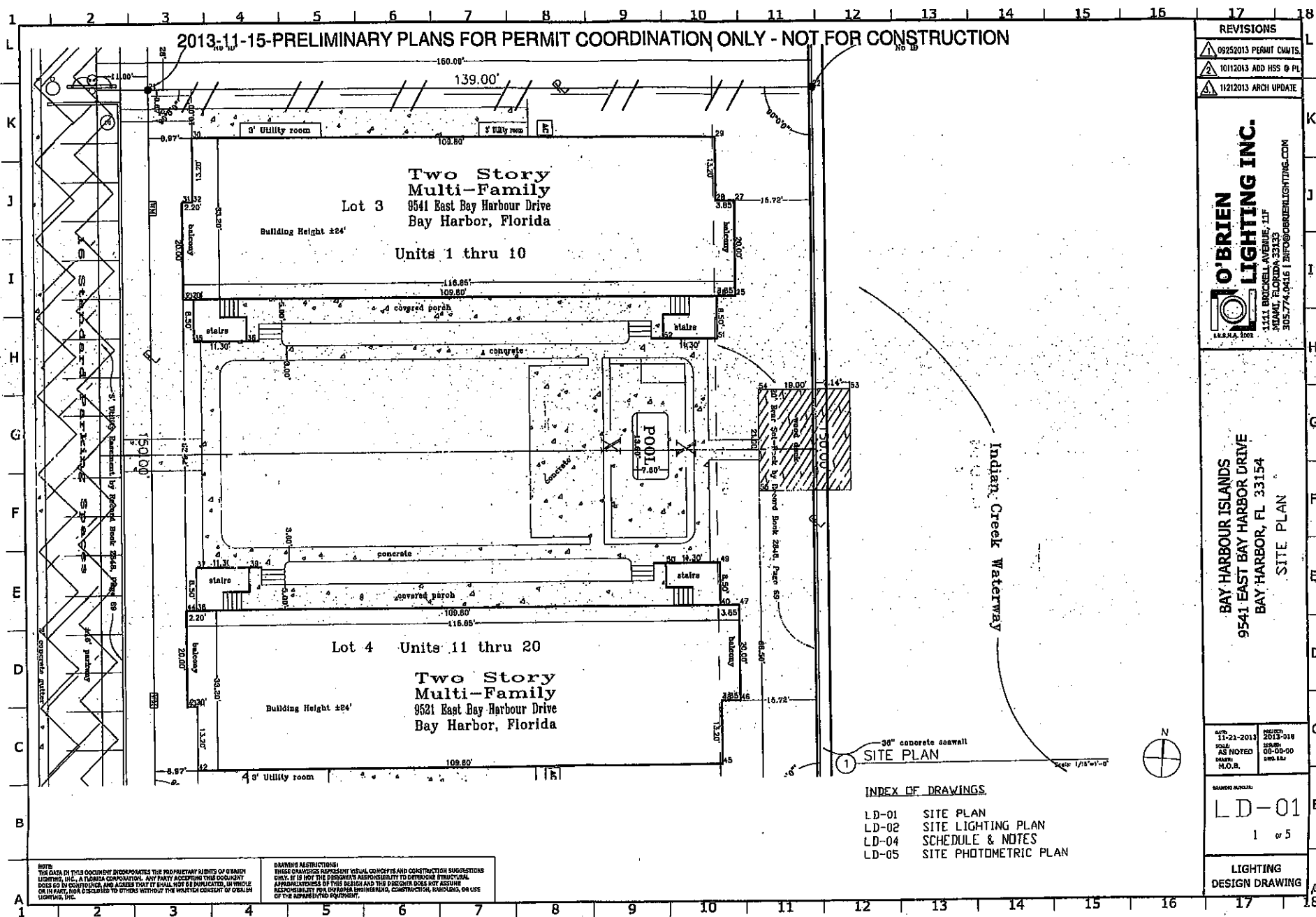
11/21/2019

$$I'' = \begin{vmatrix} 0 & 1 \\ 1 & 0 \end{vmatrix} = -1$$

Drawing No.

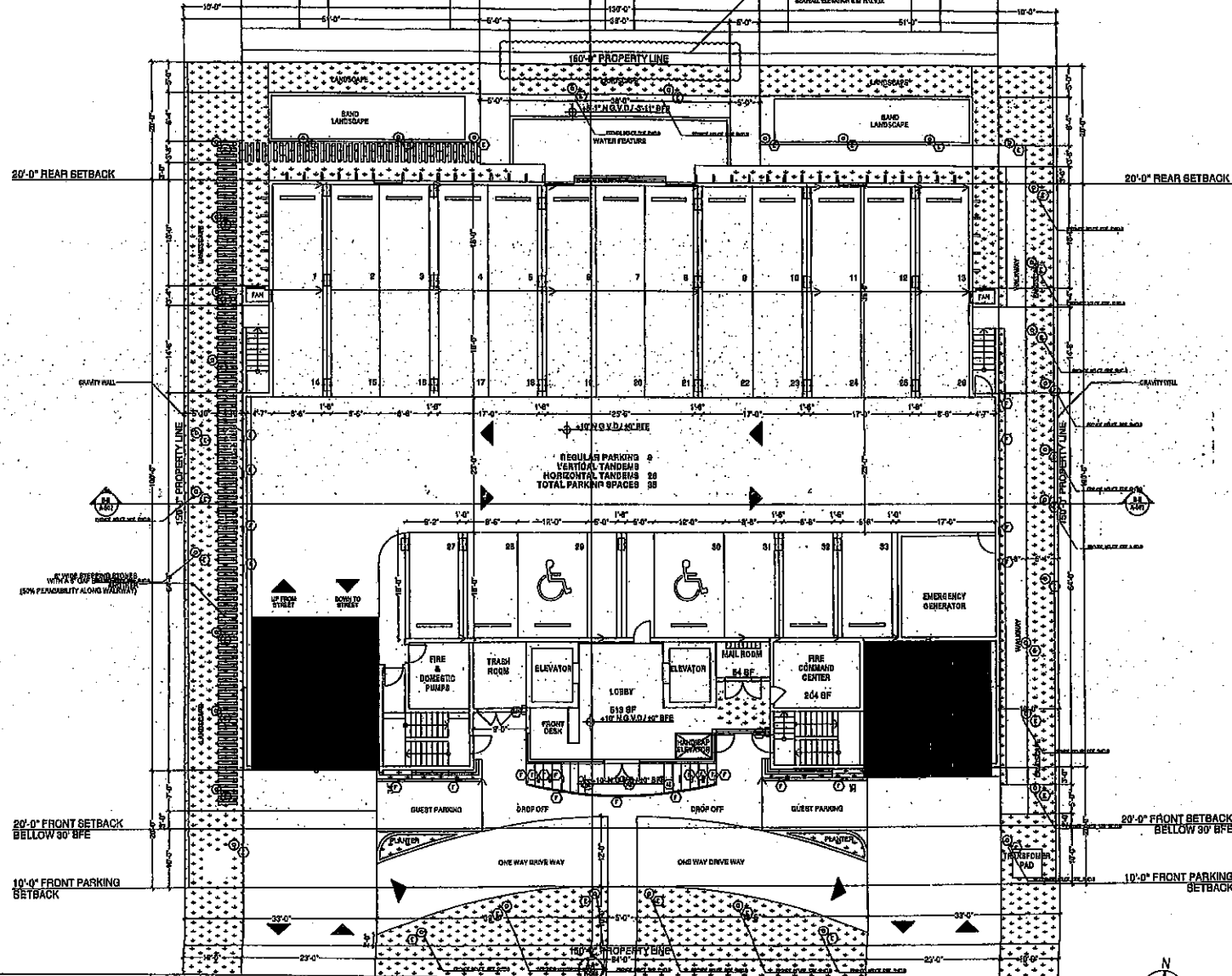
11-3

L.3



REVISIONS	
08252013 PERMIT CMNTS.	
10112013 ADD HSS & PL	
11212013 ARCH UPDATE	
O'BRIEN LIGHTING INC. 1111 BRICKELL AVENUE, 11F MIAMI, FLORIDA 33133 305.774.0416 INFO@OBRLENLIGHTING.COM	
BAY HARBOUR ISLANDS 9541 EAST BAY HARBOR DRIVE BAY HARBOR, FL 33154 SITE PLAN	
DATE: 11-21-2013 DRAWN BY: AS NOTED CHECKED BY: H.O.B.	DESIGNED BY: 2013-018 DATE: 08-05-00 DESIGNED BY: H.O.B.
LD-01 1 of 5	
LIGHTING DESIGN DRAWING	

2013-11-15-PRELIMINARY PLANS FOR PERMIT COORDINATION ONLY - NOT FOR CONSTRUCTION



1 SITE LIGHTING PLAN

NOTES:
THE DATA IN THIS DOCUMENT INDICATES THE PROPOSED RIGHTS OF EMBROIDERED LIGHTING, ETC. A FORMER CONSTRUCTION. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO AT THEIR OWN RISK AND AGENCY THAT IT SHALL NOT BE REPRODUCED, IN WHOLE OR IN PART, FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF O'BRIEN LIGHTING, INC.

DRAWING RESTRICTIONS:
THESE DRAWINGS REPRESENT VISUAL CONCEPTS AND CONSTRUCTION SUGGESTIONS ONLY. IT IS NOT THE DESIGNER'S RESPONSIBILITY TO DETERMINE THE APPROPRIATENESS OF THIS DESIGN AND THE DESIGNER DOES NOT ASSUME RESPONSIBILITY FOR ANY ENGINEERING, CONSTRUCTION, FINANCING, OR USE OF THE REPRESENTED EQUIPMENT.

REVISIONS	
08252013	PERMIT CHANGES
10112013	ADD HSS & PL
11212013	ARCH UPDATE

O'BRIEN LIGHTING INC.
1311 BRICKELL AVENUE, 11F
MIAMI, FLORIDA 33133
305-774-0416 | INFO@OBRIENLIGHTING.COM

BAY HARBOUR ISLANDS
9541 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154
SITE LIGHTING PLAN

DATE: 11-21-2013
SCALE: AS NOTED
DRAWN: N.O.B.

DATE: 2013-018
SCALE: 00-10-00
DRAWN: N.O.B.

LD-02

2 of 5

LIGHTING
DESIGN DRAWING

2013-11-15-PRELIMINARY PLANS FOR PERMIT COORDINATION ONLY - NOT FOR CONSTRUCTION

GENERAL NOTES

1. THE INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI'S PERMITTING REQUIREMENTS FOR LIGHTING. THE INFORMATION IS FOR PERMIT COORDINATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION IS NOT TO BE USED FOR CONSTRUCTION.
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LIGHTING FIXTURE SCHEDULE									
NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	MODEL	WATTAGE	VOLTS	PHASE	REMARKS
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5	1000 WATT LED LIGHTING FIXTURE - 1000 WATT LED LIGHTING FIXTURE	1	EA	1000 WATT LED LIGHTING FIXTURE	1000 WATT LED LIGHTING FIXTURE	1000 WATT	120 V	1 PHASE	
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13	1000 WATT LED LIGHTING FIXTURE - 1000 WATT LED LIGHTING FIXTURE	1	EA	1000 WATT LED LIGHTING FIXTURE	1000 WATT LED LIGHTING FIXTURE	1000 WATT	120 V	1 PHASE	
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REVISIONS

09/25/2013	PERMIT COMMENTS
10/12/2013	ADD HSS & PL
11/21/2013	ARCH UPDATE

O'BRIEN LIGHTING INC.
1111 BRICKELL AVENUE, 11F
MIAMI, FLORIDA 33133
305.774.0415 | INFO@OBRLENLIGHTING.COM

BAY HARBOUR ISLANDS
9541 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

SCHEDULE & NOTES

DATE: 11-21-2013
SCALE: AS NOTED
BY: M.C.B.

DATE: 11-21-2013
SCALE: AS NOTED
BY: M.C.B.

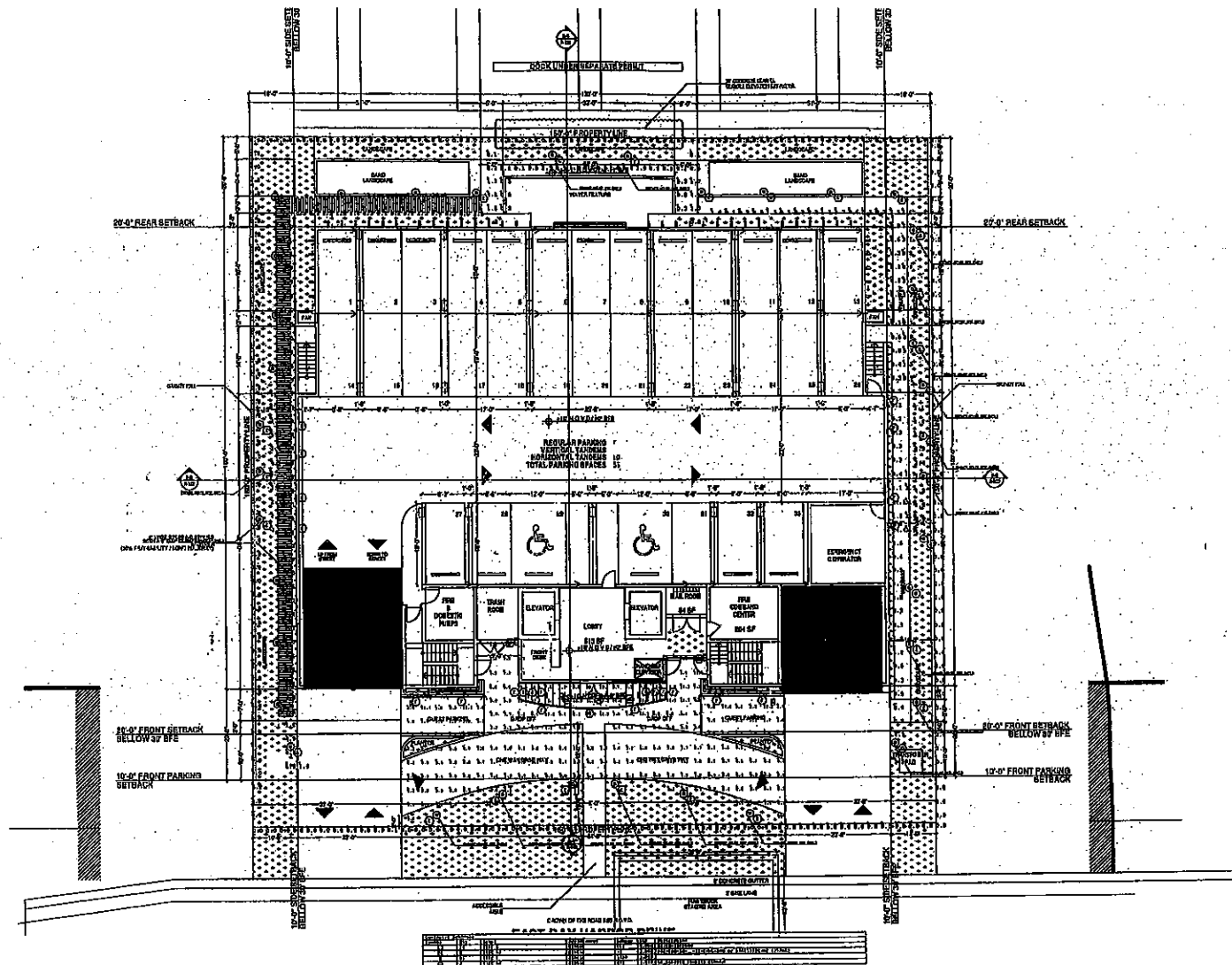
LD-04
4 of 5

LIGHTING DESIGN DRAWING

NOTE: THIS DRAWING IS FOR PERMIT COORDINATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION IS NOT TO BE USED FOR CONSTRUCTION.

DRAWING INSTRUCTIONS: THESE DRAWINGS REPRESENT VISUAL CONCEPTS AND CONSTRUCTION SUGGESTIONS ONLY. IT IS NOT THE DESIGNER'S RESPONSIBILITY TO DETERMINE STRUCTURAL APPROPRIATENESS OF THESE DESIGN AND THE DESIGNER DOES NOT ASSUME RESPONSIBILITY FOR WORKMANSHIP, CONSTRUCTION, HANDLING, OR USE OF THE REPRESENTED EQUIPMENT.

2013-11-15-PRELIMINARY PLANS FOR PERMIT COORDINATION ONLY - NOT FOR CONSTRUCTION



NOTE:
THE DATA IN THIS DOCUMENT REPRESENTS THE PROPERTY RIGHTS OF O'BRIEN LIGHTING, INC. A FLORIDA CORPORATION. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO AT HIS/HER OWN RISK AND THAT IT SHALL NOT BE REPRODUCED, IN WHOLE OR IN PART, FOR DISSEMINATION TO OTHERS WITHOUT THE WRITTEN CONSENT OF O'BRIEN LIGHTING, INC.

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NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/2013	ISSUED FOR PERMIT COORDINATION	J. O'BRIEN	J. O'BRIEN

① SITE PHOTOMETRIC PLAN Scale: 3/32"=1'-0"



REVISIONS
09/25/2013 PERMIT CHANGES
10/11/2013 ADD HSS & PL
11/21/2013 ARCH UPDATE

O'BRIEN LIGHTING INC.
1111 BUCKLE AVENUE, 11F
MIAMI, FLORIDA 33133
305-774-0416 | INFO@O'BRIENLIGHTING.COM
12.5.11A.2002

BAY HARBOUR ISLANDS
9541 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154
SITE PHOTOMETRIC PLAN

DATE: 11-21-2013	PROJECT: 2013-0118
SCALE: AS NOTED	REVISION: 00-BD-00
NOTES: N.O.B.	OWN: L&L

DRAWING NAME:
LD-05
5 of 5

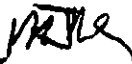
LIGHTING
DESIGN DRAWING

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Marlene Maranta - 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 3rd, 2015

Subject: La Boutique - 41 DU Multifamily Residential Development
9521-9541 East Bay Harbor Drive
TDR Donor Request - Public from Town-Owned Pool
Bay Harbor Islands Acct. No. MB2013-142
MMPA Acct. No. 01-0702-0974

ISSUE

The Town's Planning and Zoning Board approved a Site Development Plan for the above 41 DU redevelopment project on December 3rd, 2013. The subject site was entitled to 18 DU via the 34 DUA base density. Therefore, the developer is required to acquire an additional 23 DU via the Town's TDR system. The developer has already acquired 18 TDR units from Cambridge Townhouse Condo (approved December 2nd, 2013) and is seeking to acquire the remaining 5 TDR units needed from the Town.

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 five (5) 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 5 TDR units from private property owners.

The applicant has offered to acquire the TDR units for the current Town per-unit value (\$47,500) for a 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

**Bay Harbor Islands
La Boutique – Public TDR Request
Staff Report
April 3rd, 2015
Page 2**

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.

This project includes forty-one (41) residential units (78.8 DUA) which is a greater than the 70 DUA permitted for this zoning district. This application was made prior to the enactment of the density limits; the Town Attorney has opined any such project is subject to the Zoning Code criteria in effect when the application is made.

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

**Bay Harbor Islands
La Boutique – Public TDR Request
Staff Report
April 3rd, 2015
Page 3**

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 September 2014 are \$47,500 for waterfront sites and \$40,000 for non-waterfront sites.**

In the last 3 years+/- there have been several Town-owned TDR allocations approved by the Town Council. As of 09/08/14 our records note the Town has now sold 201 of the 330 available Town-owned TDR units (east island multi-family area). Of the contracts to sell the TDR units, 132 TDR units are for waterfront sites and 69 are for non-waterfront sites. There have also been several "sales" of TDR units approved by the Town from private property owners. Our records reflect these private "sales" total 115 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 41 DU La Boutique redevelopment project on December 3rd, 2013. The subject site was entitled to 18 DU via the 34 DUA base density. Therefore, the developer is required to acquire an additional 23 DU via the Town's TDR system. The developer is seeking to acquire the remaining TDR units from the Town. Eighteen (18) TDR units have already been acquired from Cambridge Townhouse Condo (approved December 2nd, 2013). This application is for five (5) 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 \$47,500 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 five (5) 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 5 TDR units from private property owners.

If the Town Council approves the request of allocating 5 TDR units at \$47,500 each, the total value would be \$237,500.

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 TDR units revert back to the Town-owned pool.

Michael Miller Planning Associates, Inc.

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 12.

ITEM: Request for an **Extension** to close on an Agreement for purchase and Sale of Transfer Development Rights between the Town and Furmanos LLC. The contract was entered into May 12, 2014 for the purchase of 9 TDR' s to be transferred to the receiving property located at 1170 93 Street. The project has been redesigned and the density reduced so that they only need 5 TDRs instead of 9. Enclosed is information provided by Mathew Amster, Esq., who represents the owners.

DESCRIPTION:

Enclosed is a letter from Matthew Amster which explains with details the above request. The applicant is requesting an extension of 6 months to the TDR contract with a modification which reduces the number of units they are requesting from the original 9 units to 5 units. The project was redesigned and the density reduced. The revision to the project was approved by the Planning and Zoning Board at their January 20th meeting.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	TDR Agreement Extension	TDR extension request.pdf
2.	Approved Plans - 1-20-15	Pages from 1-20-2015 PnZ Agenda Packet - 1170 - 93 St.pdf

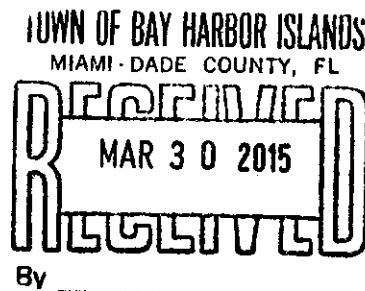
BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-MAIL: mamster@brzoninglaw.com

VIA EMAIL & HAND-DELIVERY

March 27, 2015

Ronald J. Wasson, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154



Re: Public TDR Approval Modification and Extension for Bay Harbor Gardens Project
Located at 1170 93 Street, Bay Harbor Islands

Dear Mr. Wasson:

This law firm represents Furmanos, LLC ("Applicant"), the owner of the two vacant lots located at 1170 93 Street in the Town of Bay Harbor Islands (collectively the "Property"). The purpose of this letter is to request a modification and extension of time for public Transfer of Development Rights ("Public TDRs") originally approved by the Town Council on May 12, 2014. See attached TDR Agreement. Specifically, the Applicant requests the reduction of the number of Public TDRs from 9 to 5 based on a modification to the approved project on the Property and an extension of 6 months for the TDR Agreement in order to obtain the full building permit.

The Project. On December 17, 2013, through Resolution No. 1191, the Planning and Zoning Board (PZB) approved the Applicant's site plan for a 34 unit multifamily residential project entitled "Bay Harbor Gardens" ("Project"). See attached PZB Resolution. On December 1, 2014, the Applicant submitted the required notification to the Town Administration to extend the project by two years and the current expiration date is December 17, 2016. See attached confirmation.

TDRs. As originally approved, the Project required 16 TDRs. The Applicant obtained 7 TDRs in two private transactions (3 TDRs from Montego Club Condominium Association approved by the Town Council through Resolution 2008 on April 7, 2014 and 4 TDRs from 9350 Condominium Association approved by the Town Council through Resolution 2013 on May 12, 2014). See attached Resolutions and corresponding Warranty Deeds.

Ronald J. Wasson, Town Manager

March 27, 2015

Page 2

The Applicant also obtained 9 Public TDRs from the Town Bank on May 12, 2014. As required, the Applicant immediately paid 25% of the fee for the Public TDRs (\$84,375) to the Town's escrow fund. The associated Agreement for the Public TDRs requires the Applicant to obtain the full building permit in one year, specifically by May 12, 2015.

Modified Project. As with many projects, changes are often made through the construction drawing and permitting process to improve the development and make it more efficient. The Applicant and the Project architect improved the Project and obtained approval of modifications from the PZB on January 20, 2015. The most notable change is the removal of one floor, which decreases the total unit count from 34 to 30; a difference of 4 units.

Request for Modification and Extension of Public TDRs. The modification to the Project has reduced the number of units and the Applicant requests to modify the Public TDR agreement to similarly reduce the number of TDRs from 9 to 5 and return 4 TDRs to the Town Bank for use for other projects. Additionally, the modification, which has improved the Project, has taken time that was not originally contemplated at the time of the Public TDRs approval and the Applicant does not believe a full building permit can be obtained by May 12, 2015. As such, the Applicant requests a six month extension of the Public TDRs - to November 12, 2015 - to obtain the permit. The Applicant is committed to developing this quality Project on the Property.

Conclusion. Bay Harbor Gardens is a well-designed development that is compatible with the surrounding area. The Applicant obtained a mix of private and public TDRs that assists with the upkeep and renovation of existing buildings and provides additional funds to the Town for improvements that will benefit the entire Town. Through the Applicant's thoughtful modification of the Project, the Applicant will free up 4 TDRs for use by other projects. We look forward to your favorable recommendation and the Town Council's approval of these requests. Should you have any questions, comments, or require additional information, please do not hesitate to phone my direct line at (305) 377-6236.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew Amster", with a long horizontal line extending to the right.

Matthew Amster

Attachments

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 12th day of May, 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 1191 (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



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.

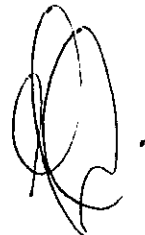
8. Closing Conditions. Notwithstanding anything to the contrary contained in this Agreement, it shall be a condition precedent (each, a "Condition Precedent") to the Parties' obligation to close on the transaction contemplated by this Agreement that as of the "Closing Date" (as hereinafter defined): (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@belco.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

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 it 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



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: Ana Alvarez
NATALIA AHO
Print Name: N. AHO

BUYER:

By: [Signature]
Print Name: [Signature]
[Signature] for Furnaces, LLC
Print Name: [Signature]

SELLER:

Marlene Marante
Print Name: Marlene Marante
Scherrie Griffin
Print Name: Scherrie Griffin

TOWN OF BAY HARBOR ISLANDS

By: [Signature]
Name: Ronald J. Wasson
Title: Town Manager

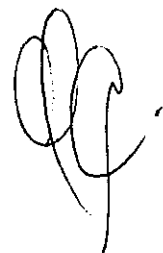
Date: 5-12-14

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 cursive script, possibly reading "P. J.", enclosed within a large, loopy circular flourish.A handwritten signature in cursive script, possibly reading "J. C.", featuring a large, stylized initial "J" and a trailing flourish.

RESOLUTION NO. 1191

**A RESOLUTION OF THE PLANNING AND ZONING
BOARD OF THE TOWN OF BAY HARBOR ISLANDS,
FLORIDA, APPROVING THE SITE DEVELOPMENT
PLAN APPLICATION FOR THE BAY HARBOR GARDENS
PROJECT.**

WHEREAS, on October 31, 2013, FURMANOS, LLC/SOBELCO (hereinafter the "Applicant"), filed an initial application for Site Plan approval. On November 26, 2013, Applicant submitted a revised site plan for a 34-unit apartment building, consisting of two (2) stories of parking and six (6) stories of habitable units ("Site Plan") located thereupon located at 1170 93rd Street, Bay Harbor Islands, Florida, and legally described as:

Lots 4 and 5 of Block 17, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County;

(hereinafter the "Bay Harbor Gardens"); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on December 17, 2013, the Town's Planning and Zoning Board approved the Site Plan for the Bay Harbor Gardens Project, pursuant to Section 5-23.1(a) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Finding. The Planning and Zoning Board finds that the Site Plan for the Bay Harbor Gardens Project is consistent with the criteria set forth in Section 5-23.1 of the Code and approves the Site Plan titled Bay Harbor Gardens dated November 26, 2013, subject to the below conditions for approval.

3. Effective Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. Conditions of Approval.

A. This approval is based on the Site Plan dated November 26, 2013. Any modifications thereto shall require separate approvals from either staff or the Planning and Zoning Board, as specified in the Code.

B. Prior to the issuance of a building permit, the Applicant shall obtain and present a concurrency determination demonstrating that the Bay Harbor Gardens Project meets school concurrency requirements. Applicant shall coordinate with Miami-Dade County School Board

staff through the Town staff (Building Dept.) to provide calculations and address any deficiencies at the public schools that serve the Bay Harbor Gardens Project. If mitigation is required, an agreement, including any payment, must be finalized prior to the issuance of building permits.

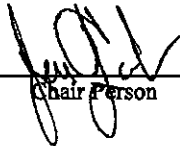
- C. The Bay Harbor Gardens Project is required to obtain 16 TDR dwelling units prior to the issuance of a building permit, and the TDRs must be approved by the Town Council. If the number of required TDR's are not approved by the Town Council, the instant development approval shall be deemed null and void and the project shall be redesigned.
- D. When the Miami-Dade Fire Department formally reviews this project, if any material site design changes are required, a re-approval of the Site Plan shall be required by staff or the Planning and Zoning Board, as specified in the Code.
- E. Applicant shall submit final working plans within 180 days after the Effective date of this Resolution, unless extended by the Town Manager, or his designee, for up to 180 days. Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the site plan, except and unless this Resolution is extended pursuant to the Code or other valid extension as prescribed by Florida law.
- F. The existing overhead power lines adjoining the site shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant.
- G. The project density (34 DU) and the number of required TDR units (16) is predicated on the Town executing a quitclaim deed to the Applicant deeding the previously dedicated 11 feet of right-of-way located on the north side of Lot 4 and Applicant granting the Town an easement as to said property deeded to Applicant via an easement agreement. In the event that said quitclaim deed and easement agreement are not executed and recorded, Applicant shall be required to obtain one (1) additional TDR, for a total of seventeen (17) TDRs.
- H. A Unity of Title is required to be recorded to legally combine the two lots. Proof of recording the Unity of Title is required prior to the issuance of Building Permits.
- I. There shall be no general lighting on the roof. All required roof lighting shall project downward.
- J. The garage security gate shall be relocated to the top of garage ramp.
- K. All mechanical equipment shall be screened.

5. Severability. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

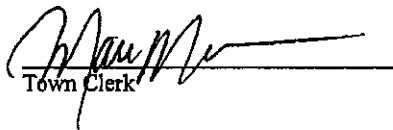
6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 17TH day of December, 2013.

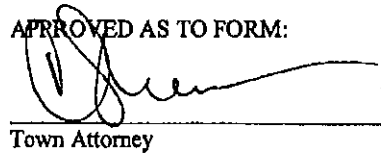
PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: 
Chair Person

ATTEST:


Town Clerk

APPROVED AS TO FORM:


Town Attorney

Matthew Amster

From: Ayanidys Marante <amarante@bayharborislands.net>
Sent: Wednesday, December 17, 2014 9:34 AM
To: Matthew Amster
Subject: State 2-year Extension Notification for PZB approval of Bay Harbor Gardens project at 1170 93 St

Dear Mr. Amster:

We are in receipt of your letter dated November 26, 2014, requesting a zoning approval extension letter for the above mentioned project. The deadline to submit full construction drawings for the project is December 17, 2016. This extension has been approved recently by the State Legislature enactment of another 2-year extension for local government-issued development orders and building permits.

After that time, no extensions will be granted and the approval of the project will expire.

If the project expires your client will have to start the process and approvals all over again.

A formal letter will be mailed to you for your records.

If you have any further question, please do not hesitate to contact me at 305-993-1786.

Sincerely,

Ayanidys Martinez, CEP
Building and Zoning Supervisor

From: Matthew Amster [mailto:mamster@brzoninglaw.com]
Sent: Wednesday, November 26, 2014 3:55 PM
To: Dale Lee; Ronald J. Wasson; Ayanidys Marante
Cc: Marlene Marante; Michael J. Miller (mmiller@michaelmillerplanning.com); Giancarlo.Cuffia@engelvoelkers.com; Vicente Furiati; Markus Frankel; Ben Fernandez
Subject: State 2-year Extension Notification for PZB approval of Bay Harbor Gardens project at 1170 93 St

Please see the attached extension notification.

A happy and healthy Thanksgiving to everyone.

Matt

Bio

Vcard

RESOLUTION NO. 2008

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AUTHORIZING THE TRANSFER OF DEVELOPMENT RIGHTS TO FURMANOS, LLC FOR ITS PROPERTY LOCATED AT 1170 93RD STREET BAY HARBOR, FLORIDA (RECEIVING SITE) FROM MONTEGO CLUB CONDOMINIUM ASSOCIATION, INC. FOR ITS PROPERTY LOCATED AT 10180 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA (DONOR SITE), REQUIRING THE MEMORIALIZATION OF THE TRANSFER OF TRANSFER OF DEVELOPMENT RIGHTS VIA A RECORDED WARRANTY DEED, AND AUTHORIZING THE TOWN MANAGER TO MAKE THE APPROPRIATE NOTATIONS IN THE PUBLIC RECORDS AS TO THE DONOR SITE AND RECEIVING SITE.

WHEREAS, pursuant to the Town's Code of Ordinances (Ordinance No. 769 and Section 23-22.2), the Town has established a system of Transfer of Development Rights; and

WHEREAS, an Application for Transfer of Development Rights ("TDRs") was filed by Furmanos, LLC ("Applicant") for its property located at 1170 93rd Street, Bay Harbor Islands, Florida ("Receiving Site") from Montego Club Condominium Association, Inc. ("Donor") for its property located at 10180 West Bay Harbor Drive, Bay Harbor Islands, Florida ("Donor Site"); and

WHEREAS, the Town conducted a public meeting in accordance with law on April 7, 2014 and a total of three (3) dwelling units has been permitted to be transferred from the Donor Site to the Receiving Site; and

WHEREAS, on December 17, 2013, the Applicant received authorization from the Planning and Zoning Board to develop a thirty four (34) unit condominium building on lots 4 and 5, block 17, plat book 46, page 5, located at 1170 93rd Street, Bay Harbor Islands, Florida, ("Bay Harbor Gardens Project") pending approval of the Transfer of Development Rights of sixteen (16) TDR units.

NOW THEREFORE, be it resolved that:

1. The Application for a transfer of three (3) dwelling units from the Donor Site to the Receiving Site for the Bay Harbor Gardens Project is hereby authorized and approved.
2. The Town Council hereby authorizes the Town Manager and the Town Planner to make the appropriate notations in the Public Record memorializing the Transfer of Development Rights from the Donor Site to the Receiving Site.

3. The Applicant and Donor shall record a warranty deed in the Miami-Dade public records memorializing the transfer of three (3) dwelling units from the Donor Site to the Receiving Site.
4. This Resolution shall become effective immediately upon its adoption.

PASSED this 7th day of April, 2014.

TOWN OF BAY HARBOR ISLANDS

BY:  _____
MAYOR

ATTEST:


TOWN CLERK

This instrument was prepared by:

Name: Richard I. Kroop, Esq.

Address: 800 West Ave., #C-1

Miami Beach, Florida 33139

CFN 20140482345
OR Bk 29222 Pgs 2256 - 2257 (2pgs)
RECORDED 07/09/2014 12:07:02
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Folio Nos: _____

WARRANTY DEED
FOR TRANSFER OF DEVELOPMENT RIGHTS
AND DECLARATION OF RESTRICTIONS

THIS INDENTURE, Made this 26 day of June, 2014, BETWEEN

MONTEGO CLUB CONDOMINIUM ASSOCIATION, INC.

Grantor

Whose post office address is

10180 W. Bay Harbor Drive, Bay Harbor Islands, FL 33154

and

FURMANOS LLC, a Florida limited liability company

Grantee

whose post office address is

2385 NW Executive Center Drive, Suite 440, Boca Raton, FL 33431

WITNESSETH, That said grantor, for and in consideration of the sum of
TEN AND 00/100 ----- (\$10.00) ----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said
grantee, the receipt whereof is hereby acknowledged, has granted bargained and
sold to the said grantee forever, THREE UNITS OF DEVELOPMENT RIGHTS (the
"Development Rights") as set forth in the Town of Bay Harbor Island Zoning and
Planning Code (the "Town Code"), Section 23.22.2, from the following described
property (the "Donor Parcel"), situate, lying and being in Miami-Dade County,
Florida, to-wit:

Said Donor Parcel being as Lots 5 & 6 in Block 3
of BAY HARBOR ISLAND, according to the Plat thereof recorded in
Plat Book 46, at Page 5 of the Public Records of Miami-Dade
County, Florida

a/k/a

Apartments Nos. 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B, 4C, 5A, 5B, 5C, 6A, 6B and 6C of The
Montego Club, A CONDOMINIUM, according to the Declaration thereof, as
recorded in Official Records Book 7160, at Page 94, of the Public Records
Of Miami-Dade County, Florida, as amended.

AND THE GRANTOR DOES HEREBY FULLY WARRANT the title to said Development
Rights and will defend the same against the lawful claims of all persons,
whosoever, and the Grantor hereby represents that the transfer of Development
Rights to the Grantee herein has been approved by the Town of Bay Harbor
Islands in accordance with the requirement of the Town Code, avers that the
Development Rights have not been previously used, demised or sold, and agrees
that the Development Rights are hereby severed and extinguished from the Donor
Parcel.

SAVING AND RESERVING TO THE GRANTOR all other rights to develop the Donor
Parcel in accordance with the Town Code, except for the Development Rights that
are hereby transferred to the Grantee.

The Development Rights transferred to the Grantee by this instrument are
and shall be appurtenant to the following described land now owned by the
Grantee (the "Receiving Parcel") unless and until such Development Rights are
subsequently transferred in accordance with the provisions of the Town Code:

Lots 4 and 5 of Block 17, "Bay Harbor Island" Subdivision, according
to the Plat thereof, as recorded in Plat Book 46, at Page 5, of the
Public Records of Miami-Dade County, Florida

The use of the Donor Parcel and the receiving Parcel is hereby restricted
to uses permitted under the Town Code, as amended from time to time.

This instrument may be executed in counterparts with the respective original signature pages assembled into one document for recordation in the Public Records of Miami-Dade County, Florida

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

MONTEGO CLUB CONDOMINIUM ASSOCIATION, INC.

BY [Signature] (Seal)
HARRY SHIPMAN, President

Witness
[Signature]
Printed Name of Witness

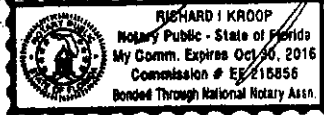
Witness
[Signature]
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 26 day of JUNE, 2014 by HARRY SHIPMAN, President of Montego Club Condominium Association, Inc, who is (or are) personally known to me or who has produced _____ as identification.

My Commission expires:

NOTARY PUBLIC



RESOLUTION NO. 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AUTHORIZING THE TRANSFER OF DEVELOPMENT RIGHTS TO FURMANOS, LLC FOR ITS PROPERTY LOCATED AT 1170 93RD STREET BAY HARBOR, FLORIDA (RECEIVING SITE) FROM 9350 CONDOMINIUM ASSOCIATION, INC. FOR ITS PROPERTY LOCATED AT 9350 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA (DONOR SITE), REQUIRING THE MEMORIALIZATION OF THE TRANSFER OF TRANSFER OF DEVELOPMENT RIGHTS VIA A RECORDED WARRANTY DEED, AND AUTHORIZING THE TOWN MANAGER TO MAKE THE APPROPRIATE NOTATIONS IN THE PUBLIC RECORDS AS TO THE DONOR SITE AND RECEIVING SITE.

WHEREAS, pursuant to the Town's Code of Ordinances (Ordinance No. 769 and Section 23-22.2), the Town has established a system of Transfer of Development Rights; and

WHEREAS, an Application for Transfer of Development Rights ("TDRs") was filed by Furmanos, LLC ("Applicant") for its property located at 1170 93rd Street, Bay Harbor Islands, Florida ("Receiving Site") from 9350 Condominium Association, Inc. ("Donor") for its property located at 9350 West Bay Harbor Drive, Bay Harbor Islands, Florida ("Donor Site"); and

WHEREAS, the Town conducted a public meeting in accordance with law on May 12, 2014 and a total of four (4) dwelling units has been permitted to be transferred from the Donor Site to the Receiving Site; and

WHEREAS, on December 17, 2013, the Applicant received authorization from the Planning and Zoning Board to develop a thirty four (34) unit condominium building on lots 4 and 5, block 17, plat book 46, page 5, located at 1170 93rd Street, Bay Harbor Islands, Florida, ("Bay Harbor Gardens Project") pending approval of the Transfer of Development Rights of sixteen (16) TDR units.

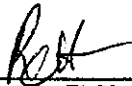
NOW THEREFORE, be it resolved that:

1. The Application for a transfer of four (4) dwelling units from the Donor Site to the Receiving Site for the Bay Harbor Gardens Project is hereby authorized and approved.
2. The Town Council hereby authorizes the Town Manager and the Town Planner to make the appropriate notations in the Public Record memorializing the Transfer of Development Rights from the Donor Site to the Receiving Site.
3. The Applicant and Donor shall record a warranty deed in the Miami-Dade public records memorializing the transfer of four (4) dwelling units from the Donor Site to the Receiving Site.

4. This Resolution shall become effective immediately upon its adoption.

PASSED this 12th day of May, 2014.

TOWN OF BAY HARBOR ISLANDS

BY: 
Robert H. Yaffe, Mayor

ATTEST:


Marlene Marante, Town Clerk

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MIAMI-DADE COUNTY, FLORIDA

Folio Nos: _____

THIS INDENTURE, Made this 24 day of July, 2014, BETWEEN

Grantor

Grantee

Page 1 of 2

The use of the Donor Parcel and the receiving Parcel is hereby restricted to uses permitted under the Town Code, as amended from time to time.

This instrument may be executed in counterparts with the respective original signature pages assembled into one document for recordation in the Public Records of Miami-Dade County, Florida

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

9350 Condominium Association, Inc

BY [Signature] (Seal)
GERALD MILLER, President

Witness

[Signature]
Printed Name of Witness

Witness

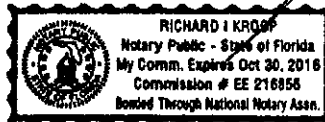
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Printed Name of Witness

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

July 1, 2014
THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of July, 2014 by GERALD MILLER, President of 9350 Condominium Association, Inc., who is (or are) personally known to me or who has produced _____ as identification.

My Commission expires:

NOTARY PUBLIC



AGENDA ITEM REPORT

January 20, 2015

ITEM NUMBER: 3.

ITEM:

Request for approval for revisions for "Bay Harbor Gardens" located at 1170 93 Street, Lots 4-5 of Block 17. The developers have submitted a revision to there previously approved plan from December 17, 2013. They have revised their design from 34 to 30 dwelling units. Enclosed please find the site plan and new elevations. (Item #3A)

DESCRIPTION:

Request for approval for revisions for "Bay Harbor Gardens" located at 1170 93 Street, Lots 4-5 of Block 17. The developers have submitted a revision to there previously approved plan from December 17, 2013. They have revised their design from 34 to 30 dwelling units. Enclosed please find the site plan and new elevations. (Item #3A)

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller from Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report BH Gardens MFR Jan 9 2015.pdf
2.	Site Plan & Elevations	1170.93st.pdf
3.	Letter	1170.93Letter1.20.15.pdf

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 9th, 2015

Subject: Bay Harbor Gardens – 30 DU Multifamily Residential Complex
1170 93rd Street
Proposed Revisions from Original PZ Board Approval
Bay Harbor Islands Acct. No. MB2013-160
MMPA Acct. No. 01-0702-0976

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated January 6th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1170 93rd Street

Legal Description: Lots 4 and 5, all in Block 17, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

The project architect, Markus Frankel, of Frankel Benayoun Architects, Inc., as agent for the property owner, Furmanos, LLC, has submitted a Site Development Plan application **REVISION** to allow for the construction of a thirty (30) dwelling unit (previously 34) mid-rise residential development located at 1170 93rd Street. The Town's PZB reviewed / approved a redevelopment plan for this site on December 17th, 2013. The latest proposed dwelling units range from 1,316 to 1,747 square feet (1,323 to 2,551 sq. ft. in 2013) of A/C space plus balconies, etc. The lots are currently cleared and vacant. The proposed site design incorporates one (1) square-shaped building positioned on top of a two-story parking garage structure. The building floors above the parking garage form a single enclosed structure.

One main driveway connection to 93rd Street is proposed at the northwest corner of the site. The driveway is a two-way driveway that provides access to the first and second story parking garage. The revised first story parking garage is shown at grade (previously depressed 3'-6" below grade). The driveway is twenty-three (23) feet in width and depicts one (1) outdoor loading / drop-off parking space near the garage entrance.

On the building rooftop is a recreational facility with a swimming pool, spa, sun-deck area, men's / women's restrooms, a sauna, community BBQ area, and eight (8) private terraces with summer kitchens. The proposed revised building is 7-stories in height - five (5) floors of residential (8 total floors / 6 floors of residential in 2013) over two (2) floors of parking garage @ max. 65-feet above BFE (max. allowed for this area).

According to the survey, the lots are currently vacant with a few existing trees. The current combined lot area is 22,500 square feet / 0.52 acres in size. This would allow a maximum of eighteen (18) dwelling units on the property at the maximum allowable base density (34 DUA). The revised proposal is to build thirty (30) residential units (58 DUA) which would require the developer to obtain 12 TDR units (34 DU in Dec. 2013 design). The Town limits residential density in this area to 60 DUA, which the plan now meets.

The adjoining / nearby development sites currently include the Ruth K. Broad Bay Harbor K-8 Center to the north across 93rd Street. To the immediate east is a 2-story multi-family residential complex @ 4 DU / 15 DUA. To the immediate south is a one-story multi-family residential complex @ 11 DU / 32 DUA. To the immediate west is the two-story Harbor Point multi-family residential complex @ 14 DU / 35 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while

interior (non-waterfront lots) are zoned RM-2. This interior lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is now seeking to build 30 DU (previously 34) while 18 DU are allowed via the base density. Therefore 12 (previously 16) additional TDR units must be acquired by the developer prior to construction commencing. The Town Council already approved the acquisition of seven (7) privately owned TDR units and nine (9) public TDR units. MMPA believes the public TDR unit acquisition has not been completed as yet, therefore; based on the revised density, the Town should only agree to convey five (5) TDR units, as the Town TDR system does not allow private property owners to “bank” excess TDR units, especially public TDR units. Based on the above the proposed development would be deemed consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification. The new proposed site design does not meet the Town’s current side yard setbacks. Ordinance No. 961 (increased the side yard setbacks for multi-lot developments to 10% of lot width) was adopted in February 2014. Since this project was approved in December 2013 prior to the enactment of Ordinance No. 961, the Town Attorney has opined any such project is subject to the Zoning Code criteria in effect when the application is made. As this is a revision to a previously approved project, the new setback ordinance would not apply. This project will be consistent with the Code (density) as the Town Council approved additional TDR units already.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title will be required to tie the lots together.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from one driveway connection to 93rd Street. The driveway is a 23-foot wide two-way driveway that provides access to the first and second story parking garage. The first story parking garage is shown at grade (previously depressed 3'-6" from street grade). The Town requires at least 23 feet width of pavement for 2-way driveways; therefore, the plan complies with the Town’s minimum standards.

Based on 30 DU the Code requires at least sixty (60) parking spaces. Thirty-four (34) parking spaces are shown in the first story parking garage, which includes two (2) guest spaces, two (2)

ADA spaces, and thirty (30) tandem parking spaces. The second story parking garage provides thirty (30) tandem parking spaces. In addition to the parking spaces in the garages, there is one (1) parking space for loading / drop-off adjoining the driveway at the garage entrance for a total of sixty-five (65) parking spaces on the site. Therefore, the site design exceeds the current minimum Code requirements for on-site parking spaces.

A Fire Department staging area is shown at the entrance to the driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

The process of TDR allocation is discretionary on the part of the Town. The TDR system was established in 2004 with the consent of the state planning agency, due to problems with existing development characteristics, density limit errors in the 1989 Comprehensive Plan and desired development scale / types by the community. The TDR system ensures that all sites can be developed to at least the base density (34 DUA) but additional density can be allocated if found to be acceptable in design and compatibility. It was found that when the Comprehensive Plan was updated / TDR system was established in 2004, over 1/3 of the existing multi-family development sites in the Town exceeded the 34 DUA limit. Since 2004, several additional developments have been approved by the Town with TDR units. There is a very limited amount of TDR units. Since the Planning and Zoning Code establishes the maximum building envelope (height / setbacks / parking spaces / open space) it is incumbent on the developer / designers to keep within the regulatory framework to provide for the number of dwelling units requested and convince the Town Council / Planning and Zoning Board that the building is attractive and not congested. In our opinion, this site design meets all Code requirements, is self-contained, and does not appear to increase the building volume significantly, but it is up to the Town to decide.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design exterior appearance has not changed materially since the December 2013 PZB approval. The major design change was to delete one (1) residential floor of the building, raise the previously "depressed" lower parking level to grade, and to increase the interior floor to ceiling heights (8'-9" to 9'-7" +/-). The design remains modern with decorative vertical and horizontal design elements, expansive balconies and abundant use of glass.

The building width is about 119'-11"; therefore, no building angulation is required.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

DESCRIPTION OF DECEMBER 2014 REVISIONS

An architect's E-mail from September 2014 (early stages of revisions) provides a description of most of the desired changes; however, not all changes were clearly identified at that time. MMPA has noted several other plan modifications that were not identified but need to be re-approved by the PZB. MMPA compared the December 2013 PZB approved plans with the recent December 2014 plans and noted all modifications. Below is a listing of those items found to differ between 2013 / 2014.

Density – The applicant is seeking to reduce the density from 34 DU down to 30 DU.

Number of Floors / At Grade Parking / Building Height – The applicant has reduced the number of residential floors from six (6) to five (5). The first level of parking was previously partially depressed below grade 3'-6" but is now provided at grade. The interior ceiling to floor heights of the residential floors have also been increased (1+/- foot); however, the building remains at 65-feet above BFE.

Number of Parking Spaces – The number of parking spaces has been reduced (since number of DU was reduced); however, it still exceeds the Code minimum of 2 spaces per DU. The guest space orientation has also been changed slightly; however, the location remains the same.

Unit Sizes – The applicant has removed four (4) DU (essentially the 4 penthouse units). The sizes of the units have been adjusted slightly by reducing the width of the interior "entry gallery" between the units.

Amenities / Site Features– The applicant has added / moved several amenities / site features.

- In the parking garage at grade level, the bike storage area has been moved to the rear of the garage to allow for a "garden and building storage area". A yoga studio has been added next to the fitness gym. Several other small areas have been moved / altered within the parking garage.
- Summer kitchens have been added to the balconies of each unit.
- On the building rooftop, an eighth private terrace has been added by eliminating the "common terrace"; a spa has been added; and the pool equipment has been moved to an enclosed area next to the bathrooms.

Building Elevations – The applicant has also changed the building elevations slightly.

- The front / north elevation is generally the same; however, it now shows building signage. The façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.
- The west / side elevation is generally the same; however the façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.

- The south / rear elevation is generally the same; however the façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.
- The east / side elevations is generally the same; however the façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated January 6th, 2015 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Frankel Benayoun Architects dated January 6th, 2015. Any substantial changes requested after the PZB approval requires a separate approval from staff / Planning and Zoning Board, as specified in the Code. Upon re-approval by the Town, the previous December 2014 PZB will become null and void.
- 2) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 3) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 12 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed. The previous TDR approval was for 16 TDR units. The Town Council has already approved the acquisition of seven (7) privately owned TDR units and nine (9) public TDR units. MMPA believes the public TDR unit acquisition has not been completed as yet; therefore; based on the revised density, the Town should only agree to convey five (5) TDR units, as the Town TDR system does not allow private property owners to "bank" excess TDR units, especially public TDR units
- 4) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.
- 5) Section 23-24 requires the placement of required guest parking spaces in the front yard area, unless otherwise approved by the PZB. The guest parking spaces are shown under the building but easily accessible, and the PZB approved this in December 2014. The parking spaces are in the same location as previously approved; however, the orientation of the guest parking spaces has changed slightly. The PZB will need to decide if this acceptable.
- 6) Per Section 23-12(15)(e)(vii), PZB approval is required for an entrance canopy over the walkway leading to the street. The entrance canopy has not changed from the original approval (12/17/13); therefore, the original approval of the entrance canopy still applies.

- 7) Some of the balconies remain deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front yard may encroach 4' into the setback with a maximum depth of 6'. The size of the balconies has not changed from the original approval (12/17/13); therefore, the original approval of the larger balconies still applies. However, approval of the summer kitchens on the balconies is required as part of the Town's revised Site Development Plan approval.

BAY HARBOR GARDENS

1170 93RD STREET , BAY HARBOR ISLANDS, FLORIDA 33154

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A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
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A-1.07	LEVEL HIGH ROOF FLOOR PLAN
A-2.01	NORTH ELEVATION
A-2.01A	NORTH ELEVATION WITH PRIVACY WALL
A-2.02	WEST ELEVATION
A-2.03	SOUTH ELEVATION
A-2.04	EAST ELEVATION
A-2.05	NORTH LANDSCAPE ELEVATION
A2.05A	NORTH LANDSCAPE ELEVATION WITH PRIVACY WALL
A2.06	WEST LANDSCAPE ELEVATION
A2.07	SOUTH LANDSCAPE ELEVATION
A2.08	EAST LANDSCAPE 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
P-0.0	PRESENTATION BOARD



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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
VARDUS A. FRANKEL, LICENSE NO. AR0007123
FRANKEL BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA
33154
PH: (305) 866.3655 FAX: (305) 866.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

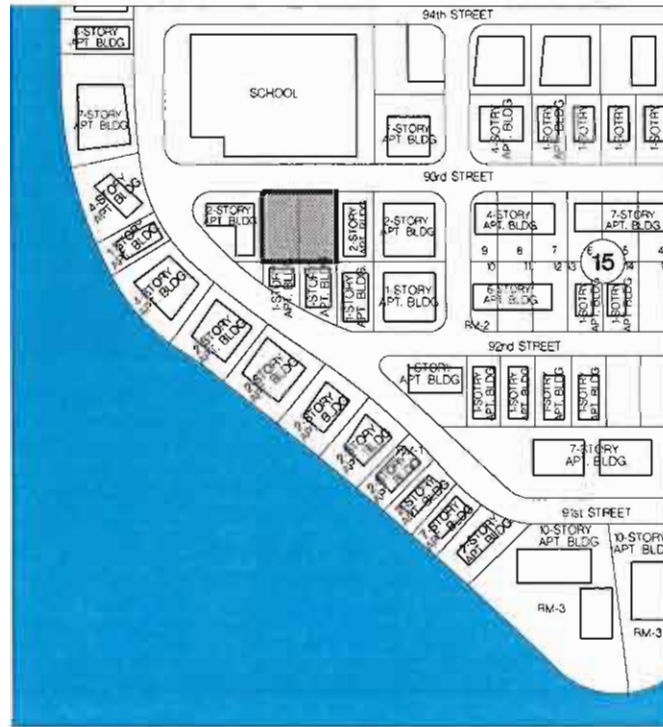
TRAFTECH ENGINEERING
8400 N University Dr
Tamarac, Florida 33321
P H : (X X X) X X X X X X X
F A X : (X X X) X X X X X X X

SAVINO MILLER DESIGN STUDIO
12345 N.E. 61st 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

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 -	5	1,316	1,402	1,010	SF	2 BD / 2 BA
2 LEVELS 3 -	5	1,545	1,614	8,010	SF	2 BD / 2 BA + DEN
3 LEVELS 3 -	5	1,458	1,546	1,130	SF	2 BD / 2 BA + DEN
4 LEVELS 3 -	5	1,532	1,634	8,110	SF	3 BD / 3 BA
5 LEVELS 3 -	5	1,741	1,819	9,095	SF	2 BD / 2 BA + DEN
6 LEVELS 3 -	5	1,682	1,776	8,880	SF	3 BD / 2 BA + DEN
TOTAL	30			48,955	SF	

ZONING SUMMARY

11.093rd 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 11 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

FUTURE LAND USE DESIGNATION MED-HIGH DENSITY RESIDENTIAL

FLR	ALLOWABLE	PROPOSED
DETERMINED BY THE SETBACKS	N/A	
MAXIMUM DENSITY		
34 UNITS PER NET ACRE	34 .52	18 30.12 TDRs REQUIRED
SETBACKS	REQUIRED	PROPOSED
	Buildings less than 30' in height: 20' feet	20'
	Buildings less than 45' in height: 25' feet	30'
	Buildings less than 65' in height: 30' feet	30'

PRINCIPAL FRONTAGE 93rd STREET.

SIDE SETBACK Buildings less than 30' in height: 10' feet
Buildings less than 45' in height: 21' feet

REAR SETBACK Buildings less than 30' in height: 10' feet
Buildings less than 45' in height: 21' feet

FLEX SETBACK "SIDES"	SIDE BUILDING LENGTH	ALLOWABLE (Feet)	PROPOSED (Feet)
MAXIMUM ALLOWED 1/3 OF LENGTH OF BUILDING	120'-0"	40'	39'-0"
REAR FLEX	130'-0"	43.3'	39'-5"
FRONT FLEX 93rd STREET	130'-0"	43.3'	39'-0"

	ALLOWABLE	PROPOSED
MAXIMUM HEIGHT		
MAXIMUM BUILDING HEIGHT	65' or above BFE	65'-0" above BFE
GROUND LANDSCAPE AREA	REQUIRED	PROPOSED
20% OF LOT AREA MINIMUM	4,500 SF	4,151 SF = 21%
ROOF DECK LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM	1,243 SF	1,445 SF = 11.4%
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	60	64
2 GUEST PARKING SPACES		
TOTAL PARKING SPACES INCLUDING 2 GUEST SPACES & DROP-OFF AREA		65

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
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VICTOR NO. 000001143
JUAN BENAYOUN, ESQ.
LICENSE NO. 000001023
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Reg. no. 41831

savinomiller
ARCHITECTS
1117 BAY HARBOR ISLAND, FLORIDA 33414

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLAND, FLORIDA 33414

DATE

NO. **FLORIDA** **DATE** **BY**

DATE **SCALE** **DATE** **SCALE** **DATE** **SCALE**

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 :

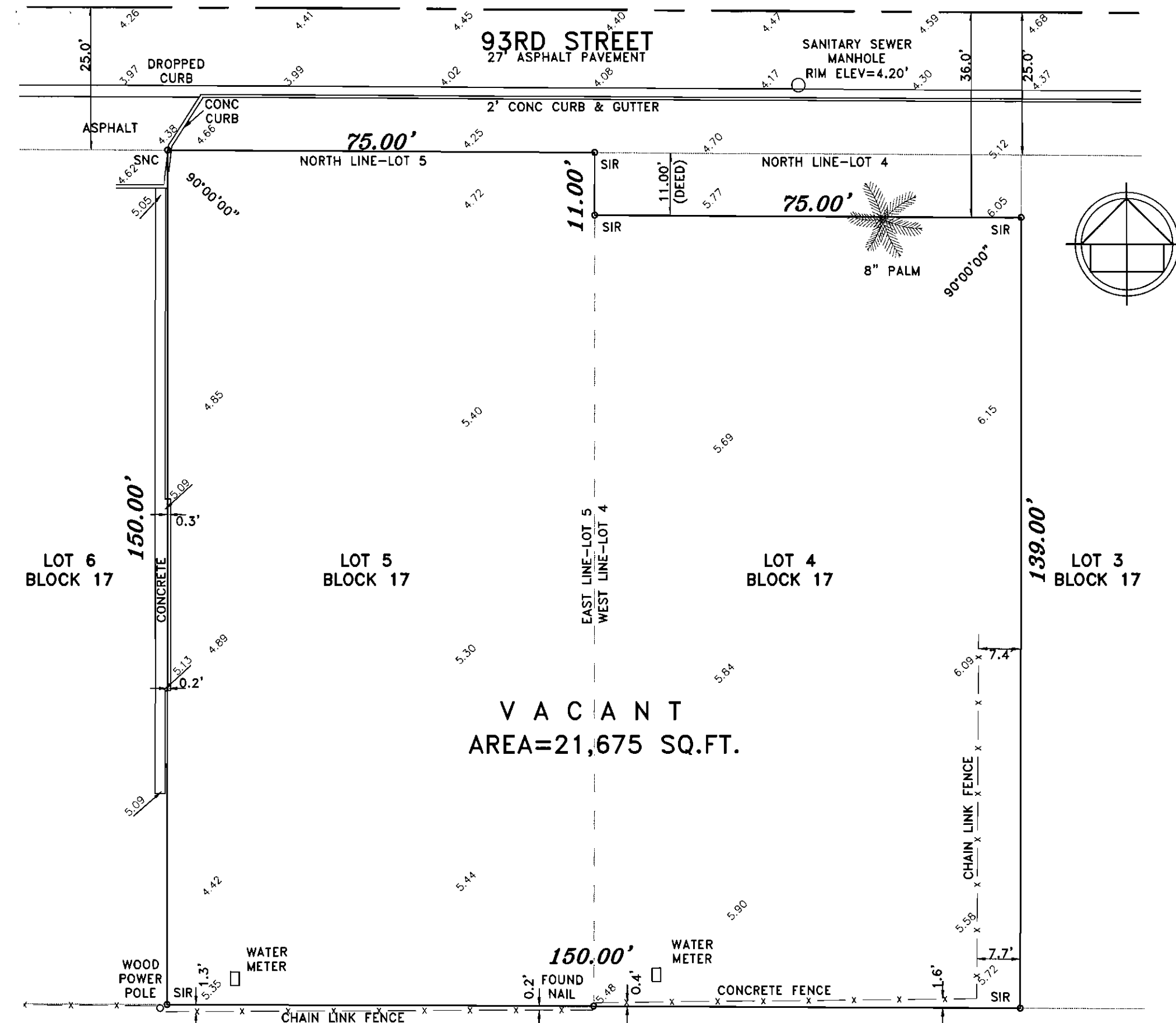
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION 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



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-001494
MARILYN A. FRANKEL
LICENSE NO. AR000143
FRANK BENAYOUN
LICENSE NO. AR0017272

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OWNER / DEVELOPER
SobelCo
3305 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

ON-LOT
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civil engineers
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HOLLYWOOD, FL 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
savinomiller
landscape 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 JANUARY 5, 2015
SHEET NUMBER

A-0.01

P&Z SUBMITTAL



SUBJECT SITE & NEIGHBOR'S PROPERTIES



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST

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ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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MURRIS A. FRANKEL
LICENSE NO. AR0007145
FRANK BENAYOUN FOSHMAN
LICENSE NO. AR0007233
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landscape architects

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NEW APARTMENT BUILDING
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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

AERIAL VIEWS

SCALE 1/8" = 1'-0"

DATE JANUARY 5, 2016

SHEET NUMBER

A-0.02

P&Z SUBMITTAL

15/01/2016 3:11 PM



PERSPECTIVE VIEW FROM NORTHWEST

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-COC1496

MARION A. FRANKEL
LICENSE NO. ARCH00143
FRANKEL BENAYOUN
LICENSE NO. ARCH012293

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BAY HARBOR ISLANDS, FLORIDA 33434
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OWNER / DEVELOPER

SobelCo

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Civil Engineers

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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

savinomiller
LANDSCAPE ARCHITECTS

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33434

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

**PERSPECTIVE
VIEW**

SCALE 1/8" = 1'-0" DATE JANUARY 5 2015

SHEET NUMBER

A-0.03

BY S.A.M.T.E.



ROOFTOP VIEW

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARVEL A. FRANKEL
LICENSE NO. AA0007143
JAMES BENAYOUN
LICENSE NO. AA0015273

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E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

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Civil Engineers

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HOLLYWOOD, FL 33021
(844) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

NO.	REVISION	DATE	BY

Drawn BY

ROOFTOP VIEW

SCALE: 1" = 10' DATE: JANUARY 5, 2015

SHEET NO.

A-0.04

PLZ SUBMITTAL

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

STORAGE UNITS:
LEVELS 3-7 6/FLOOR = 30 UNITS
TOTAL: 30 UNITS PROVIDED
(30 REQUIRED)

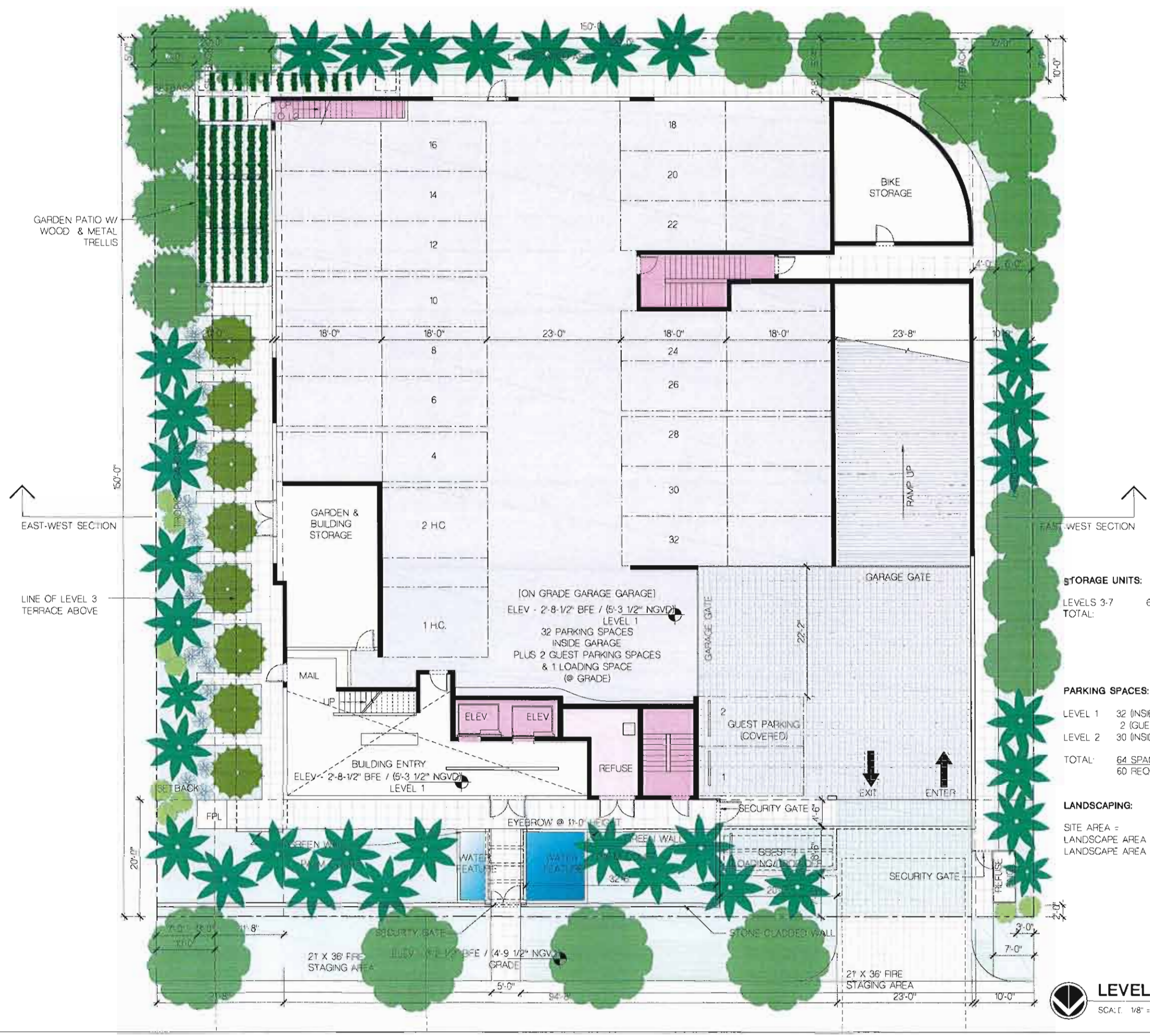
PARKING SPACES:
LEVEL 1 32 (INSIDE GARAGE)
2 (GUEST SPACES)
LEVEL 2 30 (INSIDE GARAGE)
TOTAL: 64 SPACES (+1 LOADING)
60 REQUIRED

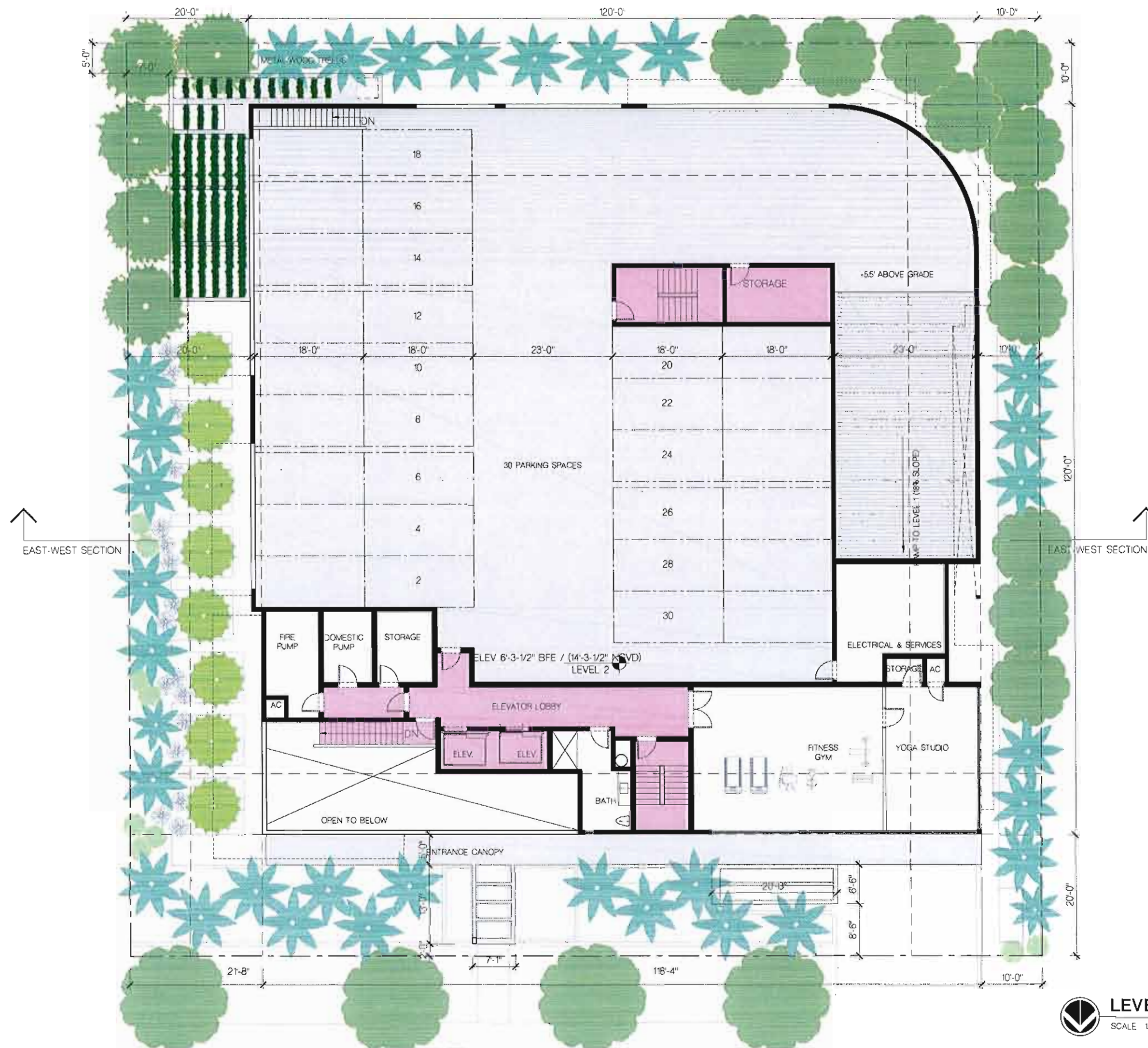
LANDSCAPING:
SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED (20%) = 4,500 SF
LANDSCAPE AREA PROVIDED (21%) = 4,715 SF



LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"





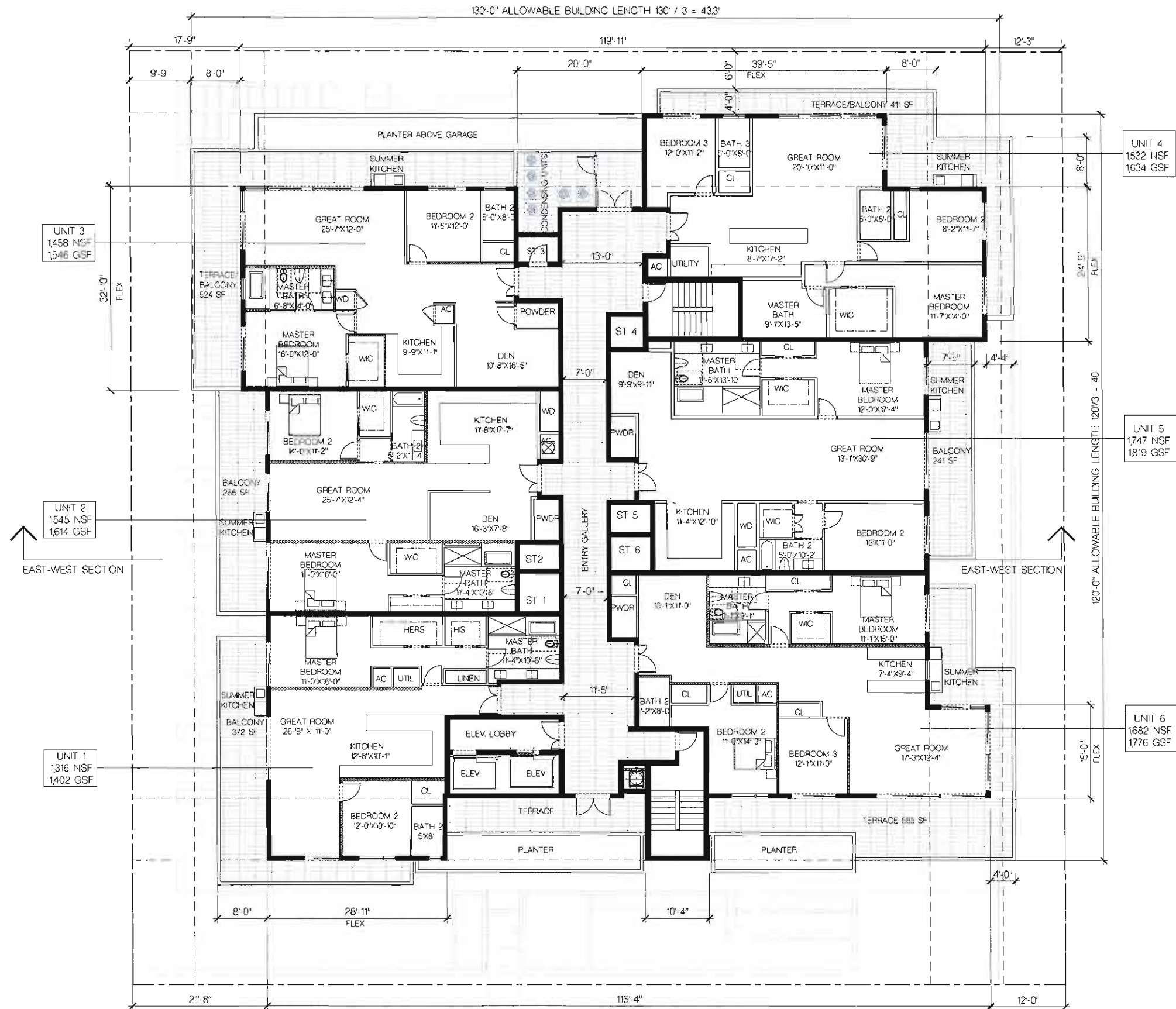
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0012273

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SIGNATURE



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NARRIS A. FRANKEL
LICENSE NO. AR0001143
FRANK BENAYOUN
LICENSE NO. AR0001323
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c.e. engineers
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LANDSCAPE ARCHITECTS
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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

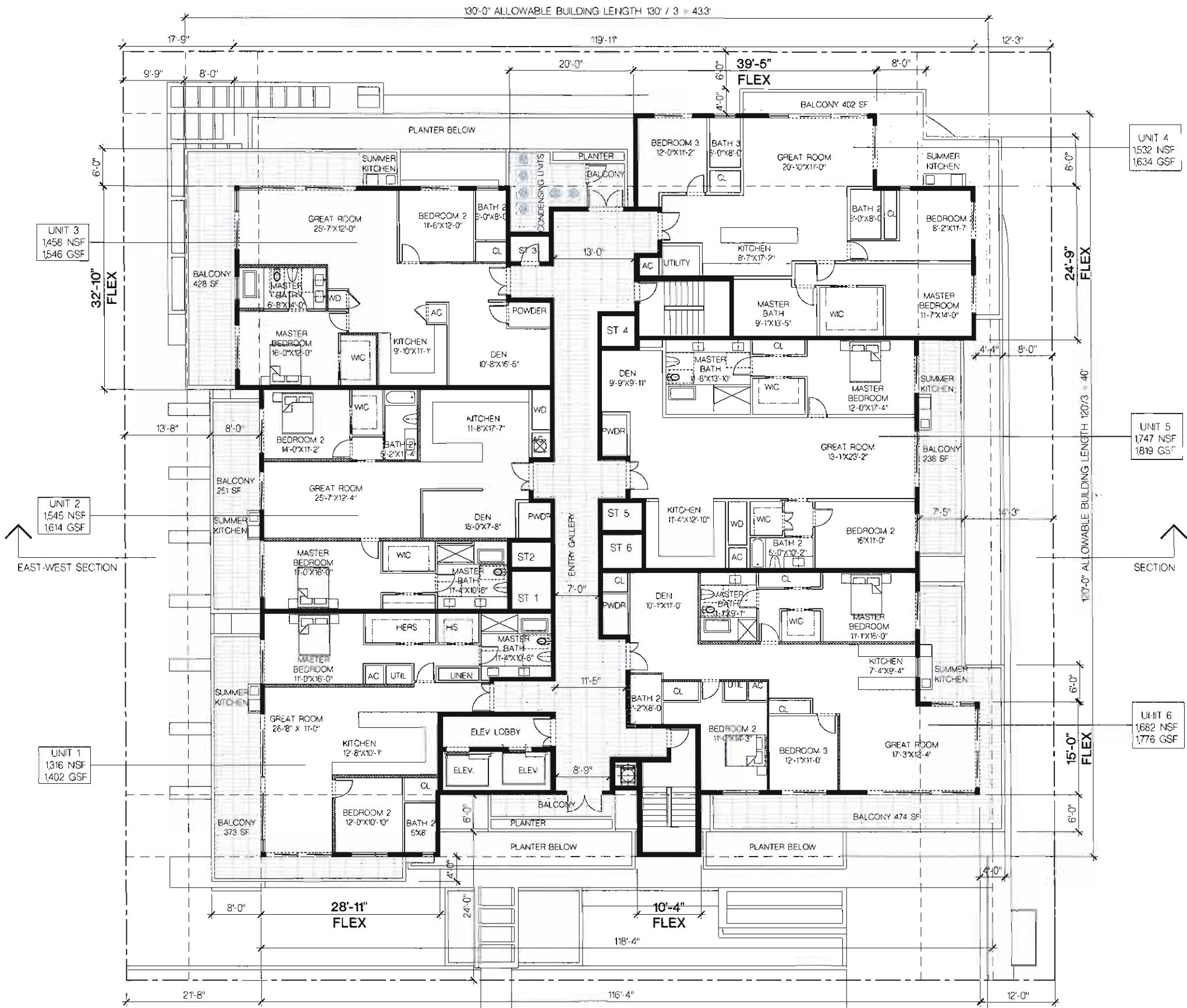
REVISIONS			
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3 FLOOR PLAN
SCALE
DATE JANUARY 5, 2015
SHEET NUMBER
A-103
P&Z SUBMITTAL



LEVEL 3 FLOOR PLAN

SCALE 1/8" = 1'-0"



UNIT 3
1458 NSF
1546 GSF

UNIT 2
1545 NSF
1614 GSF

UNIT 1
1316 NSF
1402 GSF

UNIT 4
1532 NSF
1634 GSF

UNIT 5
1747 NSF
1819 GSF

UNIT 6
1682 NSF
1776 GSF

FRANKEL BENAYOUN
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LANDSCAPE ARCH.
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DESIGN GROUP
"Innovative. Sustainable. Beautiful."

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 JANUARY 5, 2015
SHEET NUMBER
A-104
P&Z SUBMITTAL



LEVELS 4 - 7 FLOOR PLAN
SCALE 1/8" = 1'-0"

OWNER / DEVELOPER
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Reg. no. 41831

LANDSCAPE ARCHITECT

savinov miller

1000 15th St. N. Suite 1000
Minneapolis, MN 55403
612.338.1100
www.savinovmiller.com

— FIN SUPPORTS FOR CONCRETE
CANOPY & ROOF TRELLIS

—LINE OF BUILDING WALL BELOW

EAST-WEST SECTION

TOTAL ROOF DECK AREA = 8,290 S.F.

LANDSCAPE AREA REQUIRED = 15% OF ROOF AREA
= 1,243 S.F.

LANDSCAPE AREA PROVIDED = 17.4% OF ROOF AREA
= 1,445 S.F.

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE _____

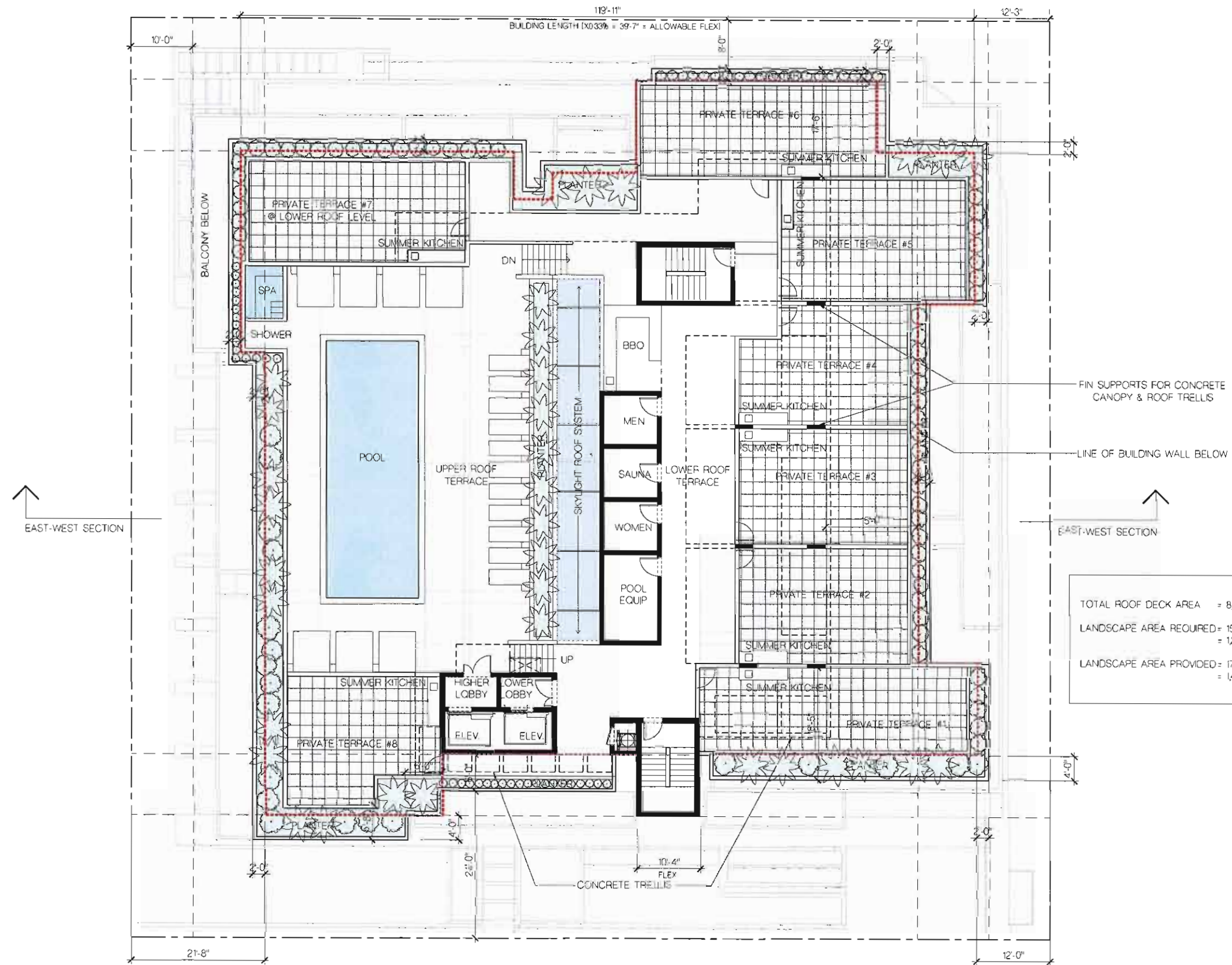
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DRAWING TITLE
**ROOF LEVEL
FLOOR PLAN**

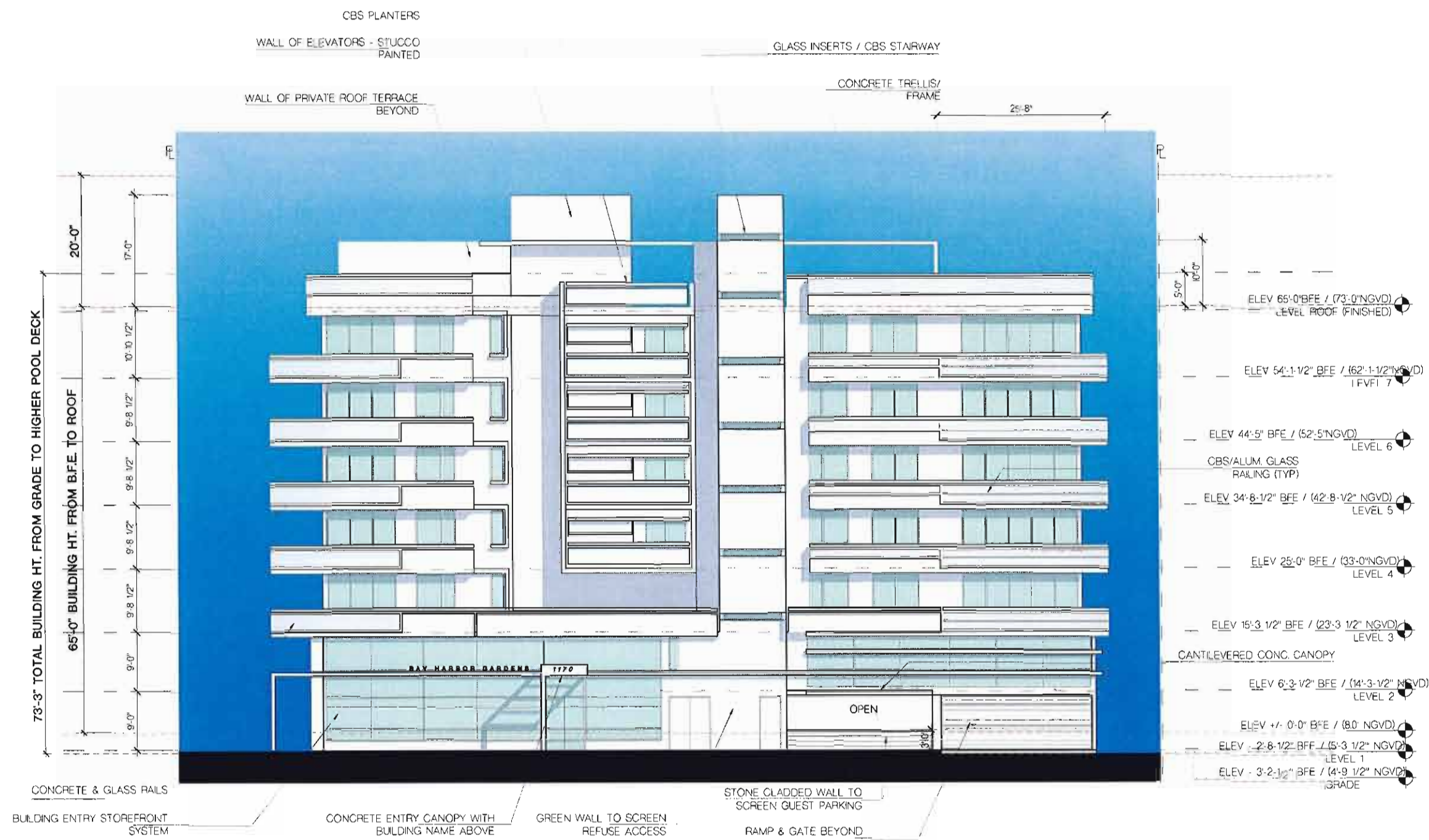
SCALE _____ DATE **JANUARY 5 2015**

SHEET NUMBER
A-1.05

PAZ SUBMITTAL



 **ROOF LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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ARCHITECTS PLANNERS INTERIOR DESIGN
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OWNER / DEVELOPER
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2385 NW EXECUTIVE CENTER DRIVE
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SUSAN C. HOLLAND, PE
Reg. no. 41831

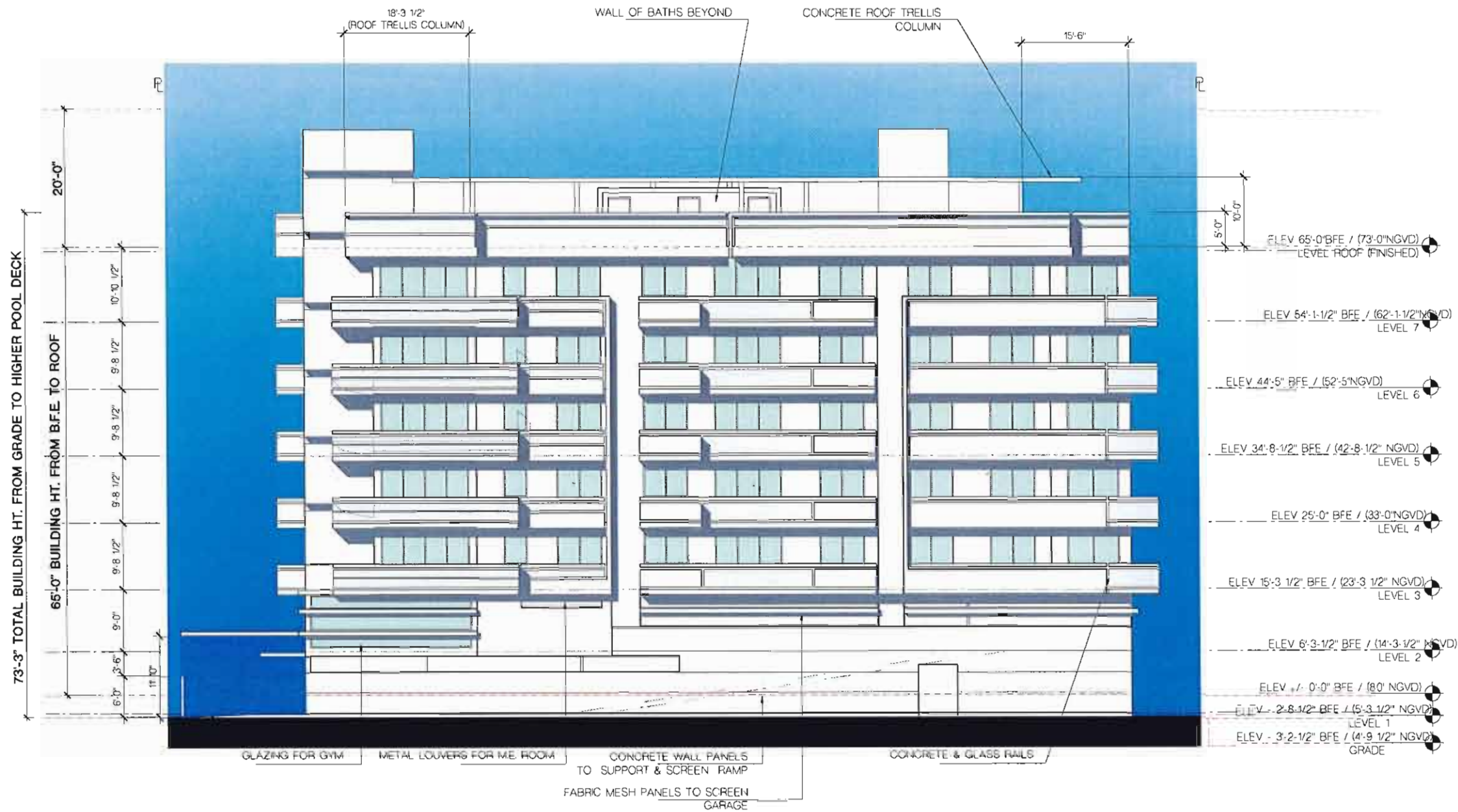
LANDSCAPE ARCHITECT
savinomiller
Landscape Architecture

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
FRONT ELEVATION
SCALE
DATE
JANUARY 5, 2015
SHEET NUMBER
A-2.01
P&Z SUBMITTAL

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-C001494

MARKUS A. FRANKEL
LICENSE NO. AR000142
FRANK BENAYOUN, FLSAVAN
LICENSE NO. AR0017223

1127 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

2285 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DAE 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.

savinomiller
P E R S O N A L
L A N D S C A P E A R C H I T E C T S

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 3364

SIGNATURE

DATE

NO.	REVISION	DATE	BY

Drawn Title

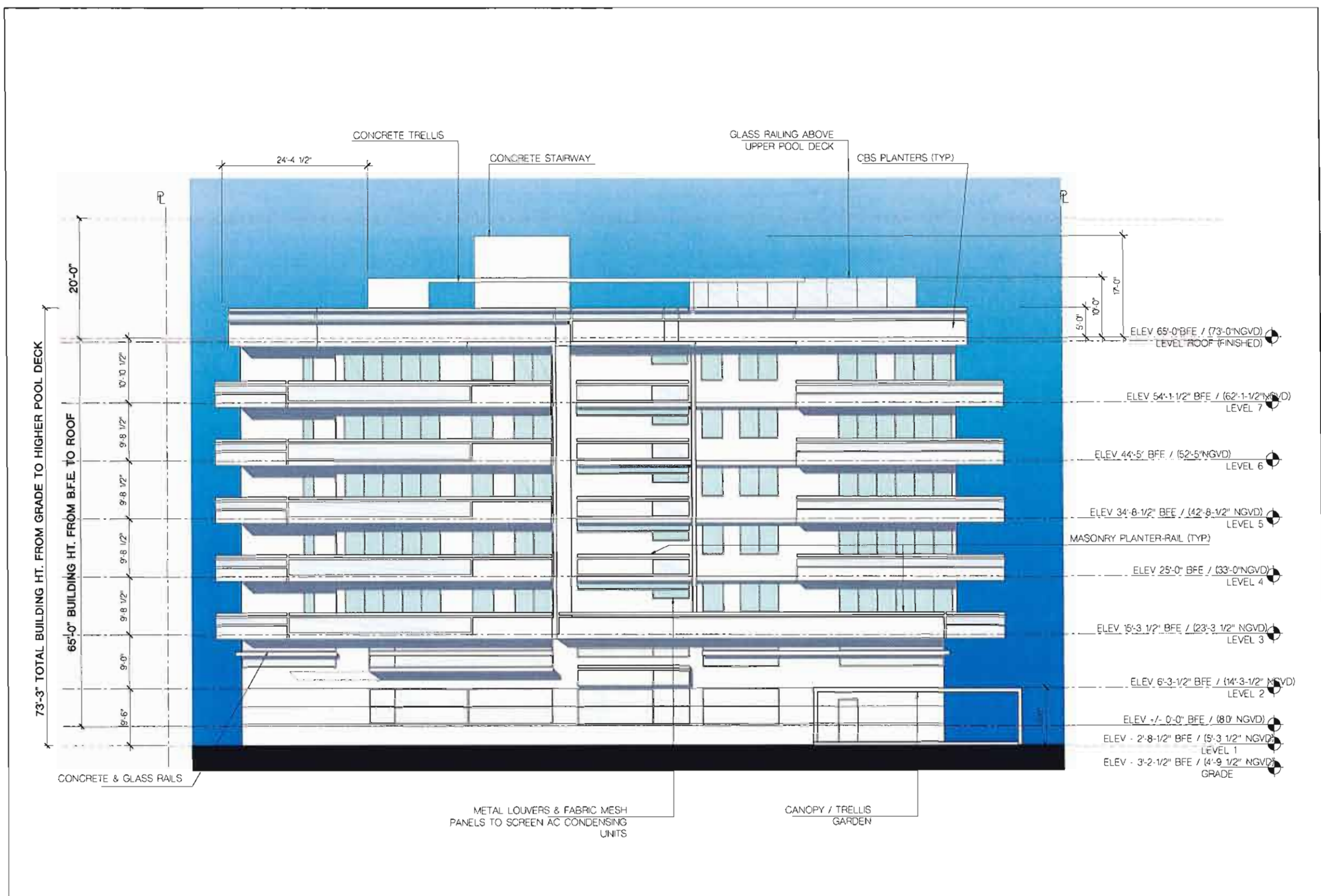
WEST ELEVATION

SCALE DATE JANUARY 5, 2015

SHEET NUMBER

A-2.02

P&Z SUBMITTAL



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MICHAEL A. FRANKEL
LICENSE NO. AR0007143
JIMMY BENAYOUN (FISMAN)
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

ON-SITE 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

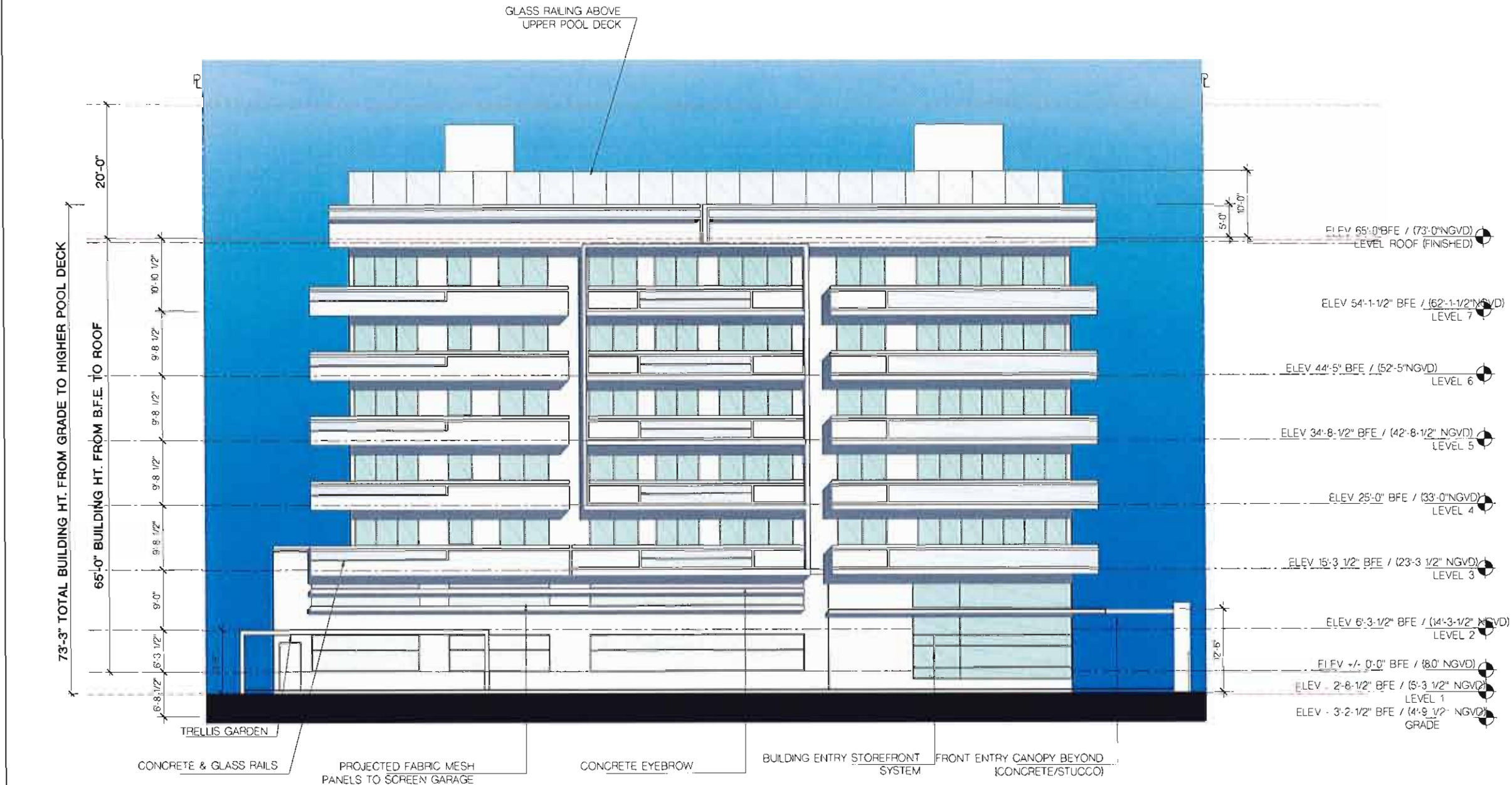
LANDSCAPE ARCHITECT
savinomiller
LANDSCAPE ARCHITECTS
1100 NW 11th Street, Suite 200
Fort Lauderdale, FL 33304
(954) 561-1100

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION
SCALE DATE
JANUARY 6, 2015
SHEET NUMBER
A-2.03
P&Z SUBMITTAL

12/20/2015 11:19 AM



EAST ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-COD1494

MARKUS A. FRANKEL
LICENSE NO. ARD0017433
FRANKEL BENAYOUN
LICENSE NO. ARD0172733

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 858 2665 FAX: (305) 888 3050
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

5961 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

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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.

savinomiller
LANDSCAPE ARCHITECTS

BAY HARBOR GARDENS

NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

**SOUTH
ELEVATION**

SCALE 1/8" = 1'-0" DATE JANUARY 5, 2015

SHEET NUMBER

A-2.04

P&Z SUBMITTAL



NORTH LANDSCAPE ELEVATION WITH WALLS
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS • INTERIORS • EXTERIORS • LANDSCAPE ARCHITECTS
10000 N. W. 44th Avenue
Miami, FL 33187
Tel: 305.444.1111
Fax: 305.444.1112
www.frankelbenayoun.com

SobelCo
Real Estate Services
11000 N. W. 44th Avenue
Miami, FL 33187

HE HILLIARD ENGINEERING INC.
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Miami, FL 33187
Tel: 305.444.1111
Fax: 305.444.1112
www.hilliard-engineering.com

savinomiller
ARCHITECTS

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
MIAMI BEACH, FL 33154

DATE: 10/1/14
BY: [Signature]
CHECKED: [Signature]
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
A-2.05a

10/27/2016 3:50 PM



WEST LANDSCAPE ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
1177 E. 15TH AVE. SUITE 500
MIAMI, FL 33132
TEL: 305.375.1177
FAX: 305.375.1178
WWW.FRANKELBENAYOUN.COM

SobelCo
201.1A SHELTON ST. SUITE 200
BOCA RATON, FLORIDA 33433

HOLLAND ENGINEERING INC
1111 N. W. 11TH AVE. SUITE 100
MIAMI, FL 33136
TEL: 305.575.1111
FAX: 305.575.1112
WWW.HOLLANDENGINEERING.COM

savinomiller
ARCHITECTS

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
DAVE HARTMAN GARDEN, FLORIDA 33564

DATE

NO. REVISION DATE BY

WEST
ELEVATION
SCALE 1/8" = 1'-0"
DATE: DECEMBER 1, 2016
A-2.06

11/06/2014 2:02 PM



SOUTH LANDSCAPE ELEVATION

PCA 1/8" = 1'-0"

**FRANKEL BENAYOUN
ARCHITECTS INC**
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. WC-00017204
ADDRESS: 1000 N. MIAMI AVE.
SUITE 1000 MIAMI, FL 33136
TEL: 305.571.1111 FAX: 305.571.1112
WWW.FRANKELBENAYOUN.COM

SobelCo
1000 N. MIAMI AVE. SUITE 1000
MIAMI, FL 33136

HOLLAND ENGINEERING INC
INC. ENGINEERS
3000 N. MIAMI AVE. SUITE 1000
MIAMI, FL 33136
TEL: 305.571.1111 FAX: 305.571.1112
WWW.HOLLANDENGINEERING.COM

savinomiller
LANDSCAPE ARCHITECTS

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
DAY HARBOR FLORIDA, FLORIDA 3354

DATE: 11/06/2014
NO. 1170 93RD STREET
DATE: 11/06/2014

**SOUTH
ELEVATION**
DATE: 11/06/2014
SCALE: 1/8" = 1'-0"
A-2.07
JAC. H. S. H. H. H.



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
1 CELESTE NO. AA-000454
MAYORAL & FRANKEL
LICENSE NO. AR0007142
1177 KINE CONSULTANT SUITE 120
BAY HARBOR GARDENS, FL 33154
PH (305) 658-3645 FAX (305) 658-3650
E-MAIL INFO@FRANKELBENAYOUN.COM

OWNER: SOBELCO
2880 NW EXHIBIT 54 WEST DRIVE
BOCA RATON, FLORIDA 33433

06. ENR
HOLLAND ENGINEERING INC.
ENR BUSINESS
2900 N.W. 106th AVENUE
SUITE 200, BOCA RATON, FL 33433
(561) 997-0711 (561) 997-0711 FAX
SUSAN C. HOLLAND, P.E.
Reg. No. 41831

ARCHITECT: HBI
savinomiller
ARCHITECTS

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR GARDENS, FLORIDA 33154

SHEET #			
DATE			
NO.	PERSON	DATE	BY

DRAWING TITLE
EAST
ELEVATION
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 22, 2014
SHEET NUMBER
A-2.08
DRAWN BY: SURMA, IAL

EAST LANDSCAPE ELEVATION
PCA 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
NABHUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN
LICENSE NO. AR0007225
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH (305) 888-3695 FAX (305) 888-3650
E-MAIL INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2386 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL ENG
HOLLAND ENGINEERING INC
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)387-0371 (954)387-0372 Fax
SUSAN C. HOLLAND, PE
Reg no 41831

LANDSCAPE ARCH
savinomiller
landscape architects

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

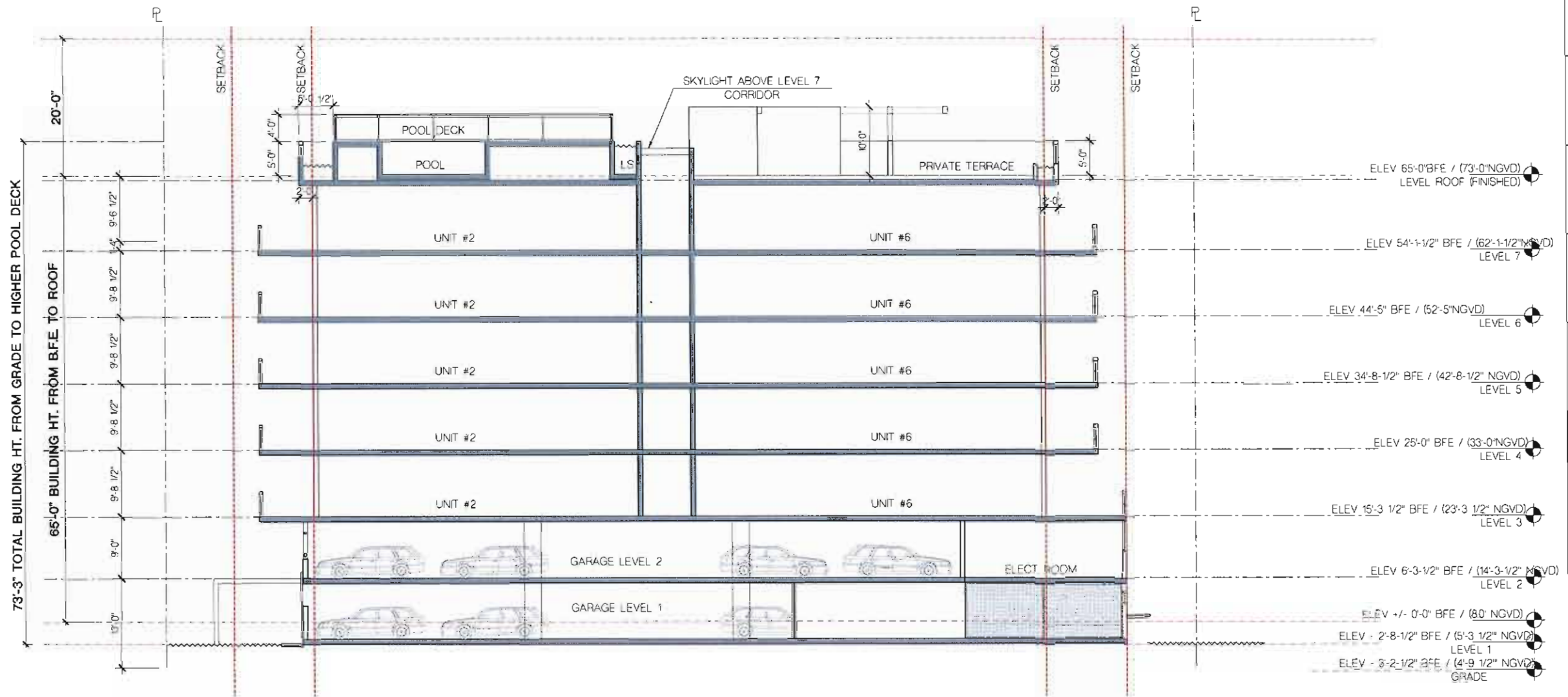
DRAWING TITLE
BUILDING SECTION

SCALE DATE
JANUARY 5, 2015

SHEET NUMBER

A-3.01

P&Z SPATIAL



EAST-WEST SECTION (LOOKING SOUTH)

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MARKUS C. FRANKEL
LICENSE NO. AR00001443
FRANKEL BENAYOUN FIRM
LICENSE NO. AR00012315

1172 KALE CONCOURSE SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 417-1212 FAX (305) 417-1203 WWW 365C
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

SobelCo

208 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

DATE

HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 967-0371 (954) 967-0372 fax
SUSAN C. HOLLAND, PE
Reg. no. 41831



BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

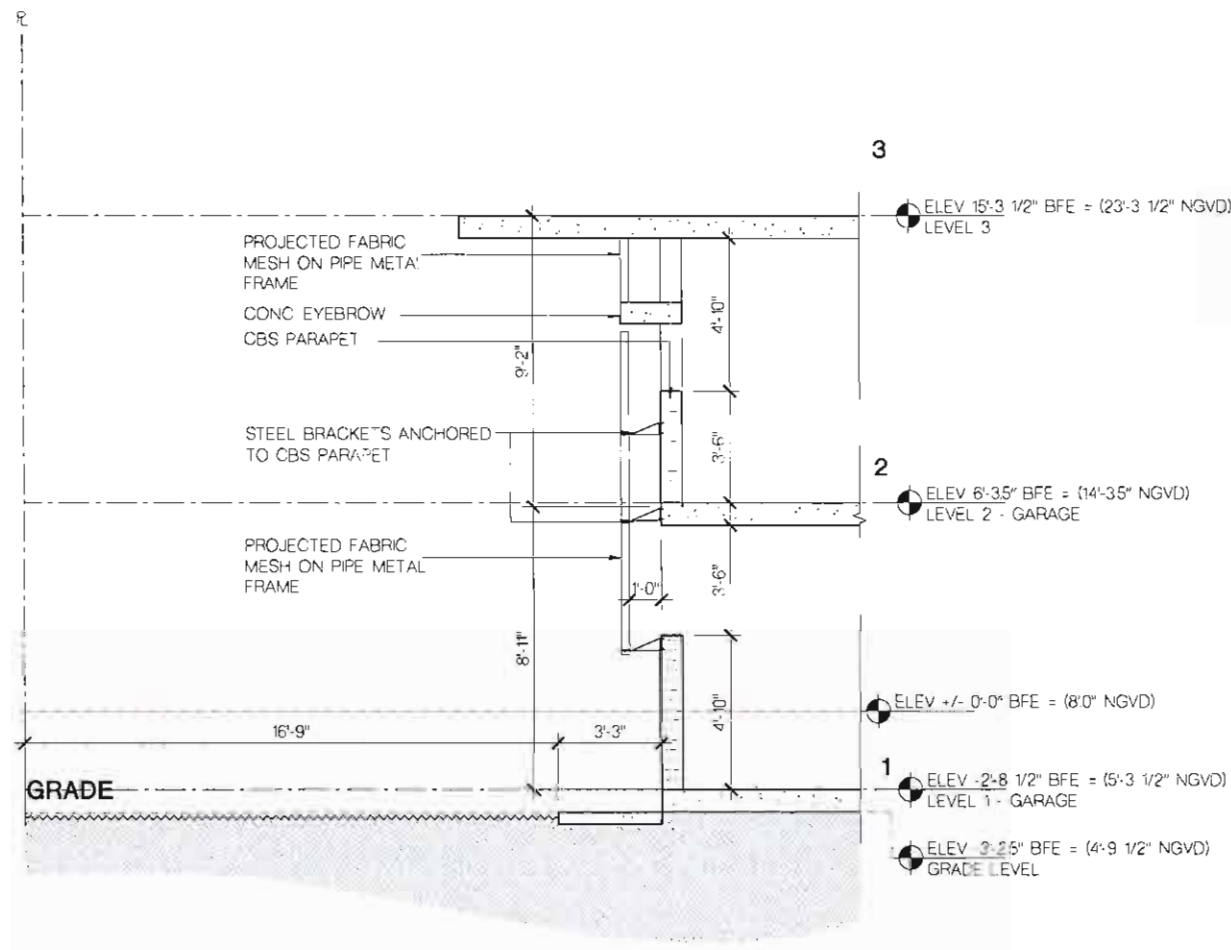
BUILDING SECTION

SCALE DATE

JANUARY 5, 2016

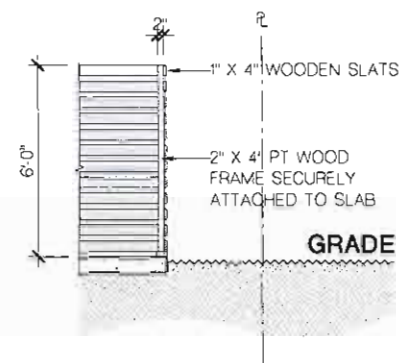
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A-3.02



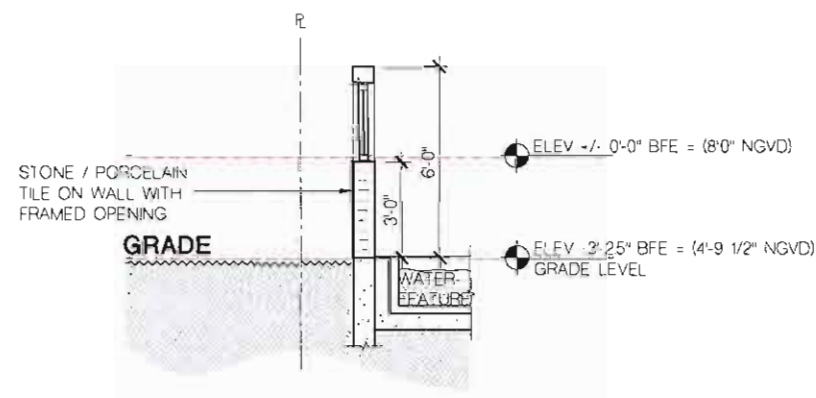
SECTION THROUGH PROJECTED FABRIC MESH

SCALE: 1/8" = 1'-0"



SECTION THROUGH DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"



SECTION THROUGH PRIVACY WALL

SCALE: 1/8" = 1'-0"



PROJECT
The FURMANOS CONDOMINIUM

DRAWING
PLANTING PLAN - GROUND LEVEL

SCALE
1" = 10'

PROJECT NUMBER
12/01/2014

DATE
12/01/2014

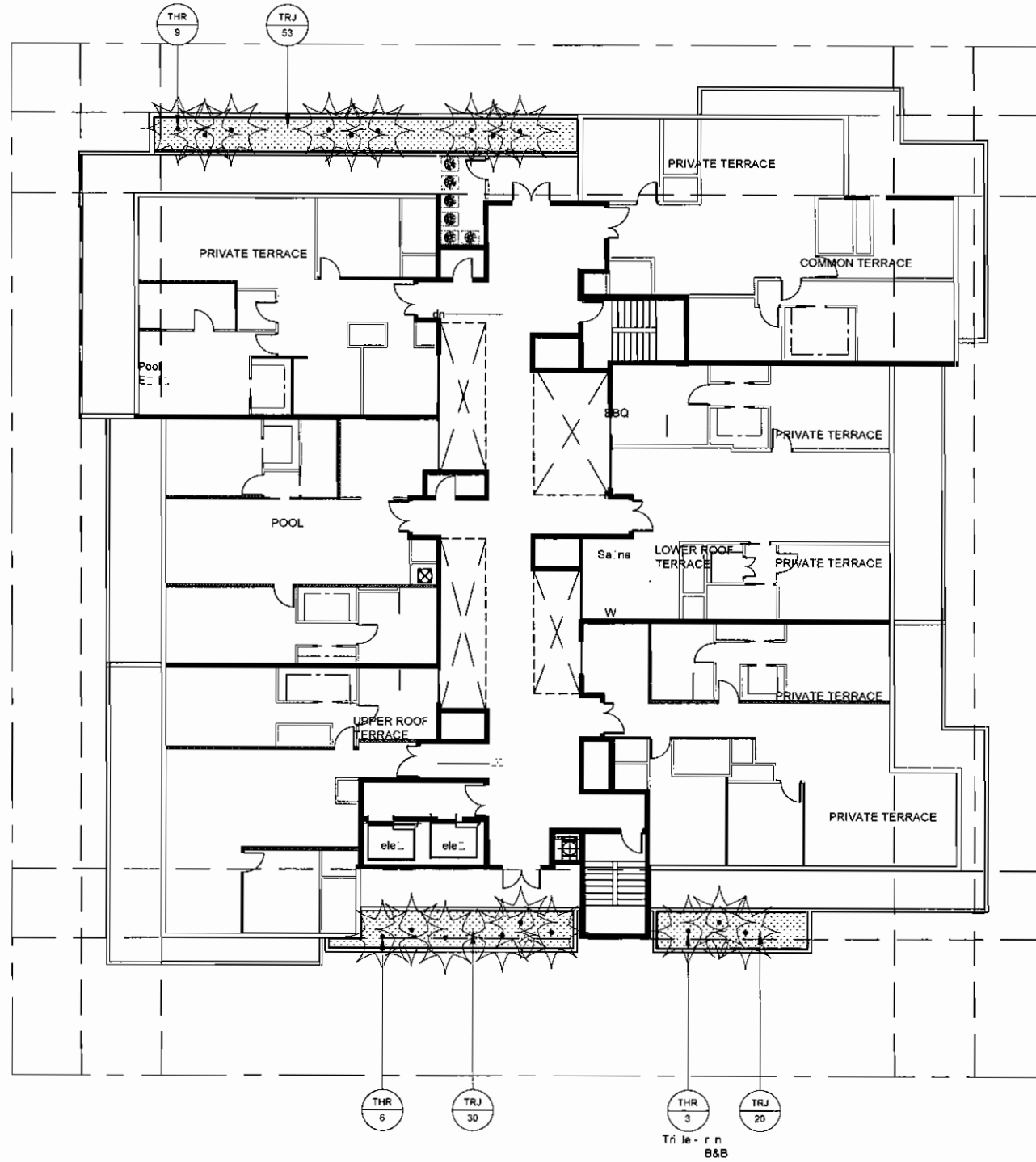
REVISIONS

Bay Harbor Islands, Florida

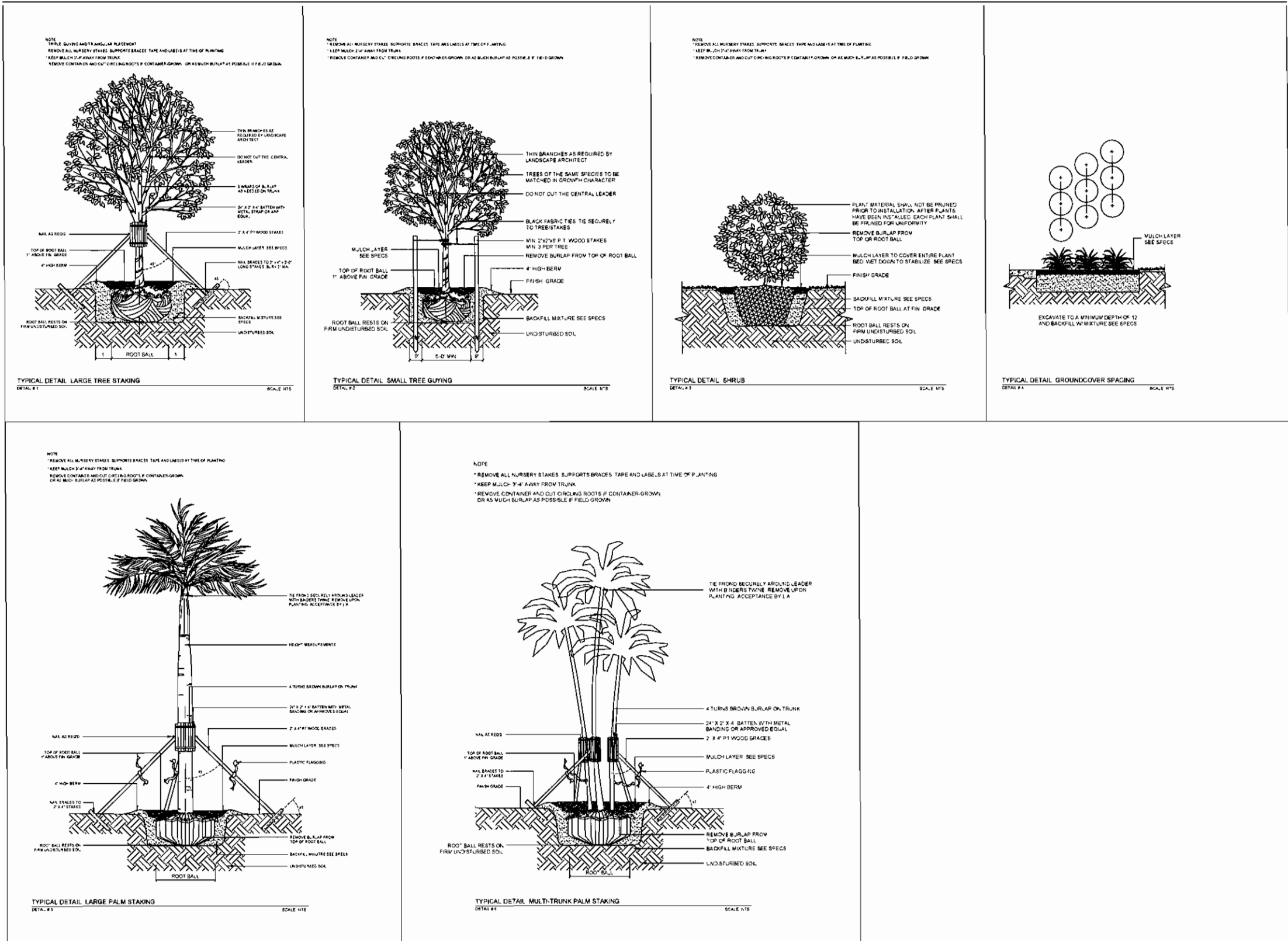
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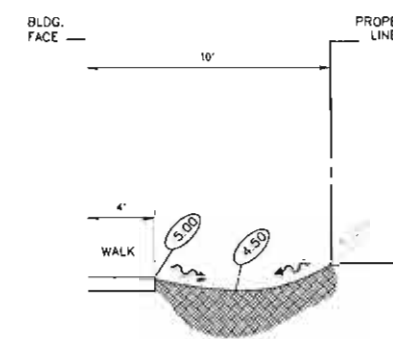
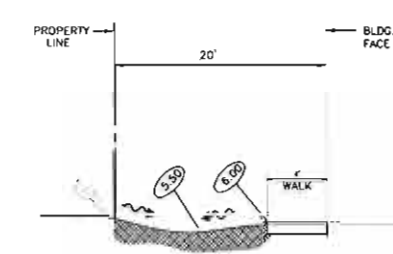
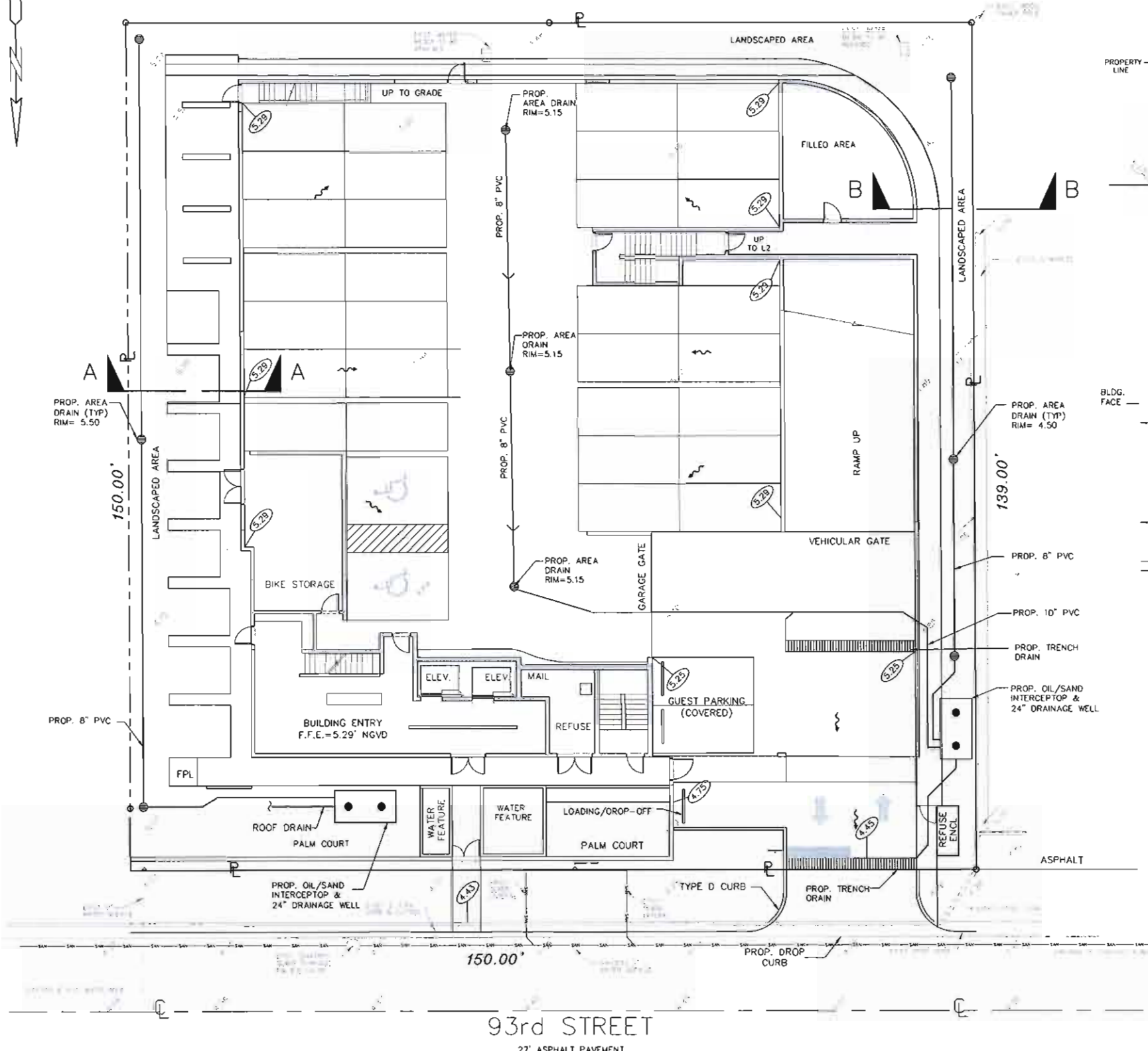
L-1

1 A # 866









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 RFI 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-C001484

MARIUS A. FRANKEL
LICENSE NO. AR0001143
FRANKEL BENAYOUN ASSOCIATES
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33104
PH (305) 266-5655 FAX (305) 266-5650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

FURMANOS, LLC

11120 N. KENDALL DRIVE
MIAMI, FLORIDA 33176

ONE P.C.

HOLLAND ENGINEERING INC.
Civil Engineers

2500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(850) 961-0371 (850) 961-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

savinomiller

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

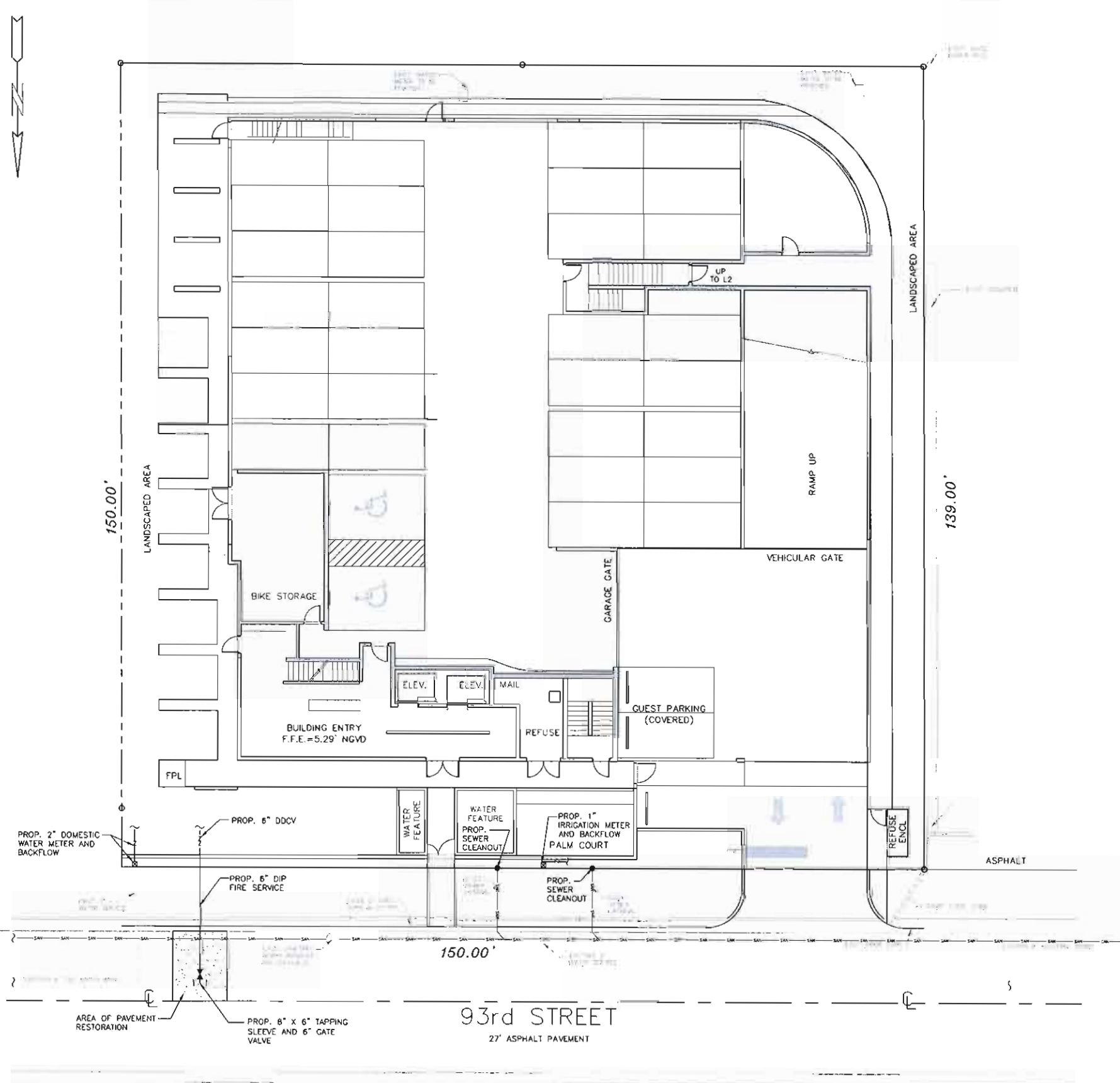
13-55

SCALE 1"=10' DATE DECEMBER 12, 2014

SHEET NUMBER

C-1

1 of 2



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 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-C001494
MARQUE A. FRANKEL
LICENSE NO. AA-C001494
FRANKEL BENAYOUN PLANNERS
LICENSE NO. AA-C001494
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FL 33154
PH: (305) 868 3665 FAX: (305) 868 3665
E-MAIL: INFO@FRANKELBENAYOUN.COM

DMSP / DEVELOPER
FURMANOS, LLC
11120 N KENDALL DRIVE
MIAMI, FLORIDA 33176

DATE ENG
HOLLAND ENGINEERING INC
3100 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-0371 (954) 967-0372 Fax
SUSAN C HOLLAND, PE
Reg no 41831

LANDSCAPE ARCH
savinomiller
LANDSCAPE ARCHITECTS
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FL 33154
(305) 868 3665

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DATE	NO	REVISION	DATE	BY

DRAWING TITLE
WATER & SEWER PLAN
13-55
SCALE 1"=10'
DATE DECEMBER 12, 2014
SHEET NUMBER
C-2
P & 2



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARVIN J. FRANKEL
LICENSE NO. AR0001143
FRANK BENAYOUN FURMAN
LICENSE NO. AR0001223
1177 KANE CONCOURSE SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866-3665 FAX: (305) 866-3666
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



BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

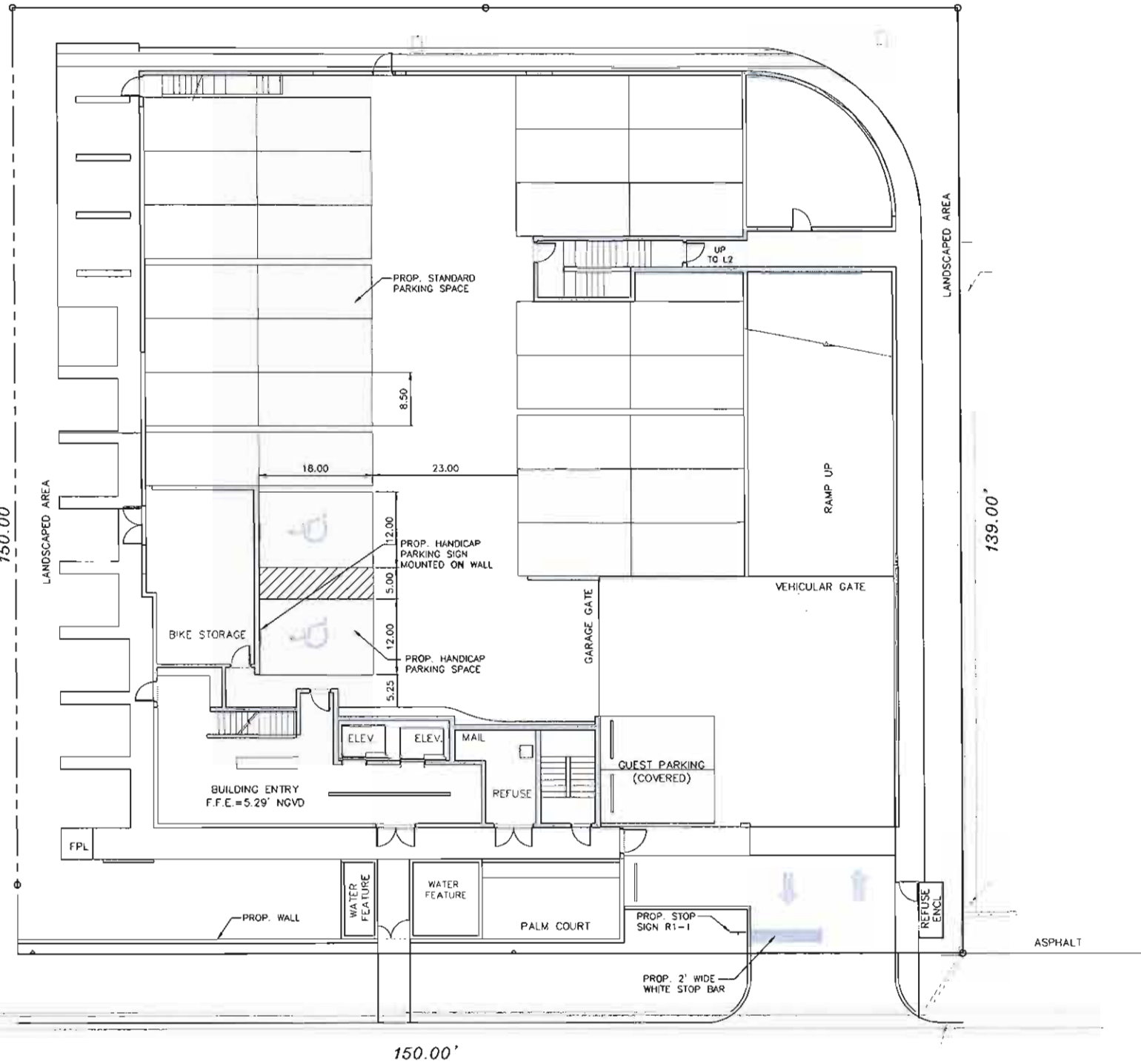
SIGNATURE

NO.	REVISION	DATE	BY

PAVEMENT MARKING &
SIGNAGE PLAN
SCALE 1"=10'

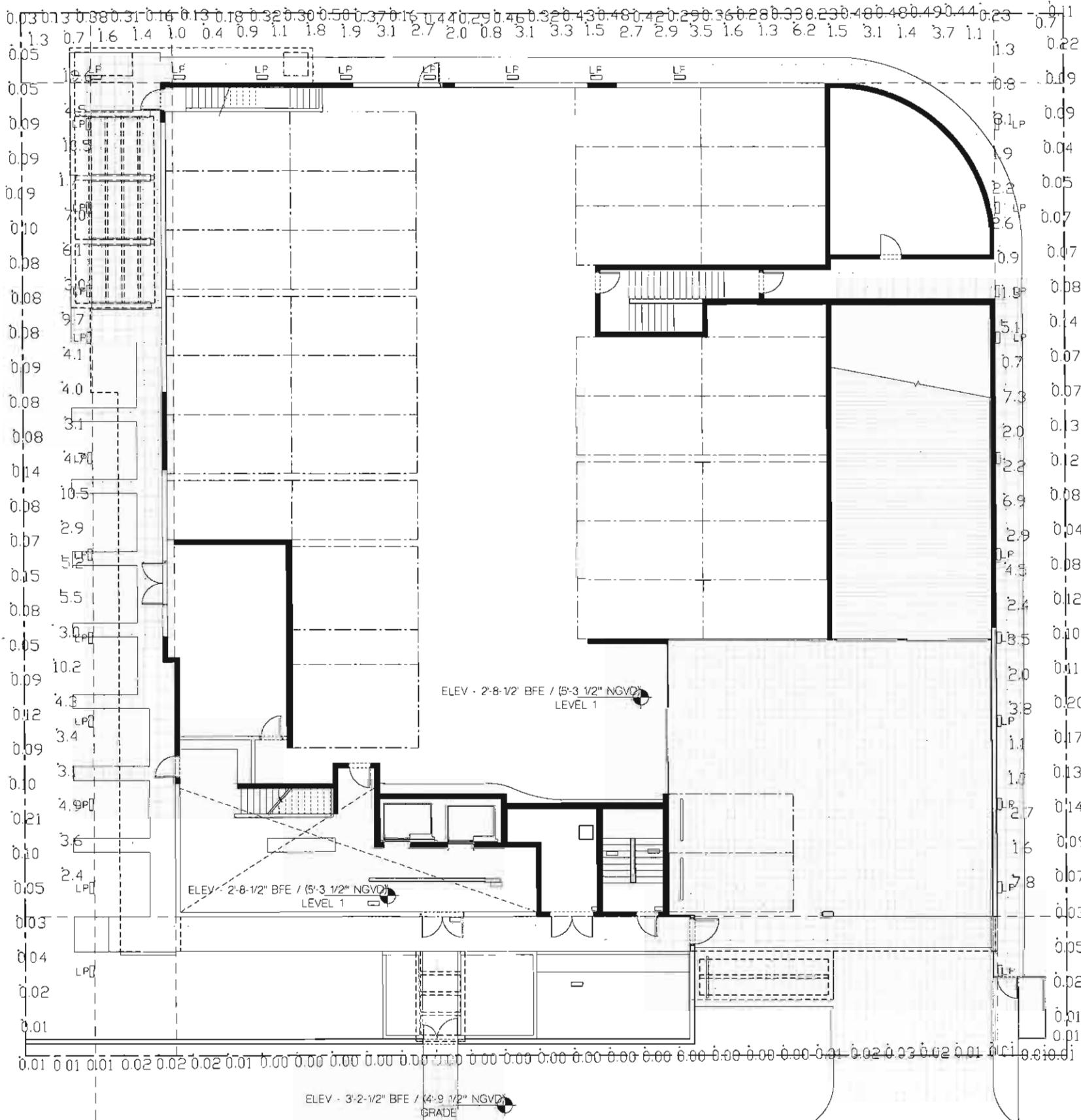
DATE NOVEMBER 18, 2013
SHEET NUMBER

C-3
DRC SUBMITTAL NOVEMBER 26, 2013



LEGEND

- STABILIZED SOG
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPI 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



Luminaire Schedule								
Project: Bay View 102								
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1000	1000	1000	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-0001484
MARKUS A. FRANKEL
LICENSE NO. AA-0001484
FRANKEL BENAYOUN ARCHITECTS INC
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33434
PH (305) 868-3865 FAX (305) 868-3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CIVIL 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
savinomiller
LANDSCAPE ARCHITECTS

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33434

SIGNATURE			
DATE	NO.	REVISION	DATE

DRAWING TITLE
**LEVEL 1
PHOTOMETRIC PLAN**
SCALE: 1/8" = 1'-0"
DATE: JANUARY 5, 2015
SHEET NUMBER
E-101
P&Z SUBMITTAL



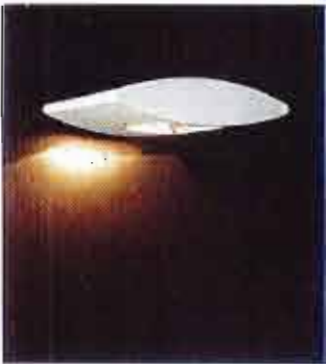
RENDERING - STREET VIEW FROM NORTHEAST



LANDSCAPING LIGHTING



EXTERIOR LIGHTING



EXTERIOR LIGHTING



GRASS PAVERS



GREEN WALL



GARAGE LOUVERS



METAL LOUVERS & FABRIC MESH



GREEN SCREEN WALL PLANTING



FABRIC MESH

WHITE ON WHITE PAINT

INTERIOR FLOORING

CLEAR GLASS

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-COD1494
MARKUS A. FRANKEL
LICENSE NO. AR0000143
PAUL BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH (305) 868-3650 FAX (305) 868-3650
E-MAIL INFO@FRANKELBENAYOUN.COM

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2985 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

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Civil Engineers
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HOLLYWOOD, FL 33021
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savinomiller
ARCHITECTS

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

BOWTIE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
SAMPLE BOARD
SCALE DATE JANUARY 5, 2015
SHEET NUMBER
P-0.00
PSZ SUBMITTAL

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 13.

ITEM: Consideration and approval of the revised standard TDR agreement provided by Asst. Town Attorney Simone. The agreement has been revised to require a larger deposit, to include a mechanism to apply for an extension and clarify the time of closing.

DESCRIPTION:

At the previous Council Meeting the Town Attorney was asked to amend the TDR agreement to require a larger deposit. There was also some discussion regarding the requests for extension of times being brought before the Council. Staff also asked the Town Attorney to clarify the language of the closing paragraph.

The Asst. Town Attorney Simone has provided two versions of the agreement, both require a 40% deposit, one requires that if an extension of time is requested, the applicant pay for the difference on the TDR prices and deposit the entire amount of the contract in an escrow account held by the Town Attorney. This option assumes that the price of TDRs will continue to increase; therefore, giving the town additional funds in consideration of the extension. The second version assures that the town receives 5% of the total contract amount per month of extension regardless of the price of the TDRs (which takes into account that the price of TDRs could conceivably go lower or stay the same).

Also, staff asked the Town Attorney to clarify the closing clause to comply with the current Code Requirements and make sure the TDR payment is received prior to the issuance of a building permit and the Deed is recorded timely.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk
Frank Simone, Assistant Town Attorney

ATTACHMENTS

1.	TDR Agreement - Ver 1	2015.04.06 V2.1 TDR Agreement for Purchase and Sale -1.pdf
2.	TDR Agreement - Ver 2	2015.04.06 V2.1 TDR Agreement for Purchase and Sale -2.pdf

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 _____, 20____ (the "Effective Date") by and between the TOWN OF BAY HARBOR ISLANDS (the "Town" or "Seller") and _____, (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 _____ 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 _____ 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, _____ TDRs.

3. Purchase Price; Deposit.

(a) Subject to the credits set forth in this Agreement, Buyer shall pay Seller \$_____, per TDR -- for a total purchase price of \$_____ (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 40% 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

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 within ten (10) business of the date of written notice from the Town to the Buyer that the Town is able to issue the 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, unless Buyer receives a six (6) month Closing Date extension from the Town (the “Closing Date Extension”). In order to receive a Closing Date Extension from the Town, Buyer shall execute an Addendum (in the form approved by the Town Attorney) to this Agreement prior to one (1) year from the Effective Date of this Agreement wherein the Buyer agrees to: a) pay the then present price of the TDRs as the Revised Purchase Price; b) pay the Town the difference between the Revised Purchase Price and the Purchase Price upon the execution of the Addendum as a Closing Date Extension Fee; and c) pay the balance of the Purchase Price into escrow and all sums held in escrow thereafter shall constitute the Deposit. In the event that Buyer does not Close on this Agreement within one (1) year from the Effective Date of this Agreement or the Closing Date

Extension (if applicable), 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 _____ Attn: _____
_____ Phone No. _____, email address _____
_____ together with a copy to email
address: _____.

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 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 it 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. Notwithstanding the foregoing, Seller's approval shall not be withheld for an assignment to a successor-in-interest to the Property for which the TDRs attach. 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 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:

BUYER:

Print Name:_____

By:_____
Sign Name

Print Name:_____

Print Name

SELLER:

TOWN OF BAY HARBOR ISLANDS

Print Name:_____

By:_____
Name:_____
Title:_____

Print Name:_____

Date:_____

EXHIBIT “A”

The Legal Description of the Property

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 _____, 20____ (the "Effective Date") by and between the TOWN OF BAY HARBOR ISLANDS (the "Town" or "Seller") and _____, (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 _____ 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 _____ 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, _____ TDRs.

3. Purchase Price; Deposit.

(a) Subject to the credits set forth in this Agreement, Buyer shall pay Seller \$_____, per TDR -- for a total purchase price of \$_____ (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 40% 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

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 within ten (10) business of the date of written notice from the Town to the Buyer that the Town is able to issue the 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, unless Buyer receives a six (6) month Closing Date extension from the Town (the “Closing Date Extension”). In order to receive a Closing Date Extension from the Town, Buyer shall execute an Addendum (in the form approved by the Town Attorney) to this Agreement prior to one (1) year from the Effective Date of this Agreement wherein the Buyer agrees upon execution of the Addendum to: a) pay the Town 5% of the Purchase Price each month until the Closing as a Closing Date Extension Fee; and b) pay the balance of the Purchase Price into escrow, and all sums held in escrow thereafter shall constitute the Deposit. In the event that Buyer does not Close on this Agreement within one (1) year from the Effective Date of this Agreement or by the expiration of the Closing Date Extension (if applicable), Buyer shall be in Default of this

Agreement and 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 _____ Attn: _____
_____ Phone No. _____, email address _____
_____ together with a copy to email
address: _____.

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 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 it 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. Notwithstanding the foregoing, Seller's approval shall not be withheld for an assignment to a successor-in-interest to the Property for which the TDRs attach. 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 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:

BUYER:

Print Name:_____

By:_____
Sign Name

Print Name:_____

Print Name

SELLER:

TOWN OF BAY HARBOR ISLANDS

Print Name:_____

By:_____
Name:_____
Title:_____

Print Name:_____

Date:_____

EXHIBIT “A”

The Legal Description of the Property

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 14.

ITEM: Consideration and approval of the purchase of iPads to be used by Council Members and staff for the Council Meeting Agendas, e-mail and research. The approximate cost is \$7,689.

DESCRIPTION:

Some Council Members have expressed that after trying the tablets for more than a year, they find them difficult to use. Some have discontinued the use of the tablets all together.

As staff, we also find that the tablets are not user friendly. Therefore, we have obtained a proposal to replace the tablets with iPads. The existing tablets can be used for educational purposes or other uses within the town.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

Approximate cost \$7,689. This is not a budgeted item and requires an appropriation from General Fund Reserves.

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk
Marlene Marante, Town Clerk

ATTACHMENTS

1.	Quote	computer quote.pdf
2.	iPad Air	iPad Air 2 - Buy iPad Air 2 - Apple Store (U.S.).pdf

From: Kiester, Kevan [<mailto:Kevan.Kiester@tigerdirect.com>]
Sent: Thursday, April 16, 2015 5:47 PM
To: Roberto Gonzalez
Subject: TigerDirect Tablet Solutions

I did find a source for the iPad Airs in stock:

[Apple iPad Air 2 - Wi-Fi - 64 GB - Gold](#)

My Price \$597ea shipped

Again we have a lot of options on the Surfaces. The Surface (not – Pro version, Atom CPU version) recently came out:

Sku #	EDP #	Description	MPN	Price
FIC-102925629	9694425	Microsoft Surface 3 10.8" 64GB Tablet	7G5-00001	\$499.00
FIC-102925627	9694423	Microsoft Surface 3 10.8" 128GB Tablet	7G6-00001	\$599.00
FIC-102925628	9694424	Microsoft Surface 3 Type Cover Black	A7Z-00001	\$129.99
FIC-102925630	9694426	Microsoft Surface 3 Type Cover Bright Blue	A7Z-00002	\$129.99
FIC-102925631	9694427	Microsoft Surface 3 Type Cover Blue	A7Z-00003	\$129.99
FIC-102925632	9694428	Microsoft Surface 3 Type Cover Brght Red	A7Z-00004	\$129.99
FIC-102925633	9694429	Microsoft Surface 3 Type Cover Red	A7Z-00005	\$129.99

The i5 and i7 models are going on a significant sale starting next week (not the i3's unfortunately).

Starting next week (I may have some margin room to crunch these further from retail pricin below):

- o MQ2-00001 - \$899
- o PS2-00001 - \$1149
- o 5D2-00001 - \$1399
- o PU2-00001 - \$1799

Sku	Description	ManufPartNo	Price
FIC-102501783	MICROSOFT SURFACE PRO3 I3 64GB SC EN/XD	4YM-00001	\$799.00

FIC-102501664	MICROSOFT SURFACE PRO3 I5 128GB SC EN/XD	MQ2- 00001	\$999.00
FIC-102501665	MICROSOFT SURFACE PRO3 I5 256GB SC EN/XD	PS2- 00001	\$1,299.00
FIC-102501784	MICROSOFT SURFACE PRO3 I7 256GB SC EN/XD	5D2- 00001	\$1,549.00
FIC-102501782	MICROSOFT SURFACE PRO3 I7 512GB SC EN/XD	PU2- 00001	\$1,949.00

Let me know what you think, or give me a call tomorrow to discuss.

Thanks,

Kevan T. Kiester

Sales Account Mngr.

Business to Business Division of TigerDirect

Phone: 866-310-5166

Fax: 866-310-5410

Kevan.Kiester@TigerDirect.com

biz.tigerdirect.com

Apple Store

Find a Store

Learn

Business

Get Help

Shop iPad

iPad Air 2

iPad Air

iPad mini 3

iPad mini 2

iPad min

Co

Buy your iPad Air 2

Order now and get free shipping.

[View gallery](#) +

Choose a finish:



Silver



Gold



Space Gray

Choose storage:

[How much storage is right for you?](#) +

16GB¹

From \$499

64GB¹

From \$599

128GB¹

From \$699

Choose connectivity:

[What's the difference?](#) +

Wi-Fi

From \$499

Wi-Fi + Cellular

From \$629

Need help?

[chat online](#)

From \$499

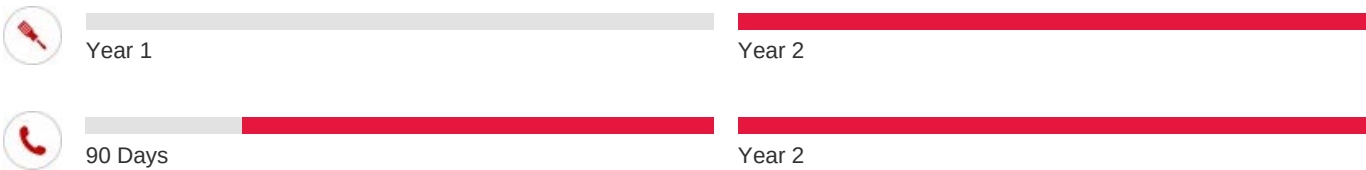
Get an in-depth
look at iPad Air 2.

[Visit the iPad Air 2 site](#)

http://store.apple.com/us/buy-ipad/ipad-air-2[5/1/2015 10:19:12 AM]



AppleCare+ for iPad extends your coverage to two years from the original purchase date of your iPad and adds up to two incidents of accidental damage coverage. Just add AppleCare+ during the checkout process.²



[Learn more about AppleCare+](#)

● Complimentary support ● Additional coverage with AppleCare+

What's in the box.



iPad Air 2



Lightning to USB
Cable



USB Power Adapter

Technical Specifications

Finish



Silver



Gold



Space Gray

Models



Wi-Fi



Wi-Fi + Cellular

Capacity and Price¹

16GB
\$499

64GB
\$599

128GB
\$699

16GB
\$629

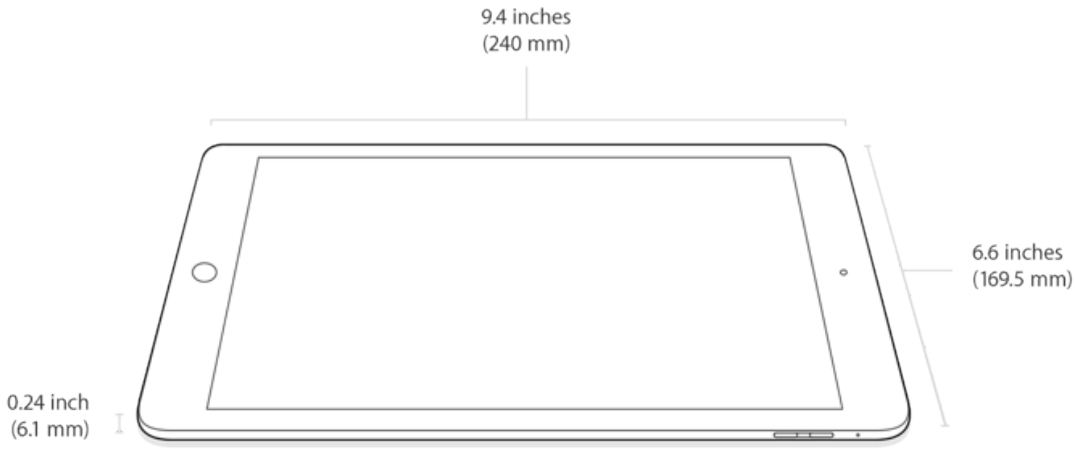
64GB
\$729

128GB
\$829

Weight and Dimensions³

Height: 9.4 inches (240 mm)
Width: 6.6 inches (169.5 mm)
Depth: 0.24 inch (6.1 mm)
Weight: 0.96 pound (437 g)

Height: 9.4 inches (240 mm)
Width: 6.6 inches (169.5 mm)
Depth: 0.24 inch (6.1 mm)
Weight: 0.98 pound (444 g)



Display

- Retina display
- 9.7-inch (diagonal) LED-backlit widescreen Multi-Touch display with IPS technology
- 2048-by-1536-pixel resolution at 264 ppi
- Fingerprint-resistant oleophobic coating
- Fully laminated display
- Antireflective coating

Chip



- A8X chip with 64-bit architecture
- M8 motion coprocessor

iSight Camera

- 8MP iSight camera
- Autofocus
- f*/2.4 aperture
- Five-element lens
- Hybrid IR filter
- Backside illumination
- Improved face detection
- Exposure control

- Panorama (up to 43MP)
- Burst mode
- Tap to focus
- Photo geotagging
- Timer mode

Video Recording

- 1080p HD video recording (30 fps)
- Slo-mo (120 fps)
- Time-lapse video
- Video image stabilization
- Improved face detection
- 3x video zoom
- Video geotagging

FaceTime HD Camera

- 1.2MP photos
- f*/2.2 aperture
- 720p HD video recording
- Backside illumination
- Auto HDR photos and videos
- Improved face detection
- Burst mode
- Exposure control
- Timer mode

Apple Pay

Pay with your iPad using Touch ID in apps

Touch ID

Fingerprint identity sensor built into the Home button

Carriers



Cellular and Wireless

Wi-Fi model

Wi-Fi (802.11a/b/g/n/ac); dual channel (2.4GHz and 5GHz); HT80 with MIMO

Bluetooth 4.0 technology

Wi-Fi + Cellular model

Wi-Fi (802.11a/b/g/n/ac); dual channel (2.4GHz and 5GHz); HT80 with MIMO

Bluetooth 4.0 technology

UMTS/HSPA/HSPA+/DC-HSDPA (850, 900, 1700/2100, 1900, 2100 MHz); GSM/EDGE (850, 900, 1800, 1900 MHz)

CDMA EV-DO Rev. A and Rev. B (800, 1900 MHz)

LTE (Bands 1, 2, 3, 4, 5, 7, 8, 13, 17, 18, 19, 20, 25, 26, 28, 29, 38, 39, 40, 41)⁴

Data only⁵

Includes Apple SIM — U.S. and UK only

Location

Digital compass

Wi-Fi

iBeacon microlocation

Digital compass

Wi-Fi

Assisted GPS and GLONASS

Cellular

iBeacon microlocation

Video Calling⁶

FaceTime video

iPad Air to any FaceTime-enabled device over Wi-Fi

FaceTime video

iPad Air to any FaceTime-enabled device over Wi-Fi or cellular

Audio Calling⁶

FaceTime audio

iPad Air to any FaceTime-enabled device over Wi-Fi

FaceTime audio

iPad Air to any FaceTime-enabled device over Wi-Fi or cellular

Audio Playback

Frequency response: 20Hz to 20,000Hz

Audio formats supported: AAC (8 to 320 Kbps), Protected AAC (from iTunes Store), HE-AAC, MP3 (8 to 320 Kbps)

320 Kbps), MP3 VBR, Audible (formats 2, 3, 4, Audible Enhanced Audio, AAX, and AAX+), Apple Lossless, AIFF, and WAV

User-configurable maximum volume limit

TV and Video

AirPlay Mirroring, photos, audio, and video out to Apple TV (2nd generation or later)

Video mirroring and video out support: Up to 1080p through Lightning Digital AV Adapter and Lightning VGA Adapter (adapters sold separately)

Video formats supported: H.264 video up to 1080p, 60 frames per second, High Profile level 5.0 with AAC-LC audio up to 160 Kbps, 48kHz, stereo audio in .m4v, .mp4, and .mov file formats; MPEG-4 vide up to 2.5 Mbps, 640 by 480 pixels, 30 frames per second, Simple Profile with AAC-LC audio up to 160 Kbps per channel, 48kHz, stereo audio in .m4v, .mp4, and .mov file formats; Motion JPEG (M-JPEG) u to 35 Mbps, 1280 by 720 pixels, 30 frames per second, audio in ulaw, PCM stereo audio in .avi file format

Intelligent Assistant⁷

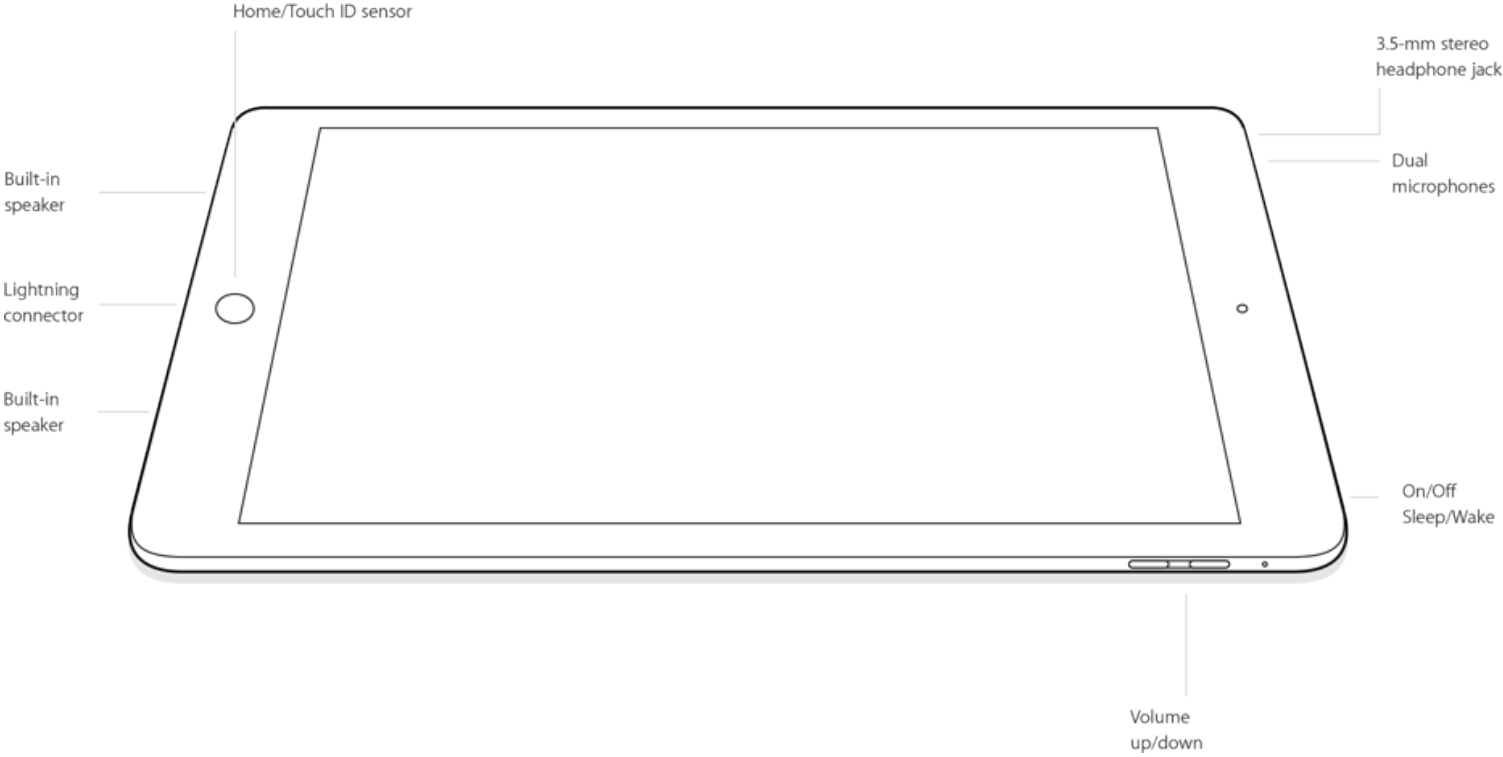
Siri — Use your voice to send messages, set reminders, and more.

Use hands-free

Listen and identify songs

[Learn more about Siri](#)

External Buttons and Connectors



Power and Battery⁸

Built-in 27.3-watt-hour rechargeable lithium-polymer battery

Up to 10 hours of surfing the web on Wi-Fi, watching video, or listening to music

Charging via power adapter or USB to computer system

Built-in 27.3-watt-hour rechargeable lithium-polymer battery

Up to 10 hours of surfing the web on Wi-Fi, watching video, or listening to music

Up to 9 hours of surfing the web using cellular da network

Charging via power adapter or USB to computer system

Sensors

- Touch ID
- Three-axis gyro
- Accelerometer
- Barometer
- Ambient light sensor

Operating System



iOS 8

With amazing new capabilities and updates to features you use every day, iOS 8 is the biggest iOS release ever. [Learn more about iOS 8](#)

iOS 8 includes:

- AirDrop
- AirPlay
- Control Center
- Family Sharing
- iCloud Drive
- iTunes Radio
- Multitasking
- Notification Center
- QuickType keyboard
- Siri
- Spotlight Search

Built-in Apps



Camera



Photos



Messages



FaceTime



Mail



Music



Safari



Maps



Siri



Calendar



iTunes Store



App Store



Notes



Contacts



iBooks



Game Center



Reminders



Clock



Videos



Newsstand



Photo Booth



Podcasts

Free Apps from Apple⁹



Pages



Numbers



Keynote



iMovie



GarageBand



iTunes U



Find My iPad



Find My Friends



Apple Store



Trailers



Remote

Connector

Lightning

Mail Attachment Support

Viewable document types

.jpg, .tiff, .gif (images); .doc and .docx (Microsoft Word); .htm and .html (web pages); .key (Keynote); .numbers (Numbers); .pages (Pages); .pdf (Preview and Adobe Acrobat); .ppt and .pptx (Microsoft PowerPoint); .txt (text); .rtf (rich text format); .vcf (contact information); .xls and .xlsx (Microsoft Excel); .zip; .ics

System Requirements

Apple ID (required for some features)

Internet access¹⁰

Syncing with iTunes on a Mac or PC requires:

- Mac: OS X v10.6.8 or later
- PC: Windows 8; Windows 7; Windows Vista; or Windows XP Home or Professional with Service Pack 3 or later
- iTunes (free download from www.apple.com/itunes/download)

Environmental Requirements

Operating ambient temperature: 32° to 95° F (0° to 35° C)

Nonoperating temperature: -4° to 113° F (-20° to 45° C)

Relative humidity: 5% to 95% noncondensing

Operating altitude: tested up to 10,000 feet (3000 m)

Languages

Language support

English (Australia, Canada, UK, U.S.), Chinese (Simplified, Traditional, Traditional Hong Kong), French (Canada, France), German, Italian, Japanese, Korean, Spanish (Mexico, Spain), Arabic, Catalan, Croatian, Czech, Danish, Dutch, Finnish, Greek, Hebrew, Hindi, Hungarian, Indonesian, Malay, Norwegian, Polish, Portuguese (Brazil, Portugal), Romanian, Russian, Slovak, Swedish, Thai, Turkish, Ukrainian, Vietnamese

QuickType keyboard support

English (Australia, Canada, India, UK, U.S.), Chinese - Simplified (Handwriting, Pinyin, Stroke), Chinese - Traditional (Cangjie, Handwriting, Pinyin, Stroke, Sucheng, Zhuyin), French (Canada, France, Switzerland), German (Germany, Switzerland), Italian, Japanese (Kana, Romaji), Korean, Spanish, Arabic, Bengali, Bulgarian, Catalan, Cherokee, Croatian, Czech, Danish, Dutch, Emoji, Estonian, Filipino, Finnish, Flemish, Greek, Hawaiian, Hebrew, Hindi, Hungarian, Icelandic, Indonesian, Latvian, Lithuanian, Macedonian, Malay, Marathi, Norwegian, Polish, Portuguese (Brazil, Portugal), Romanian, Russian, Serbian (Cyrillic, Latin), Slovak, Slovenian, Swedish, Tamil, Thai, Turkish, Ukrainian, Urdu, Vietnamese

QuickType keyboard support with predictive input

English (Australia, Canada, India, UK, U.S.), Chinese (Simplified, Traditional), French (Canada, France, Switzerland), German (Germany, Switzerland), Italian, Japanese, Spanish, Portuguese (Brazil), Thai

Siri languages

English (Australia, Canada, UK, U.S.), Spanish (Mexico, Spain, U.S.), French (Canada, France, Switzerland), German (Germany, Switzerland), Italian (Italy, Switzerland), Japanese, Korean, Mandarin (Mainland China, Taiwan), Cantonese (Hong Kong)

Dictation languages

English (Australia, Canada, UK, U.S.), Spanish (Mexico, Spain, U.S.), French (Canada, France, Switzerland), German (Germany, Switzerland), Italian (Italy, Switzerland), Japanese, Korean, Mandarin (Mainland China, Taiwan), Cantonese (Hong Kong), Catalan, Croatian, Czech, Danish, Dutch, Finnish, Greek, Hungarian, Indonesian, Malaysian, Norwegian, Polish, Portuguese (Brazil, Portugal), Romanian, Russian, Slovakian, Swedish, Turkish, Thai, Ukrainian, Vietnamese

Definition dictionary support

English, Chinese (Simplified), French, German, Italian, Japanese, Korean, Spanish, Dutch, Portuguese (Brazil), Russian, Thai, Turkish

Bilingual dictionary support

Simplified Chinese, Japanese, Korean, Spanish

Spell check

English (Australia, Canada, UK, U.S.), French, German, Italian, Spanish, Danish, Dutch, Polish, Portuguese (Brazil, Portugal), Russian, Swedish, Turkish

-
- In the Box

iPad Air 2

Lightning to USB Cable

USB Power Adapter

1. 1GB = 1 billion bytes; actual formatted capacity less.

2. AppleCare+ for iPad provides coverage for up to two incidents of accidental damage from handling. Each incident is subject to a \$49 service fee.

3. Size and weight vary by configuration and manufacturing process.

4. Data plan required. LTE is available in select markets and through select carriers. Speeds will vary based on site conditions. For details on LTE support, contact your carrier and see www.apple.com/ipad/LTE.

5. Cellular data service is available only on Wi-Fi + Cellular models. The model you purchase is configured to work with a particular cellular network technology. Data plan required.

6. FaceTime calling requires a FaceTime-enabled device for the caller and recipient and a Wi-Fi connection. Availability over a cellular network depends on carrier policies; data charges may apply.

7. Siri may not be available in all languages or in all areas, and features may vary by area. Internet access required. Cellular data charges may apply.

8. Testing conducted by Apple in October 2014 using preproduction iPad Air 2 units and software. Testing consisted of full battery discharge while performing each of the following tasks: video playback, audio playback, and Internet browsing using Wi-Fi or cellular data network. Video content was a repeated 2-hour 23-minute movie purchased from the iTunes Store. Audio content was a playlist of 358 unique audio tracks purchased from the iTunes Store. Internet over Wi-Fi and cellular data network tests were conducted using dedicated web and mail servers, browsing snapshot versions of 20

popular web pages, and receiving mail once an hour. All settings were default except: Wi-Fi was associated with a network (except for Internet browsing over cellular data network); the Wi-Fi feature Ask to Join Networks and Auto-Brightness were turned off; Brightness was set to 50%; and WPA2 encryption was enabled. Battery life depends on device settings, usage, and many other factors. Battery tests are conducted using specific iPad units; actual results may vary.

9. iMovie, Pages, Numbers, and Keynote are free on the App Store for qualifying iOS 8 compatible devices with initial activation on or after September 1, 2013. GarageBand is free on the App Store for qualifying iOS 8 compatible devices with initial activation on or after September 1, 2014. See www.apple.com/ios/whats-new for iOS 8 compatible devices. Downloading apps requires an Apple ID.

10. Wireless broadband recommended; fees may apply.

11. Customized suggestions based on recipient and app are not available for Chinese (Simplified, Traditional) and Japanese.

Frequently Asked Questions

Do all iPad models use the same type of SIM card?

No. iPad Air 2 with Wi-Fi + Cellular and iPad mini 3 with Wi-Fi + Cellular can use either the Apple SIM card or a carrier-supported nano-SIM card. iPad Air, iPad mini 2, and iPad mini use a nano-SIM card. All other iPad models use a micro-SIM card. Micro-SIM cards cannot be used in devices that use the Apple SIM or another nano-SIM card.

[More information on iPad support for LTE networks by carrier and country](#)

Do accessories for iPad 2 and iPad (3rd generation) work with newer iPad models?

iPad Air 2, iPad Air, iPad mini 3, iPad mini 2, and iPad mini use the Lightning connector, which is different from the 30-pin connector on iPad 2 and iPad (3rd generation). However, you can purchase a Lightning to 30-pin Adapter to use with existing 30-pin accessories (except those that require video output). For more information about compatibility, visit the iPad accessory pages on the Apple Online Store.

Which power adapter should I use to charge my iPad?

iPad Air 2 and iPad Air come with a 10W USB Power Adapter. iPad mini 3 and iPad mini 2 come with a 10W USB Power Adapter. iPad mini comes with a 5W USB Power Adapter. If you need to purchase an additional adapter, choose the 12W adapter because it can charge all iPad models.

Which Smart Cover or Smart Case should I use with my iPad

The iPad Air Smart Cover is compatible with both iPad Air 2 and iPad Air. The iPad Air 2 Smart Case fits only iPad Air 2. The iPad Air Smart Case fits only iPad Air. The iPad mini Smart Cover and the iPad mini Smart Case work with all iPad mini models.

*Subject to credit approval. Minimum purchase required. [See Terms](#)



Apple Store > Shop iPad > iPad Air 2

Apple Store	More Stores	Customer Help	Store Services	Apple Retail Store
Shop	Refurbished &	Order	Customize Your	Find a
Mac	Clearance	Status	Mac	Store
Shop	Education	Payment &	Free	Complete Store
iPhone	Business	Pricing	Engraving	List
Shop	Government	Shipping &	Financing	Workshops and
Watch	Apple Store	Pickup	Reuse &	Learning
Shop	App	Returns &	Recycling	Genius
iPad	iTunes	Refunds	Gift	Bar
Shop	Store	Contact	Cards	
iPod	App	Us	Personal	
Shop Apple	Store	Help	Pickup	
TV	iBooks			
Shop	Store			
Accessories				

AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 15.

ITEM: Discussion requested by Council Member Fuller regarding the possibility to hire a professional landscape architect to redesign the landscape corners on the East Island. Enclosed are some recent pictures of the landscaping on the East Island.

DESCRIPTION:

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

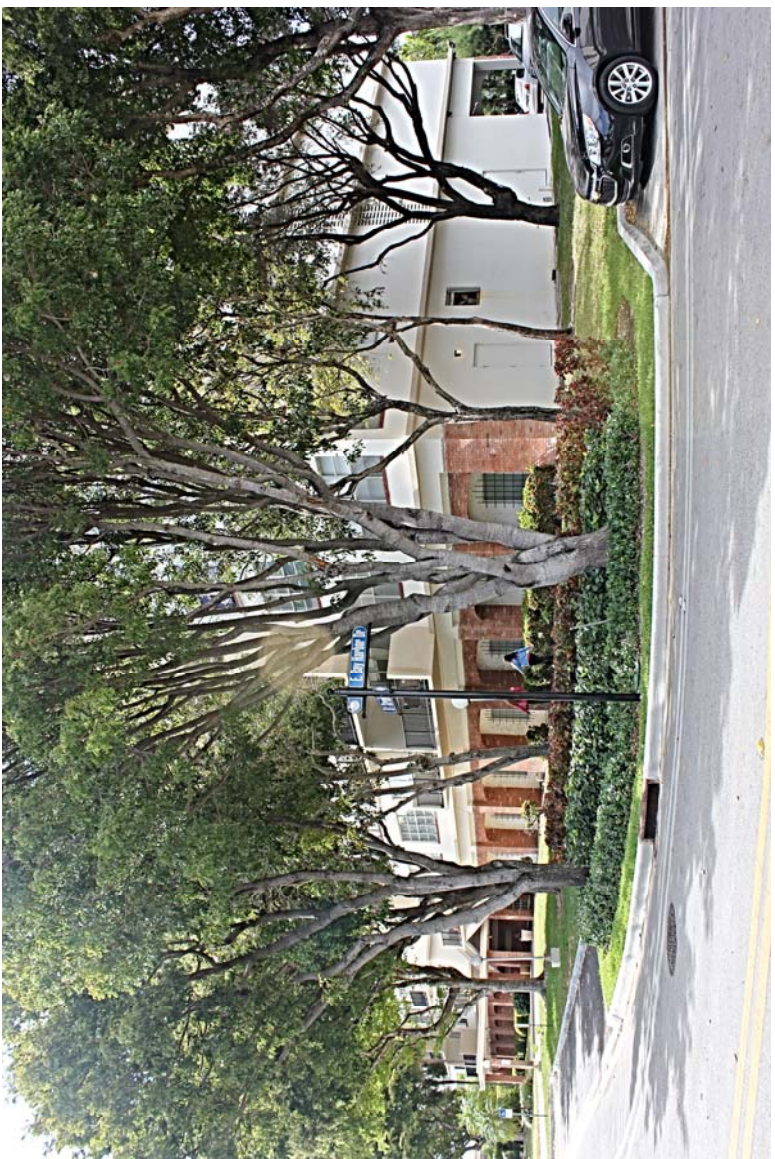
Unknown at this time.

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk

ATTACHMENTS

1.	Photos - East Island Corners	landscape corners - east island.pdf
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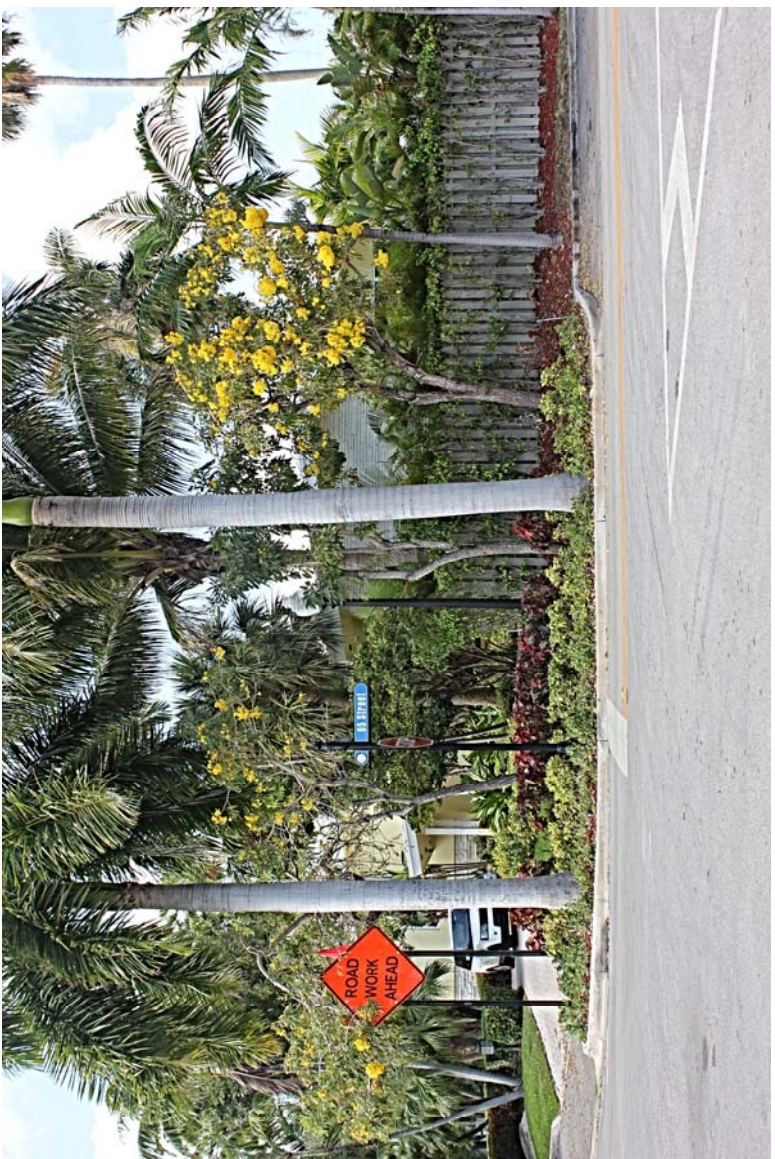
















AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 16.

ITEM: Discussion requested by Mayor Yaffe regarding the placement of A / C units on balconies of Multi-Family buildings.

DESCRIPTION:

The photographs attached were taken from the Stuart House which is directly behind the new project called Bay Harbor Club at 1025-35 92 Street. Two of the photos depict the view from a balcony or window at the Stuart House (supplied by a resident) and the other two depict the view from the ground.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Recording Secretary

ATTACHMENTS

1.	AC on balconies	
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AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 17.

ITEM: Discussion requested by Council Member Reid regarding the possibility to allow Bay Harbor Islands businesses to place advertising in the Town Newsletter. Enclosed is a copy of the Town of Surfside Newsletter.

DESCRIPTION:

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

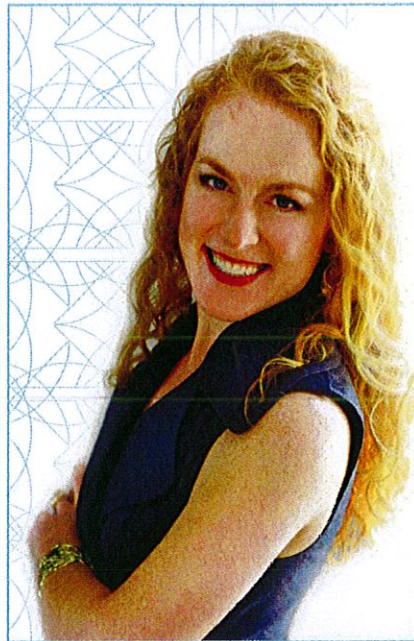
BUDGET IMPACT:

Submitted By: Alba Chang, Recording Secretary
 Kelly Reid, Council Member

ATTACHMENTS

1.	Town of Surfside Newsletter	Surfside - newsletter.pdf
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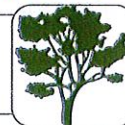
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AGENDA ITEM REPORT

May 11, 2015

ITEM NUMBER: 18.

ITEM: Discussion requested by Council Member Reid regarding the possible amendments to the newly adopted demolition ordinance.

DESCRIPTION:

Details of the proposed amendments are:

- * Specifying a radius of neighboring properties to be noticed.
- * Require start of demolitions to be Monday or Tuesday.
- * Require that mounds of debris be covered by a tarp.
- * Require confirmation from DERM in advance of tree removals, asbestos, lead, and other toxin test results.
- * Require mitigation assurance before demolition began.
- * No exceptions for testing of smaller properties (less than 4 units).

RECOMMENDED ACTION:

Council Discretion.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Recording Secretary
 Kelly Reid, Council Member

ATTACHMENTS