

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

DEVELOPMENT & REVIEW COMMITTEE MEETING

**October 24, 2024
11:00 AM**

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of the Site Plan Application by West Bay Harbor 9761 LLC, to construct a 6-unit Townhouse Development to be located at 9761 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

October 24, 2024

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by West Bay Harbor 9761 LLC, to construct a 6-unit Townhouse Development to be located at 9761 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: West Bay Harbor 9761 LLC
Folio: 13-2227-001-3820
Property Address: 9761 West Bay Harbor Drive
Zoning District: RM-1
Legal Description: Lot 8 of Block 22

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:


Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 9761 WBHD TH MMPA #1 DRC Staff Report Oct 10 2024
2.	SPR24-000021 DRC Application 9761 WBH Drive
3.	9761 WBH Drive DRC Set 10.10.2024

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: October 10th, 2024

Subject: Site Development Plan Application
9761 West Bay Harbor Drive– 6 DU Townhouse Complex
Bay Harbor Luxury Townhomes
Bay Harbor Islands Acct. No. SPR2024-000021
MMPA Acct. No. 01-0702-1196

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has several design / Code violation issues, some of the plans are inadequate or missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 9761 West Bay Harbor Drive

Legal Description: Lot 8 of Block 22, "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

The project architect, Orlando Castro, as agent for the owner (West Bay Harbor 9761, LLC) has submitted a new Site Development Plan application to allow for the construction of a six (6) dwelling unit "townhouse" development located at 9761 West Bay Harbor Drive. The proposed dwelling units range between 2,366 to 3,076 square feet of A/C space plus garages, balconies, etc. The lot is currently developed with a one-story / 2 DU duplex complex. Therefore, the net increase will be 4 DU.

The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site. The "front doors" of the proposed dwelling units face west (5 units) onto West Bay Harbor Drive and north (1 unit) onto 98th Street. Five (5) driveway connections along West Bay Harbor Drive and one (1) driveway connections along 98th Street are proposed. The driveways are straight-in driveways dimensioned at 10' in width. There are existing non-conforming parallel parking spaces adjoining the lot in the Town's right-of-way along West Bay Harbor Drive and 98th Street. Per Code these must be removed and proper swales created for drainage and landscaping.

On the building rooftops are six (6) proposed individual recreation areas, each with a plunge pool, half-bathroom, lounge chair area and expansive open terrace. The proposed new building is 3-stories in height - two (2) floors of residential over one (1) floor of garage / two bedrooms / bathroom @ 38+/- feet above BFE. There are stair towers to the roof that are shown.

The Miami-Dade County Property Appraiser's records indicate that the lot is currently developed as a one-story residential duplex complex with a total of 2 DU. Although a survey was submitted, it did not contain the actual lot square footage. The Miami-Dade County Property Appraiser shows the lot area as 11,250 square feet / 0.258 acres in size; however, that is not possible due to the loss of lot area at the corner. The surveyor must provide a calculated lot area for the project. The architectural plans show the lot size as 11,116 sq. ft. but the surveyor must verify the lot area. Based on the above this would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build six (6) townhouse residential units (23.3 DUA) which would not require the developer to obtain any TDR units (none being requested). There will be 3 TDR units available.

The adjoining / nearby development sites currently include the 3-story Villas at Bay Harbor Condominium complex @ 18 DU / 34 DUA to the immediate east along 98th Street, and to the south is the Town's 97th Street surface parking lot (portion now being used for temporary construction staging area). To the west across West Bay Harbor Drive is the 7-story Guildford House Condominium complex @ 72 DU / 70 DUA and a new proposed 7-story multifamily complex now under construction at 9740-60 West Bay Harbor Drive @ 27 DU / 52 DUA. To the north across 98th Street is an older 2-story / 20 DU multifamily complex. 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 (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- 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 non-waterfront 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. The submittal package has several design / Code compliance issues, some of the plans are inadequate and a few others require items need to be corrected. The plans need to be revised to address / include all required plans and meet Code criteria prior to the DRB.

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 seeking to build only 6 DU while 9 DU are allowed via the base density. Therefore, no additional TDR are being requested; nor or any required. The proposed development is 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 + 1' FBC freeboard to top of main roof deck). The proposed use and density of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from five (5) driveway connections along West Bay Harbor Drive and one (1) driveway connection to 98th Street. The driveways are straight-in driveways dimensioned at 10 feet in width and lead to six (6) individual one-car garages. The Town limits driveway width to 12-feet for a single driveway and 18-feet for a double driveway. The Town has detailed requirements for townhouse developments with individual driveways. The driveway design currently does not meet Code requirements and will need to be revised.

Based on six (6) DU the Code requires at least twelve (12) parking spaces. Section 23-24(d)(5)(c) of the Town's Code states that for townhouse projects at least one (1) space must be in a garage and other parking spaces must be accessible without driving over or through another parking space. As designed each DU has one internal parking space in a garage, but the 2nd parking space is shown on the single driveway adjacent to the garage and one must drive over that space to the street (not allowed). As this is a single lot development, no guest spaces are required.

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A Fire Department staging area is not shown on the plans. The applicant should meet with the Fire Department ASAP to identify an agreeable fire staging area(s). 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 / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with an abundant use white accents and glass.

The building does not exceed one hundred twenty (120) feet in length, nor does the building exceed forty-five (45) feet in height, therefore, no "breezeway" is required.

As portions of the building exceed 30 feet in height additional setbacks are required. As portions of the 3rd floor exceed 30' (up to 37'-10" to top on main roof deck) the project, as currently designed, does not meet minimum setback requirements. See Sec. 23-11(11)(B2).

SITE PLAN COMMENTS

Following are comments based on the plans dated September 26th, 2024, submitted to the Town DRC for consideration:

- 1) The General Code Data table on Sheet A-100 has the following issues:
 - a. The FLUM designation of Medium-High Density (6-34 DUA) must be listed.
- 2) The Setbacks and Height Requirements table has the following issues:
 - a. The maximum height allowed should state 65'-0" above BFE + 1' FBC Freeboard.
 - b. The height provided is 37'-10" above BFE to the main roof deck, although there are portions of the building that exceed that (access elevator / stairs) (47'-10").
- 3) A current tree survey needs to be submitted indicating the type, caliper, spread, etc. of all existing trees on site (same size and scale).
- 4) Per Sec. 5-20 an adjacent land use map needs to be included in the plans showing all adjacent land uses / zoning districts within a 300-foot radius of the subject property.
- 5) Per Sec. 5-20 perspective illustrations of the proposed new development with existing and/or proposed adjoining / nearby developments (street level photographs / low oblique photographs / aerial photographs) showing the new development superimposed onto the site must be submitted.
- 6) Rooftop recreation areas must have 15% of the recreation area landscaped. Revise the plans to add landscaping to the roof and add this calculation to the Landscape Requirements table as well as the roof plan.
- 7) The Site Plan has the following issues:
 - a. The Site Plan shows proposed fences. Please provide a detail of the proposed fences along the property lines.

- b. Provide a detail / plan showing pervious and impervious areas for project.
- c. Please shown the elevation of the proposed garage and habitable ground floor. Per Sec. 5-17 of the Town Code, enclosed garages must be at least 18" above grade. Habitable areas must meet FEMA and FBC requirements (currently 9' NGVD). Update the General Code Data table accordingly.
- d. The building setbacks are not correct. Per Sec. 23-11(B2) (1)(2)(3) the proposed building is over 30' in height; therefore, additional setbacks are required for those portions of the building exceeding 30'.

(1) *Front yard setback.* All lots in the RM-2 Multiple Family areas shall have a minimum front yard setback as follows, the front yard being the yard abutting on any street:

- a. *Buildings less than 30 feet in height.* Twenty feet.
- b. *Buildings less than 45 feet in height.* Twenty-five [feet].
- c. *Buildings less than 65 feet in height.* Thirty feet.

(2) *Rear yard setback.* All lots in the RM-2 Multiple Family areas shall have a minimum rear yard setback as follows:

- a. *Buildings less than 30 feet in height.* Ten feet.
- b. *[Additional setback.]* For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height.

(3) *Side yard setbacks.* All lots in the RM-2 Multiple Family areas shall have minimum side yard setbacks as follows:

- a. *Buildings less than 30 feet in height.* Ten feet.
- b. *[Additional setback.]* For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be 20 feet.

(4) *Flex setbacks.* A project designer has the option to offer creative design solutions to the building configurations and the town council may allow portions of the building structure to encroach into the setback requirements above. The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. This provision shall serve to create an architectural opportunity for creative design approaches while promoting the beneficial purposes of building setbacks in the district. In no case shall any portion of a building encroach into the base building setbacks set forth above for portions of the building below 30 feet in height.

Summary - The front setback shown on the plans along West Bay Harbor Drive and 98th Street is shown as 20', which would be acceptable for those portions of the building under 30 feet in height. For those portions of the building over 30' in height the building must step back to 25' (except Flex areas). As to the side and rear setbacks, for those portions of the building over 30' in height the building must step back an additional 1' for each 3' of building height (except Flex areas).

- e. The off-street parking arrangement is not acceptable and does not meet Code. As mentioned above, Section 23-24(d)(5)(c) of the Town's Code states that for townhouse projects at least one (1) space must be in a garage and other parking spaces must be accessible without driving over or through another parking space. As designed each DU has one internal parking space in a garage, but the 2nd parking space is shown on the single driveway adjacent to the garage and one must drive over that space to the street (not allowed).
 - f. The driveway material must be a solid surface all the way across (not just strips for the tires). Per Sec. 23-24(d)(6), in townhouse developments where units have a direct driveway connection to the street, the driveway connections are limited to a maximum width of 12 feet for a single driveway and 18 feet for a double driveway at the curb line. Individual driveways must be separated by landscaped islands of at least two (2) feet in width and designed to include privacy walls or fences, shrubs and small trees/palm species to avoid a continuous hardscape appearance, and to provide privacy between individual units. Not more than 50 percent of a property street frontage may have hard driveway surfaces (would meet this criteria). Additionally, while two parking spaces appear to be provided for each unit, each parking space must be accessible without driving over or through another parking space. As designed the parking garage space cannot back over the outdoor space.
 - g. Provide the location and type of mail receptacles.
 - h. Unit #1 shows a sidewalk with a width that scale about 10'. Per Sec. 23-12(15) the max. allowable width of a sidewalk is 5'. Please revise and dimension. Sidewalks in front of the units 2-6 are also not dimensioned. Please dimension the sidewalks.
- 8) The Landscape Plan must be signed and sealed by a registered Florida Landscape Architect. Additionally, there are numerous items that do not meet the Town Code standards in Sec. 24-16. Use the attached template and provide it on the landscape plans.

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- 9) Per Sec. 23-9 each unit must provide a separate storage area outside of the DU. Provide dimensions / sq. ft. for the storage units. These must be at least 25 square feet in size with at least 7-feet of clear headroom.

- 10) Please dimension the project balconies. Balconies in the front (street side) and rear yards may encroach no more than 4-feet into the setback with a maximum depth of 6-feet; balconies in the side yard may encroach 2-feet with a maximum depth of 8-feet. Balcony depths (not setback encroachments) may be increased by special approval from the Design Review Board.

- 11) The site plan appears to have a lot area of 11,116 square feet. The Miami- Dade Property Appraiser has the lot area of 11,250 square feet. The survey does not provide a lot area. Up-date the survey with lot area. How was the 11,116 sq. ft. derived?

- 12) A Civil Engineering plan was submitted as required. The plan is not clear how storm water will be kept on site. Need preliminary calculations.

- 13) Is any signage proposed? This must be included on the plans (location / area).

- 14) Per Sec. 23-19 a preliminary Photometric Plan must be submitted showing foot-candle readings at all property lines. As a matter of information, the maximum foot-candle reading allowed at any property line is 1.0.

- 15) A conceptual Fire Department staging area needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.

- 16) Landscape plan sheet LSCPP-101 has the following comment:
 - a. The Landscape Plan needs to be revised to accurately reflect the Town's Supplemental Landscape Code requirements (Sec. 24-16) (% of native species, % of drought tolerant species, % of palms allowed, etc. in addition to the Miami-Dade County min. requirements.

 - b. The plan does not provide the required street trees per Miami-Dade Ch. 18B. West Bay Harbor Drive requires Paradise Palm and 98th Street requires Gumbo Limbo trees. The street tree shall be a min. 15' in overall height with at least six feet of clear wood before branching, a min. caliper of two and one-half inches and shall be planted at to meet the Miami- Dade County at to meet the Miami- Dade County min. criteria of 35 feet on average separation but not shall exceed 40' on-center.

 - c. Cannot plant Cuban Palms in the right of way of West Bay Harbor Drive and 98th Street.

- 17) Per Sec. 11-8 an Impact Analysis Report (IAR) for infrastructure must be submitted. See the attached template.

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Mana Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

Folio # 13-2227-001-3820

Size of described property 11,250 SF

Project Description 6 TOWN HOMES Units 6

Owner(s) Name WEST BAY HARBOR 9761 LLC

Mailing Address 999 BRICKELL AVE 1001

City MIAMI State FL Zip 33131

Phone Number 954-474-0220 Email AMERICA.GCS@GMAIL.COM

Signature of Owner Jose Matos

Name of Applicant (if different from owner) ORLANDO CASTRO

Mailing Address 9039 W. SUNRISE BLVD,

City PLANTATION State FL Zip 33322

Phone Number 954-474-0220 Email AMERICA.GCS@GMAIL.COM

Signature of Applicant ORLANDO CASTRO

Name of Representative Joseph Geller

Mailing Address 999 Brickell Ave, Ste 1001

City Miami State FL Zip 33131

Phone Number 3057904162 -7864871404 Email presidencianeos@gmail.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

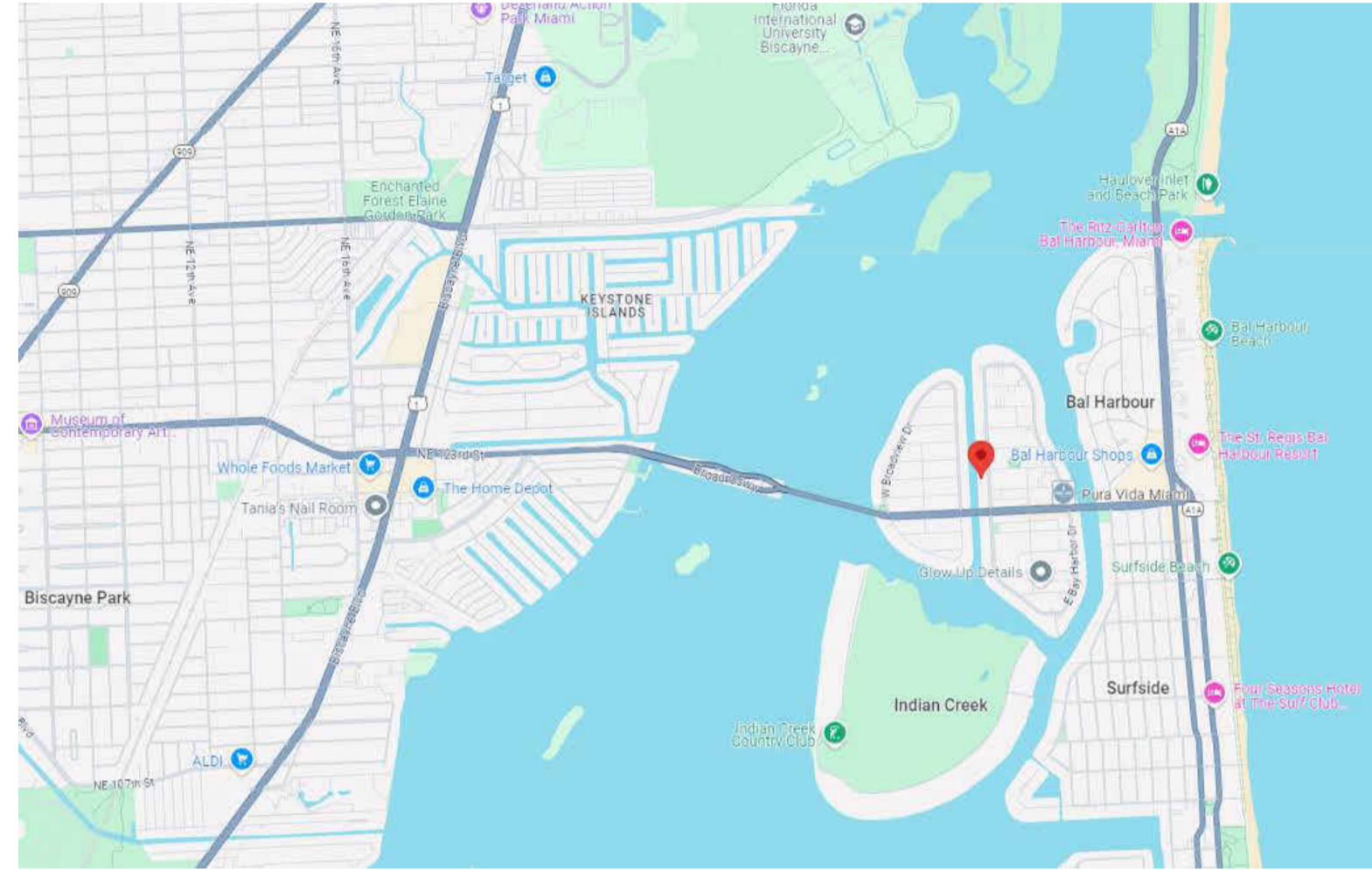
Date Received 9/27/2024 By AGM

Process Number SPR24-000021 Fee Paid \$3,000.00

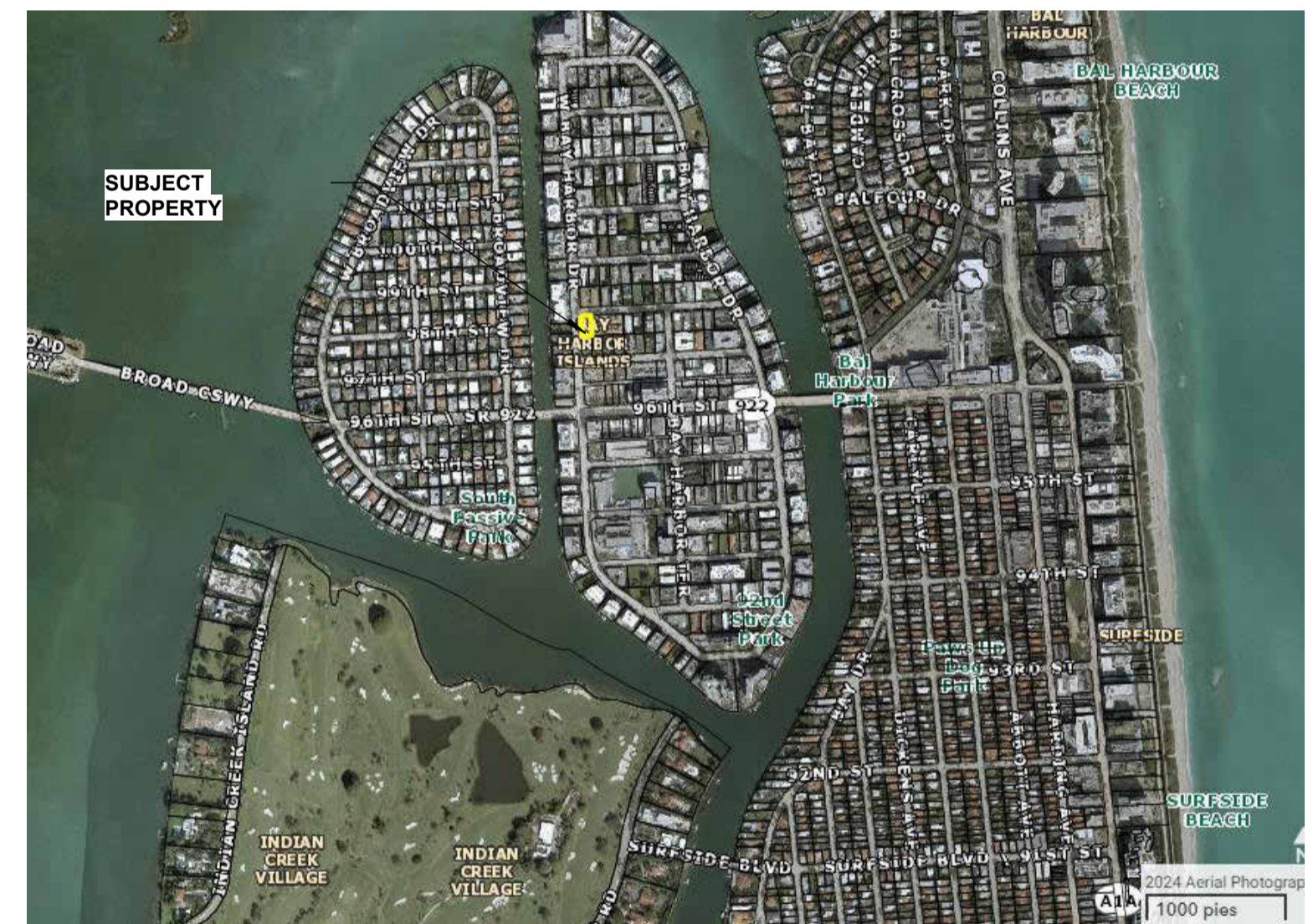
CLC # 1447

BAY HARBOR LUXURY TOWNHOMES

9761 WEST HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA
33154



VICINITY MAP



LOCATION AERIAL VIEW



CODE EFFECTIVE F.B.C. 2023 8TH. EDITION
NFPA 70 2017 ED. & NEC 2017
FBC ENERGY CONS. 2023 8TH ED.
FBC RE. 2023 8TH ED., FLORIDA STATUTES
& FAC. (FLORIDA ADMINISTRATIVE CODE)

SCOPE OF WORK

NEW MULTIFAMILY PROJECT DEVELOPMENT WHICH CONSISTS OF (6) 3 STORY TOWN HOMES WITH USEFULL ROOF TERRACE, AS FOLLOWS:

- 1- TOWN-HOME 4 BEDROOMS / 4 BATHROOMS CORNER UNIT (2737 SF)
- 5- TOWN-HOME 4 BEDROOMS /4 BATHROOMS TYP. MID. UNIT (2080 SF)

THE INTENTION OF THIS WORK IS TO FULLFIL THE CONSTRUCTION PROCESS OF THIS PROJECT ACCORDING TO THIS SET OF PLANS DATED TO FBC 2023 8TH EDITION, BY THE ARCHITECT OF RECORDS. THIS JOB INCLUDES ALSO INTERIOR PARTITIONS, CEILING. EXTERIOR AND INTERIOR FINISHES, ELECTRICAL, PLUMBING AND MECHANICAL WORK. WINDOWS & DOORS INSTALLATION, KITCHEN, AND ROOFING

OCCUPANCY : RESIDENTIAL GROUP
RM-2
TYPE OF CONSTRUCTION: TYPE III-B

SHEET SCHEDULE	
NUMBER	SHEET NAME
A000	COVER PAGE/ PROJECT INFO.
A100	SITE PLAN
A101	PROPOSED 1ST & 2ND FLOOR PLAN
A102	PROPOSED 3RD & TERRACE FLOOR PLAN
A103	EAST & NORTH ELEVATIONS
A104	SOUTH & WEST ELEVATIONS
A105	BUILDING SECTIONS
A106	PROPOSED VIEWS
A107	FLOOR PLAN PER UNIT
A108	FLOOR PLAN PER UNIT
D- 101	SITE DRAINAGE PLAN
LSCP -101	LANDSCAPE PLAN

LEGAL DESCRIPTION
LOT 8, IN BLOCK 22, 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.

GENERAL NOTES

1-GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE AND VERIFY ALL CONDITIONS PRIOR TO SUBMISSIONS
2-ALL ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS AND OR SPECIFICATIONS REPORTED TO THE ARCHITECT FOR CORRECTIONS BEFORE SUBMISSIONS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE FOR CORRECTIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION
3-CONTRACTOR AND/OR MANUFACTURERS FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES AND DIRECTED TO THE (ARCHITECT) ATTENTION IN A TIMELY MANNER
4-ALL DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE EVENT OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY
5-CONTRACTOR AND SUBCONTRACTORS DOING WORK ON THIS PROJECT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS
6-AN OWNER SHALL BE FURNISHED WITH A CERTIFICATE OF SAID INSURANCE
7-CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKER'S COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THIS PROJECT
8-ALL WORK PERFORMED SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL BUILDING CODE HAVING JURISDICTION AND ALL APPLICABLE COUNTY ORDINANCES COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADES
9-CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORKS INCLUDING THE APPROVAL OF SHOP DRAWINGS, DESIGN MIXES, LABORATORY TESTS AND REPORTS, ARCHITECTS AND/OR ARCHITECT'S FIELD OBSERVATIONS WHICH ARE INTENDED TO ASSIST BUT IN NO WAY RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY
10-ALL THE RESPONSIBILITIES OF ITEM 8. ARE THE RESPONSIBILITIES OF THE CONTRACTOR IN THE PROPER AND SAFE MANNER FOR ALL PROPERTIES AND PERSONS
11-DESIGN, ARCHITECT, CONSTRUCTION AND HANDLING OF ALL FORM WORK AND TEMPORARY STRUCTURES.

DEFERRED SUBMMITALS ARE REQUIRED FOR:

- RAILINGS
- ROOFING TPO.
- DRIVEWAY AND PAVING
- LANDSCAPING AND IRRIGATION
- FENCING
- WINDOWS & DOORS

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF ORLANDO CASTRO ARCHITECT. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS REFERED TO IN THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS.

CLIENT NAME AND ADDRESS:
WEST BAY HARBOR 9761 LLC
9761 WEST HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154
PROJECT:
**BAY HARBOR
TOWNHOUSES**

ORLANDO CASTRO
ARCHITECT.
AR98530
ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322
PH: (954) 474-0220
EMAIL: america-gcs@hotmail.com

JOB NUMBER: 2024-0010
DATE: 10-25-2024
DRAWN BY: ALBO
CHECKED BY: O.C.S.

REVISIONS

NO.	DESCRIPTION

COVER PAGE/
PROJECT
INFO.

SHEET

A000

OF

ARCHITECT

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTO COPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF ORLANDO CASTRO ARCHITECT. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS.

CLIENT NAME AND ADDRESS:
 WEST BAY HARBOR 9761 LLC
 9761 WEST HARBOR DRIVE
 BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:
BAY HARBOR TOWNHOUSES

ORLANDO CASTRO ARCHITECT.
 AR98530

ADDRESS: 9039 WEST SUNRISE BLVD
 PLANTATION FL. 33322
 PH: (954) 474-0220
 EMAIL: america-gcs@hotmail.com

JOB NUMBER: 2024-0010
DATE: 10-25-2024
DRAWN BY: ALBO
CHECKED BY: O.C.S.

REVISIONS

SITE PLAN

SHEET

A100

OF

ARCHITECT

ZONING CODES APPLICATION

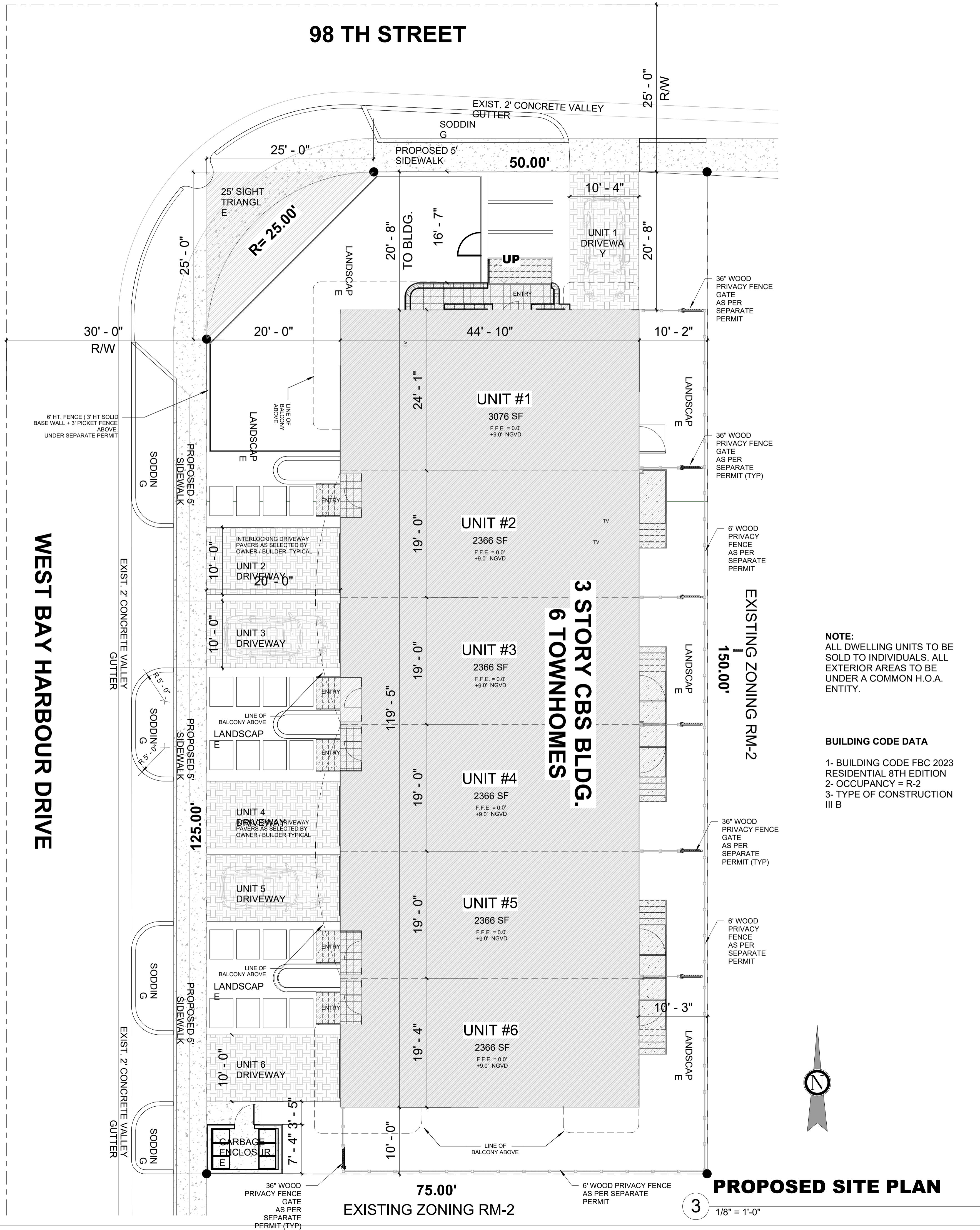
FOLI	13-2227-001-38	
	PROVIDE	REQUIRE
ZONING CODE	RM-2 Multiple Family Res.	RM-2 MEDIUM HIGH DENSITY
LOT'S LAND USE DESIGNATION	(6-34 DU / AC) 11,116 S.F.	(6-34 DU / AC) 11,116 S.F.
LOT AREA	0.2552 ACRES	0.2552 ACRES
CONSTRUCTION DENSITY MAX.	6 DU PROPOSED	6-34 DU/ACRE = 8 ALLW
PERVIOUS AREA.	3695 SF 33.24 %	5 000 SF MIN.
IMPERVIOUS AREA.	7421 SF 66.76 %	N/A
HEIGHT MAX. TO TOP OF ROOF	3 STORIES T.O.R 37'-10"	65 FT. MAX
BUILDING FOOTPRINT AREA	5802 SF = 52.20 %	600 SF = (4 BDRMS)
MIN. LOT PER UNIT	N/A	N/A
SETBACK		
FRONT SETBACK	20' - 0"	20 FT
REAR SETBACK	10' - 2"	10 FT
SIDE SETBACK (8% of LotW Min)	10'-00"	10 FT
SIDE FACING STREET SETBACK (8% of LotW Min)	20'-8"	10 FT
PARKING SPACES		
PARKING REQ'D = 2 SPACES / DWELLING (*6 DW) = 12 SPACES 12 PARKING SPACES REQUIRED. 12 SPACES PROVIDED. / LOADING ZONE REQ'D (NONE)		

PROJECT PROPOSAL SUMMARY		UNIT #
UNITS 3 STORY , RMS/BTHS 4/4	6	
U/A CONSTRUCTION AREA	13,137 SF	
GARAGES	1,773 SF	
TOTAL CONSTRUCTION AREA	14,906 SF	
PRIVATE BALCONIES & TERRACES	5,999 SF	
TOTAL CONSTRUCTION AREA	20,905 SF	
FLOOD ZONE	AE	
BASE FLOOD ELEVATION	+8.00'	+8.00'
PROP. F.F. ELEVATION	+9.00'	+9.00'

AREA SCHEDULE PER DWELLING UNIT		UNIT 1 RMS/BTHS 4/4
1ST FLOOR UNDER AIR / LIVING AREA	717 SF	
2ND FLOOR UNDER AIR / LIVING AREA	958 SF	
3RD FLOOR UNDER AIR / LIVING AREA	958 SF	
TERRACE UNDER AIR / LIVING AREA	104 SF	
GARAGE	343 SF	
MAIN TERRACE	1036 SF	
TOTAL BALCONIES	358 SF	
TOTAL UNDER AIR AREA	2737 SF	
TOTAL D.U. + GARAGE + TERRACES	4474 SF	

TYP. UNIT 2-6 RMS/BTHS 4/4		
1ST FLOOR UNDER AIR / LIVING AREA	540 SF	
2ND FLOOR UNDER AIR / LIVING AREA	704 SF	
3RD FLOOR UNDER AIR / LIVING AREA	736 SF	
TERRACE UNDER AIR / LIVING AREA	100 SF	
GARAGE	286 SF	
MAIN TERRACE	738 SF	
TOTAL BALCONIES	183 SF	
TOTAL UNDER AIR AREA	2080 SF	
TOTAL D.U. + GARAGE + TERRACES	3287 SF	

LEGAL DESCRIPTION
 LOT 8, IN BLOCK 22, 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.



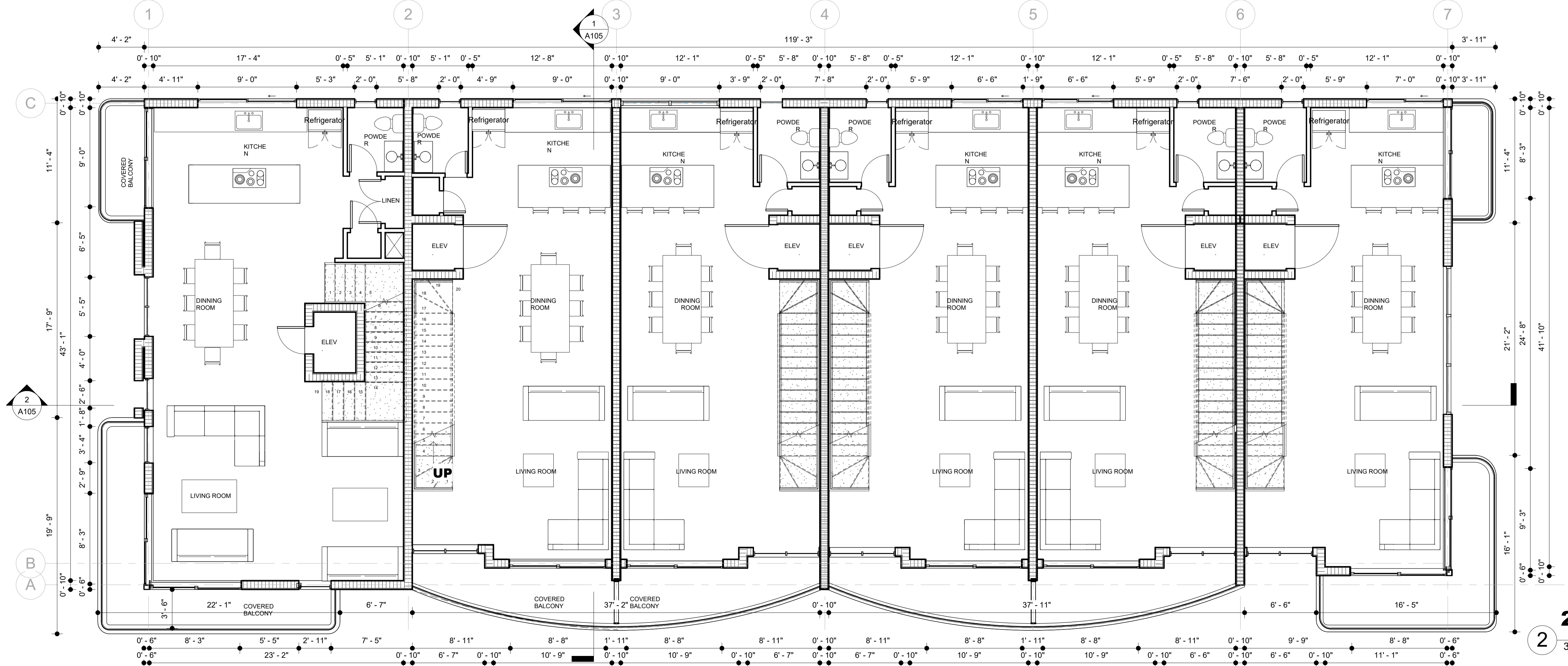
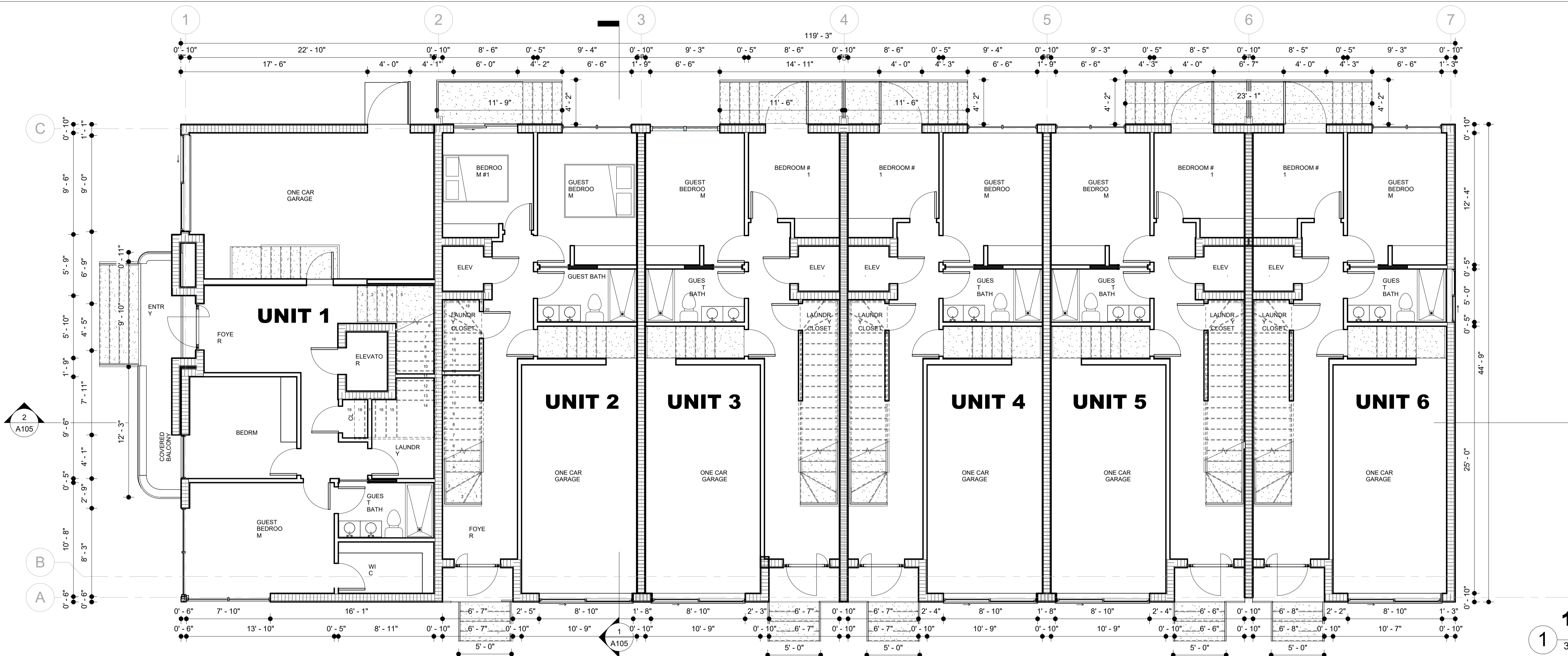
NOTE:
 ALL DWELLING UNITS TO BE SOLD TO INDIVIDUALS. ALL EXTERIOR AREAS TO BE UNDER A COMMON H.O.A. ENTITY.

BUILDING CODE DATA
 1- BUILDING CODE FBC 2023 RESIDENTIAL 8TH EDITION
 2- OCCUPANCY = R-2
 3- TYPE OF CONSTRUCTION III B

PROPOSED SITE PLAN

3

1/8" = 1'-0"



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CLIENT NAME AND ADDRESS:
 WEST BAY HARBOR 9761 LLC
 9761 WEST HARBOR DRIVE
 BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:
 BAY HARBOR TOWNHOUSES

ORLANDO CASTRO
 ARCHITECT.
 AR98530

ADDRESS: 9039 WEST
 SUNRISE BLVD
 PLANTATION FL. 33322
 PH: (954) 474-0220
 EMAIL: america-gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	10-25-2024
DRAWN BY:	ALBO
CHECKED BY:	O.C.S.

REVISIONS

**PROPOSED
 1ST & 2ND
 FLOOR
 PLAN**

SHEET

A101

OF

ARCHITECT

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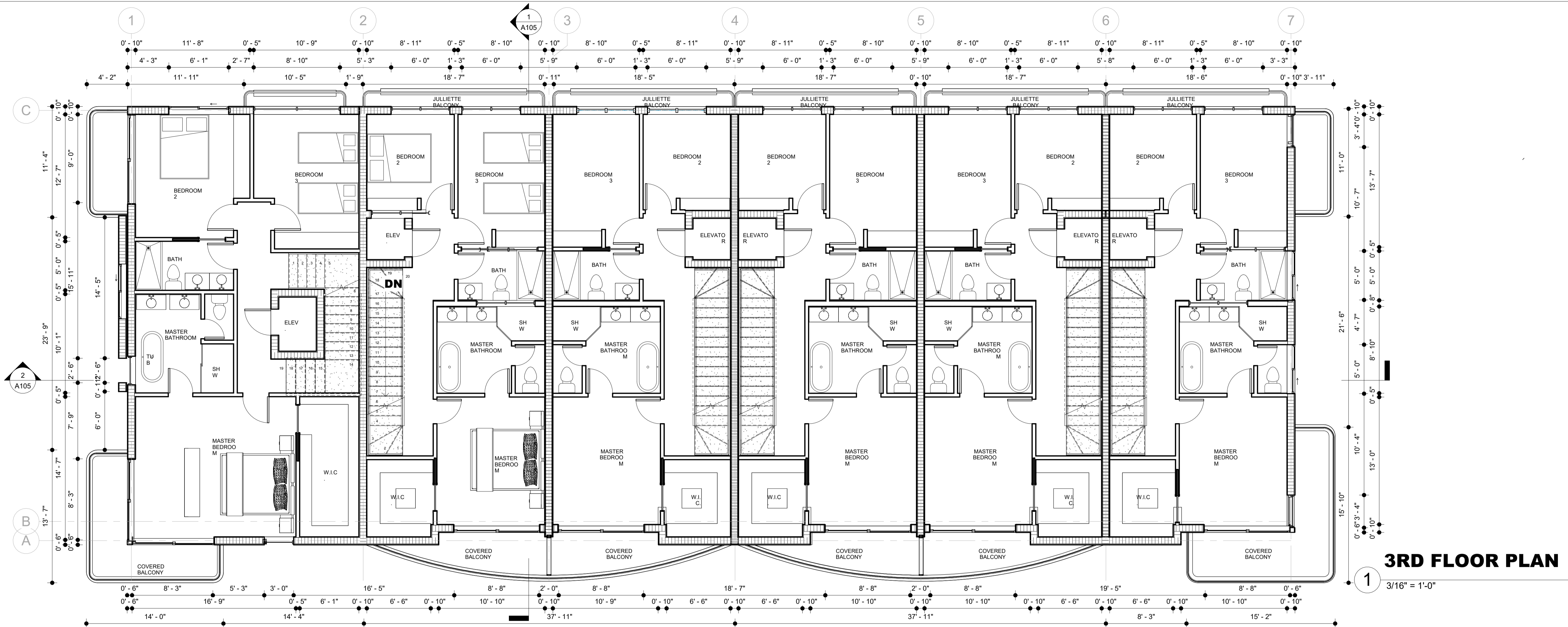
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REVISIONS

PROPOSED
 3RD &
 TERRACE
 FLOOR
 PLAN

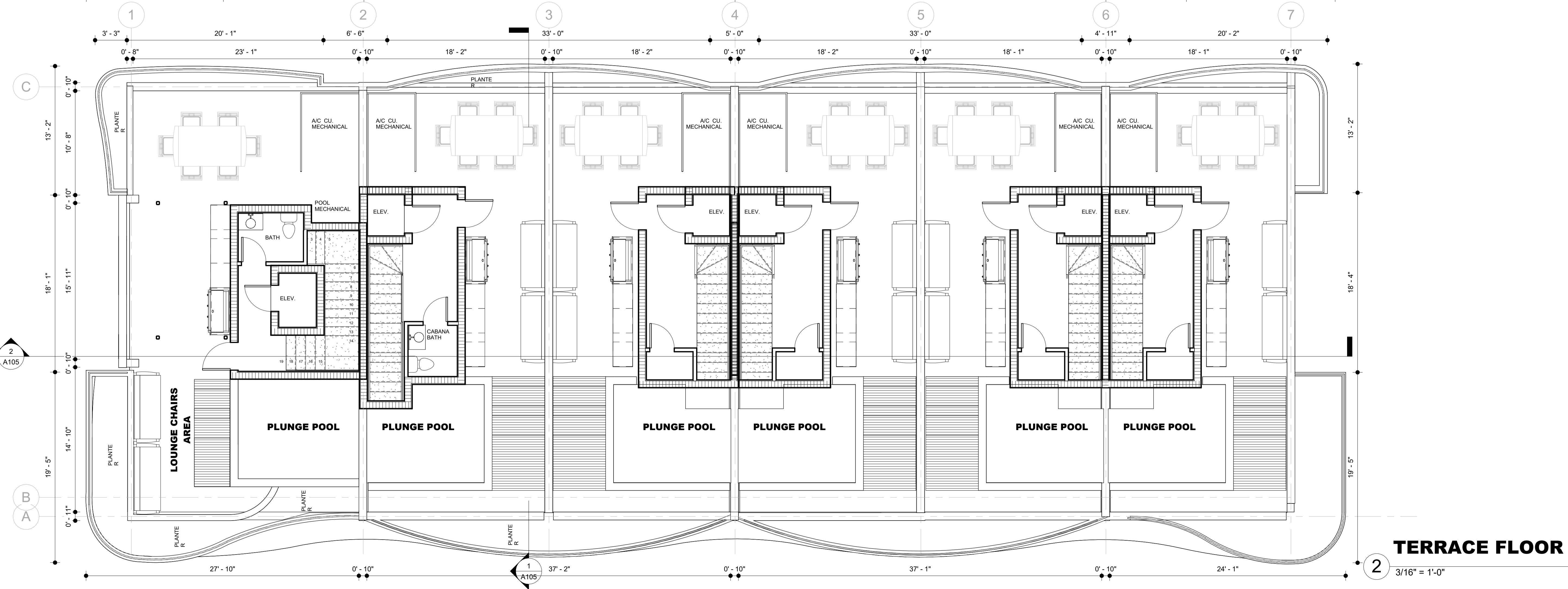
SHEET
 A102
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ARCHITECT



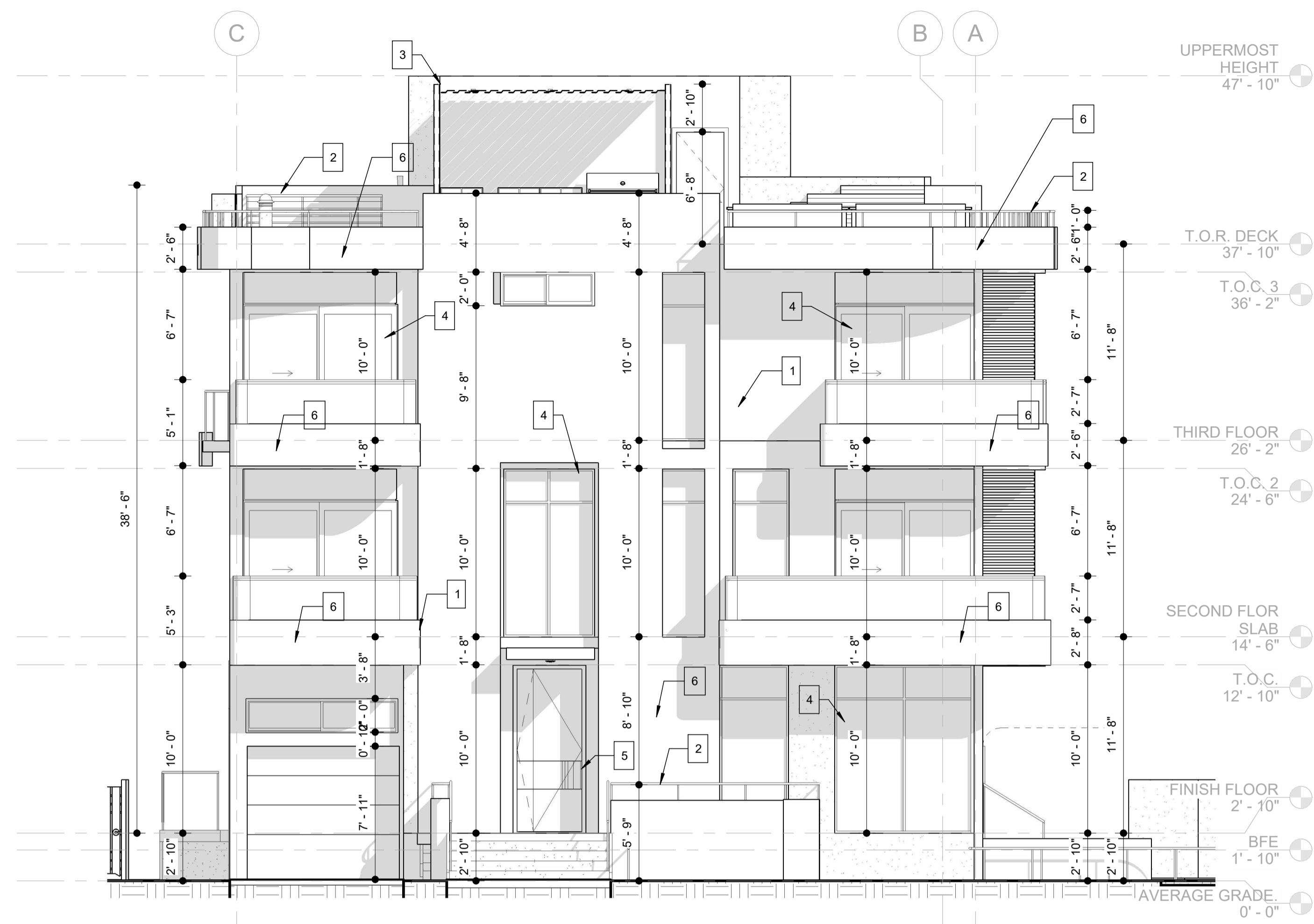
3RD FLOOR PLAN

1 3/16" = 1'-0"



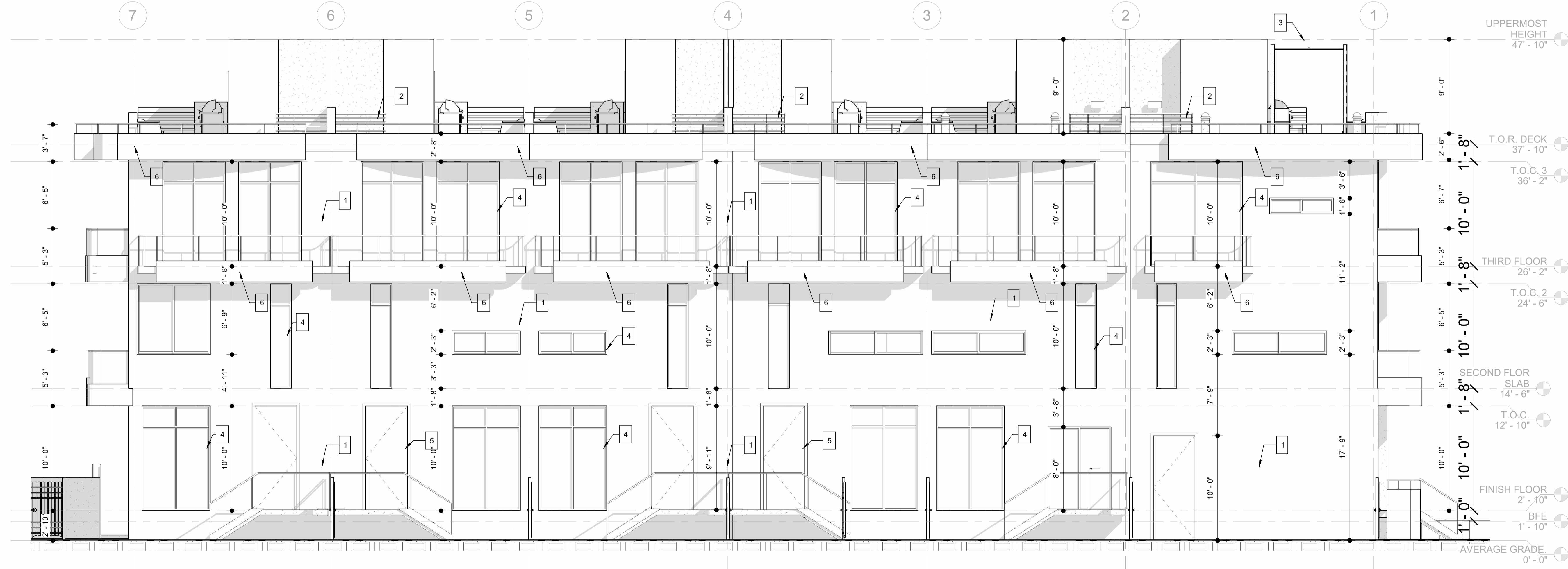
TERRACE FLOOR PLAN

2 3/16" = 1'-0"



NORTH ELEVATION
 2
 3/16" = 1'-0"

EXTERIOR FACADES FINISH SCHEDULE				
No.	ITEM	SPECS.	COLOR / MATERIAL	
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)	
2	RAILINGS	POWDER COATED ALUMINUM RAILINGS	TRIPLE BRONZE (UMB-4548) PRISMATICS POWDERS	
3	TRELLIS	POWDER COATED ALUMINUM TUBING TRELLIS	WOOD PATTERN PRISMATICS POWDERS AS PER MANUF.	
4	GLAZING	COLORLED GLAZING / TINTED FLOAT (LIGHT REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME	
5	FRONT DOOR	COLORLED GLAZING / TINTED FLOAT (REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME	
6	FACADE ACCENTS / TILING	TRAVERTINE MARBLE TILING CLADDING	PERUVIAN TRAVERTINE MARBLE TILES	



EAST ELEVATION
 1
 3/16" = 1'-0"

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REVISIONS

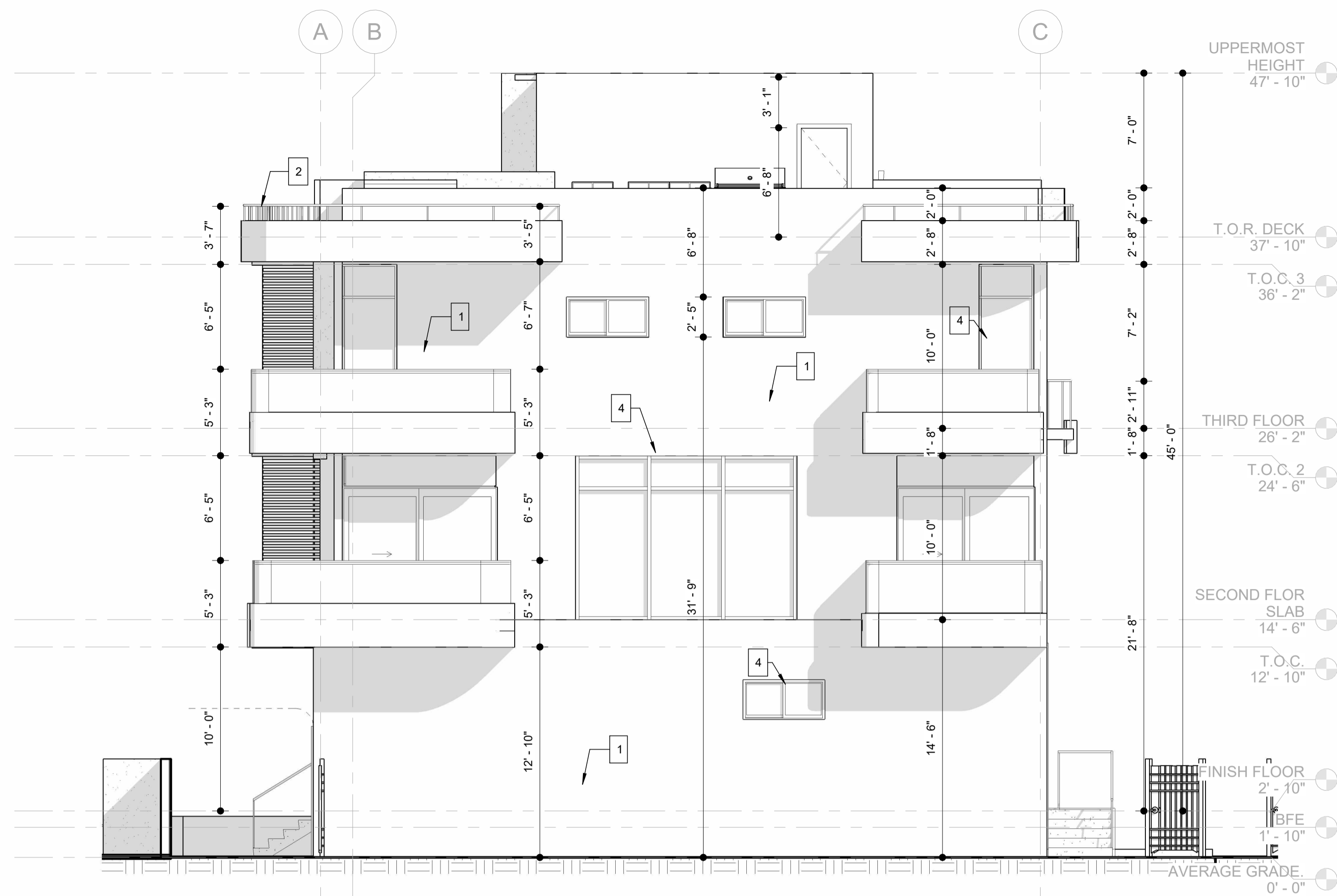
EAST & NORTH ELEVATIONS

SHEET

A103

OF

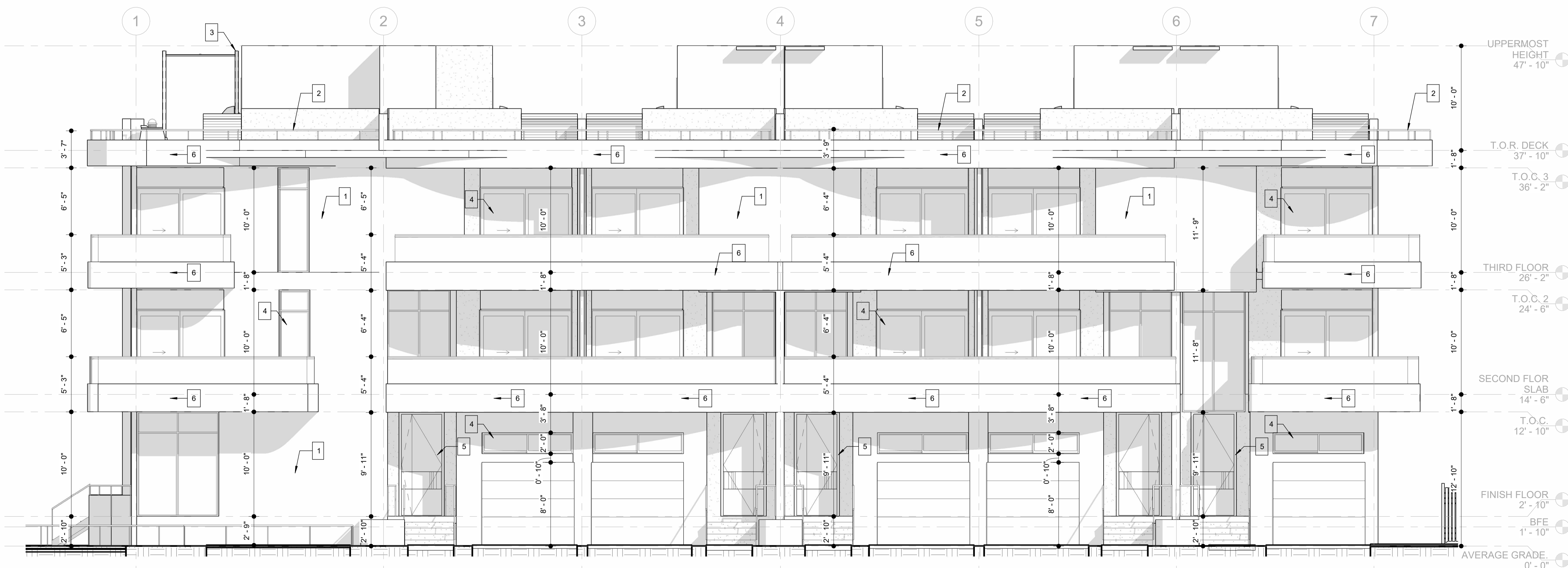
ARCHITECT



SOUTH ELEVATION

1 3/16" = 1'-0"

EXTERIOR FACADES FINISH SCHEDULE			
No.	ITEM	SPECS.	COLOR / MATERIAL
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)
2	RAILINGS	POWDER COATED ALUMINUM RAILINGS	TRIPLE BRONZE (UMB-4548) PRISMATICS POWDERS
3	TRELLIS	POWDER COATED ALUMINUM TUBING TRELLIS	WOOD PATTERN PRISMATICS POWDERS AS PER MANUF.
4	GLAZING	COLORLED GLAZING / TINTED FLOAT (LIGHT REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME
5	FRONT DOOR	COLORLED GLAZING / TINTED FLOAT (REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME
6	FACADE ACCENTS / TILINGS	TRAVERTINE MARBLE TILING CLADDING	PERUVIAN TRAVERTINE MARBLE TILES



WEST ELEVATION

2 3/16" = 1'-0"

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CHECKED BY:	O.C.S.

REVISIONS

SOUTH & WEST ELEVATIONS

SHEET

A104

OF

ARCHITECT

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REVISIONS

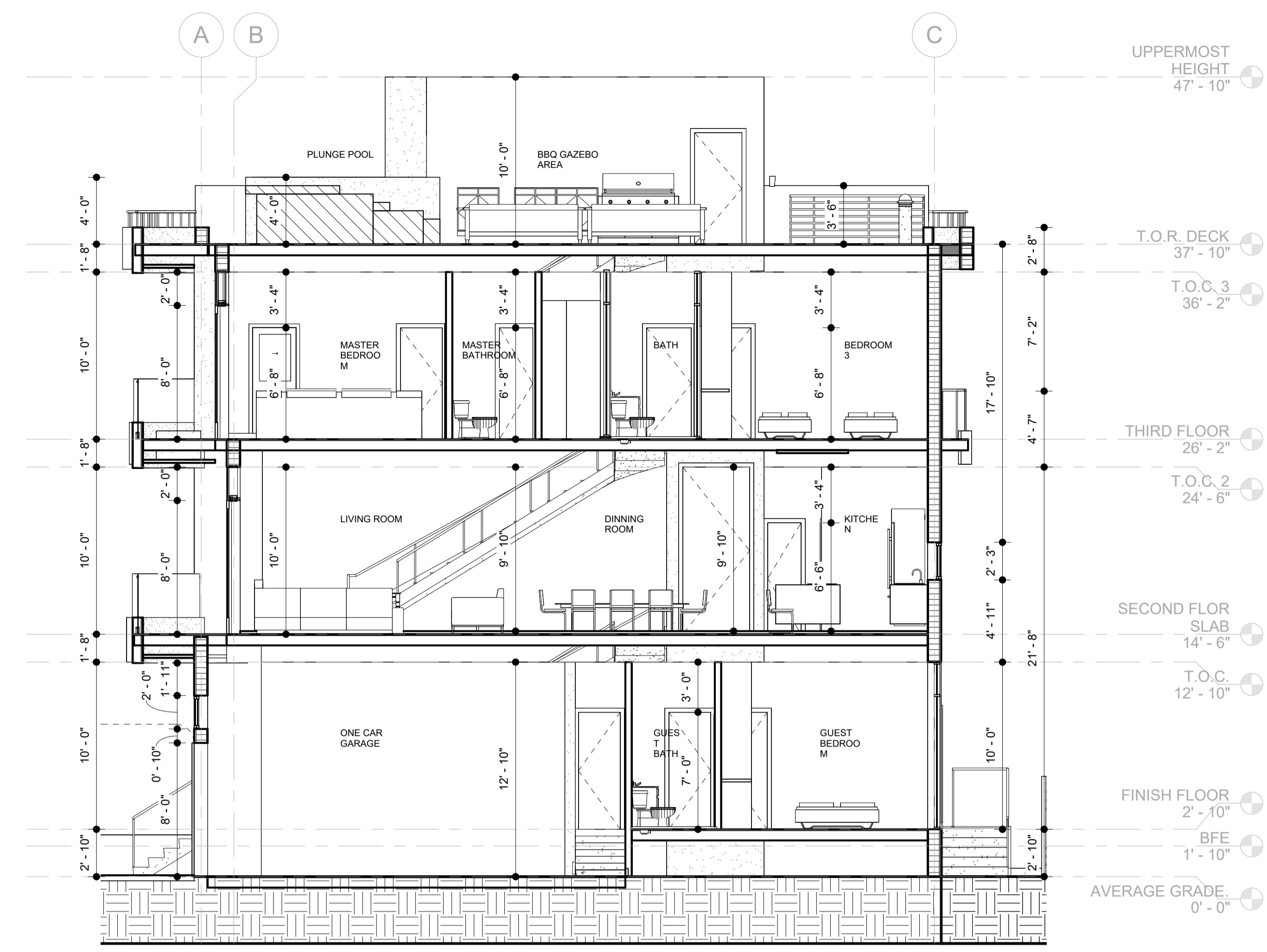
BUILDING SECTIONS

SHEET

A105

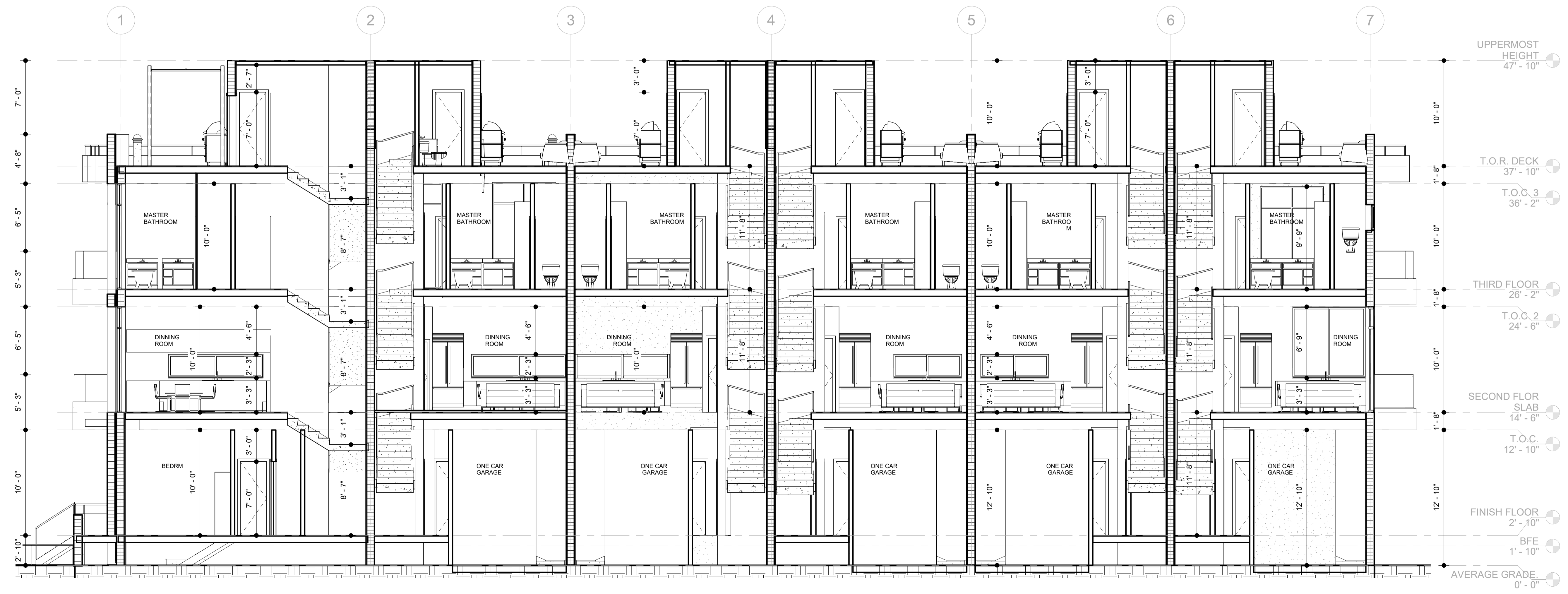
OF

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SECTION A

1 3/16" = 1'-0"



SECTION B

2 3/16" = 1'-0"



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REVISIONS

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**PROPOSED
 VIEWS**

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SHEET

A106

OF

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ARCHITECT

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REVISIONS

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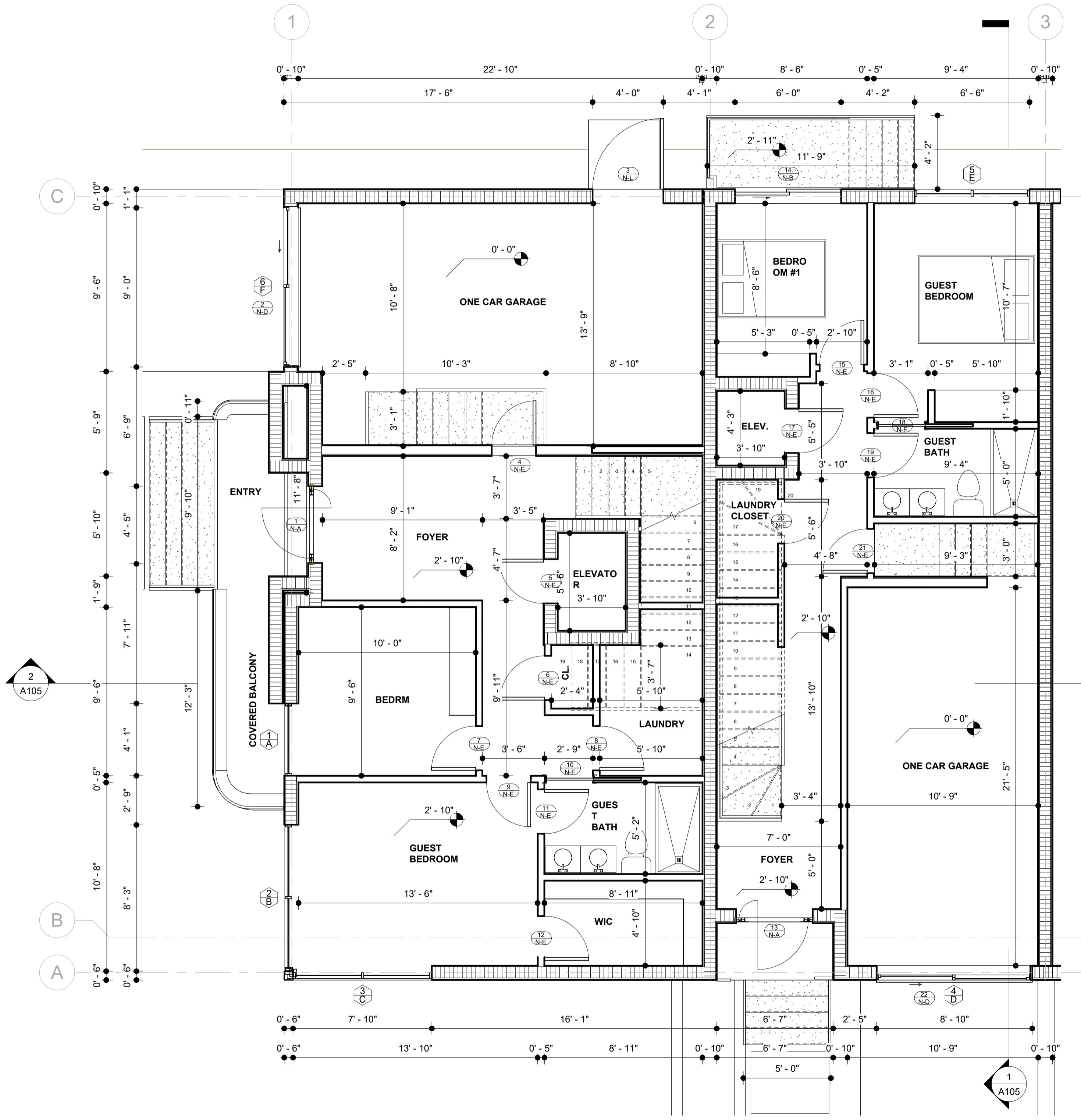
FLOOR PLAN PER UNIT

SHEET

A107

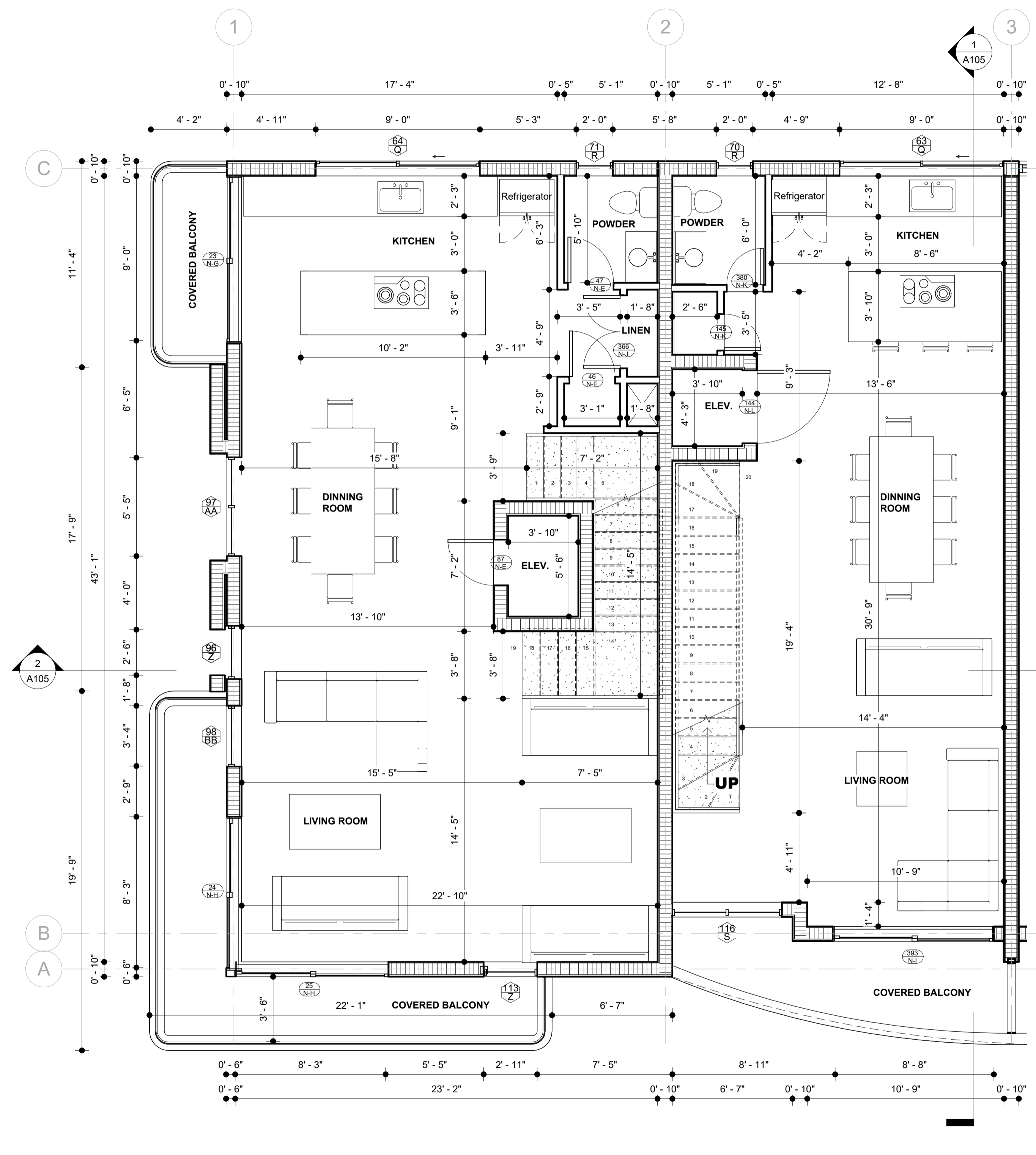
OF

ARCHITECT



1 1st FLOOR PLAN TYP. UNIT

1/4" = 1'-0"



2 2nd FLOOR PLAN TYP. UNIT

1/4" = 1'-0"

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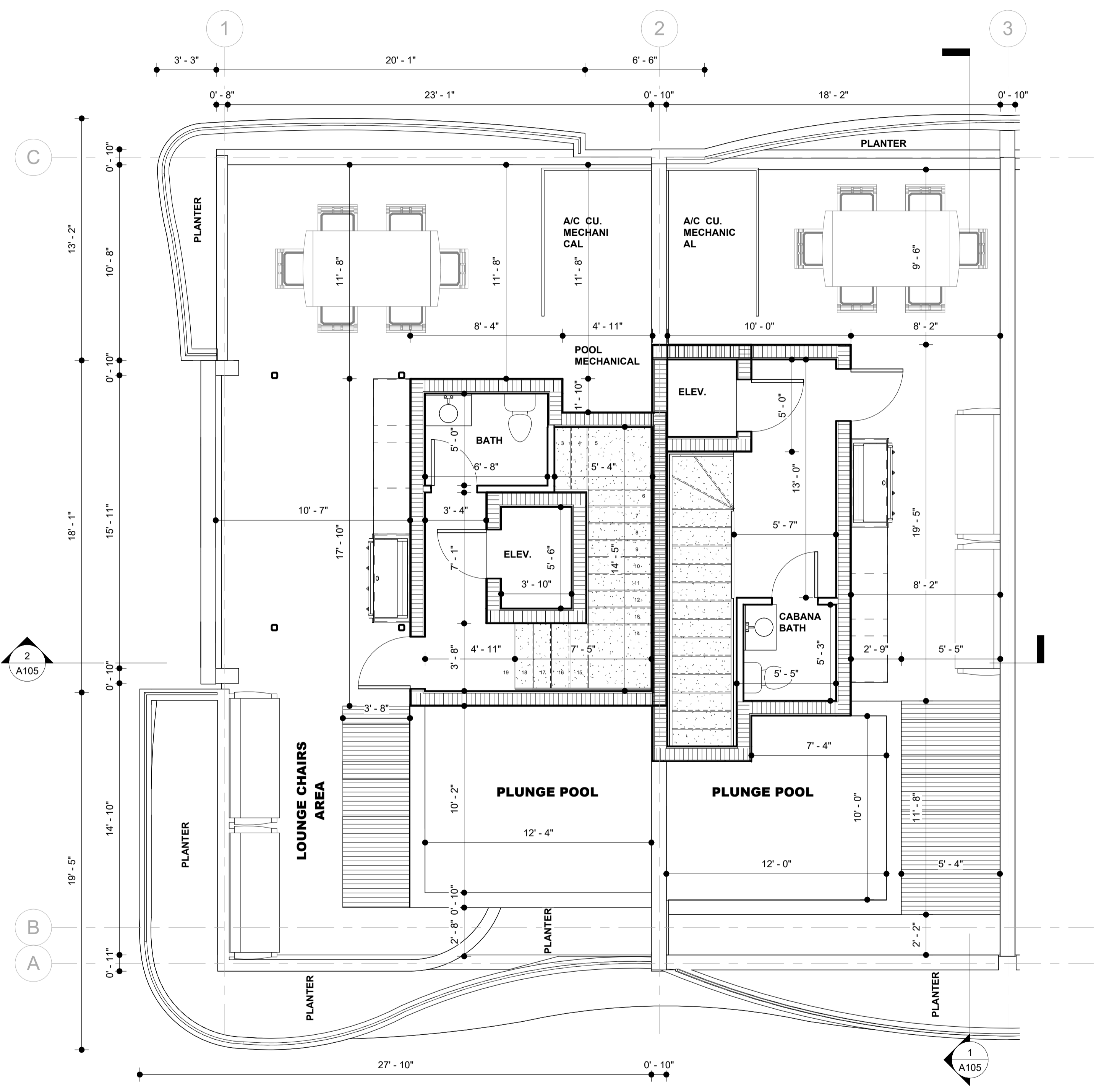
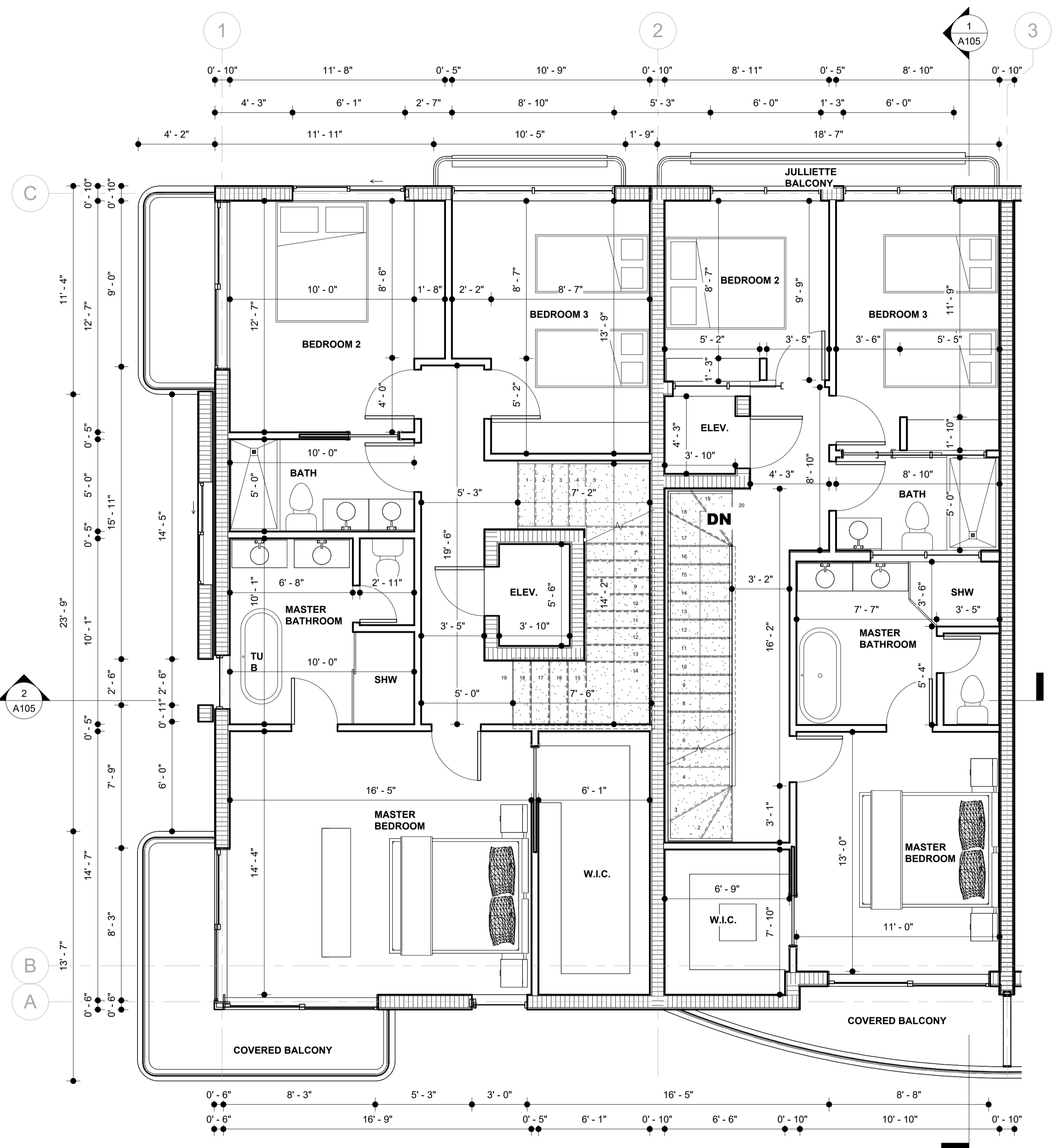
FLOOR PLAN PER UNIT

SHEET

A108

OF

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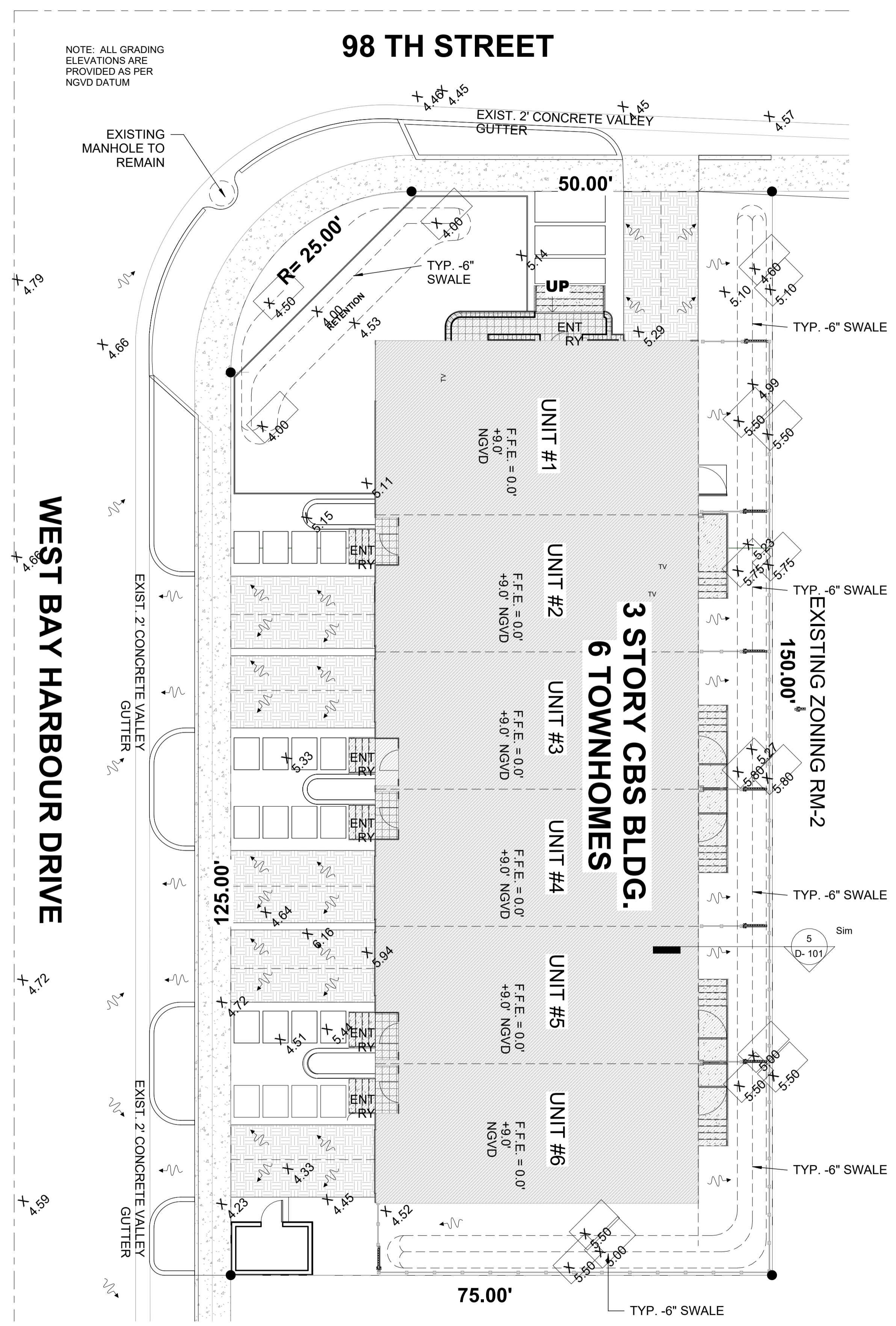
SITE DRAINAGE PLAN

SHEET

D- 101

OF

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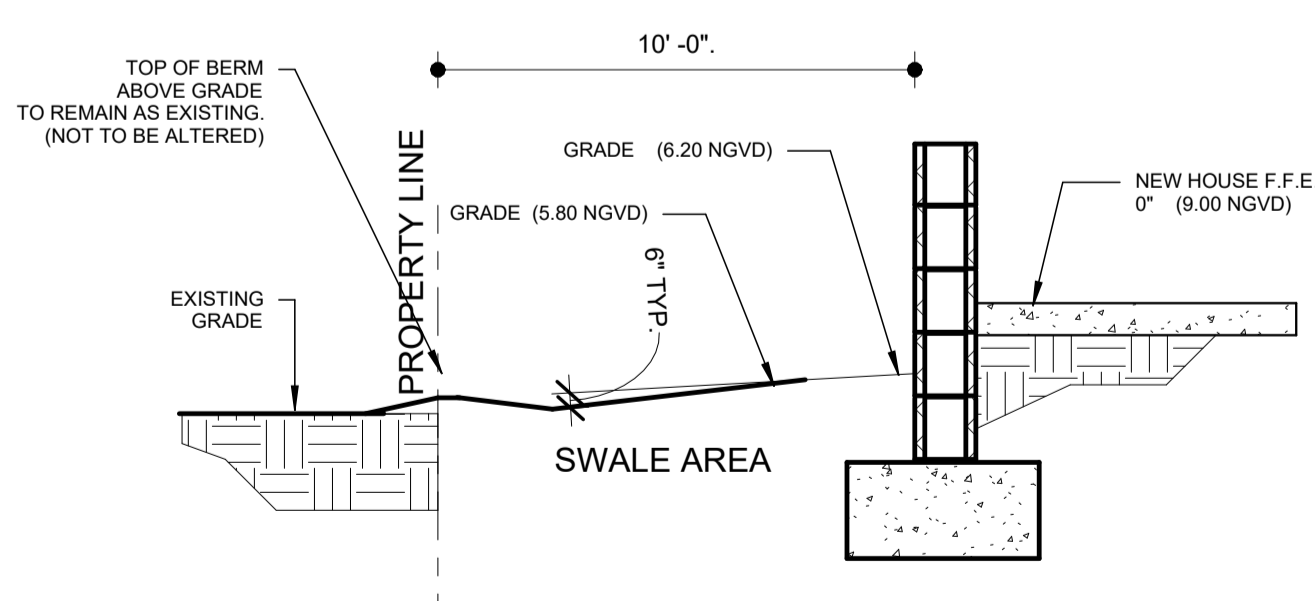


1 SITE DRAINAGE PLAN
 1" = 10'-0"

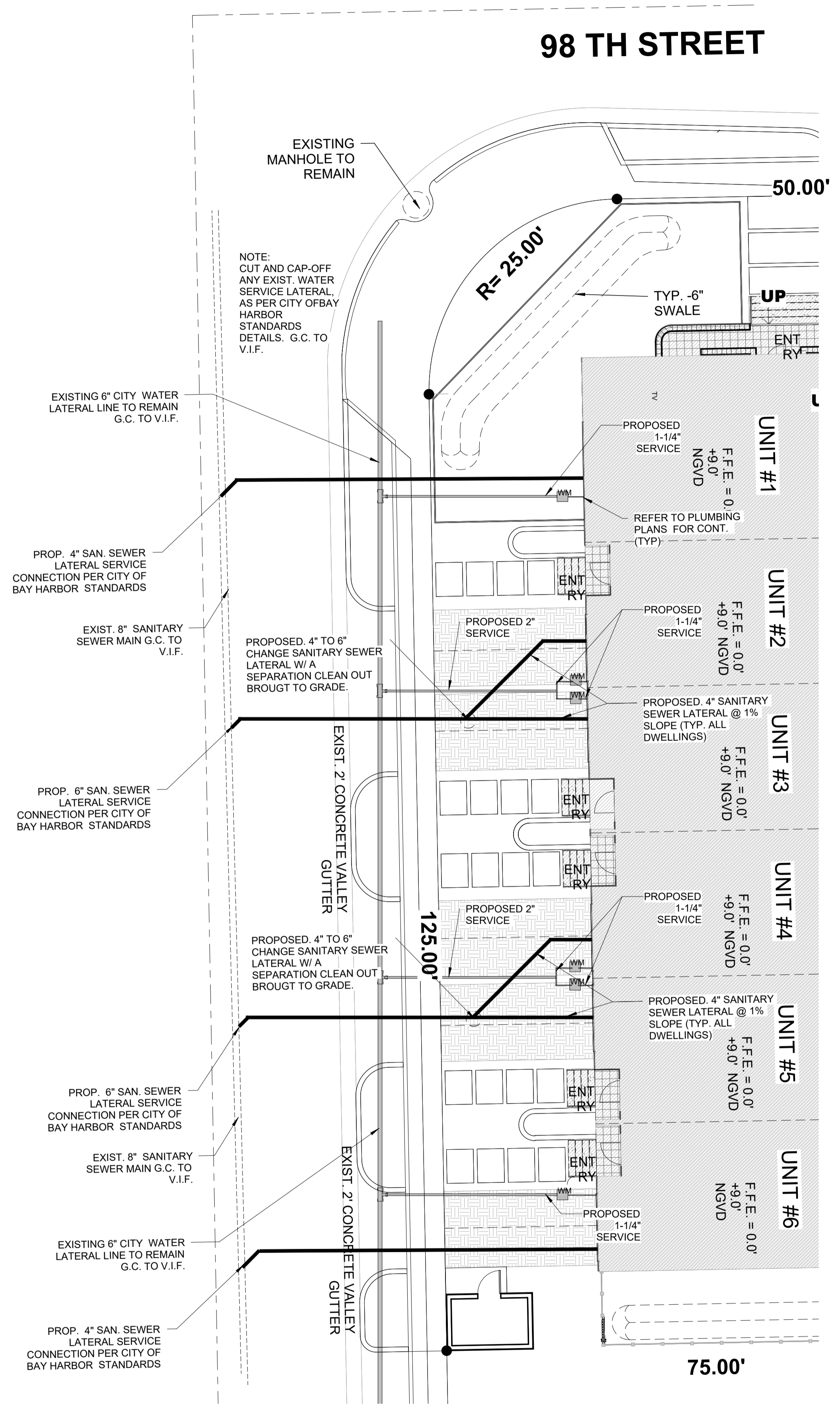
RAINFALL STORM DRAINAGE CALCULATIONS	
LOT AREA	11116 SF
BUILDING ROOF AREA	5240 SF
TOTAL IMPERVIOUS AREA	7421 SF
TOTAL PERVIOUS AREA (GRASS)	3695 SF
5 YR HOURLY RAINFALL RATE	3.2 INCH
PROPOSED SWALE AREA	1360 SF
PROPOSED SWALE DEPTH	6 INCH
PROPOSED PAVER DRIVEWAYS AREA	1633 SF

NOTE:
 * ALL ROOF DRAINAGE WATER TO BE DISCHARGED INTO PERVIOUS AREA (SWALES)
 * DRIVEWAYS & WALKWAYS RAINFALL WATER TO BE DISCHARGE INTO SWALE AT ADJACENT ROADS.

NOTE:
 * PROJECT STORMWATER DRAINAGE DESIGN CRITERIA WAS BASED UPON THE ADOPTED LEVEL OF SERVICE REQUIRING THE RETENTION OF THE FIRST INCH OF RUNOFF FROM THE ENTIRE SITE.



5 TYP. SWALE SECTION
 1/2" = 1'-0"



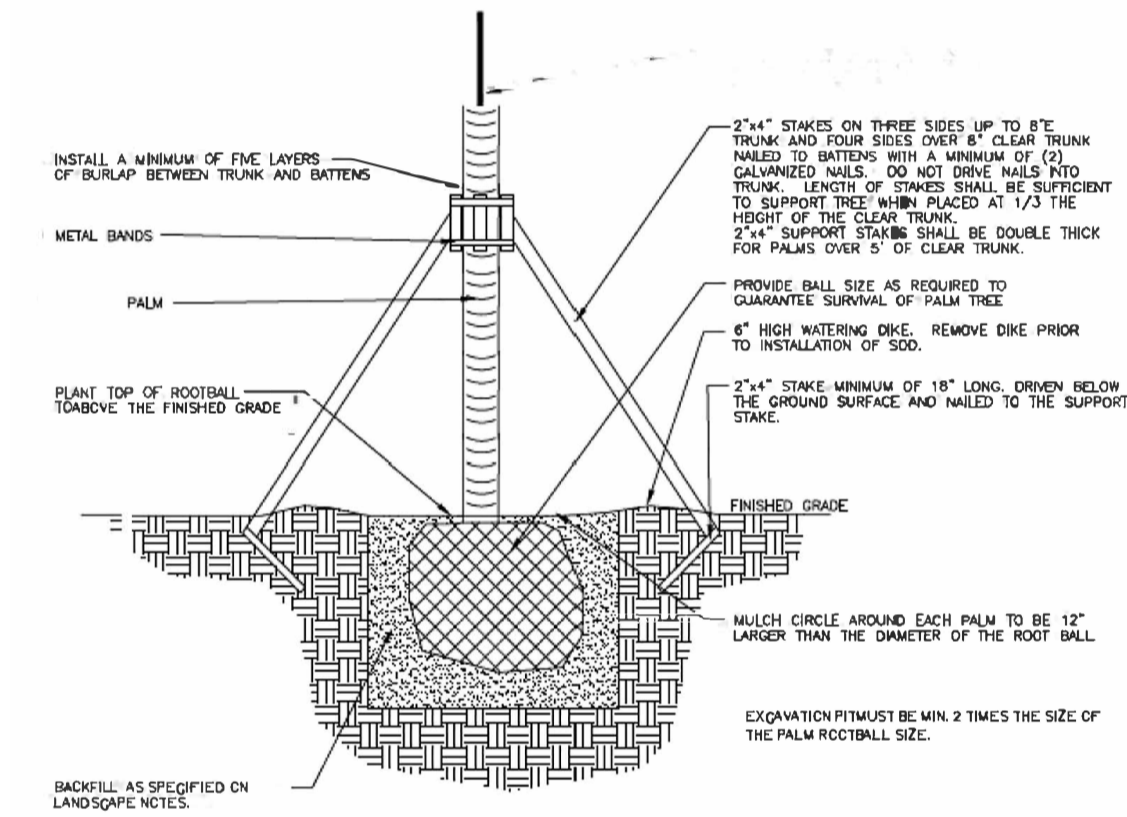
2 WATER & SEWER CONNECTION PLAN
 1" = 10'-0"

LANDSCAPE NOTES:

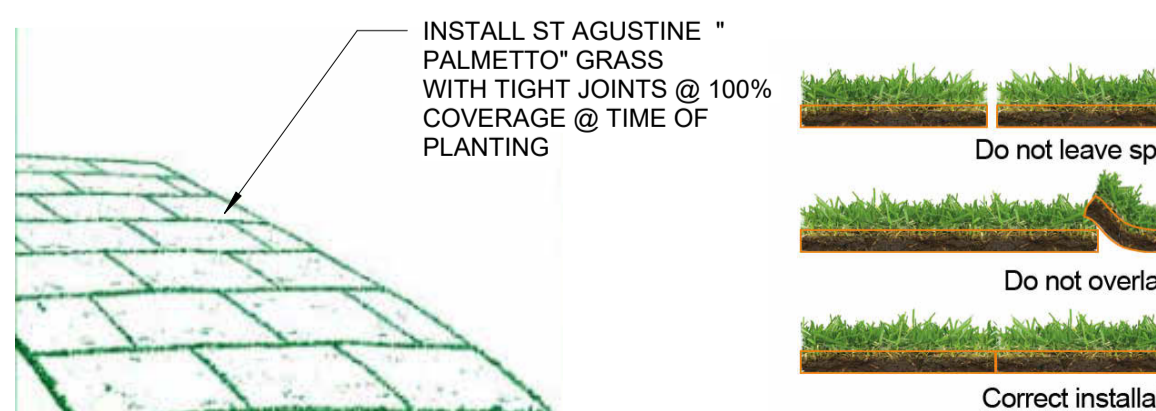
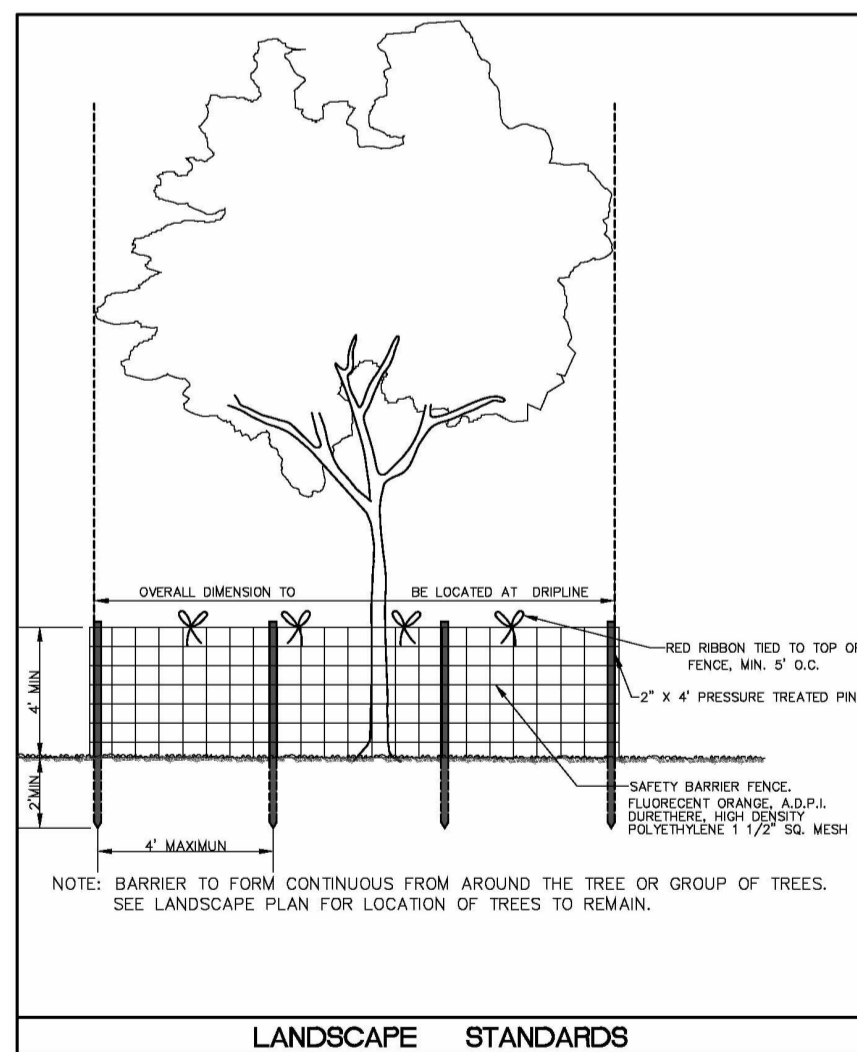
1. ALL PLANT MATERIAL MUST BE FLORIDA #1 OR GREATER AS PER CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY TREES"
2. ALL NEW AND EXISTING TREES AND PALMS IF ANY, SHALL BE ARSENIC-FREE MULCHED WITH A MINIMUM OF 3" OF CLEAN MULCH (RECYCLED, MALALEUCA), AND PLANTED ACCORDING TO PROPER HORTICULTURAL TECHNIQUES SHOULD ALSO BE INCLUDED ON THE SKETCH. PLEASE DO NOT USE RED OR CYPRESS MULCH.
3. PROVIDE TREE PROTECTION BARRICADES FOR PRESERVED TREE ON SITE AND ADJACENT TO PROPERTY.
4. EXCAVATION FOR TREES, SHRUBS, & GROUNDCOVERS MUST BE AT LEAST 2 TIMES THE SIZE OF THE ROOTBALL AND BACKFILLED WITH CLEAN 50% SAND / 50% MUCK SOIL MIX. PALM MAY HAVE HIGHER SAND RATIO BUT MINIMUM 50% SAND / 50% MUCK.
5. THE TOP OF ROOTBALLS ARE TO BE PLANTED 10% ABOVE SURROUNDING GRADE. AND ALL BURLAP, CAGES, GROWBAGS MUST BE REMOVED PRIOR TO PLANTING.
6. ANY TREE TRIMMING, INCLUDING ROOT PRUNING AND REMOVALS MUST BE PERFORMED BY A CITY OF WESTON REGISTERED TREE SERVICE PROVIDER.
7. LANDSCAPE CONTRACTOR TO VERIFY THE AVAILABILITY OF ALL THE PROPOSED SPECIFICATIONS OF ALL PLANT MATERIALS. PROPOSED PLANTS MUST BE AVAILABLE AND MUST BE FL. GRADE #1 OR BETTER. PLANT SPECIFICATIONS ON APPROVED PLANS ARE EXPECTED TO BE PROVIDED AND MUST PASS INSPECTION.
8. PROPOSED MULTI-STEMMED TREES, MUST HAVE 3-5 EQUAL-SIZED STEMS THAT ORIGINATE FROM THE GROUND AND NO CROSSING BRANCHES WILL BE ALLOWED.
9. NO CABBAGE PALMS ALLOWED TO BE INSTALLED.

LANDSCAPING - STANDARDS

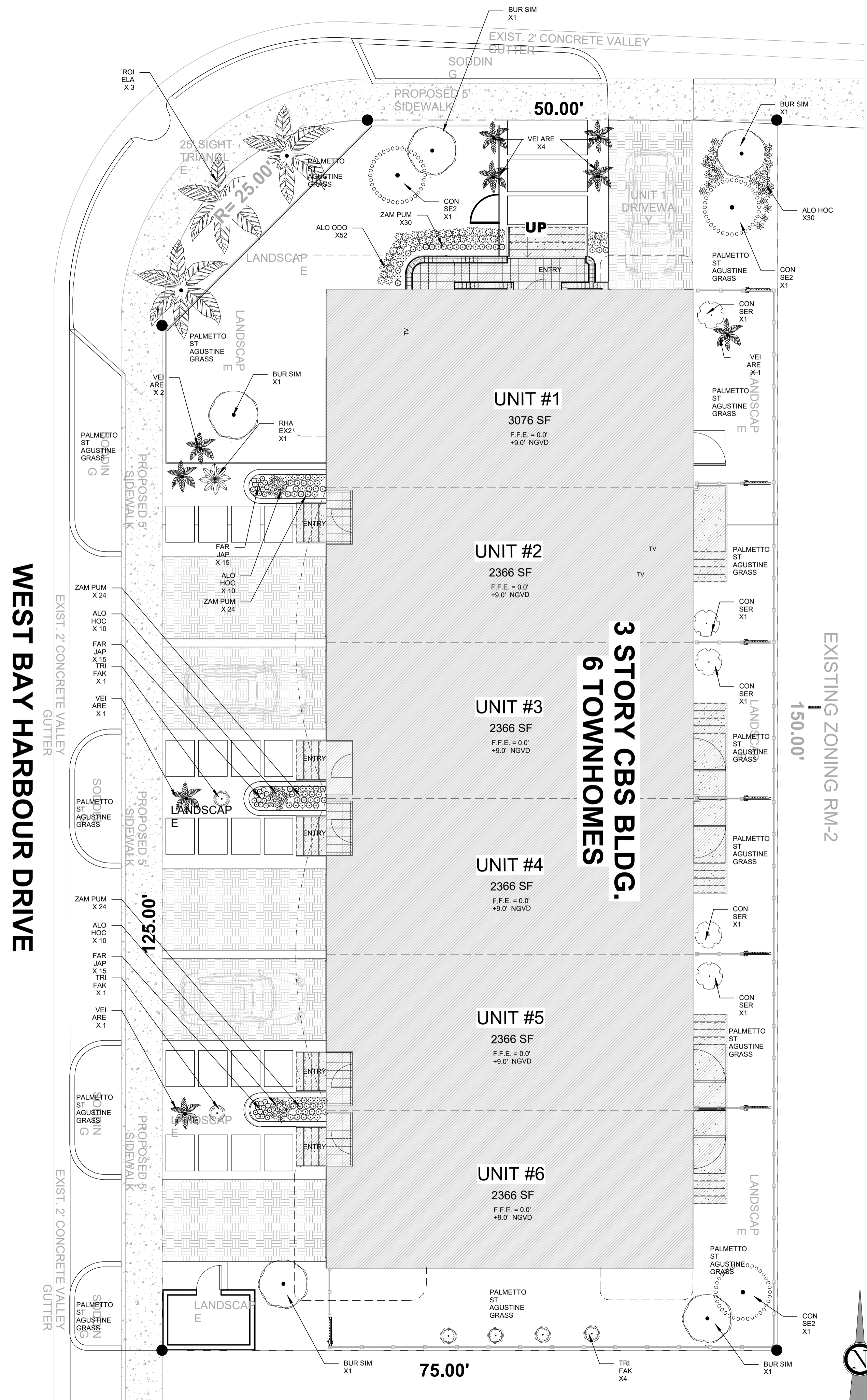
1. ALL TREES TO BE PLANTED ON SITE SHALL MEET THE FOLLOWING MINIMUM STANDARDS AT TIME OF INSTALLATION:
 - a. TREE HEIGHT: TWELVE (12) FEET
 - b. TRUNK DIAMETER: 3.5 INCHES MEASURED 4.5 FEET ABOVE GRADE
 - c. CANOPY DIAMETER: SEVEN (7) FEET. DIAMETER SHALL BE DETERMINED BY THE AVERAGE CANOPY RADIUS AT 3 POINTS MEASURED FROM THE TRUNK TO THE OUTERMOST BRANCH TIP. EACH RADIUS SHALL MEASURE AT LEAST 3.5 FEET IN LENGTH.
2. ALL PALMS TO BE PLANTED ON SITE SHALL MEET THE FOLLOWING MINIMUM STANDARDS AT TIME OF INSTALLATION:
 - a. PALM HEIGHTS: TWELVE (12) FEET CLEAR TRUNK OR GREY WOOD WHICHEVER IS GREATER.
 - b. CLUSTERS: STAGGERED HEIGHTS TWELVE (12) TO EIGHTEEN (18) FEET, AND
 - c. A GROUP OF THREE OR MORE PALM OR PINE TREES MAY NOT SUPERSEDE THE REQUIREMENT OF A CANOPY TREE IN THAT LOCATION



LANDSCAPE STANDARDS



98 TH STREET



LANDSCAPE PLAN

1/8" = 1'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D.B.H	HEIGHT	NATIVE	QTY	REMARKS
	BUR SIM	BURSERIA SIMARUBA	GUMBO LIMBO	-	4" DBH	1' 6"	YES	5	NATIVE
	CON SER	CONOCARPUS ERECTUS "SERICEUS"	SILVER BUTTWOOD	25 GAL.	2"	12'-14'	YES	3	4' CLEAR TRUNK
	ROI ELA	ROYSTONEA ELATA	CUBAN ROYAL PALM	6"	6"	18'-30'	NO	3	4' CLEAR TRUNK
	VEI ARE	VEITCHIA ARECINA	MONTGOMERY PALM	FIELD	3"	12'-14'	NO	9	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER SIZE	NATIVE	QTY	REMARKS	
	ALO ODO	ALOCASIA ODORA	ASIAN TARO	7 GAL.	POT	NO	5	ACCENT PLANT	
	ALO HOC	ALOCASIA X "REGAL SHIELDS"	REGAL SHIELDS ALOCASIA	7 GAL.	POT	NO	60	ACCENT PLANT	
	CON SER	CONOCARPUS ERECTUS "SERICEUS"	SILVER BUTTWOOD	18" INCHES HEIGHT	POT	YES	5	HEDGE PLANT	
	FAR JAP	FARFUGIUM JAPONICUM	LEOPARD PLANT	3 GAL.	POT	YES	4	ACCENT PLANT	
	MON DE2	MONSTERA DELICIOSA	SPLIT-LEAF PHILODENDRON	3 GAL.	POT	NO	1	ACCENT PLANT	
	RHA EX2	RHAPIS EXCELSA	LADY PALM	7 GAL.	POT	NO	1	ACCENT PLANT	
	TRI FAK	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	7 GAL.	GRASS	YES	7		
	ZAM PUM	ZAMIA PUMILA	COONTIE CYCAD	3 GAL.	POT	YES	10	NATIVE	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	CONTAINER SIZE	YES	QTY	SPACING	
	STE PAL	STENOTAPHRUM SECUNDATUM "PALMETTO"	PALMETTO ST. AGUSTINE GRASS	---	---	YES	2265 SF	GRASS	

	REQUIRED	PROVIDED
LANDSCAPE REQUIREMENTS ZONING DISTRICT RM-2		
SQUARE FEET OF REQUIRED OPEN SPACE (AS INDICATED ON SITE PLAN)	2,223 SQFT	3695 SQFT
LAWN AREA (SOD)	942 SQFT	2265 SQFT
NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENT = 28 TREES X .11 NET LOT ACRES = 3	28 TREES PER AC. = 7.14 TREES REQD	25 TREES INC. PALM TREES
EXISTING TREES = 2		
% NATIVE REQUIRED : NUMBER OF TREES PROVIDED X 30%	3	1
% DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 30%	7	1
% PALMS ALLOWED: NUMBER OF TREE REQUIRED X 30%	3	1
STREET TREES:		
NUMBER OF SHRUBS REQUIRED : NUMBER OF TREES X 10	71	19
% NATIVE TREES REQUIRED: NUMBERS OF TREES PROVIDED X 30%	1	3
% NATIVE SHRUBS REQUIRED: NUMBERS OF SHRUBS PROVIDED X 30%	9	13
% DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED : NUMBERS OF SHRUBS PROVIDED X 20% =	6	19

TREE

ALL TREES, EXCEPT STREET TREES, SHALL BE A MINIMUM OF TWELVE (12) FEET HIGH AND HAVE A MINIMUM CALIPER OF TWO (2) INCHES AT TIME OF PLANTING, EXCEPT THAT THIRTY (30) PERCENT OF THE TREE REQUIREMENT MAY BE MET BY NATIVE SPECIES WITH A MINIMUM HEIGHT OF TEN (10) FEET AND A MINIMUM CALIPER OF ONE AND ONE-HALF (1 1/2) INCHES AT TIME OF PLANTING.

STREET TREES SHALL BE OF A SPECIES TYPICALLY GROWN IN MIAMI-DADE COUNTY WHICH NORMALLY MATURE TO A HEIGHT OF AT LEAST TWENTY (20) FEET. STREET TREES SHALL HAVE A CLEAR TRUNK OF FOUR FEET, AN OVERALL HEIGHT OF FIFTEEN (15) FEET AND A MINIMUM CALIPER OF THREE (3) INCHES AT TIME OF PLANTING, AND SHALL BE PROVIDED ALONG ALL ROADWAYS AT A MAXIMUM AVERAGE SPACING OF THIRTY (30) FEET ON CENTER, EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE. THE THIRTY (30) FOOT AVERAGE SPACING REQUIREMENT FOR MULTIPLE SINGLE FAMILY UNITS SHALL BE BASED ON THE TOTAL LINEAL FOOTAGE OF ROADWAY FOR THE ENTIRE PROJECT AND NOT BASED ON INDIVIDUAL LOT WIDTHS. STREET TREES SHALL BE PLACED WITHIN THE SWALE AREA OR SHALL BE PLACED ON PRIVATE PROPERTY WHERE DEMONSTRATED TO BE NECESSARY DUE TO RIGHT-OF-WAY OBSTRUCTIONS AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT. STREET TREES PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLACED WITHIN SEVEN (7) FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHIN SEVEN (7) FEET OF THE SIDEWALK.

PALMS:
PALMS OF A 14-FOOT MINIMUM OVERALL HEIGHT AND A MINIMUM CALIPER OF (3) INCHES AT TIME OF PLANTING SHALL COUNT AS A REQUIRED TREE ON THE BASIS OF TWO (2) PALMS PER TREE, EXCEPT AS PROVIDED HEREIN FOR PALM USED AS OF STREET TREE.

SHRUBS:
ALL SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.

GROUND COVER:
GROUND COVER PLANTS USED IN LIEU OF GRASS, IN WHOLE OR IN PART, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR AFTER PLANTING.

MULCH:
MULCHES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK TITLED "A GUIDE TO FLORIDA FRIENDLY LANDSCAPING" BY THE UNIVERSITY OF FLORIDA.

PLANTS INSTALLED PURSUANT TO THIS CODE SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARDS FOR "FLORIDA NUMBER ONE" AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II," PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

TREES INSTALLED PURSUANT TO THIS CODE SHALL HAVE ONE (1) PRIMARY VERTICAL TRUNK AND SECONDARY BRANCHES FREE OF INCLUDED BARK UP TO A HEIGHT OF SIX (6) FEET ABOVE NATURAL GRADE.

ALL NEWLY-PLANTED AND RELOCATED PLANT MATERIAL SHALL BE WATERED BY TEMPORARY OR PERMANENT IRRIGATION SYSTEMS UNTIL SUCH TIME AS THEY ARE ESTABLISHED AND SUBSEQUENTLY ON AN AS NEEDED BASIS TO PREVENT STRESS AND DIE OFF IN COMPLIANCE WITH EXISTING WATER RESTRICTIONS.

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF ORLANDO CASTRO ARCHITECT. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS, AND SPECIFICATIONS.

CLIENT NAME AND ADDRESS:
WEST BAY HARBOR 9761 LLC
9761 WEST HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:
BAY HARBOR TOWNHOUSES

ORLANDO CASTRO
ARCHITECT.
AR98530

ADDRESS: 9039 WEST SUNRISE BLVD
PLANTATION FL. 33322
PH: (954) 474-0220
EMAIL: america-gcs@hotmail.com

JOB NUMBER: 2024-0010
DATE: 10-25-2024
DRAWN BY: ALBO
CHECKED BY: O.C.S.

REVISIONS

NO.	DESCRIPTION

LANDSCAPE PLAN

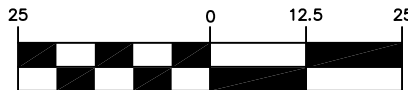
SHEET

LSCP -101

OF

ARCHITECT

GRAPHIC SCALE



(IN FEET)
1 inch = 25 ft.



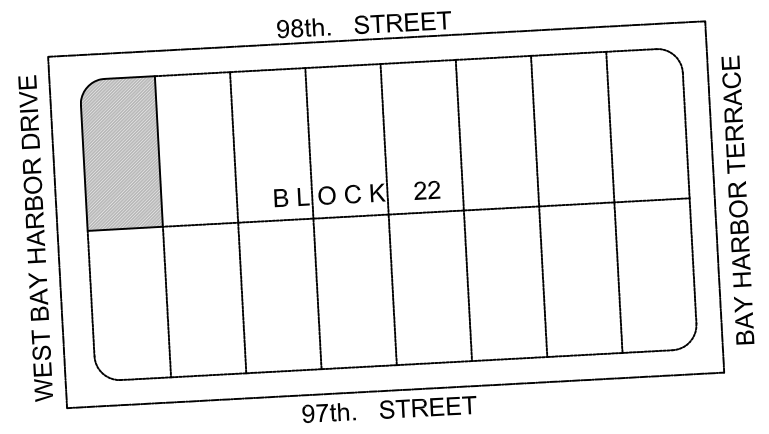
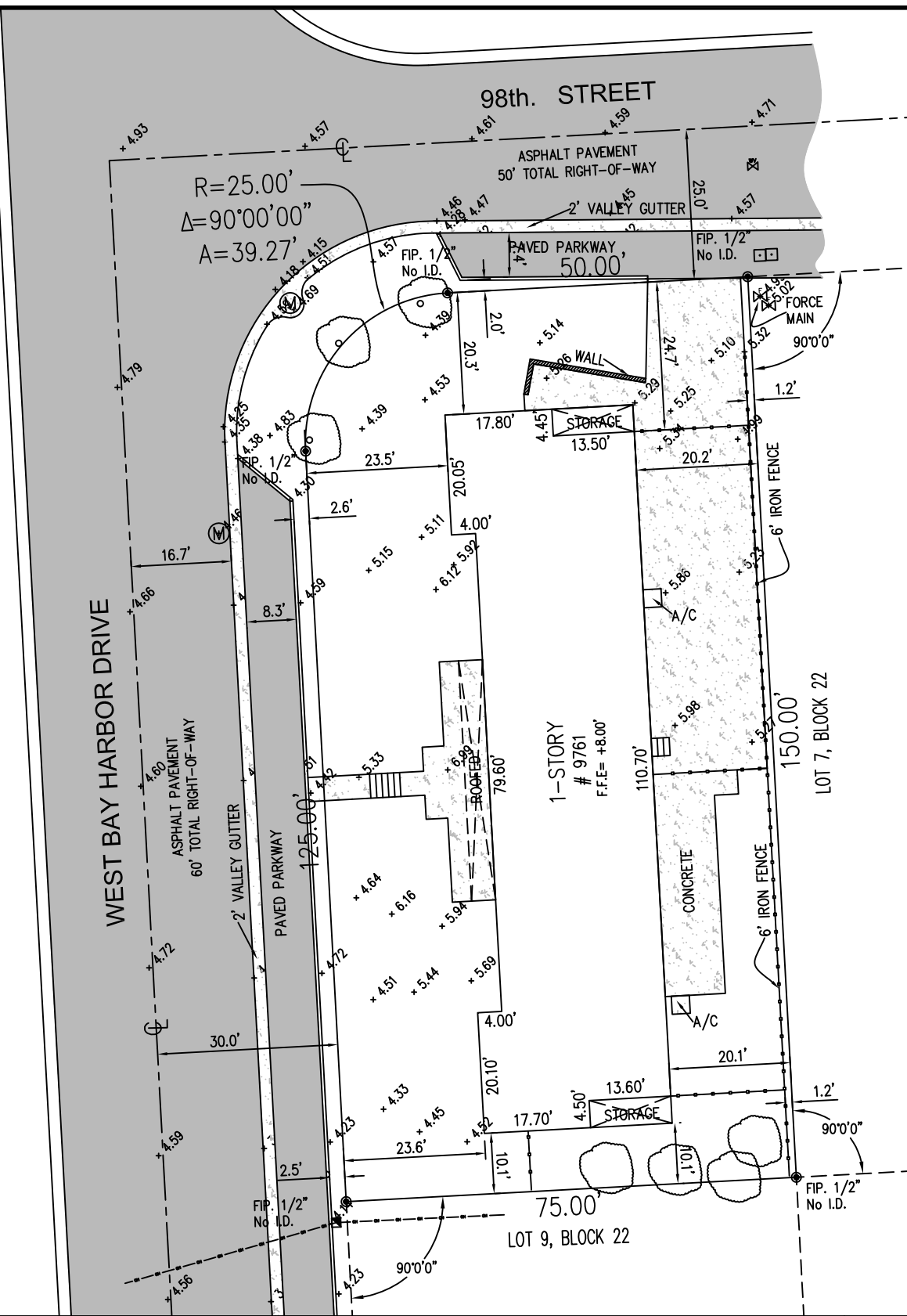
ABBREVIATIONS LEGEND

- A = ARC
- (C) = CALCULATED
- CH = CHORD
- C.N.A. = CORNER NOT ACCESSIBLE
- CONC. = CONCRETE
- Δ = DELTA
- F.C. = FENCE CORNER
- F.D.H. = FOUND DRILL HOLE
- F.E. = FENCE ENDS
- F.F.E. = FINISHED FLOOR ELEVATION
- F.I.P./F.I.R. = FOUND IRON PIPE/ROD
- F.N. = FOUND NAIL
- F.N&D. = FOUND NAIL AND DISC
- F.P.K.N. = FOUND PARKER KALON NAIL
- I.D. = SURVEYOR'S IDENTIFICATION
- L = LENGTH
- (M) = MEASURED
- O/S = OFFSET
- (P) = PLATTED
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- PG. = PAGE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
- S.N.D. = SET NAIL AND DISC
- TAN = TANGENT
- (TYP.) = TYPICAL
- U.E. = UTILITY EASEMENT

- — — — — OVERHEAD WIRE LINE
- — — — — WOOD FENCE
- x — x — CHAIN LINK FENCE
- o — o — IRON/ALUMINUM FENCE
- o — o — POLYVINYLCHLORIDE FENCE (PVCF)
- — — — — MONUMENT LINE
- — — — — CENTERLINE
- — — — — PROPERTY LINE
- ASPHALT PAVING
- CONCRETE
- CONCRETE BLOCK STUCCO
- OVERHANG (O/H) OR ROOF

SYMBOL LEGEND

- [Symbol] = AIR CONDITIONER
- [Symbol] = BELL SOUTH BOX
- [Symbol] = CABLE BOX
- [Symbol] = CATCH BASIN
- [Symbol] = CONCRETE LIGHT POLE
- [Symbol] = CONTROL VALVE BOX
- [Symbol] = ELECTRIC BOX
- [Symbol] = EXISTING ELEVATIONS
- [Symbol] = ELECTRIC METER
- [Symbol] = ELECTRIC SERVICE BOX
- [Symbol] = FIRE HYDRANT
- [Symbol] = FLORIDA POWER & LIGHT BOX
- [Symbol] = HANDICAP SPACE
- [Symbol] = INLET
- [Symbol] = LIGHT POLE
- [Symbol] = METAL LIGHT POLE
- [Symbol] = POOL PUMP
- [Symbol] = SANITARY MANHOLE
- [Symbol] = SPRINKLER PUMP
- [Symbol] = WATER METER
- [Symbol] = WATER VALVE
- [Symbol] = WOOD POLE



TAX FOLIO #: 30-2227-001-3820
PROPERTY ADDRESS: 9761 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
CERTIFIED TO: 1. WEST BAY HARBOR 9761 LLC

LEGAL DESCRIPTION: Lot 8, in Block 22, 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.

- SURVEYOR'S NOTES:**
- LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
 - ANY ELEVATIONS SHOWN HEREON ARE PER NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
 - NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
 - DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
 - THIS SURVEY WAS PREPARED FOR PERMITTING.
 - IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



SIGNED: _____
 JULIO S. PITA SURVEYOR AND MAPPER
 FLORIDA LICENSE NO.: 5789
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

DRAWN BY: L.R.
CHECKED BY: J.S.P.
SCALE: 1" = 25'
FIELD DATE: 09-17-24
JOB No. 2024-0466
SHEET: 1

UNLIMITED SURVEYING SERVICES, LLC

10760 S.W. 43rd TERRACE MIAMI, FLORIDA 33165 PHONE: 786-970-7577 E-MAIL: arodriguez0525@comcast.net

PREPARED FOR: WEST BAY HARBOR 9761 LLC	TYPE OF PROJECT: SKETCH OF SURVEY
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FLOOD ELEVATION INFORMATION:	
Date of Field Work:	09-17-2024
DATE OF FIRM:	09/11/2009
COMMUNITY No:	120637/BAY HARBOR
PANEL:	0144 SUFFIX: L
ZONE:	AE
BASE FLOOD ELEVATION:	+8'
BENCHMARK NO:	MIAMI-DADE
ELEVATION:	