

*When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.*

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

**MEETING OF THE DESIGN REVIEW BOARD**

**QUASI-JUDICIAL PUBLIC HEARING**

**January 7, 2025  
7:00 PM**

**AGENDA**

**CALL TO ORDER:** Set for 7:00 p.m.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL**

1. Request for approval of a revision to a new single-family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, April 7, 2022 (revisions), and September 6, 2022 (revisions) the Board approved the site plan for a new single-family home. Recently as part of an early TCO inspection the contractor and owner approached the Town with additional revisions. The owner is proposing some architectural changes to the previously approved plan. Town staff determined the extent of the proposed changes was too substantial for staff to approve administratively. Enclosed please find the previously approved and new proposed plans and elevation. (Item #1)

*\* Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval of an outdoor recreational court for "Stuart & Stacey Schwadron" located at 1270 98 Street, Lots 5 & 6 of Block 29. The owners are proposing to construct a tennis court on an existing single family residence. Lot number 5 the home was demolished and removed, grass was installed and now is a vacant lot. Enclosed please find the proposed plans and elevation. (Item #2)

*\* Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for a new multifamily dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On March 5, 2024 and August 6, 2024 the Board deferred the project due to some design considerations. A revised site plan was submitted for modifications as requested by the Board. The developer is proposing to construct a new thirty-nine (39) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed revised building would require the developer to acquire 1 TDR. Enclosed please find the site plan and elevations. (Item #3)

*\* Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

**PUBLIC COMMENT** - for the purpose of hearing any public comment with respect to an application for site plan approval at 1130 - 1150 93 Street.

4. Request for approval for a new multifamily dwelling for "LA JOLLA DINA LLC" located at 10084 West Bay Harbor Drive, Lot 15 of Block 3. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed site design incorporates one rectangular shaped building at 64' above BFE + 1 FBC freeboard to the top of the main roof deck. The proposed building would not require any TDR units. Enclosed please find the site plan and elevations. (Item #4)

*\* Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

**PUBLIC COMMENT** - for the purpose of hearing any public comment with respect to an application for site plan approval at 10084 West Bay Harbor Drive.

### **CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING**

5. Approval of Meeting Minutes:
  1. November 12, 2024
  2. April 16, 2024
  3. March 5, 2024

**ADJOURNMENT:** Approximately 8:00 p.m.

*Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board 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 purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

**AGENDA ITEM REPORT**

January 7, 2025

**ITEM NUMBER: 1.**

**ITEM:** Request for approval of a revision to a new single-family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, April 7, 2022 (revisions), and September 6, 2022 (revisions) the Board approved the site plan for a new single-family home. Recently as part of an early TCO inspection the contractor and owner approached the Town with additional revisions. The owner is proposing some architectural changes to the previously approved plan. Town staff determined the extent of the proposed changes was too substantial for staff to approve administratively. Enclosed please find the previously approved and new proposed plans and elevation. (Item #1)

**DESCRIPTION:**

**RECOMMENDED ACTION:**

The design meets the Town Code and was approved by Michael Miller Planning Associates.

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**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By:           Ayanidys Martinez  
                                  Ayanidys Martinez


**ATTACHMENTS**

1.	BHI 10130 WBVD SFR Rev DRB Staff Report Nov 6 2024
2.	GAD Residence -10130 W Broadview Dr - Narrative 10-28-2024
3.	10130 W. Brdv Drive DRB Set 1.7.2025

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

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**To:** Design Review Board (DRB)  
Town of Bay Harbor Islands

**From:** Michael J. Miller, AICP   
Consultant Town Planner

**Date:** November 6<sup>th</sup>, 2024

**Subject:** Single-Family Residence – New Home Under Construction – Revision #3  
Misc. Final Revisions  
Street PL Fence & Gate / Front Entry / Doors & Windows / North Façade  
10130 West Broadview Drive  
Bay Harbor Islands Acct. No.: SPR21-000005 / SPR22-000004 / SPR22-000022 /  
SPR2024-000023  
MMPA Acct. No.: 01-0702-1104

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**RECOMMENDED ACTION**

MMPA recommends the Design Review Board review the contents of this staff report, the revised Site Development Plans (dated 10/21/24) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for revisions to previously approved plan for a new single-family waterfront home now under construction located at 10130 West Broadview Drive.

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**PROJECT DESCRIPTION & HISTORY / REQUESTED MODIFICATIONS**

In April 2021 a Site Development Plan application was made to the Town for a new single-family home located at 10130 West Broadview Drive. The Town's former Planning & Zoning Board (renamed Design Review Board on 11/30/21) reviewed the application on several occasions and finally approved the Site Development Plan on 7/20/21, subject to several conditions. Subsequently a building permit application was made to the Town and issued. Construction has been ongoing for some time and is nearing completion. In Jan. 2022 the contractor approached the Town with concepts for revisions to the original plans. The Town staff determined the extent / nature of the proposed changes was too substantial for staff to approve administratively per Sec. 5-23.1. On 2/16/22, the Town received an application to modify the previously approved Site Development Plans. The DRB approved those plan revisions on 4/07/22. In July 2022 the contractor inquired about modifications to the rear yard (waterfront) gazebo & pool deck (expansion). Again, due to the

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**Town of Bay Harbor Islands  
Design Review Board Staff Report  
10130 West Broadview Drive – Single-Family Residence – Revision #3  
Misc. Final Revisions  
Street PL Fence & Gate / Front Entry / Doors & Windows / North Façade / Misc.  
November 6<sup>th</sup>, 2024  
Page 2**

extent / nature of the proposed changes Town staff determined the changes were too substantial for staff to approve administratively per Sec. 5-23.1. The DRB approved those plan revisions on 9/06/22 subject to a few conditions. Recently as part of early TCO inspections the contractor / owner approached the Town with additional revisions to the original and previous 2022 revised plans. The Town staff again determined the extent / nature of the proposed changes was too substantial for staff to approve administratively per Sec. 5-23.1.

**GENERAL PROJECT INFORMATION**

**Land Use Designation:** L – Low Density Residential  
**Zoning District:** RD Single-Family District  
**General Location:** 10130 West Broadview Drive  
**Legal Description:** Lot 45 and the North ½ of Lot 46 from front to rear adjoining Lot 45, Block 23, of “Bay Harbor Island”, according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

The project architect, Daniel Sorogon @ Florida Architectural Services, Inc., and project contractor, Michael Jaar @ The Jaar Group, as agents for the property owner, 2N Washington, LLC (Michael & Irina Gad), originally submitted an application to construct a new single-family residence on a waterfront lot (Biscayne Bay) located at 10130 West Broadview Drive in April 2021. The former 3,723 sq. ft. single-story home (built in 1951) was demolished and is being replaced with a new two-story 9,900+/- sq. ft. home that has 7 bedrooms / 8½ baths and a two (2) car garage. As stated previously, the Town's former Planning & Zoning Board (now DRB) approved the new project on 7/20/21. The new home is now under construction and nearing completion. In April 2022 the Town's DRB approved some exterior architectural revisions to the original house design. In September 2022 the Town's DRB approved some changes to the rear yard (waterfront) gazebo & pool deck (expansion). Recently as part of early TCO inspections the contractor / owner approached the Town with additional revisions to the original 2021 plans and 2022 revised plans. MMPA notes most of the new requested changes involve “fine-tuning” alterations to the house, such as door finishes, the front yard privacy fence & vehicular entry gate, deletion of a decorative metal tube architectural feature over the front entry, adding 2 windows to the north elevation for the fitness / gym area, adding a pizza oven at the BBQ area on the rear deck, redesigning the north house façade, and a few other minor cosmetic changes.

A building permit application was filed and issued. The home has been under construction for some time and is nearing completion. As is customary a few minor refinements were submitted and processed by staff through the building permit process, as staff felt those items did not alter the design appearance of the house / site. Code Section 5-23.1(c) relates to changes made to plans previously approved by the Design Review Board (DRB). The Code / Resolution #1077 specifies the types of changes that the DRB must approve and what the staff can administratively approve. Due to the extent of the new 2024 changes and Code / Res. – staff believes the DRB must review / approve these revisions to the exterior façade.

MMPA has confirmed the revised plans meet the Town's setback, open space, and other Code requirements. The project architect, Florida Architectural Services, Inc., as agent for the property owner (M/M Michael Gad), has submitted "before / after" plan revisions for the items and a letter dated October 28<sup>th</sup>, 2024, listing the proposed modifications (see attached).

**SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS**

The revised Site Development Plans submitted to the Town for revisions to the previously approved plans for changes to be installed / have been installed at a new single-family home now under construction located at 10130 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements.

The following condition of approval is recommended:

- 1) This approval is based on the plans prepared by Florida Architectural Services, Inc. dated October 21<sup>st</sup>, 2024, with any modifications required by the DRB. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

**DANNYSOROGON**  
ARCHITECTURE | CONSTRUCTION | MANAGEMENT  
Florida Contracting & Construction Services Inc.  
Florida Architectural Services  
www.dannysorogon.com

**Town of Bay Harbor Islands  
Planning & Zoning Board  
9655 Bay Harbor Terrace , 2<sup>nd</sup> floor  
Bay Harbor Islands, FL 33154**

**October 28, 2024**

**Re: Narrative for requested changes to 10130 W Broadview Dr**

**To whom It May concern:**

**Please accept the following items as changes to the original set of proposed plans for the above mentioned project:**

1. Redesign front façade modifying architectural fixtures:
  - Front Vehicular gate, new design
  - Remove the screen at front house elevation
  - Solid dark wood door for front door
  - Add the actual dock layout,
  - Garage door solid Bermuda bronze
  - 2 windows at gym
  - New layout front door and windows
  - New pizza oven at BBQ area
  - New booster pump added
  - Redesign North side façade.

**Submitted by:**



Digitally  
signed by  
Daniel  
Sorogon  
Date:  
2024.10.28  
11:14:20  
-04'00'

**Daniel Sorogon, architect, AR0010418**

c. 305.970.1235 o. 305.653.0212 f. 305.653.0232  
34 NW 168th Street North Miami Beach, FL. 33169  
dansorogon@aol.com

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# PROPOSED RESIDENCE FOR: MR. & MRS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

PLANNING AND ZONING BOARD

APPROVED FACADE



10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154  
 THE WORK PRODUCT PROVIDED BY FLORIDA ARCHITECTURAL SERVICES, INC. IS SOLE PROPERTY OF FLORIDA ARCHITECTURAL SERVICES, INC. THE WORK PRODUCT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF FLORIDA ARCHITECTURAL SERVICES, INC.



PROPOSED FACADE



10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154  
 THE WORK PRODUCT PROVIDED BY FLORIDA ARCHITECTURAL SERVICES, INC. IS SOLE PROPERTY OF FLORIDA ARCHITECTURAL SERVICES, INC. THE WORK PRODUCT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF FLORIDA ARCHITECTURAL SERVICES, INC.



APPROVED FRONT PRIVACY FENCE AND GATE



PROPOSED FRONT PRIVACY FENCE AND GATE



**PROJECT TEAM**

**ARCHITECT**

Daniel Sorogon  
 Florida Architectural Services, Inc.  
 34 N.W. 108 Street, North Miami Beach, FL 33186  
 OR 305-464-1312  
 Fax 305-464-0232  
 Cell 305-470-1215  
 Email: dsorogon@fasandesign.com  
 Web: www.fasandesign.com



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THE 2021 FLORIDA BUILDING CODE FOR DESIGN

SCOPE OF WORK:  
NEW CONSTRUCTION OF A TWO-STORY, SINGLE-FAMILY DWELLING

MUNICIPALITY: TOWN OF BAY HARBOR ISLANDS, FLORIDA  
 OCCUPANCY CLASSIFICATION: RESIDENTIAL, GROUP R-3

DRAWING INDEX	
A-0	COVER SHEET
A-1	SITE PLAN
A-1.1	SURVEY
A-2	EXTERIOR ELEVATIONS APPROVED/PROPOSED
A-3	EXTERIOR ELEVATIONS APPROVED/PROPOSED
A-5	EXTERIOR ELEVATIONS APPROVED/PROPOSED
A-6	COLOR ELEVATIONS APPROVED/PROPOSED
A-7	COLOR ELEVATIONS APPROVED/PROPOSED
A-8	COLOR ELEVATIONS APPROVED/PROPOSED
A-9	COLOR ELEVATIONS APPROVED/PROPOSED
A-10	COLOR ELEVATIONS APPROVED/PROPOSED
A-11	MATERIALS SHEET PROPOSED
A-12	STREET VIEW
A-13	RENDERINGS



REVISIONS	BY
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR:  
MR. & MRS. GAD  
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154  
ES&LS 10.15.2024 08:56:35 AM

florida architectural services inc.  
daniel sorogon architect/planner  
AR 0010418  
34 N.W. 108 TH. STREET, NORTH MIAMI BEACH, FL 33169 (305) 653-0212



DRAWN: CB  
 CHECKED: DS  
 DATE: OCT. 9, 2024  
 SCALE:  
 JOB NO: GAD RESIDENCE  
 SHEET NO: 10-1  
 OF 13 SHEETS  
 COLOR ORIGINAL

# PROPOSED RESIDENCE FOR MR. & MS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

### LEGAL DESCRIPTION:

LOT 45 AND THE 1/3 OF LOT 46 FROM FRONT TO REAR ADJOINING TO LOT 45, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 519, ON THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FEMA FLOOD ELEVATION  
(AS SPECIFIED BY THE TOWN OF BAY HARBOR)

### FLOOD LEGEND

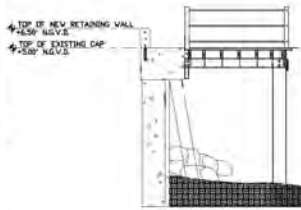
FLOOD ZONE: AE  
FLOOD MAP: 33062C  
PANEL: 2044  
SUFFIX: L  
PANEL DATE: 09/10/2003  
BASE FLOOD ELEVATION ON DEPTH 0' NGVD: 7.0'  
FEMA FLOOD ELEVATION (AS SPECIFIED BY THE TOWN OF BAY HARBOR): 8.61' NGVD  
COMUNITY NUMBER: 00638  
SUFFIX: 1  
ELEVATION: 7.1'  
HIGHEST CORNER OF ROAD: 4.46'  
LOWEST ADJACENT GRADE: 4.60'  
HIGHEST ADJACENT GRADE: 6.25'

REQUIRED PROVIDE FINISH FLOOD ELEVATION:  
8.61' NGVD FEMA 1' FREE BOARD = 9.61' NGVD  
LOWEST ELEVATION OF EQUIPMENT: 9'-0" NGVD

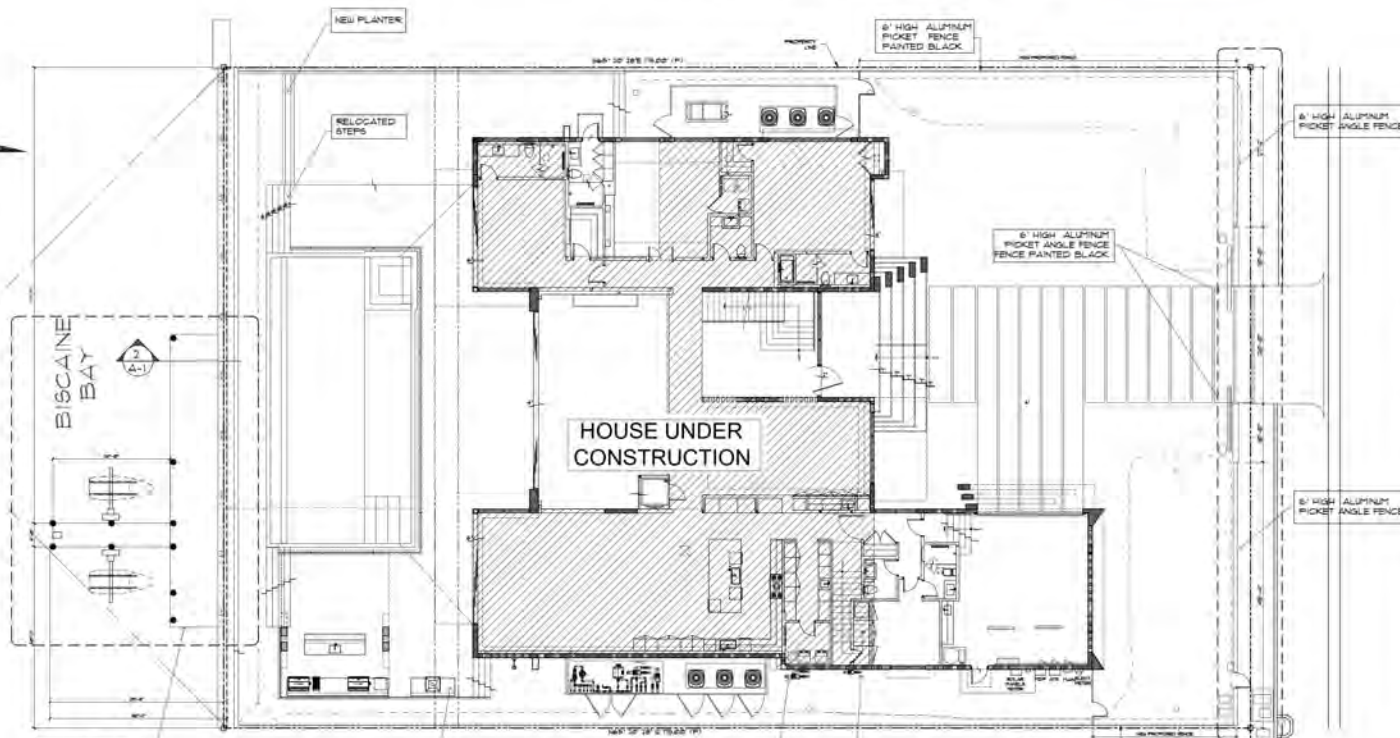
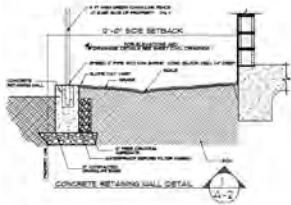
### LOCATION OF PROJECT



LOCATION MAP  
N.T.S.

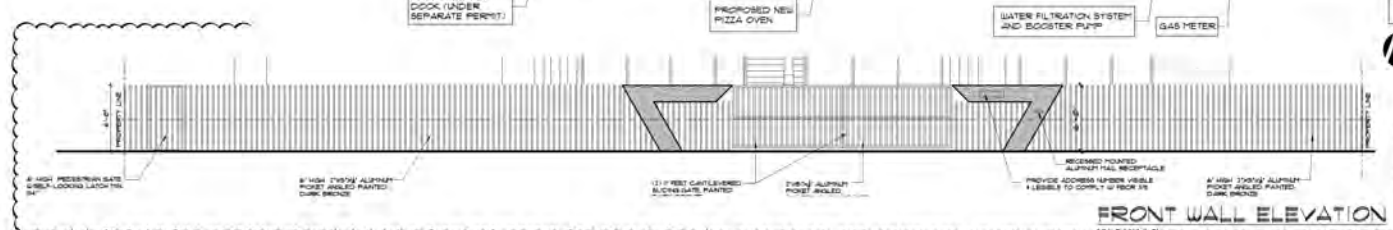


CONCRETE RETAINING WALL DETAIL  
N.T.S.



HOUSE UNDER CONSTRUCTION

WEST BROADVIEW DRIVE



FRONT WALL ELEVATION  
SCALE: 1/8" = 1'-0"

SITE PLAN  
SCALE: 1/8" = 1'-0"

HATCHED AREA INDICATES SECOND FLOOR ABOVE  
DASHED LINE INDICATES EXISTING GRADE ELEVATION  
SOLID LINE INDICATES NEW GRADE ELEVATION



REVISIONS	BY
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR:  
MR. & MRS. GAD  
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154  
EOL 10.10.2015 08:30 AM

florida architectural services inc.  
daniel sorogon AR 0010418 architect/planner  
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169 (305) 653-0012



DRAWN: CB  
CHECKED: DS  
DATE: OCT 9, 2024  
SCALE: 1" = 10'  
JOB NO: GAD RESIDENCE  
SHEET NO: 1  
OF 15 SHEETS  
COLOR ORIGINAL

PAGE 1 OF 1

**TYPE OF SURVEY:**

- BOUNDARY
- ALTAZAS
- CONSTRUCTION
- TOPOGRAPHIC
- CONDOMINIUM
- SPECIAL PURPOSE

**PRINTING INSTRUCTIONS:**  
 WHEN PRINTING THIS JOB, PLEASE SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

- ABBREVIATION LEGEND**  
 (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)
- A or AL = ARC LENGTH
  - CA = CENTRAL ANGLE
  - CATY = CABLE TYPASSER
  - CF = CALCULATED FROM FIELD
  - CH = CALCULATED FROM RECORD
  - CH = CHORD DISTANCE
  - CO = CLEANOUT
  - CONC = CONCRETE
  - DE = DRAINAGE EASEMENT
  - PI = POINT OF INTERSECTION
  - PT = POINT OF TANGENCY
  - PC = POINT OF CURVE
  - PRC = POINT OF REVERSE CURVE
  - RCC = POINT OF COMPOUND CURVE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENT
  - PH = POOL HEATER
  - PP = POOL PUMP
  - EL or ELEV = ELEVATION
  - EM = ELECTRIC METER
  - FR = FOUND IRON ROD
  - FM = FOUND NAIL
  - FND = FOUND
  - L = LEGAL DESCRIPTION
  - M = MEASURED
  - OH = OVERHEAD CABLE
  - P = PILE
  - R = RADII
  - SEC = SECTION
  - TWP = TOWNSHIP
  - RNG = RANGE
  - QTR = QUARTER
  - TR = TELEPHONE RISER
  - UE = UTILITY EASEMENT
  - WM = WATER METER
  - WV = WATER VALVE

- SYMBOLS - NOT TO SCALE**  
 (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)
- UTILITY POLE
  - LIGHT POLE
  - CATCH BASIN
  - FIRE HYDRANT
  - MANHOLE
  - WATER VALVE
  - WATER METER
  - HANDICAP PARKING SPACE
  - SEC. QTR. CORNER
  - SECTION CORNER
  - WELL
  - CENTER LINE
  - SHEDRY WALL
  - AIR CONDITIONER
  - SEPTIC LID
  - ELEV. SHOT

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTERS 17.051 & 17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 17.052, PURSUANT TO SECTION 47.025, FLORIDA STATUTES.

**Digitally signed by**  
**Pablo A Alvarez**  
 Date: 2024.09.16  
 16:00:06 -04'00'

SIGNATURE: DATE: 9-16-2024  
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

**LEGAL DESCRIPTION**  
 LOT 41 AND THE 1/2 OF LOT 40 FROM TRACT 1028888 ALIGNED TO LOT 41, BLOCK 21, BAY HARBOR BLVD., ACCORDING TO THE PLAT HEREON AS RECORDED IN PLAT BOOK 48, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**PROPERTY ADDRESS**  
 700 W. HILLSBORO BLVD.  
 BAY HARBOR BLVD. # 2019A

**INVOICE NUMBER:** 112591-5E  
**INVOICE NUMBER:** 127473-5E  
**DATE OF FIELD WORK:** 09/16/2024

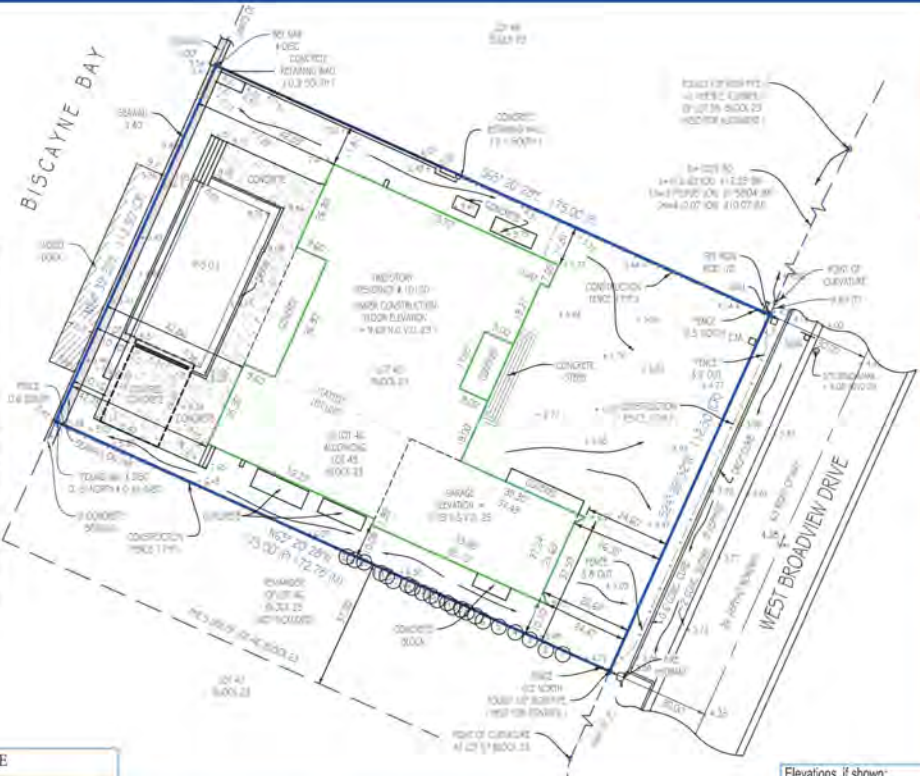
**CERTIFIED TO:**  
 MICHAEL & IRINA GAD

**FLOOD ZONE:** AE  
 FLOOD MAP: 13086  
 PANEL: 144  
 SUPPL: 1  
 THIS DATE: 08/18/2008

**BASE FLOOD ELEVATION OR DIFF.:** 10.0  
 100-YR COMMUNITY NUMBER: 0.05  
 50-YR COMMUNITY NUMBER: 0.10  
 ELEVATION: 15

**FINISHED FLOOR ELEVATION:** 102.00  
 100

TYPE	DATE	BY
1	PALM 2022	12.22
2	PALM 2022	12.22
3	PALM 2022	12.22
4	PALM 2022	12.22
5	PALM 2022	12.22
6	PALM 2022	12.22
7	PALM 2022	12.22
8	PALM 2022	12.22
9	PALM 2022	12.22
10	PALM 2022	12.22
11	PALM 2022	12.22
12	PALM 2022	12.22
13	PALM 2022	12.22
14	PALM 2022	12.22
15	PALM 2022	12.22
16	PALM 2022	12.22
17	PALM 2022	12.22
18	PALM 2022	12.22
19	PALM 2022	12.22
20	PALM 2022	12.22
21	PALM 2022	12.22
22	PALM 2022	12.22



- GENERAL NOTES:**
- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
  - AS INDICATED ABOVE, UNDER PURPOSE OF SURVEY, IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE ESBORNIDES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION.
  - PURPOSES LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
  - ANY FENCED SHOW HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
  - DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
  - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
  - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
  - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
  - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
  - ANY CORNERS SHOWN AS SET HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

**Elevations, if shown:**

Benchmark: BM A-17 MDCC  
 Benchmark Elev.: 7.67'  
 Benchmark Datum: NGVD 29  
 Elevations on Drawing are in: N.G.V.D.29 ■ N.A.V.D.88 □

- LINE TYPES:**
- BOUNDARY
  - EASEMENT
  - WOOD FENCE
  - DRAINAGE
  - BUILDING
  - CHARACTERISTICS
  - PLASTIC FENCE

"CP" = CONTROLLING POINT (POINT OF ROTATION); "TRN" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO.

**BEARING REFERENCE:**  
 CENTER LINE OF WEST BROADVIEW DRIVE AS 5.24°30'2" W  
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

**REVISIONS**

DATE	DESCRIPTION
10/20/2021	SITE PLAN B. ZAB
12/13/2021	FORMS AND FOOTER B. ZAB
01/21/2022	STAKE POOL B. ZAB
02/16/2022	SLAB LOCATION B. ZAB
02/07/2024	BOUNDARY SURVEY B. ZAB

**Prior Job Numbers:** 113825-5E, 112591-5E  
**Job Number:** 127473-5E  
**Field:**  
**Drawn By:** D. G.  
**Date of Field Work:** 03/09/2021

**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE - WOOD DECK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.**

This survey has been issued by the following Landtec Surveying office:  
 700 W. Hillsboro Blvd, Suite 2-102  
 Deerfield Beach, FL 33441  
 Office: (561) 367-3587 Fax: (561) 465-3145  
 www.LandtecSurvey.com



**REVISIONS**

1	
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**PROPOSED RESIDENCE FOR:**  
 MR. & MRS. GAD  
 1000 WEST BROADVIEW DRIVE, BAY HARBOR BLVD. # 2019A  
 880.33.2271.500-NAME

**florida architectural services inc.**  
 deniel sorogon AR 0010418 architect/planner  
 34 N.W. 168 ST. STREET, NORTH MIAMI BEACH FL 33169 (305) 653-0212

**FAT**

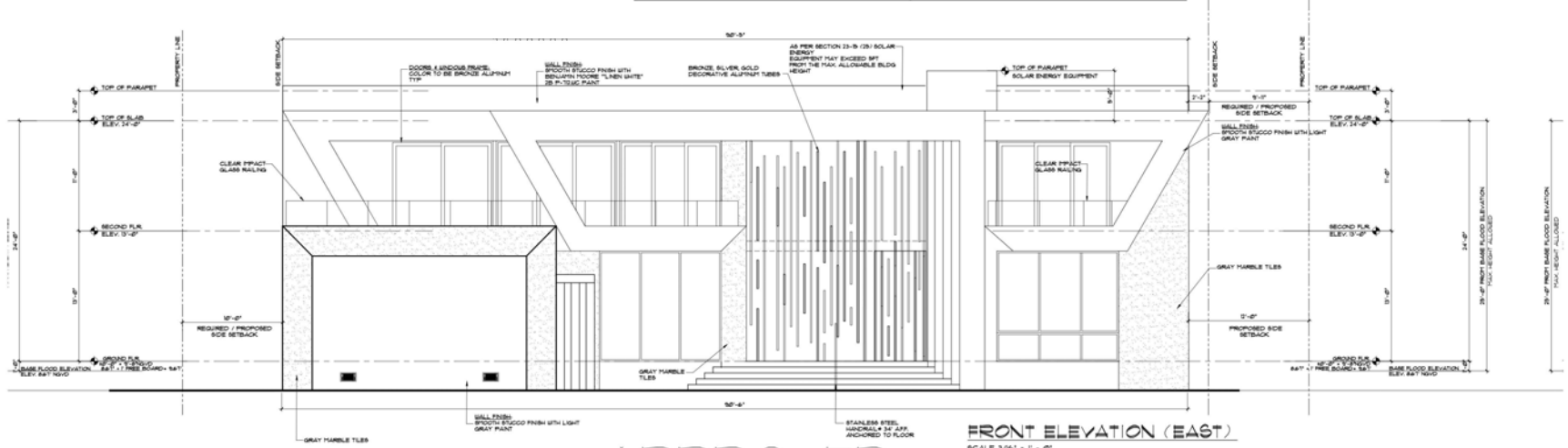
**DRAWN:** CB  
**CHECKED:** DB  
**DATE:** OCT. 4, 2024  
**SCALE:**  
**JOB NO:** GAD RESIDENCE  
**SHEET NO:** A-11  
**OF 13 SHEETS**  
 COLOR ORIGINAL

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

FRONT ELEVATION ARTICULATION PER SEC. 23-1 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

1ST FL. ELEVATION WALL LENGTH: 90'-5" - 50% = 45'-3" MIN.  
 TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS):  
 WINDOWS: 36'-3"  
 DOORS: 4'-0"  
 MATERIAL CHANGE, REVEALS AND COLPINS: 45'-3"  
 TOTAL: 85'-6" 56% IS GREATER THAN THE 45'-3" REQUIRED

2ND FL. ELEVATION WALL LENGTH: 90'-6" - 50% = 45'-3" MIN.  
 TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS):  
 WINDOWS: 17'-3"  
 DOORS: 34'-2"  
 MATERIAL CHANGE, REVEALS AND COLPINS (PAINTED): 9'-10"  
 TOTAL: 60'-5" 67% IS GREATER THAN THE 45'-3" REQUIRED



**APPROVED**

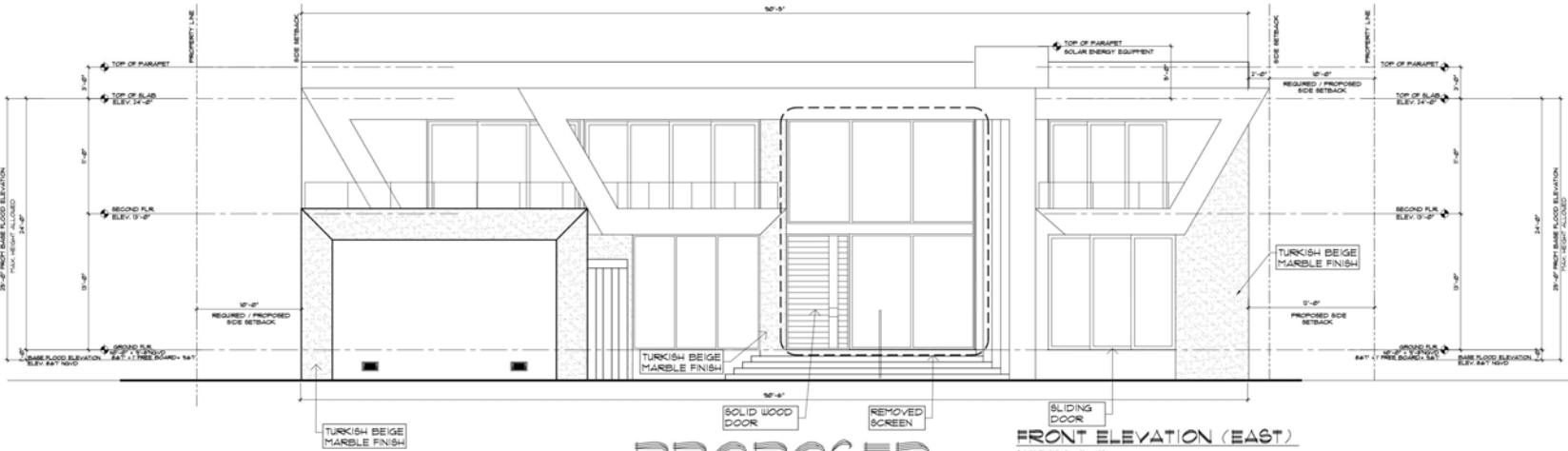
FRONT ELEVATION (EAST)  
 SCALE 3/8" = 1' - 0"

FRONT ELEVATION ARTICULATION PER SEC. 23-1 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

1ST FL. ELEVATION WALL LENGTH: 90'-5" - 50% = 45'-3" MIN.  
 TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS):  
 WINDOWS: 36'-3"  
 DOORS: 4'-0"  
 MATERIAL CHANGE, REVEALS AND COLPINS: 45'-3"  
 TOTAL: 85'-6" 56% IS GREATER THAN THE 45'-3" REQUIRED

2ND FL. ELEVATION WALL LENGTH: 90'-6" - 50% = 45'-3" MIN.  
 TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS):  
 WINDOWS: 17'-3"  
 DOORS: 34'-2"  
 MATERIAL CHANGE, REVEALS AND COLPINS (PAINTED): 9'-10"  
 TOTAL: 60'-5" 67% IS GREATER THAN THE 45'-3" REQUIRED

HOUSE UNDER CONSTRUCTION



**PROPOSED**

FRONT ELEVATION (EAST)  
 SCALE 3/8" = 1' - 0"

NO.	REVISIONS
1	
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PROPOSED RESIDENCE FOR:  
 MR. & MRS. GAD  
 1500 WEST BROADWAY DRIVE, BAY HARBOR ISLANDS, FL 33169  
 ECLD-13-13271-061-016

florida architectural services inc.  
 daniel sorogon architect / planner  
 AR 0010418 (305) 653-0212  
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169



DRAWN: CB  
 CHECKED: DG  
 DATE: OCT. 3, 2024  
 SCALE: 3/8" = 1'  
 JOB NO: GAD RESIDENCE  
 SHEET NO: A-2  
 OF 13 SHEETS  
 COLOR ORIGINAL



NO.	REVISIONS
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PROPOSED RESIDENCE FOR:  
**MR & MRS GAD**  
 350 WEST BROADWAY DRIVE BAY HARBOR FL 33154  
 DCL# 13-271-001-332

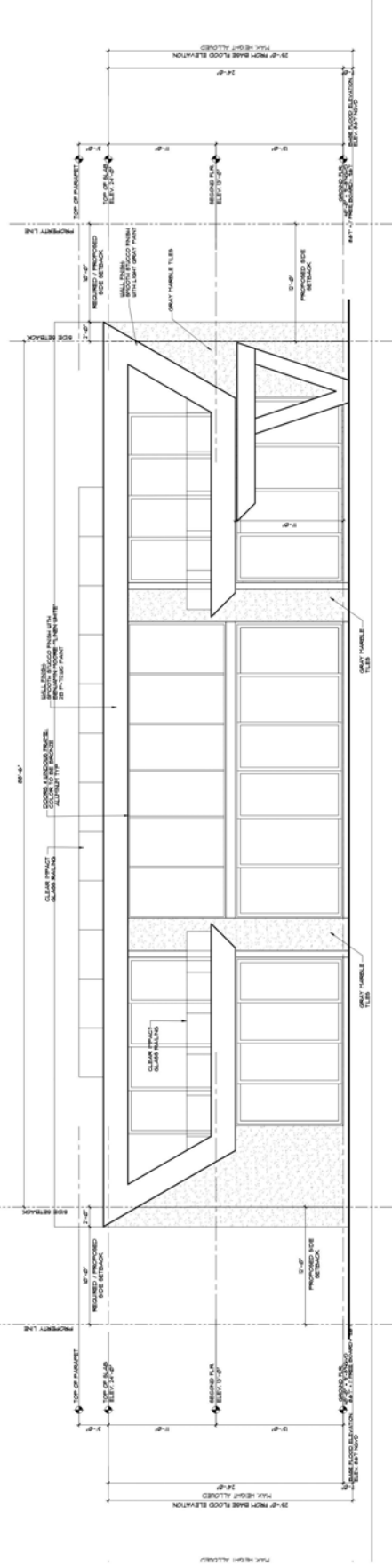
**florida architectural services inc.**  
 architect/planner  
 daniel sorogon AR 000418  
 34 N.W. 108 TH. STREET, NORTH MIAMI BEACH FL 33169  
 (305) 653-0212



PERMIT: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 4.2014  
 SCALE: 3/8" = 1'  
 340 RESIDENCE  
 SHEET NO. A-3  
 OF 13 SHEETS  
 COLOR ORIGINAL



REAR ELEVATION ARTICULATION PER SEC. 23-1 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS  
 88 FT. ELEVATION WALL LENGTH: 88'-4" MIN. x 44'-3" MIN.  
 TOTAL REAR ELEVATION ARTICULATION (WINDOW DOORS MATERIALS): 11'-4"  
 MATERIAL CHANGE: 0'-0"  
 DOORS: 3'-0" x 7'-0" (PAINTED) / 1'-4"  
 STEEL COLLING (PAINTED) / 1'-4"  
 TOTAL: 88'-4" MIN. IS GREATER THAN THE 44'-0" REQUIRED

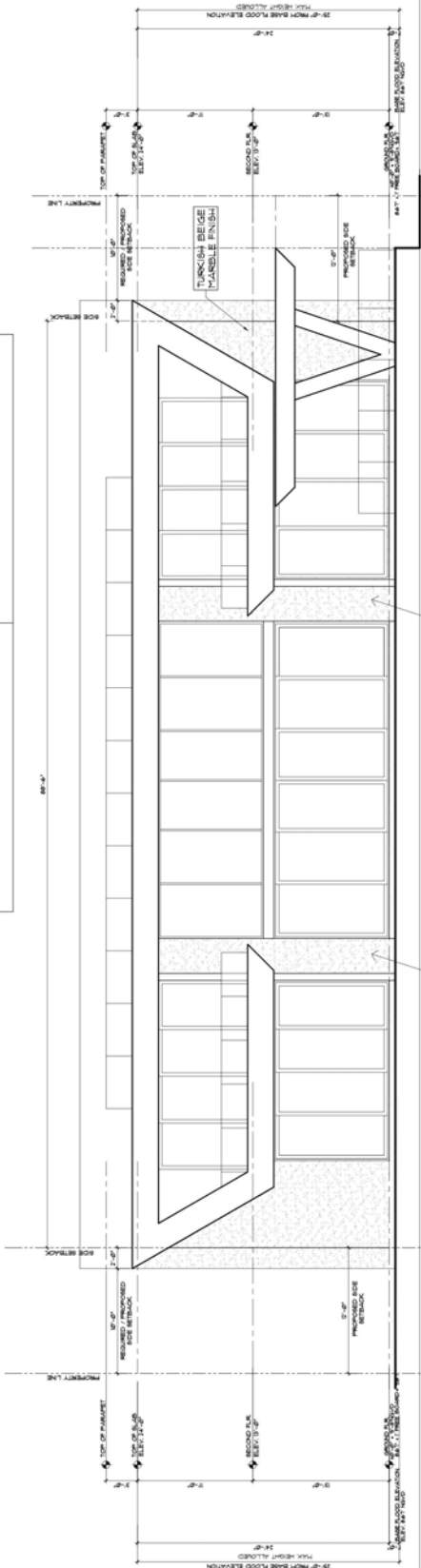


**REAR ELEVATION (WEST)**  
 SCALE 3/8" = 1'-0"

**APPROVED**

REAR ELEVATION ARTICULATION PER SEC. 23-1 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS  
 88 FT. ELEVATION WALL LENGTH: 88'-4" MIN. x 44'-3" MIN.  
 TOTAL REAR ELEVATION ARTICULATION (WINDOW DOORS MATERIALS): 11'-4"  
 MATERIAL CHANGE: 0'-0"  
 DOORS: 3'-0" x 7'-0" (PAINTED) / 1'-4"  
 TOTAL: 88'-4" MIN. IS GREATER THAN THE 44'-0" REQUIRED

**HOUSE UNDER CONSTRUCTION**



**REAR ELEVATION (WEST)**  
 SCALE 3/8" = 1'-0"

**PROPOSED**

ALL DIMENSIONS AND DIMENSION LINES SHALL BE THE PROPERTY OF ARCHITECT AND SHALL NOT BE REPRODUCED OR ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DRAWN. SO LONG AS THIS DRAWING IS USED IN CONNECTION WITH THE PROJECT OF THIS ARCHITECT, THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY.

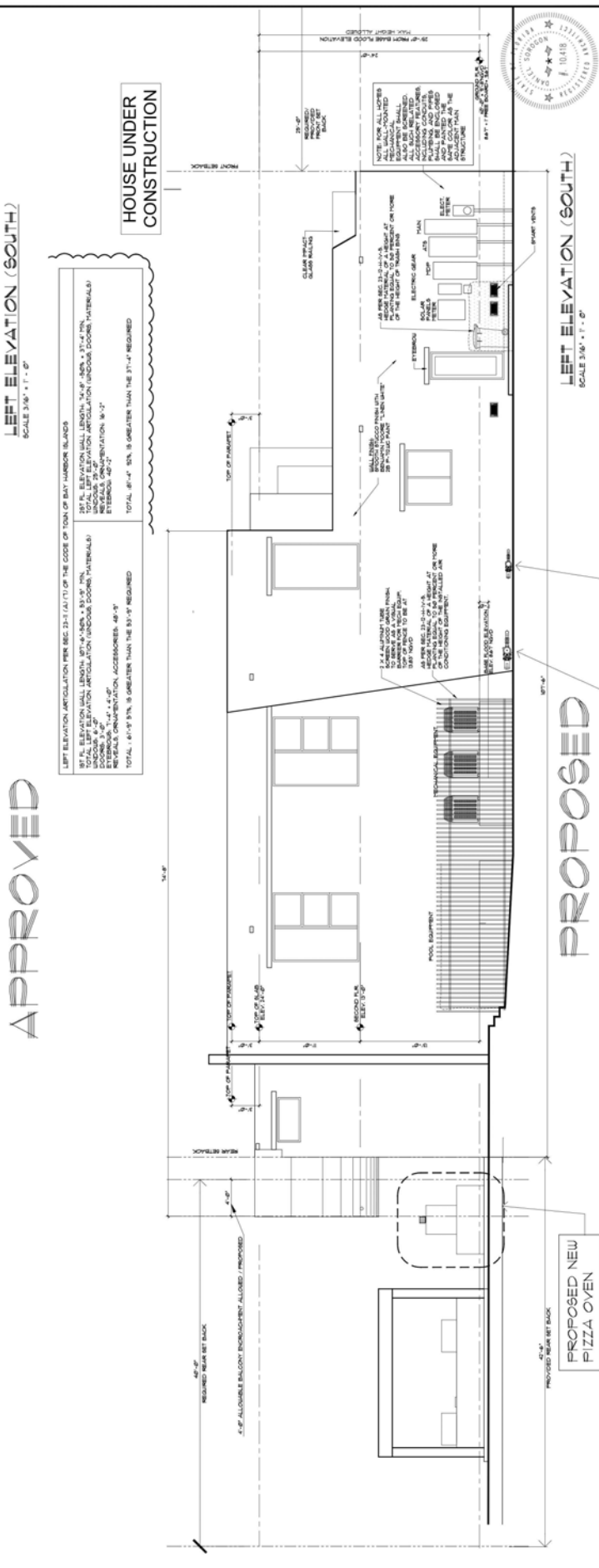
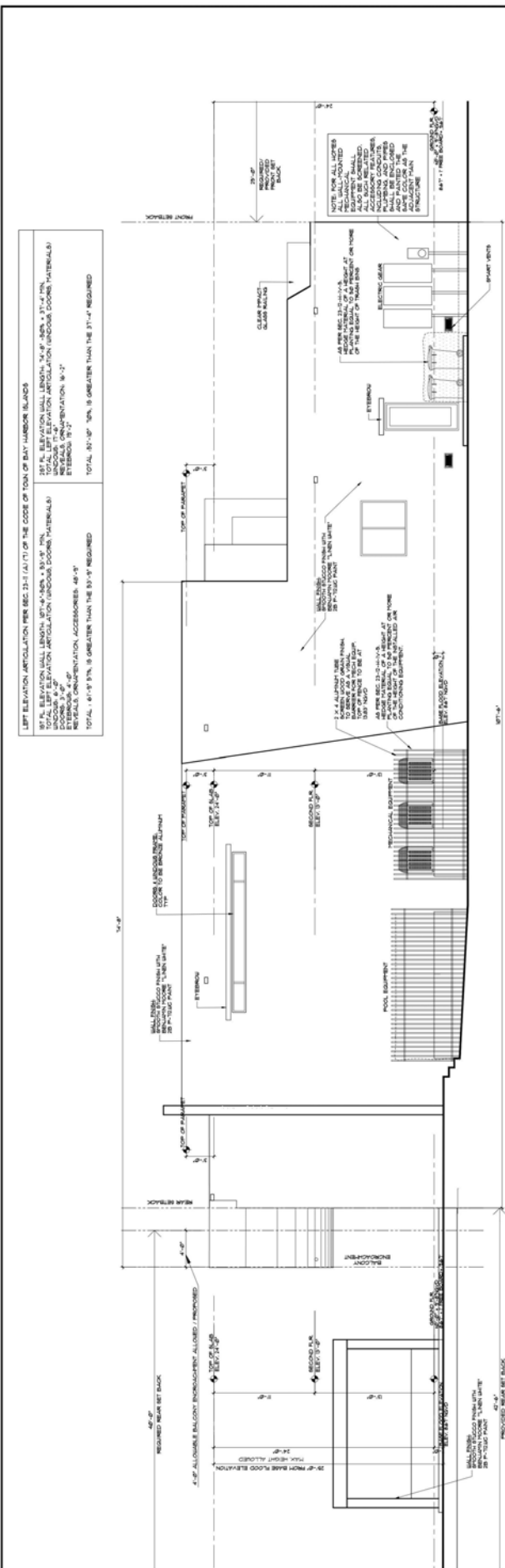
NO.	REVISIONS
1	
2	
3	
4	

PROPOSED RESIDENCE FOR  
 MR & MRS GAD  
 300 WEST BROADWAY DRIVE, BAY HARBOR BLANDS, FL 33418  
 DCL-13-277-081-334E

florida architectural services inc.  
 architect / planner  
 daniel sorogon AR 0001418  
 34 N.W. 108 TH. STREET, NORTH MIAMI BEACH FL 33169 (305) 653-0212

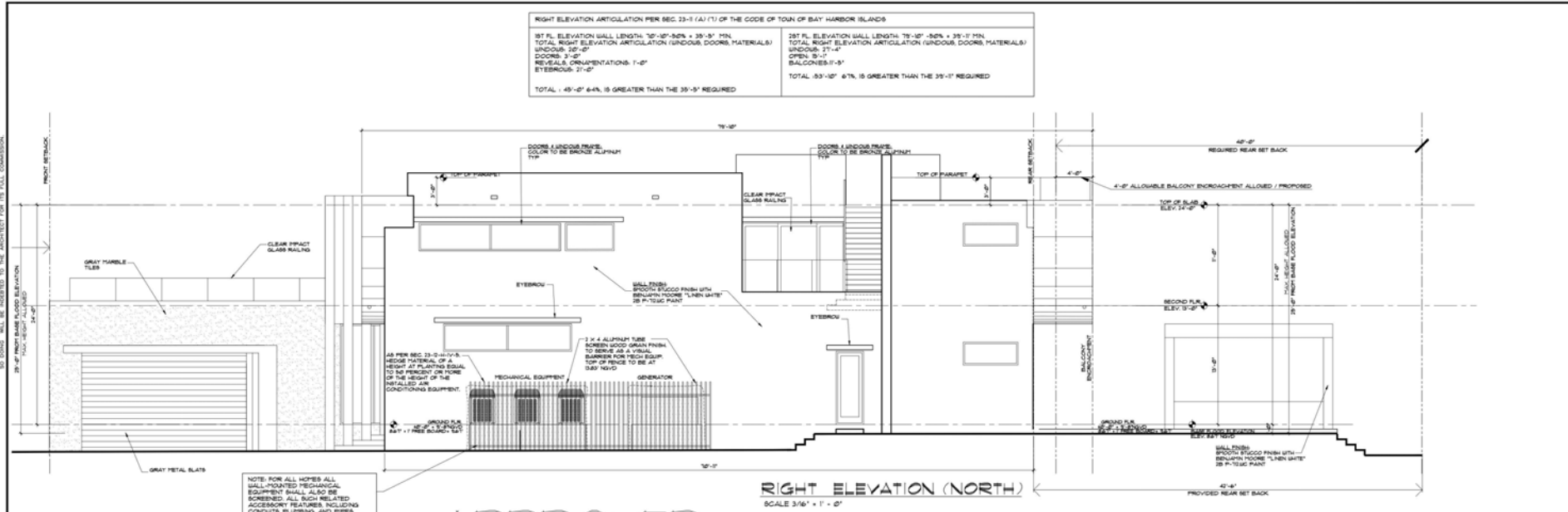


DATE: 8.2024  
 SCALE: 3/8" = 1'-0"  
 SHEET NO: 3-4  
 PROJECT: GAD RESIDENCE  
 SHEET NO: A-4  
 OF 13 SHEETS  
 COLOR ORIGINAL



OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

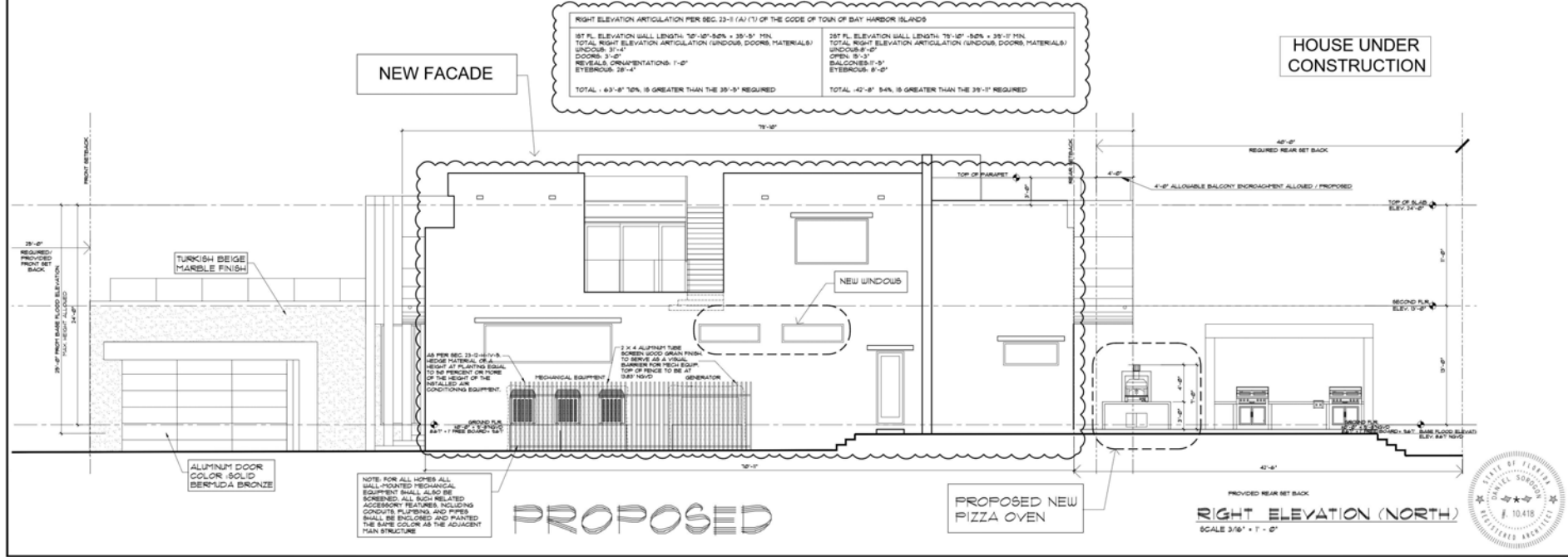
ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES OF THE STATE OF FLORIDA, THE INTERNATIONAL BUILDING CODES, AND ANY OTHER APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



NOTE: FOR ALL HOMES ALL WALL-MOUNTED MECHANICAL EQUIPMENT SHALL ALSO BE SCREENED. ALL SUCH RELATED ACCESSORY FEATURES INCLUDING CONDUITS, PIPING, AND PIPES SHALL BE ENCLOSED AND PAINTED THE SAME COLOR AS THE ADJACENT MAIN STRUCTURE.

**APPROVED**

RIGHT ELEVATION (NORTH)  
SCALE 3/16" = 1' - 0"



NOTE: FOR ALL HOMES ALL WALL-MOUNTED MECHANICAL EQUIPMENT SHALL ALSO BE SCREENED. ALL SUCH RELATED ACCESSORY FEATURES INCLUDING CONDUITS, PIPING, AND PIPES SHALL BE ENCLOSED AND PAINTED THE SAME COLOR AS THE ADJACENT MAIN STRUCTURE.

**PROPOSED**

PROPOSED NEW PIZZA OVEN

RIGHT ELEVATION (NORTH)  
SCALE 3/16" = 1' - 0"

NO.	REVISIONS	DATE
1		
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PROPOSED RESIDENCE FOR:  
**MRS. & MRS. GAD**  
 1500 WEST BROADWAY DRIVE, BAY HARBOR ISLANDS, FL 33414  
 ESOL 13-10-2021-006-038E

**florida architectural services inc.**  
 daniel sorogon architect/planner  
 AR 0010418  
 3-4 N.W. 168 TH. STREET, NORTH MIAMI BEACH, FL 33169  
 (305) 653-0212



DRAWN: CB  
 CHECKED: DS  
 DATE: OCT. 9, 2024  
 SCALE: 3/16" = 1'  
 JOB NO: GAD RESIDENCE  
 SHEET NO: A-5  
 OF 13 SHEETS  
 COLOR ORIGINAL



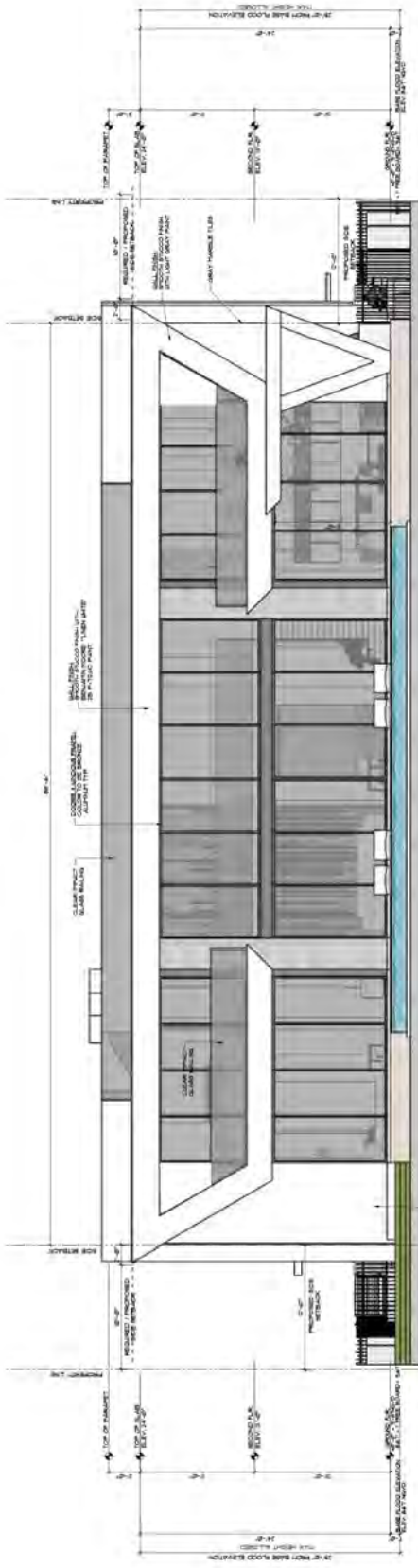




**Florida architectural services inc.**  
 daniel sorogon AR 0001418 architect/planner  
 34 N.W. 108 TH STREET, NORTH MIAMI BEACH FL 33169  
 (305) 853-0212

**PROPOSED RESIDENCE FOR:**  
 MR & MRS GAD  
 3500 WEST BROWARD DRIVE, BAY HARBOR BLVD, FL 33422

NO. OF SHEETS	12
SHEET NO.	1
DATE	
SCALE	
PROJECT	

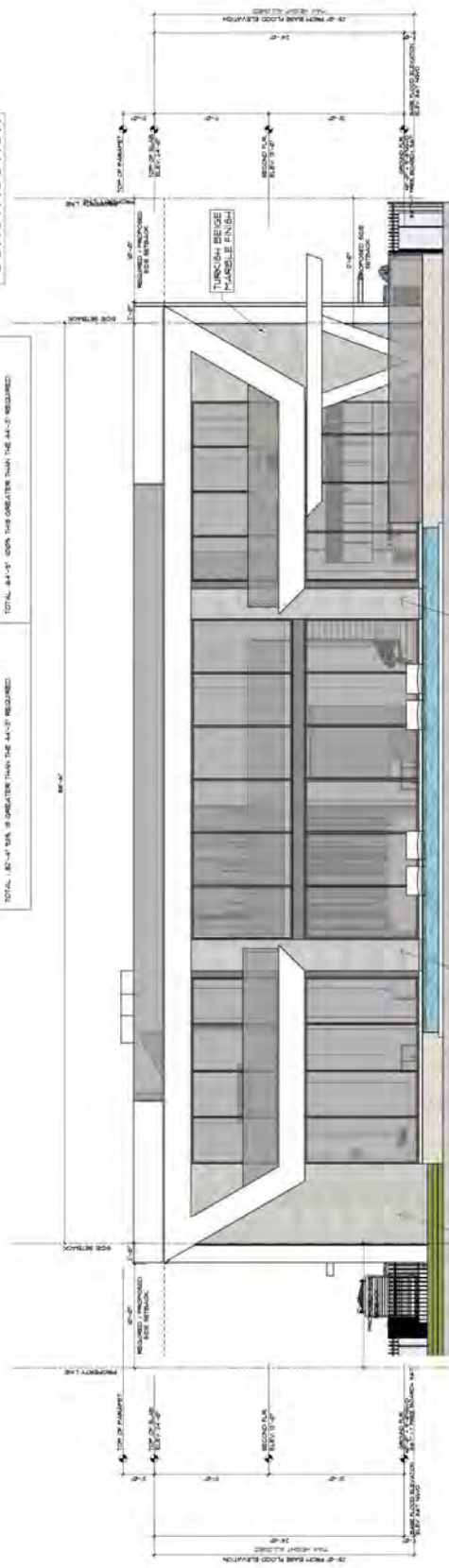


**REAR ELEVATION (WEST)**  
 SCALE 3/8" = 1'-0"

**APPROVED**

REAR ELEVATION ARTICULATION PER SEC. 51-11.4(A)(1) OF THE CODE OF CITY OF BAY HARBOR BLVD.  
 NET FL. ELEVATION SHALL EXCEED THE 4'-0" MIN. + 48.0 (3' MIN.)  
 TOTAL REAR ELEVATION ARTICULATION (INCLUDE DOORS, MATERIALS)  
 MATERIAL CHANGE 3'-0" (FEEL COLUMN FINISHES) / 1'-4"  
 TOTAL 48'-0" MIN. IS GREATER THAN THE 44'-0" REQUIRED

**HOUSE UNDER CONSTRUCTION**

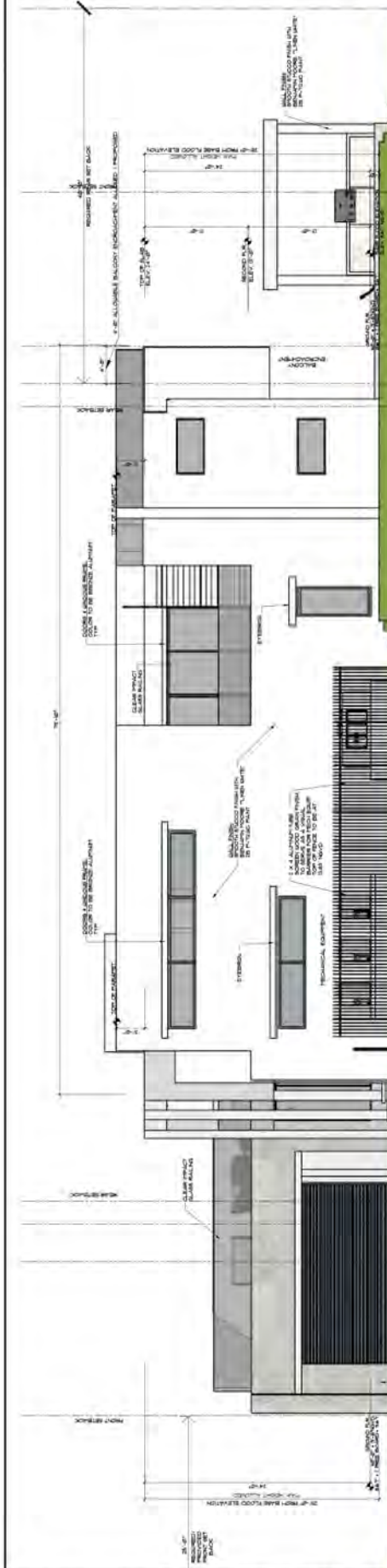


**REAR ELEVATION (WEST)**  
 SCALE 3/8" = 1'-0"

**PROPOSED**

ALL DIMENSIONS AND FINISHES SHOWN ON THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

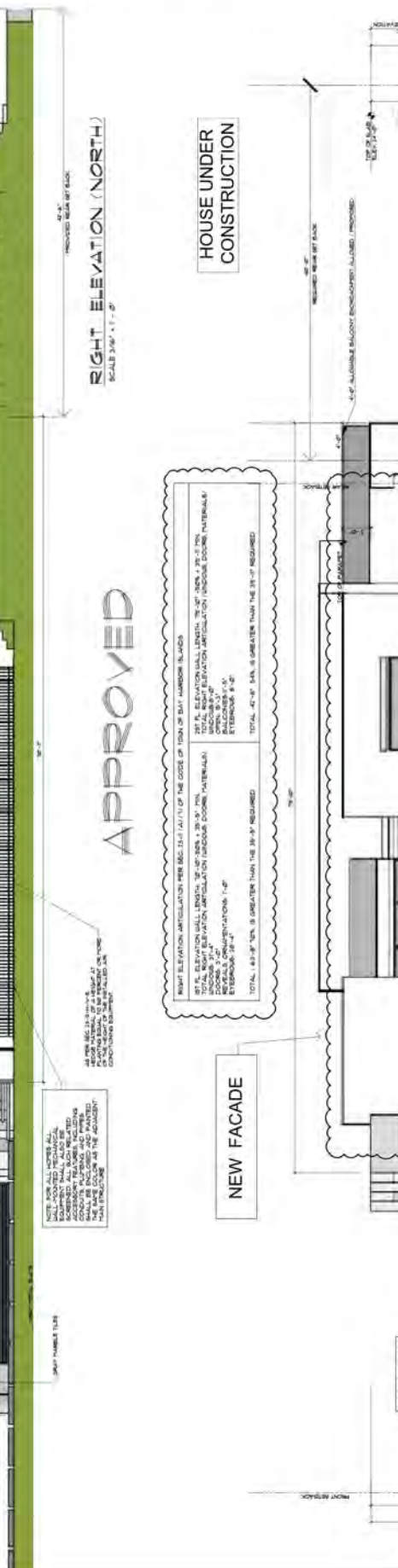
ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED. THE ARCHITECT HAS PROVIDED THE BEST INFORMATION AVAILABLE TO HIM AT THE TIME OF THE DESIGN. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE SINCE THE DESIGN WAS COMPLETED. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE SINCE THE DESIGN WAS COMPLETED.



**RIGHT ELEVATION (NORTH)**  
SCALE 3/8" = 1' - 0"

**APPROVED**

**RIGHT ELEVATION (NORTH)**  
SCALE 3/8" = 1' - 0"



**HOUSE UNDER CONSTRUCTION**

**NEW FACADE**

**RIGHT ELEVATION (NORTH)**  
SCALE 3/8" = 1' - 0"



**RIGHT ELEVATION (NORTH)**  
SCALE 3/8" = 1' - 0"

**PROPOSED NEW PIZZA OVEN**

**RIGHT ELEVATION (NORTH)**  
SCALE 3/8" = 1' - 0"



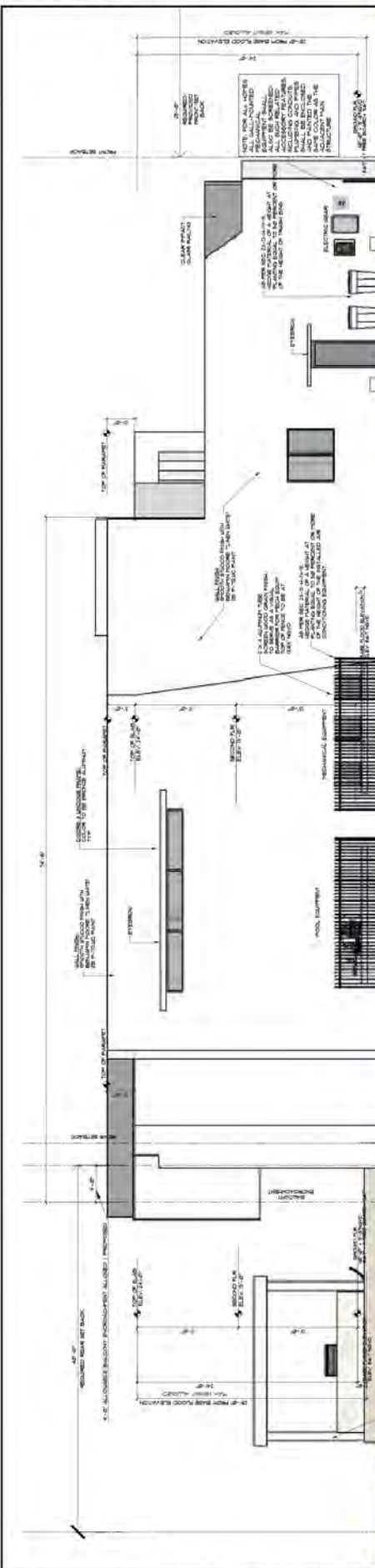
PROPOSED RESIDENCE FOR:  
MR. & MRS. GAD  
3500 WEST BRANDY DRIVE, BAY HARBOR ISLAND, FL 33814  
DOLIC 15-12-2017-001-018

florida architectural services inc.  
daniel sorogon architect/planner  
34 N.W. 158 TH STREET, NORTH MIAMI BEACH FL 33169 (305) 853-0212



PROJECT: 15-12-2017-001-018  
DATE: 8/20/17  
SCALE: 3/8" = 1' - 0"  
DRAWN BY: DANIEL SOROGON  
CHECKED BY: DANIEL SOROGON  
SHEET NO: A-8  
OF 13 SHEETS  
COLOR ORIGINATOR

1. THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

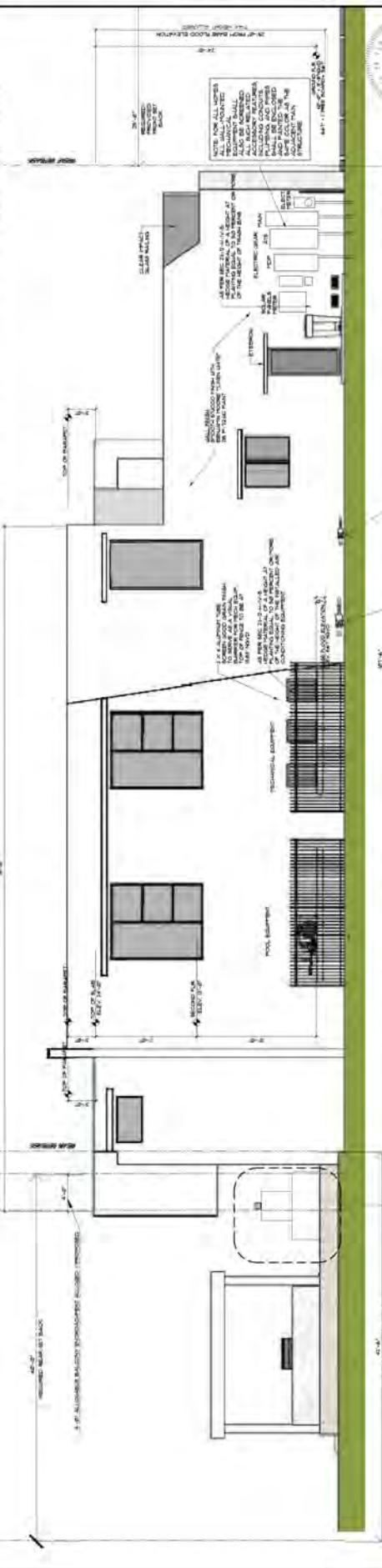


**APPROVED**

LEFT ELEVATION (SOUTH)  
SCALE 3/8" = 1' - 0"

LEFT ELEVATION ARTICULATION PER SEC. 23-114(A)(1) OF THE CODES OF THE CITY OF MIAMI BEACH, FLORIDA. TOTAL HEIGHT SHALL BE 31'-0" MAXIMUM. TOTAL HEIGHT SHALL BE 31'-0" MAXIMUM. TOTAL HEIGHT SHALL BE 31'-0" MAXIMUM.

HOUSE UNDER CONSTRUCTION



**PROPOSED**

LEFT ELEVATION (SOUTH)  
SCALE 3/8" = 1' - 0"



PROPOSED RESIDENCE FOR: TR & TRS GAD  
350 EAST ENCINO DRIVE, BAY HAMMOND, FLORIDA, 33434  
DATE: 01/12/2017 09:15:42

florida architectural services inc.  
daniel sorogon architect/planner  
34 N.W. 198 TH STREET, NORTH MIAMI BEACH, FL 33199  
(305) 853-0212



PROJECT: 08  
DATE: 01/12/2017  
SCALE: 3/8" = 1' - 0"  
SHEET NO: A-9  
OF 13 SHEETS  
ECLIPSE ORIGINATOR

NO.	REVISIONS
1	
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PROPOSED RESIDENCE FOR:  
 MR. & MRS. GAD  
 3500 WEST BRANDY DRIVE, DAYTONA BEACH, FL 32114  
 TEL: 407-277-8813

**florida architectural services inc.**  
 architect/planner  
 34 N.W. 108 TH. STREET, NORTH MIAMI BEACH FL 33169  
 (305) 853-0212

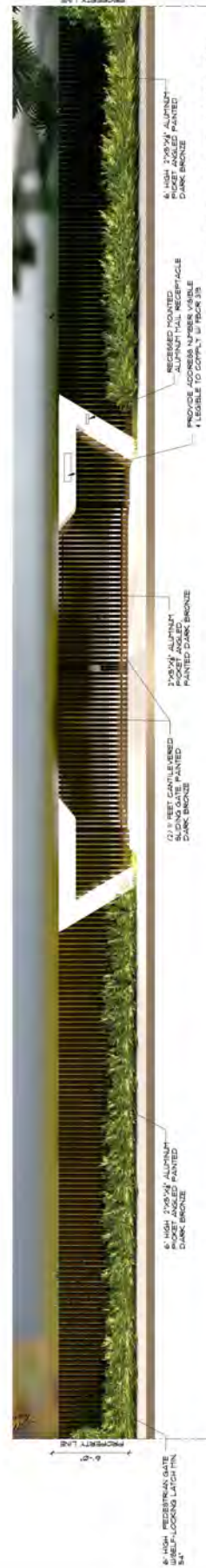


DATE: 8.2014  
 SCALE: 3/8" = 1'-0"  
 SHEET NO. A-10  
 OF 13 SHEETS  
 COLOR: UNFINISHED



**FRONT WALL ELEVATION**  
 SCALE 3/8" = 1'-0"

APPROVED



**FRONT WALL ELEVATION**  
 SCALE 3/8" = 1'-0"

PROPOSED



ALL DIMENSIONS AND FINISHES SHOWN ON THIS ARCHITECTURE ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THAT WHICH HE HAS PERSONALLY VERIFIED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HERSELF. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY OTHER DEFECTS OR DAMAGES WHICH MAY BE INCURRED BY THE OWNER OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HERSELF.

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GLASS RAILINGS



GARAGE DOOR: GRAY METAL SLATS



BRONZE, SILVER GOLD ALUMINUM TUBES ON FRONT FACADE.



BRONZE ALUMINUM WINDOWS/DOORS



WALL FINISH: SMOOTH STUCCO FINISH WITH BENJAMIN MOORE "LINEN WHITE" 2B P-1211C PAINT



ALUMINUM DOOR COLOR: SOLID BERMUDA BRONZE



SOLID WOOD DARK BRONZE COLOR



REMOVED SCREEN



AGREGATE CONCRETE DRIVEWAY WITH GRASS STRIPS



LIGHT GRAY MARBLE TILE



GRASS

APPROVED



TURKISH BEIGE MARBLE FINISH

PROPOSED

REVISIONS	BY
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3	
4	
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PROPOSED RESIDENCE FOR:  
 MR. & MRS. GAO  
 1500 WEST BRADYVIEW DRIVE, BAY HARBOR WILDLIFE, FL 33154  
 ESQ. 131-2721-001-030E-030E

**florida architectural services inc.**  
 daniel sorogon AR 0010418 architect/planner  
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169 (305) 653-0212



DRAWN	CB
CHECKED	DS
DATE	OCT 9, 2024
SCALE	
JOB NO.	GAO RESIDENCE
SHEET NO.	10-11
OF 13 SHEETS	
COLOR ORIGINAL	



ALL DIMENSIONS AND FINISHES SHOWN ON THIS ARCHITECTURAL DRAWING ARE THE PROPERTY OF ARCHITECT AND SHOULD NOT BE RELIED ON FOR ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. NO DIMENSIONS OR FINISHES SHOWN ON THIS ARCHITECTURAL DRAWING SHALL BE CONSIDERED AS A CONTRACT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS ARCHITECTURAL DRAWING.



SOUTH PROPERTY



SUBJECT PROPERTY



NORTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

SOUTH PROPERTY



**Florida architectural services inc.**  
 daniel sorogon AR 0010418  
 architect / planner  
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169  
 (305) 653-0212

PROPOSED RESIDENCE FOR:  
 MR. & MRS. GAD  
 1902 WEST BRIMLEY DRIVE, DAYTONA BEACH, FL 32114  
 POLICIA 313-7271-881-3322

NO.	REVISIONS
1	
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FRONT PERSPECTIVE



REAR PERSPECTIVE



DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 8/20/14  
 SCALE: \_\_\_\_\_  
 JOB NO.: \_\_\_\_\_  
 JOB NAME: GAD RENOVATION  
 SHEET NO.: A-13  
 OF 13 SHEETS  
 CLIENT: GAD RENOVATION



**florida architectural services inc.**  
 daniel sorogon AR 0010418 architect/planner  
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

PROPOSED RESIDENCE FOR:  
 MR. & MRS. GAD  
 1836 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33584  
 FOLIO 512-2221-6261-6386

NO.	REVISION

**AGENDA ITEM REPORT**

January 7, 2025

**ITEM NUMBER: 2.**

**ITEM:** Request for approval of an outdoor recreational court for “Stuart & Stacey Schwadron” located at 1270 98 Street, Lots 5 & 6 of Block 29. The owners are proposing to construct a tennis court on an existing single family residence. Lot number 5 the home was demolished and removed, grass was is installed and now is a vacant lot. Enclosed please find the proposed plans and elevation. (Item #2)

**DESCRIPTION:**

**RECOMMENDED ACTION:**

The design meets the Town Code and was approved by Michael Miller Planning Associates.

---

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

---

Submitted By:           Ayanidys Martinez  
                                  Ayanidys Martinez

**ATTACHMENTS**

1.	BHI 1270 98 St SFR Tennis Court MMPA DRB Staff Report Dec 16 2024
2.	BHI Recrational Court LDRs Sec 23-12(26)
3.	1270 98 Street DRB Set 1.7.2025

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

---

**To:** Design Review Board (DRB)  
Town of Bay Harbor Islands

**From:** Michael J. Miller, AICP *MDM*  
Consultant Town Planner

**Date:** December 16<sup>th</sup>, 2024

**Subject:** Construct a "Mini" Tennis Court @ Existing Single-Family Residence  
1270 98<sup>th</sup> Street  
Bay Harbor Islands Acct. No.: SPR24-000015  
MMPA Acct. No.: 01-0702-1194

---

**RECOMMENDED ACTION**

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the latest Site Development Plans (dated recd. November 7<sup>th</sup>, 2024), and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a "Mini" Tennis Court at an existing single-family home located at 1270 98<sup>th</sup> Street.

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**GENERAL PROJECT INFORMATION**

**Land Use Designation:** L – Low Density Residential  
**Zoning District:** RD Single-Family District  
**General Location:** 1270 98<sup>th</sup> Street  
**Legal Description:** Lots 5 and 6 of Block 29, "Bay Harbor Island" according to the Plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

**PROJECT DESCRIPTION**

In 2018 the Town received / reviewed / approved a new replacement single-family residence (Lot 6 Only) on a non-waterfront lot located at 1270 98<sup>th</sup> Street. A former 2,137 sq. ft. home built in 1950 was demolished and replaced with a new two-story 5,397 sq. ft. home that has 6 BRs / 6½ Baths, and a two (2) car garage. In 2019 the Town issued Building Permits, and construction occurred until early 2022 when the home was completed. From the MDPA public records it

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**Town of Bay Harbor Islands  
Design Review Board Staff Report  
"Mini" Tennis Court @ Existing SFR @ 1270 98<sup>th</sup> Street  
December 16<sup>th</sup>, 2024  
Page 2**

appears the owners of the new house described above (Stuart & Stacey Schwadron) acquired an adjoining homesite (Lot 5), had the former home improvements demolished & removed, and installed landscaping (grass) on the vacant lot. In 2023 these owners began to plan for and retained a law firm (Matt Amster @ Bercow) to assist in requesting the Town to modify its Zoning Code to allow "Pickleball" Courts, as the Town Code was written tightly in 2009 to allow only Tennis, Basketball and Children's Multipurpose Facilities in the RD Single Family District. These outdoor recreational court uses were selected carefully by the Town, as some other court uses, such as Padel Ball / Pickle Ball / Raquet Ball can be a nuisance (noisy) to neighbors, as the racquets / balls / exterior court surfaces are hard / more rigid, rather than more flexible (tennis racquet strings / soft tennis balls / perimeter chain link fence). The Town Council discussed this request on several occasions over the last 2 years but has not agreed to alter the Code, as yet.

On June 24<sup>th</sup>, 2024, Mr. & Mrs. Schwandron filed a Site Development Plan application with the Town for an "Accessory tennis court, pergola and landscaping on east side of Property". MMPA was requested by the Town to review the initial application (plans / narrative) and provide comments, which was done. Initial comments were prepared by MMPA in July 2024 and discussed with the applicant's attorney. MMPA was instructed to delay further review which was reactivated on November 7<sup>th</sup>, 2024. That set of plan revisions was submitted and reviewed for Code compliance.

## **ANALYSIS**

The Site Development Plans show a "Tennis Court" that is not compliant with USTA (United States Tennis Association) size requirements for regulation size court (60' wide x 120' long overall with striped court area of 36' wide x 78' long for doubles / 27' wide for single). The USTA publishes recommended tennis court sizes for both full-size regulation and so-called Intramural / Mini tennis courts. The smaller courts are apparently intended for beginners / children learning the sport. The recommended sizes for an Intramural / Mini tennis court ranges from 18'-20' wide x 36'-44' long (striped playing surface). The "preferred" size of a Pickle Ball court specified by the USA Pickleball Association is 34' wide x 64' long (min. 30' x 60') with the playing lines at 20' x 44'. Not surprisingly the applicant's latest Site Plan drawings show a "tennis" court size of 33' x 66' (almost the exact size of a regulation "Pickleball" court). And while a tennis court has only a chain-link fence surrounding the court (often with a dark fabric windscreen), the applicant's plans / attorney letter specify a "mesh" netting material along the sides of the playing area with some "glass" inserts (removable) at the ends of the court fencing. To MMPA this is indicative of an intent to use this court not as a "Tennis Court" as allowed by the current Town Code but as a "Pickleball" court. The Town Code (Sec. 23-12(26) specifies that Tennis Court fences must be clad with either black or green vinyl on all posts and fence surfaces. While not explicitly stated this implies to MMPA a metal fence clad with a vinyl coating. The use of "mesh" or "glass" materials is not allowed, in our opinion (MMPA wrote this Code section). Therefore, while the Site Plan layout for the proposed "tennis" court, paved patio, gazebo over a portion of the paved patio, 10' tall green clad chain-link fence, lighting fixtures and landscaping meet minimum Town Code requirements for a "tennis" court, the size of the proposed court (Intramural / Mini) and above mentioned features of the surrounding fence (glass inserts / mesh) do not meet the current Code allowances. The proposed landscaping is extensive and exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

## **COMPREHENSIVE PLAN / ZONING**

**Comprehensive Plan** – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

**Land Development Regulations / Zoning Code** –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

**PLATTING** - The site will not require re-platting, as the site is currently platted as described above under the legal description. There is already a recorded Unity of Title for the site.

## **SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS**

The latest Site Development Plans submitted for the construction of a "Tennis Court" at an existing single-family home located at 1270 98<sup>th</sup> Street meets or exceeds all current Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by VFD (Vincent Filigenzi Design) dated received by the Town November 7<sup>th</sup>, 2024, with any modifications required by the DRB. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.
- 2) This approval is limited to the use of an outdoor recreational court facility to a "Tennis" Court only (Beginner / Intramural due to its size) at this time. Until the Town chooses to modify its Zoning Code in the future to allow other than a "Tennis" Court or other outdoor recreational court facility listed in Sec. 23-12(26) the recreational court shall not be used for Padel Ball, Pickle Ball or any other similar facility.
- 3) The exterior 10' tall metal chain-link fence clad entirely with green vinyl surrounding the outdoor recreational court facility shall be the only permitted material used. No hard / solid surfaces such as glass / plastic / etc. shall be installed at the court facility. No meshing / netting shall be permitted along the sides of the court facility. This shall not be construed to prohibit a standard fabric windscreen attached to the metal chain-link fencing.
- 4) The use of the court is subject to the provisions listed in Sec. 23-12(26) as to the permissible hours of operation, lighting, screening, etc., as well as those noise emission limitations listed in Chapter 12 Nuisances.

# TOWN OF BAY HARBOR ISLANDS LAND DEVELOPMENT CODE EXCERPT

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## Chapter 23 - ZONING AND PLANNING

### ARTICLE I. - ZONING REGULATIONS

#### Sec. 23-12. - General Provisions

(26) *Outdoor recreational game court facilities.* The following regulations shall apply to all recreational game court facilities, including but not limited to tennis, racquetball, handball, basketball, shuffleboard, children's multipurpose and similar facilities, or any combination thereof:

a) In the RD district the only outdoor recreational game court facilities permitted are tennis, basketball and/or children's multipurpose facilities. Such facilities may be approved by the town subject to site plan approval by the design review board, except for a permanent or portable basketball pole installed in accordance with the provisions listed herein.

b) In all other zoning districts any individual or combination of recreational game court facilities may be approved by the town subject to site plan approval by the design review board.

#### *Tennis courts.*

i) *Fencing.* The maximum height allowed for a tennis court fence shall be ten feet. Any such tennis court fencing shall be clad with either black or green vinyl on all posts and fence surfaces. Any fencing over five feet in height must be placed so as to comply with the minimum setback requirements within the district in which the tennis court is proposed.

ii) *Playing surface location.* Within the RD district the playing surface of a tennis court may not be placed within 25 feet of a property line abutting a street or ten feet to either an interior side or rear property line. Within any other zoning district the playing surface of a tennis court may not be placed within the minimum base setback for the district in which the facility is proposed. The town council may consider variations to the above criteria for odd-shaped lots, corner lots or other special instances on a case-by-case basis through the submission of a variance application.

iii) *Hours of operation.* The hours of operation of a tennis courts shall be between the hours of 9:00 a.m. and 10:00 p.m. during all days of the week. If any accessory lighting is provided the light fixtures shall not be illuminated outside of the hours of play specified herein. All such lighting shall be equipped with a timer switch to ensure the lighting will be controlled to operate in the specified time period listed herein. The town manager may authorize the temporary use of a tennis court and/or lighting for special occasions outside of the times listed herein on a case-by-case basis after a written request to do so is submitted to the town and approved by the town in writing.

**Town of Bay Harbor Islands  
Land Development Code Excerpt  
Outdoor Recreational Game Court Facilities**

iv) *Lighting.* If any accessory lighting is provided, the lighting fixtures shall not produce more than one-half foot-candle at any property line nor more than 75 foot-candles overall. All such lighting shall be equipped with a timer switch to ensure the lighting will be controlled to operate within the specified time period listed herein. The color of any lighting fixture or pole shall match the fence color. No portion of an exterior lighting fixture may exceed ten feet in a required yard area nor a maximum of 18.5 feet in height in the RD district nor more than 25 feet in any other zoning district and shall be aimed and/or provided with cutoffs so that the light source is directed to the outdoor recreational play court facility so as to minimize negative impacts to adjoining properties.

v) *Screening requirements.* Sufficient landscaping (trees and/or hedges) shall be approved as part of the site plan, installed when the facility is constructed, and maintained to opaquely screen the fence and all activities from view. The landscaping shall be at least six feet in height at the time of planting and equal to and maintained at the height of the fence within one year of the installation.

vi) *Miscellaneous requirements.*

1) No portion of an exterior wall surface shall be used for a backboard or rebound wall or structure.

2) If multiple platted lots, or portions thereof, are required to allow for the principal structure as well as any accessory uses and structures, including recreational game courts, a unity of title declaration acceptable to the town attorney shall be provided and recorded in the public records prior to the issuance of building permits. This provision shall not be interpreted to prohibit a freestanding recreational game court as a principal use, provided the lands upon which the recreational game court is proposed are adequate "as is" to accommodate the use (i.e. setbacks/screening) or a unity of title declaration acceptable to the town attorney is provided and recorded in the public records prior to the issuance of building permits.

3) In determining the percentage of coverage of a lot by buildings the area of a recreational game court shall not be provided in such computation. Notwithstanding the above, sufficient drainage shall be provided on-site so as not to negatively affect adjoining properties or public roads.

4) Any recreational game court facilities constructed on the rooftop of a principal or accessory structure shall comply with the provisions contained in subsection (25).

*Basketball.*

i) Outdoor basketball poles, including moveable relocatable poles, shall not be installed or placed within public road rights-of-way.

**Town of Bay Harbor Islands  
Land Development Code Excerpt  
Outdoor Recreational Game Court Facilities**

- ii) No exterior lighting shall be allowed specifically for basketball use, except as approved by the town manager.
- iii) No driveway may be enlarged to serve as a basketball game court.
- iii) No striping (paint/decal) for any basketball game court shall be placed on any public roadway. No striping (paint/decal) for a basketball game court shall be placed on any private roadway, driveway or sidewalk without the prior approval of the town. Any such striping or markings shall be limited to inconspicuous colors.

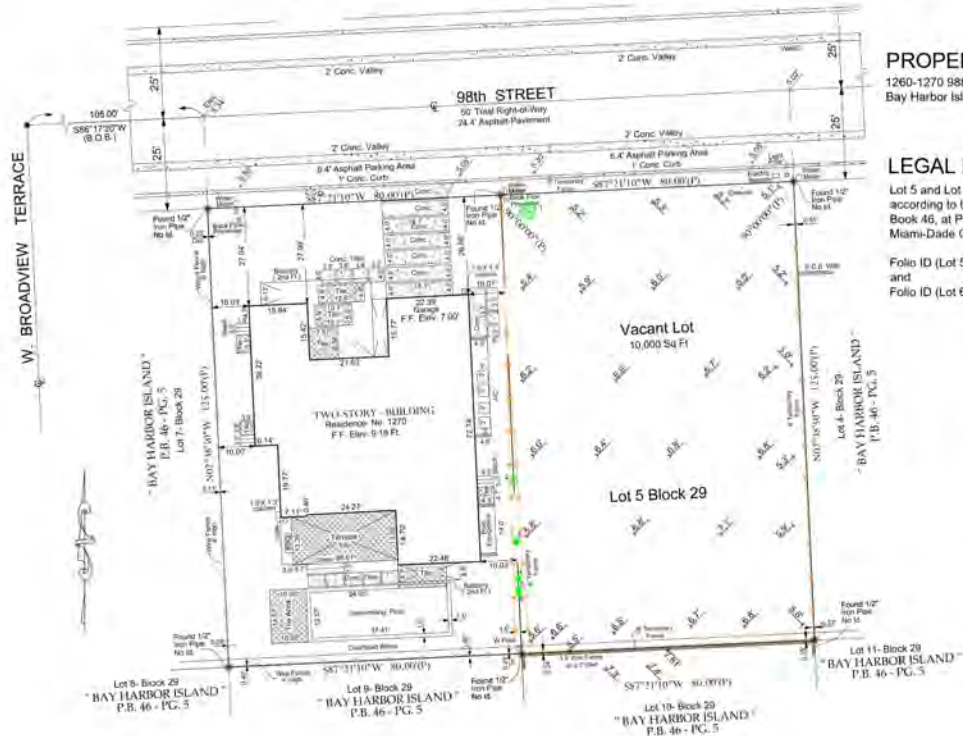
*Other game court facilities.*

- i) No other type of outdoor recreational game court facilities shall be placed closer than the minimum specified base setbacks for the zoning district in which the facility is proposed.
- ii) No exterior lighting shall be allowed, except as specifically approved by the design review board.
- iii) No driveway may be enlarged to serve as a recreational game court and no portion of a parking lot may be used as a recreational game court without the prior approval of the town.
- iv) No striping (paint/decal) for any recreational game court shall be placed on any public roadway. No striping (paint/decal) for a recreational game court shall be placed on any private roadway, driveway or sidewalk without the prior approval of the town. Any such striping or markings shall be limited to inconspicuous colors.
- iv) Any accessory structures such as fences, canopies, etc. shall meet the minimum design standards and setback requirements listed in this section.

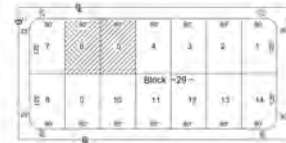
*Nonconforming preexisting game court facilities.* As to any outdoor recreational game court facilities that existed as of the date this subsection was adopted (November 9th, 2009), that were previously issued permits from the town, but are in some way in conflict with the provisions stated herein, those improvements shall be allowed to remain as nonconforming, if maintained in a safe and aesthetic manner. If an existing nonconforming outdoor recreational game court facility is altered, it must comply with the current town regulations, to the extent possible, and may be reestablished if in need of repair caused by normal wear and tear to the facility or acts of God. The design review board shall review and approve any alterations to non-conforming outdoor recreational game court facilities. The design review board is authorized to grant variations to the regulations listed herein above for nonconforming facilities. This shall not be construed to require a property owner seeking to repair a nonconforming outdoor recreational game court to file a formal zoning variance application, unless a request is being made to expand the nonconforming of the facility.



# SKETCH OF BOUNDARY SURVEY



**PROPERTY ADDRESS:**  
1260-1270 98th Street,  
Bay Harbor Islands, Florida 33154



**LEGAL DESCRIPTION:**  
Lot 5 and Lot 6, Block 29 "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.

**LOCATION MAP**  
NOT TO SCALE

Folio ID (Lot 5): 13-2227-001-5590  
and  
Folio ID (Lot 6): 13-2227-001-5600

**CERTIFIED TO:**  
- Stuart Schwadron and Stacey Ciulla Schwadron

### SURVEYOR'S NOTES:

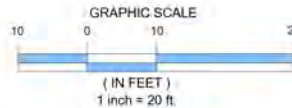
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND).
- Elevations are based on the National Geodetic Vertical Datum 1929.
- Fence ties are to be the center line of the same.
- Wall ties are to face of the same.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Coordinates are referenced to North American Datum 1983 (N.A.D. 83)
- Benchmark: MIAMI-DADE COUNTY, A-17  
Elevation=7.67' ( N.G.V.D. 1929).
- Addition or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- Bearings shown hereon are based on Florida State Plane Coordinates, Florida East Zone 901, North American Datum 1983 (2011 adjustment), deriving a bearing of S 88°17'20" W along the Center Line of 98 Street

### SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter SJ-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL AND/OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

Date of Field Work: 11-01-2023



**Karl F. Kuhn**  
Professional Surveyor and Mapper # 5953  
State of Florida.



**KARL F. KUHN**  
Professional Surveyor  
And Mapper  
1382 N.E. 178th Street  
North Miami Beach,  
Florida, 33162  
TEL: (786) 306-5348  
kuhnkari@comcast.net

### LEGEND

1	As Shown	1	As Shown
2	As Shown	2	As Shown
3	As Shown	3	As Shown
4	As Shown	4	As Shown
5	As Shown	5	As Shown
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7	As Shown	7	As Shown
8	As Shown	8	As Shown
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13	As Shown	13	As Shown
14	As Shown	14	As Shown
15	As Shown	15	As Shown
16	As Shown	16	As Shown
17	As Shown	17	As Shown
18	As Shown	18	As Shown
19	As Shown	19	As Shown
20	As Shown	20	As Shown

### TREES TABULATION

ID	NAME	TRUNK	CANOPY	HEIGHT
1	Acacia	2.00'	15'	15'
2	Acacia	1.50'	10'	10'
3	Banana	3.00'	15'	15'
4	Banana	3.00'	15'	15'
5	Banana	3.00'	15'	15'
6	Banana	3.00'	15'	15'
7	Banana	3.00'	15'	15'
8	Banana	3.00'	15'	15'
9	Banana	3.00'	15'	15'
10	Banana	3.00'	15'	15'
11	Banana	3.00'	15'	15'
12	Banana	3.00'	15'	15'
13	Banana	3.00'	15'	15'
14	Banana	3.00'	15'	15'
15	Banana	3.00'	15'	15'
16	Banana	3.00'	15'	15'
17	Banana	3.00'	15'	15'
18	Banana	3.00'	15'	15'
19	Banana	3.00'	15'	15'
20	Banana	3.00'	15'	15'

COMMUNITY NUMBER: 120650	DATE OF FIRM: 09-11-2009	BASE FLOOD ELEVATION: N/A	SCALE: 1"=20'	JOB No. 22-0001 A-EL
	PANEL NUMBER: 0312			
SUFFIX: L	FIRM ZONE: X	DATE: 12-20-2022	REVISED: K.F.K	DRAWN BY: A.L.
	DATE: 12-20-2022			
<b>SHEET 1 OF 1</b>				

**VFD**  
VIRGINIA FLOODING DISTRICT

UNIVERSITY MICROFILMS  
SERIALS ACQUISITION  
300 N ZEEB RD  
ANN ARBOR MI 48106  
616 763 0900

DISCONTINUED  
SERIALS ACQUISITION  
300 N ZEEB RD  
ANN ARBOR MI 48106  
616 763 0900

VICENT A. FLORENZ  
LA 5804791

EXISTING RESIDENCE  
SITE SURVEY  
2700 95TH ST  
BAY HARBOR ISLAND, FL 33154

DISCIPLINE: SHEET TITLE

SITE SURVEY

L-100

EXISTING SITE PHOTOS

SHEET NUMBER

DISCIPLINE SHEET TITLE

DATE: 03/13/2024

CHECKED BY: VF

DRAWN BY: CEJ

PROJECT NUMBER

PROJECT NAME

PROJECT ADDRESS

EXISTING RESIDENCE  
1220 98TH ST  
BAY HARBOR ISLAND, FL 33154

NOTE:  
These individual drawings and plans are the exclusive property of the architect, VFD Inc. They are to be used only for the project for which they were prepared and no other use or reproduction is permitted without the express written permission.

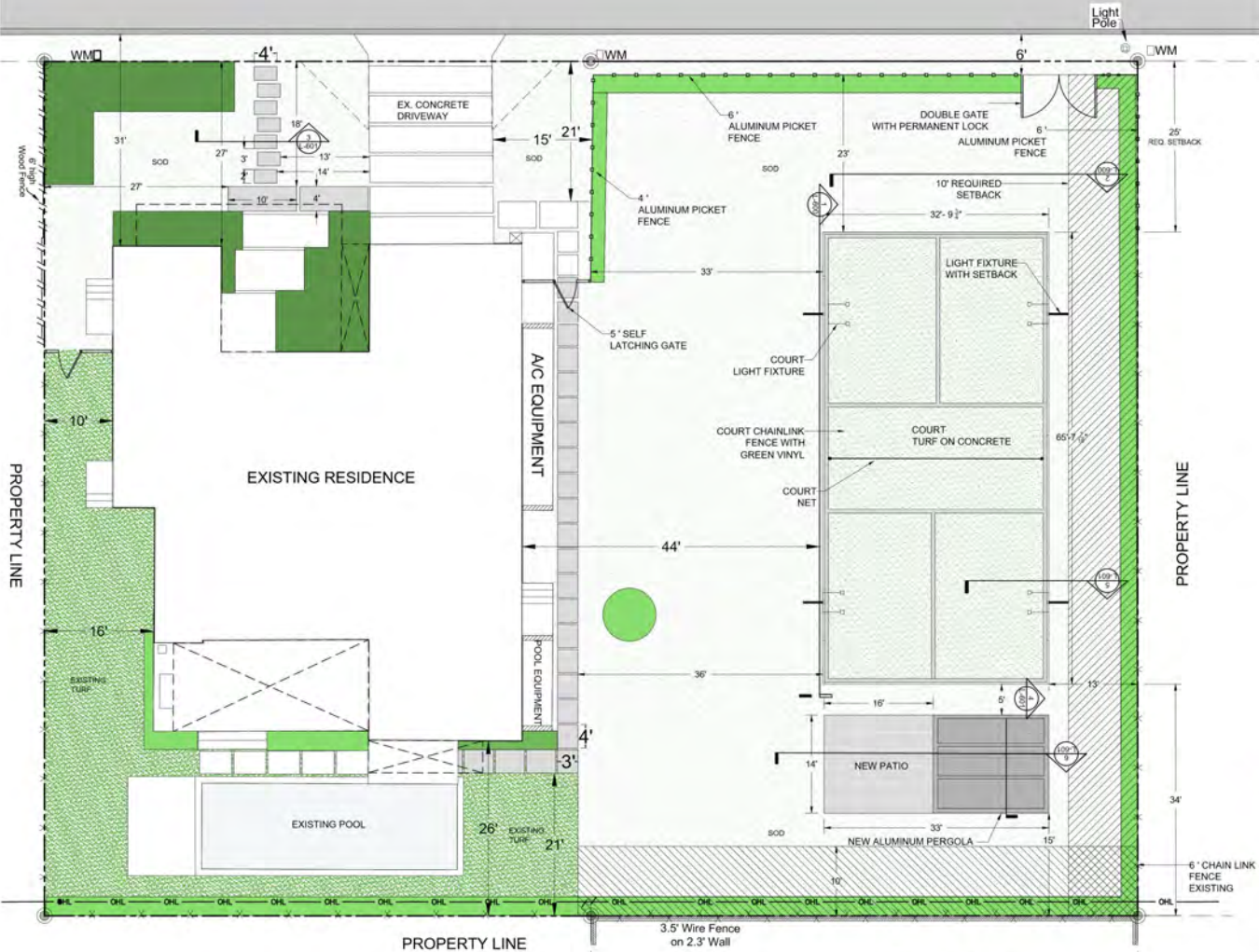
VINCENT A. FALCONE  
L.A. ARCHITECT

PROFESSIONAL SEAL

UNDESIGNED ARCHITECT  
PUBLIC ENTITY  
REGISTERED ARCHITECT  
1700 N. W. 10TH AVE  
SUITE 1000  
MIAMI, FL 33136



98TH ST  
50' TOTAL RIGHT OF WAY



**MATERIAL LEGEND**

	EXISTING PLANTING AREA
	PLANTING AREA: 681 SQ. FT
	LAWN: 11,096 SQ. FT
	TURF
	EXISTING HARDSCAPE: 1740 SQ. FT
	NEW HARDSCAPE: 837 SQ. FT

**SITE PLAN**  
Scale: 1/8" = 1'-0"

**VFD**  
VINCENT FILIQUENO DESIGN  
LANDSCAPE ARCHITECT  
FLA. LIC. #0007191  
12702 98TH ST  
P. 788.34.8950  
www.vfdesign.com

PROFESSIONAL SEAL:  
VINCENT A. FILIQUENO  
LA 0007191

NOTE:  
These professional drawings were prepared by the undersigned professional landscape architect, VFD Inc., under contract and are not to be used for any other project without the written permission of the undersigned professional.

**EXISTING RESIDENCE  
OVERALL SITE PLAN**  
12702 98TH ST  
BAY HARBOR ISLAND, FL 33154

DATE	BY	REV	DESCRIPTION

DRAWN BY: CB  
CHECKED BY: VP  
DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**L-300**



NORTH ELEVATION

GROUND FLOOR - T.O.S.  
 0'-0" (0'-0" NODD)  
 GARAGE T.O.S.  
 -2'-4" (6'-8" NODD)

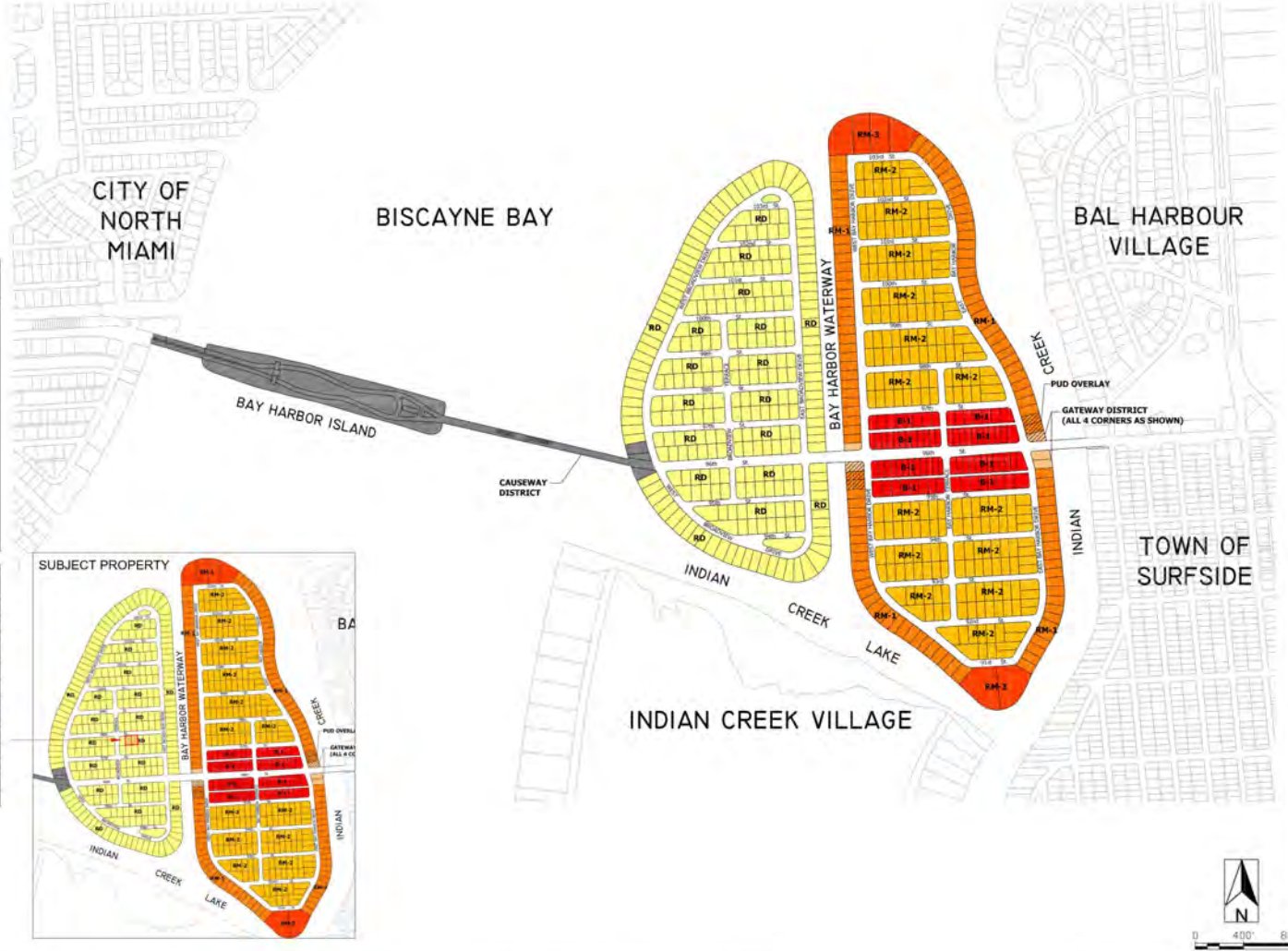


**LEGEND**

- RD SINGLE FAMILY RESIDENTIAL DISTRICT
- RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- CAUSEWAY DISTRICT
- GATEWAY DISTRICT
- PUD OVERLAY DISTRICT

**AMENDMENTS**

DATE	ORD. NO.	PURPOSE
07-10-06	797	RENAME BAA TO B-1
02-11-08	831	REZONE LOT 2, BLOCK 1 TO GATEWAY
12-13-10	907	RENAME RBA TO RM-3
10-10-11	919	ASSIGN PUD TO LOTS 1-3, BLOCK 2
11-14-11	926	ASSIGN PUD TO LOTS 34-37, BLOCK 4
02-10-14	959	ASSIGN PUD TO LOTS 1-3, BLOCK 2



NO.	DATE	REVISION	BY

Designed: M.M.  
 Drawn: SCM  
 Checked: M.M.

**MICHAEL MILLER PLANNING ASSOCIATES, INC.**  
 7522 Wilcox Rd. Suite B-203  
 Coral Springs, Florida 33067  
 Tel: (954) 757-9909 Fax: (954) 757-7089

PREPARED FOR  
**TOWN OF BAY HARBOR ISLANDS**

**OFFICIAL ZONING MAP**

SCALE  
 1"=400'

PROJECT  
 00

SHEET NO.  
 1 / 1



**VFD**  
VINCENT FILIZENDI DESIGN

LANDSCAPE ARCHITECT  
 FLA. LIC. NO. 10071  
 10000 N.W. 15th Ave., Suite 100  
 Ft. Lauderdale, FL 33309  
 www.vfdllc.com

PROFESSIONAL SEAL

NAME

VINCENT A. FILIZENDI  
 LA 8007191

NOTE:  
 These preliminary drawings were prepared by VFD LLC. These drawings are not intended to be used for any other purpose without the written consent of VFD LLC.

**EXISTING RESIDENCE ZONING DATA LEGEND**  
 BAY HARBOR ISLAND, FL 33154

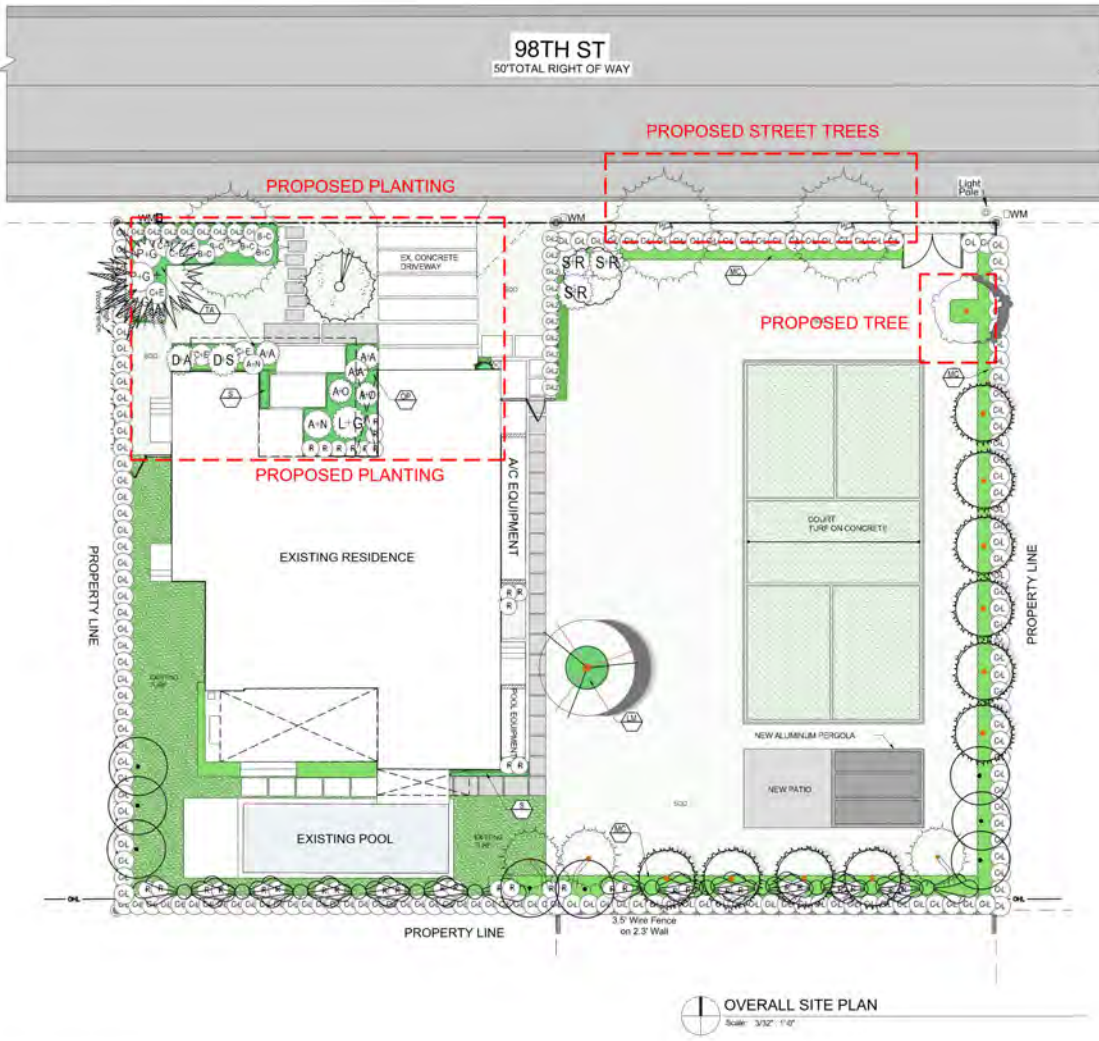
DATE	BY	DESCRIPTION

DRAWN BY: CJ  
 CHECKED BY: VP  
 DATE: 10/31/2024

DISCIPLINE / SHEET TITLE

**ZONING DATA LEGEND**

SHEET NUMBER:  
 L-400



EXISTING PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>TREES + PALMS</b>						
ACA	<i>Averrhoa carambola</i>	Star Fruit tree	14' HT			1
CER	<i>Conocarpus erectus</i>	Silver Buttonwood	12-14' HT	*	*	8
FBE	<i>Ficus benjamina</i>	Weeping Fig	30' HT			1
RMA	<i>Ravenala madagascariensis</i>	Travelers Tree	14' HT			12
SPA	Sabal palm	Cabbage Palm	16-20' HT	*	*	10
SPA	Sabal palm	Cabbage Palm with Character	16-20' HT	*	*	3
<b>SHRUBS + ACENTS</b>						
CL	<i>Clusia gutifera</i>	Small Leaf Clusia Hedge	45G 8-9' HT	*	*	31
CL2	<i>Clusia gutifera</i>	Small Leaf Clusia Hedge	25G 6' HT	*	*	10
R	<i>Rhapis excelsa</i>	Lady Palm	25 GAL			14
<b>EXISTING GROUNDCOVERS</b>						
MC	<i>Muhlenbergia capillaris</i>	Muhly Grass	3 GAL @ 18" OC	*	*	640

PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>TREES + PALMS</b>						
CBA	<i>Copernicia baileyana</i>	Bailey Palm	10' WD CT	*		1
CHA	<i>Calliandra haematocephala</i>	Powder Puff tree	FG 10-16' HT MULTI/W/ CHARACTER		*	1
PA	<i>Pandanus</i>	Screwpine	22' HT	*	*	1
PCA	<i>Phoenix cananensis</i>	Canary Island Date palm	16-18' WD		*	3
<b>SHRUBS + ACENTS</b>						
AA	<i>Agave attenuata</i>	Footail agave	3 GAL		*	3
AN	<i>Asplenium nidus</i>	Bird's Nest Fern	30"x30"		*	2
AO	<i>Alcantarea odorata</i>	Silver odorata bromeliad	30"x30"		*	2
CE	<i>Colocasia esculenta</i>	Black Magic	7 GAL		*	7
CL2	<i>Clusia gutifera</i>	Small Leaf Clusia Hedge	25G 5' HT	*	*	8
DA	<i>Dioscorea arbores</i>	African Dragon Tree	45 GAL W/ CHARACTER		*	1
DS	<i>Dioon spinulosum</i>	Giant Dioon	45 GAL		*	1
LG	<i>Licuala grandis</i>	Licuala Palm	45 GAL		*	1
PG	<i>Philodendron giganteum</i>	Giant Philodendron	15 GAL		*	3
PL	<i>Psychotria ligustrifolia</i>	Bahama wild Coffee	15 GAL	*	*	5
R	<i>Rhapis excelsa</i>	Lady Palm	25 GAL		*	25
SR	<i>Serenoa repens</i>	Silver Saw Palmetto	45 GAL	*	*	3
<b>GROUNDCOVERS</b>						
LM	<i>Liriope muscari</i>	Lily Turf	3 GAL @ 18" OC		*	30
OP	<i>Ophiopogon planiscapus</i>	Black Mondo Grass	1 GAL @ 12" OC		*	200
S	<i>Sansevieria</i>	Snake Plant	7 GAL @ 18" OC		*	7
TA	<i>Trachelospermum asiaticum</i>	Jasmine Minima	1 GAL @ 12" OC		*	265
<b>VINES</b>						
CT	<i>Clerodendrum thomsoniaeuscarl</i>	Bleeding-Heart vine	1 GAL @ 12" OC		*	20

**LANDSCAPE LEGEND**

CHAPTER 18A  
**Transect Zone RD** Lot Area: 20,000 sqft Acres: 0.459 REQUIRED PROVIDED

**TREES**

**A. Number of trees required per net lot acre, less existing number of trees**  
 meeting minimum requirements =  
 10 trees x .459 net lot acres - number of existing trees (5) = **5 23**

**B. 30% palm trees allowed (two palms = one tree)** **4 17**

**C. % Natives required: Number of trees provided x 30% =**  
 Number of trees provided x 50% =  
 3 x .30 = Native Trees required **3 8**

**D. Street Trees (maximum average spacing of 20' o.c.):**  
 160 linear feet along street / 20 = 8  
 140' / 20 (driveway omitted) = 8 Street Trees required **7 9**

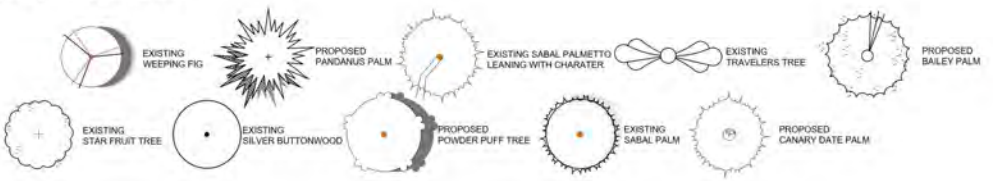
**E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.):** linear feet along street / 20 = **N/A N/A**

**SHRUBS**

**A. Number of shrubs required: Number of trees required x 12 =**  
 5 X 12 = 60 Shrubs required **60 108**

**B. % Native shrubs required: Number of shrubs provided x 30% =**  
 108 X .30 = 33 Native shrubs required **33 49**

**LANDSCAPE MATERIAL**



**MATERIAL LEGEND**



**VFD**  
 VINCENT FILIBERTO DESIGN

JACOBO ARQUITECTURA INC.  
 9204 2ND AVE SUITE #10  
 MIAMI BEACH, FL 33154  
 P 783 341 8811  
 www.vfdmiami.com

PROFESSIONAL SEAL

DATE: 10/21/2024

**VINCENT A. FILIBERTO**  
 LA 00007191

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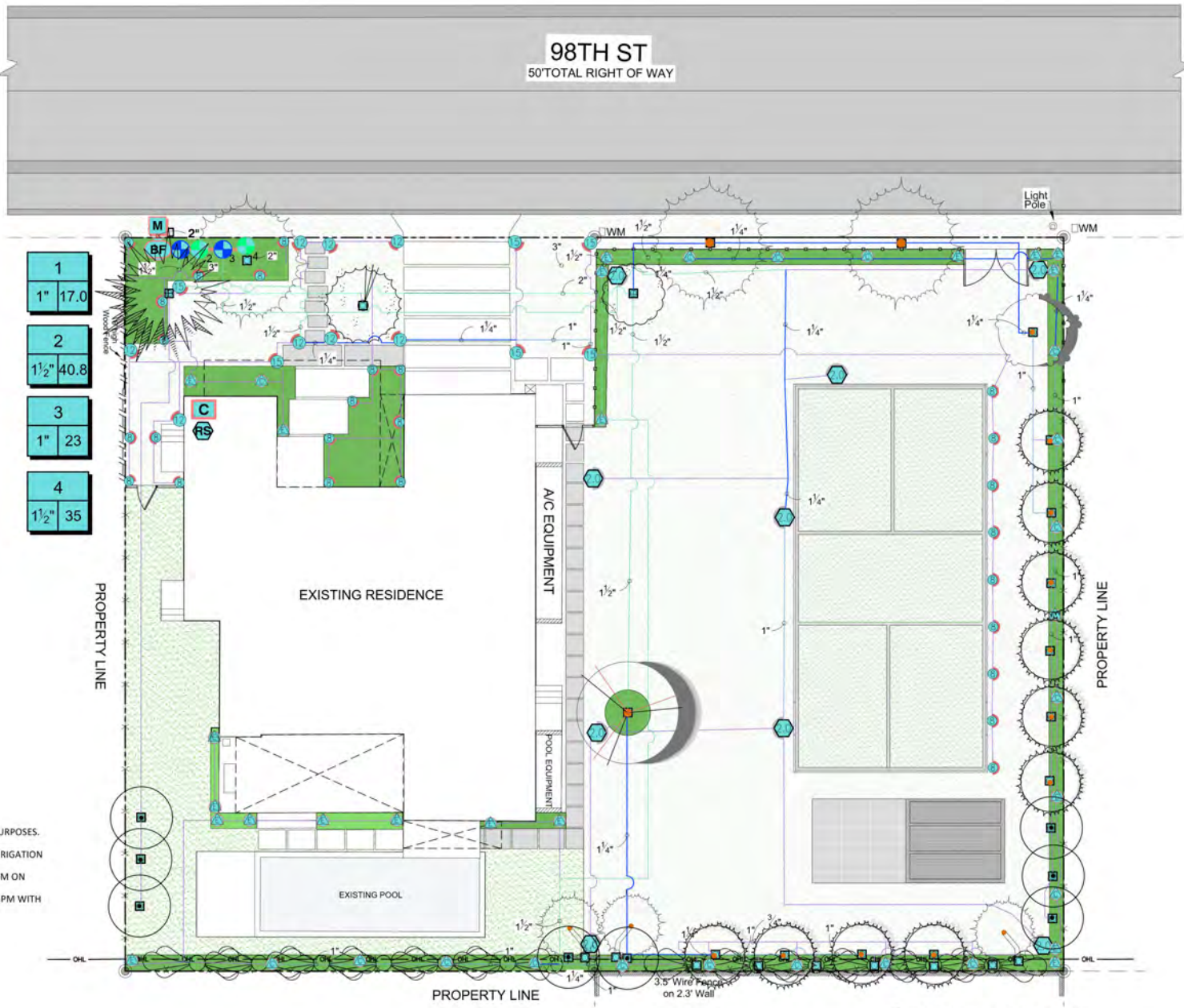
**EXISTING RESIDENCE LANDSCAPE PLAN**  
 1270 98TH ST  
 BAY HARBOR ISLAND, FL 33154

DISCIPLINE / SHEET TITLE

**LANDSCAPE PLAN**

SHEET NUMBER

**L-500**



98TH ST  
50' TOTAL RIGHT OF WAY

1	1" 17.0
2	1 1/2" 40.8
3	1" 23
4	1 1/2" 35

- IRRIGATION NOTES:
1. EQUIPMENT DRAWN WITHIN FLOOR PLAN FOR GRAPHICAL PURPOSES.
  2. IRRIGATION SYSTEM TO PROVIDE 100%
  3. IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL VALVES AND IRRIGATION LINES WHENEVER POSSIBLE.
  4. IRRIGATION DESIGN TO BE USING EXISTING IRRIGATION SYSTEM ON SITE.
  5. IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF GPM WITH A MINIMUM OPERATING PRESSURE OF PSI. I SHALL TEST AND VERIFY PRESSURE AND FLOW AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE FLOWS DO NOT MEET THESE MIN

OVERALL IRRIGATION PLAN  
Scale: 1/8" = 1'-0"

NOTE:  
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EXISTING RESIDENCE  
IRRIGATION PLAN  
2720 98TH ST  
BAY HARBOR ISLAND, FL 33154

DATE	BY	DESCRIPTION

DRAWN BY: CB  
CHECKED BY: VP  
DATE: 10/31/2024

DISCIPLINE / SHEET TITLE:  
OVERALL IRRIGATION PLAN

SHEET NUMBER:  
L-600

# Irrigation Notes

## LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

## PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE. PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

\*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND

\*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3" HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

## WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:

#12 WHITE FOR COMMON

#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)

#14 RED HOT WIRES

#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

## FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

## TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

## MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

## DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

## ELECTRIC

POWER TO BE PROVIDED TO THE CONTROLLER BY ELECTRICIAN.

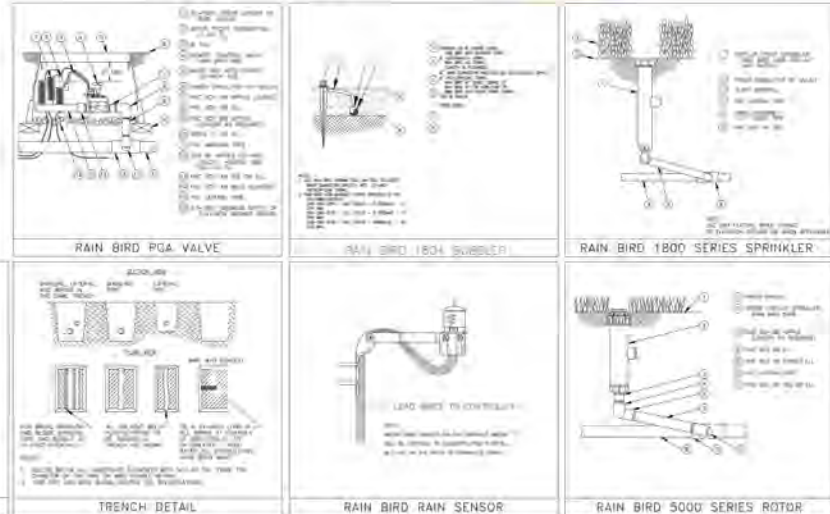
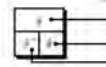
## IRRIGATION AUDIT PROCEDURE

- INSPECT EVERY IRRIGATION ZONE AND A WRITTEN REPORT SHALL BE GENERATED DESCRIBING PROBLEMS. THE REPORT SHALL INCLUDE A LIST OF EACH ZONE INSPECTED. USE THE FOLLOWING LIST TO ASSIST IN THE REPORT.
  - TURN OFF EACH ZONE FROM THE CONTROLLER (WHEN POSSIBLE) TO VERIFY AUTOMATIC OPERATION. FOR BATTERY OPERATED ZONES, TURN ZONES ON AT BATTERY CONTROLLERS.
  - CHECK REMOTE CONTROL VALVES TO ENSURE PROPER OPERATION.
  - CHECK SETTING ON PRESSURE REGULATOR TO ENSURE PROPER SETTING.
  - CHECK FLOW CONTROL AND ADJUST AS NEEDED. ENSURE VALVE IS CLOSED WITHIN 10-15 SECONDS AFTER VALVE HAS BEEN TURNED OFF.
  - CHECK FOR LEAKS IN MAINLINE, LATERAL LINES, VALVES AND HEADS.
  - CHECK SPRAY HEADS AND ROTORS TO ENSURE PROPER OPERATION. (e.g. LEAKS, POP-UP HEIGHT, PROPER PATTERN, AND PROPER ALIGNMENT)
- CHECK PUMP STATION FOR PROPER OPERATION, WATER VOLUME, FLOW RATE, PRESSURE AND PUMP CAPABILITIES.
- INSPECT ALL FILTERS.
- CHECK THE CONTROLLER FOR PROPER GROUNDING.
- CHECK RAIN SHUT-OFF DEVICE FOR PROPER OPERATION.
- INSPECT ALL VALVE BOXES AND COVERS TO ENSURE GOOD CONDITION.
- CONDUCT ANY ADDITIONAL INSPECTIONS IF NECESSARY.



## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1806 15 Series Sprinkler Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal Side and Bottom Inlet: 1/2in. NPT Female Threaded Inlet.	40
	Rain Bird 1806 8 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal Side and Bottom Inlet: 1/2in. NPT Female Threaded Inlet.	20
	Rain Bird 1806 12 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal Side and Bottom Inlet: 1/2in. NPT Female Threaded Inlet.	8
	Rain Bird 1806 15 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal Side and Bottom Inlet: 1/2in. NPT Female Threaded Inlet.	6
	Rain Bird 1804-1400 Flood Flood Bubble 4.0in. pop-up	35
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 5004-PC-R 2.0 Turf Rotor: 4in. Pop-Up, Plastic Head. Adjustable to Full Circle. Standard Angle Nozzle, Pressure Regulating.	10
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA Angle: 1-1/2" In., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	2
	Rain Bird PGA Angle: 1" In., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	2
	Zurn 720A 1-1/4" Pressure Vacuum Breaker	1
	Rain Bird ESPM3E3 4 Station Hybrid Modulator Outdoor Controller. For Residential or Light Commercial Use. LNK WPI Module and Flow Sensor Ready.	1
	Rain Bird iSD-Box Rain Sensor, with metal hatching bracket, extension wire.	1
	Walter Meter: 1-1/4"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,389 L.
	Irrigation Lateral Line: PVC Schedule 40 1"	2362 L.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	3123 L.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	3854 L.
	Irrigation Lateral Line: PVC Schedule 40 2"	741 L.
	Irrigation Lateral Line: PVC Schedule 40 3"	764 L.
	Irrigation Mainline: PVC Schedule 40 2"	193 L.



Professional Seal  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

PERSONAL SEAL

DATE: \_\_\_\_\_

PROJECT & ADDRESS

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EXISTING RESIDENCE IRRIGATION DETAILS  
1070 98TH ST  
BAY HARBOR ISLAND, FL 33154

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DISCREPANCY SHEET

IRRIGATION DETAILS

DATE: \_\_\_\_\_

L-601



DATE	REVISION	BY	DATE

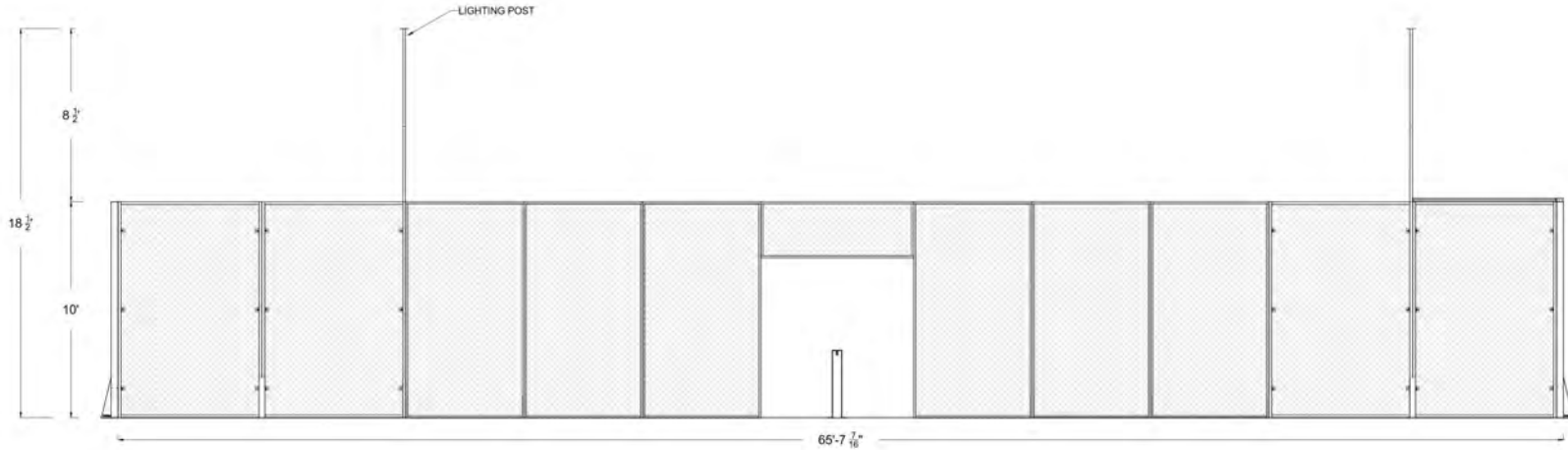
DRAWN BY: CB  
CHECKED BY: VP  
DATE: 10/31/2024

DISCIPLINE | SHEET TITLE

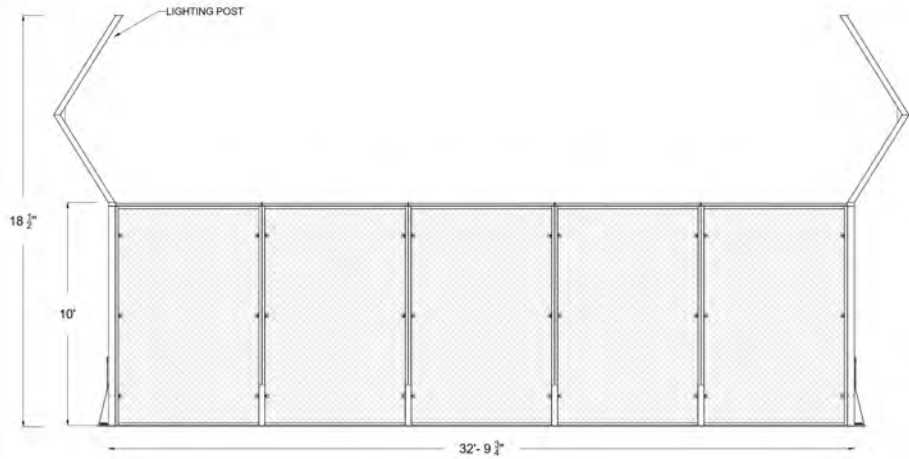
**TENNIS COURT  
ELEVATIONS  
+  
DETAILS**

SHEET NUMBER:

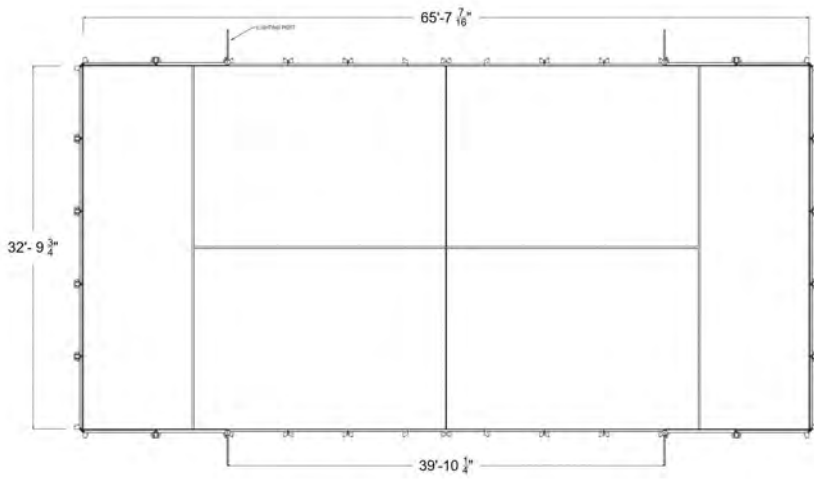
L-800



1 TENNIS COURT LONG SECTION  
SCALE: 3/16" = 1'-0"

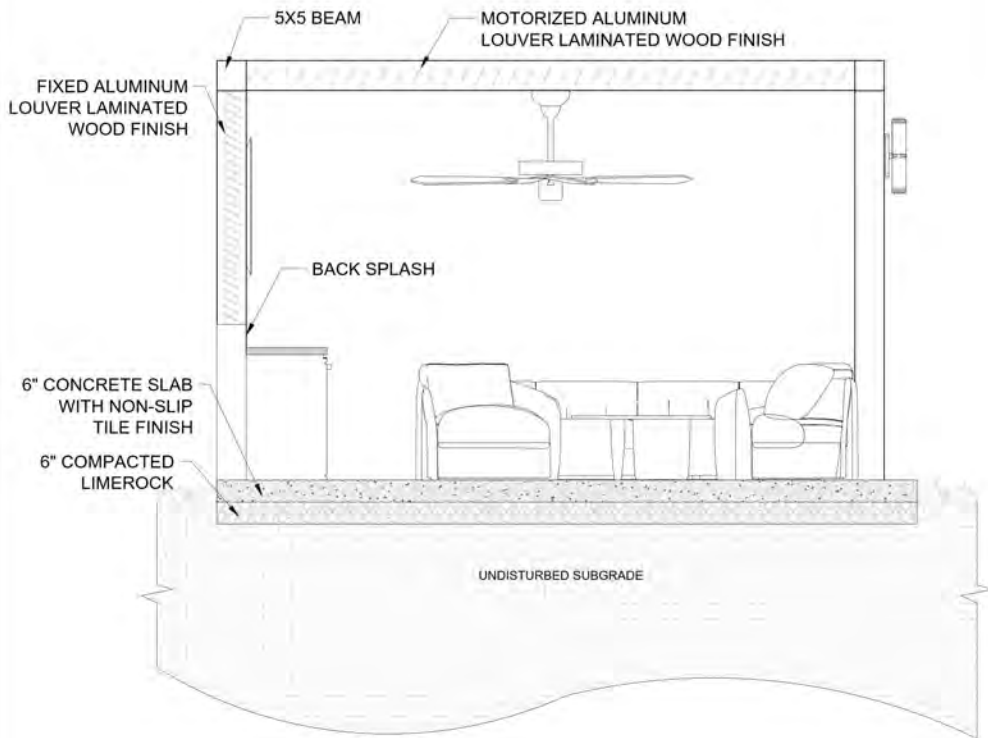


2 TENNIS COURT SHORT SECTION  
SCALE: 3/16" = 1'-0"

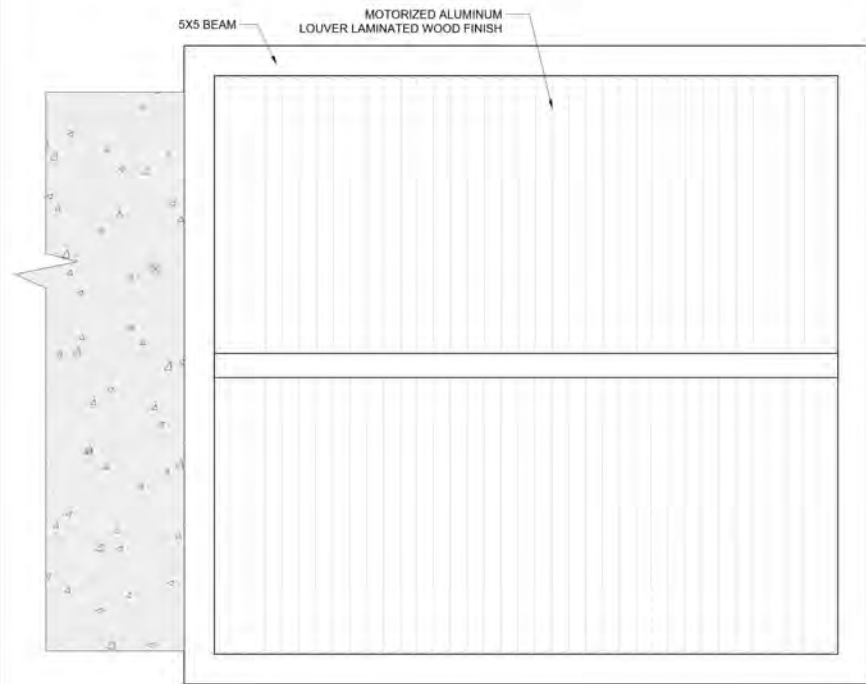


0 TENNIS COURT TOP VIEW  
SCALE: 3/16" = 1'-0"

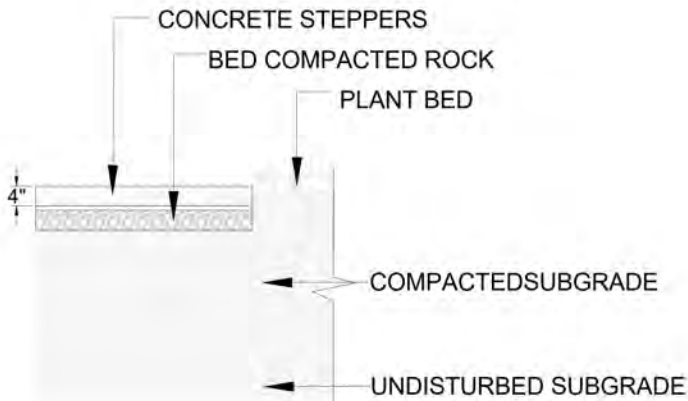
NOTE: GREEN VINYL WILL BE PLACED ON THE COURT CHAINLINK FENCE SURFACES



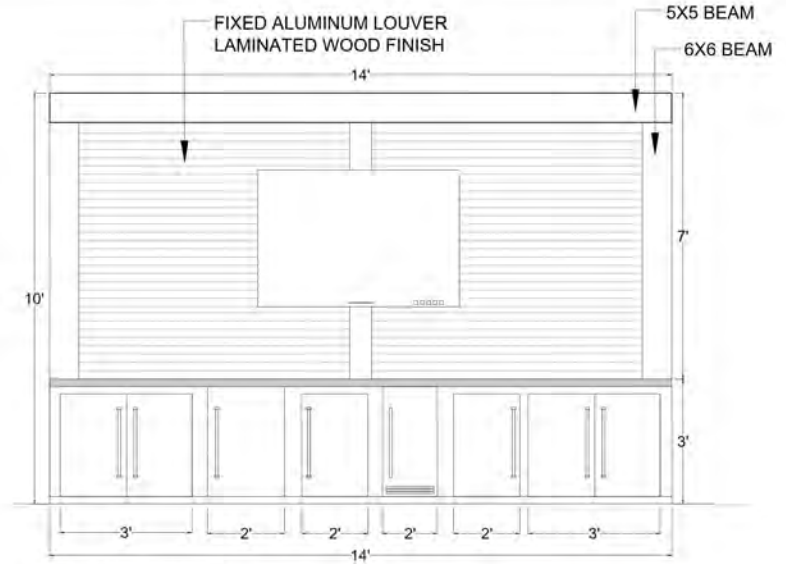
6 OUTDOOR PERGOLA  
SCALE: 1/2" = 1'-0"



0 LOUVER TOP VIEW  
SCALE: 1/2" = 1'-0"



3 PATHWAY  
SCALE: 1"=1'-0"



4 OUTDOOR PERGOLA  
SCALE: 3/4"=1'-0"

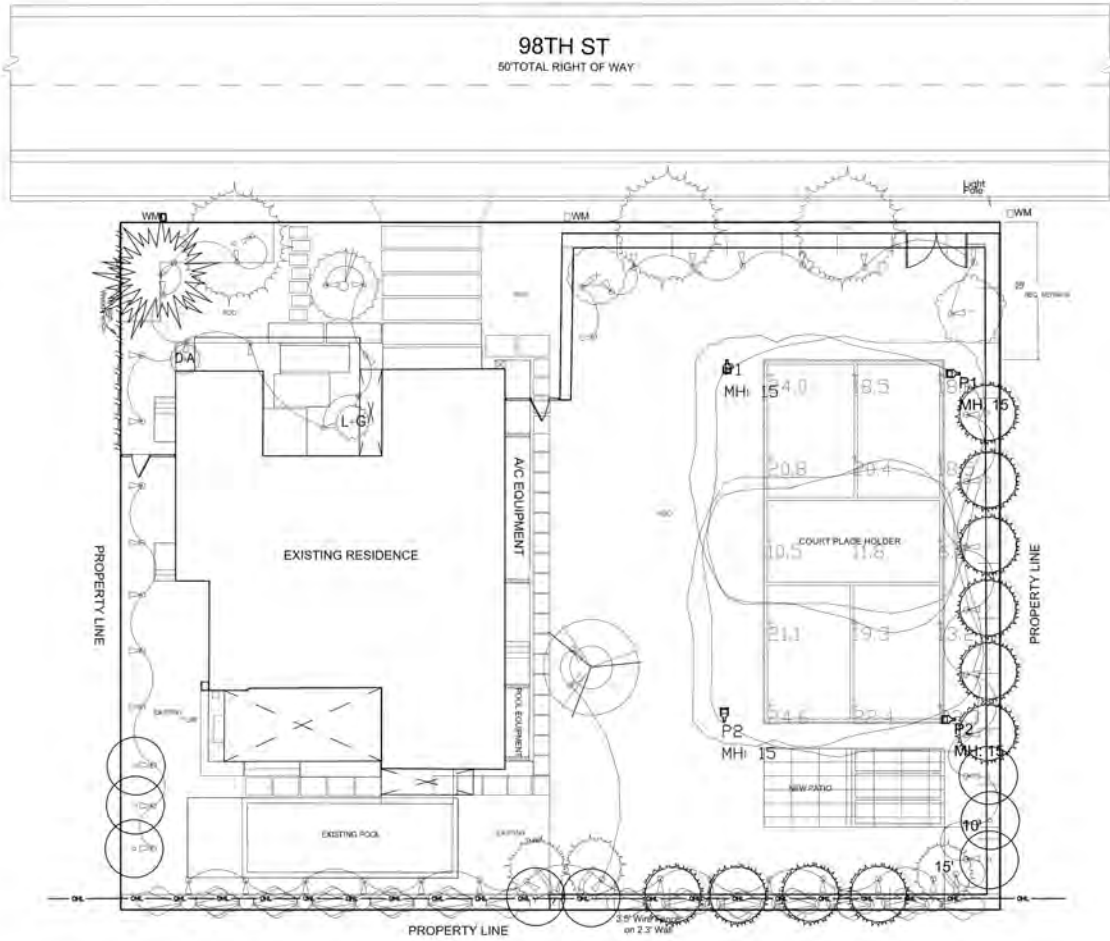


5 TENNIS COURT CONCRETE SLAB + FENCE DETAIL  
SCALE: 1/2"=1'-0"

COURT MATERIAL

MAIN SUPPORTING STRUCTURE		
REF	DESCRIPTION	TOTAL PER WORK
EVO-MM5017	MESH MODULE 5000x1200	12
EVO-MM2010	MESH MODULE 2000x1000	18
EVO-MNP	MESH MODULE ENTRANCE DOOR	7
EVO-PE3Q	CORNER POST	4
EVO-PE	END POST	8
EVO-PL	LATERAL POST	4
EVO-PI	INTERMEDIATE POST 3000	8
EVO-R	ROSTRA	22
EVO-PR	LIGHTING POLE BACULUM 6000	4
EVO-CER	BUTTRESS BACULUM	4
EVO-ANG	FIXING ANGLE WIDTH 40	100
NON STRUCTURAL PIECES		
REF	DESCRIPTION	TOTAL PER WORK
EVO-TAFL	TRACK ENTRANCE COVER	4
EVO-RESQUP	UPPER CORNER CAP	4
EVO-RESQNF	BOTTOM CORNER CAP	4
EVO-PRIT	NET POST WITH COVER AND CLIPS	2
EVO-EMBEULECTDOOR	COVER FOR MODULES	8
SCREWDRIVERS		
REF	DESCRIPTION	TOTAL PER WORK
EVO-TORM12X60Z	TOR. CORNER POST M12X60 DIN933 ZN	48
EVO-ANCLM12X150	GROUND ANCHOR M12X150	150
EVO-VM12X115Z	THREADED ROD M12X115mm zinc plated	224
EVO-TCHGAM12X	BLIND NUT M12 DIN 1587 STAINLESS STEEL	460
EVO-APIM12X	FLAT WASHER M12 DIN9021INOX TMM	460
EVO-TORAU/TAGZ	TOR. self-tapping washer-rubber 6,5X30 DIN7504K	0
EVO-TORAU/TAGZ	TOR. self-tapping washer-rubber washer 4,9X30 DIN7504K	70
EVO-TORMRX30X	TOR. GLASS M8X30 DIN7991 INOX	100
EVO-TAUTBL0CY	NUT M8 SELF-LOCKING STAINLESS STEEL	100
EVO-AM8X	WASHER M8 DIN9021 STAINLESS STEEL	100
	SCREWS FOR RATCHET:	
EVO-TORM10X30Z	M10X30 DIN 933	5
EVO-TJHM10Z	M10 NUTS DIN 934	2
EVO-AM10Z	WASHERS D 010 DIN 125	6
EVO-TRED	SCREWS RED STOPPER	1
EVO-TREMACHM12	RIVET NUT HEXA WIDE HEAD M12	16
EVO-TREMACHM10	RIVET NUTS M10 HEXA WIDE HEAD	4

NON METALIC ELEMENTS		
REF	DESCRIPTION	TOTAL PER WORK
EVO-CASULLILO	NYLON SLEEVE	100
EVO-CARRACA	LID TENSION RATCHET	1
EVO-RED	LID GAME NET	1
EVO-NEOPRENO40X4N	ML NEOPRENO NEGRO 40x4	180
EVO-NEOPRENO10X10N	ML NEOPRENO NEGRO 10X10	50
EVO-V10-30Z0	LID 3000X2000 10mm	14
EVO-V10-20Z0	LID 2000X2000 10mm	4
EVO-CESPED	GREEN GRASS MIMING	54
EVO-ARENA	TN SAND	54
EVO-GEOTEX	M GEOTEXIL	100
EVO-PEG	GLUE FOR THE GRASS	2
EVO-TAPM12N	TAPON'S M12 NEGRO'S MOSS	150
EVO-CONTR030N	PLASTIC PLUGS 30X80 BLACK	12
EVO-CONTR040N	PLASTIC PLUGS 40X80 BLACK	44
EVO-SPRAY	SPRAY	2
EXTRA ACCESSORIES		
REF	DESCRIPTION	TOTAL PER WORK
EVO-PATZ	2-LEAF FOLDING DOORS	1
EVO-MMCH	ENTRANCE OPENING CLOSING MODULE	1
EVO-SBILUM	LIGHTING BACULUM SUPPORT	4
EVO-FOCUSLED	LID NORMAL LED LIGHTING SPOTLIGHTS	8
EVO-	SCREWS FOR SPOTLIGHTS 2X LAMP MEDIOSAS 5/ LAMP	16
EVO-CABLE	ML BACULUM CABLES	0



MECHANICAL	LUMINOUS	ELECTRICAL
[Blurred data]	[Blurred data]	[Blurred data]

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	P1	Single	Lithonia Lighting	DSX8 LED P7 40K 70CRI RCCO	POLE ARM	N/A	0.900	14914	176.81
	2	P2	Single	Lithonia Lighting	DSX8 LED P7 40K 70CRI LCCO	POLE ARM	N/A	0.900	14914	176.81

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURT	Illuminance	Fc	15.5	15	3	18.15	24.6	0.2	2.93	3.97
PROPERTY LINE # 5sq1	Obscure - III	Fc	10	10	N.A.	0.09	0.2	0.0	N.A.	N.A.
PROPERTY LINE # 5sq2	Obscure - III	Fc	10	10	N.A.	0.52	1.0	0.0	N.A.	N.A.
PROPERTY LINE # 5sq3	Obscure - III	Fc	10	10	N.A.	0.07	0.1	0.0	N.A.	N.A.

**VFD**  
VINCENT F. DEBIAZIO FOUNDATION

JACOBI ARCHITECT  
CLASS ARCHITECTS  
3000 N.W. 10TH AVENUE  
MIAMI BEACH, FL 33139  
770.533.9999  
www.jacobiarch.com

PROFESSIONAL SEAL

NAME

VICTOR A. FELIBERTO  
LA 0007191

NOTES  
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EXISTING RESIDENCE  
PHOTOMETRICS  
1270 98TH ST  
BAY HARBOR ISLAND, FL 33154

DATE

DRAWN BY: GP  
CHECKED BY: VFD  
DATE: 03-20-2024

DISPERSED SHEET TITLE

PHOTOMETRICS

DATE: 03/20/24

L-900



VIEW FROM REAR OF EXISTING HOME LOOKING EAST

The home blends into its lush, natural surroundings. The landscape design plays a pivotal role in unifying the property. The swimming pool reflects the surrounding greenery creating a cohesive visual flow from the house to the garden. Tall palm trees and various plants form a natural barrier, offering privacy while enhancing the organic feel of the space.

**VFD**  
VINCENT FILIBENDI DESIGN

LANDSCAPE ARCHITECT  
FL RA 22 488781  
16250 N.W. 14th St. #10  
P.O. Box 34333  
Miami, FL 33147  
www.vincentfd.com

PROFESSIONAL SEAL:

MAIL

VINCENT A. FILIBENDI  
LA 80067191

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EXISTING RESIDENCE  
RENDERS  
1270 98TH ST  
BAY HARBOR ISLAND, FL 33154

DATE: 10/31/2024

BY: VFD

DATE: 10/31/2024

DESCRIPTION:

DRAWN BY: CB

CHECKED BY: VF

DATE: 10/31/2024

DISCIPLINE | SHEET TITLE:

RENDERS

SHEET NUMBER:

R-100



The environment around the house is calm and relax environment. With the use of palm trees, grasses etc.contributing to a tropical ambiance.

NOTE: GREEN VINYL WILL BE PLACED ON THE COURT FENCES

**VFD**  
VINCENT FILIGEND DESIGN

LANDSCAPE ARCHITECT  
FL, R.A. LIC. #887191  
WOLFE INC. AS E/ITE #10  
MIAMI BEACH, FL, 33138  
P 786 343 8352  
www.vincentfiligend.com

PROFESSIONAL SEAL:

SCALE:

DATE:

PROJECT:

VINCENT A. FILIGEND  
LA 80067191

NOTE:  
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were prepared by Vincent Filigend and  
submitted to VFD Inc. for review and  
approval. VFD Inc. does not warrant and  
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omissions in these drawings or  
plans.

EXISTING RESIDENCE  
RENDERS  
1270 98TH ST  
BAY HARBOR ISLAND, FL 33154

DATE: 10/31/2024

REV. NO. DATE DESCRIPTION

1 10/31/2024

2 10/31/2024

3 10/31/2024

4 10/31/2024

5 10/31/2024

6 10/31/2024

7 10/31/2024

8 10/31/2024

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10 10/31/2024

11 10/31/2024

12 10/31/2024

13 10/31/2024

14 10/31/2024

15 10/31/2024

DRAWN BY: CB  
CHECKED BY: VF  
DATE: 10/31/2024

DISCIPLINE / SHEET TITLE:

RENDERS

SHEET NUMBER:

R-101

NOTE:  
These professional drawings and plans  
were prepared by Vincent Filibendi, a  
professional landscape architect, and  
I, Vincent Filibendi, am the author of  
this project and I am duly licensed by  
the State of Florida.

EXISTING RESIDENCE  
RENDERS  
1270 98TH ST  
BAY HARBOR ISLAND, FL 33154

DATE	BY	DATE	DESCRIPTION

DRAWN BY: CB  
CHECKED BY: VF  
DATE: 10/31/2024

DISCIPLINE / SHEET TITLE:

RENDERS

SHEET NUMBER:

R-102



FRONT VIEW OF PROPERTY FROM NORTH

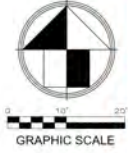
The landscape surrounding the house creates a lush scenery with natural elements . The tall palm trees provide a natural screen, filtering views from the road and adjacent properties. A combination of higher and lower foliage creates a layered effect, making the privacy measures feel less like a barrier and more like an integrated part of the landscape design. The overall effect is one of harmony between the carefully curated landscaping and the natural beauty of the environment. It's a serene and inviting setting that complements the modern architecture of the house.

NOTE: THE PERIMETER CLUSIA WILL GROW TO 10' IN ONE YEAR

NOTE:  
FOR SITE DIMENSIONS AND MINIMUM SET-BACKS REFER  
TO ARCHITECTURAL SITE PLAN.

NOTE:  
ALL EXISTING AND PROPOSED GRADE  
ELEVATIONS REFER TO THE 1929 NGVD DATUM.

NOTE:  
NO DISCHARGE IS PERMITTED OFF-SITE (AUTO  
ROADWAYS,BHYD DRAINAGE SYSTEM DR INTO  
THE BAY.

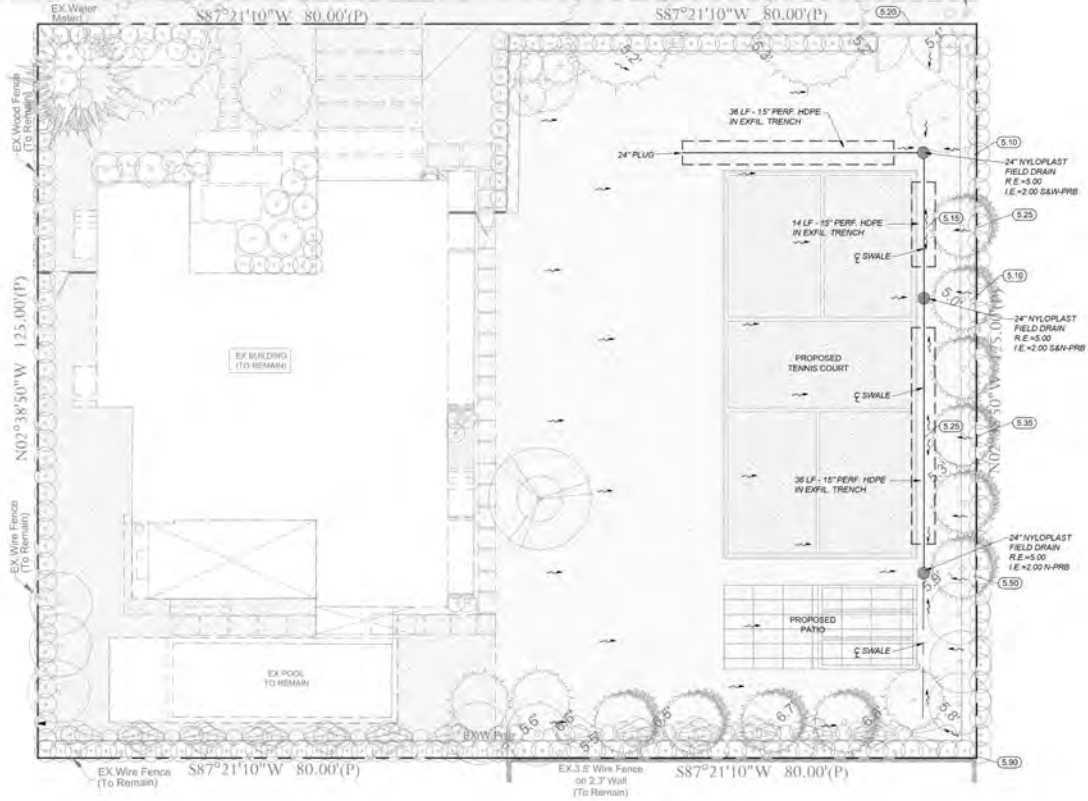


LOCATION MAP  
N.T.S.

98th STREET

EX.2' Conc. Valley

EX.1' Conc. Curb



LEGEND	
R.E.	RM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
F.F. ELEV.	FINISHED FLOOR ELEVATION
	EXISTING ELEVATIONS
	PROPOSED ELEVATION
	PROPOSED CONCRETE ELEVATION

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT:  
**VFD STUDIO**  
9822 NE 2ND AVE,  
MIAMI SHORES, FL. 33138

PROJECT:  
**1260-1270 98TH STREET**  
**BAY HARBOR ISLANDS FLORIDA**  
TASK:  
**CIVIL ENGINEERING PLAN**

**GGB Engineering**  
CIVIL AND ENVIRONMENTAL ENGINEERS AND PLANNERS  
CONSTRUCTION MANAGERS  
3650 S.W. 8th Street, Suite 200  
Fort Lauderdale, Florida 33312  
Tel: (954) 465-4645  
Fax: (954) 465-8888

DATE	SCALE
10/28/24	1"=10'
DESIGNED BY:	DRAWN BY:
B.J.R.	J.A.
PROJECT NO.	SHEET
24-0313	C-1



**AGENDA ITEM REPORT**

January 7, 2025

**ITEM NUMBER: 3.**

**ITEM:** Request for approval for a new multifamily dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On March 5, 2024 and August 6, 2024 the Board deferred the project due to some design considerations. A revised site plan was submitted for modifications as requested by the Board. The developer is proposing to construct a new thirty-nine (39) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed revised building would require the developer to acquire 1 TDR. Enclosed please find the site plan and elevations. (Item #3)

**DESCRIPTION:**

for the purpose of hearing any public comment with respect to an application for site plan approval at 1130 - 1150 93 Street.

**RECOMMENDED ACTION:**

The design meets the Town Code and was approved by the Development Review Committee.

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**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By:           Ayanidys Martinez  
                                  Ayanidys Martinez

**ATTACHMENTS**

1.	BHI 1130-1140-1150 93 St MFR MMPA #3 DRB Staff Report Dec 10 2024
2.	SPR23-000019 DRC Application 1130-1150 93 Street
3.	CASA VERDE LOI.rev2
4.	NARRATIVE OF REVISIONS TO DRB 2 SET
5.	Casa Verde Drainage Calculations
6.	220150 - GEO - Casa Verde - Bay Harbor Islands - 02-01-2023
7.	Casa Verde DEVELOPMENT IMPACT ANALYSIS S&S - 05-29-24
8.	1130-1150 93 Street DRB Set 1.7.2025



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

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**To:** Design Review Board (DRB)  
Town of Bay Harbor Islands

**From:** Michael J. Miller, AICP   
Consultant Town Planner

**Date:** December 10<sup>th</sup>, 2024

**Subject:** Site Development Plan Application (2023-2024 New Design) #3 DRB Review  
Casa Verde Condominiums – Multifamily Residential Complex (39 DU)  
1130–1140-1150 93<sup>rd</sup> Street  
Bay Harbor Islands Acct. No. SPR23-000019  
MMPA Acct. No. 01-0702-1165

---

**BACKGROUND / PREVIOUS DRB REVIEW & ACTION**

On March 5<sup>th</sup>, 2024, the Design Review Board (DRB) reviewed the applicant's initial Site Development Plans, and due to some design considerations, deferred action to allow the applicant time to consider the comments and redesign the project. Pursuant to the DRB's comments, the applicant revised the plans to reduce the number of dwelling units (from 43 to 39), reduced the amount of parking spaces in the side yard setbacks, adjusted the breezeway to be fully open and completely through the building from Levels 2-7, enlarged and revised the entry canopy for a more prominent entry feature, adjusted the dwelling unit layouts due to the lower density, and other related revisions.

On August 6<sup>th</sup>, 2024, the DRB reviewed the applicant's revised Site Development Plans, and again due to some design concerns, deferred action again to allow the applicant time to consider the comments and redesign the project. Pursuant to the DRB's latest comments, the applicant revised the plans to: (1) provide an internalized 2<sup>nd</sup> floor parking garage area; (2) removed all of the previously shown parking spaces from the side setback areas; (3) adjusted the landscaping plan to provide trees that will be 20% larger than the minimum required; (4) revised the building elevations as requested to provide less glazing (more residential appearance); (5) as a result of removing the parking spaces out of the side yards the site now has increased landscaped open space; (6) as a result of the 2<sup>nd</sup> floor parking garage the unit mix & configurations were changed; (7) added stone cladding at various locations on the buildings facades; and (8) updated the entire plan set to be internally consistent and reflect the new revisions.

MMPA has reviewed the revised plans and finds they comply with the Town's Code requirements.

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## **RECOMMENDED ACTION**

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated December 10<sup>th</sup>, 2024, and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The Board approves the applicant's requested tandem arrangement of some parking spaces pursuant to §23-30(f); and
2. The Board finds the proposed increased density (26 Base DU / 13 TDR Units = 39 DU) "fits" within the building envelope without alterations or variances; and
3. The Board approves the applicant's request to not fully close-in the sides of the above grade parking garage as specified in §23-24(d)(4) by providing aluminum screening panels and landscaping in the setback areas in lieu thereof.

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## **GENERAL PROJECT INFORMATION**

<b>Land Use Designation:</b>	MH – Medium-High Density Residential
<b>Zoning District:</b>	RM-2 Multiple Family District
<b>General Location:</b>	1130 – 1140 - 1150 93 <sup>rd</sup> Street
<b>Legal Description:</b>	Lots 3, 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 Miami-Dade County, Florida.

## **PROJECT DESCRIPTION**

The project architectural firm, Frankel Benayoun Architects, Inc., as agent for the landowner, Horizon at Casa Verde, LLC, has submitted a Site Development Plan application to allow for the construction of a thirty-nine (39) dwelling unit (previously 43) mid-rise residential development located at 1130-1140-1150 93<sup>rd</sup> Street. The proposed dwelling units would now range from 1,406 to 3,508 square feet of A/C space plus balconies, etc.

Lots 4 and 5 are currently cleared and vacant from an earlier (2013-14 & 2016 revision) proposed redevelopment (BH Gardens) that never proceeded. The former buildings and site improvements on Lot 3 and Lot 4 have already been demolished. Lot 3 has an existing two (2) story apartment building with four (4) existing apartment units that will be demolished as part of this redevelopment. The proposed site design incorporates one (1) east / west oriented rectangular-shaped building with a center breezeway (open through the building on Levels 2-7) dividing the building, with internalized parking garages on the ground level and a portion of the 2<sup>nd</sup> floor. In the front yard area are required driveways, walkways, three (3) guest spaces, a lobby drop-off / delivery space and landscaping.

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Site Development Plan Application (2023-2024 New Design)  
Revised Plans Per DRB Comments 8/06/24  
Casa Verde Condominiums - Multi-Family Residential (39 DU)  
1130-1140-1150 93<sup>rd</sup> Street  
Design Review Board (DRB) Staff Report - #3  
December 10<sup>th</sup>, 2024  
Page 3**

The site plan shows two (2) driveway connections to 93<sup>rd</sup> Street. A one-way looped driveway is proposed entering at the western driveway street connection, circulating throughout the parking garage, and exiting at the eastern driveway connection. The east driveway connection is shown as 21' and the west driveway is shown as 20' in width near the street that widens to 23' in width where the guest / loading spaces are shown in the front yard. Within the parking garage where parking spaces backout onto the driveway the driveway width is shown at 23' in width (normal Code minimum width). There are segments with wider driveway widths and a few short segments with a one lane wide driveways (no backout parking) – one at 17'+/- in width and the other at 12' in width. All of the required parking spaces are now within the ground level parking garage (62), with the remaining required spaces (22) now within a 2<sup>nd</sup> floor parking garage accessed by a ramp from the ground level. As mentioned above, all of the previous parking spaces shown in the side yard setback areas have been deleted. Perimeter screening walls and landscaping are provided for the parking spaces located outside of the parking garage (NIC guest / loading spaces). A majority of the proposed parking spaces are shown in a tandem configuration, which requires the DRB to approve this alternative design to a standard side-by-side design.

On the building rooftop is a recreational facility with a swimming pool, common terrace area, men's & women's bathrooms, a generator room and normal rooftop mechanical areas. A number of rooftop private terraces with spas for specified DU are shown. On Sheet A-1.08 Rooftop Plan a "red-lined" area is shown illustrating where the edge of Floor 7 is below the rooftop.

**Note** – During the Town's earlier review process the applicant was advised the Town Council had adopted some Zoning Code amendments on May 10<sup>th</sup>, 2023, that we initially believed may have inadvertently banned / severely affected future project designs (not just West Island as apparently intended), as the Code amendments would have prohibited most currently allowed setback yard encroachments for decorative architecture features, like bands / eyebrows / planters / artistic attachments / etc. Town-wide. The final version of the adopted Ordinance clarified that the Code revisions apply only to the West Island (single-family homes). The plans were drawn by the architect to not include any such yard encroachments to avoid possible conflict other than the still allowable balcony projections.

The proposed building is 7-stories in height - six (6) floors of residential over one ground level parking garage @ max. 65-feet above BFE + 1' FBC freeboard (max. allowed for this area).

As stated above, according to the surveys, Lots 4 & 5 are currently vacant. Lot 3 has an existing 2-story / 4 DU apartment building. The overall lot area of the property is 33,750 square feet / 0.774 acres. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density of (34 DUA). The revised proposal is to build 39 residential units which would require the developer to obtain 13 TDR units. From our historical records we note the Town approved a redevelopment project on Lots 4 & 5 in 2013-14 – initially for 34 DU and later decreased to 30 DU. The earlier project required the acquisition of twelve (12) TDR units for a 30 DU project (16 TDRs for the earlier 34 DU design). Our records indicate

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December 10<sup>th</sup>, 2024  
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that on 5/12/14 the Town Council approved a sale of nine (9) public TDR units to this site (Res. #2011). On 4/11/16 an extension was requested and approved for more \$ per DU. In addition, on 4/07/14 the Town Council approved a private TDR sale for three (3) TDRs (Res. #2008) from the Montego Club site located at 10180 WBHD. Finally, on 5/12/14 the Town Council approved another private TDR sale for four (4) TDRs (Res. #2013) from the 9350 Condo site located at 9350 WBHD. Our records show that \$310,000 has been paid to the Town for the public TDR units to date (only 5 TDRs needed based on 30 DU). At the Town's May 11<sup>th</sup>, 2023, DRC meeting MMPA noted we could not locate a copy of the deed transferring ownership of the 5 public TDRs from the Town to the developer or any of the private TDR sales. Typically, the Town's staff often has some difficulty staying abreast of the status of TDR transactions as to closing / termination, except that at the time of building permits a developer must demonstrate by providing copies of deeds that enough DU have been acquired for number of DU in the project. Subsequent to the DRC meeting, the developer provided copies of the recorded deeds for both the private TDR sales (3 DU + 4 DU = 7 DU) and the public TDR sale (5 DU). Therefore, we believe the issue as to the 2014 TDR acquisitions has been resolved. Moving forward with the review of this new revised thirty-nine (39) DU development, the developer would need to acquire an additional one (1) TDR unit (7 private + 5 public = 12 + 1 = 13 TDRs). However, as stated previously, all of the previous TDR transactions were limited to only the original 2014 development site (Lots 4-5). We believe an amendment to the TC TDR approvals may be necessary. The Town Attorney is researching this issue and will determine any action.

The adjoining / nearby development sites currently include the Ruth K. Broad Bay Harbor K-8 Center to the north across 93<sup>rd</sup> Street. To the immediate east is an existing 2-story multi-family residential complex @ 24 DU / 46.1 DUA (no name available). To the immediate west is the 2-story Harbor Point multi-family residential complex @ 14 DU / 35 DUA. To the immediate south of Lots 4 & 5 is a vacant site approved for a 5 DU townhouse complex (9201 WBHD Townhomes) and a 2-story multi-family residential complex located at 1135 92<sup>nd</sup> Street @ 8 DU / 31 DUA 9 (Grove Chalet) on Lot 8. 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 multifamily residential complexes (up to 7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

It is noted there are existing overhead power lines / poles / other utilities along the entire east and south property lines adjoining this site. Every effort should be made to underground all of these existing facilities in compliance with the Town Code provisions and FPL policy of allowing full block undergrounding.

#### **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 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. These interior lots are all 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 / missing and a few others require items need to be corrected. A Community Meeting was held on February 20<sup>th</sup>, 2024.

### **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 39 DU while 26 base DU are allowed. Therefore 13 additional TDR units must be acquired by the developer prior to construction commencing. See above discussion on previous public / private TDR transactions. If the Town Council approves the acquisition of the requested 5 additional TDR units, the proposed development would be 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 of the property and current site plan design is consistent with this zoning classification, but unless the Town Council allows the additional TDR unit, the density would not be consistent.

### **PLATTING**

The site will not require re-platting, as the site is currently platted as described above; however, as the expanded site is comprised of three (3) lots a Unity of Title will be required prior to BP.

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

No additional road right-of-way appears to be necessary, as 93<sup>rd</sup> Street was platted as a 50-foot wide roadway – and previously all of the 11' parking right-of-way dedications were corrected (per survey info). As stated above, the site plan shows two (2) driveway connections to 93<sup>rd</sup> Street. A one-way looped driveway is proposed entering at the western driveway street connection, circulating throughout the parking garage, and exiting at the eastern driveway connection. The east driveway connection is shown as 21' in width and the western driveway connection is 20' that widen to 23' in width where the guest / loading spaces are shown in the front yard. Within the parking garage where parking spaces backout onto the driveway the driveway width is shown at 23' in width (normal Code minimum width). There are segments with wider driveway widths and a few short segments with a one lane wide driveways (no backout parking) – one at 17'+/- in width and the other at 12' in width.

Based on the revised 39 DU the Code requires two (2) parking spaces per unit plus (78). One (1) guest space is required for each whole platted lot (project has 3 whole platted lots), and a request is made for TDR units. ADA spaces and guest spaces are allowed to be a subset of the

total number of required parking spaces; therefore, the total number of required parking spaces for the project is seventy-eight (78) parking spaces. The revised development plans provide eighty-seven (87) parking spaces, which includes three (3) guest spaces and two (2) ADA spaces. The vast majority of the required parking spaces are within the ground level parking garage (62), with the remaining required spaces (22) now within a 2<sup>nd</sup> floor parking garage accessed by a ramp from the ground level. As mentioned above, all of the previous parking spaces shown in the side yard setback areas have been deleted. Perimeter screening walls and landscaping are provided for the parking spaces located outside of the parking garage (NIC guest / loading spaces). A majority of the proposed parking spaces are shown in a tandem configuration, which requires the DRB to approve this alternative design to a standard side-by-side design. Thirty-eight (38) tandem parking space arrangements are proposed (38 x 2 = 76 spaces). There are three (3) guest parking spaces, and one delivery / loading space located outside the parking garage in the front yard area along 93<sup>rd</sup> Street. Therefore, the plan complies with the Town's minimum parking requirements.

The site plan depicts a proposed Fire Department staging area at each driveway connection to 93<sup>rd</sup> Street. Typically, the M-D Fire Dept. prefers such areas in the street adjoining the site (not allowed fully in swales due to drainage / landscaping requirements). The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify an alternative staging area, as this may affect the site design. 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 decorative vertical and horizontal design elements, expansive balconies and abundant use of glass. The building length exceeds one hundred twenty (120) feet in length; therefore, a breezeway or acceptable alternative approved by the DRB is required to break up the large building massing. At the March 5<sup>th</sup>, 2024, Design Review Board meeting, the DRB requested modifications to the breezeway design. The applicant has revised the proposed breezeway on Levels 2-7, and now provides an open breezeway completely through the building. If the DRB approves the applicant's revised breezeway design as shown on the revised plans this would meet the Code requirement for a breezeway.

#### **RECOMMENDED SITE PLAN CONDITIONS:**

Following are our suggested conditions of approval based on the revised plans signed & sealed on December 10<sup>th</sup>, 2024, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by Frankel Benayoun Architects, Inc., dated December 10<sup>th</sup>, 2024, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the applicant / developer acquiring a total of thirteen (13) TDR Dwelling Units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. Based on a previously approved redevelopment project (2014-2016) that required the acquisition of twelve (12) TDR Dwelling Units a previous developer acquired twelve (12) TDR Dwelling Units. However, that project did not move forward and is considered null and void; however, the TDR acquisitions appear to be valid (deeds recorded / \$ paid), but they may be limited to only Lots 4 & 5 (Town Attorney to Determine). To construct the proposed thirty-nine (39) DU the developer must acquire one (1) additional TDR Dwelling Units (26 base + 12 previous TDRs = 38 DU + 1 new TDR = 39 DU). If the applicant is unable to acquire the necessary one (1) additional TDR unit, or if revisions to the previous twelve (12) TDR approvals is not approved by the Town, the project approval will be deemed null & void as designed and must be redesigned.
3. The DRB finds the applicant's proposed revised "breezeway" design is adequate pursuant to §23-11(B1)(6). If the Board does not approve this request the project must be redesigned to gain approval.
4. This approval is based on the Board's approval of the applicant's request to not fully close-in the sides of the above grade parking garage as specified in §23-24(d)(4) by providing screening fences and landscaping in the adjoining yard areas to screen the parking areas. If the Board does not approve the requested parking garage facade alternative, the design must be modified to comply with the Town Code and/or an alternative design approved by the Board.
5. The DRB must approve the proposed tandem parking arrangement of most of the parking spaces in the garage pursuant to §23-30(f). If the DRB does not approve the request the plans must be modified to provide an acceptable design layout.
6. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.
7. Miami-Dade & Town Park impact fees must to be paid / satisfied at time of building permits.
8. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
9. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time of building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.

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Site Development Plan Application (2023-2024 New Design)  
Revised Plans Per DRB Comments 8/06/24  
Casa Verde Condominiums - Multi-Family Residential (39 DU)  
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Design Review Board (DRB) Staff Report - #3  
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Page 8**

10. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney.
11. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
12. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required.

# 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.

LOT 3, BLOCK 17; LOT 4, BLOCK 17, LOT 5, BLOCK 17 AS RECORDED IN PLAT BOOK 46, PAGE 5 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY

Folio # 13-2227-001-3150; 13-2227-001-3151; 13-2227-3160

Town Council

Size of described property 33,750 SF = ± 0.77 ACRES.

Robert H. Yaffe  
Mayor

Project Description 7-STORY MULTI-FAMILY RESIDENTIAL Units 43

Jordan W. Leonard  
Vice-Mayor

Owner(s) Name HORIZON AT CAFAVERDE, LLC

Stephanie Bruder  
Council Member

Mailing Address 53 BROADWAY, BROOKLYN, NY 11249

Joshua D. Fuller  
Council Member

City BROOKLYN State NY Zip 11249

Phone Number 516.447.8887 Email DMAROM@HORIZONUS.COM  
MICHAEL WITLOW@GMAIL.COM

Kelly Reid  
Council Member

Signature of Owner *David Marom*

Solange M. Rousselot  
Council Member

Name of Applicant (if different from owner) \_\_\_\_\_

Isaac Salver  
Council Member

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Town Officials

Ronald J. Wasson  
Town Manager

Signature of Applicant \_\_\_\_\_

Name of Representative FRANKEL BENAYON, INC.  
MARKUS FRANKEL & IFFAT BENAYON FISHMAN

Marlene Marante  
Town Clerk

Mailing Address 1166 KANE CONCOURSE, SUITE 200

Craig B. Sherman  
Town Attorney

City BAY HARBOR ISLANDS State FL Zip 33154

Phone Number 305.868.3665 Email Ifhat@fbami.com

## TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/27/2023 By ADA

Process Number SP23-000019 Fee Paid \$3,000.00 4/28/23 CC  
06  
#1792

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

**October 31, 2024**

TO: Mr. Michael Miller, City Planner

TOWN OF BAY HARBOR ISLANDS

**RE: LETTER OF INTENT/SITE PLAN REVIEW/DRB SUBMISSION  
1130-1150 93<sup>RD</sup> STREET, BAY HARBOR ISLANDS, FL 33154**

Dear Mr. Miller

This writing shall constitute our Letter of Intent for the Site Plan Review of our New Development Project "CASA VERDE", a new Multi-Family Condominium Apartment Development. This submittal is for DRB review.

We are now committed to present to your DRB, our Design Submissions for the Casa Verde Project, for the Development of an "Upscale" 39-Unit Apartment Building. Our plans and illustrations exhibit an excess of Parking Spaces [78 required and 87 provided], and various amenities (including Lobby/Lounges, Fitness Gym, Multi-purpose Lounge, Swimming Pool, Spas & Private Rooftop Gardens) with roof gardens on Levels 2, 3 and Roof, and with significant Landscaped Enhancements to the Right-of-Way.

Our Clients, and Owners of the Horizon at Casa Verde, LLC are distinguished Developers from New York with many significant commercial developments. They are now committed to investing +/- \$54 Million into this Development Project, to produce such a quality upscale Condominium Apartment Complex of (+/- 84,997 GSF Sellable Apartment Areas, plus all the contemplated amenities and landscape enhancements.

As part of this DRB Submittal we include the following:

1. Existing Site Characteristics Photos & Map (Survey):
  - a. Certified property survey, showing the centerline height of the adjacent road relative to NGVD, at all locations where a property line extension would cross said adjacent road;
  - b. Existing natural features, including, but not limited to soils, topography, water areas, trees and other vegetation;
  - c. Existing structure at 1130 93<sup>rd</sup> Street to be demolished, and existing vegetation; and uses;
  - d. Existing utility lines.
2. Proposed Site development plan
  - a. Proposed structures, including, but not limited to their location, use, finished floor elevation of lowest floor relative to NGVD, height, size, dimensions and setbacks;
  - b. Please refer to the Landscape Plans for Proposed trees, plants and other landscape features and any existing trees and vegetation to be retained, including but not limited to their location, height, size and type by common and botanical name. Irrigation plans will be provided at time of permit.
  - c. Please refer to Sheets A-1.01 for proposed off-street parking and loading areas, and overall vehicular and pedestrian circulation patterns.
3. Tabular summary (Sheet A-0.00)
  - a. Total gross project acreage and net buildable area;
  - b. Total number of proposed residential units, including their characteristics by number of Bedrooms, Bathrooms, and Storage Rooms, and total gross square footage, including a listing of the number of each size of residential unit proposed;
  - c. Proposed residential densities, including both net and gross acre calculations;
  - d. Percentages of total gross project area proposed for pervious and impervious areas and building coverage;
  - e. Number, size and ratio of off-street parking and loading spaces, including ADA required spaces; see Article IX.

Once again, we look forward to receiving your comments, and on behalf of Horizon at Casa Verde, LLC,  
we are,

Sincerely

Ifhat Benayoun Fishman & Markus Frankel  
FRANKEL BENAYOUN ARCHITECTS, INC.

CC: Mr. David Marom, Mr. Michael Wittow  
**HORIZON AT CASA VERDE, LLC**

**FRANKEL BENAYOUN ARCHITECTS, INC.**

1166 KANE CONCOURSE, SUITE 200  
BAY HARBOR ISLANDS, FL 33154

October 31, 2024

**NARRATIVE OF REVISIONS**

**SPR22-000019**

**Project address:**

**1130 93 STREET**

**NARRATIVE OF REVISIONS TO DRB SUBMITTAL**

Pursuant to the DRB Hearing we revised the plans to eliminate all parking spaces in the Side Yard Setbacks. We now provide two levels of parking. We are providing trees that are 20% larger than required. We modulated the glazing in the elevations, to increase the mass area.

1. SHEET A-0.00: Revised the Zoning Data to reflect the revised unit areas, and landscape areas, and number of parking spaces provided.
2. SHEET A-0.01: Revised Front Elevation image.
3. SHEET A-0.03-A-0.08: Revised Renderings to correspond to design changes, including accurate depiction of the Landscape Plans, with trees 20% larger than required.
4. SHEET A-1.01: Eliminated the parking spaces in the Side Yards, increased landscape area
5. SHEET A1.02: Provided a second garage level for part of the floor, and the remainder of the floor now provides 2 units plus amenity spaces.
6. SHEET A-1.06: We are now providing 6 units on this level
7. SHEET A-1.07: We are now providing 5 units on this level
8. SHEET A-1.08: minor adjustments to the plans to correspond to the level below
9. SHEETS A-2.01-A2.04: Revised Elevations to include stone cladding on the planter walls and on first two floors on the North Elevation. Reduced the amount of glazing per the condition of deferral
10. SHEET A-4.01: Revised the images of the Rear Elevation and Front Rendering to be coordinated with the plan and elevation revisions.
11. SHEET A-5.01: Revised all the Elevation images to be coordinated with the plan and elevation revisions.

Prepared by,

**FRANKEL BENAYOUN ARCHITECTS**

Ifhat Benayoun Fishman, V. Pres.

o:305-868-3665

c: 305-785-4733



HOLLAND ENGINEERING  
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc  
Civil Engineering Solutions  
301 SW 7<sup>th</sup> Street, Ft. Lauderdale, FL 33315  
(954) 367-0371 office  
CA0007325 www.hei-heis.com

November 15, 2023

**Casa Verde Drainage Calculations  
1130-1150 93 Street, Bay Harbor Islands**

Attached are pre-development and post development drainage calculations for a 10 year, 48 hour storm event of 11 inches. The drainage analysis was done using the Cascade program.

**Pre-Development**

**The 10 year, 48 hour pre-development stage is 6.34'.**

**Post Development**

The post development calculations include the 79 feet of exfiltration trench and two (2) drainage wells.

**The 10 year, 48 hour post-development stage is 3.00'.** All stormwater from the 10 year, 48 hour event will be contained on site in the exfiltration trenches and the drainage wells.

Susan C. Holland, P.E.



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Susan  
C  
Hollan  
d

Digitally signed by Susan C. Holland  
Date: 2023.11.15 11:30:02 -05'00'

Casa Verde

11/15/23

1130-1150 93rd Street, Bay Harbor Islands  
Elevations are referenced to NGVD  
Pre-Development Calculations

Prepared by **Susan C Holland, P.E.**  
Lic. No. 41831

**General Information**

Total Project Area =	0.77 Acres	
Paved Area =	0.04 Acres	
Building Area =	0.08 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.65 Acres	
Total Impervious Area =	0.12 Acres	( 15.6%)
Total Pervious Area (TPA) =	0.65 Acres	( 84.4%)
Exist. Min. Floor Elevation =	NA	
Exist. Min. Crown of Road =	NA	
Exist. Average Finished Grade =	5.50'	
Lake Control Stage =	0.00'	
Flood Criteria (Dade County only) =	0.00'	
October Water Table =	2.00'	
<i>(Wet season water table)</i>		
Credit (Dade County only) =	0.00"	
Discharge Off-site =		



This has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed unless the signature can be verified on any electronic copy.

Digitally signed  
by Susan C  
Holland  
Date:  
2023.11.15  
11:29:39 -05'00'

**Storm Event Information**

10 year - 2 day event = 11.00 "

1130-1150 93rd Street, Bay Harbor Islands  
Pre-Development

**SCS Curve Number**

Design Water Table Elevation = 2.00 '  
Average Finished Grade = 5.50 '  
Average Depth Water Table = 3.50 '

Compacted Water Storage - (CWS) = 6.57 "

Ground Storage Under Pervious Area  
(CWS/12 in/ft) x (TMPA) = 0.36 AC-FT

Soil Storage (S) = 5.55 "

SCS Curve Number (CN) = 64.32

1130-1150 93rd Street, Bay Harbor Islands  
 Pre-Development

**Stage / Storage**

*Area of Developed Site Grading = 0.69 Acres*

(Linear from 5.5' - 6')  
**Site**

<b>Stage</b>	<b>Lake</b>	<b>Storage</b>	<b>Not Used</b>	<b>Not Used</b>	<b>Not Used</b>	<b>Not Used</b>	<b>Total</b>
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.00'	0.00 AC-FT	0.17 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.17 AC-FT
6.50'	0.00 AC-FT	0.52 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.52 AC-FT
7.00'	0.00 AC-FT	0.86 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.86 AC-FT

Project Name: Casa Verde 10 year 2 day storm

Reviewer: Susan Holland

Project Number: 22-53

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Casa Verde

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - ~~24 hr~~ 48 hr

Design Frequency: 10 year

2 Day Rainfall: 11 inches

Area: 0.77 acres

Ground Storage: 5.55 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.00
5.00	0.00
5.50	0.00
6.00	0.17
6.50	0.52
7.00	0.86

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Casa Verde	6.34	26.22	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Casa Verde	0.41	0.00	0.00	0.00	0.41	0.00

Casa Verde

11/15/23

1130-1150 93rd Street, Bay Harbor Islands  
Elevations are referenced to NGVD  
Post-Development Calculations

Prepared by **Susan C Holland, P.E.**  
Lic. No. 41831

**General Information**

Total Project Area =	<u>0.77 Acres</u>	
Paved Area =	<u>0.06 Acres</u>	
Building Area =	<u>0.55 Acres</u>	
Lake Area =	<u>0.00 Acres</u>	
Recreation Area =	<u>0.00 Acres</u>	
Landscape Area =	<u>0.16 Acres</u>	
Total Impervious Area =	<u>0.61 Acres</u>	( 79.2%)
Total Pervious Area (TPA) =	<u>0.16 Acres</u>	( 20.8%)
Prop. Min. Floor Elevation =	<u>9.00'</u>	
Prop. Min. Crown of Road =	<u>NA</u>	
Prop. Average Finished Grade =	<u>5.25'</u>	
Lake Control Stage =	<u>0.00'</u>	
Flood Criteria (Dade County only) =	<u>0.00'</u>	
October Water Table =	<u>2.00'</u>	
(Wet season water table)		
Credit (Dade County only) =	<u>0.00"</u>	
Discharge Off-site =	<u>                    </u>	



This form has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed  
by Susan C  
Holland  
Date:  
2023.11.15  
11:29:15 -05'00'

**Susan C  
Holland**

**Storm Event Information**

10 year - 2 day event = 11.00 "

Casa Verde

11/15/2023

1130-1150 93rd Street, Bay Harbor Islands

**Proposed Exfiltration Trench Data**

Proposed Trench Length = 79.0'

Trench Width = 4.0'

Trench Depth = 15.0'

Pipe Diameter = 1.50'

K = 0.000142

Refer to geotechnical report

H2 (depth to water table) = 3.10'

Du (non-saturated trench depth) = 3.10'

Ds (saturated trench depth) = 11.9'

**C Factor**

Pervious = 0.6

Impervious = 0.9

Weighted C Factor = **0.84**

$$\frac{(0.16) \times (0.60) + (0.61) \times (0.90)}{0.77} = 0.84$$

1130-1150 93rd Street, Bay Harbor Islands  
Post-Development

**SCS Curve Number**

Design Water Table Elevation = 2.00 '  
Average Finished Grade = 5.25 '  
Average Depth Water Table = 3.25 '

Compacted Water Storage - (CWS) = 5.75 "

Ground Storage Under Pervious Area  
(CWS/12 in/ft) x (TMPA) = 0.08 AC-FT

Soil Storage (S) = 1.19 "

SCS Curv Number (CN) = 89.33

1130-1150 93rd Street, Bay Harbor Islands  
 Post-Development

**Stage / Storage**

Area of Developed Site Grading = 0.22 Acres

(Linear from 4.5' - 5.15')

<b>Stage</b>	<b>Lake</b>	<b>Site Storage</b>	<b>Exfil. Trench Storage</b>	<b>Not Used</b>	<b>Not Used</b>	<b>Not Used</b>	<b>Total</b>
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
4.00'	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
4.50'	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
5.00'	0.00 AC-FT	0.06 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.16 AC-FT
5.50'	0.00 AC-FT	0.15 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.25 AC-FT
6.00'	0.00 AC-FT	0.26 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.36 AC-FT
6.50'	0.00 AC-FT	0.37 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.47 AC-FT
7.00'	0.00 AC-FT	0.48 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.58 AC-FT

1130-1150 93rd Street, Bay Harbor Islands  
Post Development

### **Retention / Detention Requirements for Water Quality**

First 1" of runoff

$$\text{Volume} = 1" \times 1\text{ft}/12" \times 0.77 \text{ Acres} = 0.06 \text{ AC-FT}$$

3 Year - 1 Hour event = 2.5"

Total project area - roof area = 0.77 acres - 0.50 acres = 0.27 acres

0.27 acres - 0.15 acres (pervious area) = 0.12 acres (impervious)

0.12 acres / 0.27 acres X 100% = 44% impervious

2.5" X 0.44 = 1.11" to be treated

1.11" X 0.77 acres = 0.86 acre-inches (0.07 acre-feet)

**Water quality provided in the exfiltration trench**

## Exfilt Trench Lenght

Casa Verde

11/15/2023

1130-1150 93rd Street, Bay Harbor Islands  
Post-Development

### **Exfiltration Trench Length**

C Pervious = 0.60

C Impervious = 0.90

Weighted C Factor = 0.84

Trench width = 4.00

H2 (depth to water table) = 3.10

Du (non-saturated trench depth) = 3.10

Ds (saturated trench depth) = 11.90

Capacity of existing system = 1.20 AC-IN (0.10 AC-FT)

$$L = \frac{1.20}{0.000142 \times [(3.1 \times 4) + (2 \times 3.1 \times 3.1) - (3.1)^2 + (2 \times 3.1 \times 11.9)] + [(.000139 \times 4 \times 3.1)]}$$

$$L = 78.30'$$

Length of exfiltration system provided = 79 feet

Project Name: Casa Verde 10 year 2 day storm

Reviewer: Susan Holland

Project Number: 22-53

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Casa Verde

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - ~~24 hr~~ 48 hr

Design Frequency: 10 year

2 + Day Rainfall: 11 inches

Area: 0.77 acres

Ground Storage: 1.19 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.10
4.00	0.10
5.00	0.16
5.50	0.25
6.00	0.36
6.50	0.47
7.00	0.58

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: Casa Verde

To Basin: Offsitel

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 2 ft NGVD, Capacity = 350 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.11	0.00	0.00	0.00	3.00	1.00
2.00	0.22	0.00	0.00	0.00	3.00	1.00
3.00	0.35	0.01	0.78	0.06	3.00	1.00
4.00	0.50	0.03	0.78	0.12	3.00	1.00
5.00	0.68	0.07	0.78	0.18	3.00	1.00
6.00	0.91	0.10	0.78	0.25	3.00	1.00
7.00	1.19	0.15	0.78	0.31	3.00	1.00
8.00	1.51	0.19	0.78	0.38	3.00	1.00
9.00	1.88	0.25	0.78	0.44	3.00	1.00
10.00	2.34	0.32	0.78	0.51	3.00	1.00
11.00	2.96	0.47	0.78	0.57	3.00	1.00
12.00	7.22	4.91	0.78	0.64	3.00	1.00
13.00	8.44	0.78	0.78	0.70	3.00	1.00
14.00	9.00	0.40	0.78	0.76	3.00	1.00
15.00	9.35	0.26	0.78	0.83	3.00	1.00
16.00	9.68	0.25	0.78	0.89	3.00	1.00
17.00	9.88	0.15	0.78	0.96	3.00	1.00
18.00	10.08	0.15	0.78	1.02	3.00	1.00
19.00	10.27	0.15	0.78	1.09	3.00	1.00
20.00	10.47	0.15	0.78	1.15	3.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	10.60	0.10	0.78	1.22	3.00	1.00
22.00	10.74	0.10	0.78	1.28	3.00	1.00
23.00	10.87	0.10	0.78	1.35	3.00	1.00
24.00	11.00	0.10	0.78	1.41	3.00	1.00
25.00	11.00	0.00	0.78	1.47	3.00	1.00
26.00	11.00	0.00	0.78	1.54	3.00	1.00
27.00	11.00	0.00	0.78	1.60	3.00	1.00
28.00	11.00	0.00	0.78	1.67	3.00	1.00
29.00	11.00	0.00	0.78	1.73	3.00	1.00
30.00	11.00	0.00	0.78	1.80	3.00	1.00
31.00	11.00	0.00	0.78	1.86	3.00	1.00
32.00	11.00	0.00	0.78	1.93	3.00	1.00
33.00	11.00	0.00	0.78	1.99	3.00	1.00
34.00	11.00	0.00	0.78	2.05	3.00	1.00
35.00	11.00	0.00	0.78	2.12	3.00	1.00
36.00	11.00	0.00	0.78	2.18	3.00	1.00
37.00	11.00	0.00	0.78	2.25	3.00	1.00
38.00	11.00	0.00	0.78	2.31	3.00	1.00
39.00	11.00	0.00	0.78	2.38	3.00	1.00
40.00	11.00	0.00	0.78	2.44	3.00	1.00
41.00	11.00	0.00	0.78	2.51	3.00	1.00
42.00	11.00	0.00	0.78	2.57	3.00	1.00
43.00	11.00	0.00	0.78	2.63	3.00	1.00
44.00	11.00	0.00	0.78	2.70	3.00	1.00
45.00	11.00	0.00	0.78	2.76	3.00	1.00
46.00	11.00	0.00	0.78	2.83	3.00	1.00
47.00	11.00	0.00	0.78	2.89	3.00	1.00
48.00	11.00	0.00	0.78	2.96	3.00	1.00
49.00	11.00	0.00	0.78	3.02	3.00	1.00
50.00	11.00	0.00	0.78	3.09	3.00	1.00
51.00	11.00	0.00	0.78	3.15	3.00	1.00
52.00	11.00	0.00	0.78	3.21	3.00	1.00
53.00	11.00	0.00	0.78	3.28	3.00	1.00
54.00	11.00	0.00	0.78	3.34	3.00	1.00
55.00	11.00	0.00	0.78	3.41	3.00	1.00
56.00	11.00	0.00	0.78	3.47	3.00	1.00
57.00	11.00	0.00	0.78	3.54	3.00	1.00
58.00	11.00	0.00	0.78	3.60	3.00	1.00
59.00	11.00	0.00	0.78	3.67	3.00	1.00
60.00	11.00	0.00	0.78	3.73	3.00	1.00
61.00	11.00	0.00	0.78	3.79	3.00	1.00
62.00	11.00	0.00	0.78	3.86	3.00	1.00
63.00	11.00	0.00	0.78	3.92	3.00	1.00
64.00	11.00	0.00	0.78	3.99	3.00	1.00
65.00	11.00	0.00	0.78	4.05	3.00	1.00
66.00	11.00	0.00	0.78	4.12	3.00	1.00
67.00	11.00	0.00	0.78	4.18	3.00	1.00
68.00	11.00	0.00	0.78	4.25	3.00	1.00
69.00	11.00	0.00	0.78	4.31	3.00	1.00
70.00	11.00	0.00	0.78	4.37	3.00	1.00
71.00	11.00	0.00	0.78	4.44	3.00	1.00
72.00	11.00	0.00	0.78	4.50	3.00	1.00

Structure: 2

From Basin: Casa Verde

To Basin: Offsite1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 2 ft NGVD, Capacity = 350 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.11	0.00	0.00	0.00	3.00	1.00
2.00	0.22	0.00	0.00	0.00	3.00	1.00
3.00	0.35	0.01	0.78	0.06	3.00	1.00
4.00	0.50	0.03	0.78	0.12	3.00	1.00
5.00	0.68	0.07	0.78	0.18	3.00	1.00
6.00	0.91	0.10	0.78	0.25	3.00	1.00
7.00	1.19	0.15	0.78	0.31	3.00	1.00
8.00	1.51	0.19	0.78	0.38	3.00	1.00
9.00	1.88	0.25	0.78	0.44	3.00	1.00
10.00	2.34	0.32	0.78	0.51	3.00	1.00
11.00	2.96	0.47	0.78	0.57	3.00	1.00
12.00	7.22	4.91	0.78	0.64	3.00	1.00
13.00	8.44	0.78	0.78	0.70	3.00	1.00
14.00	9.00	0.40	0.78	0.76	3.00	1.00
15.00	9.35	0.26	0.78	0.83	3.00	1.00
16.00	9.68	0.25	0.78	0.89	3.00	1.00
17.00	9.88	0.15	0.78	0.96	3.00	1.00
18.00	10.08	0.15	0.78	1.02	3.00	1.00
19.00	10.27	0.15	0.78	1.09	3.00	1.00
20.00	10.47	0.15	0.78	1.15	3.00	1.00
21.00	10.60	0.10	0.78	1.22	3.00	1.00
22.00	10.74	0.10	0.78	1.28	3.00	1.00
23.00	10.87	0.10	0.78	1.35	3.00	1.00
24.00	11.00	0.10	0.78	1.41	3.00	1.00
25.00	11.00	0.00	0.78	1.47	3.00	1.00
26.00	11.00	0.00	0.78	1.54	3.00	1.00
27.00	11.00	0.00	0.78	1.60	3.00	1.00
28.00	11.00	0.00	0.78	1.67	3.00	1.00
29.00	11.00	0.00	0.78	1.73	3.00	1.00
30.00	11.00	0.00	0.78	1.80	3.00	1.00
31.00	11.00	0.00	0.78	1.86	3.00	1.00
32.00	11.00	0.00	0.78	1.93	3.00	1.00
33.00	11.00	0.00	0.78	1.99	3.00	1.00
34.00	11.00	0.00	0.78	2.05	3.00	1.00
35.00	11.00	0.00	0.78	2.12	3.00	1.00
36.00	11.00	0.00	0.78	2.18	3.00	1.00
37.00	11.00	0.00	0.78	2.25	3.00	1.00
38.00	11.00	0.00	0.78	2.31	3.00	1.00
39.00	11.00	0.00	0.78	2.38	3.00	1.00
40.00	11.00	0.00	0.78	2.44	3.00	1.00
41.00	11.00	0.00	0.78	2.51	3.00	1.00
42.00	11.00	0.00	0.78	2.57	3.00	1.00
43.00	11.00	0.00	0.78	2.63	3.00	1.00
44.00	11.00	0.00	0.78	2.70	3.00	1.00
45.00	11.00	0.00	0.78	2.76	3.00	1.00
46.00	11.00	0.00	0.78	2.83	3.00	1.00
47.00	11.00	0.00	0.78	2.89	3.00	1.00
48.00	11.00	0.00	0.78	2.96	3.00	1.00
49.00	11.00	0.00	0.78	3.02	3.00	1.00
50.00	11.00	0.00	0.78	3.09	3.00	1.00
51.00	11.00	0.00	0.78	3.15	3.00	1.00
52.00	11.00	0.00	0.78	3.21	3.00	1.00
53.00	11.00	0.00	0.78	3.28	3.00	1.00
54.00	11.00	0.00	0.78	3.34	3.00	1.00
55.00	11.00	0.00	0.78	3.41	3.00	1.00
56.00	11.00	0.00	0.78	3.47	3.00	1.00
57.00	11.00	0.00	0.78	3.54	3.00	1.00
58.00	11.00	0.00	0.78	3.60	3.00	1.00
59.00	11.00	0.00	0.78	3.67	3.00	1.00
60.00	11.00	0.00	0.78	3.73	3.00	1.00
61.00	11.00	0.00	0.78	3.79	3.00	1.00
62.00	11.00	0.00	0.78	3.86	3.00	1.00
63.00	11.00	0.00	0.78	3.92	3.00	1.00
64.00	11.00	0.00	0.78	3.99	3.00	1.00
65.00	11.00	0.00	0.78	4.05	3.00	1.00
66.00	11.00	0.00	0.78	4.12	3.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	11.00	0.00	0.78	4.18	3.00	1.00
68.00	11.00	0.00	0.78	4.25	3.00	1.00
69.00	11.00	0.00	0.78	4.31	3.00	1.00
70.00	11.00	0.00	0.78	4.37	3.00	1.00
71.00	11.00	0.00	0.78	4.44	3.00	1.00
72.00	11.00	0.00	0.78	4.50	3.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.78	2.15	0.00	0.00
2	0.78	2.15	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Casa Verde	3.00	0.02	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Casa Verde	0.62	0.00	9.00	0.10	-8.28	0.00



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February 1, 2023

Skyrise Project No. 220150

Mr. David Maron & Mr. Michael Wittow  
**Horizon BHI, LLC**  
53 Broadway  
Brooklyn, New York 11249

Re: Report of Subsurface Investigation and Geotechnical Engineering  
**Casa Verde**  
1130-1150 93<sup>rd</sup> Street  
Bay Harbor Islands, Florida

Dear Mr. Messrs. Maron & Wittow:

Thank you for the opportunity to provide our services for the above referenced project. Our work has been completed in fulfillment of the scope of work described in Skyrise Proposal 220150rev1. This report provides a summary of the project, describes our field exploration, presents our evaluations of the site conditions and provides our recommendations for the foundation design of the proposed construction at the site.

*This report assumed structural loads and should be reviewed and resubmitted by Skyrise once loads are provided.*

Sincerely,

**SKYRISE ENGINEERING AND TESTING**

Richard Fesdjian, P.E.  
President  
Florida License No. 79312



This document has been digitally signed and sealed by:  
Richard Fesdjian 2023.02.01 12:33:40-05'00'  
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies

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### APPENDICES

Appendix A	Site Vicinity Map, Historical Aerial Photographs, and Test Location Plan
Appendix B	Boring Logs (B-1 through B-14)
Appendix C	Open-Hole Permeability Test Data (C-1)
Appendix D	Description of Field Services (D-1)

## 1. SITE DESCRIPTION

### Site Location

- Site Address: 1130-1150 93<sup>rd</sup> Street, Bay Harbor Islands, FL
- Site Boundaries:
  - North: 93<sup>rd</sup> Street
  - South: 2-level condo and vacant parcel
  - East: 2-level condo
  - West: 2-level condo
- Folio Number(s): 13-2227-001-3160; 13-2227-001-3151; 13-2227-001-3150 (west to east)
- Site Dimensions: Approximately 150 feet (north-south) by 225 feet (east-west) based on ALTA survey
- Site Grades: Between +5 and +6 feet relative to the 1929 National Geodetic Vertical Datum (NGVD)

### Site History and Current Use:

- Current Use: The parcel furthest to the east is occupied by a 2-level residential structure constructed in 1955 (Miami Dade County Property Appraiser website). The remaining parcels are vacant.
- Historic Aerial Photography: Google Earth aerial photography is available dating back to 1995. The oldest aerial imagery shows similar construction on the east portion of the site. The parcels that are presently vacant were occupied by low rise structures up to 2006, and after they were demolished these parcels have been vacant except in 2009 when the area was paved and used for parking.
- Changes to Site: No significant site filling, lake excavations, or major earthwork operations can be noted from the aerial photographic review.
- Foundations: We are not aware of the foundation system for the existing or adjacent buildings. If this information is available it should be provided to us.

A vicinity map and site historical aerials are presented in Appendix A.

## 2. PROJECT INFORMATION

### Documents Review

- Survey: ALTA by Blanco Surveyors, Inc. dated June 7, 2022
- Site Plan: Not provided
- Architectural: Not provided
- Structural: Not provided
- Geotechnical Report: Not provided
- Phase 1 Report: Not provided
- As-built Drawings: Not provided
- Other: Test boring and percolation test location maps (identified in the ALTA survey drawing)

### Project Scope

- General Description: Information about the proposed development is limited. We understand it consists in the construction of an 8-level condominium structure.
- Building(s) Footprint: Not provided
- Site Coverage: Not provided
- Parking: Levels 1 and 2 will include parking, a lobby, and shared amenities
- Basement Construction: Not planned
- Building Uses: Residential

### Building Loads:

- Interior Columns: 800 to 1200 kips (assumed)
- Perimeter Walls: 10 kips per linear foot (assumed)
- Ground Floor Slabs: 150 pounds per square foot (assumed)

Actual structural loading should be provided when available.

### 3. PURPOSE AND SCOPE OF SERVICES

#### **Purpose**

The purpose of our scope of services is to perform a due diligence geotechnical subsurface exploration and engineering analyses to provide recommendations for design and construction of the proposed project. Specifically, our report provides:

- A brief description of the project based on information provided to us.
- An overview of our field exploration program, test procedures, and laboratory testing (if conducted).
- Discussion of the site-specific subsurface conditions, including groundwater and hydraulic conductivity.
- Evaluations and discussions of the geotechnical aspects of the proposed structure(s) and feasibility of constructing the proposed development at the site.
- Discussion of feasible foundation type(s) for the proposed construction.
- Design parameters for the recommended foundation type, including vertical and lateral load resistance.
- Estimates of foundation settlements.
- Modulus of subgrade reaction for any slabs on grade.
- Recommendations for site preparation and grading, including the suitability of on-site materials for use as structural fill, backfill placement recommendations, and slab subgrade preparation.
- Construction considerations including excavation support and dewatering, impacts of existing foundations, and impacts for adjacent structures.
- Drawings showing test locations, a graphic summary of the borings drilled, and individual boring logs with detailed descriptions of the materials encountered.

#### **Scope of Services**

Our scope of work for the proposed development is described below. Please refer to the Description of Field Services section in Appendix D for further details regarding the general procedures for our scope of services.

Geotechnical borings:	Five (5) SPT borings to a depth ranging between 50 and 65 feet below grade.
Drainage Tests:	One (1) test
Reasonable Assurance Report:	Excluded
Test Excavations (TEs):	Excluded
Private Locator:	Excluded

The approximate boring and percolation test locations are included in the Test Location Plan presented in Appendix A.

#### 4. SUBSURFACE EXPLORATION

##### **Borings**

The materials encountered at the site can be generally classified as described below. The stratification of soils within the depths explored during this study are consistent with the anticipated geology within the project site. Additional information about the materials encountered at each location drilled can be found in the boring logs presented in Appendix B.

o Layer 1 – Limestone Fragments and Sand:

Soil type:	Brown to dark brown sand with roots, shells, and concrete fragments.
Depth to top of layer:	Started from ground surface elevation.
Maximum depth to bottom of layer:	4 feet from grade.
Thickness:	Two (2) to four (4) feet.
Surface cover:	Up to 12 inches of topsoil.
Other characteristics of material:	None.
Laboratory testing:	Not performed.
N-Value range:	6 to 51 blows per foot (bpf).
N-Value average:	20 bpf.
Modulus of Elasticity (ksf):	250 to 350
Additional comments:	This layer was encountered in all the borings. Presence of concrete fragments indicates portions of the site may have been filled in the past.

o Layer 2 – Silt, Silty Sand, Organic/Peaty Sand:

Soil type:	Gray silt, silty sand, and occasional organic/peaty sand.
Depth to top of layer:	Two (2) to four (4) feet from grade.
Maximum depth to bottom of layer:	8.5 feet.
Thickness:	6 feet thick.
Other characteristics of material:	Organic/peaty sand only present in borings B-1 and B-3, with a thickness of about 2 feet and in the bottom portion of the layer. Organic portion of the layer had traces of roots.
Laboratory testing:	Not performed
N-Value range:	Less than one (weight of hammer) to 11 bpf.
N-Value average:	5 bpf.
Modulus of Elasticity (ksf):	150 to 200
Additional comments:	This layer was encountered in all the borings.

o Layer 3 – Sand:

Soil type:	Gray to dark gray sand, silty sand.
Depth to top of layer:	6.5 to 8.5 feet from grade.
Maximum depth to bottom of layer:	23 feet from grade.
Thickness:	16 feet thick.
Other characteristics of material:	Traces of shells throughout the entire layer. A 5-foot thick layer of gray silt was encountered in Boring B-4 at a depth of 19 feet below grade.
Laboratory testing:	Not performed.
N-Value range:	Less than one (weight of hammer) to 26 bpf.
N-Value average:	10 bpf.
Modulus of Elasticity (ksf):	200 to 350
Additional comments:	This layer was encountered in all the borings.

- o **Layer 4 – Limestone/Sandstone with Interbedded Sand Pockets:**
  - Soil type: Tan to light gray limestone/sandstone with some sand pockets.
  - Depth to top of layer: 23 feet from grade.
  - Maximum depth to bottom of layer: 65 feet from grade (termination depth of borings).
  - Thickness: At least 27 feet thick.
  - Other characteristics of material: Sand pockets are generally 5- to 8-feet thick.
  - Laboratory testing: Not performed.
  - N-Value range: Less than one (weight of hammer) to greater than 50 blows per 6-inches (refusal).
  - N-Value average: 36 bpf.
  - Modulus of elasticity (ksf): 2,000 to 10,000
  - Unconfined compressive strength (ksf): 200 to 500
  - Allowable side shear (ksf): 3 to 5
  - Additional comments: This layer was encountered in all the borings.

**Percolation Tests**

The results of the percolation test performed is presented below and in further detail in Appendix C.

TEST NUMBER	HYDRAULIC CONDUCTIVITY (K) (cfs/ft <sup>2</sup> - ft head)
P-1	1.42 x 10 <sup>-04</sup>

**5. GROUNDWATER CONDITIONS**

The groundwater was encountered in the borings at depths ranging between 4.8 and 5.8 feet below current site grades. These elevations correspond to about -0.3 to +0.9 feet relative to the 1929 National Geodetic Vertical Datum (NGVD). The elevations reported herein are approximate and are based on the elevations provided in the survey. If more accurate elevations are required Skyrise can install piezometers at the site and provide periodical readings.

In general, the groundwater table in the vicinity of the project is encountered at approximately 0 to +4 feet NGVD. It should be noted that variations to the previously mentioned elevations should be expected due to storm and hurricane events, tidal fluctuations, seasonal climate, surface runoff patterns, and construction activities.

**6. SEISMIC CLASSIFICATION**

Based on Chapter 20 of the 2016 ASCE-7 Standard and our geotechnical evaluation of the subsurface profile and data collected at the site, we recommend the use of as a Site Class D designation for the design of the project.

## **7. EVALUATION AND DISCUSSION**

Based on our explorations at the site, the site is suitable for construction from a geotechnical perspective. The primary concerns for foundation design and construction include support of the proposed new structure loads without unacceptable settlement, and minimizing adverse impacts to adjacent structures. Methods for alleviating these concerns during development are further discussed in Sections 8 and 9 of this report.

Considering the borings encountered a layer of very soft silt, silty sand, and organic sands, we have discarded the possibility of supporting the proposed structure on a shallow foundation system or a mat foundation as these materials could likely settle when subjected to the anticipated loads of the structure. The most prudent alternative to mitigate settlement concerns would be to excavate and replace these soils. However, considering these materials extend a few feet below the water table, it would be very challenging to confirm the silt and organic materials have been completely removed. Other methods of ground improvement that would leave the silt and organic sand in place could result in less-than-optimal foundation performance. Based on our experience, other methods of ground improvement such as vibro-flotation or stone columns (vibro-replacement) could also underperform due to the presence of the silt and organic materials. Additionally, these ground improvement methods generate vibrations which could adversely affect nearby buildings and structures.

We also reviewed the feasibility of supporting the structure on shallow foundations after ground improvement by rigid inclusions (RI). This method consists of installing unreinforced grout columns across the entire building footprint on a 5-foot by 5-foot grid pattern. Column diameters generally range from 12 to 24 inches. The RIs would probably be tipped at depths ranging from 25 to 40 feet below grade. The RIs are then capped by a load transfer platform comprising a few feet of granular fill such as No. 57 stone or roadway base material, which allows for the transfer of the building loads to the RIs. The ground floor slab could be supported on grade with this method. *It should be noted that while this method may be considered feasible to support the proposed structure, further evaluation is required as the building layout details and final grades for the development have not been provided to us at this time.*

The proposed structure can be supported on a pile foundation system consisting of augered, cast-in-place (ACIP) piles after the site is prepared as recommended in this report. Our foundation design recommendations are further discussed in section 10 of this report.

## **8. SETTLEMENT AND IMPACTS TO ADJACENT STRUCTURES**

### **8.1 SETTLEMENT**

The geological formation in South Florida, combined with not having building loads for the proposed development, makes estimating settlement a complex task. Therefore, the development team should understand our settlement estimate is a probabilistic range of values based on our experience with the construction and performance of similar structures in the vicinity of the project.

Considering the lithologic formation immediately below the anticipated tip elevation of the proposed pile foundation consists of granular materials and rock, we estimate the building settlements could manifest during construction and continue occurring over a period of two to four months after construction.

Assuming the building foundations are designed and constructed as recommended in this report, it is probable that settlement of an 8-level structure could experience a primary settlement of under one (1) inch, and differential settlements would probably be on the order of ½ inch. The differential settlement range assumes the heaviest portion (core) of the structure is located at the center of the building.

## 8.2 IMPACTS TO ADJACENT STRUCTURES

At the time of preparing this report, the nearest buildings to the site boundaries are located approximately 5 to 10 feet from the south, east and west property lines. We are not aware of the foundation types that are supporting the adjacent buildings.

The adjacent structures could be impacted during construction by three sources. These are settlement, vibrations during demolition and construction, and ground movement due to adjacent excavations. We have evaluated these three sources in the paragraphs below. We recommend that pre- and post-construction observations of adjacent structures are performed prior to the start of construction activities at the site.

### Settlement impacts

Adjacent structures can experience settlement due to the settlement of the new construction and due to dewatering.

The proposed construction is expected to experience some degree of settlement in the areas where the heaviest loads of the building(s) are transferred to the ground. This settlement diminishes gradually outward from the points of the load application. The radial dissipation of load generally depends on two main factors; the amount of load applied, and the capacity of the bearing materials below the bottom of the foundations to resist that load.

Considering the heaviest portion of the building could experience settlement of approximately one (1) inch, it is unlikely that adjacent structures may be impacted. However, we have not reviewed a site plan for the proposed construction and are not aware of where the heavier portions of the structure may be located. Additional evaluation for settlement impacts is recommended to be performed by Skyrise after the building design further advances.

### Vibration impacts

Construction activities such as demolition, compaction, ground improvement techniques, installation of sheet piles, and excavation of near-surface limestone can negatively impact adjacent buildings and structures. Some of these activities may generate more off-site vibrations than others. We recognize the proposed development may include some of this work. While some of vibrations caused by these activities may only be felt by humans and not cause visible damage to buildings and structures, they can sometimes manifest in cosmetic or even structural damage.

Vibration impacts can be reduced by digging isolation trenches, modifying compaction techniques, and the use of non-vibratory methods of foundation construction. Notwithstanding, we encourage the development team to consider monitoring vibrations during construction activities. Skyrise can develop a vibration monitoring plan and design limits for offsite vibrations for this project.

### Ground movement impacts

Yet another source of potential impact to adjacent buildings and structures is performing excavations in close proximity to property lines. Particularly, the concern arises when structures are directly supported on granular soils that could unravel into an open excavation.

The impacts to adjacent buildings due to excavations and ground movement can be reduced by installing trench boxes, benching the excavations, utilizing ground improvement techniques such as jet grouting, soil mixing, flowable fill, or by underpinning the structure(s) along the excavation.

While we have not reviewed civil drawings and are not aware of any deep utilities planned for the site, the development team should consider the proximity of open excavations to nearby buildings, roadways,

sidewalks, and ancillary features.

## 9. SITE PREPARATION

### **Site Stripping**

After demolition of the existing structures, and removal of pavements, construction remnants, and landscaping areas, the proposed development areas plus a five-foot perimeter should be cleared, grubbed and stripped. Existing foundations should be removed if they are found to be in conflict with the proposed development. Any voids created by the removal of any underground structures or unsuitable materials should be backfilled as described below.

### **Proofrolling**

After the site has been prepared as described above, proofrolling of building and pavement areas should be performed with a 20-ton roller or larger operating at its maximum vibrational frequency at a speed not exceeding 2 feet per second. The roller should perform overlapping passes of at least 25 percent. The proofrolling should be observed by a Skyrise representative, and any weak materials or yielding conditions identified during the process should be replaced in compacted lifts as described immediately below.

### **Structural fill**

Structural fill soil should consist of material free of organics, roots and vegetation. Additionally, we recommend granular fill is used, with under 10 percent of its particles passing the U.S. Standard No. 200 sieve in its dry condition. In general, fill placed in building pads should not exceed a particle size of six (6) inches, and in the upper foot of the building pad the maximum particle size should not be larger than three (3) inches. Particles larger than one (1) inch should not be allowed to nest during the placement of the material. The use of "Cyclone Sand" is not permitted to be used as structural fill.

Based on the borings drilled at the site, the majority of the near-surface materials at the site meet the criteria described above. However, some of these materials might require localized sorting and moisture-conditioning prior to re-use. Organic and silty soils in their natural conditions should not be used for structural fill.

Structural fill materials should be placed in loose lifts not exceeding 12-inches in thickness. The lifts should be compacted to at least 95 percent of the Modified Proctor (ASTM D1557) maximum dry density value utilizing a large roller. If a small vibratory plate or walk-behind equipment is used, then loose lifts should not exceed 8 inches.

Density tests should be performed by a qualified technician working under the supervision of the geotechnical engineer. One test should be performed for each 2,500 square feet of building construction should be used to verify the suitability of the compacted materials.

It should be noted that the use of vibratory equipment during proofrolling and compaction could cause adverse effects on existing buildings, pavements and ancillary structures. The recommendations above should be reviewed and modified as approved by the geotechnical engineer to reduce offside vibration impacts.

*The civil engineer should consider the installation of flexible connections for site utilities if site grades are planned to be raised during development.*

## 10. FOUNDATION RECOMMENDATIONS

The proposed 8-level tower can be supported on ACIP piles with the allowable axial and lateral capacities described in the table below:

ACIP Pile Diameter (in)	Pile Tip Elevation (feet NGVD)	Allowable Compression (kips)	Allowable Tension (kips)	Minimum Grout Strength (ksi)	Vertical Spring Constants (kpi)
14	-48	230	115	5.0	230
16	-53	300	150	5.0	300

1. The required grout strengths presented in the table above may be designed for 28- or 56-days from grout pouring.
2. Capacity recommendations provided above are based on the FBC Code Section 1810 which limits the maximum allowable stress to 0.3 f<sub>c</sub> for cast-in-place foundations without permanent casing.
3. The minimum center-to-center spacing between piles should be at least three pile diameters.
4. The initial spring constant values provided above are based on our anticipated settlement of the tower. These values should be refined as the structural model is developed and the design of the structure is further advanced. A spring constant value of 1,200 kips can be used for analysis of transient loads. These values do not include any factor of safety.

### Lateral Load Analysis

The lateral capacities presented in the table above were obtained from an LPIPE software analysis. Our analyses considered:

- a. Simultaneous loading application of tension and lateral loads.
- b. A fixed head condition for the pile.
- c. A pile reinforcement of approximately 2 percent.

The analysis was performed for a single pile. Modification factors were then applied to p-y soil resistance values to consider the effect of pile grouping. The allowable lateral capacities provided in the table above assume the pile cap sides are earth-formed and poured in the upper limestone formation or surrounded by No. 57 stone. A factor of safety of 1.5 has been included for lateral capacities. Higher capacities can be provided if required. If the pile reinforcement is significantly different than what we have assumed above, the lateral pile capacities may be required to be adjusted.

Our recommendations for allowable pile lateral capacities for the fixed head condition are presented in Table 3 below. These capacities are unfactored, and assume a maximum pile head movement ranging between ¼ to 3/8 inches.

Pile Diameter (in)	Allowable Lateral (kips)	Maximum Bending Moment (in-kips)	Depth to Max. Bending Moment (ft.)	Depth to Zero Moment from top of pile (ft.)
14	3	252	0	24
16	5	375	0	24

In addition to the lateral resistance of piles, the friction of the vertical faces of pile caps and grade beams also provide resistance to lateral loads. Frictional resistance between the soil and bottom of foundation elements should be ignored.

An equivalent fluid density of 110 pounds per cubic foot may be used to compute the passive pressures acting against the sides of the pile caps and grade beams. This value includes a factor of safety of 1.5.

### **Pile Reinforcement**

The structural engineer should design the pile reinforcement for each pile based on the anticipated axial and lateral loads the foundation system will be subjected to. The reinforcement for piles designed to resist lateral loads should extend at a minimum to the depth of maximum bending moments listed above. As verification for cross-section of the grouted column, we recommend each pile is reinforced with at least one No. 7 bar throughout the entire length of the pile. The steel reinforcement should maintain a minimum of 3 inches of cover around the pile perimeter throughout the entire pile length.

### **Load Test Program**

1. We recommend that at least one compressive, one tension, and one lateral load test be performed for each pile type and tip elevation for the project. Such program should be performed prior to the start of production foundation installation.
2. Pile load testing should be performed per ASTM D1143 (compression test), ASTM D3689 (tension test) and ASTM D3966 (lateral test). The test loads should be at least twice the pile working capacity. We also recommend overloading the compression pile to 2.5 times the design capacity.
3. Load tests should be performed and results interpreted in accordance with the most current edition of the Florida Building Code.
4. Test piles should be instrumented with strain gauge pairs in all test piles to evaluate load transfer. The depths at which the strain gauges are installed will be reviewed and approved by Skyrise prior to installation.
5. The pile contractor shall provide a submittal for review by the structural and geotechnical engineers. This submittal should include at a minimum the following information:
  - a. Plan indicating the test location
  - b. Pile reinforcement for each pile diameter, type, and tip elevation
  - c. Pile loading schedule for each pile diameter, type, and tip elevation
  - d. Test pile set up diagrams and frame layouts
  - e. Proposed strain gauge pair depths for each test pile
  - f. Grout mix design and any other documentation from the grout supplier

The pile contractor should not proceed with pile installation without an approved submittal.

6. Test piles should not be used as production piles. Reaction piles may be reused as production piles if such piles meet the installation specifications and are monitored for movement during load testing.
7. A load test report evaluating the results of the testing should be provided. This report should confirm the recommended working loads for the production piles or provide recommendations for updated pile capacities.

### **Pile Foundation Construction**

1. ACIP piles should be installed by an experienced contractor that is familiar with the local geology.
2. A production pile submittal should be provided for the structural and geotechnical engineers to review. This submittal should contain at a minimum the following information:
  - a. A pile numbering plan
  - b. Pile reinforcement for each pile diameter, type, and tip elevation
  - c. Grout mix design and any other documentation from the grout supplier
3. The drilling contractor should be prepared to encounter hard drilling at the site and above the pile tip elevation(s) as disclosed in some of our borings. Such condition is indicated on the boring logs as refusal type material, where SPT N-values exceed 50 bpf. Hard rock may result in slower drilling, more frequent changing of drilling bits, and may require the contractor to mobilize a rig with a higher torque capacity.

Based on our knowledge of the lithologic formation within the vicinity of the site, some porous limestone may be encountered. Such condition may result in larger volume of grout being required to complete a pile.

4. During grouting of the pile excavation, the auger should be extracted slowly and in a continuous manner to ensure the entire pile shaft is uniformly grouted and to prevent caving of materials. Auger rotation shall be kept to a minimal rate to prevent upward movement of grout as the auger is being retrieved. The amount of grout required to grout each pile should be at least 15 percent greater than the theoretical pile volume.
5. A grout head of at least 10 feet should be maintained throughout the grouting of the pile shaft.
6. Pile centers should be installed within three (3) inches of specified plan location, and within two (2) percent of vertical or batter line.
7. Per the Florida Building Code, piles should not be installed closer than six (6) diameters within 12 hours.
8. The steel reinforcement should be installed into the pile shaft immediately upon withdrawal of the grouting auger.

### **Pile Foundation Quality Control and Acceptance of Installation**

1. Piling operations should be observed by a Skyrise representative to ensure the recommendations described herein are followed.
2. Grout should be sampled during piling installation every 50 cubic yards of grout placed. Grout testing may include testing for plastic properties of the grout, along with casting at least six (6) cube samples per set for compressive strength in the laboratory. Sampling, field and laboratory curing, transportation, and testing should follow the manufacturer's recommendations and applicable ASTM standards.

A minimum of three (3) cube samples should be tested for compressive strength at the design age as recommended by the supplier. The average compressive strength of these three samples should exceed the strength requirements provided in this report. Remaining cubes can be tested at earlier stages as indication of early stages of grout curing or at later stages if necessary.

3. The special inspector representative may request the contractor to redrill a pile if:
  - a. The actual grout volume is less than the recommended percentage over the theoretical volume
  - b. The auger flight is retrieved rapidly and a continuous grout column is not being maintained during grouting operations
  - c. The grouting operations are suddenly stopped
  - d. An obstruction is encountered which prevents the pile reinforcement to reach the target tip elevation
  
4. It should be noted that additional piles may be required to be installed after piles have been completed for the following reasons:
  - a. The as-built location of the pile falls outside of an acceptable lateral range from the planned location, which may lead to excessive moments to the pile cap and/or reduced pile capacities.
  - b. A sudden grout drop is observed in adjacent piles during drilling of a new pile

Redrilling of piles as indicated in sections 3 and 4 above should be at the pile contractor's expense.
  
5. A daily record of pile installation should be maintained during piling operations.
  
6. A final letter by the special inspector will be issued certifying that the piles have been installed

### **Ground Floor Slabs**

The slabs should be structurally supported to avoid any undesirable settlements of the ground floor slab, especially if site grades are planned to be raised.

Slabs should be reinforced for the loads that they will sustain. Precautions should be taken to reduce moisture vapor transmission through concrete as it could adversely affect floor coverings and other items directly in contact with the slab. A moisture vapor retarder should be placed between the slab subgrade and the slab to reduce moisture vapor intrusion through the slab. Slab reinforcement should be carefully placed so the membrane is not punctured.

## **11. EXCAVATIONS AND DEWATERING**

### **Excavations**

All excavations at the site should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements. The contractor is the sole party responsible for the design and construction of temporary excavations, along with ensuring these excavations are stable for the period they are open.

The upper layer at the site consists of granular materials that are unable to remain vertically open when excavated. The excavation walls may naturally cave-in upon excavating, and over time the excavation slopes can become larger due to the unravelling of the materials caused by rain events, surface runoff, and construction vibrations. Excavations within the limestone formation are expected to remain vertical if exposed.

### **Dewatering**

The natural groundwater at the site is expected to range between Elevation +0 to +4 feet NGVD. However, variations can be expected due to seasonal effects, storm surges and construction activities. Considering that basement construction is not planned, the majority of the construction activities can be completed without dewatering. However, it is possible that dewatering could be needed for the construction of some deep pile caps and the installation of some utilities. Considering these installations are localized, the groundwater table can likely be lowered to the required depths using sumps and pumps. If larger volumes of water are required to be mobilized, the installation of well points or larger pumps could be considered. When dewatering, the contractor should consider that all of the extracted water should be properly discharged in accordance with the requirements from all local jurisdictional agencies.

Dewatering of any excavation at the site is solely a responsibility of the contractor.

Our study did not include testing for dewatering purposes, discharging capabilities, or impacts to adjacent sites due to dewatering. If dewatering is planned for this site, a dewatering plan should be submitted for review prior to commencement of dewatering activities.

## **12. REPORT LIMITATIONS**

Our report has been prepared for the exclusive use of the Owner and other members of the design team, and our recommendations solely apply to this site and for the proposed development described in this report. Any changes to the development of the project invalidate our recommendations herein, and Skyrise should be granted the opportunity to review and update our report accordingly.

The recommendations contained in this report are not applicable to any other site. The data included in this report as well as our foundation design and recommendations are based on data collected at discrete locations of the site at a specific time. Geological conditions in the vicinity of the site may vary, and the development team should consider that unusual site conditions not disclosed in this report may be present at the site and may not be evident until construction starts. If the conditions at the site or neighboring sites are altered between the issuance of our report and the time of starting construction, Skyrise should be contacted to review and update this report as such conditions may affect our recommendations.

An environmental study was not requested to be performed as part of this report. Skyrise did not perform any testing related to soil or groundwater contamination.

Our report has been prepared in general accordance with the standard of care practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. We assume no responsibility for misinterpretations of the contents of this report.

We should be engaged to provide design consultation, document review, and construction observations on behalf of the owner and design team to ensure that our recommendations have been properly interpreted and implemented. If Skyrise is not retained to provide monitoring of foundation installation and construction-related activities, Client waives all responsibility against us for the interpretation of the contents of this report and for the foundation performance as we have no ability to verify the procedures of construction performed by others.

# APPENDIX A

Site Vicinity Map

Historical Aerial Photographs

Test Location Plan



Taken from Miami-Dade Property Appraiser

<b>DRAWING TITLE:</b> Vicinity Map	<b>PROJECT No.:</b> 220150
<b>PROJECT NAME:</b> Casa Verde	
<b>PROJECT LOCATION:</b> 1130 - 1150 93rd Street, Bay Harbor Islands, FL	



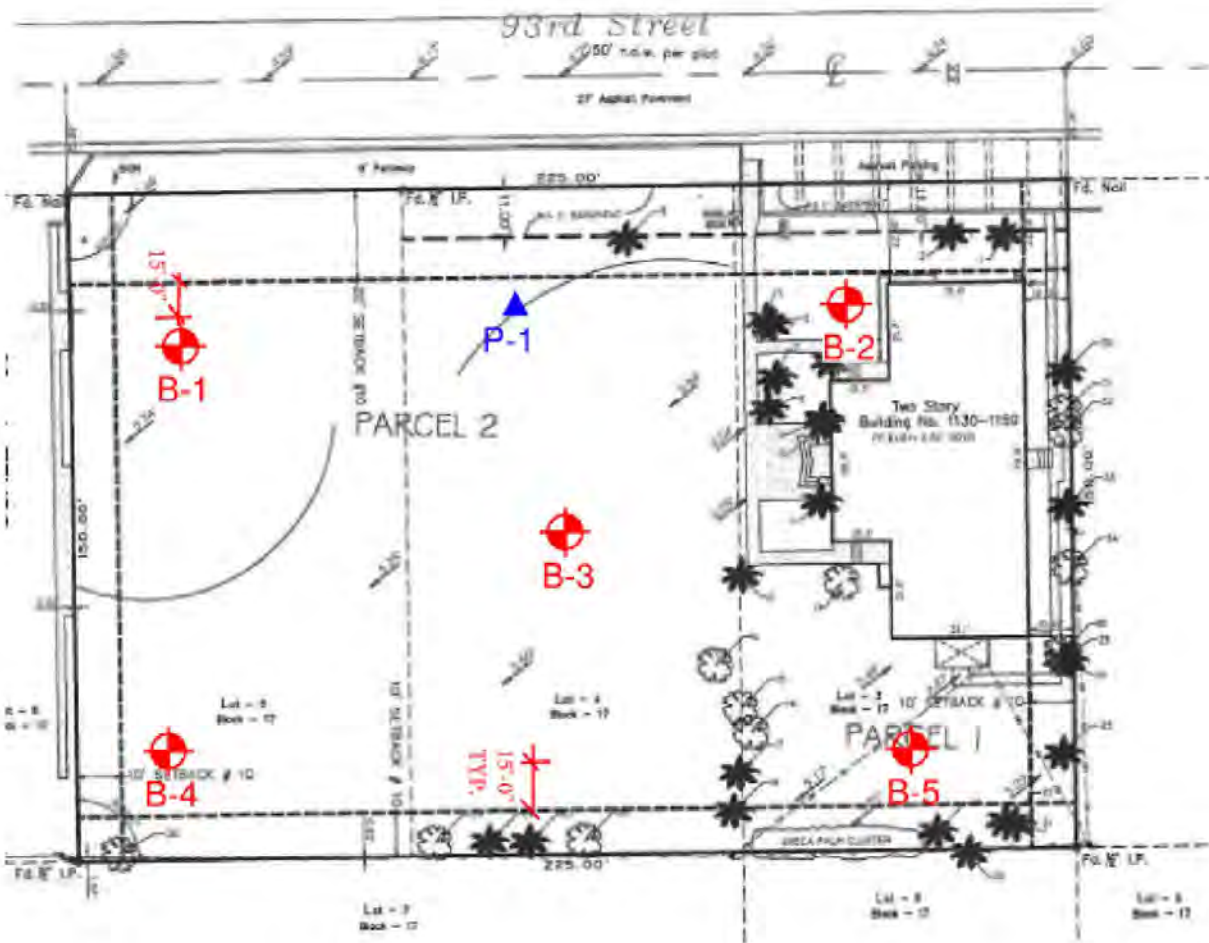
**2022**



**1994**



Taken from Google Earth 2023

<b>DRAWING TITLE:</b> Site Historical Aerial Photographs	<b>PROJECT No.:</b> 220150
<b>PROJECT NAME:</b> Casa Verde	
<b>PROJECT LOCATION:</b> 1130 - 1150 93rd Street, Bay Harbor Islands, FL	




Approximate Scale in Feet

**LEGEND**

-  Number and Approximate Location of SPT Boring  
B-1
-  Number and Approximate Location of Percolation Test  
P-1

**NOTES**








1. Test location symbols are approximate and not to scale.
2. Base drawing was provided by the client from an ALTA/NSPS Survey performed by Blanco Surveyors, Inc. dated 6/7/2022

DRAWING TITLE: Test Location Plan	PROJECT NO.: 220150	 <small>4121 SW 47th Avenue Suite 1301, Davie, Florida 33314 T: (905) 331-0690 - info@skyrise-engineering</small>
PROJECT NAME: Casa Verde	DRAWN BY: RF	
PROJECT LOCATION: 1130-1150 93rd Street, Bay Harbor Islands, Florida	DATE: 1/31/2023	

# APPENDIX B

## Boring Logs

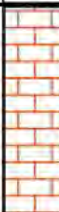

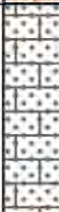

PROJECT NAME	Casa Verde	PROJECT NUMBER	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	DATE STARTED	1/10/2023
DRILLED BY	J&R	LOGGED BY	RF
LATITUDE		DATE COMPLETED	1/10/2023
HOLE DEPTH (ft.)	58.7	LONGITUDE	
NOTES		DATUM	1929 NGVD
		GROUND ELEVATION (ft)	5.5
		GROUNDWATER DEPTH (ft)	4.8
		GROUNDWATER ELEVATION (ft)	0.7

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
			7	9	4	SM			Topsoil			
			6									
			3									
			2			SP			SAND, loose, fine to medium, dark brown, with roots (Fill)			
			1	3	3							
			2									
			1			ML			SILT, soft, gray			
			2									
5	0.5		1	3	18							
			1			SP			ORGANIC SAND, very loose, fine to medium, dark brown			
			2									
			1									
			8	10	10				SAND, loose, medium to coarse, gray, with shells			
			8									
			4	9	15				SAND, loose, medium to coarse, gray, with shells, trace of roots			
			6									
			3									
			5			SP						
10	-4.5											
			4	12	21				SAND, medium dense, medium to coarse, gray, with shells			
			6									
			6									
			8									
15	-9.5											
			4	3	16				SILTY SAND, very loose, gray			
			2									
			1									
			1			SM						
20	-14.5											
			5	18	12				LIMESTONE, very soft, tan			
			10									
			8									
			8									
25	-19.5											

PROJECT NAME Casa Verde

PROJECT NUMBER 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL


DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
30	-24.5	X	2 3 3 8	6	12	LS			LIMESTONE, very soft, tan			
35	-29.5	X	5 4 3 13	7	10	LS			LIMESTONE, very soft, light brown  <i>Loss of circulation at 33 feet. Not recovered.</i>			
40	-34.5	X	50/5"	100	4				LIMESTONE, hard, light gray			
45	-39.5	X	8 8 11 11	19	15	SS			SANDSTONE, very soft, light gray			
50	-44.5	X	9 9 5 5	14	10	LS			LIMESTONE, very soft, light gray			
55	-49.5	X	50/3"	100	3				LIMESTONE, very hard, light gray			



PROJECT NAME Casa Verde







PROJECT NUMBER 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.5											
58.7	-54.5	X	49 50/2"	100	6	LS			LIMESTONE, hard, light gray			

Boring terminated at 58.7 feet

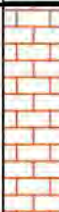

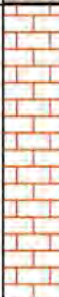



PROJECT NAME <u>Casa Verde</u>		PROJECT NUMBER <u>220150</u>
PROJECT ADDRESS <u>1130 - 1150 93rd Street, Bay Harbor Islands, FL</u>		
CLIENT <u>Horizon BHI, LLC</u>	DATE STARTED <u>1/10/2023</u>	
DRILLED BY <u>J&amp;R</u>	LOGGED BY <u>RF</u>	DATE COMPLETED <u>1/10/2023</u>
LATITUDE _____	LONGITUDE _____	DATUM <u>1929 NGVD</u>
HOLE DEPTH (ft.) <u>58.1</u>	HOLE SIZE (in.) <u>3</u>	GROUND ELEVATION (ft) <u>5.5</u>
NOTES _____		GROUNDWATER DEPTH (ft) <u>5.5</u>
		GROUNDWATER ELEVATION (ft) <u>0</u>

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
			1	6	4	SM			Topsoil			
			3									
			2			SP			SAND, loose, medium, light brown, with a trace of shells, (Fill)			
			1	1	10							
			0	0		ML			SILT, very soft, gray			
5	0.5		0	0	14				SILT, very soft, gray			
			0	0								
			0	3	4	SP			PEATY SAND, loose, dark brown, with fine roots			
			3									
			6	24	13				SAND, loose, medium to coarse, dark gray, with shells			
10	-4.5		12									
			12									
			12									
			5	13	11				SAND, medium dense, medium to coarse, gray, with shells			
15	-9.5		8									
			5									
			5									
			3	11	15				SAND, medium dense, medium to coarse, gray, with shells			
20	-14.5		3									
			3									
			8									
			3									
			12	34	6				LIMESTONE, medium hard, light brown, with sand			
25	-19.5		16									
			18									
			18									

PROJECT NAME Casa Verde

PROJECT NUMBER 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL


DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
30	-24.5	X	8 6 5 5	11	17	LS			LIMESTONE, very soft, tan			
35	-29.5	X	4 5 9 28	14	15	SP			LIMESTONE, very soft, tan  SAND, medium dense, medium to coarse, light brown, with shells			
40	-34.5	X	15 50/5"	100	6	LS			LIMESTONE, hard, light brown, with trace of sand and shells  <i>Loss of circulation at 43 feet. Not recovered.</i>			
45	-39.5	X	6 28 23 5	51	17	LS			LIMESTONE, moderately hard, light brown, with trace of sand and shells			
50	-44.5	X	0 0 0 0	0	0	SP			SAND, very loose, medium to coarse, light brown, with shells			
55	-49.5	X	50/2"	100	2	LS			LIMESTONE, hard, light brown			



PROJECT NAME Casa Verde

PROJECT NUMBER 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.5											
58.1	-54.5	X	50/1"	1	1	LS			LIMESTONE, very hard, light gray			





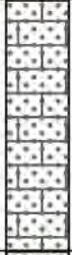

Boring terminated at 58.1 feet



PROJECT NAME Casa Verde

PROJECT NUMBER 220150




PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.7											
30	-24.7	X	7 8 8 3	16	16	LS			LIMESTONE, very soft, light brown, with sand			
35	-29.7	X	10 3 3 5	6	12	SP			LIMESTONE, very soft, light brown, with sand SAND, loose, medium to coarse, light brown, with shells			
40	-34.7	X	50/4"	100	2	LS			LIMESTONE, hard, gray			
45	-39.7	X	8 6 6 1	12	10	SP			LIMESTONE, very soft, gray SAND, medium dense, coarse, light gray, with shells			
50	-44.7	X	10 10 5 5	15	12	SS			SANDSTONE, very soft, light gray, with sand			
									<i>Loss of circulation at 53 feet. Not recovered.</i>			
55	-49.7	X	6 6 5 8	11	11	SP			SAND, medium dense, fine to medium, light gray, with limestone fragments			

PROJECT NAME Casa Verde


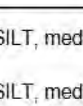
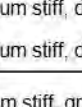

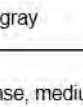
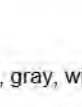


PROJECT NUMBER 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.7											
						SP						
60	-54.7	X	33 7 8 5	15	13	SS			SANDSTONE, very soft, light gray, with sand			
65	-59.7	X	8 9 6 5	15	15				SANDSTONE, very soft, light gray, with sand			

Boring terminated at 65 feet







PROJECT NAME	Casa Verde	PROJECT NUMBER	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	DATE STARTED	1/9/2023
DRILLED BY	J&R	LOGGED BY	RF
LATITUDE		DATE COMPLETED	1/9/2023
HOLE DEPTH (ft.)	65.0	LONGITUDE	
NOTES		DATUM	1929 NGVD
		GROUNDWATER DEPTH (ft)	5.5
		GROUNDWATER ELEVATION (ft)	5.2
		GROUNDWATER ELEVATION (ft)	0.3

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
			13 12 7 7	19	12	SP			SAND, medium dense, fine to medium, brown, with limestone Fragments			
			7 5 2 7	7	11	ML			SILT, medium stiff, gray			
			8 6 3 3	9	18	PT			PEAT, medium stiff, dark brown, with wood fragments			
			2 2 3 4	5	17	ML			PEAT, medium stiff, dark brown, with wood fragments			
			4 6 5 3						SILT, medium stiff, gray			
									SAND, medium dense, medium to coarse, gray, with shells			
			2 3 2 1	5	19	SM			SAND, medium dense, medium to coarse, gray, with shells			
									SILTY SAND, loose, fine to medium, gray, with shells			
			0 0 0 0	0	21	ML			SILT, very soft, gray, with organics			
			11 8 7 13	15	23	LS			LIMESTONE, very soft, tan			
25	-19.5											

PROJECT NAME Casa Verde

PROJECT NUMBER 220150


PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
30	-24.5	X	9 9 5 7	14	16	LS			LIMESTONE, very soft, tan			
35	-29.5	X	6 7 9 5	16	12	LS			LIMESTONE, very soft, tan			
40	-34.5	X	50/2"	100	2	SP			LIMESTONE, hard, tan			
45	-39.5	X	3 2 2 26	4	10	SP			SAND, very loose, medium to coarse, gray, with shells			
50	-44.5	X	11 28 12 12	40	12	LS			<i>Loss of circulation at 45 feet. Not recovered.</i> LIMESTONE, medium hard, gray			
55	-49.5	X	50/3"	100	11	LS			LIMESTONE, hard, gray			

PROJECT NAME Casa Verde









PROJECT NUMBER 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.5											
60	-54.5	X	14 21 10 8	31	13	SS			SANDSTONE, medium hard, gray			
65	-59.5	X	7 10 5 7	15	15				SANDSTONE, very soft, light gray			

Boring terminated at 65 feet



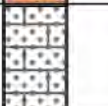


PROJECT NAME	Casa Verde	PROJECT NUMBER	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	DATE STARTED	1/9/2023
DRILLED BY	J&R	LOGGED BY	RF
LATITUDE		DATE COMPLETED	1/9/2023
HOLE DEPTH (ft.)	50	LONGITUDE	
NOTES		DATUM	1929 NGVD
		GROUND ELEVATION (ft)	5.5
		GROUNDWATER DEPTH (ft)	5.8
		GROUNDWATER ELEVATION (ft)	-0.3

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
			5	16	10	SM			Topsoil			
			12			SP			SAND, medium dense, medium, brown, with shells (Fill)			
			2	3	16				SILT, soft, gray			
			1									
			2									
			1									
			2									
5	0.5		1			ML			SILT, medium stiff, gray			
			2	6	24							
			1									
			5									
			2									
			5									
			4	10	24							
			6			PT			PEAT, stiff dark brown, with wood fragments			
			7									
			14									
			11	26	24	SP			SAND, loose, medium to coarse, gray			
			15									
			17									
10	-4.5											
			5									
			3	4	24	SM			SILTY SAND, very loose, medium to coarse, dark gray, with trace of shells			
			1									
			1									
15	-9.5											
			4									
			41	81	20							
			40									
			33									
20	-14.5					LS			LIMESTONE, hard, light brown, with sand			
			14									
			11	20	20							
			9									
			9									
25	-19.5											

PROJECT NAME Casa Verde

PROJECT NUMBER 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
30	-24.5	X	11 12 8 9	20	16	LS			LIMESTONE, very soft, tan			
35	-29.5	X	5 10 15 7	25	20	SP			SAND, loose, coarse, brown, with limestone fragments			
40	-34.5	X	49 50/1"	100	5	SP			SAND, very dense, coarse, brown, with limestone fragments			
45	-39.5	X	15 7 11 28	18	17	SS			SANDSTONE, very soft, light gray, with sand			
50	-44.5	X	19 21 12 17	33	12	SP			SAND, dense, coarse, light gray, with limestone fragments			
						LS			LIMESTONE, very soft, gray			

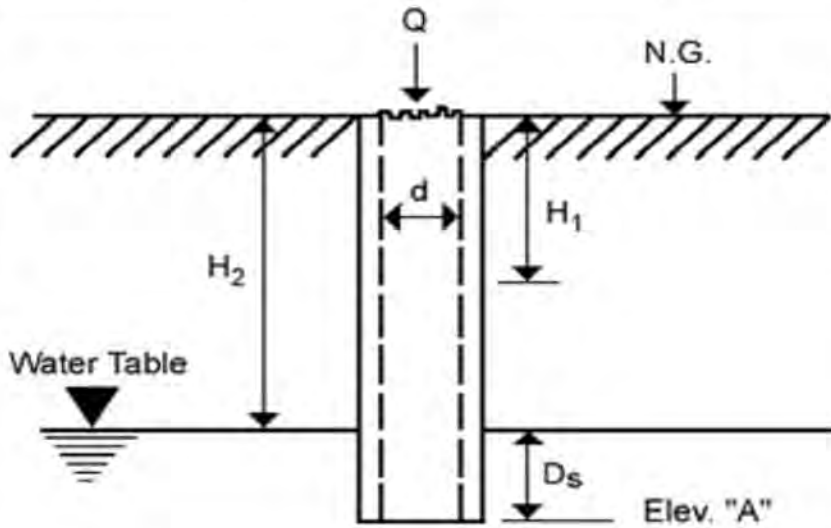
Boring terminated at 50 feet

## APPENDIX C

### Open-Hole Permeability Test Data

**SUMMARY OF PERCOLATION TEST RESULTS  
SOUTH FLORIDA WATER MANAGEMENT DISTRICT - "USUAL OPEN HOLE TEST"**

TEST NUMBER	TEST DATE	SLOTTED PVC DIAMETER (d) (inches)	HOLE DEPTH (feet)	APPROX. ELEVATION (NGVD)	DEPTH TO WATER TABLE		HYDRAULIC HEAD (H <sub>2</sub> ) (feet)	SATURATED HOLE DEPTH (D <sub>s</sub> ) (feet)	STABILIZED FLOW RATE (Q) (cfs)	HYDRAULIC CONDUCTIVITY (K) (cfs/ft <sup>2</sup> - ft head)
					BEFORE TEST (feet)	DURING TEST (feet)				
P-1	1/10/2023	5	15	5.50	4.75	0.00	4.75	10.25	0.0112514	1.42E-04



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

- K = Hydraulic Conductivity (cfs/ft.<sup>2</sup> – ft. head)**
- Q = "Stabilized" Flow Rate (cfs)**
- d = Diameter of Test Hole (feet)**
- H<sub>2</sub> = Depth to Water Table (feet)**
- D<sub>s</sub> = Saturated Hole Depth (feet)**
- Elev. "A" = Proposed Trench Bottom Elev. (ft. – NGVD)**
- H<sub>1</sub> = Average Head on Unsaturated Hole Surface (ft. head)**

<b>PROJECT NAME:</b>	Casa Verde Condominium				
<b>PROJECT LOCATION:</b>	1130-1150 93rd Street, Bay Harbor Islands, FL				
<b>PROJECT No.:</b>	220150	<b>TESTED BY:</b>	J&R	<b>REVIEWED BY:</b>	RF



## APPENDIX D

### Description of Field Services

### **Standard Penetration Test (SPT) Borings**

Borings were performed using a 2-inch OD split- spoon to obtain soil/rock samples in general accordance with ASTM D-1586 and following the steps described below.

- Sampling for SPT borings consisted of taking 24-inch drive samples continuously for the first 10 feet from the ground surface, and subsequent 24-inch drives collected after rotary washing 3 feet below from the previous drive to the termination depth of the borings. Additional samples may have been obtained as determined necessary by the engineer based on the evaluation of the subsurface conditions encountered at the site.
- Drilling locations were abandoned with soil cuttings to the ground surface except in paved areas where the upper foot or so was grouted.
- Soil/rock samples retrieved from the borings were placed in clean, tight-sealed containers, and delivered to our main office.
- The samples collected at the site were visually classified by a Skyrise representative.
- If deemed necessary, select samples may have been subjected to laboratory testing to further characterize the material obtained. Laboratory tests may consist of obtaining natural moisture content, grain size analyses, organic content tests, percent minus 200 tests, and Atterberg limits. All laboratory tests were performed in general accordance with the latest versions of the ASTM Standards.

### **Percolation (Drainage) Tests**

Percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) *Usual Condition Test* procedure and following the procedures described below.

- Each test was performed by advancing a roller bit along with a nominal 4-inch diameter casing to the specified test depth.
- The roller bit and casing yield an open hole of approximately 5 to 6 inches in diameter. Upon reaching the test depth, a slotted nominal 3-inch diameter PVC pipe was inserted in the hole.
- At this time, enough water was pumped into the borehole to develop a stabilized hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded.
- The hydraulic conductivity (k-value) was calculated utilizing a formula published in the SFWMD Volume IV Memorandum dated October 2012.
- The test locations were backfilled with soil cuttings to the ground surface except in paved areas where the upper foot or so was grouted.



HOLLAND ENGINEERING  
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc  
Civil Engineering Solutions  
301 SW 7 Street, Ft. Lauderdale, FL 33315  
(954) 367-0371 office  
CA0007325 www.hei-heis.com

**Casa Verde**

**1130-1150 93<sup>rd</sup> Street  
Bay Harbor Islands, Florida 33154**

**DEVELOPMENT IMPACT ANALYSIS REPORT**

**May 29, 2023**

Prepared by:  
Susan C. Holland, P.E.  
Holland Engineering, Inc.  
301 SW 7 Street  
Ft. Lauderdale, FL 33015



This data has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document may still be considered signed and sealed and the signature may be verified on any electronic copy.

Susan  
C  
Hollan  
d

Digitally signed by  
Susan C Holland  
DN: c=US,  
o=HOLLAND  
ENGINEERING INC.,  
dnQualifier=A0141  
0D0000018632C4A  
EAE000588D2,  
cn=Susan C Holland  
Date: 2024.05.29  
08:43:50 -04'00'



HOLLAND ENGINEERING  
CIVIL ENGINEERING SOLUTIONS

**Holland Engineering, Inc**  
**Civil Engineering Solutions**  
301 SW 7 Street, Ft. Lauderdale, FL 33315  
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CA0007325 www.hei-heis.com

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to ensure that the Levels of Service (LOS) will be maintained as a result of this development.

#### **1. POTABLE WATER**

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **12,586 GPD** is expected from this project.

#### **2. SANITARY SEWER:**

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Sanitary Sewer Use Calculation Table. An increase in Sanitary Sewer flow of **9,817 GPD** is expected from this project.

#### **3. SOLID WASTE:**

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the attached Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **39 TONS/YR** is expected from this project.

#### **4. STORM DRAINAGE:**

This project will require the installation of two drainage wells and exfiltration trench. Roof drainage and condensate will be routed to the drainage wells. All other surface drainage will be routed to the exfiltration trenches.

## **5. TRIP GENERATION ANALYSIS**

The proposed development is expected to generate a net increase of 110 daily trips, 10 morning peak hour trips and 11 afternoon peak hour trips. The results of the trip comparison are detailed in the attached Trip Generation Analysis using the 11<sup>th</sup> Edition of the ITE Trip Generation Manual.

## **6. RECREATION FACILITIES:**

The total population is estimated at 84.63 persons, based on a total of 39 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

**PROPOSED POTABLE WATER USE CALCULATIONS**

**PROJECT : Casa Verde**

**DATE : May 29, 2023**

<b>TYPE OF BUILDING USE</b>	<b>ROOMS [EACH/SF](Avg. Household Size)</b>	<b>RATE [GPD/ROOM] [GPD/SF]</b>	<b>ADF [GPD]</b>
<b><u>PROPOSED FLOWS:</u></b>			
Residential Condominiums	39(2.17per DU)	200	16,926
<b>SUB-TOTAL</b>			<b><u>16,926</u></b>
<b><u>PREVIOUS FLOWS:</u></b>			
	10(2.17 per DU)	200	4,340
<b>SUB-TOTAL</b>			<b><u>4,340</u></b>
<b>NET INCREASE</b>			<b>12,586</b>

**PROPOSED SANITARY SEWER USE CALCULATIONS**

**PROJECT : Casa Verde**

**DATE : May 29, 2023**

<b>TYPE OF BUILDING USE</b>	<b>ROOMS [EACH/SF](Avg. Household Size)</b>	<b>RATE [GPD/ROOM] [GPD/SF]</b>	<b>ADF [GPD]</b>
<b><u>PROPOSED FLOWS:</u></b>			
Residential Condominiums	39(2.17per DU)	156	13,202
<b>SUB-TOTAL</b>			<b><u>13,202</u></b>
<b><u>PREVIOUS FLOWS:</u></b>			
	10(2.17per DU)	156	3,385
<b>SUB-TOTAL</b>			<b><u>3,385</u></b>
<b>NET INCREASE</b>			<b>9,817</b>

**PROPOSED SOLID WASTE CALCULATIONS**

**PROJECT : Casa Verde**

**DATE : May 29, 2023**

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF-DAY] [LB/UNIT-DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLOD WASTE GENERATED [TONS/YR]
<p><b><u>PROPOSED SOLID WASTE:</u></b></p> <p>Residential Condominiums</p> <p><b>SUB-TOTAL</b></p>	<p>39(2.17per DU)</p>		<p>0.632</p>	<p>53</p> <p><b><u>53</u></b></p>
<p><b><u>PREVIOUS SOLID WASTE:</u></b></p> <p></p> <p><b>SUB-TOTAL</b></p>	<p>10(2.17per DU)</p>		<p>0.632</p>	<p>14</p> <p><b><u>14</u></b></p>
<p><b>NET INCREASE</b></p>				<p><b>39</b></p>

## TRIP GENERATION ANALYSIS

PROJECT : Casa Verde

DATE : May 29, 2023

### Daily

Land Use	ITE Code	Size	Trip Generation Rate	Total Trips				
				In	Out	In	Out	Total
Existing								
Multifamily housing (low rise)	220	10 DU	T=6.76(X)	50%	50%	33	34	67
Proposed								
Multifamily housing (mid rise)	221	39 DU	T=4.54(X)	50%	50%	88	89	177
<b>Difference</b>						<b>55</b>	<b>55</b>	<b>110</b>

### Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	Total Trips				
				In	Out	In	Out	Total
Existing								
Multifamily housing (low rise)	220	10 DU	T=0.40(X)	24%	76%	1	3	4
Proposed								
Multifamily housing (mid rise)	221	39 DU	T=0.37(X)	23%	77%	3	11	14
<b>Difference</b>						<b>2</b>	<b>8</b>	<b>10</b>

### Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	Total Trips				
				In	Out	In	Out	Total
Existing								
Multifamily housing (low rise)	220	10 DU	T=0.51(X)	63%	37%	3	2	5
Proposed								
Multifamily housing (mid rise)	221	39 DU	T=0.39(X) + 0.34	61%	39%	10	6	16
<b>Difference</b>						<b>7</b>	<b>4</b>	<b>11</b>





**LOCATION/ZONING MAP**  
SCALE: 1/16"

NOTE: FUTURE LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE EAST OF BAY HARBOR WATERWAY IS MEDIUM-HIGH DENSITY RESIDENTIAL. AND WEST OF BAY HARBOR WATERWAY IS LOW DENSITY RESIDENTIAL. SINGLE FAMILY. HATCHED AREA INDICATES 300' RADIUS EXCEPT LOTS 7 & 8 OF BLOCK 21 WHICH ARE COMMERCIAL.



**AERIAL MAP**  
SCALE: N.T.S.

NOTE: HATCHED AREA INDICATES A 300' RADIUS

**ARCHITECTURAL ANALYSIS**

THE SITE IS VACANT						
BUILDING OCCUPANCY		R1				
TYPE OF CONSTRUCTION		TYPE I & B				
UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	BALCONY	SF	# OF BD / # OF BA
UNIT 1	1	1,794	1,886	250	SF	2 BD / 2.5 BA + DEN
UNIT 2	1	2,212	2,410	285	SF	3 BD / 3.5 BA + DEN
UNIT 3	1	1,762	1,851	279	SF	2 BD / 2.5 BA + DEN
UNIT 4	1	2,181	2,279	330	SF	3 BD / 3.5 BA + DEN
UNIT 5	1	2,356	2,459	372	SF	3 BD / 3.5 BA + DEN
UNIT 6	1	1,892	1,962	292	SF	2 BD / 2.5 BA + DEN
UNIT 7	1	2,317	2,410	112	SF	3 BD / 3.5 BA + DEN
UNIT 8	1	1,401	1,480	110	SF	2 BD / 2.5 BA
UNIT 9	1	1,401	1,480	110	SF	2 BD / 2.5 BA
UNIT 10	1	2,312	2,410	112	SF	3 BD / 3.5 BA + DEN
UNIT 11	1	1,630	1,718	441	SF	2 BD / 2.5 BA + DEN
UNIT 12	1	2,181	2,279	243	SF	3 BD / 3.5 BA + DEN
UNIT 13	1	2,386	2,489	246	SF	3 BD / 3.5 BA + DEN
UNIT 14	1	1,735	1,821	441	SF	2 BD / 2.5 BA + DEN
UNIT 15	1	1,631	2,022	558	SF	3 BD / 3.5 BA + DEN
UNIT 16	1	1,401	1,480	110	SF	2 BD / 2.5 BA
UNIT 17	1	1,401	1,480	110	SF	2 BD / 2.5 BA
UNIT 18	1	1,831	2,022	558	SF	3 BD / 3.5 BA + DEN
UNIT 19	1	1,630	1,718	136	SF	2 BD / 2.5 BA + DEN
UNIT 20	1	2,181	2,279	156	SF	3 BD / 3.5 BA + DEN
UNIT 21	1	2,356	2,459	238	SF	3 BD / 3.5 BA + DEN
UNIT 22	1	1,735	1,821	126	SF	2 BD / 2.5 BA + DEN
UNIT 23	1	1,931	2,022	188	SF	3 BD / 3.5 BA + DEN
UNIT 24	1	1,401	1,480	110	SF	2 BD / 2.5 BA
UNIT 25	1	1,401	1,480	110	SF	2 BD / 2.5 BA
UNIT 26	1	1,931	2,022	188	SF	3 BD / 3.5 BA + DEN
UNIT 27	1	1,379	1,460	385	SF	2 BD / 2.5 BA + DEN
UNIT 28	1	2,062	2,167	270	SF	3 BD / 3.5 BA + DEN
UNIT 29	1	2,251	2,353	306	SF	3 BD / 3.5 BA + DEN
UNIT 30	1	1,449	1,533	385	SF	2 BD / 2.5 BA + DEN
UNIT 31	1	1,927	1,406	963	SF	2 BD / 2.5 BA + DEN
UNIT 32	1	1,401	1,480	131	SF	2 BD / 2.5 BA
UNIT 33	1	1,401	1,480	131	SF	2 BD / 2.5 BA
UNIT 34	1	1,327	1,406	863	SF	2 BD / 2.5 BA + DEN
UNIT 35	1	3,477	3,631	310	SF	4 BD / 4.5 BA + DEN
UNIT 36	1	3,691	3,782	349	SF	5 BD / 5.5 BA + DEN
UNIT 37	1	2,905	3,030	294	SF	4 BD / 4.5 BA
UNIT 38	1	1,401	1,480	131	SF	2 BD / 2.5 BA
UNIT 39	1	1,327	1,406	163	SF	2 BD / 2.5 BA + DEN
TOTAL	39	74,227	77,812	10,832	SF	

NOTE:  
1. DEN'S CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.  
2. STORAGE UNITS ARE A MINIMUM OF 26 SF EACH WITH 7' MIN. CEILING HEIGHT.  
\* GSF INDICATES SEALABLE AREAS

**ZONING SUMMARY**

LOT AREA	SF	ACRES
33,750	33,750	0.77 +/-

**LEGAL DESCRIPTION**  
LOTS 3, 4 & 5 BLOCK 17 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**FLOOD ELEVATION**  
THE SITE IS LOCATED IN FLOOD ZONE 'AE', WITH A BFE OF 8'0" NGVD. MAP PANEL

**CROWN OF THE ROAD**  
4'45" NGVD

**ZONING CLASSIFICATION**  
**RM2 - MULTI FAMILY RESIDENTIAL DISTRICT**

**FUTURE LAND USE DESIGNATION**  
**MEDIUM-HIGH DENSITY RESIDENTIAL**

	ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)	NA	
MAXIMUM DENSITY (0.77 ACRES X 80 DU/A)	48 DU	30 DU [0.77 ACRES X 55 DU/A]
34 UNITS PER NET ACRE (ALLOWABLE BASE DENSITY)	26	39 (13 TDRs REQ.)

**SETBACKS**

	REQUIRED	PROPOSED
FRONT		
UP TO 30'-0" HIGH	20'-0"	20'-0"
UP TO 45'-0" HIGH	25'-0"	25'-0"
UP TO 75'-0" HIGH	30'-0"	30'-0"
REAR: BUILDINGS LESS THAN 30' IN HEIGHT - 10' FOR EACH ADDITIONAL 3' OF BUILDING HEIGHT ABOVE 30' ONE (1) ADDITIONAL FOOT OF SETBACK OR THE PORTION OF THE STRUCTURE OVER 30'	10'	10'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'	22'-8" (MAX)	24'-8" (MAX)
SIDE: BUILDINGS LESS THAN 30' IN HT. = 10'. FOR EACH ADDITIONAL 3' OF BUILDING HT. ABOVE 30', THERE SHALL BE 1 ADDITIONAL FOOT OF BUILDING SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30' IN HT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 20'.		
NOTWITHSTANDING THE ABOVE PROVISIONS FOR DEVELOPMENTS ON MORE THAN ONE LOT THE MINIMUM SETBACK FROM EACH SIDE LOT LINE SHALL BE EQUAL TO 10% OF THE STREET FRONTAGE OF THE LOT BUT NOT LESS THAN 10'. THE MAXIMUM REQUIRED SIDE SETBACK SHALL BE 22'-5"		
UP TO 30'-0" HIGH 10'. FOR DEVELOPMENTS ON MORE THAN 1 LOT, 10% OF LOT WIDTH (10% OF 150' = 15')	22'-0"	22'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	34'-2" (MAX)	34'-2" (MAX)
FLEX: 1/3 OF BUILDING LENGTH		
@ NORTH (0.33 X 180'-0")	60'	58'-9 1/2"
@ SOUTH (0.33 X 180'-0")	60'	60'
@ EAST & WEST (0.33 X 120'-0")	40'-0"	40'-0"

**MAXIMUM HEIGHT**

	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	65'-0" ABOVE BFE + 1' F REBOARD	65'-0" ABOVE BFE + 1' F REBOARD

**GROUND LANDSCAPE AREA - PERVIOUS**

	REQUIRED	PROPOSED
20% OF LOT AREA MINIMUM	33,750 X .20 = 6,750 SF = 20%	9,018 SF = 26.7%
IMPERVIOUS AREA		25,546 SF = 76% OF SITE AREA

**ROOF DECK LANDSCAPE REQUIREMENTS**

	REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM USED FOR RECREATION	11,880 SF X .15 = 1,783.5 SF = 15%	1,797 SF = 15.1%

**LOT COVERAGE**

	ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	20,896 SF = 62%

**PARKING SPACE REQUIREMENTS**

	REQUIRED	PROPOSED
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 3 GUEST PARKING AS A SUBSET OF THE TOTAL (INCLUDING 2 H.C. SPACES)	78 (INCLUDING 3 GUEST)	87 (INCLUDING 3 GUEST & 2 ADA SPACES + LOAD)

**FRANKEL BENAYOUN ARCHITECTS INC.**  
ARCHITECTS PLANNERS INTERIOR DESIGNERS  
LICENSE NO. AA-000184  
MARKUS A. FRANKEL  
LICENSE NO. AA-000184  
DANIEL B. BENAYOUN  
LICENSE NO. AA-000184  
1177 N.W. 42ND STREET, SUITE 1122  
MIAMI BEACH, FLORIDA 33142  
PH: (305) 688-8888 FAX: (305) 688-8888  
E-MAIL: FRANKEL@FRANKELBENAYOUN.COM

**DEVELOPER**  
**HORIZON AT CASA VERDE, LLC**  
53 BROADWAY  
BROOKLYN, NY 11249  
PH: 212-447-8887  
T: 212-388-8210

**DATE**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**REVISIONS**

**ZONING DATA**  
SCALE: - DATE: DECEMBER 3, 2024  
PROJECT NUMBER: -  
**A-0.00**  
CHECK SET



9280 - 93 STREET  
ADJACENT EAST NEIGHBOR



1130 93 STREET  
CASA VERDE SITE

1140 - 1150 - 93 STREET  
CASA VERDE SITE



9271 WEST BAY HARBOR DRIVE

**EXISTING PROPERTIES ALONG 93RD STREET**



EAST PROPERTY NEIGHBOR



SUBJECT SITE DESIGN



WEST PROPERTY NEIGHBOR

**CONTEXT ELEVATION**

**FRANKEL BENAYOUN**  
ARCHITECTS INC  
PROJECTS PLANNING INTERIOR DESIGN  
LICENSE NO. AA-0001494  
MARVIN A. FRANKEL  
LICENSE NO. AA-0001143  
JONATHAN BENAYOUN  
LICENSE NO. AA-00011233  
1177 AANE CONCOURSE, SUITE 132  
847 HARBOR ISLANDS, FORT LAUDERDALE, FL 33304  
PH: (305) 566-5665 FAX: (305) 566-5660  
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/CLIENT  
**HORIZON AT CASA VERDE, LLC.**  
53 BROADWAY  
BROOKLYN, NY 11249  
T. 516-647-8887  
T. 718.366.6210

DATE: 09/2024

UNIQUE NO:

ENCLOSURE:

DATE:

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130-1150 93RD STREET  
FORT LAUDERDALE, FL 33304

NO.	REVISION	DATE	BY

PROJECT TITLE  
**CONTEXT PHOTOS  
CONTEXT ELEVATION**  
DATE: 09/2024  
DATE: DECEMBER 9, 2024  
DRAWING NUMBER  
**A-0.01**  
CHECK BY:

**FRANKEL BENAYOUN**  
 ARCHITECTS  
 100 WEST 17TH STREET  
 NEW YORK, NY 10011  
 TEL: 212 850 1000  
 FAX: 212 850 1001  
 WWW.FRANKELBENAYOUN.COM

**HORIZON AT CASA VERDE, LLC**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 TEL: 718 288 8210

DATE: 12/18/2024  
 DRAWING NO.: 24-0001  
 SHEET NO.: 003

PROJECT NO.: 24-0001  
 ADDRESS: 130-150 98RD STREET  
 BAY HARBOR BLVD, FLORIDA 33554

PROJECT NAME:  
 PROJECT NO.:

DATE: 12/18/2024

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 130-150 98RD STREET  
 BAY HARBOR BLVD, FLORIDA 33554

NO.	REVISION	DATE	BY

**LEVEL 1**  
**RENDERING**  
 DATE: 12/18/2024  
 DRAWN BY: A-003  
 CHECK BY:



**RENDERING**

**FRANKEL BENAYOUN**  
 ARCHITECTS  
 100 WEST 17TH STREET  
 NEW YORK, NY 10011  
 TEL: 212.255.1100  
 FAX: 212.255.1101  
 WWW.FRANKELBENAYOUN.COM

**HORIZON AT CASA VERDE, LLC**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 TEL: 718.288.8210

DATE: 12/18/2024  
 DRAWING NO.: 24-0001  
 SHEET NO.: 01

PROJECT NO.: 24-0001

PROJECT NAME: CASA VERDE

PROJECT ADDRESS: 130-150 98RD STREET  
 BAY HARBOR BLANDES, FLORIDA 33584

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 130-150 98RD STREET  
 BAY HARBOR BLANDES, FLORIDA 33584

NO.	REVISION	DATE	BY

PROJECT NO.: 24-0001  
**LEVEL 1**  
**RENDERING**  
 DATE: 12/18/2024  
 SHEET NO.: A-0.04  
 CHECK BY:



**RENDERING**





**AERIAL RENDERING FROM THE SOUTH WEST**

**FRANKEL BENAYOUN**  
**ARCHITECTS INC**  
 ARCHITECTS PLANNERS INTERIOR DESIGNERS  
 LICENSE NO. AA-0001494  
 MARCUS A. FRANKEL  
 LICENSE NO. AA0001143  
 JONAT BENAYOUN FISHER  
 LICENSE NO. AA0001713  
 1177 AANE CONCOURSE, SUITE 1102  
 847 HARBOR ISLANDS, FORT LAUDERDALE, FL 33304  
 PH: (305) 888-8888 FAX: (305) 888-3880  
 E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DESIGNER  
**HORIZON AT CASA VERDE, LLC.**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T: 516-447-8887  
 T: 718-366-8210

SCALE

LEGEND

ENCLOSURE

NOTES

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1130-1150 83RD STREET  
 FORT LAUDERDALE, FL 33304

NO.	REVISION	DATE	BY

PROJECT TITLE  
**AERIAL RENDERING FROM SW**  
 DATE  
 DECEMBER 9, 2024  
 SHEET NUMBER  
**A-006**  
 CHECK BY



**RENDERING - FRONT ENTRY AND CANOPY**

**FRANKEL BENAYOUN**  
**ARCHITECTS INC**  
 ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-001494

MARCO A. FRANKEL  
 LICENSE NO. AA001494  
 FRANK BENAYOUN  
 LICENSE NO. AA001493

1177 AANE CONCOURSE, SUITE 1102  
 847 MARINA BLVD., FORT LAUDERDALE, FL 33304  
 PH: (754) 888-8888 FAX: (754) 888-8888  
 E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DESIGNER  
**HORIZON AT CASA VERDE, LLC.**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T: 718-447-8887  
 T: 718.366.0210

SCALE

UNITS

DATE

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1130-1150 83RD STREET  
 FORT LAUDERDALE, FL, USA

NO.	REVISION	DATE	BY

DATE  
**RENDERING FROM SW**

DATE  
 DECEMBER 9, 2024

SCALE  
**A-0.07**

CHECK BY





**FRANKEL BENAYOUN**  
 ARCHITECTS INC.  
 LICENSE NO. AA-001484  
 OFFICE: 400 N. 5TH ST. 10TH FLOOR  
 BROOKLYN, NY 11249  
 TEL: (718) 858-5555 FAX: (718) 858-5555  
 E-MAIL: INFO@FRANKELBENAYOUN.COM

**HORIZON AT CASA VERDE LLC**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T. 718.447.8887  
 T. 718.366.8210

DATE: \_\_\_\_\_

REVISION NO: \_\_\_\_\_

REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_

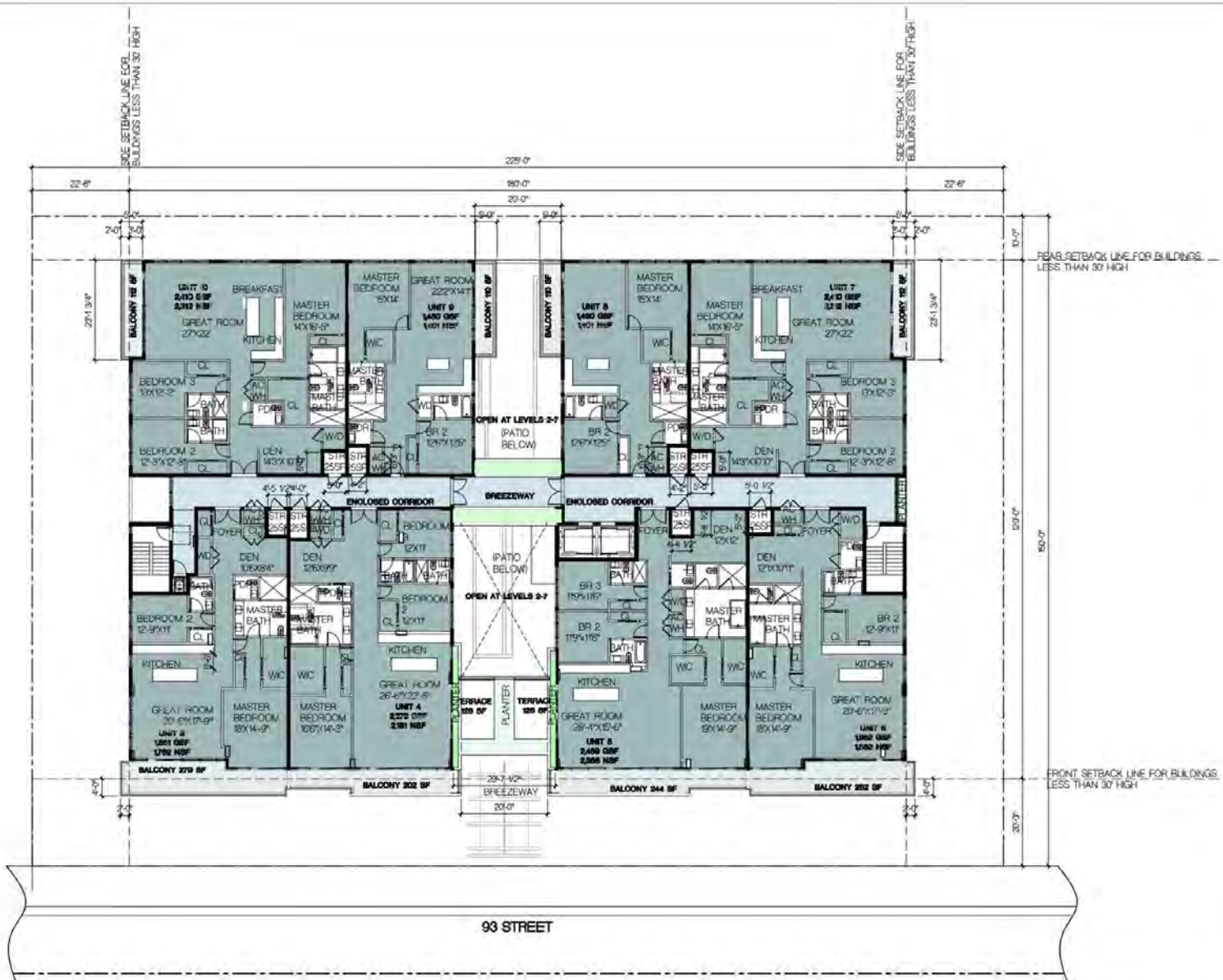
**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1150-1160 93RD STREET  
 BROOKLYN, NY 11249

NO.	REVISION	DATE	BY

**LEVEL 2 FLOOR PLAN**

DATE: 12/20/24  
 DRAWN BY: \_\_\_\_\_  
 CHECK BY: \_\_\_\_\_

**LEVEL 2 FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**FRANKEL BENAYOUN**  
 ARCHITECTS P.C.  
 LICENSE NO. AA-0001494  
 MARILYN A. FRANKEL  
 LICENSE NO. AA-0001494  
 JACOB BENAYOUN  
 LICENSE NO. AA-0001291  
 1177 A.A.S. CONDOMINIUM, SUITE 1122  
 847 MARINE BLVD., FLOOR 11  
 PH. (201) 686-5669 FAX (201) 686-3950  
 6. HALL, 100' MIN. FLOOR ELEVATION 100'

OWNER:  
**HORIZON AT CASA VERDE, LLC**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T. 516-447-8887  
 T. 718.366.0210

DATE: 12/11/12  
 DRAWING NO.:  
 SHEET NO.:  
 TOTAL SHEETS:  
 OF:

SCALE:  
 OF:

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1130-1150 83RD STREET  
 BROOKLYN, NY 11234

NO.	REVISION	DATE	BY

PROJECT NO.:  
**LEVEL 3 FLOOR PLAN**  
 DATE: 12/11/12  
 DRAWN BY: [Signature]  
**A-103**  
 CHECK BY:

**LEVEL 3 FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

**LEVEL 4 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



93 STREET

**FRANKEL BENAYOUN**  
ARCHITECTS INC.  
REGISTERED PROFESSIONAL ARCHITECTS  
LICENSE NO. AA-001484  
MARKIT K. FRANKEL  
LUCAS H. BENAYOUN  
300 WEST BROADWAY FLOOR 10  
LONDON, NY 10038  
1177 AASB CONDOMINIUM, SUITE 102  
847 HERRICK ISLAND, FLOOR 10  
PH: (212) 606-5669 FAX: (212) 606-5650  
E: MARK@FRANKELBENAYOUN.COM

DEVELOPER  
**HORIZON AT CASA VERDE, LLC**  
53 BROADWAY  
BROOKLYN, NY 11249  
T: 718-447-8887  
T: 718-386-0210

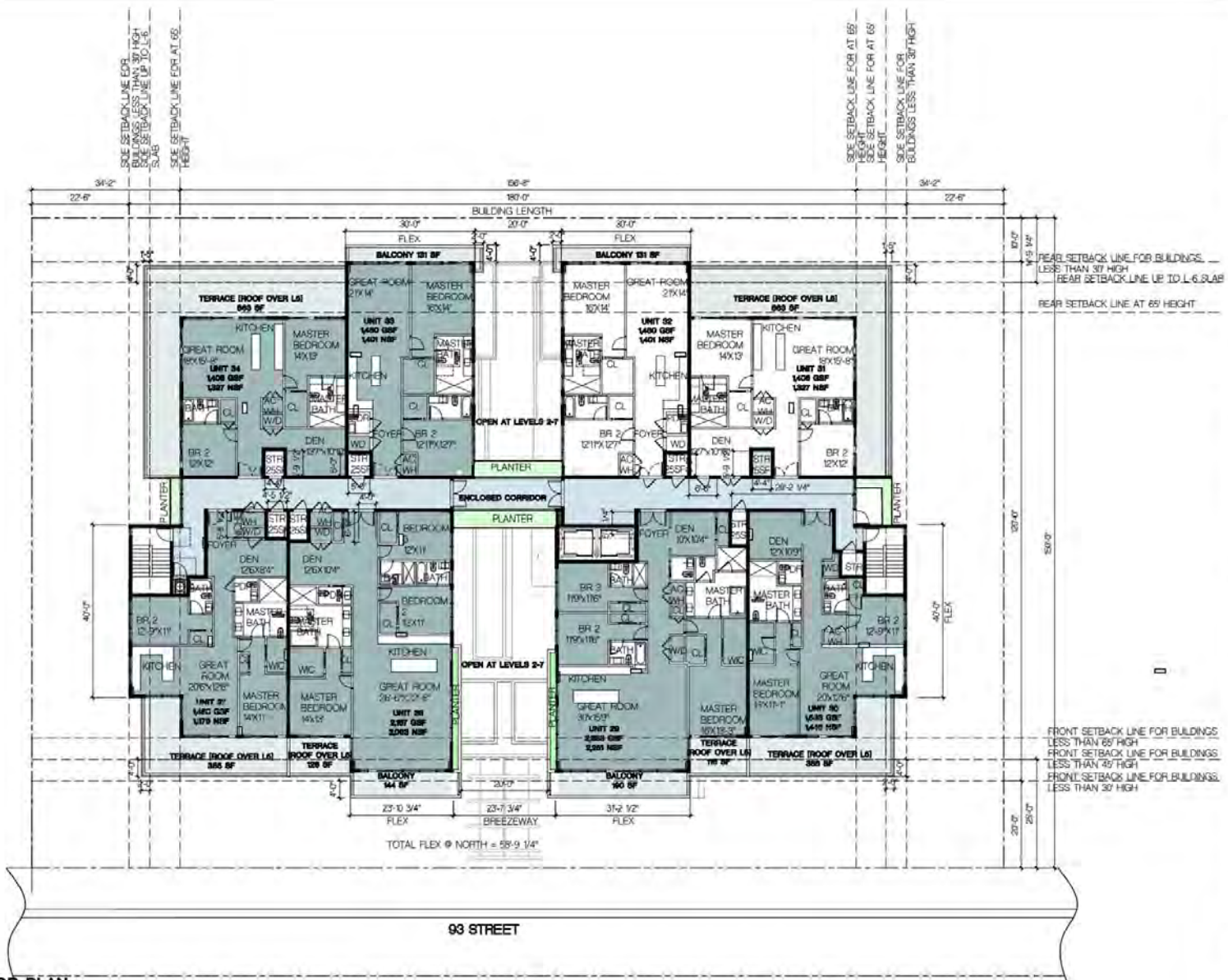
DATE	
REVISIONS	
NO.	DESCRIPTION

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1150-1160 83RD STREET  
BAY PARK BLVD. FLOOR 10, NY

NO.	REVISION	DATE

PROJECT NO.  
**LEVEL 4 FLOOR PLAN**  
DATE: 3/20/14 BY: DECEMBER 9, 2014  
**A-104**  
CHECKED:





**FRANKEL BEYONOV**  
 ARCHITECTS INC  
 ARCHITECT PLANNING DESIGN GROUP

LICENSE NO. AA-0001484

OFFICE: 4 FRANKEL BEYONOV ARCHITECTS INC  
 117 JAMES SCHUYLER, SUITE 1112  
 100 WEST 42ND STREET  
 NEW YORK, NY 10018-3601  
 TEL: (212) 696-2825 FAX: (212) 696-5450  
 E-MAIL: INFO@FRANKELBEYONOV.COM

MAP: 1000000

**HORIZON AT CASA VERDE, LLC.**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T. 718.447.8887  
 F. 718.366.8210

DATE:	
PROJECT NO.:	
CLIENT NO.:	
JOB NO.:	

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1150-1160 93RD STREET  
 BROOKLYN, NY 11219

NO.	DATE	BY	CHK

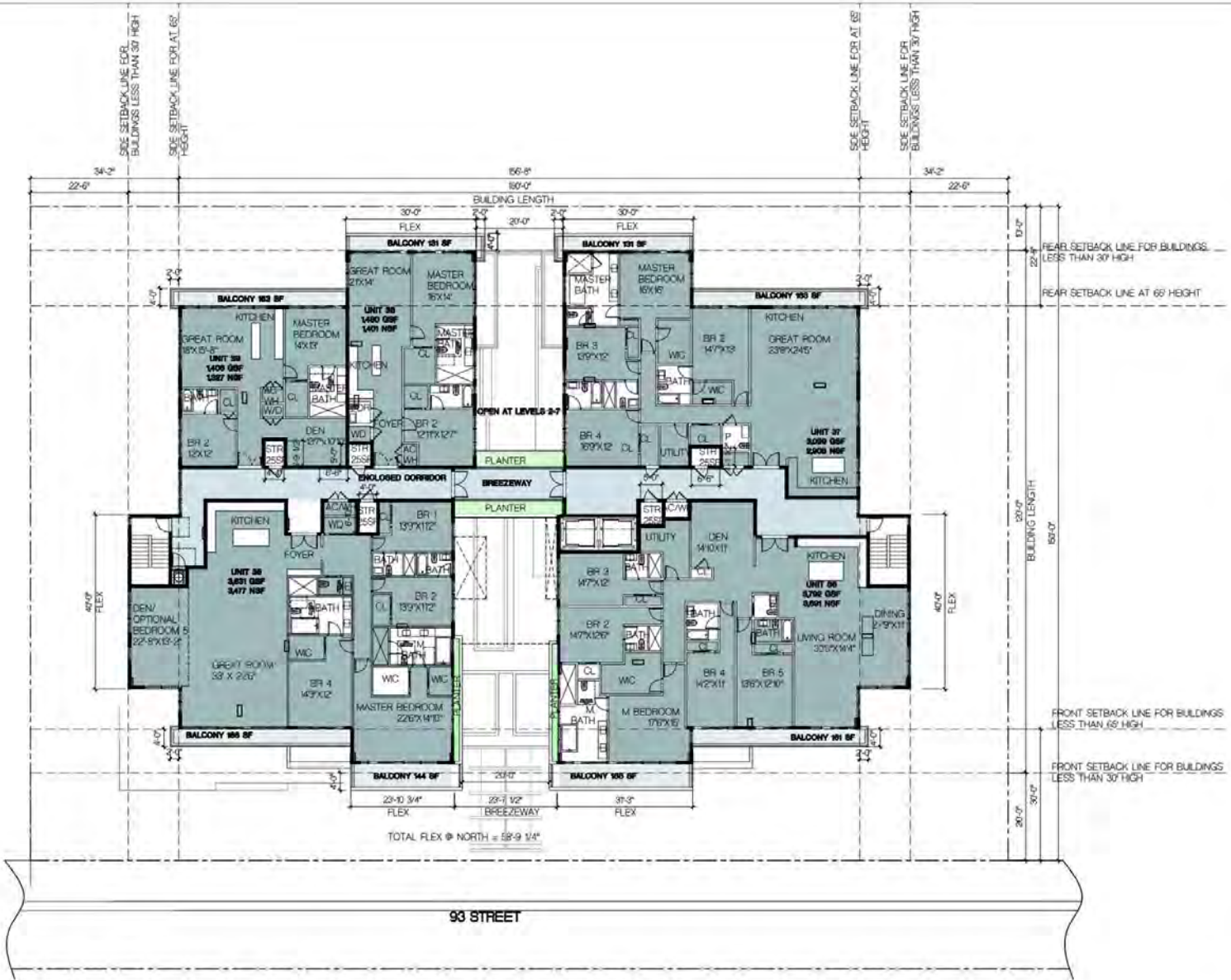
ISSUED FOR:

**LEVEL 6 FLOOR PLAN**

DATE: 3/27/14 BY: DECORBER & JOA

**A-106**

CHECK BY:



**FRANKEL BENAYOUN**  
 ARCHITECTS P.C.  
 LICENSE NO. AA-0011484  
 MARILYN A. FRANKEL  
 LICENSE NO. AA-0011484  
 SHARON BENAYOUN  
 LICENSE NO. AA-0011484  
 1177 A.A.S. CONDOMINIUM, SUITE 1122  
 847 HERRING ISLAND, FISHKILL, NY 12524  
 PH: (518) 886-8888 FAX: (518) 886-8888  
 E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER:  
**HORIZON AT CASA VERDE, LLC**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T: 516-447-8887  
 T: 718-386-0210

DATE: 12/15/2024

PROJECT NO.:

SCALE:

DATE:

NO.:

DATE:

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1130-1150 83RD STREET  
 BROOKLYN, NY 11234

NO.	REVISION	DATE	BY

PROJECT NO. **LEVEL 7 FLOOR PLAN**

DATE: 12/15/2024

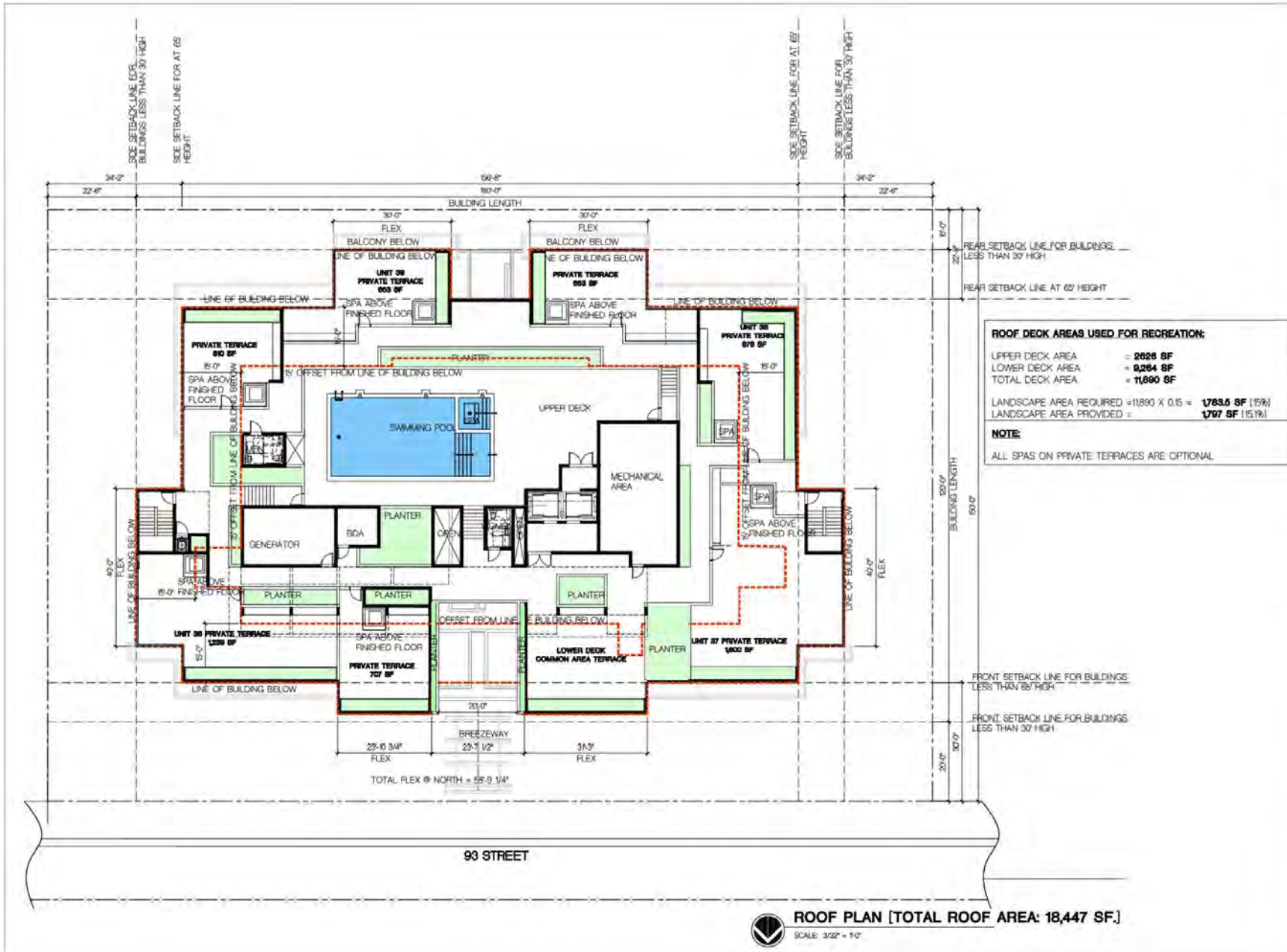
SCALE: 3/32" = 1'-0"

DATE: DECEMBER 9, 2024

**A-107**

CHECK/SET

**LEVEL 7 FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**FRANKEL BENAYOUN**  
ARCHITECTS INC.  
REGISTERED ARCHITECTS  
LICENSE NO. AA-001494  
MANVILLE S. FRANKEL  
DANIEL S. BENAYOUN  
300 WEST 42ND STREET  
NEW YORK, NY 10018-3601  
TEL: (212) 486-8888 FAX: (212) 486-3883  
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER:  
**HORIZON AT CASA VERDE, LLC**  
53 BROADWAY  
BROOKLYN, NY 11249  
T: 516.447.8887  
T: 718.366.0210

PROJECT NO.  
DATE  
SCALE

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1150-1160 83RD STREET  
NEW YORK, NY 11208

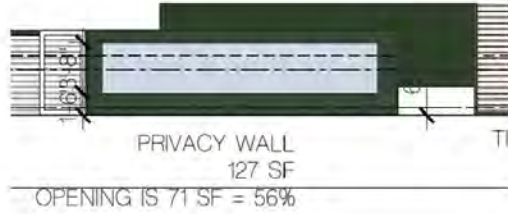
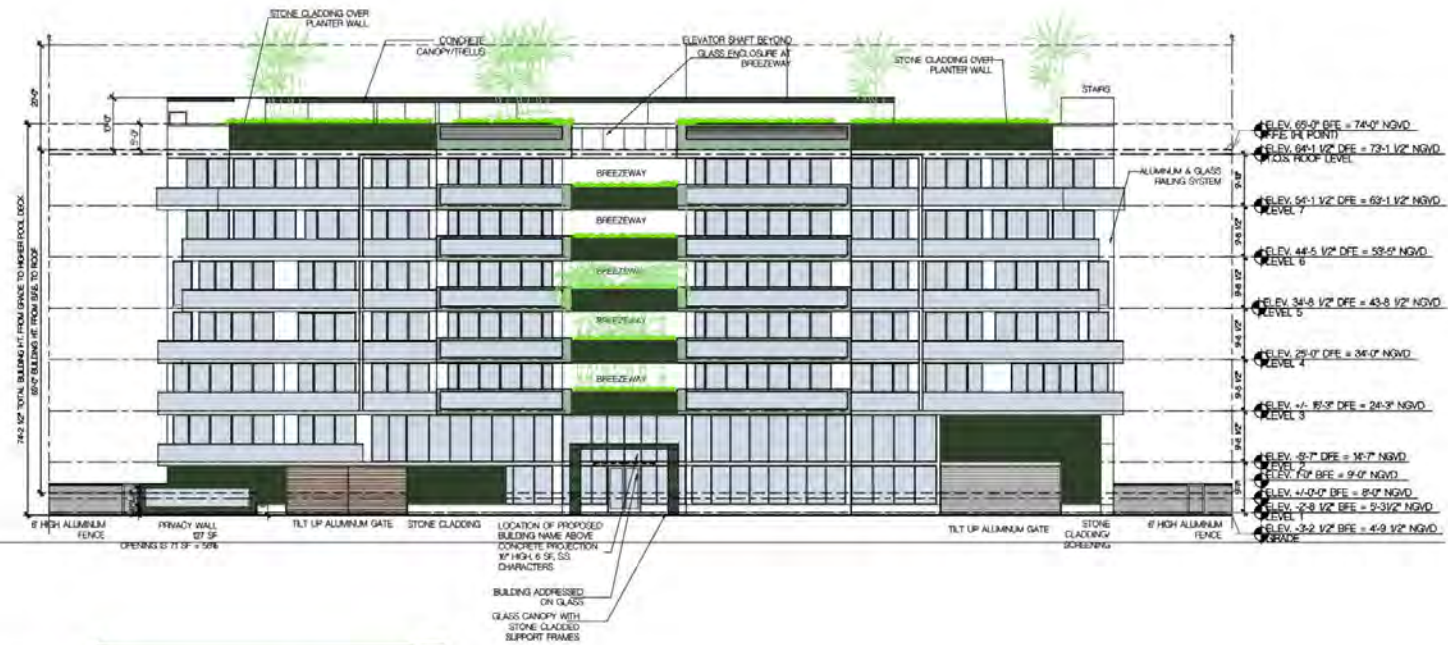
NO.	REVISION	DATE	BY

PROJECT TITLE  
**ROOF PLAN**

DATE  
3/22/17  
DRAWN BY  
A-108  
DATE  
DECEMBER 8, 2024  
CHECKED BY

**ROOF PLAN [TOTAL ROOF AREA: 18,447 SF.]**  
SCALE: 3/32" = 1'-0"





**PRIVACY WALL**  
 SCALE: 1/4" = 1'-0"

**NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"

DATE: 08/08/2014

PROJECT: HORIZON AT CASA VERDE, LLC.

NO. 001

DESCRIPTION: NORTH ELEVATION

REVISIONS:

NO.	REVISION	DATE	BY

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1150-1150 83RD STREET  
 FORT LINDA, CALIFORNIA 92021

DATE: 08/08/2014

PROJECT: HORIZON AT CASA VERDE, LLC.

NO. 001

DESCRIPTION: NORTH ELEVATION

REVISIONS:

NO.	REVISION	DATE	BY

DATE: 08/08/2014

PROJECT: HORIZON AT CASA VERDE, LLC.

NO. 001

DESCRIPTION: NORTH ELEVATION

DATE: 08/08/2014

SCALE: 3/32" = 1'-0"

**A-201**

CHECK: JET

**FRANKEL BENAYOUN**  
 ARCHITECTS  
 100 N. 10TH ST. 10TH FLOOR  
 MIAMI, FL 33136  
 TEL: 305.375.1100  
 WWW.FRANKELBENAYOUN.COM

**HORIZON AT CASA VERDE, LLC**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 TEL: 718.388.8210

DATE: 08/15/2024

PROJECT NAME:

PROJECT NO.:

DATE:

SCALE:

BY:

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 130-150 98RD STREET  
 MIAMI BEACH, FLORIDA 3354

NO.	REVISION	DATE	BY

**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 DATE: 08/15/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

**FRANKEL BENAYOUN**  
ARCHITECTS INC.  
REGISTERED ARCHITECTS  
LICENSE NO. 44-001484  
MARKIT K. FRANKEL  
DANIEL M. BENAYOUN  
300 WEST BROADWAY FLOOR 12  
LIC. NO. 44001221  
1177 A.A.S. CONSTRUCTION, SUITE 1122  
847 HERRICK BLVD., FLOOR 11  
PH. (201) 886-8888 FAX (201) 886-3883  
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER:  
**HORIZON AT CASA VERDE, LLC.**  
53 BROADWAY  
BROOKLYN, NY 11249  
T. 718.447.8887  
T. 718.386.0210

DATE: 08/14/2014

PROJECT NO.:

SCALE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130-1150 83RD STREET  
BAY PARK HANCOCK SQUARE

NO.	REVISION	DATE	BY

PROJECT NO. **EAST ELEVATION**

DATE: 12/9/2014  
**A-202**

CHECK: [Signature]

**FRANKEL BENAYOUN**  
ARCHITECTS

100 WEST 11TH STREET  
NEW YORK, NY 10011

TEL: 212-512-2000  
WWW.FRANKELBENAYOUN.COM



OWNER: HORIZON AT CASA VERDE, LLC

53 BROADWAY  
BROOKLYN, NY 11249  
T: 718-288-8210

DATE: 12/18/2024

PROJECT NO.: 24-001

DESCRIPTION: EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 12/18/2024

PROJECT NO.: 24-001

DESCRIPTION: EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 12/18/2024

PROJECT NO.: 24-001

DESCRIPTION: EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 12/18/2024

PROJECT NO.: 24-001

DESCRIPTION: EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 12/18/2024



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

A-2.02A

CHECK NET

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
130-150 99RD STREET  
BAY HARBOR BLANDES, FLORIDA 3354

NO.	REVISION	DATE	BY

DATE: 12/18/2024

PROJECT NO.: 24-001

DESCRIPTION: EAST ELEVATION

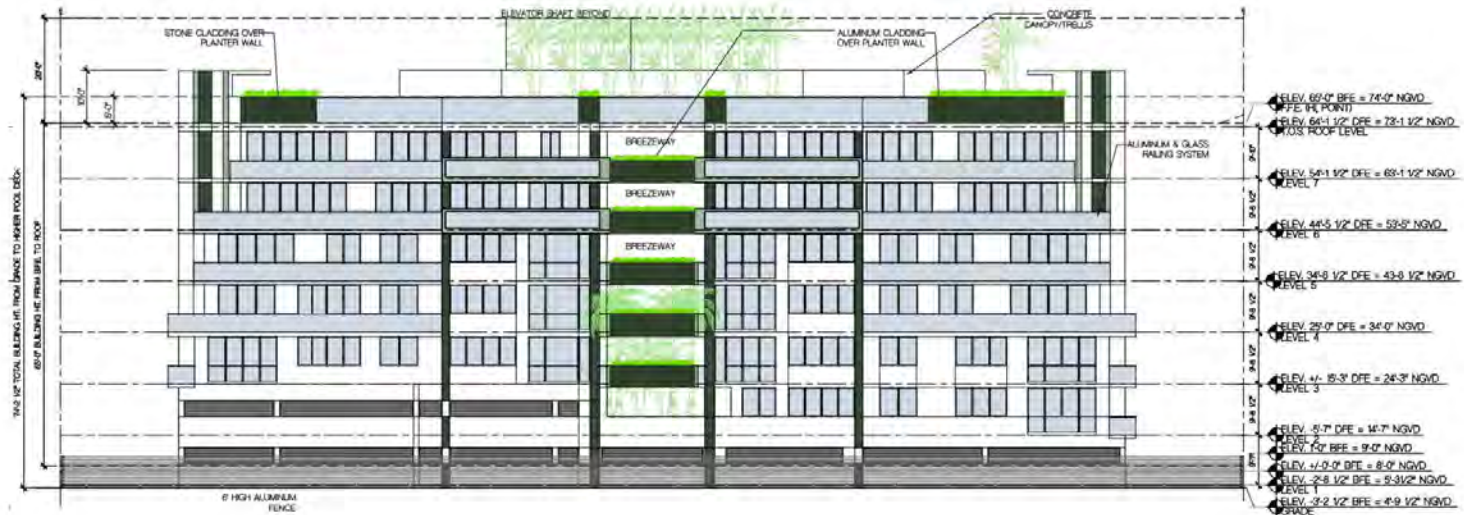
SCALE: 1/8" = 1'-0"

DATE: 12/18/2024

PROJECT NO.: 24-001

DESCRIPTION: EAST ELEVATION

SCALE: 1/8" = 1'-0"



**FRANKEL BENAYOUN**  
ARCHITECTS INC.  
REGISTERED ARCHITECTS  
LICENSE NO. AA-001494

MARILYN A. FRANKEL  
LICENSE NO. AA-001494  
FRANKEL BENAYOUN INC.  
LICENSE NO. AA-001494

1177 A.A.S. CONDOMINIUM, SUITE 102  
847 HERRING ISLAND, FORT LAUDERDALE, FL 33304  
PH: (305) 888-8888 FAX: (305) 888-8888  
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER:  
**HORIZON AT CASA VERDE, LLC.**  
53 BROADWAY  
BROOKLYN, NY 11249  
T: 516-447-8887  
T: 718-386-0210

DATE: 12/10/2024

PROJECT NO.:

SCALE: 1/8" = 1'-0"

DATE: 12/10/2024

PROJECT NO.:

DATE: 12/10/2024

PROJECT NO.:

DATE: 12/10/2024

PROJECT NO.:

DATE: 12/10/2024

PROJECT NO.:

DATE: 12/10/2024

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1150-1150 83RD STREET  
FORT LAUDERDALE, FL 33304

**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**SOUTH ELEVATION**  
DATE: 12/10/2024  
**A-203**  
CHECKLIST

**FRANKEL BENAYOUN**  
 ARCHITECTS  
 100 WEST 17TH STREET  
 NEW YORK, NY 10011  
 TEL: 212.255.1100  
 FAX: 212.255.1101  
 WWW.FRANKELBENAYOUN.COM

**HORIZON AT CASA VERDE, LLC**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 TEL: 718.288.8210

DATE: 12/18/2024

PROJECT: 130-150 98RD STREET

LOCATION: 130-150 98RD STREET

SCALE: 1/8" = 1'-0"

DATE: 12/18/2024

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 130-150 98RD STREET  
 BAY HARBOR BLANDES, FLORIDA 33554

NO.	REVISION	DATE	BY

**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 DATE: 12/18/2024  
**A-2.03A**  
 CHECK: NET



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

**FRANKEL BENAYOUN**  
ARCHITECTS AND PLANNERS  
INCORPORATED

LICENSE NO. AA-001494

MARKET & FRANKEL  
200 WEST 4TH STREET  
NEW YORK, NY 10014  
PHONE: 212 675 1234

1177 A.A.S. CONSTRUCTION, 800 1177  
847 HERRING ISLANDS, 1177  
PH: 212 675 1234 FAX: 212 675 1234  
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER:  
**HORIZON AT CASA VERDE, LLC.**  
53 BROADWAY  
BROOKLYN, NY 11249  
T: 718.447.8887  
T: 718.386.0310

DATE: 12/06/2014

PROJECT NO.:

REVISION NO.:

DATE:

SCALE:

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130-1150 83RD STREET  
847 HERRING ISLANDS, BROOKLYN, NY

NO.	REVISION	DATE	BY

PROJECT TITLE:  
**WEST ELEVATION**

DATE: 12/06/2014  
SCALE: 3/32" = 1'-0"

**A-204**

04637817

**FRANKEL BENAYOUN**  
ARCHITECTS

300 WEST 11TH STREET  
NEW YORK, NY 10011

TEL: 212-279-0900  
WWW.FRANKELBENAYOUN.COM

**FRANKEL BENAYOUN**  
ARCHITECTS

300 WEST 11TH STREET  
NEW YORK, NY 10011

TEL: 212-279-0900  
WWW.FRANKELBENAYOUN.COM

DATE: 11/15/2024

PROJECT: CASA VERDE

NO. OF SHEETS: 10

SHEET NO.: 10

SCALE: 1/8" = 1'-0"

DATE: 11/15/2024

PROJECT: CASA VERDE

NO. OF SHEETS: 10

SHEET NO.: 10

SCALE: 1/8" = 1'-0"

DATE: 11/15/2024

PROJECT: CASA VERDE

NO. OF SHEETS: 10

SHEET NO.: 10

SCALE: 1/8" = 1'-0"

DATE: 11/15/2024

PROJECT: CASA VERDE

NO. OF SHEETS: 10

SHEET NO.: 10

SCALE: 1/8" = 1'-0"

DATE: 11/15/2024



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
130-150 98RD STREET  
RAY HARBOR ISLANDS, FLORIDA 33584

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
DATE: 11/15/2024  
**A-2.04A**  
CHECK SET



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

**FRANKEL BENAYOUN  
ARCHITECTS INC.**

LICENSE NO. AA-001484  
MARKIT K. FRANKEL  
LICENSE NO. AA-001483  
PAUL BENAYOUN  
LICENSE NO. AA-00012291  
1177 A.A.S. CONDOMINIUM, SUITE 102  
847 HERRING ISLANDS, FLOOR 3, 1174  
PH. (201) 886-8888 FAX (201) 886-3850  
E. MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER  
**HORIZON AT CASA VERDE, LLC.**  
53 BROADWAY  
BROOKLYN, NY 11249  
T: 718-447-8887  
T: 718-386-0210

DATE: 08/20/2024

PROJECT NO.:

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024

PROJECT NO.:

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024

PROJECT NO.:

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024

PROJECT NO.:

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1150-1150 83RD STREET  
847 HERRING ISLANDS, BROOKLYN, NY

NO.	REVISION	DATE	BY

PROJECT NO.:

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024

**A-205**

CHECK/REV

**FRANKEL BENAYOUN  
ARCHITECTS INC**  
REGISTERED ARCHITECTS  
LICENSE NO. AA-001244  
MANUEL A. FRANKEL  
DANIEL M. BENAYOUN  
300 WEST 42ND STREET  
NEW YORK, NY 10018  
1177 AAVE CONDO UNITS, SUITE 1102  
847 GREENWICH ISLAND, FLOOR 10  
PH: 334.284.2848 FAX: 334.284.2849  
E-MAIL: INFO@FRANKELBENAYOUN.COM

DEVELOPER  
**HORIZON AT CASA VERDE, LLC**  
53 BROADWAY  
BROOKLYN, NY 11249  
T: 718.447.8887  
T: 718.366.0310

DATE: 12/05/14

PROJECT NO.:

SCALE: 1/8" = 1'-0"

DATE: 12/05/14

PROJECT NO.:

SCALE: 1/8" = 1'-0"

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130-1150 83RD STREET  
BAY PARK MANHATTAN, NY

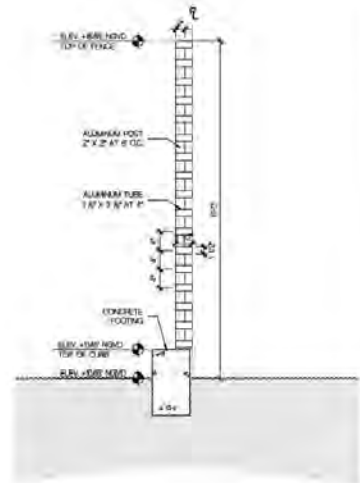
NO.	REVISION	DATE	BY

PROJECT NO. **BUILDING SECTION**

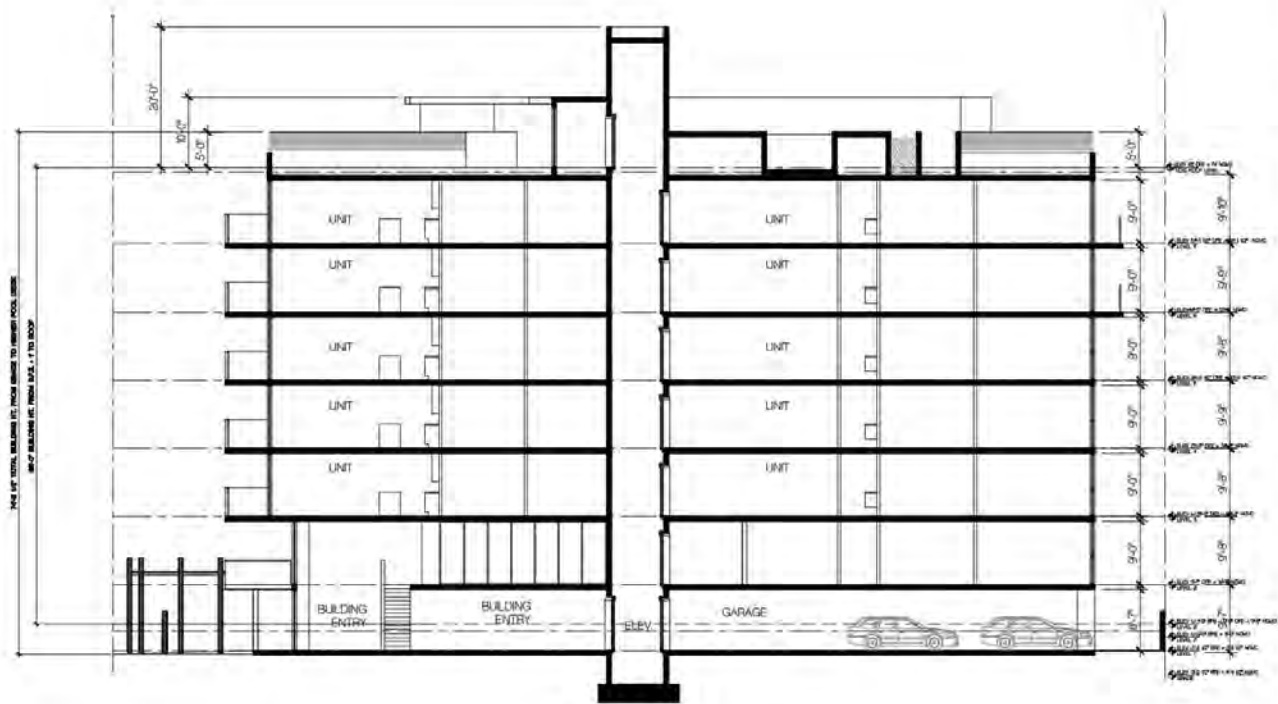
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SCALE: 1/8" = 1'-0"  
DATE: DECEMBER 5, 2014

**A-3.01**

CHECK: JET



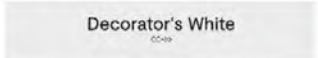
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SCALE: 1/8" = 1'-0"



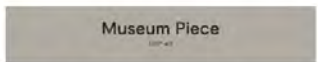
**BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

FOUR ELEVATIONS

4 STAINLESS STEEL BUILDING SIGN



1 BUILDING PAINT COLOR - WHITE ALL STUCCO WALLS



2 ALUMINUM ELEMENTS PAINT COLOR - GRAY



7 GREEN PAINTED STUCCO ACCENTS AT BREEZEWAY WALLS



LIGHT BOLLARD



REAR ELEVATION



FRONT RENDERING



CONCRETE PAVER DRIVEWAYS



GLASS ENTRY CANOPY



4 ALUMINUM AND GLASS RAILING SYSTEM



3 FIBERGLASS PLANTERS ABOVE CONCRETE SLAB



5 LIVING WALL

**FRANKEL BENAYOUN**  
**ARCHITECTS INC**  
 ARCHITECTS PLANNERS INTERIOR DESIGN  
 LICENSE NO. AA-001494  
 MARCUS A. FRANKEL  
 LICENSE NO. AR0001143  
 ZIGMUND BENAYOUN  
 LICENSE NO. AR00172293  
 1177 AANE CONCOURSE, SUITE 132  
 847 MARINA ISLANDS, FORT LAUDERDALE, FL 33304  
 PH: (305) 568-5655 FAX: (305) 568-3650  
 E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DESIGNER  
**HORIZON AT CASA VERDE, LLC.**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T: 718-647-8887  
 T: 718-366-8210

DATE: 08/2024

PROJECT NO:

ENCLOSURE NO:

DATE:

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1150-1150 83RD STREET  
 FORT LAUDERDALE, FL 33304

NO.	REVISION	DATE	BY

ISSUED FOR:  
**PRESENTATION BOARD**  
 DATE: 08/2024  
 DATE: DECEMBER 9, 2024  
 SHEET NUMBER:  
**A-4.01**  
 CHECK LIST



**NORTH ELEVATION [FRONT]**

- 1 WHITE STUCCO BUILDING WALL
- 2 STONE CLADDED PLANTERS ABOVE CONCRETE SLAB
- 3 BALCONY GLASS RAILING
- 4 PROPOSED BUILDING SIGN LOCATION
- 5 GREEN STONE CLADDED SUPPORTS FOR GLASS CANOPY
- 6 GRAY ALUMINUM GARAGE GATES
- 7 STONE CLADDED WALL



**EAST ELEVATION**

- 1 WHITE STUCCO BUILDING WALL
- 4 BALCONY GLASS RAILING



**SOUTH ELEVATION [REAR]**

- 1 GRAY ALUMINUM GARAGE LOUVERS
- 2 GREEN PAINTED WALL
- 3 GLASS BALCONY RAILING
- 4 WHITE STUCCO BUILDING WALL



**WEST ELEVATION**

- 1 GRAY ALUMINUM GARAGE LOUVERS
- 2 GLASS BALCONY RAILING
- 3 WHITE STUCCO BUILDING WALL

**FRANKEL BENAYOUN**  
 ARCHITECTS INC.  
 ARCHITECTS PLANNERS INTERIOR DESIGN  
 LICENSE NO. AA-001434  
 MARCUS A. FRANKEL  
 LICENSE NO. AR001148  
 JACOB BENAYOUN  
 LICENSE NO. AR001223  
 1177 A.A.S. CONDOMINIUM, SUITE 1122  
 847 HERRING ISLANDS, FORT LAUDERDALE, FL 33304  
 PH: (305) 555-5555 FAX: (305) 555-5555  
 E-MAIL: INFO@FRANKELBENAYOUN.COM

CLIENT: HORIZON  
**HORIZON AT CASA VERDE, LLC.**  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T: 516-447-8887  
 T: 718-366-0210

DATE: 08/16/2024

SCALE: 1/8"=1'-0"

ENCLOSURE: 1/8"=1'-0"

DATE: 08/16/2024

**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1130-1150 83RD STREET  
 FORT LAUDERDALE, FL 33304

NO.	REVISION	DATE	BY

DATE: 08/16/2024  
 SHEET NUMBER: **A-5.01**  
 CHECK: TBT





CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

**NOTE - ASPHALT MILL AND RESURFACING**  
RESTORATION SHALL BE IN ACCORDANCE WITH FOOT STANDARDS & SHALL BE UTILIZED TO PREVENT TRACKING OF BITUMEN ONTO EXISTING ROADWAY. TEMPORARY AND PERMANENT STRIPING SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS.

**NOTES:**

1. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
2. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
3. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
4. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
5. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1928.
6. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
7. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
8. CONTRACTOR TO COORDINATE ALL PIPE CONNECTIONS AND PIPE ELEVATIONS WITH PLUMBING PLANS PRIOR TO ORDERING ANY STRUCTURES OR MATERIALS.
9. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS AND FINISHES.
10. SITE DRAINAGE TO BE COORDINATED WITH LANDSCAPING AND OTHER UTILITIES. CONTRACTOR MAY NEED TO ADJUST DRAINAGE TO AVOID CONFLICTS.
- ADJUSTMENTS TO BE COORDINATED THROUGH ARCHITECT AND ENGINEER.
11. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.

DRAINAGE STRUCTURE TABLE			
STRUCTURE	RM	INVERT	
1. CB #1	5.10	1.50	
2. CB #2	5.10	2.00	
3. DRAINAGE WELL #1	5.00	8" ROOF DRAIN=1.00 4" CONDENSATE=1.00	
4. DRAINAGE WELL #2	5.15	8" ROOF DRAIN=1.00 4" CONDENSATE=1.00	
5. AREA DRAIN #1	4.75	2.75	
6. AREA DRAIN #2	5.00	2.25	
7. AREA DRAIN #3	4.75	2.75	
8. AREA DRAIN #4	5.00	2.25	
9. DRAIN MH #1	5.00	1.50	

**FLOOD INFORMATION:**  
CONTROL PANEL NUMBER: 1208602144  
FLOOD ZONE: "AC"  
(BASE FLOOD ELEVATION: 8.00' NGVD)  
**ALL STORMWATER IS TO BE RETAINED ONSITE**



**LOCATION MAP**  
R.T.S.  
SEC 27, TWP 52S, RNG 42E

**NOTE:**  
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

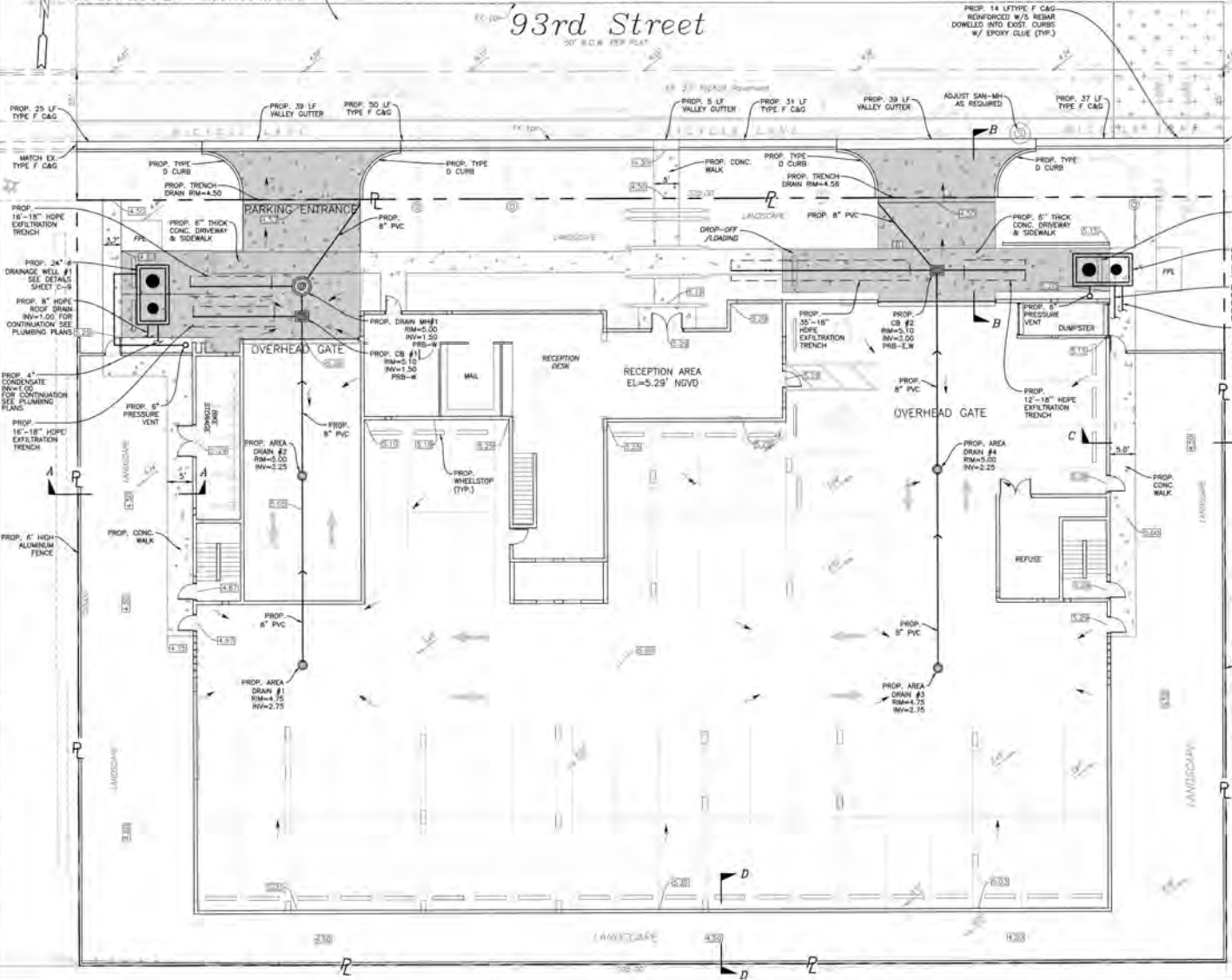
**GENERAL NOTES:**

1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED. MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR FOR THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE UNTO ADJACENT PROPERTY.
5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE MALL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
6. RESTORATION SHALL BE IN ACCORDANCE WITH FOOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

**LEGAL DESCRIPTION:**

NOTE: THE ENTIRE ROADWAY IN FRONT OF THE PROJECT TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH. FRESHLY RESURFACED ROADWAY TO BE TEMPORARILY STRIPED THE NEXT DAY AND PERMANENT THERMOPLASTIC STRIPING TO BE INSTALLED 30 DAYS LATER.

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.



**LEGEND**

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PAVEMENT RESTORATION
- PROPOSED FENCES
- PROPOSED WALL & RESURFACE
- PROPOSED ELEVATION
- PROPOSED SURFACE PLUMB
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED #16 GALVANIZED HERRINGBONE
- PROPOSED FENCING
- PROPOSED SALT FENCE
- EXISTING CONCRETE
- EXISTING SIGN AND IMPROVEMENTS
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS INDICATED)
- EXISTING WATER METER
- EXISTING FENCES

**Sunshine**  
DATE: 10/28/24  
SCALE: 1"=10'  
SHEET: C-1

**FRANKEL BENAYOUN ARCHITECTS INC.**  
ARCHITECT PLANNER PHYSICIAN SCULPTOR  
1100 BROADWAY  
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F: 312.588.8210

**HORIZON AT CASA VERDE, LLC.**  
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BROOKLYN, NY 11249  
T: 312.247.9887  
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**HOLLAND ENGINEERING**  
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**DUBAN C. HOLLAND**  
STATE OF FLORIDA PROFESSIONAL ENGINEER  
LICENSE NO. 14181

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**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130 - 1150 93RD STREET  
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

**PAVING, GRADING & DRAINAGE PLAN**

DATE: 10/28/24  
SCALE: 1"=10'  
SHEET: C-1

**SEWAGE VOLUME**  
39 UNITS AT  
300 GPD  
PER UNIT = 11,700 GPD

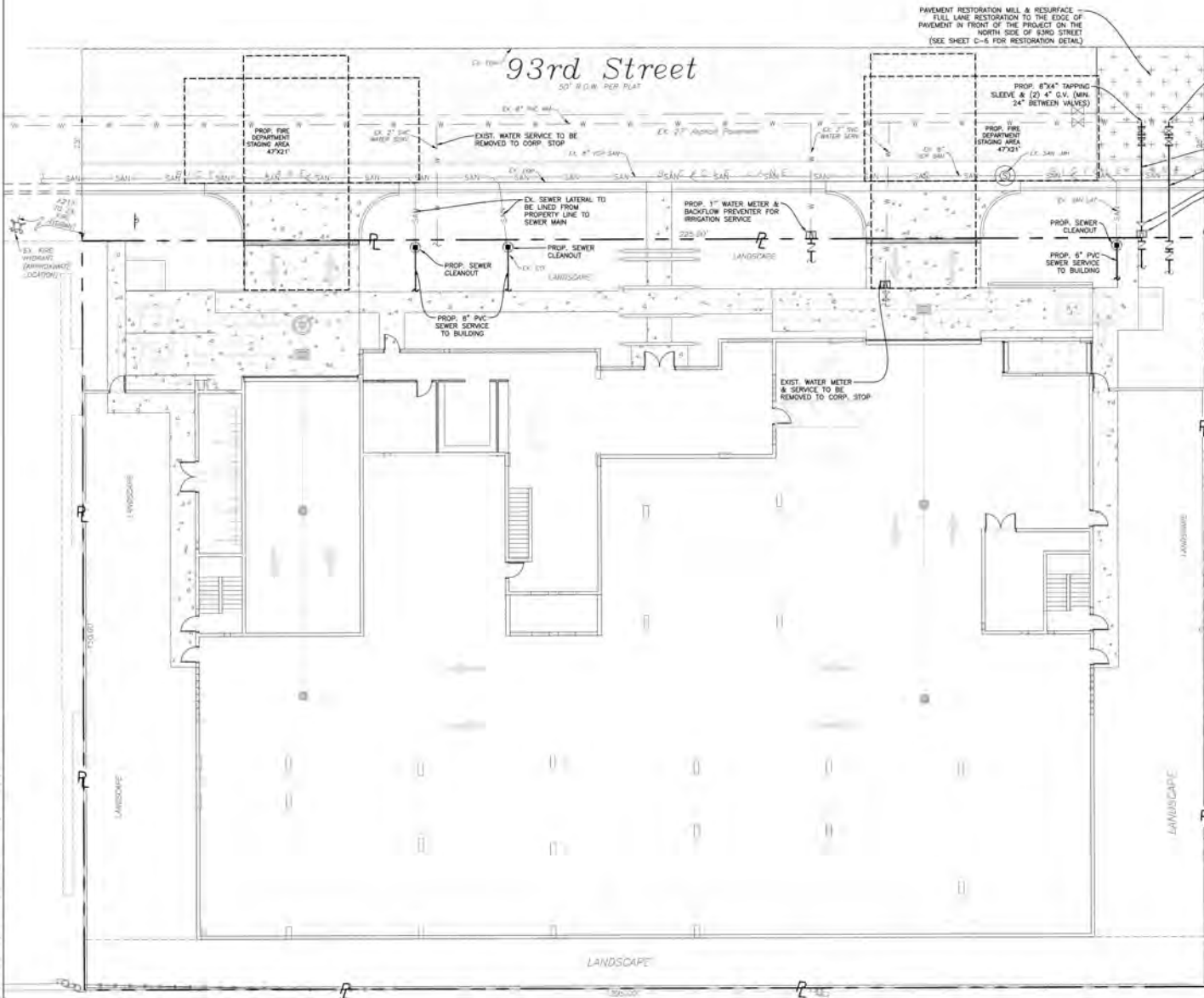
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS. WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF HAWAII.

**NOTE:**  
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

**LEGAL DESCRIPTION:**  
LOTS 19 AND 20, BLOCK 3, 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.



**LOCATION MAP**  
N.T.S.  
SEC 27, TWP 52S, RNG 42E



- LEGEND**
- PROPOSED 4" THICK CONCRETE
  - PROPOSED 6" THICK CONCRETE
  - PAVEMENT RESTORATION
  - PROPOSED PAVERS
  - PROPOSED MILL & RESURFACE
  - PROPOSED ELEVATION
  - PROPOSED SURFACE FLOW
  - PROPOSED WATER METER
  - PROPOSED CATCH BASIN
  - PROPOSED SIGN (AS INDICATED)
  - PROPOSED CLEANOUT
  - PROPOSED FIRE BACKFLOW PREVENTER
  - PROPOSED PIPING
  - PROPOSED SILT FENCE
  - EXISTING CONCRETE
  - EXISTING PIPING AND APPURTENANCES
  - EXISTING CATCH BASIN
  - EXISTING ELEVATION
  - EXISTING POWER POLE
  - EXISTING MANHOLE (AS DESIGNATED)
  - EXISTING WATER METER
  - EXISTING FENCE

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 COOPERATION 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.



**FRANKEL BENAYOUN ARCHITECTS INC.**  
ARCHITECT PLANNING PHYSICAL DESIGN

ADDRESS & PHONE:  
FRANKEL BENAYOUN ARCHITECTS INC.  
1117 N.W. 11TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33136  
TEL: 305.575.1111 FAX: 305.575.1112  
WWW.FRANKELBENAYOUN.COM

JOHN J. HOLLAND  
REGISTERED PROFESSIONAL ENGINEER  
53 BROADWAY  
ROCKY HILL, NY 11249  
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F: 315.388.8210

**HOLLAND ENGINEERING**  
SITE ENGINEERING CONSULTANTS  
1000 N.W. 11TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33136  
TEL: 305.575.1111 FAX: 305.575.1112

SUSAN C. HOLLAND  
STATE OF FLORIDA PROFESSIONAL ENGINEER  
(LICENSE NO. 4181)

**GEOMANTIC DESIGNS, INC.**  
1000 N.W. 11TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33136  
TEL: 305.575.1111 FAX: 305.575.1112

NO.	REVISION	DATE	BY

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130 - 1150 93RD STREET  
BAY HARBOR ISLANDS, FLORIDA 33154

**WATER & SEWER PLAN**

SCALE: 1"=10'  
DATE: 10/28/24

C-2

I:\240125-551\040 93rd12-24-24\_R1\_Rev1.dwg - 10/28/24/22:54:11 93rd

**LEGEND:**

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED 4" INCH CONCRETE
- PROPOSED 6" THICK CONCRETE
- PROPOSED PAVING AND APPURTENANCES
- EXISTING SCHEDULE
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING FURNISH POLE
- EXISTING MANHOLE (AS DEMARKED)
- EXISTING WATER METER
- EXISTING FENCE
- PROPOSED SALT FENCE
- PROPOSED SALT FENCE
- PROPOSED SALT FENCE PROVIDER



- NOTES:**
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
  - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND MESSAGES.
  - LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING SPALL, WHERE APPLICABLE.
  - ROADWAY PAVEMENT MARKINGS AND ROADWAY THERMAL STRIPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

**LEGAL DESCRIPTION:**  
 LOTS 3, 4 AND 5, BLOCK 3, 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.

STRIPING SHALL BE IN COMPLIANCE WITH FOOT STANDARDS.



**LOCATION MAP**  
 SEC 27, TWP 52S, RNG 42E

**FRANKEL BENAYOUN ARCHITECTS INC**  
 ARCHITECT PLANNING PHYSICAL SCIENCE

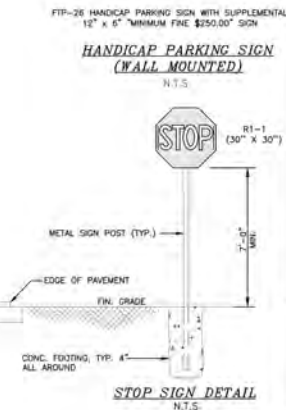
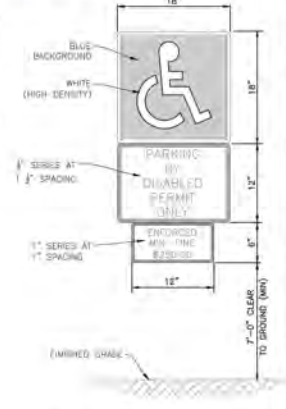
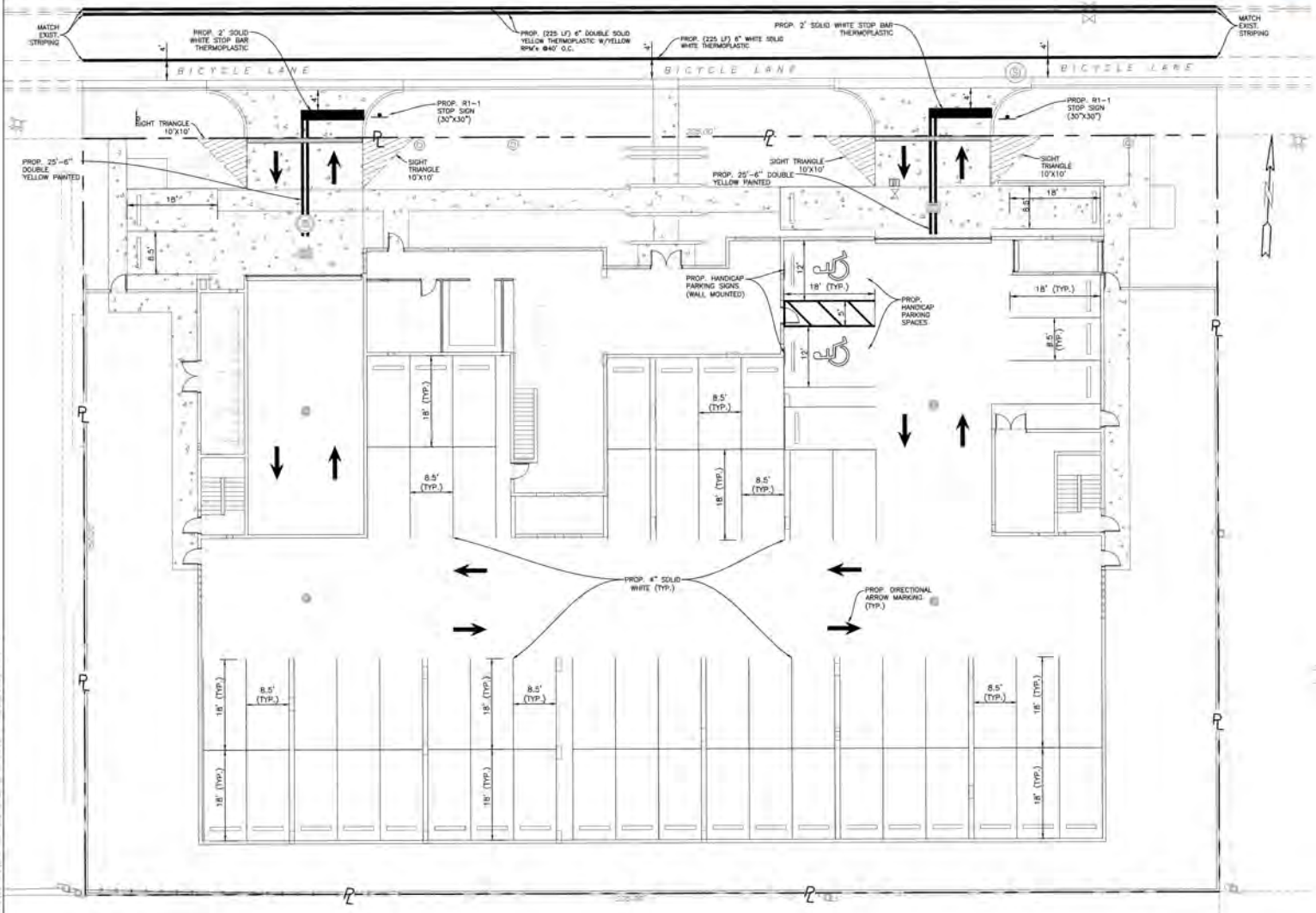
ARCHITECT: FRANKEL BENAYOUN ARCHITECTS INC  
 1117 GALE CONCRETE DRIVE, SUITE 100  
 BAY HARBOR ISLAND, FLORIDA 33154  
 PHONE: 305.444.8888  
 FAX: 305.444.8887  
 WWW: WWW.FRANKELBENAYOUN.COM

DESIGNED BY: HOLLAND ENGINEERING  
 1117 GALE CONCRETE DRIVE, SUITE 100  
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 PHONE: 305.444.8888  
 FAX: 305.444.8887  
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DESIGNED BY: SUSAN C HOLLAND  
 STATE OF FLORIDA PROFESSIONAL ENGINEER  
 LICENSE NO. 4181

DESIGNED BY: GEOMANTIC DESIGNS, INC.  
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**93rd Street**



**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1130 - 1150 93RD STREET  
 BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

**PAVEMENT MARKING & SIGNAGE PLAN**

Scale: 1"=10'  
 Date: 10/28/24

93rd Street

BEFORE CONSTRUCTION START UP,  
CONTRACTOR TO INSTALL A CONSTRUCTION  
ACCESS GATE WITH SILT FENCE

BEFORE CONSTRUCTION STARTUP CONTRACTOR  
TO INSTALL A LIMEROCK CONSTRUCTION  
ACCESS/EDGE/RESS. (FAR INTO THE CONSTRUCTION  
SITE AS PRACTICALLY FEASIBLE).

BEFORE CONSTRUCTION STARTUP,  
CONTRACTOR TO INSTALL AND MAINTAIN A  
SILT FENCE ALONG PERIMETER OF THE  
PROPERTY, SEE DETAIL SHEET C-5

DURING CONSTRUCTION, CONTRACTOR TO  
PROVIDE GRATE LINER TO PREVENT  
INFILTRATION OF SEDIMENTS INTO DRAINAGE  
STRUCTURES, SEE DETAIL SHEET C-5



LOCATION MAP

SEC 27, TWP 52S, RNG 42E

**LEGAL DESCRIPTION:**  
LOTS 3, 4 AND 5, BLOCK 3, 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.

**LEGEND**

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED FINISH
- PROPOSED MILL & RECONSTRUCT
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED W/O BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

**FRANKEL BENAYOUN**  
ARCHITECTS INC  
ARCHITECT PLANNERS DESIGNERS

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HOLLAND ENGINEERING  
33 BROADWAY  
BROOKLYN, NY 11249  
Tel: 316.497.8887  
Tel: 316.388.8210

DESIGNED BY  
HOLLAND ENGINEERING  
33 BROADWAY  
BROOKLYN, NY 11249  
Tel: 316.497.8887  
Tel: 316.388.8210

DESIGNED BY  
GEOMANTIC  
DESIGNS, INC.  
1101 N.W. 11th Street, Suite 100  
Miami, Florida 33136  
Tel: 305.375.1101  
Fax: 305.375.1102  
www.geomantic.com

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130 - 1150 93RD STREET  
BAY HARBOR ISLANDS, FLORIDA 33154

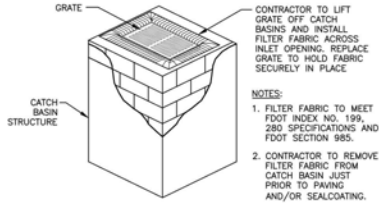
**STORMWATER POLLUTION  
PREVENTION PLAN**

SCALE: 1"=10' DATE: 10/28/24

C-4

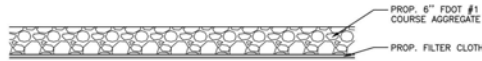


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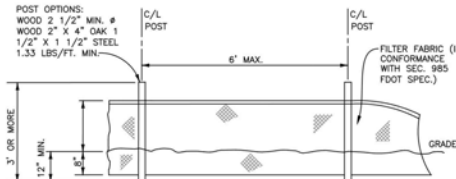


**POLLUTION PREVENTION FOR CATCH BASIN**  
N.T.S.

- NOTES:**
1. FILTER FABRIC TO MEET FOOT INDEX NO. 196, 280 SPECIFICATIONS AND FOOT SECTION 985.
  2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.



**GRAVEL ENTRANCE/EXIT - DURING CONSTRUCTION DETAIL**  
N.T.S.



**TYPE III SILT FENCE**  
N.T.S.

**BMP NOTES:**

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEMATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

**LEGEND**

- PROPOSED CONCRETE
- PROPOSED RESTORATION
- PROPOSED PAVERS
- PROPOSED WALL & RESURFACE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

**FRANKEL BENAYOUN ARCHITECTS INC**  
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001484  
 BAYHURST & FRANKEL  
 LICENSE NO. AH0001143  
 FRANK BENAYOUN FIDP  
 LICENSE NO. AH0017273  
 1177 KANE CONCOURSE, SUITE 120  
 BAY HARBOR ISLANDS, FLORIDA 33154  
 PH: (305) 868-8465 FAX: (305) 868-8000  
 E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / BUILDER  
 HORIZON AT CASA VERDE, LLC  
 53 BROADWAY  
 BROOKLYN, NY 11249  
 T. 516.447.8887  
 T. 718.388.8210

DATE: 08/20/24  
 HOLLAND ENGINEERING  
 CIVIL ENGINEERING SOLUTIONS  
 1101 N. 10th Street, Suite 1000  
 Fort Lauderdale, FL 33304  
 Phone: 954.987.0870  
 Fax: 954.987.0871  
 www.holland-engineering.com

SUSAN C. HOLLAND  
 STATE OF FLORIDA PROFESSIONAL ENGINEER  
 LICENSE No. 41811

LANDSCAPE ARCH.  
**GEOMANTIC DESIGNS, INC.**  
 CIVIL ENGINEERING SOLUTIONS  
 LANDSCAPE ARCHITECTURE  
 ROBERT FANSLY A.S.L.A.  
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 Fort Lauderdale, FL 33304  
 Phone: 954.987.0870  
 Fax: 954.987.0871  
 www.holland-engineering.com

STRUCTURAL ENG.

BMP ENG.

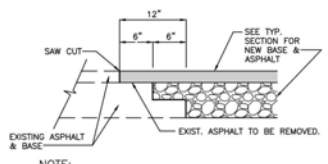
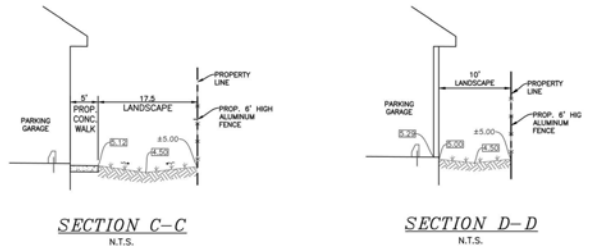
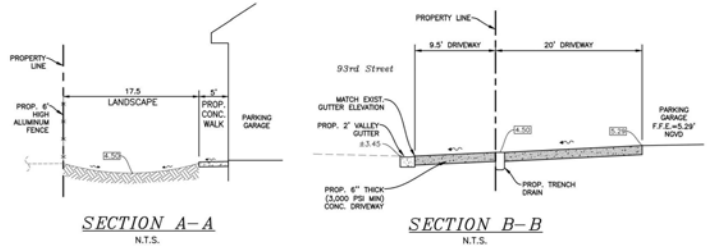
**CASA VERDE**  
 NEW CONDOMINIUM BUILDING  
 1130 - 1150 93RD STREET  
 BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE

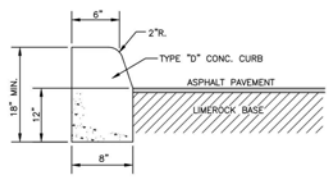
**STORMWATER POLLUTION PREVENTION NOTES & DETAILS**

SCALE: N.T.S. DATE: 10/28/24  
 SHEET NUMBER:

C-5

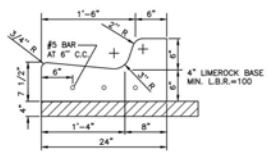


**NOTE:**  
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

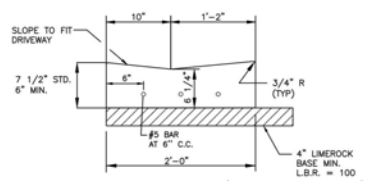


**TYPE "D" CONCRETE CURB**  
N.T.S.

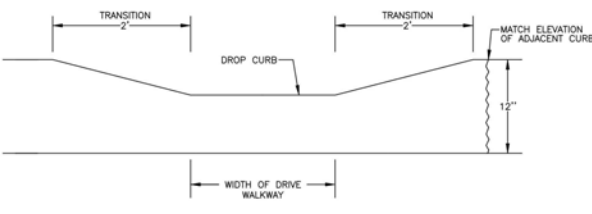
- CURB NOTES:**
1. DOWELS SHALL BE DRILLED & EPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
  2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
  3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING
  4. PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXISTING CURB



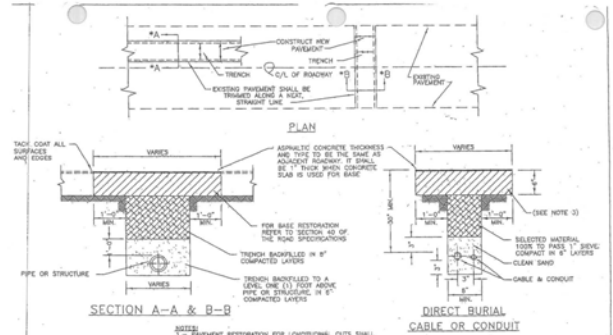
**TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL**  
N.T.S.



**STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300 DETAIL**  
N.T.S.



**TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL**  
N.T.S.



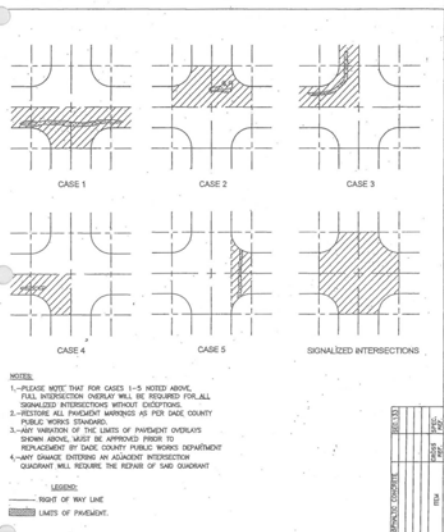
ITEM	CROSS SECTION	SPEC. REF.
2. RESTORATION	SEE 40	SEE 40
3. ASPHALT CONCRETE	SEE 101	SEE 101
3. CONCRETE	SEE 101	SEE 101

**NOTES:**

1. PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE REPAIR RESTORATION FOR EACH LANE CUT.
2. ALL LANE CUTS OF 10' OR MORE IN LENGTH SHALL BE REPAIRED WITH 10' MIN. ASPHALT CONCRETE TO MATCH EXISTING SURFACE.
3. CONSTRUCTION SHALL BE SUBJECT TO SPEC. WITH 113 SAND-COMBUST. MTL.

APPROVED: 4/8/81  
REVISOR: 8/12/72, 7/14/80, 6/4/85

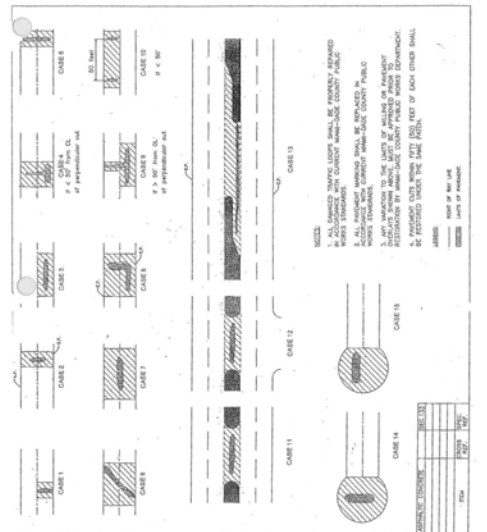
STANDARD ROAD DETAIL  
PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS-OF-WAY



- NOTES:**
- 1.-PLEASE NOTE THAT FOR CASES 1-5 NOTED ABOVE, FULL INTERSECTION OVERLAY WILL BE REQUIRED FOR ALL SIGNALIZED INTERSECTIONS WITHOUT EXCEPTIONS.
  - 2.-RESTORE ALL PAVEMENT WEARWAYS AS FOR STATE COUNTY PUBLIC WORKS STANDARDS.
  - 3.-ANY WEARWAYS OF THE LISTED OF PAVEMENT OVERLAYS SHOWN ABOVE, MUST BE APPROVED PRIOR TO REPLACEMENT BY DADE COUNTY PUBLIC WORKS DEPARTMENT.
  - 4.-ANY DRIVEWAY ENTERING AN ADJACENT INTERSECTION QUADRANT WILL REQUIRE THE REPAIR OF SAID QUADRANT.

APPROVED: 3/29/2009  
REVISOR: 3/29/2009

STANDARD ROAD DETAIL  
PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS



APPROVED: 3/29/2009  
REVISOR: 3/29/2009

STANDARD ROAD DETAIL  
PAVEMENT RESTORATION FOR TRENCH CUTS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SET CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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**SUSAN C. HOLLAND**  
STATE OF FLORIDA PROFESSIONAL ENGINEER  
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**GEOMANTIC DESIGNS, INC.**  
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Miami, Florida 33136

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1000 N.W. 10th Street, Suite 100  
Miami, Florida 33136

**SWP 001**

**SECTION 5**

**SECTION 6**

**SECTION 7**

**SECTION 8**

**SECTION 9**

**SECTION 10**

**SECTION 11**

**SECTION 12**

**SECTION 13**

**SECTION 14**

**SECTION 15**

**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130 - 1150 93RD STREET  
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

**SECTIONS & DETAILS**

SCALE: N.T.S. DATE: 10/28/24

SHEET NO.: C-6

DATE: 10/28/24

22-53



**GENERAL CONDITION NOTES:**

- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENTS AND ANY OTHER SERVING THE AREA:  
 FLORIDA POWER & LIGHT CO., CONSTRUCTION  
 SOUTHERN BELL TELEPHONE & TEL. CO.  
 CABLE CONSTRUCTION BUREAU  
 LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENT.  
 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE.  
 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

**PAVING, GRADING & DRAINAGE NOTES:**

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBERH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST' GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145, & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORDS PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. COLUMNS, ETC.
- ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR CUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- SITE GRADING SHALL BE W/IN 0.1" OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBF OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE FRAMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYFAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75' GRAC CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
- PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -  
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
 CMP = CORRUGATED METAL (ALUM) PIPE, TM DESIGNATION M-168  
 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM) PIPE, ASTM DESIGNATION M-18  
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
 PVC = POLYVINYLCHLORIDE PIPE  
 PCMP = PERFORATED CMP, FDOT SECTION 945  
 DIP = DUCTILE IRON PIPE  
 HDPE = HIGH DENSITY POLYETHYLENE PIPE.

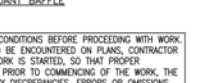
**PAVEMENT MARKING & SIGNING STANDARD NOTES:**

- STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
- ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6" TO A MAXIMUM OF 12" FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6" FROM THE CROSS TRAFFIC PAVEMENT.
- STOP BARS SHALL BE 24" WHITE.
- ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
- ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.

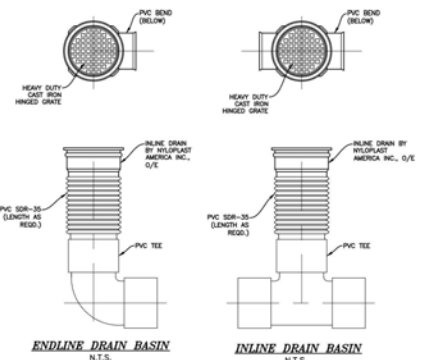
**GENERAL NOTES :**

- BAFFLE TO BE SECTION OF CMP OUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN REQUIRED.
- 1/2" GALV. LAD BOLT IN LEAD WELDS (TYP.)
- GRADING SHALL BE CHECKED BY STRUCTURE IS USED AS OVERFLOW
- SOLID PLATE TO BE WELDED TO TOP OF BAFFLE SECTION

**POLLUTION RETARDANT BAFFLE**  
N.T.S.



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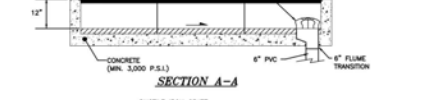


**ENDLINE DRAIN BASIN** N.T.S. **INLINE DRAIN BASIN** N.T.S.

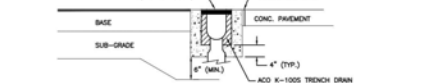
**AREA DRAIN** N.T.S.



**PLAN VIEW** N.T.S.



**SECTION A-A** N.T.S.



**SECTION B-B** N.T.S.

**TRENCH DRAIN** N.T.S.

CONTRACTOR TO PROVIDE WATER TIGHT SEAL.

CONTRACTOR TO PROVIDE WATER TIGHT SEAL.

CONTRACTOR TO PROVIDE WATER TIGHT SEAL.

CONTRACTOR TO PROVIDE WATER TIGHT SEAL.

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CONTRACTOR TO PROVIDE WATER TIGHT SEAL.

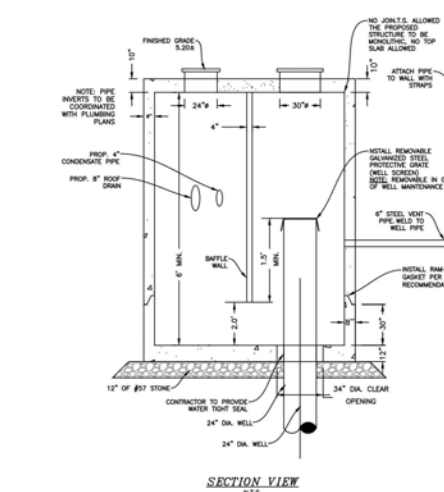
CONTRACTOR TO PROVIDE WATER TIGHT SEAL.

**WELL #1 LOCATION**  
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LONGITUDE: 80°07'56.31"W

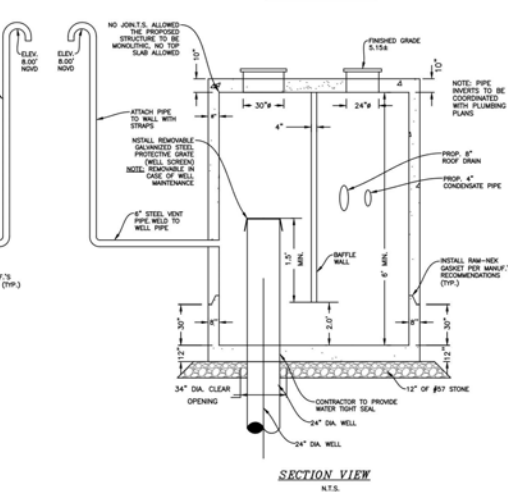
**NOTE:** PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.  
**CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION**

**WELL #2 LOCATION**  
LATITUDE: 25°53'01.01"N  
LONGITUDE: 80°07'54.54"W

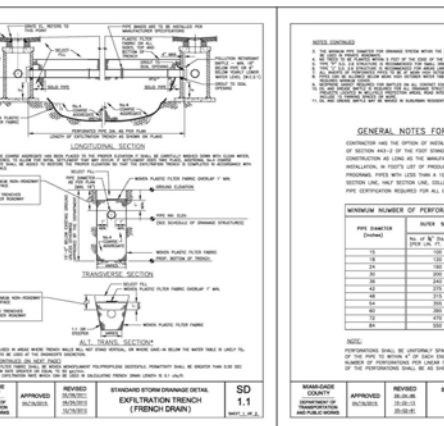
**NOTE:** PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.  
**CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION**



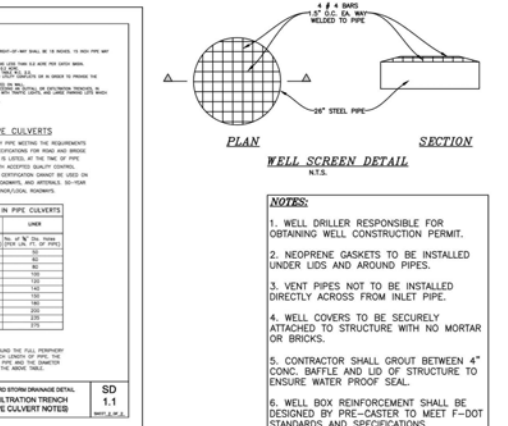
**SECTION VIEW** N.T.S.



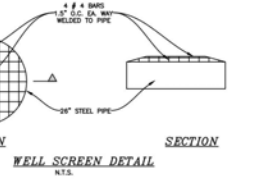
**SECTION VIEW** N.T.S.



**PLAN** N.T.S.



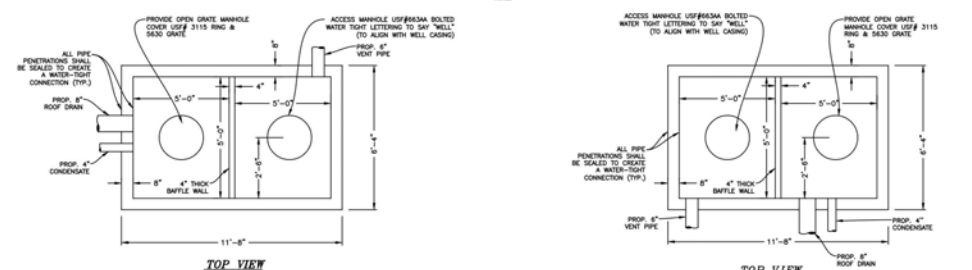
**PLAN** N.T.S.



**WELL SCREEN DETAIL** N.T.S.

- NOTES:**
- WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
  - NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
  - VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
  - WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
  - CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
  - WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET FDOT STANDARDS AND SPECIFICATIONS

**DRAINAGE WELLS**  
N.T.S.



**TOP VIEW** N.T.S. **TOP VIEW** N.T.S.

**FRANKEL BENAYON ARCHITECTS INC.**  
ARCHITECTS PLANNERS INTERIOR DESIGN  
LICENSE NO. AA-C091444  
MARKUS A. FRANKEL LICENSE NO. AR0007143  
FRANK BENAYON LICENSE NO. AR0007143  
FRANKEL BENAYON LICENSE NO. AR0007172  
4117 WARE LANE COURSE, SUITE 129  
BAY HARBOR ISLANDS, FLORIDA 33154  
PH: (305) 888-1188 FAX: (305) 888-1000  
E MAIL: INFO@FRANKELBENAYON.COM

**HORIZON AT CASA VERDE, LLC**  
53 BROADWAY  
BROOKLYN, NY 11249  
T. 516.447.8887  
T. 718.388.8210

**HOLLAND ENGINEERING**  
CIVIL ENGINEERING SOLUTIONS  
L.L.C. 1500 W. PALM BEACH BLVD.  
SUITE 200 WEST PALM BEACH, FLORIDA 33411  
Phone: 561.997.8777  
Mobile: 561.997.8777  
www.holland-engineering.com

**SUSAN C. HOLLAND**  
STATE OF FLORIDA PROFESSIONAL ENGINEER  
LICENSE # 41831

**GEOMANTIC DESIGNS, INC.**  
Landscape Architecture  
ROBERT FASLEY A.S.L.A.  
ROBERT A. GEORGE, LICENSE # 12898  
ROBERT A. GEORGE, LICENSE # 12899  
ROBERT A. GEORGE, LICENSE # 12900

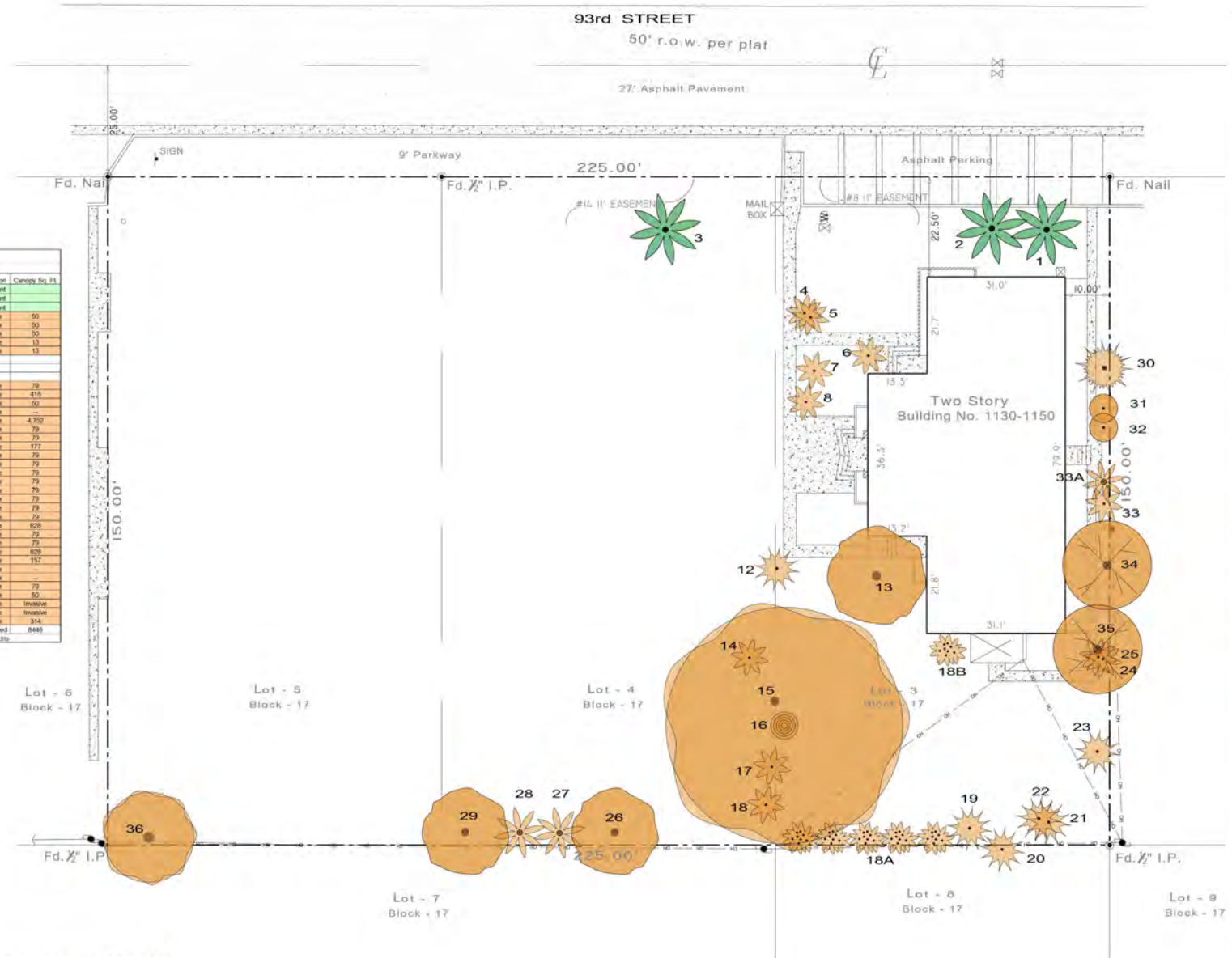
**CASA VERDE**  
NEW CONDOMINIUM BUILDING  
1130 - 1150 93RD STREET  
BAY HARBOR ISLANDS, FLORIDA 33154

**DRAINAGE DETAILS**  
DATE: 10/28/24  
SCALE: N.T.S.  
DRAWN BY: C-8  
CHECKED BY: DBB  
22-53

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93rd STREET  
50' r.o.w. per plat

27' Asphalt Pavement



Casa Verde Existing Tree Disposition List								
No.	Common Name	Botanical Name	Height (ft.)	Spread (ft.)	DBH (in.)	Condition	Disposition	Canopy Sq. Ft.
1	Royal Palm	Royaltonia regia	50'	15'	24"	Good	Transplant	
2	Royal Palm	Royaltonia regia	45'	20'	24"	Good	Transplant	
3	Royal Palm	Royaltonia regia	17'	15'	24"	Good	Transplant	
4	Alexander Palm	Pythosperma elegans	12'	6'	4"	Good	Remove	50
5	Alexander Palm	Pythosperma elegans	25'	6'	4"	Good	Remove	50
6	Alexander Palm	Pythosperma elegans	10'	8'	7"	Good	Remove	50
7	Alexander Palm	Pythosperma elegans	12'	4'	7"	Good	Remove	13
8	Alexander Palm	Pythosperma elegans	14'	4'	6"	Good	Remove	13
9	Not used							
10	Not used							
11	Not used							
12	Christmas Palm	Veitchia merillii	20'	10'	5"	Good	Remove	79
13	Ficus tree	Ficus benjamina	20'	22'	12"	Fair/Good	Remove	415
14	Alexander Palm	Pythosperma elegans	30'	8'	7"	Fair	Remove	50
15	Not used							
16	Ficus tree	Ficus aurea	30'	50'	30"	Fair	Remove	4,792
17	Alexander Palm	Pythosperma elegans	30'	10'	8"	Poor	Remove	79
18	Alexander Palm	Pythosperma elegans	25'	10'	8"	Poor	Remove	79
18A	Avocado Palm (skater)	Dysoxia lutescens	18'	15'	10"	Poor	Remove	177
18B	Avocado Palm (skater)	Dysoxia lutescens	20'	10'	10"	Fair	Remove	79
19	Christmas Palm	Veitchia merillii	20'	10'	6"	Fair	Remove	79
20	Christmas Palm	Veitchia merillii	20'	10'	6"	Fair	Remove	79
21	Christmas Palm	Veitchia merillii	20'	10'	5"	Fair	Remove	79
22	Christmas Palm	Veitchia merillii	20'	10'	6"	Fair	Remove	79
23	Christmas Palm	Veitchia merillii	20'	10'	6"	Fair	Remove	79
24	Alexander Palm	Pythosperma elegans	20'	10'	9"	Good	Remove	79
25	Alexander Palm	Pythosperma elegans	20'	10'	9"	Good	Remove	79
26	Ficus tree	Ficus benjamina	22'	20'	21"	Poor	Remove	1508
27	Royal Palm	Royaltonia regia	20'	10'	10"	Poor	Remove	79
28	Royal Palm	Royaltonia regia	15'	10'	8"	Fair	Remove	79
29	Ficus tree	Ficus benjamina	20'	20'	18"	Poor	Remove	608
30	Sabal Palm	Sabal palmetto	15'	10'	20"	Good	Remove	157
31	San Pieri (Travertine)	Not a tree				Fair	Remove	
32	San Pieri (Travertine)	Not a tree				Fair	Remove	
33	Alexander Palm	Pythosperma elegans	20'	10'	9"	Fair	Remove	79
33A	Royal Palm	Royaltonia regia	10'	8'	8"	Fair	Remove	30
34	Hong Kong Orchid tree	Bauhinia sp.	25'	0'	12"	Dead	Remove	Invasive
35	Hong Kong Orchid tree	Bauhinia sp.	25'	0'	13"	Dead	Remove	Invasive
36	Ficus tree	Ficus aurea	20'	20'	30"	Fair/Good	Remove	314
Total Canopy Sq. Ft. to be Removed: 8448								

See Planting Plan for Tree Replacement / Mitigation Credits.

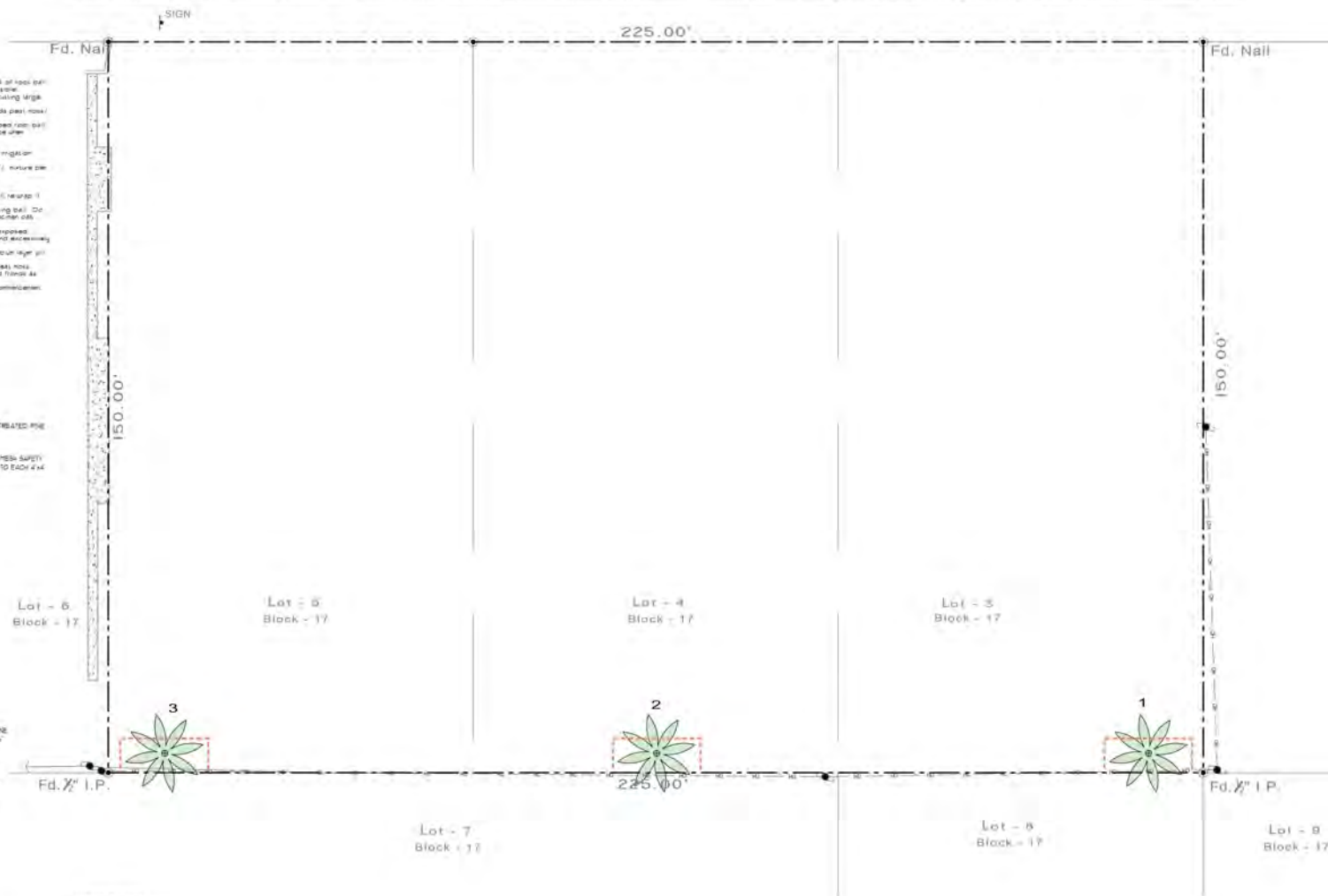


**EXISTING TREE DISPOSITION PLAN**  
SCALE: 3/32" = 1'-0"



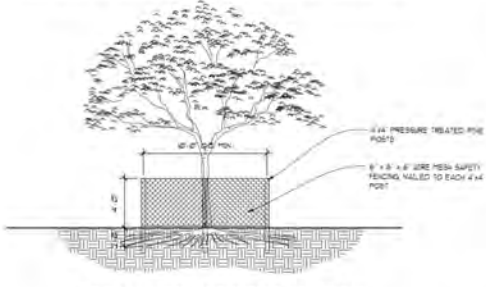
93rd STREET  
50' r.o.w. per plat

27' Asphalt Pavement

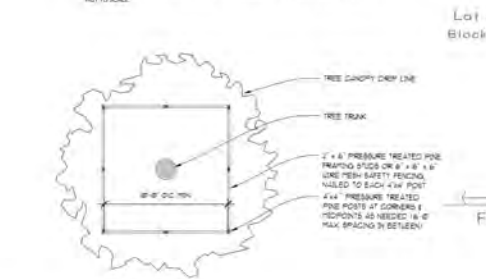


**ROOT PRUNE & TRANSPLANTING SPECIFICATIONS**

- Root prune 50% of weak root ball to a minimum depth of 30" AE as feasible. Root prune remaining 50% of root ball.
- 1" ID pipe, with angle root regeneration for a total of 2 months minimum prior to transplanting as feasible.
- Use a soil treated root ball covering remaining root ball. Use Bactan or similar with straw mulch for cutting large roots leaving no unmulched root ends.
- Wrap root ball with shrink wrap plastic & backfill with soil mixture 70% fine silica sand & 30% Florida peat moss/ Perlite pack lightly any remaining voids between plastic & root ball covering all soil roots with soil mixture.
- Backfill the outside space of root prune treatment with a string net to hold plastic firmly against newly wrapped root ball.
- Break & walk out the material on trench to be able to locate wrapped root ball to minimize any disturbance when preparing for transplanting.
- Water three times per week for next 2 months or until trees are ready to have.
- Water one to two times per week as required, making irrigation budget as part of automatic irrigation system for soil construction site supplement additional watering, but are not a substitution.
- Use root stimulants root growing solution on weak root pruned areas (Supernova & Naganex Polynurs) mixture per manufacturers specifications based on application frequency.
- Back prune remaining schedule every 7-10 weeks 1 application.
- Water trees 8 to 10 weeks depending on size, climate, soil, LA prior to having on schedule.
- Watering notes will include the device dates and being careful not to disturb or harm remaining root ball, rewater if needed for transplanting.
- When digging trees, break off large piece of existing coral rock. 10" diameter as feasible, by water cutting ball. Do not pull ball off rock. If necessary, use horizontal chipping or drilling may be required to break off specimen. Call out a root ball as a minimum 30" depth.
- Repair & re-plant trees and palms at correct height & new location keeping original root ball cover exposed.
- Preparing site each stage trees and palms to bring equipment to each & site, as to not leave debris from and excessively disturb appearance.
- Trees that are not properly filed and are due to grading, compression or excessive damage to the cambium layer will be charged to the GC and Sub-contractor at a rate of \$200 per caliper inch.
- Remove plastic mulch with 50% leaving soil remaining in both planting and final 10" base of Canadian peat moss. Backfill soil grade as per manufacturer's recommendations price and use broken branches and trim as required within the application.
- All transplanted trees to have tree barrier protection related prior to new development construction commencement.
- See "Highway Planting Plans" for all Tree Unexcavated locations and Tree Tagging requirements.



TREE BARRIER PROTECTION SECTION



TREE BARRIER PROTECTION PLAN



Ground Level Landscape - Plant List

**Legend**

Trees at 12 ft. min. per tower code	@ 20% larger = 14'-14.5" H. min.	3.5 trees required per legend
Trees or palms at 16'-16" H. min. per tower code	@ 20% larger = 19'-21.5" H. min.	11 trees required per legend
Trees or palms at 18'-20" H. min. per tower code	@ 20% larger = 21.5'-24" H. min.	3.5 trees required per legend

Palms 15' H. min. per code @ 20% larger = 16" H. min.

Qty.	Common Name	Native	Botanical Name	Drought	Notes	Quantity (Units)	Quantity (Credits)
8	Gumbo Limbo tree	Yes	Bursera sumatrana	Yes	19' H x 7" apr, 5" cal, 5" CT min	500	500
<b>Trees</b>							
4	Bahama Tabebuia tree	Yes	Tabebuia bahamensis	Yes	14.5' H x 6.5" apr, 2.5" cal, min, 4" CT min	500	1200
9	Green Buttonwood tree	Yes	Coccoloba ericoides	Yes	15' H x 7" apr, 5" cal, 5" CT	500	1500
2	Gumbo Limbo tree	Yes	Bursera sumatrana	Yes	19' H x 7" apr, 5" cal, 5" CT	500	1000
2	Lignum vitae tree	Yes	Guaiacum sanctum	Yes	12' H x 7" apr	300	600
2	Live Oak tree	Yes	Quercus virginiana	Yes	21.5' H x 8" apr, 5" cal, 8" CT	500	1000
2	Pigeon Plum tree	Yes	Coccoloba diversifolia	Yes	14.5' H x 6.5" apr, 2.5" cal, min, 4" CT min	500	600
10	Total Trees 14' H. min. (not including street trees)					Empty Credits	11000
15	Total Native Trees 14' H. min.					Empty Credits	11000
19	Total Drought Trees 14' H. min. (not including street trees)					Empty Credits	11000

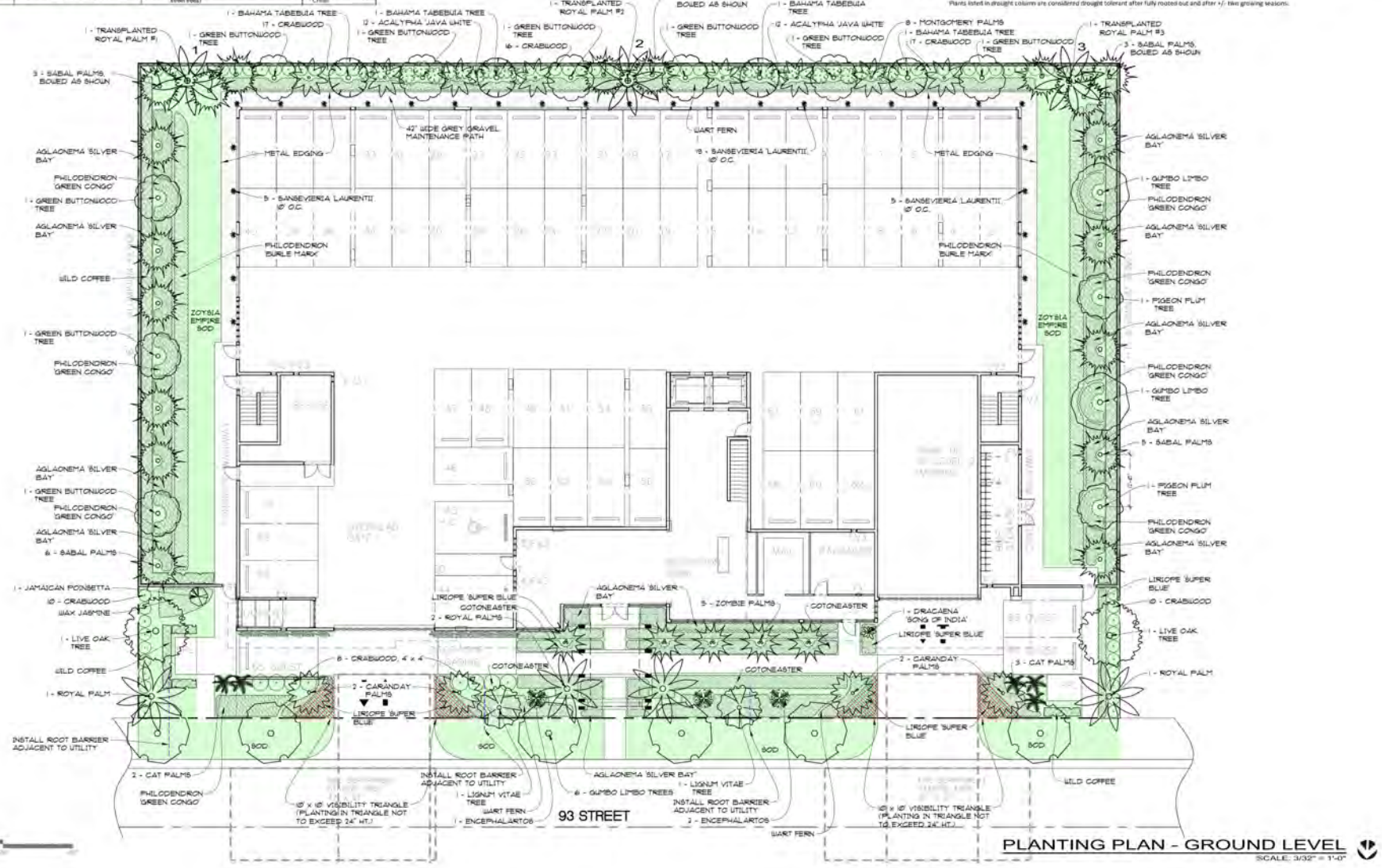
**Palms**

4	Caranday Palm	Copernicia alata	Yes	12' H x 8" 7" CT	100	400
8	Montgomery Palm	Wachetia montgomeryana	Yes	16" o.a. H.	300	2400
5	Zombie Palm	Zamia americana	Yes	7" 8" o.a. H. min, 3 stems min	100	500
4	Royal Palm	Royal Palm	Yes	20" o.a. H. 12" GW	300	1200
8	Sabal Palm	Sabal palmetto	Yes	19'-22" H. 1/2 smooth 1/2 booted trunk, 20" cal, bowed	100	800
11	Sabal Palm	Sabal palmetto	Yes	21.5'-24" H. 1/2 smooth 1/2 booted trunk, 20" cal	100	1100
23	Total Palms 16' H. min.					
8	Total Palms at 3.1, 16' H. min.					
8	25% Palms allowed (3.1, 16' H. min.)					
21	Total Native Palms 16' H. min.					
8	Total Drought Palms 16' H. min.					
8	Total Drought Palms at 3.1, 16' H. min.					
8	25% Drought Palms allowed (3.1, 16' H. min.)					
Grand Total Trees & Palms:		Grand Total Native:		Grand Total Drought Tolerant:		Grand Total Credits:
25	Total Trees & Palms (20%)	21	Native Trees & Palms (20%)	25	Drought Trees & Palms (20%)	18300

**Shrubs and Groundcovers**

24	Acalypha Java Vine	Acalypha Java Vine	Yes	4' x 4', 25 gal.	
4	Aglonema Silver Bay	Aglonema Silver Bay	Yes	24" x 24", 3 gal.	30' o.c.
5	Cat Palm	Chamaedorea cataractarum	Yes	4' x 4', 25 gal.	
1	Cotoneaster	Cotoneaster	Yes	3 gal.	30' o.c.
8	Crabwood	Gymnanthes lucida	Yes	4' x 4', 15 gal. full	
70	Crabwood	Gymnanthes lucida	Yes	4' x 2', 15 gal. full	30' o.c.
1	Dracaena Song of India	Dracaena Song of India	Yes	5' - 8' H.	
3	Encophytia fern	Encophytia fern	Yes	4' x 4'	
1	Jamaican Poinsettia	Euphorbia peruviana	Yes	4' x 4'	
1	Liriope Super Blue	Liriope muscari Super Blue	Yes	15" x 10", 3 gal.	18" o.c.
1	Philodendron Burle Marx	Philodendron Burle Marx	Yes	16" x 16", 3 gal.	30' o.c.
1	Philodendron Green Congo	Philodendron Green Congo	Yes	24" x 24", 3 gal.	30' o.c.
1	Sansevieria Laurentii	Sansevieria Laurentii	Yes	30" x 12", 3 gal.	
1	Wart Fern	Microsorium scolopendria	Yes	12" x 12", 3 gal.	20' o.c.
1	Wax Jasmine	Alseodorum amplicollum	Yes	16" x 16", 3 gal.	24" o.c.
1	Wild Coffee	Psychotria nervosa	Yes	24" x 24", 3 gal.	30' o.c.
220 min	Total Shrubs 24" H. min.				
84 min	Native Shrubs 24" H. min.				
110 min	Drought Shrubs 24" H. min.				

Notes: All plant material is to be approved by photo submitted to Landscape Architect prior to purchase and installation. Plants listed in drought column are considered drought tolerant after fully rooted out and after 1-2 growing seasons.

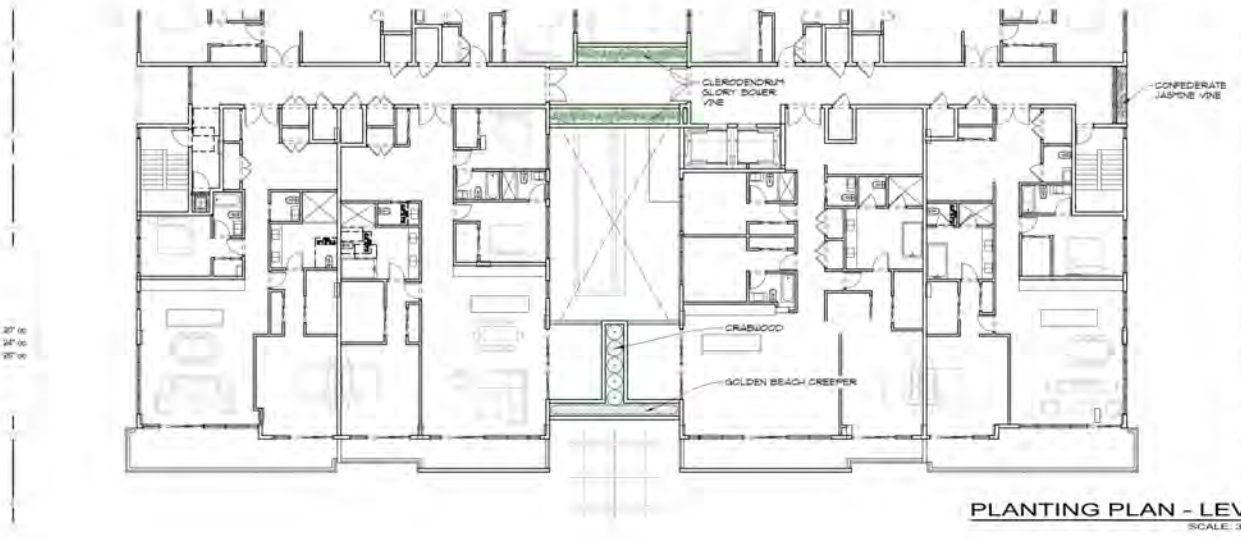


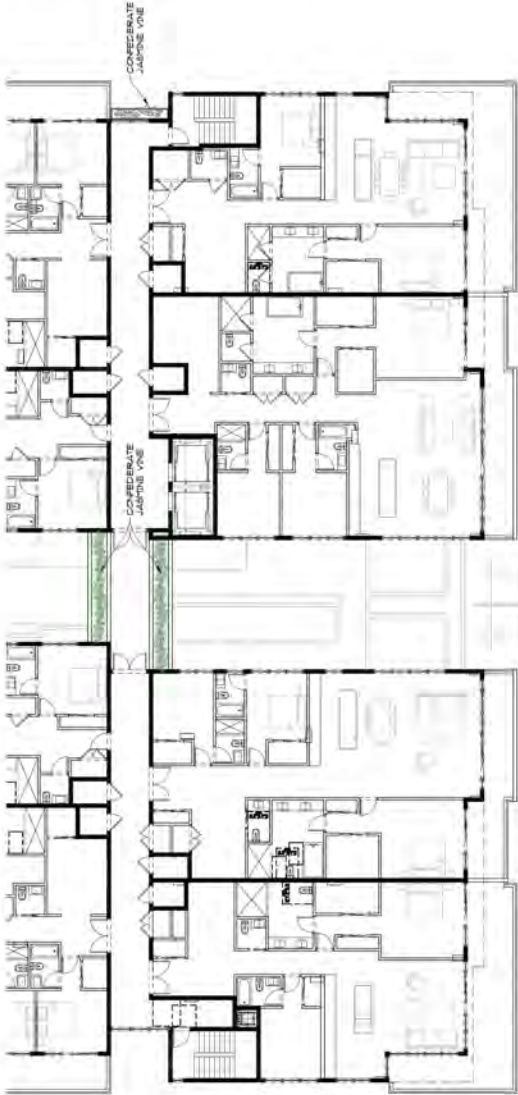
Qty.	Common Name	Native	Botanical Name	Drainage	Spice
<b>Palms</b>					
7	Christmas Palm		<i>Veitchia exoniata</i>	Yes	12 ft, single trunk, heavy canopy
4	Licuala Palm		<i>Licuala grandis</i>		15 gal
<b>Shrubs, Groundcovers, Accents, and Vines</b>					
1	Agave		<i>Agave sp.</i>		3 gal
2	Aralia Fabian		<i>Polystichum imbricatum</i> 'Fabian'		7 gal or 15 gal
1	Clivia		<i>Clivia sp.</i>		3 gal
3	Green Lily		<i>Oncium asiaticum</i>	Yes	4 x 4, 3 gal
1	Dracaena 'Song of India'		<i>Dracaena 'Song of India'</i>	Yes	7 gal or 15 gal
1	Rice All		<i>Pilea inermis</i> 'All'		7 gal
1	Golden Beach Creeper	Yes	<i>Ernodea littoralis</i>	Yes	3 gal
1	Houseplant		<i>Horseshoe sp.</i>		3 gal
3	Lily Palm		<i>Alseis blackii</i>		3 gal
1	Philodendron		<i>Philodendron sp.</i>		3 gal
1	Pineapple		<i>Ananas comosus</i>		7 gal or 15 gal
3	White Bird of Paradise		<i>Strelitzia reginae</i>	Yes	15 gal

Notes: All plant material to be approved by photos submitted to Landscape Architect prior to purchase and installation.  
Plants listed in drainage column are considered drought tolerant after fully rooted out and after 1/2" two growing seasons.

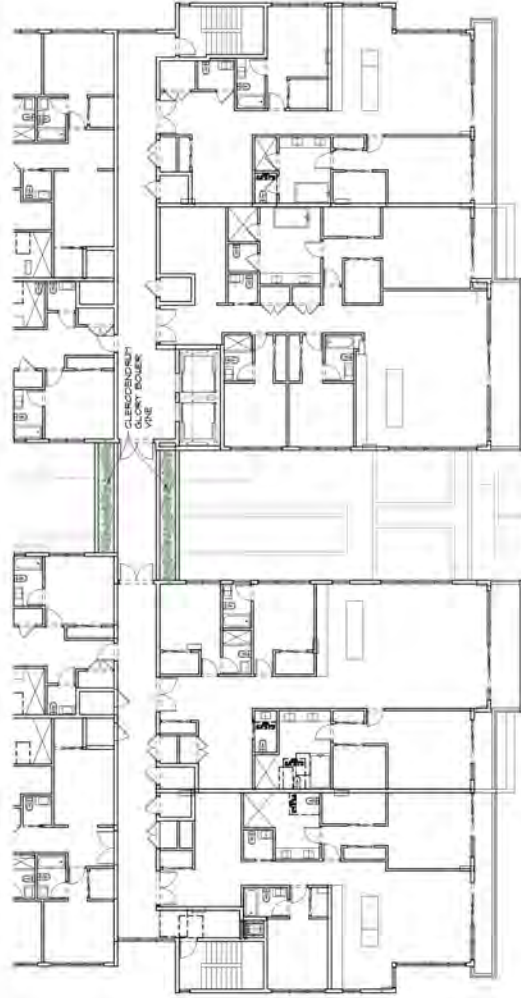
Qty.	Common Name	Native	Botanical Name	Drainage	Spice
<b>Shrubs</b>					
1	Crabwood	Yes	<i>Gynandropsis sp.</i>	Yes	7 ft, bushy
<b>Groundcovers and Vines</b>					
1	Confederate Jasmine vine		<i>Fraxinifera japonica</i>	Yes	3 gal (8 ft) to be terminated upon installation
1	Glory Flower Climbing plant		<i>Clitoria maritima</i>	Yes	3 gal
1	Golden Beach Creeper	Yes	<i>Ernodea littoralis</i>	Yes	3 gal

Notes: All plant material to be approved by photos submitted to Landscape Architect prior to purchase and installation.  
Plants listed in drainage column are considered drought tolerant after fully rooted out and after 1/2" two growing seasons.





PLANTING PLAN - LEVEL 4  
SCALE: 3/32" = 1'-0"



PLANTING PLAN - LEVEL 5  
SCALE: 3/32" = 1'-0"

Fourth Level Landscape - Plant List

Qty	Common Name	Notes	Planting
1	Groundcover - Accents, and Vines	Traditional	Through

Notes: All plant material to be installed by grower/contractor to landscape architect prior to purchase and installation.

Notes: Plants listed in brackets [ ] are recommended drought tolerant plants after fully matured and prior to final planting season.

Fifth Level Landscape - Plant List

Qty	Common Name	Notes	Planting
1	Groundcover - Accents, and Vines	Traditional	Through

Notes: All plant material to be installed by grower/contractor to landscape architect prior to purchase and installation.

Notes: Plants listed in brackets [ ] are recommended drought tolerant after fully matured and prior to final planting season.



**Sixth Level Landscape - Plant List**

Qty	Common Name	Latin	Botanical Name	Height	Notes
<b>Groundcovers, Accents, and Vines</b>					
•	Confederate Jasmine Vine	Trachelium	pauciflorus	15' - 3 gal. (1000) to be removed upon installation	10' 0" H
•	Golden Beach Creeper	ivy	bracteata	15' - 3 gal.	10' 0" H

*Note:* All plant material to be approved by client, submitted to Landscape Architect prior to purchase and installation.  
Plants listed in depths column are considered depths to be installed after fully rooted and after +/- two growing seasons.



**PLANTING PLAN - LEVEL 6**  
SCALE: 3/32" = 1'-0"

**Seventh Level Landscape - Plant List**

Qty	Common Name	Latin	Botanical Name	Height	Notes
<b>Groundcovers, Accents, and Vines</b>					
•	Glorious Glory Squier Vine	Clematis	recta	15' - 3 gal.	24" 0" H

*Note:* All plant material to be approved by client, submitted to Landscape Architect prior to purchase and installation.  
Plants listed in depths column are considered depths to be installed after fully rooted and after +/- two growing seasons.



**PLANTING PLAN - LEVEL 7**  
SCALE: 3/32" = 1'-0"

GEOMANTIC DESIGNS, INC.  
 LANDSCAPE ARCHITECTS  
 10000 BAYHURST BLVD., SUITE 100  
 BAY HARBOR ISLANDS, FLORIDA 33414  
 (561) 882-1111  
 www.geomanticdesigns.com



**CASA VERDE**  
 100 - 100 - 93 STREET BAY HARBOR ISLANDS FLORIDA 33414

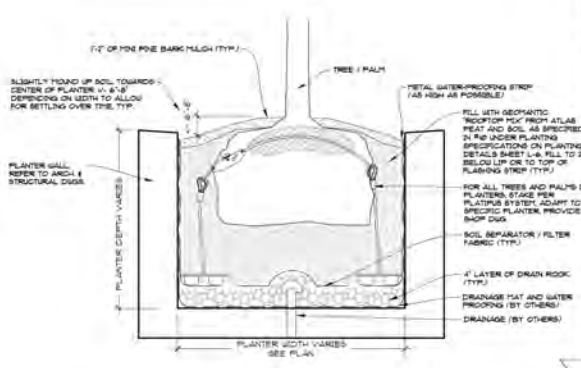
**LANDSCAPE**  
 PLANTING PLAN - LEVEL 6 & 7

PROJECT NO: 100-100-93-01  
 SHEET NO: L-4  
 DATE: 10/21/2024  
 DRB

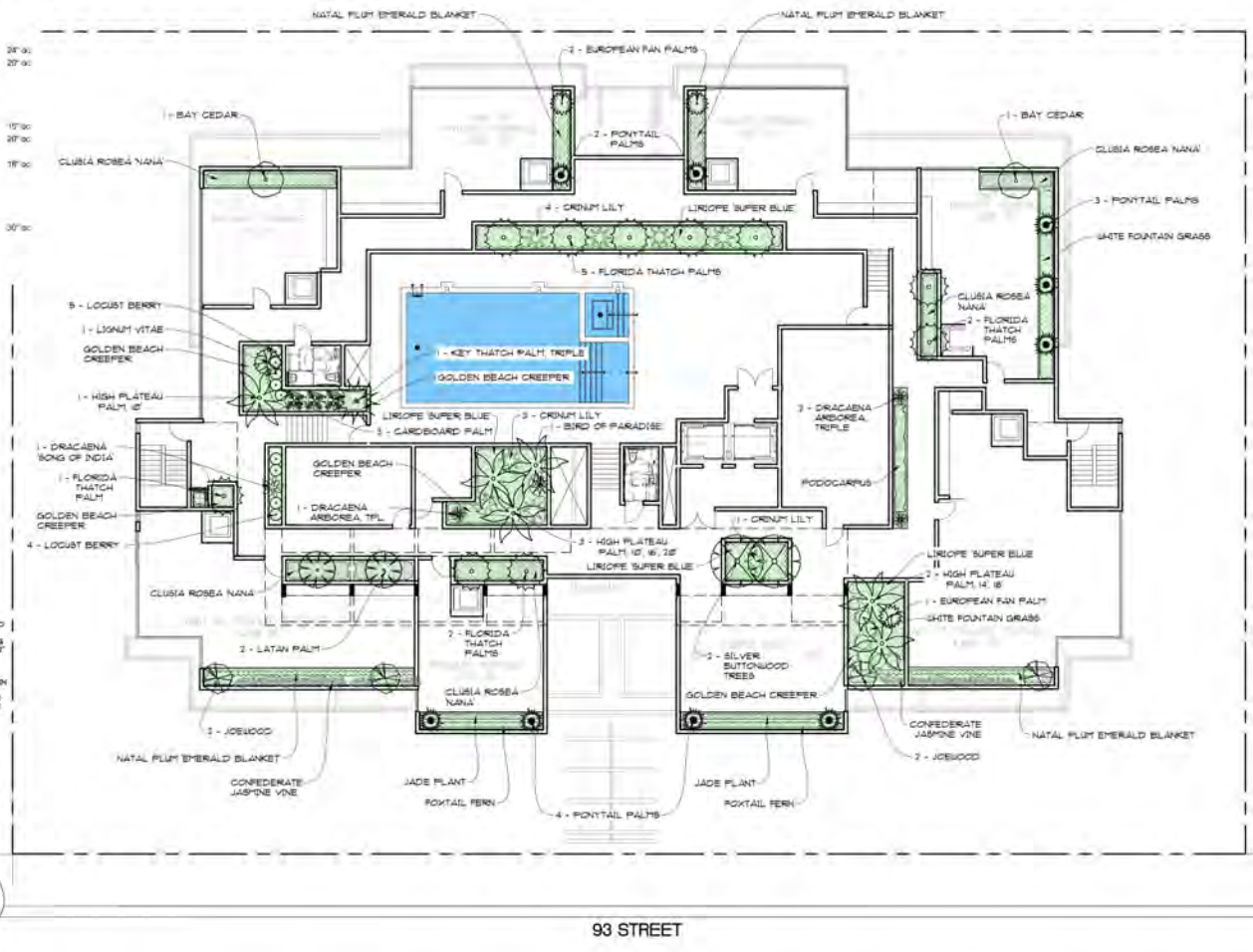
Roof Level Landscape - Plant List

Qty	Common Name	Notes	Botanical Name	Height
<b>Trees</b>				
2	Bay Cedar	Yes	<i>Scaevola taccada</i>	Yes 25 gal
4	Joewood	Yes	<i>Argemone mexicana</i>	Yes 20 gal
1	Lignum vitae	Yes	<i>Guaiacum sanctum</i>	Yes 3' x 3', 25 gal
2	Silver Buttonwood	Yes	<i>Conocarpus erectus</i> 'Silverleaf'	Yes 6' x 6', mull, 2' CT
<b>Palms</b>				
10	Florida Thatch Palm	Yes	<i>Thrinax parviflora</i>	Yes 4' to 6'0"
6	High Plateau Palm	Yes	<i>Decasidonea affinis</i>	Yes (2) 10' (1) 14' (1) 16' (1) 18' (1) 20'
1	Key Thatch Palm	Yes	<i>Thrinax parviflora</i>	Yes 5' to 6'0"
2	Latan Palm (Blue)	Yes	<i>Litsea cordata</i>	Yes 6' x 5'
<b>Shrubs, Groundcovers, Accents, and Vines</b>				
1	Bird of Paradise (Orange)		<i>Strelitzia reginae</i>	Yes 7 gal
2	Cardboard Palm	Yes	<i>Zamia floridana</i>	Yes 4' x 4'
1	Clusia Rosea Nana	Yes	<i>Clusia rosea</i> 'Nana'	Yes 10' x 10', 3 gal
1	Confederate Jasmine vine	Yes	<i>Ficus oppositifolia</i> 'Jasmine'	Yes 3 gal (note to be removed upon installation)
4	Cinnam Lily	Yes	<i>Cinnamomum</i>	4' x 4', 3 gal
1	Dracaena Arbores	Yes	<i>Dracaena arbores</i>	Yes 6' x 4', 19 gal, 30 gal
1	Dracaena Song of India	Yes	<i>Dracaena 'Song of India'</i>	Yes 7 gal or 16 gal
1	European Fan Palm	Yes	<i>Chamaedorea humilis</i>	Yes 4' x 2', 25 gal
1	Fossil Fern	Yes	<i>Asplenium adnigrum</i> 'Mayne'	Yes 14" x 12", 3 gal
1	Golden Beach Creeper	Yes	<i>Ficus aurea</i>	Yes 3 gal
1	Jade Plant	Yes	<i>Crassula ovata</i>	Yes 3 gal
1	Liriope Super Blue	Yes	<i>Liriope muscari</i> 'Super Blue'	Yes 10" x 15", 3 gal
1	Locust Berry	Yes	<i>Syncaesia lucida</i>	Yes 3 gal
1	Natal Plum Emerald Blanket	Yes	<i>Cordia macrocarpa</i> 'Emerald Blanket'	Yes 3 gal
1	Podocarpus	Yes	<i>Podocarpus neriifolius</i>	Yes 7 gal
1	Ponytail Palm	Yes	<i>Besleria nana</i>	Yes 2' x 2', mull head, heavy label
1	Wine Fountain Creeper	Yes	<i>Ribes cereum</i>	Yes 24" x 24", 3 gal

Note: All plant material to be approved by photo submitted to Landscape Architect prior to purchase and installation.  
Items listed in orange columns are considered drought tolerant after fully acclimated and after 1/2" two growing seasons.



PLANTING / ANCHORING DETAIL  
(TYP. FOR ALL UPPER LEVELS)  
SCALE: 1/4" = 1'-0"





**Town of Bay Harbor Islands, Florida  
Landscape Requirements Legend (Worksheet)**

**Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)**  
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address: 1150-1150 93 Street, Bay Harbor Drive      Legal Description: LOTS 8, 4 & 5 (BLOCK 11) BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 48 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Net Lot Area: 33,750 Acres / 0.77 SF

**I. Open Space Requirement**

	Required	Provided
1. Net Lot Area = <u>33,750</u> SF x 20% = <u>6,750</u> SF (BHI - Sec. 23-11)	20% / <u>6,750</u> SF	26.7% / <u>9,018</u> SF
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(3)) a. Req. open space <u>5,750</u> SF x 60% = <u>4,050</u> SF      60% Max / <u>4,050</u> SF	<u>21</u> % / <u>1,706</u> SF	

**II. Shade Trees**

	Required	Provided
A. Required		
1. 28 shade trees/acres: 28 x <u>0.77</u> acres = <u>21.5</u> <u>22</u> <u>25</u> (Min. 12" in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(3) and BHI Sec. 24-16)		
2. Native Species Required - 50% Min. # of shade trees req. = <u>11</u> x 50% = <u>11</u> (BHI - Sec. 24-16(a)(2))	<u>11</u>	<u>21</u>
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. = <u>11</u> x 50% = <u>11</u> (MDC - Sec. 18A-6(C)(1)(b))	<u>11</u>	<u>25</u>
B. Tree Species		
1. Number of shade trees required (from Sec. (I)(A)(1) above)	<u>22</u>	
2. Number of shade tree species required (BHI - Sec. 24-16(a)(2))	<u>6</u>	<u>6</u>

\*See Following Table.

**Number of Different Tree Species based on Quantity**

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

**C. Tree Heights**

1. Number of Stories of building	<u>8</u>
2. Number of shade trees required (from Sec. (I)(A)(1) above)	<u>22</u>
3. Shade tree heights required:	
12 ft. - <u>25</u> % or <u>5.5</u> shade trees	
14-16 ft. - _____% or _____ shade trees	
16-18 ft. - <u>50</u> % or <u>11</u> shade trees	
18-20 ft. - <u>25</u> % or <u>5.5</u> shade trees	

**Size of Tree Species in Relationship to Building Height**

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	5	5	14-18
3	60% min. req.	5	14-18
4	60% min. req.	6	18-22
5	60% min. req.	5	14-18
6	25% 14-18	6	18-22
7	25% 18-20	7	22-28
8 plus	25% min. req.	5	14-18
	60% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI - Sec. 24-16(a)(2))

**III. Street Trees**

	Required	Provided
1. Street Trees @ 1:30' Width of lot <u>225</u> / <u>30'</u> (10' min height / 6" clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16(a)(2)(X))	<u>6</u>	<u>6</u>

**IV. Shrubs Required**

	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(G))	<u>220</u>	<u>220</u> min.
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(A))	<u>66</u>	<u>66</u> min.
3. Drought Tolerant and Low Maintenance Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(b))	<u>110</u>	<u>110</u> min.

**V. Buffers (if applicable)**  
(BHI - Sec. 24-16)

1. Parking Lot from ROW	N/A (yes / no)	N/A (yes / no)
2. Dissimilar Uses	N/A (yes / no)	N/A (yes / no)

**VI. Parking Lot Landscaping (if applicable)**

	Required	Provided
1. 10 SF / parking space: 10 x spaces = _____ SF (MDC - Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC - Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC - Sec. 18A-6(I))	N/A	N/A

**VII. Right Tree Right Place**  
(BHI - Sec. 24-16(a)(2)(I))

1. Number of trees near power lines (See attached FPL guidelines)		N/A
--	--	-----

**VIII. Florida Friendly Landscaping**  
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

**LANDSCAPE LEGEND**

  
**GEOMANTIC DESIGN, INC.**  
 LANDSCAPE ARCHITECTURE  
 ROBERT PARKLEY, A.S.L.A.  
 STATE LICENSE # 13113  
 10000 SW 15th Avenue, Suite 100  
 Miami, Florida 33184

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**CASA VERDE**  
 1800 - 1800 93 STREET BAY HARBOR ISLANDS, FLORIDA 33064

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**LANDSCAPE LEGEND**

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PREPARED FOR: \_\_\_\_\_  
 PREPARED DATE: \_\_\_\_\_  
 DATE: 10/21/2024  
 L-7  
 DRB



PIGEON PLUM TREE



CRABWOOD



PHILO GREEN CONGO



CARANDAY PALM



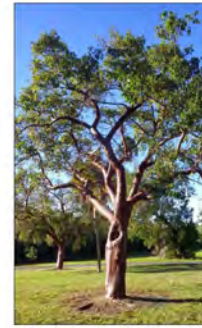
BAHAMA TABEBUIA TREE



BED OF COTONEASTER



SABAL PALMS



GUMBO LIMBO TREE



MONTGOMERY PALMS



CAT PALMS



LIVE OAK TREE



ZOMBIE PALM



ROYAL PALMS



LIRIOPE



LIGNUM VITAE



CARDBOARD PALM



CONFEDERATE JASMINE VINE



ACALYPHA JAVA WHITE



SANSEVIERIA LAURENTII



LADY PALM



WAX JASMINE



LICUALA PALM



ENCEPHALARTOS



CRINUM LILY



GLORY BOWER CLERODENDRUM VINE



WART FERN



WILD COFFEE



KEY THATCH PALM



GREEN BUTTONWOOD TREE



GOLDEN BEACH CREEPER



SILVER BUTTONWOOD



PONYTAIL PALM



AGLONEMA SILVER BAY



DRACAENA ARBOREA



CHRISTMAS PALMS



CLUSIA ROSEA NANA



LATAN PALM AND PHILODENDRON BURLE MARX



WHITE FOUNTAIN GRASS



FLORIDA THATCH PALM

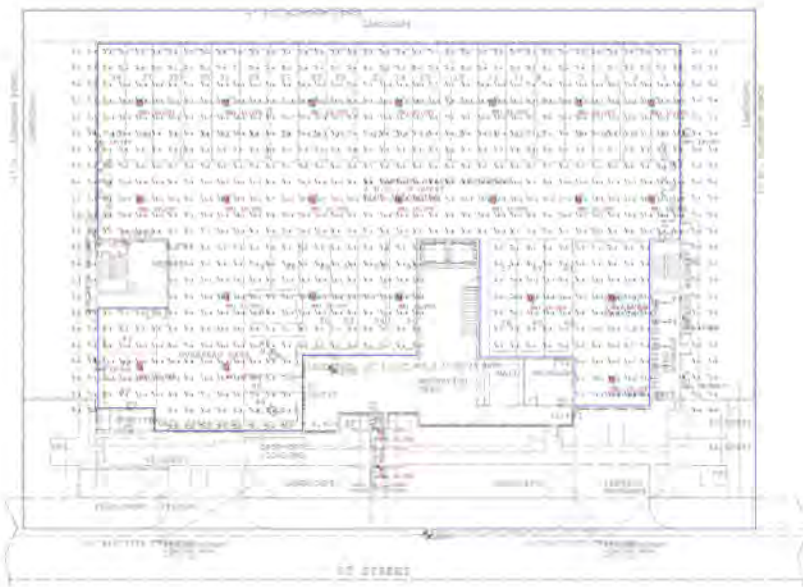


DRACAENA SONG OF INDIA



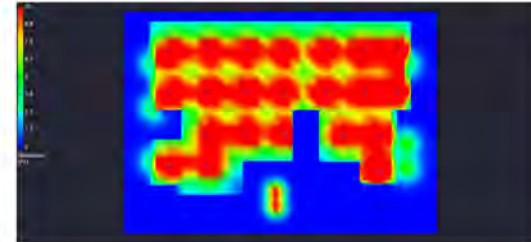
EUROPEAN FAN PALM AND FOXTAIL FERN

CONCEPT PLANTING IMAGES



Scale: 1 inch= 18 Ft.

**RENDER VIEWS:**



**LIGHTING PARAMETERS:**

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
⊙	D1	8	Single	1.000	C6R12/18/249FAUNVM	17	1388	10, 15
⊠	G	22	Single	1.000	MCP0760W27V40KD	57.46	8478	10

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpctr	PtSpctb
GARAGE LEVEL 1_Workplane	Fc	10.12	24.4	1.1	9.20	22.18	0	5	5
PEDESTRIAN ENTRANCE	Fc	9.03	13.4	1.1	8.21	12.18	0	3	3
PROPERTY LINE - WEST	Fc	1.73	5.8	0.0	N.A.	N.A.	0	5	5
PROPERTY LINE - EAST	Fc	1.52	5.5	0.0	N.A.	N.A.	0	5	5

**Design Notes:**

Reflectance : Ceiling - 0.8, Walls - 0.5, Floor - 0.2

**Target Requirements:**

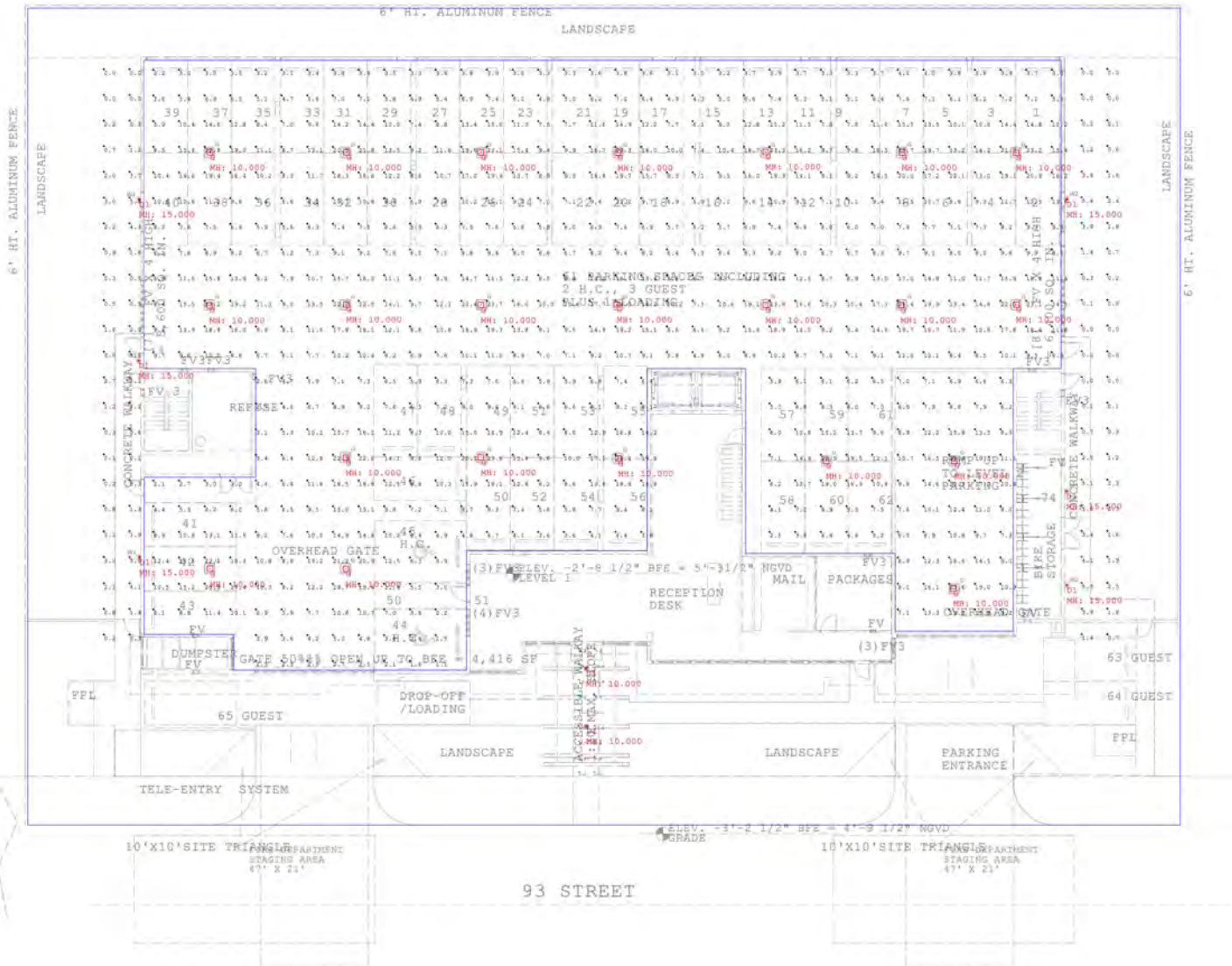
NA

**General Notes:**

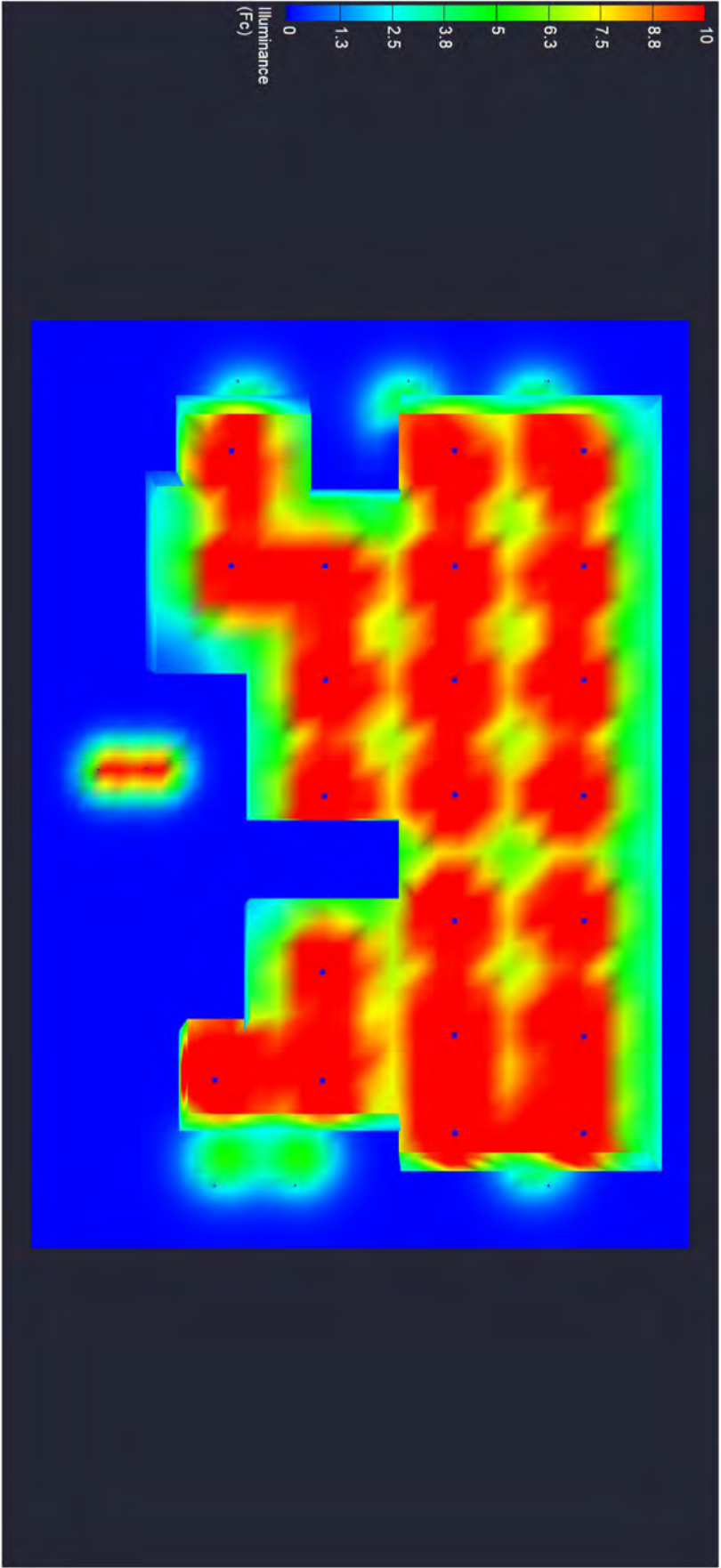
The preparer of this study does not assume responsibility for the suitability of this design in accordance with IESNA recommendations. Prior to placing an order, it is the customer's responsibility to carefully review and approve this study. Please note that this analysis is based on a mathematical model and its accuracy is constrained by the limitations of the third-party software and the IES standards applied. While the digital CAD data may appear to be precise, it is important to recognize that this apparent accuracy is a result of the techniques used to generate it and should not be interpreted as real-world accuracy. Numerous factors will affect the actual performance of lighting in the constructed space. These factors include the accuracy of the original source files provided by the manufacturer (.ies files), variations in input voltage and ballast performance, the actual finishing values within the constructed environment, manufacturing discrepancies in both the light source (lamp) and the luminaire, the final placement of the luminaires, the presence of obstructions, and the quality of installation. Furthermore, it is essential to acknowledge that field measurements themselves are susceptible to errors stemming from selected measurement methods or technology, as well as the expertise and capabilities of the measuring party. While the creator of this lighting study strives for accuracy, they cannot be held accountable for any errors that may occur. The recipient of this lighting study acknowledges and accepts that the likelihood of scaling errors increases in the absence of a .DWG file or other properly dimensioned drawing provided to the designer. Given that reflective values have a significant impact on light levels, it is imperative for the end-user of this document to verify and confirm these values before accepting the results of any photometric report.



CASA VERDE  
LEVEL - 1



Scale: 1 inch= 10 Ft.



**CASA VERDE  
LEVEL - 1**



Drawn By: BSP

Date: 10/29/2024

Rev: 0

Page 3 of 3

PROJECT:

## CASA VERDE

**Client:**

Name HORIZON AT CASA VERDE,LLC.  
Address 53 BROADWAY  
BROOKLYN, NY 11249  
Tel: 516.447.8887

**Lighting Consultant:**

Name Ledpax Design Build  
Address 750N Dixie Hwy Suite D  
Address Hollywood Florida 33020  
Tel: 438-390-6944  
Email Shalom@ledpax.co

**Architect:**

Name FRANKEL BENAYOUN  
Address 1177 KANE CONCOURSE,  
SUITE 120 BAY HARBOR  
ISLANDS,FLORIDA 33154  
Tel: (305) 868.3665

No.	DATE	REVISION

D.O.B. NUMBER:

# NB#

NORTH:

SCALE - 1/8" = 1'-0"



KEY PLAN:

DRAWING TITLE:

## GARAGE LEVEL 1

SEAL & SIGNATURE:

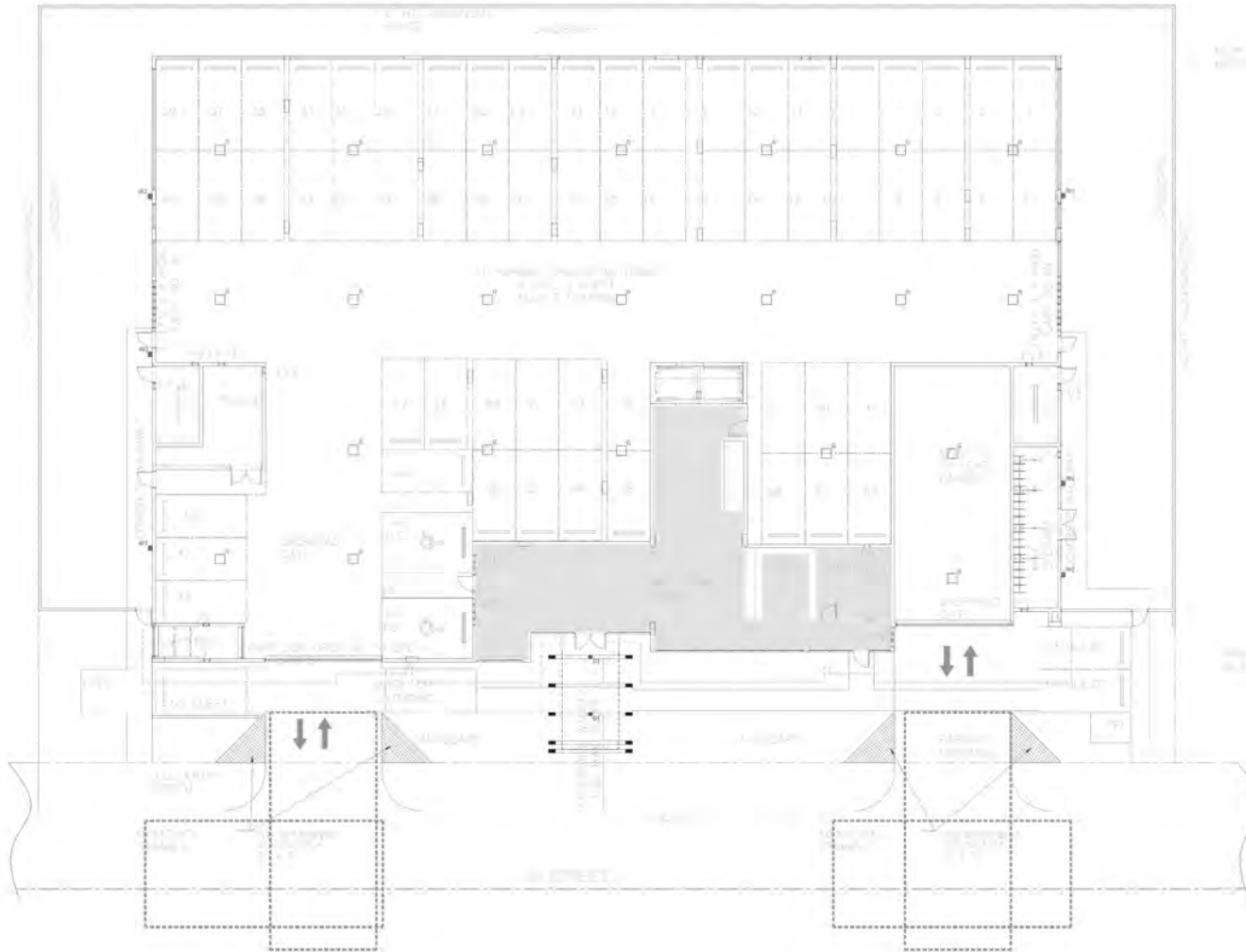
DATE: 2024 / 10 / 29  
PROJECT No:  
DRAWN BY: SC  
CHECKED BY: VP  
DWG. No.:

# A-1.01

SHEET. No.:



**LEDPAX**  
TECHNOLOGY





# MAP OF BOUNDARY SURVEY (TOPOGRAPHIC SURVEY)



**LOCATION SKETCH**  
SCALE = N.T.S.



TREE TABLE				
No.	Name	Diameter (in.)	Height (ft.)	Spread (ft.)
1	FIG	0.30	30	30
2	FIG	1.50	30	30
3	ROYAL PALM	0.50	30	12
4	ROYAL PALM	0.25	30	12
5	FIG	2.50	25	25
6	ROYAL PALM	1.50	45	15
7	ROYAL PALM	1.50	45	15
8	ALEXANDER PALM (2)	0.30	20	5
9	ALEXANDER PALM	0.30	20	5
10	ALEXANDER PALM	0.30	20	5
11	ALEXANDER PALM	0.30	20	5
12	ALICEA PALM	3.00	30	15
13	ALICEA PALM	3.00	20	15
14	ALICEA PALM	3.00	20	15
15	ALICEA PALM	3.00	20	15
16	ALICEA PALM	3.00	20	15
17	ALEXANDER PALM (2)	0.40	30	12
18	ALEXANDER PALM GROUP	0.40	30	12
19	ALEXANDER PALM	0.40	30	12
20	FIG	0.20	40	70
21	ALEXANDER PALM	0.40	30	10
22	ALEXANDER PALM	0.40	30	10
23	ALEXANDER PALM	0.30	30	5
24	ALEXANDER PALM	0.30	30	5
25	ALEXANDER PALM	0.30	30	5
26	ALEXANDER PALM	0.30	30	5
27	ALICEA PALM	3.00	30	5
28	FIG	1.50	30	20
29	DEAD TREE	1.20	30	15
30	DEAD TREE	1.20	30	15
31	ALEXANDER PALM	0.30	30	5
32	ALEXANDER PALM	0.30	25	5
33	ALEXANDER PALM	0.40	25	12
34	ORANGEA TREE	0.50	15	5
35	ORANGEA TREE	0.50	15	5
36	SABAL PALM	1.50	20	15
37	SHAMROO GROUP	0.20	30	15
38	SHAMROO GROUP	0.20	30	15
39	ALEXANDER PALM	0.30	30	5
40	ROYAL PALM	1.50	50	15

**SURVEYOR'S NOTES:**  
1. AN ARBORIST MUST CONDUCT AND RECORD THE TREE SURVEY, CONDITION AND SPECIES. WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORISTS.



**LEGAL DESCRIPTION:**  
LOT 3, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 4, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 5, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
1130 - 1150 93RD STREET,  
BAY HARBOR ISLANDS, FLORIDA, 33154

**CERTIFICATION:**  
TELESCO CONSTRUCTION

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. IT COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THE TERM "ENCROACHMENT" MEANS VIOLATION AND ABOVE-GROUND ENCROACHMENTS.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK. UNLESS SPECIFIED OTHERWISE.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING LOT PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**  
THE APPROPRIATE FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: XE  
BASE FLOOD ELEVATION: 9.0 FT  
COMMUNITY NAME: TOWN OF BAY HARBOR ISLANDS  
COMMUNITY NUMBER: 2009  
PANEL: 01A  
SHEET: 01  
DATE OF FIRM: 06/12/09  
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. BY SAID PLAN IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY ABOVE 1750 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988. MIAMI-DADE COUNTY BENCH MARK # 1620 LOCATED ON 2225 W. 95 ST. HAVANE CONCOURSE - 3' NORTH OF NORTH CURB LINE & BROADVIEW DRIVE - 150' EAST OF C.C. ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929.

**SURVEYOR'S CERTIFICATION:**  
I, THE UNDERSIGNED, SURVEYOR OF THE ABOVE DESCRIBED LAND, HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE BEEN DULY SWORN AND QUALIFIED AS A SURVEYOR UNDER THE STATUTES OF THE STATE OF FLORIDA. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA AND THE ETHICS OF THE PROFESSION.

DATE: **05/31/2023**

BY: **JOHN IBARRA** (Professional Seal)

PROFESSIONAL LAND SURVEYOR NO. 52294 STATE OF FLORIDA

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

**LEGEND**

- OH — OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LIMITED ACCESS RW
- NON-VEHICULAR ACCESS RW
- EXISTING ELEVATIONS

**ABBREVIATIONS AND MEANINGS**

AC = ACRES	CONC = CONCRETE	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AD = ADJUSTMENT	CP = CHAIN LINK FENCE	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AL = ALICEA PALM	CR = CONCRETE	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AP = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AR = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AS = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AT = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AV = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AW = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AX = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AY = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
AZ = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BA = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BB = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BC = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BD = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BE = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BF = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BG = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BH = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BI = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BJ = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BK = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BL = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BM = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BN = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BO = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BP = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BQ = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BR = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BS = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BT = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
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BW = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BX = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
BY = ALICEA PALM	CS = CONCRETE SETBACK	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"	1/4" = 1/4" TO 3/4"
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**AGENDA ITEM REPORT**

January 7, 2025

**ITEM NUMBER: 4.**

**ITEM:** Request for approval for a new multifamily dwelling for "LA JOLLA DINA LLC" located at 10084 West Bay Harbor Drive, Lot 15 of Block 3. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed site design incorporates one rectangular shaped building at 64' above BFE + 1 FBC freeboard to the top of the main roof deck. The proposed building would not require any TDR units. Enclosed please find the site plan and elevations. (Item #4)

**DESCRIPTION:**

for the purpose of hearing any public comment with respect to an application for site plan approval at 10084 West Bay Harbor Drive.

**RECOMMENDED ACTION:**

The design meets the Town Code and was approved by the Development Review Committee.

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**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By:           Ayanidys Martinez  
                                  Ayanidys Martinez

**ATTACHMENTS**

1.	BHI 10084 WBHD MFR MMPA DRB Staff Report Dec 16 2024
2.	SPR24-000012 DRC Application
3.	10084 W Bay Harbor Dr - Impact Analysis Report
4.	10084 W Bay Harbor Dr - Traffic Counts
5.	10084 W Bay Harbor Dr - Geotechnical Report
6.	10084 W Bay Harbor Dr - Arborist Report
7.	10084 W Bay Harbor Dr - Tree Survey
8.	2024-07-25 - Architectural Set SS
9.	Civil Set REV2
10.	Landscape Plans

11.	10084 W Bay Harbor Dr - Photometric
12.	Survey

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

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**To:** Design Review Board (DRB)  
Town of Bay Harbor Islands

**From:** Michael J. Miller, AICP   
Consultant Town Planner

**Date:** December 16<sup>th</sup>, 2024

**Subject:** Site Development Plan Application – New Muti-Family Residential Complex  
La Jolla @ 10084 West Bay Harbor Drive MFR (9 DU)  
Bay Harbor Islands Acct. No. SPR24-000012  
MMPA Acct. No. 01-0702-1191

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**RECOMMENDED ACTION**

MMPA recommends the Design Review Board (DRB) review the latest revised Site Development Plans dated August 29<sup>th</sup>, 2024, and if found acceptable, **APPROVE** the proposed Site Development Plan application as is or with modifications required by the DRB, subject to the recommended conditions herein and the following findings:

- (1) The Board approves the applicant's request pursuant to Sec. 23-24 that requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences / walls / etc.). This request includes some open portions on the front facade of an underbuilding parking garage (not a solid wall). If the DRB does not agree with this alternative design, the plans must be modified.
- (2) The Board approves the applicant's request pursuant to Sec. 24-16 that requires that a 10' wide landscape strip be provided between a front property line and any on-site paved driveway / parking areas. The current plans show a 7' landscape strip which is the MD Code minimum. If the DRB does not agree with this waiver, the plans must be modified.
- (3) The Board approves a slightly narrower driveway width (20' vs. 23') in the front yard where no parking space maneuvering occurs. If the DRB does not agree with this waiver, the plans must be modified.
- (4) Subject to any staff recommended conditions listed herein.

**Site Development Plan Application  
10084 West Bay Harbor Drive – 9 DU Multi-Family Residential Complex  
Design Review Board Staff Report  
December 16<sup>th</sup>, 2024  
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**GENERAL PROJECT INFORMATION**

**Land Use Designation:** M-H Medium-High Density (6-34 DUA)  
**Zoning District:** RM-1 (Multiple Family Residential District)  
**General Location:** 10084 West Bay Harbor Drive  
**Legal Description:** Lot 15 of Block 3, "Bay Harbor Island Subdivision", according to the Plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

**PROJECT DESCRIPTION**

The project architect, MTTR MGMT, as agent for the property owner, Shaul Dina Trust, has submitted a Site Development Plan application for the construction of a new midrise multifamily residential development consisting of nine (9) dwelling units. The lot area is 11,250 sq. ft. / .26 acres in size and is comprised of a single "rectangular" lot located near the intersection of W. Bay Harbor Drive and 101<sup>st</sup> Street in the northwest quadrant of the East Island.

The proposed site design incorporates one (1) rectangular shaped building at 64' above BFE + 1 FBC freeboard to the top of the main roof deck (65' is max. bldg. height allowed at this location). The proposed building is seven (7) stories in height overall with dwelling units shown on six (6) floors (ground floor has lobby / misc. common spaces) and a proposed grade level parking garage. In addition, a rooftop elevator / stair tower / mechanical area / other structure is shown at 15' above the main roof deck (20' max. allowed) . Parking is provided partially within an under-building parking garage with some extended parking areas into the front yard area and side yard areas (waiver required as parking garages must be fully enclosed). Adequate screening (fences / walls / architectural features / landscaping) for any portion of exposed parking is required, especially in the side yards to screen neighboring sites. Access to the site is proposed via one (1) main driveway connection to West Bay Harbor Drive. A two-way / 20' wide entry driveway from the street pavement on West Bay Harbor Drive to the 1<sup>st</sup> parking spaces is shown that widens to 23' in width where parking spaces are shown (Code minimum at vehicle backout areas). No guest spaces are required (single lot / no TDRs) but a lobby drop-off / pickup / delivery space is required and provided. A proposed Fire Department staging area within the West Bay Harbor Drive roadway is shown. A rooftop recreational area is shown with two (2) spas (one larger rectangular / one smaller square) and sundeck areas. At grade level a linear "spa" is shown in the rear waterfront setback area.

**Height / DU** - The maximum height allowed in the RM-1 Multiple Family Residential District in this location is 65 feet above Base Flood Elevation (BFE) + 1'. The structure is proposed to be 64' above BFE + 1' FBC freeboard to the main roof deck. A rooftop recreation deck is shown per Code allowances (5' max. above main roof deck) now meeting the minimum 5' setback from the edge of the main roof. A 5' tall parapet wall is proposed (max. allowed) around the perimeter of the roof slab. The revised plans now meet Code limitations for rooftop accessory structures. Between the rooftop elevators / stairs is a proposed trellis shade structure. The nine (9) dwelling units shown all appear to have 3+ bedrooms, some with a media room / den. All of the proposed dwelling units meet the Town's minimum square footage requirements.

**Parking** – Based on 9 DU a total of 18 parking spaces are required (2 per DU). There are 18 parking spaces provided either under the building in the parking garage or in the front yard setback area. The proposed single ADA space is shown under the building in the parking garage and is sized to meet the handicap parking space size requirement (12' space + 5' loading). The drive aisle for the parking space area has a width of 23' which meets Code requirements. As stated above the driveway connection with WBHD is only 20' in width (can be allowed with DRB waiver). Per Sec. 23-30(a) all parking spaces are required to be at least 8½' x 18' and entirely paved. The proposed parking spaces meet the required 18' length (paved). A portion of the parking spaces will extend out from under the building as is common on single-lot sites, therefore, a screen wall is proposed next to the parking spaces and a roof screen has been added. The front yard landscape area between the front property line and first paved area is required to be a minimum of 10' in width by the Town Landscape Code. The Miami-Dade County Landscape Code requires at least 7' but the Town has a higher standard (10'). The DRB can consider a waiver with cause. As stated above, Sec. 23-24 requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences / walls / etc.). Additional screening is required and now proposed – the DRB will determine if this design is acceptable.

**Density** - The MDPA website / survey indicates the site is 11,250 sq. ft. / .26-acre in size. Based on the lot size and allowed base density a maximum of nine (9) DU can be built on this site (.26 acres x 34 DUA = 8.78 / rounded to 9). The site appears to be "whole" and does not indicate that 11' of the lot was granted to the Town in years past for the partially on-street parking. No TDRs are necessary for increased density.

**Nearby Development** - The adjoining / nearby development sites currently include the 3-story Knollwood MFR complex @ 6 DU / 23.1 DUA to the immediate north. To the immediate south is the 7-story Ten Thousand Plaza MFR complex @ 60 DU / 46.5 DUA. To the east across West Bay Harbor Drive is the 2-story Four Friends MFR complex @ 4 DU / 15.4 DUA. To the west is the 150' wide Bay Harbor Waterway with single-family homes on the West Island. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

The Town's Historic Structure Survey lists the existing structure as having some MiMo features that was built in 1948 (DA10215).

## **BACKGROUND INFORMATION**

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years and continues to refine its LDRs. 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. 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. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family /

multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote; however, the Zoning Code has more stringent building height limitations (65' for this site).

### **COMPREHENSIVE PLAN / ZONING**

**Comprehensive Plan** – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The project will not require any TDR units. The developer is seeking to build a total of 9 DU which is consistent with the allowed FLUM density.

**Land Development Regulations / Zoning Code** – The property has a Zoning classification of RM-1 (Multiple Family Residential District. The maximum building height allowed in this area is 65 feet (measured from BFE +1' to top of main roof deck). The proposed building height complies with the Town's height limits. The proposed use of the property is consistent with this zoning classification and the proposed site design is consistent with the Code at present, subject to the waivers.

### **PLATTING**

The site does not require re-platting pursuant to §11-22, as the site is comprised of only a single platted lot.

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

The roadway adjoining the site was platted with adequate right-of-way widths (EBHD = 60' width); therefore, no additional road right-of-way is necessary.

As stated above, the Site Development Plan depicts access to the site from West Bay Harbor Drive via (1) driveway connection. A grade level parking garage structure is proposed with sixteen (16) parking spaces located within the parking garage with an additional two (2) parking spaces shown partially in the front yard. The revised plan was modified to provide a screening wall against the outer edge of the two front yard parking spaces that extend out from under the building; however, to achieve this, the front yard required 10' wide landscape strip adjoining WBHD has been reduced to 7' (min. allowed via MD). The DRB will need to grant a waiver for this to occur. The proposed 20' wide driveway in the front yard would require a waiver from the DRB (23' min. normal). Within the parking garage the driveway is 23' in width. Per Sec. 23-30(a) the entire parking space must be paved. As requested, the revised plans show some screening for the exposed portions of vehicles. What is shown are 5'-4" tall buffer walls next to the parking spaces and landscaping, and some type of architectural screen panel hanging from the main exterior building facade to screen the vehicles and unsightly garage features (plumbing / mechanical equipment / etc.). Again, parking garages must be fully enclosed on all sides, unless the DRB approves a suitable alternative screening method. For single lot developments it is mathematically impossible to have a completely enclosed garage, as setbacks cannot be met.

The revised plans now show an on-site lobby / delivery drop-off space area as required. The DRB has been stressing the importance of providing the required front yard landscaping area but has allowed some minor reductions. The proposed front yard wall was deleted. A new solid wall is proposed next to the extended front yard parking spaces, which is allowed.

A Fire Department staging area will be required within the WBHD roadway next to the site. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB

### **BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY**

The building design is modern with clean vertical and horizontal design elements with the use of board formed concrete walls and cumaru hardwood screening. The building size is such that no breezeway or building angulation is required.

### **SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS**

Following are suggested conditions of approval and/or comments on the latest plans dated November 29<sup>th</sup>, 2024 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by MTTR MGMT dated November 29<sup>th</sup>, 2024. Any substantial changes requested after the DRB approval may require separate approval from staff and/or the DRB, as specified in the Town Code.
- 2) This approval is based on the DRB approving the applicant's request pursuant to Sec. 23-24 that requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences / walls / etc.). This request includes some open portions on the front and side facades of an underbuilding parking garage (not a solid wall). If the DRB does not agree with this alternative design the plans must be modified.
- 3) This approval is based on the DRB approving the applicant's request pursuant to Sec. 24-16 that requires that a 10' wide landscape strip be provided between a front property line and any on-site paved driveway / parking areas. The current plans show a 7' landscape strip which is the MD Code minimum. If the DRB does not agree with this waiver the plans must be modified.
- 4) This approval is based on the DRB approving a slightly narrower driveway width (20' vs. 23') in the front yard where no parking space maneuvering occurs. If the DRB does not agree with this waiver the plans must be modified.
- 5) Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.

**Site Development Plan Application  
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December 16<sup>th</sup>, 2024  
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- 6) Miami-Dade & Town impact fees must be paid / satisfied at time of building permits.
- 7) School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
- 8) Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time of building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.
- 9) All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
- 10) The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required.
- 11) Along the north property line there exists a Town outfall pipe draining WBHD stormwater to the Bay Harbor Waterway. In earlier years easements over public infrastructure was not always obtained. It is uncertain as to the exact location of the existing outfall pipe. Per the request of the Public Works Dept. staff, prior to the issuance of Building Permits, the developer will determine the exact location of the outfall pipe and grant a Drainage Easement (DE) to the Town over the outfall pipe / inlets from WBHD to the Bay Harbor Waterway, the exact location / width of which and clearance distances for access / work will be determined by the Public Works Director.

# 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

Maria Lasday  
Town Manager

Yvonne Hamilton  
Town Clerk

Joseph S. Geller  
Town Attorney

Folio # 13-2227-001-0580  
Size of described property 11,250 SF (1013)  
Project Description MULTI-FAMILY Units 9  
Owner(s) Name SHAUL PINA TRUST  
Mailing Address 8950 W OLYMPIC BLVD 176  
City BEVERLY HILLS State CA Zip 90211  
Phone Number 818-535-0897 Email SHAUL@OLDMASTICPRODUCTS.COM  
Signature of Owner [Signature]  
Name of Applicant (if different from owner) JUAN AZUARY  
Mailing Address 7290 NW 1ST CT  
City MIAMI State FL Zip 33150  
Phone Number 786-409-3363 Email JUAN@MAFFER.COM  
Signature of Applicant [Signature]  
Name of Representative ~~JOAN~~ DOMITILLE LEROY  
Mailing Address 7290 NW 1ST CT  
City MIAMI State FL Zip 33150  
Phone Number 786-409-3363 Email DOMITILLE@MAFFER.COM

**TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS**

Date Received 4/25/2024 By [Signature]  
Process Number SPR24-000012 Fee Paid \$3,000 -

CL#1113

# TOWN OF BAY HARBOR ISLANDS, FLORIDA

## DEVELOPMENT IMPACT ANALYSIS REPORT

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**Project Name:** La Jolla

**Location:** 10084 W Bay Harbor Drive, Bay Harbor Islands, FL

**Address:** 10084 W Bay Harbor Drive, Bay Harbor Islands, FL

**General Project Description:** 9 Unit Residential Condominium

**Site Square Feet / Acreage:** Lot size is 150' x 75' or 0.25 acres. The proposed project is approximately 29,531 SF

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

**Potable Water**                    200 gallons per capita, per day

Existing: 12 Units x 200 gallons = 2,400  
Proposed: 9 Units x 200 gallons = 1,800  
**Net Increase / Decrease = minus 600 (Decrease)**

**Sanitary Sewer**                    156 gallons per capita, per day

Existing: 12 Units x 156 gallons = 1,872  
Proposed: 9 Units x 156 gallons = 1,404  
**Net Increase / Decrease = minus 465 (Decrease)**

**Solid Waste**                        0.632 tons per capita, per year

Existing: 12 Units x 0.632 tons = 7.58  
Proposed: 9 Units x 0.632 gallons = 5.69  
**Net Increase / Decrease = minus 1.89 (Decrease)**

**Drainage**                            Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami Dade County Public Works Manual. Section D4- Water Control. No ponding water for more than 48 hours. See enclosed drainage plans from engineer.

**Local Streets\***                    LOS "B" at peak hour

See attached traffic statement.

**Arterial Roadways\*\***            LOS "E" at PM peak hour\* (96<sup>th</sup> Street / Kane Concourse / SR 922)

See attached traffic statement.

**Recreation  
Facilities**

1 tennis court for every 4,000 persons, 12-60 years old  
1 lighted baseball field for every 6,000 persons, 10-40 years old  
1 tot lot for every 500 persons, 3-12 years old

The project does not propose Recreation Facilities at this time.

**Public School  
Facilities**

100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

MDCPS has conducted a public school concurrency review for this application and has determined that it has NO IMPACT. Statement from MDCPS is attached.

---

**Notes:** \* The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

\*\*The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.



**Matter Management LLC**  
7290 NW 1<sup>st</sup> Ct, Miami, FL  
(786) 409-3363  
[info@ma77er.com](mailto:info@ma77er.com)

**22 June 2024**

Michael Miller  
Town of Bay Harbor Islands

Project:  
10084 W Bay Harbor Terrace  
Bay Harbor Islands,  
Florida 33154

Re:  
**Traffic Generation Statement**  
**10084 W. Bay Harbor Drive**  
**Bay Harbor Islands, Florida**

**M77R Project WBH10084**

Dear Mr. Miller:

Matter Management LLC prepared this traffic-generation statement for the 10084 W Bay Harbor Drive residential development on the southwest corner of W. Bay harbor Drive and 91<sup>st</sup> Street in Miami-Dade County, Florida. We determined that the proposed development will generate less traffic compared to the existing development. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

**Project Description**

The proposed development comprises nine (9) mid-rise multifamily dwelling units expected to be built by 2026 or sooner. The 0.25-acre site is occupied by an existing 2- story multifamily building with twelve residential units.

The development will demolish the existing building to construct an six-story residential building with nine (9) residential units. The project site is on the southwest corner of W. Bay harbor Drive and 100<sup>th</sup> Street in Bay Harbor Islands, Florida. The development will have access through a two-way driveway onto W. Bay Harbor Drive which will connect onto W Bay Harbor Dr. The proposed parking garage will be gate-controlled. The gates will be located approximately 30-feet from the public right-of-way. The attached application contains the site plan showing the proposed development program and driveway.

**Matter Management LLC**  
 7290 NW 1<sup>st</sup> Ct, Miami, FL  
 (786) 409-3363  
[info@ma77er.com](mailto:info@ma77er.com)

### Trip Generation Analysis

The proposed development is expected to generate less traffic than the existing development. The proposed development is expected to generate 41 daily, four morning peak-hour and four afternoon peak-hour trips. The results of the trip comparison are summarized in **Table 1**, using equations from the 12<sup>th</sup> Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

**Table 1 - Trip Generation Analysis**

#### DAILY


LAND USE	ITE CODE	SIZE	TRIP GENERATION RATE	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
Existing Uses - Multifamily Housing (Low Rise)	.220	12 DU	T = 6.74 x 0.00	50%	50%	40	41	81
Proposed Uses - Multifamily Housing (Mid Rise)	.221	9 DU	T = 4.54 x 0.00	50%	50%	20	21	41
DIFFERENCE						-20	-20	-40

#### MORNING PEAK HOUR

LAND USE	ITE CODE	SIZE	TRIP GENERATION RATE	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
Existing Uses - Multifamily Housing (Low Rise)	.220	12 DU	T = 0.40 x 0.00	24%	76%	1	4	5
Proposed Uses - Multifamily Housing (Mid Rise)	.221	9 DU	T = 0.37 x 0.00	23%	77%	1	3	4
DIFFERENCE						0	-1	-1

#### AFTERNOON PEAK HOUR

LAND USE	ITE CODE	SIZE	TRIP GENERATION RATE	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
Existing Uses - Multifamily Housing (Low Rise)	.220	12 DU	T = 0.51 x 0.00	63%	37%	4	3	7
Proposed Uses - Multifamily Housing (Mid Rise)	.221	9 DU	T = 0.39 x 0.00	51%	39%	2	2	4
DIFFERENCE						-2	1	-3



**Matter Management LLC**

7290 NW 1<sup>st</sup> Ct, Miami, FL

(786) 409-3363

[info@ma77er.com](mailto:info@ma77er.com)

**Conclusion**

We determined that the 10084 W. Bay Harbor Drive residential development is expected to generate less traffic compared to the existing development. The development comprises an six-story apartment building with nine (9) residential units that will have a two-way driveway to a public roadway. Please contact me at (310) 497-7303 with any questions or comments.



Juan Azulay

Sylvia Pawlowska  
License AR 100925

December 14, 2023

Ms. Danielle Dina  
NYC Topanga, LLC  
7781 Hayvenhurst Avenue  
Van Nuys, California 91406

Re: Report of Subsurface Exploration & Geotechnical Engineering Study  
Proposed 7-Level Development  
10084 W Bay Harbor Drive  
Bay Harbor Islands, Florida  
NV5 Project No.: 18374

Dear Ms. Dina:

NV5, Inc. submits this report in fulfillment of the scope of services described in our Proposal No. 23-0627 dated August 9, 2023. The work was authorized by acceptance of our Professional Services Agreement. This report describes our understanding of the project, presents our evaluations, and provides our professional opinions and recommendations for foundation design and construction of the proposed project.

This report should be read in its entirety. The user of this report is encouraged to contact NV5 to discuss our findings and to ensure clarity regarding the evaluations and recommendations contained herein.

Sincerely,  
NV5, Inc.

This document has been digitally signed and sealed by:

Digitally signed by  
Alfredo Budik  
Date: 2023.12.14  
11:02:00-05'00'

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies



A handwritten signature in blue ink that reads "Qingyi Qian".

Alfredo Budik, P.E.  
Senior Engineer  
Florida License No. 43884

Qingyi "Tom" Qian, Ph.D., P.E.  
Senior Geotechnical Engineer  
Florida License No. 78655

Distribution: 1 Copy to Addressee via Email  
1 Copy to NV5 File

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### FIGURES

Drawing 1	Site Vicinity Map & Test Location Plan
Drawing 2	Boring Summary Sheet

### APPENDICES

Appendix A	Boring Log Data (A-1 through A-12)
Appendix B	Field Permeability Test Data (B-1 and B-2)



## 1.0 SITE AND PROJECT INFORMATION

The project site is located at 10084 W Bay Harbor Drive in Bay Harbor Islands, Florida. The site is bounded to the north and south by multi-level residential structures, to the east by W Bay Harbor Drive and to the west by the intracoastal waterways. A site vicinity map is presented as Drawing 1. Based on the Miami-Dade County Property Appraiser's webpage, the lot corresponds to Folio Number 13-2227-001-0580. A survey drawing was not provided. The site is rectangular shaped with dimensions of about 75 feet in the north-south direction and by 150 feet in the east-west direction. The site is currently occupied by a 2-level residential building. Site grades are estimated at about +4 to +5 feet with respect to the 1929 National Geodetic Vertical Datum (NGVD).

We understand the project is planned for a 7-level residential building. Basement is not planned for this project. Structural loads were not provided. We estimate column and wall loads to be on the order of 800 kips. We assume ground floor slabs will be loaded to around 150 pounds per square foot. When structural loading information is available, it should be provided to us.

## 2.0 PURPOSE AND SCOPE OF WORK

The purpose of our services on this project is to explore the subsurface conditions at the site in order to provide recommendations for foundation design and construction. Specifically, this report provides:

- ◆ Drawings showing boring and permeability test locations, a graphic summary of the generalized subsurface conditions, and boring logs with detailed descriptions of the materials encountered.
- ◆ Discussion of generalized subsurface conditions at the site including groundwater levels and hydraulic conductivity.
- ◆ Discussion of feasible foundation type(s) for the proposed development.
- ◆ Design parameters for the recommended foundation type(s), including vertical and lateral load resistance.
- ◆ Soil parameters for seawall design.
- ◆ Estimates of foundation settlements.
- ◆ Recommendations for site preparation and grading, including the re-use of site-excavated materials for fill, fill placement and compaction, and slab subgrade preparation.
- ◆ Construction considerations including excavation support and dewatering, and impacts for adjacent structures.

## 3.0 FIELD EXPLORATION

Our field exploration consisted of performing test borings and field permeability tests as described below. The test locations depicted on Drawing 1 were marked and identified in the field by NV5. It should be noted that the test locations shown are approximate. If accurate as-built test locations are required, they should be surveyed. The test data reported herein reflect our interpretation of conditions at the specific test locations only, and at the time the tests were performed.



### 3.1 BORINGS

NV5 explored the site subsurface conditions with five (5) engineering test borings drilled to maximum depths of about 50 and 75 feet below existing grade. The short boring was near the seawall. The borings were drilled with a truck-mounted and a track-mounted drill rigs utilizing the rotary wash method. Samples of the subsurface materials were recovered at roughly 2-foot intervals within the upper 10 feet of the borings and at approximately 5-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch I.D. split-tube sampler into the subsurface profile using a 140-pound hammer falling 30 inches. The total number of blows required to drive the sampler the second and third six-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the borings, the boreholes were backfilled with soil cuttings.

The soil/rock samples recovered from the borings were initially classified in the field. The collected samples were later re-examined in the laboratory to confirm field classifications. Visual soil classifications were made in accordance with ASTM D2487 and ASTM D2488. The results of the classification and consequent generalized stratification of the boring is shown in the boring log data in Appendix A (sheets A-1 through A-12). Strata contacts shown on these drawings are approximate. The boring data reflect conditions at the specific test location only, and at the time the boring was drilled.

### 3.2 FIELD PERMEABILITY TESTS

NV5 performed also, two (2) permeability tests to a depth of 15 feet below grade at the locations shown on Drawing No. 1. The permeability tests were performed by rotating a roller bit and casing first down to a test depth of 15 feet below grade. A slotted PVC pipe was installed within the full hole. Next, with the borehole open, water was pumped into the borehole to develop a test hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded. Upon completion of the test, the borehole was backfilled to the ground surface with soil cuttings and the upper few feet closed with cement grout. A formula developed by the South Florida Water Management District was used to estimate hydraulic conductivity. Test results are presented in Appendix B (sheets B-1 and B-2).

## 4.0 LOCAL GEOLOGY AND GEOLOGIC HAZARDS

### 4.1 LOCAL GEOLOGY

Miami-Dade County is located on the southern flank of a stable carbonate platform on which thick deposits of limestones, dolomites and evaporites have accumulated. The upper two hundred feet of the subsurface profile is composed predominantly of limestone and quartz sand. These sediments were deposited during several glacial and interglacial stages when the ocean was at elevations higher than present.

In many portions of Miami-Dade County, surface sand deposits of the Pamlico Formation are encountered. The Pamlico sands overlie the Miami Limestone. In western Miami-Dade County, portions of the Everglades Region interfinger with the Pamlico sand. The Everglades soil consists of peat and calcareous silt (marl).



The Miami Limestone is a soft to moderately hard, white, porous to very porous, sometimes sandy, oolitic calcareous cemented grainstone. The formation outcrops in portions of Miami-Dade County. The Miami Limestone has a maximum thickness of about 35 feet along the Atlantic Coastal Ridge and thins sharply near the coastline and more gradually in a westerly direction. The Miami Limestone was formed about 130,000 years ago at a time when the sea level was twenty-five feet higher than it is today. This environment facilitated formation of concentrically layered sand sized carbonate grains called oolites. These grains formed by repeated precipitation of calcium carbonate around the nucleus of a sand or shell grain.

The Miami Limestone can be separated into two facies: the barrier bar oolitic facies and the tidal shoal limestone facies. The barrier bar facies is characterized by lenses of oolitic limestone separated by intermittent, 1-inch thick or less, uncemented sand layers (cross-bedded limestone). Zones of higher porosity are characteristic and parallel the bedding planes of the cross-bedded limestone. The tidal shoal limestone facies is characterized by a distinct lack of bedding planes. In addition, burrowing organisms have churned previously deposited sediments, which have resulted in high porosity channels in the rock. These ancient channels give the rock an appearance of a hardened sponge in some areas.

The Fort Thompson Formation underlies the Miami Limestone, and includes sand, sandstone, and limestone. The upper zones of the Fort Thompson Formation consist of sand having a thickness ranging from five (5) to 35 feet. The remainder of the formation consists of coralline limestone, quartz sandstone, sandy limestone and freshwater limestone. The type of soils within the formation and the degree of cementation vary with lateral extent and depth.

The Fort Thompson Formation is underlain by the Tamiami Formation. The Tamiami Formation consists of sands, silts, clays, and sometime fossiliferous limestone. The upper portions of the Tamiami Formation are permeable and make up the lower reaches of the Biscayne Aquifer. This formation ranges in thickness from zero to 300 feet in South Florida.

## 4.2 GEOLOGIC HAZARDS

The South Florida area is relatively free of geologic hazards. The region is not considered seismically active. Consequently, hazards such as ground shaking, liquefaction, lateral spreading, and ground rupture that are normally associated with earthquakes and other seismic activity are generally not a factor for the design of structure foundations in South Florida. Based on the 2021 International Building Code, a Site Class D classification is considered appropriate for this site.

Karst topography that is associated with the formation of sinkholes and other underground discontinuities in carbonate rock formations in the central and northern portions of Florida is generally not found in South Florida. Any discontinuities in the limestone due to solutioning of the rock are typically very limited in vertical and lateral extent and are usually not considered a factor in the design of foundations in the local practice.

## 5.0 SUBSURFACE CONDITIONS

### 5.1 BORING

The subsurface conditions encountered in the borings are generally consistent with the geology described above. The subsurface conditions are presented graphically in records of test boring sheets in Appendix A (Sheets A-1 through A-12). It should be noted that the ground surface elevations shown for the borings have been estimated. If accurate elevations are required, the boring locations should be surveyed.



Layer 1 – Sand/Limestone Fragments:

This surficial layer consists of brown to light brown sand with limestone fragments and by tan limestone fragments that extends about two (2) feet below grade in the majority borings except Boring B-5. A layer of silty sand about two (2) feet thick was encountered at top of Boring B-5. SPT N-values recorded in Layer 1 range from four (4) to 10 blows per foot (bpf), with an average value of around 6 bpf.

Layer 2 – Silt/Peat:

Below the sand the borings encountered gray silt followed by dark brown peat encountered at about two (2) feet below grade and extends to six (6) feet below grade. The thickness of the silt/peat is about four (4) feet. SPT N-values recorded in the Layer 2 range from less than one (1) to 4 blows per foot (bpf), with an average value of less than 3 bpf.

Layer 3 – Sand:

This layer consists of gray and dark gray with trace of shells and organics encountered at six (6) feet below grade with a thickness of about seven (7) feet in the borings. The recorded SPT N-values range from three (3) to 16 blows per foot (bpf), with an average value of around 8 bpf indicating a very loose to medium dense consistency.

Layer 4 – Limestone:

This layer consists of light brown and light gray limestone with some sand encountered at 13 feet below grade and extends 30 to 35 feet below grade with a thickness of about 17 to 22 feet. The recorded SPT N-values range from seven (7) to greater than 50 bpf, with an average value of around 29 bpf.

Layer 5 – Sand/Silty Sand/Shelly Sand:

This layer consists of gray and light brown sand with some shells encountered at 30 and 35 feet below grade with a thickness that range from eight (8) to 38 feet in the borings. In Borings B-3 and B-4 shelly sand was recovered at 48 and 58 feet below grade and extend to the bottom of Layer 5. In Boring B-5 sand with silt was observed at 40 feet below grade and extends to the termination depth of that boring at 50 feet below grade. The recorded SPT N-values range from seven (7) to 55 bpf, with an average value of around 26 bpf.

Layer 6 – Limestone/Sandstone with Sand Zones:

This layer consists of light gray and light brown limestone encountered at 43 to 68 feet below grade extending to the maximum termination depth of the borings at 75 feet below grade. In Boring B-1 gray and brown sandstone was recovered between 43 and 68 feet below grade, and in Boring B-2 zone of gray sand was observed between 60 and 68 feet below grade. The recorded SPT N-values in Layer 6 range from 19 to greater than 50 blows per foot (bpf), with an average value of around 42 bpf. The low blow count was in the sandy zone of the layer.

For the layers described above, Table 1 below summarizes our estimates of engineering parameters considered pertinent to the design of foundations for the proposed structures.

**TABLE 1 - SUMMARY OF ESTIMATED PERTINENT ENGINEERING PARAMETERS**

Layer ID	Description	Thickness (ft.)	SPT N-values		Modulus of Elasticity (ksf)	Unconfined Compressive Strength (ksf)	Allowable Side Shear (ksf)
			Range	Avg.			
1	Sand/ Limestone Fragments	2+	4 - 10	6	200	-	-
2	Silt/Peat	4+	<1 - 4	3	100	-	-
3	Sand	7+	3 - 16	8	200	-	-
4	Limestone	17 - 22	7 - 50+	29	10,000	50 - 300	3
5	Sand/Silty Sand/ Shelly Sand	8 - 38	7 - 55	26	400	-	-
	Limestone/Sandstone	5+	19 - 50+	42	10,000 - 15,000	100 - 500	3 - 5

We note that the values of allowable side shear estimated in Table 1 above are based on our experience and laboratory data from similar rock that we have tested.

Groundwater

Groundwater was encountered in the borings between 3 and 4 feet below the existing ground surface. It should be noted that groundwater readings during drilling might not represent stabilized levels. Stabilized water levels would be best obtained by installing groundwater monitoring devices and taking readings over an extended period. NV5 can provide these services if they are of interest to the project development team.

The depths above correspond approximately to elevations ranging between +0.7 and +1.2 feet NGVD. On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between approximate elevations 0 to +4 feet NGVD, the variations being primarily as a result of seasonal rainfall and tidal fluctuations in nearby water bodies. Nonetheless, it should be noted that groundwater levels outside of this range could be encountered during construction. Storm and hurricane events and construction activities also result in variations in the groundwater levels. Notwithstanding the variations acknowledged, we anticipate that groundwater at the site will generally be encountered within the upper five (5) or so feet of the existing ground surface.

**5.2 FIELD PERMEABILITY**

The results of the open-hole field permeability (drainage) tests performed at the site are presented in the table below:

**TABLE 2 - SUMMARY OF FIELD PERMEABILITY TEST RESULTS**

Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft <sup>2</sup> -ft. head)
P-1	15	5.48 x 10 <sup>-04</sup>
P-2	15	8.52 x 10 <sup>-05</sup>

It should be noted that the above results are un-factored and represent the conditions at the test locations at the time of the tests. To account for potential variations in hydraulic conductivity across the site the designer should apply an appropriate safety factor to the reported values. The permeability tests data are presented in Appendix B.



## 6.0 EVALUATION AND DISCUSSION

### 6.1 FOUNDATION SUPPORT

Due to the compressible silt and peat layers encountered close to the surface, a deep foundation is recommended for the proposed 7-level building. Consistent with current practice in the South Florida area we consider augered, cast-in-place (ACIP) piles to be the most feasible deep foundation type for this project. Other deep foundation systems such as driven piles and drilled shafts are not considered appropriate. In addition to the noise nuisance, vibrations from driven pile foundations could adversely impact existing buildings on the site as well as those on adjacent properties. Additionally, it could be difficult to penetrate the hard zones in the rock at the site to sufficient depths to provide adequate uplift capacity on the driven piles. Drilled shafts are typically economically feasible and attractive only where they are used to carry very large loads that sufficiently justify the slower installation rates and other installation difficulties attendant with such foundations.

We conclude that the 7-level structure can be supported on 14- or 16-inch-diameter ACIP piles on the order of 35 to 53 feet long below existing grade. Shorter low capacity 14-inch diameter piles can be also considered for midspan and for miscellaneous structures. We note however, that the anomalously limited Layer 4 limestone condition encountered at the Boring B-4 location, could result in piles that are considerably longer, on the order of 47 and 53 feet long below existing grade for the 14- and 16-inch diameter piles, respectively.

As an alternative method to transfer the loads to the competent bearing layer for smaller structures such as perimeter walls, pool, pool deck, guard house, planters, etc., helical piles can also be used. The helical piles would be on the order of 15 feet below grade and securely screwed into Layer 4 limestone.

Our recommendations for foundation design and construction are presented in Section 7 of this report.

### 6.2 ESTIMATED SETTLEMENT

We estimate that foundations that are properly designed and constructed as recommended herein will experience total settlements of one (1) inch or less and maximum differential settlements of ½ inch. Given the granular nature of the subsurface materials at the site, we predict settlement will occur coincidental with the application of the building dead and live loads and for a short time after.

### 6.3 IMPACTS OF FILL ON SILTY AND PEATY SOILS

It is noteworthy that the borings encountered silt and peat materials up to 4 feet thick encountered at depth of about two (2) feet below grade. These materials are highly compressible, and as a result miscellaneous structures such as privacy walls, paver blocks, planter boxes and other hardscape that are not pile supported could experience settlement. Additionally, new fills could result in increases in in-situ stress and hence compression of the layer, particularly where the layer is close to the ground surface. Settlement of the silt and peat materials could result also in downdrag forces on perimeter piles adjacent to the settling fill. NV5 should therefore evaluate the project grading plans to assess any potential adverse impacts with respect to the silt and peat materials, including downdrag forces on piles.

## 6.4 GROUND FLOOR SLAB

Ground level slabs should be structurally supported due to the presence of the compressible materials close to the ground surface.

## 6.5 IMPACTS TO ADJACENT STRUCTURES

The primary potential adjacent structure of concern for the proposed development is the 3- and 7-level buildings to the north and south. Impacts to adjacent structures during construction generally come from one of three (3) sources, namely settlement, ground movement due to nearby excavations, or vibrations. The discussion below is general in nature and NV5 can perform additional and more specific evaluation of potential impacts to adjacent structures as the project foundation design progresses and more information on the adjacent structure becomes available. It will be important to obtain as-built foundation information for the adjacent structures as early as possible in the project development schedule.

It could become necessary to include a contingency to address repairs that might be needed at adjacent properties due to impacts from construction of the project. It will also be prudent to perform pre-construction condition observations of the adjacent properties and to monitor them for the impacts discussed below during construction.

### 6.5.1 Settlement Impacts

The loads of the proposed 7-level structure are not expected to cause significant areal settlements outside the foundation footprints. We therefore do not anticipate direct offsite settlement impacts.

Settlements can also derive from drawdown of groundwater levels due to dewatering. This is usually an issue for long-term dewatering by well-points. A detailed dewatering plan will nonetheless be required to be developed by the contractor, if dewatering is needed, and it would be prudent to monitor adjacent foundations during any long-term dewatering activities.

### 6.5.2 Excavation & Ground Movement Impacts

Excavations for the proposed development are not expected to negatively impact the neighboring structures considering they are about 20 and 70 feet away from the north and south buildings, respectively. However, depending on proximity, such excavations could result in movement of existing ground level slabs. Support of excavation will have to be properly designed to limit ground movement at the top of the excavations.

It would therefore be prudent to plan for possible underpinning at adjacent ground level slabs that are close to proposed excavations. Such underpinning would likely comprise chemical grouting of the Layer 1 sand/limestone fragments. One of the important considerations in any plan for underpinning of adjacent foundations is that often access to the neighboring property is required for this work to be done.

### 6.5.3 Vibration Impacts

Construction-related vibrations could impact the existing structures as well. Such vibrations could derive from activities such as compaction. In general, while such vibrations can be a nuisance to humans nearby, the damage caused to adjacent structures by vibrations from these activities are typically cosmetic in nature. Notwithstanding, methods that could potentially address mitigation of



offsite vibration impacts and reduce complaints and damage to adjacent properties include the use of non-vibratory techniques such as secant ACIP piles, modifying compaction procedures and techniques, and performing vibration monitoring at the structures during construction.

## 6.6 MISCELLANEOUS ENVIRONMENTAL IMPACTS

Environmental forces consist of sinkholes, freeze thaw damage, shrinking and swelling soils, and hurricane scour can affect the performance of a foundation system. Sinkholes, freeze-thaw, and shrinking/swelling soils are generally not of concern in the South Florida area. While a detailed study of hurricane scour was outside the scope of this study, it is nonetheless our opinion that the foundation systems recommended herein when properly designed and constructed, will resist hurricane scour forces. It is therefore our opinion that these specific environmental forces have a low risk (on a scale of low, moderate, high) of adversely affecting foundation performance at this site provided the foundation system is designed and constructed as recommended herein.

## 7.0 RECOMMENDATIONS

Our recommendations for geotechnical design and construction of the proposed project are provided in the following sections.

### 7.1 SITE PREPARATION AND GRADING

1. Geotechnical site preparation for construction should consist of removal of all existing structures, foundations, pavements, underground utilities, and other deleterious materials within the proposed foundation footprints plus a five-foot perimeter where possible. Any voids created by the removal of these deleterious materials should be properly backfilled as described in the paragraphs below.

We are not aware of the site development history beyond its current condition. Where old spread or other foundations are encountered, they should be removed and replaced with compacted fill if they interfere with new foundations or utilities. If the old foundations do not interfere with new construction they could be left in place. Backfilling of old foundation excavations should be performed in accordance with the recommendations provided in this report.

After preparation as described above, areas for structures that will have pavements on grade should be proof-rolled. Proof-rolling should include planned development footprints plus a five-foot perimeter. The densification should be observed by NV5 to identify and mitigate any weak subgrade conditions evidenced by yielding or rutting at the wheels of the compactor.

2. New structural fill should consist of either inorganic, non-plastic sand having less than 10 percent material passing the No. 200 sieve, or crushed limestone with a maximum rock size of six (6) inches. In particular, fill soils placed within the upper 12 inches of the subgrade of building slabs on grade should consist of either sand with less than 10 percent passing the number 200 sieve, or crushed limestone with a maximum particle size of three (3) inches.

Based on our boring data, Layer 1 materials that consist of sands and limestone fragments should satisfy the fill criteria. The materials might require localized sorting and moisture-conditioning prior to re-use. Topsoil, silt and peat should not be used as structural fill. In any event, representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation, and



plasticity should be determined. These tests are needed for quality control of the compacted fill.

3. Fill soils should be placed with loose lift thicknesses of not more than 12-inches, moisture-conditioned to within two (2) percent of the optimum moisture content based on ASTM D-1557, and compacted to a minimum 95 percent relative compaction<sup>1</sup>. One test should be performed for each 2,500 square feet of proof rolling and fill area per lift of fill soils. If during the compaction process, the fill shows evidence of yielding under the weight of the compactor, it should be removed and replaced with dry granular fill described above. Fill particles exceeding one (1) inch in size should not be allowed to nest within the fill.
4. The vibrations produced by the operation of the roller/compactor should be monitored for potential adverse effect on adjacent existing structures, pavements, and utilities. If existing foundations and nearby structures will be affected by the vibration of the compactor, the compaction procedure may require modification as approved by NV5.

## 7.2 FOUNDATION SUPPORT

### 7.2.1 ACIP Piles

1. Our recommended pile tip elevations, allowable pile axial capacities, and grout strengths for foundation support are presented in the table below.

TABLE 3 - SUMMARY OF PILE ALLOWABLE AXIAL CAPACITIES

Pile Diameter (in)	Minimum Pile Tip Elevation (ft., NGVD)	Allowable Compression (kips)	Allowable Tension (kips)	Minimum Grout Strength (ksi)
14 (low capacity)	-16	80	40	5.0
14	-29 to -44 <sup>c</sup>	230	115	5.0
16	-29 to -49 <sup>d</sup>	300	150	5.0

Notes:

- a. Minimum pile tip elevation based on an average site grade of +4 feet NGVD at the time of the borings.
- b. Required grout strength is for a 28-day test
- c. Minimum pile tip elevation is EL -29' NGVD. For conditions similar to Boring B-4, extend pile to Elev. -44' NGVD.
- d. Minimum pile tip elevation is EL -29' NGVD. For conditions similar to Boring B-4, extend pile to Elev. -49' NGVD.

2. For computer structural modeling of the building initial vertical spring constants of 230 and 350 kips per inch (kpi) may be used for the 14- and 16-inch-diameter ACIP piles, respectively. For the low capacity 14-inch diameter pile 80 kpi should be used. The vertical spring constant is the working pile load divided by the estimated pile settlement and is based on our experience and a review of available pile load test data in similar subsurface conditions. The initial spring constant value should be refined as the structural model is developed. The design value used should match the settlement estimates. For analysis of transient loads, a value of 1,200 kpi may be used for the deep piles and 600 kpi for the low capacity piles.

<sup>1</sup> Relative compaction refers to the in-place dry unit weight of a material expressed as a percentage of the maximum dry unit weight of the same material as determined in the laboratory using the Modified Proctor procedure (ASTM D1557).

3. To evaluate the lateral capacity of the piles, we performed lateral load analyses using the LPILE computer program to estimate the performance of the piles under lateral loading. In the analyses, we have considered the simultaneous application of about 25 percent of the compression loads along with the lateral loads in Table 3 above. A fixed head condition was assumed for the pile. Modification factor of 0.4 was applied to p- soil resistance values to consider the effect of pile grouping since the LPILE program analyzes a single-pile condition only. No y-modification factor was applied. Our recommendations for allowable pile lateral capacities for the fixed head condition are presented in Table 4 below.

**TABLE 4 - SUMMARY OF PILE LATERAL LOADS AND BENDING MOMENTS**

Pile Diameter (in)	Allowable Lateral Load (kips)	Maximum Bending Moment (in-kips)	Depth to Maximum Moment (ft.)	Depth to Zero Moment (ft.)
14	7	380	0	20
16	10	650	0	20

Notes:

- a) Lateral load capacities based on maximum pile head movement of ¼ to 3/8 inch
- b) Bending moments listed above are un-factored.
- c) The depths in table above referenced to the bottom of pile cap/top of pile.

The recommended pile lateral capacities assume that the piles and their caps can safely tolerate horizontal deflections on the order of ¼ to 3/8 inch. If required, we can provide higher lateral capacities associated with batter piles or with vertical piles where larger horizontal pile head deflections are allowed. The pile lateral resistance can be assumed to act at the base of the pile cap.

2. Resistance to lateral loads can also be provided by passive pressure acting on the pile caps or grade beams. Equivalent fluid densities of 180 and 80 pounds per cubic foot may be used to compute the passive pressures acting against the sides of the pile caps and grade beams above and below the groundwater table respectively. Passive resistance of the upper one foot of soil should be neglected, unless it is confined by a slab or pavement. Frictional resistance at the bottom of pile cap should be neglected.

The above values include a factor of safety of at least 1.5. These values of resistance assume that the foundations are: 1) surrounded by in-situ soil densified by compaction, or approved fill which is compacted to 95 percent relative compaction, and 2) able to withstand horizontal movement on the order of ¼ to 3/8 inch.

5. Pile reinforcing should be designed by the structural engineer to resist the tension and lateral forces applied to the pile systems. We recommend that piles resisting tension loads be reinforced over their entire length. The information provided in Table 4 above should be used to design the reinforcing for piles resisting lateral loads. If the pile is not reinforced over the entire length, we recommend as a minimum, a single No. 7 bar be installed the full length of the pile to verify pile cross-section continuity.

It should be noted that the lateral load capacities provided above assume pile reinforcement of approximately 2 percent. If the actual pile reinforcement differs significantly from this assumption, it might become necessary to revisit the lateral recommendations provided in Table 4 above.



6. Foundations should be designed so that a minimum center-to-center pile spacing of three pile diameters is maintained.
7. We recommended that a load test program be performed for the project prior to the start of production piling for piles with a design greater than 80 kips in compression. This will allow for the test results to be analyzed, and for pile recommendations to be revised if necessary. Based on load test results pile capacities and/or lengths may be adjusted. The pile load test program should consist of one (1) compression load test (ASTM D 1143), one (1) tension load test (ASTM D 3689) and one (1) lateral load test (ASTM D 3966) for each pile diameter and pile tip chosen. Load tests should be performed and results interpreted in accordance with the most current edition of the Florida Building Code. We recommend the use of strain gauge pairs in all test piles to evaluate pile load transfer. Upon final selection of the load test location, NV5 will provide recommendations for the locations (w.r.t. to elevation) of the pile instrumentation.

The minimum test loads should be twice the pile working capacity. We recommend the compression load test(s) be designed to allow overloading of the test pile(s) to 2.5 times the design working load after completion of the standard compression test loading and unloading procedure.

8. Test piles shall not be used as production piles. Upon approval by NV5, reaction piles may be installed in production locations provided such piles are properly installed to meet the project specifications and are monitored for movement during load testing.
9. NV5 should review and approve the contractor's load testing submittal with respect to test locations, test pile installation, and load testing equipment and procedures. NV5 should also monitor and report the results of test pile installation and load testing.
10. We note that the borings encountered zones of hard rock at the site. These are indicated on the generalized subsurface profiles shown on Drawing 2 as material with refusal type SPT N-values typically exceeding 50 bpf. Some of these materials were encountered at elevations above the recommended pile tip elevations. The contractor must mobilize the appropriate equipment in order to drill through this hard rock and achieve the tip elevations recommended herein.
11. Piles should be installed within three inches of specified plan location, and within two percent of vertical or batter line.
12. During grouting of the pile excavation, the auger should be raised at a rate consistent with the capacity of the pump to ensure the entire pile shaft is uniformly grouted and to prevent caving of soils into the pile excavation. The actual grout volume for each ACIP pile should be at least 15 percent greater than the theoretical pile volume. A grout head of at least 10 feet should be maintained throughout the grouting of the pile shaft.

Production piles should be installed in a manner similar to the successfully tested pile.

13. If during pile grouting any abnormalities such as sudden pressure drop or low grout take for a given interval of pile length are observed, the auger should be re-advanced to about five feet below the elevation where the anomaly was observed and the pile shaft properly re-grouted. Pumping should continue while the auger is rotated back down to the required remedial depth.



14. New piles should not be installed close to previously installed piles before the existing pile grout has started to set. Per the Florida Building Code, piles should not be installed closer than six (6) diameters within 12 hours.
15. Grout should be sampled during piling installation at a minimum frequency corresponding to the greater of one set of at least six cubes each morning and afternoon during production or one set of at least six cubes for each 50 cubic yards of grout placed. Cubes should be tested for compressive strength at intervals of seven, 14, and 28 days for the piles. At least three cubes should be tested at 28 days. Any remaining cubes should be retained for subsequent breaks if required.
16. The steel reinforcement should be installed into the pile shaft immediately upon withdrawal of the grouting auger. Spacers should be fitted to the reinforcing cages to assure that they remain centered within the grouted shaft and maintain the required side cover. If obstructions are encountered during insertion of the steel cage, the cage should be extracted, the pile shaft re-drilled to the originally drilled pile tip elevation, and re-grouted to the ground surface, following which the reinforcement should be re-installed.
17. An NV5 inspector should provide full-time quality control inspection to document the excavation and grouting of each pile and to provide, in conjunction with a licensed office engineer, any necessary field adjustments of pile tip elevations.

#### 7.2.2 Helical Piles

1. Miscellaneous structures outside the main building such as pool, pool deck, planter and perimeter walls can also be supported using helical piles such as A.B. Chance helical piles RS2875.203 round shaft or equivalent.
2. We recommend that each pile consist of a 10-12-14-inch-diameter helix configuration designed for the allowable loads provided below.

Helix Diameter (in)	10-12-14
Allowable Compression Load (kips)	20
Allowable Tension Load (kips)	8
Allowable Lateral Load (kips)	0
Est. Length Below Existing Grade (ft.)	15

3. The contractor should be aware that is possible pile lengths may vary depending on actual site conditions. The helical piles would be securely screwed into Layer 4 limestone.
4. Helical piles should be spaced a minimum three (3) feet apart.
5. Measurement of installation torque can provide an indication of capacity. A calibrated gauge should be used during pile installation. We recommend the contractor provide the torque requirements based on the specific anchor design to meet the recommended pile capacities.
6. The piles shall be installed within two (2) inches of the specified plan location and within two (2) percent of vertical.



7. Connections of the helical piles to the pile cap should be as recommended by the manufacturer.
8. Lateral loads on the pile caps can be transferred to the bearing layer using inclined (battered) piles. Helical piles have little to no lateral capacity.
9. The final helical selection and design should consider corrosion potential. Due to the variable types of helical anchors available, the Contractor should submit the design of the pile for review by NV5 and the project structural engineer. The design should be performed and signed and sealed by a Professional Engineer registered in the State of Florida.
10. NV5 should monitor the installation of the helical piles to assure that the piles are installed in accordance with the recommendations provided herein. If Ownership retains another geotechnical engineer to observe foundation installation, that engineer will be required to accept full responsibility for the foundation performance.

### 7.2.3 Soil Parameters for Seawall Design

One (1) soil boring was performed near the existing seawall. The following table summarizes the geotechnical parameters for seawall design.

TABLE 5 – SUMMARY OF GEOTECHNICAL PARAMETERS FOR SEAWALL

Layer ID	Description	Depth* (ft.)	Angle of Internal Friction (degrees)	Coefficient of Active Earth Pressure, $k_a$	Coefficient of Passive Earth Pressure, $k_p$	Total Unit Weight (pcf)	Cohesion (psf)
1	Silty Sand/Silt/Peat	0 – 6	26	0.39	2.56	95	-
2	Sand	6 – 13	29	0.35	2.88	105	-
3	Limestone	13 - 35	38	0.24	4.20	120	-
4	Sand	35 – 40	33	0.29	3.39	115	-
5	Sand w/Silt	40 – 50	32	0.31	3.25	115	-

\*Depth from Ground surface near the bulkhead

### 7.3 GROUND FLOOR SLABS

1. Ground floor slabs should be structurally supported due to the presence of the compressible silt and peat layers. Driveways can be supported on grade if settlement tolerances of about two (2) inches are acceptable. Otherwise, they should be pile supported.
2. Slabs should be reinforced for the loads that they will sustain and construction joints should be provided at frequent intervals.
3. A design groundwater level of +4 feet NGVD can be used for design of ground level and below grade slabs. Information for flood zone elevations (FEMA Flood Maps) is publicly available. We recommend that such information be relied upon for design flood water elevations for below-grade slabs. The design water levels should be the minimum flood elevations stated on the maps for the site or for nearby locations.



4. Slabs in contact with soil are subject to movement of moisture from the soil upward through the slab. To prevent such moisture vapor transmission, a moisture barrier should be placed on the slab subgrade, and should be protected from damage during construction. Construction joints should be provided with water stops in any permanently submerged areas.

#### 7.4 RETAINING WALLS

1. Retaining and below grade walls wall that will be restrained at the top should be designed to resist at-rest earth pressures. We recommend that the earth pressures be determined using a triangular distribution and an equivalent fluid density of 50 pounds per cubic foot (pcf). Walls that are free to rotate at the top such as site retaining walls should be designed for active earth pressures using a triangular pressure distribution with an equivalent fluid weight of 35 pcf. Additionally, walls should be designed for the appropriate hydrostatic pressures to which they will be subjected. A lateral coefficient of 0.4 and a rectangular pressure distribution should be used to compute the effect of surface surcharges on the walls.
2. Walls in permanently submerged areas should be properly waterproofed.

#### 7.5 GROUND FLOOR SLABS

1. Ground floor slabs should be structurally supported. Driveways can be supported on grade if settlement tolerances are acceptable. Otherwise they should be pile supported.
2. Slabs should be reinforced for the loads that they will sustain and construction joints should be provided at frequent intervals.
3. Slabs in contact with soil are subject to movement of moisture from the soil upward through the slab. To prevent such moisture vapor transmission, a moisture barrier should be placed on the slab subgrade, and should be protected from damage during construction. Construction joints should be provided with water stops in any permanently submerged areas.
4. A design groundwater level of +4.0 feet NAVD can be used for design of ground level and below grade slabs. Information for flood zone elevation (FEMA Flood Maps) is publicly available. We recommend that such information be relied upon for design flood water elevations for below-grade slabs. The design water levels should be the minimum flood elevations stated on the maps for the site or for nearby locations.

#### 7.6 EXCAVATION AND DEWATERING

1. Shallow excavations into the near-surface materials will likely stand vertical for short periods of time only. The excavation sides will unravel over time as they are exposed to weather and construction traffic. Localized weak sand zones could become loose if unsupported. Deeper excavations, especially those that extend below the groundwater table, as well as excavations that will remain open for longer periods of time will require support in the form of temporary shoring or sliding trench boxes to prevent instability of excavation walls and to protect workers from injury. All excavations should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements.

Shoring designs should be signed and sealed by a Florida-licensed professional engineer, and should be provided for the Owner's review.



2. Average groundwater elevation is expected to be approximately between Elevation 0 and +4 feet NGVD for this site. As stated above, groundwater levels outside this range could be encountered during construction. Dewatering for foundation excavations is not expected to be a significant factor for this project. Nonetheless, some dewatering could be required for the construction of the pool, installation of deeper pile caps, utilities and appurtenances. We judge that localized dewatering of foundation excavations can be accomplished using pumps and sumps. Dewatering of larger excavations and larger volumes could require the installation of well points or other dewatering systems.

It should be noted there are two components to the dewatering process. The first is extracting the water from the subsurface and the requirement of the project to maintain dry excavations to allow construction to proceed. The other component is the ability to discharge the volume of water extracted. The contractor must ensure this capability exists for the site such that all dewatering and consequent effluent discharge will meet the requirements of the local jurisdictional agencies including Miami-Dade County, Florida Department of Environmental Protection (FDEP), Florida Department of Transportation, and South Florida Water Management District (SFWMD) as appropriate. This study did not include specific testing or analysis to determine if dewatering is feasible or if adequate discharge is available. Ultimately, dewatering of the site to facilitate construction is the contractor's responsibility.

During dewatering the adjacent properties must be monitored for adverse impacts from dewatering drawdown.

The dewatering subcontractor should submit a proposed design for dewatering operations to the owner for review and approval prior to commencing work.

## 7.7 OTHER RECOMMENDATIONS

1. NV5 should participate in the design development phases of this project to verify that our recommendations have been properly implemented. We should be provided an opportunity to review final design plans.
2. Vibrations from construction activities could have an adverse impact on adjacent structures. We recommend that pre- and post-construction surveys of adjacent structures of concern be conducted to document conditions. We recommend also vibration monitoring be performed at adjacent structures during construction activities.
3. NV5 should participate in the evaluation of field problems as they arise and recommend solutions. We should also be involved with site work activities so we can address needed changes to the foundation recommendations if site conditions are different from those described herein are encountered.
4. NV5 should observe the foundation installation to satisfy the requirements of the Florida Building Code and municipal agencies. If ownership retains another geotechnical engineer to observe foundation installation, that engineer will be required to accept full responsibility for the foundation performance.



## 8.0 REPORT LIMITATIONS

This report has been prepared pursuant to the approved agreement between NYC Topanga, LLC (client”) and NV5 dated August 9, 2023, in general accordance with the standard of care ordinarily practiced by members of Consultant’s profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. The report should be read in its entirety. NV5 is not responsible for misinterpretations arising from only reading sections of the report.

This report has been prepared for the exclusive use of the Owner and other members of the design/construction team for the specific site and project discussed in this report. The report should not be used for any other site or project without express written permission from NV5.

The evaluation and recommendations submitted in this report are based in part upon the data collected from the field exploration. These data were collected at specific location and describe subsurface conditions encountered at that specific location at the time the field exploration was made. Further, the plan area of the field test location is relatively small as compared to the total site area. Consequently, subsurface conditions could be different at site locations other than those tested. The nature or extent of variations throughout the subsurface may not become evident until the time of construction. If variations later become evident, it may be necessary for NV5 to revisit the recommendations provided in this report.

In the event changes are made in the nature, design, or location(s) of the proposed project construction, the conclusions and recommendations contained in this report cannot not be relied upon unless the changes are reviewed by NV5, and the conclusions and recommendations herein are either verified or modified as needed in writing by NV5. Therefore, NV5 must be informed of any such changes if those changes are not addressed in this report. The scope of services performed by NV5 did not include any environmental assessment or investigation for the presence or absence of wetlands, sinkholes, chemically hazardous or toxic materials in the soil, surface water, groundwater or air, on or below or around the site.

NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented. Furthermore, NV5 should be retained to provide inspections during geotechnical construction. If NV5 is not afforded the opportunity to participate in foundation installation as recommended in this report, Client agrees that NV5 has no responsibility for the interpretation of the recommendations made in this report or for foundation performance.

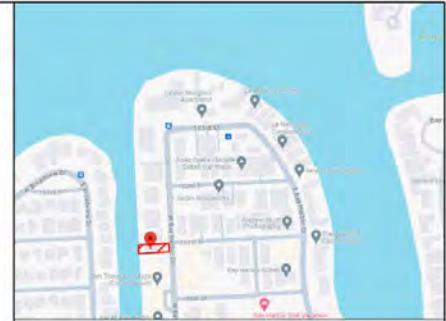
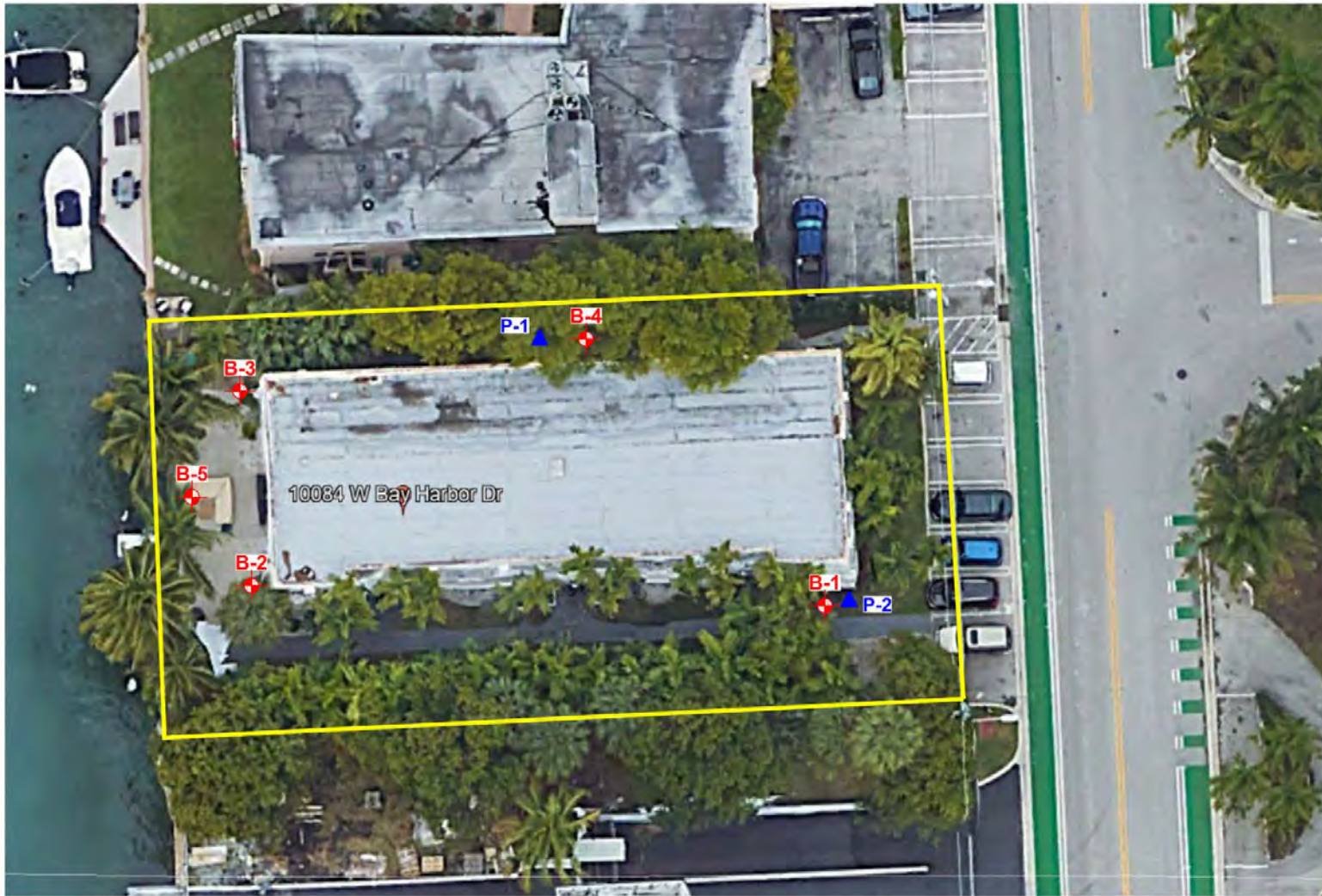
## 9.0 CLOSURE

We appreciate the opportunity to provide specialized engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have questions about information contained in this report contact the writer at 305.901-2151.

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
## DRAWINGS



Site Vicinity Map



**LEGEND:**

-  - Number & Approximate Location of Test Boring.
-  - Number & Approximate Location of Percolation Test.

**NOTES:**

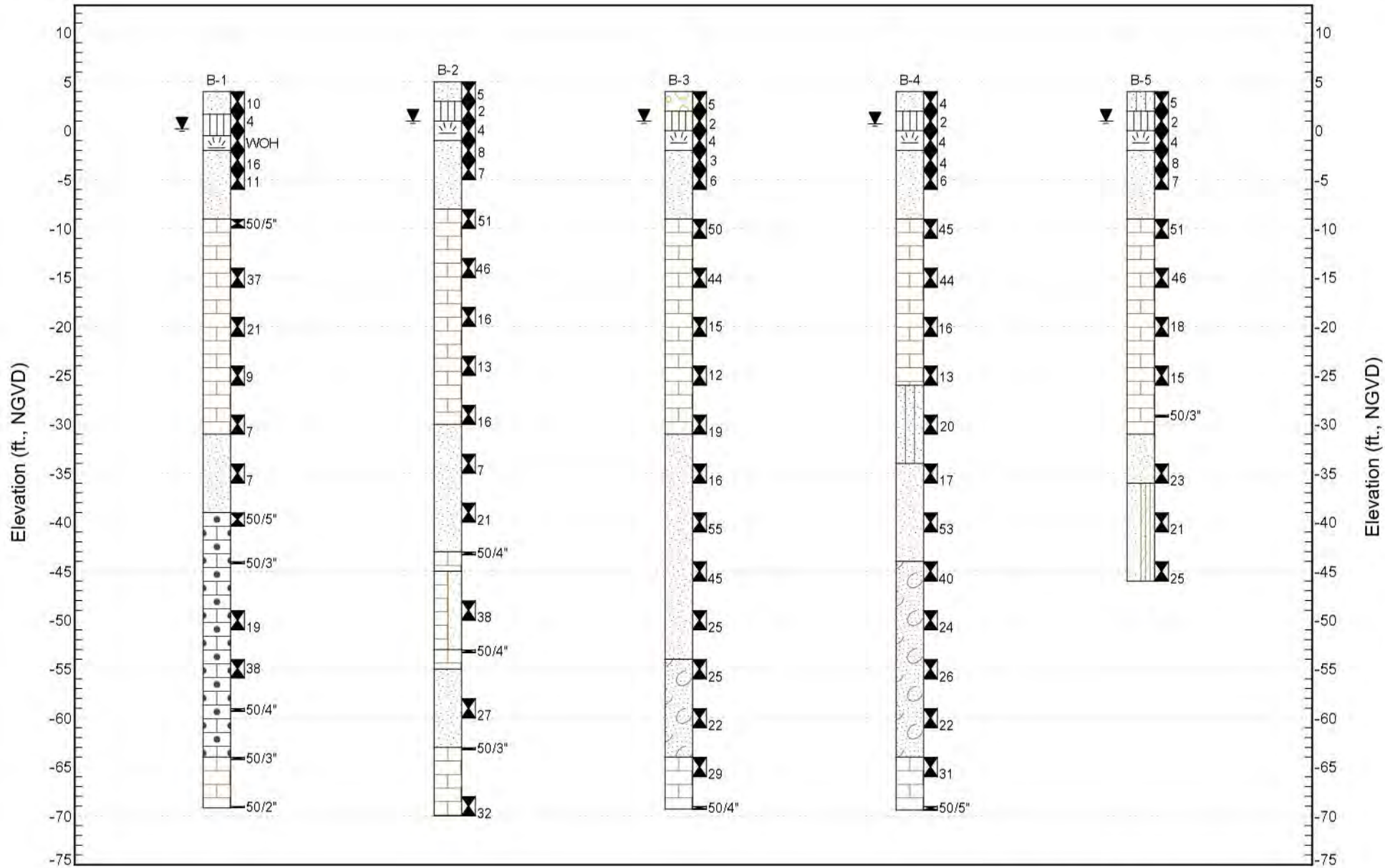
1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base drawing was taken from aerial view, Google Earth, 2023.



**DRAWING TITLE:** Site Vicinity Map & Test Location Plan  
**PROJECT NAME:** 10084 W Bay Harbor Drive – Proposed 7-Level Development  
**PROJECT LOCATION:** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

**PROJECT NO:** 18374    **DATE:** 12/08/2023    **DWG NO:** 1

**DWN BY:** ER  
**CKD BY:** AB  
**APD BY:** \_\_\_\_\_



Note: Boring top elevations have been estimated

## BORING SUMMARY SHEET

**PROJECT NAME:** 10084 W Bay Harbor Drive – Proposed 7-Level Development

**PROJECT LOCATION:** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

**PROJECT NUMBER:** 18374

**DATE:** 12/08/2023

**DRAWN BY:** CR

**CHECKED BY:** AB

**DRAWING NO:** 2

### LEGEND

- |  |            |  |                |  |                     |
|--|------------|--|----------------|--|---------------------|
|  | Peat       |  | Sand with Silt |  | Limestone Fragments |
|  | Sand       |  | Limestone      |  | Shelly Sand         |
|  | Silt       |  | Sandstone      |  | Limestone and Sand  |
|  | Silty Sand |  |                |  |                     |

Standard Penetration Test & SPT N-value

Water Level



APPENDIX A  
BORING LOG RESULTS

**NIV5**

**PROJECT NAME** 10084 W Bay Harbor Drive – Proposed 7-Level Development  
**PROJECT NUMBER** 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida  
**DATE STARTED** 12/7/23 **COMPLETED** 12/7/23 **GROUND ELEVATION** 4 ft NGVD est. **HOLE SIZE** 3 inches  
**DRILLING CONTRACTOR** NV5 **GROUND WATER LEVELS:** 3.8 ft / Elev 0.2 ft  
**DRILLING METHOD** Rotary drill with mud, wash & casing  
**LOGGED BY** J. Rivera / A. Valdespino **CHECKED BY** C. Rausseo  
**NOTES**

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							
2.3	SPT 10	10	6-7-3-3 (10)	SP		SAND, loose, fine, light brown SAND, loose, fine, light brown to dark brown, with limestone fragments, trace of silt	1.7
4.5	SPT 14	14	3-2-2-1 (4)	ML		▼ SILT, soft, gray	0
6.0	SPT 14	14	1-WOH- WOH-2 (WOH)			SILT, very soft, gray, with a trace of sand SILTY PEAT, very soft, dark brown	-0.5
9.0	SPT 9	9	2-2-14-14 (16)			SAND, medium dense, fine to medium, dark gray, with a trace of limestone fragments, shells and silt	-2.0
11.0	SPT 10	10	5-8-3-3 (11)	SP		SAND, medium dense, fine to medium, dark gray, with shells	-5
13.0							-9.0
15.0	SPT 11	11	11-50/5" (100)			LIMESTONE, hard, light gray to gray, with sand	-10
20.0	SPT 19	19	21-20-17-20 (37)			LIMESTONE, medium hard, light brown, with a trace of sand	-15
25.0	SPT 14	14	11-10-11-11 (21)	LS		LIMESTONE, soft, light brown	-20
30.0	SPT 12	12	12-6-3-6 (9)			LIMESTONE, very soft, light gray, with sand	-25
35.0	SPT 3	3	5-4-3-5 (7)			LIMESTONE, very soft, gray	-30
							-31.0

(Continued Next Page)

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374

PROJECT LOCATION 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft.)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							
40	SPT	12	5-3-4-7 (7)	SP		SAND, loose, fine, gray, with sandstone fragments	-35
43.0							-39.0
45	SPT	12	12-23-50/5" (100)			SANDSTONE, hard, gray, with sand	-40
50	SPT	2	50/3" (100)			SANDSTONE, hard, gray, with sand	-45
55	SPT	4	9-7-12-18 (19)	SS		SANDSTONE, very soft, brown	-50
60	SPT	18	16-17-21-50/5" (38)			SANDSTONE, medium hard, light gray, with a trace of coral	-55
65	SPT	4	50/4" (100)			SANDSTONE, hard, light gray, with a trace of coral	-60
68.0							-64.0
70	SPT	3	50/3" (100)	LS		LIMESTONE, hard, light brown	-65
73.2	SPT	2	50/2" (100)			LIMESTONE, hard, light brown	-69.2

Boring terminated at 73.2 feet.



# BORING NUMBER B-2

**PROJECT NAME** 10084 W Bay Harbor Drive – Proposed 7-Level Development  
**PROJECT NUMBER** 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida  
**DATE STARTED** 12/1/23 **COMPLETED** 12/1/23 **GROUND ELEVATION** 5 ft NGVD est. **HOLE SIZE** 3 inches  
**DRILLING CONTRACTOR** FGD **GROUND WATER LEVELS:** 4.0 ft / Elev 1.0 ft  
**DRILLING METHOD** Rotary drill with mud, wash & casing  
**LOGGED BY** FGD **CHECKED BY** C. Rausseo  
**NOTES**

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							5
2.0	SPT 11	11	2-2-3-3 (5)	SP		SAND, loose, fine, tan, with a trace of shells and limestone fragments	3.0
4.0	SPT 12	12	1-1-1-1 (2)	ML		SILT, very soft, gray	1.0
5.0	SPT 10	10	1-2-2-2 (4)			FIBROUS PEAT, soft, dark brown, with a trace of sand	0
6.0	SPT 12	12	3-4-4-3 (8)				-1.0
10.0	SPT 12	12	4-3-4-2 (7)	SP		SAND, loose, fine, gray, with shells, trace of organics	-5
13.0							-8.0
15.0	SPT 13	13	18-25-26-30 (51)			LIMESTONE, moderately hard, light brown, with a trace of sand	-10
20.0	SPT 12	12	19-20-26-31 (46)				-15
25.0	SPT 10	10	6-8-8-8 (16)	LS		LIMESTONE, very soft, light brown, with a trace of sand	-20
30.0	SPT 10	10	8-6-7-9 (13)				-25
35.0	SPT 10	10	8-8-8-8 (16)				-30.0

(Continued Next Page)

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374

PROJECT LOCATION 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft.)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							30
40	SPT		4-3-4-3 (7)	SP		NO RECOVERY (Possible SAND)	35
45	SPT	12	10-10-11-12 (21)			SAND, medium dense, fine, gray, with a trace of limestone fragments	40
48.0							43.0
50	SPT	3	50/4" (100)	LS		LIMESTONE, hard, light brown, with a trace of sand	45.0
55	SPT	12	26-20-18-10 (38)	LS		LIMESTONE AND SAND, medium hard, light brown	50
58.0							53.0
60	SPT	3	50/4" (100)	LS		LIMESTONE, hard, light brown	55.0
65	SPT	14	13-12-15-14 (27)	SP		SAND, medium dense, fine, gray, with a trace of limestone fragments	60
68.0							63.0
70	SPT	2	50/3" (100)	LS		LIMESTONE, hard, light brown	65
75	SPT	14	14-16-16-18 (32)			LIMESTONE, medium hard, light brown, with sand	70.0

Boring terminated at 75.0 feet.



# BORING NUMBER B-3

**PROJECT NAME** 10084 W Bay Harbor Drive – Proposed 7-Level Development  
**PROJECT NUMBER** 18374      **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida  
**DATE STARTED** 11/30/23      **COMPLETED** 11/30/23      **GROUND ELEVATION** 4 ft NGVD est.      **HOLE SIZE** 3 inches  
**DRILLING CONTRACTOR** FGD      **GROUND WATER LEVELS:** 3.0 ft / Elev 1.0 ft  
**DRILLING METHOD** Rotary drill with mud, wash & casing  
**LOGGED BY** FGD      **CHECKED BY** C. Rausseo  
**NOTES**

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							
2.0	SPT	10	2-2-3-4 (5)	GP		LIMESTONE FRAGMENTS, loose, tan, with sand	2.0
4.0	SPT	12	1-1-1-2 (2)	ML		SILT, very soft, gray, with a trace of sand	0.0
5.0	SPT	8	1-1-3-6 (4)			FIBROUS PEAT, soft, dark brown	-2.0
10.0	SPT	10	3-2-1-1 (3)	SP		SAND, very loose, fine to medium dark gray, with shells, trace of organics	
10.0	SPT	10	3-4-2-2 (6)			SAND, loose, fine, gray, with a trace of shells	-5.0
13.0							-9.0
15.0	SPT		15-20-30-40 (50)	LS		LIMESTONE, moderately hard, light brown	-10.0
20.0	SPT	12	16-18-26-32 (44)			LIMESTONE, medium hard, light brown	-15.0
25.0	SPT	14	8-8-7-9 (15)			LIMESTONE, very soft, light brown, with a trace of sand	-20.0
30.0	SPT	10	5-6-6-8 (12)			LIMESTONE, very soft, light brown, with sand	-25.0
35.0	SPT	12	6-6-13-12 (19)			LIMESTONE, very soft, light brown to light gray, with sand	-30.0
							-31.0

(Continued Next Page)



**BORING NUMBER B-3**

**PROJECT NAME** 10084 W Bay Harbor Drive – Proposed 7-Level Development

**PROJECT NUMBER** 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft.)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							
40	SPT	10	6-7-9-10 (16)			SAND, medium dense, fine, gray, with limestone fragments	-35
45	SPT	12	16-25-30-34 (55)			SAND, very dense, fine, light brown	-40
50	SPT	13	15-20-25-30 (45)	SP		SAND, dense, fine, light brown	-45
55	SPT	13	14-12-13-12 (25)			SAND, medium dense, fine to medium, light brown, with shells, trace of limestone fragments	-50
60	SPT	12	10-11-14-15 (25)			SHELLY SAND, medium dense, medium, light brown	-54.0
65	SPT	12	10-12-10-10 (22)	SP		SHELLY SAND, medium dense, coarse, light brown	-60
70	SPT	12	13-14-15-14 (29)			LIMESTONE, soft, light brown	-64.0
	SPT	3	50/4" (100)	LS		LIMESTONE, hard, light brown	-65
						Boring terminated at 73.3 feet.	-69.3



# BORING NUMBER B-4

**PROJECT NAME** 10084 W Bay Harbor Drive – Proposed 7-Level Development  
**PROJECT NUMBER** 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida  
**DATE STARTED** 11/20/23 **COMPLETED** 11/20/23 **GROUND ELEVATION** 4 ft NGVD est. **HOLE SIZE** 3 inches  
**DRILLING CONTRACTOR** FGD **GROUND WATER LEVELS:** 3.3 ft / Elev 0.7 ft  
**DRILLING METHOD** Rotary drill with mud, wash & casing  
**LOGGED BY** FGD **CHECKED BY** C. Rausseo  
**NOTES**

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							
2.0	SPT	10	1-2-2-1 (4)	SP		SAND, very loose, fine, dark brown, with a trace of roots, wood and limestone fragments	2.0
4.0	SPT	12	2-1-1-1 (2)	ML		▼ SILT, very soft, gray, with a trace of sand	0 0.0
6.0	SPT	7	1-2-2-3 (4)			SILTY PEAT, soft, dark brown to gray	-2.0
10.0	SPT	10	2-2-2-2 (4)	SP		SAND, very loose, fine to medium, gray, with shells	-5
10.0	SPT	12	4-3-3-2 (6)			SAND, loose, fine to medium, gray, with shells	
13.0							-9.0
15.0	SPT	12	16-19-26-36 (45)	LS		LIMESTONE, medium hard, light brown, with a trace of sand	-10
20.0	SPT	13	15-19-25-30 (44)			LIMESTONE, medium hard, light brown, with a trace of sand	-15
25.0	SPT	13	9-8-8-10 (16)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30.0	SPT	12	6-6-7-8 (13)			LIMESTONE, very soft, light brown, with a trace of sand	-25
30.0							
35.0	SPT	12	7-8-12-10 (20)	SM		SILTY SAND, medium dense, light gray, with limestone fragments	-30

(Continued Next Page)

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374

PROJECT LOCATION 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft.)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							
				SM			
38.0							-34.0
40	SPT	11	7-7-10-11 (17)			SAND, medium dense, fine, gray, with limestone fragments	-35
				SP			
45	SPT	12	17-24-29-30 (53)			SAND, very dense, fine, light gray	-40
48.0							-44.0
50	SPT	17	16-18-22-28 (40)			SHELLY SAND, dense, medium to coarse, light brown	-45
55	SPT	12	11-12-12-11 (24)			SHELLY SAND, medium dense, medium, light brown, with limestone fragments	-50
				SP			
60	SPT	13	9-11-15-16 (26)			SHELLY SAND, medium dense, fine to medium, light brown	-55
65	SPT	12	11-11-11-11 (22)			SHELLY SAND, medium dense, coarse, light brown	-60
68.0							-64.0
70	SPT	12	15-15-16-16 (31)			LIMESTONE, medium hard, light gray to light brown, with shells	-65
				LS			
73.4	SPT	4	50/5" (100)			LIMESTONE, hard, light gray, with shells	-69.4

Boring terminated at 73.4 feet.



# BORING NUMBER B-5

**PROJECT NAME** 10084 W Bay Harbor Drive – Proposed 7-Level Development  
**PROJECT NUMBER** 18374      **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida  
**DATE STARTED** 12/1/23      **COMPLETED** 12/1/23      **GROUND ELEVATION** 4 ft NGVD est.      **HOLE SIZE** 3 inches  
**DRILLING CONTRACTOR** FGD      **GROUND WATER LEVELS:** 3.0 ft / Elev 1.0 ft  
**DRILLING METHOD** Rotary drill with mud, wash & casing  
**LOGGED BY** FGD      **CHECKED BY** C. Rausseo  
**NOTES**

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							
2.0	SPT 11		2-2-3-3 (5)	SM		SILTY SAND, loose, fine, brown, with of limestone fragments	2.0
4.0	SPT 12		1-1-1-1 (2)	ML		SILT, very soft, gray	0 0.0
5.0	SPT 10		1-2-2-2 (4)			FIBROUS PEAT, soft, dark brown	-2.0
6.0	SPT 12		3-4-4-3 (8)	SP		SAND, loose, fine to medium, dark gray, with shells	
10.0	SPT 12		4-3-4-2 (7)			SAND, loose, fine to medium, dark gray, with shells	-5
13.0							-9.0
15.0	SPT 13		18-25-26-30 (51)	LS		LIMESTONE, moderately hard, light brown, with a trace of sand	-10
20.0	SPT 12		19-20-26-31 (46)			LIMESTONE, moderately hard, light brown, with a trace of sand	-15
25.0	SPT 10		7-9-9-9 (18)			LIMESTONE, very soft, light brown	-20
30.0	SPT 10		6-8-7-8 (15)			LIMESTONE, very soft, light brown	-25
35.0	SPT 2		50/3" (100)			LIMESTONE, hard, gray	-30
35.0							-31.0

(Continued Next Page)

**PROJECT NAME** 10084 W Bay Harbor Drive – Proposed 7-Level Development

**PROJECT NUMBER** 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida
















DEPTH (ft.)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							
40	SPT	12	10-12-11-11 (23)	SP		SAND, medium dense, fine, gray, with a trace of silt and limestone fragments	-35 -36.0
45	SPT	11	11-11-10-12 (21)	SP-SM		SAND WITH SILT, medium dense, fine, light brown, with limestone fragments	-40
50	SPT	12	11-12-13-12 (25)			SAND WITH SILT, medium dense, fine, light brown, with limestone fragments	-45 -46.0

Boring terminated at 50.0 feet.




## KEY TO SYMBOLS

Symbol    Description




### Strata symbols

	Limestone Fragments		Concrete		Topsoil
	Silty sand		Asphalt		Limestone and Sand
	Limestone		Sandstone		Shelly Sand
	Sand		Clay		Sandstone and Sand
	Peat		Silt		Sand with Silt

### Misc. Symbols

	Groundwater level measured at boring completion. The date checked is indicated.
	Boring continues
	End of Boring

### Soil Samplers

	SPT	Standard Penetration Test. 140 lb. hammer dropped 30"		AU	Auger Cuttings
	RC	Rock Core			

### Notes:

1. Exploratory borings were drilled between 11/20/2023 and 12/07/2023 using a 3-inch-diameter rotary drill with mud, wash and casing.
2. Groundwater was encountered at depths between 3.0 and 4.0 feet below grade upon boring completion.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

## NOTES RELATED TO RECORDS OF TEST BORING AND GENERALIZED SUBSURFACE PROFILE

1. Groundwater level was encountered and recorded (if shown) following the completion of the soil test boring on the date indicated. Fluctuations in groundwater levels are common; consult report text for a discussion.
2. The boring location was identified in the field by offsetting from existing reference marks and using a cloth tape and survey wheel.
3. The borehole was backfilled to site grade following boring completion, and patched with asphalt cold patch mix when pavement was encountered.
4. The Record of Test Boring represents our interpretation of field conditions based on engineering examination of the soil samples.
5. The Record of Test Boring is subject to the limitations, conclusions and recommendations presented in the report text.
6. "Field Test Data" shown on the Record of Test Boring indicated as 11/6 refers to the Standard Penetration Test (SPT) and means 11 hammer blows drove the sampler 6 inches. SPT uses a 140-pound hammer falling 30 inches.
7. The N-value from the SPT is the sum of the hammer blows required to drive the sampler the second and third 6-inch increments.
8. The soil/rock strata interfaces shown on the Record of Test Boring are approximate and may vary from those shown. The soil/rock conditions shown on the Record of Test Boring refer to conditions at the specific location tested; soil/rock conditions may vary between test locations.
9. Relative density for sands/gravels and consistency for silts/clays and limestone are described as follows:

SPT Blows/ Foot	Sands/Gravels Relative Density	SPT Blows/Foot	Silt/Clay Relative Consistency	SPT Blows/ Foot	Limestone Relative Consistency
0-4	Very loose	0-2	Very Soft	0-20	Very Soft
5-10	Loose	3-4	Soft	21-30	Soft
11-30	Medium Dense	5-8	Medium Stiff	31-45	Medium Hard
31-50	Dense	9-15	Stiff	46-60	Moderately Hard
Over 50	Very Dense	16-30	Very Stiff	61-50/2"	Hard
		Over 30	Hard	Over 50/2"	Very Hard

10. Grain size descriptions are as follows:

<u>NAME</u>	<u>SIZE LIMITS</u>
Boulder	12 inches or more
Cobbles	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines	Smaller than No. 200 sieve

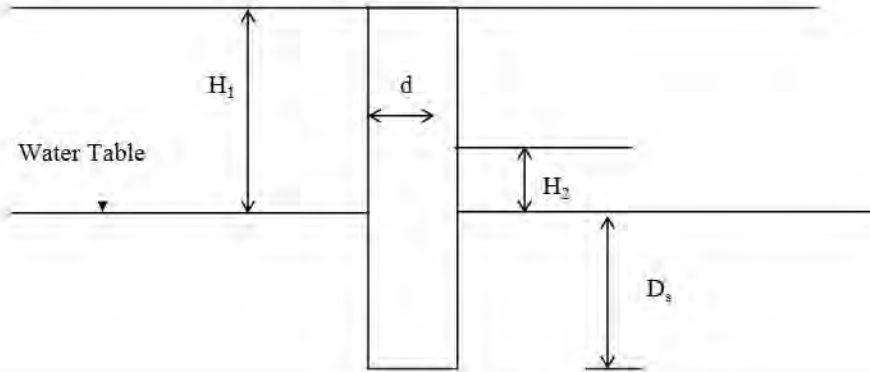
11. Definitions related to adjectives used in soil/rock descriptions:

<u>PROPORTION</u>	<u>ADJECTIVE</u>	<u>APPROXIMATE ROOT DIAMETER</u>	<u>ADJECTIVE</u>
About 5%	with a trace	Less than 1/32"	Fine roots
About 5% to 12%	with	1/32" to 1/4"	Small roots
About ≥ 12%	silty, sandy, etc.	1/4" top 1"	Medium roots
		Greater than 1"	Large roots

APPENDIX B  
FIELD PERMEABILITY TEST DATA

**NIV5**

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
" USUAL OPEN - HOLE TEST "**



**HYDRAULIC CONDUCTIVITY**

$$K = \text{Hydraulic Conductivity} = \frac{4Q}{[\pi d(2H_2^2 + 4H_2D_s + H_2d)]}$$

**5.48E-04 CFS/FT<sup>2</sup>-FT HEAD**

Time (Min.)	Flow (GPM)		
1	9.00	Q = Average Flow Rate =	0.020052 CFS
2	9.00		
3	9.00	d = Diameter of Test Hole =	3.0 inches
4	9.00		
5	9.00	H <sub>2</sub> = Head on Water Table =	3.5 feet
6	9.00		
7	9.00	D <sub>s</sub> = Depth below Ground Water Table =	11.5 feet
8	9.00		
9	9.00		
10	9.00		

TEST LOCATION : See Drawing No. 1  
 TEST ELEVATION : +4.0' NGVD (Estimated)  
 DEPTH TO WATER TABLE H<sub>1</sub>: 3.5' Below Existing Grade  
 DEPTH OF TEST HOLE : 15.0' Below Existing Grade  
 AVERAGE FLOW RATE: 9.00 GPM

**SOIL PROFILE :**

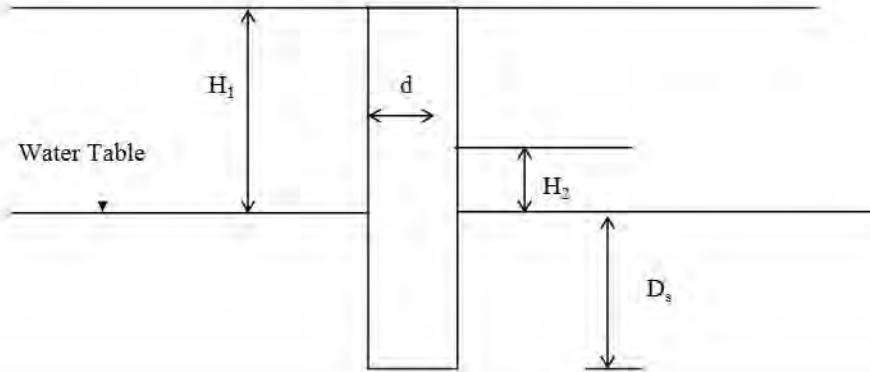
0.0 - 2.0' Dark brown Sand with a trace of roots, wood and limestone fragments  
 2.0 - 4.0' Gray Silt with a trace of sand  
 4.0 - 6.0' Dark brown to gray Silty Peat  
 6.0 - 13.0' Gray Sand with shells  
 13.0' - 15.0' Light brown Limestone with a trace of sand

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.  
 2) K value calculated using PVC diameter of 3 inches

**PERCOLATION TEST**

<b>N V 5</b>	<b>PROJECT NAME:</b> 10084 W Bay Harbor Drive - 7-Level Development		
	<b>PROJECT LOCATION:</b> 10084 W Bay Harbor Drive, Bay Harbor Islands, FL		
	<b>PROJECT NO:</b> 18374	<b>TEST DATE:</b> 12/01/2023	<b>TEST NO:</b> P-1
	<b>TESTED BY:</b> FGD		<b>CHECKED BY:</b> AB

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
" USUAL OPEN - HOLE TEST "**



**HYDRAULIC CONDUCTIVITY**

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d (2H_2^2 + 4H_2 D_s + H_2 d)]$$

**8.52E-05 CFS/FT<sup>2</sup>-FT HEAD**

Time (Min.)	Flow (GPM)		
1	1.00	Q = Average Flow Rate =	0.002228 CFS
2	1.00		
3	1.00	d = Diameter of Test Hole =	2.0 inches
4	1.00		
5	1.00	H <sub>2</sub> = Head on Water Table =	3.8 feet
6	1.00		
7	1.00	D <sub>s</sub> = Depth below Ground Water Table =	11.2 feet
8	1.00		
9	1.00		
10	1.00		

<b>TEST LOCATION :</b>		See Drawing No. 1
<b>TEST ELEVATION :</b>	+5.0'	NGVD (Estimated)
<b>DEPTH TO WATER TABLE H<sub>1</sub>:</b>	3.8'	Below Existing Grade
<b>DEPTH OF TEST HOLE :</b>	15.0'	Below Existing Grade
<b>AVERAGE FLOW RATE:</b>	1.00	GPM

**SOIL PROFILE :**

0.0 - 2.0'	Light brown to dark brown Sand with limestone fragments
2.0 - 4.5'	Gray Silt with a trace of sand
4.5 - 6.0'	Dark brown to gray Silty Peat
6.0 - 13.0'	Gray Sand with shells and limestone fragments
13.0' - 15.0'	Light gray Limestone with a trace of sand

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.  
2) K value calculated using PVC diameter of 2 inches

**PERCOLATION TEST**

<b>N   V   5</b>	<b>PROJECT NAME:</b> 10084 W Bay Harbor Drive - 7-Level Development		
	<b>PROJECT LOCATION:</b> 10084 W Bay Harbor Drive, Bay Harbor Islands, FL		
	<b>PROJECT NO:</b> 18374	<b>TEST DATE:</b> 12/01/2023	<b>TEST NO:</b> P-2
	<b>TESTED BY:</b> FGD		<b>CHECKED BY:</b> AB



January 13, 2024

**Certified Arborist Assessment  
10084 Bay Harbor Drive, Miami-Dade County, Florida  
NLE Project No. 47523001**

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in January of 2024 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

### **Project Background & General Site Description**

Development activities are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of proposed property improvements. The adjacent aerial depicts an overhead view of the property, with approximate property boundaries.



### Condition Ratings

Assigned condition ratings follow the categories described in the 10<sup>th</sup> edition for Plant Appraisal:

**Excellent** – nearly perfect vigor and health, free of defects.

**Good** - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

**Fair** – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

**Poor** – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be detected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.

**Very Poor** – tree is effectively dead, though some living foliage may be present. Little to no function.

**Dead** - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Trees with multiple stems at 4.5 feet are measured with a single diameter at caliper height (6 inches) where possible, and otherwise are calculated by the sum of the squares for the diameter of each stem at 4.5 feet. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy  
ISA Certified Arborist MA 4243A, TRAQ Qualified  
LIAF Certified Landscape Inspector

Attachments: tree table, photo log, tree map

Tree Table 10084 W Bay Harbor

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)	Prohibited?	Specimen?	Comments
1	royal palm	<i>Roystonea regia</i>	14	Fair	1	36	16	201			16'c.t.
2	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Fair	1	25	15	177			16'c.t., multi-trunk
3	Chinese fan palm	<i>Livistona chinensis</i>	7,10	Fair	1	20	16	201			16'c.t.
4	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	20	8	50			16'c.t.
5	coconut palm	<i>Cocos nucifera</i>	12	Good	1	20	18	254			16'c.t.
6	coconut palm	<i>Cocos nucifera</i>	8	Good	1	26	16	201			16'c.t.
7	coconut palm	<i>Cocos nucifera</i>	11	Good	1	19	16	201			16'c.t.
8	coconut palm	<i>Cocos nucifera</i>	13	Good	1	30	16	201			22'c.t.
9	sabal palm	<i>Sabal palmetto</i>	14	Good	1	25	16	201			18'c.t.
10	Montgomery palm	<i>Veitchia arecina</i>	3	Good	1	22	10	79			16'c.t.
11	solitaire palm	<i>Ptychosperma elegans</i>	4,5	Good	1	20	10	79			16'c.t.
12	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			16'c.t.
13	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	10	8	50			6'c.t.
14	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	22	12	113			16'c.t.
15	solitaire palm	<i>Ptychosperma elegans</i>	4	Poor	1	32	10	79			26'c.t.
16	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	19	10	79			14'c.t.
17	solitaire palm	<i>Ptychosperma elegans</i>	3,3	Good	1	16	10	79			12'c,t
18	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			14'c.t.
19	Montgomery palm	<i>Veitchia arecina</i>	5	Good	1	20	10	79			16'c.t.
20	solitaire palm	<i>Ptychosperma elegans</i>	4	dead	1	16	0	0			12'c,t
21	areca palm	<i>Dyopsis lutescens</i>	cluster	Fair	1	12	12	113			9'c.t., multi-trunk
22	Montgomery palm	<i>Veitchia arecina</i>	3,3	Good	1	20	10	79			16'c.t.
23	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
24	fishtail palm	<i>Caryota mitis</i>	cluster	Good	1	20	18	254			16'c.t. , monocarpic species
25	Montgomery palm	<i>Veitchia arecina</i>	4	Good	1	19	10	79			14'c.t.
26	solitaire palm	<i>Ptychosperma elegans</i>	3,3,3,3,3,3,3	Good	1	20	10	79			14'c.t.
27	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
28	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
29	solitaire palm	<i>Ptychosperma elegans</i>	3,3	Good	1	20	10	79			16'c.t.
30	Montgomery palm	<i>Veitchia arecina</i>	3,3	Good	1	20	10	79			16'c.t.
31	Montgomery palm	<i>Veitchia arecina</i>	4	Good	1	20	10	79			16'c.t.
32	Montgomery palm	<i>Veitchia arecina</i>	5	Good	1	20	10	79			16'c.t.
33	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
34	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
35	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
36	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
37	solitaire palm	<i>Ptychosperma elegans</i>	2,2	Poor	1	20	10	79			16'c.t.
38	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	20	10	79			16'c.t.

Tree Table 10084 W Bay Harbor

39	solitaire palm	<i>Ptychosperma elegans</i>	3,2	Good	1	12	10	79			8'c.t.
40	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	20	10	79			16'c.t.
41	Montgomery palm	<i>Veitchia arecina</i>	4	Good	1	12	10	79			8'c.t.
42	solitaire palm	<i>Ptychosperma elegans</i>	2,2,4	Good	1	20	10	79			16'c.t.
43	solitaire palm	<i>Ptychosperma elegans</i>	3,2	Good	1	18	10	79			16'c.t.
44	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	12	10	79			8'c.t.
45	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	20	10	79			16'c.t.
46	solitaire palm	<i>Ptychosperma elegans</i>	3,2	Good	1	20	10	79			16'c.t.
47	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
48	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	15	10	79			10'c.t.
49	solitaire palm	<i>Ptychosperma elegans</i>	3,3	Good	1	20	10	79			16'c.t.
50	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
51	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	12	10	79			8'c.t.
52	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	16	10	79			12'c.t.
53	solitaire palm	<i>Ptychosperma elegans</i>	4,2	Good	1	16	10	79			12'c.t.
54	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	101	8008			16'c.t.
55	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
56	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	20	10	79			16'c.t.
57	solitaire palm	<i>Ptychosperma elegans</i>	3,3,2	Good	1	20	10	79			16'c.t.
58	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			15'c.t.
59	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	20	10	79			16'c.t.
60	solitaire palm	<i>Ptychosperma elegans</i>	3,3	Good	1	18	10	79			16'c.t.
61	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			16'c.t.
62	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			16'c.t.
63	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
64	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
65	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
66	solitaire palm	<i>Ptychosperma elegans</i>	3,2	Good	1	20	10	79			16'c.t.
67	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
68	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
69	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
70	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
71	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	20	10	79			16'c.t.
72	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			16'c.t.
73	solitaire palm	<i>Ptychosperma elegans</i>	4,3	Good	1	16	10	79			14'c.t.
74	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			15'c.t.
75	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	22	10	79			18'c.t.
76	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	20	10	79			17'c.t.
77	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			15'c.t.
78	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	18	10	79			15'c.t.
79	coconut palm	<i>Cocos nucifera</i>	0	Good	1	18	16	201			15'c.t.

Tree Table 10084 W Bay Harbor

80	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	18	10	79		15'c.t.
81	coconut palm	<i>Cocos nucifera</i>	9	Fair	1	36	18	254		15'c.t.
82	Montgomery palm	<i>Veitchia arecina</i>	5	Good	1	18	10	79		15'c.t.
A	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	20	8	50		elevated planter box, 16'c.t.,
B	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	20	8	50		elevated planter box, 16'c.t.,
C	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	20	8	50		elevated planter box,
D	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	20	8	50		elevated planter box, 16'c.t.,3
E	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	20	8	50		elevated planter box, 16'c.t.,
F	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	20	8	50		elevated planter box, 16'c.t.,

Tree 1 royal palm  
(*Roystonea regia*)  
14 inch DBH, Fair condition  
36 foot height, 16 foot spread



16'c.t.

Tree 2 Senegal date palm  
(*Phoenix reclinata*)  
cluster inch DBH Fair condition  
25 foot height, 15 foot spread



16'c.t., multi-trunk

Tree 3 Chinese fan palm  
(*Livistona chinensis*)  
7,10 inch DBH, Fair condition  
20 foot height, 16 foot spread



16'c.t.

Tree 4 solitaire palm  
(*Ptychosperma elegans*)  
4 inch DBH Good condition  
20 foot height, 8 foot spread



16'c.t.

Tree 5 coconut palm  
(Cocos nucifera)  
12 inch DBH, Good condition  
20 foot height, 18 foot spread



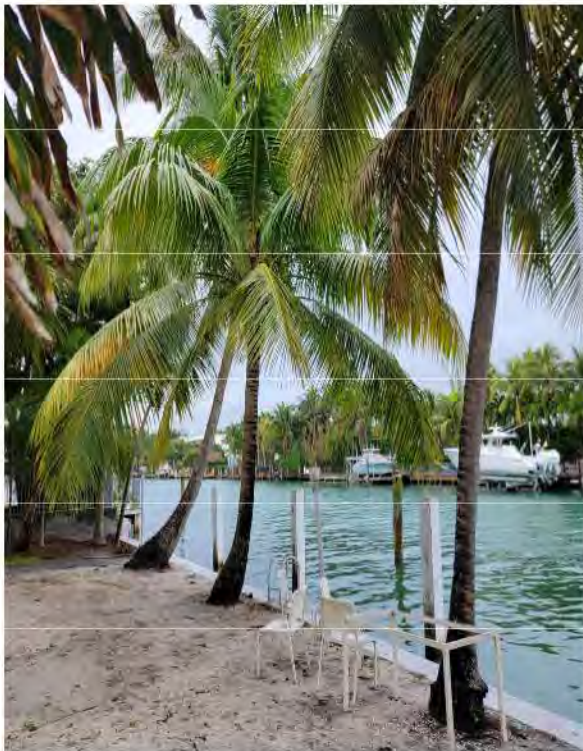
16'c.t.

Tree 6 coconut palm  
(Cocos nucifera)  
8 inch DBH Good condition  
26 foot height, 16 foot spread



16'c.t.

Tree 7 coconut palm  
(Cocos nucifera)  
11 inch DBH, Good condition  
19 foot height, 16 foot spread



16'c.t.

Tree 8 coconut palm  
(Cocos nucifera)  
13 inch DBH Good condition  
30 foot height, 16 foot spread



22'c.t.

Tree 9 sabal palm  
(Sabal palmetto)  
14 inch DBH, Good condition  
25 foot height, 16 foot spread



18'c.t.

Tree 10 Montgomery palm  
(Veitchia arecina)  
3 inch DBH Good condition  
22 foot height, 10 foot spread



16'c.t.

Tree 11 solitaire palm  
(Ptychosperma elegans)  
4,5 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 12 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
18 foot height, 10 foot spread



16'c.t.

Tree 13 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH, Good condition  
10 foot height, 8 foot spread



6'c.t.

Tree 14 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
22 foot height, 12 foot spread



16'c.t.

Tree 15 solitaire palm  
(*Ptychosperma elegans*)  
4 inch DBH, Poor condition  
32 foot height, 10 foot spread



26'c.t.

Tree 16 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Fair condition  
19 foot height, 10 foot spread



14'c.t.

Tree 17 solitaire palm  
(*Ptychosperma elegans*)  
3,3 inch DBH, Good condition  
16 foot height, 10 foot spread



12'c.t,

Tree 18 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
18 foot height, 10 foot spread



14'c.t.

Tree 19 Montgomery palm  
(*Veitchia arecina*)  
5 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 20 solitaire palm  
(*Ptychosperma elegans*)  
4 inch DBH dead condition  
16 foot height, 0 foot spread



12'c,t,

Tree 21 areca palm  
(*Dypsis lutescens*)  
cluster inch DBH, Fair condition  
12 foot height, 12 foot spread



9'c.t., multi-trunk

Tree 22 Montgomery palm  
(*Veitchia arecina*)  
3,3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 23 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 24 fishtail palm  
(*Caryota mitis*)  
cluster inch DBH Good condition  
20 foot height, 18 foot spread



16'c.t. , monocarpic species

Tree 25 Montgomery palm  
(*Veitchia arecina*)  
4 inch DBH, Good condition  
19 foot height, 10 foot spread



14'c.t.

Tree 26 solitaire palm  
(*Ptychosperma elegans*)  
3,3,3,3,3,3,3 inch DBH Good condition  
20 foot height, 10 foot spread



14'c.t.

Tree 27 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 28 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 29 solitaire palm  
(Ptychosperma elegans)  
3,3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 30 Montgomery palm  
(Veitchia arecina)  
3,3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 31 Montgomery palm  
(Veitchia arecina)  
4 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 32 Montgomery palm  
(Veitchia arecina)  
5 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 33 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 34 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 35 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 36 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 37 solitaire palm  
(Ptychosperma elegans)  
2,2 inch DBH, Poor condition  
20 foot height, 10 foot spread



16'c.t.

Tree 38 solitaire palm  
(Ptychosperma elegans)  
4 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 39 solitaire palm  
(Ptychosperma elegans)  
3,2 inch DBH, Good condition  
12 foot height, 10 foot spread



8'c.t.

Tree 40 solitaire palm  
(Ptychosperma elegans)  
4 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 41 Montgomery palm  
(*Veitchia arecina*)  
4 inch DBH, Good condition  
12 foot height, 10 foot spread



8'c.t.

Tree 42 solitaire palm  
(*Ptychosperma elegans*)  
2,2,4 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 43 solitaire palm  
(*Ptychosperma elegans*)  
3,2 inch DBH, Good condition  
18 foot height, 10 foot spread



16'c.t.

Tree 44 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
12 foot height, 10 foot spread



8'c.t.

Tree 45 solitaire palm  
(*Ptychosperma elegans*)  
4 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 46 solitaire palm  
(*Ptychosperma elegans*)  
3,2 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 47 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 48 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
15 foot height, 10 foot spread



10'c.t.

Tree 49 solitaire palm  
(Ptychosperma elegans)  
3,3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 50 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 51 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
12 foot height, 10 foot spread



8'c.t.

Tree 52 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
16 foot height, 10 foot spread



12'c.t.

Tree 53 solitaire palm  
(Ptychosperma elegans)  
4,2 inch DBH, Good condition  
16 foot height, 10 foot spread



12'c.t.

Tree 54 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
20 foot height, 101 foot spread



16'c.t.

Tree 55 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 56 solitaire palm  
(Ptychosperma elegans)  
4 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 57 solitaire palm  
(Ptychosperma elegans)  
3,3,2 inch DBH, Good condition  
20 foot height, 10 foot spread



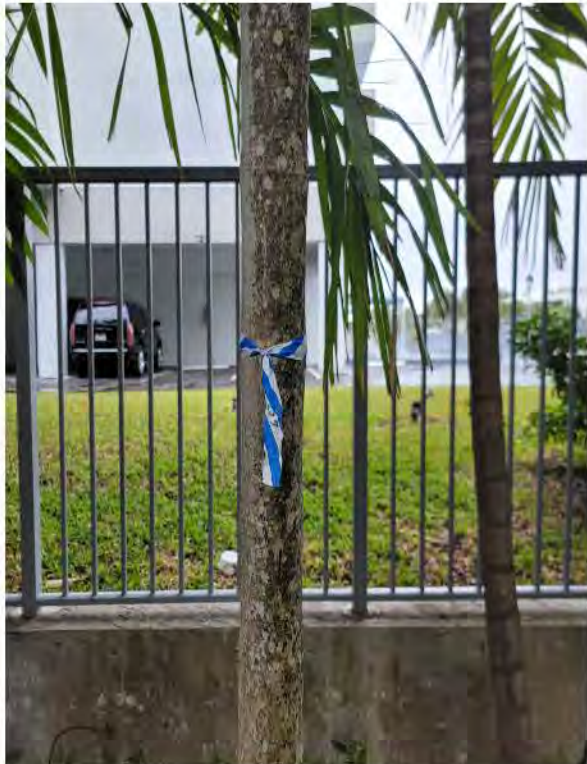
16'c.t.

Tree 58 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
18 foot height, 10 foot spread



15'c.t.

Tree 59 solitaire palm  
(Ptychosperma elegans)  
4 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 60 solitaire palm  
(Ptychosperma elegans)  
3,3 inch DBH Good condition  
18 foot height, 10 foot spread



16'c.t.

Tree 61 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
18 foot height, 10 foot spread



16'c.t.

Tree 62 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
18 foot height, 10 foot spread



16'c.t.

Tree 63 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 64 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 65 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 66 solitaire palm  
(Ptychosperma elegans)  
3,2 inch DBH Good condition  
20 foot height, 10 foot spread



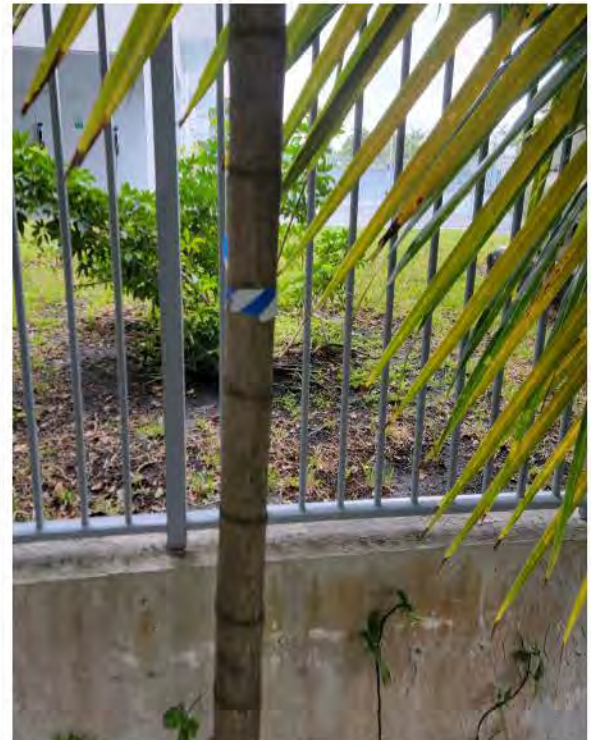
16'c.t.

Tree 67 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 68 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 69 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 70 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 71 solitaire palm  
(*Ptychosperma elegans*)  
4 inch DBH, Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 72 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



16'c.t.

Tree 73 solitaire palm  
(Ptychosperma elegans)  
4,3 inch DBH, Good condition  
16 foot height, 10 foot spread



14'c.t.

Tree 74 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
18 foot height, 10 foot spread



15'c.t.

Tree 75 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH, Good condition  
22 foot height, 10 foot spread



18'c.t.

Tree 76 solitaire palm  
(Ptychosperma elegans)  
3 inch DBH Good condition  
20 foot height, 10 foot spread



17'c.t.

Tree 77 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH, Good condition  
18 foot height, 10 foot spread



15'c.t.

Tree 78 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
18 foot height, 10 foot spread



15'c.t.

Tree 79 coconut palm  
(*Cocos nucifera*)  
0 inch DBH, Good condition  
18 foot height, 16 foot spread



15'c.t.

Tree 80 solitaire palm  
(*Ptychosperma elegans*)  
4 inch DBH Good condition  
18 foot height, 10 foot spread



15'c.t.

Tree 81 coconut palm  
(*Cocos nucifera*)  
9 inch DBH, Fair condition  
36 foot height, 18 foot spread



15'c.t.

Tree 82 Montgomery palm  
(*Veitchia arecina*)  
5 inch DBH Good condition  
18 foot height, 10 foot spread



15'c.t.

Tree A solitaire palm  
(*Ptychosperma elegans*)  
cluster inch DBH, Good condition  
20 foot height, 8 foot spread



elevated planter box, 16'c.t., 3 X 3"

Tree B solitaire palm  
(*Ptychosperma elegans*)  
cluster inch DBH Good condition  
20 foot height, 8 foot spread



elevated planter box, 16'c.t., 3 X 3"

Tree C solitaire palm  
(Ptychosperma elegans)  
cluster inch DBH, Good condition  
20 foot height, 8 foot spread



elevated planter box, 16'c.t., 3", 3"

Tree D solitaire palm  
(Ptychosperma elegans)  
cluster inch DBH Good condition  
20 foot height, 8 foot spread



elevated planter box, 16'c.t., 3 X 3"

Tree E solitaire palm  
(Ptychosperma elegans)  
cluster inch DBH, Good condition  
20 foot height, 8 foot spread



elevated planter box, 16'c.t., 3X 3"

Tree F solitaire palm  
(Ptychosperma elegans)  
cluster inch DBH Good condition  
20 foot height, 8 foot spread



elevated planter box, 16'c.t., 3 X 3"

10084 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154



TREE MAP  
OVERLAY ON SITE SURVEY  
JANUARY 2024  
NEW LEAF ENVIRONMENTAL



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

10084 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154



TREE MAP  
OVERLAY ON SITE SURVEY  
JANUARY 2024  
NEW LEAF ENVIRONMENTAL



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# La Jolla

10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

## DRAWING LIST

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  - A0.03 GENERAL NOTES
  - A0.04 SURVEY
  - A0.05 EXISTING SITE PHOTOS
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  - C3.00 UTILITIES PLAN
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  - C5.00 BEST MANAGEMENT PRACTICES
- PHOTOMETRICS
- L0 SITE - NORMAL MODE
  - L0E SITE - EM MODE
  - L1 INTERIOR - NORMAL MODE
  - L1E INTERIOR - EM MODE



**PROJECT / OWNER**  
La Jolla  
10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

**DESIGNER**  
MTR

**MTR MGMT**  
7550 NW 1<sup>ST</sup> CT | MIAMI FL | 33150  
T | 786.409.3363  
www.mtr75r.com

**CONTRACTOR**  
TBD

**CIVIL**  
E&S CIVIL ENGINEERING, INC.  
112 N. 46TH AVENUE |

**LANDSCAPE**  
P.L. MARTEL LANDSCAPE ARCHITECT, PA  
5965 SW 38TH ST.

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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PROJECT NO 2302

**TITLE SHEET**

SCALE

**A0.00**

**PLANNING & ZONING**

2021-05-10

PROJECT / OWNER ARCHITECT CONSULTANTS CIVIL LANDSCAPE STRUCTURAL MEP GEOTECHNICAL REVISIONS DATE STATUS SHEET # DRAWING TITLE

8/28/2024 4:42:54 PM









01-A



01-B



01-C



01-D



02-A



02-B



02-C



02-D



03-A



03-B



04-A



04-B



05-A



05-B



06-A



06-B



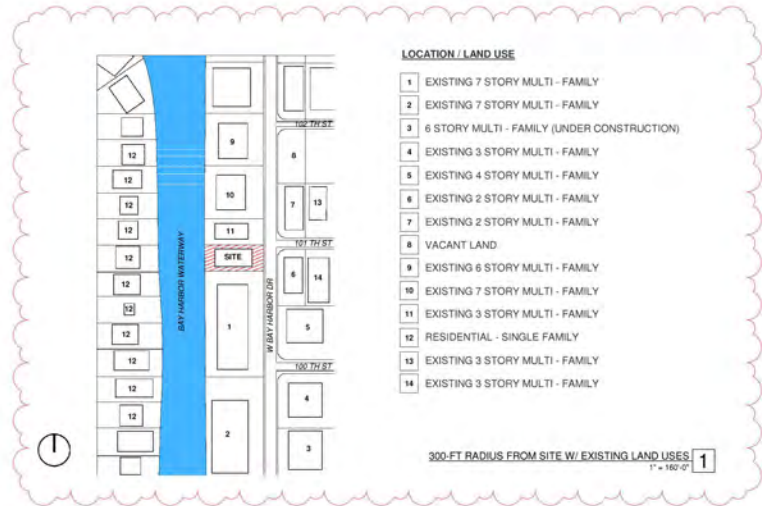
06-C



07-A



07-B



**La Jolla**  
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**PROJECT OWNER**

**ARCHITECT**  
DESIGNER  
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**CONSULTANTS**  
CONTRACTOR  
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TBD

**CONS.**  
E&O CIVIL ENGINEERING, INC.  
112 N 46TH AVENUE |

**LANDSCAPE**  
H.L. MARTIN LANDSCAPE ARCHITECT, PA  
5965 SW 38TH ST.

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

**STATUS** SHEET #

**DRAWING TITLE**  
EXISTING SITE PHOTOS

**SCALE** 1" = 180'-0"

**A0.05**

**PLANNING & ZONING**

2021.05.10

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2 / Revision 2 / 2024.07.25

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07-C



08-A



08-B



08-C



09-A



09-B



10-A



10-B



10-C



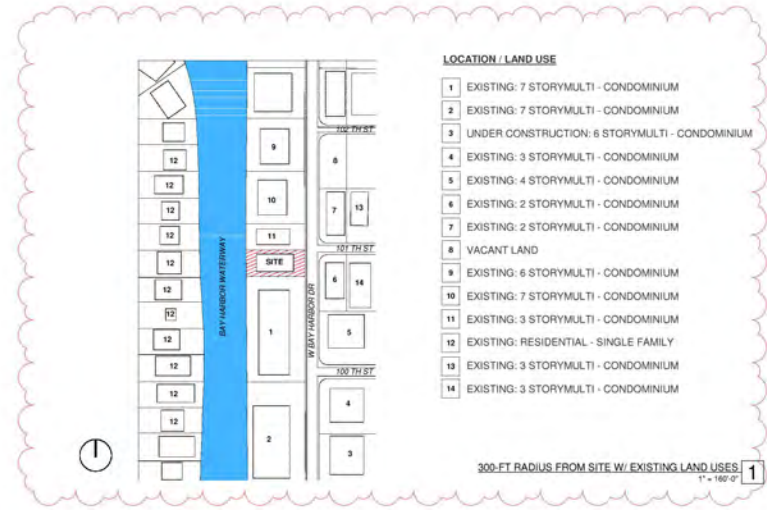
11-A



11-B



11-C



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**ARCHITECT**  
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**REVISIONS**

1		
2	Revision 2	2024-07-25

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**PROJECT NO** 2302

**DRAWING TITLE** EXISTING SITE PHOTOS

**SCALE** 1" = 180'-0"

**SHEET #** A0.06

**STATUS** PLANNING & ZONING

2021.05.10

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**GENERAL SITE INFORMATION**

PROPERTY ADDRESS	10084 W BAY HARBOR DR BAY HARBOR ISLANDS FL 33154
FOID #	13-2227-01-0580
LEGAL DESCRIPTION	26-27-34-35-32-42 BAY HARBOR ISLAND PB 46-6 LOT 15 B/L 3 LOT SIZE 75,500 X 150 OR 16048-3178 0008 1
SCOPE OF WORK	NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL (7 STORES)

**GOVERNING CODES**

FLORIDA BUILDING CODE 2023 - 8TH EDITION  
FLORIDA FIRE PREVENTION CODE - 8TH EDITION  
NFPA 101 LIFE SAFETY CODE 2017  
2023 NATIONAL ELECTRIC CODE  
2023 IRC MECHANICAL  
2023 IRC PLUMBING  
2023 FLORIDA ACCESSIBILITY CODE  
FAIR HOUSING ACT 1999

**TYPES OF CONSTRUCTION**

TYPE 1A CONSTRUCTION - CONCRETE COLUMNS, CONCRETE SLABS  
TYPE 1A PROTECTED NFPA 13 - CBS EXTERIOR WALLS (FULLY SPRINKLERED)

**OCCUPANCY CLASSIFICATION**

RM-1 MULTI-FAMILY DISTRICT (WATERFRONT LOTS)

**COMPLAN LAND USE DESIGNATION**

MEDIUM DENSITY RESIDENTIAL - 8.54 DU/ACRE  
MAX. ALLOWABLE DENSITY (0.26 ACRES X 34 DU/ACRE) = 9 DU - 9 DU (PROVIDED)

**ZONING GUIDELINES**

MUNICIPALITY	BAY HARBOR ISLANDS
ZONING DISTRICT	RM-1
LOT DIMENSIONS	75' 0" X 150' 0"
LOT AREA	11,250 Sq. Ft.

ZONING	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (GROUND FLOOR)	20% OF LOT AREA 11,250 SF X 0.20 = 2,250 SF	2,250 SF (20.0%)
LANDSCAPE SPACE (ROOF DECK)	15% OF ROOF DECK AREA 3,130 SF X 0.15 = 470 SF	943 SF (31.7%)
UNIT SIZE	MIN 1,350 SF	32,828 SF
<b>MINIMUM UNIT AREAS</b>		
EFFICIENCY	750 SF	N/A
1 BEDROOM	800 SF	N/A
2 BEDROOM	1,150 SF	N/A
3 BEDROOM	1,180 SF + 200 SF = 1,380 SF	1 UNIT 2,371 SF
4 BEDROOM	1,150 SF + 400 SF = 1,550 SF	8 UNITS ~2,408 SF

**SETBACK**

FRONT SETBACK	20'-0"	30'-0"
REAR SETBACK	20'-0"	20'-0"
SIDE SETBACK	10% OF STREET FRONTAGE OR 10'-0"	10'-0"
FRONT FLEX SETBACK	1/3 OF ALL ALLOWABLE BUILDING LENGTH (50'-0" / 3) = 16'-4"	16'-4"
SIDES FLEX SETBACK	1/3 OF ALL ALLOWABLE BUILDING LENGTH (110'-0" / 3) = 36'-8"	36'-8"
POOL	5'-0" FROM SEAWALL 10'-0" FROM SIDES	5'-0" REAR SETBACK 10'-0" SIDE SETBACK

**MAX. HEIGHT**

BUILDING	65'-0"	64'-0"
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**PARKING**

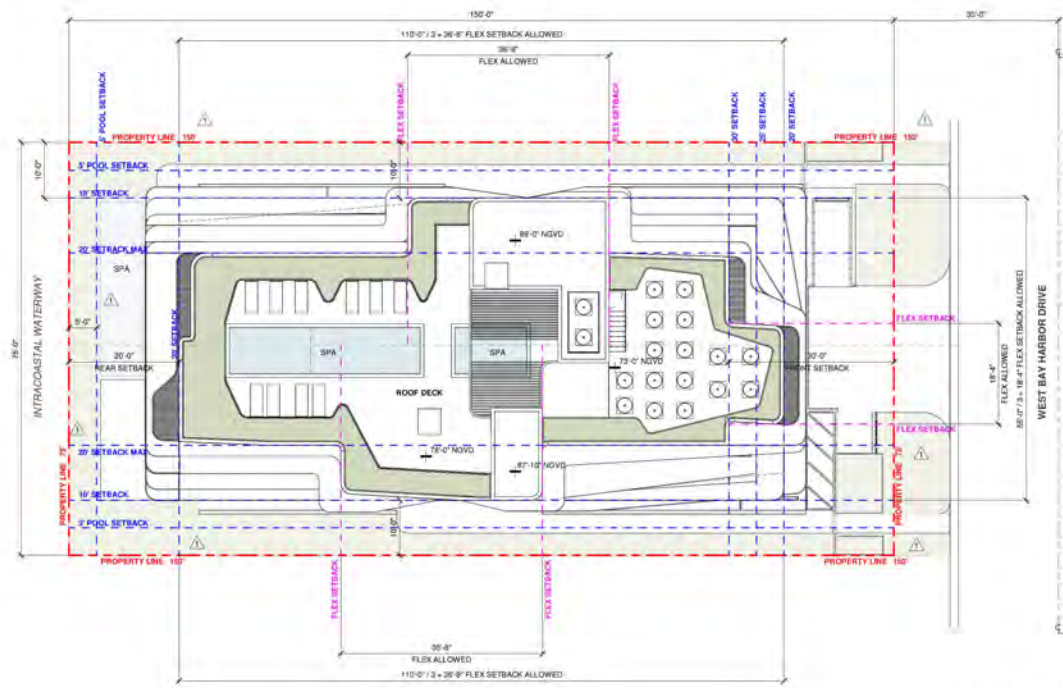
MULTI-FAMILY DWELLING PARKING	2 SPACES FOR EACH DWELLING	2 X 8-18
MIN. GUEST/LOADING PARKING	0	0
		TOTAL PARKING = 18 SPACES



AERIAL VIEW 1  
3/8" = 1'-0"



LOCATION MAP 2  
N.T.S.



SITE PLAN 3  
3/32" = 1'-0"

**La Jolla**  
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**DESIGNER**  
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www.mtrr.com

**CONTRACTOR**  
TBD

**CIVIL**  
E&J CIVIL ENGINEERING, INC.  
112 N. 46TH AVENUE

**LANDSCAPE**  
P.L. MARTIN LANDSCAPE ARCHITECT, PA  
595 SW 38TH ST.

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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cn=Sylvia  
Pawlowski  
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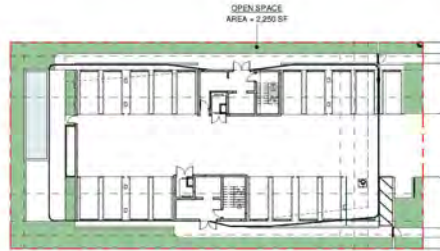
PROJECT NO 2002

**ZONING + SITE PLAN**

SCALE: As Indicated

**A0.07**  
PLANNING & ZONING

2024-08-10



GROUND PERVIOUS DIAGRAM

GROUND GREEN OPEN SPACE		
	ALLOWED	PROPOSED
OPEN SPACE	11,250 SF X 20% = 2,250 SF	2,250 SF 20.0%



ROOF PERVIOUS DIAGRAM

ROOF LANDSCAPE		
	ALLOWED	PROPOSED
SCODDED OR LANDSCAPED	3,130 SF X 15% = 470 SF	992 SF 31.7%



GARAGE LEVEL - BUILDING AREAS DIAGRAM



LEVEL 04 - BUILDING AREA DIAGRAM



LEVEL 07 - BUILDING AREA DIAGRAM



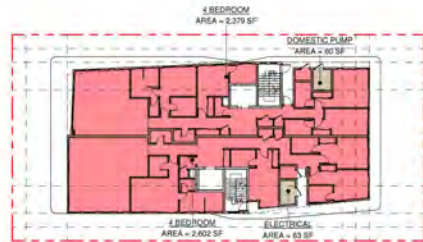
LEVEL 02 - BUILDING AREA DIAGRAM



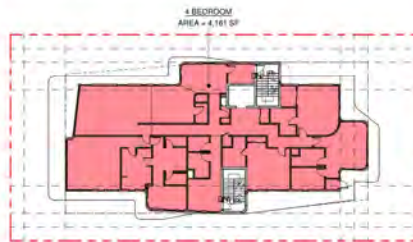
LEVEL 05 - BUILDING AREA DIAGRAM



ROOF - BUILDING AREA DIAGRAM



LEVEL 03 - BUILDING AREA DIAGRAM



LEVEL 06 - BUILDING AREA DIAGRAM

ROOF - BUILDING AREA DIAGRAM

UNIT AREAS		
A	4 BEDROOM	2,395 SF
B	4 BEDROOM	2,593 SF
C	4 BEDROOM	2,379 SF
D	4 BEDROOM	2,602 SF
E	3 BEDROOM	2,383 SF
F	4 BEDROOM	2,384 SF
G	4 BEDROOM	4,611 SF
H	4 BEDROOM	4,161 SF
I	4 BEDROOM	5,504 SF
J	4 BEDROOM	27,412 SF

BUILDING AREA		
CIRCULATION	822 SF	
SERVICE	500 SF	
UNIT	27,412 SF	
	28,734 SF	

**PROJECT OWNER**  
La Jolla  
15034 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

**ARCHITECT**  
DESIGNER  
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**CONSULTANTS**  
CONTRACTOR  
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**ENGINEER**  
CIVIL  
E&J CIVIL ENGINEERING, INC.  
112 N. 46TH AVENUE |

**LANDSCAPE**  
P.L. MARTIN LANDSCAPE ARCHITECT, PA  
5965 SW 38TH ST.

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**REVISIONS**

NO.	REVISION	DATE
1	Revision 1	2024 06 27

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**PROJECT NO** 2302

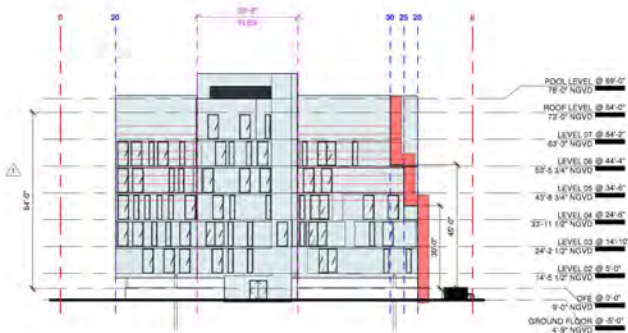
**DRAWING TITLE** ZONING DIAGRAMS

**SCALE** 3/8" = 1'-0"

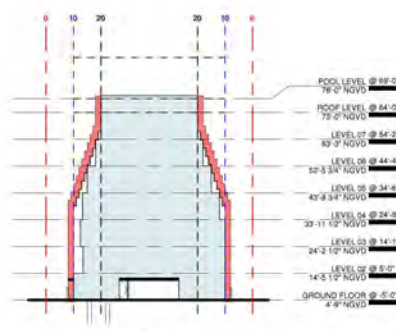
**SHEET #** A0.08

**STATUS** PLANNING & ZONING

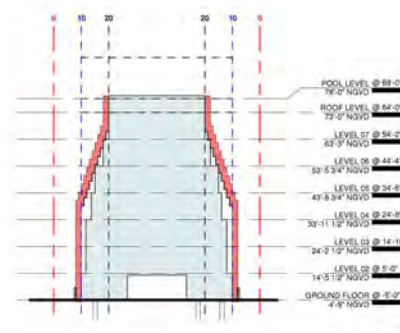
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SOUTH ELEVATION DIAGRAM



WEST ELEVATION DIAGRAM



EAST ELEVATION DIAGRAM



NORTH ELEVATION DIAGRAM

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1504 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

**DESIGNER**  
AEM

**MTR MARK**  
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1 786 499 3363  
www.mtr.com

**CONTRACTOR**  
TBD

**CIVIL**  
E&J CIVIL ENGINEERING, INC.  
112 N 46TH AVENUE

**LANDSCAPE**  
FL MARTIN LANDSCAPE ARCHITECT, PA  
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1 Revision 1 2024-08-27

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PROJECT NO 2202

**ELEVATION DIAGRAMS**

SCALE 3/8" = 1'-0"

**A0.09**

**PLANNING & ZONING**

2021-05-10

STATUS SHEET # 7349204-834547N





**PROJECT OWNER**  
**La Jolla**  
 12084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

**ARCHITECT**  
**DESIGNER**  


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**CONTRACTOR**  
 TBD  
**TBD**

**CONSULTANTS**  
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 112 N 46TH AVENUE |

**LANDSCAPE**  
 P.L. MARTIN LANDSCAPE ARCHITECT, PA  
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2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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 AC0B20000FDC3,  
 cn=Sylvia  
 Pawlowski  
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**PROJECT NO** 2302

**RENDERS**

**SCALE**

**A0.11**

**PLANNING & ZONING**

2021.05.10

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PROJECT NO 2202

RENTERS

SCALE

A0.12

PLANNING & ZONING

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**La Jolla**  
 15046 W BAY HARBOR DR | BAY HARBOR  
 ISLANDS | FL 33154

**DESIGNER**  
 ARCHITECT  
 3375 WYOMING CT | MANALAPAN, FL 33450  
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 WWW.MANALAPAN.COM

**CONSULTANTS**  
 CIVIL ENGINEERING, INC.  
 112 N 48TH AVENUE |  
 TALLAHASSEE, FL 32309

**LANDSCAPE ARCHITECTURE**  
 LANDSCAPE ARCHITECT, PA  
 5945 NW 30TH ST  
 MIAMI, FL 33147

**MEP**  
 GEOTECHNICAL

**REVISIONS**

1	Revision 1	2024.07.25
2	Revision 2	2024.06.27

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 c=US  
 DNQualifier=A01  
 #100000001852  
 #11000000000000  
 CS: c=US, email=Zyvia@matter.com,  
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 email=Zyvia@matter.com,  
 cn=Zyvia  
 Date: 2024.08.28  
 180949-04007

**PROJECT NO.** 2502

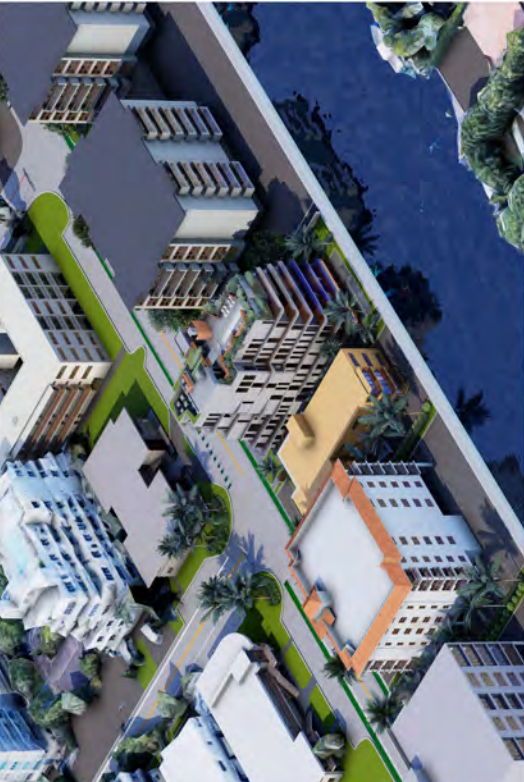
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**SCALE**  
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**STATUS**  
**PLANNING & ZONING**

**SHEET #**  
**01**

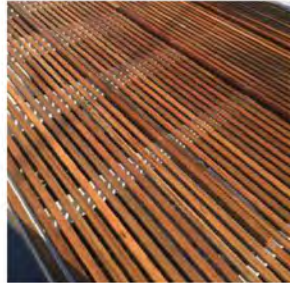
**DATE**  
 08/28/24



**PROJECT OWNERS**



CUMARU HARDWOOD CEILING & DECKING



CUMARU HARDWOOD SCREENS



BOARD FORMED CONCRETE WALLS



CONCRETE PORCELAIN FLOORING TILE



WINDOW FRAME & MULLION  
BLACK MATTE POWDER COATED FINISH



GLASS RAILING ALUMINUM HANDRAIL  
BLACK MATTE POWDER COATED FINISH



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**ARCHITECT**  
**DESIGNER**  


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www.mtr77er.com

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**CONTRACTOR**  
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1	Revision 1	2024-06-27
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AC0B2000FD0C5,  
cn=Sylvia  
Pawlowski  
Date: 2024.08.28  
18:10:00 -04'00'



PROJECT NO 2302

**DRAWING TITLE**  
**MATERIALS BOARD**

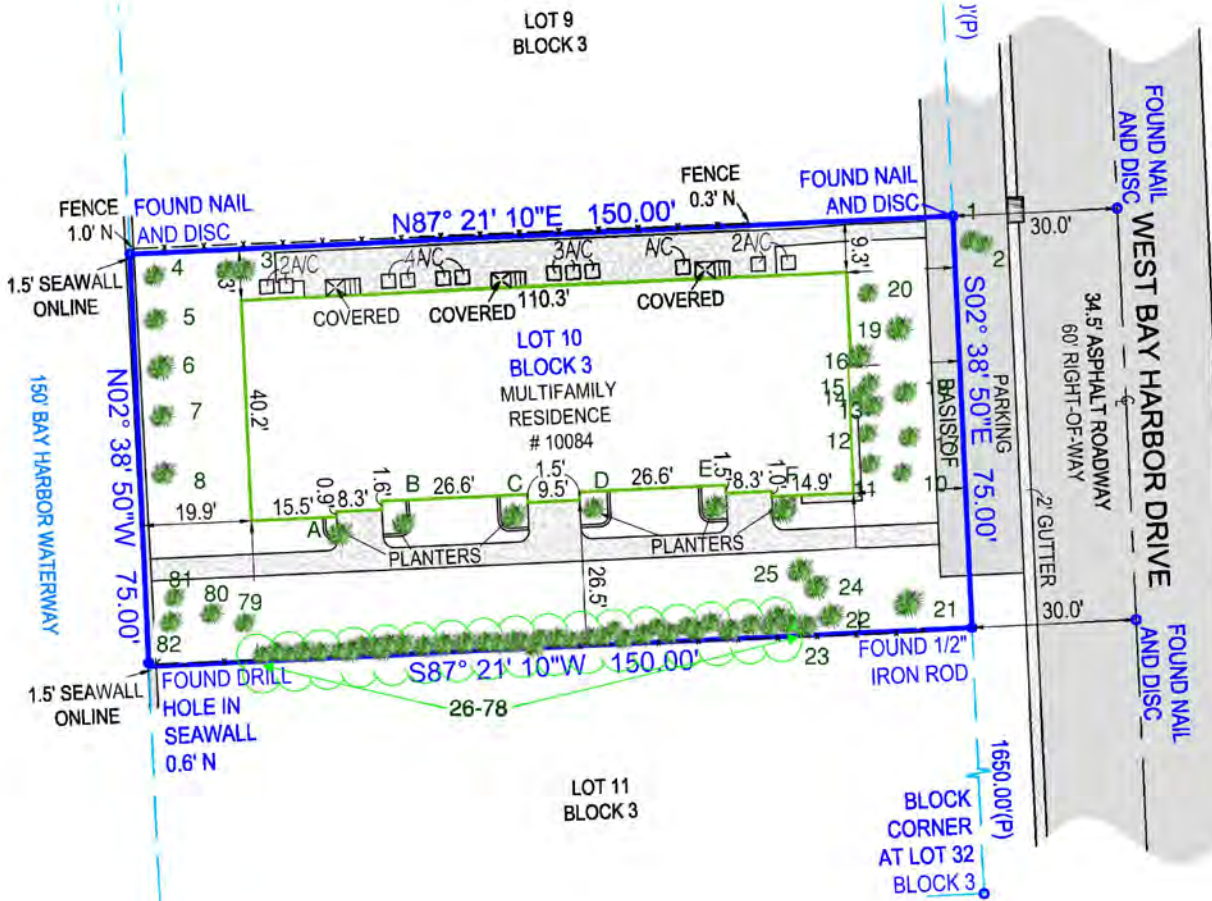
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**PLANNING & ZONING**

2021.05.10

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**EXISTING TREE LEGEND**

- |   |  |  |   |
|---|--|--|---|
| 1- Royal palm <i>Rhystonea regia</i>                  | 25- Solitaire palm <i>Psychosperma elegans</i> | 45- Solitaire palm <i>Psychosperma elegans</i> | 67- Solitaire palm <i>Psychosperma elegans</i>        |
| 2- Serapii date palm <i>Pinnatia recinata</i> cluster | 26- Flatleaf palm <i>Caryota mitis</i> cluster | 46- Solitaire palm <i>Psychosperma elegans</i> | 68- Solitaire palm <i>Psychosperma elegans</i>        |
| 3- Christmas tree palm <i>Leokadia obovata</i>        | 28- Montgomery palm <i>Veitchia arvensis</i>   | 47- Solitaire palm <i>Psychosperma elegans</i> | 69- Solitaire palm <i>Psychosperma elegans</i>        |
| 4- Solitaire palm <i>Psychosperma elegans</i>         | 29- Solitaire palm <i>Psychosperma elegans</i> | 48- Solitaire palm <i>Psychosperma elegans</i> | 70- Solitaire palm <i>Psychosperma elegans</i>        |
| 5- Coconut palm <i>Coccothrinax nuda</i>              | 27- Solitaire palm <i>Psychosperma elegans</i> | 49- Solitaire palm <i>Psychosperma elegans</i> | 71- Solitaire palm <i>Psychosperma elegans</i>        |
| 6- Coconut palm <i>Coccothrinax nuda</i>              | 28- Solitaire palm <i>Psychosperma elegans</i> | 50- Solitaire palm <i>Psychosperma elegans</i> | 72- Solitaire palm <i>Psychosperma elegans</i>        |
| 7- Coconut palm <i>Coccothrinax nuda</i>              | 29- Solitaire palm <i>Psychosperma elegans</i> | 51- Solitaire palm <i>Psychosperma elegans</i> | 73- Solitaire palm <i>Psychosperma elegans</i>        |
| 8- Coconut palm <i>Coccothrinax nuda</i>              | 30- Montgomery palm <i>Veitchia arvensis</i>   | 52- Solitaire palm <i>Psychosperma elegans</i> | 74- Solitaire palm <i>Psychosperma elegans</i>        |
| 9- Sabal palm <i>Sabal palmetto</i>                   | 31- Montgomery palm <i>Veitchia arvensis</i>   | 53- Solitaire palm <i>Psychosperma elegans</i> | 75- Solitaire palm <i>Psychosperma elegans</i>        |
| 10- Montgomery palm <i>Veitchia arvensis</i>          | 32- Montgomery palm <i>Veitchia arvensis</i>   | 54- Solitaire palm <i>Psychosperma elegans</i> | 76- Solitaire palm <i>Psychosperma elegans</i>        |
| 11- Solitaire palm <i>Psychosperma elegans</i>        | 33- Solitaire palm <i>Psychosperma elegans</i> | 55- Solitaire palm <i>Psychosperma elegans</i> | 77- Solitaire palm <i>Psychosperma elegans</i>        |
| 12- Solitaire palm <i>Psychosperma elegans</i>        | 34- Solitaire palm <i>Psychosperma elegans</i> | 56- Solitaire palm <i>Psychosperma elegans</i> | 78- Solitaire palm <i>Psychosperma elegans</i>        |
| 13- Solitaire palm <i>Psychosperma elegans</i>        | 35- Solitaire palm <i>Psychosperma elegans</i> | 57- Solitaire palm <i>Psychosperma elegans</i> | 79- Coconut palm <i>Coccothrinax nuda</i>             |
| 14- Solitaire palm <i>Psychosperma elegans</i>        | 36- Solitaire palm <i>Psychosperma elegans</i> | 58- Solitaire palm <i>Psychosperma elegans</i> | 80- Solitaire palm <i>Psychosperma elegans</i>        |
| 15- Solitaire palm <i>Psychosperma elegans</i>        | 37- Solitaire palm <i>Psychosperma elegans</i> | 59- Solitaire palm <i>Psychosperma elegans</i> | 81- Coconut palm <i>Coccothrinax nuda</i>             |
| 16- Solitaire palm <i>Psychosperma elegans</i>        | 38- Solitaire palm <i>Psychosperma elegans</i> | 60- Solitaire palm <i>Psychosperma elegans</i> | 82- Montgomery palm <i>Veitchia arvensis</i>          |
| 17- Solitaire palm <i>Psychosperma elegans</i>        | 39- Solitaire palm <i>Psychosperma elegans</i> | 61- Solitaire palm <i>Psychosperma elegans</i> | A- Solitaire palm <i>Psychosperma elegans</i> cluster |
| 18- Solitaire palm <i>Psychosperma elegans</i>        | 40- Solitaire palm <i>Psychosperma elegans</i> | 62- Solitaire palm <i>Psychosperma elegans</i> | B- Solitaire palm <i>Psychosperma elegans</i> cluster |
| 19- Montgomery palm <i>Veitchia arvensis</i>          | 41- Montgomery palm <i>Veitchia arvensis</i>   | 63- Solitaire palm <i>Psychosperma elegans</i> | C- Solitaire palm <i>Psychosperma elegans</i> cluster |
| 20- Solitaire palm <i>Psychosperma elegans</i>        | 42- Solitaire palm <i>Psychosperma elegans</i> | 64- Solitaire palm <i>Psychosperma elegans</i> | D- Solitaire palm <i>Psychosperma elegans</i> cluster |
| 21- Alcaia palm <i>Dyakia luteoventris</i> cluster    | 43- Solitaire palm <i>Psychosperma elegans</i> | 65- Solitaire palm <i>Psychosperma elegans</i> | E- Solitaire palm <i>Psychosperma elegans</i> cluster |
| 22- Montgomery palm <i>Veitchia arvensis</i>          | 44- Solitaire palm <i>Psychosperma elegans</i> | 66- Solitaire palm <i>Psychosperma elegans</i> | F- Solitaire palm <i>Psychosperma elegans</i> cluster |

EXISTING TREE MAP  
3/2" = 1'-0"

**La Jolla**  
1504 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL 33154

**ARCHITECT**  
BESCOVER

**MITTIE BOAT**  
7551 W 4<sup>TH</sup> CT | MIAMI FL 33152  
1 | 786 459 3363  
www.mittie.com

**CONTRACTOR**  
TRD

**CONSULTANT**  
CIVIL  
CIVIL ENGINEERING, INC.  
112 N 46<sup>TH</sup> AVENUE

**LANDSCAPE**  
H. L. MARTIN LANDSCAPE ARCHITECT, PA  
695 SW 36<sup>TH</sup> ST

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

**REVISIONS**

1	Revision 1	2024-07-25
2	Revision 2	2024-07-25

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Date: 2024.08.29 18:10:22 -0400

**PROJECT NO** 2202

**DRAWING TITLE** TREE SURVEY OF EXISTING TREES

**SCALE** As Indicated

**A0.15**

**PLANNING & ZONING**

2024-08-10



OWNER  
MTR MARITIME  
7700 NW 41<sup>ST</sup> CT | MIAMI FL, 33150  
1 | 786 495 3363  
www.mtr.com

CONTRACTOR  
TBD

CONSULTANTS  
CIVIL  
EAD CIVIL ENGINEERING, INC.  
112 N 46TH AVENUE

LANDSCAPE  
H.L. MARTIN LANDSCAPE ARCHITECT, PA  
5965 SW 38TH ST.

STRUCTURAL

MEP

GEOTECHNICAL

NO.	REVISION	DATE
2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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cn=Sylvia Pawlowski  
Date: 2024.08.28  
18:10:43 -04'00'

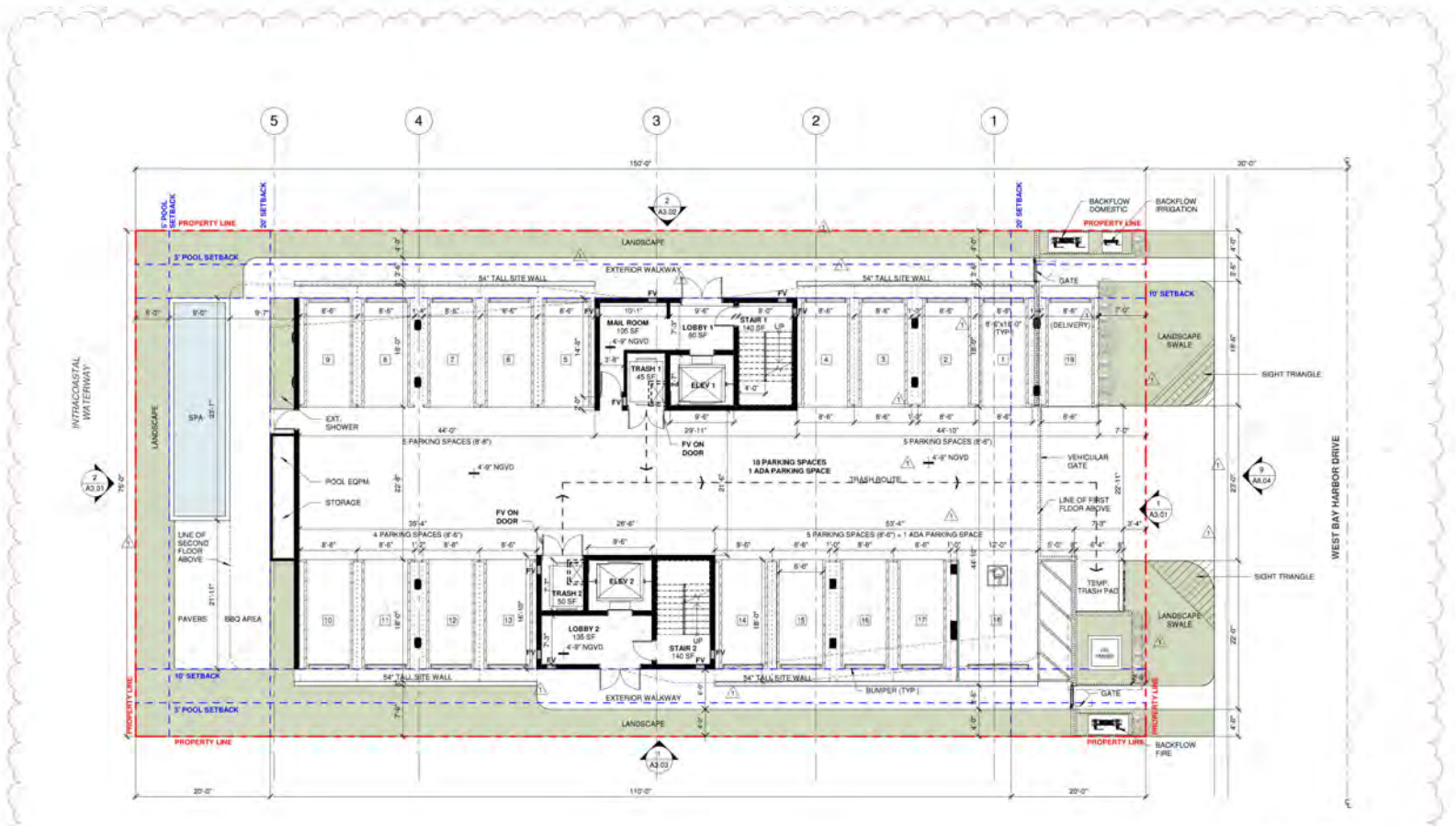
PROJECT NO: 2022

GROUND FLOOR SITE PLAN

SCALE: AS SHOWN

A1.00  
PLANNING & ZONING

2021-05-10



SITE PLAN NOTES

- 1. ALL UTILITIES AND EQUIPMENT ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED ABOVE DFE.
- POOL BARRIERS NOTES:  
424.12.1.3  
ALL PUBLIC POOLS SHALL BE SURROUNDED BY A MINIMUM 48 INCH (1219 MM) HIGH FENCE OR OTHER APPROVED SUBSTANTIAL BARRIER. THE FENCE SHALL BE CONTINUOUS AROUND THE PERIMETER OF THE POOL AREA THAT IS NOT OTHERWISE BLOCKED OR OBSTRUCTED BY ADJACENT BUILDINGS OR STRUCTURES AND SHALL ADJOIN WITH ITSELF OR ADJUT TO THE ADJACENT MEMBERS ACCESS THROUGH THE BARRIER OR FENCE FROM DWELLING UNITS, SUCH AS HOMES, APARTMENTS, MOTEL ROOMS AND HOTEL ROOMS. SHALL BE THROUGH SELF-CLOSING, SELF-LATCHING LOCKABLE GATES OF 48 INCH (1219 MM) MINIMAL HEIGHT FROM THE FLOOR OR GROUND WITH THE LATCH LOCATED A MINIMUM OF 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE OR AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE ON THE POOL SIDE. IF THE SELF-CLOSING, SELF-LATCHING GATE IS ALSO SELF-LOCKING AND IS OPERATED BY A KEY LOCK, ELECTRONIC OPERATOR OR INTEGRAL COMBINATION LOCK, THEN THE OPERABLE PARTS OF SUCH LOCKS OR OPERATORS SHALL BE 34 INCHES MINIMUM (864 MM) AND 48 INCHES MAXIMUM (1219 MM) ABOVE THE FINISHED FLOOR OR GROUND. DOORED ACCESS POINTS FROM PUBLIC ROOMS SUCH AS LOBBIES OR CLUB HOUSES NEEDED NOT BE THROUGH GATES IF THE DOORS MEET THE 54-INCH SELF-CLOSING, SELF-LATCHING REQUIREMENTS AS A GATE. OPERABLE PARTS USED FOR OPENING DOORS AT THESE ACCESS POINTS SHALL BE 45 INCHES (1143 MM) MINIMUM TO 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AREA. A LATCHED, LOCKABLE GATE SHALL BE PLACED IN THE FENCE WITHIN 10 FEET (3048 MM) OF THE CLOSEST POINT BETWEEN THE POOL AND THE EQUIPMENT AREA FOR SERVICE ACCESS.

ITEMS TO BE UNDER SEPARATE PERMIT

- POOLING
- EXTERIOR DOORS AND WINDOWS
- SWIMMING POOL, SPA, WATER FEATURE
- DRIVEWAY, WALKWAYS, PAVERS
- FENCE, GATES
- RAILINGS, STAIRS, HANDRAILS, GUARDRAILS

TERMITE CONTROL

THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.

WALL LEGEND

- NEW POLURED CONCRETE WALLS
- NEW BLOCK WALLS
- NEW PARTITIONS
- EXISTING TO REMAIN

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYP/SUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

FLOOD VENT NOTES

- 1. TOTAL NET AREA NOT LESS THAN ONE SQUARE INCH OF EVERY SQUARE FOOT OF ENCLOSED AREA VENT OPENING 8'X16' = 128 SQUARE INCH
- TRASH 1: 45 SF / 128 = 0.35 (2 FLOOD VENTS REQUIRED)  
TOTAL AREA OF FLOOD VENT: 256 SF
- LOBBY 1: 80 SF / 128 = 0.62 (2 FLOOD VENTS REQUIRED)  
TOTAL AREA OF FLOOD VENT: 256 SF
- STAIR 1: 140 SF / 128 = 1.09 (2 FLOOD VENTS REQUIRED)  
TOTAL AREA OF FLOOD VENT: 256 SF
- TRASH 2: 50 SF / 128 = 0.39 (2 FLOOD VENTS REQUIRED)  
TOTAL AREA OF FLOOD VENT: 256 SF
- LOBBY 2: 135 SF / 128 = 1.05 (2 FLOOD VENTS REQUIRED)  
TOTAL AREA OF FLOOD VENT: 256 SF
- STAIR 2: 140 SF / 128 = 1.09 (2 FLOOD VENTS REQUIRED)  
TOTAL AREA OF FLOOD VENT: 256 SF
- 2. ALL OPENINGS MUST BE BELOW THE DFE.
- 3. BOTTOM OF THE OPENINGS MUST BE NO HIGHER THAN ONE FOOT ABOVE THE HIGHER OF THE EXTERIOR OR EXTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.
- 4. ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

FLOOD MANAGEMENT INFORMATION

NO.	DESCRIPTION	ELEVATION
1	FLOOD ZONE	FAS, RL 9
2	BASE FLOOD ELEVATION (BFE)	8.00 NGVD
3	DESIGN FLOOD ELEVATION (DFE)	9.00 NGVD
4	GRADE/SPACE GRADE ELEVATION	N/A
5	GARAGE TOP OF SLAB ELEVATION (S.P.)	9.00 NGVD
6	GARAGE TOP OF SLAB ELEVATION (HPL)	4.74 NGVD
7	LOWEST TOS ELEVATION OF HABITABLE SPACE	4.74 NGVD
8	NEXT HIGHER FLOOR ELEVATION	14.00 NGVD
9	LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING	4.05 NGVD
10	HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING	4.05 NGVD
11	LOWEST ELEVATION OF EQUIP. SERVING THE BUILDING	14.00 NGVD
12	CROWN OF ROAD ELEVATION	4.74 NGVD
13	ADJUSTED GRADE ELEVATION	7.25 NGVD
14	FIRM MAP NUMBER	120802G-04L

POOL EQUIPMENT NOTE

2024 FLORIDA BUILDING CODE SECTION 1612.4.2 MODIFICATION OF ASCE 24.9.6 POOLS  
1. EQUIPMENT FOR POOLS, SPAS AND WATER FEATURES SHALL BE PERMITTED BELOW THE ELEVATION REQUIRED IN TABLE 7-1, PROVIDED IT IS ELEVATED TO THE EXTENT PRACTICAL, ANCHORED TO PREVENT FLUTTER AND RESIST FLOOD FORCES, AND IS SUPPLIED BY BRANCH CIRCUITS THAT HAVE GROUND-FLOAT CIRCUIT-INTERRUPTER PROTECTION.



MTR MOAT  
750 W 11<sup>TH</sup> CT | MAAMI, FL 33155  
1 | 784 495 3363  
www.mtrmoat.com

CONTRACTOR  
TBD

CONSULTANTS  
CIVIL  
E&C CIVIL ENGINEERING, INC.  
112 N. 46TH AVENUE

LANDSCAPE  
FL & MARTIN LANDSCAPE ARCHITECT, PA  
595 SW 38TH ST.

STRUCTURAL

MEP

GEOTECHNICAL

1	Revision 1	2024-08-27
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1	Revision 1	2024-08-27
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Date: 2024.08.28 18:11:07 -04'00'

PROJECT NO 2202

SECOND FLOOR PLAN

SCALE: As Indicated

A1.01  
PLANNING & ZONING

2024-08-10



PLAN NOTES

- 0'-0" + 9'-0" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR
- ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP BOARD IN NON-WET AREAS.
- FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
- FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
- REFER TO SHEETS A3.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
- REFER TO Q1.010 FOR WALL TYPER DETAILS
- REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS
- F.B.C. R037.2 - BATHUBS AND SHOWER SPACES. BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1828 MM) ABOVE THE FLOOR.
- F.B.C. 2053.2 - BASE FOR TILE. GLASS MAT WATER RESISTANT GYPSUM BACKING PANELS, DISCRETE NON-ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON-ASBESTOS FIBER-MAT REINFORCED CONCRETE SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1176, C 1588 OR C 1522 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- USE FIBER CEMENT BOARD AT BATHROOMS.
- USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
- USE EPOXY PAINT AT BATHROOMS.
- ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HAND/CAP GRIP BARS AS PER F.B.C.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R037.1 (FBCR 307.1)

MATERIALS

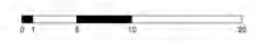
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	CONCRETE		BATT INSULATION
	GLASS		PRECAST
	WIRED INSULATION		GRAVEL
	BRICK IN SECTION		SAND
	CONCRETE MASONRY UNIT		WOOD - SOLID
	EARTH		PLYWOOD
	GYPSUM / PLASTER / STUCCO		BRICK
	STEEL		CULTURED STONE
	REA GRAVEL		EXTERIOR COMPOSITE PANEL

WALL LEGEND

- NEW Poured CONCRETE WALLS
- NEW BLOCK WALLS
- NEW PARTITIONS
- EXISTING TO REMAIN

TERMITE CONTROL

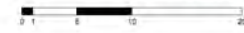
THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.



LEVEL 02  
3'16" = 1'-0"



LEVEL 03  
3/4" = 1'-0"



**PLAN NOTES**

1. 0'-0" + 9'-0" N.G.V.D.
2. ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
3. ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP BOARD IN NON-WET AREAS.
4. FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
5. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
7. FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
8. REFER TO SHEETS A3.00 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
9. REFER TO Q1.010 FOR WALL TYPER DETAILS.
10. REFER TO SHEET A4.003 FOR WINDOW DETAILS AND DOOR DETAILS.
11. F.B.C. R307.2 - BATHUBS AND SHOWER SPACES. BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1828 MM) ABOVE THE FLOOR.
12. F.B.C. 2059.2 - BASE FOR TILE. GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON-ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEET OR NON-ASBESTOS FIBER-MAT REINFORCED CONCRETE SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1176, C 1388 OR C 1328 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
13. USE FIBER CEMENT BOARD AT BATHROOMS.
14. USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
15. USE EPOXY PAINT AT BATHROOMS.
16. ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HANDICAP GRAB BARS AS PER F.B.C.
17. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
18. ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1).

**MATERIALS**

ALUMINUM	STONE
CONCRETE	BATT INSULATION
GLASS	PRECAST
WIRED INSULATION	GRAVEL
BRICK IN SECTION	SAND
CONCRETE MASONRY UNIT	WOOD - SOLID
EARTH	PLYWOOD
GYPSUM / PLASTER / STUCCO	BRICK
STEEL	CULTURED STONE
PEA GRAVEL	EXTERIOR COMPOSITE PANEL

**WALL LEGEND**

	NEW Poured CONCRETE WALLS
	NEW BLOCK WALLS
	NEW PARTITIONS
	EXISTING TO REMAIN

**La Jolla**  
1534 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL 33154



**MTR MARK**  
750 NW 4<sup>th</sup> CT | MIAMI, FL 33150  
1 786 405 3363  
www.mtr77.com

**CONTRACTOR**  
TBD

**CONSULTANTS**  
CIVIL  
E&S CIVIL ENGINEERING, INC.  
112 N 46TH AVENUE

**LANDSCAPE**  
FL MARTIN LANDSCAPE ARCHITECT, PA  
595 SW 38TH ST

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

1 Revision 1 2024-08-27

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dnQualifier=A014  
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cn=Sylvia  
Pawlowski  
Date: 2024.08.28  
18:11:31 -04'00'

PROJECT NO 2202

**THIRD FLOOR PLAN**

SCALE: As Indicated

**A1.02**  
**PLANNING & ZONING**

2021.05.10









2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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Date: 2024.08.28  
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PROJECT NO 2202

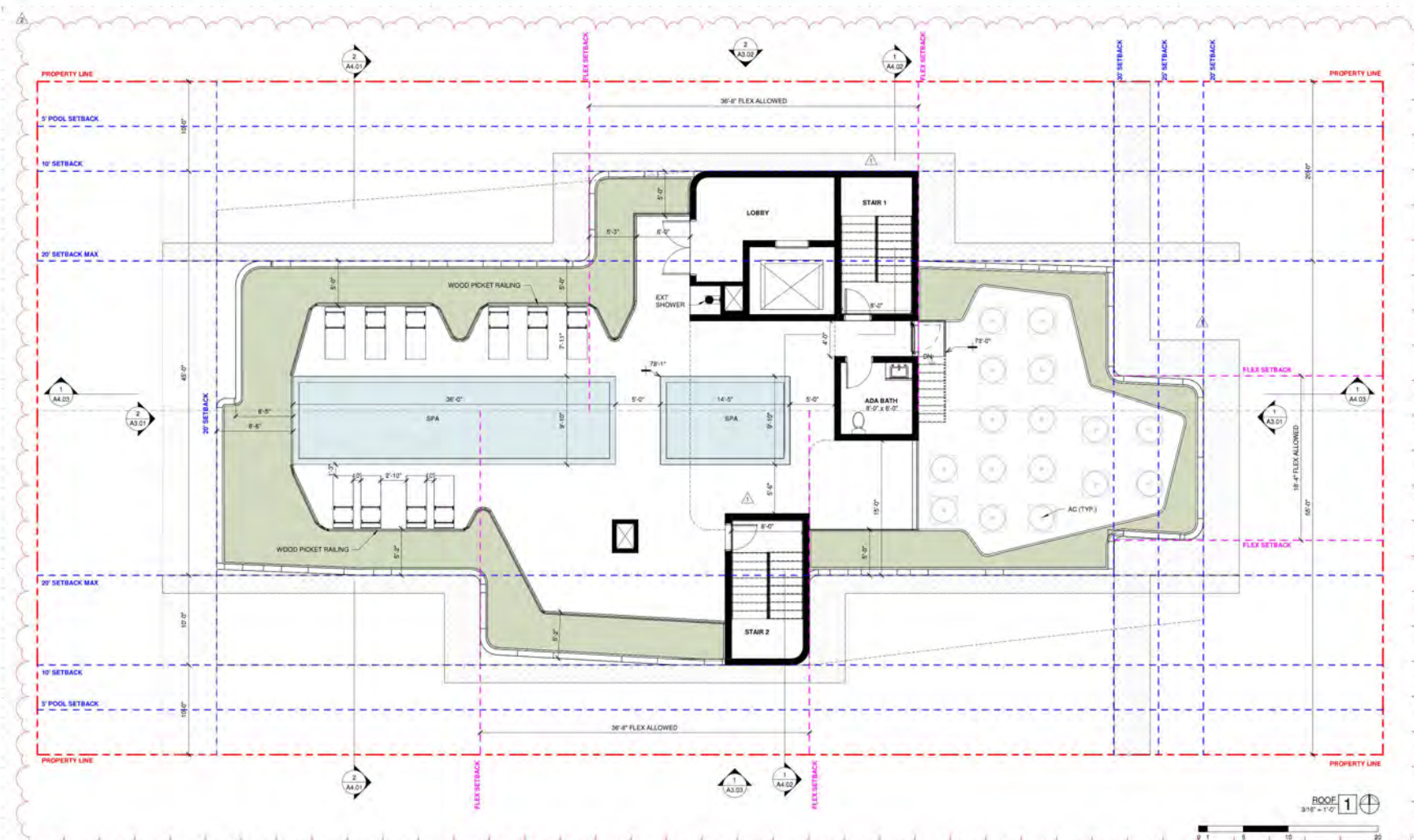
**ROOF PLAN**

SCALE As Indicated

**A1.07**

**PLANNING & ZONING**

2021-05-10 7:24:02 PM 4.36.14 PM



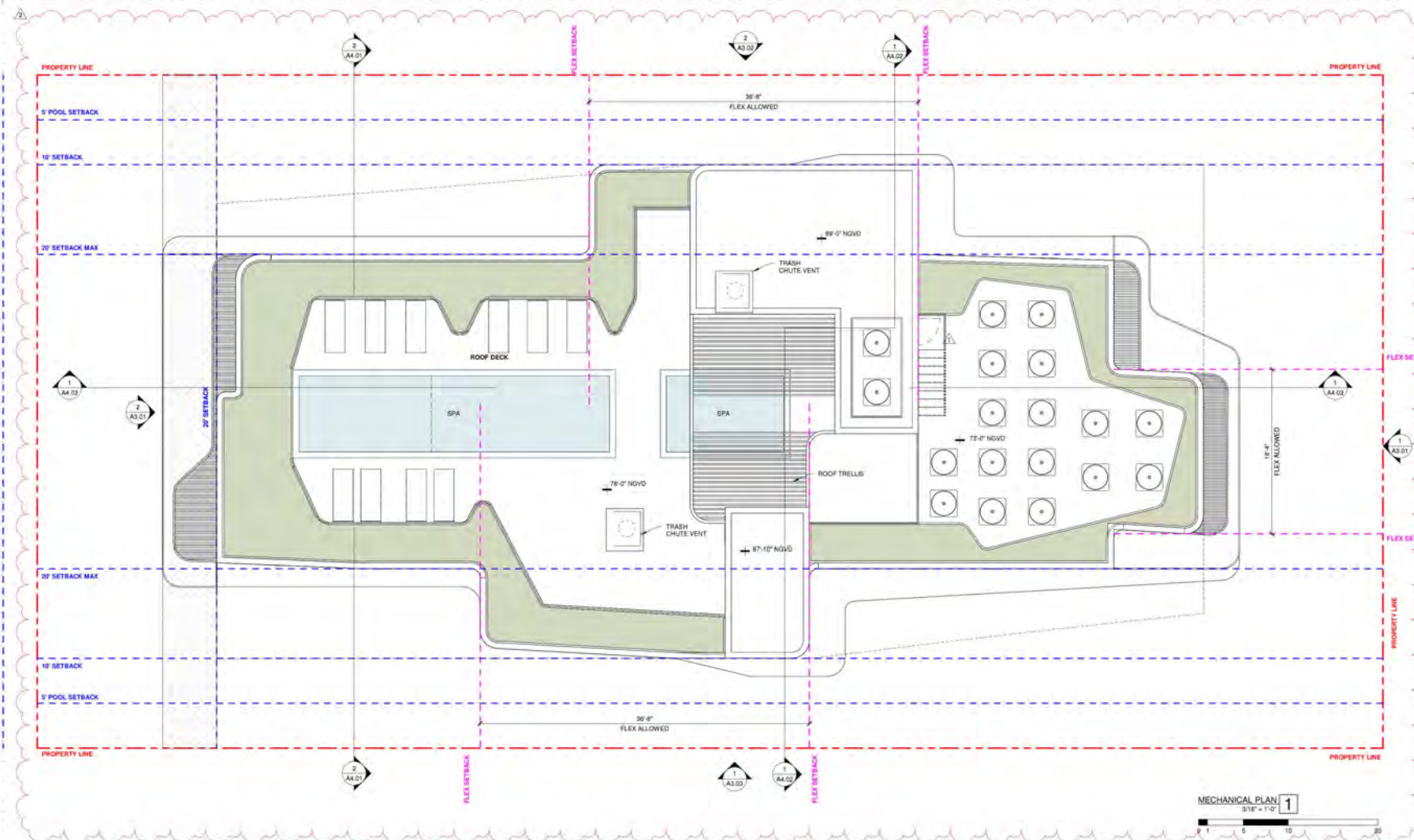
- PLAN NOTES**
- 0'-0" = 9'-0" N.G.V.D.
  - ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
  - ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP BOARD IN NON WET AREAS.
  - FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
  - SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
  - FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
  - REFER TO SHEETS A5.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
  - REFER TO G1.010 FOR WALL TYPES DETAILS.
  - REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS.
  - F.B.C. R307.2 - BATHUBS AND SHOWER SPACES: BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1828 MM) ABOVE THE FLOOR.
  - F.B.C. 3509.2 - BASE FOR TILE: GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON-ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON-ASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1326 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
  - USE FIBER CEMENT BOARD AT BATHROOMS.
  - USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
  - USE EPOXY PAINT AT BATHROOMS.
  - ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HANDICAP GRAB BARS AS PER F.B.C.
  - EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
  - ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1).

**MATERIALS**

ALUMINUM	STONE
CONCRETE	BATT INSULATION
GLASS	PRECAST
RIGID INSULATION	GRAVEL
BRICK IN SECTION	SAND
CONCRETE MASONRY UNIT	WOOD - SOLID
EARTH	PLYWOOD
GYPSUM / PLASTER / STUCCO	BRICK
STEEL	CUTURED STONE
PEA GRAVEL	EXTERIOR COMPOSITE PANEL

**WALL LEGEND**

[Symbol]	NEW Poured CONCRETE WALLS
[Symbol]	NEW BLOCK WALLS
[Symbol]	NEW PARTITIONS
[Symbol]	EXISTING TO REMAIN



**MECHANICAL PLAN**  
3/16" = 1'-0"  
**1**

- PLAN NOTES**
- 0'-0" = 9'-0" N.G.V.D.
  - ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
  - ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP BOARD IN NON WET AREAS.
  - FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
  - SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
  - FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
  - REFER TO SHEETS A5.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
  - REFER TO G1.010 FOR WALL TYPES DETAILS.
  - REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS.
  - F.B.C. R307.2 - BATHUBS AND SHOWER SPACES: BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1828 MM) ABOVE THE FLOOR.
  - F.B.C. 2508.2 - BASE FOR TILE: GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON-ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON-ASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1179, C 1388 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
  - USE FIBER CEMENT BOARD AT BATHROOMS.
  - USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
  - USE EPOXY PAINT AT BATHROOMS.
  - ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HANDICAP GRAB BARS AS PER F.B.C.
  - EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
  - ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

**MATERIALS**

ALUMINUM	STONE
CONCRETE	BATT INSULATION
GLASS	PRECAST
RIGID INSULATION	GRAVEL
BRICK IN SECTION	SAND
CONCRETE MASONRY UNIT	WOOD - SOLD
EARTH	PLYWOOD
GYPSUM / PLASTER / STUCCO	BRICK
STEEL	CULTURED STONE
PEA GRAVEL	EXTERIOR COMPOSITE PANEL

**WALL LEGEND**

	NEW Poured CONCRETE WALLS
	NEW BLOCK WALLS
	NEW PARTITIONS
	EXISTING TO REMAIN

**La Jolla**  
15004 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL 33154

**DESIGNER**

**MITR MOBT**  
7501 NW 1<sup>ST</sup> CT | MIAMI FL 33150  
1 | 786 425 3363  
www.mitr78.com

**CONTRACTOR**  
TBD

**CIVIL**  
E&J CIVIL ENGINEERING, INC.  
112 N. 46TH AVENUE

**LANDSCAPE**  
FL MARTIN LANDSCAPE ARCHITECT, PA  
5965 SW 38TH ST.

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

**REVISIONS**

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

Digitally signed by Sylvia Pawlowski  
DN: cn=S, o=Matter Mgmt, dnQualifier=A014, 10D0000018E52D, ACCE000006DC5, cn=Sylvia Pawlowski  
Date: 2024.08.28 18:14:10 -04'00'

PROJECT NO: 2202

**MECHANICAL ROOF**

SCALE: As Indicated

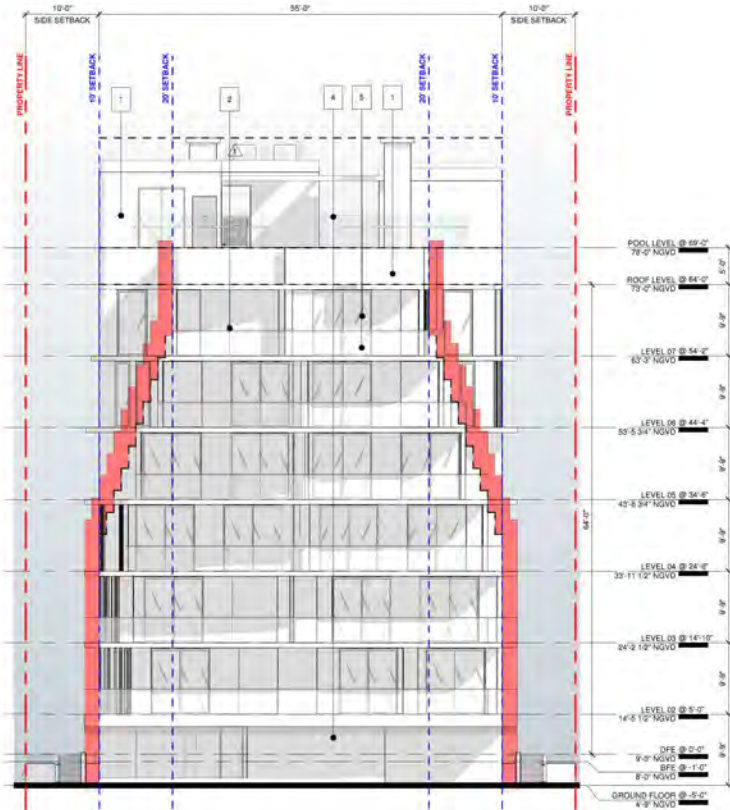
**A1.08**

**PLANNING & ZONING**

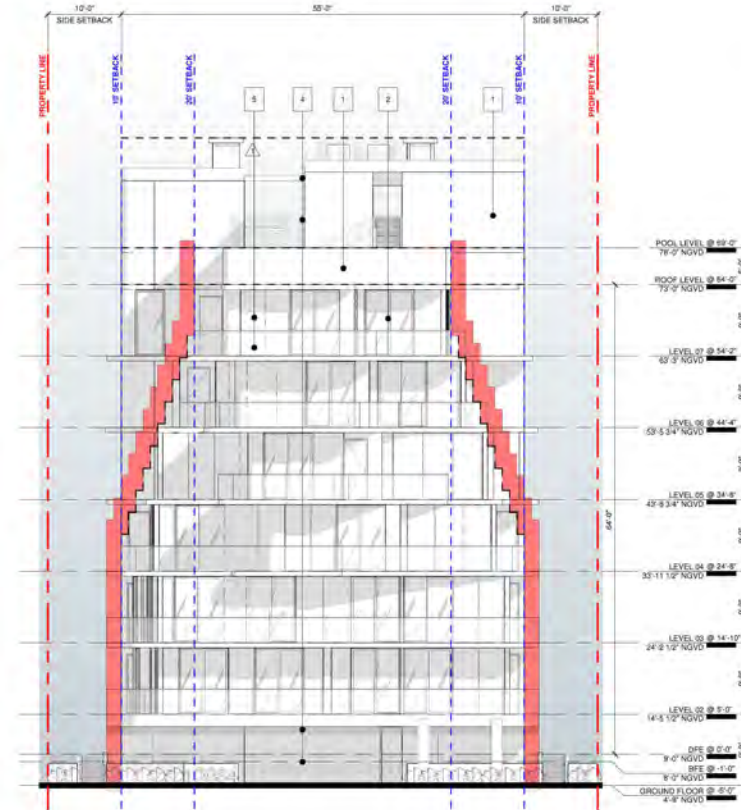
2021-05-10

**MATERIALS LEGEND**

- 1 BOARD FORMED CONCRETE WALL
- 2 BLACK ALU WINDOW FRAME
- 3 HARDWOOD CEILING & DECKING
- 4 HARDWOOD SCREEN
- 5 GLASS
- 6 CONCRETE PORCELAIN FLOORING TILE



WEST ELEVATION 2  
1/8" = 1'-0"



EAST ELEVATION 1  
1/8" = 1'-0"

**La Jolla**  
1504 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154



**PROJECT OWNER**  
MTTR MGMT  
7550 NW 1<sup>ST</sup> CT | MIAMI FL | 33150  
1 | 784 429 3363  
www.mttr.com

**CONTRACTOR**  
TBD

**CIVIL**  
E&J CIVIL ENGINEERING, INC.  
112 N. 46TH AVENUE |

**LANDSCAPE**  
P.L. MARTIN LANDSCAPE ARCHITECT, PA  
595 SW 38TH ST.

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

NO.	REVISION	DATE
1	Revision 1	2024-06-27

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DN: c=US,  
ou=Matter Mgmt,  
ou=Qualifier-AD14,  
ou=000000018E52D,  
ou=ACDB20000FDC5,  
ou=Sylvia  
Pawlowski  
Date: 2024.08.28  
18:14:37 -0400

PROJECT NO 2202

**EAST & WEST ELEVATIONS**

SCALE As Indicated

**A3.01**

**PLANNING & ZONING**

2024-08-10



- MATERIALS LEGEND**
- 1 BOARD FORMED CONCRETE WALL
  - 2 BLACK ALU WINDOW FRAME
  - 3 HARDWOOD CEILING & DECKING
  - 4 HARDWOOD SCREEN
  - 5 GLASS
  - 6 CONCRETE PORCELAIN FLOORING TILE

**La Jolla**  
 1504 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154



**MATTER MGMT**  
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 T | 786 495 3363  
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**CONTRACTOR**  
 TBD

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 K&J CIVIL ENGINEERING, INC.  
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 595 SW 38TH ST.

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**MEP**

**GEOTECHNICAL**

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 o=Matter Mgmt,  
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 1000000018ESJD  
 ACCB20000FDSC,  
 cn=Sylvia  
 Pawlowski  
 Date: 2024.08.28  
 18:15:05 -04'00'

PROJECT NO. 2202

**NORTH ELEVATION**

SCALE: As SHOWN

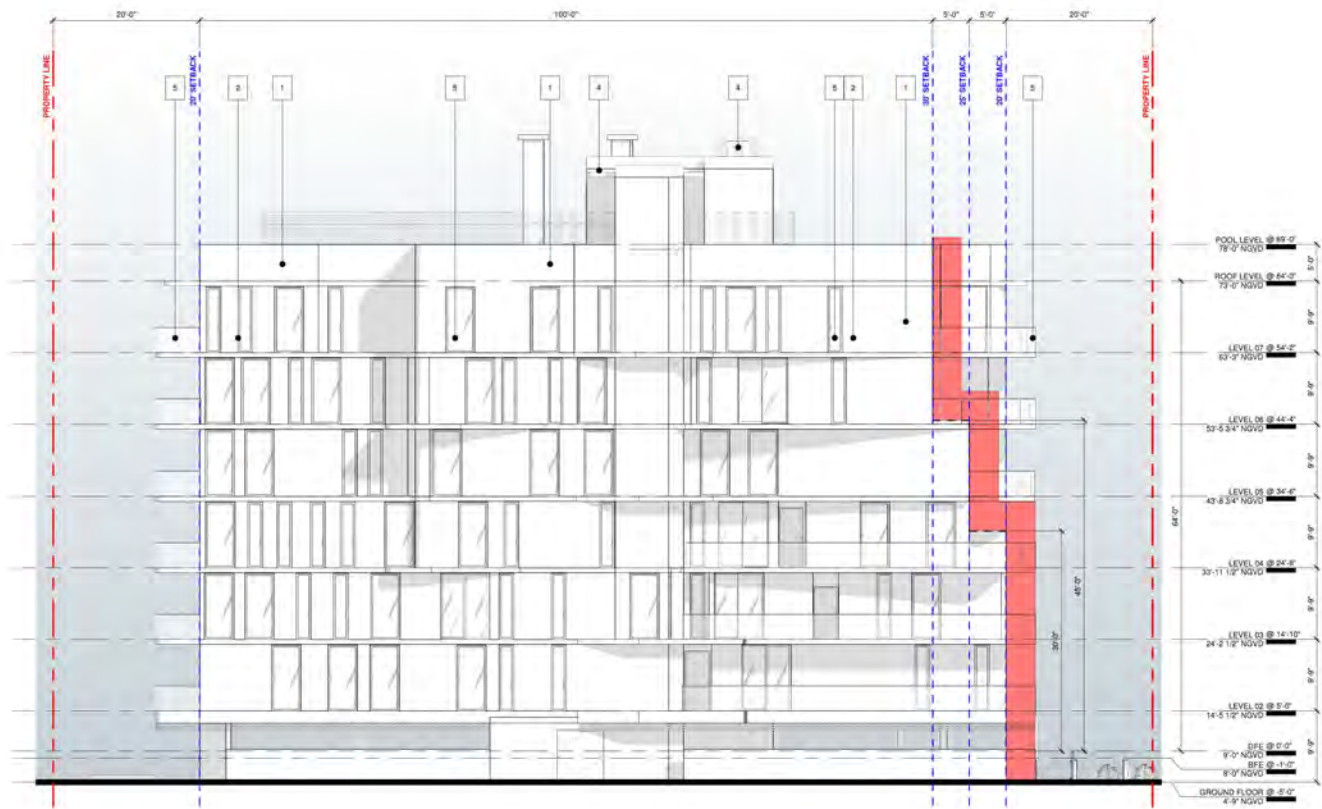
**A3.02**

**PLANNING & ZONING**

2024-08-10

NORTH ELEVATION 2  
 1/8" = 1'-0"

- MATERIALS LEGEND**
- 1 BOARD FORMED CONCRETE WALL
  - 2 BLACK ALU WINDOW FRAME
  - 3 HARDWOOD CEILING & DECKING
  - 4 HARDWOOD SCREEN
  - 5 GLASS
  - 6 CONCRETE PORCELAIN FLOORING TILE



SOUTH ELEVATION 1  
1/8" = 1'-0"

**La Jolla**  
1504 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154



**MTTR MARK**  
750 NW 1<sup>ST</sup> CT | MIAMI FL | 33150  
1 | 786 495 3363  
www.mttr.com

**CONTRACTOR**  
TBD

**CIVIL**  
E&J CIVIL ENGINEERING, INC.  
112 N 46TH AVENUE

**LANDSCAPE**  
FL MARTHA LANDSCAPE ARCHITECT, PA  
595 SW 38TH ST.

**STRUCTURAL**

**MEP**

**GEOTECHNICAL**

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DN: c=US,  
o=Matter Mgmt,  
dnQualifier=A014  
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AC0B2000FDC5,  
cn=Sylvia  
Pawlowski  
Date: 2024.08.28  
18:15:34 -0400

PROJECT NO 2202

**SOUTH ELEVATION**

SCALE As Indicated

**A3.03**

**PLANNING & ZONING**

2024.08.10

7/24/2024 4:36:55 PM

**La Jolla**  
 1026 W BAY HARBOR OR L BAY HARBOR  
 ISLANDS FL 33134

**DESIGNER**  
 STANTEC  
 7775 BAYVIEW CT (MAM) FL 33153  
 T 784-4523303  
 www.stantec.com

**CONSULTANTS**  
 CIVIL ENGINEERING  
 2415 CIVIL ENGINEERING INC.  
 1231 48TH AVENUE  
 T 784-4523303

**LANDSCAPE ARCHITECTURE**  
 LANDSCAPE ARCHITECTURE  
 5945 NW 30TH ST  
 T 784-4523303

**MEP**

**STRUCTURAL**

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

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**ARCHITECT**

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**PROJECT OWNER**

**ARCHITECT**

**MEP**

**STRUCTURAL**

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

**La Jolla**  
 1024 W BAY HARBOR DR | BAY HARBOR  
 ISLANDS | FL 33154

**DESIGNER**  
 ARCHITECT  
 CONSULTANTS

**OWNER**  
 CITY OF LA JOLLA  
 123 N 4TH AVENUE |  
 LA JOLLA, CA 92037

**ARCHITECT**  
 HARRISBURG ARCHITECTURE ARCHITECT, PA  
 5945 NW 30TH ST  
 MIAMI, FL 33142

**MEP**  
 STRUCTURAL  
 GEOTECHNICAL

**GENERAL CONTRACTOR**

**DATE**  
 2024.08.28

**PROJECT NO.** 2252

**SCALE** 1/8" = 1'-0"

**STATUS** SHEET #

**DRAWING TITLE**

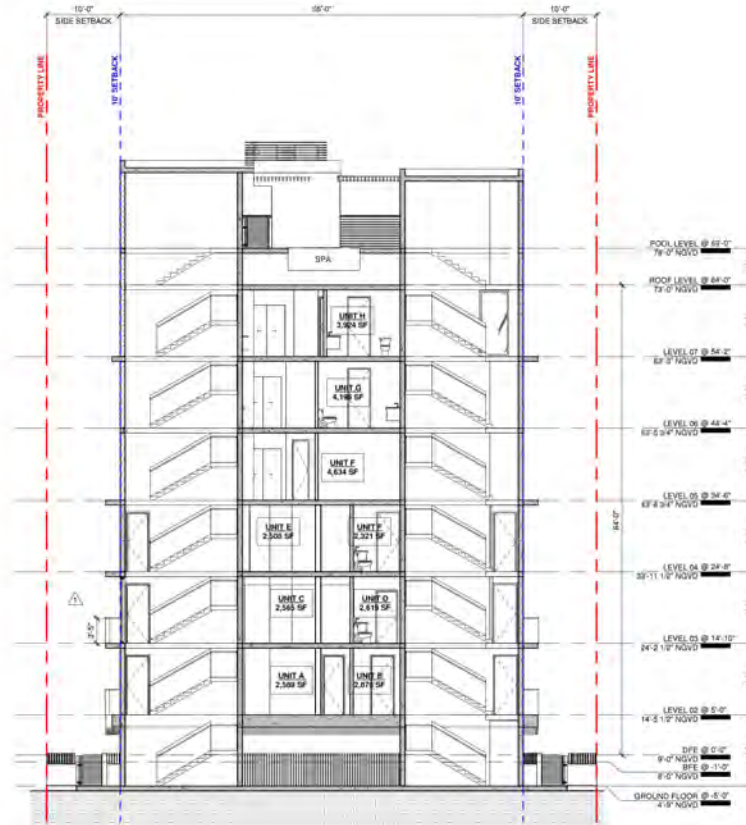
**SECTIONS**

**A4.03**  
**PLANNING & ZONING**

7/24/2024 8:07 AM



LONGITUDINAL SECTION 1



CROSS SECTION 3  
1/8" = 1'-0" 1

**La Jolla**  
1504 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

PROJECT OWNER

ARCHITECT

CONTRACTOR

CONSULTANTS

LANDSCAPE

STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS

SCALE

STATUS

SHEET #

DATE

PROJECT NO

DRAWING TITLE

SCALE

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SCALE

STATUS

SHEET #

DATE

PROJECT NO

DRAWING TITLE

SCALE

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

Digitally signed by Sylvia Pawlowski DN: cn=US, o=Matter Mgmt, dnQualifier=A614, uid=00000018E33D, c=US, email=Sylvia.Pawlowski@la-jolla.com Date: 2024.06.28 18:17:59 -0400

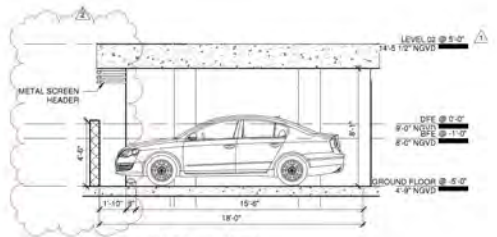
PROJECT NO. 2202

**DETAILS**

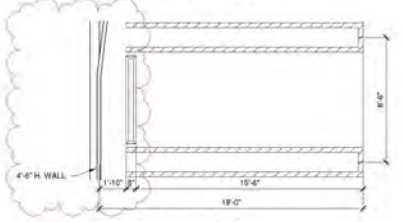
SCALE: As Indicated

**A6.04**  
**PLANNING & ZONING**

2021-05-10



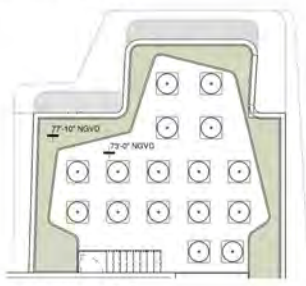
**PARKING SPACE SECTION 8**  
 1/8" = 1'-0"



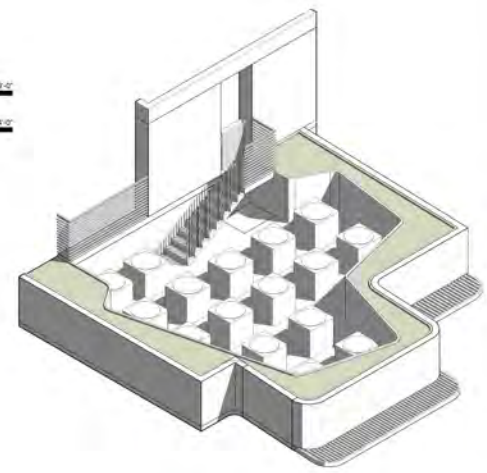
**PARKING SPACE PLAN 7**  
 1/8" = 1'-0"



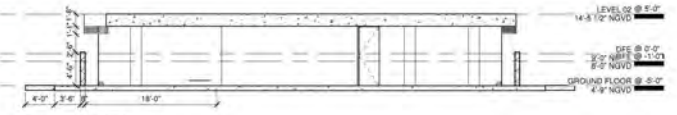
**AC SCREEN SECTION 5**  
 1/8" = 1'-0"



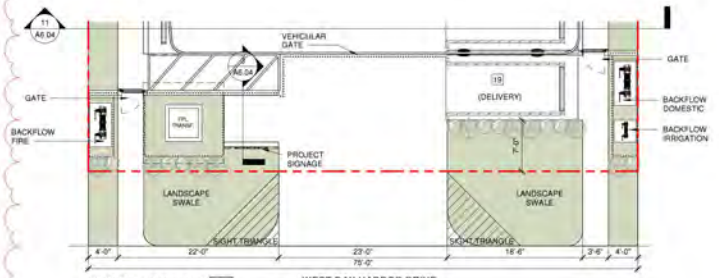
**AC SCREEN PLAN 6**  
 1/8" = 1'-0"



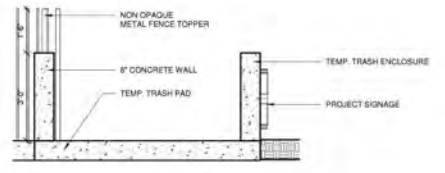
**AC SCREEN AXON 4**



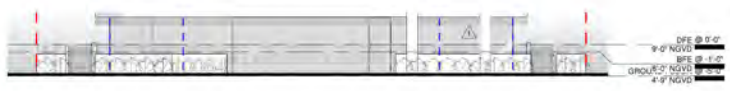
**PARKING SCREEN 11**  
 1/8" = 1'-0"



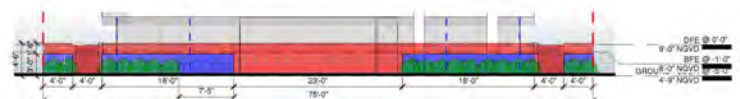
**FRONTAGE WALL PLAN 1**  
 1/8" = 1'-0"



**FRONTAGE WALL SECTION 3**  
 1/2" = 1'-0"



**FRONTAGE WALL ELEVATION 2**  
 1/8" = 1'-0"



**FRONTAGE WALL ELEVATION DIAGRAM 9**  
 1/8" = 1'-0"

	ALLOWABLE	PROVIDED
SOLID MATERIAL	33% SF X 75% = 249 SF MAX	40% 132 SF
OPAQUE MATERIAL	32 SF X 25% = 80 SF MIN	60% 132 SF
SHRUBS	78 LF X 50% = 37.5 LF MIN	50% 37.5 LF

**GENERAL NOTES AND SPECIFICATIONS:**

**I. APPLICABLE CODES**

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT AND PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION AND DITCH EXCAVATION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE TOPOGRAPHIC SURVEY BY:

GUNTER GROUP, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB # 4507

4. ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D. 1929. PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.
5. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
6. EXISTING STRUCTURES, TREES, UTILITIES, AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
8. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, TRAFFIC LIGHTS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL RENT/LEASE OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
9. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHIELDING, OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE TOWN OF BAY HARBOR ISLAND PUBLIC WORKS MANUAL, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE FLORIDA BUILDING CODE (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, WELLS, EXISTING PAVEMENT, AND ALL OTHER DEleterious MATERIAL.
12. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. IT IS GUARANTEED IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY. THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
16. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE OWNER AND ENGINEER A CERTIFIED SURVEY (AS-BUILT) SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
18. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
19. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
20. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.
21. ALL COPIES OF COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROCEEDS OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

**II. RECONSTRUCTION RESPONSIBILITIES**

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
- THE PRESENCE OF UNDERGROUND UTILITIES SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A Dewatering PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE MIAMI-DADE COUNTY UTILITIES DEPARTMENT.
- UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD, AS APPLICABLE.
- THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES; PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.
- THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION, AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
- THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDRESS BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON THE PLANS.

**III. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED**

1. TYPICAL ENGINEER OBSERVATIONS: CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:
  - A. SANITARY SEWERS SYSTEM - INFILTRATION/EXFILTRATION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.
  - B. SANITARY SEWER MAINS - LAMPING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.
  - C. POTABLE WATER DISTRIBUTION MAINS:
    - 1) LIVE TAP CONNECTIONS TO EXISTING MAINS
    - 2) PRESSURE TEST IN ACCORDANCE WITH AWWA STANDARD C600
  - D. STORM DRAINAGE:
    - 1) DRAINAGE WELLS - COMPLETED WELL PUMP TEST
    - 2) DRAINAGE PIPE AND STRUCTURES - UP TO BACKFILL
  - E. LIME/ROCK BASE - PRIOR TO AND DURING PLACEMENT OF LIME/ROCK BASE
  - F. FINISHED PAVEMENT - PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.
  - G. SUBSTANTIAL COMPLETION
  - H. FINAL INSPECTION

**IV. SHOP DRAWINGS**

- PRIOR TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW OF THE FOLLOWING ITEMS:
1. DRAINAGE:
    - A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, FRAMES, GRATES, RWIS, AND POLLUTANT RETARDANT BATTERIES.
    - B. TRENCH OR SLOT DRAINS INCLUDING CHANNELS, ANCHORS, GRATES, DRAILETS, ETC.
    - C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
    - D. DRAINAGE PIPE AND FITTINGS.
    - E. CLEANOUTS.
  2. WATES DISTRIBUTIONS:
    - A. PIPE AND FITTINGS
    - B. VALVES AND AIR RELEASE VALVES
    - C. FIRE HYDRANTS
    - D. BACKFLOW PREVENTION DEVICES
    - E. METER VAULTS & BOXES
    - F. TAPPING SMARTWAYS AND DEPORTATION STOPS
  3. SANITARY SEWERS:
    - A. MANHOLES, INCLUDING STRUCTURES, TOP/BOTTOM SLABS, FRAMES AND RWIS
    - B. PIPE AND FITTINGS
    - C. CLEANOUTS
    - D. VALVES AND AIR RELEASE VALVES
    - E. PUMP STATION AND ALL RELATED EQUIPMENT
  4. ASPHALT MIX SUBGRADE AND LIME/ROCK BASE SECTIONS TO BE INCLUDED.

**V. TEMPORARY FACILITIES**

1. TEMPORARY FACILITIES
  - A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
  - B. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.
  - C. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
  - D. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
  2. TRAFFIC REGULATION
    - A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH M.D.F.C.D. AND THE TOWN OF BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS, OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE TOWN OF BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT.

**VI. PROJECT CLOSE-OUT**

1. CLEANING UP
  - A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM CLEAN.
  - B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT, AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
  - C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS, AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
  - D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
  - E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
  - F. IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE ASPHALT, CURB, SIDEWALKS, AND CONCRETE PADS.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
  - A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
  - B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.
5. REFER TO TOWN OF BAY HARBOR ISLAND STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

**VII. PAVING**

1. GENERAL
  - A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIME/ROCK BASE.
  - B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
  - C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT.
  - D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER TOWN OF BAY HARBOR ISLAND AND MIAMI-DADE COUNTY STANDARDS; CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
  - E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE CURB, CURB & GUTTER, SIDEWALK, AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER, AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
  - F. NONE OF THE EXISTING LIME/ROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIME/ROCK BASE.

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**La Jolla**  
10004 W. BAY HARBOR CH | BAY HARBOR ISLAND  
MIAMI, FL 33154

DESIGNER:

DATE:

BY:

SCALE: AS SHOWN

PROJECT NO: 1910

DATE: 11/15/2019

PROJECT: 1910

SCALE: AS SHOWN

**C1.00**

PLANNING & ZONING

10/27/2019

**GENERAL NOTES**

DRAWING NO. 1910

**DRAINAGE CALCULATION:**

EXISTING CONDITIONS:  
 SITE AREA = 11,250 SF  
 PERVIOUS AREA = 4,990 SF (44.4%)  
 IMPERVIOUS AREA = 6,260 SF (55.6%)

PROPOSED SITE DISTRIBUTION:  
 SITE AREA = 11,250 SF  
 PERVIOUS AREA = 2,170 SF (19.5%)  
 IMPERVIOUS AREA = 9,080 SF (80.7%)

REQUIRED STORAGE:  
 RAINFALL AMOUNT (P) = 6.50 INCHES (5-yr/24-hr)  
 COMPACTED SOIL STORAGE = 4.95" (SFWD)

EXISTING CONDITIONS:  
 $S = (\text{PERVIOUS/SITE}) \times (\text{COMPACTED SOIL STORAGE}) = (4,990/11,250) \times (4.95) = 2.20"$   
 $S(\text{EXIST.}) = 2.20"$   
 $\text{RUNOFF}(R) = (P - 0.25)^2 / (P + 0.85) = 4.45"$   
 $\text{VOLUME OF RUNOFF}(V) = A \times R / 12 = 11,250 \times 4.45 / 12 = 4,172 \text{ CF}$

PROPOSED CONDITIONS:  
 $S = (\text{PERVIOUS/SITE}) \times (\text{COMPACTED SOIL STORAGE}) = (2,170/11,250) \times (4.95) = 0.95"$   
 $S(\text{PROP.}) = 0.95"$   
 $\text{RUNOFF}(R) = (P - 0.25)^2 / (P + 0.85) = 5.48"$   
 $\text{VOLUME OF RUNOFF}(V) = A \times R / 12 = 11,250 \times 5.48 / 12 = 6,138 \text{ CF}$

5,138 CF - 4,172 CF = 966 CF  
 $1.0 \text{ IN.} \times 11,250 \text{ SF} / 12 \text{ IN./FT} = 938 \text{ CF}$   
 SITE AREA FOR WQ: 11,250 SF - 7,077 SF (roof) = 4,173 SF  
 IMPERVIOUS AREA WQ: 4,173 SF - 2,170 SF = 2,003 SF  
 $2.5 \text{ IN.} \times 52.8\% \text{ (PERCENT IMPERVIOUS WQ)} = 1.20 \text{ IN.}$   
 $1.20 \text{ IN.} \times 11,250 \text{ SF (SITE AREA)} / 12 \text{ IN./FT} = 1,125 \text{ CF}$

SWALE AREA STORAGE = (TOP AREA + BOTTOM AREA) / 2 \* SWALE AREA DEPTH  
 SWALE AREA #1 (TRIANGULAR X-SECTION) =  $(4.5' \times 0.50') / 2 * 77' = 87 \text{ CF}$   
 SWALE AREA #2 =  $(317+190) / 2 * 0.67' = 169 \text{ CF}$   
 SWALE AREA #3 (TRIANGULAR X-SECTION) =  $(5.0' \times 0.50') / 2 * 54' = 738 \text{ CF}$   
 SWALE AREA #4 =  $(91+54) / 2 * 0.67' = 48 \text{ CF}$   
 SWALE AREA #5 (TRIANGULAR X-SECTION) =  $(4.0' \times 0.50') / 2 * 110' = 116 \text{ CF}$

TOTAL DRY-RETENTION SWALE AREA STORAGE: **487 CF**  
 $\text{Vmq EXF. TRENCH} = 1,125 \text{ CF} - 487 \text{ CF} = 638 \text{ CF}$   
 $= 0.0146 \text{ AC} - \text{FT} = 0.1752 \text{ AC-IN}$

$$I_1 = \frac{FS^2 \times WQ \times Wq}{K(H^2W + 2H^2H'Du - Du^2 + 2H^2H'Ds) + 0.000139^2 \times WQ \times Du}$$

$$I_2 = \frac{FS^2 \times WQ \times Wq}{K(2H^2H'Du - Du^2 + 2H^2H'Ds) + 0.000139^2 \times WQ \times Du}$$

H = 0.0000852, AS PER GEOTECHNICAL REPORT DATED 12/01/2023

FS = 2      H2 = 2.5'  
 NWQ = 0.5'      Du = 1.25'  
 HW = 1.25'      Ds = 4.75'  
 W = 5.00'      TRENCH HEIGHT = 6.00'

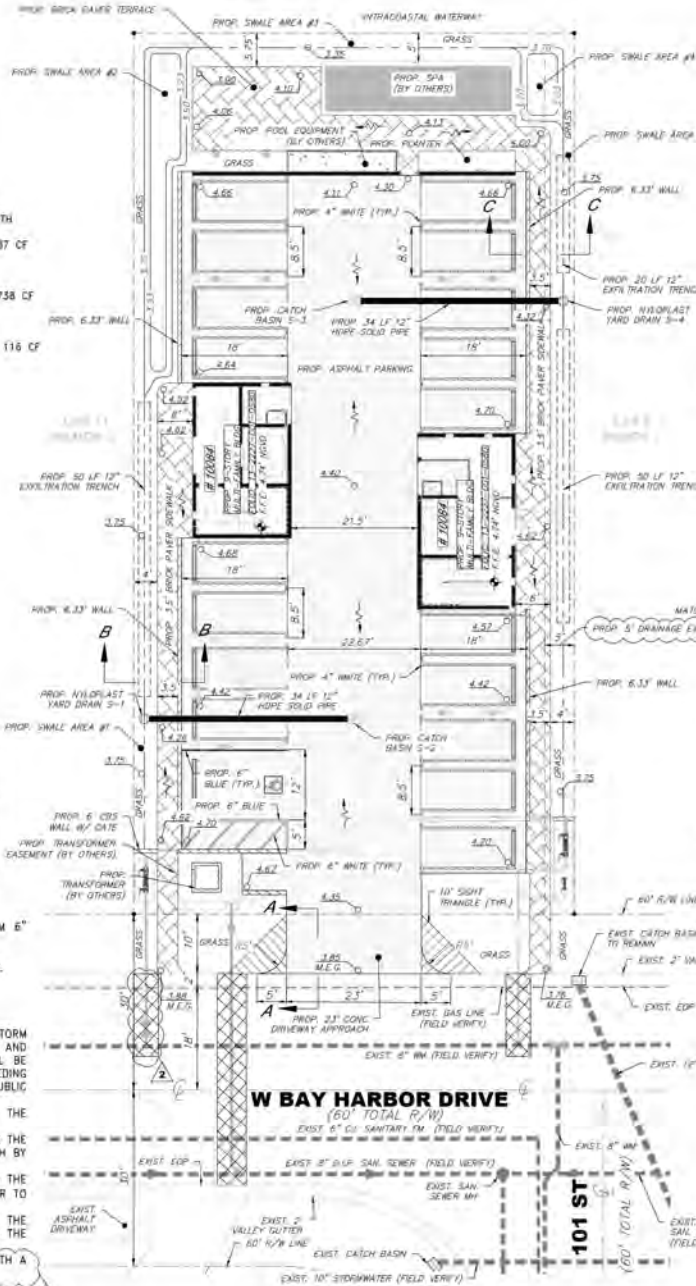
I1 = 77.8' → 78'

I2 = 108.8' → 109' (REQUIRED)      D5 > D0  
 120' T.B. PROVIDED

STRUCTURE NO.	STRUCTURE DIAMETER	IRM EL.	INVERT EL.	BOTTOM EL.	FRAME & GRATE (USF)
S-1	12"	3.75'	1.73' (E) 1.70' (N)	0.70'	N/LOPLAST STANDARD GRATE H-20
S-2	15"	3.85'	1.74' (N)	0.70'	N/LOPLAST STANDARD GRATE H-20
S-3	15"	4.00'	1.73' (E)	0.70'	N/LOPLAST STANDARD GRATE H-20
S-4	12"	3.75'	1.73' (N) 1.70' (S)	0.70'	N/LOPLAST STANDARD GRATE H-20

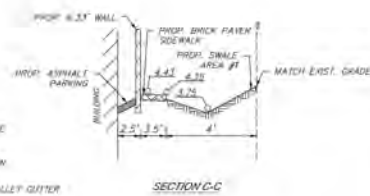
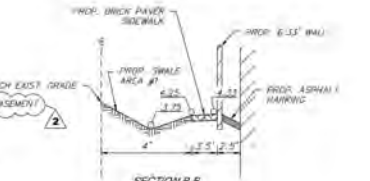
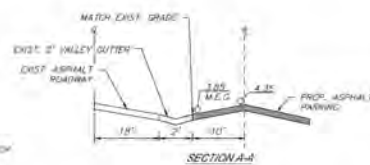
**ENGINEER NOTES:**

- ALL RAINFALL RUNOFF TO BE RETAINED ON-SITE. PERIMETER OF LOT SHALL BE GRADED WITH MINIMUM 6" HIGH BERM.
- A MINIMUM SLOPE OF 3:1 WITHIN ALL SWALE AREAS SHALL BE MAINTAINED.
- SURFACE WATER SHALL SLOPE AWAY FROM ALL STRUCTURES A MINIMUM OF 6" WITHIN THE FIRST 10-FEET.
- PROPOSED CONTOUR LINES ARE ESTIMATED, AND SHALL BE COORDINATED WITH LANDSCAPE PLANS.
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR HARDSCAPE MATERIALS TO BE USED.
- ELEVATIONS SHOWN HEREON RELATE TO N.G.V.D., 1929.
- SITE CONCRETE SHALL HAVE MINIMUM STRENGTH 3,000 PSI.
- ADEQUATE DRAINAGE SHALL BE PROVIDED, AND SURFACE RUNOFF WATER SHALL BE DIVERTED TO A STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION IN ACCORDANCE WITH FLORIDA BUILDING CODE AND TOWN OF BAY HARBOR ISLANDS CODE ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RUNOFF RATES, VOLUME, AND POLLUTANT LOADS NOT EXCEEDING PREDEVELOPMENT CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.
- THE RECORDED EASEMENT DOCUMENTATION SHALL BE PROVIDED PRIOR TO PROJECT CLOSEOUT AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL TOWN-OWNED LANDSCAPING, CURBING, GUTTERING, AND ROADWAY AREAS DISTURBED OR REMOVED ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN.
- AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FL LICENSED SURVEYOR FOR ALL THE WORK IN THE PUBLIC RIGHT OF WAY (ROW) ARE TO BE PROVIDED AT THE COMPLETION OF CONSTRUCTION ACTIVITY PRIOR TO CLOSING OUT OF THE PROJECT AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- A STORMWATER DRAINAGE PIPE EASEMENT SHALL BE INCLUDED WITH THE PROJECT DOCUMENTATION, THE RECORDED EASEMENT DOCUMENTATION SHALL BE PROVIDED PRIOR TO PROJECT CLOSEOUT AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- IF AN EXISTING OUTFALL STORMWATER DRAINAGE PIPE IS WITHIN THE PROPERTY IT SHALL BE REPLACED WITH A 16" PVC C-900 PIPE WITH A CHECK VALVE.



**LEGEND**

- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXIST. ELEVATION (FT-NVD)
- PROP. GRADE ELEVATION (FT-NVD)
- PROP. CONTOUR ELEVATION LINES (FT-NVD)
- PROP. STORM DRAINAGE STRUCTURE
- EXISTING WATER/SEWER MAIN
- RUNOFF PATHWAY
- PROP. BRICK PAVEMENT
- PROP. ASPHALT
- TRENCH RESTORATION



**PAVING, GRADING, & DRAINAGE PLAN**  
 SCALE: 1" = 10'-0"

**Sunshine**  
 Call 888 or visit sunshine.com for full business days before slipping to have buried facilities located and marked. Check positive response codes before you dig!

**EAS CIVIL ENGINEERING**  
 EAS CIVIL ENGINEERING  
 843 CIVIL ENGINEERING, INC.  
 900 PINES BLVD. SUITE 400-415  
 PEMBROKE PINES, FLORIDA 33024  
 OFFICE: 754.777.7793  
 WWW.EASCP.COM  
 CA No. 6552  
 PE No. 52791  
 ERIC ARENHOJA, P.E.

**La Jolla**  
 1004 W BAY HARBOR CH | BAY HARBOR ISLANDS FL 33454

DESIGNER:  
 MTR MGMT  
 706 HWY 17 CT (MAMA'S) (A101)  
 FT LEE, FL 32838  
 WWW.MTR.COM

CONTRACTOR:  
 TBD

LANDSCAPE:  
 ALL ABOUT LANDSCAPE ARCHITECT PA  
 3888 SW 30TH ST

ENGINEER:  
 MEP  
 GEOTECHNICAL

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PROJECT NO: 2102

**PAVING, GRADING & DRAINAGE PLAN**

SCALE: AS SHOWN

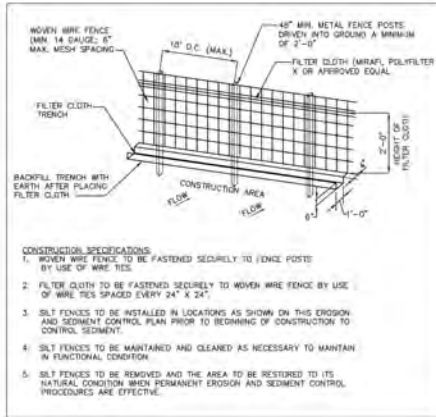
**C2.00**  
**PLANNING & ZONING**

ARCHITECT: MTR MGMT

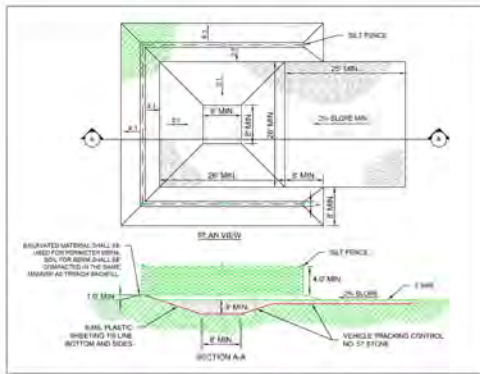


**LEGEND**

- CENTER LINE
- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - STAKED SILT FENCE



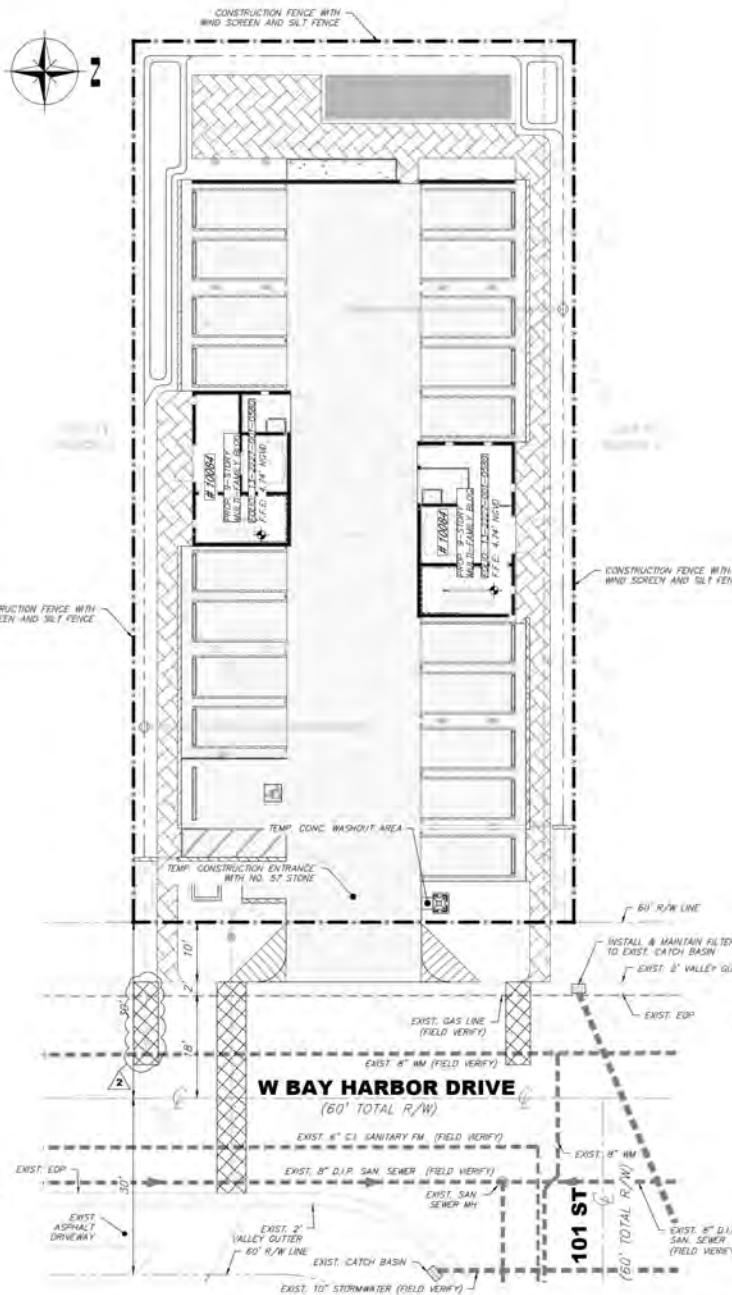
**SILT FENCE (TYP)**



**CONCRETE WASHOUT AREA**

**NOTES:**

1. FILTER FABRIC TO BE INSTALLED AT ALL EXISTING DRAINAGE CATCH BASINS WITHIN AND ADJACENT TO THE WORK AREA AND SHALL BE CLEANED PERIODICALLY OR WHEN DRAINAGE FLOW IS NEEDED.



**STORMWATER POLLUTION PREVENTION PLAN**  
SCALE: 1" = 10'-0"

**Sunshine811**  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

**EAS CIVIL ENGINEERING**  
EAS CIVIL ENGINEERING, INC.  
1000 PINE FLUID SITE #15-415  
PEMBROKE PINES, FLORIDA 33024  
OFFICE: 754.777.7963  
WWW.EASCVIL.COM  
CA NO. 32322  
PE NO. 82291  
TRIG. ARCH/CIBCA, P.E.

**La Jolla**  
1004 W BAY HARBOR DR / BAY HARBOR ISLANDS, FL 33154

**DESIGNER:**

**MTR MGMT**  
7061 NW 1<sup>ST</sup> CT (MAMA F) (A1418)  
11116 409 3362  
www.mtr.com

**CONTRACTOR:**  
TBD

**CIVIL:**  
**EAS CIVIL ENGINEERING, INC.**  
1000 PINE FLUID SITE #15-415  
PEMBROKE PINES, FL 33024

**LANDSCAPE:**  
**H.L. MAR TIN LANDSCAPE ARCHITECT, PA**  
3865 SW 30TH ST.

**STRUCTURAL:**

**MEP:**

**GEOTECHNICAL:**

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

Digitally signed by Eric Acosta  
DN: cn=Eric Acosta, o=US of Florida Reason: This sign has been digitally signed & sealed by Eric Acosta PE on the date displayed on the seal. Location: (Printed copies of the document are not computer signed and sealed and the signature must be checked on any electronic copies. Date: 2024-09-05 11:31:04-05)

**PROJECT NO:** 2502

**STORMWATER POLLUTION PREVENTION PLAN**

**SCALE:** As Shown

**C4.00**  
**PLANNING & ZONING**

2024-09-10

## BEST MANAGEMENT PRACTICES (BMPs):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MIAMI-DADE COUNTY REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400-4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

1. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING OR REUSE.
2. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.
3. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUE SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COSTS ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

### GENERAL EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS OF THE NPDES PERMIT (TO BE OBTAINED BY THE CONTRACTOR), AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
  - A. FUEL SPILLS AND LEAKS PREVENTION
  - B. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING.
  - C. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
  - D. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
  - E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
  - F. SOLID WASTE MANAGEMENT
  - G. HAZARDOUS WASTE MANAGEMENT
  - H. CONCRETE WASTE MANAGEMENT
  - I. SANDBLASTING WASTE MANAGEMENT
  - J. STRUCTURE CONSTRUCTION AND PAINTING
  - K. SPILL PREVENTION AND CONTROL
  - L. CONTAMINATED SOIL MANAGEMENT
  - M. SANITARY/SEPTIC WASTE MANAGEMENT
  - N. SOIL EROSION CONTROL
  - O. STORM WATER TURBIDITY MANAGEMENT

4. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- A. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
  - B. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
  - C. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
  - D. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.
  - E. GENERAL EROSION CONTROL BMPs SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE DAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.
  - F. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
  - G. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL NOTES:

1. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
2. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
3. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
  - A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
  - B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
  - C. WHEN NEEDED, A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.
  - D. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
  - E. SOD SHALL BE PLACED IN ACCORDANCE WITH PLANS, FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
  - F. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GRADEN FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.
  - G. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

### STORMWATER EROSION CONTROL NOTES:

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  - A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
  - B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
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  - G. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

### STABILIZATION NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

### STRUCTURAL NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

### WASTE DISPOSAL NOTES:

1. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
2. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
3. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
4. RUBBISH, TRASH, CARGED, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

### MAINTENANCE NOTES:

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
  1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETRIORATION.
  2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
  3. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.
  4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
  5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING, AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
  6. DUTILE STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
  7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
  8. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
  9. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
  10. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
  11. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

### OFF-SITE TRACKING:

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFF-SITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TAIRPAILHUI.
2. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES, OR SILT SOCKS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.
3. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROMPTLY TREATED OR DISPOSED.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

### SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. GOOD HOUSEKEEPING
  - A. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
  - B. STORE ONLY ENOUGH MATERIAL ON-SITE FOR PROJECT COMPLETION.
  - C. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
  - D. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
  - E. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
  - F. ALL PRODUCTS SHALL BE USED AND DISPOSAL OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

### 2. HAZARDOUS PRODUCTS:

- A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

### 3. PRODUCT SPECIFIC PRACTICES:

- A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON-SITE.
- B. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- C. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- D. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

### SPILL CLEANUP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
2. THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
5. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
8. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

### WIND EROSION CONTROL NOTES:

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

- A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
- B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDDED. THESE AREAS SHALL BE SEEDDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH MAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GRASSCOVER.
- C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES, A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

2. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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 Call 811 or visit sunshine811.com two full business days before digging in your yard. Buried facilities located with precision.  
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**EAS**  
 EAS CIVIL ENGINEERING

EAS CIVIL ENGINEERING, INC.  
 4050 RINES BLVD., SUITE 419-415  
 PENSACOLA, FLORIDA 32524  
 OFFICE: 754-777-1997  
 WWW.EASCIVIL.COM  
 FAX NO. 754-323-2102  
 P.E. NO. 42741  
 EPC ARCHITECT, P.E.

## La Jolla

10004 W. BAY HARBOR CH. | BAY HARBOR  
 BEACH, FL 33454

### DESIGNER:

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 www.mtr.com

### CONTRACTOR:

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 PENSACOLA, FL 32524

**LANDSCAPE ARCHITECT:**  
 ILLIARIN T. LANDSCAPE ARCHITECT, PA  
 800 NW 57th ST.

### ENGINEER:

### MEP:

### GEOTECHNICAL:

ALL DRAWINGS AND WRITTEN MATERIALS  
 HEREIN CONSTITUTE ORIGINAL WORK OF  
 THE ARCHITECT AND MAY ONLY BE  
 DUPLICATED WITH THEIR WRITTEN CONSENT



### PROJECT NO. 010

## BEST MANAGEMENT PRACTICES

SCALE: AS SHOWN

**C5.00**

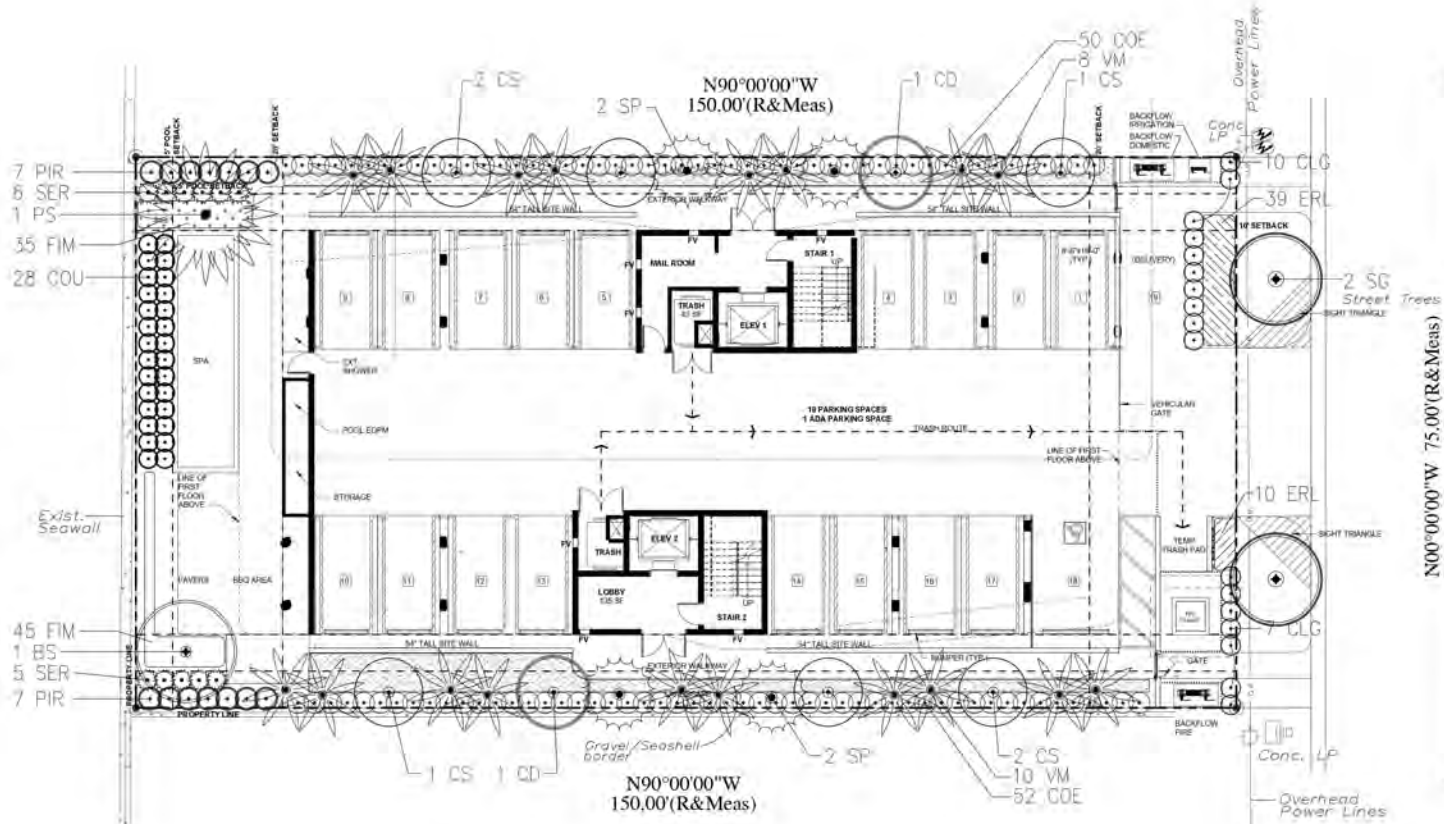
**PLANNING & ZONING**

002-05-19

DATE: 05/19/2019

BAY HARBOR WATERWAY

N00°00'00"W 75.00'(R&Meas)



WEST BAY HARBOR DRIVE

N00°00'00"W 75.00'(R&Meas)

Qty	Key	Botanical / Common Name	Lot Area	Plant Size	Specification	Native Y/N																																																																																				
2	SG	Simarouba glauca / Paradise Tree	16'	ea ht. 8' spr. 4" col. 4.5' ct.		Yes																																																																																				
2	CD	Coccoloba diversifolia / Pigeon Plum	14'	ea ht. 7' spr. 3" col.		Yes																																																																																				
1	BS	Barrasa simaruba / Dumba Simba	18-20'	ea ht. 8' spr. 5" col.		Yes																																																																																				
6	CS	Corchora sebastianae / Orange Delger	18-20'	ea ht. 8' spr. 5" col.		Yes																																																																																				
<p>19 Lot Trees Planted 2 Street Trees Provided</p> <p>Planting Schedule:</p> <tr> <td>102</td> <td>DC</td> <td>Coccoloba erecta / Green Buttonwood</td> <td>5'</td> <td>ht. 3' spr. 15 gal.</td> <td></td> <td>Yes</td> </tr> <tr> <td>17</td> <td>CLG</td> <td>Clusia guttifera / Small Leaf Clusia</td> <td>6-7'</td> <td>ht. 3.5' spr. 25 gal.</td> <td></td> <td>No</td> </tr> <tr> <td>20</td> <td>COU</td> <td>Coccoloba ulifera / Seagrape</td> <td>4'</td> <td>ht. 3' spr. 7 gal.</td> <td></td> <td>Yes</td> </tr> <tr> <td>14</td> <td>PIR</td> <td>Pimenta racemosa / Bayrum</td> <td>4-5'</td> <td>ht. 2.5' spr. 15 gal.</td> <td></td> <td>No</td> </tr> <tr> <td colspan="7">15.3 Planting Schedule (100' width)</td> </tr> <tr> <td colspan="7"> <p>Additional Plants Assisted: Groundcovers:</p> <tr> <td>1</td> <td>PS</td> <td>Phoenix sylvestris / Sylvester Date Palm</td> <td>24'</td> <td>ea ht. 18' ct. matched</td> <td></td> <td>No</td> </tr> <tr> <td>18</td> <td>WM</td> <td>Veitchia moutanensis / Veitchia Palm</td> <td>6 ea.</td> <td>16, 22, 26' ea hts</td> <td></td> <td>No</td> </tr> <tr> <td>7</td> <td>SP</td> <td>Sabal admetta / Sabal Palm</td> <td>3</td> <td>16", 4 @ 22" ct.</td> <td></td> <td>Yes</td> </tr> <tr> <td>13</td> <td>SER</td> <td>Serenoa repens / Silver Saw Palmetto</td> <td>3'</td> <td>ht x 3' spr. 25 gal.</td> <td></td> <td>Yes</td> </tr> <tr> <td>130</td> <td>FM</td> <td>Ficus microcarpa / Green Island Ficus</td> <td>12"</td> <td>ht. 12" spr. 3 gal.</td> <td></td> <td>No</td> </tr> <tr> <td>49</td> <td>ERL</td> <td>Errodea littoralis / Golden Creeper</td> <td>12"</td> <td>ht. 12" spr. 3 gal.</td> <td></td> <td>Yes</td> </tr> </td></tr>							102	DC	Coccoloba erecta / Green Buttonwood	5'	ht. 3' spr. 15 gal.		Yes	17	CLG	Clusia guttifera / Small Leaf Clusia	6-7'	ht. 3.5' spr. 25 gal.		No	20	COU	Coccoloba ulifera / Seagrape	4'	ht. 3' spr. 7 gal.		Yes	14	PIR	Pimenta racemosa / Bayrum	4-5'	ht. 2.5' spr. 15 gal.		No	15.3 Planting Schedule (100' width)							<p>Additional Plants Assisted: Groundcovers:</p> <tr> <td>1</td> <td>PS</td> <td>Phoenix sylvestris / Sylvester Date Palm</td> <td>24'</td> <td>ea ht. 18' ct. matched</td> <td></td> <td>No</td> </tr> <tr> <td>18</td> <td>WM</td> <td>Veitchia moutanensis / Veitchia Palm</td> <td>6 ea.</td> <td>16, 22, 26' ea hts</td> <td></td> <td>No</td> </tr> <tr> <td>7</td> <td>SP</td> <td>Sabal admetta / Sabal Palm</td> <td>3</td> <td>16", 4 @ 22" ct.</td> <td></td> <td>Yes</td> </tr> <tr> <td>13</td> <td>SER</td> <td>Serenoa repens / Silver Saw Palmetto</td> <td>3'</td> <td>ht x 3' spr. 25 gal.</td> <td></td> <td>Yes</td> </tr> <tr> <td>130</td> <td>FM</td> <td>Ficus microcarpa / Green Island Ficus</td> <td>12"</td> <td>ht. 12" spr. 3 gal.</td> <td></td> <td>No</td> </tr> <tr> <td>49</td> <td>ERL</td> <td>Errodea littoralis / Golden Creeper</td> <td>12"</td> <td>ht. 12" spr. 3 gal.</td> <td></td> <td>Yes</td> </tr>							1	PS	Phoenix sylvestris / Sylvester Date Palm	24'	ea ht. 18' ct. matched		No	18	WM	Veitchia moutanensis / Veitchia Palm	6 ea.	16, 22, 26' ea hts		No	7	SP	Sabal admetta / Sabal Palm	3	16", 4 @ 22" ct.		Yes	13	SER	Serenoa repens / Silver Saw Palmetto	3'	ht x 3' spr. 25 gal.		Yes	130	FM	Ficus microcarpa / Green Island Ficus	12"	ht. 12" spr. 3 gal.		No	49	ERL	Errodea littoralis / Golden Creeper	12"	ht. 12" spr. 3 gal.		Yes
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LANDSCAPE PLAN 1  
1/8" = 1'-0"

- L 1.00 Landscape Plan
- L 1.01 Roof Level Landscape Plan
- L 1.02 Landscape Notes, Details & Legend
- L 1.03 Tree Survey / Disposition Plan
- L 1.04 East & West Elevations
- L 1.05 South Elevation
- L 1.06 North Elevation

**La Jolla**  
1684 BY BAY HARBOR DR | BAY HARBOR BLANKS | FL 33154

**DESIGNER**  
AEM

**OWNER**  
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771-786-3300  
www.aemfl.com

**CONTRACTOR**  
TSD  
TSD

**DATE**  
EAC CIVIL ENGINEERING INC  
1101 NORTH AVENUE

**LANDSCAPE ARCHITECT**  
H. MARTIN LANDSCAPE ARCHITECT, PA  
3805 SW 30TH ST MIAMI FL 33150  
305.726.4322  
LANDSCAPE ARCHITECTURE

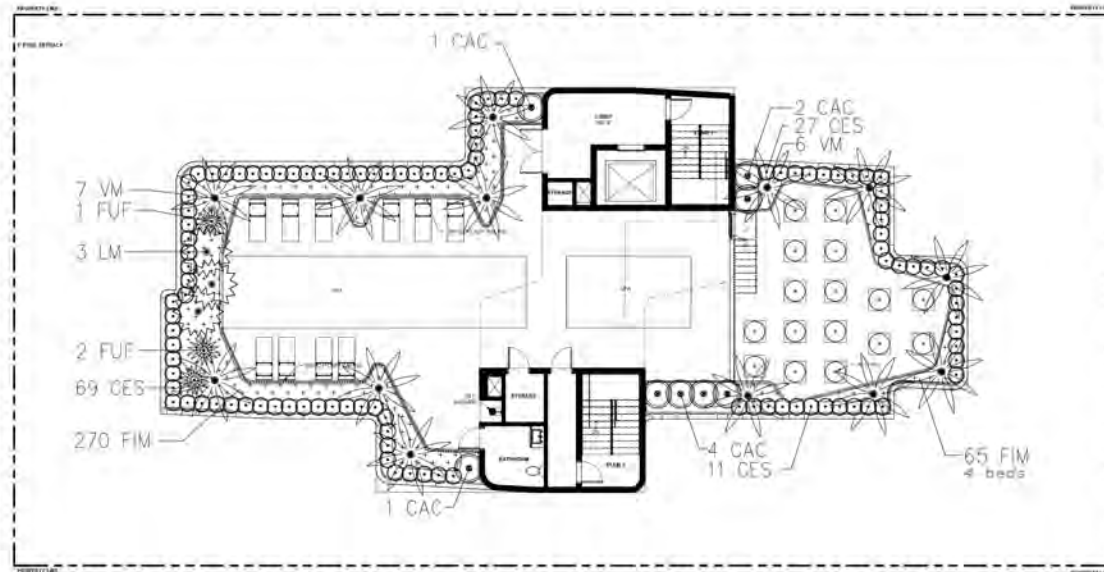
**PROJECT NO.** 2202

**SCALE** As Indicated

**L1.00**  
PLANNING & ZONING

JULY 05/10

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE REPRODUCED WITH THEIR WRITTEN CONSENT.



ROOF LEVEL LANDSCAPE PLAN 1  
1/8" = 1'-0"

Qty	Key	Botanical / Common Name	Specification	Native Y/N
16	VM	<i>Veitchia montgomeriana</i> / Veitchia Palm	6 ea. @ 16', 22', 28' ea hts	No
3	LM	<i>Leucoathrinax marshallii</i> / Keys Thatch Palm	8', 12', 16' ea hts, (collected)	Yes
8	CAC	<i>Capparis cynophallophora</i> / Jamaican Caper	5-6' ht, 2.5' spr, 25 gal.	Yes
3	FUF	<i>Furcraea foetida</i> / False Agave	4' ht, 4' spr, 25 gal.	No
107	CES	<i>Coreocarpus s. Sericeus</i> / Silver Buttonwood	5' ht, 3' spr, 15 gal.	Yes
335	FIM	<i>Ficus microcarpa</i> / Green Island Ficus	12" ht, 12" spr, 3 gal.	No

- L 1.00 Landscape Plan
- L 1.01 Roof Level Landscape Plan
- L 1.02 Landscape Notes, Details & Legend
- L 1.03 Tree Survey / Disposition Plan
- L 1.04 East & West Elevations
- L 1.05 South Elevation
- L 1.06 North Elevation

**La Jolla**

1054 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL 33154

DESIGNER



**MTR MONT**  
750 NW 11<sup>th</sup> CT | MIAMI FL 33156  
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www.mtrmont.com

CONTRACTOR

TBO  
TBO

OWNER

EA3 CIVIL ENGINEERING, INC.  
112 N 46TH AVENUE |

LANDSCAPE

HL MARTIN LANDSCAPE ARCHITECT, PA  
5905 SW 70TH ST ARIAZ FL 33155  
305.390.1372 | www.hlma.com  
LAK00172Z  
STRUCTURAL

NOT

GEOTECHNICAL

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE REPRODUCED WITH THEIR WRITTEN CONSENT.

PROJECT NO. 2002

**ROOF LEVEL LANDSCAPE PLAN**

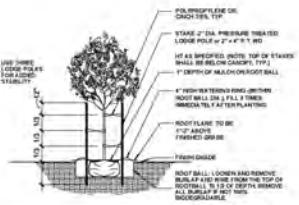
SCALE: As Indicated

**L1.01**

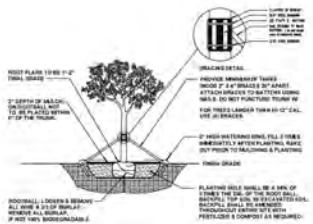
**PLANNING & ZONING**

2021.05.10

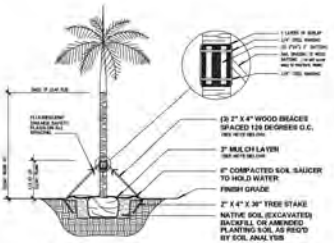
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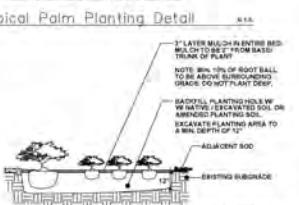
NOTE: 1. DO NOT BRACE WIDER THAN 4" OF THE TRUNK.  
Tree Planting & Bracing Detail With a Caliper up to 2.5" N.T.S.



Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.



NOTES:  
1. TRUNK: 1/2" OF 2" OR 1/4" OF 4" W/ BRACING STRIPS.  
2. TRUNK: 1/2" OF 2" OR 1/4" OF 4" W/ BRACING STRIPS.  
3. BRACING STRIPS SHALL BE SPACED 18" TO 24" ON CENTER.  
4. BRACING STRIPS SHALL BE PERPENDICULAR TO THE TRUNK PLANE.  
5. TRUNK SHALL BE CLEANED AND WASHED.  
6. NO STAINS OR BURNING TRACES.  
7. WOUNDS TO BE KEPT OPEN TO THE END OF HEALING, IF NEEDED.  
8. SHALL LOCATED AT A MIN. OF 18" FROM TRUNK AND 18" FROM TRUNK.  
9. BRACING STRIPS SHALL BE SPACED 18" TO 24" ON CENTER.  
Typical Palm Planting Detail N.T.S.



Shrub/Groundcover Detail N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS 1 AND 1, 5TH EDITION 2015, RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTRATE COMPLETION, SHALL BE HELD DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY, (IF REQ'D).
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERMITTING CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA (800) 432-4770.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED, ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE, TOP OF BEDD SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECT'S FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
10. ALL SOG SHALL BE ST. AUGUSTINE FLORIDATA™ SOD SOG, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND BUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 5" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
12. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

Qty	Key	Botanical / Common Name	Dimension (per tree)	Street Tree	Specification	Native Y/N
2	SP	Simarouba glauca / Paradise Tree	16' ea ht, 8' spr, 4" cal, 4.3' cl.	Yes		
1	DO	Coccoloba diversifolia / Pigeon Plum	14' ea ht, 7' spr, 3" cal.	Yes		
1	BS	Bursaria sinuata / Gumbo Limbo	18-20' ea ht, 8' spr, 5" cal.	Yes		
6	CS	Cordia alliodora / Orange Galtzer	18-20' ea ht, 8' spr, 5" cal.	Yes		
8	Lst	Tree Ferns, 2 Street Tree Ferns				
102	COE	Conocarpus erectus / Green Buttonweed	5' ht, 3' spr, 15 gal.	Yes		
17	CLG	Clusia guttifera / Sweet Leaf Clusia	6-7' ht, 3.5' spr, 25 gal.	No		
20	COU	Coccoloba ulifera / Seagrape	4' ht, 3' spr, 7 gal.	Yes		
14	PIR	Pimenta tomentosa / Bayrum	4-5' ht, 2.5' spr, 15 gal.	No		
153	Phv's	Phv's Shrubs, (122 Native)				

Qty	Key	Botanical / Common Name	Specification	Native Y/N
16	VM	Vetelia montgomeryana / Vetchia Palm	6' ea @ 16", 22", 28" ea hts	No
3	LM	Leucothrinax morrisii / Keys Thatch Palm	8", 12", 16" ea hts, (collected)	Yes
8	CAC	Capparis cynophallophora / Jamaican Caper	5-6' ht, 2.5' spr, 25 gal.	Yes
5	FUF	Furcraea foetida / False Agave	4" ht, 8" spr, 25 gal.	No
107	CEM	Conocarpus e. Sericeus / Silver Buttonweed	5' ht, 3' spr, 15 gal.	Yes
335	FIS	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr, 3 gal.	No

Town of Bay Harbor Islands, Florida  
Landscape Requirements Legend (Worksheet)  
Multi-Family Residential / Townhome Sites (RM-1, RM-2, RM-3)  
Town Landscape Code (Sec. 24-10 & Ward-Date Landscape Code (Chapter 144))

Site Address: 10884 West Bay Harbor Drive Legal Description

Net Lot Area: 0.25 Acres / 11,200 SF

Required Provided

I. Open Space Requirement

1. Net Lot Area = 11,200 SF x 20% = 2,240 SF 100% Min 2,240 SF (0.5) 6,960 SF

2. Maximum Lawn Area Allowed (MCA) - Sec. 24-10(1)

In this case: 2,240 SF x 60% = 1,344 SF 60% Min 1,344 SF (0.5) 7,960 SF

II. Shade Trees

A. Required

1. 25 shade trees: 25 x 200 sq ft = 5,000 sq ft

2. 25 shade trees: 25 x 200 sq ft = 5,000 sq ft

3. Drought Tolerant and Low Maintenance Species (Required) - 50% Min

4. 25 shade trees: 25 x 200 sq ft = 5,000 sq ft

5. Tree Species

1. Number of shade trees required: 25

2. Number of shade tree species required: 5

Number of Different Tree Species based on Quantity

1-5 required shade trees: 5 shade tree species

6-10 required shade trees: 3 shade tree species

11-15 required shade trees: 4 shade tree species

16-20 required shade trees: 5 shade tree species

21-30 required shade trees: 6 shade tree species

31 or more required shade trees: 7 shade tree species

C. Tree Heights

1. Number of stories of building: 2

2. Number of shade trees required: 25

3. Shade tree height required: 12-6' - 25% or 3' shade trees

14-18' - 5% or 1 shade trees

16-18' - 5% or 1 shade trees

18-20' - 75% or 20 shade trees

Size of Tree Species in Relationship to Building Height

1. 12' min. ht. Shade tree height (A)

2. 12' min. ht. Shade tree height (B)

3. 12' min. ht. Shade tree height (C)

4. 12' min. ht. Shade tree height (D)

5. 12' min. ht. Shade tree height (E)

6. 12' min. ht. Shade tree height (F)

7. 12' min. ht. Shade tree height (G)

8. 12' min. ht. Shade tree height (H)

9. 12' min. ht. Shade tree height (I)

10. 12' min. ht. Shade tree height (J)

11. 12' min. ht. Shade tree height (K)

12. 12' min. ht. Shade tree height (L)

13. 12' min. ht. Shade tree height (M)

14. 12' min. ht. Shade tree height (N)

15. 12' min. ht. Shade tree height (O)

16. 12' min. ht. Shade tree height (P)

17. 12' min. ht. Shade tree height (Q)

18. 12' min. ht. Shade tree height (R)

19. 12' min. ht. Shade tree height (S)

20. 12' min. ht. Shade tree height (T)

21. 12' min. ht. Shade tree height (U)

22. 12' min. ht. Shade tree height (V)

23. 12' min. ht. Shade tree height (W)

24. 12' min. ht. Shade tree height (X)

25. 12' min. ht. Shade tree height (Y)

26. 12' min. ht. Shade tree height (Z)

27. 12' min. ht. Shade tree height (AA)

28. 12' min. ht. Shade tree height (AB)

29. 12' min. ht. Shade tree height (AC)

30. 12' min. ht. Shade tree height (AD)

31. 12' min. ht. Shade tree height (AE)

32. 12' min. ht. Shade tree height (AF)

33. 12' min. ht. Shade tree height (AG)

34. 12' min. ht. Shade tree height (AH)

35. 12' min. ht. Shade tree height (AI)

36. 12' min. ht. Shade tree height (AJ)

37. 12' min. ht. Shade tree height (AK)

38. 12' min. ht. Shade tree height (AL)

39. 12' min. ht. Shade tree height (AM)

40. 12' min. ht. Shade tree height (AN)

41. 12' min. ht. Shade tree height (AO)

42. 12' min. ht. Shade tree height (AP)

43. 12' min. ht. Shade tree height (AQ)

44. 12' min. ht. Shade tree height (AR)

45. 12' min. ht. Shade tree height (AS)

46. 12' min. ht. Shade tree height (AT)

47. 12' min. ht. Shade tree height (AU)

48. 12' min. ht. Shade tree height (AV)

49. 12' min. ht. Shade tree height (AW)

50. 12' min. ht. Shade tree height (AX)

51. 12' min. ht. Shade tree height (AY)

52. 12' min. ht. Shade tree height (AZ)

53. 12' min. ht. Shade tree height (BA)

54. 12' min. ht. Shade tree height (BB)

55. 12' min. ht. Shade tree height (BC)

56. 12' min. ht. Shade tree height (BD)

57. 12' min. ht. Shade tree height (BE)

58. 12' min. ht. Shade tree height (BF)

59. 12' min. ht. Shade tree height (BG)

60. 12' min. ht. Shade tree height (BH)

61. 12' min. ht. Shade tree height (BI)

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72. 12' min. ht. Shade tree height (BT)

73. 12' min. ht. Shade tree height (BU)

74. 12' min. ht. Shade tree height (BV)

75. 12' min. ht. Shade tree height (BW)

76. 12' min. ht. Shade tree height (BX)

77. 12' min. ht. Shade tree height (BY)

78. 12' min. ht. Shade tree height (BZ)

79. 12' min. ht. Shade tree height (CA)

80. 12' min. ht. Shade tree height (CB)

81. 12' min. ht. Shade tree height (CC)

82. 12' min. ht. Shade tree height (CD)

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93. 12' min. ht. Shade tree height (CO)

94. 12' min. ht. Shade tree height (CP)

95. 12' min. ht. Shade tree height (CQ)

96. 12' min. ht. Shade tree height (CR)

97. 12' min. ht. Shade tree height (CS)

98. 12' min. ht. Shade tree height (CT)

99. 12' min. ht. Shade tree height (CU)

100. 12' min. ht. Shade tree height (CV)

101. 12' min. ht. Shade tree height (CW)

102. 12' min. ht. Shade tree height (CX)

103. 12' min. ht. Shade tree height (CY)

104. 12' min. ht. Shade tree height (CZ)

105. 12' min. ht. Shade tree height (DA)

106. 12' min. ht. Shade tree height (DB)

107. 12' min. ht. Shade tree height (DC)

108. 12' min. ht. Shade tree height (DD)

109. 12' min. ht. Shade tree height (DE)

110. 12' min. ht. Shade tree height (DF)

111. 12' min. ht. Shade tree height (DG)

112. 12' min. ht. Shade tree height (DH)

113. 12' min. ht. Shade tree height (DI)

114. 12' min. ht. Shade tree height (DJ)

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116. 12' min. ht. Shade tree height (DL)

117. 12' min. ht. Shade tree height (DM)

118. 12' min. ht. Shade tree height (DN)

119. 12' min. ht. Shade tree height (DO)

120. 12' min. ht. Shade tree height (DP)

121. 12' min. ht. Shade tree height (DQ)

122. 12' min. ht. Shade tree height (DR)

123. 12' min. ht. Shade tree height (DS)

124. 12' min. ht. Shade tree height (DT)

125. 12' min. ht. Shade tree height (DU)

126. 12' min. ht. Shade tree height (DV)

127. 12' min. ht. Shade tree height (DW)

128. 12' min. ht. Shade tree height (DX)

129. 12' min. ht. Shade tree height (DY)

130. 12' min. ht. Shade tree height (DZ)

131. 12' min. ht. Shade tree height (EA)

132. 12' min. ht. Shade tree height (EB)

133. 12' min. ht. Shade tree height (EC)

134. 12' min. ht. Shade tree height (ED)

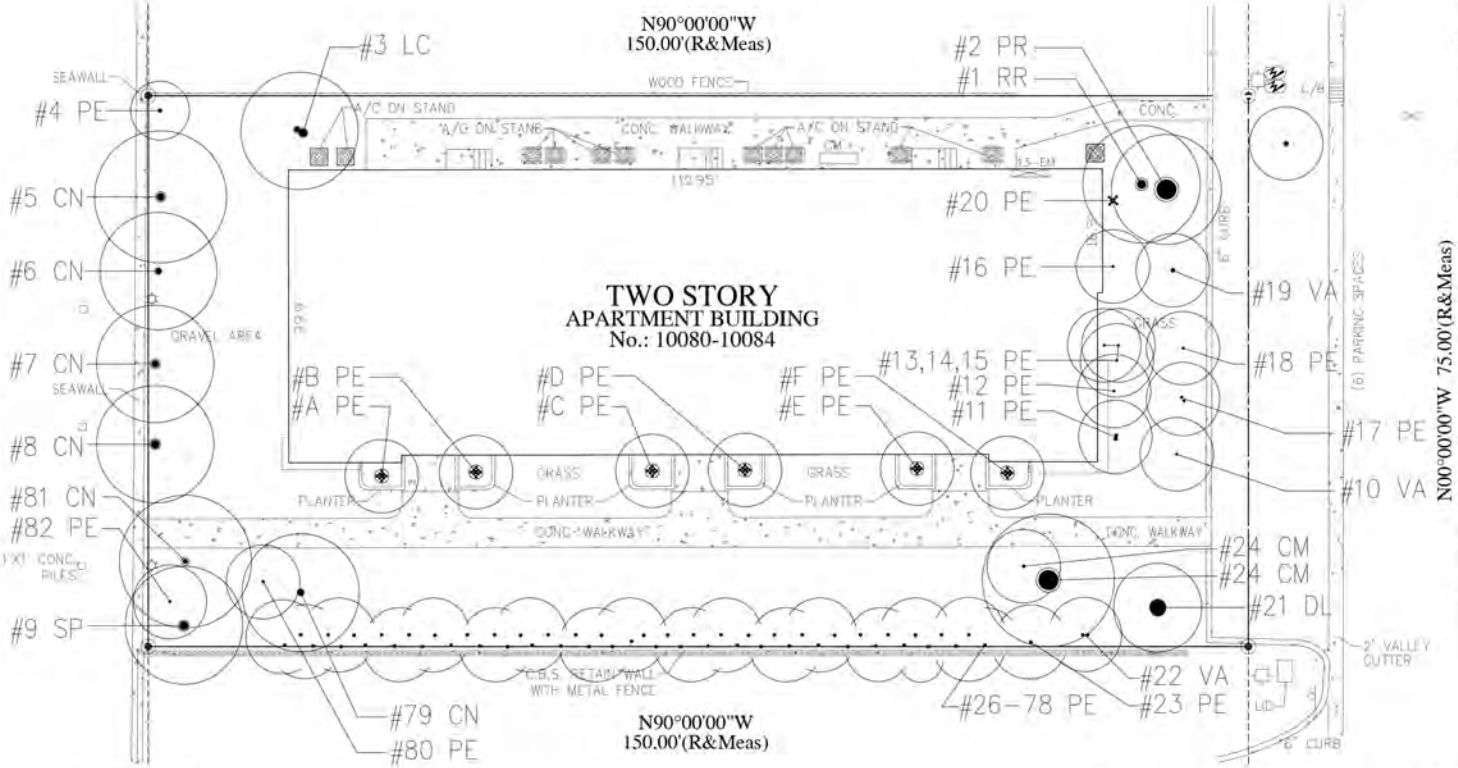
135. 12' min. ht. Shade tree height (EE)

136. 12' min. ht. Shade tree height (EF)

137. 12' min. ht. Shade tree height (EG)

BAY HARBOR WATERWAY

N00°00'00"W 75.00'(R&Meas)



WEST BAY HARBOR DRIVE

N00°00'00"W 75.00'(R&Meas)

N90°00'00"W  
150.00'(R&Meas)

N90°00'00"W  
150.00'(R&Meas)

TREE SURVEY / DISPOSITION PLAN

1/8" = 1'-0"



Tree Survey List

Num	Botanical / Common Name	Disposition	DBH	Height	Species	Notes
#1	Redwood tree / Redwood	Remove	31" 18" 14"	70'	225 sf	
#2	Redwood tree / Redwood	Remove	22" 15" 14"	70'	177 sf	
#3	Redwood tree / Redwood	Remove	22" 14" 14"	70'	225 sf	
#4	Redwood tree / Redwood	Remove	22" 13" 14"	70'	225 sf	
#5	Redwood tree / Redwood	Remove	22" 15" 14"	70'	225 sf	
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Tree Survey Notes:  
 i) Tree Resources Report by New Leaf Environmental, LLC  
 Michael Nelson, ISA Certified Arborist, WA 4238A  
 TRAQ Qualified, LIAF Certified Landscape Inspector  
 mmccoy@newleafexpert.com 845-0423

• Indicates existing canopy tree / plant to be removed  
 ◌ Indicates existing tree / plant to remain

- L 1.00 Landscape Plan
- L 1.01 Roof Level Landscape Plan
- L 1.02 Landscape Notes, Details & Legend
- L 1.03 Tree Survey / Disposition Plan
- L 1.04 East & West Elevations
- L 1.05 South Elevation
- L 1.06 North Elevation

**La Jolla**  
 10684 W BAY HARBOR DR | BAY HARBOR  
 FLORIDA 33154

DESIGNER

MTTR NUMBER  
 2261 NW 1<sup>ST</sup> CT | MIAMI FL 33150  
 T: 786-498-3300  
 www.hlm.com

CONTRACTOR  
 TBD  
 TBD

CSE  
 E&J CIVIL ENGINEERING, INC.  
 112 N 46TH AVENUE

LANDSCAPE  
 HLM LANDSCAPE ARCHITECT, PA  
 3005 SW 30TH ST MIAMI FL 33150  
 305.766.4325 | hlm@hlm.com  
 LA0001722  
 1/1/2024

PROJECT NO 2262

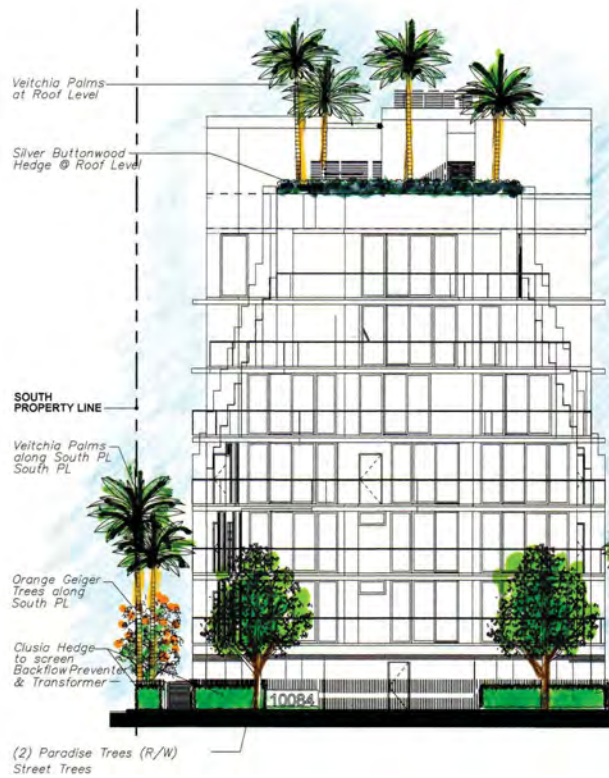
**TREE SURVEY / DISPOSITION PLAN**

SCALE: As Shown

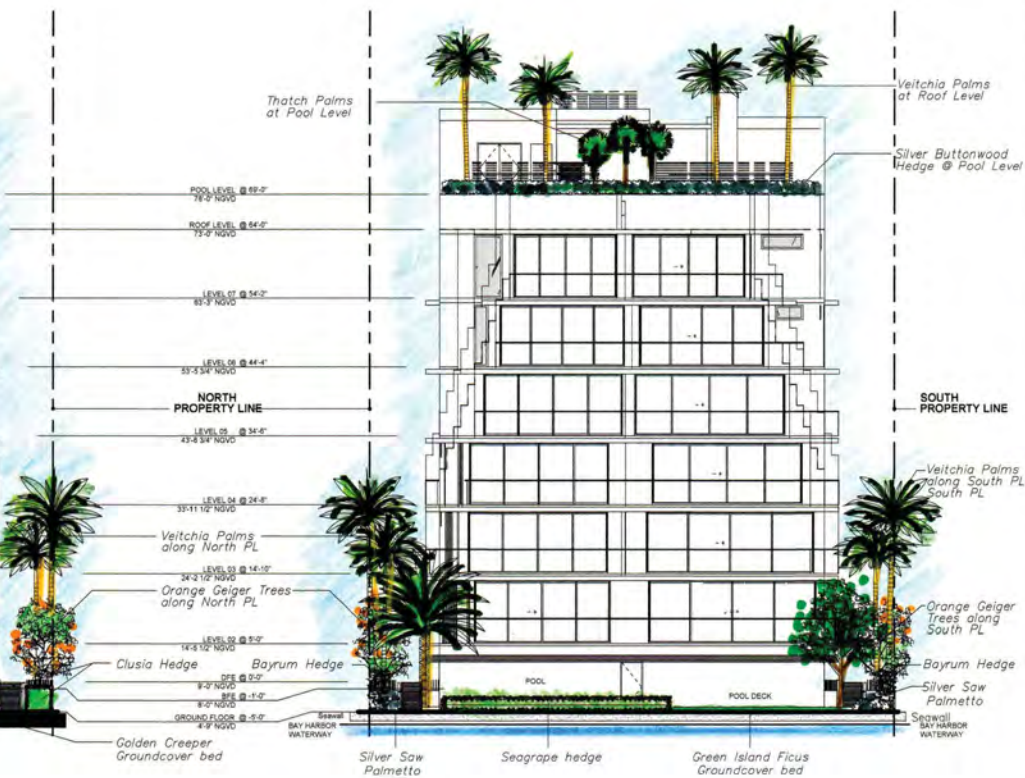
**L1.03**

PLANNING & ZONING

2024.05.10



**EAST (FRONT) ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"

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**La Jolla**  
100B4 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

DESIGNER



MTR MGMT  
2200 NW 11<sup>TH</sup> CT | MIAMI, FL | 33150  
11 786.698.3300  
www.mtr7hr.com

CONTRACTOR

TBD

TBD

CIVIL

SAJ CIVIL ENGINEERING, INC.  
112 N 46TH AVENUE |

LANDSCAPE  
K.L. MARTIN, LANDSCAPE ARCHITECT, PA  
5985 SW 38TH ST, MIAMI, FL 33155  
305.769.4372, klmartin@kjbelsouth.net  
LA00017722

STRUCTURAL

MEP

GEOTECHNICAL

ALL DRAWINGS AND WRITTEN MATERIALS  
HEREIN CONSTITUTE ORIGINAL WORK OF  
THE ARCHITECT AND MAY ONLY BE  
DUPLICATED WITH THEIR WRITTEN CONSENT

PROJECT NO. 2302

**EAST & WEST  
ELEVATIONS**

SCALE: As indicated

**L1.04**

**PLANNING  
& ZONING**

2021.05.10

2020-06-24 10:02:25



**SOUTH ELEVATION**  
1/8" = 1'-0"

- L 1.00 Landscape Plan
- L 1.01 Roof Level Landscape Plan
- L 1.02 Landscape Notes, Details & Legend
- L 1.03 Tree Survey / Disposition Plan
- L 1.04 East & West Elevations
- L 1.05 South Elevation
- L 1.06 North Elevation

**La Jolla**  
1006 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL 33154

DESIGNER



**MTR MONT**  
7206 NW 17<sup>th</sup> CT | MIAMI, FL 33150  
T 786 439-3363  
www.mtr7.com

CONTRACTOR

TBC

TRC

CONS.

E.A.S. CIVIL ENGINEERING, INC.

112 N 46TH AVENUE |

LANDSCAPE

H.L. MARTIN, LANDSCAPE ARCHITECT, PA

5985 SW 38TH ST, MIAMI, FL 33155

305.750.4372 | hmartin@hllandscape.net

LA0001722

STRUCTURAL

MEP

GEOTECHNICAL

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PROJECT NO 2302

**SOUTH ELEVATION**

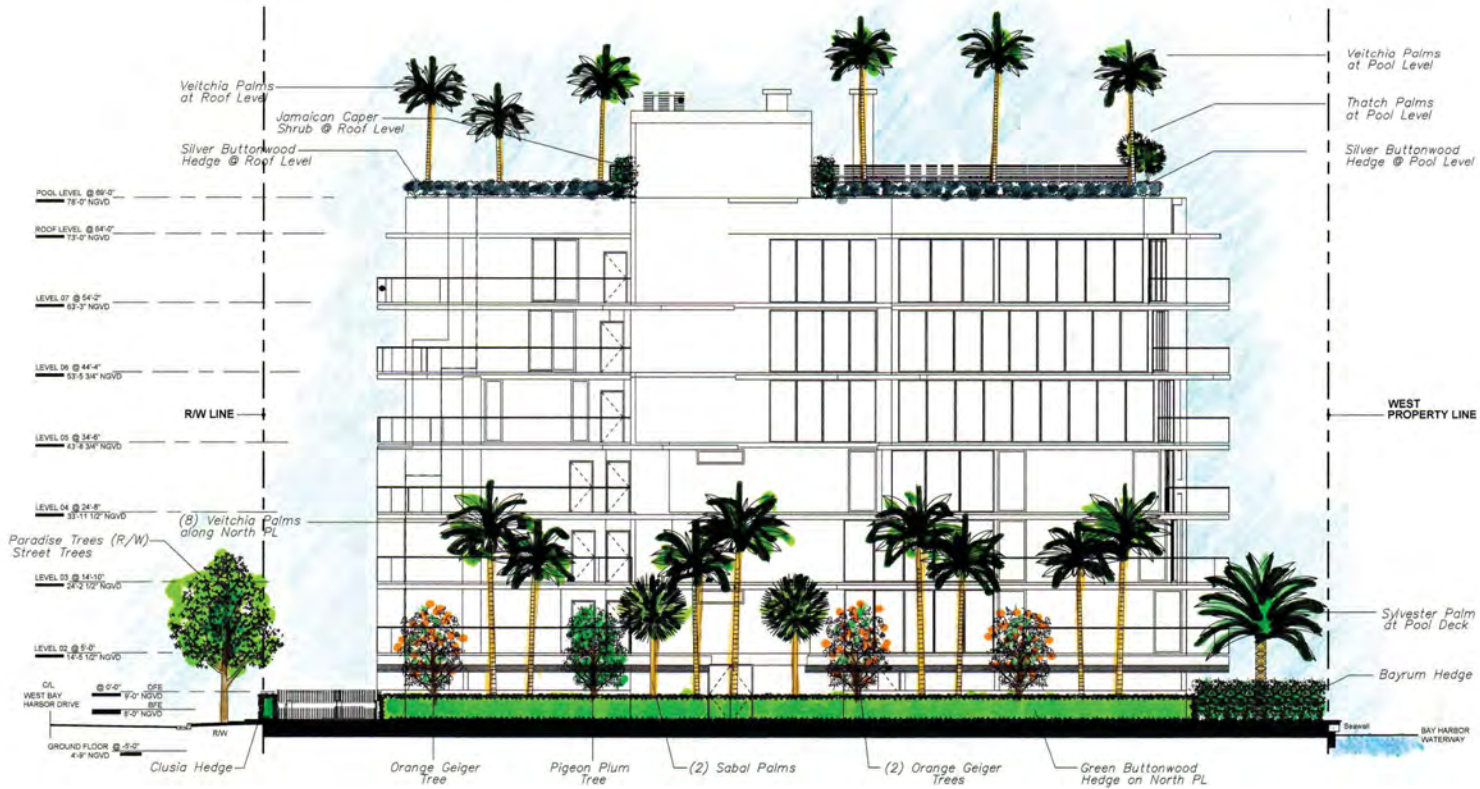
SCALE As indicated

**L1.05**

**PLANNING & ZONING**

2021.05.10

2024.04.24 10:42:30



**NORTH ELEVATION**  
1/8" = 1'-0"

- L 1.00 Landscape Plan
- L 1.01 Roof Level Landscape Plan
- L 1.02 Landscape Notes, Details & Legend
- L 1.03 Tree Survey / Disposition Plan
- L 1.04 East & West Elevations
- L 1.05 South Elevation
- L 1.06 North Elevation

**La Jolla**  
10284 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154



**OWNER**  
MTR MGMT  
7300 NW 1<sup>ST</sup> CT | MIAMI FL | 33150  
1 | 786.492.3263  
www.mtr.com

**CONTRACTOR**  
TBD  
TBD

**CIVIL**  
EAC CIVIL ENGINEERING, INC.  
112 N 45TH AVENUE |

**LANDSCAPE**  
M.L. MARTIN, LANDSCAPE ARCHITECT, PA  
5865 SW 38TH ST. MIAMI, FL 33155  
305.762.6372; mmartin@mlmartin.net  
LA0001722  
8/23/2020/06/06

**MEP**

**GEOTECHNICAL**

**STRUCTURAL**

**SEWER**

**WATERWAY**

**ASPHALT**

**CONCRETE**

**PAVEMENT**

**LANDSCAPE**

**PLANTING**

**IRRIGATION**

**FINISHES**

**DETAILS**

**LEGEND**

**NOTES**

**REVISIONS**

**PROJECT NO 2300**

**NORTH ELEVATION**

**SCALE As Indicated**

**L1.06**

**PLANNING & ZONING**

2021.05.10

2021.05.10 15:42:20



Based on the information provided, all dimensions are assumed to be correct. The designer is not responsible for the accuracy of the data provided. The designer is not responsible for the accuracy of the data provided. The designer is not responsible for the accuracy of the data provided.

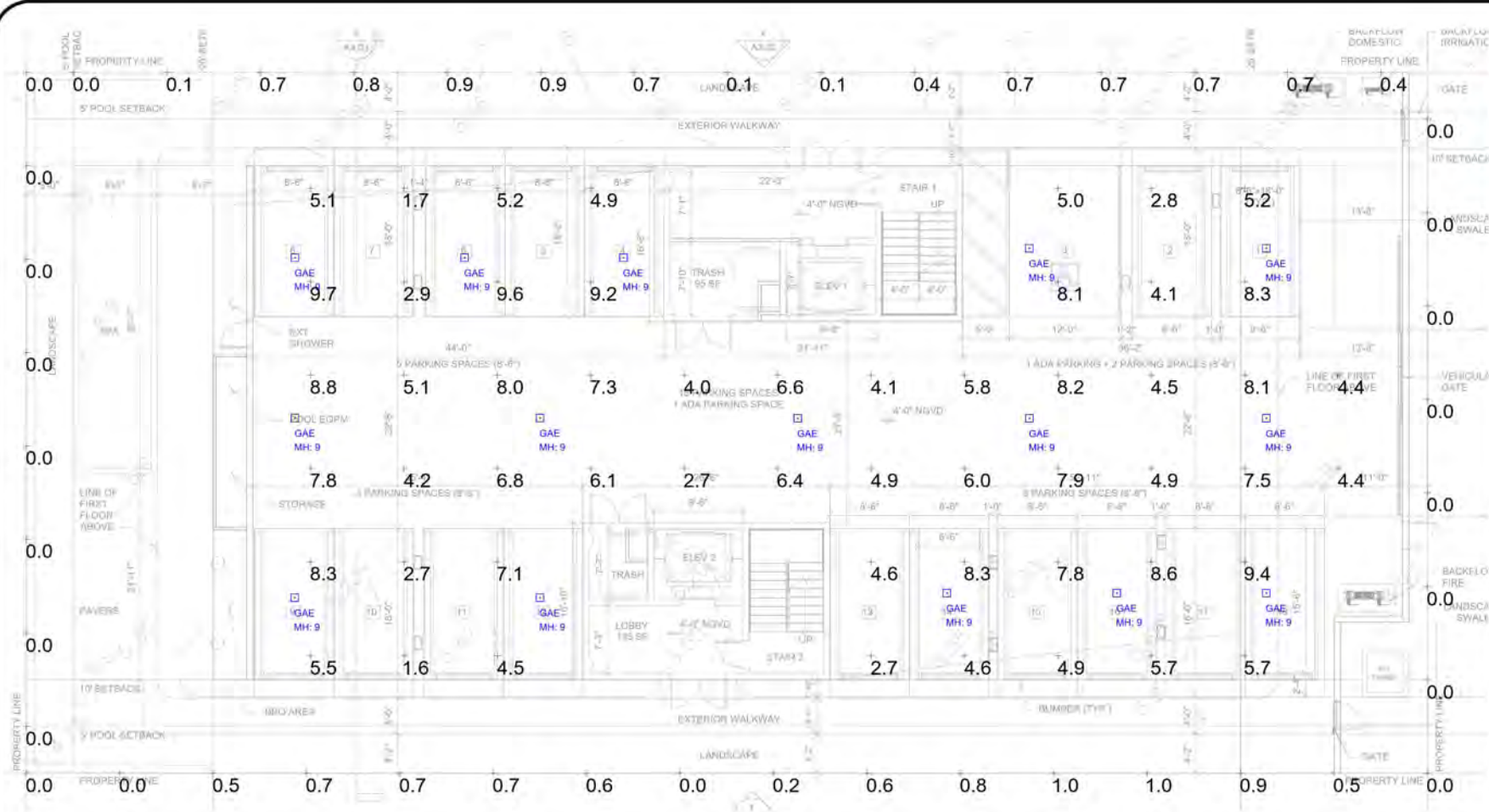
NOTES:

1	PHOTOMETRIC STUDY	06/2024
No.	Revision/Issue	Date

**LIGHTING DYNAMICS, INC.**  
7835 West Commercial Blvd.  
Tamarac, FL 33351  
(954) 844-0286  
[www.lightingdynamics.com](http://www.lightingdynamics.com)

Project Name: 1008 W BAY HARBOR  
Site - NORMAL MODE  
Bay Harbor Islands, FL  
P: PROJECT 32024/UNE  
MTR MGMT

Scale: 3/16" = 1'  
Date: 06/20/2024  
Sheet: 1008 W BAY HARBOR  
Title: LO



System	Brand	Model	Quantity	Notes
LED	GAE	MH: 9	1	

System	Brand	Model	Quantity	Notes
LED	GAE	MH: 9	1	

1008 W BAY HARBOR											
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-SL-U-40-PG-FINSH-XX-EM5	UNV	4000K	2776	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DM910UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DM910UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4" LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4" LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4" LINEAR LED STRIP W/ BATTERY PACK	ILP	WT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4569	LED	32	0-10V	RECESSED	

GENERAL NOTE: ADVISE CONTRACTOR TO VERIFY DIMENSIONS AND SPACING OF ALL FIXTURES. ADVISE CONTRACTOR TO VERIFY DIMENSIONS AND SPACING OF ALL FIXTURES. ADVISE CONTRACTOR TO VERIFY DIMENSIONS AND SPACING OF ALL FIXTURES.



Based on the information provided, all dimensions and quantities are approximate. Lighting Dynamics Incorporated is not responsible for any errors or omissions. The client is responsible for verifying all dimensions and quantities. Lighting Dynamics Incorporated is not responsible for any errors or omissions. The client is responsible for verifying all dimensions and quantities.

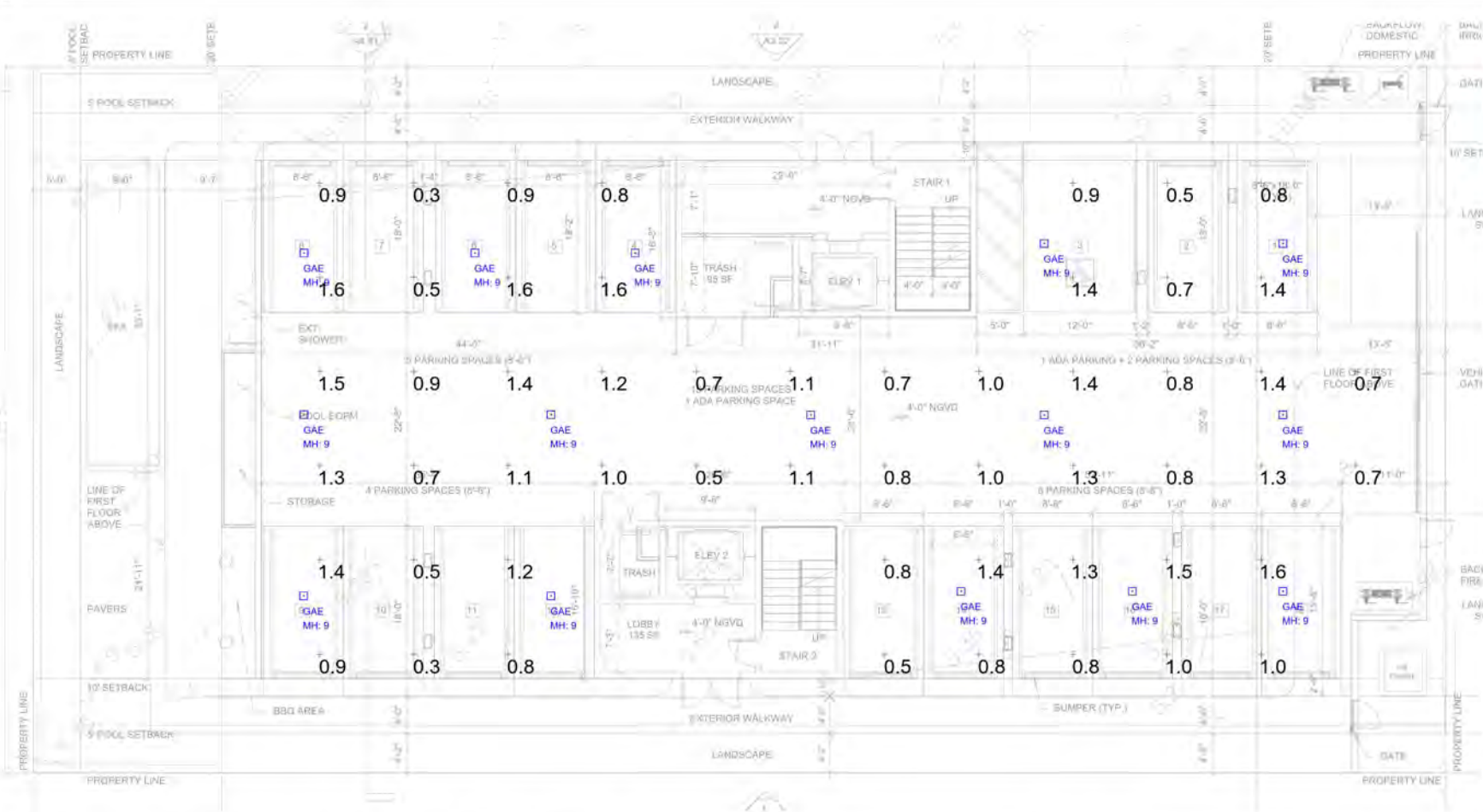
NOTES:

1	PHOTOMETRIC STUDY	06/2024
No	Revision/Issue	Date

**LIGHTING DYNAMICS, INC.**  
7835 West Commercial Blvd.  
Tamarac, FL 33351  
(954) 944-0286  
[www.lightingdynamics.com](http://www.lightingdynamics.com)

Project Name: 1008 W Bay Harbor  
1008 W BAY HARBOR  
SITE - EM NODE  
Bay Harbor Islands, FL

Project: 1008 W BAY HARBOR  
Date: 06/20/2024  
Scale: 3/16" = 1'  
Drawing: LOE  
Sheet: 50

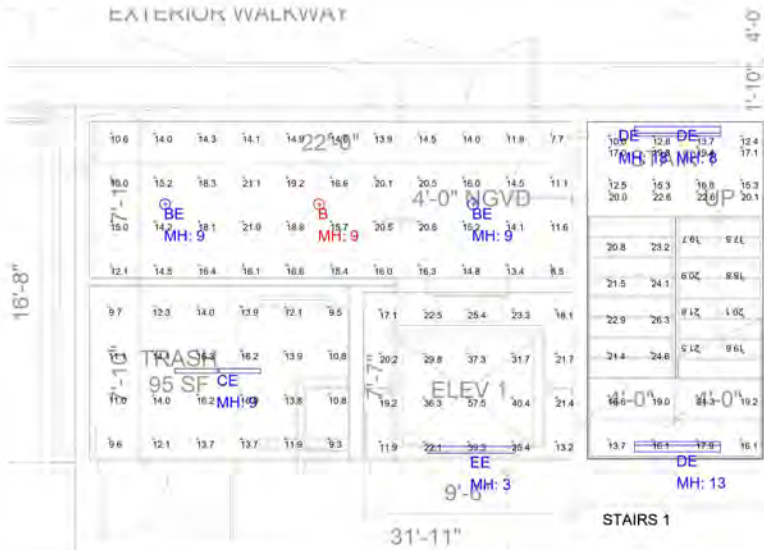


Item	Qty	Unit	Description	Notes
1	1	EA	1008 W BAY HARBOR	

Item	Qty	Unit	Description	Notes
1	1	EA	1008 W BAY HARBOR	

1008 W BAY HARBOR											
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	38	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-60-27-DM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-60-27-DM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4" LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-45-XX-FRL-EM5	UNV	4000K	3533	LED	24.5	0-10V	RECESSED	
DE	4" LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-45-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4" LINEAR LED STRIP W/ BATTERY PACK	ILP	VV74-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FITTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MITT MASHALL AT UG@LIGHTINGDYNAMICS.COM 954.812.0348; MMASHALL@LIGHTINGDYNAMICS.COM											

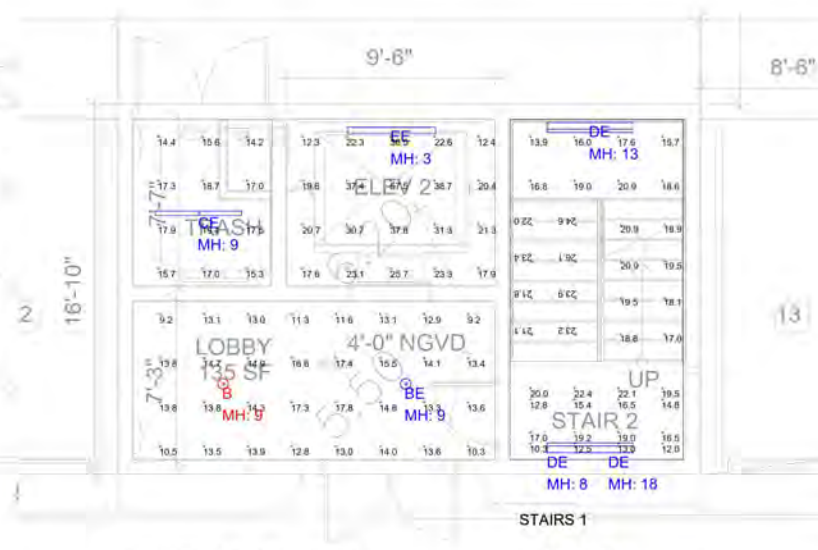
EXTERIOR WALKWAY



STAIRS 1

Illuminance (Fc)  
 Average = 18.79  
 Maximum = 26.3  
 Minimum = 10.0  
 Avg/Min Ratio = 1.88  
 Max/Min Ratio = 2.63

EXTERIOR WALKWAY



STAIRS 1

Illuminance (Fc)  
 Average = 18.79  
 Maximum = 26.3  
 Minimum = 10.0  
 Avg/Min Ratio = 1.88  
 Max/Min Ratio = 2.63

Photometric Data - Exterior Walkway

Fixture	Zone	Height	Beam Angle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
BE	1	10	30	10.0	10.0	10.0	10.0	10.0	10.0
BE	2	10	30	10.0	10.0	10.0	10.0	10.0	10.0
BE	3	10	30	10.0	10.0	10.0	10.0	10.0	10.0
BE	4	10	30	10.0	10.0	10.0	10.0	10.0	10.0

Photometric Data - Interior Lobby

Fixture	Zone	Height	Beam Angle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
BE	1	10	30	10.0	10.0	10.0	10.0	10.0	10.0
BE	2	10	30	10.0	10.0	10.0	10.0	10.0	10.0
BE	3	10	30	10.0	10.0	10.0	10.0	10.0	10.0
BE	4	10	30	10.0	10.0	10.0	10.0	10.0	10.0

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANDPY W BATTERY PACK	ELP	CP-3L-U-40-PC-1/2X5X10-EM5	UNV	4000K	379	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-2T-DM019UNV-MD-ADR4-CC	UNV	2700K	1155	LED	10.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-2T-DM019UNV-MD-EM-ADR4-CC	UNV	2700K	1155	LED	10.42	0-10V	RECESSED	
CE	4" LINEAR LED STRIP W BATTERY PACK	ELP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4" LINEAR LED STRIP W BATTERY PACK	ELP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4876	LED	34	0-10V	RECESSED	
EE	4" LINEAR LED STRIP W BATTERY PACK	ELP	VV74-4L-U-50-XX-FRL-EM5	UNV	5000K	4588	LED	32	0-10V	RECESSED	

FIXTURE SCHEDULE NOTES

GENERAL NOTE: ADVISE CONTRACTOR FINISH

FOR QUESTIONS PERFORMING TO THIS FIXTURE SCHEDULE, PLEASE CONTACT MATT WASHALL @ LIGHTING DYNAMICS - 954-812-0346, M.WASHALL@LIGHTINGDYNAMICS.COM



Based on the information provided, an illumination prediction has been made. It is not a guarantee. The actual lighting conditions may vary due to site conditions, fixture placement, and other factors. The lighting designer is not responsible for the actual lighting conditions. The lighting designer is not responsible for the actual lighting conditions. The lighting designer is not responsible for the actual lighting conditions.

NOTES:

1	PHOTOMETRIC STUDY	10/2024
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.  
 7835 West Commercial Blvd.  
 Tamarac, FL 33351  
 (954) 944-0286  
[www.lightingdynamics.com](http://www.lightingdynamics.com)

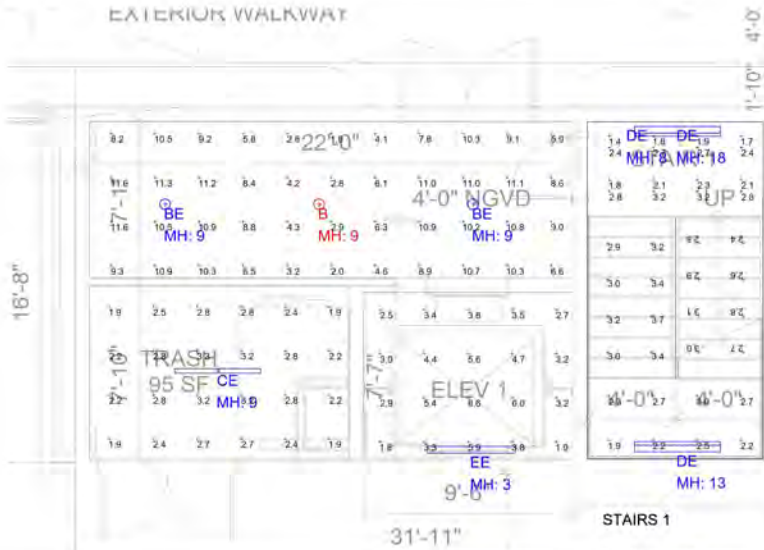
1008 W BAY HARBOR  
 INTERIOR - NORMAL ILLUMINATION  
 Bay Harbor Islands, FL

PROJECT: 20240401  
 MTH MGMT

PROJECT	1008 W BAY HARBOR	DATE	08/08/2024
SCALE	3/8" = 1'	DESIGNED BY	SD

L1

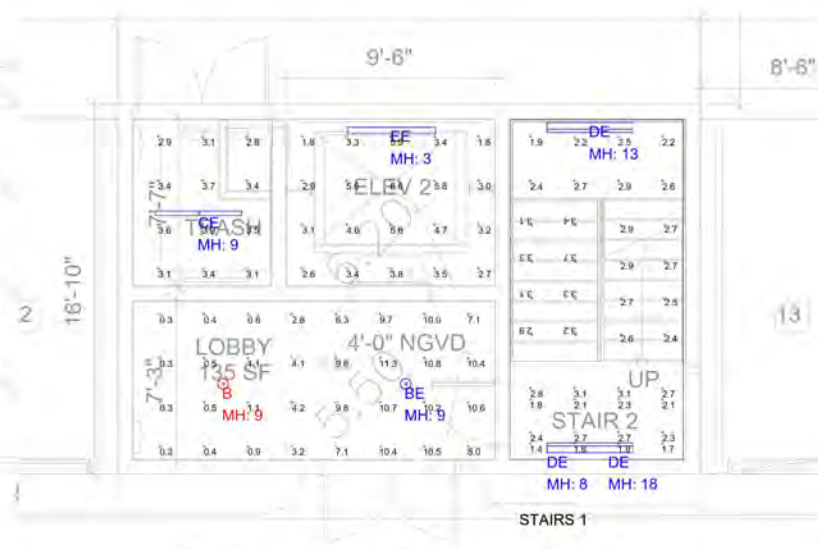
EXTERIOR WALKWAY



STAIRS 1

Illuminance (Fc)  
 Average = 2.62  
 Maximum = 3.7  
 Minimum = 1.4  
 Avg/Min Ratio = 1.87  
 Max/Min Ratio = 2.64

9'-6"



STAIRS 1

Illuminance (Fc)  
 Average = 2.62  
 Maximum = 3.7  
 Minimum = 1.4  
 Avg/Min Ratio = 1.87  
 Max/Min Ratio = 2.64

EXTERIOR WALKWAY

Photometric Calculator Summary - Luminaire Luminaire Summary

Symbol	Qty	Power	Beam Spread	Beam Diameter	Beam Length	Beam Angle	Beam Spread	Beam Length	Beam Angle
1	1	100	100	100	100	100	100	100	100

Photometric Calculator Summary - Luminaire Luminaire Summary

Symbol	Qty	Power	Beam Spread	Beam Diameter	Beam Length	Beam Angle	Beam Spread	Beam Length	Beam Angle
1	1	100	100	100	100	100	100	100	100

Photometric Calculator Summary - Luminaire Luminaire Summary

Symbol	Qty	Power	Beam Spread	Beam Diameter	Beam Length	Beam Angle	Beam Spread	Beam Length	Beam Angle
1	1	100	100	100	100	100	100	100	100

Photometric Calculator Summary - Luminaire Luminaire Summary

Symbol	Qty	Power	Beam Spread	Beam Diameter	Beam Length	Beam Angle	Beam Spread	Beam Length	Beam Angle
1	1	100	100	100	100	100	100	100	100

10084 W BAY HARBOR											
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
DAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	8778	LED	28	0-10V	RECESSED	
INTERIOR											
B	4' LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-80-27-DM01SURV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4' LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-80-27-DM01SURV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	34.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4L-U-40-XX-FRL-EM5	UNV	4000K	4876	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VV74-4L-U-50-XX-FRL-EM5	UNV	5000K	6380	LED	32	0-10V	RECESSED	

FIXTURE SCHEDULE NOTES  
 GENERAL NOTE: ADVISE CONFIRM FINISH  
 FOR QUOTATIONS REGARDING THIS FIXTURE SCHEDULE, PLEASE CONTACT: MATTHEW MARSHALL @ LIGHTINGDYNAMICS.COM



LIGHTING DYNAMICS INCORPORATED  
 7835 West Commercial Blvd.  
 Tamarac, FL 33351  
 (954) 944-0286  
 www.lightingdynamics.com

NOTES:

1	PHOTOMETRIC STUDY	10/2024
No.	Revised/Issue	Date

LIGHTING DYNAMICS, INC.  
 7835 West Commercial Blvd.  
 Tamarac, FL 33351  
 (954) 944-0286  
 www.lightingdynamics.com

1008 W BAY HARBOR  
 INTERIOR - EM MODE  
 Bay Harbor Islands, FL  
 PROJECT # 20240406  
 MTH MGMT

Project	1008 W BAY HARBOR	Issue	L1E
Date	08/05/2024	Created By	BO
Scale	3/8" = 1'	Checked By	

# SKETCH OF SURVEY

PREPARED BY:  
 **GUNTER GROUP, INC.**  
 LAND SURVEYING - LAND PLANNING  
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507  
 9350 S.W. 22nd TERRACE  
 MIAMI, FLORIDA 33165  
 (305) 220-0073

PROPERTY ADDRESS: 10084 W. Bay Harbor Drive, Bay Harbor Island, Florida 33154.

**LEGAL DESCRIPTION:**

Lot 10, in Block 3, 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.

FOR: Danielle Dina Trs.

**SURVEYOR'S NOTES:**

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N00°00'00"W along the front boundary line of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: R-243, elevation: 6.61 feet.
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120637, Parcel No.: 0144, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, Based Flood Elevation: 8 feet.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
- 15) The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I hereby certify to Danielle Dina Trs., that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

By: Rolando Ortiz LS 4312  
 Professional Land Surveyor  
 & Mapper, State of Florida.



**NOT VALID WITHOUT SHEET 2 OF 2**  
 (SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

**ABBREVIATIONS:**

- A/C AIR CONDITIONER
- (Meas) MEASURED
- (R) RECORD
- CONC. CONCRETE
- No. NUMBER
- F.F.E. FINISH FLOOR ELEVATION
- R/W RIGHT OF WAY
- C.B.S. CONCRETE BLOCK AND STUCCO
- CL CLEAR

**LEGEND:**

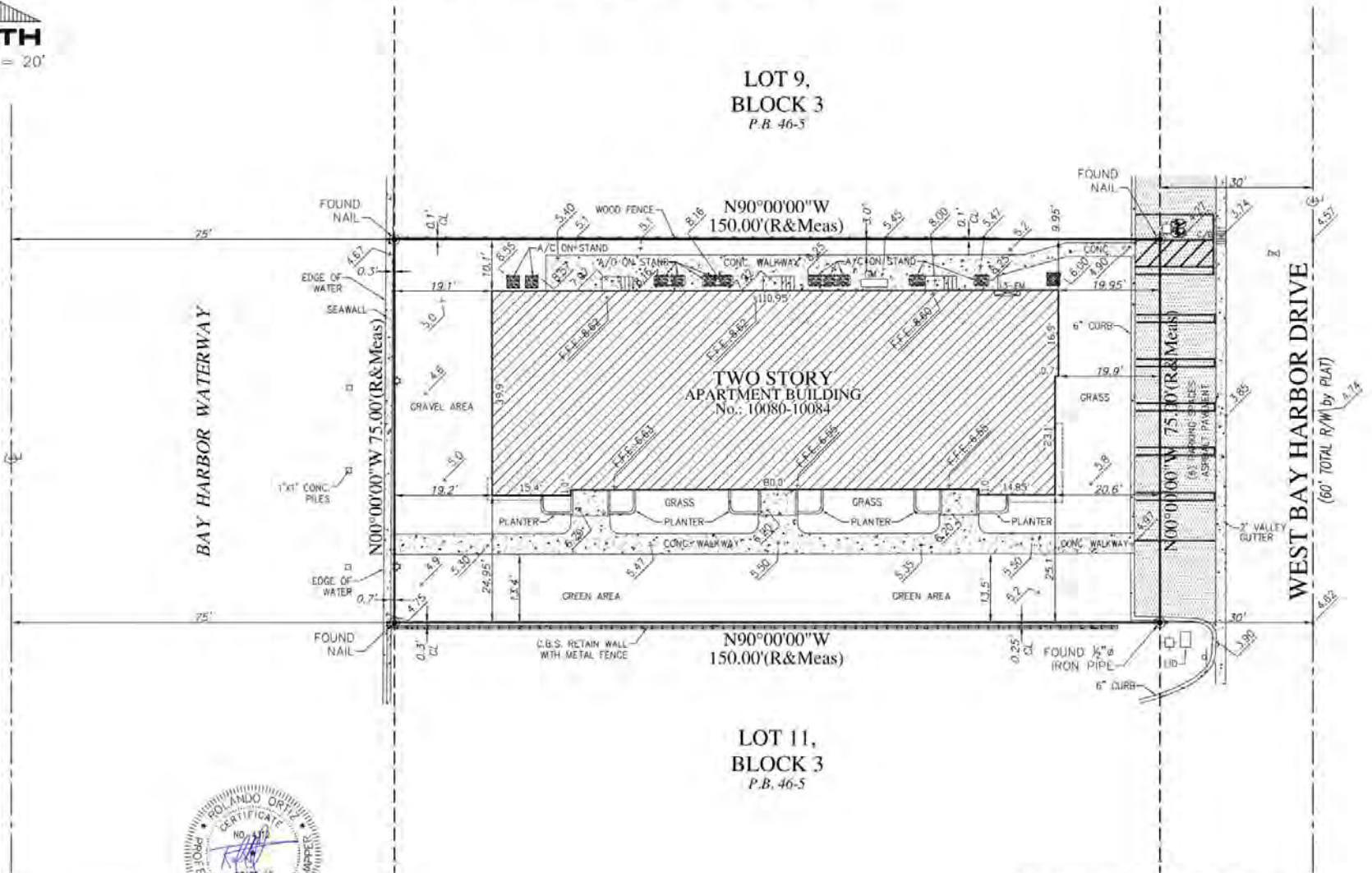
-  - CENTER LINE
-  - WATER VALVE
-  - CONCRETE POWER POLE
-  - EXISTING ELEVATION
-  - SIGN
-  - ELECTRIC HANDHOLD
-  - AIR CONDITIONER
-  - CATCH BASIN
-  - LAMP

10084 W. Bay Harbor Drive Bay Harbor Island, Florida 33154.	DATE: 03-04-2024	JOB No.: 24-33199	SKETCH No.: 31059		REVISIONS:	SCALE: 1"=20'	SHEET: 1 OF 2
--	---------------------	----------------------	----------------------	--	------------	------------------	------------------

# SKETCH OF SURVEY



LOT 9,  
BLOCK 3  
P.B. 46-5



LOT 11,  
BLOCK 3  
P.B. 46-5



NOT VALID WITHOUT SHEET 1 OF 2  
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEY NOTES)

GUNTER GROUP, INC.  
LAND SURVEYING - LAND PLANNING  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33185  
(305) 220-0073

10084 W. Bay Harbor Drive  
Bay Harbor Island, Florida 33154.

DATE:  
03-04-2024

JOB No.:  
24-33199

SKETCH No.:  
31059

REVISIONS:

SCALE:  
1"=20'

SHEET:  
2 OF 2

**AGENDA ITEM REPORT**

January 7, 2025

**ITEM NUMBER: 5.**

**ITEM:** Approval of Meeting Minutes:

1. November 12, 2024
2. April 16, 2024
3. March 5, 2024

**DESCRIPTION:**

**RECOMMENDED ACTION:**

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**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

1.	03.05.2024 Design Review Board Meeting--
2.	04.16.2024 Design Review Board
3.	11.12.2024 Design Review Board Meeting

**TOWN OF BAY HARBOR ISLANDS  
MINUTES OF A DESIGN REVIEW BOARD MEETING**

A Regular Meeting of the Design Review Board was held on Tuesday, March 5, 2024, at 7:13 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

	Chair Steven Hurwitz
Vice Chair Alan Bebchik	Board Member Janet Adler
Board Member Jed Frankel	

Board Members Matthew Barnard, Alexander Feldman, and Wesley Kean were absent.

1. Request for approval of a roof material for “Matthew Storm” located at 9800 West Broadview Drive, Lot 60-61 of Block 29. The owner is proposing to replace his existing "S" barrel concrete tile with a Standing Seam Metal Roof on their existing single-family home.

Richard Libutti, TRS Roofing System, presented the request on behalf of the owner. Discussion took place regarding a roof material change for the property. The owners proposed to replace the existing barrel concrete tile roof on their single-family home with a standing seam metal roof.

There were no public comments.

**ACTION:** Vice Chair Bebchik made a motion to approve the request. Board Member Adler seconded the motion, and all voted in favor.

2. Request for approval for replacement of railings for the "Guilford House Condominium" located at 9800 West Bay Harbor Drive, Lots 21-24 of Block 3. The Association is proposing to replace the existing horizontal metal railings across the front of the complex's balconies with glass / metal framed railings.

Discussion took place regarding the replacement of railings at Guilford House Condominium. It was noted that due to insufficient presentation materials, specifically the absence of current and proposed photos, a thorough evaluation couldn't be performed. The applicant did not appear for presentation. Board members expressed difficulty in understanding the exact proposal in the absence of the applicant and adequate visuals.

**ACTION:** Vice Chair Bebchik made a motion to defer the request. Board Member Frankel seconded the motion, and all voted in favor.

3. Request for approval for an addition to a single-family home for “Julio Lujan” located at 10250 West Broadview Drive, Lot 38 of Block 23. On January 16, 2024, the Board deferred the project. As requested, the owner has submitted more detailed elevations, renderings and photos of the proposed 2nd story addition to an existing one-story waterfront single-family residence.

The applicant was not present at the meeting.

**ACTION:** Vice Chair Bebchik made a motion to defer the request. Board Member Frankel seconded the motion, and all voted in favor.

4. Request for approval for a new multifamily dwelling for "1125 97TH BAY HARBOR CONDO 2618 LLC" located at 1125 97th Street, Lot 15 of Block 22. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building positioned north / south on site. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 1,897 to 3,869 square feet of A/C space plus balconies. The proposed building will not require any TDR's.

The request for approval for the new multifamily dwelling by 1125 97th Bay Harbor Condo 2618 LLC was presented. The developer proposed creating a nine-dwelling unit mid-rise development. The design incorporated a rectangular-shaped building placing dwelling units atop a grade-level parking garage. Discussion elucidated the site design, incorporation of balconies, and adherence to TDR requirements. Various questions such as coverage of louvers and visibility of garage spaces were addressed. Concerns were voiced regarding the visibility of automobiles and the open state of the parking structure. The Board requested that the landscaper be present when the matter is resubmitted.

#### **PUBLIC COMMENTS**

Frances Neuhut, 1060 Kane Concourse, came forward and commented on the dangers of motor scooters, the density, and children in the residential district. She suggested that the operation of motor scooters should be prohibited in the Business District.

#### **PUBLIC COMMENT CLOSED**

**ACTION:** Board Member Bebchik made a motion to defer the request. Board Member Adler seconded the motion, and all voted in favor.

5. Request for approval for a new multifamily dwelling for "1160 101 ST BAY HARBOR CONDO 2618 LLC" located at 1160 101 Street, Lot 8 of Block 7. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 2,531 to 4,579 square feet of A/C space plus balconies. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. (Item #5)

Architect Marie Mihalik, Design by Gloria, came forward and presented the request. The project aims to build a new nine-dwelling unit development with a focus on architectural form and incorporating extensive landscaping features. The plan includes utilizing a similar approach to parking as the previous item, which raised comparable issues regarding garage enclosure and the visual impact. Along with shared concerns about potential traffic congestion and impact on the neighborhood, a decision on approval remained unmade pending additional clarity and possible adjustments to address mentioned issues, including submittal of information as to whether the staircase would be open and the materials to be used.

#### **PUBLIC COMMENT**

Frances Neuhut, 1060 Kane Concourse, came forward and commented on no undergrounding of FPL wires, the lack of sidewalks, and high elevations that cause water seepage into neighbors' properties.

Kathleen Kennedy, 9180 West Bay Harbor Drive, came forward and asked about the landscaping for the project.

Jean Lerner, Pearl House Condominium, came forward and commented that there are special circumstances as the new development will be wedged in between two seven-story buildings. He spoke about the necessity for the Board to address the issues with the garage, the drain water, and the elevation. Contractor Paul Murphy pointed out that a community meeting was held to discuss the project.

**ACTION:** Vice Chair Bebchik made a motion to defer the project. Board Member Adler seconded the motion, and all voted in favor.

6. Request for approval for a new multifamily dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. The developer is proposing to construct a new forty-three (43) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 1,401 to 2,377 square feet of A/C space plus balconies. The proposed building would require the developer to acquire 5 TDR's. Enclosed please find the site plan and elevations. (Item #6)

Architect Markus Frankel, Frankel Benayoun Architects, 1166 Kane Concourse, Suite 200, Bay Harbor Islands, FL 33154, came forward and presented the project. The proposed development emphasized sustainability, enhancing the green footprint through robust landscaping plans, and promoting family-oriented habitation near a local school. Concerns were expressed regarding the density, breezeway articulation, and visual aesthetic from neighboring perspectives. Particularly, attention was drawn to the challenges posed by the project's vicinity to a school, noise, traffic management during construction, and safeguarding the children's welfare. The potential for the visible parking structure to detract from the visual appeal prompted discussions on possible design modifications for a more encapsulated parking solution. The motion to defer the item highlighted the necessity for further deliberation.

#### **PUBLIC COMMENT**

Frances Neuhut, 1060 Kane Concourse, came forward and stated that the Board does not approve TDRs.

Kathleen Kennedy, 9180 West Bay Harbor Drive, came forward and stated she was representing several condominiums, the Montero, Colony Bay, Lexington, Bay Rock), and they oppose the ugly catwalks of A/C's, which do not fit with the façade of the street. There were also concerns regarding potential flooding.

David Cladsy, 9300 Bay Harbor Terrace, came forward and complimented the architects on the attractive design of the project. He questioned whether the reflective aspect from all the glass, particularly in the morning, would have an impact on vehicular safety for people driving in the southern part of the island with sunrays bouncing right in their eyeline. He stated that his major concerns were impact on the school during the construction phase. He and other families were concerned that the children's learning experience will be impacted as a result of the noise. Similarly, during the day children are going to be breathing airborne particulate matter resulting from the construction process, in addition to dust that include particulate specs of harmful or toxic chemicals in use in construction process. He mentioned the addition of nearly 90 cars and the impact on traffic, and asked how the traffic will be reconciled. He asked the Bord to assure themselves that these important and potentially serious issues are properly addressed before the project gets approved.

Frances Neuhut, 1060 Kane Concourse, came forward and spoke about the lack of sidewalks, children dangerously walking on the street, previous approval of 17 units on two lots in September 26, 2005 at 1140-50 on 93<sup>rd</sup> Street, approval of 34 units on 12-17-2013, unrecorded deeds, and expressed concern that projects that were approved in 2005 and 2013 are coming back to the Town.

#### **PUBLIC COMMENT CLOSED**

Board Member Frankel recalled extensive conversation about the school and safety, and the flow of the traffic when the previous project was addressed. Architect Frankel explained that the project that was approved in 2014 on two of the three lots. The developer at that time did not build the project but bought 12 of the 18-based density units. He explained that the entry would be off of West Bay Harbor Drive into the first garage on the west side of the building, and the exit from the garage could go out on the east side of the building, so that flow could be controlled. It wouldn't impact the traffic of the school because the school's traffic lines up in front of the school on the north side of the street as kids are dropped off/pickup and the cars then drive around and exit on West Bay Harbor Drive. Two entries were placed to minimize the flow of traffic created by this building. Regarding the TDRs, the base density is 27 units, 9 per lot. The 12 provides 39 units and 4 more TDRs are needed.

Regarding comments that the project was industrial looking and had storage appeal, Mr. Frankel referred to Page 203A of the Site Plans and indicated that there are no air conditioning elements to be shown in that area, neither the north nor south side. An enclosed chiller cooling tower with air handles is contemplated to be on the roof.

Board Member Frankel pointed out that Spaces 56, 57, 54, and 55 adjacent to the exit on the Level 1 Floor Plan. He was concerned that people would have to pull their cars out blocking the exit to get to Spaces 57 or 55. He asked for an explanation of the parking layout. Architect Frankel stated that most of the parking (70 spaces) is in the garage surrounded by walls. On the west setback to the right of the stairway, the garage continues out into that area, which is in the setback, but it's screened sufficiently by landscaping and fencing all around those spaces. Entering those spaces can be from within the garage and exit from out of the garage. There are four (4) spaces on the east side and eight (8) on the west side. A portion of them is covered by the building above and all of them are enclosed in the garage. The garage is inside as well as exterior. It is screened by the landscaping and the fencing around the east and west property lines.

There are five (5) parking spaces on the east side that are entered from the garage, but they are in the setback screened by landscaping and six-foot high fencing, similarly on the west side. The guest spaces are located in the front of the project. Two on the west side and one on the east side. There is also the drop off and loading space with walkways directly into the lobby and walkways coming out of the garage directly to the street front, both on the east and west setbacks.

Discussion ensued regarding cars in the garage being visible from the outside. Vice Chair Bebachik questioned why the garages in the projects cannot be fully enclosed. Architect Frankel explained that they try to get all the parking on one level, which makes it more convenient for self-parking and not having ramps going up into a second level, which also consumes space on the second level. In order to achieve 86 spaces in one level, they had to place eight on the west side and five on the east.

Vice Chair Bebachik stated that the parking did not meet his standards. He would like to better understand the entire parking situation during school days and when there are construction activities.

Board Member Adler inquired about parking will be mitigated during the construction process, regarding the safety of the children during school hours considering traffic problem in the area with children walking to school, as well as the fire department in the area.

Board Member Frankel explained that in addition to the parking issues, there were other conditions such as the breezeway, tandem parking, and increased density that need to be compatible with the existing footprint. Architect Frankel explained that significant architectural articulation was made by creating the atriums (breezeway) that are on the north and south sides of the building opened all the way to the sky.

Chair Hurwitz stated that the breezeway seems non-existent. The project is on three combined lots with a 20-foot width which still feels very small. The breezeway doesn't go all the way up because corridors go through. It feels like a very big building with a lot of density trying to pack as much as possible. Architect Frankel responded that there are plenty of examples where the Board approved such breezeways. He stated that if the glass walls on each side of the breezeway forming the corridor were operable so that they can open, that could be an element that can make it a true breezeway. The corridors could have doors on each side of the recessed breezeway, and there could be operable glazing.

Chair Hurwitz mentioned the sensitivity of the project being across from the school and the density with 50 cars. He added that the project is too dense, it doesn't feel like the breezeway is prominent, it is not serving the purpose of the code, and parking is a result of that as well. The purpose of the code is for the garage to be fully enclosed, so people are not looking at cars.

Architect Frankel suggested the cars could be covered with a canopy so they would not be seen from the side yards, if they kept the scheme.

**ACTION:** Vice Chair Bebchik made a motion to defer the project. Board Member Adler seconded the motion, and all voted in favor.

7. Approval of the minutes of the meeting held on October 3, 2023 and November 7, 2023.

**ACTION:** Board Member Adler made a motion to approve the Minutes. Board Member Frankel seconded the motion, and all voted in favor.

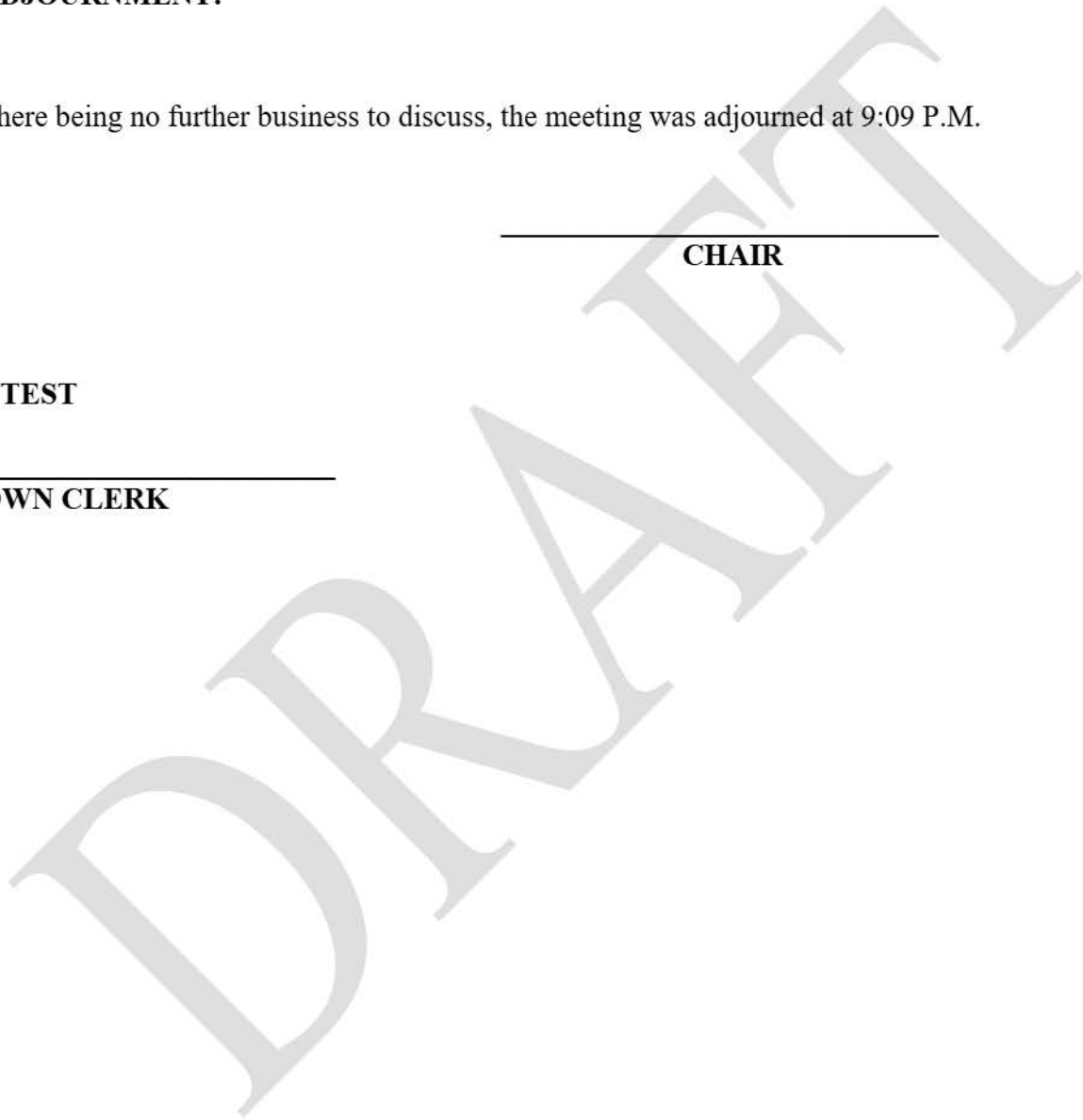
**ADJOURNMENT:**

There being no further business to discuss, the meeting was adjourned at 9:09 P.M.

\_\_\_\_\_  
**CHAIR**

**ATTEST**

\_\_\_\_\_  
**TOWN CLERK**



**TOWN OF BAY HARBOR ISLANDS  
MINUTES OF A DESIGN REVIEW BOARD MEETING**

A Regular Meeting of the Design Review Board was held on Tuesday, April 16, 2024, at 7:06 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Alan Bebchik

Board Member Janet Adler

Board Member Matthew Barnard

Board Member Alexander Feldman

Board Members Jed Frankel and Wesley Kean were absent.

1. **Request for approval for an addition to a single-family home for “Julio Lujan” located at 10250 West Broadview Drive, Lot 38 of Block 23. On January 16, 2024, the Board deferred the project. As requested, the owner has submitted more detailed elevations, renderings and photos of the proposed 2nd story addition to an existing one-story waterfront single-family residence.**

Deputy Town Attorney James Rauh, Greenspoon Marder LLP, swore in those individuals who provided testimony.

Property Owner Julio Lujan and Mr. Anthony Jel Pino, 5890 S.W. 19<sup>th</sup> Street, Miami, Florida, came forward and presented the project for an addition to the existing single-family home.

Vice Chair Bebchik expressed concern that the addition with two completely separate facades and material style, did not tie in with the existing home.

Mr. Lopena explained the property owner’s intention to have a more modern addition with minor changes to the existing home, such as matching the materials, changing the front door of the façade of the existing house to match the same material of the addition, redoing the paint in the same grey color pallet, making the door the same color, adding PVC sidings that look like wood, and a matching door.

Vice Chair Bebchik asked if there will be changes to the landscaping. Mr. Lopena described how the shrubs on the south will be shifted to the north. Board Member Frankel asked if the new landscaping would conceal the existing house from the street. Mr. Lopena explained that shrubs will cover all sides of the existing house, so that only the new addition will be visible from the street. He outlined the relocation of the shrubs on the south to the north and the existing car garage. Board Member Adler questioned the location of the car garage and the driveway in the existing building. Mr. Lopena stated that landscaping will be placed in that area and the garage will not be used. Chair Hurwitz asked about the reason for the garage door. Mr. Lopena responded that the garage door was left because they felt it matches. However, he would be willing to make the garage an extension of the home or another room.

Vice Chair Bebchik questioned the cohesiveness of the house with stucco on the new addition and brick pattern on the existing house. Mr. Lopana stated that the existing garage door remains to match with the existing door. He mentioned the idea of replacing the door with a window.

Chair Hurwitz informed the applicant that there are many inconsistencies between the current house and the proposal. Two garages are shown, the roofs are completely separated, there is a barrel tile and a flat roof, and bricks. He suggested the applicant present a uniform project that does not look like just an addition. Also, there are inconsistencies in the renderings, wood slots are in one area and in another it looks like concrete, the colors are different, and it is not known what materials are being used. There are also inconsistencies of integrating the architecture of the two structures.

Board Member Kean outlined other inconsistencies in the overall design. The massing is out of place, the two-story volume is right on the street, and the backdrop to it is all a one-story portion of the house without any architectural language that ties them together. Mr. Lopana suggested making changes to some elements of the house like the brick in the front and the solid panel door.

Chair Hurwitz reiterated to the applicant the significant inconsistencies in the project and informed him that the Board is held to a standard to ensure consistency in the projects throughout the town.

Board Member Kean explained the bigger point with no effort to make the house one harmonious addition. He stated that it is not so much about meeting the zoning, which is the threshold for coming before the Board. The Board's role is to make aesthetic arguments for things that are harmonious with the scale and character of the community, and the project being presented doesn't meet this threshold.

Mr. Lujan stated that the design is similar to that of three or four houses to the south of the project. Chair Hurwitz stated that no house has that level of inconsistency with an addition. The proposed home looks like two homes on the lot. He noted that the feedback from the Board is clear. It is not about the Board caring or having a preference for a certain style of architecture, it is that the project is done correctly and integrated well.

Board Member Feldman suggested it would help if the applicant viewed the project as one. If they work on the one corner of the lot where they are going to build, there will always be inconsistencies between the new and old building. He suggested they look at how the whole house is going to look.

Mr. Lopana discussed options to either make the addition the same square footage, change the roof, change the overall exterior design to match the existing house, or keep the addition as is, and modify the existing house to match. Chair Hurwitz informed the Applicant that the Board does not advise on how to design a project. He explained that there are two different properties that have to be integrated in some way and it's up to the applicant how it is done. He mentioned that consistent feedback was provided by the Board this and at the previous meeting. The project needs to give the feeling of one house.

Mr. Lopena asked about the Board's feeling if he comes back with other plans and other renderings with a uniform project with the same idea of the building's location, moving the shrubbery to put the entrance, and have the second floor look back at the water-submitting a uniform project with the same design interior wise.

Board Member Kean mentioned the challenge with the location of the massing in not only having to deal with the harmonious requirement to make the house look like one, but also to materially or some other way deal with the scale, which is possible.

Mr. Lujan stated that he copied from other projects, and he worked on the plans for a year and a half with Town Planner Miller to make sure everything met code. He suggested written guidelines be provided for submittals to the Board.

Chair Hurwitz stated that in addition to the design of the project and the inconsistencies in the old house and the new house, in one of the pictures the top floor looks like concrete and the one on the top right corner is all wood, the bottom and the top one are completely different colors. Mr. Lopanao explained that the side panels slide over to block the windows and the wall behind.

Board Member Kean stated that the Board often receives applications for these types of additions. It's a consistent theme from the Board that they want harmony and continuity. He suggested the applicant stay at the meeting to see other projects and examples or view the online recording of the meetings to see more examples of the Board's comments and how the process is done.

**ACTION:** Vice Chair Bechik made a motion to defer the request. Board Member Adler seconded the motion, and all voted in favor.

2. **Request for a revision to a single-family home for "THOMAS J STALZER TRS 10155 WEST BROADVIEW DRIVE TRUST" located at 10155 West Broadview Drive, Lot 8 of Block 25. A site development plan for the new residence was approved by the Design and Review Board on December 7, 2021. The owner has requested revisions to the previously approved plans.**

Jose Esteban, Architect, 1200 Anastacia Avenue, Suite 420, Coral Gables, Florida, came forward and presented the project. He explained that the house was approved two years ago and is currently under construction. It has been painted and the windows are installed. The property owners requested three changes. The Board originally approved the natural stone on the vertical next to the garage, and they are now proposing to change it to micro-cement (Venetian plaster that is not too shiny) that looks like concrete and carry it back all the way to the entrance door, replacing the green wall that was approved.

Chair Hurwitz expressed concern to the material change and whether it would become a big, overpowering concrete wall.

Mr. Esteban pointed out that when the project was reviewed two years ago, the Board was not in favor of the natural wood siding, because of the maintenance. They are now proposing a grey synthetic material that doesn't require maintenance. Originally, there was a railing covered balcony. The balcony that comes off the master bedroom will wrap around the flat deck of the pool up to the corner of the master bedroom. He requested to change the breeze-o-lay from wood color to bronze to match the windows.

Board Member Frankel pointed out that information that information on what was previously approved, and pictures of the surrounding properties were not provided. He stated that with all the concrete from this house and the one across the street it is a very harsh area. He felt that the green screen softens everything from an aesthetic purpose and was very important in that area. He was in favor of all the other changes, except the green wall.

Mr. Esteban stated that only 5 degrees of the green wall will be seen from the street, because the house is on an angle. The stairs and element in the front will block the wall from the street. He stated that only the two materials were changed in the back.

The Board discussed the importance providing pictures of the projects before, after, and of the neighboring properties when applications are submitted to them.

Chair Hurwitz expressed concern that the green wall would be seen from the street, would not be maintained properly, and ends up looking worst.

**ACTION:** Board Member Feldman made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report. Board Member Feldman seconded the motion, and all voted in favor.

It was clarified that changing the breeze-o-lay to bronze was included in the approval.

3. Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations.

Mr. Ramkisson, 12260 S.W. 8<sup>th</sup> Street, Miami, Florida, came forward and described the project to convert a 330 square foot open entry into a covered porch and entry way, an opening at the front within the line of the building with 4 feet on the side with a flat roof to match the adjacent roofing, changing out all the windows and doors, and relocation of some of the windows and doors at the front for a uniformed look. It was noted that a permit was issued for interior renovations, but the previous contractor commenced this work without a permit.

Town Planner Michael Miller informed the Board there is a Stop Work Order on the house.

Discussion continued on the four foot wall, the thicker roof on the right that was different from the left side which looks odd; the overhang is existing and the applicant saw no reason to remove it as it would add cost to the project, involving an architect to figure out a cost effective way to remove it, left element is missing something, tying in the design on Page A3 of the plans to the whole project to make a nicer quality concept, providing a rendering of the project before and after completion, and providing information on what the landscaping would look like.

**ACTION:** Vice Chair Bebhik made a motion to defer the request. Board Member Kean seconded the motion, and all voted in favor.

4. Request for approval for a new single-family home for "VERONICA ESPINEL & WILLIAM PETIT" located at 10040 E. Broadview Drive, Lot 1 of Block 26. The owners are proposing to construct a new two-story single-family home. The existing one-story single-family home, about 3,293 sq. ft, built in 1954 is to be demolished. The proposed new two-story home has approximately 6,605 sq. ft. of a/c living space with a two-car garage.

Project Architect, Boutros Bonura, came forward and described the location of the project. He explained that when the Applicant took it over, it was construction or renovation in progress and was quite dilapidated. Their plan is to demolish the building and build a two-story structure. He explained the design of the building, the use of expansive glass, and the vegetation for the rear yard. There was discussion regarding the ground floor. Mr. Bonura continued to describe the project with use of clear story window for privacy between neighbors, the first-floor units' size, and use of 72% on second floor instead of the 80% requirement. In the front, 61% sodded area is provided instead of the 50% required, 73% articulation is provided for the façade instead of the 50% required, two fronts on corner will be entrances, grand open space with glazing on either side, second floor materials of celebrated mid-century reference with use of materials like horizontal white tiles, shell stone travertine, vertical bricks, use of breeze blocks so the whole project is read as one, different type of species of trees, and different treatment stucco. The front wall has the same material as the breeze blocks, so that the whole project is read as one design. All the trees in the rear will remain and there will be many different types of species of trees beyond the minimum. A young family of eight will be occupying the resident.

Vice Chair Bebhik expressed favor to the project, and asked how everything ties to the house as one cohesive element. Mr. Bonura explained the design and materials of the front façade. He explained how everything is in harmony, referring to Pages 1-11, A-11.2, and A-6 of the renderings. Discussion took place regarding the barrier wall for the pool with landscaping, the breeze block area to provide privacy for the pool hedging, and the intent to maintain the breeze block that would have hedging and landscaping behind. Overtime the breeze block will be kept clean with vegetation going through the block. It was done to show the breeze block is permeable, the idea is to provide proper maintenance.

Board Member Adler asked if the pool could be moved further from the house, because there doesn't seem to be any protection when exiting the kitchen to the pool area. Mr. Buscano stated that the pool is pushed back as much as possible. Chair Hurwitz stated that the terrace that steps into the pool should have a barrier. Mr. Buscano responded that it was 30 inches, less than the minimum requirement for fencing.

All Board members commended the project.

There was discussion for use of micro cement stucco wall and travertine for the wall below on the bottom right of the house by the front door.

**ACTION:** Board Member Kean made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report. Board Member Adler seconded the motion, and all voted in favor.

5. Request for a revision of a new commercial building for "CBS REALTY HOLDING LLC" located at 1000 Kane Concourse, Tract N. A site development plan for the new commercial property was approved by the Planning & Zoning Board on July 28, 2016, with a revision approved on May 21, 2019. The owner is now requesting an alteration to the east building entry corner, the location of the rooftop equipment and the relocation and screening of the emergency generator.

Kyle Brown, Common Group and Robert Bezold, Zyscovich Architect, were present on behalf of the applicant, CBS Realty Holding, LLC to present changes to the Church by the Sea project regarding the northeast corner entry way off of Kane Concourse and some roof top screening of mechanical equipment. Mr. Brown referred to the plans and pointed out the location of the proposed changes and what was previously approved in the front in 2019. They are proposing to push back the steps to the front entry way of the building that are flushed with the front of the building several feet front the roof of the building, because there is an existing ADA curb cut on East Bay Harbor Drive that comes up onto the existing pavers and ultimately to the entryway and steps of the Church by the Sea. The current condition is not ADA compliant. They are proposing to push the steps back to provide an additional landing area for the contractor to make up those grades, so that whole area can become ADA compliant. He pointed out on the rendering the rooftop on the east elevation that has five or six RTU units set back from the edge of the building, which block the view from the street with a four-foot-high parapet. The town requested that additional screening be provided as the equipment can be seen from the nearby buildings. They propose to use the same material of aluminum and steel structure louvered for chillers for consistency to block the units on the east side. In addition, a small piece of the same screen material will be used to block two RTU units on the west side and to screen the chiller to block it out completely. They are proposing to remove all of the decals from the generator enclosure in that same area and paint it the same color as the building and the elevator overrun, so that it disappears within the elevation.

Board Member Frankel asked if there was an architectural reason for use of the dark screening as opposed to a lighter color that blends with the rest of the building. Mr. Brown stated that they wanted consistency with use of the bronze color that is already installed. All the roof equipment is screened with the same material.

Vice Chair Bebchik asked if consideration was given to extending the small trees so the Bijou can have a nice view. Mr. Bezold stated that they looked at that idea. He noted that the building is already built, and it cannot accommodate that extra weight, as the sections that have the planters are structurally enforced for that weight, plus cost was a big factor.

Board Member Frankel stated this is an example of good suggestions offered by the Board to applicants, as the east area which was originally proposed as a wall turned out nicely.

Mr. Bezold pointed out on the renderings the current changes versus what was previously approved in 2019. The stairs now come all the way out flushed to the building and the ADA ramp landing on the left goes down and exit onto East Bay Harbor Drive. On the right side the steps are pushed back, and a new planter is in the corner. The town requested installation of some additional fall protection. They all proposed to install a 43” block wall to provide some additional protection.

#### **PUBLIC COMMENT**

Frances Neuhut, 1060 Kane Concourse, came forward and spoke about Church by the Sea tax exempt status, the lack of parking in the Business District, cutting down of palm trees in the front of the building, and giving away of municipal parking.

#### **PUBLIC COMMENT CLOSED**

**ACTION:** Vice Chair Bebchik made a motion to approve the requested changes with the conditions outlined in Town Planner Michael Miller’s Staff Report. Board Member Kean seconded the motion, and all voted in favor.

6. Request for a revision of a new commercial mixed-use building for “1177 Bay Harbor Islands, LLC” located at 1177 Kane Concourse, Lots 5-8 / Block 21 & Lots 6-14 / Block 21. A site development plan for the new commercial property was approved by the Planning & Zoning Board on August 20, 2019. The owner is requesting an increase from 54 dwelling units to 66 units. Also, they are submitting the east facade for review and approval. Enclosed please find the site plan, elevations and narrative of the changes.

Graham Penn, Bercow Radell Fernandez Larkin & Tapanes, 200 South Biscayne Boulevard, Suite 300, Miami, Florida, came forward and presented the project on behalf of the applicant. He displayed the plans and explained that the project was originally approved in 2019. The 2022 Development Agreement capped the total number of units at 90. The project came before the Board last year with a revised version of the project that reduced the density to 54. They plan on going to the council in May to increase the density to 66.

The application before the Board is for a change to the balconies and sliding door, final design of the eastern façade, and modification to the second level outdoor area that is publicly accessible. In 2023, modifications were made to the entrance on the north with adjustment of tandem spaces. The building would have 522 parking spaces, and the code requires 407 with the new development mix. Last year, the council directed the applicant to return to the Board and obtain final approval of the eastern façade (the garage façade). A painted mural treatment that matches the design is being proposed on the alley/entrance entire wall (A7.04). An artificial plant will be in the center that will hide the parking completely.

Chair Hurwitz asked about the reason for the change. Mr. Penn stated that the Town Council requested the change as they think the wall was bland and they wanted something more “eye popping” for the Town.

Mr. Graham continued to explain that the plan reviewed by the Board in 2023 had smaller balconies. The direction of the Board was to increase the size, which taken to the Town Council. The direction of the Board resulted in the expanded size of the balcony on the northern façade.

Chair Hurwitz asked what separates the balconies. Mr. Penn explained the separation with frosted glass that goes up 8-10 feet into the lines of the balconies.

Board Member Kean clarified that the Board was addressing the east façade, the second-floor changes to the outdoor and court yard, and the change to the balcony on the north side.

Board Member Feldman asked if the four-bedroom and bigger units were being made smaller. Mr. Penn stated that the three and four bedrooms are switching to one and two bedrooms.

Board Member Adler recalled discussion in 2019 to make the entrances on the Kane Concourse and keeping the corner where the children walk to school free from having people walking into and cars pulling up to a restaurant. Town Planner Michael Miller explained that the parallel parking in the town’s roadway is fixed, as is the wide sidewalk along the promenade. The applicant’s plan has always been to rise up on a plaza where the store fronts are a little bit raised. There were no openings to anything coming down where children walk. There is a new sidewalk that goes all the way up and wrap around. There is no sidewalk on West Bay Harbor Drive, but there will be one.

Chair Hurwitz stated that he did not prefer the new design, but the simplicity of the west façade. He didn’t think the new stripes added a lot of value. He expressed concern as to how the balconies would look when they are off center with the frosted wings separating them.

Board Member Frankel suggested that residents would want more privacy and put solid things that wouldn’t look nice between the balconies, like hanging towels. Chair Hurwitz suggested that a condition be included in the condominium documents to prevent the hanging of items on the balconies.

It was noted that the project was originally a rental that was switched to condominium.

Chair Hurwitz stated that he preferred the painting that was originally approved for the east façade, which will be addressed by the Town Council. Mr. Penn added that if it's the Board's recommendation for the geometric version, it can be part of their review, since the item is going back to the Town Council. Board Member Frankel requested that the Town Council be informed that the Board did a substantial amount of work, and their consensus is that the east façade that was previously approved is the better alternative.

### **PUBLIC COMMENT**

Robin Parker, 9660 West Bay Harbor Drive, came forward and requested more information about the front façade on West Bay Harbor Drive. She spoke about the lack of supervision on the construction.

Chair Hurwitz clarified the issues with no sidewalk, no enforcement, and no safety for the kids, and recommended the town do something.

It was explained that there will be a finished sidewalk that will go on Kane Concourse, round the corner, and up along the entire perimeter of 1177 Kane Concourse.

Ms. Parker stated that people stay on the west side of West Bay Harbor Drive because of the green margin. Cars come across and stop there, and people walk the wrong way.

It was noted that the applicant was working with the Town to put a pedestrian covered walkway that runs the entire path for added protection and safety during the length of the project.

John Corral, 9660 West Bay Harbor Drive, came forward and expressed concern for the safety of the kids. He also expressed concern to the increase of the density that will create more traffic. He disliked the design of the transparent frosted windows. He stated that the sidewalk that is already to the entrance of the property needs to be extended all the way down. He asked the applicant to do the right thing for the Town.

Frances Neuhut, 1060 Kane Concourse, came forward and spoke about the lack of parking in the business district, parking spaces to be available to the residents two hours per day, applicant dividing five lots, area is dangerous as cars back out into the green sidewalk, cutting down of trees some of which were in the municipal easement, and concern for safety of kids on East and West Bay Harbor Drive.

Mr. Penn stated that the development agreement requires 520 parking spaces and there will be 522 spaces on the property, with 115 surplus parking spaces over code in the garage. They are obligated to provide one hour of free commercial parking in the garage.

Board Member Adler referred to Page A1-01 of the renderings and stated that the sidewalk has the shrubbery in front of it which goes around to 97<sup>th</sup> Street. For the safety of the kids, she asked if they could cut out the bushes and make an opening, so the children know there is a sidewalk there. Mr. Penn responded that the bushes are behind the sidewalk, and once the sidewalk is installed when the project is done, it is going to be a significant improvement in the pedestrian safety in that area.

Town Manager Lasday informed the Board that the council approved a temporary plan, and staff is working with the Police Chief, the Public Works Director, and consultants to make sure the area is safe.

Vice Chair Bebchik asked about tenants on the ground floor. It was noted there was going to be a restaurant component and a full functioning health business (The Well).

**ACTION:** Board Member Adler made a motion to approve the 1177 Project with the previously approved east façade, with the conditions outlined in Town Planner Michael Staff Report, and that the opaque glass on the balconies is to remain as proposed with nothing else to be placed on them. Board Member Feldman seconded the motion, and all voted in favor.

7. Request for approval for a new multifamily dwelling for "1160 101 ST BAY HARBOR CONDO 2618 LLC" located at 1160 101 Street, Lot 8 of Block 7. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 2,531 to 4,579 square feet of A/C space plus balconies. The proposed building will not require any TDR's.

Maria Mihalik and Roxana Artiles, Studio by Design by Gloria, 3250 Charles Avenue, Miami, Florida and Roxana Artiles from the office at 7600 Coquina Drive, North Bay Village, Florida presented the request. Ms. Mihalik stated that they presented to the Board at the March 5<sup>th</sup> meeting, and they are back to address some of the concerns about visibility into the garage. She described the project with its entrance off of 101 Street, and the ground floor level with vehicular entrance and pedestrian entrance off of 101 Street. She mentioned that all required parking will be accommodated on the site by self-parking on the ground level. There is an aluminum vertical louver system around the perimeter of the garage and a solid wall around the property line. The building accommodates nine (9) units, two units per floor on Levels 2 through 5. Each unit has its own private entrance through a central shared elevator. The others are directly into each unit for maximum privacy. Some of the back of house areas are shared with the exit stairs and storage areas on the east side. Level 6 has two townhouse style units, Level 7 has one penthouse rooftop with shared amenity and rooftop pool, gym area, and a small restroom. The balcony units are stepped back to break up the façade and give each unit its own identity. There is a vegetation access screening as well as the balconies to keep moving that privacy level as a screening element, once you get into the units. She discussed the elevations and noted there is a 59-foot parking area.

The code requires 55 feet, but a four-foot encroachment is allowed to accommodate the self-parking. There is a vertical screening element along around the entire perimeter of the ground floor garage. From what was presented on March 5<sup>th</sup>, the height of the vertical element has been increased 5'-6" from the finished floor of the garage upward and the vertical louver that comes down from the slab has been extended 3', which would provide successful screening from the light and of the vehicles within the garage.

Vice Chair Bebchik suggested making the height 9-10 feet instead of 5'-6". Architect Archils referred to Sheet LA3B and stated that there is enough screening with the landscaping, the perimetral wall, and the full foliage plants.

Board Member Kean recommended that the canopies are planted close enough to fill in any gaps between them.

Landscape Architect Miguel Rodriguez, 625 S.W. 29<sup>th</sup> Road, Miami, Florida came forward and explained the idea to have trees that live year-round with spaces between 6-8 feet in diameter to touch and create a full privacy hedge made of landscape materials. The species will be silver and green buttonwoods, alexander palms as the canopy, and shrubs.

Discussion followed regarding the mitigation plan for the trees that will be removed. It was noted that when a tree is removed, it has to be mitigated by replanting enough that meets the trunk diameter of the tree that is being removed, to ensure whatever is removed is replaced sufficiently. Mr. Martinez responded that a lot of the trees are being relocated and a lot are being mitigated. A lot of the trees that are being eliminated and mitigated are in poor and moderate condition.

Chair Hurwitz inquired about the request for the 7'-6" landscape strip, instead of 10 feet. Architect Malik stated that a drop off area on a 101<sup>st</sup> Street was terminated. To accommodate all the self-parking onsite with the drop off area, there is an encroachment into the setback with the walkway, 7 feet versus the 10 feet required. The county has the 7-foot requirement. (Page A101). Chair Hurwitz expressed that he was not in favor of reducing the landscaping area, as often time it equates to density. There was discussion regarding delivery in the drop off area that is difficult to navigate.

Board Member Frankel mentioned that almost every application that comes before the Board wants relief from the front landscaping requirements, and he was not in favor of the landscape waiver, because he felt the greenspace is needed.

Town Planner Miller explained that the Town Code requires a lobby drop off, in this case it does not require a guest space. If the space is taken out, they would be violating the code as there will be no place to come onto the site and drop off. Chair Hurwitz asked if it was a code requirement, he would prefer to see that drop off area be comprised of paver system, so it becomes a much wider walkway connection, with some medium height hedging to provide a nicer pedestrian experience.

## **PUBLIC COMMENT**

Michael Belken, 1170 101<sup>st</sup> Street, came forward on behalf of the Condo Board President and the Property Manager, who were present at the last meeting, but were unable to attend tonight. While they understood that something will be built and are in favor of the property being developed, they felt the existing house doesn't belong there. Their biggest concern is that they have tried to reach out to the developer to have a one-on-one conversation to understand the impact from the development like drainage, protection during construction, if they are going to block their driveway, and that there will be no spillage onto their property. He emphasized that they did not support the project until they can have that conversation with the developer.

Board Member Feldman advised that the code requires projects that start construction to create a website so that the neighbors can contact them.

Vice Chair Bebhik recalled that at the last meeting the Board had asked the developer to get in touch with the neighbors. Inna Tsapko came forward on behalf of the developer and stated that when the item was last addressed, she spoke with Peter three times, they exchanged phone numbers, they spoke with the developer, but they never heard back from Peter. Chair Hurwitz requested that they reach out to the neighbors

#### **PUBLIC COMMENT CLOSED**

**ACTION:** Board Member Kean made a motion to approve the request with the following conditions:

1. That the landscape buffer discussed not be monoculture, not one species like a hedge and that it is matured at the time of planting.
2. That a sort of multipurpose pedestrian walkway and parking be incorporated by extending the walkway as the lobby drop off, so that it could be received as a pedestrian walkway and be used as parking.
3. That a meeting be held with the neighbor and minutes are recorded and submitted to the Town.
4. With the conditions outlined in Town Planner Michael Miller's Staff Report.

Board Member Feldman seconded the motion, and all voted in favor.

8. Request for approval for a new multifamily dwelling for "1125 97TH BAY HARBOR CONDO 2618 LLC" located at 1125 97th Street, Lot 15 of Block 22. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building positioned north / south on site. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 1,897 to 3,869 square feet of A/C space plus balconies. The proposed building will not require any TDR's.

It was mentioned that the projects are very similar in nature and size, with different design in elevations, and the same concerns were made in regard to the enclosure of the garage. The parking garage will require four additional feet beyond the vertical alignment of the façade. The design to mitigate the concerns of staff and neighbors was the light coming out of the garage. They are providing louver hanging from the underside of the garage coming down three feet to mitigate the views from the neighbor, same landscape approach, low berms with a higher tree foliage, planting when the trees are already mature. A shield from the light fixtures will be provided so that the lights do not shine into the neighbors' property.

Board Member Kean stated that the Zoning Code for developments in the town are so prescriptive that they produce similar building types, and it should be revisited. It should offer the architects more flexibility to deal with this massing rather than just dealing with the balconies. Chair Hurwitz recalled a project that presented models, and the project was very interesting and different with open space in the center. Board Member Frankel added that people try to maximize the projects stretching the code to limits or requesting additional relief from it.

Mr. Rodriguez outlined the unit types with two units per level 2, 3, 4, and 5 and penthouse with single private elevator access.

Board Member Kean mentioned that the projects seem so similar, with different balcony treatments. Mr. Rodriguez stated that the access, the layout of the apartments, and the roof deck are different. The parking issues are addressed the same way as the previous project.

Chair Hurwitz mentioned the similarities of the buildings and asked if consideration was given to changing the color or the tone. Additionally, he felt the ground floor seemed unimpressive, like a solid wall of louvers with no real approach. Even the landscaping there is no kind of experience.

Architect Archils explained the design of the building in trying to mimic the balcony waves, so there is a movement on the louvers. Chair Hurwitz questioned the movement that covers the building. She referred to Page A901 of the rendering and explained the entire ground floor louver façade. Chair Hurwitz mentioned that above the garage is linear, the ground floor seems very flat, no statement is being made. Ms. Archils explained that they tried to resemble the movement of the balconies in the vertical part with the waves. They also want some ventilation in the garage. Chair Hurwitz asked they the wave could be carried through the garage. Ms. Archils explained that the space is very restrictive, and they want to have all the parking accessible within the property, with no tandem parking. Discussion continued regarding carrying the wave along the door.

Board Member Feldman complimented the building even though it is similar to the other one. He stated that they have made a bit of a difference, unlike other buildings they have put the elevator core in the front.

**ACTION:** Board Member Feldman made a motion to approve the project with the following conditions:

1. The trees shall be planted close to each other so that there are no gaps in between.
2. The trees shall be planted at maturity.
3. With the conditions outlined in Town Planner Michael Miller's Staff Report
4. The garage door shall be revised to have a continuous curve through it, so it is not rectilinear.

Vice Chair Bebchick seconded the motion, and all voted in favor.

9. Approval of the minutes of the meeting held on August 15, 2023 and November 27, 2023

Chair Hurwitz made a motion to approve the Minutes. Board Member Feldman seconded the motion, and all voted in favor.

There being no further business to discuss, the meeting was adjourned at 8:26 P.M.

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**CHAIR**

**ATTEST**

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**TOWN CLERK**

**TOWN OF BAY HARBOR ISLANDS  
MINUTES OF A DESIGN REVIEW BOARD MEETING**

A Regular Meeting of the Design Review Board was held on Tuesday, November 12, 2024, at 7:06 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Alan Bebchik

Board Member Janet Adler

Board Member Jed Frankel

Board Members Alexander Feldman and Wesley Kean were absent.

1. Request for approval for an exterior renovation for “Shani Kagan & Beaujon Davidson” located at 1231 101 Street, Lot 15 of Block 25. On April 16, 2024, June 17, 2024, and October 1, 2024, the Board deferred the project. The owners have submitted the revised plans. The resubmittal package meets minimum code requirements and appears to include the information requested by the DRB. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations.

Ariel Bitton, 9801 Collins Avenue, Bal Harbour, FL 33154, representative for the owner came forward and clarified that tile will be installed in the front elevation of the house. He mentioned that the Board had concerns about the look on the east and west elevations. He explained that the corner bed will be installed on each corner of the east and west elevations and will be finished with stucco, and none of the materials used to install the tile will be visible. The color of the actual glass is Bermuda bronze, a low E366 that provides UV protection and privacy. The windows will be similar to those in the house at 9300 East Broadview Drive. In the last rendering, the windows were sticking out at the edge. The window sill will be on the interior and exterior of each side of the property. The existing side gates will remain and will be painted.

Board Member Frankel pointed out that the louvers in the fence allow people to see into the backyard and asked if the code requires a solid surface, so there is no visibility to the backyard from the street. Town Planner Michael Miller explained that there is no code requirement for a solid surface.

Chair Hurwitz asked about the location of the air-conditioning units and if they will be fenced with landscaping. Mr. Bitton stated that the a/c will not be screened. Chair Hurwitz requested that similar hedging be used to screen the a/c units and the pool pump or that the front of the fence is landscaped.

Board Member Frankel stated he was concerned that the previous plans did not show any landscaping between the neighboring properties. However, he was no longer concerned, because he viewed the site and there are dense bushes between the properties.

Board Member Frankel asked about the existing landscaping. Mr. Bitton explained that three palm trees exist, and the town requested more greenery, so they added two trees. The palm tree by the driveway was relocated to the center of the driveway. He then asked at what height the trees will be planted. Mr. Bitton said 15 feet.

Board Member Adler asked about the distance from the bedrooms to the pool, which appeared to be very close. Mr. Bitton stated that the existing pool has a 5'-8" walkway as depicted on Sheets A22/A23. Board Member Adler stated that the original renderings showed a fence. Mr. Bitton stated that the fence will be reinstalled.

Chair Hurwitz stated that the rendering of the front façade shows an indentation on the left-hand side, and not on the right side. Mr. Bitton responded that it will be flushed with the tile.

The Chair opened the floor to public comment, and no one came forward.

**ACTION:** Vice Chair Bechik made a motion to approve the project with the conditions outlined in Town Planner Michael Miller's Staff Report, that the a/c, the pool pump, and all mechanical equipment on the side of the house be fully screened, or the front gate be screened with landscaping. Board Member Adler seconded the motion, and all voted in favor.

- A. Approval of Meeting Minutes:
- B. October 1, 2024, Regular Design Review Board Meeting
- C. August 6, 2024, Regular Design Review Board Meeting
- D. June 17, 2024, Regular Design Review Board Meeting
- E. May 7, 2024, Regular Design Review Board Meeting
- F. February 13, 2024, Regular Design Review Board Meeting

**ACTION:** Board Member Adler made a motion to approve the Minutes. Board Member Frankel seconded the motion and all voted in favor.

**ADJOURNMENT:**

There being no further business to discuss, the meeting was adjourned at 7:22 P.M.

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**CHAIR**

**ATTEST**

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**TOWN CLERK**