NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
PLANNING & ZONING BOARD
PUBLIC MEETING NOTICE

Tuesday, March 31, 2026 at 6:00 PM
Village Chambers - 1666 Kennedy Causeway, #101
North Bay Village, FL 33141

The meeting agenda is available online at:
https://northbayvillage-fl.gov/agendas-minutes

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION: The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.
Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the meeting via Zoom: Meeting ID: 839 8967 2951
Listen via telephone to the Virtual Public Meeting: 1-305-224-1968 or 1-929-205-6099
For technical support during the meeting, please contact: (786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: ***Public comments will also be accepted during the meeting using the virtual meeting platform.***

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171

North Bay Village

OFFICIAL AGENDA
PLANNING AND ZONING BOARD MEETING
Village Chambers - 1666 Kennedy Causeway, #101 North Bay Village, FL 33141
Meeting ID: 839 8967 2951
Tuesday, March 31, 2026
6:00 PM

Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38-17. "Lobbyist" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term "lobbyist" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex-parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

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1. Call to Order/Roll Call

2. Approval of Meeting Minutes

2.A. Approval of the March 4, 2026, Meeting Minutes
03.04.2026 Draft Minutes.pdf

3. Public Hearings (Quasi-Judicial) *Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further,*

details of the quasi-judicial procedures may be obtained from the Village Clerk.

3.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY HARBOR ISLAND DEVELOPMENT COMPANY, LLC FOR A USE EXCEPTION TO PERMIT A TEMPORARY SALES CENTER / MARKETING OFFICE ON PROPERTY LOCATED AT 7946 & 8000 EAST DRIVE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff recommends **approval** with conditions of the Use Exception pursuant to Sec. 8.11.B.4 to allow a temporary sales center/marketing office at 7946 & 8000 East Drive.

1. Use Exception Application.pdf
2. Letter of intent.pdf
3. Survey.pdf
4. Architectural Plans.pdf
5. Landscape plans.pdf

Public Hearing Notice - MDC Ads.pdf
Mailer and Posting for 7946-8000 East Drive.pdf
Resolution - Use_Exception_7946__8000_E_Drive_Sales_Center.docx
Staff Report - 7946__8000__E_Drive_Sales_Center_Use_Exception__2026-02-UE.docx

3.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY EL-AD NBV, LLC TO MODIFY THE SITE PLAN APPROVED BY RESOLUTION NO. 2023-163, FOR A MULTIFAMILY RESIDENTIAL PROJECT ON PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913–7915 WEST DRIVE, CONSISTING OF UP TO 94 DWELLING UNITS IN A 26-STORY, 298-FOOT-8-INCH BUILDING, WITH REQUESTS TO ALLOW: (A) COMPACT PARKING SPACES UP TO EIGHT PERCENT (8%) OF THE TOTAL PARKING PROVIDED; AND (B) SUBSTITUTION OF ONE REQUIRED LARGE TRUCK LOADING SPACE WITH A SMALL DELIVERY VEHICLE OR PASSENGER LOADING SPACE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff recommends **Approval** of the requested Site Plan Modification, subject to the conditions listed in the staff report.

Staff Report 7913 West Dr - Site Plan (03.16.26 SV updated).docx
1. Letter of Intent.pdf
2. Survey.pdf
3. Architectural Plans.pdf
4. Landscape Plans.pdf

5.Civil Plans.pdf
6. Traffic Study.pdf
7. Elad Development Group Information.pdf

8. 7913 W Drive Ownership Information.pdf
Resolution Site Plan Modification- 7913 West Drive.docx
Public Hearing Notice - MDC Ads.pdf
Notice Posting.pdf
Certified Mailers 7913 w. dr.pdf

3.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A TENTATIVE PLAT APPLICATION BY EL-AD NBV, LLC, ENTITLED "HARBOR ISLAND REPLAT" FOR PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913-7915 WEST DRIVE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff recommends **Approval** of the Tentative Plat of Harbor Island, with conditions as stated within the staff report.

Resolution - Approving T-Plat 7913 W. Drive.docx
Staff Report 7913 West Dr - T-plat.docx
1. Survey. Drive.pdf
2. Original Harbor Island Plat.pdf
3. Letter of Intent.pdf
4. HI Tentative plat Boundary - ALTA SURVEY.pdf
5. Executed Opinion of Title.pdf
6. Warranty Deed & Legal Description.pdf
Public Hearing Notice - MDC Ads.pdf

4. Applications

5. Ordinances

6. Discussion Items

7. Public Comments

8. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.nbvillage.com.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

ITEM NO. 2.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: March 31, 2026

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Approval of the March 4, 2026, Meeting Minutes

RECOMMENDATION

BACKGROUND AND ANALYSIS

A Meeting was held on March 4, 2026, and Minutes have been provided for the Planning & Zoning Board's consideration and approval.

It is recommended that the Board approve the meeting minutes as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ATTACHMENT(S):

03.04.2026 Draft Minutes.pdf

NORTH BAY VILLAGE
PLANNING AND ZONING BOARD MEETING MINUTES
MARCH 4, 2026 | 6:00 PM
1666 KENNEDY CAUSEWAY, #101 | NORTH BAY VILLAGE, FL 33141
MEETING ID: 839 8967 2951

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1. Call to Order/Roll Call

Chair Ryan Shaw called the Planning & Zoning Board Meeting to order at 6:02 p.m.

The following Board Members were present:

- Chair Ryan Shaw
- Vice Chair Jorge Gonzalez
- Board Member Joelyn Losada
- Board Member Paul Murphy
- Board Member Max Turbines

Absent

- Board Member Sherry Abramson

2. Approval of Meeting Minutes

2.A Approval of the December 3, 2025, Meeting Minutes

ACTION: Vice Chair Gonzalez made a motion to approve the meeting minutes. Board Member Murphy seconded the motion and it passed by unanimous voice vote.

3. Public Hearings (Quasi-Judicial)

Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.

4. Applications - None

5. Ordinances

5.A AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA AMENDING CHAPTER 11, "SIGNS," AND CHAPTER 15, "FORM BASED CODE," TO ADDRESS CURRENT LEGAL REQUIREMENTS, TO ESTABLISH SPECIFIC STANDARDS AND REGULATIONS, AND TO CONSOLIDATE ALL PROVISIONS RELATED TO SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Village Clerk Alba Chang read the proposed ordinance title into the record.

Village Attorney Haydee Sera introduced the proposed ordinance and explained that the proposed Ordinance includes substantial legislative intent, significant reorganization, and extensive background information. It also updates the definitions and provides illustrations of various sign types. She made a comprehensive presentation and comparison of the existing code and the proposed amendments.

Chapter 11 Overview

- **11.1** outlines the legislative intent, relevant case law, and county regulations that support and defend the sign code.
- **11.2** provides definitions and introduces several new terms.
- **11.2.5** relocates content previously found in Chapter 15 to Chapter 11.
- **11.3** addresses regulations for existing nonconforming signs.
- **11.4** establishes sign regulations applicable in all areas except the T6–24 through T6–30 districts and notes that intensely illuminated signs may be prohibited.
- District-specific regulations previously located in **11.9** have been reorganized to include provisions for single-family districts, with exceptions for nameplates and temporary signs.
- **Commercial sign regulations** will remain substantively the same but will be reorganized under **Section 11.4C3**.
- **Transect regulations** will also be reorganized and will include a new sign restrictions table.
- **11.5** covers sign permits and fees and adds a requirement that signs may not be moved or altered without additional approval.
- **11.6** identifies exempt signs, which do not require a permit.
- **11.7** addresses temporary signs; election signs will now be tied to a specific event.
- Significant changes include regulations for signs in **single-family and multifamily districts**, revised quantities, **setback requirements for ground signs**, and **reduced maximum sign allowances**.
- **11.8** addresses the abandonment and removal of signs.
- **11.9–11.10** cover district-specific sign regulations and sign variances.

Chair Shaw asked about regulations for nonconforming signs and inquired how property owners could be encouraged to bring their signs into compliance with the updated code.

Village Attorney Sera explained that under the existing code, owners of nonconforming signs are required to comply with the regulations within five years.

Chair Shaw suggested establishing an 18-month compliance period following the enactment of the ordinance for signs that have already existed for more than five years.

Tony proposed using the date the building permit was issued as the reference point for determining compliance timelines.

Chair Shaw also asked how the proposed amendment would affect properties, such as Lexi, where multiple businesses operate on a single parcel, particularly if the number of signs permitted per parcel is limited.

Village Attorney Sera responded that properties would be allowed one sign per frontage, but signs that face residential areas would be prohibited.

Vice Chair Gonzalez asked several questions regarding sign variances, including whether banner signs would be subject to size limitations, whether sign materials would be regulated, how signs must be secured, and whether the code would place limits on sign content.

Village Attorney Sera responded that:

Variances may be granted provided they do not cause substantial detriment to the Village, and the standards for granting variances are outlined in new Section 11.9.

Banner signs and permitted materials are addressed within the code.

Sign size and font are subject to limitations.

Sign content would defer to applicable State regulations, with Code Enforcement coordinating enforcement with the Village's legal team.

Tony suggested adding a provision to prohibit offensive signage within the code.

Board Member Turbides inquired about the existing signage at Grandview Palace, noting the large sign structure that contains multiple business signs, and asked about the potential impact the proposed regulations may have on those businesses.

Village Attorney Sera responded that this type of signage would be addressed under the directory sign provisions of the Sign Code.

ACTION: Board Member Murphy made a motion to recommend approval of the proposed Ordinance, incorporating the recommendations by the Board. Board Member Lozada seconded the motion.

Upon Roll call vote, the motion passed 5-0, with Board Member Murphy, Board Member Lozada, Board Member Turbides, Vice Chair Gonzalez, and Chair Shaw voting for.

6. **Discussion Items -** None

7. **Public Comments –** None

8. **Adjournment**

There being no further business to discuss, the meeting was adjourned at 6:58 p.m.

Accepted this 31st day of March 2026.

_____
Ryan Shaw
Chair

Respectfully Submitted,

_____
Alba L. Chang, CMC
Village Clerk

2

ITEM NO. 3.A

North Bay Village
Recommendation Memorandum

DATE: March 31, 2026

TO: Planning and Zoning Board

FROM: Craig Pinder, Village Planner

SPONSORED BY:

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY HARBOR ISLAND DEVELOPMENT COMPANY, LLC FOR A USE EXCEPTION TO PERMIT A TEMPORARY SALES CENTER / MARKETING OFFICE ON PROPERTY LOCATED AT 7946 & 8000 EAST DRIVE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

RECOMMENDATION

Staff recommends **approval** with conditions of the Use Exception pursuant to Sec. 8.11.B.4 to allow a temporary sales center/marketing office at 7946 & 8000 East Drive.

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ATTACHMENT(S):

1. Use Exception Application.pdf
2. Letter of intent.pdf
3. Survey.pdf
4. Architectural Plans.pdf
5. Landscape plans.pdf

Public Hearing Notice - MDC Ads.pdf
Mailer and Posting for 7946-8000 East Drive.pdf
Resolution - Use_Exception_7946__8000_E_Drive_Sales_Center.docx

NORTH BAY VILLAGE
EST. 1945

North Bay Village

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

APPLICATION FORM FOR USE EXCEPTION APPROVAL

This application form is to be used to petition for a Use Exception from the regulations pursuant to Section 8.11. of the North Bay Village Unified Land Development Code. **This application may only be applied for by the owner of the property or their legal representative.**

Submit your application, with all the required information to the Village Planning and Zoning Official, cpinder@cgasolutions.com. Physical copies of materials may be requested prior to public hearing, to be delivered at the Village offices located at 1666 Kennedy Causeway, Suite 300. Use Exceptions require public hearings conducted by the Planning & Zoning Board and the Village Commission. Applications must be complete, and all required fees be paid in order to be accepted and placed on an agenda.

This application, including all supplemental forms and data, must be completed in accordance with the attached instructions and submitted with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check, credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone or make a wire transfer.

Pursuant to Sec. 4.4.A.4.a., a written announcement of a public hearing shall be mailed on a form provided by the Village Clerk at least ten (10) days prior to the date of a required hearing to all property owners and residents within two hundred (200) feet of the perimeter of the subject property. In addition, "notice of the date, time, place and nature of the hearing shall be posted conspicuously at least ten (10) days prior to the hearing "on any property for which a petition for a use exception, site plan approval, zoning district or future land use boundary change has been submitted."

APPLICATION FORM FOR USE EXCEPTION APPROVAL

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Property Owner Name: Harbor Island Development Company LLC
2. Contact Phone: (305) 533-0078 Email Address: azakarni@relatedgroup.com
3. Mailing Address: 2850 Tigertail Ave, Suite 800, Miami, FL 33133

4. Applicant Name: Amro Zakarni
(If different from Owner)
5. Contact Phone: (305) 533-0078 Email Address: azakarni@relatedgroup.com
6. Mailing Address 2850 Tigertail Ave, Suite 800, Miami, FL 33133

7. Address of Property Covered by the Application: 7946 & 8000 East Drive
North Bay Village, Florida 33141
8. Legal Description of Property Covered by the Application (add pages if needed):
See attached Exhibit A
9. Folio Number(s): 23-3209-001-0024; 23-3209-001-0030; 23-3209-001-0020
10. Future Land Use and Zoning Designations: FLUM: High Density Multi Family Residential; Zoning: 8000 East SAP
11. Current land use of the Property: Vacant
12. Intended use of the Property (as requested): Use Exception- Temporary Sales Center

13. Reasons for the Request (add pages if necessary): Please see letter of intent

CHECK LIST FOR THE APPLICANT

Mandatory Submittals:

- ☐ Complete Use Exception Application, including all required forms and affidavits, signed by property owner or owner's representative.
- ☐ Letter of Authorization from property owner, if different from Applicant.
- ☐ Letter of intent, signed by the Applicant, explaining the nature of the request, justification for the proposed Use Exception, evidence that the request complies with Section 8.11. of the North Bay Village Unified Land Development Code, and showing that the Use Exception:
    a) is consistent with the goals, objectives, policies, and intent of the North Bay Village Comprehensive Plan and the NBV100 Master Plan.
    b) will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
    c) will be compatible with existing and planned uses.
    d) will not be injurious to the neighborhood or detrimental to the public welfare.
    e) will otherwise be in compliance with zoning regulations pertaining to the use and other applicable regulations.

  Insufficient justification may result in denial of the application.
- ☐ Certified Land Survey dated within two (2) years of the filing date of the Use Exception application, reflecting all current conditions.
- ☐ Map or aerial photo showing adjacent properties, surrounding streets (labeled) and a north arrow.
- ☐ Photos of buildings and structures on the property concerned.
- ☐ Accurately dimensioned plans showing the location and spacing distance of all proposed construction in relation to property lines and existing structure(s), the general location and use of existing structures on property adjacent to the subject property.
- ☐ Floor plans and elevations if required by the Planning and Zoning Official.
- ☐ Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

Applications are deemed incomplete until all mandatory submittals have been received by the Village Planning and Zoning Official.

APPLICANT AFFIDAVIT

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application by the Village Planning & Zoning Official and Village Manager, no rights shall vest on behalf of the applicant which would be enforceable against the Village until after the Village Manager has approved the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for waiver approval pursuant to Section 15.1.H.4.b.(1) v. of the Form-Based Code (Chapter 15 of the ULDC). Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board, the Village Commission and Village Manager revoked.

Authorized Signature _____

Print Name Amro Zakarni

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signee's position in the corporation and embossed with the corporate seal.)

STATE Florida
COUNTY OF Miami - Dade

Sworn to and subscribed to before me this 21st day of January, 2026

by Amro Zakarni, who is personally known to me or who has produced

_____ as identification.

VANESSA G. OLCESE
Notary Public - State of Florida
Commission # HH 469679
My Comm. Expires Dec 5, 2027
Bonded through National Notary Assn.

Notary Public Signature _____

Commission Number/Expiration 469679 Exp: 12/05/2027

CONSENT TO PUBLIC HEARINGS

All requests for Use Exceptions from the North Bay Village Code shall be considered at Public Hearings before the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Planning and Zoning Official shall certify that the petition is complete before the hearing is legally advertised. All applications shall be submitted to the Planning and Zoning Official on or before the deadline implemented by the Village.

All persons, firms, or corporations requesting a Use Exception from the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village shall be deemed a condition precedent to the consideration of such a Use Exception request.

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application before the Planning & Zoning Board and staff of North Bay Village, no rights shall vest on behalf of the applicant, which would be enforceable against the Village until after a Public Meeting is held by the Village Commission and the Village Commission has voted favorable on the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Chapters 4 and 8. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature _____

Print Name Amro Zakarni

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF Florida
COUNTY OF Miami-Dade

Sworn to and subscribed to before me this 21st day of January, 2026

by Amro Zakarni, who is personally known to me or who has produced _____ as identification.

VANESSA G. OLCESE
Notary Public - State of Florida
Commission # HH 469679
My Comm. Expires Dec 5, 2027
Bonded through National Notary Assn.

_____
Notary Public Signature

Commission Number/Expiration #469679 Exp: 12/05/2027

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: 1/21/26

Relationship to the project: (e.g., property owner, architect, developer, attorney)

AUTHORIZED REPRESENTATIVE

Full Name: AMRO ZAKARNI

Current Address: 2850 TIGERTAIL AVE, SUITE 800

City: MIAMI State: FL Zip: 33133

Telephone: 305-533-0098 Email: azakarni@relatedgroup.com

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.

Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 21ST DAY OF January, 2026

Notary Public, State of Florida at Large

VANESSA G. OLCESE
Notary Public - State of Florida
Commission # HH 469679
My Comm. Expires Dec 5, 2027
Bonded through National Notary Assn.

My Commission expires December 5th, 2027.

Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.

2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.

2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.

3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.

4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.

5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.

Office Use Only:

Date Submitted: _____

Date Paid: _____

Cash or Check #_____

Total Paid: $_____

Filing Fee: $_____

Cost Recovery Dep: $_____

January 30, 2026

VIA ELECTRONIC SUBMISSION

Mr. Craig Pinder
Village Planner
City of North Bay Village
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141

Re: 8000 East / 7946 and 8000 East Drive North Bay Village, Florida / Letter of Intent for Use Exception for Temporary Sales Center

On behalf of Harbor Island Development Company, LLC, (the "Applicant"), the owner of the properties located at 8000 East Drive and 7946 East Drive in North Bay Village (the "Property"), we respectfully submit this Letter of Intent in connection with the enclosed Use Exception application for a temporary sales center for the previously approved multi-family residential development on the Property.

The Property is located on the northernmost point of East Drive on Harbor Island and is identified by three separate Miami-Dade Tax Folio Numbers: 23-3209-001-0030, 23-3209-001-0024, and 23-3209-001-0020. The Property consists of approximately 180,000 square feet (4.12 acres).

On September 16, 2025, the Village Commission approved a 364-unit luxury multi-family condominium development on the Property (the "Project"). Resolutions Nos. 2025-086 and 2025-087, which approved the Project and its accompanying development agreement, are attached as Exhibits "A" and "B." The Applicant intends to develop the Property in accordance with these approvals and so is proposing to install a temporary sales center on the 7946 East Drive portion of the Property to support condominium sales. As indicated on the enclosed plans, the sales center will consist of a single-story structure with generous setbacks and will contain fourteen surface parking spaces, along with new paving and landscaping to enhance the site and provide an appropriate buffer between the temporary use and the neighboring residential property.

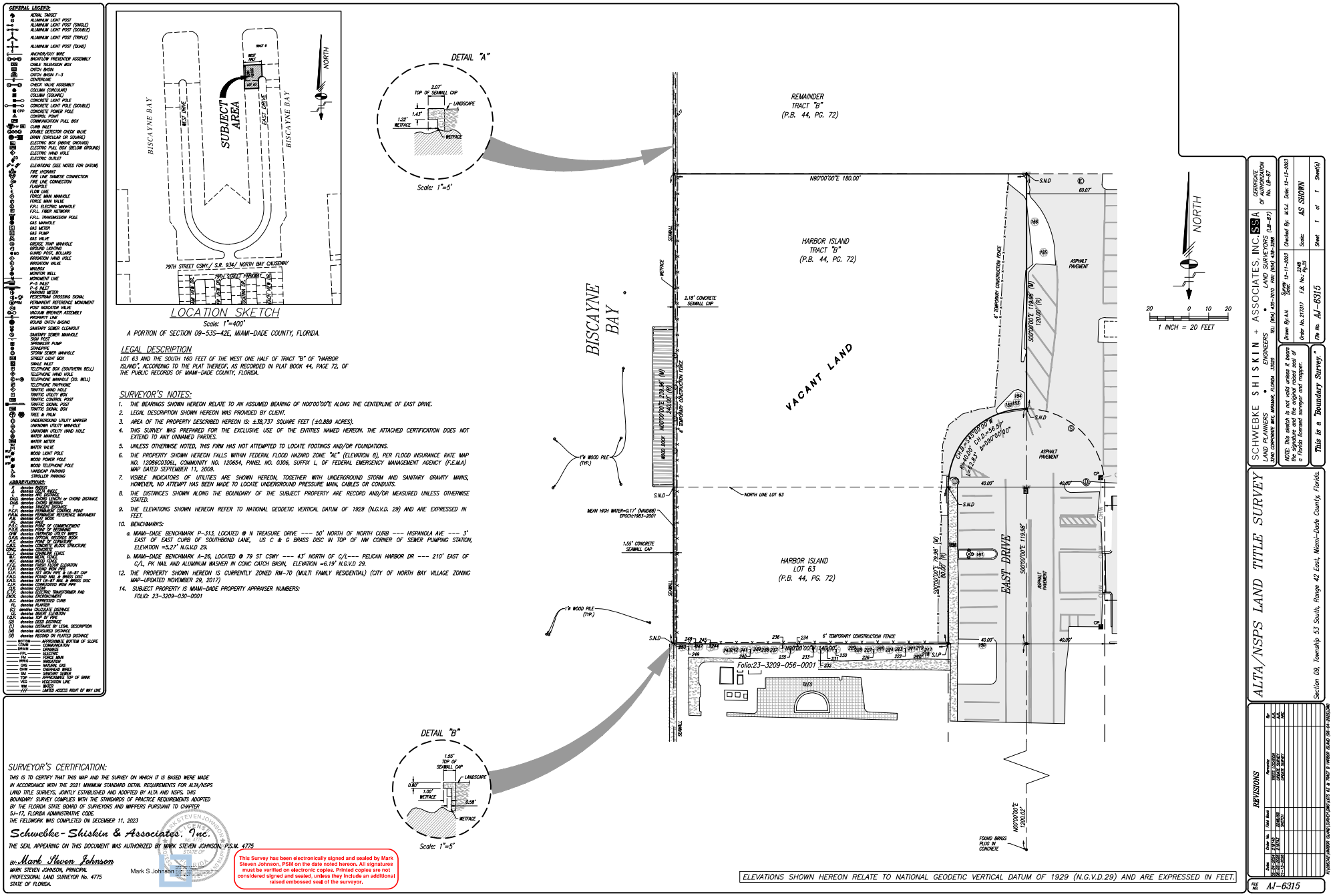
Pursuant to Section 8.11(B)(4) of the Village's Unified Land Development Code, the Village Commission may permit a temporary sales center as a use exception "provided there are clear indications that such exceptions will not substantially affect adversely the uses permitted in these regulations of adjacent property." The proposed temporary sales center will not adversely affect adjacent permitted uses because it is a low-intensity, short-term use that generates limited activity. It will operate only during standard business hours, produce minimal traffic, and create no noise or operational impacts beyond what is typical in a residential neighborhood. Additional landscaping will further buffer the existing neighboring multi-family developments from the temporary use. Narratives describing the water and sewer connections for the temporary sales center are included as part of this submission. For these reasons, the temporary sales center will not interfere with the neighborhood.

In summary, this low-impact temporary sales center is an important component in facilitating the successful development of the Project which includes substantial public benefit including a new public park, a very significant extension of the Island Walk, and a public kayak launch. Accordingly, we respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061 or MGarcia-Serra@gunster.com. Thank you for your attention to this matter, and we look forward to continuing to work with you on this exciting project.

Sincerely,



Mario Garcia-Serra


GENERAL LEGEND:
ABBREVIATIONS:
LOCATION SKETCH
Scale: 1"=400'
BISCAYNE BAY
SUBJECT AREA
WEST DRIVE
EAST DRIVE
79TH STREET CSWY./ S.R. 934/ NORTH BAY CAUSEWAY
79TH STREET PARKWAY
NORTH
A PORTION OF SECTION 09-53S-42E, MIAMI-DADE COUNTY, FLORIDA.
LEGAL DESCRIPTION
LOT 63 AND THE SOUTH 160 FEET OF THE WEST ONE HALF OF TRACT "B" OF "HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SURVEYOR'S NOTES:
1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N00°00'00"E ALONG THE CENTERLINE OF EAST DRIVE.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREA OF THE PROPERTY DESCRIBED HEREON IS: ±38,737 SQUARE FEET (±0.889 ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8), PER FLOOD INSURANCE RATE MAP NO. 12086C0326L, COMMUNITY NO. 120654, PANEL NO. 0326, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
10. BENCHMARKS:
a. MIAMI-DADE BENCHMARK P-313, LOCATED @ N TREASURE DRIVE --- 50' NORTH OF NORTH CURB --- HISPANOLA AVE --- 3' EAST OF EAST CURB OF SOUTHBOND LANE, US C & G BRASS DISC IN TOP OF NW CORNER OF SEWER PUMPING STATION, ELEVATION =5.27' N.G.V.D. 29.
b. MIAMI-DADE BENCHMARK A-26, LOCATED @ 79 ST. CSWY --- 43' NORTH OF C/L--- PELICAN HARBOR DR --- 210' EAST OF C/L, PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN, ELEVATION =6.19' N.G.V.D. 29.
12. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED RM-70 (MULTI FAMILY RESIDENTIAL) (CITY OF NORTH BAY VILLAGE ZONING MAP-UPDATED NOVEMBER 29, 2017)
14. SUBJECT PROPERTY IS MIAMI-DADE PROPERTY APPRAISER NUMBERS:
FOLIO: 23-3209-030-0001
DETAIL "A"
Scale: 1"=5'
DETAIL "B"
Scale: 1"=5'
REMAINDER TRACT "B" (P.B. 44, PG. 72)
HARBOR ISLAND TRACT "B" (P.B. 44, PG. 72)
HARBOR ISLAND LOT 63 (P.B. 44, PG. 72)
VACANT LAND
BISCAYNE BAY
EAST DRIVE
N90°00'00"E 180.00'
N00°00'00"E 240.00'
S00°00'00"E 119.98'
S00°00'00"E 79.98'
N00°00'00"E 200.02'
Folio:23-3209-056-0001
FOUND BRASS PLUG IN CONCRETE
1 INCH = 20 FEET
ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
THE FIELDWORK WAS COMPLETED ON DECEMBER 11, 2023
Schwebke-Shiskin & Associates, Inc.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775
BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.
Mark S Johnson
This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.
SCHWEBKE SHISKIN + ASSOCIATES, INC.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB-87
TEL: (954) 435-7010 FAX: (954) 435-1358
NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.
This is a "Boundary Survey."
ALTA/NSPS LAND TITLE SURVEY
Section 09, Township 53 South, Range 42 East, Miami-Dade County, Florida.
REVISIONS
Date | Order No. | Field Book | Remarks | By
10-25-2023 | 23-1-2 | 2548/69 | UPDATED SURVEY | MJ
11-7-2023 | 23-1-2 | 2548/69 | UPDATED SURVEY | MJ
12-13-2023 | 23-1-2 | 2548/69 | UPDATED SURVEY | MJ
Drawn By: M.H. | Order No. 213317 | F.B. No.: 2548 Pg.35 | Survey 12-11-2023 | Scale: AS SHOWN | Checked By: M.S.J. | Date: 12-13-2023
File No. AJ-6315 | Sheet 1 of 1 Sheet(s)
BSE AJ-6315
K:\BISCAYNE\HARBOR ISLAND\SURVEY\SURVEY 63 & TRACT B HARBOR ISLAND 12-13-2023.DWG

8000 EAST DRIVE SALES CENTER

7946 EAST DRIVE
NORTH BAY VILLAGE, FL

LIST OF OFFICIAL DRAWINGS SETS RELEASES

PERMIT SET - PRIVATE PROVIDER
REVISION 1
GMP SET

ARCHITECTURE_SHEET LIST	
Sheet Number	Sheet Name
A-00	COVER SHEET
A-00	SURVEY
A-001	SITE SETBACK DIAGRAM
A-002	ZONING DATA & LOCATION MAP
A-003	SITE PLAN
A-003.1	SITE PLAN
A-004	ELEVATIONS

Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2026.01.30 12:09:11-05'00'

01/21/2026

OWNER:
HARBOR ISLAND DEVELOPMENT COMPANY, LLC

RELATED GROUP
2850 Tigertail Avenue, suite 800
Miami, FL 33133
www.relatedgroup.com

ARCHITECT:
ARQUITECTONICA
2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

CIVIL:
KIMLEY-HORN
2 Alhambra Plaza, Suite 500,
Coral Gables, FL 33134
P 305.673.2025

www.kimley-horn.com

STRUCTURAL ENGINEER:
WITKIN HULTS + PARTNERS
307 S. 21st Avenue Hollywood,
FL 33020
P 954 923 9681
F 954 923 9689
www.witkindesign.com

MEP:

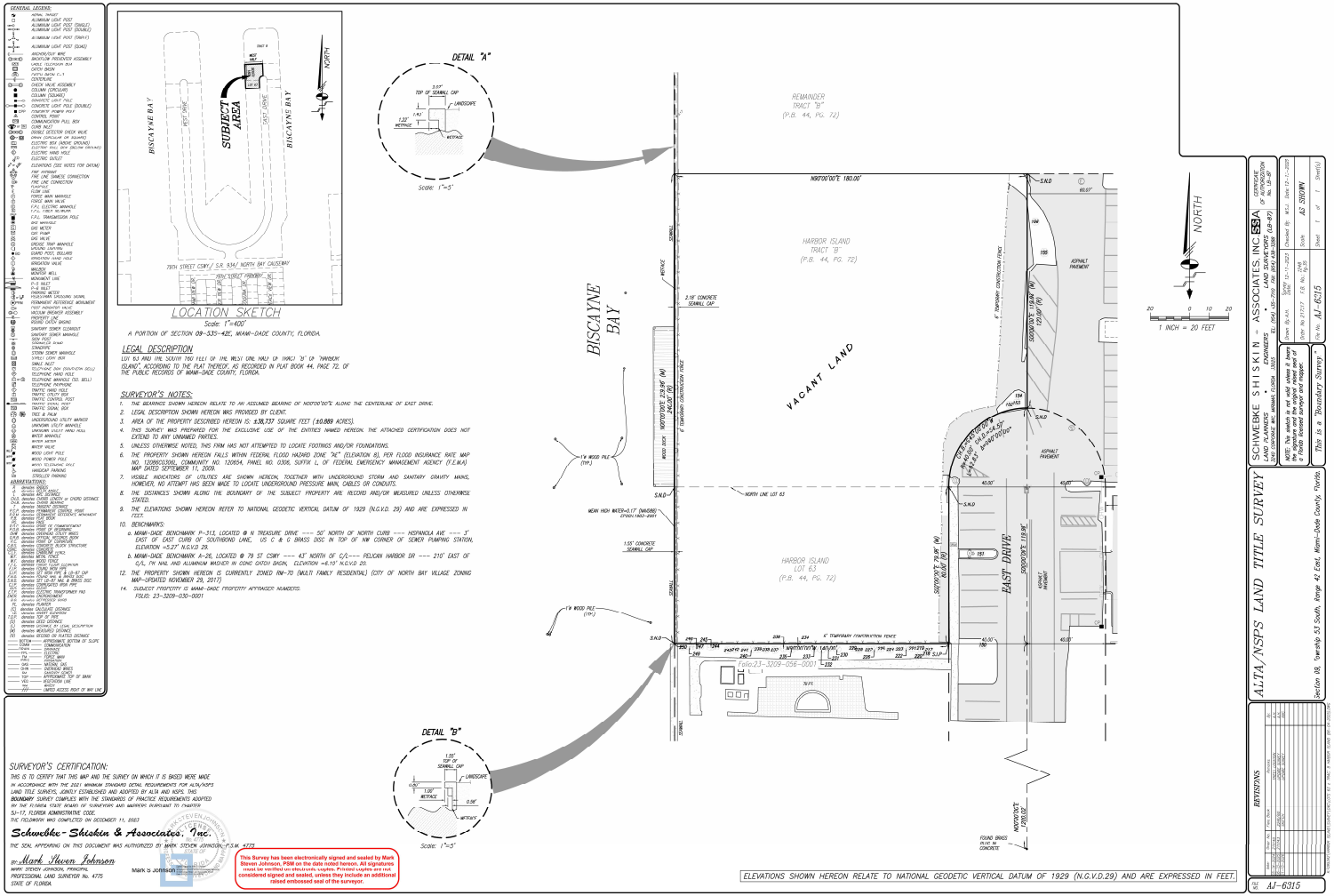
LANDSCAPE ARCHITECT:

LIFE SAFETY CONSULTANT:

INTERIOR DESIGNER:

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1/30/2026 11:29:43 AM



LEGAL DESCRIPTION

LOT 63 AND THE SOUTH 760 FEET OF THE WEST ONE HALF OF TRACT "B" OF "HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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    b. MIAMI-DADE BENCHMARK A-26, LOCATED @ 79 ST. CSWY ---- 4.5' NORTH OF C/L---- RELIGN HARBOR DR ---- 210' EAST OF C/L, 7" NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN, ELEVATION =6.15' N.G.V.D. 29.
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14. SUBJECT PROPERTY IS MIAMI-DADE PROPERTY APPRAISER NUMBERS:
    FOLIO: 23-3209-030-0001

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
THE FOLLOWING WAS COMPLETED ON DECEMBER 11, 2023

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

by Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

SCHWEBKE SHISKIN + ASSOCIATES, INC. LAND SURVEYORS
LAND PLANNERS ENGINEERS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 (954) 435-7010 FAX (954) 435-7564

CERTIFICATE OF AUTHORIZATION LB-3870 (LB-87)

Drawn By: AS-K | Checked By: MSJ | Date: 12-11-2023
Date: 01.30.24 | Scale: 1"=20' | Scale: AS SHOWN
Order No. 21717 | F.B. No. 42-35 | Sheet: 1 of 1 Sheet(s)
File No. AJ-6315

NOTICE: This survey is not valid unless it bears a signature and original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey"

ALTA/NSPS LAND TITLE SURVEY

Section 09, Township 53 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

NO.	DESCRIPTION	DATE

FILE: AJ-6315

8000 EAST DRIVE SALES CENTER

PROJECT ADDRESS:
7945 EAST DRIVE
NORTH BAY VILLAGE, FL

OWNER:
HARBOR ISLAND DEVELOPMENT COMPANY, LLC
RELATED GROUP

ARQUITECTONICA
INTERNATIONAL CORPORATION
2333 OAK AVENUE
MIAMI, FL 33133
305.372.1812 TEL
WWW.ARQUITECTONICA.COM

STRUCTURAL ENGINEER:	CIVIL ENGINEER:
NITSCH, MILTS + PARTNERS 307 S. 21st Avenue Hollywood, FL 33020	KIMLEY-HORN 2 Alhambra Plaza, Suite 500, Coral Gables, FL 33134
MEP ENGINEER:	LANDSCAPE ARCHITECT:
INTERIOR DESIGNER:	LIFE SAFETY CONSULTANT:

Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2026.01.30 12:10:03-05'00'

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE ENERGY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH ALL RELEVANT LAWS AND REGULATIONS.

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

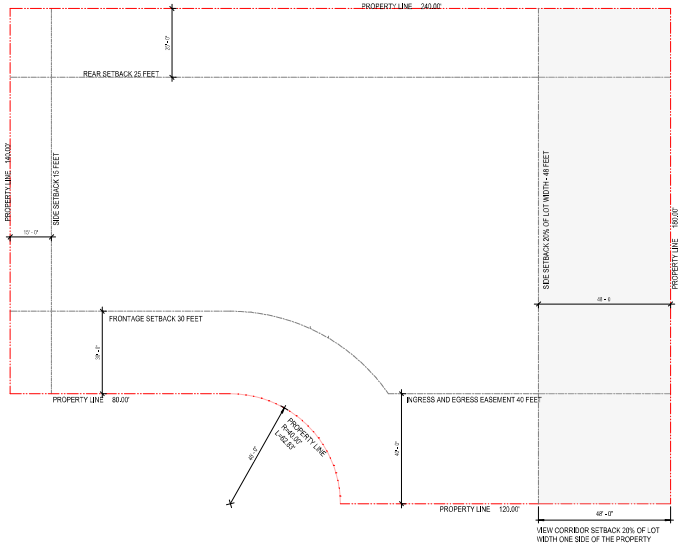
SHEET ISSUE DATE: 01/21/2026

DRAWING NAME:
SURVEY

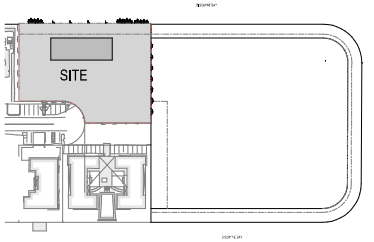
SHEET NUMBER:
A-000 26

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BINDING AREA DO NOT PLACE CONTENT HERE



1 **SALES CENTER - SITE SETBACKS DIAGRAM**
1/16" = 1'-0"



KEY PLAN

BINDING AREA DO NOT PLACE CONTENT HERE

8000 EAST DRIVE SALES CENTER

PROJECT ADDRESS:
7949 EAST DRIVE
NORTH BAY VILLAGE, FL

OWNER:
HARBOR ISLAND DEVELOPMENT COMPANY, LLC
RELATED GROUP

ARQUITECTONICA
INTERNATIONAL CORPORATION
2333 OAK AVENUE
MIAMI, FL 33133
305.372.1812 TEL
www.arquitectonica.com

STRUCTURAL ENGINEER:
NITSCH, MILTS + PARTNERS
307 S. 21st Avenue Hollywood, FL 33020

CIVIL ENGINEER:
KIMLEY-HORN
7 Alhambra Plaza, Suite 500, Coral Gables, FL 33134

MEP ENGINEER:

LANDSCAPE ARCHITECT:

INTERIOR DESIGNER:

LIFE SAFETY CONSULTANT:

Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2026.01.30 12:10:06-05'00'

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRE/SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH ALL RELEVANT LAWS AND REGULATIONS.

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ISSUE #	DESCRIPTION	DATE

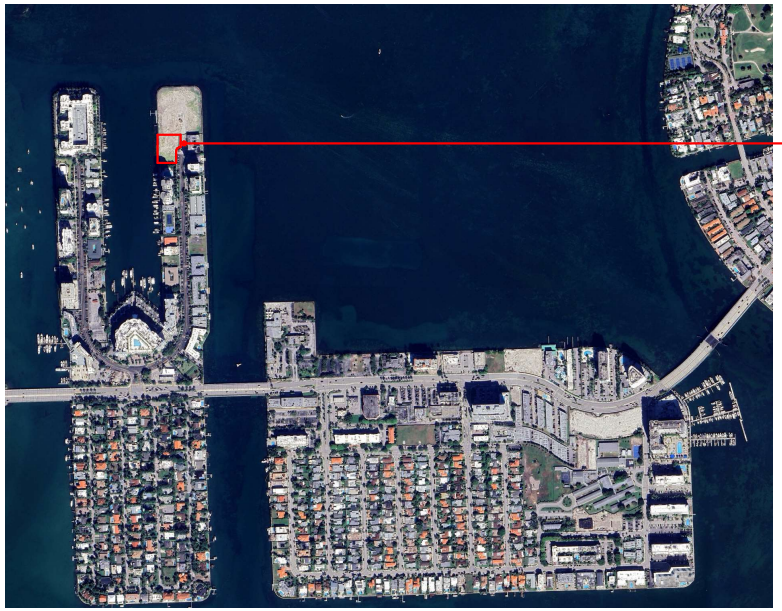
PROJECT STATUS:

SHEET ISSUE DATE: 01/21/2026

DRAWING NAME:
SITE SETBACK DIAGRAM

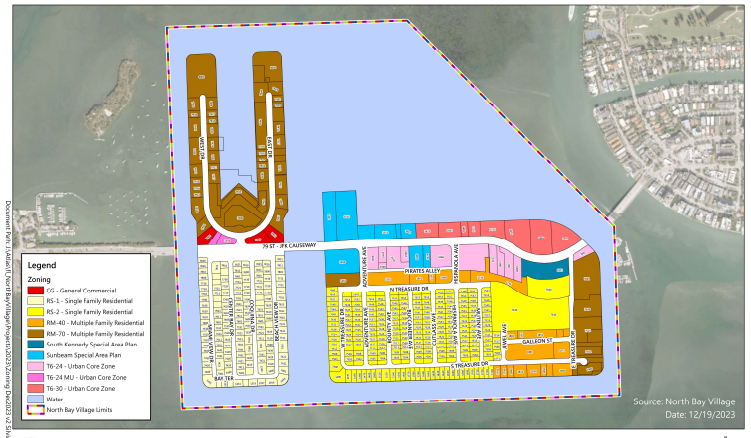
SHEET NUMBER:
A-001 27

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LOCATION MAP



NBV100 - Official Zoning Map

1 inch = 600 feet

ZONING REQUIREMENT Harbor Island				
8000 EAST DRIVE NORTH BAY VILLAGE, FL				
			8000 East Drive	
Lot Area		38,737 sf		.89 acres
			REQ'D/ ALLOWABLE	**PROVIDED**
Building Setbacks				
Front Setback - East Drive		East Frontage	25 ft	75 ft
Rear Setback/Waterfront		West Frontage	25 ft	25 ft
One Side (Interior)		South East	15 ft	44 ft
Second Side (Interior)	20% of lot width	South West	48 ft	74 ft
Height				
Max. Building Height 8000 East Drive			312'-0"	**24 FT**
PARKING REQUIREMENTS				
		Gross Area		
Parking Space Requirements Per Section 9.3.3.d (3) PS/1000 sqft of gross floor area One (1) PS for each 300 sqft of gross area		4800 sf	14	14
Total Parkling Spaces			14	14
ADA Parkling Requirements				
Per F.C.B.C Section 208.2 (table 208.2) Total Number of Parking spaces provided in parking facilities (1 to 25)			1	1

BINDING AREA DO NOT PLACE CONTENT HERE

8000 EAST DRIVE SALES CENTER

PROJECT ADDRESS:
7946 EAST DRIVE
NORTH BAY VILLAGE, FL

OWNER:
HARBOR ISLAND DEVELOPMENT COMPANY, LLC
RELATED GROUP

ARQUITECTONICA
INTERNATIONAL CORPORATION
2333 OAK AVENUE
MIAMI, FL 33133
305.372.1812 TEL
WWW.ARQUITECTONICA.COM

STRUCTURAL ENGINEER:
WEIDLINGER + PARTNERS
307 S. 21st Avenue Hollywood, FL 33020

CIVIL ENGINEER:
KIMLEY-HORN
2 Alhambra Plaza, Suite 500, Coral Gables, FL 33134

MEP ENGINEER:

LANDSCAPE ARCHITECT:

INTERIOR DESIGNER:

LIFE SAFETY CONSULTANT:

Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2026.01.30 12:10:08-05'00'

PROJECT NUMBER:

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ISSUE #	DESCRIPTION	DATE

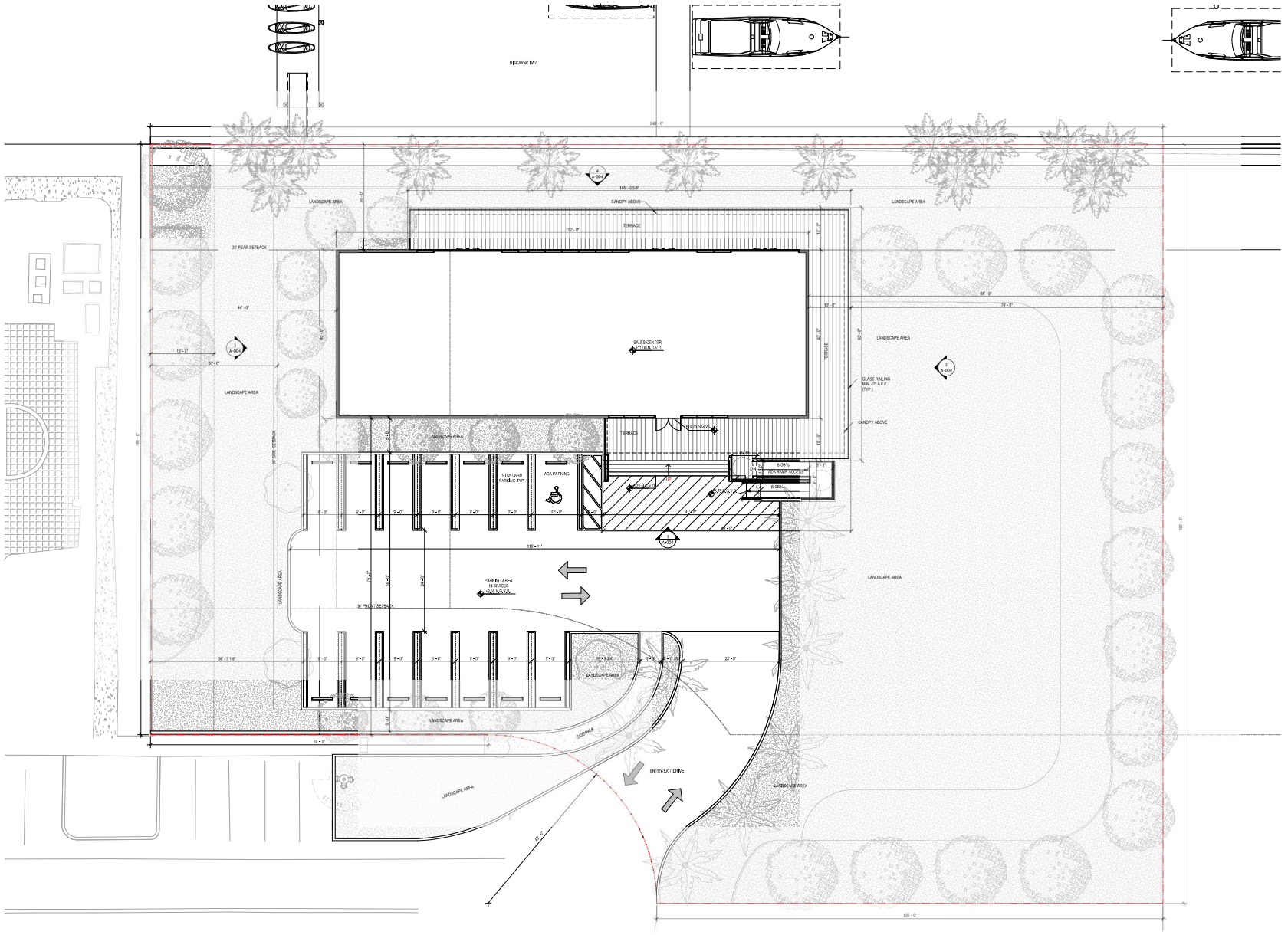
PROJECT STATUS:

SHEET ISSUE DATE: 01/21/2026

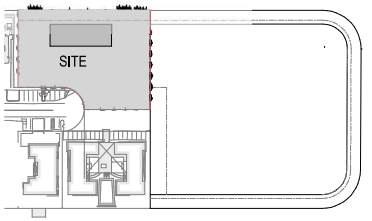
DRAWING NAME:
ZONING DATA & LOCATION MAP

SHEET NUMBER:
A-002 28

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1 **LEVEL 01 PLAN**
1/8" = 1'-0"



KEY PLAN

BINDING AREA DO NOT PLACE CONTENT HERE

8000 EAST DRIVE SALES CENTER

PROJECT ADDRESS:
7945 EAST DRIVE
NORTH BAY VILLAGE, FL

OWNER:
HARBOR ISLAND DEVELOPMENT COMPANY, LLC
RELATED GROUP

ARQUITECTONICA
INTERNATIONAL CORPORATION
2333 OAK AVENUE
MIAMI, FL 33133
305.372.1812 TEL
www.arquitectonica.com

STRUCTURAL ENGINEER:
NITSCH, MILTS + PARTNERS
307 S. 21st Avenue Hollywood, FL 33020

CIVIL ENGINEER:
KIMLEY-HORN
7 Alhambra Plaza, Suite 500, Coral Gables, FL 33134

MEP ENGINEER:

LANDSCAPE ARCHITECT:

INTERIOR DESIGNER:

LIFE SAFETY CONSULTANT:

Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. 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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PROJECT NUMBER:

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ISSUE #	DESCRIPTION	DATE

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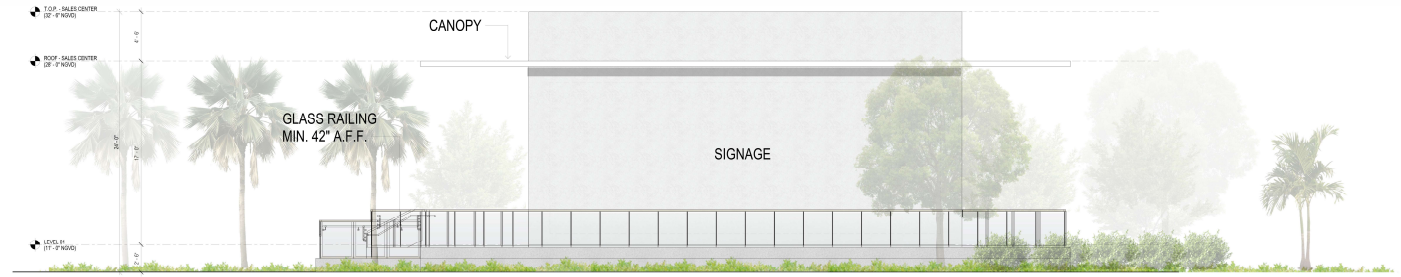
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SITE PLAN

SHEET NUMBER:
A-003 29

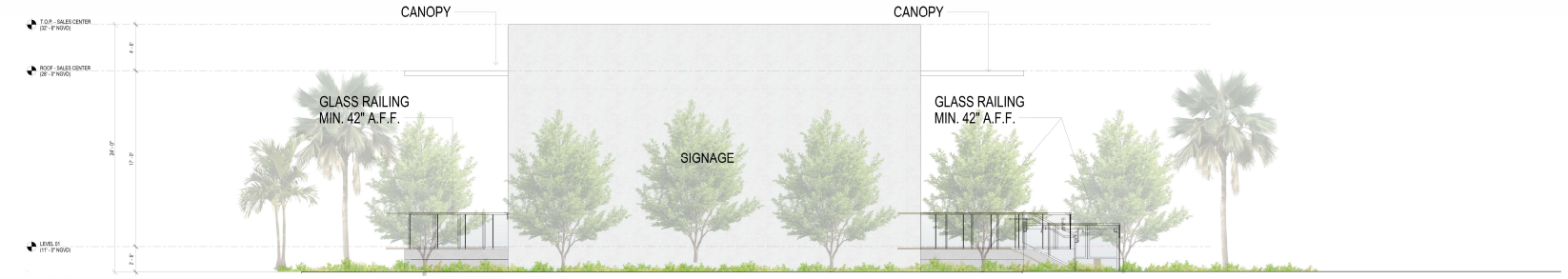
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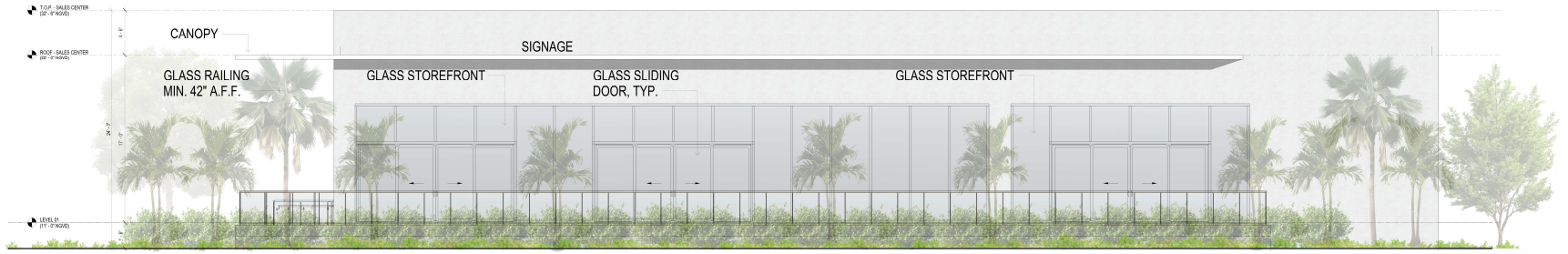
1 **EAST ELEVATION**
1/4" = 1'-0"



2 **NORTH ELEVATION**
1/4" = 1'-0"



3 **SOUTH ELEVATION**
1/4" = 1'-0"



4 **WEST ELEVATION**
1/4" = 1'-0"

BINDING AREA DO NOT PLACE CONTENT HERE

8000 EAST DRIVE SALES CENTER

PROJECT ADDRESS:
7949 EAST DRIVE
NORTH BAY VILLAGE, FL

OWNER:
HARBOR ISLAND DEVELOPMENT COMPANY, LLC
RELATED GROUP

ARQUITECTONICA
INTERNATIONAL CORPORATION
2333 OAK AVENUE
MIAMI, FL 33133
305.372.1812 TEL
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307 S. 21st Avenue Hollywood, FL 33020

CIVIL ENGINEER:
KIMLEY-HORN
2 Alhambra Plaza, Suite 500, Coral Gables, FL 33134

MEP ENGINEER:

LANDSCAPE ARCHITECT:

INTERIOR DESIGNER:

LIFE SAFETY CONSULTANT:

Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2026.01.30 12:10:13-05'00'

PROJECT NUMBER:

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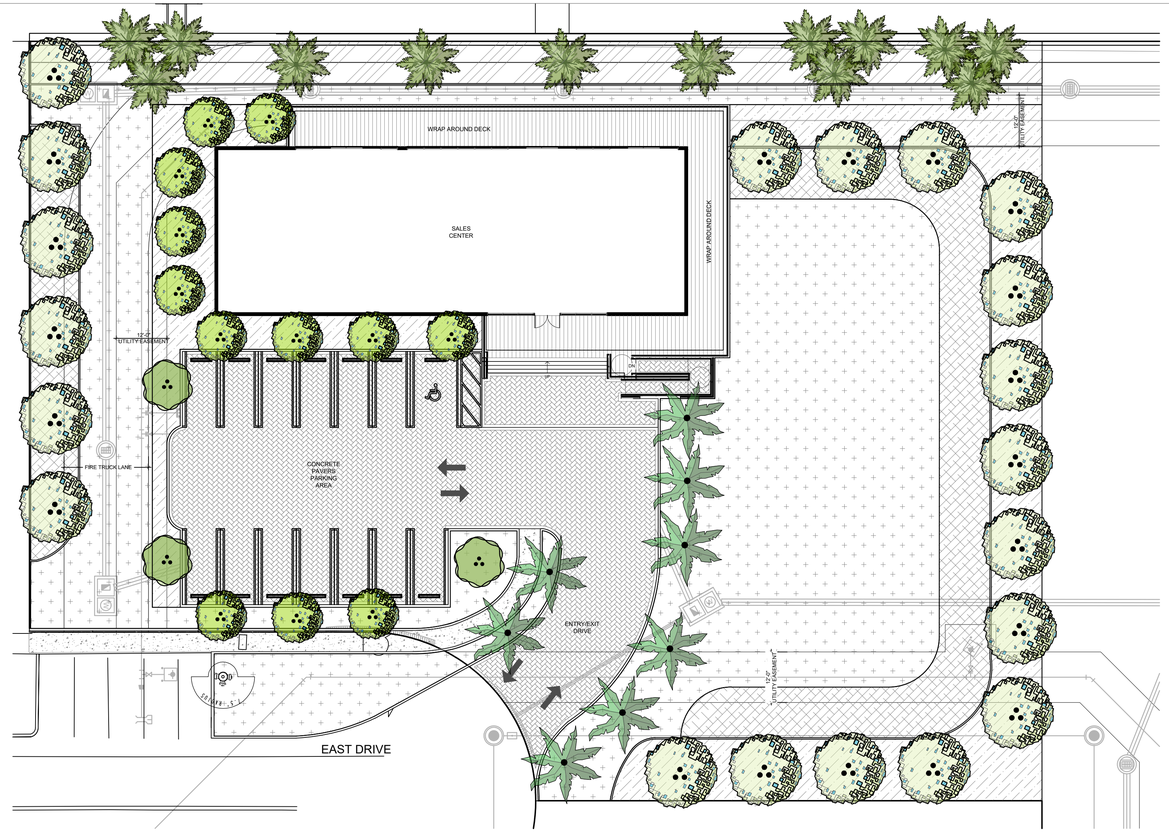
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SHEET ISSUE DATE: 01/21/2026

DRAWING NAME:
ELEVATIONS

SHEET NUMBER:
A-004 30

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KEY PLAN

Scale: NTS

NORTH

TREE SCHEDULE

LIVE OAK Quercus virginiana 14` HT. X 6` SPR., 3" CAL.	20
JAPANESE PRIVET Ligustrum japonicum 10` HT. X 10` SPR., 2" CAL., MULTI TRUNK	3
SILVER BUTTONWOOD *Conocarpus erectus `serecius` 12` HT. X 4` SPR., 2" CAL.	12
COCONUT PALM Cocos nucifera `Green Malayan` 8` G.W., CURVED TRUNK - LEAN IN DIRECTION AS SHOWN ON PLAN	13
MEDJOOL DATE PALM Phoenix dactylifera `Medjool` 16` C.T.	8

SHRUB SCHEDULE

- SHRUB MIX 1
  Red Tip Cocoplum
  Fakahatchee Grass
- SHRUB MIX 2
  Railroad Vine
  Golden Creeper
- SHRUB MIX 3
  Wart Fern
  Monstera
- SHRUB MIX 4
  White Pennisetum
- LAWN


LIVE OAK


JAPANESE PRIVET


MEDJOOL DATE PALM


SILVER BUTTON


COCONUT PALM


RED TIP COCOPLUM


FAKAHATCHEE GRASS


RAILROAD VINE


GOLDEN CREEPER


WART FERN


MONSTERA


WHITE PENNISETUM

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.8660 facsimile: 954.923.8669
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Project:
7946 EAST DRIVE SALES CENTER
NORTH BAY VILLAGE
SALES CENTER

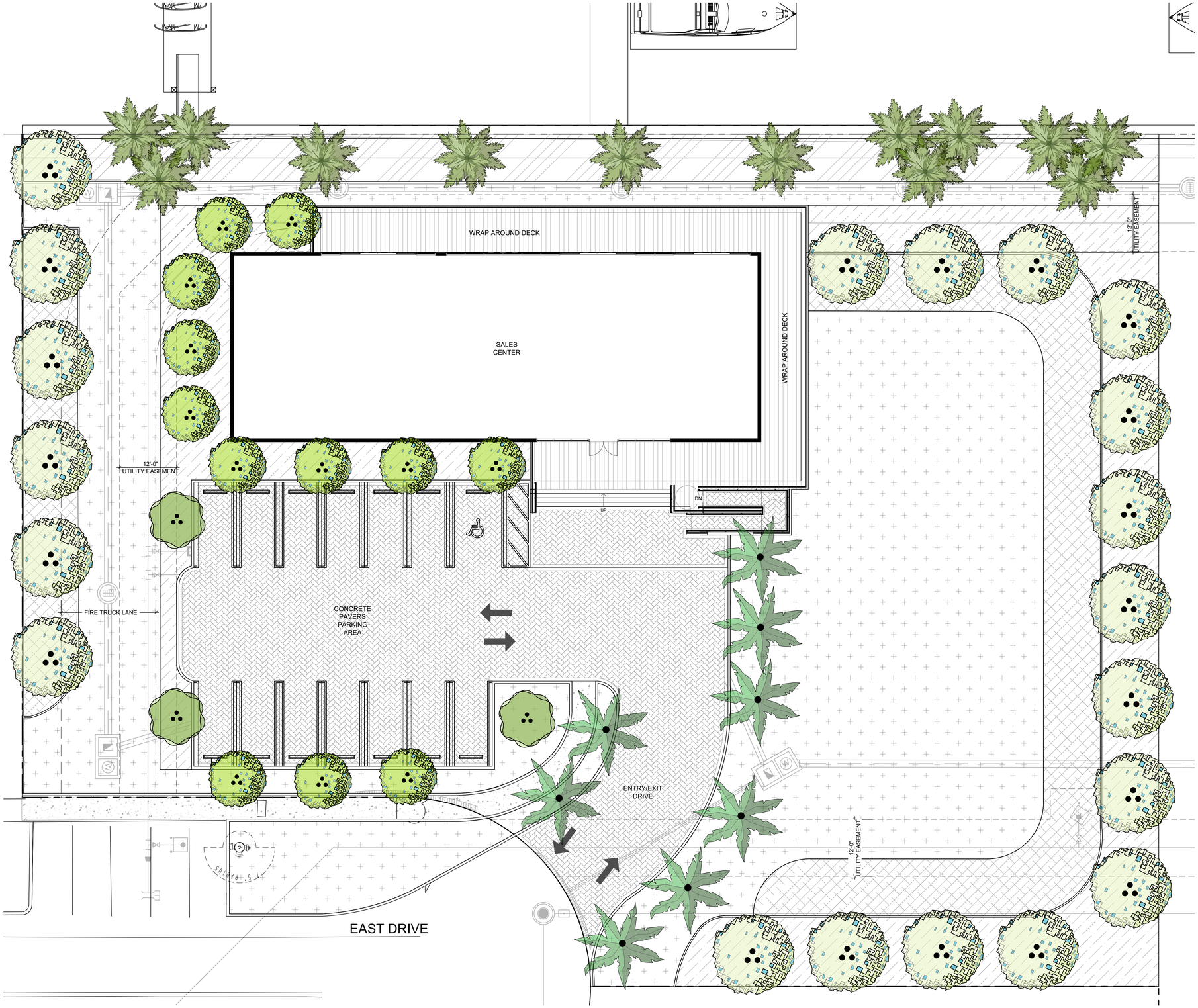
Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index
Date: 01/21/2026
Scale: See Left
Drawn by: SCM
Sheet No.:
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Cad Id.: 2024-002

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LANDSCAPE PLAN

NORTH

Scale: 1" = 10`-0"

TREE SCHEDULE

LIVE OAK Quercus virginiana 14` HT. X 6` SPR., 3" CAL.	20
JAPANESE PRIVET Ligustrum japonicum 10` HT. X 10` SPR., 2" CAL., MULTI TRUNK	3
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  Golden Creeper
- SHRUB MIX 3
  Wart Fern
  Monstera
- SHRUB MIX 4
  White Pennisetum
- LAWN

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.8686 facsimile: 954.923.8689
www.witkindesign.com

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Project:
7946 EAST DRIVE SALES CENTER
NORTH BAY VILLAGE
SALES CENTER

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index
Date: 01/21/2026
Scale: See Left
Drawn by: SCM
Sheet No.:

L-2

Cad Id.: 2024-002

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PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes includes: additions; deletions; modifications to planting size; pot size; heights; species; grade etc.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

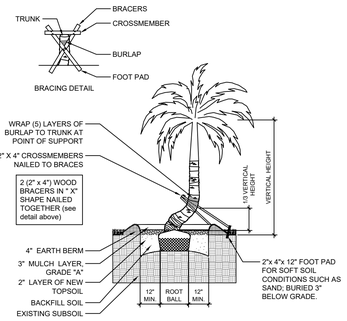
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

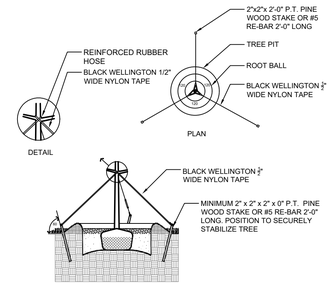
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

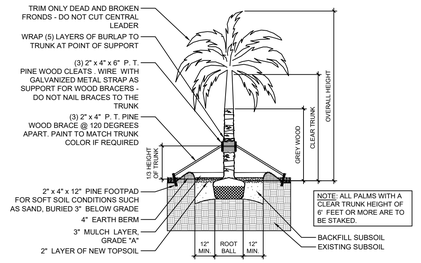
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



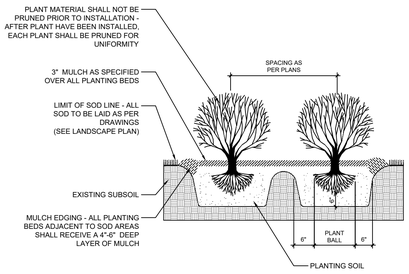
CURVED TRUNK PALM PLANTING DETAIL



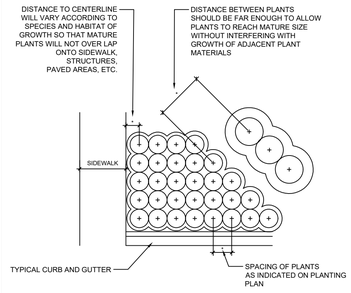
TYPICAL TREE GUYING DETAIL



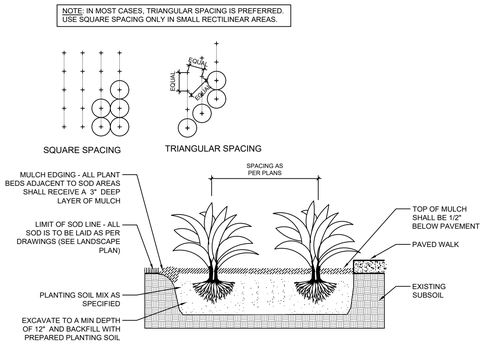
STRAIGHT TRUNK PALM PLANTING DETAIL



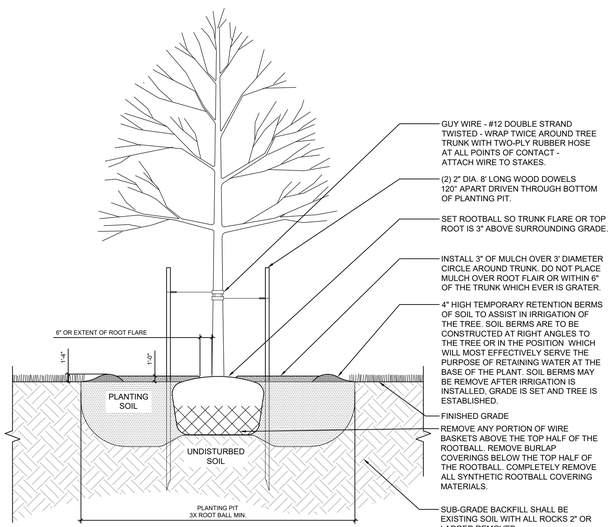
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

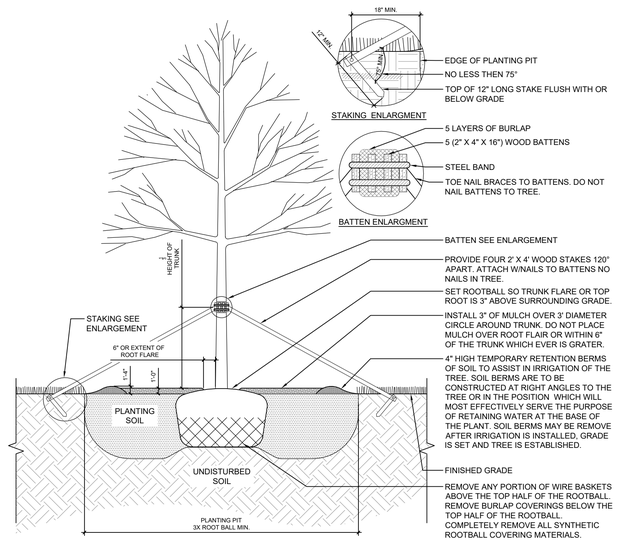


TYPICAL GROUNDCOVER PLANTING DETAIL



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.

TREE PLANTING DETAIL & BRACING 3" DBH & UNDER



NOTES:
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2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
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4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.
5. SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
6. DO NOT NAIL BATTENS TO TREE.

TREE PLANTING DETAIL & BRACING ABOVE 3" DBH

WITKIN HULTS + PARTNERS
307 south 21st avenue · hollywood, florida
phone: 954.923.3689 · facsimile: 954.923.3689
www.witkindesign.com

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Project:
7946 EAST DRIVE SALES CENTER
NORTH BAY VILLAGE
LANDSCAPE DETAILS

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Details
Date: 01/21/2026
Scale: NTS
Drawn by: SCM
Sheet No.:
L-3
Cad Id.: 2024-002

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NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON MARCH 31, 2026, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY HARBOR ISLAND DEVELOPMENT COMPANY, LLC FOR A USE EXCEPTION TO PERMIT A TEMPORARY SALES CENTER / MARKETING OFFICE ON PROPERTY LOCATED AT 7946 & 8000 EAST DRIVE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND C OMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS LLC FOR A VARIANCE TO PERMIT A TEMPORARY SALES CENTER TRAILER AT THE PROPERTY LOCATED AT 7938 AND 7940 WEST DRIVE WITH A REAR SETBACK OF FIFTEEN (15) FEET WHERE TWENTY-FIVE (25) FEET ARE REQUIRED AND A SECOND SIDE SETBACK OF SIX (6) FEET WHERE FORTY-EIGHT (48) FEET IS REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY EL-AD NBV, LLC TO MODIFY THE SITE PLAN APPROVED BY RESOLUTION NO. 2023-163, FOR A MULTIFAMILY RESIDENTIAL PROJECT ON PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913–7915 WEST DRIVE, CONSISTING OF UP TO 94 DWELLING UNITS IN A 26-STORY, 298-FOOT-8-INCH BUILDING, WITH REQUESTS TO ALLOW: (A) COMPACT PARKING SPACES UP TO EIGHT PERCENT (8%) OF THE TOTAL PARKING PROVIDED; AND (B) SUBSTITUTION OF ONE REQUIRED LARGE TRUCK LOADING SPACE WITH A SMALL DELIVERY VEHICLE OR PASSENGER LOADING SPACE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A TENTATIVE PLAT APPLICATION BY EL-AD NBV, LLC, ENTITLED “HARBOR ISLAND REPLAT" FOR PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913-7915 WEST DRIVE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 839 8967 2951
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

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Public Hearing - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Mar 17, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON MARCH 31, 2026, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

The Zoning Specialists Group, Inc.

March 18, 2026

North Bay Village
Planning & Zoning Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

To whom it may concern:

This is to notify your office that on Wednesday March 18, 2026, the following notice was mailed out:

Planning & Zoning Board	**Village Commission**
March 31, 2026 at 6:00 PM	April 21, 2026 at 6:00 PM

The purpose of the Public Hearings is to consider the following variance application for the subject location:
APPLICANT: Harbor Island Development Company, LLC
LOCATION: 7946 & 8000 East Drive, North Bay Village, FL 33141
FOLIO NUMBER(S): 23-3209-001-0024; 23-3209-001-0030; 23-3209-001-0020
USE EXCEPTION REQUEST: The Applicant seeks approval for the following:
1. To permit a Temporary Sales Center / Marketing Office for a Multi-Family Residential Development.

Total number pieces: 186

Sincerely,
The Zoning Specialists Group, Inc.

Omara R. Lopez,
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

The Zoning Specialists Group, Inc.

February 23, 2026

North Bay Village
Planning & Zoning Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

RE: Property Owners List within 200 feet of:

LOCATION: 7946 and 8000 East Drive, North Bay Village, FL 33141
FOLIO: 23-3209-001-0024, -0020 and -0030

PREPARED FOR: HARBOR ISLAND DEVELOPMENT COMPANY LLC.
ORDER: 260208

Total number of property owners without repetition: 186

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 200 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office. This list is valid for 6 months from its original date.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Omara R. Lopez
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 200-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LOCATION: 7946 and 8000 East Drive, North Bay Village, FL 33141
FOLIO: 23-3209-001-0024, -0020 and -0030

PREPARED FOR: HARBOR ISLAND DEVELOPMENT COMPANY LLC.
ORDER: 260208

Eloquence On The Bay Condo Unit 1103 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #1103 Folio number: 2332090600420	Adrian Calabuig Orsi Los Cipreses 46 Los Bosques Colina Rm, Chile
Cielo On The Bay Condo Unit 1104 Bldg 4 Undiv 2.7047686% Int In Common E Property address: 7935 East Dr, #1104 Folio number: 2332090590280	John Garcea Trs Garcea Fam Vacation Tr Mable Maria Garcea Trs 432 Moore Rd Province Manitoba R2p 2W4, Canada
Eloquence On The Bay Condo Unit 1601 Undiv 1.591% Int In Common Elements Property address: 7928 East Dr, #1601 Folio number: 2332090600140	Nf Karmali Bros LLC 50 Parisienne Rd Woodbridge On L4h 0V4, Canada
Eloquence On The Bay Condo Unit 1203 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #1203 Folio number: 2332090600430	John Tsoumaris 100 Union St Toronto Ontario, Canada
Eloquence On The Bay Condo Unit 406 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #406 Folio number: 2332090600800	Michael Vitale Joanna Liberata Vitale 32 Manor Glen Cres Mount Albert On L0g 1M0, Canada
Eloquence On The Bay Condo Unit 1208 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #1208 Folio number: 2332090601160	Sonny Martorana Trs Sonny Martorana Liv Trust Janie Ethier Trs 1081 Proulx Pointe Calumet Qc J0n 1G3, Canada
Eloquence On The Bay Condo Unit 305 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #305 Folio number: 2332090600640	Jason Wu Angela Samakovlis PO Box 479 Subiaco, WA 6904, Australia
Harbor Island PB 44-72 All Of Trac B Less S160ft Property address: 8000 East Dr Folio number: 2332090010020	Harbor Island Dev Company LLC 2850 Tigertail Ave Ste 800 Miami, FL 33133-5346
Harbor Island PB 44-72 The West 40Ft Of The S160ft Of E180ft Of Tr B Property address: 8000 East Dr Folio number: 2332090010024	Harbor Island Dev Company LLC 2850 Tigertail Ave Ste 800 Miami, FL 33133-5346

8-9 53 42 Harbor Island PB 44-72 S160ft Of W180ft Of Tr B & Lot 63
Property address: 7946 East Dr
Folio number: 2332090010030

Harbor Island Dev Company LLC
2850 Tigertail Ave Ste 800
Miami, FL 33133-5346

8-9 53 42 Harbor Island PB 44-72 Lot 41
Property address: 7941 East Dr
Folio number: 2332090010430

Robmar Miami LLC
PO Box 403489
Miami Beach, FL 33140-1489

Bays Water Condo Harbor Island PB 44-72 The S160ft Of The E140ft Of Tr B

Property address:
Folio number: 2332090320001

Bays Water Condo
C/O Nautica Management
PO Box 41-4331
Miami Beach, FL 33141

Bays Water Condo Unit 101 Undiv 5.29% Int In Common Elements
Property address: 7945 East Dr, #101
Folio number: 2332090320010

Lilian Tereza Saud Jose A Saud
7945 East Dr Apt 101
North Bay Village, FL 33141-3303

Bays Water Condo Unit 201 Undiv 5.29% Int In Common Elements
Property address: 7945 East Dr, #201
Folio number: 2332090320020

Sondra Shumaker
7945 East Dr Apt 201
North Bay Village, FL 33141-3304

Bays Water Condo Unit 301 Undiv 5.29% Int In Common Elements
Property address: 7945 East Dr, #301
Folio number: 2332090320030

Luis Lentijo
7945 East Dr Apt 301
North Bay Village, FL 33141-3305

Bays Water Condo Unit 102 Undiv 4.75% Int In Common Elements
Property address: 7945 East Dr, #102
Folio number: 2332090320040

Juan Castro
7945 East Dr Apt 102
North Bay Village, FL 33141-3303

Bays Water Condo Unit 202 Undiv 4.75% Int In Common Elements
Property address: 7945 East Dr, #202
Folio number: 2332090320050

Hannah Lombardo
7945 East Dr Apt 202
North Bay Village, FL 33141-3304

Bays Water Condo Unit 302 Undiv 4.75% Int In Common Elements
Property address: 7945 East Dr, #302
Folio number: 2332090320060

Real Deal LLC
150 SE 2nd Ave Ste 1408
Miami, FL 33131-1582

Bays Water Condo Unit 104 Undiv 5.03% Int In Common Elements
Property address: 7945 East Dr, #104
Folio number: 2332090320070

Nelly & Ana Watson
7945 East Dr Apt 104
North Bay Village, FL 33141-3303

Bays Water Condo Unit 204 Undiv 4.81% Int In Common Elements
Property address: 7945 East Dr, #204
Folio number: 2332090320080

Domus Ap LLC
7945 East Dr Apt 204
North Bay Village, FL 33141-3304

Bays Water Condo Unit 304 Undiv 4.81% Int In Common Elements
Property address: 7945 East Dr, #304
Folio number: 2332090320090

Jennifer Esther Garcia
7945 East Dr Apt 304
North Bay Village, FL 33141-3306

Bays Water Condo Unit 105 Undiv 3.38% Int In Common Elements

Property address: 7945 East Dr, #105
Folio number: 2332090320100

Gladys V Rodriguez Perez
Roberto R Rodriguez Ana Ibis Lanier
1356 Biarritz Dr
Miami Beach, FL 33141-3636

Bays Water Condo Unit 205 Undiv 5.77% Int In Common Elements
Property address: 7945 East Dr, #205
Folio number: 2332090320110

Marcelo Netto Carlos A Rodrigues
7945 East Dr Apt 205
North Bay Village, FL 33141-3305

Bays Water Condo Unit 305 Undiv 5.77% Int In Common Elements
Property address: 7945 East Dr, #305
Folio number: 2332090320120

Katharina Oos
7945 East Dr Apt 305
North Bay Village, FL 33141-3306

Bays Water Condo Unit 106 Undiv 3.00 % Int In Common Elements
Property address: 7945 East Dr, #106
Folio number: 2332090320130

Osmany Prada
1385 Marseille Dr
Miami Beach, FL 33141-3606

Bays Water Condo Unit 206 Undiv 3.22 % Int In Common Elements
Property address: 7945 East Dr, #206
Folio number: 2332090320140

Michael Cariglio
9056 Byron Ave
Surfside, FL 33154-3238

Bays Water Condo Unit 306 Undiv 3.22% Int In Common Elements
Property address: 7945 East Dr, #306
Folio number: 2332090320150

Alpha LLC
7945 East Dr Apt 306
North Bay Village, FL 33141-3306

Bays Water Condo Unit 107 Undiv 3.00% Int In Common Elements
Property address: 7945 East Dr, #107
Folio number: 2332090320160

Emma J Salgado
7945 East Dr Apt 107
North Bay Village, FL 33141-3303

Bays Water Condo Unit 207 Undiv 3.00% Int In Common Elements
Property address: 7945 East Dr, #207
Folio number: 2332090320170

Mgp Shipping Line LLC
7900 Tatum Waterway Dr Apt 502
Miami Beach, FL 33141-1940

Bays Water Condo Unit 307 Undiv 3.00% Int In Common Elements
Property address: 7945 East Dr, #307
Folio number: 2332090320180

Adrian Toledano Janet Estrella
7945 East Dr Apt 307
North Bay Village, FL 33141-3306

Bays Water Condo Unit 108 Undiv 5.29% Int In Common Elements
Property address: 7945 East Dr, #108
Folio number: 2332090320190

Pamela Seniza
7945 East Dr Apt 108
North Bay Village, FL 33141-3303

Bays Water Condo Unit 208 Undiv 3.00% Int In Common Elements
Property address: 7945 East Dr, #208
Folio number: 2332090320200

Marc Adam Stanions
7263 Lombardy St
Boynton Beach, FL 33472-7343

Bays Water Condo Unit 308 Undiv 3.00% Int In Common Elements
Property address: 7945 East Dr, #308
Folio number: 2332090320210

Lydia Perzoff
80 S Shore Dr Apt 311
Miami Beach, FL 33141-6708

Bays Water Condo Unit 209 Undiv 5.29% Int In Common Elements Property address: 7945 East Dr, #209 Folio number: 2332090320220	Soumia Khaldoun 3677 Thomas Ave Miami, FL 33133-5709
Bays Water Condo Unit 309 Undiv 5.29% Int In Common Elements Property address: 7945 East Dr, #309 Folio number: 2332090320230	Nicholas R Lawrence Emily E Lawrence 7945 East Dr Apt 309 North Bay Village, FL 33141-3306
Adagio Condo Harbor Island PB 44-72 Lot 39 As Desc In Decl Or 26555-2037 Property address: Folio number: 2332090560001	Adagio Condo Assn. 7939 East Drive, Mgmt Office North Bay Village, FL 33141
Adagio Condo Unit 1 Undiv 0.056872038% Int In Common Elements Property address: 7939 East Dr, #1 Folio number: 2332090560010	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 2 Undiv 0.055155428% Int In Common Elements Property address: 7939 East Dr, #2 Folio number: 2332090560020	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 3 Undiv 0.056872038% Int In Common Elements Property address: 7939 East Dr, #3 Folio number: 2332090560030	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 4 Undiv 0.56872038% Int In Common Elements Property address: 7939 East Dr, #4 Folio number: 2332090560040	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 5 Undiv 0.055155428% Int In Common Elements Property address: 7939 East Dr, #5 Folio number: 2332090560050	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 6 Undiv 0.056872038% Int In Common Elements Property address: 7939 East Dr, #6 Folio number: 2332090560060	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 7 Undiv 0.056872038% Int In Common Elements Property address: 7939 East Dr, #7 Folio number: 2332090560070	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3346
Adagio Condo Unit 8 Undiv 0.055155428% Int In Common Elements Property address: 7939 East Dr, #8 Folio number: 2332090560080	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 9 Undiv 0.056872038% Int In Common Elements Property address: 7939 East Dr, #9 Folio number: 2332090560090	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327

Adagio Condo Unit 10 Undiv 0.056872038% Int In Common Elements Property address: 7939 East Dr, #10 Folio number: 2332090560100	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 11 Undiv 0.055155428% Int In Common Elements Property address: 7939 East Dr, #11 Folio number: 2332090560110	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 12 Undiv 0.056872038% Int In Common Elements Property address: 7939 East Dr, #12 Folio number: 2332090560120	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 13 Undiv 0.078665522% Int In Common Elements Property address: 7939 East Dr, #13 Folio number: 2332090560130	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 14 Undiv 0.078665522% Int In Common Elements Property address: 7939 East Dr, #14 Folio number: 2332090560140	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Adagio Condo Unit 15 Undiv 0.16707094% Int In Common Elements Property address: 7939 East Dr, #15 Folio number: 2332090560150	Victory Developers LLC 40 Christopher Way Eatontown, NJ 07724-3327
Cielo On The Bay Condo Harbor Island PB 44-72 Lots 35 & 37 Property address: 7935 East Dr Folio number: 2332090590001	Cielo On The Bay Condo Assn 7935 East Dr., Office 100 North Bay Village, FL 33141
Cielo On The Bay Condo Unit 401 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #401 Folio number: 2332090590010	Aurelio E Fernandez Trs Fernandez Family Trust Berta Fernandez Trs 730 Egret Pointe Vero Beach, FL 32963-2164
Cielo On The Bay Condo Unit 501 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #501 Folio number: 2332090590020	Pinecrest Industries LLC 10820 NW 29th St Doral, FL 33172-2149
Cielo On The Bay Condo Unit 601 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #601 Folio number: 2332090590030	Danilo Junior Ribeiro De Avila 7935 East Dr Apt 601 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 701 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #701 Folio number: 2332090590040	Antonio Urdaneta Gisela Camacho Urdaneta 7935 East Dr Apt 701 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 801 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #801 Folio number: 2332090590050	Miguel Dorcasberro Claudia Gonzalez Dorcasberro 7935 East Dr Apt 1201 North Bay Village, FL 33141-3687

Cielo On The Bay Condo Unit 901 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #901 Folio number: 2332090590060	Roberto Legrand 7935 East Dr Apt 901 North Bay Village, FL 33141-3693
Cielo On The Bay Condo Unit 1001 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #1001 Folio number: 2332090590070	Blue Moon Trust 6000 Collins Ave Apt 122 Miami Beach, FL 33140-2371
Cielo On The Bay Condo Unit 1101 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #1101 Folio number: 2332090590080	Ronald E Temkin Trs Ronald E Temkin Legacy Tr No 4 Maria T Temkin Trs 616 Atlantic Shores Blvd Ste A Hallandale Beach, FL 33009-2533
Cielo On The Bay Condo Unit 1201 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #1201 Folio number: 2332090590090	Miguel D Orcasberro Claudia Gonzalez Burgos 7935 East Dr Apt 1201 North Bay Village, FL 33141-3687
Cielo On The Bay Condo Unit 1401 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #1401 Folio number: 2332090590100	Andy Gaertner Aurelia Gaertner 7935 East Dr Apt 1401 North Bay Village, FL 33141-3732
Cielo On The Bay Condo Unit 1501 Undiv 2.8076674% Int In Common Elements Property address: 7935 East Dr, #1501 Folio number: 2332090590110	Radovan Bubanj Natalie Masnyj 7935 East Dr Apt 1501 North Bay Village, FL 33141-3732
Cielo On The Bay Condo Unit 402 Bldg 2 Undiv 2.8723467% Int In Common El Property address: 7935 East Dr, #402 Folio number: 2332090590120	Joseph E Imbriglia Carolyn G Imbriglia 683 Stoneylonesome Rd Stahlstown, PA 15687-1339
Cielo On The Bay Condo Unit 602 Bldg 2 Undiv 2.8723467% Int In Common El Property address: 7935 East Dr, #602 Folio number: 2332090590130	Ian Blake Nahmias 7935 East Dr Apt 602 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 802 Bldg 2 Undiv 2.8723467% Int In Common El Property address: 7935 East Dr, #802 Folio number: 2332090590140	Centennial Bank Trs C/O Centennial Bank Tr Department Paradise Palms Lan 7935 East Dr Apt 802 North Bay Village, FL 33141-3733
Cielo On The Bay Condo Unit 1002 Bldg 2 Undiv 2.8723467% Int In Common E Property address: 7935 East Dr, #1002 Folio number: 2332090590150	Cocket And Tubbs 1002 LLC 218 NW 24th St # 310 Miami, FL 33127-4324
Cielo On The Bay Condo Unit 1202 Bldg 2 Undiv 2.8723467% Int In Common E Property address: 7935 East Dr, #1202 Folio number: 2332090590160	Cocket And Tubbs 1202 LLC 218 NW 24th St # 310 Miami, FL 33127-4324
Cielo On The Bay Condo Unit 403 Bldg 3 Undiv 2.7694479% Int In Common El Property address: 7935 East Dr, #403 Folio number: 2332090590170	Terence J Gogarty Leslie W Adams 7935 East Dr Apt 403 North Bay Village, FL 33141-3686

Cielo On The Bay Condo Unit 603 Bldg 3 Undiv 2.7694479% Int In Common El Property address: 7935 East Dr, #603 Folio number: 2332090590180	Giuseppe Zappala Arjona Isabella Arjona 7935 East Dr Apt 603 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 803 Undiv 2.7694479% Int In Common Elements Property address: 7935 East Dr, #803 Folio number: 2332090590190	David Tayar Maxine Mendelssohn 7935 East Dr Apt 803 North Bay Village, FL 33141-3693
Cielo On The Bay Condo Units 1003 & 1004 Bldg 3 Undiv 2.7694479% & 2.704 Property address: 7935 East Dr, #1003 Folio number: 2332090590200	Cocket And Tubbs LLC 4770 Biscayne Blvd Ste 900 Miami, FL 33137-3232
Cielo On The Bay Condo Unit 1203 Bldg 3 Undiv 2.7694479% Int In Common E Property address: 7935 East Dr, #1203 Folio number: 2332090590210	Ana Beatrice Bustamante De Garcia Melissa Maria Bustamante Guirola PO Box 25364 Miami, FL 33102-5364
Cielo On The Bay Condo Unit 404 Bldg 4 Undiv 2.7047686% Int In Common El Property address: 7935 East Dr, #404 Folio number: 2332090590220	Lisa Halloran 7935 East Dr Apt 404 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 504 Bldg 4 Undiv 2.7047686% Int In Common El Property address: 7935 East Dr, #504 Folio number: 2332090590230	Sarah Krikorian Oconnell Michael Patrick Oconnell 7935 East Dr Apt 504 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 604 Undiv 2.7047686% Int In Common Elements Property address: 7935 East Dr, #604 Folio number: 2332090590240	Joan C Duarte Luis F Duarte 7935 East Dr Apt 604 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 704 Undiv 2.7047686% Int In Common Elements Property address: 7935 East Dr, #704 Folio number: 2332090590250	Bernard Agache Luciana Agache 7935 East Dr Apt 704 North Bay Village, FL 33141-3686
Cielo On The Bay Condo Unit 804 Bldg 4 Undiv 2.7047686% Int In Common El Property address: 7935 East Dr, #804 Folio number: 2332090590260	Habitus Sobe LLC 3020 NW 125th Ave Apt 314 Sunrise, FL 33323-6319
Cielo On The Bay Condo Unit 904 Bldg 4 Undiv 2.7047686% Int In Common El Property address: 7935 East Dr, #904 Folio number: 2332090590270	Miami Heaven LLC 7935 East Dr Apt 904 North Bay Village, FL 33141-3693
Cielo On The Bay Condo Unit 1204 Undiv 2.7047686% Int In Common Elements Property address: 7935 East Dr, #1204 Folio number: 2332090590290	Phoenix Property LLC 407 Lincoln Rd Ph NE Miami Beach, FL 33139-3021
Cielo On The Bay Condo Unit 1404 Bldg 4 Undiv 2.7047686% Int In Common E Property address: 7935 East Dr, #1404 Folio number: 2332090590300	Roberto Ruiz Mercedes Melendez 7935 East Dr Apt 1404 North Bay Village, FL 33141-3732

Cielo On The Bay Condo Unit 1504 Bldg 4 Undiv 2.7047686% Int In Common E Property address: 7935 East Dr, #1504 Folio number: 2332090590310	Hsdc Sunrise 1 LLC 777 Brickell Ave Ste 1114 Miami, FL 33131-2867
Cielo On The Bay Condo Unit Phi Bldg 5 Undiv 2.8076674% Int In Common El Property address: 7935 East Dr, #Phi Folio number: 2332090590320	Centennial Bank Trs C/O Centennial Bank Tr Dep 2901 E Highland Dr Jonesboro, AR 72401-6224
Cielo On The Bay Condo Unit 1502 Bldg 5 Undiv 2.8723467% Int In Common E Property address: 7935 East Dr, #1502 Folio number: 2332090590330	Mark S Kolta 7935 East Dr Apt Ph2 North Bay Village, FL 33141-3732
Cielo On The Bay Condo Unit 1503 Bldg 5 Undiv 2.7694479% Int In Common E Property address: 7935 East Dr, #1503 Folio number: 2332090590340	Fugen Ozvardar Trs Fugen Ozvardar Qual Domestic Marital Tr 7935 East Dr Apt Ph3 North Bay Village, FL 33141-3732
Cielo On The Bay Condo Unit Ph4 Bldg 5 Undiv 2.7047686% Int In Common El Property address: 7935 East Dr, #Ph4 Folio number: 2332090590350	Tajammal Ali Erica Norris 7935 East Dr Apt Ph4 North Bay Village, FL 33141-3732
Eloquence On The Bay Condo Harbor Island PB 44-72 Lots 65 Thru 77 & Subm Property address: Folio number: 2332090600001	Eloquence On The Bay Condo 7928 East Dr., Mgmt Office North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 101 Undiv 1.004% Int In Common Elements Property address: 7928 East Dr, #101 Folio number: 2332090600010	Liam John Kehoe 7928 East Dr Apt 101 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 301 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #301 Folio number: 2332090600020	Bijan Manesh Katayoun Mobaraki Manesh 9815 Potomac Manors Dr Potomac, MD 20854-4924
Eloquence On The Bay Condo Unit 401 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #401 Folio number: 2332090600030	Lucas Daniel Alvarez 7928 East Dr Apt 401 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 501 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #501 Folio number: 2332090600040	Nenad Kokanovic 7928 East Dr Apt 501 North Bay Village, FL 33141-5686
Eloquence On The Bay Condo Unit 601 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #601 Folio number: 2332090600050	Eric R Danilchuk Trs Eric R Danilchuk 2002 Family Tr 7928 East Dr Apt 601 North Bay Village, FL 33141-5681

Eloquence On The Bay Condo Unit 701 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #701 Folio number: 2332090600060	Rmely LLC 849 Tanglewood Cir Weston, FL 33327-1840
Eloquence On The Bay Condo Unit 801 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #801 Folio number: 2332090600070	James Antoine Lucas 7928 East Dr Apt 801 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 901 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #901 Folio number: 2332090600080	Cmrt Miami LLC C/O Lisette Pie Salazar Pa 200 Crandon Blvd Ste 311 Key Biscayne, FL 33149-1614
Eloquence On The Bay Condo Unit 1001 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #1001 Folio number: 2332090600090	Wallace C Wittkoff Claudia B Wittkoff 7928 East Dr Apt 1001 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 1101 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #1101 Folio number: 2332090600100	Jennifer Kaminski 7928 East Dr Apt 1101 North Bay Village, FL 33141-5683
Eloquence On The Bay Condo Unit 1201 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #1201 Folio number: 2332090600110	Ballmar Ltd C/O Patricia Musa 16137 Biscayne Blvd Aventura, FL 33160-4337
Eloquence On The Bay Condo Unit 1401 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #1401 Folio number: 2332090600120	Gilbert A Sand Trs Gilbert A Sand Trust 7928 East Dr Apt 1401 North Bay Village, FL 33141-5683
Eloquence On The Bay Condo Unit 1501 Undiv 0.692% Int In Common Elements Property address: 7928 East Dr, #1501 Folio number: 2332090600130	Tucatupy804 Corp 4855 W Hillsboro Blvd Ste B3 Coconut Creek, FL 33073-4356
Eloquence On The Bay Condo Unit 1801 Undiv 1.591% Int In Common Elements Property address: 7928 East Dr, #1801 Folio number: 2332090600150	David Deroussis Veronique Deroussis 7928 East Dr Apt 1801 North Bay Village, FL 33141-5684
Eloquence On The Bay Condo Unit 2001 Undiv 2.277% Int In Common Elements Property address: 7928 East Dr, #2001 Folio number: 2332090600160	Yiannis Dumas Veronica Dumas 7928 East Dr Apt 2001 North Bay Village, FL 33141-5837
Eloquence On The Bay Condo Unit 102 Undiv 1.072% Int In Common Elements Property address: 7928 East Dr, #102 Folio number: 2332090600170	Andrea Schuessler 7928 East Dr Apt 102 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 302 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #302 Folio number: 2332090600180	Regina Vasquez 7928 East Dr Apt 302 North Bay Village, FL 33141-5681

Eloquence On The Bay Condo Unit 402 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #402 Folio number: 2332090600190	Andrew Vera Melissa Vera 7928 East Dr Apt 402 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 502 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #502 Folio number: 2332090600200	P11 Group LLC 3543 SW 1st Ave Miami, FL 33145-3905
Eloquence On The Bay Condo Unit 602 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #602 Folio number: 2332090600210	Oedekoven Caine Miami LLC 7928 East Dr Apt 602 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 702 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #702 Folio number: 2332090600220	Sergio Menendez Aponte Andrea Menendez Aponte 7928 East Dr Apt 702 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 802 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #802 Folio number: 2332090600230	Newstein Seven LLC 1123 Bay Dr Miami Beach, FL 33141-3624
Eloquence On The Bay Condo Unit 902 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #902 Folio number: 2332090600240	Jaw 358 LLC 7929 West Dr Apt 1202 North Bay Village, FL 33141-3356
Eloquence On The Bay Condo Unit 1002 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #1002 Folio number: 2332090600250	Paul Cassuto 7928 East Dr Apt 1002 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 1102 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #1102 Folio number: 2332090600260	Nicholas Walter Bazar Sarabeth Beitchman 7928 East Dr Apt 1102 North Bay Village, FL 33141-5683
Eloquence On The Bay Condo Unit 1202 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #1202 Folio number: 2332090600270	Christian A Gonzalez Prieto 1121 Arlington Blvd Apt 717 Arlington, VA 22209-3212
Eloquence On The Bay Condo Unit 1402 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #1402 Folio number: 2332090600280	Eofh & Partners Investment LLC 3300 NE 188th St Apt 412 Miami, FL 33180-3372
Eloquence On The Bay Condo Unit 1502 Undiv 0.710% Int In Common Elements Property address: 7928 East Dr, #1502 Folio number: 2332090600290	Heather Nutting 7928 East Dr Apt 1502 North Bay Village, FL 33141-5688
Eloquence On The Bay Condo Unit 1602 Undiv 1.025% Int In Common Elements Property address: 7928 East Dr, #1602 Folio number: 2332090600300	Spb Mia LLC C/O Recalde Law Firm Pa 10800 Biscayne Blvd Ste 440 Miami, FL 33161-7806

Eloquence On The Bay Condo Unit 1802 Undiv 1.025% Int In Common Elements Property address: 7928 East Dr, #1802 Folio number: 2332090600310	Clemente Felipe Vera Enza Mongiovi Vera 7928 East Dr Apt 1802 North Bay Village, FL 33141-5684
Eloquence On The Bay Condo Unit 2002 Undiv 2.266% Int In Common Elements Property address: 7928 East Dr, #2002 Folio number: 2332090600320	Abraha Taddese 7928 East Dr 2002 Ph2 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 103 Undiv 1.057% Int In Common Elements Property address: 7928 East Dr, #103 Folio number: 2332090600330	Raquel Hussey Trs Paul S Hussey Trust 7928 East Dr Apt 103 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 303 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #303 Folio number: 2332090600340	Fabio Armando Giorgio Parisi Federica Balestrieri 7928 East Dr Apt 303 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 403 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #403 Folio number: 2332090600350	Robeto R Guiulfo Patricia J Guiulfo Andrea Guiulfo 1226 Iris Ct Weston, FL 33326-3632
Eloquence On The Bay Condo Unit 503 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #503 Folio number: 2332090600360	Alejandro Lilo Victorero 7928 East Dr Apt 503 North Bay Village, FL 33141-5686
Eloquence On The Bay Condo Unit 603 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #603 Folio number: 2332090600370	Latelier IV Corp 2750 NE 185th St Ste 202 Miami, FL 33180-2877
Eloquence On The Bay Condo Unit 703 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #703 Folio number: 2332090600380	Montrex Logistics LLC 2719 Hollywood Blvd Ste B264 Hollywood, FL 33020-4821
Eloquence On The Bay Condo Unit 803 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #803 Folio number: 2332090600390	Christof Pignet 869 Elvira Ave Nashville, TN 37216-3006
Eloquence On The Bay Condo Unit 903 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #903 Folio number: 2332090600400	Celestine Serafine LLC 11420 N Kendall Dr Ste 207 Miami, FL 33176-1039
Eloquence On The Bay Condo Unit 1003 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #1003 Folio number: 2332090600410	Maria Belen Dousdebes 7928 East Dr Apt 1003 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 1403 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #1403 Folio number: 2332090600440	Kathleen Schubert 579 Sagamore Ave Unit 106 Portsmouth, NH 03801-5573

Eloquence On The Bay Condo Unit 1503 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #1503 Folio number: 2332090600450	Avtun Eymen Le Rem Ozlem Eymen Turabi 7928 East Dr Apt 1503 North Bay Village, FL 33141-5688
Eloquence On The Bay Condo Unit 1603 Undiv 1.004% Int In Common Elements Property address: 7928 East Dr, #1603 Folio number: 2332090600460	Jose V Sanchez Christy Lynette Raynor 7928 East Dr Apt 1603 North Bay Village, FL 33141-5684
Eloquence On The Bay Condo Unit 1803 Undiv 1.004% Int In Common Elements Property address: 7928 East Dr, #1803 Folio number: 2332090600470	Gunther Schnitzer Alejandra Olvera Garcia 7928 East Dr 1803 North Beach, FL 33141
Eloquence On The Bay Condo Unit 104 Undiv 1.004% Int In Common Elements Property address: 7928 East Dr, #104 Folio number: 2332090600480	Eric Nam 7928 East Dr Apt 104 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 304 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #304 Folio number: 2332090600490	Camilo Balzan 7928 East Dr Apt 304 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 404 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #404 Folio number: 2332090600500	Mario Andres Mustafa 7928 East Dr Apt 404 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 504 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #504 Folio number: 2332090600510	Bryan Flick 7928 East Drive 504 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 604 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #604 Folio number: 2332090600520	Kyle Allen 7928 East Dr Apt 604 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 704 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #704 Folio number: 2332090600530	Vazquez & Ordonez Investments LLC 7928 East Dr Apt 704 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 804 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #804 Folio number: 2332090600540	Homer Lee Hickson 7928 East Dr Apt 804 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 904 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #904 Folio number: 2332090600550	Gabriela Sanchez Vegas 7930 East Dr #904 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1004 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #1004 Folio number: 2332090600560	Eloquence1510 LLC 785 Crandon Blvd Apt 306 Key Biscayne, FL 33149-2589

Eloquence On The Bay Condo Unit 1104 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #1104 Folio number: 2332090600570	Promotora De Construccion C/O Manuel J Vadillo LLP Saltillo S De R L De 11402 NW 41st St Ste 202 Doral, FL 33178-4861
Eloquence On The Bay Condo Unit 1204 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #1204 Folio number: 2332090600580	Luis Homero Vivas Sardi Trs The Luis Homero Vivas Sardi Rev Tr 7928 East Dr Apt 1204 North Bay Village, FL 33141-5683
Eloquence On The Bay Condo Unit 1404 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #1404 Folio number: 2332090600590	Jose Reyes 2 Victor St Lodi, NJ 07644-2510
Eloquence On The Bay Condo Unit 1504 Undiv 0.891% Int In Common Elements Property address: 7928 East Dr, #1504 Folio number: 2332090600600	Concepcion Pierina Camino Alejandra Campins 7928 East Dr Apt 1504 North Bay Village, FL 33141-5688
Eloquence On The Bay Condo Unit 1604 Undiv 1.593% Int In Common Elements Property address: 7928 East Dr, #1604 Folio number: 2332090600610	Eloquence 1604 LLC 9655 E Bay Harbor Dr Apt 7N Bay Harbor Islands, FL 33154-2122
Eloquence On The Bay Condo Unit 1804 Undiv 1.593% Int In Common Elements Property address: 7928 East Dr, #1804 Folio number: 2332090600620	Pietro Magliocca 7928 East Dr Apt 1804 North Bay Village, FL 33141-5684
Eloquence On The Bay Condo Unit 105 Undiv 1.021% Int In Common Elements Property address: 7928 East Dr, #105 Folio number: 2332090600630	Ariel Cubides 1908 NW 79th Ave Doral, FL 33126-1100
Eloquence On The Bay Condo Unit 405 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #405 Folio number: 2332090600650	Marchil LLC 7928 East Dr Apt 405 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 505 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #505 Folio number: 2332090600660	Marial Investments Corp 7928 East Dr Apt 505 North Bay Village, FL 33141-5686
Eloquence On The Bay Condo Unit 605 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #605 Folio number: 2332090600670	Eloquence 605 LLC 7928 East Dr Apt 605 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 705 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #705 Folio number: 2332090600680	705 North Bay Village LLC 2301 Collins Ave Apt 739 Miami Beach, FL 33139-1631

Eloquence On The Bay Condo Unit 805 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #805 Folio number: 2332090600690	Osmany Palma Virlenys Hernandez Palma 7928 East Dr Apt 805 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 905 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #905 Folio number: 2332090600700	Viela Investment LLC 20200 W Dixie Hwy 1203 Aventura, FL 33180
Eloquence On The Bay Condo Unit 1005 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #1005 Folio number: 2332090600710	3F Ato Investments Corp 3111 N University Dr Ste 105 Coral Springs, FL 33065-5049
Eloquence On The Bay Condo Unit 1105 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #1105 Folio number: 2332090600720	Panagiotis Nakos Alexandra Poliadis 7928 East Dr Apt 1105 North Bay Village, FL 33141-5683
Eloquence On The Bay Condo Unit 1205 Undiv 0.899% Int In Common Elements Property address: 7928 East Dr, #1205 Folio number: 2332090600730	Mohammed Saad A Allehidan Jtrs Saad Abdulrahman M Allhaidan Jtrs 7930 East 1205 Drive #1205 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1405 Undiv 0.899% Int In Common Elements Property address: 7930 East Dr, #1405 Folio number: 2332090600740	Thomas Kuhles 7930 East Dr #1405 North Bay Village, FL 33141-3311
Eloquence On The Bay Condo Unit 1505 Undiv 0.899% Int In Common Elements Property address: 7930 East Dr, #1505 Folio number: 2332090600750	Juan C Sanchez 7930 East Dr #1505 North Bay Village, FL 33141-3311
Eloquence On The Bay Condo Unit 1605 Undiv 1.624% Int In Common Elements Property address: 7930 East Dr, #1605 Folio number: 2332090600760	Allan David Koltun Kimberly Robinson 7930 East Dr 1605 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1805 Undiv 1.624% Int In Common Elements Property address: 7930 East Dr, #1805 Folio number: 2332090600770	Alexander Shvarts Susanna Roitman 7930 East Dr 1805 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 106 Undiv 1.591% Int In Common Elements Property address: 7928 East Dr, #106 Folio number: 2332090600780	Nathaniel V Stevens 7928 East Dr Apt 106 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 306 Undiv 0.528% Int In Common Elements Property address: 7928 East Dr, #306 Folio number: 2332090600790	Osmany Palma 7928 East Dr Apt 306 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 506 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #506 Folio number: 2332090600810	Xia Xia Terranova 7930 East Dr 506 North Bay Village, FL 33141

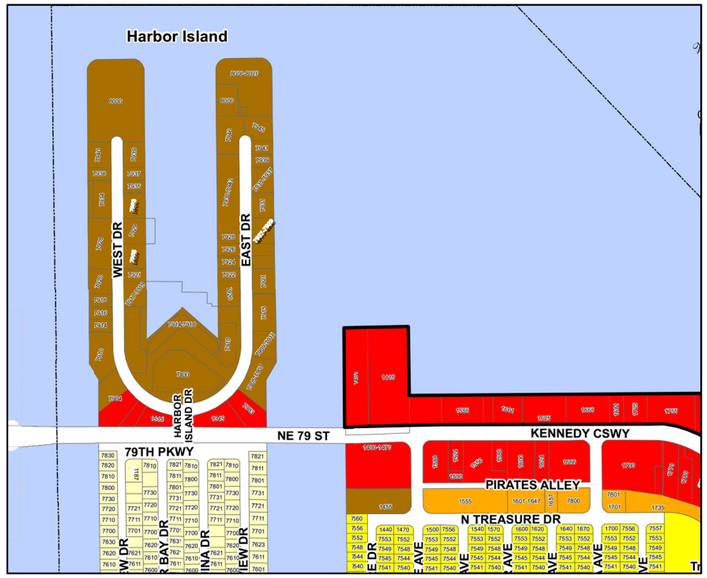
Eloquence On The Bay Condo Unit 606 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #606 Folio number: 2332090600820	Kelly Eicher 7930 East Dr 606 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 706 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #706 Folio number: 2332090600830	Cosmos Solid Asset LLC 8877 Collins Ave Apt 305 Surfside, FL 33154-3519
Eloquence On The Bay Condo Unit 806 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #806 Folio number: 2332090600840	Elizabeth Attias Duarte Atilio Martinez Rojas 7930 East Dr #806 North Bay Village, FL 33141-3311
Eloquence On The Bay Condo Unit 906 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #906 Folio number: 2332090600850	Miami Paradise Investment LLC 7930 East Dr 906 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1006 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #1006 Folio number: 2332090600860	Selena Varela Serra 7930 East Dr 1006 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1106 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #1106 Folio number: 2332090600870	Sopranico Corp 1110 Brickell Ave Miami, FL 33131-3132
Eloquence On The Bay Condo Unit 1206 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #1206 Folio number: 2332090600880	Paul Radu 7930 East Dr 1206 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1406 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #1406 Folio number: 2332090600890	Ariel Cubides 7930 East Dr #1406 North Bay Village, FL 33141-3311
Eloquence On The Bay Condo Unit 1506 Undiv 0.528% Int In Common Elements Property address: 7930 East Dr, #1506 Folio number: 2332090600900	Ariel Cubides 14039 SW 14th St Miami, FL 33184-2708
Eloquence On The Bay Condo Unit 1606 Undiv 1.004% Int In Common Elements Property address: 7930 East Dr, #1606 Folio number: 2332090600910	Balada Capital LLC 7928 East Dr Apt 1606 North Bay Village, FL 33141-5684
Eloquence On The Bay Condo Unit 1806 Undiv 1.004% Int In Common Elements Property address: 7930 East Dr, #1806 Folio number: 2332090600920	Nicholas J Debetta 7928 East Dr Apt 1806 North Bay Village, FL 33141-5684
Eloquence On The Bay Condo Unit 307 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #307 Folio number: 2332090600930	Suiza Property Condominium LLC 20801 Biscayne Blvd Miami, FL 33180-1430

Eloquence On The Bay Condo Unit 407 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #407 Folio number: 2332090600940	Cerro Largo Investor Inc 1687 NE 123rd St North Miami, FL 33181-2702
Eloquence On The Bay Condo Unit 507 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #507 Folio number: 2332090600950	Magu Group LLC 16192 Coastal Hwy Lewes, DE 19958-3608
Eloquence On The Bay Condo Unit 607 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #607 Folio number: 2332090600960	Daniel Jeremie Benattar 7930 East Dr Unit 607 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 707 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #707 Folio number: 2332090600970	Marias One LLC 5805 Waterford District Dr Ste 220 Miami, FL 33126-2056
Eloquence On The Bay Condo Unit 807 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #807 Folio number: 2332090600980	Pier Luigi Dossena 7930 East Dr 807 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 907 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #907 Folio number: 2332090600990	Miami Paradise Investment LLC 7930 East Dr 907 Noth Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1007 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #1007 Folio number: 2332090601000	Inveruinon Gloria & Leo 2013 LLC PO Box 490469 Key Biscayne, FL 33149-0469
Eloquence On The Bay Condo Unit 1107 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #1107 Folio number: 2332090601010	Mauricio Criado Rosangelica Perez 7930 East Dr 1107 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1207 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #1207 Folio number: 2332090601020	Piti One LLC 5931 NW 173rd Dr Unit 9 Hialeah, FL 33015-5107
Eloquence On The Bay Condo Unit 1407 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #1407 Folio number: 2332090601030	Walid A Jaziri Trs Walid Jaziri 2016 Revoc Tr 108 New London Tpke Norwich, CT 06360-2645
Eloquence On The Bay Condo Unit 1507 Undiv 0.536% Int In Common Elements Property address: 7930 East Dr, #1507 Folio number: 2332090601040	Monica N Fallone Luis E Mancera Basalo 7930 East Dr 1507 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1607 Undiv 1.025% Int In Common Elements Property address: 7930 East Dr, #1607 Folio number: 2332090601050	Eloquencia En La Bahia LLC 2751 N Miami Ave Miami, FL 33127-4439

Eloquence On The Bay Condo Unit 1807 Undiv 1.025% Int In Common Elements Property address: 7930 East Dr, #1807 Folio number: 2332090601060	Elocuencia En La Bahia LLC 2751 N Miami Ave Miami, FL 33127-4439
Eloquence On The Bay Condo Unit 308 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #308 Folio number: 2332090601070	Luisa F Angulo Gartner Andres Felipe Garcia Nieto 7930 East Dr 308 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 408 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #408 Folio number: 2332090601080	Julio Cesar Santos Cabrera Trs 7928 East Dr Apt 408 North Bay Village, FL 33141-5681
Eloquence On The Bay Condo Unit 508 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #508 Folio number: 2332090601090	Omar Diaz 7930 East Dr #508 North Bay Village, FL 33141-3311
Eloquence On The Bay Condo Unit 608 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #608 Folio number: 2332090601100	Charles Bonney Ache 7930 East Dr 608 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 708 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #708 Folio number: 2332090601110	Sergio Menedez Aponte Andrea Menedez Aponte 7930 East Dr #708 Miami, FL 33141
Eloquence On The Bay Condo Unit 808 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #808 Folio number: 2332090601120	Juez And Juez Investments Corporation 7135 Collins Ave Apt 336 Miami Beach, FL 33141-3227
Eloquence On The Bay Condo Unit 908 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #908 Folio number: 2332090601130	Stephen W Lees Le Barbara Horton Lees Le Rem Stephen W Lees Trs 7928 East Dr Apt 908 North Bay Village, FL 33141-5682
Eloquence On The Bay Condo Unit 1008 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #1008 Folio number: 2332090601140	Oscar Restrepo Blanca Restrepo 7930 East Dr #1008 North Bay Village, FL 33141-3311
Eloquence On The Bay Condo Unit 1108 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #1108 Folio number: 2332090601150	Diego Antonio Caccia 7930 East Dr Unit 1108 North Bay Village, FL 33141
Eloquence On The Bay Condo Unit 1408 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #1408 Folio number: 2332090601170	Fredrick Jacinto Lopez Angela M Larusso Lopez 7930 East Dr #1408 North Bay Village, FL 33141-3311

Eloquence On The Bay Condo Unit 1508 Undiv 0.866% Int In Common Elements Property address: 7930 East Dr, #1508 Folio number: 2332090601180	Fabio Parisi Federica Balestrieri 7928 East Dr #1508 North Bay Village, FL 33141-5685
Eloquence On The Bay Condo Unit 1608 Undiv 1.591% Int In Common Elements Property address: 7928 East Dr, #1608 Folio number: 2332090601190	Paul M Sperling Trs Sperling Family Trust R Brenda Sperling Trs 7928 East Dr Apt 1608 North Bay Village, FL 33141-5684
Eloquence On The Bay Condo Unit 1808 Undiv 1.591% Int In Common Elements Property address: 7930 East Dr, #1808 Folio number: 2332090601200	American Pie LLC 3370 Mary St Miami, FL 33133-5215

NORTH BAY VILLAGE ZONING MAP



LOCATION: 7946 and 8000 East Drive, North Bay Village, FL 33141

FOLIO: 23-3209-001-0024, -0020 and -0030

PREPARED FOR: HARBOR ISLAND DEVELOPMENT COMPANY LLC.

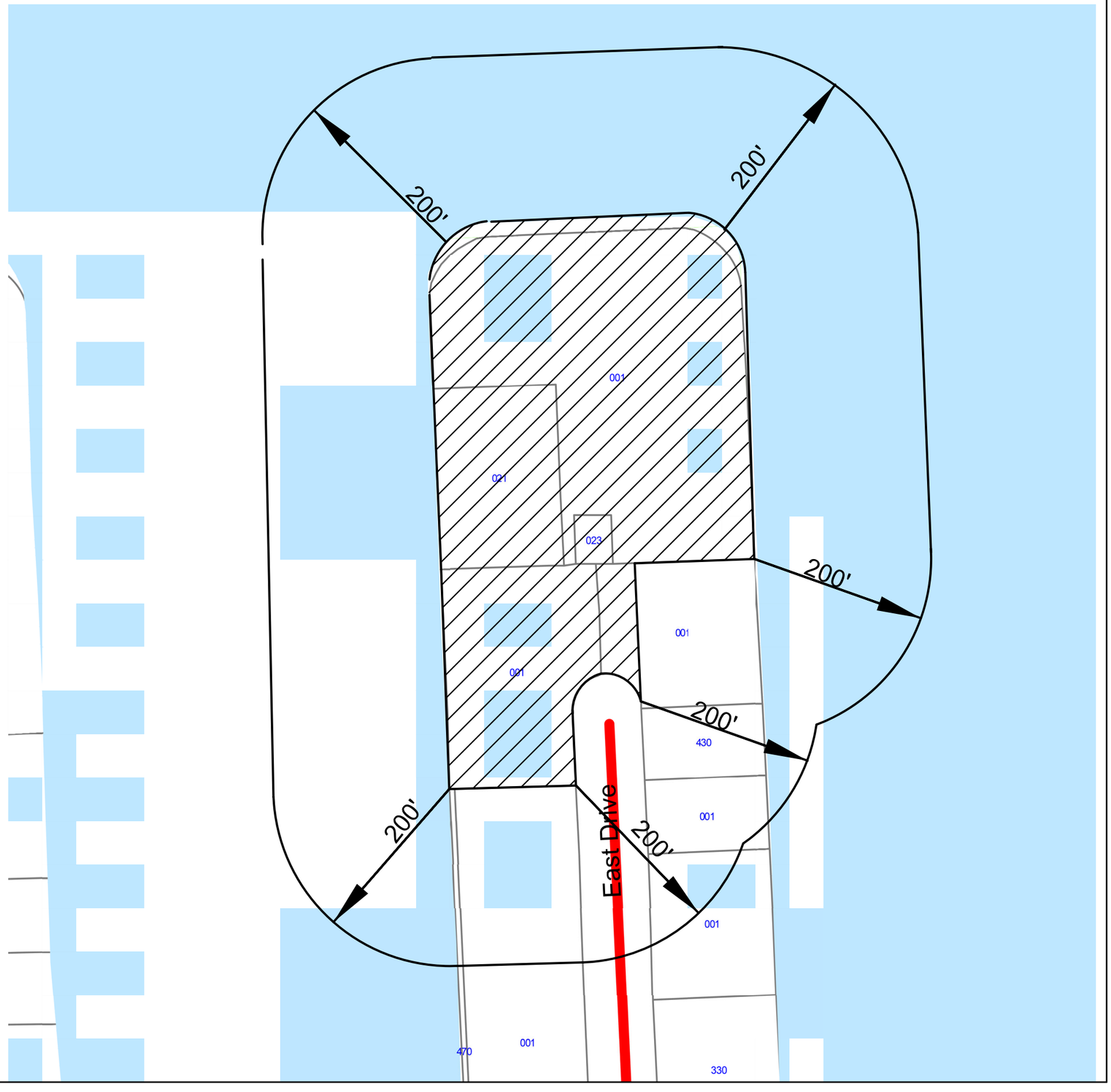
ORDER: 260208
DATE: February 23, 2026

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SCALE: 1"= 125'

The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305) 828-1210
www.thezoningspecialistsgroup.com

200-FOOT RADIUS MAP:



MARCH 19, 2026 at 13:10:19
7946 East Dr
North Bay Village, FL 33141
United States

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bay Village will hold Public Hearings at Village Hall, Commission Chambers, 1666 Kennedy Causeway, Suite 101, North Bay Village, FL 33141, as follows:

Planning & Zoning Board
March 31, 2026 at 6:00 PM

Village Commission
April 21, 2026 at 6:00 PM

The purpose of the Public Hearings is to consider the following variance application for the subject location:

APPLICANT: Harbor Island Development Company, LLC

LOCATION: 7946 & 8000 East Drive, North Bay Village, FL 33141

FOLIO NUMBER(S): 23-3209-001-0024; 23-3209-001-0030; 23-3209-001-0020

USE EXCEPTION REQUEST: The Applicant seeks approval for the following:

1. To permit a Temporary Sales Center / Marketing Office for a Multi-Family Residential Development.

All interested parties are encouraged to participate by either appearing at the public hearing(s) or by sending written comments in advance of the hearing (s) to:

North Bay Village
Office of the Village Clerk
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Email: publicomments@nbvillage.com

The Board or Commission may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. Information regarding the proposed request and/or project is available at the Village Clerk's office during normal business hours. The Village Clerk can be reached at 305-756-7171. The meeting agenda and supporting documentation will be available online at https://northbayvillage-fl.gov/agendas-minutes/

Pursuant to Section 286.0105, Florida Statutes if any person decides to appeal any decision made by the Board or Commission with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and 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.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305) 756-7171, no later than four (4) business days prior to such proceeding.

Alba L. Chang, CMC
Village Clerk

MARCH 19, 2026 at 13:11:05
7946 East Dr
North Bay Village, FL 33141
United States

MARCH 19, 2026 at 13:14:37
8000 East Dr
North Bay Village, FL 33141
United States

NORTH BAY VILLAGE
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North Bay Village, FL 33141
Email: publicomments@nbvillage.com

The Board or Commission may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. Information regarding the proposed request and/or project is available at the Village Clerk's office during normal business hours. The Village Clerk can be reached at 305-756-7171. The meeting agenda and supporting documentation will be available online at https://northbayvillage-fl.gov/agendas-minutes/

Pursuant to Section 286.0105, Florida Statutes if any person decides to appeal any decision made by the Board or Commission with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and 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.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305) 756-7171, no later than four (4) business days prior to such proceeding.

Alba L. Chang, CMC
Village Clerk

MARCH 19, 2026 at 13:15:02
8000 East Dr
North Bay Village, FL 33141
United States

NORTH BAY VILLAGE
HEART OF THE BAY

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY HARBOR ISLAND DEVELOPMENT COMPANY, LLC FOR A USE EXCEPTION TO PERMIT A TEMPORARY SALES CENTER / MARKETING OFFICE ON PROPERTY LOCATED AT 7946 & 8000 EAST DRIVE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Harbor Island Development Company, LLC (the "Applicant") submitted an application requesting a use exception pursuant to Section 8.11.B.4 of the Unified Land Development Code ("ULDC") for property located at 7946 and 8000 East Drive, North Bay Village, Florida, identified by Folio Nos. 23-3209-001-0030, 23-3209-001-0024, and 23-3209-001-0020, (collectively, the "Property"); and

WHEREAS, the Property was zoned RM-70 and is now zoned 8000 East Special Area Plan (the "8000 East SAP"), which provides for the applicability of the RM-70 regulations except in the event of a conflicting provision within the 8000 East SAP regulations; and

WHEREAS, on September 16, 2025, the Village Commission adopted Resolution Nos. 2025-086 and 2025-087 approving a 364-unit multi-family condominium development on the Property, including associated project entitlements, and a development agreement (the "Project"); and

WHEREAS, the Applicant seeks approval of a use exception to temporarily place and operate a sales center/marketing office on the Property to support marketing and sales activities associated with the approved Project (the "Application"); and

WHEREAS, neither the RM-70 zoning district regulations nor the 8000 East SAP regulations permit temporary sales centers/marketing offices as principal or accessory uses, however they may be approved by the Village Commission as a use exception pursuant to Section 8.11.B.4 of the ULDC; and

WHEREAS, Section 8.11.B.4 restricts the life of such temporary uses to a period not exceeding twelve (12) months from the date of Commission action, renewable administratively by the Village Manager for up to two (2) additional twelve (12) month periods for a maximum duration of thirty-six (36) months; and

WHEREAS, Section 8.11.B. grants the Village Commission authority to permit a temporary sales center/marketing office as a use exception provided there are clear indications that such exceptions will not substantially affect adversely the uses permitted in the ULDC of adjacent property; and

WHEREAS, after a duly noticed public hearing held on March 31, 2026, the Planning and Zoning Board considered the Application and voted to [recommend approval / recommend approval with conditions / recommend denial] of the Application to the Village Commission; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on _____, 2026, in accordance with the law to hear the Application; and

WHEREAS, the Village Commission finds the proposed Application [is/is not] consistent with the Village's Comprehensive Plan and ULDC; [does/does not] further the purpose, goals, objectives, and policies of same; and [is/is not] in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Findings. The Village Commission, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application [meets/does not meet] the criteria set forth in Section 8.11 of the ULDC for approval of the requested temporary sales center/marketing office at 7946 & 8000 East Drive.

Section 3. Decision; Conditions. Pursuant to Section 8.11.B.4 of the ULDC, the requested Application to permit a temporary sales center/marketing office as a use exception is hereby [approved/approved with conditions/denied], [subject to the following conditions]:

1. The temporary sales center shall be in substantial conformance with the following plans submitted as part of the Application:

   a. Architectural Plan Set by Arquitectonica International Corporation, dated 01/21/2026:

      i. Sheet A-00: Cover Sheet

      ii. Sheet A-000: Survey

      iii. Sheet A-001: Site Setback Diagram

      iv. Sheet A-002: Zoning Data & Location Map

      v. Sheet A-003: Site Plan

      vi. Sheet A-004: Elevations

b. Landscape Plan Set by Witkin Hults + Partners, dated 01/21/2026 (Cad ID: 2024-002), including:

i. Sheet L-1: Landscape Plan Index / Tree & Shrub Schedule

ii. Sheet L-2: Landscape Plan

iii. Sheet L-3: Landscape Details

2. This approval for the use exception shall expire after two (2) years, measured from the date of final Commission action (i.e., the date of adoption of this Resolution), if no substantial construction or change of use has taken place in accordance with the plans for which the Application for use exception was granted.
3. The temporary use may remain on the site for a period not exceeding twelve (12) months from the date of the Village Commission action (i.e., the date of adoption of this Resolution), unless administratively renewed pursuant to the time limits established in Sec. 8.11.B.4; in no case shall the temporary use exceed thirty-six (36) months.
4. Upon expiration of the approved Application for use exception, or upon issuance of the first Certificate of Occupancy for the approved Project, whichever occurs first, the temporary sales center shall be removed from the site, unless otherwise authorized by the Village.
5. The temporary structure and its surroundings shall be maintained in good visual and operational condition throughout the duration of the use, including landscaping, parking area, and any fencing/buffering.

6. All required building permits, inspections, and applicable approvals (Village and external agencies) shall be obtained prior to installation and operation of the temporary sales center.
7. Any site lighting associated with the temporary sales center shall be shielded and directed to prevent spillover onto adjacent residential properties and public rights-of-way.
8. Signage, if any, shall require a separate permit and shall comply with Chapter 11 of the ULDC.
9. Fencing, if any, shall require a separate permit and shall comply with Sec. 8.17.F of the ULDC.
10. All due cost recovery charges must be paid pursuant to Section 5.12 of the ULDC prior to issuance of any permit associated with the temporary sales center.

Section 4. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 5. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by _____, who moved its adoption. The motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	___
Vice Mayor Goran Cuk	___
Commissioner Richard Chervony	___
Commissioner Andy Rotondaro	___
Commissioner Doris Acosta	___

PASSED AND ADOPTED on this ___ day of _____, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

Exhibit "A"
LEGAL DESCRIPTION

Address: 7946 and 8000 East Drive, North Bay Village

Folio Numbers: 23-3209-001-0030; 23-3209-001-0024; 23-3209-001-0020

TRACT B LESS THE SOUTH 160 FEET OF HARBOR ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH: THE WEST 40 FEET OF THE EAST 1/2 OF THE SOUTH 160.00 FEET OF TRACT B HARBOR ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH: LOT 63 AND THE SOUTH 160 FEET OF THE WEST ONE HALF OF TRACT "B" OF "HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **March 31, 2026**

To: **Planning and Zoning Board**

From: **Joshua Nogareda, Senior Planner**
Silvia E. Vargas, FAICP, Village Planner

Subject: **STAFF REPORT – Review of Use Exception Request for 7946 & 8000 East Drive**

---

1. General Information

Owner/Applicant:	Harbor Island Development Company, LLC
Site Address:	7946 & 8000 East Drive, North Bay Village, FL 33141
Site Acreage	Approx. 4.12 acres (approx. 180,000 sq. ft.)
Folio Number	23-3209-001-0030; 23-3209-001-0024; 23-3209-001-0020
Contact Person:	Amra Zakarni

2. Legal Description of Subject Property

TRACT B LESS THE SOUTH 160 FEET OF HARBOR ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH: THE WEST 40 FEET OF THE EAST 1/2 OF THE SOUTH 160.00 FEET OF TRACT B HARBOR ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH: LOT 63 AND THE SOUTH 160 FEET OF THE WEST ONE HALF OF TRACT “B” OF “HARBOR ISLAND”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	High Density Multi-Family Residential
Zoning District	8000 East Special Area Plan
Existing Land Use	Vacant

4. Adjacent Land Use and Zoning

North	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Water
East	Future Land Use	Water and High Density Multi-Family Residential
	Zoning District	Water and RM-70 Multiple Family Residential
	Existing Land Use	Water and Multi-Family Residential
South	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Family Residential
	Existing Land Use	Multi-Family Residential
West	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Water

The above Future Land Use and Zoning District information may be visually verified through the respective maps, linked below:

Planning & Zoning Maps

Below is an aerial perspective photo of the property in context.



(Source: Miami-Dade County Property Appraiser).

5. Background

The subject property (7946 & 8000 East Drive) is located on the northernmost point of East Drive on Harbor Island and consists of approximately 4.12 acres (approximately 180,000 square feet) under common ownership.

On September 16, 2025, the Village Commission approved a 364-unit luxury multi-family condominium development on the property (the “Project”), including approval of associated Project entitlements and a development agreement through Resolutions Nos. 2025-086 and 2025-087.

The current Use Exception request is intended to support marketing and sales activity associated with the previously approved Project, and is limited to a temporary sales center located on the 7946 East Drive portion of the property.

6. Description of Applicant's Request

The Applicant requests approval of a Use Exception pursuant to Sec. 8.11.B.4 of the Unified Land Development Code ("ULDC") to allow a temporary sales center/marketing office on the subject property.

Per the Applicant's Letter of Intent, the temporary sales center is proposed as a single-story structure with fourteen (14) surface parking spaces, with new paving and landscaping intended to enhance the site and provide buffering between the temporary use and neighboring residential development.

The Applicant indicates the sales center will operate during standard business hours and is intended as a low-intensity, short-term use that will not create noise or operational impacts beyond what is typical in a residential neighborhood.

7. Consistency with Comprehensive Plan

The Comprehensive Plan does not directly address this topic. However, Use Exceptions are allowed under the Sec. 8.11 of the ULDC "to provide for adjustment in the relative locations of uses and buildings of the same or of different classifications; to promote the usefulness of these regulations as instruments for fact-finding, interpretation, application, and adjustment; and to supply the necessary flexibility to their efficient operation".

The proposed temporary use is approvable as an exception allowed by Sec. 8.11, provided that clear indication exists that the exception will not substantially affect adversely the uses permitted in these regulations of adjacent property. Therefore, if the application for temporary Use Exception demonstrates compliance with this condition, which it does, the proposal may be deemed consistent with the Comprehensive Plan.

8. Compliance with the ULDC and Compatibility with Adjacent Uses

Section 8.11 of the Unified Land Development Code authorizes the Village Commission to approve Use Exceptions where clear indication exists that the proposed use will not substantially adversely affect adjacent permitted uses or the character of the surrounding area.

The Applicant proposes a temporary sales center associated with the approved residential development, consisting of a one-story modular structure with associated surface parking, pedestrian access, and perimeter landscaping improvements. The submitted Letter of Intent indicates that operations will be limited to standard business hours and will function primarily as a marketing and information center for prospective purchasers and visitors.

The subject property is located within the RM-70 zoning district and is surrounded predominantly by multifamily residential development and water-oriented uses. The proposed temporary structure is modest in scale relative to surrounding development and is designed to operate within an active development context. Based on the plans and supporting materials provided, the use is not anticipated to introduce operational characteristics substantially different

from those typically associated with ongoing residential construction and marketing activities within the district.

Staff further notes that the proposal includes additional landscape buffering intended to soften the visual presence of the temporary structure and maintain compatibility with adjacent residential properties. Given the limited duration authorized under Sec. 8.11.B.4, the temporary nature of the installation, and the operational parameters described in the application materials, the proposed use can be considered compatible with surrounding uses, subject to conditions ensuring continued maintenance, adherence to approved plans, and timely removal upon expiration of the approved term.

Recommendation

Staff recommends **approval** with conditions of the Use Exception pursuant to Sec. 8.11.B.4 to allow a temporary sales center/marketing office at 7946 & 8000 East Drive, subject to the conditions below and subject to the Village Commission making the required compatibility findings under Sec. 8.11.

Conditions

1. Substantial Conformance with Approved Plans
   The project shall be in substantial conformance with the following plans submitted as part of the Use Exception application for the temporary sales center at 7946 & 8000 East Drive, unless otherwise modified by these conditions:

   a. Architectural Plan Set by Arquitectonica International Corporation, dated 01/21/2026:
   i. Sheet A-00: Cover Sheet
   ii. Sheet A-000: Survey
   iii. Sheet A-001: Site Setback Diagram
   iv. Sheet A-002: Zoning Data & Location Map
   v. Sheet A-003: Site Plan
   vi. Sheet A-004: Elevations

   b. Landscape Plan Set by Witkin Hults + Partners, dated 01/21/2026 (Cad ID: 2024-002), including:
   i. Sheet L-1: Landscape Plan Index / Tree & Shrub Schedule
   ii. Sheet L-2: Landscape Plan
   iii. Sheet L-3: Landscape Details

   Any material deviation from the approved plans shall require review and approval by the Village in accordance with the Unified Land Development Code.

2. This Use Exception shall expire after two (2) years, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the Use Exception was granted.

3. The temporary use may remain on the site for a period not exceeding twelve (12) months from the date of the Village Commission action, unless administratively renewed pursuant to the time limits established in Sec. 8.11.B.4; in no case shall the temporary use exceed thirty-six (36) months.

4. Upon expiration of the approved timeframe, or upon issuance of the first Certificate of Occupancy for the approved development, whichever occurs first, the temporary sales center shall be removed from the site unless otherwise authorized by the Village.

5. The temporary structure and its surroundings shall be maintained in good visual and operational condition throughout the duration of the use, including landscaping, parking area, and any fencing/buffering.

6. All required building permits, inspections, and applicable approvals (Village and external agencies) shall be obtained prior to installation and operation of the temporary sales center.

7. Any site lighting associated with the temporary sales center shall be shielded and directed to prevent spillover onto adjacent residential properties and public rights-of-way.

8. Signage, if any, shall require a separate permit and shall comply with Chapter 11 of the ULDC.

9. Fencing, if any, shall require a separate permit and shall comply with Sec. 8.17.F of the ULDC.

10. All due cost recovery charges must be paid pursuant to Sec. 5.12 of the ULDC. Specifically, no building permit or associated approval for the temporary sales center shall be issued until all application fees, cost recovery deposits, and any outstanding fees/fines related to the property have been paid in full.

List of Attachments to Staff Report

Attachment 1 – Use Exception Application
Attachment 2 – Letter of intent
Attachment 3 – Survey
Attachment 4 – Architectural plans
Attachment 5 – Landscape plans

ITEM NO. 3.B

North Bay Village
Recommendation Memorandum

DATE: March 31, 2026

TO: Planning and Zoning Board

FROM: Craig Pinder, Village Planner

SPONSORED BY:

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY EL-AD NBV, LLC TO MODIFY THE SITE PLAN APPROVED BY RESOLUTION NO. 2023-163, FOR A MULTIFAMILY RESIDENTIAL PROJECT ON PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913–7915 WEST DRIVE, CONSISTING OF UP TO 94 DWELLING UNITS IN A 26-STORY, 298-FOOT-8-INCH BUILDING, WITH REQUESTS TO ALLOW: (A) COMPACT PARKING SPACES UP TO EIGHT PERCENT (8%) OF THE TOTAL PARKING PROVIDED; AND (B) SUBSTITUTION OF ONE REQUIRED LARGE TRUCK LOADING SPACE WITH A SMALL DELIVERY VEHICLE OR PASSENGER LOADING SPACE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

RECOMMENDATION

Staff recommends **Approval** of the requested Site Plan Modification, subject to the conditions listed in the staff report.

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

NONE

ATTACHMENT(S):

Staff Report 7913 West Dr - Site Plan (03.16.26 SV updated).docx

1. Letter of Intent.pdf
2. Survey.pdf
3. Architectural Plans.pdf
4. Landscape Plans.pdf
5.Civil Plans.pdf
6. Traffic Study.pdf
7. Elad Development Group Information.pdf
8. 7913 W Drive Ownership Information.pdf
Resolution Site Plan Modification- 7913 West Drive.docx
Public Hearing Notice - MDC Ads.pdf
Notice Posting.pdf
Certified Mailers 7913 w. dr.pdf

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **March 31st, 2026**

To: **Planning and Zoning Board**

From: **Josh Nogareda, Senior Planner**

Through: **Craig Pinder, AICP, Senior Planner**
Silvia E. Vargas, FAICP, Planning Administrator

Subject: **Staff Report – Site Plan Modification for 7913 West Drive**

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1. General Project Information

Owner/Applicant:	El-Ad NBV LLC (Owner)
Applicant Address:	150 E Palmetto Park Rd, Ste. 400 Boca Raton, FL 33432
Site Address:	7913 West Drive
Site Acreage (Total)	1.04 Ac (45,371 sq. ft.)
Folio Number(s)	23-3209-001-0013

2. Legal Description of Subject Property

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami-Dade County, Florida more particularly described as follows: Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29° 11' 47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90° 00' 00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90° 00' 00" to the left, said

line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same May be amended or corrected.

Refer also to Alta/NSPS Survey dated January 27, 2025 (Updated February 24, 2025) included as Attachment 1.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	High Density Multi-Family Residential
Zoning District	RM-70 Multiple Family Residential
Existing Land Use	Vacant (used as staging area for construction site)

4. Adjacent Land Use Map Classifications and Zoning Districts

North	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Family Residential
	Existing Land Use	Multiple Family Residential
East	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Family Residential
	Existing Land Use	Family Residential
South	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Family Residential
	Existing Land Use	Multiple Family Residential
West	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Family Residential
	Existing Land Use	Multiple Family Residential

5. Background

The Property, located on the east side of West Drive, consists of a parcel of approximately 45,371 square feet (1.04 acres) in size, which was previously used as a surface parking lot and more recently as a staging site for construction taking place across the street at 7918 West. Drive (Use Exception approved via Resolution No. 2022-100).

In 2022, the immediate-past owners of the Property requested, and were granted by the Village, approval for a rear and side setback variance to mitigate the property's lesser depth and lack of waterfront access (Resolution 2022-058). Unlike most of the properties on Harbor Island, this property does not directly abut Biscayne Bay and is less deep than the adjacent properties, following the conveyance of an approximate 40-foot strip of water-facing land to the adjacent 360 Condominium sometime prior to 2003. Neither the immediate-past nor the current owners were party to or responsible for the decision to dispose of that property.

In 2023, the immediate past owner of the Property processed a series of applications with the Village, seeking approval for an approximately 240-foot tall, 94-unit multifamily residential project, then known as "Marina View." The approvals granted for that project included the following:

1. Parking variance (Resolution 2023-162).
2. Site plan (Resolution 2023-163).
3. Development Agreement (Resolution 2023-165).

The Site Plan approval included the transfer of 22 development rights and bonus height of 89 feet pursuant to Sections 8.13 and 8.12 of the ULDC.

Also in 2022, though unrelated to the Marina View project, the Village Commission approved a Use Exception request by Pacific & Orient Properties, LLC to place two construction/sales office trailers and a staging area on the subject property, with the aim of facilitating construction of a different multifamily residential project located at 7918 West Drive (across the street from the subject site). This temporary use was initially approved for a period of one year, in accordance with Sec. 8.11, and was renewed for an additional year via Resolution No. 2023-164. However, it was during this time that construction at 7918 West Drive halted. The construction trailers and staging area were removed, and the Use Exception expired. The site has remained vacant since.

6. Description of Request

The proposed "El-Ad North Bay Village" development maintains the same number of units (94) as previously approved. The Project relies on a comparable pedestal/tower design with integrated structured parking and takes advantage of the previously granted side and rear setback variances. The building is also placed similarly on the site, and oriented so that the residential tower is set as far north as possible to reduce visual impact on the residents of the 360 Condominium.

The Project, however, also modifies the prior site plan approval in several significant ways. The building will be 26 stories tall, reaching a height of 298 feet and 8 inches to the top of the roof deck. To achieve the proposed building height, the Applicant is utilizing a combination of:

(a) A 40-foot bonus building height requested pursuant to Section 8.12 of the ULDC (this is on top of the previous approved and paid for bonus of 40 feet), and
(b) Approximately 69 additional feet of additional height (30% of 230 feet) available from the prior transfer of development rights. (The previous project included additional height of 49 feet associated with the development rights transfer.)

The new, taller building design allows for a double-height amenities deck on the 7th floor, as well as an additional triple-height amenities deck on the 20th floor. The unit mix includes 20 one-bedroom units, 29 two-bedroom units, 35 three-bedroom units, and 10 four-bedroom units, with the smallest unit approximately 1,158 square feet in floor area. According to Sec. 8.10.D.5.h, this Project is required to achieve a minimum of thirty (30) green building and design points, in accordance with the Village's Green Building Program because it is developed pursuant to a transfer of development rights. The Project, as presented, is capable of achieving up to 46 points.

This Applicant is not using the previously granted parking variance and is providing a total of 201 parking spaces. Since the previous site plan was approved in 2023, the Village updated the regulations applicable to the RM-70 zoning district (Ordinance No. 2023-011) and the ULDC as a whole (Ordinance No. 2024-004), including changes to the parking requirements for multifamily residential buildings which render the parking variance unnecessary. The Project, however, includes 14 compact parking spaces (slightly less than eight percent (8%) of the total number of parking spaces provided). According to Sec. 9.3.E.5 of the ULDC, compact parking spaces require special approval by the Village Commission, provided the number of compact parking spaces does not exceed ten percent (10%) of the total approved parking spaces and the spaces are clearly marked "for compact cars only." In addition, projects that include compact parking spaces must provide valet parking services in perpetuity and secure a Business Tax Receipt from the Village on an annual basis.

The Applicant is proposing to provide both valet service and self-parking. The valet service will be available at all times and the on-site parking will be completely enclosed within the building pedestal. All parking will be completely enclosed and shielded from public view using a screening system that alternates green screen and architectural elements. The proposal includes 3 loading spaces, as required.

Supplemental to the Site Plan modification, the Applicant seeks to amend the previously approved Development Agreement to accommodate the proposed El-Ad North Bay Village development plan.

In addition, the Applicant has submitted a companion request to amend the original Harbor Island Plat from 1949, to eliminate an existing platted utility easement, replacing and dedicating it outside the proposed building footprint through a legal instrument. The application to approve the proposed Tentative Plat is being reviewed concurrently but separately. Approval of the site plan is contingent upon approval of the Tentative Plat.

7. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

The proposed multifamily development is consistent with the NBV100 Future Land Use Map and Zoning Map and does not exceed the maximum base density by more than thirty percent (30%) consistent with Policy 2.1.13.1.

NBV100 Master Plan – Pillars and Goals

The goal of NBV100 is to equip North Bay Village with the tools necessary to become a more complete, sustainable, and economically successful community that can adapt to the challenges of a changing climate. The NBV100 vision is framed through three pillars and several related goals. The following assessment addresses each goal that relates to the modified Project.

Livability
The Livability principle focuses on the desire by the three-island community to have a stronger sense of place to more accurately reflect the existing civic pride, create a more people-centered public realm, and leverage the value of NBV's privileged but underutilized bay frontage. Key goals in making NBV a more livable home to its residents involve greater walkability; more public access to the waterfront; additional gathering spaces and services; and projecting a renewed and art-infused village image to the world.

(1) Prioritize people over cars.
(2) Embrace the waterfront.
(3) Improve the quality of life.
(4) Synergize public space to refresh NBV identity.

Staff Evaluation: The Property proposed for development is not a direct waterfront site, as it is separated from Biscayne Bay by an approximately 40-foot-wide strip of waterfront green space and public easement located on land owned by the adjacent 360 Condominium. The approved Site Plan illustrates potential pedestrian circulation paths extending from and connecting the public street with the segment of the Island Walk located within this 40-foot green ribbon. Any such connections are conceptual in nature and would require coordination and approvals or agreements with the Village and the 360 Condominium. Subject to such coordination, these connections could improve pedestrian access to the waterfront along this portion of Harbor Island.

The Project would also provide 46 bicycle parking/storage spaces, compared to the 19 required spaces, per ULDC.

Resiliency
In order to ensure its Resilience, NBV must address how to secure the perimeter of the islands to keep the bay water out while efficiently managing the water that does come ashore. Adjusting sea walls, raising grades, good infrastructure planning and maintenance, as well as responsible stewardship of the bayfront edge's natural ecosystem, will be primary objectives.

(1) Created in water.
(2) Protected from water.
(3) Thriving with water.

Staff Evaluation: The Project must provide a minimum pervious area of thirty percent (30%) in the front yard and overall lot area. Additionally, it must achieve at least 30 green building points from the Green Building Program, since it involved transfer density rights. According to the plans submitted, the Applicant will seek 46 points, including 100% native plants in landscaping , Florida Friendly landscape recognition (Gold), a pollinator garden, electric vehicle charging stations, and LID/Green infrastructure, among others.

Prosperity
The desire for Prosperity speaks to the shared goal to see the Village Center attract more retail, businesses and services that have found homes elsewhere in the region and bypassed NBV during prior boom years. The key to changing this pattern is linked to reinventing Kennedy Causeway as a welcoming pedestrian-oriented and business-friendly mixed-use main street and getting away from the existing car-oriented highway with disconnected shopping centers and isolated towers.

(1) Capitalize on existing resources.
(2) Increase private property value.
(3) Optimize and manage parking.
(4) Incentivize flexibility and predictability; and

Staff Evaluation: The Project seeks to replace a former surface parking lot in Harbor Island. By focusing on large units that can accommodate families, the Project will provide for the needs of current and future residents and is anticipated to raise the value of the property and the properties around it, and to increase revenue to the Village through the payment of fees for TDRs and bonus height, as well as impact fees, and recurring taxes upon completion (contingent upon potential recalibration of the state's property tax structure). The Project is designed to reduce dependence on the automobile by providing ample bicycle parking and storage and by improving pedestrian facilities on and adjacent to the site. The project meets the flood protection requirements of Sections 10.5.B.2. of the ULDC and exceeds the minimum 30% required pervious area.

8. Site Plan Approval Criteria

Section 5.8.(B)(10)(c) requires the Planning and Zoning Board and Village Commission of North Bay Village to review a site plan approval request against the following criteria:

(1) Protects against and minimizes any undesirable effects upon contiguous and nearby property.

Applicant's Remark: The plan has been designed to buffer neighboring properties from the impacts of the use, most notably by locating green space on the south side adjacent to the "360" condominium parcel.

Staff Evaluation: The proposed building is designed and oriented to reduce visual impacts on the adjacent properties, including providing an 84'-1" side setback on the south, where the Property adjoins the 360 Condominium west tower, and a 15'-1" side setback on the north, where it adjoins an existing 2-story multi-family development (7917 West Dr.).

In addition, the Applicant is not proposing to utilize the maximum building height permitted under the Unified Land Development Code. The proposed project limits the overall building height to 298 feet 8 inches (298'-8") to the roof deck, which is below the maximum height that could otherwise be achieved through the combined use of bonus height and transferred development rights. While this approach helps reduce potential visual impacts, the submitted shadow study (see Attachment 6) indicates that shadow impacts may occur on nearby properties during the winter months, including morning shading over Vogel Park.

(2) Provides sufficient off-street parking and loading facilities so that it will not be necessary to use the streets in the vicinity for this purpose.

Applicant's Remark: The proposed plan provides the required loading spaces and has sufficient parking to serve the residents and guests of the building.

Staff Evaluation: Per Sec. 9.3C.2.c, the Project is recommended to provide 202 parking spaces, including guest parking. The Applicant is proposing to provide 201 spaces. Additionally, it is providing 3 loading spaces as required for developments exceeding 100,000 square feet of gross floor area.

(3) Provides sufficient setbacks, open space, and landscaping in order to protect and enhance the appearance and character of the neighborhood.

Applicant's Remark: The proposed plan meets all required setbacks, open space requirements, and landscaping standards. High quality landscaping is a focus of the design.

Staff Evaluation: The proposed site plan complies with the minimum setbacks, except for those previously approved by the Village Commission to vary from the standards of Sec. 8.10.D.4.b of the ULDC. The site plan provides and exceeds the minimum required pervious areas, open space and landscaping requirements.

(4) Can be accommodated by existing community roads, services, and utilities, or the necessary additions are provided by the developer.

Applicant's Remark: As demonstrated by the Applicant's submitted materials, the proposed development can be accommodated by the Village's existing infrastructure.

Staff Evaluation: The Applicant has submitted a traffic impact analysis indicating that the Project will generate minimal new trips and will not materially impact current levels of service. Staff recommends that the Applicant update the traffic assessment at the time of building permit application to confirm compliance with concurrency requirements.

Additionally, the Applicant will be required to coordinate with Miami-Dade County Traffic Engineering and the Village to implement any recommended mitigation measures, including adjustments to signal timing at the junction of 79th Street Causeway and Harbor Island Drive, to maintain acceptable traffic operations.

9. Compliance with Unified Land Development Code

The Project was reviewed based on the requirements of Section 8.10.D – RM-70 High Density Multiple Family Residential District of the ULDC and supplementary regulations. The following Tables provide a breakdown of each standard and compare what is required and provided by the proposed development.

SITE DEVELOPMENT STANDARDS		
	Required	**Proposed**
Lot Side and Setbacks		
Min. lot size	11,200 sq. ft.	45,371 sq. ft. (1.04 Ac)
Min. frontage	80 ft.	420' – Irregular
Front setback	25 ft.	25'-1"
Rear / waterfront setback	25 ft.	North: 0'-11" (variance) South: 25'-1"
One side (interior) setback	15 ft.	15'-1"
Second side (interior) setback	20% of lot width, but no less than 20 ft. 420 x 20% = 84 ft	84'-1"
Min. combined side setback area	30 ft.	99'-2"
Balcony encroachment (exterior)	Up to 25% of side setback 15 x 25% = 2.25 ft	Less or equal to 4'
Maximum Density		
Base density	70 DU/Ac 70 x 1.04 = 72.9 DU	94 DU including 22 previously acquired and transferred development rights
TDR	72.9 + 30% = 94 DU	
Maximum Height		
Base height	150 ft.	150 ft.
Height bonus	Up to 90 ft	40 ft (on top of previous 40-ft bonus)
TDR bonus	Up to 30% of total height	69 feet (30% of 230)
Total	Max 312 ft	298 feet-8 inches (26 stories)
Pervious Area		
Lot area	30% of lot area 45,371 x 30% = 13,611 sq. ft	18,217 sf (including 4,926 sf of permeable paver drive aisle)
Front yard	30% of front yard area FY area: 10,717 sq. ft. 10,717 x 30% = 3,215 sq. ft.	3,893 sq. ft.
Green Space		

Landscaped green space	20% of lot area 45,371 x 20% = 9,074.2 sq. ft	13,292 sq. ft
Front yard	30% of front yard area 10,717 x 20% = 2,143.4 sq. ft.	24,435 sq. ft.

DENSITY AND FLOOR AREA		
	Required	**Proposed**
Minimum Floor Area		
1 bedroom	750 sq. ft.	All units meet minimum Code requirements.
2 bedrooms	1,100 sq. ft.	
3 bedrooms or larger	1,300 sq. ft.	
Density		
Max. density	70 du/ac x 1.04 ac = 72.8 du	72 units
Transfer Development Rights (TDRs) – Sec. 8.13	70 upa(1) + 30% TDRs = 91 upa	22 previously transferred units
(1) Units per acre	**TOTAL UNITS**	94 units

PARKING AND LOADING			
Unit Mix	**Quantity**	**Recommended Parking**	**Provided Parking**
1 bedroom	20	1.25 parking spaces / unit 1.25 x 20 = 25 ps	25
2 bedrooms	29	1.75 px / unit 1.75 x 29 = 50.75 ps	51
3 bedrooms	35	2.25 ps / unit 2.25 x 35 = 78.75 ps	79
4 bedrooms	10	2.75 ps / unit 2.75 x 10 = 27.5 ps	28
Guest Parking		Max. 10% of total spaces 182 x 10% = 18.2 ps	18
Total	**94 DU**	**202 parking spaces**	**201 parking spaces**
Bicycle parking spaces		1 space / 5 DU 94 / 5 = 18.8 = 19 spaces	46 spaces
Loading spaces		3 loading spaces for gross floor area over 100,000 sq. ft	Three (3) large truck loading spaces (12’ x 30’) provided.
ADA parking spaces		6 ps	6 ps
Electric vehicle charging stations (EVCS)		Level 2 charging: 10% of parking spaces provided 202 x 10% = 18.7 = 19 Level 2 EVCS Level 3 charging: 2 L3 EVCS when 60+ ps(1). 1 L3 EVCS for every additional 60 ps provided(2)	48 EVCS

	$2^{(1)} + 2^{(2)} = 4$ Level 3 EVCS	
EVCS – guests	10% of guest parking 18 ps x 10% = 1.8 = 2 spaces	At least 3 spaces on ground floor

ADDITIONAL FEATURES AND REQUIREMENTS	
Standard / Requirement	**Proposed**
Permeable materials for *all* exterior paving surfaces, except for covered parking garages.	Specifications for all pervious surfaces, including driveways and southern walkway, to be provided at building permit.
Artwork and art installations shall be provided in the front and within the Island Walk	Preliminary on-site artwork locations shown; final type, dimensions, and specifications to be provided at building permit.
Landscape requirements	Subject to Landscape Architect review See comment 8, below
Furniture, lighting, and pedestrian amenities along the Island Walk	Lighting provided along front; final photometric plan required at building permit.
The parking garage shall be screened from the public view with an architectural feature	North, south, west: Aluminum slat screened façade East: Aluminum slat screened façade and vertical garden wall system
Lighting shall be provided in all areas in the front of the development where trees are planted	Lighting provided along front; final photometric plan required at building permit.
Properties developed pursuant to TDRs shall achieve at least 30 Green Building and Design Points	All points and notes have been updated; LID/Green infrastructure and SITES documentation to be submitted at building permit.
Landscaped green space shall be used to delineate structures, garages, driveways, sidewalks, walkways, utilities, and/or easements	Provided
Building form shall be varied to avoid monotony but shall be sensitive to the profiles of adjacent buildings	Provided
At least 30% of the ground level front façade shall contain opening/transparency (e.g., windows, doors, porches, porticoes, colonnades)	Calculation not provided, but compliant
Main entries shall be prominent, oriented to the streets, and rendered in appropriate scale relative to adjacent buildings	Provided

GREEN BUILDING PROGRAM		
Standard / Requirement	**Points**	**Comment**

Electric vehicle charging stations (EVCS)	4	1 point for each EVCS installed above the baseline number required pursuant to § 8.23.A and B, not to exceed a maximum of 4 points.
White roof – cool roof	4	Low-sloped roofs shall provide an initial SRI of 82 and 3-year aged SRI of 64. See comment 11.b, below
Cool pavement	4	1 point for each EVCS installed above the baseline number required pursuant to § 8.23.A and B, not to exceed a maximum of 4 points.
Enhanced hurricane resistant structure	4	Meet a wind load 20 mph greater than Florida Building Code requirements
LID/Green infrastructure	4	Demonstrate efficacy of the system and provide maintenance plan
SITES certification for landscape	4	Full SITES certification documentation to be submitted at building permit to confirm compliance.
100% native plants in landscaping	4	100% Miami-Dade County native vegetation
Florida Friendly landscape recognition (Gold)	4	Demonstrate adherence to the 9 principles and requirements of the Florida Friendly Landscaping TM Program
Pollinator garden	2	Wildlife Habitat Certification from the National Wildlife Federation, Pollinator Steward Certification from the Pollinator Partnership, or similar program
EnergyStar rating for all appliances and equipment	4	All appliances/equipment associated with the building are EnergyStar rated
High-efficacy lighting	4	At least 90% of all building lighting shall be high efficacy.
Lighting control – interior	2	Interior lighting controls with dimmers or sensors
Lighting control – exterior	2	Exterior lighting controls with automatic shut-off when daylight is present
Total Proposed	**46**	
Total Required	**30[(1)]**	
[(1)] Per Sec. 8.10.D.5.h, properties developed pursuant to a transfer of development rights pursuant to Section 8.13 shall be required to achieve at least thirty (30) green building and design points pursuant to the standards of Section 8.21		

10. Recommendations

Staff finds that the proposed project modifications are consistent with the policies of the NBV100 Comprehensive Plan and the pillars and strategies of the NBV100 Master Plan. In addition, the modified project substantially meets the Site Plan approval criteria and the provisions of the ULDC in effect at the time of application.

Based on the above findings, Staff recommends approval of the requested Site Plan Modification, subject to the conditions listed in the next section. Further, approval of the Site Plan Modification is contingent on the approval of the proposed Tentative Plat.

Approval of this Site Plan Modification shall not indicate or imply approval of working drawings (plans) and specifications required for building permits. All conditions shall be met as stated.

11. Conditions

General conditions

1. The Project Approval shall be valid for two (2) years, commencing on the effective date of the Approval Resolution, within which time the Applicant must obtain the Master Building Permit, except as provided in the amended Development Agreement or applicable law. No more than two (2) additional one-year extensions may be granted upon approval by the Village Commission based upon a finding that the Applicant has made good-faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension granted by the Village Commission shall constitute the "Project Validity Period"). A request for extension must be filed with the Village at least thirty (30) days prior to the expiration of the then-current Project Validity Period.

2. Applicant's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic expiration of the Site Plan Approval, unless otherwise provided by applicable law. Any Development Agreement associated with the Project shall be governed by its own terms with respect to effectiveness, amendment, and termination.

3. Cost recovery charges shall be paid pursuant to Section 5.12 of the Unified Land Development Code. No building permit or Certificate of Occupancy shall be issued for the Property until all application fees, cost recovery deposits, and any outstanding fees or fines related to the Property have been paid in full.

4. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
   A. ALTA/NSPS survey prepared by Ford Armenteros & Fernandez, Inc. dated January 27, 2025 and updated February 24, 2025.
   B. Architectural plans prepared by Garcia Stromberg Architects P.A., digitally sealed by Peter Stromberg, R.A., on 03/09/2026.
   C. Landscape Plans prepared by Hitchcock Design Group, digitally sealed by Aaron C. Elswick, R.L.A. and dated 03/09.2026 (3rd revision)

E. Civil Engineering plans prepared by Kimley-Horn, digitally sealed digitally by Matthew J. Moro, P.E. on 03/03/2026.
F. Traffic Study by NV5, prepared by John Karnowski, P.E. and dated 03/09/2026.

5. Approval of this Site Plan does not constitute approval of construction documents. Separate review and approval of all required building permits and construction plans shall be required prior to commencement of construction.

6. Regulatory Compliance: The Project shall be developed in compliance with all applicable provisions of the Unified Land Development Code, the amended Development Agreement, and all other applicable Village, County, State, and Federal regulations.

7. Unified Project: The Property shall be developed as a single unified project consistent with this approval. No division of development approvals, parking, access, density, or height allocations shall occur except as expressly approved by the Village.

8. Height Bonus: The maximum base height in the RM-70 zoning district is 150 feet. An additional 40 feet of additional height were previously purchased pursuant to the provisions of Sec. 8.12 of the ULDC. The Applicant requests approval for an additional 40 feet of bonus height concurrent with the Site Plan review, which will result in a maximum building height of 230 feet, not including additional height gained from the transfer of development rights per Sections 8.12. and 8.13 of the ULDC (as amended), which shall not exceed 30% of the maximum permitted height of 230 feet, with bonus (see below).

9. Bonus Height Associate with Previously Density Rights Transfer: A total of 22 density right units were transferred to the property in 2023 in connection with the previous Site Plan approval. Approximately 49 feet of height bonus associated with the TDR purchase were included to accommodate the transferred density. The Applicant seeks to replace the previous calculation based on the modified Project's height, requesting 69 feet of TDR-related height bonus instead of 49 feet, for a total building height of 298 feet and 8 inches.

Prior to issuance of a Master Building Permit

1. Development Agreement: Prior to issuance of a Master Building Permit, the Applicant shall record an amended Development Agreement in a form acceptable to the Village Attorney. Prior to recordation, the Village Attorney shall review and confirm that the amended Development Agreement is internally consistent and accurately reflects the approved Site Plan, including correction of all references to building height and parking to reflect a single maximum building height of 298 feet 8 inches (298'-8") to the roof deck and parking provided as shown on the approved Site Plan (201 parking spaces).

2. Community Contribution Fees: Terms of payment of related community contribution fees for the additional height shall be in accordance with the provisions of Sec. 8.12 of the ULDC and the Development Agreement. No building permit shall be issued by the Village until all community contribution fees have been paid.

3. Coordinated Plans: The Applicant shall revise plans to ensure full consistency between the architectural, landscape, and civil engineering sets. Any discrepancies in site layout, paving,

or sign placement between these documents shall be resolved prior to final approval or issuance of construction permits.

4. Landscape and Public Realm:
   a. Permeable Paving System Specifications. The Applicant shall submit full material specifications and construction details for all proposed permeable paving systems, including but not limited to the drive aisle and southern walkway. Specifications shall demonstrate compliance with porosity, stabilized base design, and infiltration performance requirements and shall be subject to review and approval by the Director of Public Works, or designee.
   b. 3. Artwork – Final Details and Location. The Applicant shall submit final details for all proposed on-site artwork, including type, dimensions, materials, massing, and exact locations. Artwork shall be located entirely within the subject property. Island Walk artwork is not required for this project.
   c. Landscape Lighting Photometric Plan. The Applicant shall submit a photometric lighting plan prepared by a Registered Architect or Engineer demonstrating that lighting is provided in all areas in the front of the development where trees are planted and that lighting levels and placement are appropriate and compliant. Exterior lighting shall be of the cutoff type, shielded and directed away from adjacent properties and streets.
   d. Screening. All loading spaces, services areas, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be concealed from view from any frontage or sidewalk by screening, walls, hedges, fences or opaque gates.
   e. Walls, Hedges, Fences and Gates. Walls, hedges and fences shall not exceed a height of 3.5 feet within the primary and secondary frontages of the site. Elsewhere, walls, hedges fences and gates shall not exceed a height of 8 feet.
   f. Visibility Triangles. No objects, trees, or vehicles above 2.5 ft shall be allowed within the sight triangle.

5. Green Building and Site Design:
   a. Green Building Program. The Applicant shall attain no less than 46 points from the North Bay Village Green Building Program.
   b. Specifications and Documentation. The Applicant shall submit sufficiently detailed documentation at the building permit stage to satisfactorily demonstrate that the green building features and techniques integrated into the proposed design comply with the minimum criteria and requirements of Sec. 8.21 of the ULDC.
   c. Green Infrastructure / LID Maintenance Plan. The Applicant shall submit a comprehensive maintenance plan for all proposed Low Impact Development (LID) and green infrastructure features to ensure proper long-term operation and compliance, consistent with Sec. 8.21 of the ULDC.
   d. SITES Certification Documentation. The Applicant shall submit full SITES certification documentation demonstrating compliance with the applicable sustainability standards, as reflected in the approved Green Building Program chart.
   e. EVCS, Lighting, and Energy Compliance Confirmation. Prior to issuance of a Master Building Permit, the Applicant shall submit confirmation documentation demonstrating compliance with all Green Building Program commitments, including but not limited to:

      i. Electric Vehicle Charging Stations (EVCS);

ii. High-efficacy lighting requirements;
iii. Interior and exterior lighting control requirements; and
iv. EnergyStar ratings for all appliances and equipment.

6. Civil Engineering and Drainage Plans:
   a. The Applicant shall submit final civil engineering, grading, drainage, and utility plans, signed and sealed by the Engineer of Record, demonstrating compliance with Village and County requirements.
   b. The Applicant shall provide a signed and sealed drainage report prepared by the Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system.
   c. To the extent the Property's area allows under generally accepted engineering standards, the Applicant shall install additional injection wells to meet stormwater retention calculations based on the updated NOAA Atlas 14 data set.

7. Parking, Traffic and Circulation:
   a. Provide a parking table that breaks down parking by type (i.e., standard, ADA, compact, EV) and provides the number of each type of parking.
   b. Revise the floor plans and parking table to reflect a requirement of 7 ADA stalls.
   c. Ensure the plans provide typical dimensions on each floor for each type of parking space.
   d. Submit an auto-turn exhibit for the loading area on the south side of the ground floor demonstrating that the largest design vehicle can navigate all site turns at slow speeds (less than 5 mph) with a minimum 1-foot physical clearance between the maximum swept path envelope (including vehicle body and trailer overhang) and any permanent structure, wall, or curbing.
   e. Demonstrate that all proposed landscaping near the drainage outfall will not create long-term structural or hydraulic interference with the pipe. Detailed specifications for root protection/barriers shall be submitted to the City Engineer for approval, and a note added prohibiting woody vegetation within the pipe easement.
   f. Remove stop bars, stop signs, and associated traffic control devices located within the public Right-of-Way (ROW) from the plans. Internal stop bars and stop signs shall remain but shall be placed outside of internal intersections to ensure safe maneuvering and visibility, complying with MUTCD guidelines.
   g. Provide a narrative clarifying the details of the proposed operation to collect and transfer the trash dumpster from the proposed location to the loading and trash pick-up, including ensuring that garbage collection occurs during off-peak hours.
   h. Update the traffic assessment at the time of building permit application to confirm compliance with concurrency requirements.
   i. Submit a valet operations plan and documentation confirming that the valet service will be provided on a continuous, permanent basis.
   j. Coordinate with Miami-Dade County Traffic Engineering and the Village to develop modified and acceptable signal timing plans for the junction of 79th Street Causeway and Harbor Island Drive to ensure the effectiveness of the proposed signal timing optimization.

8. Outside Agency Approvals. Prior to issuance of a Master Building Permit, the Applicant shall obtain and submit to North Bay Village all required approvals from agencies having jurisdiction, including but not limited to Miami-Dade County Water and Sewer Department (WASD), Department of Environmental Resources Management (DERM), and Miami-Dade County Fire Rescue. Approval of the adequacy of the proposed non-entering access strategy is subject to approval by MDC Fire Rescue.

9. Construction Staging and Management Plan. The Applicant shall submit an MOT as well as a detailed construction staging and management plan for the duration of construction, addressing, at a minimum: materials' storage; construction hours; worker parking; truck routing; crane staging; utility access; pedestrian safety; materials storage; stormwater, erosion and sedimentation controls; temporary construction signage; and/or additional measures to minimize impacts from noise, dust, and traffic to surrounding properties.

Other

1. All signage shall comply with the provisions of Chapter 11 of the ULDC.

2. A Business Tax Receipt for the valet service shall be renewed annually in a timely manner.

3. All amounts of any kind due to the Village in connection with the Project shall be paid prior to the issuance of a Certificate of Occupancy.

12. Attachments

Attachment 1 - Letter of Intent
Attachment 2 - ALTA/NSPS Survey
Attachment 3 - Architectural Plans
Attachment 4 - Landscape Plans
Attachment 5 - Civil Engineering Plans
Attachment 6 - Traffic Study
Attachment 7 - Developer Information
Attachment 8 - Ownership Information (Warranty Deed)

Note: The Site Plan application package is kept on file and is available by request to the Village Clerk's office.

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VIA ELECTRONIC SUBMITTAL

October 12, 2025

Silvia E. Vargas, FAICP, LEED AP
Village Planner
City of North Bay Village
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141

RE: **Amended** Letter of Intent for Site Plan, Modification to Development Agreement, and Tentative Plat Approval for the "El-Ad North Bay Village" Development Located at Approximately 7913 West Drive, North Bay Village, Florida (Folio number 23-3209-001-0013).

Dear Ms. Vargas:

This law firm represents EL-AD NBV, LLC (the "Applicant"), the owner of the property located at approximately 7913 West Drive in the City of North Bay Village (the "Village") and identified by Miami-Dade County Folio No. 23-3209-001-0013 (the "Property"). Please consider this the Applicant's letter of intent in support of its application for a site plan approval, modification to the existing development agreement, and tentative plat approval and to allow for a low impact and high quality residential development on the Property.

The Property. The Property is located on the east side of West Drive. The Property is approximately 45,371 square feet (1.04 acres) in size and is currently a parking lot. The Property is separated from Biscayne Bay by an approximately 40-foot strip of land belonging to the adjacent "360" condominium parcel. The 40-foot strip of the adjacent parcel separates the Property from Biscayne Bay and provides a public access easement as required by Section 8.10(D)(4)(g) of the ULDC.

Land Use. According to the City of North Bay Village Future Land Use Map, the Property is designated "High Density Multi-Family Residential." The "High Density Multi-Family Residential" land use designation permits up to 70 dwelling units per acre before permitted transfers of development rights (discussed below).

Zoning. The property is zoned "RM-70" according to the North Bay Village Zoning Map. The RM-70 zoning district permits multi-family residential dwellings; management offices within structures containing eight (8) or more dwelling units or guest rooms; and office retail and service commercial facilities of an ancillary nature within structures containing at least 100 dwelling units or guest rooms, subject to certain conditions.

Marina View Project. In 2022 and 2023, the former owner of the Property processed a series of applications with the Village seeking the necessary approvals for a residential building, known as the "Marina View" Project. Those approvals are as follows:

1. Setback variance approval for the rear setback – Resolution 2022-058.
2. Site plan approval – Resolution 2023-163.
3. Parking variance approval – Resolution 2023-162.
4. Development Agreement approval – Resolution 2023-165.

The combination of the above was necessary to entitle the Marina View Project under the Village's ULDC. First, the rear setback variance was required to allow the building to be located closer to the forty (40) foot strip of land to the east owned by the adjacent condominium. Second, the site plan approval was required to be issued by the Village Commission due to the size of the Project. Third, the owner needed to vary the then-applicable parking standards to allow for a reduction in parking. Finally, the Village approved a Development Agreement under Section 8.15 of the ULDC, which requires such agreements to accompany any site plan application that seeks either additional density or height; the Marina View Project utilized both a height bonus and the purchase of TDRs.[1]

Proposed "El-Ad North Bay Village" Development. The proposed "El-Ad North Bay Village" development contemplates up to ninety-four (94) residential units (the same as the approved plan) in a twenty-six (26) story building with an integrated parking pedestal. The plan has been designed to be consistent with the Comprehensive Plan and the RM-70 zoning designation. All units within the building are large, family-oriented, spaces, with the smallest unit size being approximately 1,158 square feet in size. The current unit breakdown is twenty (20) one-bedroom units, twenty-nine (29) two-bedroom units, thirty-

[1] Development agreements entered into with the Village as part of the site plan review process are based on the Village's regulations and do not function as development agreements under Section 163.3221 et seq. of the Florida Statutes.

five (35) three-bedroom units, and four (4) four-bedroom units. Residents will have access to recreational amenities located at two levels.

The building has been oriented so that the tower element is located as far to the north as possible to both honor the Village's twenty (20) percent side setback requirement and limit the impact on residents of the "360" condominium.

Parking. The Applicant is proposing both valet and self-parking as part of the development. The valet service will be available at all times. The proposed parking on the site will be completely enclosed within the building pedestal, which has been designed to shield the view of parking from the public using an attractive screening system that alternates green screen and architectural elements.

The parking provided in the building will provide 1.98 spaces per unit, including the required ten percent (10%) guest parking.

Loading. The Applicant is proposing to include three (3) loading spaces in the design, consistent with the requirements of Section 9.4(B)(2) of the ULDC. All of the loading spaces meet the dimensional requirements of the ULDC.

Building Height. The Applicant is proposing a building height of 298'8" feet. In order to achieve the proposed height, the Applicant will rely on the following:

1. Bonus building height pursuant to Section 8.12 of the ULDC to allow for 230 feet instead of 150 feet. This will require a payment the relevant community contribution fee for 40 feet of bonus building height. The property has already paid for forty (40) feet of bonus height pursuant to the Development Agreement.

2. A 30% additional height available because of the use of TDRs in the project, resulting in a total of 298'8" feet (230 x 30% = 69 feet).

As you will note, the Applicant is not proposing to "maximize" height on the Property. The application of all available bonuses and TDR-based additional height would allow a potential 312 feet.

Green Building. All development using TDRs must obtain twenty-four (24) "green building and design points" under the "Green building development options and points" in Section 8.21 of the ULDC as opposed to the Code's typical requirement of eighteen

(18) points for multi-family development. The Applicant is committing to meeting and exceeding this requirement. The Applicant currently anticipates fifty-eight (58) points under the Village's system.

Proposed Amendment to Development Agreement. Attached to this letter is a draft of an Amendment to the recorded Development Agreement for the Property, making the changes necessary to accommodate the El-Ad North Bay Village development plan. The modest changes to the Development Agreement are the minimum necessary to implement the new plan.

Tentative Plat Request. The Property was platted as part of the original Harbor Island plat in 1949. The plat depicted a drainage easement running diagonally from the southwest portion of the Property to Biscayne Bay in the center of Harbor Island. This drainage easement would be located within the approved building footprint on the Property. The Applicant is therefore seeking approval of a tentative plat to remove the platted easement, which the Applicant proposes to replace with an easement instrument relocating the easement. The Applicant will bear all costs associated with the relocation of the easement.

Satisfaction of Required Site Plan Review Criteria. The Applicant's requests satisfy all required criteria as follows:

(1) Protects against and minimizes any undesirable effects upon contiguous and nearby property.

The plan has been designed to buffer neighboring properties from the impacts of the use, most notably by locating green space on the south side adjacent to the "360" condominium parcel.

(2) Provides sufficient off-street parking and loading facilities so that it will not be necessary to use the streets in the vicinity for this purpose.

The proposed plan provides the required loading spaces and has sufficient parking to serve the residents and guests of the building.

(3) Provides a sufficient setbacks, open space, and landscaping in order to protect and enhance the appearance and character of the neighborhood.

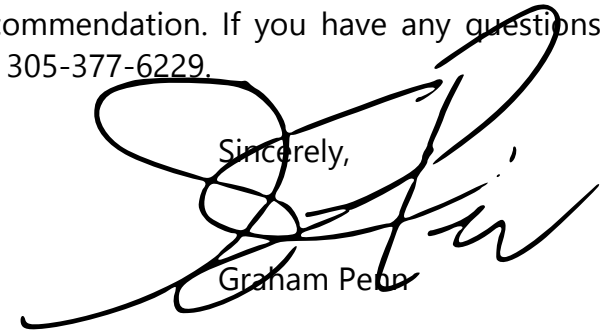
The proposed plan meets all required setbacks, open space requirements, and landscaping standards. High quality landscaping is a focus of the design.

(4) Can be accommodated by existing community roads, services, and utilities, or the necessary additions are provided by the developer.

As demonstrated by the Applicant's submitted materials, the proposed development can be accommodated by the Village's existing infrastructure.

Conclusion. We are excited to bring the El-Ad North Bay Village development to this part of the Village. We believe that the revised development plan improves the proposed design and functionality of the project. We therefore respectfully request your favorable review and recommendation. If you have any questions with regard to this request, please call me at 305-377-6229.

Sincerely,



Graham Penn

Q:\FORD COMPANIES\Engineering & Surveying\Survey\ALTA SURVEY\06A185-0364 S2 NBV LLC (ALTA SURVEY)\06A185-5800 S2 NBV LLC(ALTA SURVEY) 02-24-2025.dwg

TITLE REVIEW NOTES:

All the following documents listed under SCHEDULE B – SECTION II, Pursuant to Commitment of Title prepared by First American Title Insurance Company National Commercial Services, effective date January 17, 2025, at 7:30 A.M. Commitment No.: NCS-1246422-MIA, issuing Office File Number NCS-1246422-MIA, furnished by the client to the undersigned were reviewed to show any matters affecting the subject property.

LIST OF DOCUMENTS:

9. Lease Agreement dated December 1, 2021, as amended by that certain Amendment to Lease Agreement dated January 13, 2022 and that certain Second Amendment to Lease Agreement dated January 13, 2022 by and between S2 NBV, LLC, a Florida limited liability company and North Bay Village, Florida, a Florida municipal corporation, as landlord, and Orient Properties LLC, a Delaware limited liability company, as tenant thereunder, with no rights of first refusal or purchase options. (NOT SURVEY RELATED)

10. 10 foot easement, Dedication and Reservation shown on the Plot of Harbor Island, recorded in Plat Book 44, Page 72; as affected by Agreements by Sea Boy Corporation, a Florida corporation recorded in Book 3834, Page 184 Official Records.(AFFECTS, ANY PLOTTABLE ITEMS ARE SHOWN ON THE MAP OF SURVEY)

11. This item has been intentionally deleted.

12. This item has been intentionally deleted.

13. Terms and conditions of the Development Agreement between S2 NBV, LLC, a Florida limited liability company and North Bay Village, Florida, a Florida municipal corporation recorded in Book 34059, Page 4043 of Official Records. (AFFECTS NOT PLOTTABLE)

14. This item has been intentionally deleted.

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami-Dade County, Florida more particularly described as follows: Commencing at the Southwesterly corner of Lot 88, of the Northwesterly corner of Tract "A", as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72 of the Public Records of Miami Dade County, Florida, run Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 80.00 feet to the Point of Curvature (pc) of a distance of 150.00 feet to the Point of Beginning of the parcel of land hereinafter described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a with a the parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a the parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point; thence run Northerly along a 90° 00' 00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet; thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 15.07 feet; thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land hereinafter described.

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Weil Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 29861, at Page 246, of the Public Records of Miami Dade County, Florida, as the same may be amended or corrected.

SURVEYOR'S NOTES:

1) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A", PURSUANT TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, EFFECTIVE DATE JANUARY 17, 2025, AT 7:30 AM, COMMITMENT NO. NCS-1246422-MIA, ISSUING OFFICE FILE NUMBER: NCS-1246422-MIA, FURNISHED BY THE CLIENT.

2) THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1 FOOT IN 10,000 FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES BETWEEN THE TWO CONTROL POINTS BEING TESTED.

3) ACCURACY: THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES BETWEEN THE TWO CONTROL POINTS BEING TESTED.

4) UNDERGROUND FOUNDATIONS AND/OR FOOTINGS, IF ANY, THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE SUBJECT PROPERTY INTO ANY OTHER ADJACENT PROPERTY ARE NOT SHOWN HEREON.

5) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

8) AREA OF PROPERTY: 45,371.71 SQUARE FEET OR 1.04 ACRES MORE OR LESS.

9) OWNERSHIP SUBJECT TO OPINION OF TITLE.

10) TYPE OF SURVEY: ALTA/NSPS SURVEY.

11) NORTH ARROW DIRECTION AND BEARING SHOWN HEREON IS BASED ON ASSUMED MERIDIAN OF N89°12'47"E, ALONG THE CENTER LINE OF NORTH BAY CAUSEWAY AS SHOWN IN PLAT BOOK 44 PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

12) ELEVATIONS ARE BASED ON: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29).

13) MIAMI-DADE BENCH MARK USED: CAUSE 2, ELEVATION= 16.89' (N.G.V.D.29) - 44' NORTH OF CENTER LINE OF MEDIAN; INTERSECTION: NORTH BAY CAUSEWAY & WEST DRIVE; 79' 2.5" SOUTH, 50' EAST OF NORTH CENTER LINE OF MEDIAN; US C & C BRASS DISC IN N.W. CORNER OF BRIDGE IN WEST END OF CONCRETE WALKWAY.
BENCH MARK USED: CAUSE 1, ELEVATION= 16.87' (N.G.V.D.29)
BENCH MARK DESCRIPTION: N.E. 79TH STREET (NORTH BAY CAUSEWAY) ---- 43' NORTH OF CENTER LINE
PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN.

14) PROPERTY ADDRESS: WEST DRIVE, NORTH BAY VILLAGE, FLORIDA 33141

15) FLOOD ZONE: "AE" BASE FLOOD ELEV.= 8.0'
FOLIO NO.: 23-3209-001-0010
AS PER FEMA PANEL NUMBER: 12086C0306L (CITY OF NORTH BAY VILLAGE) DATE: SEPTEMBER 11, 2009.

16) THIS ALTA/NSPS SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY.
A. FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
B. EL-AD NATIONAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PROJECT NO.: 06A185-5800

17) FIELD BOOK: A 466, PG. 50-58
DATA COLLECTION FILE: 360 POINTS.TXT

18) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALES OF ONE INCH EQUALS 20 FEET OR SMALLER.

19) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WEST DRIVE, BEING PUBLIC DEDICATED RIGHT-OF-WAYS, WITH NO GAPS, GORE OR OVERLAP.

20) NO FIELD DELINEATION OF WETLANDS WERE OBSERVED AT THE TIME OF THIS SURVEY.

21) ALL PARCELS SHOWN HEREON ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES, WITH NO GAPS, GORES OR OVERLAPS.

22) SUBJECT PROPERTY SHOWN ON MAP OF SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT.

23) THERE WAS NO EVIDENCE OBSERVED AT THE SUBJECT PROPERTY OF USE AS A CEMETERY OR BURIAL GROUND.

24) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

25) THERE ARE NO PROPOSED CHANGED IN STREET RIGHT OF WAY, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, VALLEY NATIONAL BANK & EL-AD NATIONAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), (B)(1), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.051 (FORMERLY 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE FIELD WORK WAS COMPLETED ON JANUARY 27TH, 2025.

DATE OF PLAT OR MAP: JANUARY 27TH, 2025.

FORD, ARMENTEROS & FERNANDEZ, INC., LB6557
Original Field Work Survey Date: January 27th, 2025
Original Field Update Work Survey February 24th, 2025
Revision 2:
Revision 3:

By: Omar Armenteros, P.S.M. For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

Digitally signed by Omar Armenteros
Date: 2025.02.25 12:10:56 -05'00'

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
ALUM. LT. POLE		ALUMINUM LIGHT POLE
B.M.		BENCHMARK
B.T.B.		BELLSOUTH TELEPHONE BOX
C.B.S.		CMAC BOX
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
C.M.P.		CONCRETE MONUMENT PIPE
C.P.P.		CONCRETE POWER POLE
C.V.		CABLE TELEVISION VALVE
D.H.		DRILL HOLE
D.P.S.		DOUBLE POST SIGN
E.M.		ELECTRIC METER
E.M.H.		ELECTRIC MH, OVERHEAD
E.M.U.		ELECTRIC MH, UNDERGROUND
E.P.		ELECTRIC PEDESTAL
E.V.		ELECTRIC VAULT
ELEV.		ELEVATION (PREFIXED)
F.H.		FIRE HYDRANT
F.L.		FLOOD LIGHT
F.M.		FORCE MAIN
F.M.H.		FIRE MAIN W/ GATE VALVE MANHOLE
F.O.B.		FACE OF BUILDING
F.O.C.		FACE OF CURB
F.O.W.		FACE OF WALL
G.A.		GUY ANCHOR
G.M.		GAS METER
G.V.		GAS VALVE
I.R.		IRON ROD
I.R.C.		IRON ROD & CAP
L.A.E.		LIMITED ACCESS EASEMENT
L.A.R./W.		LIMITED ACCESS RIGHT OF WAY
M.H.		MANHOLE
M.S.V.		MAIN SEWER VALVE
MEAS.		MEASURED
M.B.		MAIL BOX
M.D.		MONUMENT DISK
M.W.		MONUMENT WELL
N.A.D.		NAIL AND DISC
N.T.		NAIL TAG
O/H		OVERHEAD
P.B. & P.		PLAT BOOK & PAGE
P.C.C.		PERMANENT CONTROL POINT
P.C.P.		PERMANENT REFERENCE MONUMENT
P.I.V.		POST INDICATOR VALVE
P.L.S.		PROFESSIONAL LAND SURVEYOR
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
P.P.		POWER POLE
P.R.M.		PERMANENT REFERENCE MONUMENT
P.S.M.		PROFESSIONAL SURVEYOR AND MAPPER
P.V.C.		POLYVINYL CHLORIDE PIPE
R.P.P.		REINFORCED CONCRETE POWER POLE
R.W.		RIGHT OF WAY
S.A.N.		SIGN ON A NAIL
S.C.E.		SURVEY CONTROL POINT
S.F.		SQUARE FEET
S.I.P.		STEEL IRON PIPE
S.M.H.		SEWER MANHOLE
S.S.E.		SANITARY SEWER EASEMENT
T.B.		TELEPHONE BOOTH
T.B.M.		TEMPORARY BENCHMARK
T.E.B.		TELEPHONE EXCHANGE BUILDING
T.M.H.		TELEPHONE MANHOLE
T.P.B.		TRAFFIC SIGNAL BOX
T.S.M.		TRAFFIC SIGNAL MAST ARM
T.S.V.		TRAFFIC SIGNAL VALVE
T.V.B.		TELEVISION BOX
T.V.M.H.		TELEVISION MANHOLE
U.E.		UTILITY EASEMENT
U.P.		UTILITY POLE
W.F.		WOOD FENCE
W.M.		WATER METER
W.V.		WATER VALVE
W.W.F.		WOOD WIRE FENCE
X.F.		CROSS FENCE

ABBREVIATION	SYMBOL	DEFINITION
P.M.L.		POWER MAN HOLE
G.M.		GAS MANHOLE
G.M.		GAS METER
G.V.		GAS VALVE
G.P.		GUARD POST
I.R.		IRON ROD
I.P.		IRON PIPE
L.A.R./W.		LIMITED ACCESS RIGHT OF WAY
M.S.V.		MAIN SEWER VALVE
M.B.		MAIL BOX
M.W.		MONUMENT WELL
N.A.D.		NAIL AND DISC
N.T.		NAIL TAG
P.B. & P.		PLAT BOOK & PAGE
P.C.C.		PERMANENT CONTROL POINT
P.C.P.		PERMANENT REFERENCE MONUMENT
P.I.V.		POST INDICATOR VALVE
P.L.S.		PROFESSIONAL LAND SURVEYOR
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
P.P.		POWER POLE
P.R.M.		PERMANENT REFERENCE MONUMENT
P.S.M.		PROFESSIONAL SURVEYOR AND MAPPER
R/W		RIGHT OF WAY

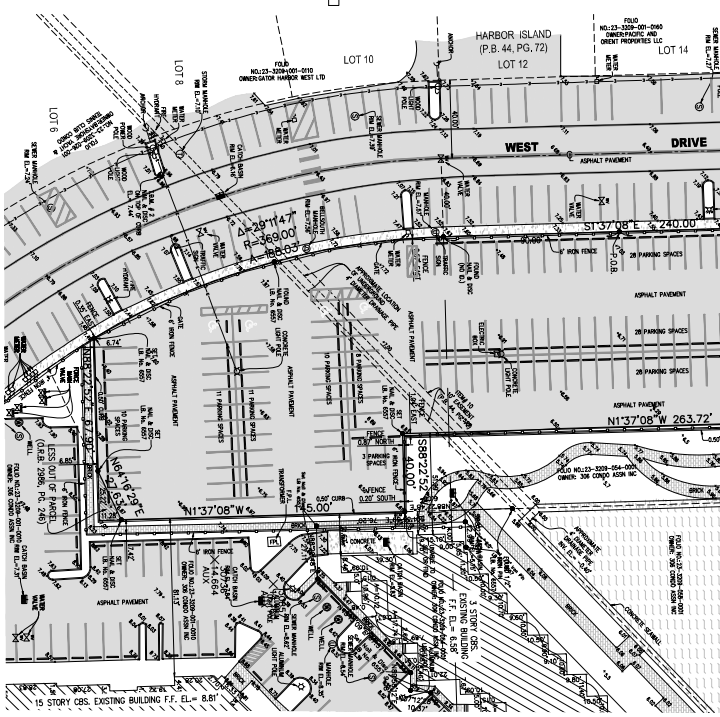
ABBREVIATION	SYMBOL	DEFINITION
SEC.		SECTION
S.C.		SECTION CORNER
S.V.		SEWER VALVE
S.M.H.		SEWER MANHOLE
S.S.E.		SANITARY SEWER EASEMENT
T.B.		TELEPHONE BOOTH
T.B.M.		TEMPORARY BENCHMARK
T.E.B.		TELEPHONE EXCHANGE BUILDING
T.M.H.		TELEPHONE MANHOLE
T.P.B.		TRAFFIC SIGNAL BOX
T.S.M.		TRAFFIC SIGNAL MAST ARM
T.S.V.		TRAFFIC SIGNAL VALVE
T.V.B.		TELEVISION BOX
T.V.M.H.		TELEVISION MANHOLE
U.E.		UTILITY EASEMENT
U.P.		UTILITY POLE
W.F.		WOOD FENCE
W.M.		WATER METER
W.V.		WATER VALVE
W.W.F.		WOOD WIRE FENCE
X.F.		CROSS FENCE
		ASPHALT
		BRICK
		CONCRETE
		TILE

SITE LOCATION

LOCATION MAP
(NOT TO SCALE)

BISCAYNE BAY — NORTH BAY CAUSEWAY — HARBOR ISLAND (P.B. 44, PG. 72) — NORTH BAY ISLAND (P.B. 40, PG. 59) — TRACT A — WEST DRIVE — EAST DRIVE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



FORD, ARMENTEROS & FERNANDEZ, INC.
1550 NW 14th AVENUE, 2nd FLOOR
CORAL GABLES, FLORIDA 33172
PHONE (305) 477-0666
FAX (305) 477-0666
L.B. No. 6557

"THE SURVEY AND MAP HEREON MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES."

"ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."

RECORD OF REVISION				
No.	DATE	DESCRIPTION	BY	APP.
1	02-24-25	UPDATE ALTA SURVEY	BY	APP.

El-Ad National Properties, LLC.

TYPE OF PROJECT: ALTA/NSPS SURVEY
SHEET NAME: LOCATION MAP, SURVEYOR'S NOTES LEGAL DESCRIPTION, SKETCH OF SURVEY AND SYMBOL LEGEND
CLIENT: El-Ad National Properties, LLC.
CLIENT ADDRESS: 18851 N.E. 29th Avenue, Suite 1011, Miami, Florida 33180
PROJECT LOCATION: SECTIONS 8 & 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: E.D.
CHK. SCRIPD BY:
QUALITY CONTROL: ☐
DATE: JANUARY 27 2025
PROJECT NO.: 06A185-5800
SHEET: 1 OF 1 SHEETS

ELAD NORTH BAY VILLAGE
RESIDENCES

LEGAL DESCRIPTION

FOLIO: 23-3209-001-2013

TITLE LEGAL DESCRIPTION:
A PORTION OF TRACT 'A', HARBOR ISLAND, ACCORDING TO THE THEREOF AS RECORDED IN PLAT BOOK 44, AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-WESTERLY CORNER OF LOT 88, OR THE NORTH-WESTERLY CORNER OF TRACT 'A' AS SAME ARE SHOWN ON A PLAT ENTITLED HARBOR ISLAND, AS RECORDED IN PLAT BOOK 44, AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN SOUTHERLY ALONG THE SOUTHERLY PRODUCTION OF THE WESTERLY LINE OF SAID LOT 88 OR THE WESTERLY LINE OF TRACT 'A' AS SHOWN ON THE AFORESAID PLAT, A DISTANCE OF 150.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF WEST DRIVE OR THE WESTERLY LINE OF SAID TRACT 'A', A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE (PC) OF A CIRCULAR CURVE, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE LEFT HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 29°17'47", A RADIUS OF 389.00 FEET, A DISTANCE OF 198.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE LAST MENTIONED ARC WITH A LINE PARALLEL TO AND 420.00 FEET DISTANT SOUTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 88; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO AND 420 FEET DISTANT SOUTHERLY FROM THE SOUTHERLY LINE OF LOT 88 A DISTANCE OF 60.89 FEET TO A POINT THENCE RUN NORTHERLY ALONG A LINE DEFLECTING 90°00'00" TO THE LEFT, SAID LINE BEING PARALLEL TO AND 140.00 FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF SAID WEST DRIVE, OR THE WESTERLY LINE OF SAID TRACT 'A' PRODUCED SOUTHERLY, A DISTANCE OF 156.28 FEET TO A POINT, THENCE RUN ALONG A LINE DEFLECTING 90°00'00" TO THE LEFT, SAID LINE BEING PARALLEL TO AND 265.72 FEET DISTANT SOUTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 88, A DISTANCE OF 410.00 FEET, THENCE RUN NORTHERLY ALONG A LINE DEFLECTING 90°00'00" TO THE RIGHT ALONG A LINE PARALLEL TO AND 100.00 FEET DISTANCE EASTERLY FROM THE EASTERLY LINE OF WEST DRIVE, OR THE WESTERLY LINE OF SAID TRACT 'A', A DISTANCE OF 265.72 FEET TO A POINT, THENCE RUN WESTERLY ALONG A LINE DEFLECTING 90°00'00" TO THE LEFT, SAID LINE BEING THE SOUTHERLY LINE OF SAID LOT 88, A DISTANCE OF 100.00 FEET, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90°00'00" TO THE LEFT, SAID LINE BEING THE EASTERLY LINE OF WEST DRIVE, OR THE WESTERLY LINE OF SAID TRACT 'A', A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

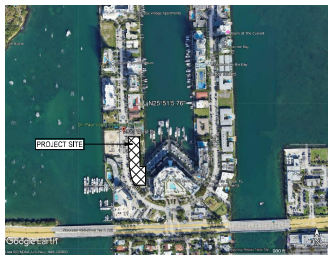
LESS AND EXCEPT A TRIANGULAR PIECE OF LAND IN THE SOUTHEAST CORNER WHICH WAS PREVIOUSLY CONVEYED TO THE WOLF CORP., A DELAWARE CORPORATION BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2985, PAGE 246, OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED OR CORRECTED.

NOTE:
THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND VILLAGE CODES AND REGULATIONS HAVING JURISDICTION. IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/SPECIFICATIONS PREPARED BY THE DESIGNER AND THE VILLAGE CODE AND/OR THE VILLAGE STANDARD DETAILS, THE LATTER SHALL GOVERN OR THE MOST STRINGENT

UNIT AREA SUMMARY

TYPE	UNIT #	AREA
Level 8		
UNIT	801	1,280 SF
UNIT	802	1,395 SF
UNIT	803	2,690 SF
UNIT	804	2,909 SF
UNIT	805	2,983 SF
UNIT	806	1,812 SF
UNIT	807	1,711 SF
		14,780 SF
Level 9		
UNIT	901	1,280 SF
UNIT	902	1,395 SF
UNIT	903	2,690 SF
UNIT	904	2,909 SF
UNIT	905	2,983 SF
UNIT	906	1,812 SF
UNIT	907	1,711 SF
		14,780 SF
Level 10		
UNIT	1001	1,280 SF
UNIT	1002	1,395 SF
UNIT	1003	2,690 SF
UNIT	1004	2,909 SF
UNIT	1005	2,983 SF
UNIT	1006	1,812 SF
UNIT	1007	1,711 SF
		14,780 SF
Level 11		
UNIT	1101	1,280 SF
UNIT	1102	1,395 SF
UNIT	1103	2,690 SF
UNIT	1104	2,909 SF
UNIT	1105	2,983 SF
UNIT	1106	1,812 SF
UNIT	1107	1,711 SF
		14,780 SF
Level 12		
UNIT	1201	1,280 SF
UNIT	1202	1,395 SF
UNIT	1203	2,690 SF
UNIT	1204	2,909 SF
UNIT	1205	2,983 SF
UNIT	1206	1,812 SF
UNIT	1207	1,711 SF
		14,780 SF
Level 13		
UNIT	1301	2,682 SF
UNIT	1302	2,692 SF
UNIT	1303	2,907 SF
UNIT	1304	2,981 SF
UNIT	1305	3,523 SF
		14,784 SF
Level 14		
UNIT	1401	2,682 SF
UNIT	1402	2,692 SF
UNIT	1403	2,907 SF
UNIT	1404	2,981 SF
UNIT	1405	3,523 SF
		14,784 SF
Level 15		
UNIT	1501	2,682 SF
UNIT	1502	2,692 SF
UNIT	1503	2,907 SF
UNIT	1504	2,981 SF
UNIT	1505	3,523 SF
		14,784 SF

TYPE	UNIT #	AREA
Level 16		
UNIT	1601	2,682 SF
UNIT	1602	2,692 SF
UNIT	1603	2,907 SF
UNIT	1604	2,981 SF
UNIT	1605	3,523 SF
		14,784 SF
Level 17		
UNIT	1701	2,682 SF
UNIT	1702	2,692 SF
UNIT	1703	2,907 SF
UNIT	1704	2,981 SF
UNIT	1705	3,523 SF
		14,784 SF
Level 18		
UNIT	1801	2,682 SF
UNIT	1802	2,692 SF
UNIT	1803	2,907 SF
UNIT	1804	2,981 SF
UNIT	1805	3,523 SF
		14,784 SF
Level 19		
UNIT	1901	2,682 SF
UNIT	1902	2,692 SF
UNIT	1903	2,907 SF
UNIT	1904	2,981 SF
UNIT	1905	3,523 SF
		14,784 SF
Level 20		
UNIT	2001	2,683 SF
UNIT	2002	3,523 SF
		6,206 SF
Level 21		
UNIT	2101	2,683 SF
UNIT	2105	3,523 SF
		6,206 SF
Level 22		
UNIT	2201	2,683 SF
UNIT	2202	3,899 SF
UNIT	2203	4,729 SF
		11,312 SF
Level 23		
UNIT	2301	2,683 SF
UNIT	2302	2,728 SF
UNIT	2303	2,952 SF
UNIT	2304	3,022 SF
UNIT	2305	3,564 SF
		14,949 SF
Level 24		
UNIT	2401	2,679 SF
UNIT	2402	2,677 SF
UNIT	2403	2,952 SF
UNIT	2404	3,021 SF
UNIT	2405	3,488 SF
		14,817 SF
Level 25		
UNIT	2501	2,681 SF
UNIT	2502	2,722 SF
UNIT	2503	2,952 SF
UNIT	2504	3,021 SF
UNIT	2505	3,559 SF
		14,936 SF
Level 26		
UNIT	2601	6,640 SF
UNIT	2605	5,855 SF
		12,495 SF



LOCATION MAP
NTS

SPA SHEET INDEX

#	SHEET NAME
00 GENERAL	
CVR	COVER
01 CIVIL	
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION AND SEDIMENT CONTROL NOTES
C-301	EROSION AND SEDIMENT CONTROL PLAN
C-302	EROSION AND SEDIMENT CONTROL DETAILS
C-401	PAVING AND GRADING PLAN
C-402	DRAINAGE PLAN
C-403	PAVING, GRADING, AND DRAINAGE DETAILS
C-500	WATER AND SEWER NOTES
C-501	WATER AND SEWER PLAN
C-601	TRAFFIC SIGNAGE AND MARKING PLAN
02 LANDSCAPE	
IR100	IRRIGATION PLANS
IR101	LEVLE 7 IRRIGATION PLANS
IR102	LEVEL 20 IRRIGATION PLANS
IR103	IRRIGATION DETAILS
IR104	IRRIGATION DETAILS
IR105	IRRIGATION DETAILS
L-100	PLANTING PLAN
L-101	PLANTING DETAILS
L-102	PLANTING NOTES
L-103	AMENITY DECK LEVEL 07
L-104	AMENITY DECK LEVEL 20-21
L-105	LIGHTING DIAGRAM
L-106	HARDSCAPE DETAILS
04 ARCHITECTURAL	
A-100	RENDERINGS
A-101	SITE PLAN
A-101-A	SITE PLAN - VEHICLE MOVEMENTS
A-102	LEVEL 02 FLOOR PLAN
A-103	LEVEL 03 - 05 FLOOR PLAN
A-104	LEVEL 06 FLOOR PLAN
A-105	LEVEL 07 FLOOR PLAN
A-106	LEVEL 08 - 12 FLOOR PLAN
A-107	LEVEL 13 - 19 FLOOR PLAN
A-108	LEVEL 20 & 21 FLOOR PLAN
A-109	LEVEL 22 FLOOR PLAN
A-110	LEVEL 23 - 25 FLOOR PLAN
A-111	PH LEVEL 26 FLOOR PLAN
A-112	OVERALL ROOF PLAN
A-201	EAST ELEVATION
A-202	NORTH / SOUTH ELEVATION
A-203	WEST ELEVATION
A-300	SUN STUDY PLANS
A-301	SUN STUDY PERSPECTIVES

SITE PLAN INFORMATION

- ZONING CLASSIFICATION:	RM-70	
- LOT AREA:	45,371 SF (1.046 ACRES)	
- LOT SEE:	420'-0" x (100'-0" & 140'-0")	
- DENSITY CALCULATION	RM-70 - 1.046 ACRES x 70 UNITS / ACRE	
• UNITS ALLOWED:	72,91	
• UNITS PROVIDED:	94 - (72.91 x 30% W/ 22 TDRS)	
	MAXIMUM	PROVDED
- BUILDING HEIGHT:	150'-0" + 90' BONUS	298'-8" (ROOF DECK)
- STORIES:	15	26 (WITH HEIGHT BONUS)
- PERVIOUS AREA:	13,611 SF (30% MINIMUM)	18,217 SF (INCLUDES 4,926 SF OF PAVER DRIVE AISLE)
- GREEN SPACE :	9,074 SF (20% MINIMUM)	13,292 SF
- LOT COVERAGE :		24,435 SF (54%)
- BUILDING SETBACKS :		
FRONT	25'-0	25' - 1"
REAR	25'-0"	1 0' - 11" (VARIANCE GRANTED)
SIDE (NORTH)	15'-0"	15' - 1"
SIDE (SOUTH)	84'—0" (20% LOT WIDTH)	84' - 1"

AREA CHART

LEVEL	UNIT COUNT	GROSS UNIT	TERRACE	CIRCULATION	AMENITY	SUPPORT	PARKING SF	PARKING COUNT	GROSS AREA
LEVEL 1	---	---	---	---	10,116 SF	2,148 SF	10,397 SF	1 REG/2 COMPACT / 1 ADA	22,662 SF
LEVEL 2	---	---	---	289 SF	---	899 SF	21,413 SF	33 REG/4COMPACT/1 ADA	22,601 SF
LEVEL 3	---	---	---	289 SF	---	1,419 SF	20,894 SF	33 REG/5COMPACT/1 ADA	22,601 SF
LEVEL 4	---	---	---	289 SF	---	1,419 SF	20,894 SF	33 REG/5COMPACT/1 ADA	22,601 SF
LEVEL 5	---	---	---	289 SF	---	1,419 SF	20,894 SF	33 REG/5COMPACT/1 ADA	22,601 SF
LEVEL 6	---	---	---	289 SF	---	1,419 SF	20,894 SF	36 REG/5COMPACT/1 ADA	22,601 SF
LEVEL 7	---	---	10,875 SF	2,731 SF	10,027 SF	---	---	---	23,633 SF
LEVEL 8	7	14,403 SF	6,309 SF	1,471SF	---	---	---	---	22,385 SF
LEVEL 9	7	14,403 SF	6,292 SF	1,471SF	---	---	---	---	22,369 SF
LEVEL 10	7	14,403 SF	6,296 SF	1,471SF	---	---	---	---	22,375 SF
LEVEL 11	7	14,322 SF	6,275 SF	1,471 SF	---	---	---	---	22,351 SF
LEVEL 12	7	14,403 SF	6,288 SF	1,471 SF	---	---	---	---	22,364 SF
LEVEL 13	5	14,786 SF	6,290 SF	1,288 SF	---	---	---	---	22,364 SF
LEVEL 14	5	14,786 SF	6,302 SF	1,288 SF	---	---	---	---	22,377 SF
LEVEL 15	5	14,786 SF	6,287 SF	1,288 SF	---	---	---	---	22,362 SF
LEVEL 16	5	14,786 SF	6,291 SF	1,288 SF	---	---	---	---	22,366 SF
LEVEL 17	5	14,786 SF	6,278 SF	1,288 SF	---	---	---	---	22,353 SF
LEVEL 18	5	14,786 SF	6,279 SF	1,288 SF	---	---	---	---	22,354 SF
LEVEL 19	5	14,786 SF	6,276 SF	1,288 SF	---	---	---	---	22,352 SF
LEVEL 20	2	5,973 SF	10,468 SF	1,005 SF	5,352 SF	---	---	---	22,829 SF
LEVEL 21	2	5,973 SF	5,339 SF	1,005 SF	5,353 SF	---	---	---	17,700 SF
LEVEL 22	3	11,562 SF	6,268 SF	794 SF	---	---	---	---	18,624 SF
LEVEL 23	5	14,786 SF	6,238 SF	1,288 SF	---	---	---	---	22,322 SF
LEVEL 24	5	14,786 SF	6,214 SF	1,288 SF	---	---	---	---	22,287 SF
LEVEL 25	5	14,786 SF	6,223 SF	1,288 SF	---	---	---	---	22,305 SF
LEVEL 26	2	12,274 SF	8,868 SF	---	---	---	---	---	22,143 SF
TOTAL:	94 UNITS	255,609 SF	136,960 SF	27,275 SF	30,848 SF	8,723 SF	115,386 SF	201 SPACES (INC. 6 ADA)	575,696 SF

GREEN BUILDING PROGRAM

ITEM	POINT VALUE	COMMENTS
ELEC. VEHICLE CHARGING STATIONS (4 ADDITIONAL SPOTS)	4 PTS	1 POINT FOR EACH EVCS INSTALLED ABOVE THE BASELINE NUMBER REQUIRED PURSUANT TO § 8.23 A AND B, NOT TO EXCEED A MAXIMUM OF 4 POINTS
WHITE ROOF (COOL ROOF)	4 PTS	LOW-SLOPED ROOFS SHALL PROVIDE AN INITIAL SRI OF 82 AND 3-YEAR AGED SRI OF 64.
COOL PAVEMENT	4 PTS	COOL PAVEMENT SURFACES MUST PROVIDE AN INITIAL SOLAR REFLECTANCE 20%, HIGHER THAN THE 5-10% REFLECTANCE OF DARK ASPHALT
ENHANCED HURRICANE RESISTANT STRUCTURE	4 PTS	ENHANCED HURRICANE RESISTANT STRUCTURES MUST MEET A WIND LOAD 20 MPH GREATER THAN THE REQUIREMENTS OF THE FLORIDA BUILDING CODE
LID/GREEN INFRASTRUCTURE	4 PTS	LID/GREEN INFRASTRUCTURE MUST DEMONSTRATE THE EFFICIENCY OF THE PROPOSED SYSTEM AND PROVIDE A MAINTENANCE PLAN.
"SITES" CERTIFICATION FOR LANDSCAPING	4 PTS	SITES CERTIFICATION SHALL BE PROVIDED.
100% NATIVE PLANTS IN LANDSCAPING	4 PTS	100% MIAMI-DADE COUNTY NATIVE VEGETATION
FLORIDA FRIENDLY LANDSCAPE RECOGNITION (GOLD)	4 PTS	DEMONSTRATE ADHERENCE TO THE 9 PRINCIPLES AND REQUIREMENTS OF THE FLORIDA FRIENDLY LANDSCAPING TM PROGRAM
POLLINATOR GARDEN	2 PTS	WILDLIFE HABITAT CERTIFICATION FROM THE NATIONAL WILDLIFE FEDERATION, POLLINATOR STEWARD CERTIFICATION FROM THE POLLINATOR PARTNERSHIP, OR SIMILAR PROGRAM
ENERGYSTAR RATING FOR ALL APPLIANCES/EQUIPMENT	4 PTS	ALL APPLIANCES/EQUIPMENT ASSOCIATED WITH THE BUILDING SHALL BE ENERGYSTAR RATED
HIGH-EFFICACY LIGHTING	4 PTS	AT LEAST 90% OF ALL BUILDING LIGHTING IS "HIGH-EFFICACY" (DEFINED IN LIGHT OUTPUT PER WATT OF POWER INPUT).
LIGHTING CONTROLS - INTERIOR	2 PTS	INTERIOR LIGHTING CONTROLS MUST HAVE DIMMERS OR SENSORS, EXCLUDING BATHROOM AND HALLWAYS.
LIGHTING CONTROLS - EXTERIOR	2 PTS	EXTERIOR LIGHTING CONTROLS MUST HAVE AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS PRESENT.
TOTAL:	46 PTS (*30 REQ.)	

* PER SEC. 8.1(D,5,H, PROPERTIES DEVELOPED PURSUANT TO A TRANSFER OF DEVELOPMENT RIGHTS PURSUANT TO SECTION 8.13 SHALL BE REQUIRED TO ACHIEVE AT LEAST THIRTY (30) GREEN BUILDING AND DESIGN POINTS PURSUANT TO THE STANDARDS OF SECTION 8.21.

UNIT MIX

UNIT TYPE	QUANTITY	PERCENT
1 BEDROOM	20 UNITS	21%
2 BEDROOM	29 UNITS	31%
3 BEDROOM	35 UNITS	37%
4 BEDROOM	10 UNITS	11%
TOTAL:	94 UNITS	100%

PARKING DATA

UNIT TYPE	QUANTITY	SPACE REQ. PER UNIT	REQUIRED	PROVIDED
1 BEDROOM	20 UNITS	1.25	25 SPACES	
2 BEDROOM	29 UNITS	1.75	50.75 SPACES	
3 BEDROOM	35 UNITS	2.25	78.75 SPACES	
4 BEDROOM	10 UNITS	2.75	27.5 SPACES	
GUEST		10%	18.2 SPACES	
TOTAL:	94 UNITS		200 SPACES	201 SPACES

* - BICYCLE PARKING (UNITS / 5): 94/5 = 19 REQ. SPACES (36 PROVIDED)
- LOADING SPACES (12' X 37' X 14.5'): 3 PROVIDED

- ELECTRIC VEHICLE CHARGING SPOTS: 41 PROVIDED (40 REQ.)
- HANDICAP SPACES: 6 REQUIRED PER 200 SPACES (INCLUDES 1 VAN ACCESSIBLE) 6 PROVIDED

To the best of the architect's or engineer's knowledge, the plans and specifications prepared by me or under my direction are in compliance with all applicable firesafety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE
1.	DRC COMMENTS	11/06/2025
2.	Revision 2	03/27/2026
3.		
4.		
5.		
6.		

SPA 1

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CLIENT
EL-AD NBV LLC
5555 PALMETTO PARK ROAD
BOCA RATON, FL
33432

PROJECT
EL-AD N. BAY VILLAGE
7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

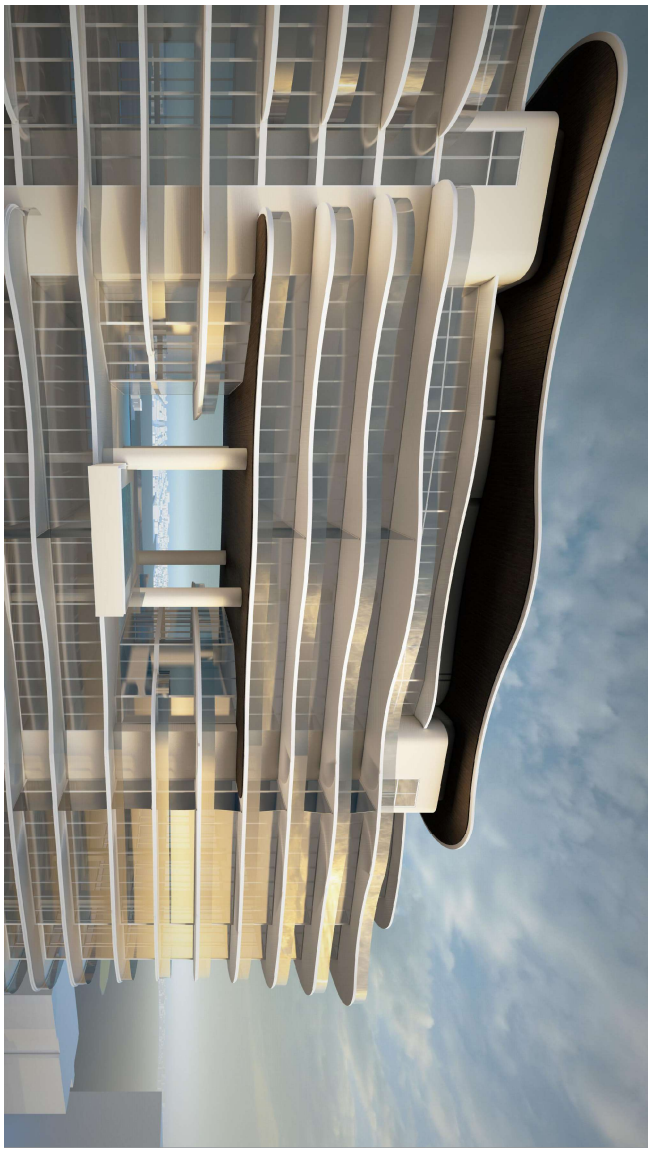
SITE PLAN APPROVAL SUBMISSION 6-20-2025

DRAWING NAME
COVER

PROJECT NUMBER: Project Number

SHEET NUMBER
CVR

PRINT DATE
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SITE PLAN APPROVAL SUBMISSION 6-20-2025

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-100

PRINT DATE:
2/6/2026 3:22:31 PM

DRAWING NAME

RENDERINGS

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

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Chief Executive Officer
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Peter T. Stromberg, RA, NCARB
President
AR0019830

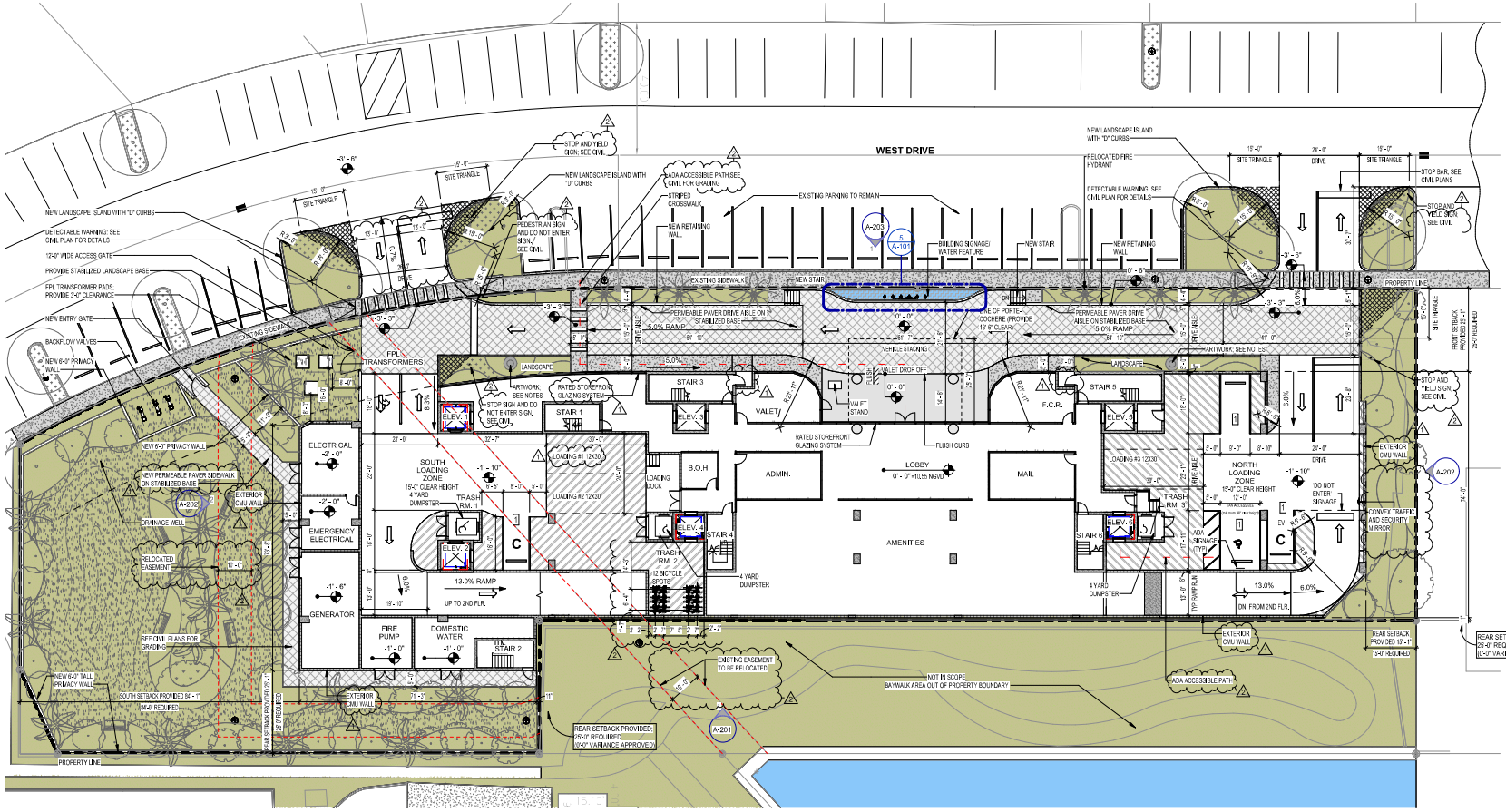
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REV	DESCRIPTION	DATE:

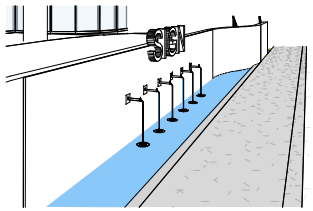
NOTES:

1. THE PARCEL PROPOSED FOR LAND CLEARING OR DEVELOPMENT DOES NOT SERVE AS HABITAT FOR A RARE, THREATENED, OR ENDANGERED SPECIES OR A SPECIES OF SPECIAL CONCERN; OR IS NOT AN ENVIRONMENTALLY SENSITIVE AREA.
2. INSTALLED ARTWORK TO BE SOURCED FROM A LOCAL ARTIST AND APPROXIMATELY 4'-5" IN HEIGHT AND APPROXIMATELY 3' IN DIAMETER. ARTWORK TO BE INSTALLED ON A CONCRETE BASE AND NOT IMPEDE CIRCULATION
3. PROPOSED TREES AND SHRUBS ADJACENT TO THE DRAINAGE OUTFALL SHALL BE SELECTED AND LOCATED TO AVOID ADVERSE IMPACTS TO THE DRAINAGE PIPING. ROOT BARRIERS WILL BE INSTALLED WHERE PLANTING OCCURS WITHIN PROXIMITY OF UNDERGROUND UTILITIES. FINAL PLANTING LOCATIONS AND ROOT PROTECTION MEASURES TO BE COORDINATED WITH CIVIL ENGINEERING DRAWINGS AND FIELD CONDITIONS.



GROUND LEVEL SITE PLAN

1/16" = 1'-0" — 1 / A-101



WATER FEATURE / BUILDING SIGN

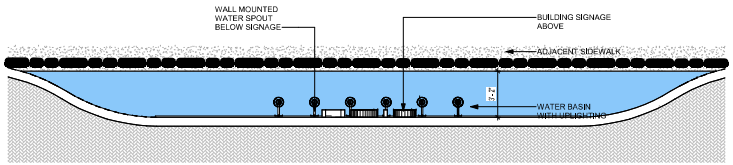
3 / A-101



NOTE: IMAGE IS FOR DESIGN INTENT ONLY. FINAL DESIGN IS TO BE DETERMINED

WATER FEATURE

1/8" = 1'-0" — 4 / A-101



WATER FEATURE PLAN

1/4" = 1'-0" — 5 / A-101

SITE PLAN APPROVAL SUBMISSION 6-20-2025

PROJECT NUMBER: Project Number

SHEET NUMBER: **A-101**

PRINT DATE: 2/6/2026 2:23:24 PM

DRAWING NAME: **SITE PLAN**

PROJECT: **EI-AD N. BAY VILLAGE**
7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT:
EL-AD NBV LLC
1 EL-AD PLAZA
PARK ROAD
BOCA RATON, FL
33432

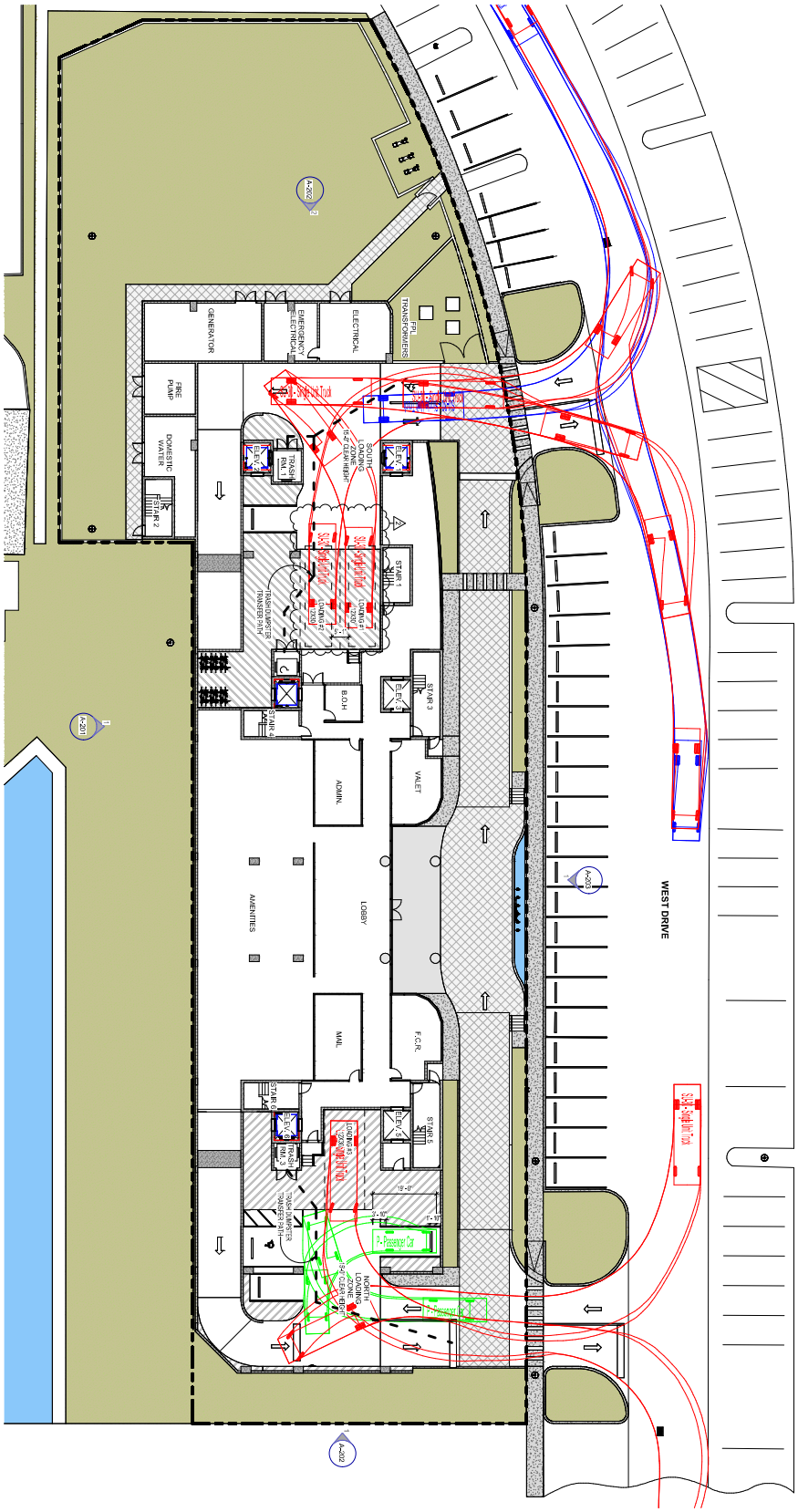
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President
Architecture | Interiors
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REV	DESCRIPTION	DATE:
1.	DRC COMMENTS	11/06/2025
2.	Revision 2	02/27/2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply to the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

SEAL

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VEHICLE TYPE	DIAGRAM TYPE	LINE TYPE
SUV PASSENGER VEHICLE (6'-6", 19'-0")	GREEN DIAGRAM	
SU -30 - SINGLE UNIT TRUCK (8'-0", 30'-0")	RED DIAGRAM	
TRASH VEHICLE (8'-0", 30'-0")	BLUE DIAGRAM	

GROUND LEVEL SITE PLAN-VEHICLE MOVEMENTS

1/16" = 1'-0"

A-101-A 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-101-A

PRINT DATE: 2/6/2026 3:22:35 PM

DRAWING NAME

SITE PLAN - VEHICLE MOVEMENTS

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

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Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

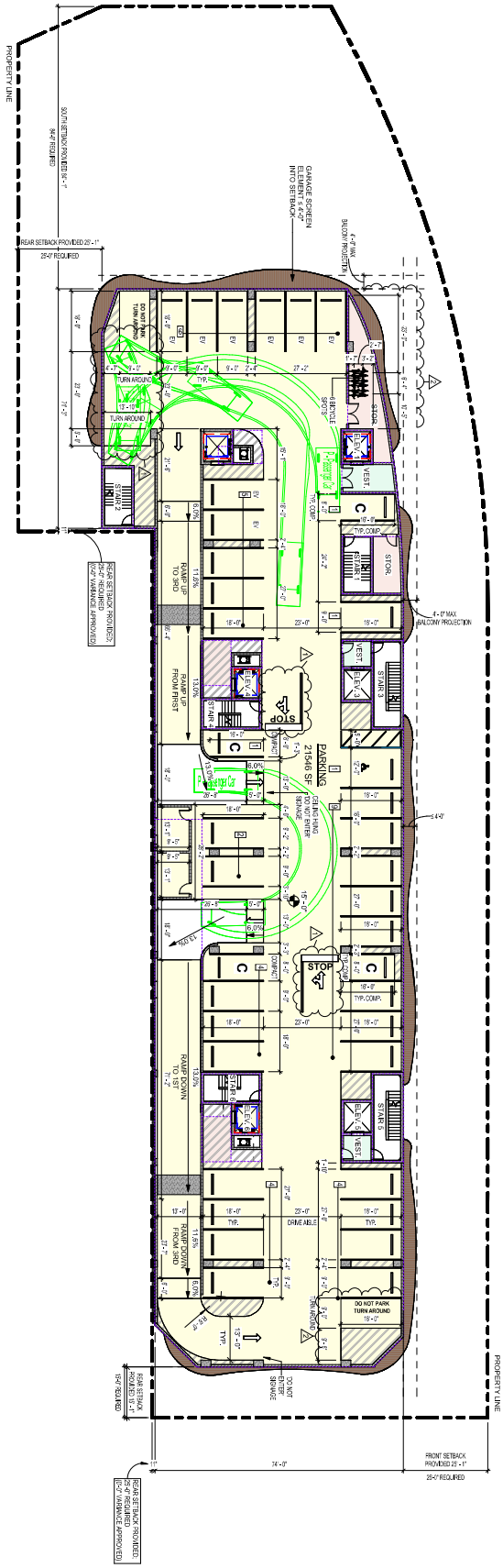
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SEAL

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REV	DESCRIPTION	DATE:
2	Revision 2	02/27/2026

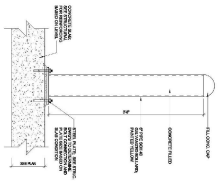


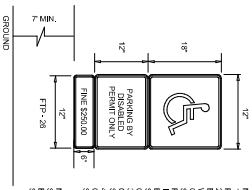
LEVEL 02 FLOOR PLAN

1/16" = 1'-0"

1 A-102

TYPICAL CONCRETE FILLED STEEL BOLLARD DETAIL





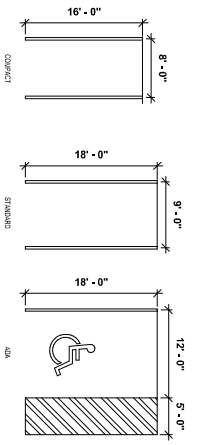
NOTES: THE HANDICAPPED SIGN WILL BE OF TYPE R7-8 AS REQUIRED BY F.D.O.T. (BLUE) COLOR. 2. PAVEMENT MARKINGS SHALL BE PLACED ON EACH SPACE OF THE HANDICAP SPACE WILL BE ON A BLUE COLOR OF A SUITABLE REFLECTIVE PAINT. 3. ALL PARKING STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC OF CARY, ILLINOIS OR APPROVED EQUAL. 4. PAVEMENT MARKINGS SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE. 5. PARKING SPACE NUMBERS AND SYMBOLS AND BORDER

NOTES: THE TOP PORTION OF FTP-26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER. 2. ALL PARKING SPACES 1'-0" SERIES AT 1'-0" SPACING. 3. ALL LETTERS IN MIDDLE PORTION OF SIGN ARE 1'-0" SERIES AT 1'-0" SPACING. 4. ALL LETTERS IN BOTTOM PORTION OF SIGN ARE 1" SERIES AT 1" SPACING.

PARKING SPACE DETAILS

1/8" = 1'-0"

2 A-102



SITE PLAN APPROVAL SUBMISSION 6-20-2025

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-102

PRINT DATE: 2/6/2026 3:22:36 PM

DRAWING NAME

LEVEL 02 FLOOR PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
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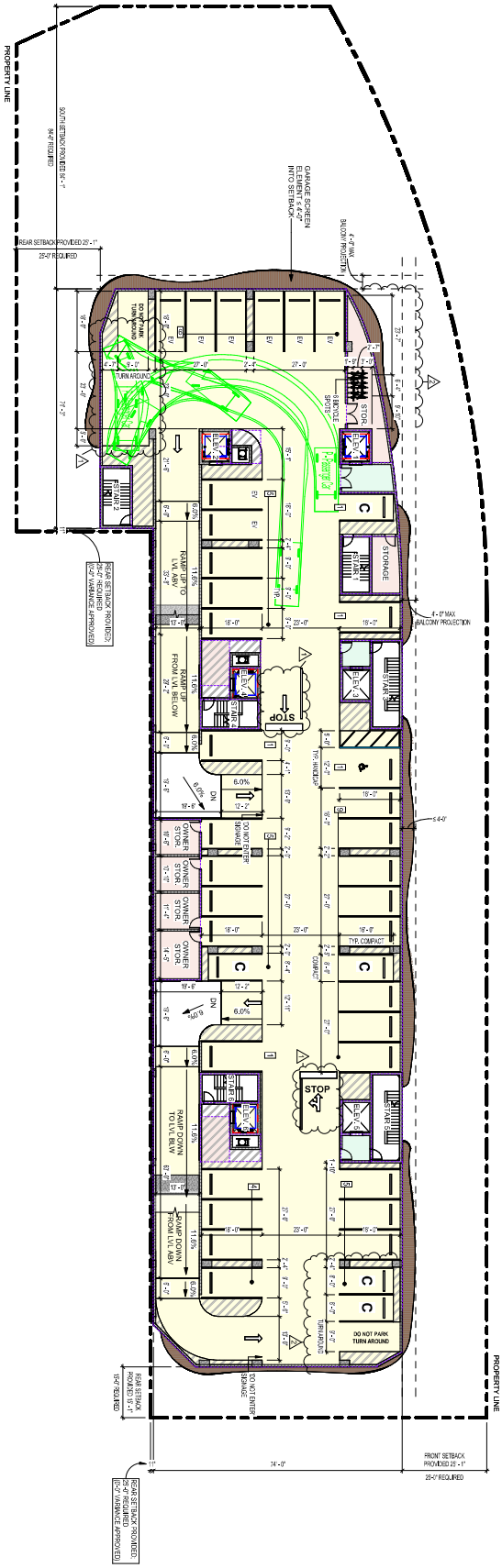
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SEAL

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REV	DESCRIPTION	DATE:
1	DRC COMMENTS	1/09/2026
2	Revision 2	02/27/2026



LEVEL 03 - 05 FLOOR PLAN

1/16" = 1'-0"

A-103 / 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-103

PRINT DATE: 2/6/2026 3:22:37 PM

DRAWING NAME:

LEVEL 03 - 05 FLOOR PLAN

PROJECT:

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT:

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

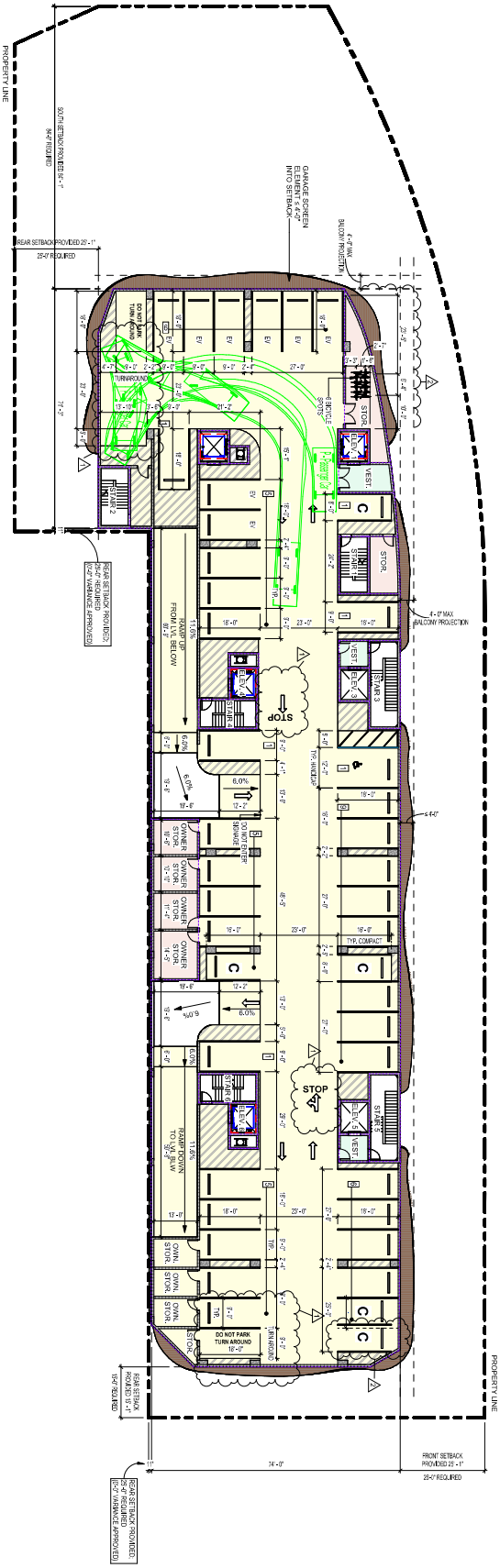
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REV	DESCRIPTION	DATE:
1	DRC COMMENTS	1/09/2026
2	Revision 2	02/27/2026



LEVEL 06 FLOOR PLAN

1/16" = 1'-0"

A-104 / 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-104

PRINT DATE: 2/6/2026 3:22:38 PM

DRAWING NAME

LEVEL 06 FLOOR PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
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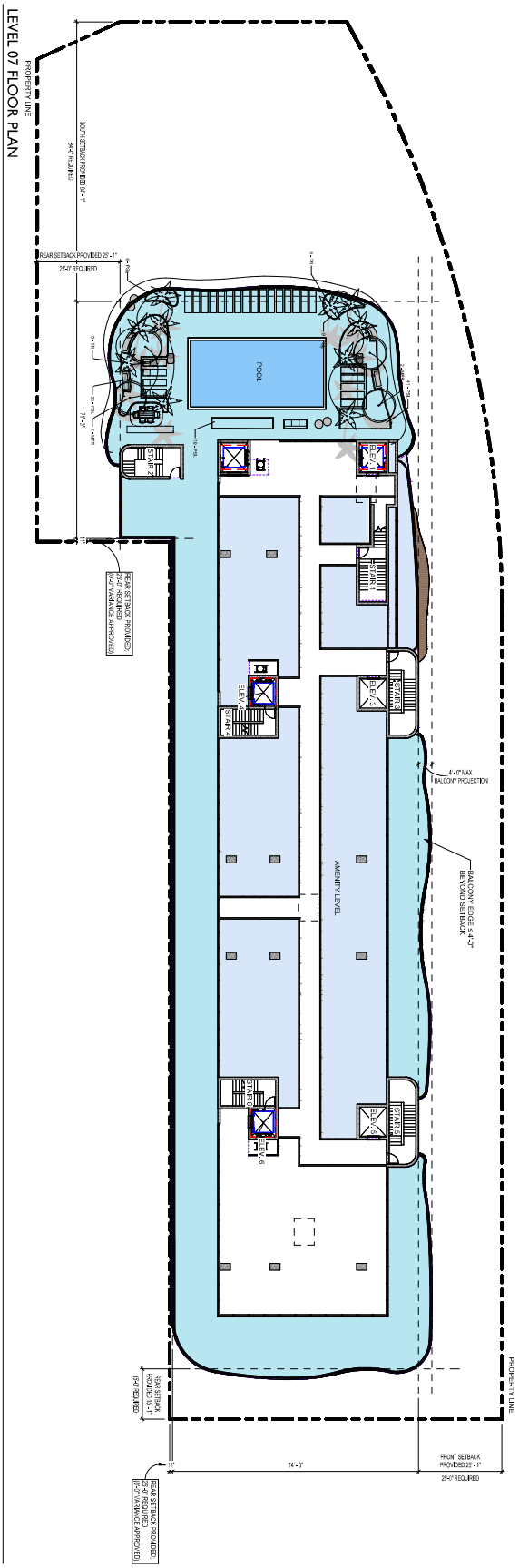
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REV	DESCRIPTION	DATE:
1	DRC COMMENTS	1/09/2026
2	Revision 2	02/27/2026



SITE PLAN APPROVAL SUBMISSION 6-20-2025

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-105

PRINT DATE:
2/6/2026 3:22:41 PM

DRAWING NAME

LEVEL 07 FLOOR PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

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150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
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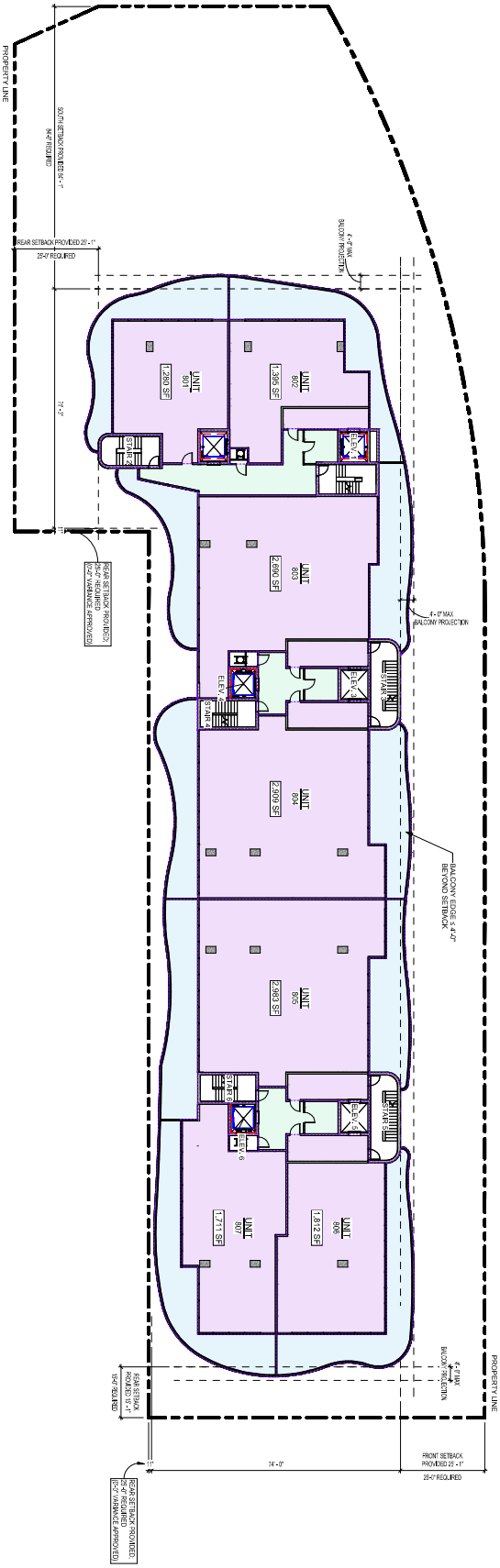
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REV	DESCRIPTION	DATE:



LEVEL 08 - 12 FLOOR PLAN

1/16" = 1'-0"

A-106 / 1

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-106

PRINT DATE: 2/6/2026 3:22:44 PM

DRAWING NAME

LEVEL 08 - 12 FLOOR PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

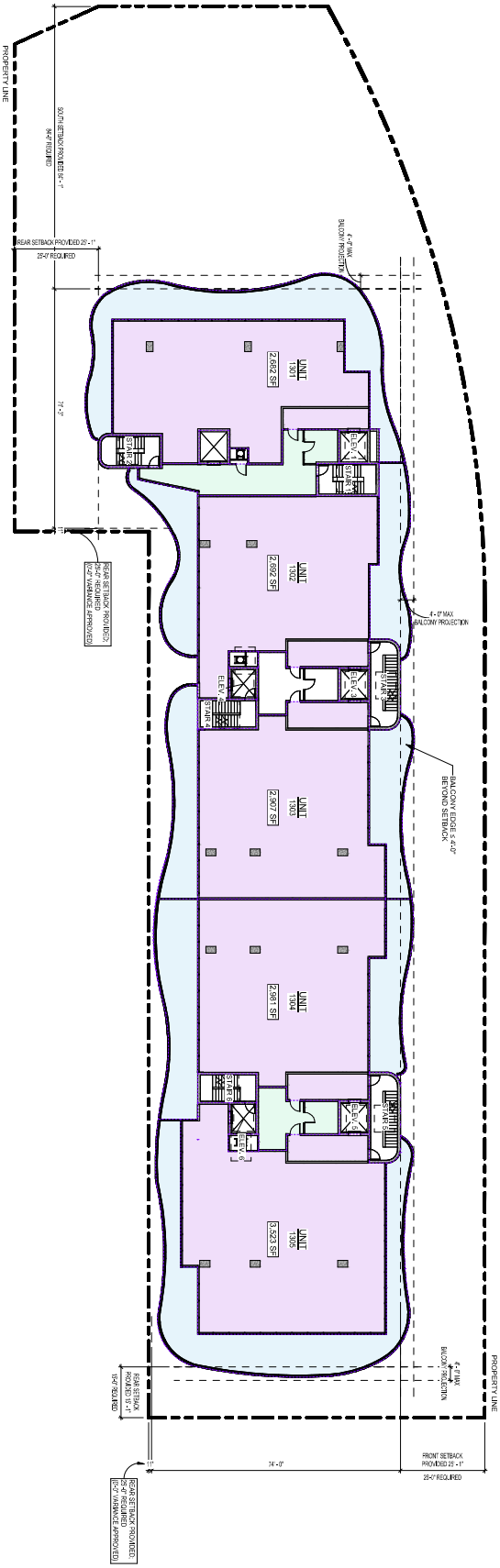
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REV	DESCRIPTION	DATE:



LEVEL 13 - 19 FLOOR PLAN

1/16" = 1'-0"

A-107 / 1

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-107

PRINT DATE: 2/6/2026 3:22:46 PM

DRAWING NAME

LEVEL 13 - 19 FLOOR PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

Peter T. Stromberg, RA, NCARB
President
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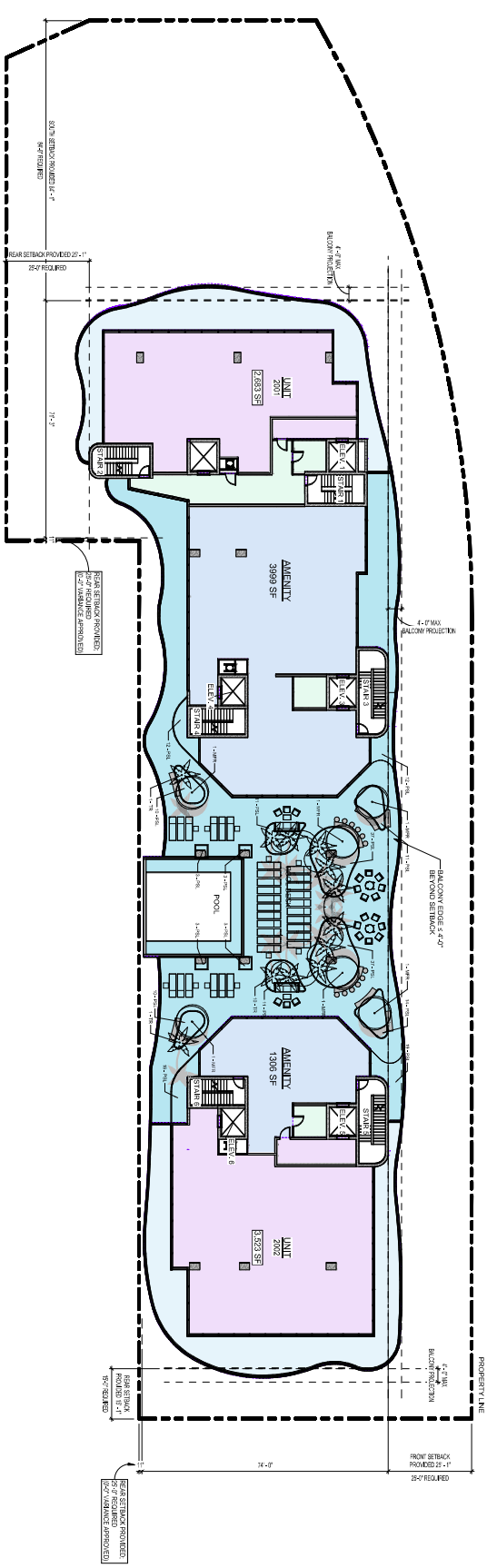
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REV	DESCRIPTION	DATE:

LEVEL 20 & 21 FLOOR PLAN



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PROJECT NUMBER: Project Number

SHEET NUMBER:
A-108

PRINT DATE:
2/6/2026 3:22:53 PM

DRAWING NAME
LEVEL 20 & 21 FLOOR PLAN

PROJECT
EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT
EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

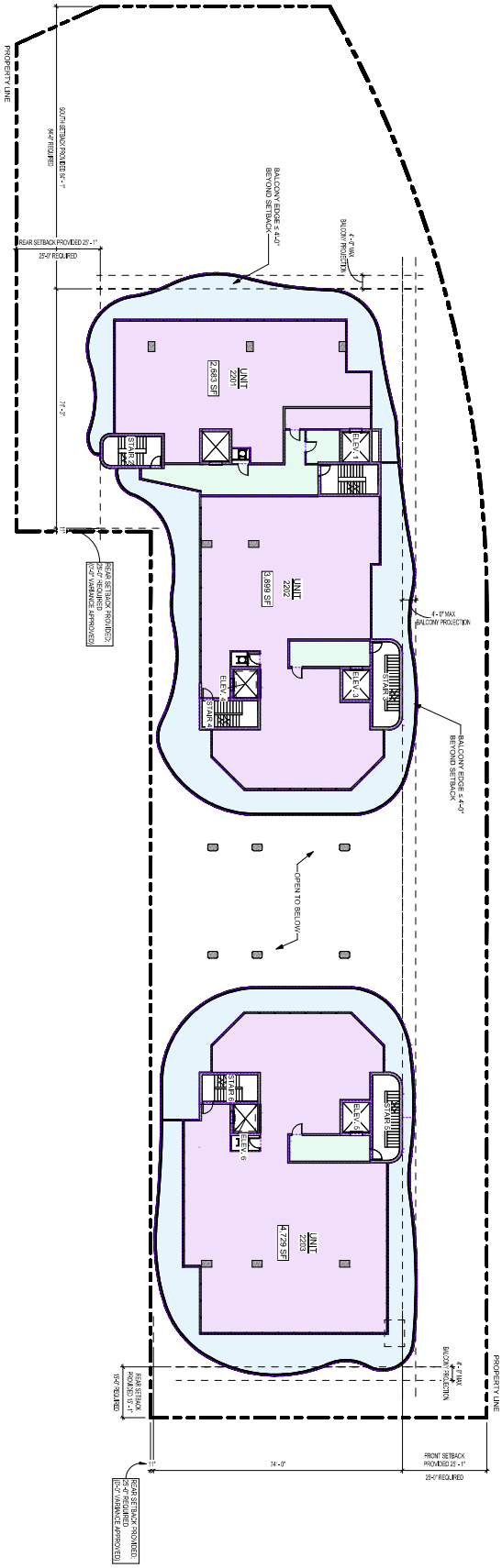
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REV	DESCRIPTION	DATE:



LEVEL 22 FLOOR PLAN

1/16" = 1'-0"

A-109 / 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-109

PRINT DATE: 2/6/2026 3:22:58 PM

DRAWING NAME

LEVEL 22 FLOOR PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

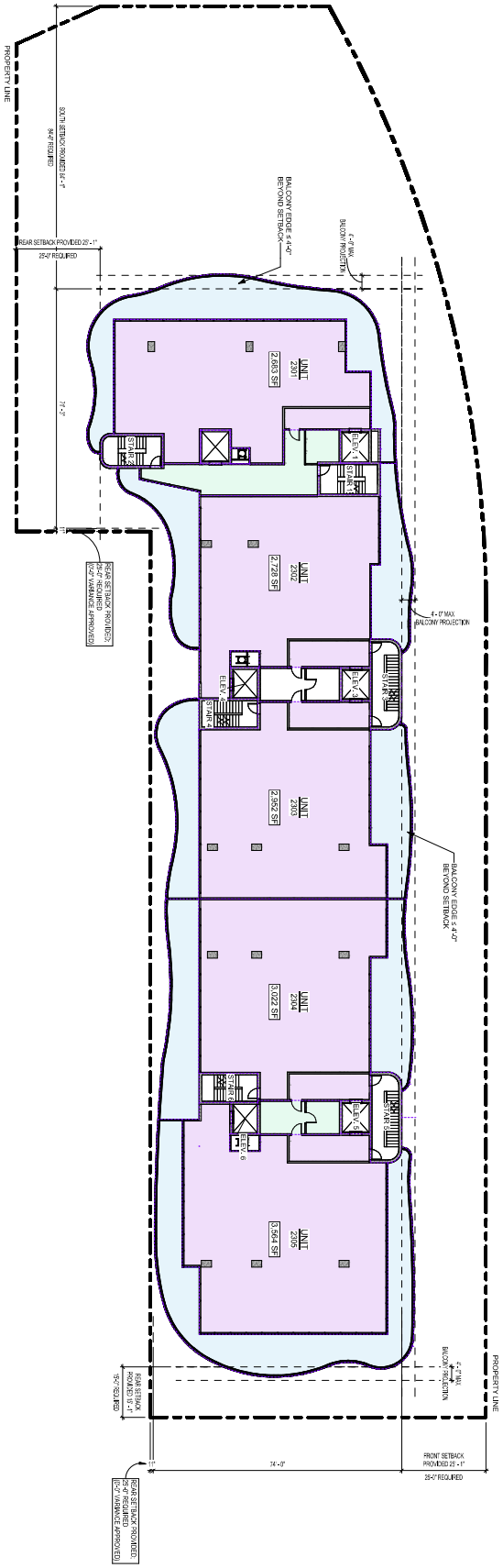
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REV	DESCRIPTION	DATE:



LEVEL 23 - 25 FLOOR PLAN

1/16" = 1'-0"

A-110 / 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-110

PRINT DATE: 2/6/2026 3:23:08 PM

DRAWING NAME

LEVEL 23 - 25 FLOOR PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

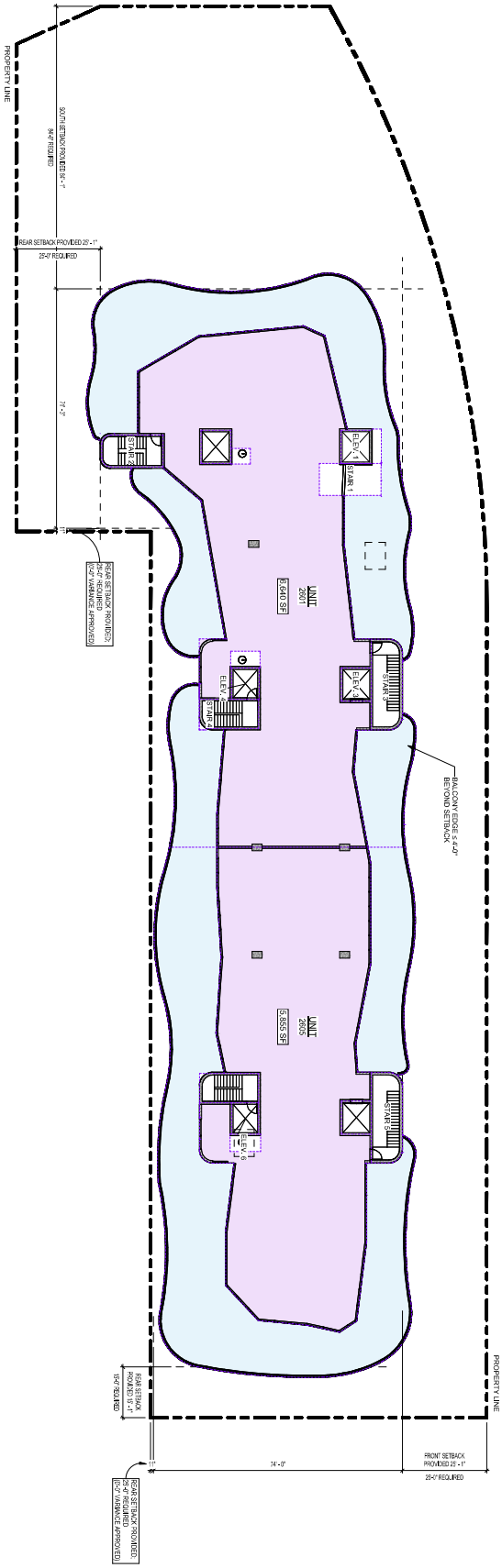
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REV	DESCRIPTION	DATE:



PH LEVEL 26 FLOOR PLAN

1/16" = 1'-0"

A-111 / 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-111

PRINT DATE:
2/6/2026 3:23:03 PM

DRAWING NAME:

PH LEVEL 26 FLOOR PLAN

PROJECT:

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT:

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

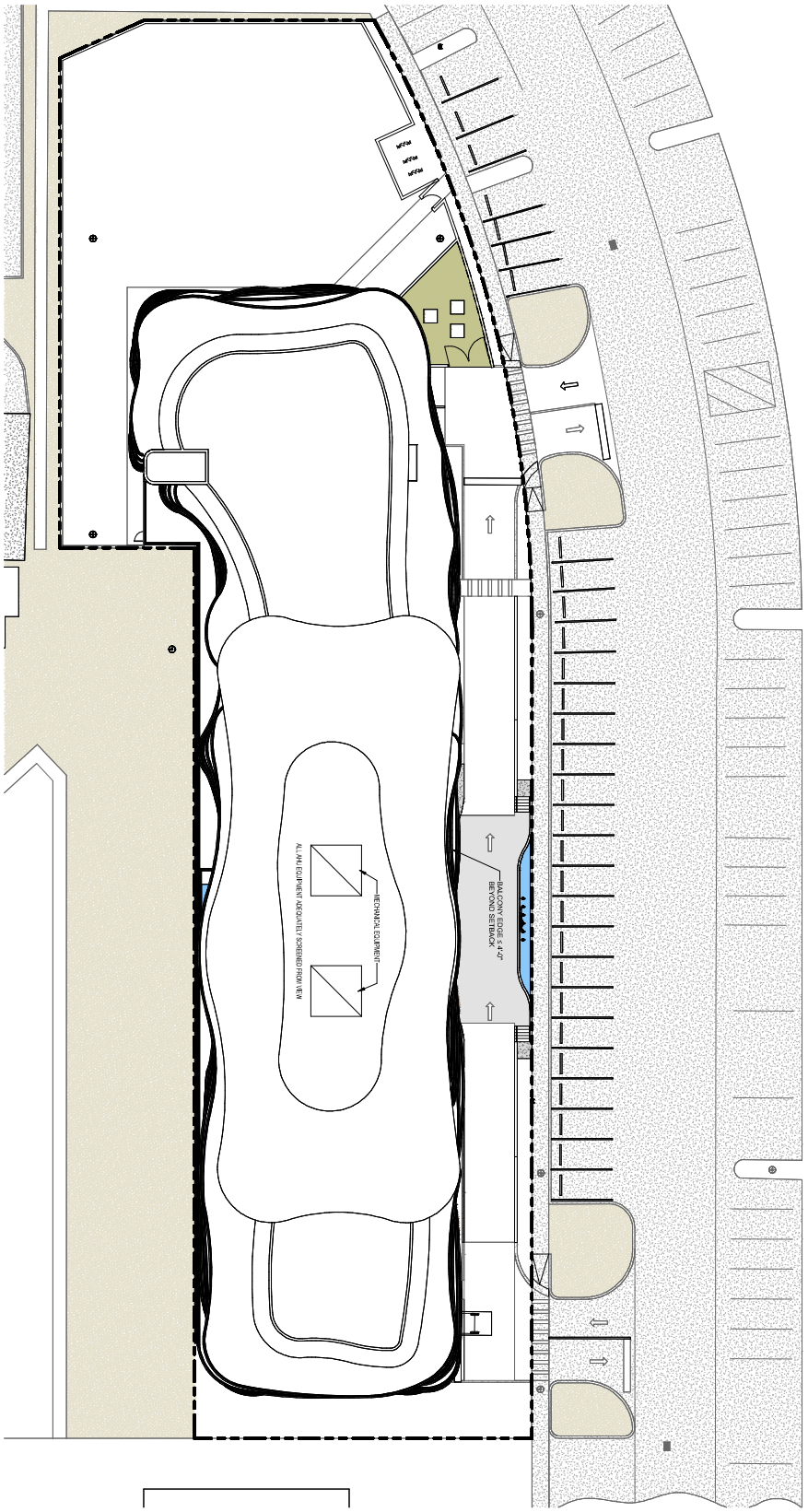
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REV	DESCRIPTION	DATE:



OVERALL ROOF PLAN

1/16" = 1'-0"

A-112 / 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-112

PRINT DATE:
2/6/2026 3:23:07 PM

DRAWING NAME

OVERALL ROOF PLAN

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

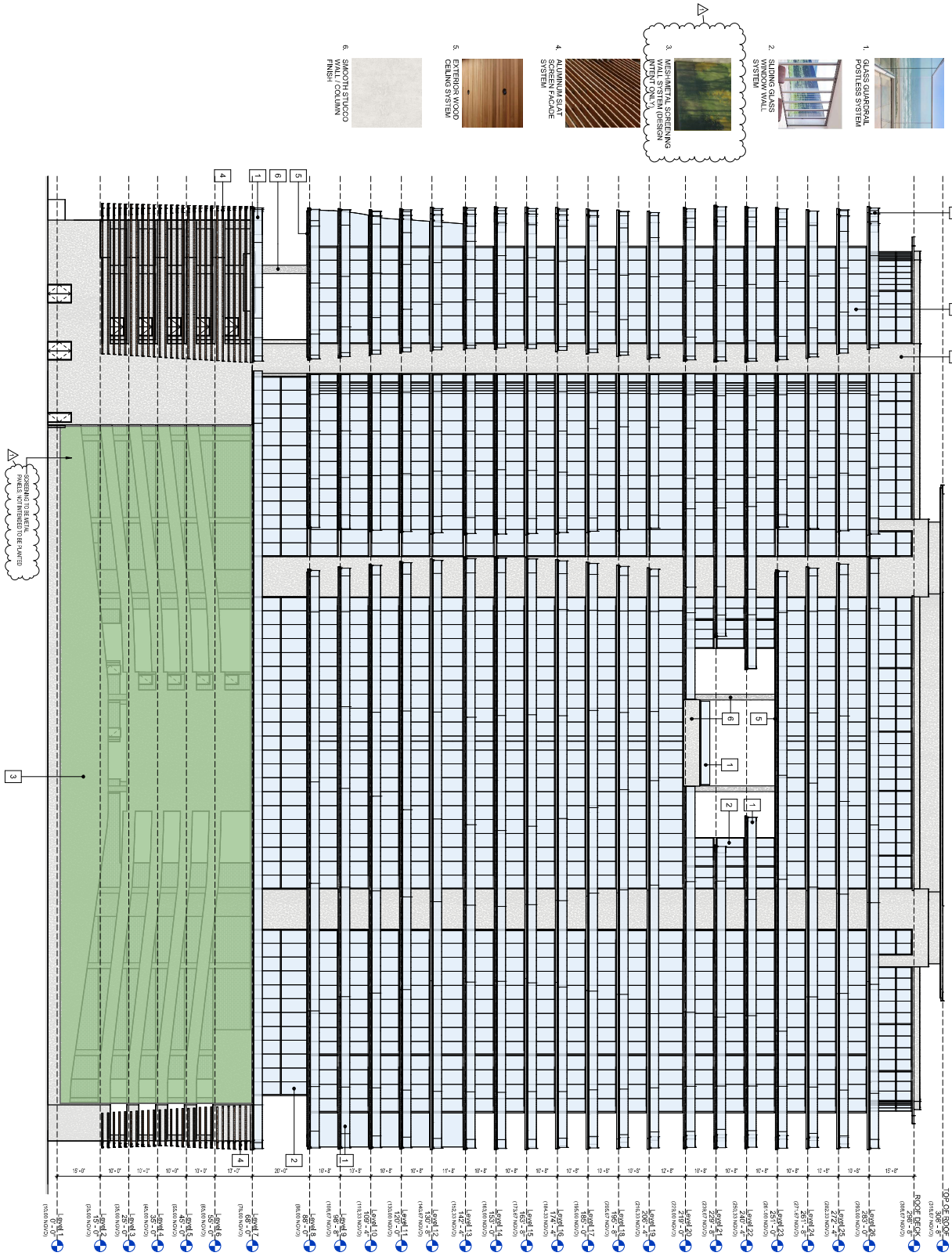
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REV	DESCRIPTION	DATE:



EAST ELEVATION

1/16" = 1'-0"

1 A-201

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-201

PRINT DATE: 2/6/2026 3:33:13 PM

DRAWING NAME

EAST ELEVATION

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

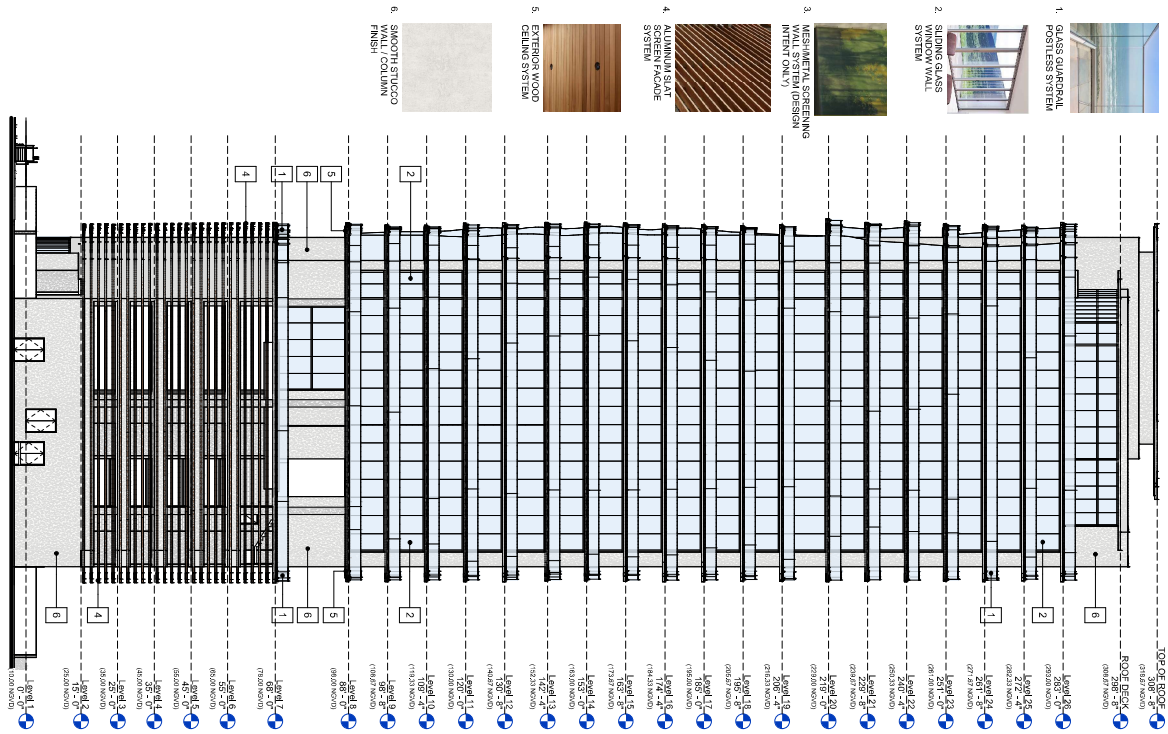
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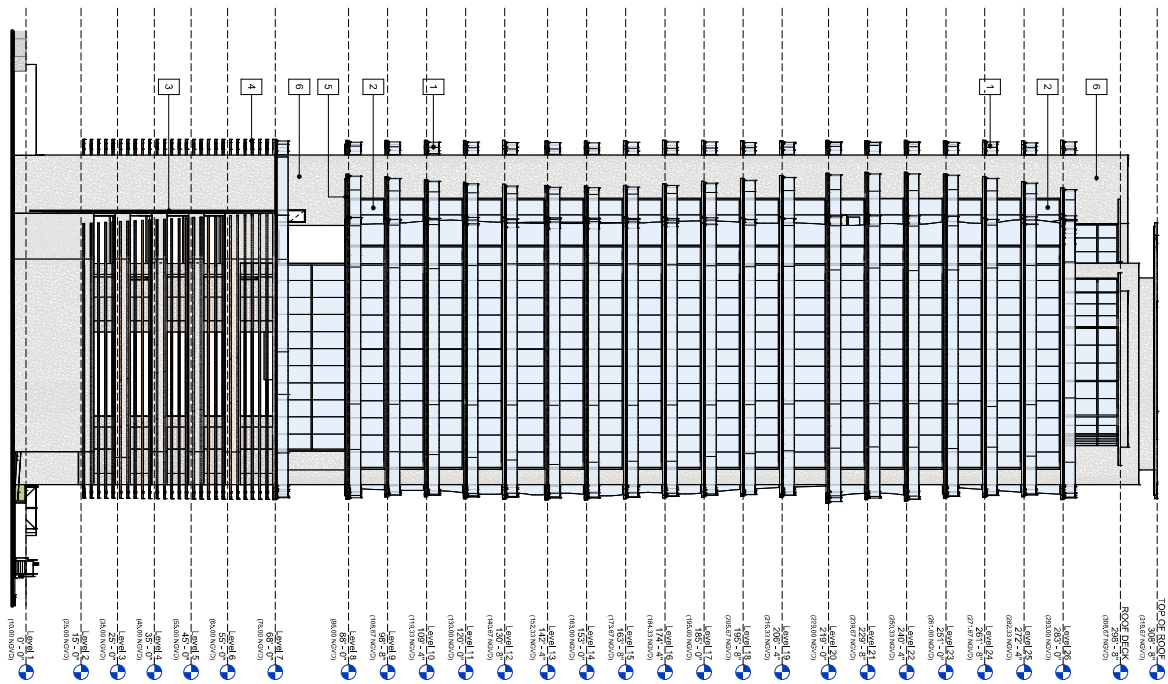
REV	DESCRIPTION	DATE:
1	DRC COMMENTS	1/09/2026



SOUTH ELEVATION

1/16" = 1'-0"

A202 / 2



NORTH ELEVATION

1/16" = 1'-0"

A202 / 1

SITE PLAN APPROVAL SUBMISSION 6-20-2025

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-202

PRINT DATE: 2/6/2026 3:23:23 PM

DRAWING NAME

NORTH / SOUTH ELEVATION

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007793

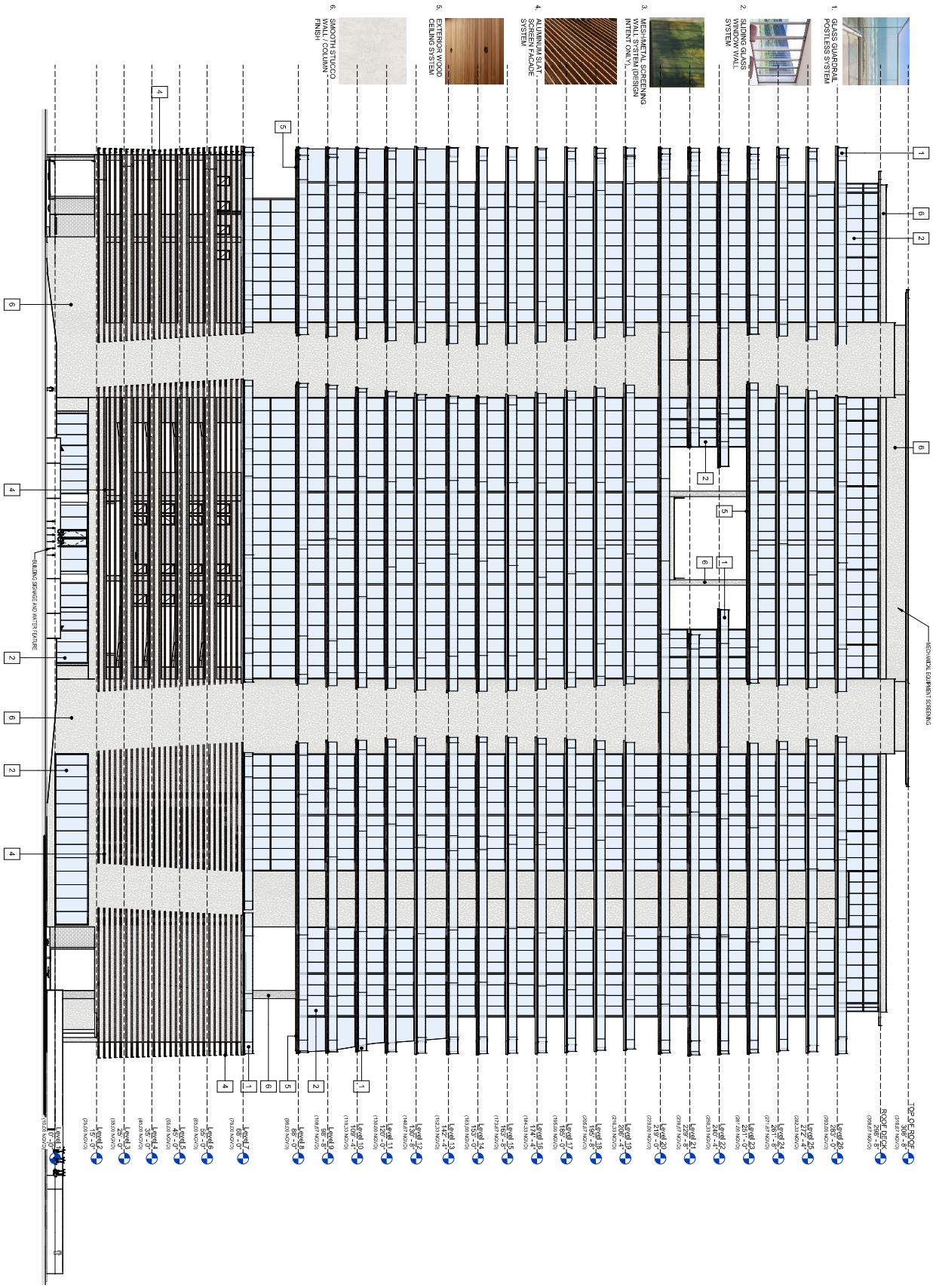
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REV	DESCRIPTION	DATE:



WEST ELEVATION

1/16" = 1'-0"

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PROJECT NUMBER: Project Number

SHEET NUMBER:

A-203

PRINT DATE: 2/6/2026 3:23:29 PM

DRAWING NAME

WEST ELEVATION

PROJECT

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007793

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REV	DESCRIPTION	DATE:

SITE PLAN APPROVAL SUBMISSION 6-20-2025

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-300

PRINT DATE:
2/6/2026 3:24:24 PM

DRAWING NAME:

SUN STUDY PLANS

PROJECT:

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT:

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

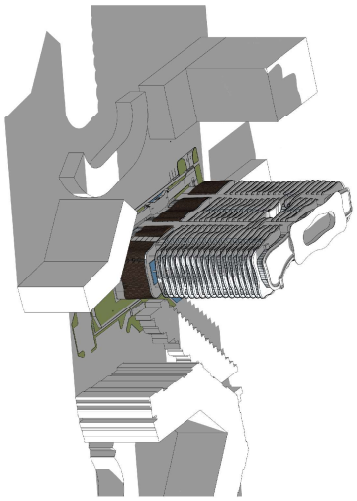
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Chief Executive Officer
AR0007769

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President
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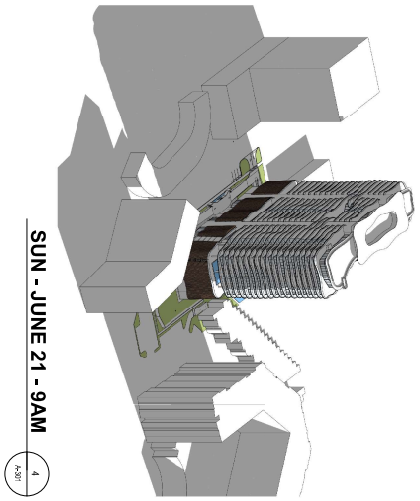
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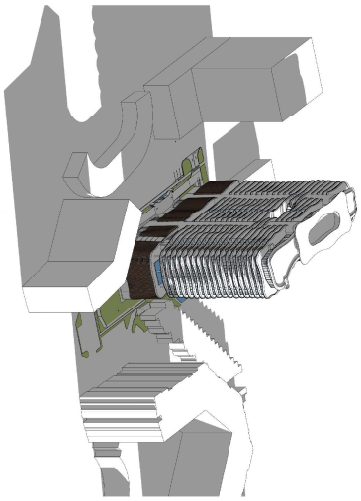
SUN - SEPTEMBER 21 - 9AM

7 A-301



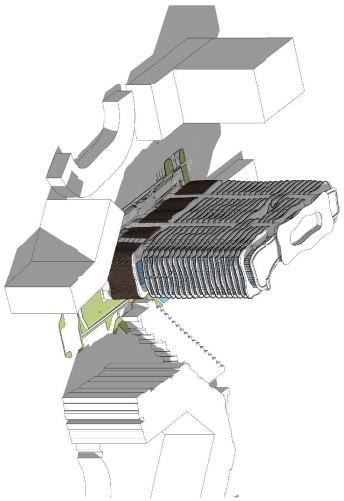
SUN - JUNE 21 - 9AM

4 A-301



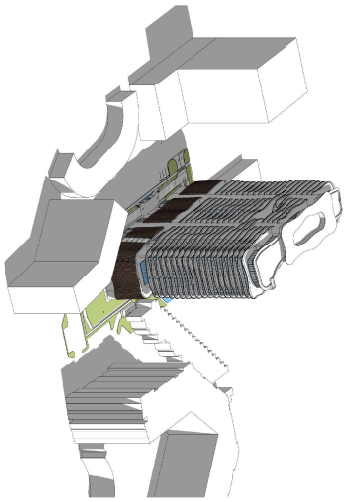
SUN - MARCH 21 - 9AM

1 A-301



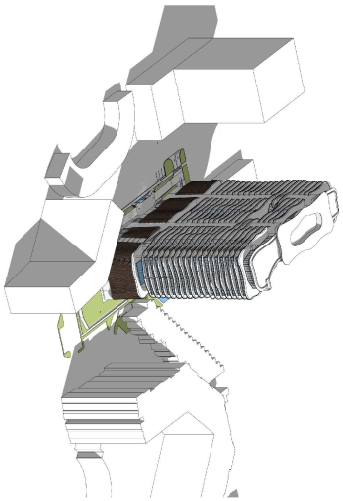
SUN - SEPTEMBER 21 - 12PM

8 A-301



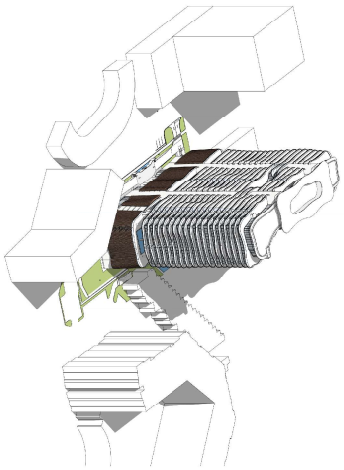
SUN - JUNE 21 - 12PM

5 A-301



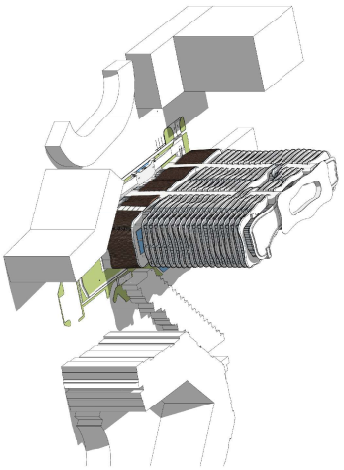
SUN - MARCH 21 - 12PM

2 A-301



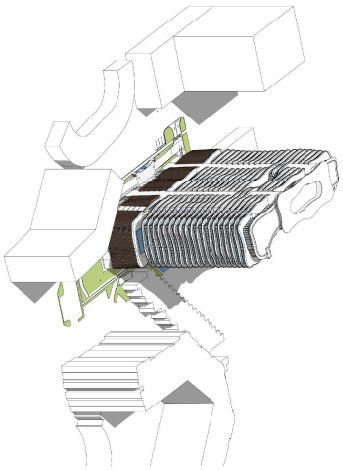
SUN - SEPTEMBER 21 - 3PM

9 A-301



SUN - JUNE 21 - 3PM

6 A-301



SUN - MARCH 21 - 3PM

3 A-301

SITE PLAN APPROVAL SUBMISSION 6-20-2025

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-301

PRINT DATE: 2/6/2026 3:33:47 PM

DRAWING NAME:

SUN STUDY PERSPECTIVES

PROJECT:

EI-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT:

EL-AD NBV LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

garcia stromberg

Jorge N. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

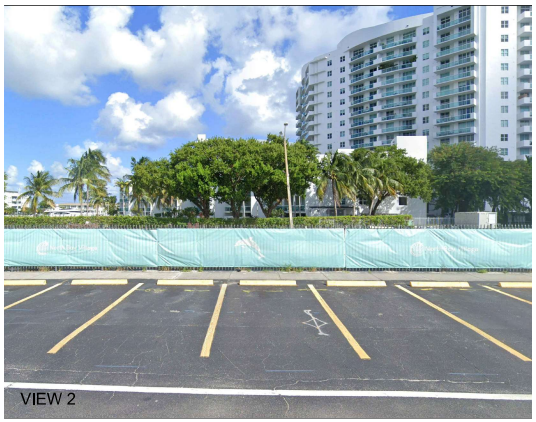
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President
AR0019830

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REV	DESCRIPTION	DATE:









HITCHCOCK DESIGN GROUP

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SUITE 202
CORAL SPRINGS, FL 33071
T 810.444.8188
HITCHCOCKDESIGNGROUP.COM

PREPARED FOR
GARCIA STROMBERG
2365 VISTA PKWY #16
WEST PALM BEACH, FL 33411

REGISTERED LANDSCAPE ARCHITECT
AARON C. CESWICK
LA 6667581
STATE OF FLORIDA

PROJECT
EL-AD N. BAY VILLAGE
7913 WEST DRIVE
NORTH BAY VILLAGE, FL 33141

ISSUED
JUNE 20, 2025

REVISIONS

NO	DATE	ISSUE
01	10.03.2025	REVISION 1
02	01.09.2026	REVISION 2
03	03.09.2026	REVISION 3

CHECKED BY
ACF

DRAWN BY
ACE / KNT

NORTH

SCALE IN FEET
1" = 10'
0' 5' 10' 20'

SHEET TITLE
AERIAL PLAN

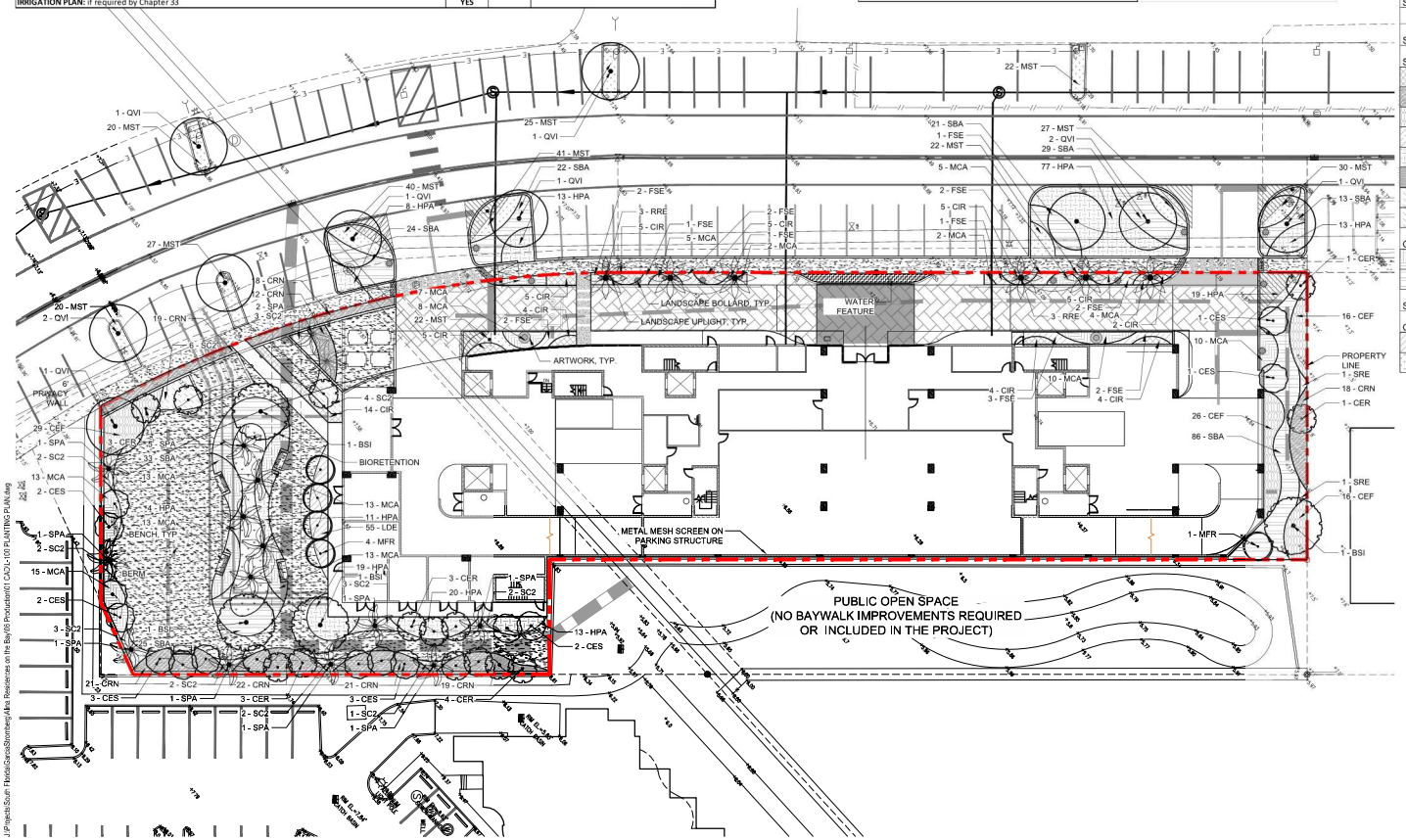
SHEET NUMBER
L-000

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Zoning District:	RM-70	Net Lot Area:	1.046 acres	45,371 s.f
PERVIOUS AND GREEN AREA		**REQUIRED:**	**PROVIDED:**	**NOTES:**
Requirements set forth in B.10.D.4.f & B.10.D.4.g in the North Bay Village Unified Land Development Code				
PERVIOUS		**REQUIRED:**	**PROVIDED:**	**NOTES:**
A. Minimum pervious area at ground level				
30% of the total lot area 45,371 sf = 13,611 sf		13,611	18,217	
B. Minimum pervious area of front yard area				(INCLUDES 4,926 SF OF PAVER DRIVE AISLE)
30% of the total front yard area 10,712 sf = 3,214 sf		3,214	8,953	
GREEN AREA		**REQUIRED:**	**PROVIDED:**	**NOTES:**
A. Minimum of twenty percent (20%) of the total Lot Area				
20% of the total lot area 45,371 sf = 9,074 sf		9,074	13,292	
B. Minimum of thirty percent (30%) of the total front yard area				
30% of the total front yard area 10,712 sf = 3,214 sf		3,214	4,028	
OPEN SPACE		**REQUIRED:**	**PROVIDED:**	**NOTES:**
A. Square Feet of open space required by Chapter 33 of the Miami-Dade County Code, as indicated on site plan:				(INCLUDES 1,543 SF OF PEDESTRIAN WALKS, REFERENCE SEC. 33-216)
Net lot area = 45,371 sf x 30% = 13,611 sf		13,611	14,723	
B. Square Feet of parking lot open space required by Chapter 33 of the Miami-Dade County Code, as indicated on the site plan:				
No. outside/ground-level parking spaces N/A x 10 sf per parking spaces = N/A		N/A	N/A	
C. Total sf of landscaped open space required: A + B =		13,611	14,723	
LAWN AREA CALCULATION		**REQUIRED:**	**PROVIDED:**	**NOTES:**
A. 13,611 total sf of landscaped open space required				
B. Maximum lawn area (sod) permitted = 60% x 13,611 sf = 8,167 sf		8,167	5,619	
TREES		**REQUIRED:**	**PROVIDED:**	**NOTES:**
A. No. trees required per net lot acre				
Less existing number of trees meeting minimum requirements= 28 trees X 1.046 net lot acres		29	48	including street trees
B. % Palms Allowed: No. trees required x 30% = (palms provided in excess of 30% are not counted towards code)		9		6 (1:1 palms), 15 (2:1 palms=7, thus total of 13 trees -100% natives- Note only 9 Palms are counted since the tree quantities have been provided.
C. % Natives Required: No. trees provided x 100% =		29	48	100% Natives
D. Street trees (maximum average spacing of 35' o.c.):		10	10	
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):				
N/A linear feet along street / 25 =		N/A	N/A	
SHRUBS		**REQUIRED:**	**PROVIDED:**	**NOTES:**
A. No. trees required x 10 = No. shrubs allowed				
29 trees required x 10 =		290	1645	
B. No.shrubs allowed x 100% = No. of native shrubs required				
290 shrubs required x 100% =		290	1645	100% Natives
IRRIGATION PLAN: if required by Chapter 33		**YES**		

Green Building Program	Points	Comment	Response Notes
Electric vehicle charging stations (EVCS)	4	1 point for each EVCS installed above the baseline number required	Point value on the chart has been adjusted.
White roof – cool roof	4	Low-sloped roofs shall provide an initial SRI of 82 and 3-year aged SRI of 64.	Note added to the chart
Cool pavement	4	Initial solar reflectance 20%	Cool Pavement surfaces must provide an initial solar reflectance of 20%, higher than the 5-10% reflectance of dark asphalt. This requirement will be met.
Enhanced hurricane resistant structure	4	Meet a wind load 20 mph greater than Florida Building Code requirements	Note added to the chart. Requirements will be met during design development.
LID/Green infrastructure	4	Demonstrate efficacy of the system and provide maintenance plan	LID/Green infrastructure (e.g., use of bioswales, rain gardens, cisterns, filtration media, etc.) must demonstrate the efficiency of the proposed system and provide a maintenance plan.These are reflected in the design and maintenance plan.
SITES certification for landscape	4	Provide certification	SITES certification is the target and will be evaluated at the completion of construction.
100% native plants in landscaping	4	100% Miami-Dade County native vegetation	Proposed landscaping must be 100% Miami-Dade County native vegetation. Subject to Landscape Architect review/comments. The proposed planting palette and strategy meets these requirements.
Florida Friendly landscape recognition (Gold)	4	Demonstrate adherence to the 9 principles and requirements of the Florida Friendly Landscaping TM Program	Demonstrate adherence to the 9 principles and requirements to achieve Gold level recognition by the Florida Friendly Landscaping TM Program. Subject to Landscape Architect review/comments. The proposed planting palette and landscape strategy targets gold level recognition and will be evaluated at the completion of construction.
Pollinator garden	2	Wildlife Habitat Certification from the National Wildlife Federation, Pollinator Steward Certification from the Pollinator Partnership, or similar program	Provide Wildlife Habitat Certification from the National Wildlife Federation, Pollinator Steward Certification from the Pollinator Partnership, or similar program. The landscape approach and strategy targets this certification and recognition and will be evaluated at the completion of construction.
EnergyStar rating for all appliances and equipment	4	All appliances/equipment associated with the building are EnergyStar rated	Note added to the chart. Requirements will be met at time of construction.
High-efficacy lighting	4	At least 90% of all building lighting shall be high efficacy.	Note added to the chart. Requirements will be met at time of construction.
Lighting control – interior	2	Interior lighting controls with dimmers or sensors	Note added to the chart. Requirements will be met at time of construction.
Lighting control – exterior	2	Exterior lighting controls with automatic shut-off when daylight is present	Exterior lighting controls must have automatic shut-off when daylight is present. We acknowledge this requirement.
Total Proposed	**46**		
Total Required	**30 ***		

* Per Sec. 8.10.D.5.h, properties developed pursuant to a transfer of development rights pursuant to Section 8.13 shall be required to achieve at least thirty (30) green building and design points pursuant to the standards of Section 8.21.



PLANT SCHEDULE			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
	BSI	Bursera simaruba	Gumbo Limbo
	QVI	Quercus virginiana	Southern Live Oak
ORNAMENTAL TREE			
	CER	Conocarpus erectus	Buttonwood
	CES	Conocarpus erectus f. sericeus	Silver Buttonwood (Tree)
	MFR	Myrcianthes fragrans	Simpson's Stopper
PALM			
	RRE	Roystonea regia	Royal Palm
	SPA	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm
	THR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
	SC	Serenoa repens 'Cinerea'	Silver Saw Palmetto
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUB AREAS			
	CIR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum
	CRN	Clusia rosea 'Nana'	Dwarf Pitch Apple
	CEF	Conocarpus erectus f. sericeus	Silver Buttonwood (Shrub)
	FSE	Forestiera segregata	Florida Privet
	HPA	Hamelia patens	Firebush
	PSL	Psychotria ligustrifolia	Bahama Coffee
	SRE	Serenoa repens	Saw Palmetto
	SC2	Serenoa repens 'Cinerea'	Silver Saw Palmetto
GRASSES			
	MCA	Muhlenbergia capillaris	Pink Muhly Grass
	SBA	Spartina bakeri	Sand Cordgrass
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GROUND COVERS			
	LDE	Lantana depressa	Pineland Lantana
	MST	Mimosa strigillosa	Sunshine Mimosa

ST. AUGUSTINE GRASS

ARTWORK

PLANTING NOTES

1. THE LANDSCAPE PLAN FOR ALINA RESIDENCES ON THE BAY INTENDS TO UTILIZE STRATEGIES THAT ARE TO CONTRIBUTE TO ACHIEVING POINTS TOWARDS THE GREEN BUILDING PROGRAM.
   - SITES CERTIFICATION FOR LANDSCAPING (4)
   - 100% NATIVE PLANTS IN LANDSCAPING (4)
   - FLORIDA-FRIENDLY LANDSCAPE RECOGNITION (GOLD) (4)
   - COOL PAVEMENT (4)
   - **POLLINATOR GARDEN (2)
2. "LANDSCAPE ARCHITECT TO INCLUDE CERTIFIES AND NOTARIZED NOTICE OF COMPLIANCE AT TIME OF COMPLETION."
3. LANDSCAPE IS 100% MIAMI-DADE COUNTY NATIVE VEGETATION
4. THIS LANDSCAPE STRATEGY WILL COMPLY WITH THE 9 PRINCIPALS AND REQUIREMENTS TO ACHIEVE GOLD-LEVEL RECOGNITION BY FLORIDA FRIENDLY LANDSCAPING TM PROGRAM.
5. WILDLIFE HABITAT CERTIFICATION FROM THE NATIONAL WILDLIFE FEDERATION POLLINATOR STEWARD CERTIFICATION WILL BE ACHIEVED FROM THE POLLINATOR PARTNERSHIP OR SIMILAR.
6. HDG WILL SUBMIT A PREPARER'S CERTIFICATE OF COMPLIANCE UPON INSTALLATION AND PROJECT COMPLETION
7. DEVELOPMENTS SHALL COMPLY WITH EXISTING LANDSCAPE REQUIREMENTS, AS WELL AS CHANGES IMPLEMENTED IN THE FUTURE TO CONFORM TO CONTIGUOUS DEVELOPMENTS AND LANDSCAPING PLANS IMPLEMENTED FOR THE CAUSEWAY AND INTERIOR ISLAND AREAS.
8. DURING CONSTRUCTION: THE LANDSCAPING WILL BE COORDINATED WITH THE NEW DRAINAGE OUTFALL AND WILL NOT ADVERSELY IMPACT THE DRAINAGE PIPE OVER TIME. ADDITIONALLY A ROOT BARRIER WILL BE USED WHERE UTILITY AND INFRASTRUCTURE ARE ADJACENT TO TREES. THIS DETAIL CAN BE FOUND ON SHEET L-101.

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PREPARED FOR
GARCIA STROMBERG
2365 VISTA PKWY #16
WEST PALM BEACH, FL 33411

REGISTERED LANDSCAPE ARCHITECT AARON C. ELSWICK LA 6667581 STATE OF FLORIDA

PROJECT
EL-AD N. BAY VILLAGE
7913 WEST DRIVE
NORTH BAY VILLAGE, FL 33141

ISSUED
JUNE 20, 2025

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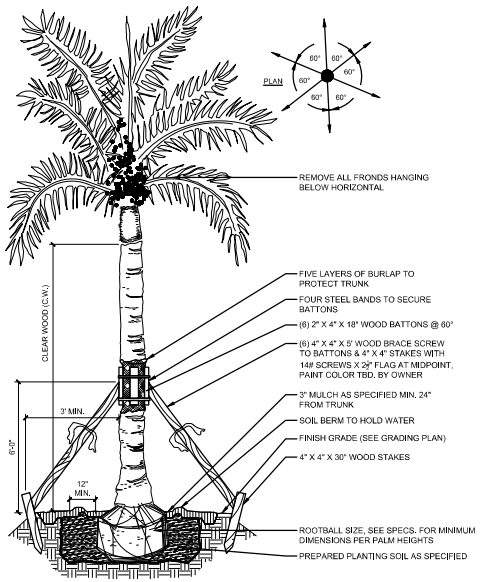
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NORTH 0' 10' 20' 40'

SHEET TITLE
PLANTING PLAN

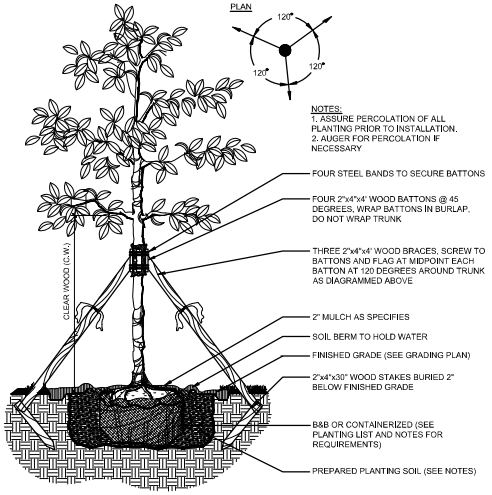
SHEET NUMBER
L-100

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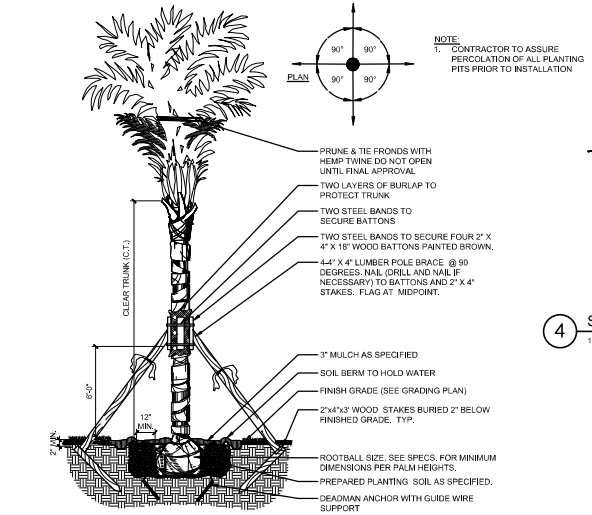
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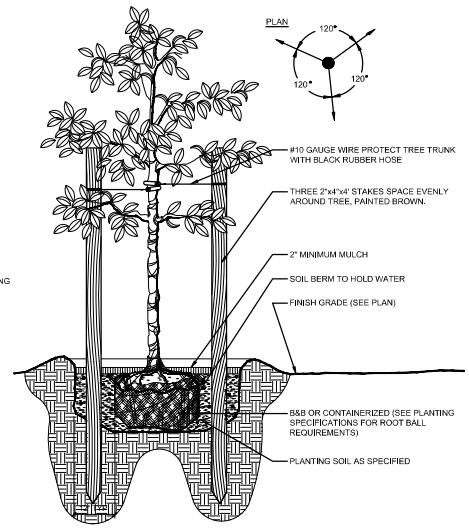
1 ROYAL PALM
3/4" = 1'-0"



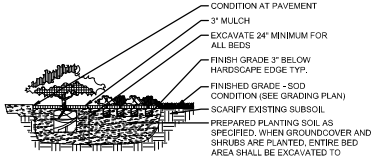
3 LARGE TREE - 3" CAL AND ABOVE
1/2" = 1'-0"



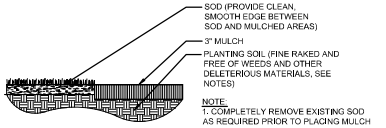
2 MEDIUM PALM
3/4" = 1'-0"



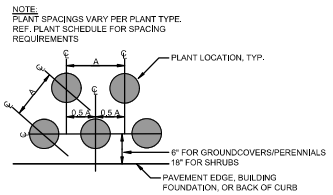
4 SMALL TREE - UP TO 3" CAL
1" = 1'-0"



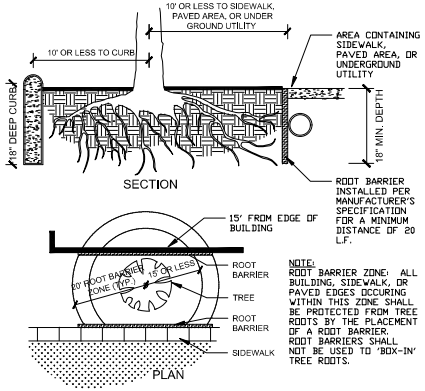
5 SHRUB AND GROUNDCOVER
1/2" = 1'-0"



6 MULCH
1" = 1'-0"



7 TRIANGULAR PLANT SPACING
NOT TO SCALE



8 ROOT BARRIER
1" = 1'

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	CLEAR TRUNK	SALT TOLERANCE	QTY	UNIT	REMARKS
Bursera simaruba	Gumbo Limbo	2" Cal.	12' Ht.	4' MIN.	Moderate	4	ea	
Quercus virginiana	Southern Live Oak	2" Cal.	12' Ht.	4' MIN.	High	10	ea	
Conocarpus erectus	Buttonwood	12' Ht.	12' Ht.	4' MIN.	High	15	ea	Standard, Tree
Conocarpus erectus f. sericeus	Silver Buttonwood (Tree)	12' Ht.	12' Ht.	4' MIN.	High	14	ea	Standard, Tree, Multi-Stem
Myrcianthes fragrans	Simpson's Stopper	12' Ht.	12' Ht.	4' MIN.	High	5	ea	Standard, Tree, Multi-Stem
Roystonea regia	Royal Palm	4" Cal.	14' O.A.	4' MIN.	Moderate	6	ea	
Sabal palmetto	Sabal Palm	4" Cal.	14' O.A.	4' MIN.	High	15	ea	

BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	CLEAR TRUNK	SALT TOLERANCE	QTY	UNIT	REMARKS
Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	3 Gal.	36" o.c.	-	High	58	ea	
Clusia rosea 'Nana'	Dwarf Pitch Apple	3 Gal.	36" o.c.	-	High	150	ea	
Conocarpus erectus f. sericeus	Silver Buttonwood (Shrub)	3 Gal.	36" o.c.	-	High	87	ea	Shrub form
Forestiera segregata	Florida Privet	7 Gal.	60" o.c.	-	High	19	ea	
Hamelia patens	Firebush	3 Gal.	36" o.c.	-	Low	197	ea	
Serenoa repens	Saw Palmetto	7 Gal.	60" o.c.	-	High	2	ea	
Serenoa repens 'Cinerea'	Silver Saw Palmetto	7 Gal.	60" o.c.	-	High	30	ea	
Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	36" o.c.	-	High	133	ea	
Spartina bakeri	Sand Cordgrass	3 Gal.	36" o.c.	-	High	253	ea	

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CLEAR TRUNK	SALT TOLERANCE	QTY	UNIT	REMARKS
Lantana depressa	Pineland Lantana	1 Gal.	24" o.c.	-	Moderate	55	ea	
Mimosa strigillosa	Sunshine Mimosa	1 Gal.	24" o.c.		Low	295	ea	

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SHEET TITLE
PLANTING DETAILS

SHEET NUMBER
L-101

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J:\Projects\South Florida\Garcia\Stromberg\Abra Residences on the Bay\05 Production\01 CAD\L-101 PLANTING DETAILS.dwg

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. LANDSCAPE CONTRACTOR SHALL PROVIDE SCHEDULE OF HIS/HER WORKS AT A MINIMUM OF TWO WEEKS IN ADVANCE, BEGINNING TWO WEEKS PRIOR TO COMMENCING LANDSCAPE TRADE CONSTRUCTION.

2. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING MATERIAL. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LANDSCAPE AND HARDSCAPE AREAS DAMAGED TO THE SATISFACTION OF THE OWNER,IT'S REPRESENTATIVE,OR LANDSCAPE ARCHITECT.

3. THE LOCATIONS OF PLANTS,AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS,OR AS OTHER WISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.

4. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS,INCLUDING TEMPORARY IRRIGATION AND FERTILIZATION IF NECESSARY DURING CONSTRUCTION AND/OR WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.

5. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS, PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS INCLUDING CONTENT ANALYSIS WITH RECOMMENDATIONS FOR THE INSTALLATION AREA.

6. ALL PLANT MATERIAL THAT MAY NEED TO BE REPLACED SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE 'GRADES AND STANDARDS FOR NURSERY PLANTS', PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL REPLACEMENT MATERIAL SHALL MATCH THE SIZE AND QUALITY OF THE MATERIAL BEING REPLACED.

7. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF TREES AND ALL SHRUB BEDS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 5 DAYS PRIOR TO REQUESTED REVIEW OF STAKED MATERIALS. EXCAVATION SHALL NOT BEGIN UNTIL LOCATIONS OF INDIVIDUAL PLANT AND PLANT BEDS ARE ACCEPTABLE TO THE LANDSCAPE ARCHITECT.

8. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY DUE TO EXISTING SITE CONDITIONS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.

9. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THE CONTRACT. PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE. CONTRACTOR PROVIDE SOURCE LIST OF PLANT MATERIAL.

10. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND /OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

11. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION UNTIL FINAL ACCEPTANCE OF THE PROJECT.

12. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER,IT'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.

13. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS,SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

14. BURLAP MATERIAL,WIRE CAGES,PLASTICS TRAPS,ETC. MUST BE CUT AND REMOVED FROM TOP ONE- THIRD (1/3) OF ROOT BALL.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE SUBSTANTIAL COMPLETION, SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.

16. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. PROTECTIVE BARRIERS SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBONS) AND SHALL BE INSTALLED PRIOR TO AND MAINTENANCE THROUGHOUT CONSTRUCTION AND/OR LAND DEVELOPMENT.
   - A. DO NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT TREES.
   - B. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE WITH ANY CONSTRUCTION MATERIALS SUCH AS PAINT,OIL,SOLVENTS, PET-ROLEUM PRODUCTS,ASPHALT,CONCRETE, MORTAR, OR OTHER MATERIALS THAT MAY CAUSE ADVERSE IMPACTS.
   - C. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION SHALL ONLY BE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT DAMAGE TREE ROOTS.
   - D. MAKE NO ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE,TO ANY TREE TO BE RETAINED ON THE SITE.
   - E. DO NOT CHANGE THE NATURAL GRADE ABOVE THE ROOT SYSTEM WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED ON SITE UNLESS IT CAN BE DEMONSTRATED TO THE TOWN THAT IT WILL NOT DAMAGE THE TREE.
   - F. AVOID ANY ENCROACHMENTS, EXCAVATIONS OR SEVERE GRADE CHANGES WITHIN THE DRIP LINE OF PRESERVED TREES THAT WILL IMPACT ANY TREE SCHEDULE TO REMAIN.

17. PLANT SIZE SPECIFICATIONS TAKE PRECEDENCE OVER CONTAINER SIZE.

18. CONTRACTOR TO VERIFY QUANTITIES AND REPORT ANY DISCREPANCIES TO THE OWNER, IT'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.

19. ALL GROUND COVER SHALL HAVE A MINIMUM 50% COVERAGE AT INSTALLATION AND 100% COVERAGE IN 6 MONTHS.

20. EXCAVATE ALL PLANTING ISLANDS TO A MINIMUM OF 12" AND BACKFILL WITH SPECIFIED PLANTING MIX.

21. IRRIGATION SYSTEM WILL HAVE **100%** COVERAGE WITH 100% OVERLAP WITH NO OVER SPRAY ON WALKS.SYSTEM SHALL INCLUDE A RAIN SENSOR AND RUST FREE WATER. ALL EXPOSED RISERS TO BE PAINTED FLAT BLACK

22. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK'.

23. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO FINAL LOCATION WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION. ALL PLANT MATERIAL TO BE PLANTED ON THE SAME DAY IT ARRIVES ON SITE.

24. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMAN- LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTINGAND TREE RELOCATION PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED.ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

25. THERE SHALL BE NO CHAINS OR CABLES USED ON TREES OR PALMS. HANDLE WITH PADDED NYLON STRAPS OR OTHER MEANS TO PROTECT FROM EQUIPMENT DAMAGE.

26. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO (2) WEEKS OF WRITTEN NOTICE AND GUARANTEE FOR TWELVE (12) MONTHS FROM DATE OFINSTALLATION.

27. CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE INCH (3") DEPTH OF LOOSE, WEED FREE STERILIZED MULCH.

28. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER, ITS REPRESENTATIVE, AND LANDSCAPE ARCHITECT SHALL DECLARE THE PROJECT SUBSTANTIALLY COMPLETE.

29. ALL PLANT MATERIAL IS TO BE TAGGED AT THE NURSERY BY CONTRACTOR. THE LANDSCAPE ARCHITECT MAY BE PRESENT DURING SELECTION AND TAGGING ACTIVITIES WITH NOTIFICATION AT LEAST 2 WEEKS IN ADVANCE.

30. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES AND FRONDS.

31. NOTIFY THE LANDSCAPE ARCHITECT OF DELIVERY SCHEDULE IN ADVANCE SO PLANT MATERIAL MAY BE INSPECTED UPON ARRIVAL AT JOB SITE.

32. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

33. DELIVER FERTILIZER TO SITE IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS,NAME, TRADE NAME, TRADEMARK,AND CONFORMANCE TO FLORIDA STATE LAW.

34. PROTECT ROOTS OF PLANT MATERIAL FROM DRYING OR OTHER POSSIBLE INJURY. KEEP PLANT BALL MOIST AT ALL TIMES.

35. REPAIR DAMAGE TO OTHER PLANTS OR CONSTRUCTION WORK DURING PLANT PLACEMENT AND/OR REPLACEMENT INCLUDING,BUT NOT LIMITED TO, DAMAGE TO EXISTING TREES,WALKS, STRUCTURES,SITE FURNISHINGS, ETC.

36. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.

37. TEST FILL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. PITS THAT ARE FOUND TO NOT BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH COARSE SAND, AND 6 INCHES OF PLANTING SOIL ADDED BELOW THE ROOT BALL AND COMPACTED BY FLOODING PRIOR TO PLANTING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE, REPLACE WITH SAME SPECIES SIZE AND SPECIFICATION.

38. GENERAL PLANTING
   - A. IRRIGATION SHALL BE 100% OPERATIONAL PRIOR TO PLANT MATERIAL INSTALLATION.
   - B. THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT MEETING SPECIFICATIONS AT THE JOBSITE
   - C. REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL.
   - D. CENTER PLANT IN PIT OR TRENCH.
   - E. FACE FOR BEST EFFECT,OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
   - F. SET PLANT PLUMB AND HOLD RIGIDLY IN POSITION UNTIL SOIL HAS BEEN TAMPED FIRMLY AROUND PLANTING BALL.
   - G. USE ONLY PLANTING SOIL BACKFILL AS SPECIFIED ON THIS SHEET- SOIL PREPARATION AND MIXES.
   - H. PLACE SUFFICIENT PLANTING SOIL UNDER PLANT TO BRING TOP OF PLANTING BALL TO FINISH GRADE.
   - I. BACKFILL PIT OR TRENCH WITH PLANTING SOIL IN 9-INCH LAYERS AND WATER EACH LAYER THOROUGHLY TO SETTLE SOIL AND WORK SOIL COMPLETELY AROUND ROOTS AND PLANTING BALL.
   - J. AFTER SOIL SETTLES FILL PIT WITH PLANTING SOIL, WATER,AND LEAVE PIT SURFACE EVEN WITH FINISH GRADE.
   - K. BRACES SHALL BE INSTALLED, AS SPECIFIED HEREIN,WHILE THE TREE IS SUPPORTED BY MACHINERY.
   - L. TOPSOIL BERM
     - L.A. CONSTRUCT A TOPSOIL BERM 6-INCHES ABOVE FINISH GRADE FORMING A WATERING BASIN WITH A LEVEL BOTTOM AROUND EACH PALM OR TREE.
     - L.B. THE TOPSOIL BERM SHALL FORM A WATERING BASIN 1 FOOT GREATER THAN DIAMETER OF PLANTING BALL.
     - L.C. COMPLETELY MULCH WATERING BASIN AND BERM TO AVOID ANY EXPOSED DIRT.

39. BALLED AND BURLAPPED PLANTS (B & B):
   - A. PLACE IN PIT ON PLANTING SOIL BACKFILL MATERIAL THAT HAS BEEN HAND-TAMPED PRIOR TO PLACING PLANT
   - B. PLACE WITH BURLAP INTACT SO LOCATION OF GROUND LINE AT TOP OF BALL IS SAME AS AT NURSERY WHERE GROWN.
   - C. REMOVE BINDING AT TOP HALF OF THE PLANTING BALL AND CUT OFF EXPOSED BURLAP.
   - D. DO NOT PULL WRAPPING FROM UNDER PLANTING BALL.
   - E. DO NOT PLANT IF PLANTING BALL IS CRACKED,BROKEN, OR SHOWING EVIDENCE OF VOIDS BEFORE OR DURING PLANTING PROCESS. REPLACE WITH PLANT OF SAME SPECIES, SIZE,AND SPECIFICATION.

SOIL PREPARATION AND SOIL MIX :

1. ALL PLANTS NOTED FOR REMOVAL SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.

2. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.)ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALLAREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.CONTRACTOR TO PROVIDE MANUFACTURER'S SPECIFICATIONS FOR APPROVAL

3. BEFORE REPLACING TOPSOIL,RAKE SUBSOIL SURFACE CLEAR OF STONES (1" DIAMETER AND LARGER);DEBRIS,RUBBISH, AND REMAINING ROOTS FROM REMOVED PLANT MATERIAL

4. SCARIFY SUBSOIL TO A DEPTH OF THREE INCHES (3").

5. CONTRACTOR TO APPLY "SURFLAN" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS. CONTRACTOR TO PROVIDE MANUFACTURER'S SPECIFICATIONS FOR APPROVAL

6. PLANTING SOIL MIXFOR TREES,SHRUBS, AND GROUND COVER SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   PALMS
   90% CLEAN D.O.T. SAND
   10% APPROVED TOPSOIL/FLORIDA PEAT MIXTURE
   TREES,SHRUBS,GROUNDCOVER
   70% CLEAN DOT SAND
   30% APPROVED TOPSOIL/FLORIDA PEAT MIXTURE

7. FLORIDA PEAT SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES.SHALL BE OF UNIFORM QUALITY, AND SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.FLORIDA PEAT SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70), 6.5. IF NECESSARY, THE CONTRACTOR SHALL APPLY THE APPROPRIATE SOIL AMENDMENTS ADJUSTING SOIL PH TO ASSURE A PH RANGE OF 5.5 TO 6.5.

8. TOPSOIL SHALL BE NATURAL FERTILE AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS,LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 12" IN ALL LANDSCAPE AREAS AND 4" THROUGH-OUT ALL LAWN AREAS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.

9. SMOOTH ALL SOIL MIXTURE TO FIVE INCHES (5") BELOW TOP OF SURROUNDING PAVEMENT EDGES.

10. CONTRACTOR TO PROVIDE MINIMUM DRESSING OF THREE INCHES (3") OF MULCH TO ALL LANDSCAPE AREAS, TYP.

11. FINISH GRADE ALL TOP SOIL AREAS TO A SMOOTH, EVEN SURFACE,ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

12. CONTRACTOR TO REMOVE DEBRIS AND EXCESS MATERIAL IMMEDIATELY FROM JOB SITE.

13. TEST FILL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. THE RELATIVE PERMEABILITY OF THE SOIL SHALL BE 2O1N./HR. MIN. PITS THAT ARE FOUND TO NOT BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH COARSE SAND,AND 6 INCHES OF PLANTING SOIL ADDED BELOW THE ROOT BALL AND COMPACTED BY FLOODING PRIOR TO PLANTING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. REPLACE WITH SAME SPECIES SIZE AND SPECIFICATION.

14. SUBMITTALS:
   - A. TEST REPORTS
     - A.A. RESULTS OF TOPSOIL ANALYSIS
     - A.B. RESULTS OF WATER ANALYSIS
     - A.C. RESULTS OF PLANTING SOIL MIX ANALYSIS,INCLUDING CONTENT ANALYSIS
   - B. CERTIFICATES
     - B.A. MANUFACTURERS CERTIFICATION AND/OR TESTING LABORATORY CERTIFICATION THAT CONTENT OF SOIL CONDITIONERS MEET SPECIFIED REQUIREMENTS
     - B.B. LITERATURE AND PROPOSED APPLICATION RATES OF SOIL AMENDMENTS
     - B.C. LITERATURE AND PROPOSED APPLICATION RATES FOR ALL HERBICIDES AND STERILIZERS

15. MECHANICAL ANALYSIS FOR WELL-GRADED TOPSOIL SHALL BE AS FOLLOWS: SIEVE SIZE PERCENTAGE PASSING BY DRY WEIGHT

1/4 IN.	90-92%
NO. 10	50-55%
NO. 40	20-25%
NO. 100	4-6%
NO. 200	0-1%

16. CONTRACTOR SHALL REMOVE ALL STAKING OF TREES AND PALMS AFTER TWELVE (12) MONTHS OF SUBSTANTIAL COMPLETION.

17. SOIL AMENDMENTS:
   - A. FERTILIZER
     - A.A. ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, BE FREE FROM IMPURITIES,UNIFORM IN COMPOSITION, MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS,AND BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT
     - A.B. ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN BAGS OR OTHER CONVENIENT CONTAINERS,EACH FULLY LABELED, CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, AND BEARING THE GRADE AND THE TRADE NAME OF THE PRODUCER.
     - A.C. DIE HARD ROOT REVIVER- ENDO AND ECTOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD, 1-(800)628.6373 OR APPROVED EQUAL.
     - A.D. DIE HARD TRANSPLANT - ONE STEP - ENDO AND ECTOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD,1-(800)628.6373 OR APPROVED EQUAL.
     - A.E. DIE HARD PALM TRANSPLANT- ENDOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD.1-(800) 628.6373 OR APPROVED EQUAL.
     - A.F. TIME RELEASE,PALM MIX FERTILIZER WITH MINOR ELEMENTS OR APPROVED EQUAL.
     - A.G. TIME RELEASE,TREE AND SHRUB MIX FERTILIZER,6-8-8, WITH MINOR ELEMENTS OR APPROVED EQUAL
     - A.H. AGRIFORM PLANTING TABLETS,NJAB PLUS MINORS,AS MANUFACTURED BY GRACE SIERRA,1-(408) 263.8080 OR APPROVED EQUAL.
     - A.I. WETTING AGENT TO BE TERRA SORB OR APPROVED EQUAL.
     - A.J. SOIL CONDITIONER TO BE "SUPER LESCO WE", AS MANUFACTURED BY LESCO,INC. OR APPROVED EQUAL.
   - B. WATER IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY CLEAN AND POTABLE WATER TO THE SITE FOR USE IN WATERING.
   - C. SAND: CLEAN, SHARP, BUILDERS SAND,FREE DRAINING AND FREE OF SUBSTANCES HARMFUL TOGROWTH OF PLANTS.
   - D. PEAT: FLORIDA PEAT FROM APPROVED SOURCE.
   - E. COMPOST: FROM APPROVED SOURCE.

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PREPARED FOR
GARCIA STROMBERG
2365 VISTA PKWY #16
WEST PALM BEACH, FL 33411

REGISTERED LANDSCAPE ARCHITECT AARON C. ELSWICK LA 6667581 STATE OF FLORIDA

PROJECT
EL-AD N. BAY VILLAGE
7913 WEST DRIVE
NORTH BAY VILLAGE, FL 33141

ISSUED
JUNE 20, 2025

REVISIONS

NO	DATE	ISSUE
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02	01.09.2026	REVISION 2
03	03.09.2026	REVISION 3

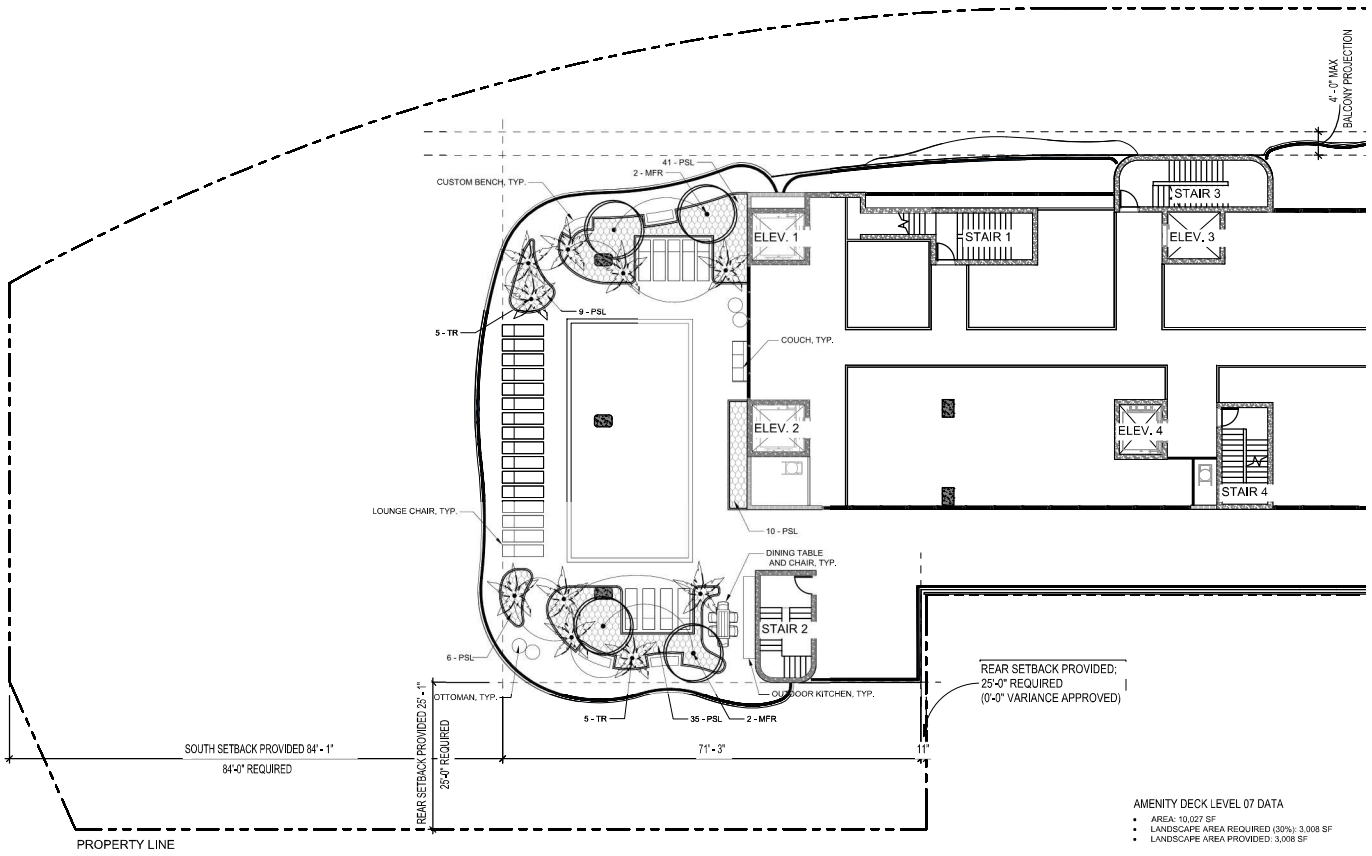
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SHEET TITLE
PLANTING NOTES

SHEET NUMBER
L-102

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HARDSCAPE LEGEND

- DINING TABLE AND CHAIRS
- COUCH
- LOUNGE CHAIR
- CUSTOM BECH
- OTTOMAN
- OUTDOOR KITCHEN

AMENITY DECK LEVEL 07 DATA

- AREA: 10,027 SF
- LANDSCAPE AREA REQUIRED (30%): 3,008 SF
- LANDSCAPE AREA PROVIDED: 3,008 SF

PLANTING NOTES

1. THE LANDSCAPE PLAN FOR ALINA RESIDENCES ON THE BAY INTENDS TO UTILIZE STRATEGIES THAT ARE TO CONTRIBUTE TO ACHIEVING POINTS TOWARDS THE GREEN BUILDING PROGRAM.
   - SITES CERTIFICATION FOR LANDSCAPING (4)
   - 100% NATIVE PLANTS IN LANDSCAPING (4)
   - FLORIDA-FRIENDLY LANDSCAPE RECOGNITION (GOLD) (4)
   - COOL PAVEMENT (4)
   - **POLLINATOR GARDEN (2)
2. "LANDSCAPE ARCHITECT TO INCLUDE CERTIFIES AND NOTARIZED NOTICE OF COMPLIANCE AT TIME OF COMPLETION."
3. LANDSCAPE IS 100% MIAMI-DADE COUNTY NATIVE VEGETATION
4. THIS LANDSCAPE STRATEGY WILL COMPLY WITH THE 9 PRINCIPALS AND REQUIREMENTS TO ACHIEVE GOLD-LEVEL RECOGNITION BY FLORIDA FRIENDLY LANDSCAPING TM PROGRAM.
5. WILDLIFE HABITAT CERTIFICATION FROM THE NATIONAL WILDLIFE FEDERATION POLLINATOR STEWARD CERTIFICATION WILL BE ACHIEVED FROM THE POLLINATOR PARTNERSHIP OR SIMILAR.
6. HDG WILL SUBMIT A PREPARER'S CERTIFICATE OF COMPLIANCE UPON INSTALLATION AND PROJECT COMPLETION.
7. DEVELOPMENTS SHALL COMPLY WITH EXISTING LANDSCAPE REQUIREMENTS, AS WELL AS CHANGES IMPLEMENTED IN THE FUTURE TO CONFORM TO CONTIGUOUS DEVELOPMENTS AND LANDSCAPING PLANS IMPLEMENTED FOR THE CAUSEWAY AND INTERIOR ISLAND AREAS.

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2365 VISTA PKWY #16
WEST PALM BEACH, FL 33411

REGISTERED LANDSCAPE ARCHITECT AARON C. ELSWICK LA 6667581 STATE OF FLORIDA

PROJECT

EL-AD N. BAY VILLAGE

7913 WEST DRIVE
NORTH BAY VILLAGE, FL 33141

ISSUED

JUNE 20, 2025

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02	01.09.2026	REVISION 2
03	03.09.2026	REVISION 3

CHECKED BY: ACF

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SCALE IN FEET

1" = 10'

NORTH 0' 5' 10' 20'

SHEET TITLE

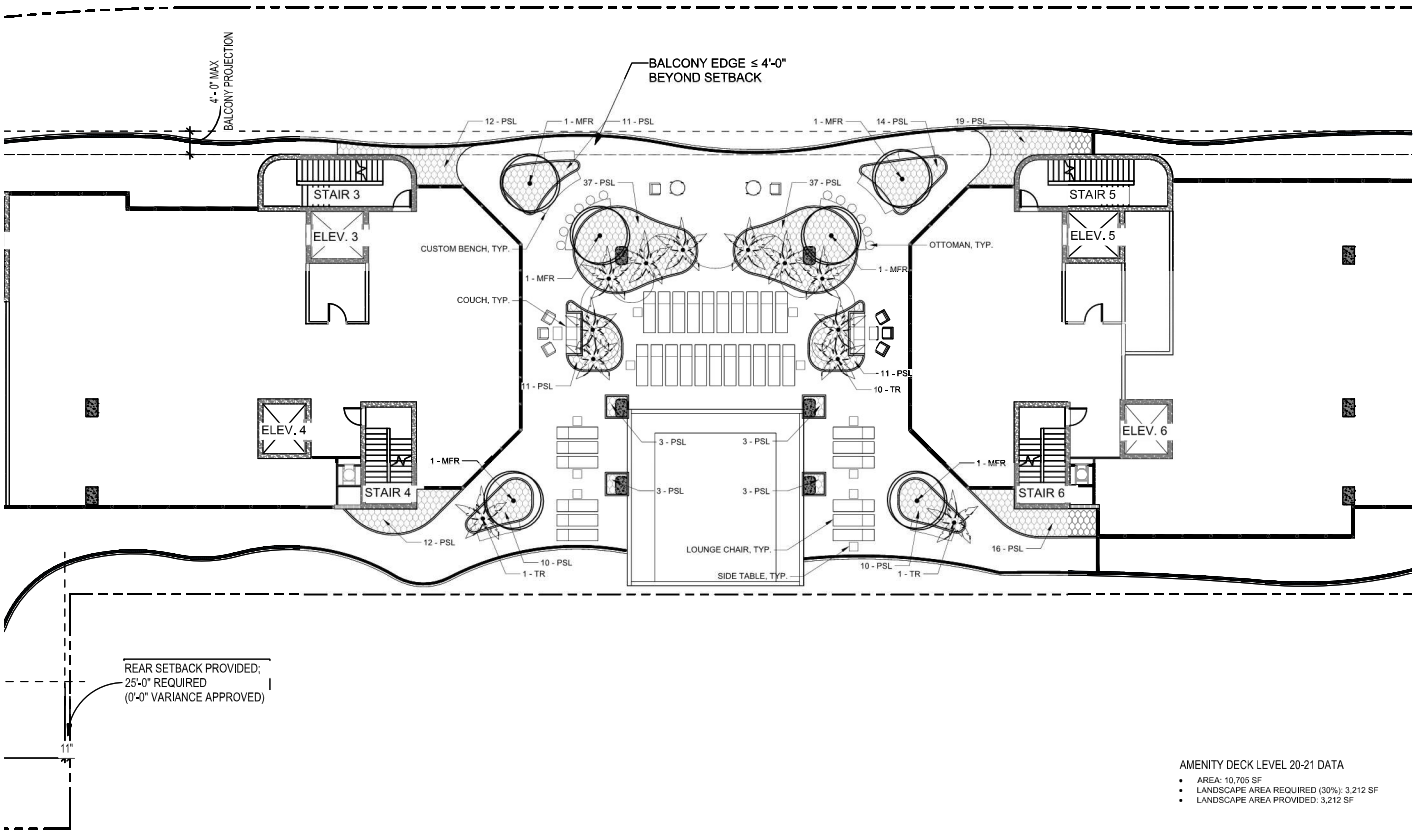
AMENITY DECK LEVEL 07

SHEET NUMBER

L-103

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HARDSCAPE LEGEND

- SIDE TABLE
- COUCH
- LOUNGE CHAIR
- CUSTOM BECH
- OTTOMAN

AMENITY DECK LEVEL 20-21 DATA

- AREA: 10,765 SF
- LANDSCAPE AREA REQUIRED (30%): 3,212 SF
- LANDSCAPE AREA PROVIDED: 3,212 SF

PLANTING NOTES

1. THE LANDSCAPE PLAN FOR ALINA RESIDENCES ON THE BAY INTENDS TO UTILIZE STRATEGIES THAT ARE TO CONTRIBUTE TO ACHIEVING POINTS TOWARDS THE GREEN BUILDING PROGRAM.
   - SITES CERTIFICATION FOR LANDSCAPING (4)
   - 100% NATIVE PLANTS IN LANDSCAPING (4)
   - FLORIDA-FRIENDLY LANDSCAPE RECOGNITION (GOLD) (4)
   - COOL PAVEMENT (4)
   - **POLLINATOR GARDEN (2)
2. "LANDSCAPE ARCHITECT TO INCLUDE CERTIFIES AND NOTARIZED NOTICE OF COMPLIANCE AT TIME OF COMPLETION."
3. LANDSCAPE IS 100% MIAMI-DADE COUNTY NATIVE VEGETATION
4. THIS LANDSCAPE STRATEGY WILL COMPLY WITH THE 9 PRINCIPALS AND REQUIREMENTS TO ACHIEVE GOLD-LEVEL RECOGNITION BY FLORIDA FRIENDLY LANDSCAPING TM PROGRAM.
5. WILDLIFE HABITAT CERTIFICATION FROM THE NATIONAL WILDLIFE FEDERATION POLLINATOR STEWARD CERTIFICATION WILL BE ACHIEVED FROM THE POLLINATOR PARTNERSHIP OR SIMILAR.
6. HDG WILL SUBMIT A PREPARER'S CERTIFICATE OF COMPLIANCE UPON INSTALLATION AND PROJECT COMPLETION.
7. DEVELOPMENTS SHALL COMPLY WITH EXISTING LANDSCAPE REQUIREMENTS, AS WELL AS CHANGES IMPLEMENTED IN THE FUTURE TO CONFORM TO CONTIGUOUS DEVELOPMENTS AND LANDSCAPING PLANS IMPLEMENTED FOR THE CAUSEWAY AND INTERIOR ISLAND AREAS.

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AMENITY DECK LEVEL 20-21

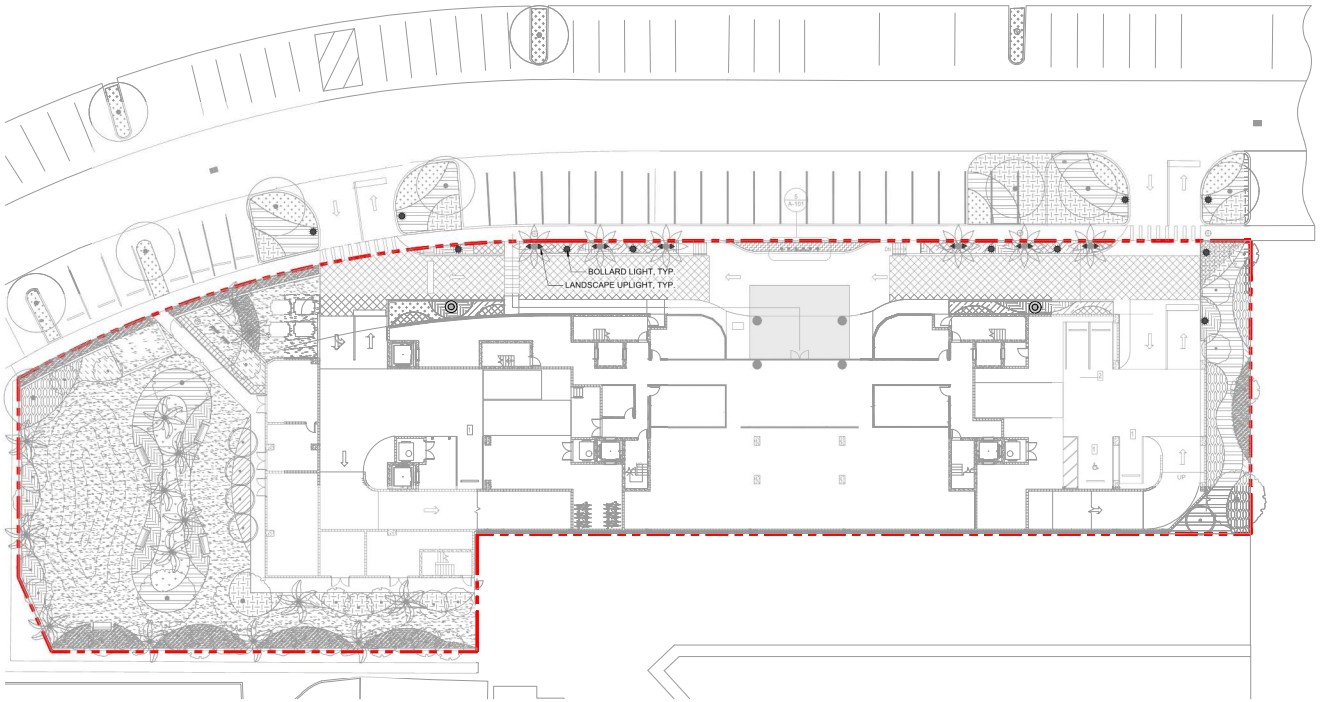
SHEET NUMBER
L-104

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LIGHTING LEGEND

- LANDSCAPE UPLIGHT
- BOLLARD LIGHT



TYPE	PHOTO/LINK	DESCRIPTION	QTY	UNIT	LOCATION	MANUFACTURER	CATALOG NUMBER	VOLTS	COLOR TEMP	INPUT WATTS	FINISH	DIMMING	MOUNTING	NOTES
L1		Landscape Uplight	81	EA	Landscape Areas; See Plan	Garden	V3752 AB + transformer	remote transformer input 120V	2700K	9W	Architectural Bronze	N/A	uplight	

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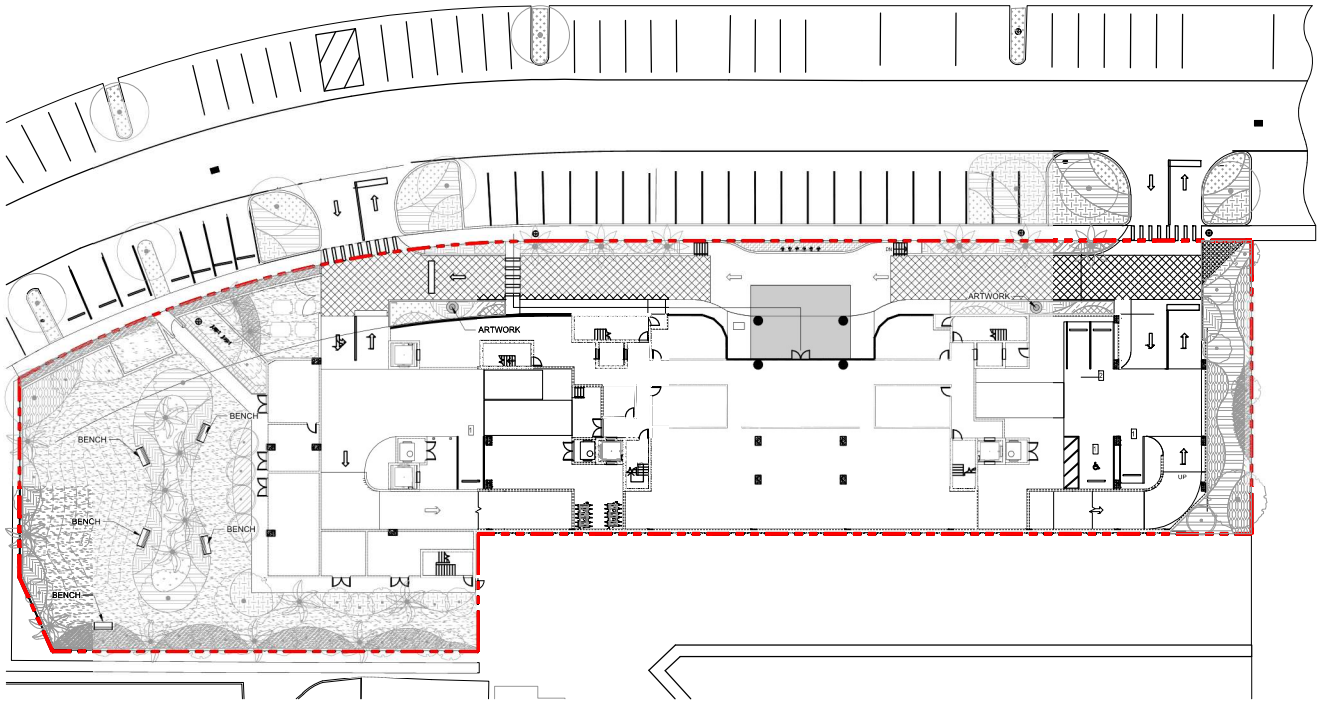
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SHEET TITLE
LIGHTING DIAGRAM

SHEET NUMBER
L-105

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FURNITURE LEGEND

ARTWORK

BENCHES

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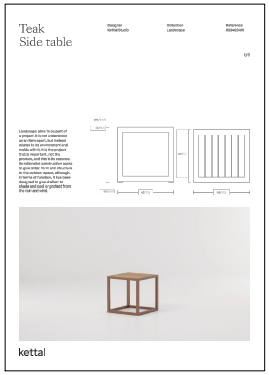
GROUND LEVEL FURNITURE DIAGRAM

SHEET NUMBER

L-106

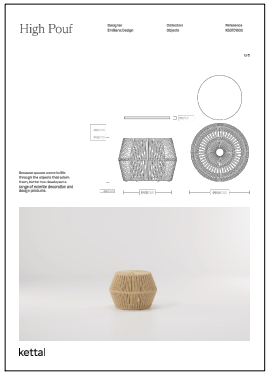
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1 SIDE TABLE

NOT TO SCALE



4 OTTOMAN

NOT TO SCALE



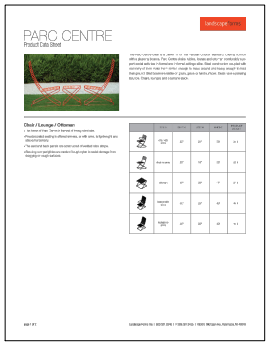
2 DINING TABLE

NOT TO SCALE



5 LOUNGE CHAIR

NOT TO SCALE



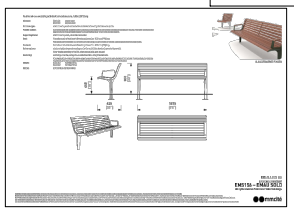
3 DINING CHAIR

NOT TO SCALE



6 COUCH

NOT TO SCALE



7 BENCH

NOT TO SCALE

UF IFAS Extension UNIVERSITY of FLORIDA — Florida-Friendly Landscaping™ PROGRAM

Florida-Friendly Landscaping™ Checklist for New Construction, Multi-Family, and Commercial Properties
(excludes communities)

Project Information:
Name: Alex Fenech Phone: 754.277.4254
Address: 1999 N. University Drive, Suite 202 City: Coral Springs Zip: 33071
County: Broward Email: afenech@hitchcockdesigngroup.com Date: 09/30/2025

For silver level recognition, a landscape must meet all required practices and achieve (3) First Tier, (2) Second Tier, and (2) Third Tier practices. If the landscape has an in-ground irrigation system, (2) Irrigation practices must also be met.

For gold level recognition, a landscape must meet all required practices plus the additional gold level practices. The landscape must achieve (4) First Tier, (3) Second Tier, and (3) Third Tier practices. If the landscape has an in-ground irrigation system, (3) Irrigation practices must also be met.

Required Practices for Silver and Gold

General

X	Landscape meets state, county and municipal codes. (Local ordinances may not prohibit Florida-Friendly Landscaping™)

Vegetation and Soils

X	Lots less than 1/3 acre do not contain any plants found on the current UF/IFAS Assessment **"Prohibited"** list (http://assessment.ifas.ufl.edu/assessments/?types=24208) **OR** Lots that are greater than 1/3 acre do not contain any plants found on the current UF/IFAS Assessment **"Prohibited"** list (http://assessment.ifas.ufl.edu/assessments/?types=24208) within 50 feet of the structure (foundation or conditioned space)
X	Maintained landscape contains at least ten plant species.
X	The results of a soil pH test have been used to guide plant choices. (Consult the local UF/IFAS Extension office for more information)

Irrigation (If no irrigation system is used, credit can be given for satisfying all practices)

X	Irrigation system meets or exceeds state and local regulations.
X	Irrigation system has a properly installed and functional rain shutoff device as required by law. (Listed in specifications)
X	Irrigation system maximizes uniformity with head to head coverage.
X	Irrigation system is calibrated to apply ½" to ¾" of water per application to turfgrass areas. (Listed in specifications)
X	Spray and rotor heads are installed on separate zones.

Mulch

X	A 2"-3" layer of one of the mulches recommended in the FYN Handbook, is applied over tree roots, shrubs, and in plant beds.

Waterfront (If site is not on the waterfront, credit can be given for satisfying all practices)

	A low-maintenance zone of at least 10 feet is created along waters' edge. **OR** Native aquatic plants are located in the littoral zone or on floating mats.

Gold (All of the following required practices must also be met for Gold level recognition)

Vegetation

X	Maintained landscape does not contain any plants found on the current UF/IFAS Assessment **"Invasive-Not Recommended"** list (http://assessment.ifas.ufl.edu/assessments/?types=1080,1074,24208).
	Maintained landscape contains at least 15 plant species.

Irrigation (If no irrigation system is used on site, credit can be given for satisfying all required practices.)

X	A smart controller (evapotranspiration, soil moisture sensor, or similar device) is installed and operational.
X	Micro-irrigation is installed in all landscape beds and is zoned separately from traditional heads.

Installation

X	Installation of landscape is consistent with UF/IFAS recommendations as per current GI-BMP manual.

Stormwater

X	All downspouts are directed to pervious areas.

Additional practices for commercial, institutional, and multi-family projects.

	Native topsoil is saved and re-used onsite. **OR** Parking areas have depressed planted areas, or other innovative stormwater treatment systems (porous asphalt, pervious concrete, subsurface gravel wetland, tree box filter, bio-retention boxes) either in place of stormwater ponds or in addition to them, to capture and filter stormwater.

Notes:

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Revision Date: October 4, 2017 2

UF IFAS Extension UNIVERSITY of FLORIDA — Florida-Friendly Landscaping™ PROGRAM

Tiered Practices

For silver level recognition, a landscape must meet all required practices plus the additional gold level practices. The landscape must achieve (3) First Tier, (2) Second Tier, and (2) Third Tier practices. If the landscape has an in-ground irrigation system, (2) Irrigation practices must also be met.

For gold level recognition, a landscape must meet all required practices plus the additional gold level practices. The landscape must achieve (4) First Tier, (3) Second Tier, and (3) Third Tier practices. If the landscape has an in-ground irrigation system, (3) Irrigation practices must also be met.

First Tier: 4 req.

X	Long-lived native trees are preserved or planted as part of the landscape design.
X	Plants are located in site conditions that are suited to their needs.
X	FFL recommended mulch is used on site.
X	Landscape features retain runoff on the property. Ex: rain gardens, swales, berms.
	At least 50% of hardscape surfaces are made of porous materials.
	A cistern, rain barrel or other water harvesting practice is used with proper mosquito prevention techniques in place.
(4) X	Shrubs and groundcovers are used where grass is difficult to maintain.

Second Tier: 3 req.

X	Trees and shrubs are positioned to improve the building's heating and cooling capacity if space allows.
	Compost bin is installed or community compost bin is available for use.
	Plants that provide native or non-invasive berries and seeds for birds and other wildlife are present.
X	Host and nectar plants are present for butterflies, hummingbirds and/or other pollinators.
X	1/5-acre to 1-acre sites have at least two shade trees, at maturity. Sites larger than one acre have at least four shade trees per acre.
	Existing clusters of vegetation are retained or created in the design.
(4) X	Mulch is pulled away (1"-2") from the base of trees and shrubs.

Notes:

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UF IFAS Extension UNIVERSITY of FLORIDA — Florida-Friendly Landscaping™ PROGRAM

Third Tier: 3 req.

X	Edge of rootball nearest to the foundation is at least 3 feet away.
X	Removed trees are either replanted or recycled on site.
	Salvaged or remanufactured materials are used for hardscape elements.
	Landscape preserves snags, tall grasses, or other dense vegetation which provide cover and shelter for wildlife.
	Man-made wildlife shelters are installed.
(3) X	Erosion prone areas are treated to minimize erosion.
	Self-mulching areas exist under trees where leaves can remain as they fall.

Irrigation Tier: (If the landscape has no in-ground system, these practices need not be met.) 3 req.

	Micro-irrigation is installed in at least 50% of landscape beds and is zoned separately from traditional heads.
X	Irrigation system operates early in the morning.
X	Sprays and rotors do not spray onto impervious surfaces or into micro-irrigation zones.
	Emitters are located at least three feet from building , do not spray building, and are unobstructed.
X	Irrigation system has a flow sensor that is connected to the irrigation controller, or has a sub-meter.
X	Infrastructure for using non-potable or lowest quality water for irrigation is present.
(5) X	Turfgrass and landscape beds are zoned separately.

Notes:

Required Practices Met: ____ Silver __X__ Gold ____ No

First Tier Practices Met: 4 **Second Tier Practices Met:** 4

Third Tier Practices Met: 3 **Irrigation Practices Met:** 5

Recognition Level Awarded: ____ Silver __X__ Gold ____ None

Revision Date: October 4, 2017 4

HITCHCOCK DESIGN GROUP
1999 N. UNIVERSITY DR.
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CORAL SPRINGS, FL 33071
T 810.444.8188
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PREPARED FOR
GARCIA STROMBERG
2365 VISTA PKWY #16
WEST PALM BEACH, FL 33411

REGISTERED LANDSCAPE ARCHITECT AARON C. ELSWICK LA 6667581 STATE OF FLORIDA

PROJECT
EL-AD N. BAY VILLAGE
7913 WEST DRIVE
NORTH BAY VILLAGE, FL 33141

ISSUED
JUNE 20, 2025

REVISIONS

NO	DATE	ISSUE
01	10.03.2025	REVISION 1
02	01.09.2026	REVISION 2
03	03.09.2026	REVISION 3

CHECKED BY ACF
DRAWN BY ACE / KNT

NORTH
SCALE IN FEET
1" = 10'
0' 5' 10' 20'

SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L-107

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J:\Projects\South Florida\Garcia\Stromberg\Abs Residences on the Bay\05 Production\01 CAD\L-107 HARDSCAPE DETAILS.dwg

SITE PLAN SUBMITTAL

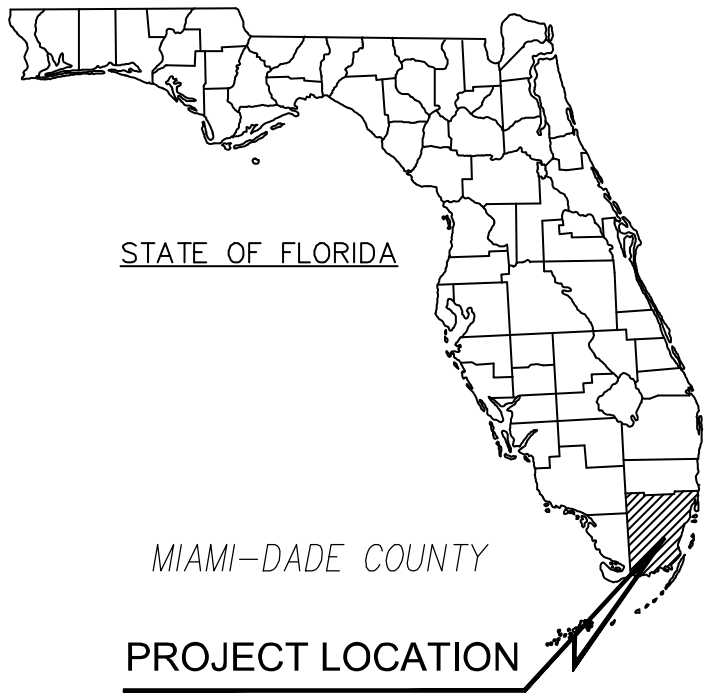
FOR

EL-AD N. BAY VILLAGE

NORTH BAY VILLAGE, FLORIDA 33141

MARCH 2026

SECTION 8 & 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST



PROJECT LOCATION

MIAMI DADE COUNTY

PROJECT TEAM:

ARCHITECT
GARCIA STROMBERG
2365 VISTA PARKWAY SUITE 16
WEST PALM BEACH, FLORIDA 33411
561-478-5855
CONTACT: JORGE H. GARCIA
ROBERT PEREZ

OWNER
EL-AD NBV, LLC
150 E. PALMETTO PARK ROAD, SUITE 400
BOCA RATON, FL 3342
CONTACT: MATTHEW JEFFRIES

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500
CORAL GABLES, FL 33134
305-673-2025
CONTACT: ALBERTO P. HERRERA, P.E.

SURVEYOR
FORD, ARMENTEROS & FERNANDEZ, INC.
1950 NW 94TH AVENUE, 2ND FLOOR
DORAL, FL 33172
305-477-6472
CONTACT: OMAR ARMENTEROS P.S.M.

LIST OF CONTACTS:

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CONTACT: STEVEN BUCKLAND

ENGINEERING
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PUBLIC WORKS DEPARTMENT
1666 KENNEDY CAUSEWAY
NORTH BAY VILLAGE, FLORIDA 33141
(305) 756-7171
STEVEN BUCKLAND

WATER AND SEWER
NORTH BAY VILLAGE WATER
AND SEWER DEPARTMENT
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NORTH BAY VILLAGE, FLORIDA 33141
CONTACT: STEVEN BUCKLAND

BUILDING DIVISION
CITY OF NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY
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(305) 754-6740

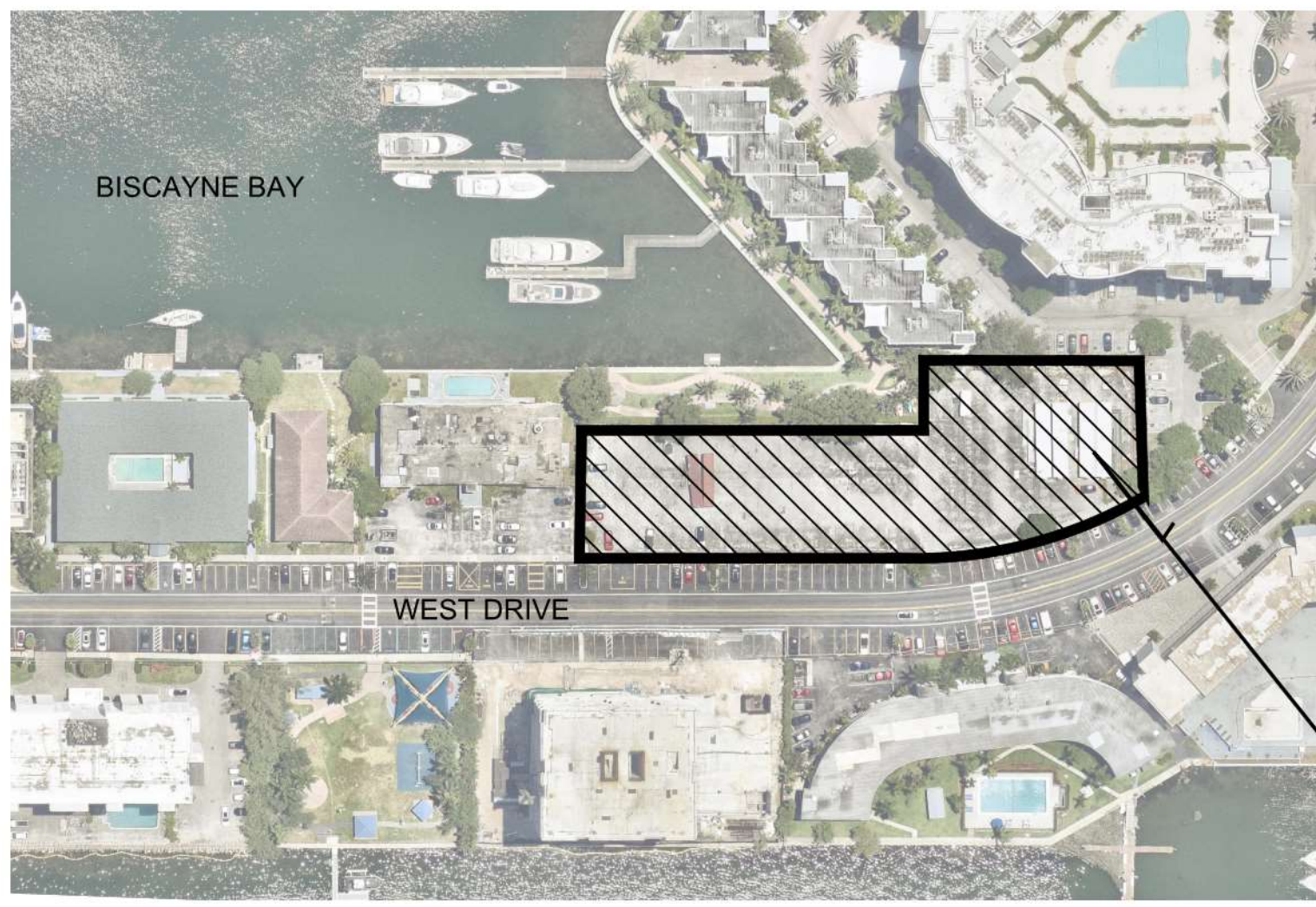
FIRE PREVENTION
MIAMI DADE COUNTY FIRE-RESCUE
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MIAMI, FLORIDA 33178
(786) 331-5000
CONTACT: ALAN COMINSKY

ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
303 HASTINGS ROAD
ST. AUGUSTINE, FL 32084
(904) 226-6543
CONTACT: EDGAR AGUILAR

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NORTH BAY VILLAGE, FLORIDA 33141
(786) 485-5197
CONTACT: SILVIA E. VARGAS

CABLE PROVIDER
COMCAST CABLE
2601 SW 145TH AVENUE
MIRAMAR, FL 33027
(786) 586-8505
CONTACT: RICARDO DAVIDSON

TELEPHONE PROVIDER
AT&T DISTRIBUTION
9101 SW 24TH STREET, 1ST FLOOR
MIAMI, FLORIDA 33165
305.222.8745
CONTACT: DINO FARRUGGIO



PROJECT LOCATION

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION AND SEDIMENT CONTROL NOTES
C-301	EROSION AND SEDIMENT CONTROL PLAN
C-302	EROSION AND SEDIMENT CONTROL DETAILS
C-401	PAVING AND GRADING PLAN
C-402	DRAINAGE PLAN
C-403	PAVING GRADING AND DRAINAGE DETAILS
C-404	TYPICAL SECTIONS
C-500	WATER AND SEWER NOTES
C-501	WATER AND SEWER PLAN
C-601	TRAFFIC SIGNAGE AND MARKING PLAN

LOCATION MAP

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500
CORAL GABLES, FL 33134
PHONE: 305-673-2025

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!

Matthew J Moro

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW J. MORO, P.E., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 3/9/2026

MATTHEW JOSE MORO
LICENSE No 94878
STATE OF FLORIDA
PROFESSIONAL ENGINEER
MAR. 09 2026

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

KHA PROJECT 243620000
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

COVER SHEET

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

SHEET NUMBER
C-100

Plotted By: Kumbhojkar, Priya Sheet Set: EL-AD N. BAY VILLAGE Layout: C-100 March 09, 2026 06:30:04pm K:\MIB_Civil\243620000-7913 W DRIVE\CIVIL\CADD\PlanSheets\C-100 COVER SHEET.dwg
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I. GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, THE FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS AND SPECIFICATIONS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, U.S. ARMY CORPS OF ENGINEERS AND ALL OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.

2. LOCATIONS, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. NEITHER THE DEVELOPER, CLIENT, OWNER NOR THE ENGINEER OF RECORD GUARANTEES THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HORIZONTALLY AND VERTICALLY LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

3. ALL EXISTING UNDERGROUND OR ABOVEGROUND UTILITY PIPES, CABLES, DUCTS, EQUIPMENT, DEVICES, ETC. WITHIN OR OUTSIDE THE PROJECT CONSTRUCTION LIMITS WHICH ARE DAMAGED OR DISRUPTED AS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER, REGARDLESS OF WHETHER THEY WERE SHOWN OR NOT SHOWN ON THE PLANS OR LOCATED OR NOT BY THE OWNER'S REPRESENTATIVE, THE UTILITY COMPANY, SUNSHINE STATE ONE-CALL OF FLORIDA, ETC.

4. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

5. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

6. ALL DEFECTIVE WORK NOT ACCEPTED BY THE ENGINEER OF RECORD, BY THE OWNER'S REPRESENTATIVE, OR BY ANY GOVERNMENTAL PERMITTING REGULATORY AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

7. ALL STAGING AREAS SHALL BE PROPERLY FENCED AND SECURED BY THE CONTRACTOR.

8. ALL AREAS WHICH ARE BEING EXCAVATED SHALL BE PROPERLY PROTECTED AND BARRICADED BY THE CONTRACTOR. ALL TRENCH WORK SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS, 29 C.F.R.S. 1926.650 SUBPART P AND THE FLORIDA TRENCH SAFETY ACT.

9. ALL EXISTING CONCRETE AND/OR ASPHALT PAVEMENT, CURB AND GUTTERS, CURBS AND WALKS, SOD, LANDSCAPING, FENCE, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER OR CLIENT.

10. TEMPORARY ASPHALT PAVEMENT SHALL BE APPLIED TO ALL TRENCHES, WITHIN AN EXISTING PAVED RIGHT OF WAY, AT THE END OF EACH WORKDAY. PLATING MAY BE USED WITH THE RIGHT-OF-WAY OWNER'S PRIOR CONSENT.

11. PROVIDE FILL TO ENSURE THAT THE FINISH GRADE (INCLUDING SOD) IN LANDSCAPE AREAS ARE AT LEVEL OF CURBS AND/OR EDGE OF SIDEWALKS.

12. WHERE NEW GRADES BLEND INTO EXISTING GRADES IN LANDSCAPE AREAS PROVIDE A UNIFORM TRANSITION. PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE AREAS THAT ARE TO REMAIN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UNINTERRUPTED WATER AND SEWER SERVICE DURING THE CONSTRUCTION OF THE TIE-IN CONNECTION OF ALL PROPOSED WATER OR SANITARY SEWER SYSTEMS, TO ANY EXISTING WATER OR SANITARY MAINS AND SERVICE LINES. ABANDONMENT SHALL NOT OCCUR UNTIL THE PROPOSED WORK HAS BEEN APPROVED AND ACCEPTED FOR OPERATION BY THE ENGINEER OF RECORD AND CITY OF NORTH BAY VILLAGE. ALL EXISTING FIRE HYDRANTS SHALL BE RECONNECTED TO THE FINAL WATER SYSTEM AS REQUIRED. CITY OF NORTH BAY VILLAGE FIELD OPERATIONS SECTION AND/ OR MIAMI DADE COUNTY FIRE DEPARTMENT WILL COORDINATE IN THE FIELD WITH THE WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC HEALTH AND ENSURE JOB SAFETY. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY & HEALTH AGENCY (OSHA) STANDARDS AND FEDERAL, STATE AND LOCAL GOVERNMENT SAFETY REQUIREMENTS.

15. THE CONTRACTOR SHALL ENSURE THAT OVERFLOWS OR RAW SEWAGE SPILLS DO NOT OCCUR DURING CONSTRUCTION OF PROPOSED SANITARY SEWER TIE-IN CONNECTIONS.

16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT STORM WATER POLLUTION PREVENTION AND EROSION CONTROL MEASURES AND PRACTICES DURING CONSTRUCTION IN ACCORDANCE WITH THE EROSION CONTROL PLAN/DETAILS AND THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) PERMIT FOR CONSTRUCTION ACTIVITIES REQUIREMENTS.

17. CONTRACTOR SHALL ENSURE THAT ALL STORM WATER RUN-OFF WITHIN THE CONSTRUCTION AREA IS CONTAINED ON-SITE.

18. WHEN POWER POLES ARE ADJACENT TO ANY PROPOSED UTILITY, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION. THE SHORING AND SUPPORT METHODS SHALL BE APPROVED BY THE UTILITY COMPANY'S ENGINEERING DEPARTMENT.

19. DUE TO FEDERAL REGULATIONS, THE CONTRACTOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES AND MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE WITHIN THE PROJECT AREA.

20. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER EXISTING SITE IMPROVEMENTS, FEATURES AND CONDITIONS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE FOLLOWING

ONSITE TOPOGRAPHIC BOUNDARY SURVEY SPECIFICALLY PREPARED FOR THIS PROJECT:

TITLE: BOUNDARY SURVEY
DATE: 2/24/2025
DATA: CMAF ARMENTEROS P.S.M., FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PHONE: (305) 477-6472
FAX: (305) 470-2805
L.B. NO.: 6557

21. ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

22. ALL UTILITY CONNECTIONS TO THE BLDG. SHALL BE CONSTRUCTED AND CAPPED OR PLUGGED FIVE FEET FROM THE PROPOSED BUILDING. CONTRACTOR SHALL PERFORM TIE-INS TO THE BUILDING. THE COST ASSOCIATED WITH THE TAPPING/PLUGGING OF THE UTILITIES SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.

23. CONTRACTOR SHALL COORDINATE WORK WITH OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECTS.

24. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF THE EXISTING SOIL CONDITIONS THROUGHOUT THIS PROJECT, ANY SPECIAL SHORING, SHEETING AND/OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY , EITHER PUBLIC OR PRIVATE, DURING CONSTRUCTION ACTIVITIES. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

25. AFTER LOCATING AND VERIFYING EXISTING UTILITY TIE IN POINTS, CONTRACTOR IS TO VERIFY THAT DESIGN COMPONENTS SUCH AS, BUT NOT LIMITED TO, PERCENT SLOPE, INVERT, TAP LOCATIONS, PIPE RUNS, INFRASTRUCTURE DEPTH, ETC. WILL STILL BE IN ACCORDANCE WITH THE ENGINEERING PLANS.

26. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED.

II. PRE-CONSTRUCTION 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.

2. CONTRACTOR MUST CONTACT THE ARCHITECT/ENGINEER OF RECORD TO ARRANGE FOR A PRE-CONSTRUCTION MEETING, A MINIMUM 2 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

3. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA (1-800-432-4770) AND ALL KNOWN EXISTING UTILITY OWNERS AT LEAST 2 BUSINESS DAYS BEFORE DIGGING TO ALLOW FOR FIELD LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES IN THEIR EFFORTS TO FIELD VERIFY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

4. 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.

5. THE CONTRACTOR 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.

III. OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.

2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   - A. SANITARY SEWAGE COLLECTION SYSTEM:
     - i. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
     - ii. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
     - iii. PRESSURE TEST AS REQUIRED BY DRER
   - B. STORM DRAINAGE--(EXFILTRATION TRENCH DEPTH)
     - i. EXFILTRATION TRENCH DEPTH
     - ii. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
   - C. WATER SYSTEM--(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   - D. SUBGRADE -- SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   - E. LIME ROCK BASE -- SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. (LAT BOARDING ALSO REQUIRED.)
   - F. ASPHALT PAVEMENT
   - G. FINAL WALK-THROUGH INSPECTION -- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
   - H. CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
   - A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
   - B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   - C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   - D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   - E. AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
   - F. INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
   - G. AT SUBSTANTIAL COMPLETION
   - H. FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.

4. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO BE REVIEWED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS:

   A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET OTLMES/GRATES, BAFFLES, ETC.
   B. ALL DRAINAGE PIPES.
   C. TRENCH DRAINS.
   D. EXFILTRATION FILTER FABRIC
   E. ALL WATER AND SEWER SYSTEM COMPONENTS (NOT IN PLACE OF MDWASD REVIEW)
   I. MATERIAL SUBSTITUTION REQUESTS

CONTRACTOR SHALL FURNISH PROOF THAT THE FOLLOWING ITEMS COMPLY WITH AHJ REQUIREMENTS
   F. ASPHALT PAVEMENT MIX DESIGN
   G. LIMEROCK MATERIAL
   H. CONCRETE MIX FOR PAVEMENT
   I. EROSION CONTROL MATERIALS
   J. FILL MATERIAL

2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD RATING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.

IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS AS REQUIRED.

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. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

C. CONTRACTOR SHALL OBTAIN THE ENGINEERING DESIGN AND PERMIT FOR SUCH FACILITIES AT THE CONTRACTOR'S SOLE COST.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL MAINTENANCE OF TRAFFIC DURING CONSTRUCTION. TO INCLUDE BUT IS NOT LIMITED TO WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND CITY OF NORTH BAY VILLAGE 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 AT ALL TIMES. SPECIAL PRECAUTION IS TO BE TAKEN IN PATHS OF EGRESS.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE CITY OF NORTH BAY VILLAGE 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 THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN. UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH, AND THE PAVED AREAS SHALL BE BROOMED AND PRESSURE CLEANED.

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 COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

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 COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

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. ANY ADVERSE EFFECTS OR BUILDUP IN PUBLIC INFRASTRUCTURE WILL BE CLEANED AND REDUCED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

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 ENGINEER OF RECORD. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT SURVEY 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. PRIOR APPROVAL FROM THE ENGINEER OF RCORD IS REQUIRED FOR SAID FACILITIES.

B. AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS-BUILT DRAWINGS. SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. ADDITIONAL AS-BUILT DRAWINGS REQUIRED BY THE CITY, COUNTY, STATE AND/OR FEDERAL REGULATORY AGENCIES SHALL ALSO BE SUBMITTED ONCE REQUIRED. THE AS-BUILT DRAWINGS SHALL INDICATE LOCATIONS, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.

VII. STORM DRAINAGE

1. WHEN EXISTING MANHOLE RINGS, CATCH BASIN GRATE AND FRAMES, VALVE BOXES, PULL BOXES OR OTHER UTILITY CASTINGS ARE ENCOUNTERED WITHIN THE PROPOSED LIMITS OF WORK THE CONTRACTOR SHALL FIELD ADJUST THE EXISTING RING AND FRAME, GRATE AND FRAME, VALVE BOXES OR PULL BOXES TO MATCH THE PROPOSED ELEVATION. SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

2. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE INDICATED.

3. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DRAINAGE PIPE SHALL BE HDPE DOUBLE WALLED SMOOTH INTERIOR PIPE AND SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S, MPT AND ASTM D2321, D3212, F1417, F477, F667 OR AS NOTED ON THE CONSTRUCTION DRAWINGS.

4. CONTRACTOR SHALL VACUUM CLEAN AND REMOVE ALL SILT, SEDIMENT AND DEBRIS FROM ALL OF THE EXISTING AND PROPOSED DRAINAGE STRUCTURES AND PIPE NETWORK WITHIN THE PROJECT LIMITS PRIOR TO FINAL ACCEPTANCE OF DRAINAGE SYSTEM. ALL COST OF SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

5. ALL DRAINAGE WORK SHALL CONFORM TO THE GOVERNING JURISDICTIONAL AGENCY REGULATIONS AND STANDARDS

6. UNLESS OTHERWISE SPECIFIED ON THE PLANS, MINIMUM COVER OVER ALL STORM DRAINAGE PIPE SHALL BE 36-INCHES. CONTRACTOR SHALL AVOID ALL UNNECESSARY CROSSINGS BY HEAVY CONSTRUCTION EQUIPMENT DURING CONSTRUCTION.

7. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL CATCH BASINS, MANHOLES, FRAMES AND GRATES, RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE DESIGNED TO WITHSTAND AN AASHTO AND FDOT H20 LOAD RATING AND SHALL BE OBTAINED FROM PLAN SPECIFIED MANUFACTURERS OR APPROVED EQUIVALENT MANUFACTURER.

VIII. EARTHWORK AND PAVING

1. ALL UNDERGROUND UTILITY WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF SUB BASE. ANY SUBGRADE RE-WORK DUE TO UNDERGROUND INFRASTRUCTURE INCONSISTENCIES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

2. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS CITY OF NORTH BAY VILLAGE. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

3. SAW CUT EXISTING CONCRETE WALKS, CURB AND GUTTERS, AND ASPHALT OR CONCRETE PAVEMENT CAREFULLY AND IN A STRAIGHT LINE WHERE UNDERGROUND WORK IS REQUIRED. WHERE PROPOSED ASPHALT OR CONCRETE PAVEMENT, CURB, SIDEWALK, ETC. WILL MEET AN EXISTING LOCATION CUT CONCRETE WALKS, CONCRETE PAVEMENT, CURB AND GUTTERS AT NEAREST EXISTING JOINT.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES M. KOCH, P.E., ON THE DATE ADJACENT TO THE SEAL.

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DATE: 3/9/2026

KHA PROJECT 24362000
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC

GENERAL NOTES

SHEET NUMBER
C-101

Plotted By:Kumbhojkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-101 GENERAL NOTES March 09, 2026 06:30:13pm K:\MIB_Civil\243620000-7913 W DRIVE\CIVIL\CADD\PlanSheets\C-101 GENERAL NOTES.dwg
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DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS FOR THIS PROJECT, THE MORE STRINGENT OF THE TWO SHALL GOVERN.

I. GENERAL

1. FOR THIS PROJECT, "OWNER" SHALL MEAN EL-AD NATIONAL PROPERTIES, LLC., "SURVEY" SHALL MEAN THE BOUNDARY SURVEYS PREPARED BY OMAR ARMENTEROS P.S.M., FORD, ARMENTEROS & FERNANDEZ, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

2. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.

3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

5. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.

6. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.

7. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED. ALL DEMOLITION WORK SHALL BE VERIFIED AGAINST PROPOSED WORK.

8. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).

9. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.

10. NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.

11. EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.

11. TITLE AND RESPONSIBILITY OF MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.

12. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

13. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECTURE FREE DISPOSITION PLAN FOR DEMOLITION/ PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

A. PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
B. IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
C. EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
D. EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
E. ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
F. NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
G. REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
H. EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
I. ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.

2. ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:

A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
B. CLEARING SITE OF DEMOLITION DEBRIS.
C. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
D. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.

2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NORTH BAY VILLAGE PUBLIC WORKS DEPARTMENT, FLORIDA DEPARTMENT OF TRANSPORTATION, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED BUT THE ACTIVITIES IN THOSE AREAS CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.

2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.

2. NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.

3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.

4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.

5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED IN ACORDANCE WITH THE EROSION CONTROL PLANS TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.

6. DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION, AND BE CLEANED AS NECESSARY.

7. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORMWATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE ENGINEER, OWNER, OR INSPECTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.

8. PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

1. CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE CITY OF NORTH BAY VILLAGE PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).

2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.

3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660 AND AUTHORIZATION FROM AGENCIES HAVING JURISDICTION.

4. CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS CLEAN AND FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE. LEED RELATED SALVAGEABLE MATERIALS MUST BE DOCUMENTED BY THE CONTRACTOR.

2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.

3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

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WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

JUAN JOSE MORO LICENSE No 94878 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
MAR 09 2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JUAN JOSE MORO, P.E., ON THE DATE ADJACENT TO THE SEAL.

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DATE: 3/9/2026

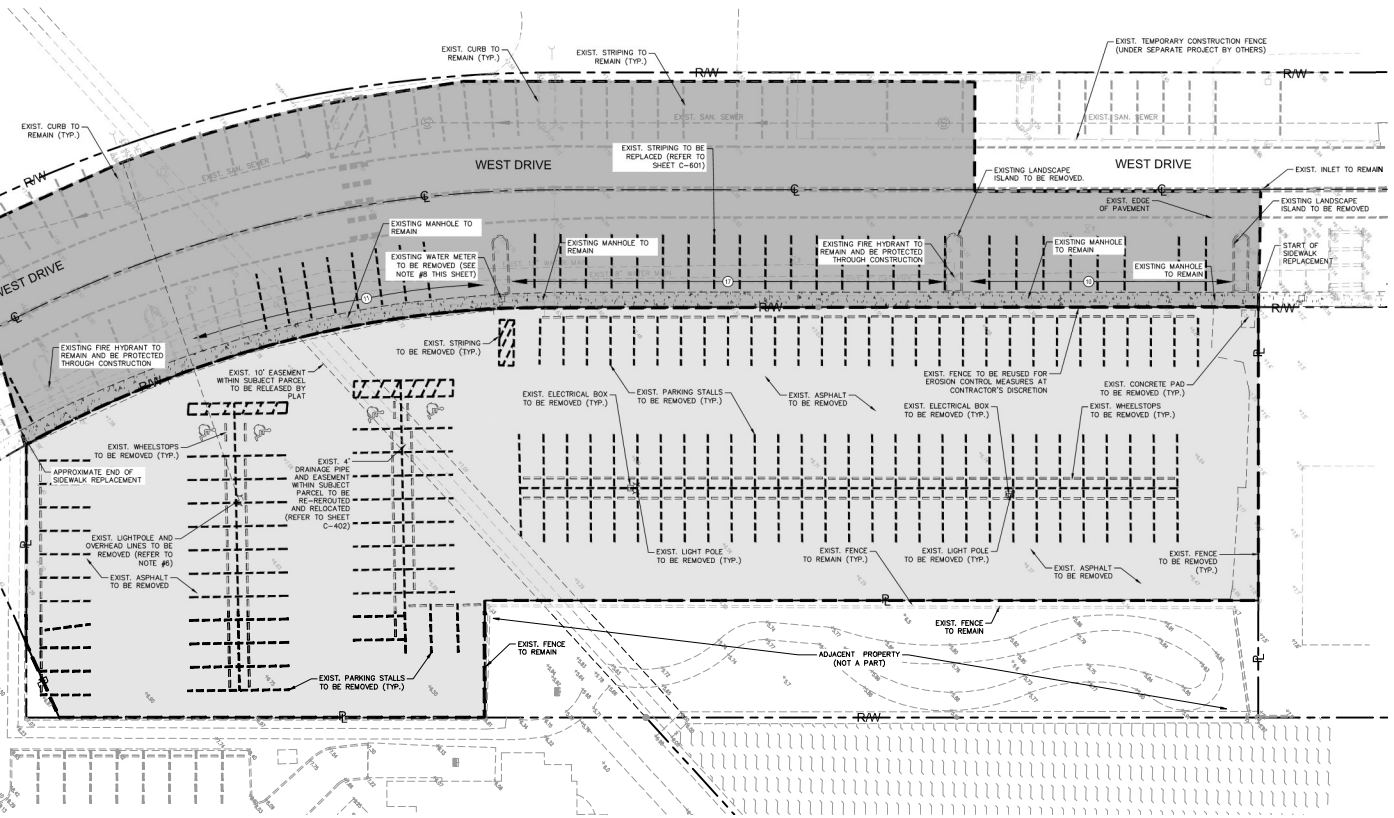
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DESIGNED BY RMP
DRAWN BY RMP
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EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

DEMOLITION NOTES

SHEET NUMBER
C-200

Plotted By:Kumbhojkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-200 DEMOLITION NOTES March 09, 2026 06:30:21pm K:\MIA_Civil\243620000-7913 W DRIVE\Civil\CADD\PlanSheets\C-200 DEMOLITION NOTES.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- R/W — ℄ RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — ℄ CENTER LINE OF ROADWAY
- APPROXIMATE LIMITS OF ONSITE DEMOLITION AREA
- APPROXIMATE LIMITS OF OFFSITE LIMITS OF WORK
- (#) EXISTING PARKING COUNT

NOTES:

1. CONTRACTOR TO COORDINATE WITH MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (DTPW) AND CITY OF NORTH BAY VILLAGE.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED IN THE CONTRACTOR'S BID.
4. SEE SHEET C-301 FOR EROSION AND SEDIMENT CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
6. ALL UTILITIES AND ABOVE GROUND FEATURES WITHIN THE PROPERTY ARE TO BE RELOCATED UNLESS SPECIFICALLY SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED TO THESE ITEMS.
7. PRIOR TO CUTTING AND/OR REMOVING ANY UTILITY LINES, CONTRACTOR SHALL COORDINATE WITH CITY OF NORTH BAY VILLAGE AND MIAMI-DADE COUNTY, AND THE UTILITY PROVIDER AS NEEDED/ REQUIRED TO ENSURE SERVICE TO SURROUNDING PROPERTIES/ PARCELS/ USERS IS NOT INTERRUPTED.
8. REFER TO FINAL APPROVAL OF WATER AND SEWER DRY RUN FOR DISPOSITION OF EXISTING WATER AND SEWER INFRASTRUCTURE.
9. CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/RELOCATION. CONTRACTOR TO SECURE TREE REMOVAL PERMIT PRIOR TO WORK COMMENCING.
10. CONTRACTOR TO SAWCUT IN NEAT, STRAIGHT LINES WHEN REMOVING EXISTING PAVEMENT/CONCRETE THAT IS ADJACENT TO EXISTING PAVEMENT/CONCRETE THAT IS TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT IF DAMAGED DURING CONSTRUCTION.
11. CONTRACTOR TO COORDINATE EXISTING UTILITY/POLE (INCLUDING LIGHT POLES, CAMERA POLES, OVERHEAD LINES, ETC) RELOCATION, REMOVAL, OR ABANDONMENT WITH RESPECTIVE UTILITY OWNER. ONSITE LIGHT POLES TO BE REMOVED MUST HAVE THEIR SOURCE OF POWER TERMINATED AT THE SITE. CONTRACTOR TO CONFIRM NO POWER/LIGHTING INTERRUPTIONS TO THE SURROUNDING PROPERTIES/PARCELS PRIOR TO PERFORMING WORK.
12. CONTRACTOR TO SECURE ALL NECESSARY PERMITS/APPROVALS FOR ONSITE DEMOLITION AND/OR DEMOLITION WITHIN PUBLIC RIGHT OF WAY.
13. REMOVAL OF BUILDING STRUCTURES BY OTHERS (ARCHITECT/ STRUCTURAL ENGINEER).
14. EXISTING UTILITY COVERS WITHIN LIMITS OF PROPOSED DRIVEWAY TO BE REPLACED WITH SLIP RESISTANT, H20 TRAFFIC RATED UTILITY COVERS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATELY DISPOSING OF DEMOLITION MATERIALS. ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED (IF REQUIRED).
16. CONTRACTOR TO FIELD ADJUST LIDS/COVERS OF EXISTING UTILITIES THAT ARE NOTED TO REMAIN ON THIS PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSE M. MONO, P.E., ON THE DATE ADJACENT TO THE SEAL.

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JOSE M. MONO — No. 94878 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
MON 09 2026

KHA PROJECT 24-162000000
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

DEMOLITION PLAN

EL-AD N. BAY VILLAGE

PREPARED FOR
EL-AD. NBV, LLC

NORTH BAY VILLAGE FL

SHEET NUMBER
C-201

Plotted By:Kumbhojkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-201 DEMOLITION PLAN March 09, 2026 06:30:32pm K:\MIB_Civil\245620000-7913 W DRIVE\CIVIL\CADD\PlanSheets\C-201 DEMOLITION PLAN.dwg

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GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS – THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERIC PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA – FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY):
(OFFSITE WORK PART OF SEPARATE PERMIT)

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E – TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT AREAS –
CONTRACTOR SHALL ENSURE PROTECTION TO EROSION CONTROL FOR DRESSEL'S DAIRY CANAL ABUTTING THE SOUTH AND EASTERN EDGE OF THE PROPERTY.

D. NON-STORMWATER DISCHARGES – THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART IV.A.3 OF THE GENERIC PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERIC PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

E. DISCHARGE POINTS – ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHOULD BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E – TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHOULD BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE OM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) 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.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCING, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER ABOVE REQUIREMENTS.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES LISTED ON THIS SITE MAP, 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 IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT BENEFITS AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES, AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHOULD BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH THE STATE WARNING POINT AT (850) 413-9911.

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR GREATER

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE AT: HTTP://WWW.DEP.STATE.FL.US/LAW/BER/.

FLORIDA LAW REQUIRES REPORTING OF OIL AND HAZARDOUS SUBSTANCE SPILLS. THE STATE CONTACT INFORMATION IS AS FOLLOWS:

24 HOUR STATE WARNING POINT PHONE NUMBERS:
(850) 413-9911
(800) 320-0519

US COAST GUARD NATIONAL RESPONSE CENTER NUMBER: (800) 424-8802

FLORIDA MARINE PATROL: (888) 404-3922

DEP DISTRICT EMERGENCY RESPONSE OFFICES: BOCA RATON (LOCAL OFFICE) (561) 393-5877

8:00 AM TO 5:00 PM ONLY, EST UNLESS OTHERWISE NOTED.

ADDITIONAL OFFICES LISTED BELOW ARE PROVIDED IN THE EVENT OF AN EMERGENCY AND THE LOCAL OFFICE IS NOT AVAILABLE.

TALLAHASSEE: (850) 245-2010
PENSACOLA: (850) 595-8300 (CENTRAL TIME)
JACKSONVILLE: (904) 807-3300
ORLANDO: (407) 893-3337
TAMPA: (813) 632-7641
FT. MYERS: (239) 332-6975

ADDITIONAL CONTACT INFORMATION CAN BE FOUND HERE:
HTTP://WWW.DEP.STATE.FL.US/LAW/CONTACTS.HTM#EMERGENCY

INFORMATION THAT MUST BE REPORTED IS AS FOLLOWS:

NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON REPORTING.
NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON RESPONSIBLE FOR THE DISCHARGE OR RELEASE, IF KNOWN.
DATE AND TIME OF THE DISCHARGE OR RELEASE.
TYPE OR NAME OF SUBSTANCE DISCHARGED OR RELEASED.
ESTIMATED AMOUNT OF THE DISCHARGE OR RELEASE.
LOCATION OR ADDRESS OF DISCHARGE OR RELEASE.
SOURCE AND CAUSE OF THE DISCHARGE OR RELEASE.
SIZE AND CHARACTERISTICS OF AREA AFFECTED BY THE DISCHARGE OR RELEASE.
CONTAINMENT AND CLEANUP ACTIONS TAKEN TO DATE.
OTHER PERSONS OR AGENCIES CONTACTED.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

MATERIAL MANAGEMENT NOTES

A. SOLID WASTE DISPOSAL – SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, 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 STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

B. SANITARY FACILITIES – ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE OR WATERS OF THE U.S. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

C. TEMPORARY PARKING – 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 AREA AS CONDITIONS DEMAND.

D. MATERIAL STORAGE AREAS – MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.

CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS, EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

E. CEMENT AND CONCRETE WASTE MANAGEMENT: CONCRETE WASHOUT – CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.

DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE.

ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROVISIONS, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

F. MASONS' AREA – THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.

RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.

THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

G. FUEL TANKS – THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS FOR SINGLE AND DOUBLE WALLED. SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH INCAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING MAXIMUM FUEL FLOW FROM A RUPTURED TANK FOR A PERIOD OF TIME EQUAL TO THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.

THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.

A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

H. EQUIPMENT CLEANING AND MAINTENANCE AREAS – THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 100 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL NOT OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.

USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. 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.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABILIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED 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 HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).
3. 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 A CHAIN LINK FENCE AND GATES. THIS IS TO BE MAINTAINED CONTINUOUSLY.

B. 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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No.	REVISIONS	DATE	BY

JOSE M. MONTERO, P.E. No 94878 STATE OF FLORIDA PROFESSIONAL ENGINEER
MAR 09 2026

KHA PROJECT 24362000
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

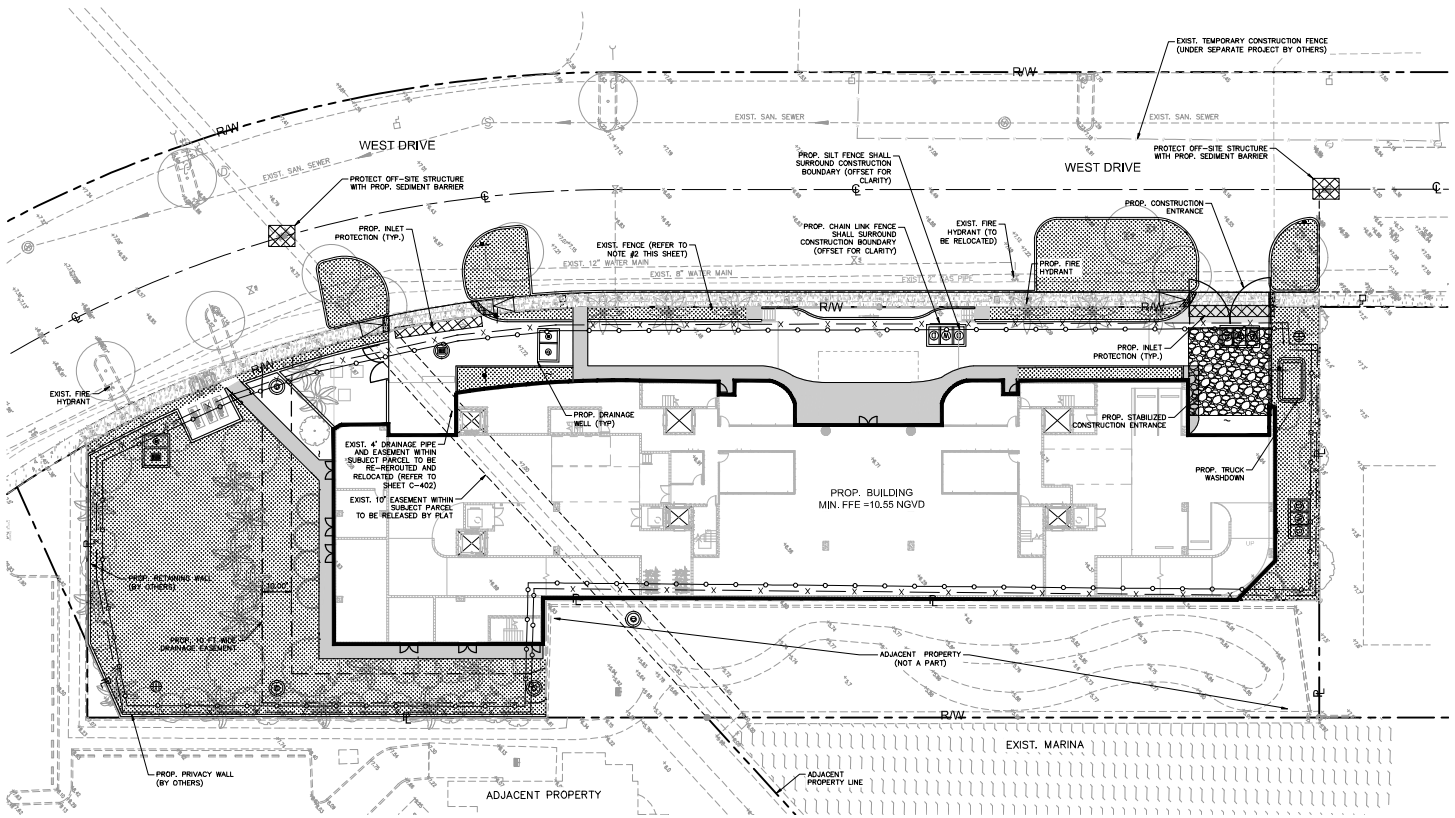
EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

EROSION AND SEDIMENT CONTROL NOTES

SHEET NUMBER
C-300

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Plotted By: Kumbhojkar, Priya Sheet Set: EL-AD N. BAY VILLAGE Layout: C-300 EROSION AND SEDIMENT CONTROL NOTES March 09, 2026 08:30:40pm K:\MIA_Civil\24362000-7913 W DRIVE\CIVIL\CADD\PlanSheets\C-300 EROSION AND SEDIMENT CONTROL NOTES.dwg



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- R/W — P/L — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — ℄ — CENTER LINE OF ROADWAY
- SEDIMENT BARRIER CONTROL FOR STORM STRUCTURE (REFER TO SHEET C-302 FOR DETAILS)
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. SILT FENCE
- X — X — PROP. 6' CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN
- PROP. BUILDING OUTLINE

NOTES:

1. THIS PLAN SHEET IS COMPLEMENTED BY NOTES AND DETAILS ON SHEETS C-300 AND C-302
2. CONTRACTOR TO REUSE EXISTING FENCE AS CONSTRUCTION FENCE AT HIS/HER DISCRETION.
3. CONTRACTOR TO INSTALL SILT FENCE IN AREAS OF CONSTRUCTION AND COORDINATE WITH MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS, AND CITY OF NORTH BAY VILLAGE.
4. CONSTRUCTION ENTRANCE AND WASHDOWNS TO BE PER CONTRACTOR SPECIFIED LOCATION
5. CONTRACTOR MUST PROVIDE COPY OF NPDES PERMIT TO THE CITY OF NORTH BAY VILLAGE AND AHJS PRIOR TO COMMENCING CONSTRUCTION.
6. PRIOR TO CUTTING AND/OR REMOVING ANY UTILITY LINES, CONTRACTOR SHALL COORDINATE WITH CITY OF NORTH BAY VILLAGE AND MIAMI-DADE COUNTY, AND THE UTILITY PROVIDER AS NEEDED/ REQUIRED TO ENSURE SERVICE TO SURROUNDING PROPERTIES/ PARCELS/ USERS IS NOT INTERRUPTED.

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JOSE M. MORO — LICENSE No. 94878 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
MAR. 09 2026

KHA PROJECT 243620000
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

EROSION AND SEDIMENT CONTROL PLAN

EL-AD N. BAY VILLAGE

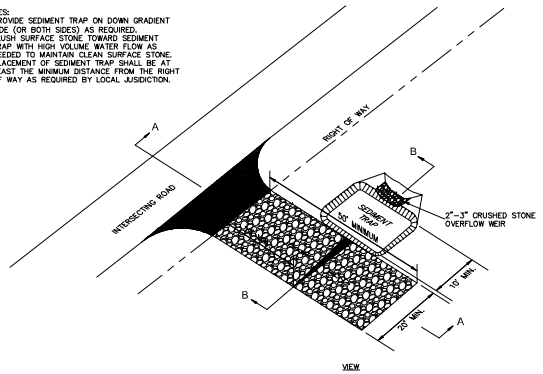
PREPARED FOR
EL-AD. NBV, LLC

NORTH BAY VILLAGE FL

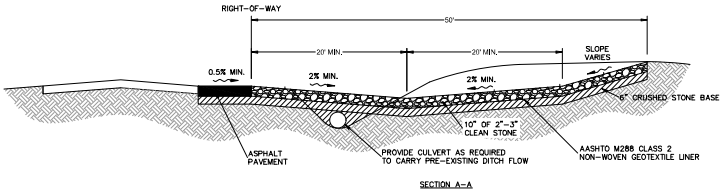
SHEET NUMBER
C-301

Plotted By:Kumbhojkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-301 EROSION AND SEDIMENT CONTROL PLAN March 09, 2026 08:31:02pm K:\MIB_Civil\243620000-7913 W DRIVE\CIVIL\CADD\PlanSheets\C-301 EROSION AND SEDIMENT CONTROL PLAN.dwg
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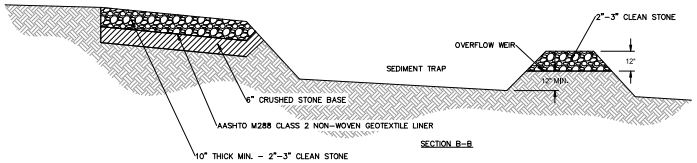
NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.



VIEW

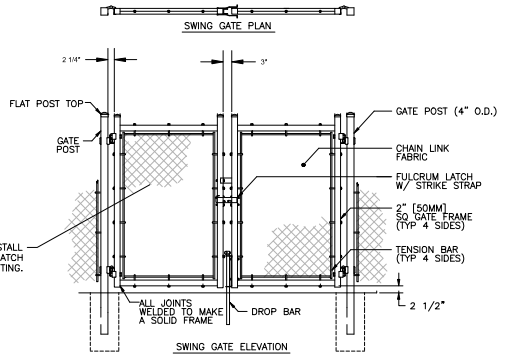


SECTION A-A



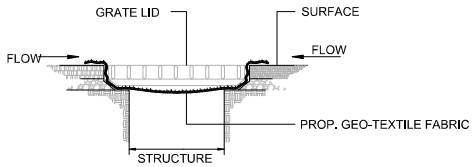
SECTION B-B

CONSTRUCTION EXIT
N.T.S



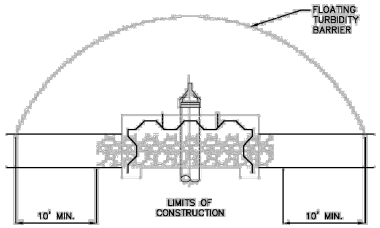
GATE NOTES:
1. GATE MATERIAL SHALL MATCH EXISTING GATES/FENCE.
2. BRACING SHALL BE PROVIDED.
3. GATES ARE MANUALLY OPERATED.

TEMPORARY 24' WIDE SWING GATES (FIRE DEPARTMENT ACCESSIBLE)
N.T.S.

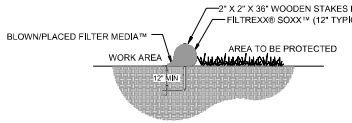


NOTES:

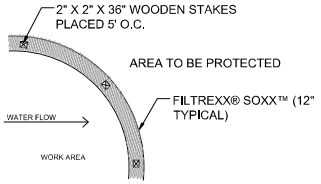
1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED. SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.



CATCH BASIN/ TRENCH DRAIN/ DRAINAGE WELL SEDIMENT BARRIER DETAIL
N.T.S.



SECTION



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER

PLAN
FILTREXX SEDIMENT CONTROL
N.T.S.

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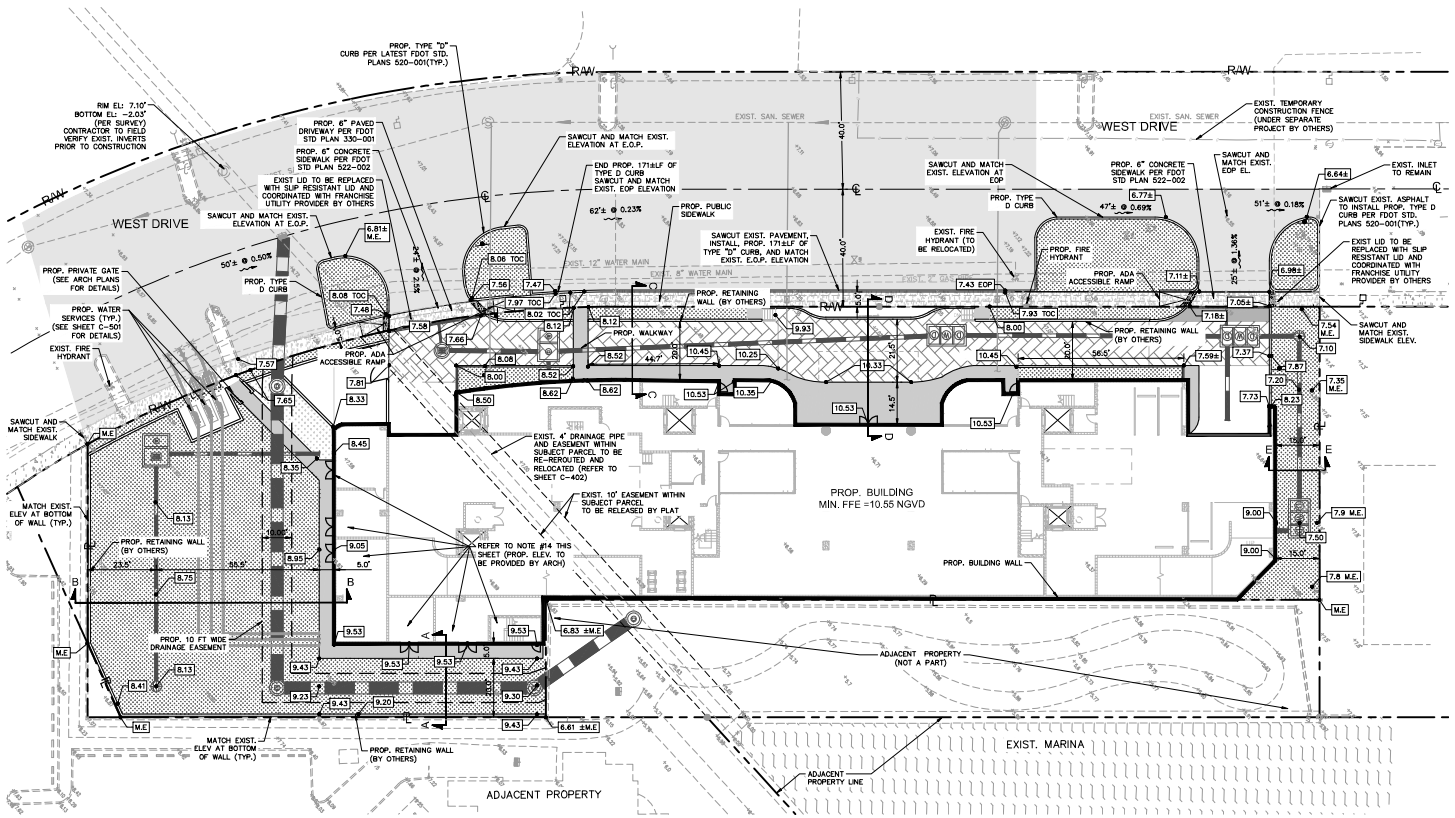
KHA PROJECT 243620000
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

EROSION AND SEDIMENT CONTROL DETAILS

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

SHEET NUMBER
C-302

Plotted By:Kumbhojkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-302 EROSION AND SEDIMENT CONTROL DETAILS March 09, 2026 06:31:12pm K:\WB_Civil\243620000-7913 W DRIVE\Civil\CADD\PlanSheets\C-302 EROSION AND SEDIMENT CONTROL DETAILS.dwg
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GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE OF ROADWAY
- EXIST. ELEVATION
- PROP. ELEVATION
- PROP. BUILDING OUTLINE
- PROP. PUBLIC SIDEWALK (PER FDOT STD. PLANS 522-001)
- PROP. 1.5" SP 12.5 ASPHALT MILL AND RESURFACE
- PROP. GREEN SPACE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES DETAILS/SPECS)
- PROP. PRIVATE HARDSCAPE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES/DETAILS/SPECS)
- PROP. PERVIOUS PAVER HARDSCAPE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES/DETAILS/SPECS)

NOTES:

1. ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VH). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
2. THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AND SIDEWALK AREAS.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED/IMPROVEMENTS SHOWN ON THESE PLANS.
6. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
10. ALL EXISTING RIMS, VAULTS, ETC TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED ASPHALT OR SIDEWALK GRADES.
11. CONTRACTOR TO COORDINATE DIRECTLY WITH UTILITY OWNER REGARDING REPLACEMENT WITH TRAFFIC BEARING VAULT/COVER.
12. CLEAN AND DESILT EXIST. DRAINAGE SYSTEM ADJACENT TO PROPERTY.
13. REFER TO ARCHITECTURAL/ STRUCTURAL ENGINEER FOR STAIR, RAMP AND HANDRAIL DETAILS.
14. REFER TO ARCHITECTURAL/ STRUCTURAL ENGINEER FOR FLOODPROOFING DETAILS (IF REQUIRED).
15. REFER TO AHJ STANDARDS FOR STANDARD SIDEWALK AND PAVING MATERIALS IN THE PUBLIC R/W. REFER TO LANDSCAPE ARCHITECTURE FOR PROPOSED HARDSCAPE LOCATIONS AND DETAILS. NOTE- NONSTANDARD PAVING MATERIALS IN THE R/W TO BE COORDINATED WITH THE AHJ AND DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
16. REFER TO ARCHITECTURAL / STRUCTURAL FOR GRADING WITHIN BUILDING FOOTPRINT AND UNDER BUILDING OVERHANG. RIMS OF PROPOSED DRAINAGE AND SEWER STRUCTURES WITHIN BUILDING FOOTPRINT TO BE FLUSH WITH HARDSCAPE.
17. ANY VEGETATION, MUCK OR DELETERIOUS MATERIAL WITHIN RIGHT OF WAY TO BE REMOVED AND REPLACED IN PLACE WITH CLEAN FILL MATERIAL SUITABLE FOR INCLUSION IN ROADWAY FILL
18. ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE HAVE BEEN SUBMITTED
19. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 0.04' FROM THE APPROVED GRADING PLAN, AND ALL AREAS SHALL BE GRADED TO DRAIN. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED
20. SUBGRADE DENSITY SHALL BE 98% MIN (PER AASHTO T-180 AND LBR 40) AND LIMEROCK DENSITY SHALL BE MIN 98% (PER AASHTO T-180 AND LBR 100)

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No.	REVISIONS	DATE	BY

JOSE M. MOTO — No. 94878 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

KHA PROJECT
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

PAVING AND GRADING PLAN

SHEET NUMBER
C-401

Plotted By:Kumbhalkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-401 PAVING AND GRADING PLAN March 09, 2026 08:31:28pm K:\MIA_Civil\243630000-7913 N. DRIVE\CIVIL\CADD\PlanSheets\C-401 PAVING AND GRADING PLAN.dwg
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DRAINAGE STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION (* DENOTES BAFFLE)
DW-1	PROP. DRAINAGE WELL (SEE DETAIL ON SHEET C-403)	RIM = 7.10	(15") -3.69 (W) (15") 3.60 (S) HDPE
DW-2	PROP. DRAINAGE WELL (SEE DETAIL ON SHEET C-403)	RIM = 7.50	(15") 3.50 (S) HDPE (15") -3.09 (E) HDPE (6") 3.50 (W) HDPE (15") -3.19 (N)
DW-3	PROP. DRAINAGE WELL (SEE DETAIL ON SHEET C-403)	RIM = 10.00	(15") 3.50 (S) HDPE (15") 3.50 (N) HDPE
DW-4	PROP. DRAINAGE WELL (SEE DETAIL ON SHEET C-403)	RIM = 7.50	(15") 3.50 (S) HDPE (15") 3.50 (N) HDPE (12") 4.00 (E) HDPE
DW-5	PROP. DRAINAGE WELL (SEE DETAIL ON SHEET C-403)	RIM = 7.00	(12") 3.50 (N) HDPE (12") -2.54 (E) HDPE
MH-1	PROP. STORM MH	RIM = 7.80	(15") 3.50 (N) HDPE (6") 3.50 (W) HDPE
R	PROP. STORM MH	RIM = 7.45	(48") 1.50 (SE) HDPE
R1	PROP. STORM MH	RIM = 6.45	(48") 1.50 (NW) HDPE (48") 1.50 (S) HDPE
R2	PROP. STORM MH	RIM = 6.85	(48") 1.90 (N) HDPE (48") 1.90 (W) HDPE
R3	PROP. STORM MH	RIM = 7.70	(48") 2.70 (E) HDPE (48") 1.70 (W) HDPE
YD-1	PROP. 24" NYLOPLAST DRAIN BASIN	RIM = 7.00	(12") -2.86 (W) HDPE
YD-2	PROP. 24" NYLOPLAST DRAIN BASIN	RIM = 0.00	(15") -3.28 (S) (15") -3.38 (E)

NOTES:

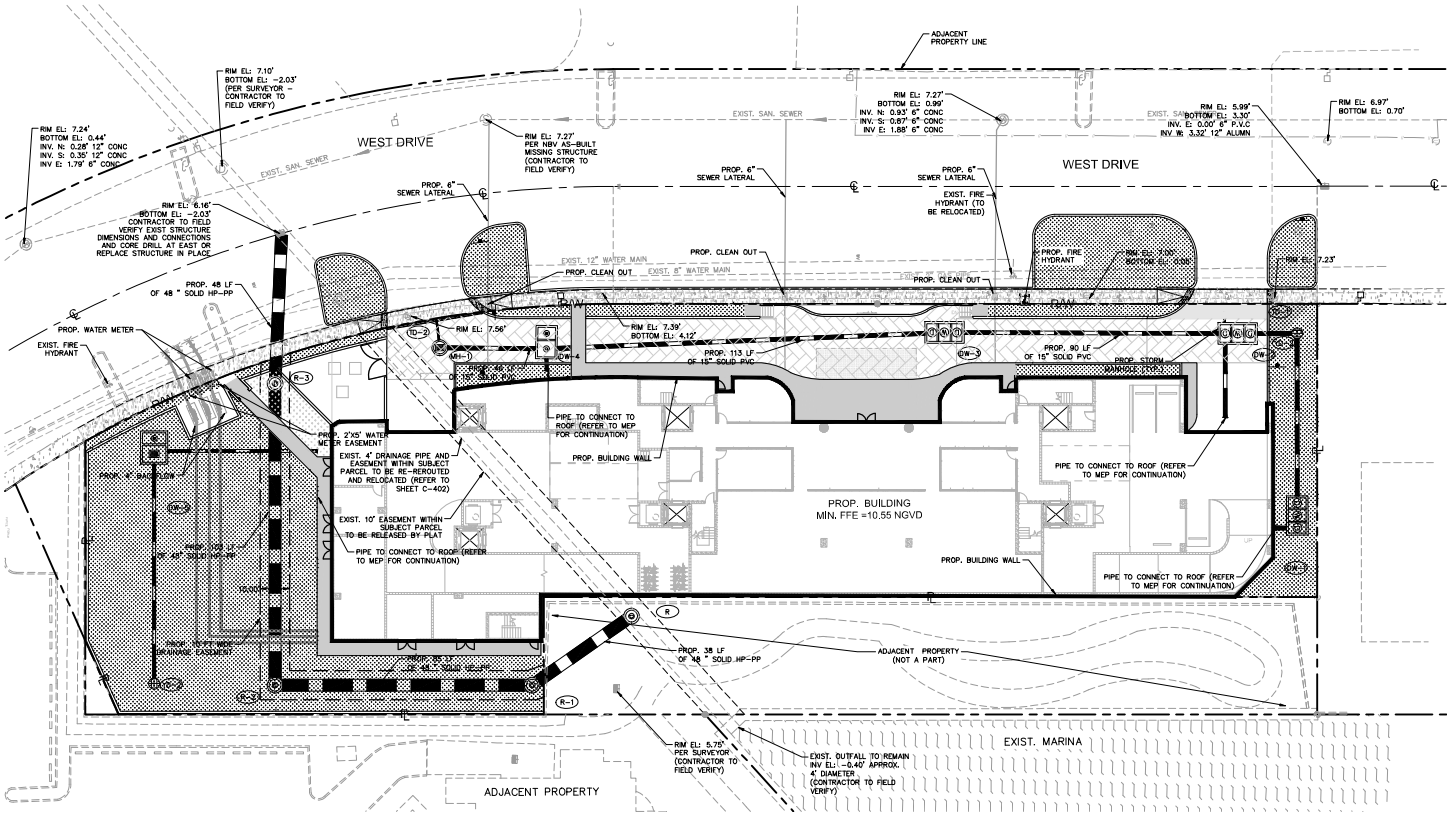
1. ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
2. THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT OR SITE ENGINEER REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AND SIDEWALK AREAS.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
6. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
10. ALL EXISTING RIMS, VAULTS, ETC TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED ASPHALT GRADES.
11. CLEAN AND DESILT EXIST. DRAINAGE SYSTEM ADJACENT TO PROPERTY.
12. REFER TO ARCHITECTURAL/ STRUCTURAL ENGINEER FOR STAIR, RAMP AND HANDRAIL DETAILS.
13. REFER TO ARCHITECTURAL/ STRUCTURAL ENGINEER FOR FLOODPROOFING DETAILS (IF REQUIRED.
14. REFER TO AHJ STANDARDS FOR STANDARD SIDEWALK AND PAVING MATERIALS IN THE PUBLIC R/W. REFER TO LANDSCAPE ARCHITECTURE FOR PROPOSED HARDSCAPE LOCATIONS AND DETAILS. NOTE– NONSTANDARD PAVING MATERIALS IN THE R/W TO BE COORDINATED WITH THE AHJ AND DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
15. REFER TO ARCHITECTURAL / STRUCTURAL FOR GRADING WITHIN BUILDING FOOTPRINT AND UNDER BUILDING OVERHANG. RIMS OF PROPOSED DRAINAGE AND SEWER STRUCTURES WITHIN BUILDING FOOTPRINT TO BE FLUSH WITH HARDSCAPE.
16. REFER TO ARCHITECT FOR GRADING WITHIN BUILDING FOOTPRINT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- R/W — P/L — RIGHT-OF-WAY LINE OR PROPERTY LINE
- C/L — C/L — CENTER LINE OF ROADWAY
- EXIST. ELEVATION
- PROP. ELEVATION
- PROP. BUILDING OUTLINE
- PROP. PUBLIC SIDEWALK (PER FDOT STD. PLANS 522-001)
- PROP. GREEN SPACE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES DETAILS/SPECS)
- PROP. PRIVATE HARDSCAPE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES/DETAILS/SPECS)
- PROP. PERVIOUS PAVER HARDSCAPE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES/DETAILS/SPECS)



Kimley»Horn
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

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DATE: 3/9/2026

No.	REVISIONS	DATE	BY

KHA PROJECT

DATE	3/9/2026
SCALE	AS SHOWN
DESIGNED BY	RMP
DRAWN BY	RMP
CHECKED BY	MMM

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

DRAINAGE PLAN

SHEET NUMBER
C-402

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Check positive response codes before you dig!

Plotted By:Kumbhobore, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-402 DRAINAGE PLAN March 09, 2026 06:31:49pm K:\MIB_Civil\243620000-7913 W DRIVE\CIVIL\CADD\PlanSheets\C-402 DRAINAGE PLAN.dwg
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DRAINAGE WELL NOTES:

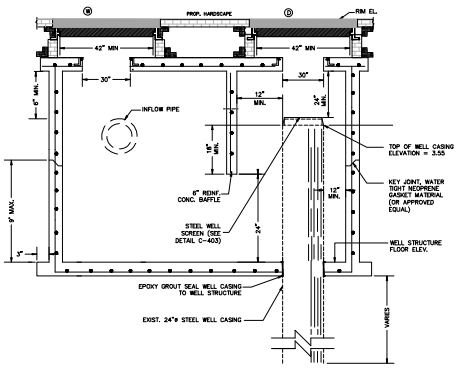
1. DEEP WELL TO BE CONSTRUCTED PER DRAINAGE WELL DETAILS.
2. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.
3. DRAINAGE WELL CASING SHALL BE 24-INCH DIAMETER WELDED OR SEAMLESS STEEL PIPE CONFORMING TO ONE OF THE FOLLOWING STANDARDS:
   a. ASTM A53/A53M-99B (1999)
   b. ASTM A135-01 (2001)
   c. ASTM A252-98 (1998)
   d. ASTM A589-96 (1996)
   e. AMERICAN PETROLEUM INSTITUTE (API) 5L-2000 (2000)
5. DRAINAGE WELL CASING SHALL ALSO CONFORM TO THE 2000 AMERICAN NATIONAL STANDARD INSTITUTE FOR WELDED AND SEAMLESS WROUGHT STEEL PIPE (ANSI/ASME B36.10M-2000).
6. DRAINAGE WELL CASING SHALL BE STENCILED WITH THE APPLICABLE STANDARD.
7. DEVELOPER OF WELL TO ASSURE 1500 P.P.M. SALINITY. THE WELL CASING SHALL PENETRATE A ZONE CONTAINING A MINIMUM OF 10,000 mg/L OF TOTAL DISSOLVED SOLIDS (TDS) IN ACCORDANCE WITH RULE 62-528.200(6), FAC.
8. ALL FINISHED WELLS SHALL ACHIEVE A MINIMUM DRAW-DOWN RATE OF 300 GPM PER FOOT OF HEAD. THE WELL DRILLER SHALL RELY ON THEIR OWN EXPERIENCE OF THE LOCAL GEOLOGY, OR THAT OF A GEOLOGIST/HYDROLOGIST (RETAINED BY THE WELL DRILLER) TO DETERMINE THE OPTIMUM DEPTH OF THE WELL CASING AND OPEN WELL IN ORDER TO ACHIEVE THE MINIMUM DRAW-DOWN RATE.
9. THE DEPTH OF THE WELL SHALL COMPLY WITH ALL FDEP REQUIREMENTS FOR UNDERGROUND INJECTION FOR CLASS V WELLS CARRYING STORM RUNOFF.
10. WELL TESTING TO COMPLY WITH ASTM D 5472-93 AND D-4050-96 AND BE PERFORMED BY A THIRD PARTY FLORIDA REGISTERED GEOLOGIST RETAINED BY THE WELL DRILLER.
11. ALL WELL BOX CONSTRUCTION JOINTS SHALL BE WATER TIGHT. WELL BOX MUST BE DESIGNED FOR UPLIFT FORCES (MIN 3 PSI) AND SIGNED AND SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
12. DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.
13. DESIGN LIVE LOADS: THE TOP SLAB OF DRAINAGE STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).
14. GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.
15. CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.
16. REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.
17. MORTAR GROUT TO SEAL THE PIPE, TOP SLABS, AND LEVELING COURSE SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.
18. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF STRUCTURE.
19. MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "STORM SEWER" CAST ON COVER.

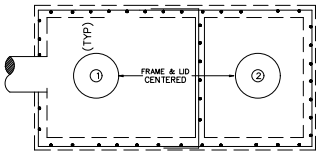
TRENCH DRAIN NOTE:

1. TYPICAL TRENCH DRAIN SHOWN FOR REFERENCE ONLY

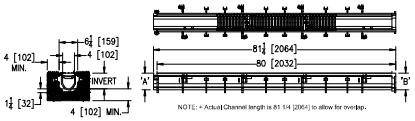
MANHOLE NOTE:

1. MANHOLE PER STANDARD SHOWN FOR REFERENCE ONLY.

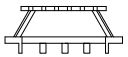




TOP VIEW

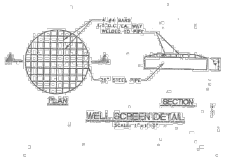


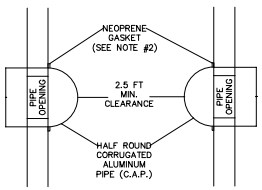
ZURN Z886 TRENCH DRAIN DETAIL
N.T.S.



STEEL WELL GRATE DETAIL
N.T.S.

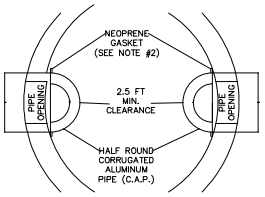
NEENAH GRATE CATALOG No. R-4341-A OR APPROVED EQUIVALENT





TOP VIEW
RECTANGULAR STRUCTURE

BAFFLE DETAILS
N.T.S



TOP VIEW
ROUND STRUCTURE

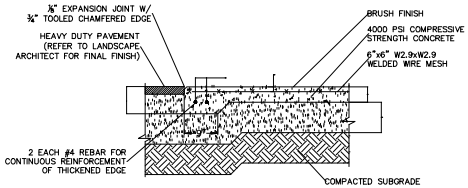
BAFFLE DETAILS
N.T.S

WELL SCREEN (MESH GRATE) SPECIFICATION

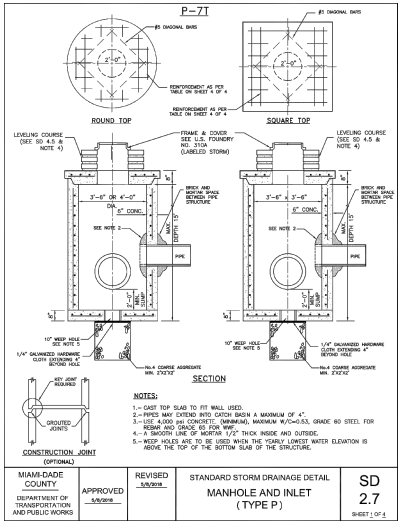
N.T.S.

WELL SCREEN TO BE SECURED AND TAMPERPROOF, BUT REMOVABLE IN THE EVENT OF WELL MAINTENANCE

NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP FOR THE BAFFLE OR BOTTOM FOR WEIR.
2. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES OR BOTTOM OF WEIRS.
3. POLLUTION RETARDANT BAFFLE OR HALF PIPE WEIR TO BE FASTENED IN PLACE WITH ⅜" x 4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
4. FIBERGLASS BAFFLES AND WEIRS ARE NOT PERMITTED.
5. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.



THICKENED CONCRETE PAVEMENT EDGE
N.T.S.
*SECTION SHOWN FOR REFERENCE ONLY. TO BE CONFIRMED BY GEOTECHNICAL ENGINEER



MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/8/2018	REVISED 5/8/2018	STANDARD STORM DRAINAGE DETAIL MANHOLE AND INLET (TYPE P)	SD 2.7 SHEET 1 OF 4

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DATE: 3/9/2026

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WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

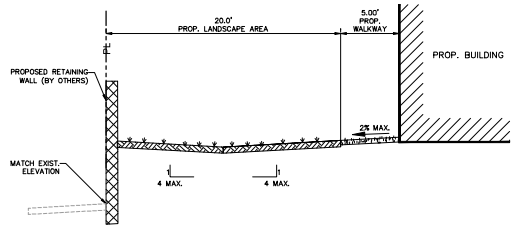
KHA PROJECT
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MKM

PAVING GRADING AND DRAINAGE DETAILS

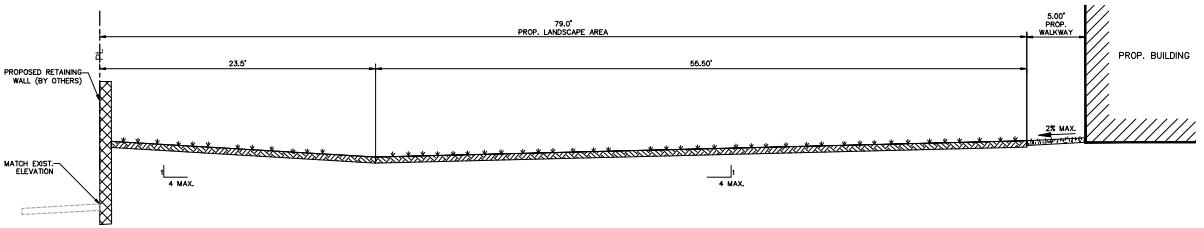
EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC

SHEET NUMBER
C-403

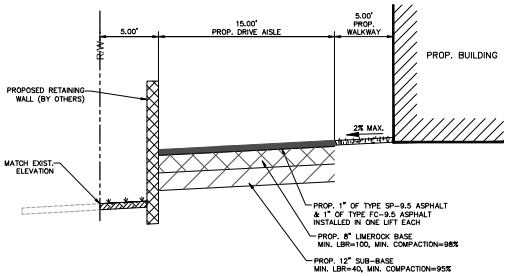
Plotted By:kumbhobor Prop. Sheet Set:EL-AD N. BAY VILLAGE Layout:C-403 PAVING GRADING AND DRAINAGE DETAILS March 09, 2026 08:31:59pm K:\MIA_Civil\243620000-7913 W. DRIVE\CIVIL\CADD\PlanSheets\C-403 PAVING GRADING AND DRAINAGE DETAILS.dwg
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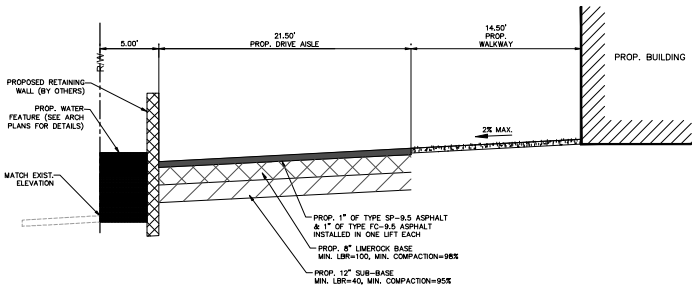
SECTION A-A
N.T.S.



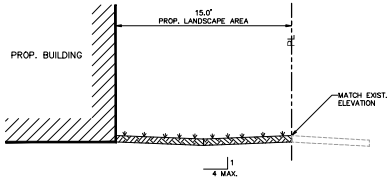
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
N.T.S.

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

NEW JOSE MOTO PIERRE LICENSE No 94878 STATE OF FLORIDA PROFESSIONAL ENGINEER
MAR 09 2026

KHA PROJECT 243620000
DATE 03/09/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MML

TYPICAL SECTIONS

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

SHEET NUMBER
C-404

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Plotted By:Kumbholkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-404 TYPICAL SECTIONS March 09, 2026 06:32:11pm K:\MIB_Civil\243620000-79\3 W DRIVE\CIVIL\CAD\PlotSheets\C-404 TYPICAL SECTIONS.dwg
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GENERAL NOTES & SPECIFICATION FOR SEWER MAIN INSTALLATIONS

(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.

2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON AS-BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.

3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.

4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.

5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER M-DWASD STANDARDS. PIPE AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH M-DWASD STANDARD DETAIL GS 2.0 (1 THRU 5 OF 5)

7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.

8. ALL TRENCHES TO BE OVER-EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M-DWASD STANDARDS.

9. SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M-DWASD STANDARD DETAILS GS1.9, SS18.0, A1.0, A1.1 AND A4.0, M-DCPWD STANDARD DETAIL R21.1 AND THE APPLICABLE CURRENT CITY OF MIAMI PUBLIC WORKS, M-DCPWD AND FDOT STANDARDS.

10. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE AS-BUILT DOCUMENTS.

11. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

12. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.

13. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.

REQUIREMENTS PER DEPARTMENT OF HEALTH

(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
4. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
5. 10 FT. OF ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

6. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*
7. PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER 1 – FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OF PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

* NOTE: ALL WATER MAIN TEES, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT SHALL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT AS PER FAC 62-555.320(21)(B) AND RSWM 8.5.4

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

1.THE FOLLOWING ACTIVIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS
- SERVICE INSTALLATIONS/RETIREMENTS/SERVICE TRANSFERS
- HYDRANT INSTALLATIONS/RETIREMENTS/RELOCATIONS
- ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF THE LICENSED OPERATOR TO BE PRESENT FOR THE PROPOSED ACTIVITY.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINE IS PROPOSED:

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT AS APPLICABLE.

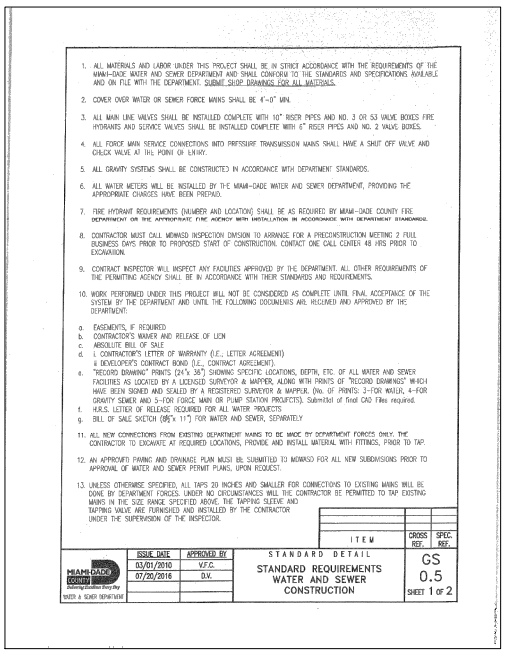
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov, or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

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1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES. FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH JURISDICTION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
    a. EASEMENTS, IF REQUIRED
    b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
    c. ABSOLUTE BILL OF SALE
    d. 1. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
       2. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT)
    e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER, (No. OF PRINTS: 3-FOR WSUD, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
    f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
    g. BILL OF SALE SKETCH (8½" x 11") FOR WATER AND SEWER, SEPARATELY
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION
GS 0.5 SHEET 1 of 2

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT (DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
"RECORD DRAWING" REQUIREMENTS
GS 0.5 SHEET 2 of 2

NOT FOR MDWASD NOTES NOR APPROVAL

NOTE:

1. ALL EXISTING FIRE HYDRANTS SALL BE RECONNECTED TO THE PROPOSED WM. FIELD OPERATIONS SECTION WILL COORDINATE IN THE FIELD WITH WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.
2. FOR CONNECTIONS TO VCP, THE CONTRACTOR SHALL TELEWSE THE VCP PIPE BEFORE AND AFTER INSTALLATION. IF LINER IS PRESENT, CONNECTION TO MAIN SHALL BE PER SS 3.2.
3. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
4. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
5. FOR RECONNECTION OF 4" SERVICES AND LARGER, THE UTILITY CONTRACTOR WILL PROVIDE THE REQUIRED TEE AND VALVE FOR RECONNECTION TO THE PROPOSED 12" D.I.P. W.M.

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DATE: 3/9/2026

Kimley»Horn

2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

JOSE MOTO, P.E. No 94878 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT

DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MM

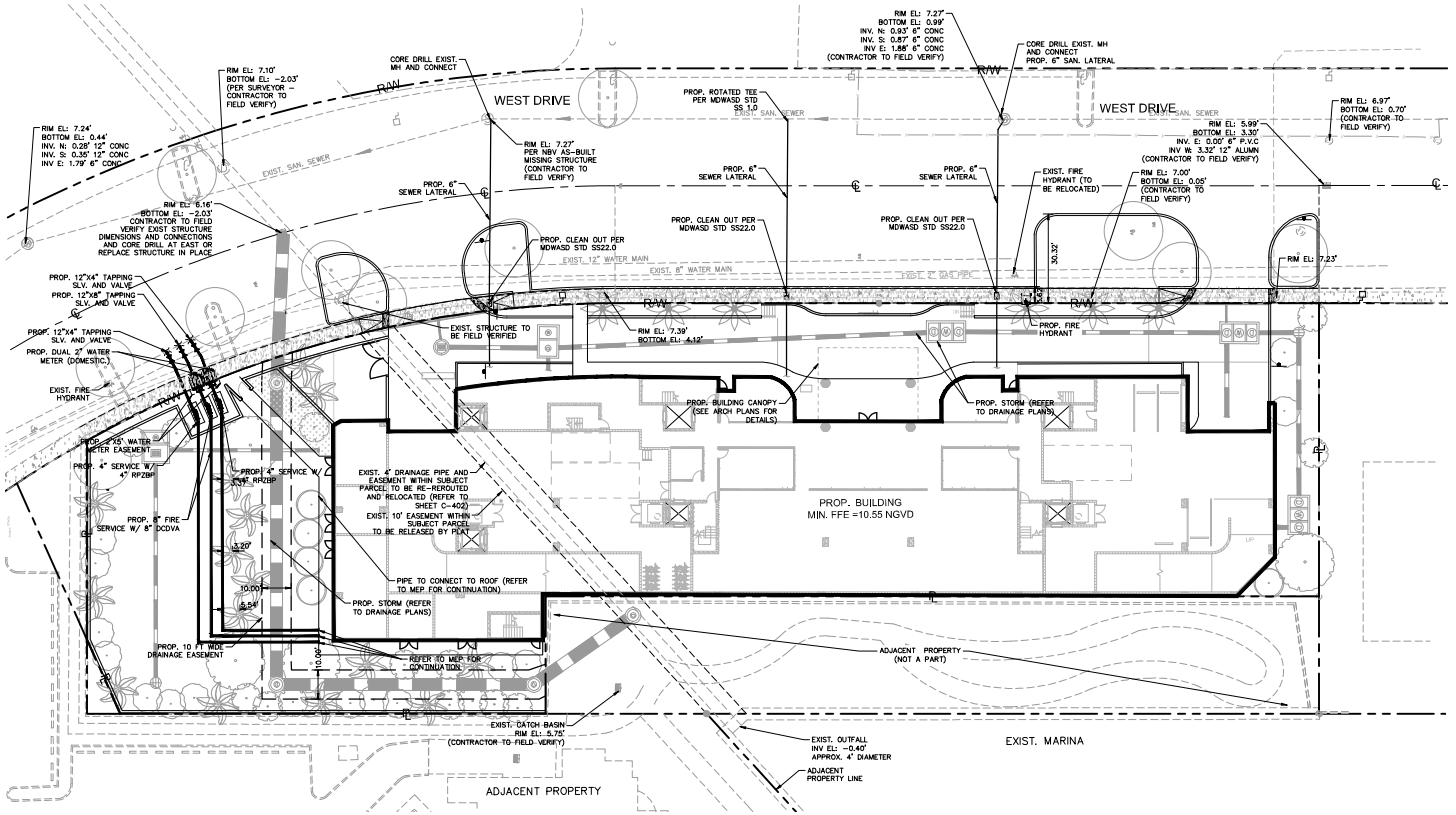
EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD, NBV, LLC
NORTH BAY VILLAGE FL

WATER AND SEWER NOTES

SHEET NUMBER C-500

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Plotted By:Mmoto@kimley-horn.com Sheet Set:EL-AD N. BAY VILLAGE Layout:C-500 WATER AND SEWER NOTES March 09, 2026 08:32:21pm K:\MIB_Civil\242820000-7913 W DRIVE\Civil\CADD\PlanSheets\C-500 WATER AND SEWER NOTES.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RIGHT-OF-WAY LINE OR PROPERTY LINE
- CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. PUBLIC SIDEWALK

NOTES:

1. REFER TO PLUMBING SHEETS FOR LOCATION AND ORIENTATION OF BACKFLOW PREVENTERS ON WALL.
2. NO WALL, FENCE, OR VEGETATION OBSTRUCTING ACCESS OR VISIBILITY TO THE FDC OR PIV.

ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY OWNER AT OWNER'S EXPENSES.

ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED AND TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND SEWER FACILITIES.

CONTRACTOR SHALL PROVIDE RECORD DRAWINGS IN ELECTRONIC FORMAT (I.E. PDF FORMAT) THAT INDICATE MEASURED DATA OF CONSTRUCTED CONDUIT INCLUDING FPL LINES, TELEPHONE CABLE HANDHOLES, ELEVATIONS OF EXISTING PAVING, DRAINAGE STRUCTURES, SEWER MANHOLES, WATER SERVICES AND VALVES, AND EXISTING AND PROPOSED EASEMENTS, TO THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT PRIOR TO CLOSING PERMIT

RESTORATION NOTE: (NOT A PART OF NBV PWD'S NOTES OR APPROVAL)

ALL EXISTING IMPROVEMENTS DISTURBED DURING CONSTRUCTION ARE TO BE RESTORED PER NORTH BAY VILLAGE PUBLIC WORKS STANDARDS.

CONTRACTOR TO COORDINATE FINAL TREE, LIGHT POLE, WATER SERVICE, OTHER LANDSCAPE/HARDSCAPE FEATURES, ETC. WITH INSTALLED UTILITY LOCATIONS

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

JUAN JOSE MOTO (REVIEWER) No 94878 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT

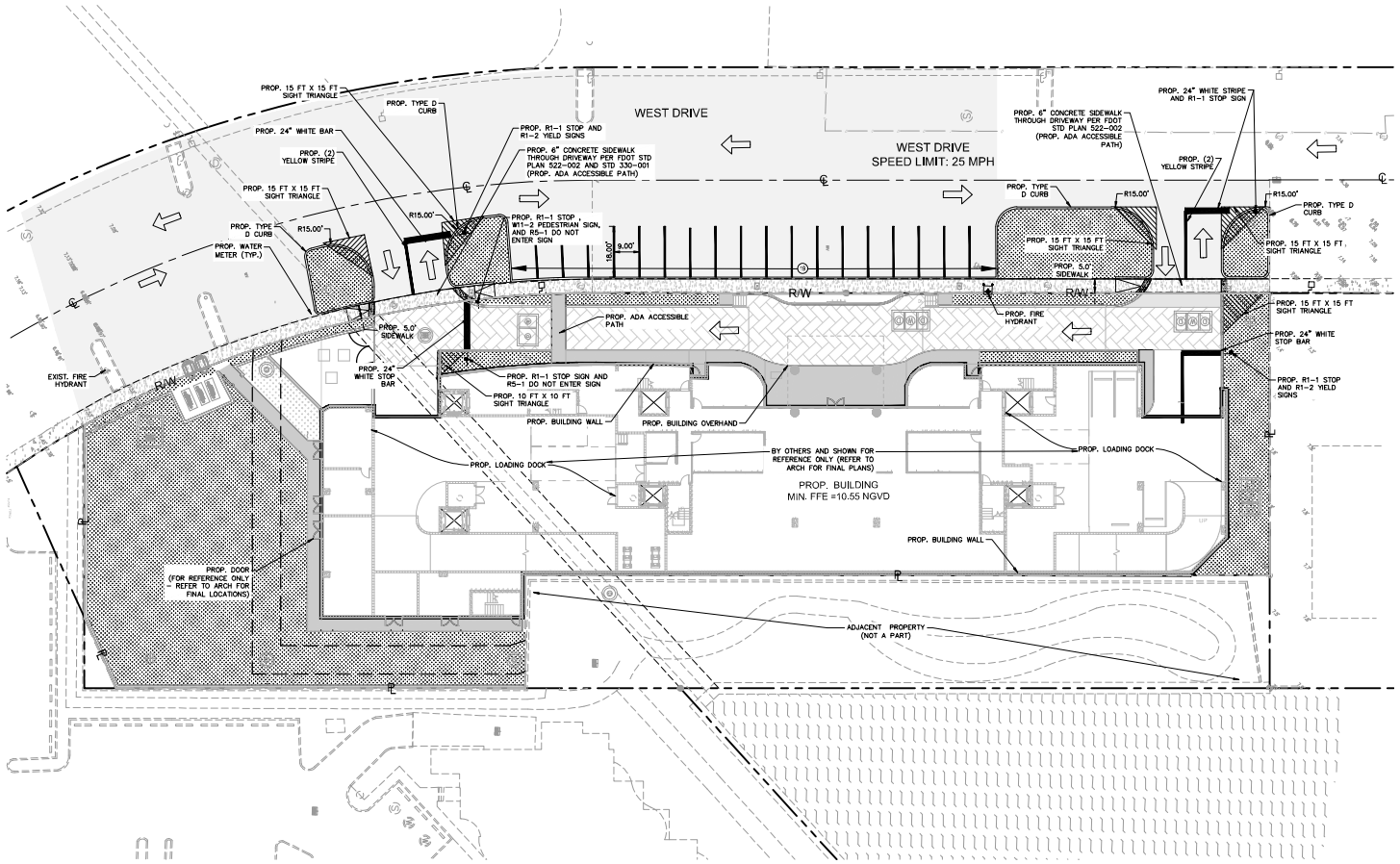
DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

WATER AND SEWER PLAN

SHEET NUMBER
C-501

Plotted By:Kumbhojkar, Priya Sheet Set:EL-AD N. BAY VILLAGE Layout:C-501 WATER AND SEWER PLAN March 09, 2026 06:32:41pm K:\WEB Civil\243620000-79\3 W DRIVE\CIVIL\CAD\PlotSheets\C-501 WATER AND SEWER PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- R/W — P — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — ℄ — CENTER LINE OF ROADWAY
- SHOWN FOR REFERENCE ONLY (NOT PAINTED) REFER TO ARCH FOR FINAL PLAN
- PROP. DETECTABLE WARNING PER FDOT STANDARD 522-002
- PROP. PUBLIC SIDEWALK (PER FDOT STD. PLANS 522-001)
- PROP. 1.5" SP 12.5 ASPHALT MILL AND RESURFACE
- PROP. GREEN SPACE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES DETAILS/SPECS)
- PROP. PRIVATE HARDSCAPE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES/DETAILS/SPECS)
- PROP. PERVIOUS PAVER HARDSCAPE (REFER TO ARCH/LANDSCAPE ARCHITECT FOR NOTES/DETAILS/SPECS)

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC PAINT.
2. ALL STOP BARS AND DOUBLE SOLID YELLOW LINES WITHIN THE PROPERTY TO BE INSTALLED ON ASPHALT SHALL BE THERMOPLASTIC PAINT.
3. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO MEET EXISTING CONDITIONS AFTER THE INSTALLATION OF ALL PROPOSED UTILITIES AND PAVEMENT RESTORATION.
4. ALL THERMOPLASTIC PAINT SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 711.
5. ALL PAINTED PAVEMENT MARKINGS SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 710.
6. STREET SIGNS: USE MIAMI-DADE COUNTY STANDARD STREET NAME SIGN APPROVED BY MIAMI-DADE COUNTY.
7. EXISTING UTILITY COVERS WITHIN LIMITS OF PROPOSED DRIVEWAY TO BE REPLACED WITH SLIP RESISTANT, H20 TRAFFIC RATED UTILITY COVERS.

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KHA PROJECT

DATE 3/9/2026
SCALE AS SHOWN
DESIGNED BY RMP
DRAWN BY RMP
CHECKED BY MJM

TRAFFIC SIGNAGE AND MARKING PLAN

EL-AD N. BAY VILLAGE
PREPARED FOR
EL-AD. NBV, LLC
NORTH BAY VILLAGE FL

SHEET NUMBER
C-601

Plotted By:rbumpbobare Prop. Sheet Set:EL-AD N. BAY VILLAGE Layout:C-601 PAVING AND GRADING PLAN March 09, 2026 07:12:43am K:\MIB_Civil\243630000-7913 N. DRIVE\CIVIL\CADD\PlanSheets\C-601 TRAFFIC SIGNAGE AND MARKING PLAN.dwg
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TRAFFIC IMPACT ANALYSIS FOR

ALINA RESIDENCES
7913 WEST DRIVE

DATE:
March 9, 2026

LOCATION:
North Bay Village, Florida

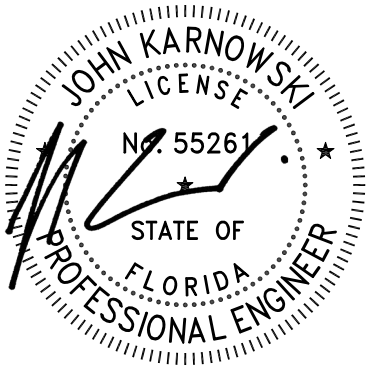
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PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with NV5, Inc., a corporation authorized to operate as an engineering business, EB-29065, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:



PROJECT: Alina Residences - 7913 West Drive
LOCATION: North Bay Village, Florida
CLIENT: El Ad National Properties, LLC
150 E. Palmetto Park Road, Suite 400
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ENGINEER OF RECORD: John Karnowski, PE, Florida License #55261
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Executive Summary

A new residential development is planned for construction on West Drive on land that is currently a parking lot. The site will consist of 94 units in a single residential tower with multiple parking levels. Ingress will primarily be via a driveway on the south end of the property; egress will primarily be on the north end. The project is proposed to be constructed in a single phase and completed by 2029.

The site is expected to generate a net total of 426 new daily trips, with 25 occurring during the AM peak hour (9 in, 16 out) and 30 occurring during the PM peak hour (17 in, 13 out).

Overall traffic operations at each study intersection are considered satisfactory in 2025 Existing conditions. The minor street approaches at 79th Street (JFK Causeway/SR 934) & Harbor Island Drive operate at LOS E during both peak hours. With four years of background growth and the consideration of adjacent development, the 2029 No-Build conditions will degrade to unacceptaqble levels. Signal timing changes are not enough to reduce the delay because the demand on 79th Street is high such that more timing is needed to keep traffic moving on the Causeway. The are no improvements that are reasonable to recommend as part of this project.

The addition of project traffic is expected to have a nominal impact on the traffic operations at each study intersection.

The two site driveways are expected to operate acceptably, with site traffic posing a negligible impact on West Drive. Segment analysis of West Drive indicates adequate levels of service.

The following mitigation measures are recommended to accommodate future traffic.

- West Drive at Site Driveway 1 & 2
    - Provide adequate line of sight at the driveways by cutting back foliage and removing any obstructions
    - Consider relocating crosswalk at the south driveway

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Introduction

This report conveys current information related a proposed development in North Bay Village, Florida. The site, illustrated in the attached Concept Plan in Appendix A, is a proposed residential tower development consisting of 94 residential units. The development will replace a parking lot. Ingress will primarily be via a driveway on the south end of the property; egress will primarily be on the north end although both are full-access driveways. The project is proposed to be constructed in a single phase and completed by Q1 2029.This report analyzes the impact of new traffic after occupancy of the development. This study includes analysis of the following scenarios:

- 2025 Existing Conditions
- 2029 No-Build Conditions
- 2029 Build Conditions

The following intersections are included in the study:

1. 79th Street/John F Kennedy Causeway (SR 934) & Harbor Island Drive
2. Harbor Island Drive & Larry Paskow Way (aka West Drive / East Drive)
3. West Drive & Site Driveway 1
4. West Drive & Site Driveway 2

The following road segments are included in the study:

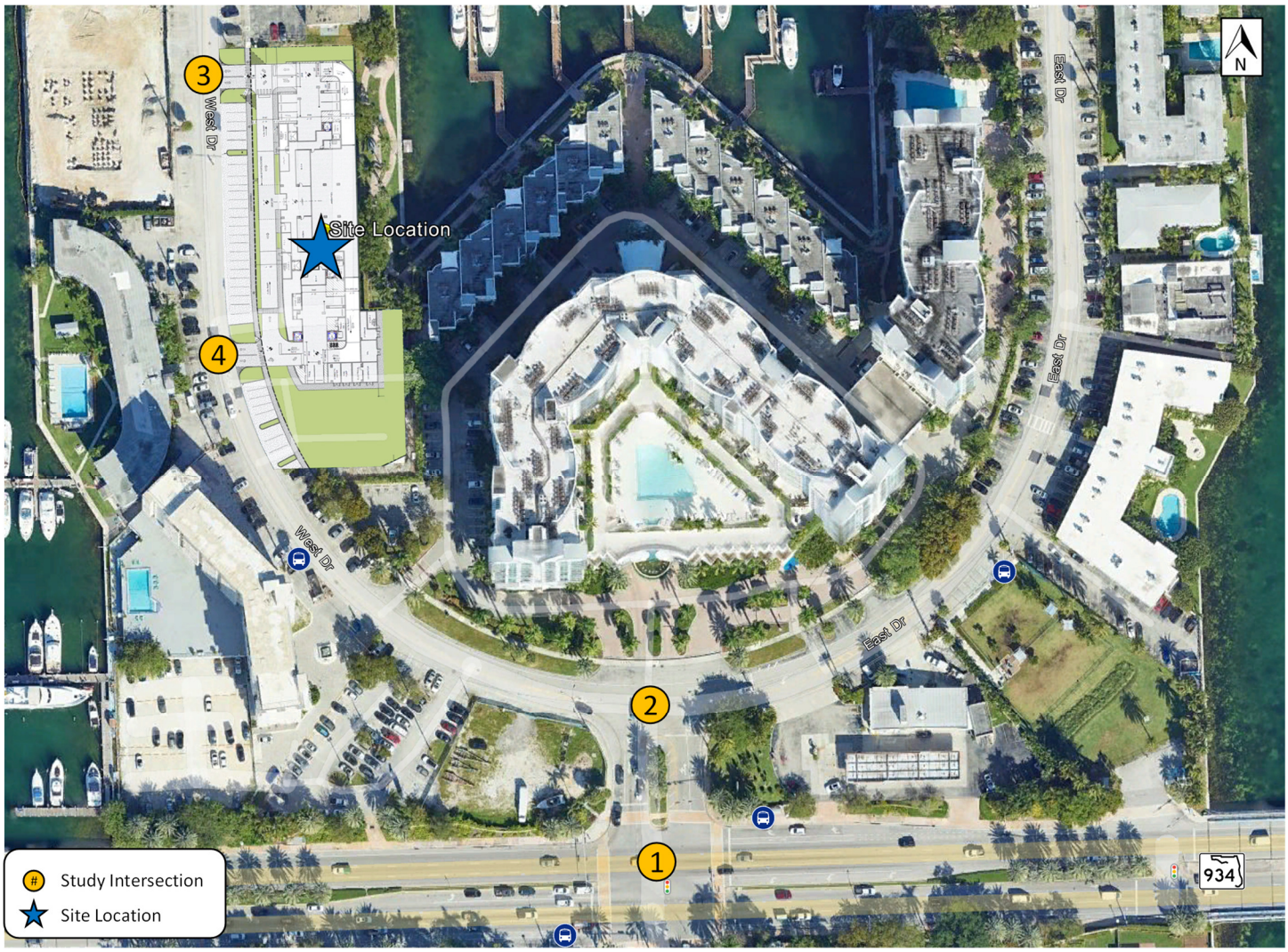
A. West Drive, west of Larry Paskow Drive

This report summarizes projected traffic at the study locations, analysis of traffic impacts in the form of level of service (LOS) and queueing and conclusions and recommendations from the analysis. Figure 1 depicts the site location in North Bay Village. The site location aerial in Figure 2 shows the study intersections listed above. The site is currently used as a parking lot.

Figure 1. Vicinity Map



Figure 2. Site Location Aerial



Existing Conditions

A.1. Transportation Facilities

79TH STREET/JOHN F KENNEDY CAUSEWAY (SR 934) is a six-lane median-divided Principal Arterial (Other) with a posted speed limit of 30 MPH within the study area. SR 934 runs east-west through North Bay Village, extending east into Miami Beach and west to Miami. Land uses within the study area are a mix of commercial and residential. Sidewalks and bicycle lanes are provided in both the east and westbound directions. There are bus stops at the intersection with Harbor Island Drive.

HARBOR ISLAND DRIVE is the entryway into the North Bay Island area. It is a short segment of roadway that splits east/west at a road called Larry Paskow Way, which becomes West Drive and East Drive. There is a traffic signal at the intersection with 79th Street and an all-way stop at the intersections with Larry Paskow Way.

WEST DRIVE is a two-lane undivided local roadway with a posted speed limit of 25 MPH. The land uses along West Drive are primarily residential. West Drive provides access to the western side of North Bay Island. Sidewalks are provided in both north and southbound directions.

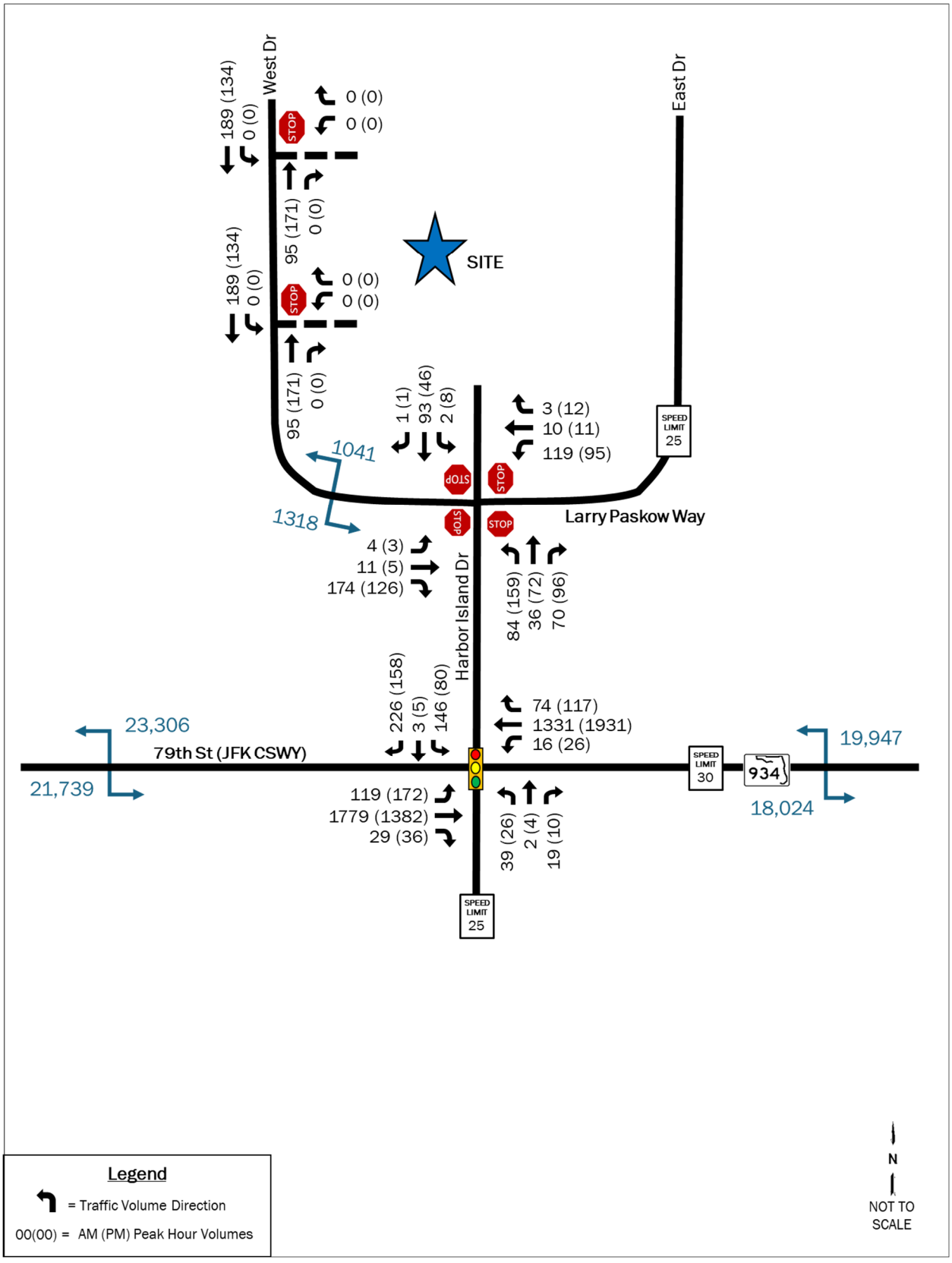
Fixed transit service is provided in the study area by GO Miami-Dade Transit (MDT) Route 112/L and the North Bay Village Shuttle. Both routes directly serve the area in close proximity to the site, with bus stops located at 79th Street & Harbor Island Drive. Route 112/L connects with over 20 additional bus routes east and west of the site, providing an alternative to single-occupancy vehicle traffic.

A.2. Traffic Counts

Intersection turning movement counts (TMCs) at the two existing study intersections were collected on Thursday, May 29, 2025, A 24-hr bi-directional count was collected along West Drive, west of Harbor Island Drive. A Peak Season Factor of 1.09 was determined using the Florida Traffic Online (FTO) portal per Florida Department of Transportation (FDOT) Project Traffic Forecasting Handbook methodologies and used to adjust collected TMC and two-way counts, respectively.

The FDOT peak season adjustment factor printout and detailed count sheets are included in Appendix B. Resultant existing traffic volumes are shown in Figure 3.

Figure 3: 2025 Existing Volumes



Future Conditions

B.1. Background Data Collection

To be consistent with other studies conducted in the area, an annual growth rate of 1.64% was used to generate future year conditions in 2029. In addition, a number of developments are planned in the area. Based on input from the Village the traffic from the following projects were used:

- 1819/1855 79th St Causeway Mixed-use Development
- 1755 Kennedy Causeway Mixed-use Development
- Shoma Bay Village Mixed-use Development
- 7918 West Drive Residential Tower
- 8000 East Drive
- 7940 West Drive
- Village Hall Complex
- Sunbeam

Tables 1 and 2 show the committed trips by movement for the study intersection. The values are taken from the traffic impact studies for each development and, with the exception of Sunbeam, are assumed to be built out by 2029. The trips for Sunbeam were estimated based on an assumed development build pattern prevalent in the area.

Figure 4 shows the adjacent traffic at the study intersections. Figure 5 shows the existing plus background growth – i.e., No-build volume.

Table 1: Committed Trips – AM

#	Intersection	Approach	Movement	1819/1855 79th St Causeway	1755 Kennedy Causeway	Shoma Bay Village	7918 West Drive Residential	8000 East Drive	7940 West Drive	Village Hall Complex	Sunbeam	TOTAL
1	79th St (SR 934) & Harbor Island Dr	EB	EBL	0	0	0	3	20	9	49	0	81
			EBT	91	13	63	0	0	0	0	125	292
			EBR	0	0	0	0	0	0	0	0	0
			Total	*91*	*13*	*63*	*3*	*20*	*9*	*49*	*125*	*373*
		WB	WBL	0	0	0	0	0	0	0	0	0
			WBT	89	35	64	0	0	0	4	125	317
			WBR	0	0	0	2	6	3	11	0	22
			Total	*89*	*35*	*64*	*2*	*6*	*3*	*15*	*125*	*339*
		NB	NBL	0	0	0	0	0	0	0	0	0
			NBT	0	0	0	0	0	0	0	0	0
			NBR	0	0	0	0	0	0	0	0	0
			Total	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
		SB	SBL	0	0	0	6	17	5	5	0	33
			SBT	0	0	0	0	0	0	0	0	0
			SBR	0	0	0	4	56	16	16	0	92
			Total	*0*	*0*	*0*	*10*	*73*	*21*	*21*	*0*	*125*
	TOTAL			**180**	**48**	**127**	**15**	**99**	**33**	**85**	**250**	**837**
2	Harbor Island Dr & East/West Dr	EB	EBL	0	0	0	0	0	0	0	0	0
			EBT	0	0	0	0	0	0	1	0	1
			EBR	0	0	0	10	0	21	21	0	52
			Total	*0*	*0*	*0*	*10*	*0*	*21*	*22*	*0*	*53*
		WB	WBL	0	0	0	0	73	0	0	0	73
			WBT	0	0	0	0	0	0	2	0	2
			WBR	0	0	0	0	0	0	0	0	0
			Total	*0*	*0*	*0*	*0*	*73*	*0*	*2*	*0*	*75*
		NB	NBL	0	0	0	5	0	12	60	0	77
			NBT	0	0	0	0	0	0	0	0	0
			NBR	0	0	0	0	26	0	0	0	26
			Total	*0*	*0*	*0*	*5*	*26*	*12*	*60*	*0*	*103*
		SB	SBL	0	0	0	0	0	0	0	0	0
			SBT	0	0	0	0	0	0	0	0	0
			SBR	0	0	0	0	0	0	0	0	0
			Total	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
	TOTAL			**0**	**0**	**0**	**15**	**99**	**33**	**84**	**0**	**231**

Table 2: Committed Trips – PM

#	Intersection	Approach	Movement	1819/1855 79th St Causeway Mixed-use	1755 Kennedy Causeway Mixed-use	Shoma Bay Village Mixed-use	7918 West Drive Residential Tower	8000 East Drive	7940 West Drive	Village Hall Complex	Sunbeam	TOTAL
1	79th St (SR 934) & Harbor Island Dr	EB	EBL	0	0	0	7	56	18	8	0	89
			EBT	86	50	78	0	0	0	0	175	389
			EBR	0	0	0	0	0	0	0	0	0
			Total	*86*	*50*	*78*	*7*	*56*	*18*	*8*	*175*	*478*
		WB	WBL	0	0	0	0	0	0	0	0	0
			WBT	73	25	63	0	0	0	2	175	338
			WBR	0	0	0	3	17	5	1	0	26
			Total	*73*	*25*	*63*	*3*	*17*	*5*	*3*	*175*	*364*
		NB	NBL	0	0	0	0	0	0	0	0	0
			NBT	0	0	0	0	0	0	0	0	0
			NBR	0	0	0	0	0	0	0	0	0
			Total	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
		SB	SBL	0	0	0	5	10	4	8	0	27
			SBT	0	0	0	0	0	0	0	0	0
			SBR	0	0	0	3	35	13	26	0	77
			Total	*0*	*0*	*0*	*8*	*45*	*17*	*34*	*0*	*104*
	TOTAL			**159**	**75**	**141**	**18**	**118**	**40**	**45**	**350**	**946**
2	Harbor Island Dr & East/West Dr	EB	EBL	0	0	0	0	0	0	0	0	0
			EBT	0	0	0	0	0	0	1	0	1
			EBR	0	0	0	8	0	17	34	0	59
			Total	*0*	*0*	*0*	*8*	*0*	*17*	*35*	*0*	*60*
		WB	WBL	0	0	0	0	45	0	0	0	45
			WBT	0	0	0	0	0	0	1	0	1
			WBR	0	0	0	0	0	0	0	0	0
			Total	*0*	*0*	*0*	*0*	*45*	*0*	*1*	*0*	*46*
		NB	NBL	0	0	0	10	0	23	9	0	42
			NBT	0	0	0	0	0	0	0	0	0
			NBR	0	0	0	0	73	0	0	0	73
			Total	*0*	*0*	*0*	*10*	*73*	*23*	*9*	*0*	*115*
		SB	SBL	0	0	0	0	0	0	0	0	0
			SBT	0	0	0	0	0	0	0	0	0
			SBR	0	0	0	0	0	0	0	0	0
			Total	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
	TOTAL			**0**	**0**	**0**	**18**	**118**	**40**	**45**	**0**	**221**

Figure 4: Committed Trips

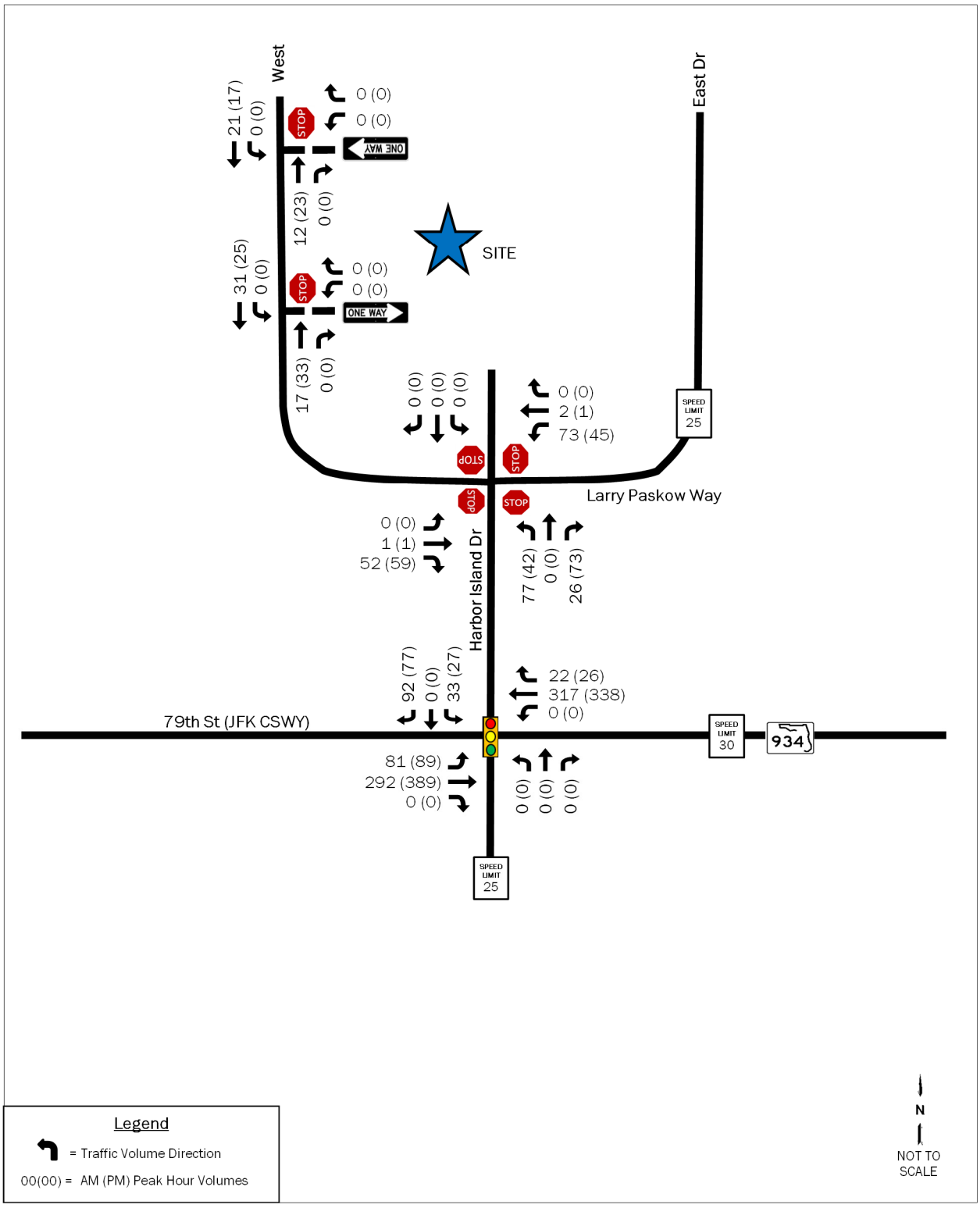
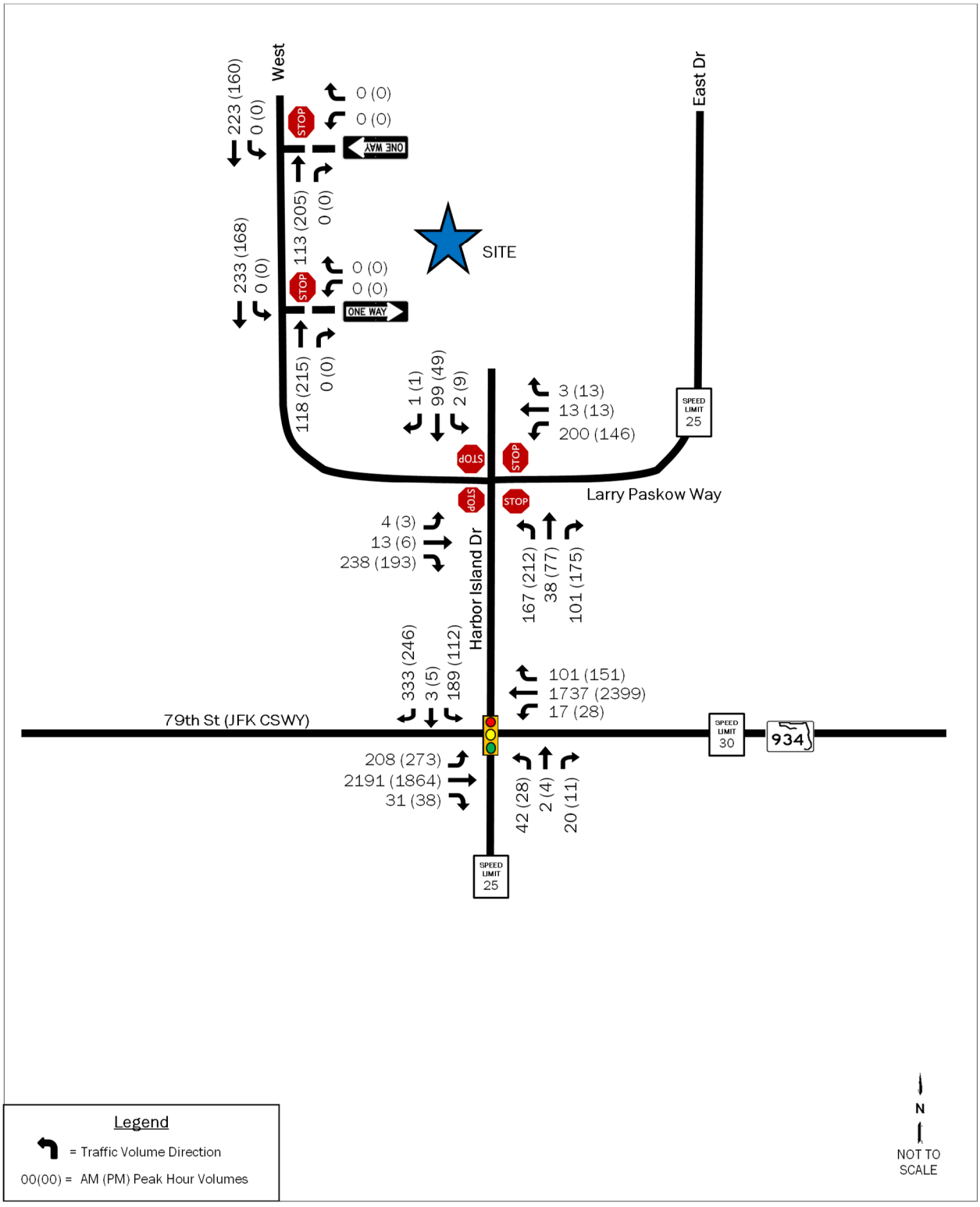


Figure 5: 2029 No-Build Volumes



B.2. Project Trip Generation

The proposed development will consist of a 94-unit residential tower. The anticipated trips generated by the development were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021.

Table 3 shows the trip generation rates from ITE. Note the average trip rate was used to estimate trip generation. Table 4 shows the trip generation for the site.

Table 3: Project Trip Generation Rates

Land Use*	Ind. Variable	Average Rates		
		Daily	AM (In/Out %)	PM (In/Out %)
Multi-Family Housing (High-Rise) – ITE LUC 222	Dwelling Units	4.54	0.27 (34/66)	0.32 (56/44)

Table 4: Project Trip Generation

Land Use	Intensity	Daily	AM Peak			PM Peak		
			Total	In	Out	Total	In	Out
Multi-Family Housing (High-Rise) – LUC 222	94 DU	426	25	9	16	30	17	13

B.3. Trip Distribution and Assignment

The assignment and directional distribution of new project trips on the transportation network are based on the Miami-Dade Transportation Planning Organization's 2045 Long Range Transportation Plan Direction Trip Distribution Report. The report details 2015 and 2045 estimated traffic patterns. Most of the traffic from the Traffic Analysis Zone on the island is bound for or originates from the west, as shown in Appendix G. This is also evidenced by previous counts, typical traffic patterns and regional development. Trips are expected to travel to and from the following directions:

- Approximately 75% of the traffic is expected to travel to/from the west on SR 934,
- Approximately 25% of the traffic is expected to travel to/from the east on SR 934.

This is illustrated in Figure 6. Access to the site will be provided along West Drive via two driveways – one primarily inbound and the other outbound, although both will be full-access driveways. The northern driveway will be the primary egress. The intersection trip distribution and trip assignment are shown in Figures 7 and 8, respectively. The 2029 Build Volumes are depicted in Figure 9.

Figure 6: Overall Distribution of Traffic

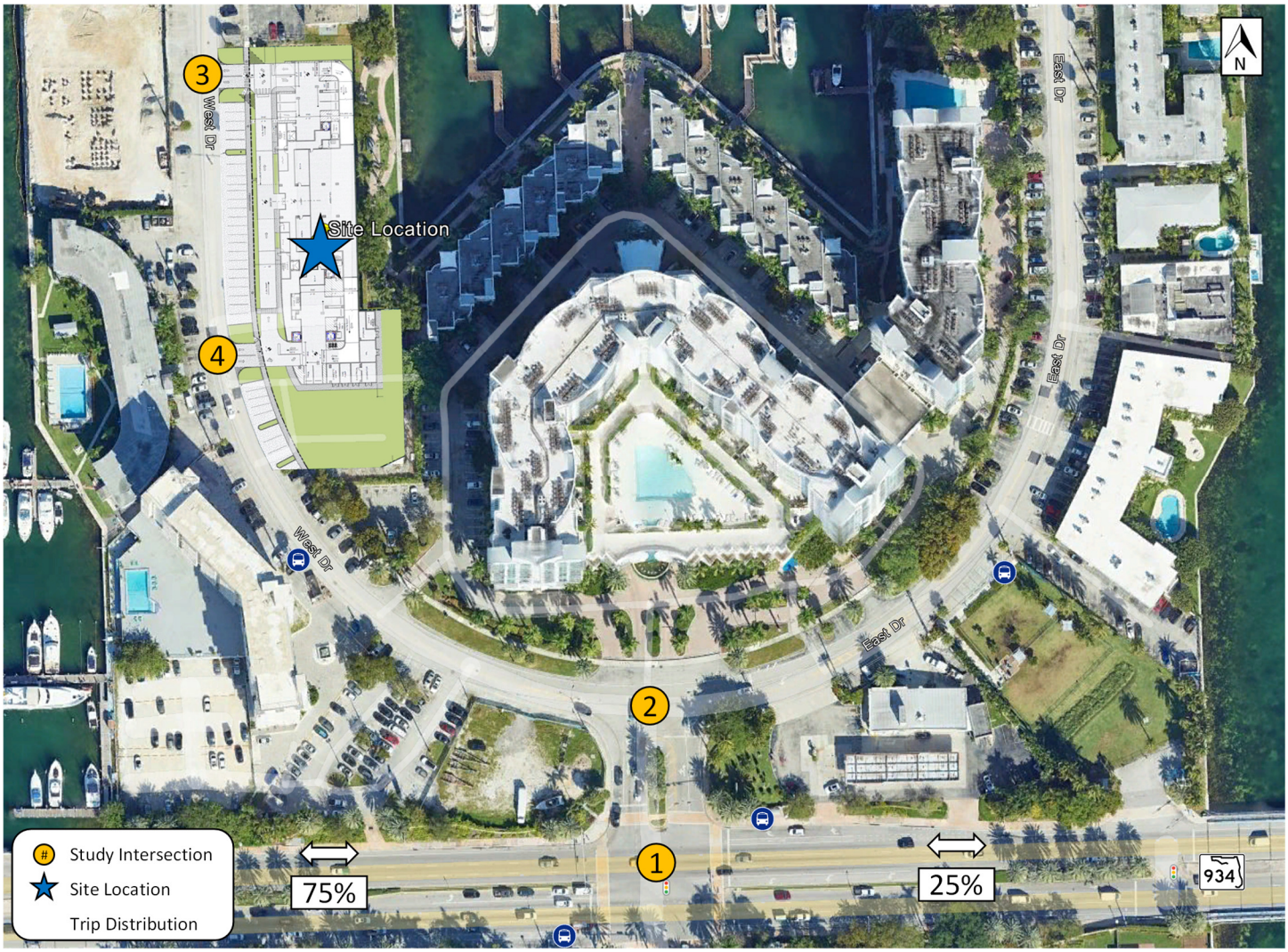


Figure 7: Intersection Trip Distribution

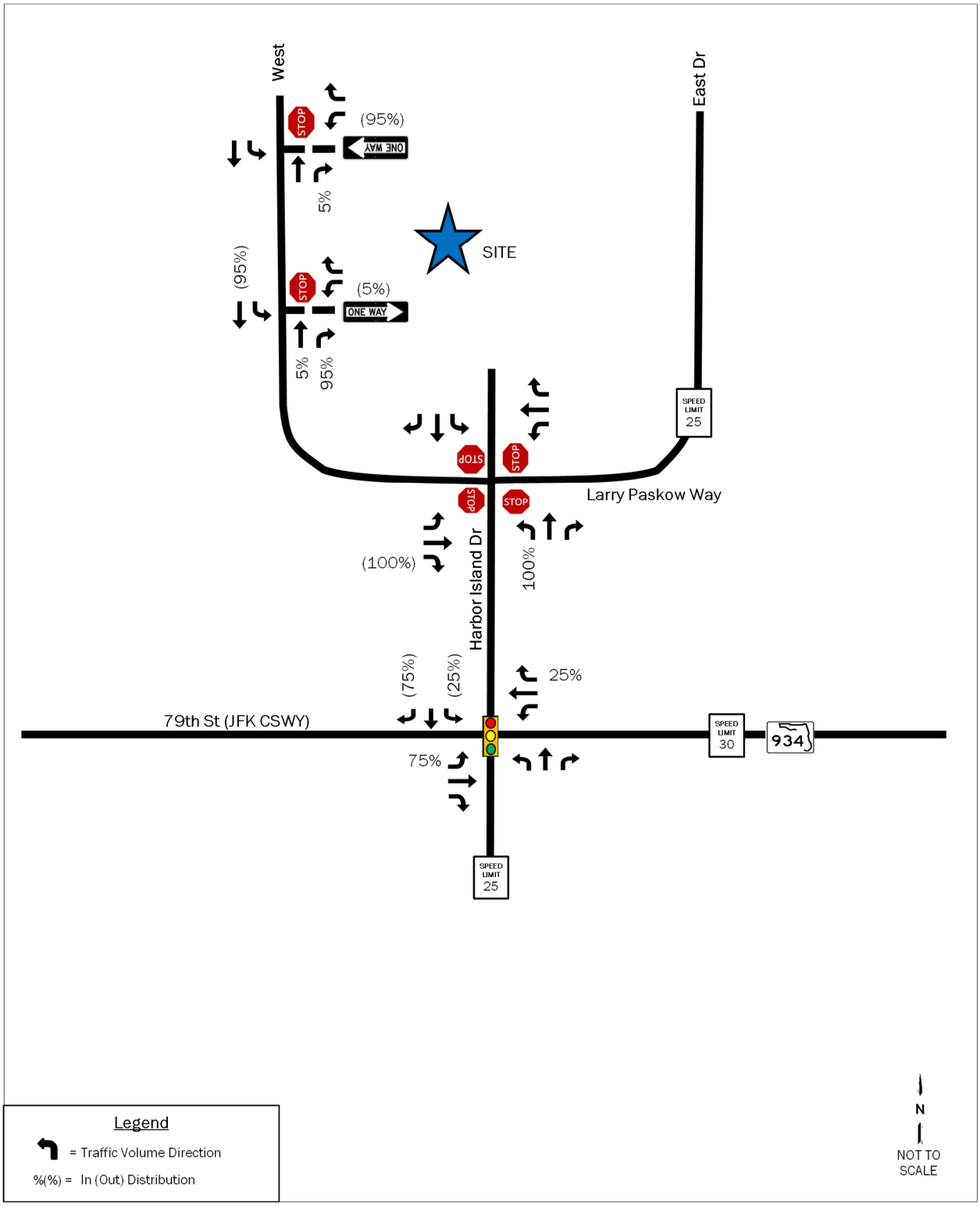


Figure 8: Project Development Volumes

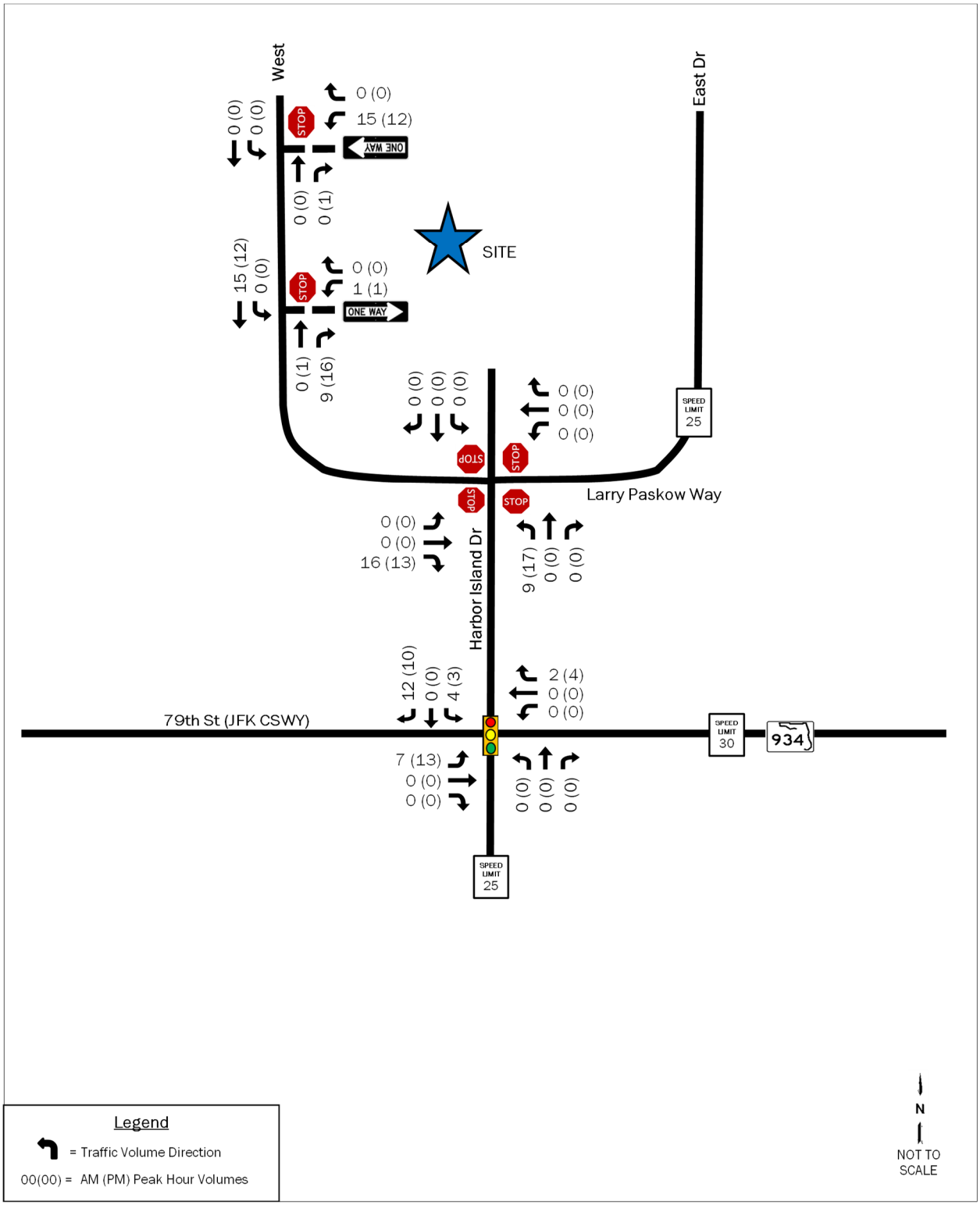
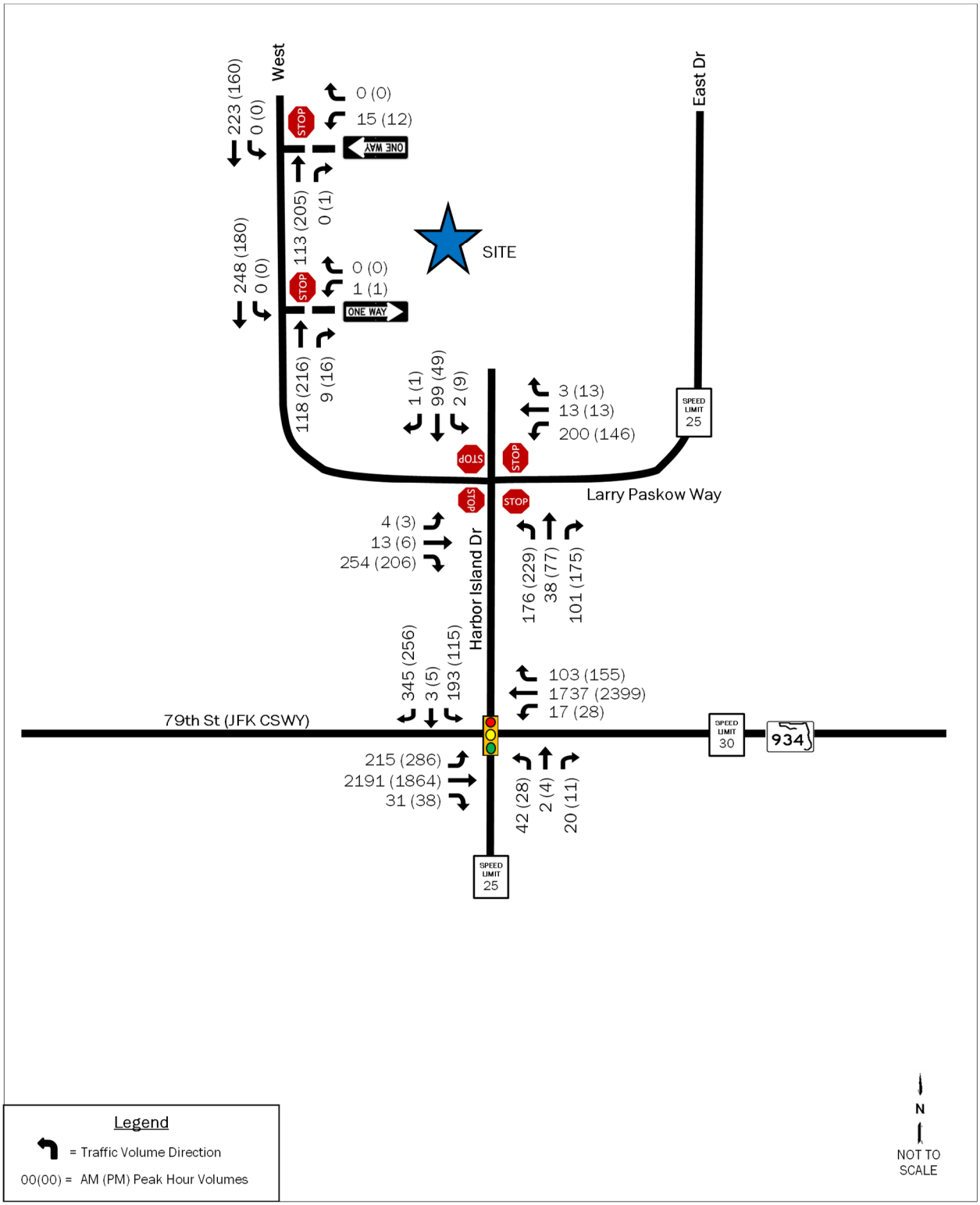


Figure 9: 2029 Build Volumes



Intersection Capacity Analysis

The capacity analysis in each of the scenarios was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual, 7th Edition (HCM 7), ranging from A to F as seen in Table 5. Note that HCM cannot calculate LOS at signalized intersections with shared U and left turn lanes; U-turn movements are thus assumed to be left turns. Miami-Dade County signal timing plans were used to input specific cycle lengths and phasing, with timings kept consistent between scenarios. Signal timing plans are included in Appendix G; capacity analysis reports are included in Appendix H.

Table 5: HCM Vehicular Level of Service Criteria

LOS	Signalized Intersections	All-way Stop	Unsignalized
	Ave Control Delay	Ave Control Delay (s/veh)	Ave Control Delay (s/veh)
A	0.0 to 10.0	0.0 to 10.0	0.0 to 10.0
B	10.1 to 20.0	10.1 to 15.0	10.1 to 15.0
C	20.1 to 35.0	15.1 to 25.0	15.1 to 25.0
D	35.1 to 55.0	25.1 to 35.0	25.1 to 35.0
E	55.1 to 80.0	35.1 to 50.0	35.1 to 50.0
F	80.1 and higher	50.1 and higher	50.1 and higher

C.1. 2025 Existing Conditions Capacity Analysis

Existing capacity analysis results are shown in Table 6 and use the volumes shown in Figure 3. While each intersection operates at an acceptable overall LOS D or better during both peak hours, minor street approaches at 79th Street & Harbor Island Drive operate at LOS E.

Table 6: 2025 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	79th St / JFK Causeway & Harbor Island Dr	Signal	**Overall**	**C**	**32.3**	**C**	**31.9**
			EB	C	29.2	C	27.1
			WB	C	28.0	C	29.2
			NB	E	64.8	E	66.9
			SB	E	55.8	E	72.5
2	Harbor Island Dr & Larry Paskow Dr	All-way Stop	**Overall**	**B**	**10.5**	**B**	**10.9**
			EB	B	11.1	A	9.8
			WB	B	11.0	B	10.4
			NB	B	10.2	B	11.8
			SB	A	9.5	A	9.0

C.2. 2029 No-Build Conditions Capacity Analysis

The results of the 2029 No-Build conditions intersection capacity analysis are shown in Table 7 for 2029 No-Build volumes (Figure 5). Delays increase somewhat at the signalized intersection with the

additional background growth. The LOS at the southbound approach of intersection 1 appears to improve from an E to a D but that is because the approach is actuated more often with increased traffic volume. The increased traffic leads to slightly higher delay for the other approaches.

Table 7: 2029 No-Build Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	79th St / JFK Causeway & Harbor Island Dr	Signal	**Overall**	**E**	**57.2**	**E**	**74.3**
			EB	E	67.9	F	85.1
			WB	D	42.5	E	60.9
			NB	E	58.6	E	67.0
			SB	E	54.7	F	99.4
2	Harbor Island Dr & Larry Paskow Dr	All-way Stop	**Overall**	**C**	**15.2**	**B**	**14.2**
			EB	C	16.6	B	12.3
			WB	C	16.3	B	13.0
			NB	B	14.7	C	15.9
			SB	B	11.2	B	10.1

C.3. 2029 Build Conditions Capacity Analysis

The results of the 2029 Build conditions intersection capacity analysis are shown in Table 8 for 2029 No-Build + Project Trip volumes (Figure 8). With added traffic to the eastbound left-turns and southbound approach, multiple approaches change to LOS E during the AM and PM peak periods. Delays increase minimally and even decrease on the SB approach at intersection 1. (Note that the paradox is a function of the way average control delay is calculated in HCM 7th ed). Operations at the site exit driveway are acceptable, with an outbound LOS B during both peak hours.

Table 8: 2029 Build Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	79th St / JFK Causeway & Harbor Island Dr	Signal	**Overall**	**E**	**58.5**	**E**	**78.2**
			EB	E	69.6	F	92.5
			WB	D	42.4	E	60.8
			NB	E	65.0	E	67.0
			SB	E	61.9	F	108.0
2	Harbor Island Dr & Larry Paskow Dr	All-way Stop	**Overall**	**C**	**16.0**	**C**	**15.2**
			EB	C	18.1	B	12.9
			WB	C	16.7	B	13.2
			NB	C	15.5	C	17.4
			SB	B	11.4	B	10.2
3	West Dr & Site Dwy 1	Stop-Control	WB	B	10.8	B	11.4
			SBL	A	0.0	A	0.0
4	West Dr & Site Dwy 2	Stop-Control	WB	B	11.0	B	11.6
			SBL	A	0.0	A	0.0

C.4. 2029 Build Mitigation Capacity Analysis

The results of the 2029 Build conditions intersection capacity analysis are shown in Table 9 for 2029 No-Build + Project Trip volumes (Figure 9). Signal cycles and timings were adjusted to reduce delays along the mainline. The PM time period is over-capacity. Additional capacity on the JFK Causeway would be needed to reduce the delay. Such a project is well outside the scope of this project's impacts.

Table 9: 2029 Build Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	79th St / JFK Causeway & Harbor Island Dr	Signal	**Overall**	**D**	**47.3**	**E**	**76.1**
			EB	D	45.6	D	47.0
			WB	C	42.2	F	99.0
			NB	E	75.0	E	78.3
			SB	E	69.4	F	90.8

Intersection Queueing Analysis

Queueing analysis in each study scenario was completed using the traffic analysis software Synchro® using HCM 7th Ed. methodology. The capacity analysis methodology described in Section C was used. Each queue corresponds to the 95th percentile queue, queue lengths exceeding their respective storage bays are highlighted. Detailed reports are provided in Appendix H. Queueing analysis results are shown in Table 10.

Table 10: Queue Analysis

ID	Intersection	Movement	Storage Length	95th% Queue Length (ft)					
				Existing		No-Build		Build	
				AM	PM	AM	PM	AM	PM
1	79th St / JFK Causeway & Harbor Island Dr	EBL	150	71	207	243	371	250	331
		EBT	-	497	330	756	562	759	567
		EBR	125	0	0	0	0	0	0
		WBL	175	15	18	17	22	17	22
		WBT	-	396	670	671	1224	678	1254
		WBR	125	0	25	21	58	23	63
		NB	50	47	34	50	35	50	35
		SBL	65	138	89	168	110	169	112
		SBT	65	138	89	166	111	169	112
		SBR	65	49	53	121	55	135	54
2	Harbor Island Dr & Larry Paskow Dr	EB	-	32	16	68	32	78	36
		WBL	50	20	16	52	30	54	30
		WBTR	-	2	2	2	4	2	4
		NBTL	65	20	46	54	85	60	100
		NBR	65	8	10	16	26	16	28
		SBLT	40	8	4	10	4	10	4
		SBTR	40	8	2	10	4	10	4
3	West Dr & Site Dwy 1	WB	-	-	-	-	-	2	2
		NB	-	-	-	-	-	0	0
4	West Dr & Site Dwy 2	WB	-	-	-	-	-	0	0
		NB	-	-	-	-	-	0	0

The intersection of 79th Street at Harbor Island Drive has queue lengths in excess of the provided eastbound left turn storage during the PM peak hour. The turn bay is 150 feet long with a 100-foot taper. The eastbound thru lanes will back up beyond the left turn lane entry point. That is, in order to accommodate all of the left turn queues, the turn bay would have to be extended to the maximum distance of the eastbound queue. This would be greater than 275 feet in length – or 125 feet longer than it is today. This improvement is outside the purview of this project which contributes no more than one additional vehicle to the queue. Moreover, the improvement would eliminate all the trees in

the median, which may not be desirable from an aesthetics standpoint. Figure 10 shows the probable impacts of extending the left turn lane. Therefore, no changes are recommended.

Figure 10: Eastbound Left Turn Lane Impacts



With respect to the southbound movements at Intersection #1, the queuing analysis shows that traffic backs up beyond what is available in the short segment between 79th Street and Larry Paskow Drive. In reality, the traffic backs up into the eastbound and westbound lanes, but it generally operates well. The new site traffic is minimal and would be primarily turning right from Larry Paskow Drive to the southbound movements at 79th Street. No changes are recommended.

Segment Analysis

In addition to capacity and queueing analysis at each study intersection, segment analysis was completed along West Drive, from Harbor Island Drive to the site driveway. Segment analysis in this section of the report is based on methodology contained in the FDOT Quality/Level of Service Handbook, 2023, Table 9, included in Appendix I.

Results of the 2025 Existing conditions segment analysis are included on the next page in Table 11. Each segment analyzed operates at level of service (LOS) D or better during both AM and PM peak periods, indicating acceptable operations, based on a minimum LOS standard of D.

The 2029 No-Build segment analysis in Table 12 includes the same growth rate along West Drive increase to account for general growth in the area, although that is believed to be a very liberal estimate of growth considering the limited area on Harbor Island. Committed trips from approved projects are added to the table.

Finally, Table 13 includes the site generated trips. All segments are expected to continue to operate at or better than LOS D.

Table 11: 2025 Existing Conditions Segment Analysis

Roadway	Segment		Length	Lanes	Min LOS	AM Peak Hour			Available Cap.	LOS
	From	To				Capacity*	Direction	Volume		
West Drive	Harbor Island Dr	1714 West Dr	800’	2-Ln Undivided	D	525	EB/SB	189	336	C
							WB/NB	95	430	C

Roadway	Segment		Length	Lanes	Min LOS	PM Peak Hour			Available Cap.	LOS
	From	To				Capacity*	Direction	Volume		
West Drive	Harbor Island Dr	1714 West Dr	800’	2-Ln Undivided	D	525	EB/SB	171	354	C
							WB/NB	134	391	C

Table 12: 2029 No-Build Conditions Segment Analysis

Roadway	Segment		Length	Lanes	Min LOS	AM Peak Hour				Available Cap.	LOS
	From	To				Capacity*	Direction	Volume	Committed Trips		
West Drive	Harbor Island Dr	1714 West Dr	800’	2-Ln Undivided	D	525	EB/SB	189	31	305	C
							WB/NB	111	17	397	C

Roadway	Segment		Length	Lanes	Min LOS	PM Peak Hour				Available Cap.	LOS
	From	To				Capacity*	Direction	Volume	Committed Trips		
West Drive	Harbor Island Dr	1714 West Dr	800’	2-Ln Undivided	D	525	EB/SB	199	25	301	C
							WB/NB	156	33	336	C

Table 13: 2029 Build Conditions Segment Analysis

Roadway	Segment		Length	Lanes	Min LOS	AM Peak Hour					Available Cap.	LOS
	From	To				Capacity*	Direction	Volume	Committed Trips	Project Trips		
West Drive	Harbor Island Dr	1714 West Dr	1400'	2-Ln Undivided	D	525	EB/SB	220	31	15	259	C
							WB/NB	111	17	8	389	C

Roadway	Segment		Length	Lanes	Min LOS	PM Peak Hour					Available Cap.	LOS
	From	To				Capacity*	Direction	Volume	Committed Trips	Project Trips		
West Drive	Harbor Island Dr	1714 West Dr	1400'	2-Ln Undivided	D	525	EB/SB	199	25	12	289	C
							WB/NB	156	33	15	321	C

*Capacity at LOS D is 525 vehicles based on FDOT 2023 Multimodal Quality Level of Service Handbook, Motor Vehicle Arterial Generalized Service Volumes for C5-Urban Center Peak Hour Direction volume.

Site Considerations

D.1. Parking

All parking will be contained on site. There will be a total of 191 spaces plus eight (8) delivery / short-term spaces. The ratio of spaces to units exceeds the Village of North Bay requirements which requires 1.0 spaces per dwelling unit. The ITE Parking Generation Rate is 0.98 per dwelling unit. The site will provide almost two spaces per unit.

Along the frontage of the property, there are currently 37 on-street parking spaces. The site will modify the parking with landscape islands, entry/exit lanes, and relocated parking spaces. In total, there will be 27 parking spaces with the project – a net loss of 10 spaces. Appendix A includes a figure showing the on-street parking changes as a result of the project.

D.2. Access and Circulation

Delivery vans and garbage trucks will be able to access the site in the same manner as passenger vehicles. There are three designated spaces for delivery vehicles. A garbage truck was examined as the worst-case scenario for turning movements for the main circulation of the site. The Autoturn movements for a garbage truck are shown on the site plan.

Motorists will navigate each floor of the parking structure internally. Vehicles can access the upper levels on the north side of the site, and they exit the parking deck on the south side.

Garbage collection times are unknown as of the time of this study. However, garbage trucks will be prohibited from accessing the site from 7:00-9:00a and from 4:00-6:00p.

Conclusions

A new residential development is planned for construction on West Drive on land that is currently a parking lot. The site will consist of 94 units in a single residential tower with multiple parking levels. Ingress will primarily be via a driveway on the south end of the property; egress will primarily be on the north end. The project is proposed to be constructed in a single phase and completed by 2029.

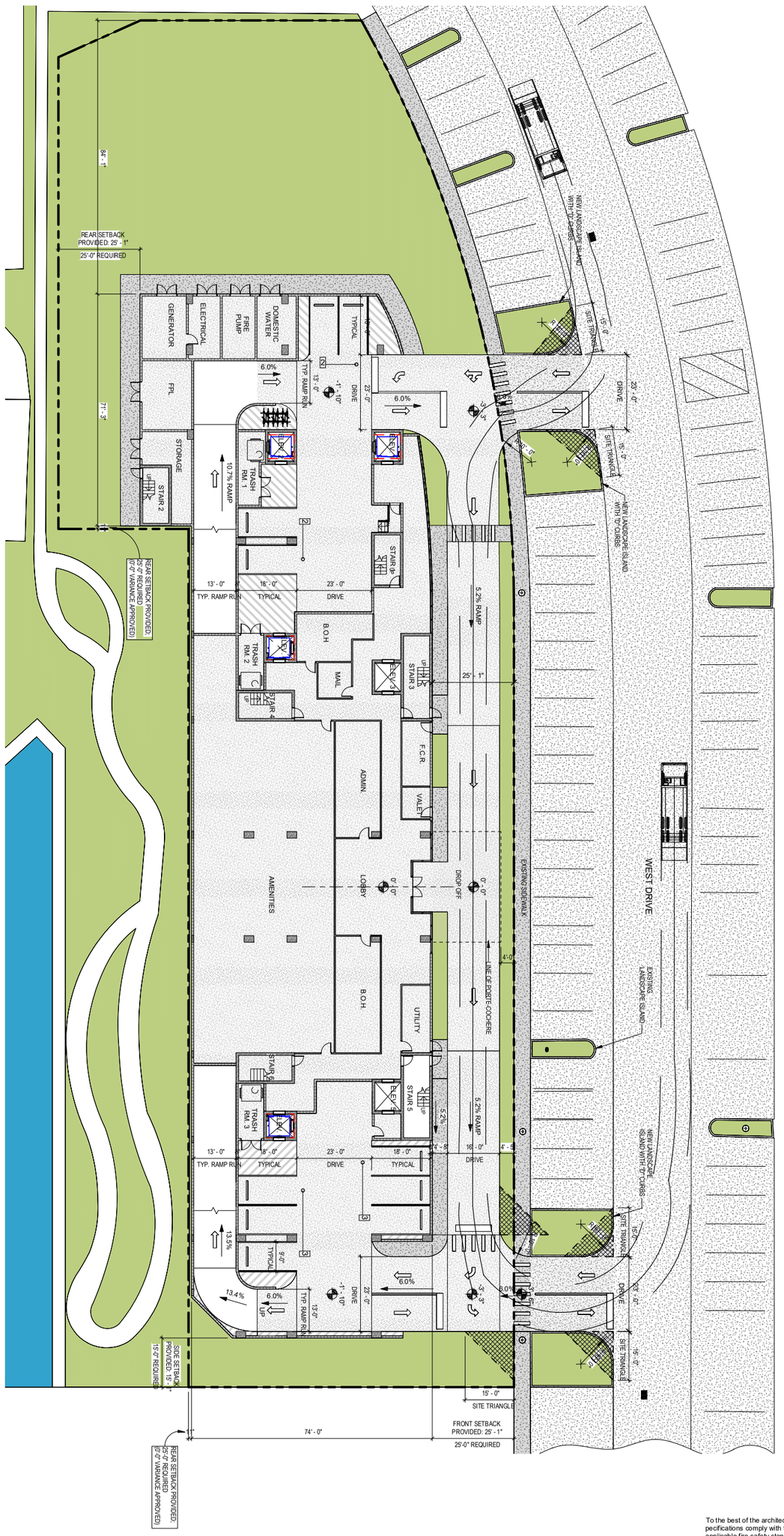
The site is expected to generate a net total of 426 new daily trips, with 25 occurring during the AM peak hour (9 in, 16 out) and 30 occurring during the PM peak hour (17 in, 13 out).

Overall traffic operations at each study intersection are considered satisfactory in 2025 Existing conditions but as traffic grows from other development, the traffic signal at the JFK Causeway will begin to degrade by 2029. The addition of project traffic is expected to have a nominal impact on the traffic operations at each study intersection. The two site driveways are expected to operate acceptably, with site traffic posing a negligible effect on other study intersections.

The following mitigation measure is recommended to accommodate future traffic:

- West Drive at Site Driveway 1 & 2
    - Provide adequate line of sight at the driveways by cutting back foliage and removing any obstructions
    - Consider relocating crosswalk at the south driveway

APPENDIX A: Site Plan



GROUND LEVEL SITE PLAN

1/16" = 1'-0"

A-101 / 1

SCHEMATIC DESIGN

To the best of the architect's or engineer's knowledge, the plans and pecifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER: A-101

PRINT DATE: 4/30/2025 10:01:16 AM

DRAWING NAME: SITE PLAN

PROJECT: ALINA RESIDENCES

7913 WEST DRIVE
NORTH BAY VILLAGE, FL
33141

CLIENT: Owner

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

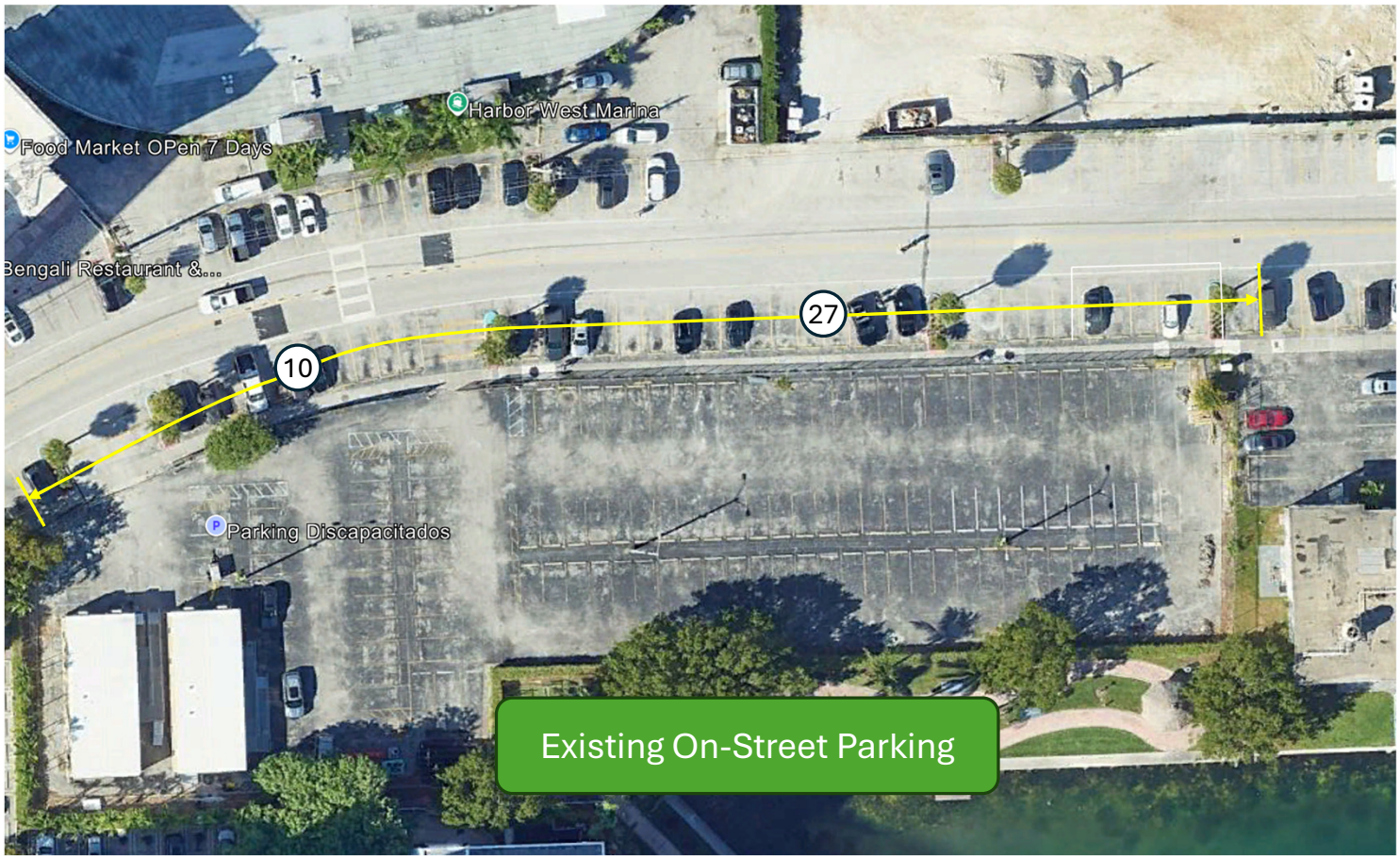
Peter T. Stromberg, RA, NCARB
President
AR0015893

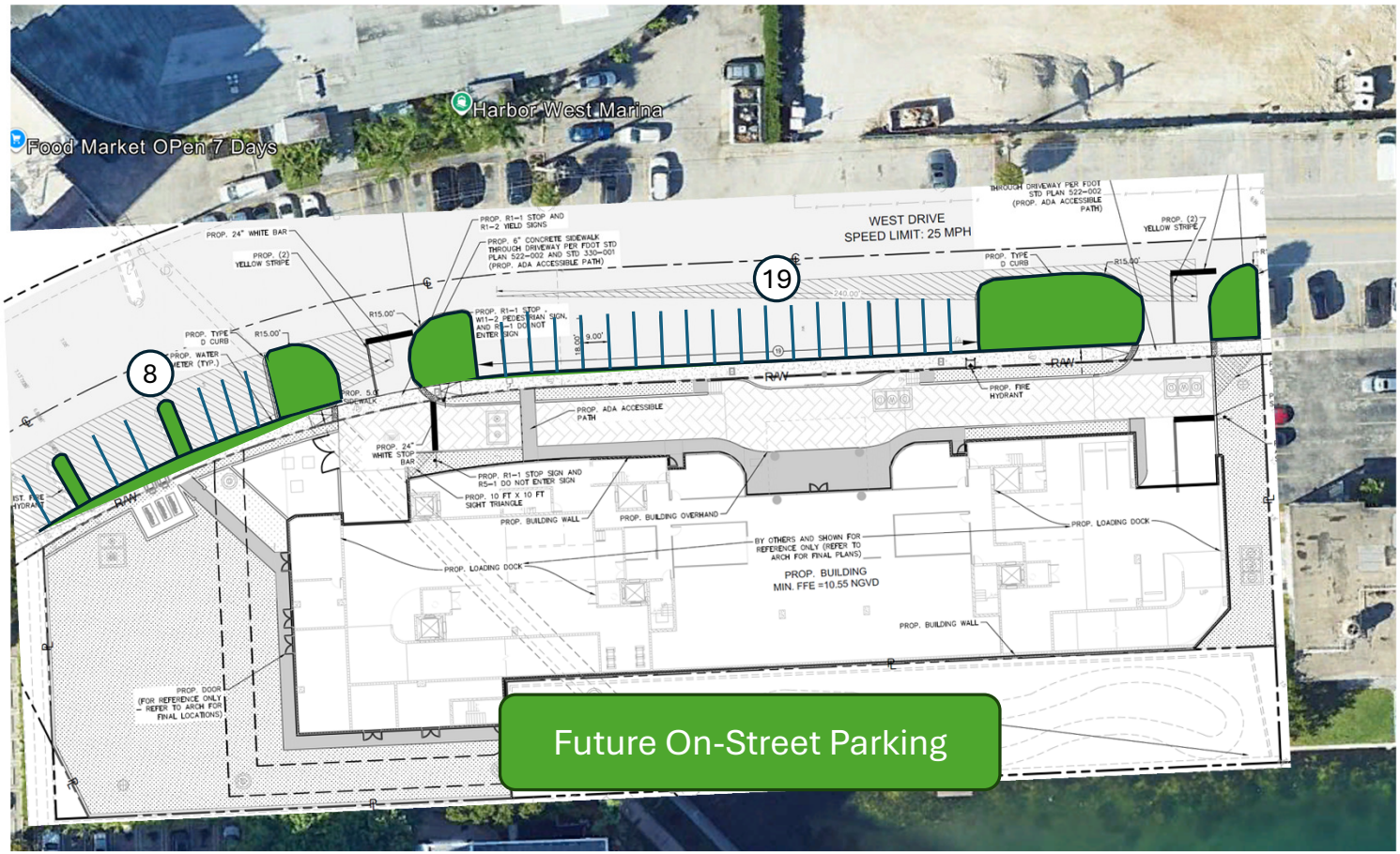
2365 Vista Parkway Suite 16 | West Palm Beach, FL 33411 | TEL 561.478.5855 | Corporate License # AA26002302

SCALE

©GS4 studios

REV	DESCRIPTION	DATE:


Harbor West Marina
Food Market OPen 7 Days
Bengali Restaurant &...
27
10
Parking Discapacitados
Existing On-Street Parking

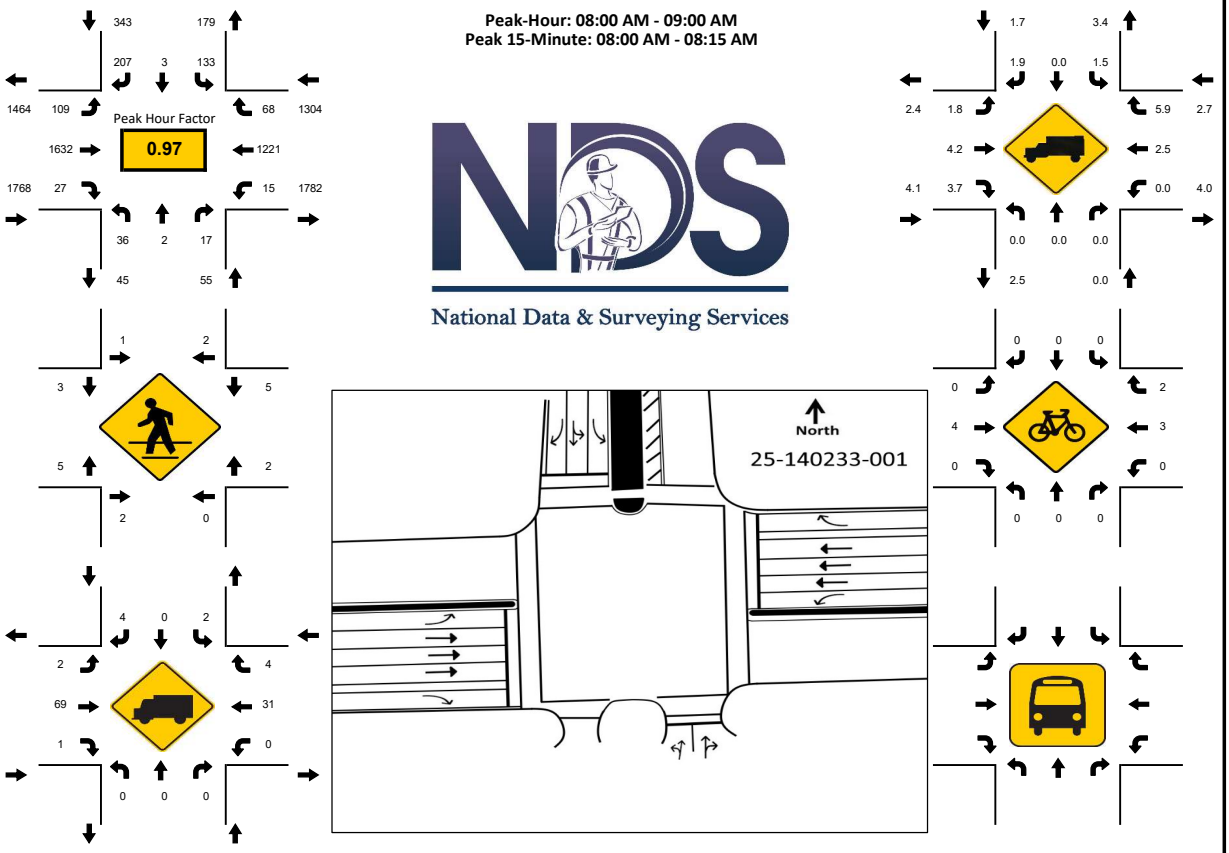

Harbor West Marina
Food Market OPen 7 Days
WEST DRIVE
SPEED LIMIT: 25 MPH
19
8
Future On-Street Parking

APPENDIX B: Traffic Count Data, Peak Season Factor

LOCATION: Harbor Island Dr/North Bay Island Dwy & John F Kennedy Causeway/SR 934
CITY/STATE: North Bay Village, FL

PROJECT ID: 25-140233-001
DATE: Thu, May 29, 2025

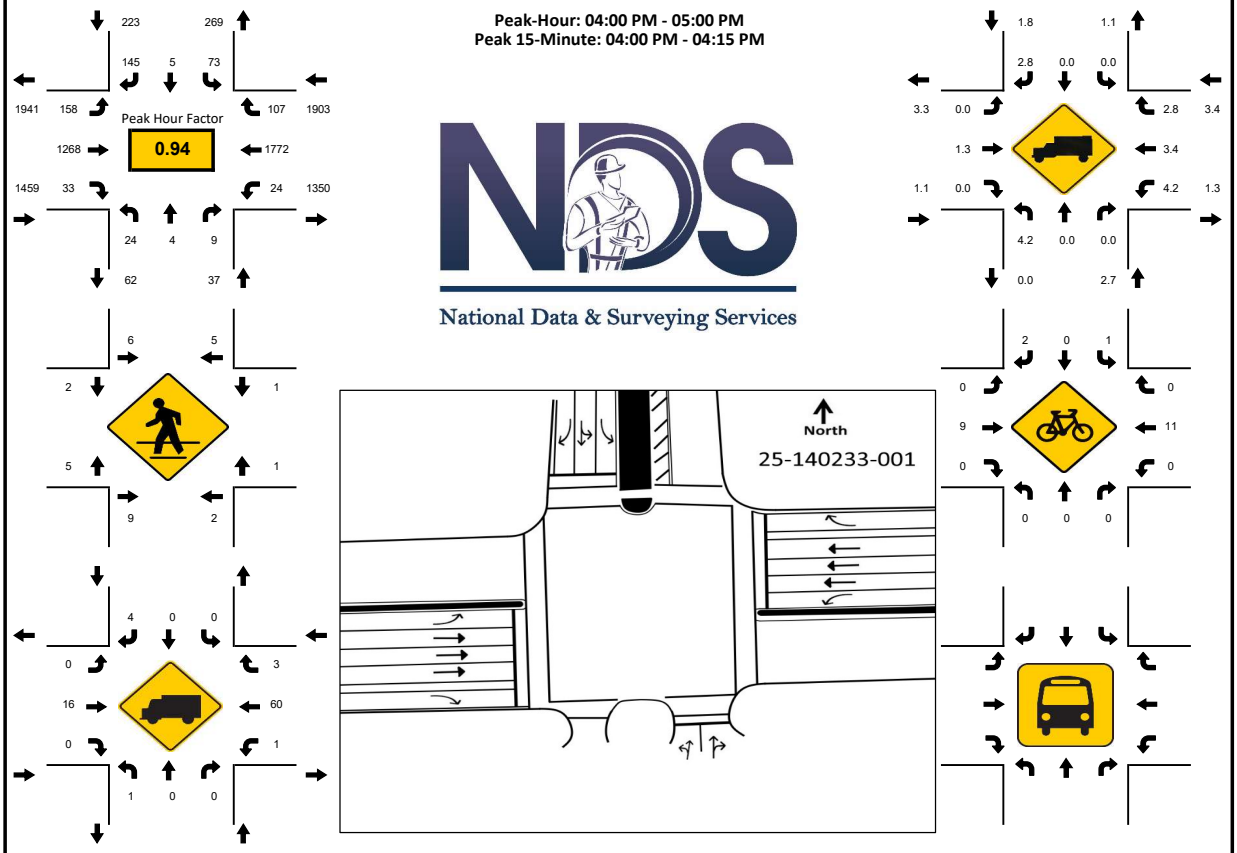
Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:00 AM - 08:15 AM



15-Min Count Period Beginning At	Harbor Island Dr/North Bay Island D Northbound					Harbor Island Dr/North Bay Island D Southbound					John F Kennedy Causeway/SR 93 Eastbound					John F Kennedy Causeway/SR 93 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	5	1	1	0		21	0	37	1		20	281	2	0		0	264	8	1		642	2978
7:15 AM	2	1	3	0		15	0	38	0		13	322	2	0		0	311	5	2		714	3233
7:30 AM	7	4	5	0		18	0	59	0		16	376	7	0		2	301	7	1		803	3383
7:45 AM	11	1	5	0		33	0	48	0		15	389	2	1		4	306	4	0		819	3397
8:00 AM	8	2	5	0		29	0	72	1		21	417	9	3		4	313	11	2		897	3470
8:15 AM	10	0	3	0		43	0	55	0		35	415	5	0		0	279	16	3		864	2573
8:30 AM	9	0	7	0		37	2	35	0		24	367	5	0		4	307	20	0		817	1709
8:45 AM	9	0	2	0		23	1	45	0		25	433	8	1		2	322	21	0		892	892
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	40	8	28	0		172	8	288	4		140	1732	36	12		16	1288	84	12		**3868**	
Heavy Trucks	0	0	0	0		8	0	12	0		4	76	4	0		0	36	8	0		**148**	
Pedestrians		4					8					16					12				**40**	
Bicycles	0	0	0	0		0	0	0	0		0	16	0	0		0	8	8	0		**32**	
Buses																						
Stopped Buses																						

LOCATION: Harbor Island Dr/North Bay Island Dwy & John F Kennedy Causeway/SR 934
CITY/STATE: North Bay Village, FL

PROJECT ID: 25-140233-001
DATE: Thu, May 29, 2025

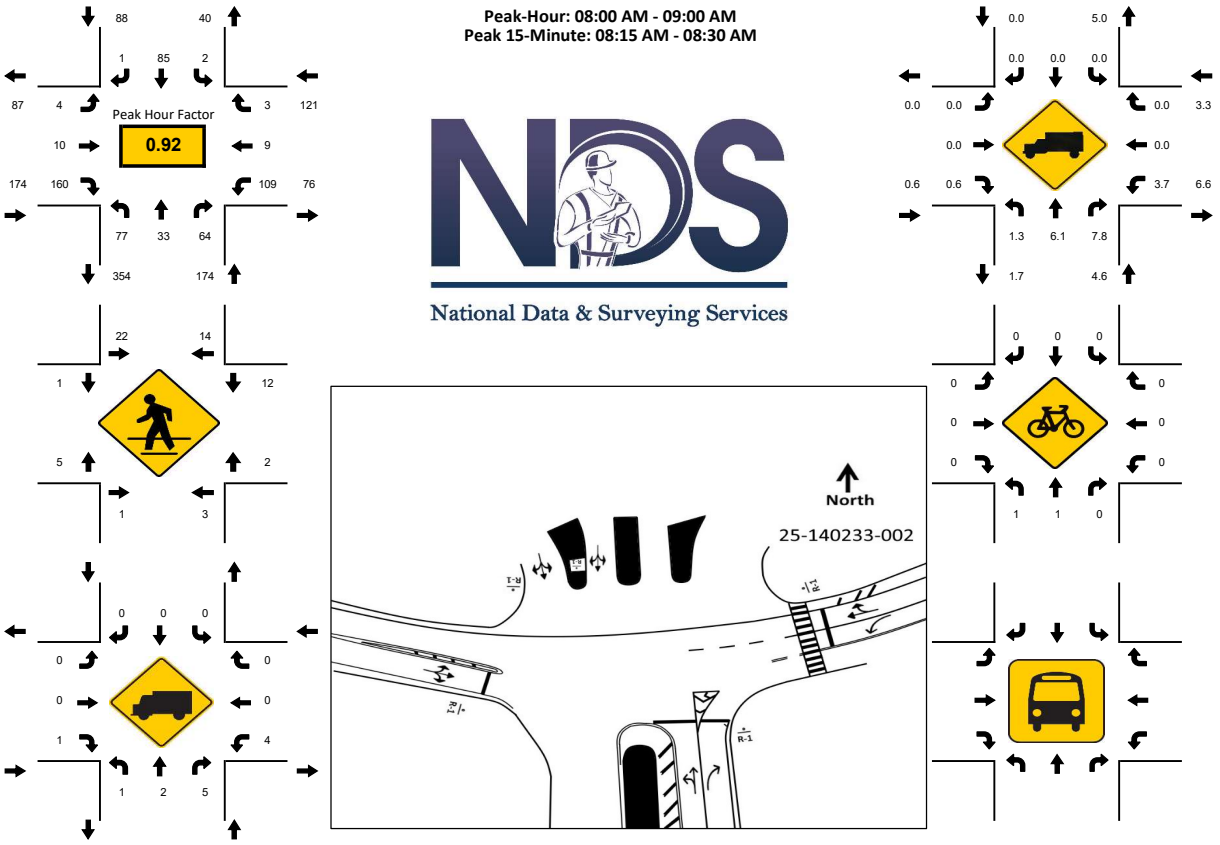


15-Min Count Period Beginning At	Harbor Island Dr/North Bay Island D Northbound					Harbor Island Dr/North Bay Island D Southbound					John F Kennedy Causeway/SR 93 Eastbound					John F Kennedy Causeway/SR 93 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	6	1	2	0		24	2	42	0		40	345	6	0		6	464	27	1		966	3622
4:15 PM	10	2	1	0		15	1	31	0		35	314	12	2		3	466	27	1		920	3588
4:30 PM	6	0	2	0		21	1	41	0		34	299	9	0		6	403	26	1		849	3555
4:45 PM	2	1	4	0		13	1	31	0		47	310	6	0		6	439	27	0		887	3589
5:00 PM	6	2	5	0		16	0	43	0		42	343	7	0		8	438	20	2		932	3600
5:15 PM	6	1	3	0		24	0	37	0		53	311	3	0		5	418	23	3		887	2668
5:30 PM	5	0	5	0		22	0	38	0		46	303	6	0		3	433	22	0		883	1781
5:45 PM	4	2	10	0		26	0	36	0		55	333	12	0		1	384	34	1		898	898
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	40	8	16	0		96	8	168	0		188	1380	48	8		24	1864	108	4		**3960**	
Heavy Trucks	4	0	0	0		0	0	12	0		0	28	0	0		0	80	8	4		**132**	
Pedestrians		20					24					12					8				**64**	
Bicycles	0	0	0	0		4	0	4	0		0	16	0	0		0	16	0	0		**40**	
Buses																						
Stopped Buses																						

LOCATION: Harbor Island Dr/Blink Charging Station Dwy & Larry Paskow Way/East Dr/West Dr
CITY/STATE: North Bay Village, FL

PROJECT ID: 25-140233-002
DATE: Thu, May 29, 2025

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:15 AM - 08:30 AM

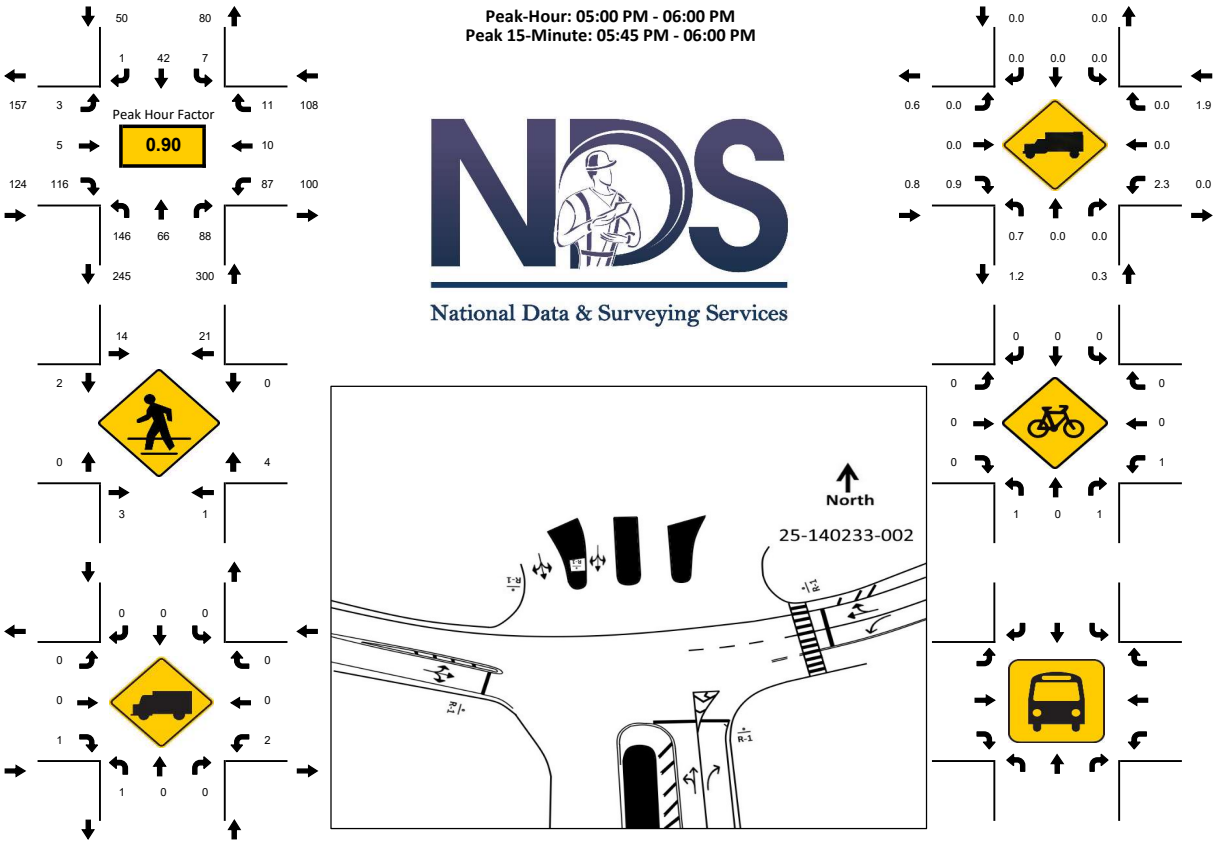


15-Min Count Period Beginning At	r Island Dr/Blink Charging Statio Northbound					r Island Dr/Blink Charging Statio Southbound					arry Paskow Way/East Dr/West D Eastbound					arry Paskow Way/East Dr/West D Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	8	5	9	0		1	6	0	0		0	1	23	0		15	1	0	0		69	375
7:15 AM	14	1	8	1		1	16	0	0		0	3	20	0		21	0	1	0		86	449
7:30 AM	8	4	16	0		2	20	0	0		0	2	34	0		29	1	2	0		118	515
7:45 AM	8	4	8	0		0	18	1	0		1	5	31	0		25	1	0	0		102	537
8:00 AM	13	6	10	0		1	30	0	0		1	2	44	0		30	3	3	0		143	557
8:15 AM	20	14	18	1		0	18	0	0		1	2	52	0		25	1	0	0		152	414
8:30 AM	22	7	21	0		1	19	0	0		1	4	31	0		32	2	0	0		140	262
8:45 AM	21	6	15	0		0	18	1	0		1	2	33	0		22	3	0	0		122	122
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	88	56	84	4		4	120	4	0		4	16	208	0		128	12	12	0		**740**	
Heavy Trucks	0	4	12	4		0	0	0	0		0	0	4	0		12	0	0	0		**32**	
Pedestrians		8					52					12					28				**100**	
Bicycles	4	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: Harbor Island Dr/Blink Charging Station Dwy & Larry Paskow Way/East Dr/West Dr
CITY/STATE: North Bay Village, FL

PROJECT ID: 25-140233-002
DATE: Thu, May 29, 2025

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:45 PM - 06:00 PM



15-Min Count Period Beginning At	r Island Dr/Blink Charging Statio Northbound					r Island Dr/Blink Charging Statio Southbound					arry Paskow Way/East Dr/West D Eastbound					arry Paskow Way/East Dr/West D Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	27	17	25	0		2	13	0	0		0	1	33	0		21	4	4	0		147	521
4:15 PM	25	12	26	1		0	8	0	0		4	0	26	0		16	3	2	0		123	511
4:30 PM	20	20	15	2		0	12	1	0		1	5	20	0		22	1	0	0		119	539
4:45 PM	32	23	21	2		0	5	0	0		1	6	26	0		11	2	3	0		132	553
5:00 PM	30	13	21	0		1	10	1	1		1	1	31	0		23	2	1	1		137	582
5:15 PM	34	20	22	1		2	9	0	0		1	3	27	0		22	5	5	0		151	445
5:30 PM	34	13	18	1		1	11	0	0		0	0	30	0		22	2	1	0		133	294
5:45 PM	45	20	27	1		2	12	0	0		1	1	28	0		19	1	4	0		161	161
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	180	80	108	4		8	48	4	4		4	12	124	0		92	20	20	4		**712**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	0	4	0		4	0	0	0		**12**	
Pedestrians		12					48					8					12				**80**	
Bicycles	4	0	4	0		0	0	0	0		0	0	0	0		4	0	0	0		**12**	
Buses																						
Stopped Buses																						

Prepared by National Data & Surveying Services

VOLUME

West Dr/Larry Paskow Way W/O Harbor Island Dr

Day: Thursday
Date: 5/29/2025

City: North Bay Village
Project #: FL25_140234_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	1,821	1,823	3,644

DAILY TOTALS

15-Minutes Interval

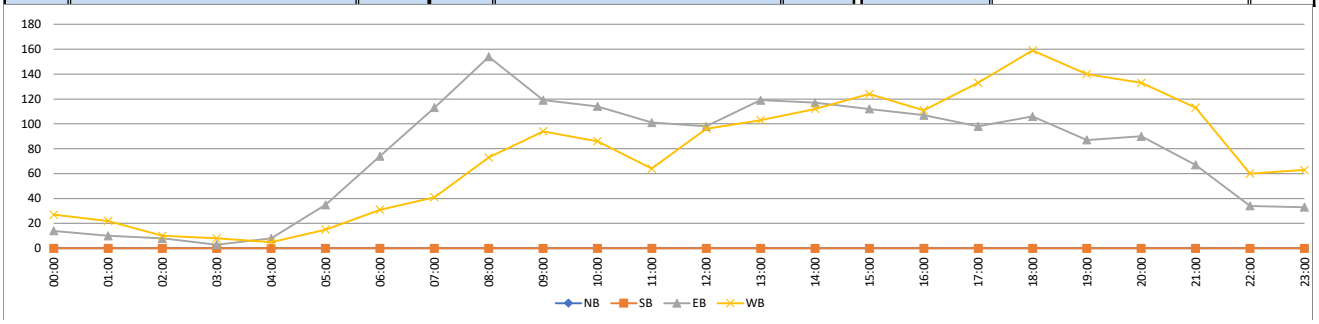
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0:15			4	8	12	12:15			28	24	52
0:30			3	8	11	12:30			26	22	48
0:45			4	3	7	12:45			30	34	64
1:00			0	8	8	13:00			27	23	50
1:15			4	2	6	13:15			32	22	54
1:30			1	8	9	13:30			29	24	53
1:45			5	4	9	13:45			31	34	65
2:00			5	4	9	14:00			28	22	50
2:15			1	1	2	14:15			31	33	64
2:30			1	1	2	14:30			30	26	56
2:45			1	4	5	14:45			28	31	59
3:00			0	3	3	15:00			32	28	60
3:15			1	2	3	15:15			31	35	66
3:30			1	2	3	15:30			27	35	62
3:45			1	1	2	15:45			22	26	48
4:00			2	3	5	16:00			36	31	67
4:15			1	1	2	16:15			23	27	50
4:30			3	1	4	16:30			22	19	41
4:45			2	0	2	16:45			26	34	60
5:00			9	4	13	17:00			25	31	56
5:15			3	0	3	17:15			26	34	60
5:30			6	8	14	17:30			25	31	56
5:45			17	3	20	17:45			22	37	59
6:00			15	4	19	18:00			24	45	69
6:15			18	10	28	18:15			24	37	61
6:30			22	8	30	18:30			31	40	71
6:45			19	9	28	18:45			27	37	64
7:00			25	14	39	19:00			21	25	46
7:15			18	8	26	19:15			20	36	56
7:30			33	9	42	19:30			21	39	60
7:45			37	10	47	19:45			25	40	65
8:00			44	13	57	20:00			18	29	47
8:15			49	14	63	20:15			30	35	65
8:30			33	21	54	20:30			21	28	49
8:45			28	25	53	20:45			21	41	62
9:00			34	20	54	21:00			24	34	58
9:15			24	24	48	21:15			14	21	35
9:30			28	15	43	21:30			12	30	42
9:45			33	35	68	21:45			17	28	45
10:00			31	19	50	22:00			11	9	20
10:15			29	22	51	22:15			9	19	28
10:30			29	22	51	22:30			7	12	19
10:45			25	23	48	22:45			7	20	27
11:00			28	16	44	23:00			10	18	28
11:15			17	13	30	23:15			11	13	24
11:30			37	18	55	23:30			10	17	27
11:45			19	17	36	23:45			2	15	17
TOTALS	0	0	753	476	1229	TOTALS	0	0	1068	1347	2415
SPLIT %	0%	0%	61%	39%	34%	SPLIT %	0%	0%	44%	56%	66%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			14	27	41
01:00	02:00			10	22	32
02:00	03:00			8	10	18
03:00	04:00			3	8	11
04:00	05:00			8	5	13
05:00	06:00			35	15	50
06:00	07:00			74	31	105
07:00	08:00			113	41	154
08:00	09:00			154	73	227
09:00	10:00			119	94	213
10:00	11:00			114	86	200
11:00	12:00			101	64	165
12:00	13:00			98	96	194
13:00	14:00			119	103	222
14:00	15:00			117	112	229
15:00	16:00			112	124	236
16:00	17:00			107	111	218
17:00	18:00			98	133	231
18:00	19:00			106	159	265
19:00	20:00			87	140	227
20:00	21:00			90	133	223
21:00	22:00			67	113	180
22:00	23:00			34	60	94
23:00	00:00			33	63	96

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			753	476	1229
Peak Hour			7:30	9:45	8:00
Peak Volume			163	98	227
Peak Hour Factor			0.832	0.700	0.901
Peak Period	12:00	to	00:00		
Volume			1068	1347	2415
Peak Hour			14:15	17:45	18:00
Peak Volume			121	159	265
Peak Hour Factor			0.945	0.883	0.933
Peak Period	07:00	to	09:00		
Volume			267	114	381
Peak Hour			7:30	8:00	8:00
Peak Volume			163	73	227
Peak Hour Factor			0.832	0.730	0.901
Peak Period	16:00	to	18:00		
Volume			205	244	449
Peak Hour			16:00	17:00	16:45
Peak Volume			107	133	232
Peak Hour Factor			0.743	0.899	0.967



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8700 MIAMI-DADE NORTH

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.07	1.13
2	01/07/2024 - 01/13/2024	1.03	1.08
3	01/14/2024 - 01/20/2024	1.00	1.05
4	01/21/2024 - 01/27/2024	0.98	1.03
* 5	01/28/2024 - 02/03/2024	0.97	1.02
* 6	02/04/2024 - 02/10/2024	0.96	1.01
* 7	02/11/2024 - 02/17/2024	0.95	1.00
* 8	02/18/2024 - 02/24/2024	0.95	1.00
* 9	02/25/2024 - 03/02/2024	0.94	0.99
*10	03/03/2024 - 03/09/2024	0.94	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.95	1.00
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.01
*16	04/14/2024 - 04/20/2024	0.97	1.02
*17	04/21/2024 - 04/27/2024	0.98	1.03
18	04/28/2024 - 05/04/2024	0.99	1.04
19	05/05/2024 - 05/11/2024	1.00	1.05
20	05/12/2024 - 05/18/2024	1.02	1.07
21	05/19/2024 - 05/25/2024	1.03	1.08
22	05/26/2024 - 06/01/2024	1.04	1.09
23	06/02/2024 - 06/08/2024	1.05	1.11
24	06/09/2024 - 06/15/2024	1.06	1.12
25	06/16/2024 - 06/22/2024	1.05	1.11
26	06/23/2024 - 06/29/2024	1.04	1.09
27	06/30/2024 - 07/06/2024	1.03	1.08
28	07/07/2024 - 07/13/2024	1.02	1.07
29	07/14/2024 - 07/20/2024	1.02	1.07
30	07/21/2024 - 07/27/2024	1.01	1.06
31	07/28/2024 - 08/03/2024	1.01	1.06
32	08/04/2024 - 08/10/2024	1.01	1.06
33	08/11/2024 - 08/17/2024	1.01	1.06
34	08/18/2024 - 08/24/2024	1.01	1.06
35	08/25/2024 - 08/31/2024	1.01	1.06
36	09/01/2024 - 09/07/2024	1.01	1.06
37	09/08/2024 - 09/14/2024	1.01	1.06
38	09/15/2024 - 09/21/2024	1.01	1.06
39	09/22/2024 - 09/28/2024	1.01	1.06
40	09/29/2024 - 10/05/2024	1.01	1.06
41	10/06/2024 - 10/12/2024	1.01	1.06
42	10/13/2024 - 10/19/2024	1.02	1.07
43	10/20/2024 - 10/26/2024	1.02	1.07
44	10/27/2024 - 11/02/2024	1.02	1.07
45	11/03/2024 - 11/09/2024	1.02	1.07
46	11/10/2024 - 11/16/2024	1.03	1.08
47	11/17/2024 - 11/23/2024	1.03	1.08
48	11/24/2024 - 11/30/2024	1.04	1.09
49	12/01/2024 - 12/07/2024	1.05	1.11
50	12/08/2024 - 12/14/2024	1.06	1.12
51	12/15/2024 - 12/21/2024	1.07	1.13
52	12/22/2024 - 12/28/2024	1.03	1.08
53	12/29/2024 - 12/31/2024	1.00	1.05

* PEAK SEASON

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8701 MIAMI-DADE SOUTH

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.05	1.07
2	01/07/2024 - 01/13/2024	1.02	1.04
3	01/14/2024 - 01/20/2024	0.99	1.01
4	01/21/2024 - 01/27/2024	0.99	1.01
5	01/28/2024 - 02/03/2024	0.98	1.00
6	02/04/2024 - 02/10/2024	0.98	1.00
7	02/11/2024 - 02/17/2024	0.97	0.99
* 8	02/18/2024 - 02/24/2024	0.97	0.99
* 9	02/25/2024 - 03/02/2024	0.98	1.00
*10	03/03/2024 - 03/09/2024	0.98	1.00
*11	03/10/2024 - 03/16/2024	0.98	1.00
*12	03/17/2024 - 03/23/2024	0.98	1.00
*13	03/24/2024 - 03/30/2024	0.98	1.00
*14	03/31/2024 - 04/06/2024	0.98	1.00
*15	04/07/2024 - 04/13/2024	0.98	1.00
*16	04/14/2024 - 04/20/2024	0.98	1.00
*17	04/21/2024 - 04/27/2024	0.98	1.00
*18	04/28/2024 - 05/04/2024	0.98	1.00
*19	05/05/2024 - 05/11/2024	0.97	0.99
*20	05/12/2024 - 05/18/2024	0.97	0.99
21	05/19/2024 - 05/25/2024	0.98	1.00
22	05/26/2024 - 06/01/2024	0.99	1.01
23	06/02/2024 - 06/08/2024	0.99	1.01
24	06/09/2024 - 06/15/2024	1.00	1.02
25	06/16/2024 - 06/22/2024	1.01	1.03
26	06/23/2024 - 06/29/2024	1.02	1.04
27	06/30/2024 - 07/06/2024	1.02	1.04
28	07/07/2024 - 07/13/2024	1.03	1.05
29	07/14/2024 - 07/20/2024	1.04	1.06
30	07/21/2024 - 07/27/2024	1.03	1.05
31	07/28/2024 - 08/03/2024	1.02	1.04
32	08/04/2024 - 08/10/2024	1.00	1.02
33	08/11/2024 - 08/17/2024	0.99	1.01
34	08/18/2024 - 08/24/2024	0.99	1.01
35	08/25/2024 - 08/31/2024	0.99	1.01
36	09/01/2024 - 09/07/2024	0.99	1.01
37	09/08/2024 - 09/14/2024	0.99	1.01
38	09/15/2024 - 09/21/2024	0.99	1.01
39	09/22/2024 - 09/28/2024	1.00	1.02
40	09/29/2024 - 10/05/2024	1.01	1.03
41	10/06/2024 - 10/12/2024	1.02	1.04
42	10/13/2024 - 10/19/2024	1.03	1.05
43	10/20/2024 - 10/26/2024	1.02	1.04
44	10/27/2024 - 11/02/2024	1.01	1.03
45	11/03/2024 - 11/09/2024	1.00	1.02
46	11/10/2024 - 11/16/2024	1.00	1.02
47	11/17/2024 - 11/23/2024	1.01	1.03
48	11/24/2024 - 11/30/2024	1.02	1.04
49	12/01/2024 - 12/07/2024	1.03	1.05
50	12/08/2024 - 12/14/2024	1.04	1.06
51	12/15/2024 - 12/21/2024	1.05	1.07
52	12/22/2024 - 12/28/2024	1.02	1.04
53	12/29/2024 - 12/31/2024	0.99	1.01

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 6_8701_PKSEASON.TXT

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8702 MIAMI DADE NORTH EXP

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.02	1.04
2	01/07/2024 - 01/13/2024	1.02	1.04
3	01/14/2024 - 01/20/2024	1.01	1.03
4	01/21/2024 - 01/27/2024	1.00	1.02
5	01/28/2024 - 02/03/2024	1.00	1.02
6	02/04/2024 - 02/10/2024	0.99	1.01
* 7	02/11/2024 - 02/17/2024	0.98	1.00
* 8	02/18/2024 - 02/24/2024	0.98	1.00
* 9	02/25/2024 - 03/02/2024	0.98	1.00
*10	03/03/2024 - 03/09/2024	0.98	1.00
*11	03/10/2024 - 03/16/2024	0.98	1.00
*12	03/17/2024 - 03/23/2024	0.98	1.00
*13	03/24/2024 - 03/30/2024	0.98	1.00
*14	03/31/2024 - 04/06/2024	0.97	0.99
*15	04/07/2024 - 04/13/2024	0.97	0.99
*16	04/14/2024 - 04/20/2024	0.97	0.99
*17	04/21/2024 - 04/27/2024	0.98	1.00
*18	04/28/2024 - 05/04/2024	0.98	1.00
*19	05/05/2024 - 05/11/2024	0.99	1.01
20	05/12/2024 - 05/18/2024	0.99	1.01
21	05/19/2024 - 05/25/2024	1.00	1.02
22	05/26/2024 - 06/01/2024	1.00	1.02
23	06/02/2024 - 06/08/2024	1.01	1.03
24	06/09/2024 - 06/15/2024	1.01	1.03
25	06/16/2024 - 06/22/2024	1.01	1.03
26	06/23/2024 - 06/29/2024	1.01	1.03
27	06/30/2024 - 07/06/2024	1.01	1.03
28	07/07/2024 - 07/13/2024	1.01	1.03
29	07/14/2024 - 07/20/2024	1.01	1.03
30	07/21/2024 - 07/27/2024	1.01	1.03
31	07/28/2024 - 08/03/2024	1.01	1.03
32	08/04/2024 - 08/10/2024	1.01	1.03
33	08/11/2024 - 08/17/2024	1.01	1.03
34	08/18/2024 - 08/24/2024	1.01	1.03
35	08/25/2024 - 08/31/2024	1.01	1.03
36	09/01/2024 - 09/07/2024	1.02	1.04
37	09/08/2024 - 09/14/2024	1.02	1.04
38	09/15/2024 - 09/21/2024	1.02	1.04
39	09/22/2024 - 09/28/2024	1.03	1.05
40	09/29/2024 - 10/05/2024	1.03	1.05
41	10/06/2024 - 10/12/2024	1.04	1.06
42	10/13/2024 - 10/19/2024	1.04	1.06
43	10/20/2024 - 10/26/2024	1.03	1.05
44	10/27/2024 - 11/02/2024	1.03	1.05
45	11/03/2024 - 11/09/2024	1.02	1.04
46	11/10/2024 - 11/16/2024	1.01	1.03
47	11/17/2024 - 11/23/2024	1.01	1.03
48	11/24/2024 - 11/30/2024	1.01	1.03
49	12/01/2024 - 12/07/2024	1.02	1.04
50	12/08/2024 - 12/14/2024	1.02	1.04
51	12/15/2024 - 12/21/2024	1.02	1.04
52	12/22/2024 - 12/28/2024	1.02	1.04
53	12/29/2024 - 12/31/2024	1.01	1.03

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 6_8702_PKSEASON.TXT

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8703 MIAMI DADE SOUTH EXP

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.06	1.09
2	01/07/2024 - 01/13/2024	1.04	1.07
3	01/14/2024 - 01/20/2024	1.03	1.06
4	01/21/2024 - 01/27/2024	1.02	1.05
5	01/28/2024 - 02/03/2024	1.01	1.04
6	02/04/2024 - 02/10/2024	1.00	1.03
7	02/11/2024 - 02/17/2024	0.99	1.02
8	02/18/2024 - 02/24/2024	0.99	1.02
9	02/25/2024 - 03/02/2024	0.99	1.02
*10	03/03/2024 - 03/09/2024	0.99	1.02
*11	03/10/2024 - 03/16/2024	0.99	1.02
*12	03/17/2024 - 03/23/2024	0.98	1.01
*13	03/24/2024 - 03/30/2024	0.97	1.00
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.95	0.98
*16	04/14/2024 - 04/20/2024	0.95	0.98
*17	04/21/2024 - 04/27/2024	0.95	0.98
*18	04/28/2024 - 05/04/2024	0.95	0.98
*19	05/05/2024 - 05/11/2024	0.95	0.98
*20	05/12/2024 - 05/18/2024	0.96	0.99
*21	05/19/2024 - 05/25/2024	0.97	1.00
*22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	1.01	1.04
24	06/09/2024 - 06/15/2024	1.03	1.06
25	06/16/2024 - 06/22/2024	1.03	1.06
26	06/23/2024 - 06/29/2024	1.04	1.07
27	06/30/2024 - 07/06/2024	1.05	1.08
28	07/07/2024 - 07/13/2024	1.05	1.08
29	07/14/2024 - 07/20/2024	1.06	1.09
30	07/21/2024 - 07/27/2024	1.05	1.08
31	07/28/2024 - 08/03/2024	1.03	1.06
32	08/04/2024 - 08/10/2024	1.02	1.05
33	08/11/2024 - 08/17/2024	1.00	1.03
34	08/18/2024 - 08/24/2024	1.00	1.03
35	08/25/2024 - 08/31/2024	1.00	1.03
36	09/01/2024 - 09/07/2024	1.00	1.03
37	09/08/2024 - 09/14/2024	1.00	1.03
38	09/15/2024 - 09/21/2024	1.00	1.03
39	09/22/2024 - 09/28/2024	1.00	1.03
40	09/29/2024 - 10/05/2024	1.00	1.03
41	10/06/2024 - 10/12/2024	1.00	1.03
42	10/13/2024 - 10/19/2024	1.01	1.04
43	10/20/2024 - 10/26/2024	1.00	1.03
44	10/27/2024 - 11/02/2024	1.00	1.03
45	11/03/2024 - 11/09/2024	1.00	1.03
46	11/10/2024 - 11/16/2024	1.00	1.03
47	11/17/2024 - 11/23/2024	1.01	1.04
48	11/24/2024 - 11/30/2024	1.02	1.05
49	12/01/2024 - 12/07/2024	1.03	1.06
50	12/08/2024 - 12/14/2024	1.04	1.07
51	12/15/2024 - 12/21/2024	1.06	1.09
52	12/22/2024 - 12/28/2024	1.04	1.07
53	12/29/2024 - 12/31/2024	1.03	1.06

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 6_8703_PKSEASON.TXT

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8719 MIAMI-DADE I 195

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.05
2	01/07/2024 - 01/13/2024	1.00	1.05
3	01/14/2024 - 01/20/2024	0.99	1.04
4	01/21/2024 - 01/27/2024	0.99	1.04
5	01/28/2024 - 02/03/2024	0.98	1.03
6	02/04/2024 - 02/10/2024	0.98	1.03
7	02/11/2024 - 02/17/2024	0.97	1.02
8	02/18/2024 - 02/24/2024	0.97	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.02
*10	03/03/2024 - 03/09/2024	0.97	1.02
*11	03/10/2024 - 03/16/2024	0.97	1.02
*12	03/17/2024 - 03/23/2024	0.96	1.01
*13	03/24/2024 - 03/30/2024	0.96	1.01
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.95	1.00
*16	04/14/2024 - 04/20/2024	0.94	0.99
*17	04/21/2024 - 04/27/2024	0.94	0.99
*18	04/28/2024 - 05/04/2024	0.94	0.99
*19	05/05/2024 - 05/11/2024	0.94	0.99
*20	05/12/2024 - 05/18/2024	0.94	0.99
*21	05/19/2024 - 05/25/2024	0.97	1.02
22	05/26/2024 - 06/01/2024	1.00	1.05
23	06/02/2024 - 06/08/2024	1.03	1.08
24	06/09/2024 - 06/15/2024	1.06	1.12
25	06/16/2024 - 06/22/2024	1.05	1.11
26	06/23/2024 - 06/29/2024	1.04	1.09
27	06/30/2024 - 07/06/2024	1.02	1.07
28	07/07/2024 - 07/13/2024	1.01	1.06
29	07/14/2024 - 07/20/2024	1.00	1.05
30	07/21/2024 - 07/27/2024	1.01	1.06
31	07/28/2024 - 08/03/2024	1.03	1.08
32	08/04/2024 - 08/10/2024	1.04	1.09
33	08/11/2024 - 08/17/2024	1.05	1.11
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.06	1.12
37	09/08/2024 - 09/14/2024	1.06	1.12
38	09/15/2024 - 09/21/2024	1.06	1.12
39	09/22/2024 - 09/28/2024	1.06	1.12
40	09/29/2024 - 10/05/2024	1.07	1.13
41	10/06/2024 - 10/12/2024	1.07	1.13
42	10/13/2024 - 10/19/2024	1.07	1.13
43	10/20/2024 - 10/26/2024	1.06	1.12
44	10/27/2024 - 11/02/2024	1.05	1.11
45	11/03/2024 - 11/09/2024	1.04	1.09
46	11/10/2024 - 11/16/2024	1.03	1.08
47	11/17/2024 - 11/23/2024	1.02	1.07
48	11/24/2024 - 11/30/2024	1.02	1.07
49	12/01/2024 - 12/07/2024	1.01	1.06
50	12/08/2024 - 12/14/2024	1.01	1.06
51	12/15/2024 - 12/21/2024	1.00	1.05
52	12/22/2024 - 12/28/2024	1.00	1.05
53	12/29/2024 - 12/31/2024	0.99	1.04

* PEAK SEASON

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8739 MIAMI-DADE I 395

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.05
2	01/07/2024 - 01/13/2024	1.00	1.05
3	01/14/2024 - 01/20/2024	0.99	1.04
4	01/21/2024 - 01/27/2024	0.99	1.04
5	01/28/2024 - 02/03/2024	0.98	1.03
6	02/04/2024 - 02/10/2024	0.98	1.03
7	02/11/2024 - 02/17/2024	0.97	1.02
8	02/18/2024 - 02/24/2024	0.97	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.02
*10	03/03/2024 - 03/09/2024	0.97	1.02
*11	03/10/2024 - 03/16/2024	0.97	1.02
*12	03/17/2024 - 03/23/2024	0.96	1.01
*13	03/24/2024 - 03/30/2024	0.96	1.01
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.95	1.00
*16	04/14/2024 - 04/20/2024	0.94	0.99
*17	04/21/2024 - 04/27/2024	0.94	0.99
*18	04/28/2024 - 05/04/2024	0.94	0.99
*19	05/05/2024 - 05/11/2024	0.94	0.99
*20	05/12/2024 - 05/18/2024	0.94	0.99
*21	05/19/2024 - 05/25/2024	0.97	1.02
22	05/26/2024 - 06/01/2024	1.00	1.05
23	06/02/2024 - 06/08/2024	1.03	1.08
24	06/09/2024 - 06/15/2024	1.06	1.12
25	06/16/2024 - 06/22/2024	1.05	1.11
26	06/23/2024 - 06/29/2024	1.04	1.09
27	06/30/2024 - 07/06/2024	1.02	1.07
28	07/07/2024 - 07/13/2024	1.01	1.06
29	07/14/2024 - 07/20/2024	1.00	1.05
30	07/21/2024 - 07/27/2024	1.01	1.06
31	07/28/2024 - 08/03/2024	1.03	1.08
32	08/04/2024 - 08/10/2024	1.04	1.09
33	08/11/2024 - 08/17/2024	1.05	1.11
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.06	1.12
37	09/08/2024 - 09/14/2024	1.06	1.12
38	09/15/2024 - 09/21/2024	1.06	1.12
39	09/22/2024 - 09/28/2024	1.06	1.12
40	09/29/2024 - 10/05/2024	1.07	1.13
41	10/06/2024 - 10/12/2024	1.07	1.13
42	10/13/2024 - 10/19/2024	1.07	1.13
43	10/20/2024 - 10/26/2024	1.06	1.12
44	10/27/2024 - 11/02/2024	1.05	1.11
45	11/03/2024 - 11/09/2024	1.04	1.09
46	11/10/2024 - 11/16/2024	1.03	1.08
47	11/17/2024 - 11/23/2024	1.02	1.07
48	11/24/2024 - 11/30/2024	1.02	1.07
49	12/01/2024 - 12/07/2024	1.01	1.06
50	12/08/2024 - 12/14/2024	1.01	1.06
51	12/15/2024 - 12/21/2024	1.00	1.05
52	12/22/2024 - 12/28/2024	1.00	1.05
53	12/29/2024 - 12/31/2024	0.99	1.04

* PEAK SEASON

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2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8775 MIAMI-DADE I 75

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.02
2	01/07/2024 - 01/13/2024	1.01	1.03
3	01/14/2024 - 01/20/2024	1.03	1.05
4	01/21/2024 - 01/27/2024	1.01	1.03
5	01/28/2024 - 02/03/2024	1.00	1.02
6	02/04/2024 - 02/10/2024	0.99	1.01
* 7	02/11/2024 - 02/17/2024	0.98	1.00
* 8	02/18/2024 - 02/24/2024	0.98	1.00
* 9	02/25/2024 - 03/02/2024	0.98	1.00
*10	03/03/2024 - 03/09/2024	0.98	1.00
*11	03/10/2024 - 03/16/2024	0.98	1.00
*12	03/17/2024 - 03/23/2024	0.97	0.99
*13	03/24/2024 - 03/30/2024	0.97	0.99
*14	03/31/2024 - 04/06/2024	0.97	0.99
*15	04/07/2024 - 04/13/2024	0.97	0.99
*16	04/14/2024 - 04/20/2024	0.97	0.99
*17	04/21/2024 - 04/27/2024	0.98	1.00
*18	04/28/2024 - 05/04/2024	0.98	1.00
*19	05/05/2024 - 05/11/2024	0.99	1.01
20	05/12/2024 - 05/18/2024	0.99	1.01
21	05/19/2024 - 05/25/2024	1.00	1.02
22	05/26/2024 - 06/01/2024	1.01	1.03
23	06/02/2024 - 06/08/2024	1.01	1.03
24	06/09/2024 - 06/15/2024	1.02	1.04
25	06/16/2024 - 06/22/2024	1.02	1.04
26	06/23/2024 - 06/29/2024	1.03	1.05
27	06/30/2024 - 07/06/2024	1.03	1.05
28	07/07/2024 - 07/13/2024	1.03	1.05
29	07/14/2024 - 07/20/2024	1.04	1.06
30	07/21/2024 - 07/27/2024	1.03	1.05
31	07/28/2024 - 08/03/2024	1.03	1.05
32	08/04/2024 - 08/10/2024	1.02	1.04
33	08/11/2024 - 08/17/2024	1.02	1.04
34	08/18/2024 - 08/24/2024	1.02	1.04
35	08/25/2024 - 08/31/2024	1.02	1.04
36	09/01/2024 - 09/07/2024	1.02	1.04
37	09/08/2024 - 09/14/2024	1.02	1.04
38	09/15/2024 - 09/21/2024	1.02	1.04
39	09/22/2024 - 09/28/2024	1.02	1.04
40	09/29/2024 - 10/05/2024	1.02	1.04
41	10/06/2024 - 10/12/2024	1.02	1.04
42	10/13/2024 - 10/19/2024	1.02	1.04
43	10/20/2024 - 10/26/2024	1.01	1.03
44	10/27/2024 - 11/02/2024	1.01	1.03
45	11/03/2024 - 11/09/2024	1.00	1.02
46	11/10/2024 - 11/16/2024	1.00	1.02
47	11/17/2024 - 11/23/2024	1.00	1.02
48	11/24/2024 - 11/30/2024	1.00	1.02
49	12/01/2024 - 12/07/2024	1.00	1.02
50	12/08/2024 - 12/14/2024	1.00	1.02
51	12/15/2024 - 12/21/2024	1.00	1.02
52	12/22/2024 - 12/28/2024	1.01	1.03
53	12/29/2024 - 12/31/2024	1.03	1.05

* PEAK SEASON

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2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8795 MIAMI-DADE I 95

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.01	1.03
2	01/07/2024 - 01/13/2024	1.01	1.03
3	01/14/2024 - 01/20/2024	1.01	1.03
4	01/21/2024 - 01/27/2024	1.00	1.02
5	01/28/2024 - 02/03/2024	1.00	1.02
6	02/04/2024 - 02/10/2024	0.99	1.01
* 7	02/11/2024 - 02/17/2024	0.98	1.00
* 8	02/18/2024 - 02/24/2024	0.98	1.00
* 9	02/25/2024 - 03/02/2024	0.98	1.00
*10	03/03/2024 - 03/09/2024	0.97	0.99
*11	03/10/2024 - 03/16/2024	0.97	0.99
*12	03/17/2024 - 03/23/2024	0.97	0.99
*13	03/24/2024 - 03/30/2024	0.97	0.99
*14	03/31/2024 - 04/06/2024	0.97	0.99
*15	04/07/2024 - 04/13/2024	0.97	0.99
*16	04/14/2024 - 04/20/2024	0.97	0.99
*17	04/21/2024 - 04/27/2024	0.98	1.00
*18	04/28/2024 - 05/04/2024	0.98	1.00
*19	05/05/2024 - 05/11/2024	0.99	1.01
20	05/12/2024 - 05/18/2024	0.99	1.01
21	05/19/2024 - 05/25/2024	1.00	1.02
22	05/26/2024 - 06/01/2024	1.00	1.02
23	06/02/2024 - 06/08/2024	1.01	1.03
24	06/09/2024 - 06/15/2024	1.01	1.03
25	06/16/2024 - 06/22/2024	1.01	1.03
26	06/23/2024 - 06/29/2024	1.01	1.03
27	06/30/2024 - 07/06/2024	1.01	1.03
28	07/07/2024 - 07/13/2024	1.01	1.03
29	07/14/2024 - 07/20/2024	1.01	1.03
30	07/21/2024 - 07/27/2024	1.01	1.03
31	07/28/2024 - 08/03/2024	1.01	1.03
32	08/04/2024 - 08/10/2024	1.01	1.03
33	08/11/2024 - 08/17/2024	1.01	1.03
34	08/18/2024 - 08/24/2024	1.01	1.03
35	08/25/2024 - 08/31/2024	1.01	1.03
36	09/01/2024 - 09/07/2024	1.02	1.04
37	09/08/2024 - 09/14/2024	1.02	1.04
38	09/15/2024 - 09/21/2024	1.02	1.04
39	09/22/2024 - 09/28/2024	1.03	1.05
40	09/29/2024 - 10/05/2024	1.03	1.05
41	10/06/2024 - 10/12/2024	1.04	1.06
42	10/13/2024 - 10/19/2024	1.04	1.06
43	10/20/2024 - 10/26/2024	1.03	1.05
44	10/27/2024 - 11/02/2024	1.03	1.05
45	11/03/2024 - 11/09/2024	1.02	1.04
46	11/10/2024 - 11/16/2024	1.01	1.03
47	11/17/2024 - 11/23/2024	1.01	1.03
48	11/24/2024 - 11/30/2024	1.01	1.03
49	12/01/2024 - 12/07/2024	1.01	1.03
50	12/08/2024 - 12/14/2024	1.01	1.03
51	12/15/2024 - 12/21/2024	1.01	1.03
52	12/22/2024 - 12/28/2024	1.01	1.03
53	12/29/2024 - 12/31/2024	1.01	1.03

* PEAK SEASON

APPENDIX C: Growth Rate

	FDOT Count*	NBV Census
2010		7137
2011		
2012		
2013		
2014		
2015		
2016		
2017	39500	
2018	41000	
2019	39500	
2020	37000	8160
2021	39000	
2022	40500	
2023	39500	
2024	39000	8286
Δ% (overall)	-1.4%	15.4%
Δ% (annual)	-0.2%	1.1%

* FDOT Count Station 870533 - SR 934 between Adventure Avenue and Bay Dr

APPENDIX D: Volume Calculations

Committed projects:

1819/1855 79th St Causeway
Mixed-use Development
WB Thru Traffic – 91 AM, 78 PM
EB Thru Traffic – 93 AM, 91 PM
Source: NV5 Traffic Impact Study, 12/2022

1755 Kennedy Causeway
Mixed-use Development
Source: Kimley Horn & Assoc. Traffic Impact Analysis, 1/2022
WB Thru Traffic – 40 AM, 59 PM
EB Thru Traffic – 53 AM, 62 PM

Shoma Bay Village
Mixed-use Development
Source: David Plummer & Assoc., Traffic Impact Analysis, 11/2020
WB Thru Traffic – 65 AM, 63 PM
EB Thru Traffic – 52 AM, 78 PM

7918 West Drive
54-unit residential tower

Multifamily Housing (High-Rise) (222)
Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Not Close to Rail Transit		Project Trips		
Project Land Use	**Project Density**	**Total**	**Inbound**	**Outbound**
Multifamily Housing (High-Rise)	54 DU			
Daily		**246**	123	123
AM Peak Hour		**15**	5	10
PM Peak Hour		**18**	10	8

Source: ITE Trip Generation, 11th Ed (2021)

APPENDIX E: Trip Generation

Multifamily Housing (High-Rise) (222)

Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Not Close to Rail Transit		Project Trips						In/Out		Average
Project Land Use	**Project Density**	**Total**	**Inbound**	**Outbound**	**ITE Code**	**Variable**	**Equation Used[1]**	**Distribution**		**Rate**
Multifamily Housing (High-Rise)	94 DU				222	Dwelling Units				
Daily		**426**	213	213			-	50%	50%	4.54
AM Peak Hour		**25**	9	16			-	34%	66%	0.27
PM Peak Hour		**30**	17	13			-	56%	44%	0.32
Reductions for Pass-By Trips										
Daily		**0**	0	0						
AM Peak Hour		**0**	0	0						
PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS										
Daily		**426**	213	213						
AM Peak Hour		**25**	9	16						
PM Peak Hour		**30**	17	13						

Note:

[1] Where: T = Trips; X = Density by Variable

Entered by: *SM* 12/3/2021

Checked by: *AK* 12/7/2021

Multifamily Housing (High Rise)
(222)

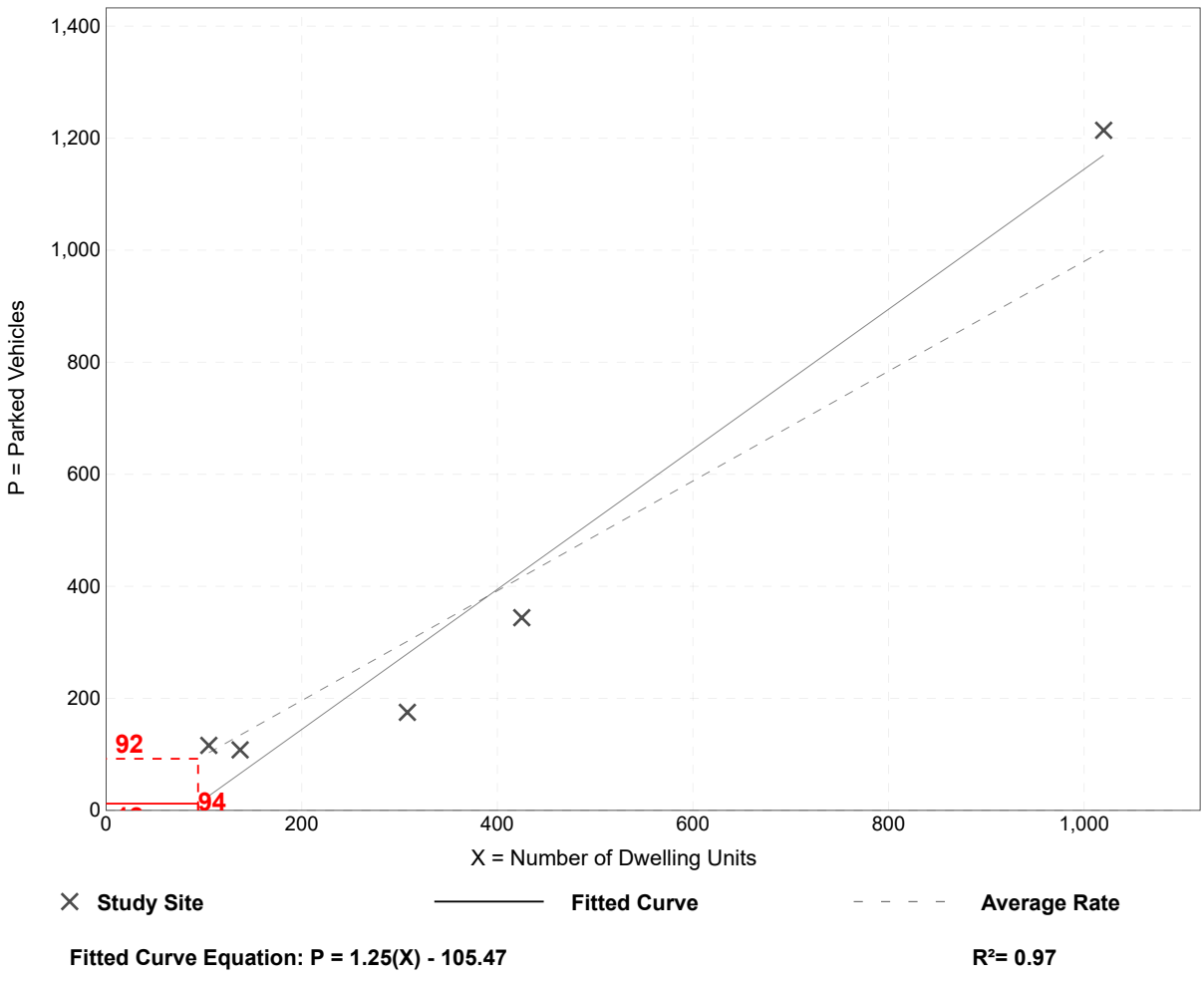
Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban (no nearby rail transit)**
Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**
Number of Studies: 5
Avg. Num. of Dwelling Units: 399

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.98	0.57 - 1.19	0.78 / 1.19	***	0.27 (28%)

Data Plot and Equation

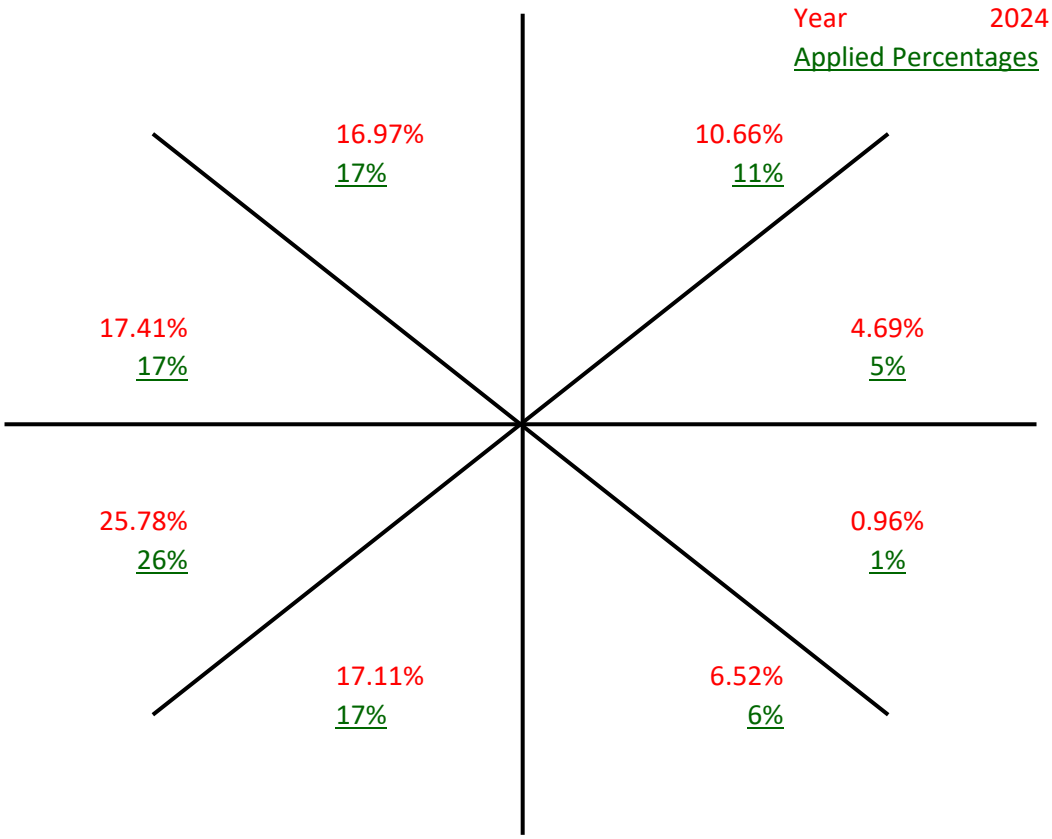
Caution – Small Sample Size



Fitted Curve Equation: P = 1.25(X) - 105.47 **R^2= 0.97**

APPENDIX F: Trip Distribution

Cardinal Distribution for TAZ 624



Cardinal Trip Distribution

Cardinal Direction	Percentage of Trips		2024 Interpolated	2024 Rounded
	2015	2045		
North-Northeast	10.8%	10.5%	10.66%	11.0%
East-Northeast	6.0%	3.2%	4.69%	5.0%
East-Southeast	1.1%	0.8%	0.96%	1.0%
South-Southeast	6.1%	7.0%	6.52%	6.0%
South-Southwest	15.2%	19.3%	17.11%	17.0%
West-Southwest	26.2%	25.3%	25.78%	26.0%
West-Northwest	16.8%	18.1%	17.41%	17.0%
North-Northwest	17.9%	15.9%	16.97%	17.0%
Total	**100.1%**	**100.1%**	**100.10%**	**100.0%**



MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION

2045 LRTP SUPPORTING DOCUMENTS

DIRECTIONAL TRIP DISTRIBUTION REPORT

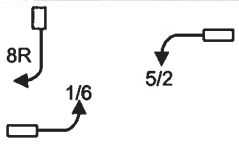
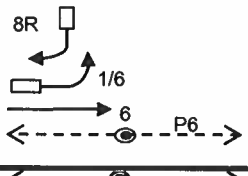
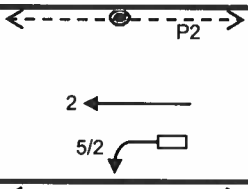
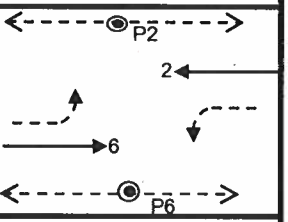
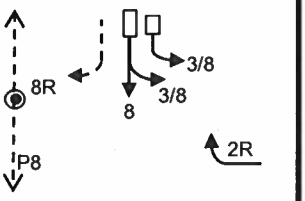
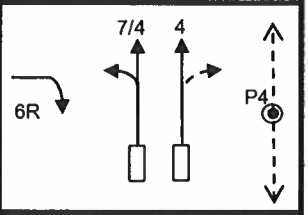
SEPTEMBER 2019

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
599	3499	Trips	591	34	0	13	16	316	294	397	1,717
599	3499	Percent	35.6	2.0	0.0	0.8	1.0	19.0	17.7	23.9	
600	3500	Trips	1,964	258	20	47	84	1,205	1,079	998	5,795
600	3500	Percent	34.7	4.6	0.4	0.8	1.5	21.3	19.1	17.7	
601	3501	Trips	70	-	-	28	277	290	175	257	1,104
601	3501	Percent	6.4	-	-	2.5	25.3	26.4	15.9	23.5	
602	3502	Trips	67	17	-	103	540	455	472	464	2,181
602	3502	Percent	3.2	0.8	-	4.9	25.5	21.5	22.3	21.9	
603	3503	Trips	27	-	-	3	177	160	92	111	570
603	3503	Percent	4.8	-	-	0.5	31.0	28.1	16.2	19.5	
604	3504	Trips	45	-	-	6	506	334	458	381	1,779
604	3504	Percent	2.6	-	-	0.4	29.3	19.3	26.5	22.0	
605	3505	Trips	136	16	-	144	498	321	433	386	1,958
605	3505	Percent	7.0	0.8	-	7.4	25.7	16.6	22.4	20.0	
606	3506	Trips	830	-	-	845	1,407	1,998	1,040	2,384	9,052
606	3506	Percent	9.8	-	-	9.9	16.5	23.5	12.2	28.0	
607	3507	Trips	197	83	-	165	848	498	671	627	3,154
607	3507	Percent	6.4	2.7	-	5.4	27.5	16.1	21.7	20.3	
608	3508	Trips	109	-	-	17	655	545	562	535	2,497
608	3508	Percent	4.5	-	-	0.7	27.0	22.5	23.2	22.1	
609	3509	Trips	80	-	-	30	482	700	242	744	2,414
609	3509	Percent	3.5	-	-	1.3	21.2	30.7	10.6	32.7	
610	3510	Trips	576	187	-	313	1,639	1,859	1,152	2,527	9,381
610	3510	Percent	7.0	2.3	-	3.8	19.9	22.5	14.0	30.6	
611	3511	Trips	344	38	-	107	861	847	782	1,269	4,444
611	3511	Percent	8.1	0.9	-	2.5	20.3	20.0	18.4	29.9	
612	3512	Trips	102	-	-	38	497	479	354	809	2,324
612	3512	Percent	4.5	-	-	1.7	21.8	21.0	15.5	35.5	
613	3513	Trips	50	-	-	45	147	146	130	221	738
613	3513	Percent	6.8	-	-	6.1	19.9	19.8	17.6	30.0	
614	3514	Trips	107	-	-	231	720	908	522	868	3,436
614	3514	Percent	3.2	-	-	6.9	21.5	27.1	15.6	25.9	
615	3515	Trips	748	321	-	855	1,825	1,774	1,120	2,278	9,551
615	3515	Percent	8.4	3.6	-	9.6	20.5	19.9	12.6	25.5	
616	3516	Trips	631	418	-	1,214	1,619	1,428	921	1,966	9,585
616	3516	Percent	7.7	5.1	-	14.8	19.8	17.4	11.2	24.0	
617	3517	Trips	18	4	17	9	11	16	6	43	125
617	3517	Percent	14.3	3.3	13.7	7.4	9.0	13.1	4.7	34.7	
618	3518	Trips	243	105	-	241	640	556	295	599	2,736
618	3518	Percent	9.1	3.9	-	9.0	23.9	20.8	11.0	22.4	
619	3519	Trips	114	-	-	442	1,579	1,258	675	2,112	6,703
619	3519	Percent	1.8	-	-	7.2	25.6	20.4	10.9	34.2	
620	3520	Trips	85	-	-	385	1,902	1,775	809	2,132	7,584
620	3520	Percent	1.2	-	-	5.4	26.8	25.1	11.4	30.1	
621	3521	Trips	411	-	112	336	917	877	409	774	3,916
621	3521	Percent	10.7	-	2.9	8.8	23.9	22.9	10.7	20.2	
622	3522	Trips	725	-	-	733	1,372	1,695	887	1,623	7,653
622	3522	Percent	10.3	-	-	10.4	19.5	24.1	12.6	23.1	
623	3523	Trips	394	243	139	749	727	1,431	755	921	5,657
623	3523	Percent	7.4	4.5	2.6	14.0	13.6	26.7	14.1	17.2	
624	3524	Trips	1,100	613	112	625	1,542	2,663	1,706	1,821	11,072
624	3524	Percent	10.8	6.0	1.1	6.1	15.2	26.2	16.8	17.9	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
599	3499	Trips	392	108	7	13	41	341	344	485	1,765
599	3499	Percent	22.6	6.2	0.4	0.8	2.4	19.7	19.9	28.0	
600	3500	Trips	1,603	330	17	42	94	1,157	1,332	1,506	6,163
600	3500	Percent	26.4	5.4	0.3	0.7	1.6	19.0	21.9	24.8	
601	3501	Trips	73	-	-	36	470	342	267	332	1,552
601	3501	Percent	4.8	-	-	2.4	30.9	22.5	17.5	21.8	
602	3502	Trips	62	6	-	148	713	574	523	476	2,566
602	3502	Percent	2.5	0.3	-	5.9	28.5	22.9	20.9	19.0	
603	3503	Trips	14	-	-	1	337	258	161	172	980
603	3503	Percent	1.5	-	-	0.1	35.7	27.4	17.1	18.3	
604	3504	Trips	64	-	-	41	951	737	707	668	3,445
604	3504	Percent	2.0	-	-	1.3	30.0	23.3	22.3	21.1	
605	3505	Trips	99	36	-	135	670	549	585	509	2,652
605	3505	Percent	3.8	1.4	-	5.2	25.9	21.2	22.7	19.7	
606	3506	Trips	643	-	-	754	1,891	2,383	1,151	2,389	9,786
606	3506	Percent	7.0	-	-	8.2	20.5	25.9	12.5	25.9	
607	3507	Trips	188	140	-	182	1,171	780	868	741	4,188
607	3507	Percent	4.6	3.4	-	4.5	28.8	19.2	21.3	18.2	
608	3508	Trips	110	-	-	48	1,108	1,101	706	785	3,985
608	3508	Percent	2.9	-	-	1.2	28.7	28.5	18.3	20.4	
609	3509	Trips	86	-	-	37	718	953	371	839	3,169
609	3509	Percent	2.9	-	-	1.2	23.9	31.7	12.3	27.9	
610	3510	Trips	681	182	-	382	2,239	2,515	1,391	2,792	12,047
610	3510	Percent	6.7	1.8	-	3.8	22.0	24.7	13.7	27.4	
611	3511	Trips	449	13	-	118	1,000	1,197	848	1,206	5,036
611	3511	Percent	9.3	0.3	-	2.4	20.7	24.8	17.6	25.0	
612	3512	Trips	74	-	-	56	640	617	408	906	2,773
612	3512	Percent	2.8	-	-	2.1	23.7	22.9	15.1	33.6	
613	3513	Trips	42	-	-	27	203	188	128	185	774
613	3513	Percent	5.5	-	-	3.5	26.3	24.2	16.5	24.0	
614	3514	Trips	160	-	-	231	1,441	1,400	1,004	1,429	5,961
614	3514	Percent	2.8	-	-	4.1	25.4	24.7	17.7	25.2	
615	3515	Trips	657	228	-	698	1,586	1,570	1,040	1,804	7,950
615	3515	Percent	8.7	3.0	-	9.2	20.9	20.7	13.7	23.8	
616	3516	Trips	663	430	-	1,243	2,224	2,161	1,427	2,581	12,275
616	3516	Percent	6.2	4.0	-	11.6	20.7	20.1	13.3	24.1	
617	3517	Trips	13	10	12	23	29	51	31	41	219
617	3517	Percent	6.4	4.8	5.8	10.9	13.8	24.0	14.9	19.5	
618	3518	Trips	155	54	-	218	768	639	484	831	3,208
618	3518	Percent	4.9	1.7	-	6.9	24.4	20.3	15.4	26.4	
619	3519	Trips	148	-	-	378	1,965	1,591	822	2,087	7,426
619	3519	Percent	2.1	-	-	5.4	28.1	22.8	11.8	29.9	
620	3520	Trips	101	-	-	236	1,860	2,343	1,013	2,177	8,233
620	3520	Percent	1.3	-	-	3.1	24.1	30.3	13.1	28.2	
621	3521	Trips	349	-	81	272	1,070	1,011	417	959	4,287
621	3521	Percent	8.4	-	1.9	6.6	25.7	24.3	10.0	23.1	
622	3522	Trips	552	-	-	687	1,638	2,319	1,127	2,032	8,893
622	3522	Percent	6.6	-	-	8.2	19.6	27.8	13.5	24.3	
623	3523	Trips	475	123	70	728	1,143	1,694	801	1,023	6,274
623	3523	Percent	7.8	2.0	1.2	12.0	18.9	28.0	13.2	16.9	
624	3524	Trips	1,356	409	98	912	2,505	3,276	2,354	2,063	13,940
624	3524	Percent	10.5	3.2	0.8	7.0	19.3	25.3	18.1	15.9	

APPENDIX G: Signal Timing Plans

SIGNAL OPERATING PLAN

	Direction	EB			WB			SB			NB		Ped Heads				N
Timing Phases	Head No.	1/6	6	6R	5/2	2	2R	3/8	8	8R	7/4	4	P2	P4	P6	P8	Movements/Display/Actuation
(1+5)	Dwell	R/<G	R	R	R/<G	R	R	R	R	R/G>	R	R	DW	DW	DW	DW	
E/WLT	Clear To (1+6)	R/<G	R	R	R/<Y	R	R	R	R	R/G>	R	R	DW	DW	DW	DW	
JFK BLVD	Clear To (2+5)	R/<Y	R	R	R/<G	R	R	R	R	R/Y>	R	R	DW	DW	DW	DW	
	Clear To (2+6)	R/<Y	R	R	R/<Y	R	R	R	R	R/Y>	R	R	DW	DW	DW	DW	
(Actuated)																	
(1+6)	Dwell	<G/R	G	G	R	R	R	R	R	R/G>	R	R	D/W	D/W	W/F	D/W	
EB	Clear To (2+6)	<Y/R	G	G	R	R	R	R	R	R/Y>	R	R	D/W	D/W	D/W	D/W	
JFK BLVD																	
(Actuated)																	
(2+5)	Dwell	R	R	R	<G/G	G	G	R	R	R	R	R	W/F	D/W	D/W	D/W	
WB	Clear To (2+6)	R	R	R	<Y/G	G	G	R	R	R	R	R	W/F	D/W	D/W	D/W	
JFK BLVD																	
(Actuated)																	
(2+6)	Dwell	G	G	G	G	G	R	R	R	R	R	R	W/F	D/W	W/F	D/W	
E/WB	Clear To 3	Y	Y	Y	Y	Y	Y	R	R	R	R	R	D/W	D/W	D/W	D/W	
JFK BLVD	Clear To 4	Y	Y	Y	Y	Y	Y	R	R	R	R	R	D/W	D/W	D/W	D/W	
(Actuated)																	
3	Dwell	R	R	R/R	R	R	R/G>	R/<G	G	G	R/R	R	D/W	D/W	D/W	W/F	
SB	Clear To 4	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
TREASURE DR	Clear To (1+5)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
	Clear To (1+6)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
(Actuated)	Clear To (2+5)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
	Clear To (2+6)	R	R	R/R	R	R	R/Y>	R/<Y	Y	Y	R/R	R	D/W	D/W	D/W	D/W	
4	Dwell	R	R	R/G>	R	R	R	R	R	R	<G/G	G	D/W	W/F	D/W	D/W	
NB	Clear To (1+5)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
TREASURE DR	Clear To (1+6)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
	Clear To (2+5)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
(Actuated)	Clear To (2+6)	R	R	R/Y>	R	R	R	R	R	R	<Y/Y	Y	D/W	D/W	D/W	D/W	
Flashing Operation		FY	FY	FY	FY	FY	FY	FR	FR	FR	FR	FR					Page 1 of 1

Miami-Dade County Public Works Department

Drawn	Date	J.F. Kennedy BLVD & Harbor Island Dr		
Carlos Espinoza	8/14/2020			
Checked	Date	Placed in Service	Phasing No.	Asset Number
	9/4/2020	Date / By	9	3015

TOD Schedule Report

for 3015: Harbor Dr&J. F. Kennedy Blvd

Print Date: 10/4/2021

Print Time: 3:59 PM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
3015	Harbor Dr&J. F. Kennedy Blvd	DOW-2	TOD	N/A	0	0	N/A	0	Max 0

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
EBL	WBT	SBT	NBT	WBL	EBT	-	-
0	0	0	0	0	0	0	0



Active Phase Bank: Phase Bank 1

Phase	Walk (Phase Bank 1 2 3)	Don't Walk (1 2 3)	Min Initial (1 2 3)	Veh Ext (1 2 3)	Max Limit (1 2 3)	Max 2 (1 2 3)	Yellow	Red
1 EBL	0 - 0 - 0	0 - 0 - 0	5 - 5 - 5	2 - 2 - 2	20 - 15 - 6	20 - 15 - 6	3.7	3.3
2 WBT	4 - 4 - 4	36 - 36 - 36	4 - 4 - 4	1 - 1 - 1	100 - 50 - 45	0 - 75 - 45	4	3.3
3 SBT	4 - 4 - 4	24 - 24 - 24	7 - 7 - 7	2.5 - 2.5 - 2.5	20 - 16 - 12	60 - 16 - 10	4	3.7
4 NBT	4 - 4 - 4	24 - 24 - 24	10 - 10 - 10	4 - 4 - 4	20 - 16 - 10	60 - 16 - 8	4	3.7
5 WBL	0 - 0 - 0	0 - 0 - 0	5 - 5 - 5	2 - 2 - 2	20 - 15 - 6	20 - 15 - 6	3.7	3.3
6 EBT	4 - 4 - 4	36 - 36 - 36	4 - 4 - 4	1 - 1 - 1	100 - 50 - 45	0 - 75 - 45	4	3.3
7 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
8 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0

Last In Service Date: unknown

Permitted Phases

	12345678
Default	123456--
External Permit 0	--------
External Permit 1	-234-6--
External Permit 2	-234-6--

TOD Schedule Report

for 3015: Harbor Dr&J. F. Kennedy Blvd

Print Date: 10/4/2021

Print Time: 3:59 PM

Current TOD Schedule	Plan	Cycle	Green Time 1 EBL	2 WBT	3 SBT	4 NBT	5 WBL	6 EBT	7 -	8 -	Ring Offset	Offset
	1	120	10	48	16	16	10	48	0	0	0	14
	2	110	7	53	10	10	7	53	0	0	0	76
	3	110	12	47	11	10	8	51	0	0	0	62
	4	150	9	48	35	28	14	43	0	0	0	106
	5	100	5	45	10	10	5	45	0	0	0	14
	6	100	8	42	9	11	6	44	0	0	0	14
	8	150	9	55	28	28	11	53	0	0	0	102
	9	150	9	55	28	28	11	53	0	0	0	97
	11	140	6	47	29	28	10	43	0	0	0	5
	12	110	8	34	29	9	8	34	0	0	0	101
	15	130	8	54	29	9	8	54	0	0	0	58
	23	90	5	20	27	8	5	20	0	0	0	10

Local TOD Schedule

Time	Plan	DOW
0000	Free	Su M T W Th F S
0600	4	M T W Th F
0800	4	Su S
1330	8	M T W Th F
1530	9	M T W Th F
2000	11	Su S
2200	11	M T W Th F

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

Local Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

*** Settings**

Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

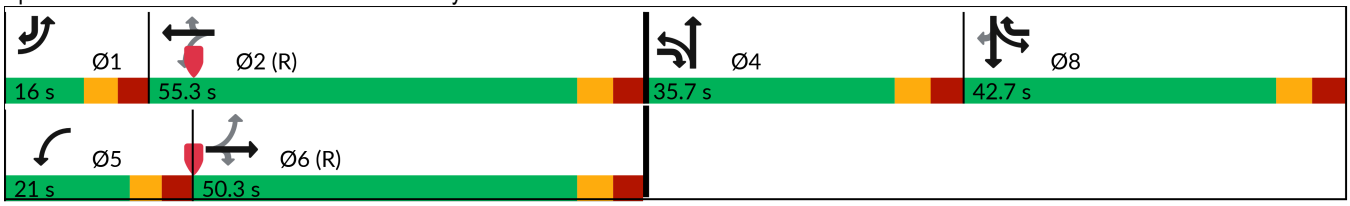
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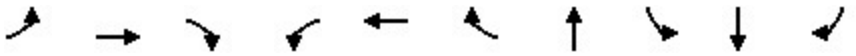
APPENDIX H: Synchro Reports

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	119	1779	29	16	1331	74	2	146	3	226
Future Volume (vph)	119	1779	29	16	1331	74	2	146	3	226
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	NA	Split	NA	pm+ov
Protected Phases	1	6	4	5	2	8	4	8	8	1
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	4	5	2	8	4	8	8	1
Switch Phase										
Minimum Initial (s)	5.0	4.0	10.0	5.0	4.0	7.0	10.0	7.0	7.0	5.0
Minimum Split (s)	12.0	47.3	35.7	12.0	47.3	35.7	35.7	35.7	35.7	12.0
Total Split (s)	16.0	50.3	35.7	21.0	55.3	42.7	35.7	42.7	42.7	16.0
Total Split (%)	10.7%	33.6%	23.8%	14.0%	36.9%	28.5%	23.8%	28.5%	28.5%	10.7%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	3.7
All-Red Time (s)	3.3	3.3	3.7	3.3	3.3	3.7	3.7	3.7	3.7	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.7	7.0	7.3	7.7	7.7	7.7	7.7	7.0
Lead/Lag	Lead	Lag		Lead	Lag					Lead
Lead-Lag Optimize?										
Recall Mode	None	C-Max	None	None	C-Max	None	None	None	None	None
Act Effct Green (s)	107.8	102.5	112.3	92.5	87.1	99.5	10.2	12.8	12.8	27.0
Actuated g/C Ratio	0.72	0.68	0.75	0.62	0.58	0.66	0.07	0.09	0.09	0.18
v/c Ratio	0.45	0.55	0.03	0.10	0.48	0.08	0.28	0.62	0.62	0.54
Control Delay (s/veh)	12.3	14.9	0.0	10.6	20.8	1.1	49.0	83.6	83.3	8.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	12.3	14.9	0.0	10.6	20.8	1.1	49.0	83.6	83.3	8.6
LOS	B	B	A	B	C	A	D	F	F	A
Approach Delay (s/veh)		14.5			19.6		49.0		38.4	
Approach LOS		B			B		D		D	

Intersection Summary	
Cycle Length: 149.7	
Actuated Cycle Length: 149.7	
Offset: 5 (3%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay (s/veh): 19.6	Intersection LOS: B
Intersection Capacity Utilization 78.2%	ICU Level of Service D
Analysis Period (min) 15	

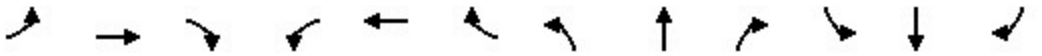
Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	140	1873	31	17	1401	78	69	89	89	269
v/c Ratio	0.45	0.55	0.03	0.10	0.48	0.08	0.28	0.62	0.62	0.54
Control Delay (s/veh)	12.3	14.9	0.0	10.6	20.8	1.1	49.0	83.6	83.3	8.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	12.3	14.9	0.0	10.6	20.8	1.1	49.0	83.6	83.3	8.6
Queue Length 50th (ft)	41	302	0	5	298	0	23	89	89	0
Queue Length 95th (ft)	71	497	0	15	396	9	47	138	138	49
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	314	3398	1254	269	2912	1230	635	393	395	503
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.45	0.55	0.02	0.06	0.48	0.06	0.11	0.23	0.23	0.53

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	119	1779	29	16	1331	74	39	2	19	146	3	226
Future Volume (veh/h)	119	1779	29	16	1331	74	39	2	19	146	3	226
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.96	1.00		0.97	1.00		0.96	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1841	1900	1856	1811	1900	1900	1900	1870	1900	1870
Adj Flow Rate, veh/h	140	1873	31	17	1401	78	45	2	22	177	0	269
Peak Hour Factor	0.85	0.95	0.95	0.95	0.95	0.95	0.86	0.86	0.86	0.84	0.84	0.84
Percent Heavy Veh, %	2	4	4	0	3	6	0	0	0	2	0	2
Cap, veh/h	242	2590	907	133	2429	994	161	12	128	644	0	365
Arrive On Green	0.05	0.52	0.52	0.02	0.48	0.48	0.09	0.09	0.09	0.18	0.00	0.18
Sat Flow, veh/h	1781	5025	1490	1810	5066	1495	1810	131	1443	3563	0	1556
Grp Volume(v), veh/h	140	1873	31	17	1401	78	45	0	24	177	0	269
Grp Sat Flow(s),veh/h/ln	1781	1675	1490	1810	1689	1495	1810	0	1574	1781	0	1556
Q Serve(g_s), s	5.9	43.2	1.3	0.7	29.9	2.8	3.5	0.0	2.1	6.4	0.0	24.0
Cycle Q Clear(g_c), s	5.9	43.2	1.3	0.7	29.9	2.8	3.5	0.0	2.1	6.4	0.0	24.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.92	1.00		1.00
Lane Grp Cap(c), veh/h	242	2590	907	133	2429	994	161	0	140	644	0	365
V/C Ratio(X)	0.58	0.72	0.03	0.13	0.58	0.08	0.28	0.00	0.17	0.27	0.00	0.74
Avail Cap(c_a), veh/h	255	2590	907	272	2429	994	338	0	294	831	0	447
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.6	28.1	12.0	24.3	28.1	9.1	63.9	0.0	63.2	52.9	0.0	53.2
Incr Delay (d2), s/veh	1.7	1.8	0.1	0.2	1.0	0.2	1.3	0.0	0.8	0.2	0.0	4.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	17.7	0.6	0.3	12.4	1.6	1.7	0.0	0.9	2.9	0.0	10.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.3	29.9	12.1	24.5	29.1	9.3	65.2	0.0	64.1	53.1	0.0	57.6
LnGrp LOS	C	C	B	C	C	A	E		E	D		E
Approach Vol, veh/h		2044			1496			69			446	
Approach Delay, s/veh		29.2			28.0			64.8			55.8	
Approach LOS		C			C			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.9	79.2		21.0	9.5	84.6		34.8				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	9.0	48.0		28.0	14.0	43.0		35.0				
Max Q Clear Time (g_c+I1), s	7.9	31.9		5.5	2.7	45.2		26.0				
Green Ext Time (p_c), s	0.0	4.3		0.4	0.0	0.0		0.9				

Intersection Summary		
HCM 7th Control Delay, s/veh	32.3	
HCM 7th LOS	C	

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	10.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	11	174	119	10	3	84	36	70	2	93	1
Future Vol, veh/h	4	11	174	119	10	3	84	36	70	2	93	1
Peak Hour Factor	0.79	0.79	0.79	0.84	0.84	0.84	0.82	0.82	0.82	0.71	0.71	0.71
Heavy Vehicles, %	0	0	1	4	0	0	1	6	8	0	0	0
Mvmt Flow	5	14	220	142	12	4	102	44	85	3	131	1
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

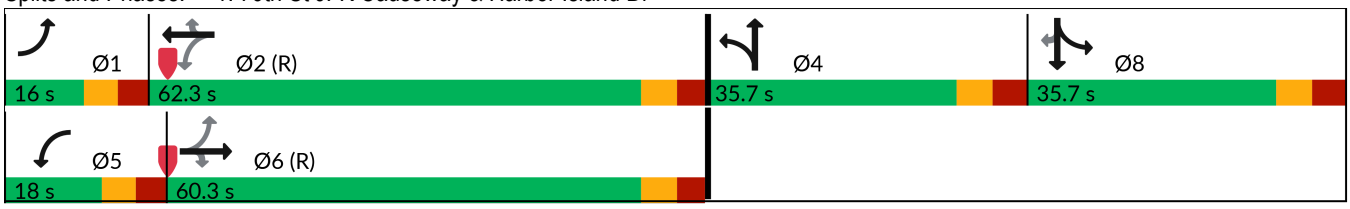
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	11.1	11	10.2	9.5
HCM LOS	B	B	B	A

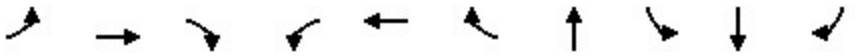
Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	70%	0%	2%	100%	0%	4%	0%
Vol Thru, %	30%	0%	6%	0%	77%	96%	98%
Vol Right, %	0%	100%	92%	0%	23%	0%	2%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	120	70	189	119	13	49	48
LT Vol	84	0	4	119	0	2	0
Through Vol	36	0	11	0	10	47	47
RT Vol	0	70	174	0	3	0	1
Lane Flow Rate	146	85	239	142	15	68	67
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.253	0.124	0.35	0.253	0.024	0.114	0.111
Departure Headway (Hd)	6.224	5.247	5.265	6.435	5.698	6.017	5.981
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	578	684	684	560	629	596	600
Service Time	3.951	2.974	3.289	4.162	3.425	3.748	3.712
HCM Lane V/C Ratio	0.253	0.124	0.349	0.254	0.024	0.114	0.112
HCM Control Delay, s/veh	11.1	8.7	11.1	11.3	8.6	9.5	9.5
HCM Lane LOS	B	A	B	B	A	A	A
HCM 95th-tile Q	1	0.4	1.6	1	0.1	0.4	0.4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	172	1382	36	26	1931	117	4	80	5	158
Future Volume (vph)	172	1382	36	26	1931	117	4	80	5	158
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Split	NA	Perm
Protected Phases	1	6		5	2		4	8	8	
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	6	5	2	2	4	8	8	8
Switch Phase										
Minimum Initial (s)	5.0	4.0	4.0	5.0	4.0	4.0	10.0	7.0	7.0	7.0
Minimum Split (s)	12.0	47.3	47.3	12.0	47.3	47.3	35.7	35.7	35.7	35.7
Total Split (s)	16.0	60.3	60.3	18.0	62.3	62.3	35.7	35.7	35.7	35.7
Total Split (%)	10.7%	40.3%	40.3%	12.0%	41.6%	41.6%	23.8%	23.8%	23.8%	23.8%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.7	3.7	3.7	3.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.3	7.0	7.3	7.3	7.7	7.7	7.7	7.7
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?										
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)	110.8	102.9	102.9	87.7	82.0	82.0	10.1	10.0	10.0	10.0
Actuated g/C Ratio	0.74	0.69	0.69	0.59	0.55	0.55	0.07	0.07	0.07	0.07
v/c Ratio	0.60	0.42	0.04	0.12	0.73	0.14	0.24	0.46	0.45	0.68
Control Delay (s/veh)	43.7	12.5	0.1	9.8	28.8	2.2	53.4	79.2	78.9	21.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.7	12.5	0.1	9.8	28.8	2.2	53.4	79.2	78.9	21.0
LOS	D	B	A	A	C	A	D	E	E	C
Approach Delay (s/veh)		15.6			27.0		53.4		41.4	
Approach LOS		B			C		D		D	

Intersection Summary	
Cycle Length: 149.7	
Actuated Cycle Length: 149.7	
Offset: 99 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 23.8	Intersection LOS: C
Intersection Capacity Utilization 79.2%	ICU Level of Service D
Analysis Period (min) 15	

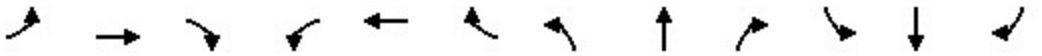
Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	185	1486	39	27	2011	122	57	52	52	193
v/c Ratio	0.60	0.42	0.04	0.12	0.73	0.14	0.24	0.46	0.45	0.68
Control Delay (s/veh)	43.7	12.5	0.1	9.8	28.8	2.2	53.4	79.2	78.9	21.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.7	12.5	0.1	9.8	28.8	2.2	53.4	79.2	78.9	21.0
Queue Length 50th (ft)	118	257	0	7	539	0	21	52	52	0
Queue Length 95th (ft)	207	330	0	18	670	25	34	89	89	53
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	310	3512	1105	293	2745	902	622	320	323	444
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.42	0.04	0.09	0.73	0.14	0.09	0.16	0.16	0.43

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	172	1382	36	26	1931	117	26	4	10	80	5	158
Future Volume (veh/h)	172	1382	36	26	1931	117	26	4	10	80	5	158
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.98	1.00		0.96	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1885	1900	1841	1856	1856	1841	1900	1900	1900	1900	1856
Adj Flow Rate, veh/h	185	1486	39	27	2011	122	37	6	14	102	0	193
Peak Hour Factor	0.93	0.93	0.93	0.96	0.96	0.96	0.71	0.71	0.71	0.82	0.82	0.82
Percent Heavy Veh, %	0	1	0	4	3	3	4	0	0	0	0	3
Cap, veh/h	198	2900	878	217	2664	809	132	36	84	517	0	222
Arrive On Green	0.06	0.56	0.56	0.02	0.53	0.53	0.07	0.07	0.07	0.14	0.00	0.14
Sat Flow, veh/h	1810	5147	1558	1753	5066	1538	1810	492	1148	3619	0	1556
Grp Volume(v), veh/h	185	1486	39	27	2011	122	37	0	20	102	0	193
Grp Sat Flow(s),veh/h/ln	1810	1716	1558	1753	1689	1538	1810	0	1640	1810	0	1556
Q Serve(g_s), s	7.8	26.6	1.7	1.1	46.8	6.1	2.9	0.0	1.7	3.7	0.0	18.2
Cycle Q Clear(g_c), s	7.8	26.6	1.7	1.1	46.8	6.1	2.9	0.0	1.7	3.7	0.0	18.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.70	1.00		1.00
Lane Grp Cap(c), veh/h	198	2900	878	217	2664	809	132	0	120	517	0	222
V/C Ratio(X)	0.94	0.51	0.04	0.12	0.75	0.15	0.28	0.00	0.17	0.20	0.00	0.87
Avail Cap(c_a), veh/h	198	2900	878	306	2664	809	338	0	306	676	0	290
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	34.9	20.1	14.7	17.1	28.0	18.3	65.8	0.0	65.2	56.7	0.0	62.9
Incr Delay (d2), s/veh	45.6	0.7	0.1	0.1	2.0	0.4	1.6	0.0	0.9	0.1	0.0	17.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	10.8	0.6	0.4	19.3	2.3	1.4	0.0	0.8	1.7	0.0	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	80.5	20.7	14.8	17.2	30.0	18.7	67.4	0.0	66.1	56.8	0.0	80.8
LnGrp LOS	F	C	B	B	C	B	E		E	E		F
Approach Vol, veh/h		1710			2160			57			295	
Approach Delay, s/veh		27.1			29.2			66.9			72.5	
Approach LOS		C			C			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	86.2		18.7	10.4	91.8		29.1				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	9.0	55.0		28.0	11.0	53.0		28.0				
Max Q Clear Time (g_c+I1), s	9.8	48.8		4.9	3.1	28.6		20.2				
Green Ext Time (p_c), s	0.0	3.8		0.3	0.0	5.1		0.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	31.9
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	10.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	5	126	95	11	12	159	72	96	8	46	1
Future Vol, veh/h	3	5	126	95	11	12	159	72	96	8	46	1
Peak Hour Factor	0.94	0.94	0.94	0.84	0.84	0.84	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles, %	0	0	1	2	0	0	1	0	0	0	0	0
Mvmt Flow	3	5	134	113	13	14	196	89	119	9	52	1
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

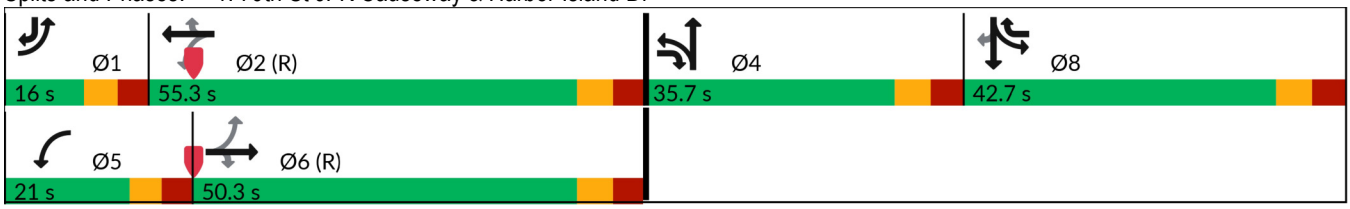
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	9.8	10.4	11.8	9
HCM LOS	A	B	B	A

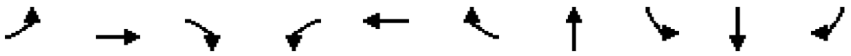
Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	69%	0%	2%	100%	0%	26%	0%
Vol Thru, %	31%	0%	4%	0%	48%	74%	96%
Vol Right, %	0%	100%	94%	0%	52%	0%	4%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	231	96	134	95	23	31	24
LT Vol	159	0	3	95	0	8	0
Through Vol	72	0	5	0	11	23	23
RT Vol	0	96	126	0	12	0	1
Lane Flow Rate	285	119	143	113	27	35	27
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.452	0.153	0.21	0.204	0.042	0.058	0.044
Departure Headway (Hd)	5.712	4.643	5.405	6.485	5.577	5.995	5.834
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	625	763	669	556	646	600	617
Service Time	3.501	2.431	3.405	4.185	3.277	3.701	3.541
HCM Lane V/C Ratio	0.456	0.156	0.214	0.203	0.042	0.058	0.044
HCM Control Delay, s/veh	13.2	8.3	9.8	10.8	8.5	9.1	8.8
HCM Lane LOS	B	A	A	B	A	A	A
HCM 95th-tile Q	2.3	0.5	0.8	0.8	0.1	0.2	0.1

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	208	2191	31	17	1737	101	2	189	3	333
Future Volume (vph)	208	2191	31	17	1737	101	2	189	3	333
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	NA	Split	NA	pm+ov
Protected Phases	1	6	4	5	2	8	4	8	8	1
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	4	5	2	8	4	8	8	1
Switch Phase										
Minimum Initial (s)	5.0	4.0	10.0	5.0	4.0	7.0	10.0	7.0	7.0	5.0
Minimum Split (s)	12.0	47.3	35.7	12.0	47.3	35.7	35.7	35.7	35.7	12.0
Total Split (s)	16.0	50.3	35.7	21.0	55.3	42.7	35.7	42.7	42.7	16.0
Total Split (%)	10.7%	33.6%	23.8%	14.0%	36.9%	28.5%	23.8%	28.5%	28.5%	10.7%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	3.7
All-Red Time (s)	3.3	3.3	3.7	3.3	3.3	3.7	3.7	3.7	3.7	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.7	7.0	7.3	7.7	7.7	7.7	7.7	7.0
Lead/Lag	Lead	Lag		Lead	Lag					Lead
Lead-Lag Optimize?										
Recall Mode	None	C-Max	None	None	C-Max	None	None	None	None	None
Act Effct Green (s)	101.8	94.0	103.9	71.3	65.7	80.6	10.2	15.3	15.3	44.7
Actuated g/C Ratio	0.68	0.63	0.69	0.48	0.44	0.54	0.07	0.10	0.10	0.30
v/c Ratio	0.56	0.74	0.03	0.16	0.83	0.13	0.30	0.67	0.66	0.58
Control Delay (s/veh)	41.1	23.0	0.1	15.5	41.3	2.6	49.3	82.8	82.0	12.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	41.1	23.0	0.1	15.5	41.3	2.6	49.3	82.8	82.0	12.4
LOS	D	C	A	B	D	A	D	F	F	B
Approach Delay (s/veh)		24.3			38.9		49.3		38.1	
Approach LOS		C			D		D		D	

Intersection Summary	
Cycle Length: 149.7	
Actuated Cycle Length: 149.7	
Offset: 5 (3%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay (s/veh): 31.8	Intersection LOS: C
Intersection Capacity Utilization 85.1%	ICU Level of Service E
Analysis Period (min) 15	

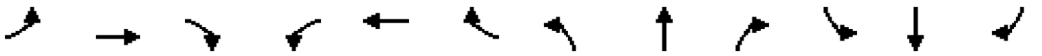
Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	219	2306	33	18	1828	106	74	115	114	396
v/c Ratio	0.56	0.74	0.03	0.16	0.83	0.13	0.30	0.67	0.66	0.58
Control Delay (s/veh)	41.1	23.0	0.1	15.5	41.3	2.6	49.3	82.8	82.0	12.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	41.1	23.0	0.1	15.5	41.3	2.6	49.3	82.8	82.0	12.4
Queue Length 50th (ft)	143	589	0	5	543	5	25	115	114	62
Queue Length 95th (ft)	243	756	0	17	671	21	50	168	166	121
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	389	3116	1201	219	2199	1038	637	393	394	684
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.56	0.74	0.03	0.08	0.83	0.10	0.12	0.29	0.29	0.58

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	208	2191	31	17	1737	101	42	2	20	189	3	333
Future Volume (veh/h)	208	2191	31	17	1737	101	42	2	20	189	3	333
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.97	1.00		0.96	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1841	1900	1856	1811	1900	1900	1900	1870	1900	1870
Adj Flow Rate, veh/h	219	2306	33	18	1828	106	49	2	23	228	0	396
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.86	0.86	0.86	0.84	0.84	0.84
Percent Heavy Veh, %	2	4	4	0	3	6	0	0	0	2	0	2
Cap, veh/h	176	2321	825	81	2125	984	162	11	129	831	0	460
Arrive On Green	0.06	0.46	0.46	0.02	0.42	0.42	0.09	0.09	0.09	0.23	0.00	0.23
Sat Flow, veh/h	1781	5025	1486	1810	5066	1492	1810	126	1448	3563	0	1563
Grp Volume(v), veh/h	219	2306	33	18	1828	106	49	0	25	228	0	396
Grp Sat Flow(s),veh/h/ln	1781	1675	1486	1810	1689	1492	1810	0	1574	1781	0	1563
Q Serve(g_s), s	9.0	68.5	1.5	0.8	49.2	4.0	3.8	0.0	2.2	7.9	0.0	35.0
Cycle Q Clear(g_c), s	9.0	68.5	1.5	0.8	49.2	4.0	3.8	0.0	2.2	7.9	0.0	35.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.92	1.00		1.00
Lane Grp Cap(c), veh/h	176	2321	825	81	2125	984	162	0	140	831	0	460
V/C Ratio(X)	1.24	0.99	0.04	0.22	0.86	0.11	0.30	0.00	0.18	0.27	0.00	0.86
Avail Cap(c_a), veh/h	176	2321	825	218	2125	984	338	0	294	831	0	460
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	37.8	40.1	15.5	37.2	39.6	9.7	63.9	0.0	63.2	47.1	0.0	50.2
Incr Delay (d2), s/veh	148.8	17.3	0.1	0.5	4.8	0.2	1.5	0.0	0.9	0.1	0.0	15.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.2	31.5	0.7	0.4	21.3	2.5	1.8	0.0	0.9	3.6	0.0	16.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	186.6	57.4	15.5	37.7	44.4	10.0	65.4	0.0	64.1	47.2	0.0	65.2
LnGrp LOS	F	E	B	D	D	A	E		E	D		E
Approach Vol, veh/h		2558			1952			74			624	
Approach Delay, s/veh		67.9			42.5			65.0			58.6	
Approach LOS		E			D			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	70.2		21.1	9.6	76.6		42.7				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	9.0	48.0		28.0	14.0	43.0		35.0				
Max Q Clear Time (g_c+I1), s	11.0	51.2		5.8	2.8	70.5		37.0				
Green Ext Time (p_c), s	0.0	0.0		0.5	0.0	0.0		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	57.2	
HCM 7th LOS	E	

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	15.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	13	238	200	13	3	167	38	101	2	99	1
Future Vol, veh/h	4	13	238	200	13	3	167	38	101	2	99	1
Peak Hour Factor	0.79	0.79	0.79	0.84	0.84	0.84	0.82	0.82	0.82	0.71	0.71	0.71
Heavy Vehicles, %	0	0	1	4	0	0	1	6	8	0	0	0
Mvmt Flow	5	16	301	238	15	4	204	46	123	3	139	1
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	16.6	16.3	14.7	11.2
HCM LOS	C	C	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	81%	0%	2%	100%	0%	4%	0%
Vol Thru, %	19%	0%	5%	0%	81%	96%	98%
Vol Right, %	0%	100%	93%	0%	19%	0%	2%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	205	101	255	200	16	52	51
LT Vol	167	0	4	200	0	2	0
Through Vol	38	0	13	0	13	50	50
RT Vol	0	101	238	0	3	0	1
Lane Flow Rate	250	123	323	238	19	73	71
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.498	0.206	0.554	0.486	0.035	0.146	0.142
Departure Headway (Hd)	7.174	6.158	6.183	7.348	6.636	7.239	7.204
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	503	586	584	493	541	495	498
Service Time	4.903	3.858	4.204	5.072	4.359	4.979	4.945
HCM Lane V/C Ratio	0.497	0.21	0.553	0.483	0.035	0.147	0.143
HCM Control Delay, s/veh	16.8	10.4	16.6	16.8	9.6	11.2	11.1
HCM Lane LOS	C	B	C	C	A	B	B
HCM 95th-tile Q	2.7	0.8	3.4	2.6	0.1	0.5	0.5

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	113	0	0	223
Future Vol, veh/h	0	0	113	0	0	223
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	123	0	0	242

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	365	123	0	0	123	0
Stage 1	123	-	-	-	-	-
Stage 2	242	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	634	928	-	-	1464	-
Stage 1	903	-	-	-	-	-
Stage 2	798	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	634	928	-	-	1464	-
Mov Cap-2 Maneuver	634	-	-	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	798	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1464	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	118	0	0	233
Future Vol, veh/h	0	0	118	0	0	233
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	128	0	0	253

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	382	128	0	0	128	0
Stage 1	128	-	-	-	-	-
Stage 2	253	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	621	922	-	-	1458	-
Stage 1	898	-	-	-	-	-
Stage 2	789	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	621	922	-	-	1458	-
Mov Cap-2 Maneuver	621	-	-	-	-	-
Stage 1	898	-	-	-	-	-
Stage 2	789	-	-	-	-	-

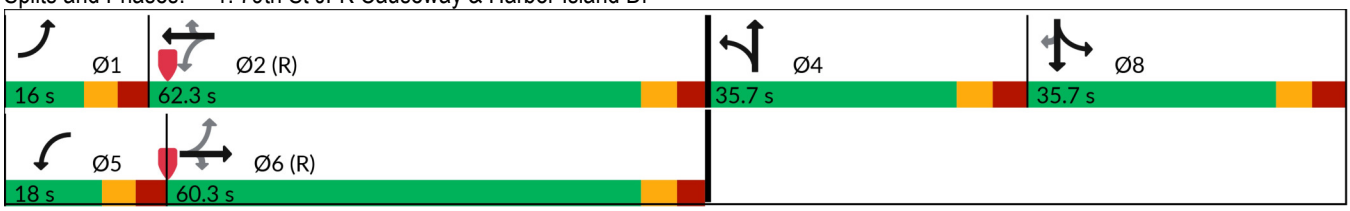
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

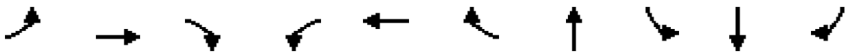
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1458	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	273	1864	38	28	2399	151	4	112	5	246
Future Volume (vph)	273	1864	38	28	2399	151	4	112	5	246
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Split	NA	Perm
Protected Phases	1	6		5	2		4	8	8	
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	6	5	2	2	4	8	8	8
Switch Phase										
Minimum Initial (s)	5.0	4.0	4.0	5.0	4.0	4.0	10.0	7.0	7.0	7.0
Minimum Split (s)	12.0	47.3	47.3	12.0	47.3	47.3	35.7	35.7	35.7	35.7
Total Split (s)	16.0	60.3	60.3	18.0	62.3	62.3	35.7	35.7	35.7	35.7
Total Split (%)	10.7%	40.3%	40.3%	12.0%	41.6%	41.6%	23.8%	23.8%	23.8%	23.8%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.7	3.7	3.7	3.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.3	7.0	7.3	7.3	7.7	7.7	7.7	7.7
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?										
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)	108.5	100.5	100.5	65.3	59.5	59.5	10.1	12.2	12.2	12.2
Actuated g/C Ratio	0.72	0.67	0.67	0.44	0.40	0.40	0.07	0.08	0.08	0.08
v/c Ratio	0.53	0.58	0.04	0.22	1.25	0.23	0.26	0.51	0.51	0.75
Control Delay (s/veh)	37.5	16.7	0.1	17.4	154.4	6.5	53.2	77.1	77.3	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	37.5	16.7	0.1	17.4	154.4	6.5	53.2	77.1	77.3	18.5
LOS	D	B	A	B	F	A	D	E	E	B
Approach Delay (s/veh)		19.0			144.2		53.2		37.5	
Approach LOS		B			F		D		D	

Intersection Summary	
Cycle Length: 149.7	
Actuated Cycle Length: 149.7	
Offset: 99 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.25	
Intersection Signal Delay (s/veh): 81.7	Intersection LOS: F
Intersection Capacity Utilization 92.8%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr



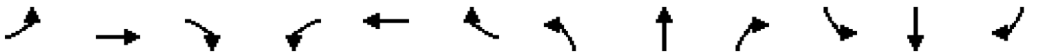


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	294	2004	41	29	2499	157	60	71	72	300
v/c Ratio	0.53	0.58	0.04	0.22	1.25	0.23	0.26	0.51	0.51	0.75
Control Delay (s/veh)	37.5	16.7	0.1	17.4	154.4	6.5	53.2	77.1	77.3	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	37.5	16.7	0.1	17.4	154.4	6.5	53.2	77.1	77.3	18.5
Queue Length 50th (ft)	197	419	0	8	~1056	9	22	71	72	0
Queue Length 95th (ft)	317	562	0	22	#1224	58	35	110	111	55
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	553	3430	1083	196	2002	693	622	320	322	531
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.58	0.04	0.15	1.25	0.23	0.10	0.22	0.22	0.56

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	273	1864	38	28	2399	151	28	4	11	112	5	246
Future Volume (veh/h)	273	1864	38	28	2399	151	28	4	11	112	5	246
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.98	1.00		0.96	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1885	1900	1841	1856	1856	1841	1900	1900	1900	1900	1856
Adj Flow Rate, veh/h	294	2004	41	29	2499	157	39	6	15	141	0	300
Peak Hour Factor	0.93	0.93	0.93	0.96	0.96	0.96	0.71	0.71	0.71	0.82	0.82	0.82
Percent Heavy Veh, %	0	1	0	4	3	3	4	0	0	0	0	3
Cap, veh/h	157	2666	807	132	2439	740	134	35	86	676	0	291
Arrive On Green	0.06	0.52	0.52	0.02	0.48	0.48	0.07	0.07	0.07	0.19	0.00	0.19
Sat Flow, veh/h	1810	5147	1557	1753	5066	1537	1810	467	1168	3619	0	1560
Grp Volume(v), veh/h	294	2004	41	29	2499	157	39	0	21	141	0	300
Grp Sat Flow(s),veh/h/ln	1810	1716	1557	1753	1689	1537	1810	0	1636	1810	0	1560
Q Serve(g_s), s	9.0	46.1	2.0	1.2	72.2	8.9	3.1	0.0	1.8	4.9	0.0	28.0
Cycle Q Clear(g_c), s	9.0	46.1	2.0	1.2	72.2	8.9	3.1	0.0	1.8	4.9	0.0	28.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.71	1.00		1.00
Lane Grp Cap(c), veh/h	157	2666	807	132	2439	740	134	0	121	676	0	291
V/C Ratio(X)	1.88	0.75	0.05	0.22	1.02	0.21	0.29	0.00	0.17	0.21	0.00	1.03
Avail Cap(c_a), veh/h	157	2666	807	219	2439	740	338	0	305	676	0	291
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	48.2	28.5	17.9	25.1	38.9	22.5	65.7	0.0	65.2	51.6	0.0	61.0
Incr Delay (d2), s/veh	418.2	2.0	0.1	0.3	24.8	0.7	1.7	0.0	1.0	0.1	0.0	60.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	24.2	19.3	0.7	0.5	34.9	3.4	1.5	0.0	0.8	2.3	0.0	16.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	466.4	30.5	18.0	25.4	63.7	23.1	67.5	0.0	66.1	51.7	0.0	121.8
LnGrp LOS	F	C	B	C	F	C	E		E	D		F
Approach Vol, veh/h		2339			2685			60			441	
Approach Delay, s/veh		85.1			60.9			67.0			99.4	
Approach LOS		F			E			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	79.5		18.8	10.5	85.0		35.7				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	9.0	55.0		28.0	11.0	53.0		28.0				
Max Q Clear Time (g_c+I1), s	11.0	74.2		5.1	3.2	48.1		30.0				
Green Ext Time (p_c), s	0.0	0.0		0.4	0.0	3.1		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		74.3
HCM 7th LOS		E

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	14.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	6	193	146	13	13	212	77	175	9	49	1
Future Vol, veh/h	3	6	193	146	13	13	212	77	175	9	49	1
Peak Hour Factor	0.94	0.94	0.94	0.84	0.84	0.84	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles, %	0	0	1	2	0	0	1	0	0	0	0	0
Mvmt Flow	3	6	205	174	15	15	262	95	216	10	55	1
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	12.3	13	15.9	10.1
HCM LOS	B	B	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	73%	0%	1%	100%	0%	27%	0%
Vol Thru, %	27%	0%	3%	0%	50%	73%	96%
Vol Right, %	0%	100%	96%	0%	50%	0%	4%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	289	175	202	146	26	34	26
LT Vol	212	0	3	146	0	9	0
Through Vol	77	0	6	0	13	25	25
RT Vol	0	175	193	0	13	0	1
Lane Flow Rate	357	216	215	174	31	38	29
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.629	0.315	0.357	0.344	0.054	0.072	0.053
Departure Headway (Hd)	6.344	5.245	5.982	7.13	6.233	6.869	6.703
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	567	685	600	504	573	519	532
Service Time	4.087	2.989	4.036	4.89	3.992	4.639	4.473
HCM Lane V/C Ratio	0.63	0.315	0.358	0.345	0.054	0.073	0.055
HCM Control Delay, s/veh	19.3	10.4	12.3	13.6	9.4	10.2	9.9
HCM Lane LOS	C	B	B	B	A	B	A
HCM 95th-tile Q	4.4	1.3	1.6	1.5	0.2	0.2	0.2

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	205	0	0	160
Future Vol, veh/h	0	0	205	0	0	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	81	81	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	253	0	0	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	435	253	0	0	253	0
Stage 1	253	-	-	-	-	-
Stage 2	182	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	578	786	-	-	1312	-
Stage 1	789	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	578	786	-	-	1312	-
Mov Cap-2 Maneuver	578	-	-	-	-	-
Stage 1	789	-	-	-	-	-
Stage 2	849	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1312	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	215	0	0	168
Future Vol, veh/h	0	0	215	0	0	168
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	81	81	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	265	0	0	191

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	456	265	0	0	265	0
Stage 1	265	-	-	-	-	-
Stage 2	191	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	562	773	-	-	1298	-
Stage 1	779	-	-	-	-	-
Stage 2	842	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	562	773	-	-	1298	-
Mov Cap-2 Maneuver	562	-	-	-	-	-
Stage 1	779	-	-	-	-	-
Stage 2	842	-	-	-	-	-

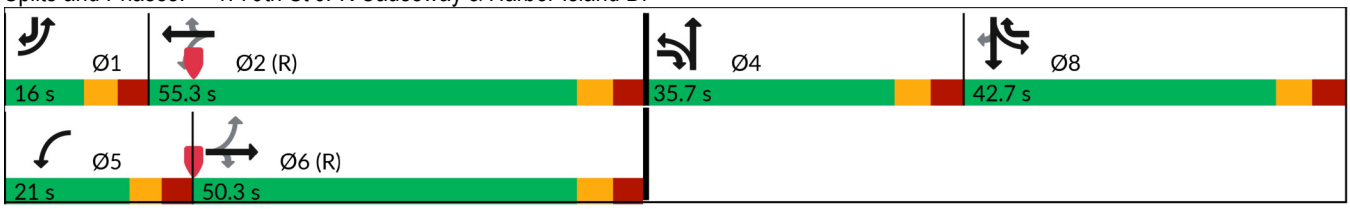
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

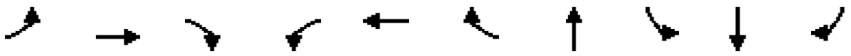
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1298	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	215	2191	31	17	1737	103	2	193	3	345
Future Volume (vph)	215	2191	31	17	1737	103	2	193	3	345
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	NA	Split	NA	pm+ov
Protected Phases	1	6	4	5	2	8	4	8	8	1
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	4	5	2	8	4	8	8	1
Switch Phase										
Minimum Initial (s)	5.0	4.0	10.0	5.0	4.0	7.0	10.0	7.0	7.0	5.0
Minimum Split (s)	12.0	47.3	35.7	12.0	47.3	35.7	35.7	35.7	35.7	12.0
Total Split (s)	16.0	50.3	35.7	21.0	55.3	42.7	35.7	42.7	42.7	16.0
Total Split (%)	10.7%	33.6%	23.8%	14.0%	36.9%	28.5%	23.8%	28.5%	28.5%	10.7%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	3.7
All-Red Time (s)	3.3	3.3	3.7	3.3	3.3	3.7	3.7	3.7	3.7	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.7	7.0	7.3	7.7	7.7	7.7	7.7	7.0
Lead/Lag	Lead	Lag		Lead	Lag					Lead
Lead-Lag Optimize?										
Recall Mode	None	C-Max	None	None	C-Max	None	None	None	None	None
Act Effct Green (s)	101.6	93.9	103.7	69.7	64.2	79.3	10.2	15.5	15.5	46.3
Actuated g/C Ratio	0.68	0.63	0.69	0.47	0.43	0.53	0.07	0.10	0.10	0.31
v/c Ratio	0.56	0.74	0.03	0.16	0.85	0.13	0.30	0.68	0.67	0.59
Control Delay (s/veh)	40.8	23.2	0.1	15.8	43.2	2.7	49.3	82.9	82.5	13.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	40.8	23.2	0.1	15.8	43.2	2.7	49.3	82.9	82.5	13.2
LOS	D	C	A	B	D	A	D	F	F	B
Approach Delay (s/veh)		24.4			40.7		49.3		38.4	
Approach LOS		C			D		D		D	

Intersection Summary	
Cycle Length: 149.7	
Actuated Cycle Length: 149.7	
Offset: 5 (3%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 32.6	Intersection LOS: C
Intersection Capacity Utilization 85.8%	ICU Level of Service E
Analysis Period (min) 15	

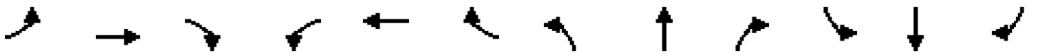
Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	226	2306	33	18	1828	108	74	117	117	411
v/c Ratio	0.56	0.74	0.03	0.16	0.85	0.13	0.30	0.68	0.67	0.59
Control Delay (s/veh)	40.8	23.2	0.1	15.8	43.2	2.7	49.3	82.9	82.5	13.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	40.8	23.2	0.1	15.8	43.2	2.7	49.3	82.9	82.5	13.2
Queue Length 50th (ft)	148	592	0	5	552	6	25	117	117	74
Queue Length 95th (ft)	250	759	0	17	678	23	50	169	169	135
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	405	3110	1199	219	2147	1023	637	393	394	697
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.56	0.74	0.03	0.08	0.85	0.11	0.12	0.30	0.30	0.59

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	215	2191	31	17	1737	103	42	2	20	193	3	345
Future Volume (veh/h)	215	2191	31	17	1737	103	42	2	20	193	3	345
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.97	1.00		0.96	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1841	1900	1856	1811	1900	1900	1900	1870	1900	1870
Adj Flow Rate, veh/h	226	2306	33	18	1828	108	49	2	23	233	0	411
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.86	0.86	0.86	0.84	0.84	0.84
Percent Heavy Veh, %	2	4	4	0	3	6	0	0	0	2	0	2
Cap, veh/h	176	2321	825	81	2125	984	162	11	129	831	0	460
Arrive On Green	0.06	0.46	0.46	0.02	0.42	0.42	0.09	0.09	0.09	0.23	0.00	0.23
Sat Flow, veh/h	1781	5025	1486	1810	5066	1492	1810	126	1448	3563	0	1563
Grp Volume(v), veh/h	226	2306	33	18	1828	108	49	0	25	233	0	411
Grp Sat Flow(s),veh/h/ln	1781	1675	1486	1810	1689	1492	1810	0	1574	1781	0	1563
Q Serve(g_s), s	9.0	68.5	1.5	0.8	49.2	4.1	3.8	0.0	2.2	8.0	0.0	35.0
Cycle Q Clear(g_c), s	9.0	68.5	1.5	0.8	49.2	4.1	3.8	0.0	2.2	8.0	0.0	35.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.92	1.00		1.00
Lane Grp Cap(c), veh/h	176	2321	825	81	2125	984	162	0	140	831	0	460
V/C Ratio(X)	1.29	0.99	0.04	0.22	0.86	0.11	0.30	0.00	0.18	0.28	0.00	0.89
Avail Cap(c_a), veh/h	176	2321	825	218	2125	984	338	0	294	831	0	460
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	37.8	40.1	15.5	37.2	39.6	9.8	63.9	0.0	63.2	47.2	0.0	50.8
Incr Delay (d2), s/veh	164.3	17.3	0.1	0.5	4.8	0.2	1.5	0.0	0.9	0.1	0.0	19.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.9	31.5	0.7	0.4	21.3	2.5	1.8	0.0	0.9	3.7	0.0	17.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	202.1	57.4	15.5	37.7	44.4	10.0	65.4	0.0	64.1	47.3	0.0	70.1
LnGrp LOS	F	E	B	D	D	A	E		E	D		E
Approach Vol, veh/h		2565			1954			74			644	
Approach Delay, s/veh		69.6			42.4			65.0			61.9	
Approach LOS		E			D			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	70.2		21.1	9.6	76.6		42.7				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	9.0	48.0		28.0	14.0	43.0		35.0				
Max Q Clear Time (g_c+I1), s	11.0	51.2		5.8	2.8	70.5		37.0				
Green Ext Time (p_c), s	0.0	0.0		0.5	0.0	0.0		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	58.5	
HCM 7th LOS	E	

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	16
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	13	254	200	13	3	176	38	101	2	99	1
Future Vol, veh/h	4	13	254	200	13	3	176	38	101	2	99	1
Peak Hour Factor	0.79	0.79	0.79	0.84	0.84	0.84	0.82	0.82	0.82	0.71	0.71	0.71
Heavy Vehicles, %	0	0	1	4	0	0	1	6	8	0	0	0
Mvmt Flow	5	16	322	238	15	4	215	46	123	3	139	1
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	18.1	16.7	15.5	11.4
HCM LOS	C	C	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	82%	0%	1%	100%	0%	4%	0%
Vol Thru, %	18%	0%	5%	0%	81%	96%	98%
Vol Right, %	0%	100%	94%	0%	19%	0%	2%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	214	101	271	200	16	52	51
LT Vol	176	0	4	200	0	2	0
Through Vol	38	0	13	0	13	50	50
RT Vol	0	101	254	0	3	0	1
Lane Flow Rate	261	123	343	238	19	73	71
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.526	0.213	0.595	0.493	0.036	0.148	0.145
Departure Headway (Hd)	7.262	6.212	6.239	7.451	6.738	7.369	7.335
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	496	578	580	483	532	487	489
Service Time	5.002	3.952	4.275	5.19	4.476	5.118	5.084
HCM Lane V/C Ratio	0.526	0.213	0.591	0.493	0.036	0.15	0.145
HCM Control Delay, s/veh	17.8	10.6	18.1	17.3	9.7	11.4	11.3
HCM Lane LOS	C	B	C	C	A	B	B
HCM 95th-tile Q	3	0.8	3.9	2.7	0.1	0.5	0.5

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	0	113	0	0	223
Future Vol, veh/h	15	0	113	0	0	223
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	0	123	0	0	242

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	365	123	0	0	123	0
Stage 1	123	-	-	-	-	-
Stage 2	242	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	634	928	-	-	1464	-
Stage 1	903	-	-	-	-	-
Stage 2	798	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	634	928	-	-	1464	-
Mov Cap-2 Maneuver	634	-	-	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	798	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.82	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	634	1464	-
HCM Lane V/C Ratio	-	-	0.026	-	-
HCM Ctrl Dly (s/v)	-	-	10.8	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	118	9	0	248
Future Vol, veh/h	1	0	118	9	0	248
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	128	10	0	270

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	403	133	0	0	138	0
Stage 1	133	-	-	-	-	-
Stage 2	270	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	604	916	-	-	1446	-
Stage 1	893	-	-	-	-	-
Stage 2	776	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	604	916	-	-	1446	-
Mov Cap-2 Maneuver	604	-	-	-	-	-
Stage 1	893	-	-	-	-	-
Stage 2	776	-	-	-	-	-

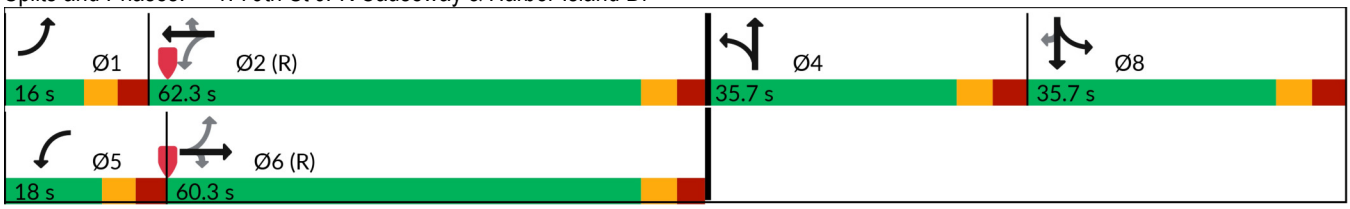
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.97	0	0
HCM LOS	B		

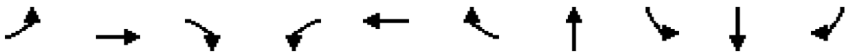
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	604	1446	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	-	-	11	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	286	1864	38	28	2399	155	4	115	5	256
Future Volume (vph)	286	1864	38	28	2399	155	4	115	5	256
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Split	NA	Perm
Protected Phases	1	6		5	2		4	8	8	
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	6	5	2	2	4	8	8	8
Switch Phase										
Minimum Initial (s)	5.0	4.0	4.0	5.0	4.0	4.0	10.0	7.0	7.0	7.0
Minimum Split (s)	12.0	47.3	47.3	12.0	47.3	47.3	35.7	35.7	35.7	35.7
Total Split (s)	16.0	60.3	60.3	18.0	62.3	62.3	35.7	35.7	35.7	35.7
Total Split (%)	10.7%	40.3%	40.3%	12.0%	41.6%	41.6%	23.8%	23.8%	23.8%	23.8%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.7	3.7	3.7	3.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.3	7.0	7.3	7.3	7.7	7.7	7.7	7.7
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?										
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)	108.3	100.4	100.4	63.7	58.0	58.0	10.1	12.4	12.4	12.4
Actuated g/C Ratio	0.72	0.67	0.67	0.43	0.39	0.39	0.07	0.08	0.08	0.08
v/c Ratio	0.54	0.59	0.04	0.22	1.29	0.24	0.26	0.52	0.51	0.76
Control Delay (s/veh)	37.1	16.8	0.1	18.2	171.8	7.2	53.2	77.3	77.0	18.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	37.1	16.8	0.1	18.2	171.8	7.2	53.2	77.3	77.0	18.4
LOS	D	B	A	B	F	A	D	E	E	B
Approach Delay (s/veh)		19.2			160.3		53.2		37.1	
Approach LOS		B			F		D		D	

Intersection Summary	
Cycle Length: 149.7	
Actuated Cycle Length: 149.7	
Offset: 99 (66%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.29	
Intersection Signal Delay (s/veh): 89.3	Intersection LOS: F
Intersection Capacity Utilization 93.4%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr



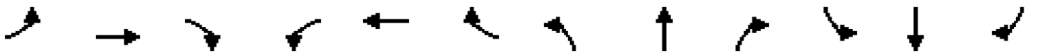


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	308	2004	41	29	2499	161	60	73	73	312
v/c Ratio	0.54	0.59	0.04	0.22	1.29	0.24	0.26	0.52	0.51	0.76
Control Delay (s/veh)	37.1	16.8	0.1	18.2	171.8	7.2	53.2	77.3	77.0	18.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	37.1	16.8	0.1	18.2	171.8	7.2	53.2	77.3	77.0	18.4
Queue Length 50th (ft)	206	420	0	8	~1083	12	22	73	73	0
Queue Length 95th (ft)	331	567	0	22	#1254	63	35	112	112	54
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	571	3425	1081	194	1940	679	622	320	322	541
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.54	0.59	0.04	0.15	1.29	0.24	0.10	0.23	0.23	0.58

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	286	1864	38	28	2399	155	28	4	11	115	5	256
Future Volume (veh/h)	286	1864	38	28	2399	155	28	4	11	115	5	256
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.98	1.00		0.96	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1885	1900	1841	1856	1856	1841	1900	1900	1900	1900	1856
Adj Flow Rate, veh/h	308	2004	41	29	2499	161	39	6	15	144	0	312
Peak Hour Factor	0.93	0.93	0.93	0.96	0.96	0.96	0.71	0.71	0.71	0.82	0.82	0.82
Percent Heavy Veh, %	0	1	0	4	3	3	4	0	0	0	0	3
Cap, veh/h	157	2666	807	132	2439	740	134	35	86	676	0	291
Arrive On Green	0.06	0.52	0.52	0.02	0.48	0.48	0.07	0.07	0.07	0.19	0.00	0.19
Sat Flow, veh/h	1810	5147	1557	1753	5066	1537	1810	467	1168	3619	0	1560
Grp Volume(v), veh/h	308	2004	41	29	2499	161	39	0	21	144	0	312
Grp Sat Flow(s),veh/h/ln	1810	1716	1557	1753	1689	1537	1810	0	1636	1810	0	1560
Q Serve(g_s), s	9.0	46.1	2.0	1.2	72.2	9.1	3.1	0.0	1.8	5.1	0.0	28.0
Cycle Q Clear(g_c), s	9.0	46.1	2.0	1.2	72.2	9.1	3.1	0.0	1.8	5.1	0.0	28.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.71	1.00		1.00
Lane Grp Cap(c), veh/h	157	2666	807	132	2439	740	134	0	121	676	0	291
V/C Ratio(X)	1.97	0.75	0.05	0.22	1.02	0.22	0.29	0.00	0.17	0.21	0.00	1.07
Avail Cap(c_a), veh/h	157	2666	807	219	2439	740	338	0	305	676	0	291
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	48.2	28.5	17.9	25.1	38.9	22.5	65.7	0.0	65.2	51.7	0.0	61.0
Incr Delay (d2), s/veh	457.5	2.0	0.1	0.3	24.8	0.7	1.7	0.0	1.0	0.1	0.0	73.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	25.9	19.3	0.7	0.5	34.9	3.5	1.5	0.0	0.8	2.4	0.0	17.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	505.7	30.5	18.0	25.4	63.7	23.2	67.5	0.0	66.1	51.8	0.0	134.0
LnGrp LOS	F	C	B	C	F	C	E		E	D		F
Approach Vol, veh/h		2353			2689			60			456	
Approach Delay, s/veh		92.5			60.8			67.0			108.0	
Approach LOS		F			E			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	79.5		18.8	10.5	85.0		35.7				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	9.0	55.0		28.0	11.0	53.0		28.0				
Max Q Clear Time (g_c+I1), s	11.0	74.2		5.1	3.2	48.1		30.0				
Green Ext Time (p_c), s	0.0	0.0		0.4	0.0	3.1		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		78.2
HCM 7th LOS		E

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	15.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	6	206	146	13	13	229	77	175	9	49	1
Future Vol, veh/h	3	6	206	146	13	13	229	77	175	9	49	1
Peak Hour Factor	0.94	0.94	0.94	0.84	0.84	0.84	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles, %	0	0	1	2	0	0	1	0	0	0	0	0
Mvmt Flow	3	6	219	174	15	15	283	95	216	10	55	1
Number of Lanes	0	1	0	1	1	0	0	1	1	0	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	12.9	13.2	17.4	10.2
HCM LOS	B	B	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	75%	0%	1%	100%	0%	27%	0%
Vol Thru, %	25%	0%	3%	0%	50%	73%	96%
Vol Right, %	0%	100%	96%	0%	50%	0%	4%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	306	175	215	146	26	34	26
LT Vol	229	0	3	146	0	9	0
Through Vol	77	0	6	0	13	25	25
RT Vol	0	175	206	0	13	0	1
Lane Flow Rate	378	216	229	174	31	38	29
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.672	0.318	0.385	0.349	0.054	0.073	0.054
Departure Headway (Hd)	6.408	5.302	6.052	7.235	6.337	6.978	6.812
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	563	676	592	495	563	511	523
Service Time	4.156	3.049	4.106	4.998	4.1	4.753	4.588
HCM Lane V/C Ratio	0.671	0.32	0.387	0.352	0.055	0.074	0.055
HCM Control Delay, s/veh	21.4	10.5	12.9	13.9	9.5	10.3	10
HCM Lane LOS	C	B	B	B	A	B	A
HCM 95th-tile Q	5	1.4	1.8	1.5	0.2	0.2	0.2

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	12	0	205	1	0	160
Future Vol, veh/h	12	0	205	1	0	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	81	81	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	0	253	1	0	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	436	254	0	0	254	0
Stage 1	254	-	-	-	-	-
Stage 2	182	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	578	785	-	-	1311	-
Stage 1	789	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	578	785	-	-	1311	-
Mov Cap-2 Maneuver	578	-	-	-	-	-
Stage 1	789	-	-	-	-	-
Stage 2	849	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.38	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	578	1311	-
HCM Lane V/C Ratio	-	-	0.024	-	-
HCM Ctrl Dly (s/v)	-	-	11.4	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	216	16	0	180
Future Vol, veh/h	1	0	216	16	0	180
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	81	81	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	267	20	0	205

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	481	277	0	0	286	0
Stage 1	277	-	-	-	-	-
Stage 2	205	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	544	762	-	-	1276	-
Stage 1	770	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	544	762	-	-	1276	-
Mov Cap-2 Maneuver	544	-	-	-	-	-
Stage 1	770	-	-	-	-	-
Stage 2	830	-	-	-	-	-

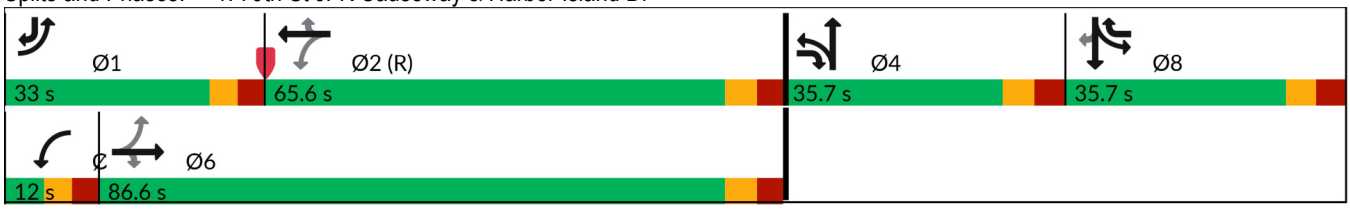
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.63	0	0
HCM LOS	B		

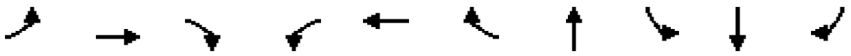
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	544	1276	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	-	-	11.6	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	215	2191	31	17	1737	103	2	193	3	345
Future Volume (vph)	215	2191	31	17	1737	103	2	193	3	345
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	NA	Split	NA	pm+ov
Protected Phases	1	6	4	5	2	8	4	8	8	1
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	4	5	2	8	4	8	8	1
Switch Phase										
Minimum Initial (s)	5.0	4.0	10.0	5.0	4.0	7.0	10.0	7.0	7.0	5.0
Minimum Split (s)	12.0	47.3	35.7	12.0	47.3	35.7	35.7	35.7	35.7	12.0
Total Split (s)	33.0	86.6	35.7	12.0	65.6	35.7	35.7	35.7	35.7	33.0
Total Split (%)	19.4%	50.9%	21.0%	7.1%	38.6%	21.0%	21.0%	21.0%	21.0%	19.4%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	3.7
All-Red Time (s)	3.3	3.3	3.7	3.3	3.3	3.7	3.7	3.7	3.7	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.7	7.0	7.3	7.7	7.7	7.7	7.7	7.0
Lead/Lag	Lead	Lag		Lead	Lag					Lead
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	C-Max	None	None	None	None	None
Act Effct Green (s)	121.1	113.4	123.4	94.4	88.9	104.5	10.4	16.1	16.1	41.7
Actuated g/C Ratio	0.71	0.67	0.73	0.56	0.52	0.61	0.06	0.09	0.09	0.25
v/c Ratio	0.85	0.81	0.04	0.19	0.74	0.12	0.34	0.69	0.68	0.68
Control Delay (s/veh)	74.3	24.8	0.1	17.6	35.3	1.4	56.7	95.3	94.3	23.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	74.3	24.8	0.1	17.6	35.3	1.4	56.7	95.3	94.3	23.9
LOS	E	C	A	B	D	A	E	F	F	C
Approach Delay (s/veh)		28.9			33.3		56.7		49.6	
Approach LOS		C			C		E		D	

Intersection Summary	
Cycle Length: 170	
Actuated Cycle Length: 170	
Offset: 0 (0%), Referenced to phase 2:WBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 33.0	Intersection LOS: C
Intersection Capacity Utilization 85.8%	ICU Level of Service E
Analysis Period (min) 15	

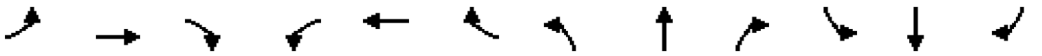
Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	262	2672	38	19	1930	114	77	109	108	383
v/c Ratio	0.85	0.81	0.04	0.19	0.74	0.12	0.34	0.69	0.68	0.68
Control Delay (s/veh)	74.3	24.8	0.1	17.6	35.3	1.4	56.7	95.3	94.3	23.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	74.3	24.8	0.1	17.6	35.3	1.4	56.7	95.3	94.3	23.9
Queue Length 50th (ft)	229	805	0	6	598	0	30	126	125	139
Queue Length 95th (ft)	292	834	0	17	797	17	53	193	192	225
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	337	3308	1214	100	2618	1067	564	276	278	587
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.78	0.81	0.03	0.19	0.74	0.11	0.14	0.39	0.39	0.65

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	215	2191	31	17	1737	103	42	2	20	193	3	345
Future Volume (veh/h)	215	2191	31	17	1737	103	42	2	20	193	3	345
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.96	1.00		0.97	1.00		0.96	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1841	1900	1856	1811	1900	1900	1900	1870	1900	1870
Adj Flow Rate, veh/h	262	2672	38	19	1930	114	51	2	24	216	0	383
Peak Hour Factor	0.82	0.82	0.82	0.90	0.90	0.90	0.82	0.82	0.82	0.90	0.90	0.90
Percent Heavy Veh, %	2	4	4	0	3	6	0	0	0	2	0	2
Cap, veh/h	282	2819	966	81	2322	938	149	10	119	587	0	446
Arrive On Green	0.12	0.56	0.56	0.02	0.46	0.46	0.08	0.08	0.08	0.16	0.00	0.16
Sat Flow, veh/h	1781	5025	1493	1810	5066	1494	1810	121	1447	3563	0	1553
Grp Volume(v), veh/h	262	2672	38	19	1930	114	51	0	26	216	0	383
Grp Sat Flow(s),veh/h/ln	1781	1675	1493	1810	1689	1494	1810	0	1568	1781	0	1553
Q Serve(g_s), s	18.2	84.8	1.6	0.9	56.7	5.3	4.5	0.0	2.6	9.2	0.0	28.0
Cycle Q Clear(g_c), s	18.2	84.8	1.6	0.9	56.7	5.3	4.5	0.0	2.6	9.2	0.0	28.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.92	1.00		1.00
Lane Grp Cap(c), veh/h	282	2819	966	81	2322	938	149	0	129	587	0	446
V/C Ratio(X)	0.93	0.95	0.04	0.24	0.83	0.12	0.34	0.00	0.20	0.37	0.00	0.86
Avail Cap(c_a), veh/h	341	2819	966	102	2322	938	298	0	258	587	0	446
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.3	35.0	11.1	39.6	40.3	13.1	73.7	0.0	72.8	63.1	0.0	57.7
Incr Delay (d2), s/veh	26.5	7.9	0.0	0.6	3.6	0.3	1.9	0.0	1.1	0.3	0.0	15.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.4	36.0	0.7	0.4	24.4	2.9	2.2	0.0	1.1	4.3	0.0	17.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	78.8	42.9	11.1	40.1	43.9	13.3	75.6	0.0	73.9	63.4	0.0	72.8
LnGrp LOS	E	D	B	D	D	B	E		E	E		E
Approach Vol, veh/h		2972			2063			77			599	
Approach Delay, s/veh		45.6			42.2			75.0			69.4	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	27.4	85.2		21.7	10.0	102.7		35.7				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	26.0	58.3		28.0	5.0	79.3		28.0				
Max Q Clear Time (g_c+I1), s	20.2	58.7		6.5	2.9	86.8		30.0				
Green Ext Time (p_c), s	0.2	0.0		0.5	0.0	0.0		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	47.3	
HCM 7th LOS	D	

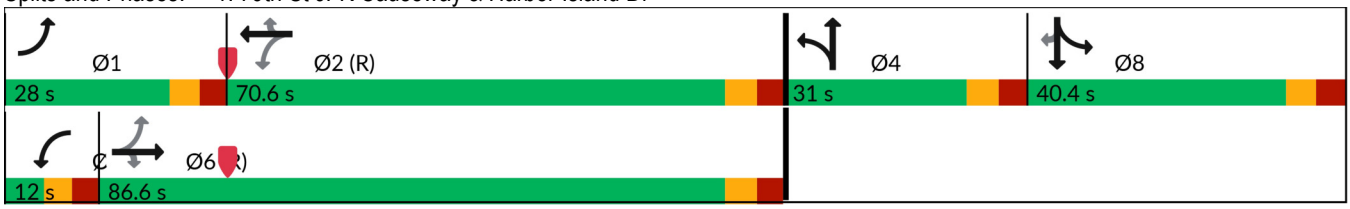
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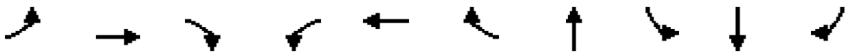
User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	286	1864	38	28	2399	155	4	115	5	256
Future Volume (vph)	286	1864	38	28	2399	155	4	115	5	256
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Split	NA	Perm
Protected Phases	1	6		5	2		4	8	8	
Permitted Phases	6		6	2		2				8
Detector Phase	1	6	6	5	2	2	4	8	8	8
Switch Phase										
Minimum Initial (s)	5.0	4.0	4.0	5.0	4.0	4.0	10.0	7.0	7.0	7.0
Minimum Split (s)	12.0	47.3	47.3	12.0	47.3	47.3	35.7	35.7	35.7	35.7
Total Split (s)	28.0	86.6	86.6	12.0	70.6	70.6	31.0	40.4	40.4	40.4
Total Split (%)	16.5%	50.9%	50.9%	7.1%	41.5%	41.5%	18.2%	23.8%	23.8%	23.8%
Yellow Time (s)	3.7	4.0	4.0	3.7	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	3.3	3.3	3.3	3.3	3.3	3.3	3.7	3.7	3.7	3.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.3	7.3	7.0	7.3	7.3	7.7	7.7	7.7	7.7
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?										
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None
Act Effct Green (s)	124.8	114.5	114.5	86.8	81.0	81.0	10.4	12.4	12.4	12.4
Actuated g/C Ratio	0.73	0.67	0.67	0.51	0.48	0.48	0.06	0.07	0.07	0.07
v/c Ratio	0.70	0.58	0.04	0.21	1.05	0.20	0.34	0.54	0.54	0.76
Control Delay (s/veh)	56.8	16.7	0.1	15.9	74.8	3.6	60.6	90.6	90.3	20.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	56.8	16.7	0.1	15.9	74.8	3.6	60.6	90.6	90.3	20.6
LOS	E	B	A	B	E	A	E	F	F	C
Approach Delay (s/veh)		21.7			69.9		60.6		43.0	
Approach LOS		C			E		E		D	

Intersection Summary	
Cycle Length: 170	
Actuated Cycle Length: 170	
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.05	
Intersection Signal Delay (s/veh): 47.3	Intersection LOS: D
Intersection Capacity Utilization 93.4%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: 79th St JFK Causeway & Harbor Island Dr



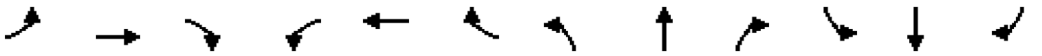


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	304	1983	40	29	2499	161	73	67	67	284
v/c Ratio	0.70	0.58	0.04	0.21	1.05	0.20	0.34	0.54	0.54	0.76
Control Delay (s/veh)	56.8	16.7	0.1	15.9	74.8	3.6	60.6	90.6	90.3	20.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	56.8	16.7	0.1	15.9	74.8	3.6	60.6	90.6	90.3	20.6
Queue Length 50th (ft)	263	415	0	8	~1016	0	31	77	77	0
Queue Length 95th (ft)	383	549	0	22	#1279	41	35	131	131	100
Internal Link Dist (ft)		715			708		143		84	
Turn Bay Length (ft)	150		125	175		125				
Base Capacity (vph)	432	3439	1078	140	2387	817	462	329	332	524
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.70	0.58	0.04	0.21	1.05	0.20	0.16	0.20	0.20	0.54

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	286	1864	38	28	2399	155	28	4	11	115	5	256
Future Volume (veh/h)	286	1864	38	28	2399	155	28	4	11	115	5	256
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.98	1.00		0.96	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1885	1900	1841	1856	1856	1841	1900	1900	1900	1900	1856
Adj Flow Rate, veh/h	304	1983	40	29	2499	161	47	7	19	132	0	284
Peak Hour Factor	0.94	0.94	0.94	0.96	0.96	0.96	0.59	0.59	0.59	0.90	0.90	0.90
Percent Heavy Veh, %	0	1	0	4	3	3	4	0	0	0	0	3
Cap, veh/h	266	2808	850	135	2249	682	119	29	78	694	0	299
Arrive On Green	0.12	0.55	0.55	0.02	0.44	0.44	0.07	0.07	0.07	0.19	0.00	0.19
Sat Flow, veh/h	1810	5147	1558	1753	5066	1535	1810	438	1189	3619	0	1560
Grp Volume(v), veh/h	304	1983	40	29	2499	161	47	0	26	132	0	284
Grp Sat Flow(s),veh/h/ln	1810	1716	1558	1753	1689	1535	1810	0	1626	1810	0	1560
Q Serve(g_s), s	21.0	48.4	2.0	1.5	75.5	11.1	4.2	0.0	2.6	5.2	0.0	30.6
Cycle Q Clear(g_c), s	21.0	48.4	2.0	1.5	75.5	11.1	4.2	0.0	2.6	5.2	0.0	30.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.73	1.00		1.00
Lane Grp Cap(c), veh/h	266	2808	850	135	2249	682	119	0	107	694	0	299
V/C Ratio(X)	1.14	0.71	0.05	0.22	1.11	0.24	0.39	0.00	0.24	0.19	0.00	0.95
Avail Cap(c_a), veh/h	266	2808	850	148	2249	682	248	0	223	696	0	300
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	61.4	28.6	18.0	28.0	47.3	29.4	76.1	0.0	75.3	57.6	0.0	67.9
Incr Delay (d2), s/veh	99.5	1.5	0.1	0.3	57.0	0.8	3.0	0.0	1.6	0.1	0.0	38.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	19.0	20.4	0.8	0.7	43.4	4.4	2.1	0.0	1.1	2.4	0.0	15.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	160.9	30.1	18.1	28.3	104.3	30.2	79.1	0.0	77.0	57.7	0.0	106.2
LnGrp LOS	F	C	B	C	F	C	E		E	E		F
Approach Vol, veh/h		2327			2689			73			416	
Approach Delay, s/veh		47.0			99.0			78.3			90.8	
Approach LOS		D			F			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	28.0	82.8		18.9	10.7	100.0		40.3				
Change Period (Y+Rc), s	7.0	7.3		7.7	7.0	7.3		7.7				
Max Green Setting (Gmax), s	21.0	63.3		23.3	5.0	79.3		32.7				
Max Q Clear Time (g_c+I1), s	23.0	77.5		6.2	3.5	50.4		32.6				
Green Ext Time (p_c), s	0.0	0.0		0.4	0.0	8.0		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	76.1	
HCM 7th LOS	E	

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

APPENDIX I: FDOT Segment Analysis LOS Thresholds

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX J: Scoping Document

MEMORANDUM OF UNDERSTANDING

To: Ralph Rosado, PhD, AICP, Village Manager, North Bay Village
Silvia Vargas, FAICP, Village Planner, North Bay Village

From: John Karnowski, PE, PTOE, ACIP (john.karnowski@NV5.com)

Cc: Marc Schmulian, S2 NBV LLC

Date: April 12, 2023

Re: Memorandum of Understanding
West Drive Residential Development
West Drive, North Bay Village, FL 33141

This memo conveys current information related a proposed development in North Bay Village, Florida and outlines the preliminary scope of the required Traffic Impact Analysis (TIA), including trip generation, trip distribution and analysis scenarios.

Site Description

The site, illustrated in the attached Concept Plan, is a proposed 21-story residential development consisting of 94 residential units. The development will replace a parking lot. Ingress is via a driveway on the south end of the property; egress will be on the north end. The project is proposed to be constructed in a single phase and completed in Q1 2025.

Site Trip Generation

The table below provides a summary of the gross daily and peak hour trip generation rates based on the ITE Trip Generation Manual, 11th Edition.

Land Use*	Ind. Variable	Average Rates		
		Daily	AM (In/Out %)	PM (In/Out %)
Multi-Family Housing (High-Rise) – ITE LUC 222	Dwelling Units	4.54	0.27 (34/66)	0.32 (56/44)

*Source: ITE Trip Generation, 11th Ed., 2021

Multimodal/Internal Capture Adjustment

Per the City staff's request, no multimodal adjustments will be made. There are no internal capture nor pass-by trips for residential development.

The table below breaks down the site's expected trip generation and details the reduction discussed above.

Land Use	Intensity	Daily	AM Peak			PM Peak		
			Total	In	Out	Total	In	Out
Multi-Family Housing (High-Rise) – LUC 222	94 DU	426	25	9	16	30	17	13

Site Access

Access to the site will be provided along West Drive via two driveways – one inbound and the other outbound. The northern driveway will be the egress.

Study Intersections

The study area will be comprised of the following intersections:

1. 79th Street/JFK Causeway (SR 934) & Harbor Island Drive/North Bay Island (signal)
2. Harbor Island Drive & Larry Paskow Way (all-way stop)
3. West Drive and Site Driveway (driveway stop)

Study Road Segments

The road segment of West Drive from Harbor Island Drive to the site driveway will be assessed.

Traffic Counts

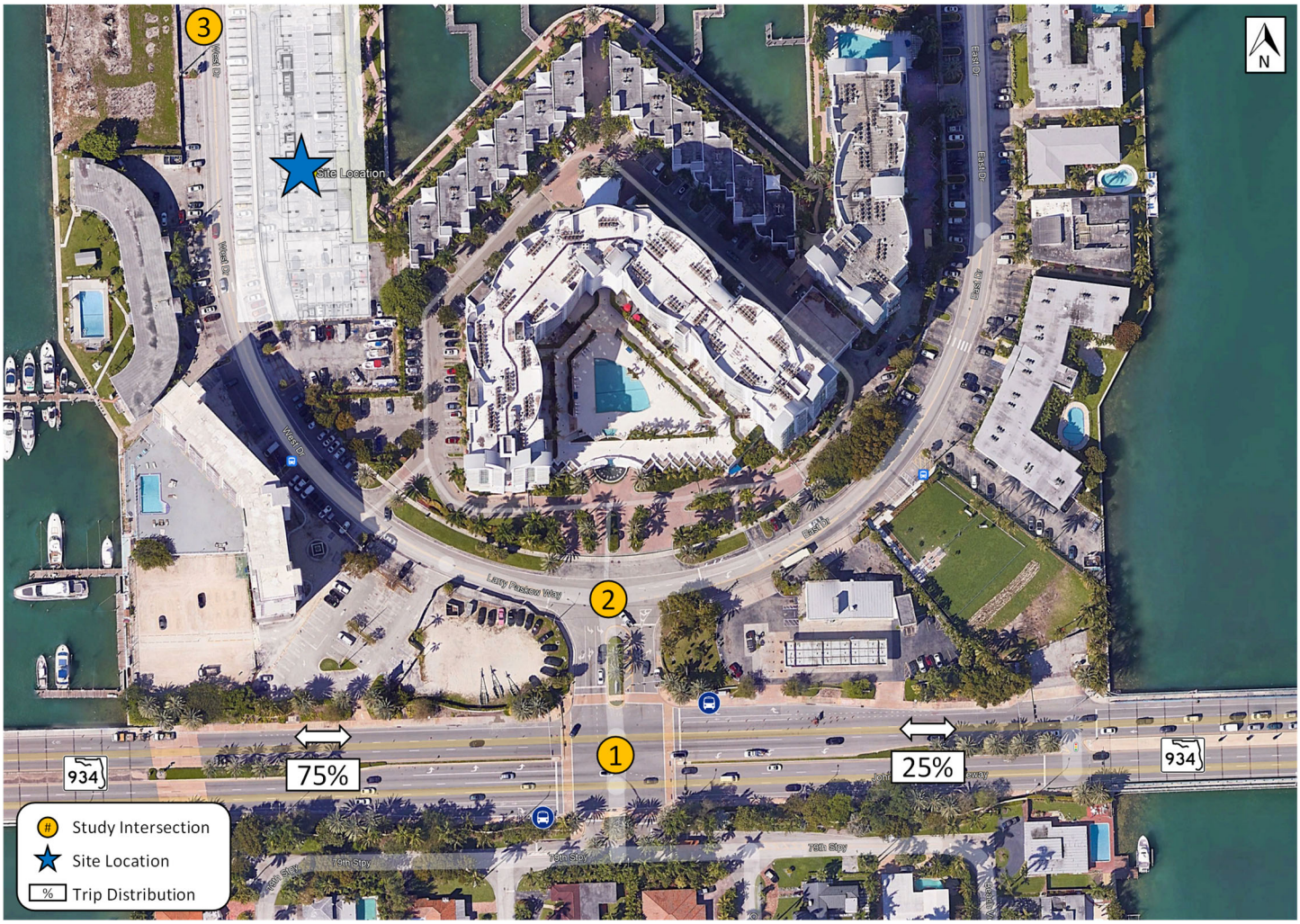
New turning movement counts were collected on Thursday, March 9, 2023 at 79th Street/JFK Causeway (SR 934) & Harbor Island Drive/North Bay Island and at Harbor Island Drive & Larry Paskow Way. A 24-hr bi-directional count was also collected on West Drive near the proposed egress driveway.

Trip Distribution & Assignment

The assignment and directional distribution of new project trips on the transportation network are based on the Miami-Dade Transportation Planning Organization's 2045 Long Range Transportation Plan Direction Trip Distribution Report. The report details the 2015 and 2045 estimated traffic patterns. Most of the traffic from the Traffic Analysis Zone on the island is bound for or originates from the west. This is also evidenced by previous counts, typical traffic patterns and regional development. Trips are expected to travel to and from the following directions:

- 75% to/from the west via 79th Street/JFK Causeway (SR 934)
- 25% to/from the east via 79th Street/JFK Causeway (SR 934)

Count Location/Trip Distribution Map



Background Growth

Census data for the City and Florida Department of Transportation (FDOT) traffic count data along SR 934 was collected to determine an annual growth rate. FDOT data indicates a negative 1.2% change from 2017 to 2021. Census records indicate a roughly 1.4% annual growth from 2010 to 2021; this annual increase will be used to develop future traffic volumes. FDOT Average Annual Daily Traffic (AADT) and census population statistics are shown below.

North Bay Village Census Data			FDOT AADT Data	
Year	Population		Year	AADT
2010	7,137		2017	39,500
2021	7,956		2021	39,000
Δ% (overall)	15.4%		Δ% (overall)	-1.2%
Δ% (annual)	1.1%		Δ% (annual)	-0.3%

Recommended Growth Rate for study: 1.5% / year for two years.

Committed Trips

All committed development trips within the study area will be included. These have been identified in both the TIS. The following developments are included:

- 7918 West Drive – 54 unit, 21 story residential tower
- 1755 Kennedy Causeway Mixed-Use Development
- 1819-1855 79th Street Mixed-Use Development

Parking

Parking will be provided on site. The development will have four levels of self-parking for residents and guests. There are existing on-street parking spaces that will remain except where the access points will be built.

Internal Circulation

Traffic will enter from the southern driveway and circulate in a clockwise direction to park on either the ground level or to one of the parking levels above. Delivery vehicles and garbage collection will be on the ground level on the south side of the site. An access driveway is provided near the ingress driveway.

Planned Roadway & Approved Development Projects

A single roadway improvement has been identified in the site's vicinity:

- 79th Street/JFK Causeway (SR 934) – FDOT Project E6K68: repair/rehabilitation of bridges and pavement along SR 934 between Bay Drive and NE Bayshore Court. Geometric changes to SR 934 are not anticipated; improvements will not impact the study's capacity analysis.

Analysis Scenarios and Elements

Capacity analyses will be completed utilizing Synchro 11® and *Highway Capacity Manual, 6th Edition* methodology with adherence to FDOT guidelines. All study intersections and road segments will be analyzed during the surrounding roadways' weekday AM and PM peak hours under the following traffic scenarios:

- Existing Conditions (2023)
- Background Conditions (2025)
- Build Conditions (2025)

The 95th percentile queues will be reported along with the delay and LOS results.

AutoTurn analysis for garbage and delivery trucks will be shown on the site plan as well turns on the various floors. The parking space count will be included along with a calculation of the required number of spaces. This will be submitted on the site plan.

ELAD NATIONAL
PROPERTIES

The Elad Group is a multi-billion-dollar real estate investment and development company, established in 1992 and active in real estate markets across North America, including the US and Canada.

For over 30 years, Elad has shaped communities with its best-in-class luxury and mixed-use developments and properties across the US and Canada and has a proven track record of creating large-scale, multi-phase development projects. Elad is known for its luxury condominium development and historic landmark projects such as The Plaza, 21 Astor Place, The O'Neill Building, The Grand Madison, One West End, and 108 Leonard in Downtown Manhattan.

Over the past three decades Elad has developed over 5.5 million square feet of luxury condominiums condominium developments in prime locations, in NYC, South Florida, Toronto, Montreal, and Los Angeles. One of Elad's prominent projects was The Plaza Hotel in NYC which was purchased for $675M in 2004. The project was redeveloped into luxury condominiums, a hotel, and retail space maximizing its use and value while restoring its brand to its former glory . The total sell out of The Plaza was over $1.5 billion dollars.

The ALINA Residences is one of the only luxury condominium multi-phased developments that spans over 9 acres in the urban core of Downtown Boca Raton in South Florida. Its combination of architectural integrity, cultural investment, and wellness-focused design sets a new benchmark for urban residential development in South Florida. Now at its completion, the ALINA Residences consists of 3 luxury condominium towers with over 300 units priced from $4 million to $10 million. The project consisted of 1.7 million total square feet with development costs of $700 million and a total sale out value of nearly $1.1 billion.

The latest offering by the Elad Group, The District is a multi-phased high rise luxury mixed-use development that sits on 8 prime acres in Broward County. Currently under construction the $190 million-dollar, 292-unit phase one is scheduled to be delivered in 2027 with the later phases consisting of four additional towers to be delivered by 2031. With total development costs of $650 million the project at its completion will deliver over 2.4 million total square feet, consisting of 1,300 residential units, 1,600 parking spaces spanning over 3 podium structures and 35K SF of retail.

The Elad Group is vastly acquiring additional properties to expand its presence across South Florida markets in N. Bay Village, Northern Dade County, Hillsboro Beach and other opportunities in Palm Beach County.

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1246422

CFN: 20250335486 BOOK 34737 PAGE 219
DATE:05/02/2025 03:35:59 PM
DEED DOC 120,000.00
SURTAX 90,000.00
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Prepared by (or under the supervision of)
and after recording return to:

Nancy B. Lash, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, Florida 33131

PARCEL IDENTIFICATION NO. 23-3209-001-0013

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 25 day of April, 2025, by and between S2 NBV, LLC, a Florida limited liability company (hereinafter called "**Grantor**"), whose address is 18851 NE 29TH Avenue, Suite 1011, Aventura, Florida 33180, and **EL-AD NBV LLC**, a Delaware limited liability company (hereinafter called "**Grantee**"), whose address is 150 E. Palmetto Park Road, Suite 400, Boca Raton, Florida 33432. As used herein, the terms "**Grantor**" and "**Grantee**" shall be construed to include masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and does hereby grant, bargain and sell to Grantee that certain real property, situated, lying and being in the County of Miami-Dade, State of Florida and legally described on Exhibit A attached hereto.

SUBJECT TO only those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**"), without reimposing same.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the improvements, licenses, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforesaid real estate; that Grantor has good right to sell and convey the same. Grantor hereby warrants the title to the aforesaid real estate and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name and caused its seal to be affixed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

S2 NBV, LLC, a Florida limited liability company

Name: Joanna Plessis
Address: 2875 NE 191 St #701
Aventura, FL 33180

By: _____
Name: Marc Schmulian
Title: Manager

Name: Sara Sanchez
Address: 2875 NE 191 St #701
Aventura, FL 33180

STATE OF FLORIDA §

COUNTY OF MIAMI-DADE §

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on April 23, 2025, by Marc Schmulian, the Manager of S2 NBV, LLC, a Florida limited liability company, on behalf said company. He/She personally appeared before me, is personally known to me or produced _____ as identification.

NOTARIAL SEAL

JOANNA PLESSIS NOTARY PUBLIC MY COMMISSION EXPIRES 12-9-2027 STATE OF FLORIDA COMMISSION NUMBER HH 431845

_____
Notary Public, State of Florida

Joanna Plessis
Printed/Typed Name

My Commission Expires: _____

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29° 11' 47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90° 00' 00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90° 00' 00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same May be amended or corrected.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real estate taxes or assessments for 2025 and subsequent years, which are not yet due and payable.
2. 10 foot easement, Dedication and Reservation shown on the Plat of Harbor Island, recorded in Plat Book 44, Page 72; as affected by Agreements by Sea Bay Corporation, a Florida corporation recorded in Book 3834, Page 184 of the Official Records of Miami-Dade County, Florida.
3. Terms and conditions of the Development Agreement between S2 NBV, LLC, a Florida limited liability company and North Bay Village, Florida, a Florida municipal corporation recorded in Book 34059, Page 4043 of the Official Records of Miami-Dade County, Florida.

ACTIVE 709842389v2

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY EL-AD NBV, LLC TO MODIFY THE SITE PLAN APPROVED BY RESOLUTION NO. 2023-163, FOR A MULTIFAMILY RESIDENTIAL PROJECT ON PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913–7915 WEST DRIVE, CONSISTING OF UP TO 94 DWELLING UNITS IN A 26-STORY, 298-FOOT-8-INCH BUILDING, WITH REQUESTS TO ALLOW: (A) COMPACT PARKING SPACES UP TO EIGHT PERCENT (8%) OF THE TOTAL PARKING PROVIDED; AND (B) SUBSTITUTION OF ONE REQUIRED LARGE TRUCK LOADING SPACE WITH A SMALL DELIVERY VEHICLE OR PASSENGER LOADING SPACE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, El-Ad NBV LLC ("the Applicant") has submitted an application to North Bay Village (the "Village"), pursuant to Section 5.8, seeking approval of a site plan modification for a previously approved multifamily residential project on an approximately 1.04-acre site, identified by Folio No. 23-3209-001-0013, located at approximately 7913 West Drive, as legally described in Exhibit A, "Legal Description" attached hereto (the "Property"); and

WHEREAS, the subject development project, known as "El-Ad North Bay Village," consists of 94 for-sale residential units and ancillary indoor and outdoor resident amenities within a 26-story building reaching a height of 298 feet and 8 inches; plus structured parking (collectively, the "Project"); and

WHEREAS, the site plan for the Project is attached hereto as Exhibit "B"; and

WHEREAS, the Village Commission previously approved a transfer of 22 density rights to the Property pursuant to Resolution No. 2023-163, which rights have been duly transferred and paid for, enabling the current 94-unit Project; and

WHEREAS, the previously transferred density rights yield a maximum density no greater than 30% above the base density of 70 units per acre, in compliance with Sections 8.10.D.4.d. and 8.13. of the ULDC; and

WHEREAS, concurrent with the Site Plan Modification review as required in Sec. 8.12 of the ULDC, the Applicant has requested to purchase an additional 40 feet of building height from North Bay Village (in excess of a 40-foot bonus previously purchased and approved), for a combined bonus height of 80 feet above the 150-foot base height, yielding a bonus-based height of 230 feet; and

WHEREAS, as part of the Site Plan Modification, the Applicant also seeks to increase the TDR-associated bonus height from a previously approved 49 feet to 69 feet (30% of the maximum permitted height of 230 feet, with bonus), to accommodate the taller building design; and

WHEREAS, the maximum building height of the Project, including the combined bonuses is 298 feet and 8 inches (not including mechanical structures located on the rooftop, which are exempt from the height limitation per Section 8.17.G); and

WHEREAS, Village staff reviewed the Project and found it consistent with the relevant goals, objectives and policies of the Comprehensive Plan and the pillars articulated in the NBV100 Master Plan, and recommends approval of the Site Plan Modification subject to the conditions herein; and

WHEREAS, pursuant to Section 8.13 and Chapter 15 of the ULDC, Village Staff and the Applicant have agreed on the terms of an amended Development Agreement, which memorializes the previously transferred density rights, updated height bonuses, building area in the Project, and other requirements; and

WHEREAS, after a duly noticed public hearing held on March 31, 2026, the Planning and Zoning Board recommended [approval / approval with conditions / denial] of the Site Plan request; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on _____, 2026 in accordance with the law to hear the application; and

WHEREAS, the Mayor and Village Commission find the proposed Site Plan is [consistent/not consistent] with the Village's NBV100 Master Plan vision, the Comprehensive Plan and ULDC; furthers the purpose, goals, objectives, and policies of same; and [is/is not] in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision; Conditions. Pursuant to Section 5.8 of the ULDC, the site plan to construct a 298-foot-8-inch, 26-story multifamily residential development Project consisting of 94 residential units, along with complementary resident amenities, as well as a parking garage (as shown in Exhibit "B"), is hereby [approved/denied/approved subject to the provisions set forth in the Development Agreement approved pursuant to Resolution No. 2026-____.] All such provisions in the Development Agreement are conditions to this site plan approval, and failure to adhere to such provisions may result in revocation of this site plan approval.

Section 3. Findings of Fact. The Mayor and Village Commission make the following findings of fact based upon the substantial competent evidence provided:

The requested site plan [meets/does not meet] the applicable Site Plan Review Standards provided in Section 5.8. The requested site plan approval [is/is not] contrary to the public interest or detrimental to the community and [is/is not] compatible with the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations. The Project [supports/does not support] the goals, objectives, and policies of the North Bay Village Comprehensive Plan and those of the NBV100 Master Plan, which include Livability, Resiliency, and Prosperity. The Project [is/is not] compatible with surrounding intensities and densities of development, [provides/does not provide] access to adequate light and air for surrounding properties; [provides/does not provide] commercial use(s) intended to serve the needs of the residents; and [creates/does not create] a pedestrian-friendly experience at the ground level.

Section 1. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 2. Implementation. The Village Manager, Village Attorney, and Village Clerk are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 3. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by ___ who moved its adoption. The motion was seconded by ___ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	___
Vice Mayor Goran Cuk	___
Commissioner Doris Acosta	___
Commissioner Richard Chervony	___
Commissioner Andrew Rotondaro	___

PASSED AND ADOPTED on this ___ day of _____, 2026.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba Chang, CMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

Exhibit “A”
LEGAL DESCRIPTION

Address: 7913-7915 West Drive, NORTH BAY VILLAGE

Folio Number: 23-3209-001-0013

Legal Description:

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami–Dade County, Florida more particularly described as follows:

Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a Plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the Parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (PC) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29°11'47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90°00'00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90°00'00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90°00'00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90°00'00"to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90°00'00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said Tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a Triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same may be amended or corrected.

Exhibit “B”
SITE PLAN APPLICATION SET

(Attached)

Exhibit “C”
DEVELOPMENT AGREEMENT

(Attached)

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON MARCH 31, 2026, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY HARBOR ISLAND DEVELOPMENT COMPANY, LLC FOR A USE EXCEPTION TO PERMIT A TEMPORARY SALES CENTER / MARKETING OFFICE ON PROPERTY LOCATED AT 7946 & 8000 EAST DRIVE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND C OMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS LLC FOR A VARIANCE TO PERMIT A TEMPORARY SALES CENTER TRAILER AT THE PROPERTY LOCATED AT 7938 AND 7940 WEST DRIVE WITH A REAR SETBACK OF FIFTEEN (15) FEET WHERE TWENTY-FIVE (25) FEET ARE REQUIRED AND A SECOND SIDE SETBACK OF SIX (6) FEET WHERE FORTY-EIGHT (48) FEET IS REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY EL-AD NBV, LLC TO MODIFY THE SITE PLAN APPROVED BY RESOLUTION NO. 2023-163, FOR A MULTIFAMILY RESIDENTIAL PROJECT ON PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913–7915 WEST DRIVE, CONSISTING OF UP TO 94 DWELLING UNITS IN A 26-STORY, 298-FOOT-8-INCH BUILDING, WITH REQUESTS TO ALLOW: (A) COMPACT PARKING SPACES UP TO EIGHT PERCENT (8%) OF THE TOTAL PARKING PROVIDED; AND (B) SUBSTITUTION OF ONE REQUIRED LARGE TRUCK LOADING SPACE WITH A SMALL DELIVERY VEHICLE OR PASSENGER LOADING SPACE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A TENTATIVE PLAT APPLICATION BY EL-AD NBV, LLC, ENTITLED “HARBOR ISLAND REPLAT" FOR PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913-7915 WEST DRIVE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 839 8967 2951
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

Legal Ads and Public Notices

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Public Hearing - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Mar 17, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON MARCH 31, 2026, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

PROPERTY POSTING
7913 West Drive
Posting Date: March 17, 2026



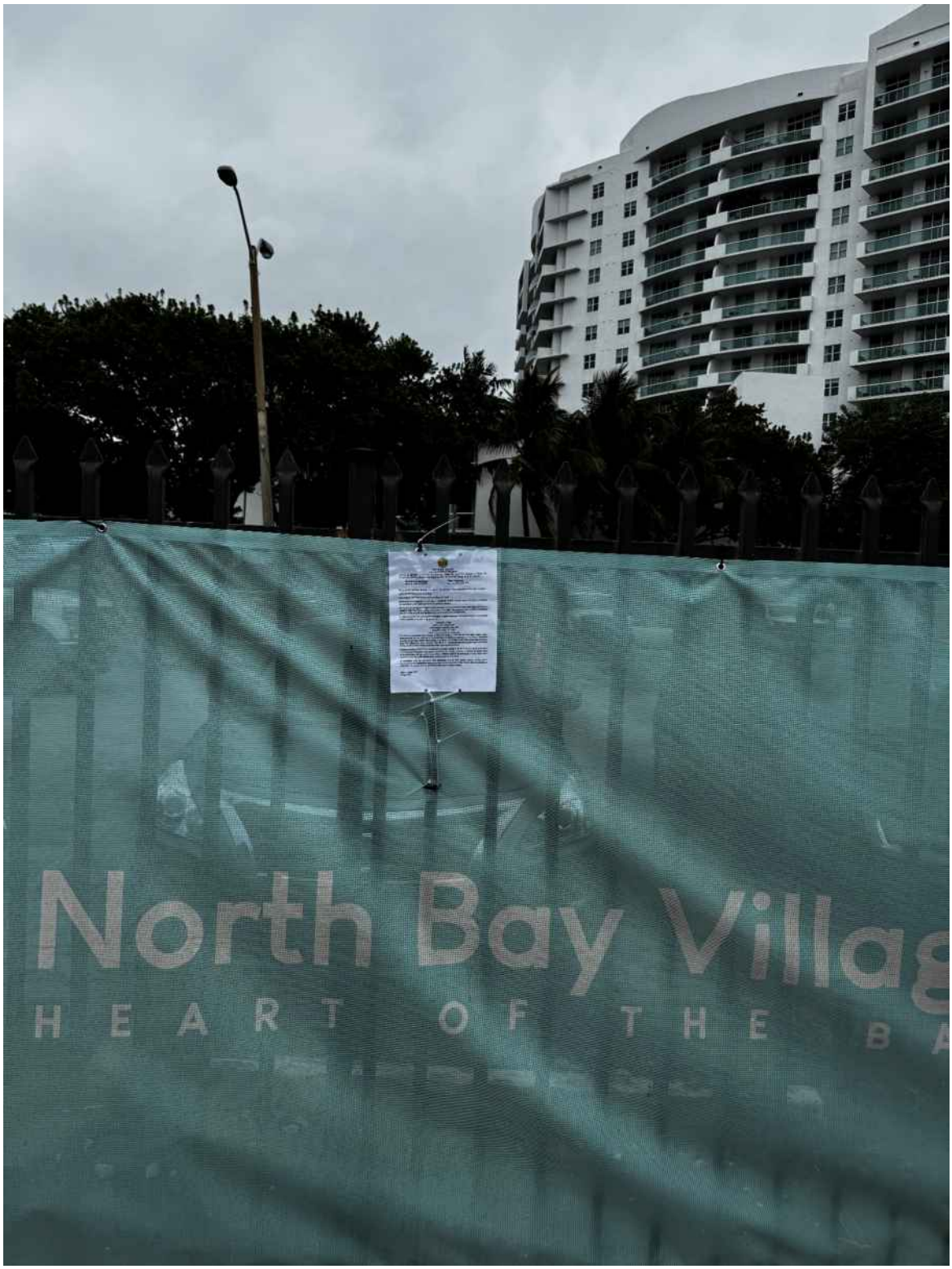
Sign 1 (View 1)



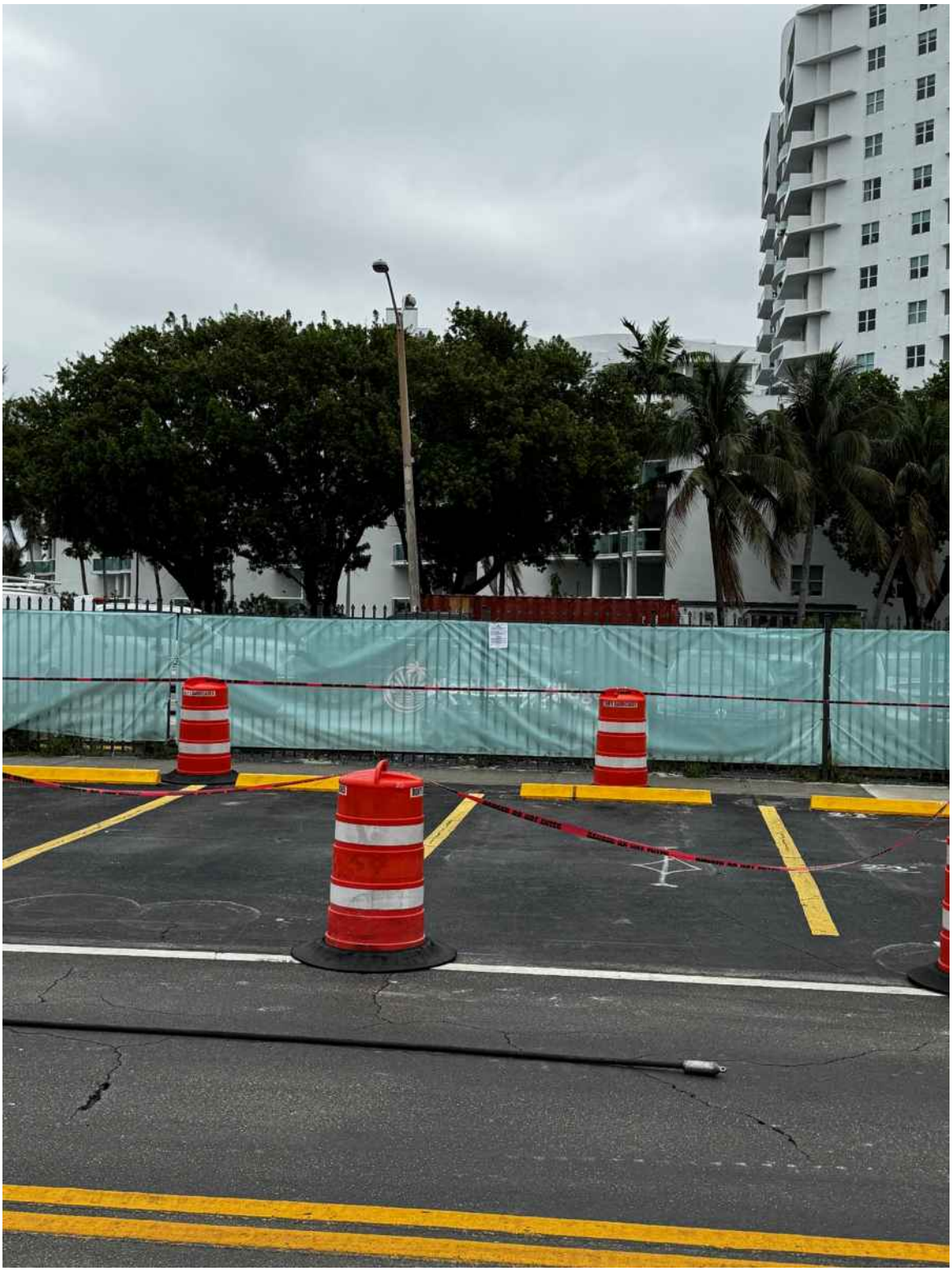
Sign 1 (View 2)



Sign 2 (View 1)



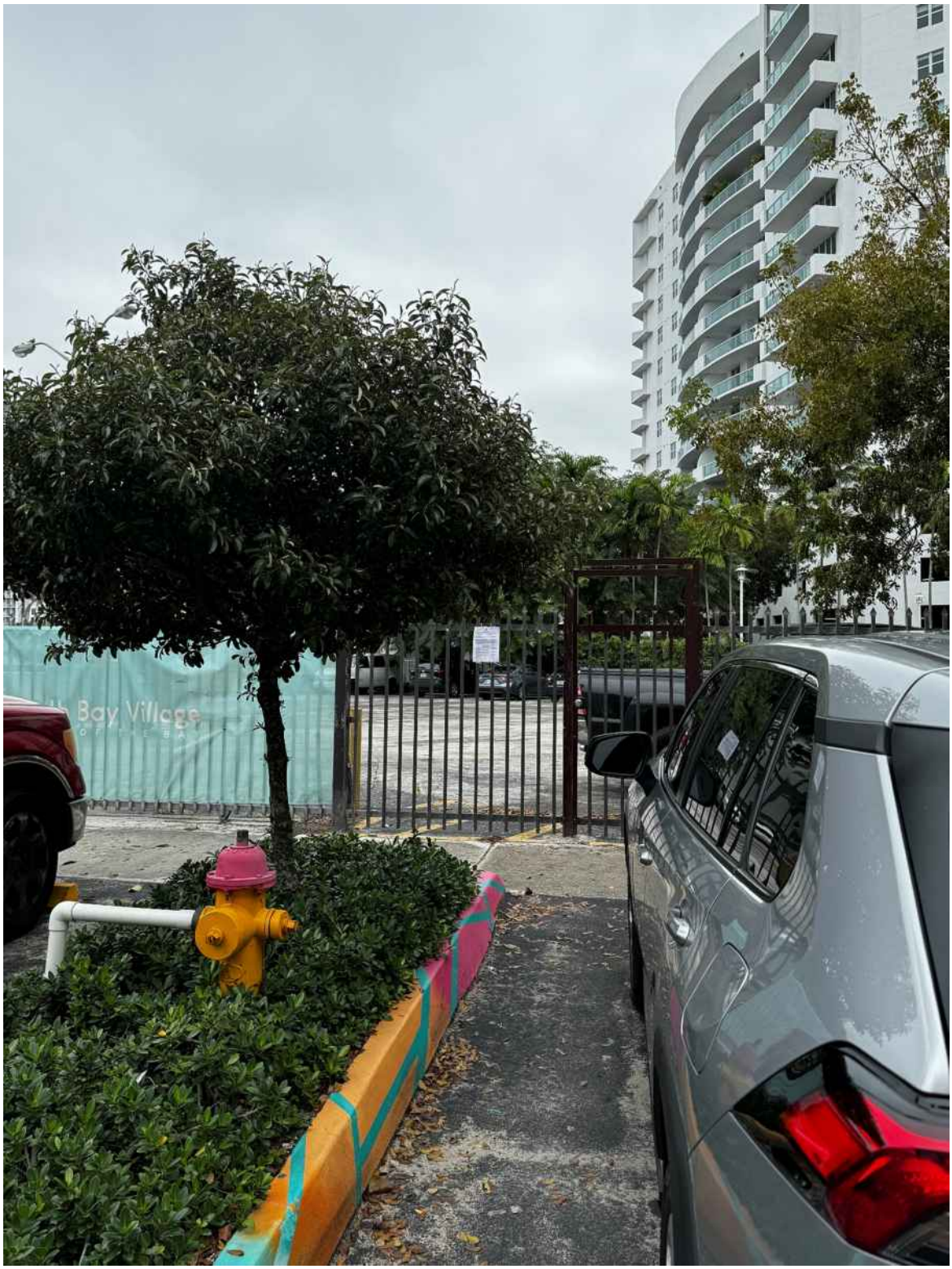
Sign 2 (View 2)



Sign 3 (View 1)



Sign 3 (View 2)



rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

March 18, 2026

North Bay Village
Planning & Zoning Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

Re: Property owners within 200 feet of:
FOLIO NUMBER: 23-3209-001-0013

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 200 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Miami-Dade County Property Appraisers' Office as of 3/17/2026.

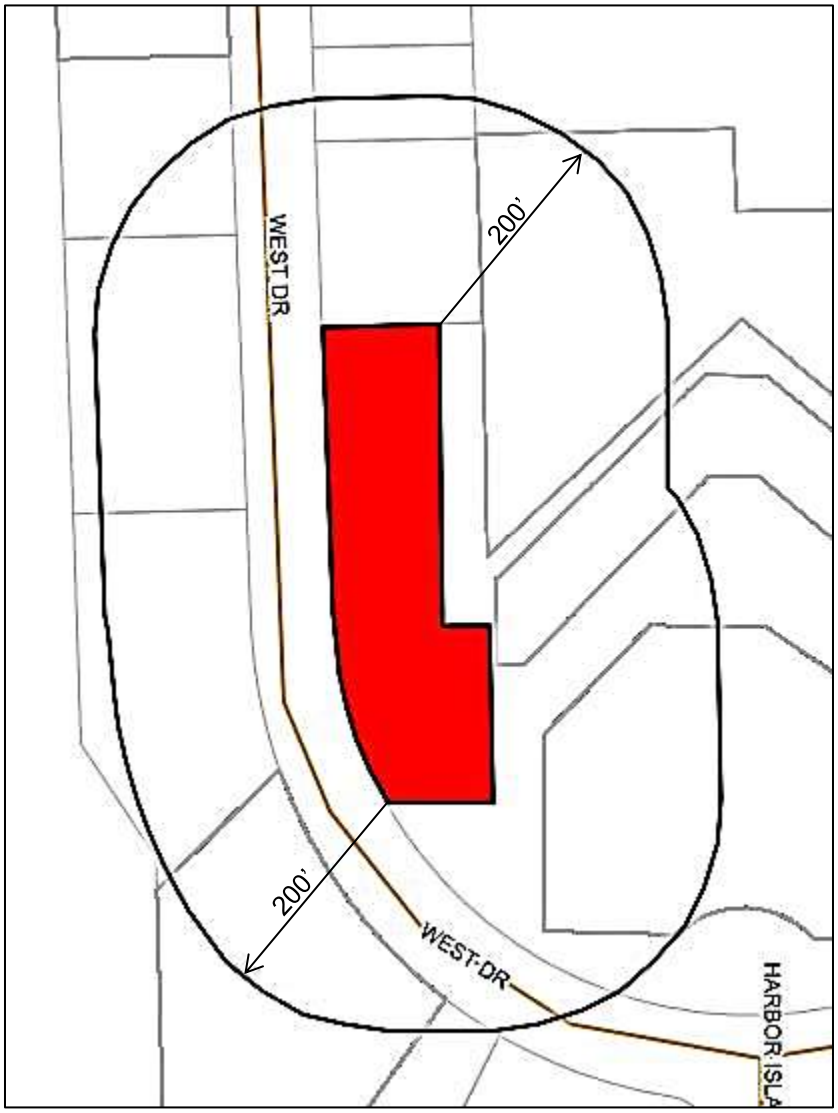
I affirm the notices were sent via First Class mail on 3/18/2026.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **474, including 8 international**

200' RADIUS MAP (N.T.S.)



FOLIO NUMBER: 23-3209-001-0013

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bay Village will hold Public Hearings at Village Hall, Commission Chambers, 1666 Kennedy Causeway, Suite 101, North Bay Village, FL 33141 as follows:

Planning & Zoning Board	**Village Commission**
March 31, 2026, at 6:00 PM	April 21, 2026, at 6:00 PM

The purpose of the Public Hearings is to consider the following variance application for the subject location:

APPLICANT: El Ad North Bay Village

LOCATION: 7913 West Drive, North Bay Village, FL 33141

REQUEST TO CONSIDER A SITE PLAN, MODIFICATION TO THE EXISTING DEVELOPMENT AGREEMENT AND TENTATIVE PLAT APPLICATIONS:

The Applicant is seeking the Village's review and approval to move forward with a multi-family development located at 7913 West Drive, totaling approximately 1.04 acres. The proposed project includes 94 residential units in a twenty-six (26) story building, with one-to-four-bedroom configurations.

All interested parties are encouraged to participate by either appearing at the public hearing(s) or by sending written comments in advance of the hearing (s) to:

North Bay Village
Office of the Village Clerk
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Email: publicomments@nbvillage.com

The Board or Commission may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. Information regarding the proposed request and/or project is available at the Village Clerk's office during normal business hours. The Village Clerk can be reached at 305-756-7171. The meeting agenda and supporting documentation will be available online at https://northbayvillage-fl.gov/agendas-minutes/

Pursuant to Section 286.0105, Florida Statutes if any person decides to appeal any decision made by the Board or Commission with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and 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.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305) 756-7171, no later than four (4) business days prior to such proceeding.

Alba L. Chang, CMC
Village Clerk

NAME 1	NAME 2	NAME 3	ADDRESS	CITY	STATE	ZIP	COUNTRY
CYNTHIA TRYPIS			1763 PHARMACY AVE	SCARBOROUGH ON M1T 1H4			CANADA
FRANCESCO MARCI			VIAT TASSO 25 CONCOREZZO	MONZA 20863			ITALY
JOSE M ARTURO RUANO AGUILAR LE	REM PATRICIO RUANO VALENZUELA	REM SANTIGO RUANO VALENZUELA	AVENIDA CLUB DE GOLF #51 ESTE	HUIXQUILUCAN 52779			MEXICO
KYRIAKOS RAFTIS			KYHREDDER 2	22397 HAMBURG			GERMANY
LYNE HARDY	ANDRE LAROSE		1214 RUE DIDEROT	BOISBRIAND QC J7G 3E1			CANADA
MARIA M ROA ALDANA LE	REM VALENTINA OCHOA ROA		CALLE 77B #59 61 BARRIO EL GOLF	BARRANQUILLA AT 80001			COLOMBIA
PORT CHARLOTTE INVERSION LLC			SALESIANOS 801 SAN MIGUEL	SANTIAGO DE CHILE CI 8900209CI			CHILE
TATIANA GRANO GIRALDO	ASHTON HERTRICH GIRALDO		VIA CARDINALE M MIMMI 16	BARI 70124			ITALY
103 BAYSHORE LLC			210 ROMANO AVE	CORAL GABLES	FL	33139	USA
1522 LLC			3720 FRANTZ RD	MIAMI	FL	33133	USA
306 CONDO ASSN INC			7900 HARBOR ISLAND DR	NORTH BAY VILLAGE	FL	33141	USA
360 1221 LLC			7900 HARBOR ISLAND DR #1221	NORTH BAY VILLAGE	FL	33141	USA
360 1519 PROPERTY LLC			765 CRANDON BLVD 609	KEY BISCAYNE	FL	33149	USA
360- 805 PROPERTY LLC			765 CRANDON BLVD 609	KEY BISCAYNE	FL	33149	USA
360 DEGREES HARBOR ISLAND CORP			10831 NW 29 ST	MIAMI	FL	33172	USA
360 DOCK 4 LLC			1390 BRICKELL AVE 200	MIAMI	FL	33131	USA
360 HARBOR ISLAND DR UNIT 08 LLC			901 PONCE DE LEON BLVD 601	CORAL GABLES	FL	33134	USA
360 HARBOR ISLAND DR UNIT 12 LLC			901 PONCE DE LEON BLVD 601	CORAL GABLES	FL	33134	USA
360 N BAY VLGE UNIT 821 INC			7900 HARBOR ISLAND DR #821	NORTH BAY VILLAGE	FL	33141	USA
360CONDO2525 LLC			79 N SHORE DR	MIAMI BEACH	FL	33141	USA
717 HARBOR ISLAND LLC			17672 SW 5TH ST	PEMBROKE PINES	FL	33029	USA
7900 HARBOR ISLAND DRIVE	1009A LLC		PO BOX 260563	PEMBROKE PINES	FL	33026	USA
AARON LEON	SUSAN LEON		127 ROY LN	HUNTING VALLEY	PA	19006	USA
ADRIANA LEIRO TRS	ADRIANA LEIRO REV LIV TRUST		7900 HARBOR ISLAND DR 823	NORTH BAY VILLAGE	FL	33141	USA
ADRIJANA PESIC	MAXIM DAINZON		7900 HARBOR ISLAND DR UNIT 518	NORTH BAY VILLAGE	FL	33141	USA
ALBERTA PEREZ			7900 HARBOR ISLAND DR UNIT 509	NORTH BAY VILLAGE	FL	33141	USA
ALBERTO REMENTERIA			7900 HARBOR ISLAND DR #1014	NORTH BAY VILLAGE	FL	33141	USA
ALDO PAVON CANSECO TRS	ALDO PAVON CANSECO REV TR	NELSON PENA TRS	7900 HARBOR ISLAND DR 1501	NORTH BAY VILLAGE	FL	33141	USA
ALEJANDRA BEATRIZ ROSSII ENRIQUEZ	EDUARDO ADDRIAN ENRIQUEZ		10348 NW 67 TER	DORAL	FL	33178	USA
ALELEK LLC			4885 NW 7 AVE	MIAMI	FL	33127	USA
ALEXA CEDENO	LESLIE R SCHWIMMER		7904 WEST DR UNIT 602	NORTH BAY VILLAGE	FL	33141	USA
ALEXANDER RESSIN	REGINA RESSIN		8251 NE 12 ST	MIAMI	FL	33138	USA
ALEXANDER RESSIN	REGINA RESSIN		7900 HARBOR ISLAND DR 1015	NORTH BAY VILLAGE	FL	33141	USA
ALEXANDRE J MOUSINHO MOREIRA	ROSARIO DE F NORAT MOUSINHO		7900 HARBOR ISLAND DR 1010	NORTH BAY VILLAGE	FL	33141	USA
ALFREDO TEJEDA SAMAME	REBECA BROUWER DE TEJEDA		7900 HARBOR ISLAND DR APT 721	NORTH BAY VILLAGE	FL	33141	USA
ALICIA A CHIPY			7900 HARBOR ISLAND DR #503	NORTH BAY VILLAGE	FL	33141	USA
ALIRIO GOMEZ	DORIS GOMEZ	DAVID GOMEZ	7900 HARBOR ISLAND DR #814	NORTH BAY VILLAGE	FL	33141	USA
ALL MAN CORP			PO BOX 982	NEW YORK	NY	10024	USA
ALLAN VILLAFANA			7918 HARBOR ISLAND DR #107	NORTH BAY VILLAGE	FL	33141	USA
ALONSO ACEBES SEVILLA &W	MARIA DEL CARMEN HURRLE DIAZ		7900 HARBOR ISLAND DR #906	NORTH BAY VILLAGE	FL	33141	USA
ALONSO LEYTON	FLORENCIA LEYTON		7900 HARBOR ISLAND DR 1118	NORTH BAY VILLAGE	FL	33141	USA
ALPHONSO MORGAN			7904 WEST DR 601	NORTH BAY VILLAGE	FL	33141	USA
ALVAN MYLES RUBIN			7918 HARBOR ISLAND DR 307	NORTH BAY VILLAGE	FL	33141	USA
AMARILIS MORAN ALVAREZ TRS	NIM FAMILY TR		3521 N 32 TER	HOLLYWOOD	FL	33021	USA
AMIT SHARMA			7900 HARBOR ISLAND DR 923	NORTH BAY VILLAGE	FL	33141	USA
AMLUVAS LLC			1240 NE 153 ST	NORTH MIAMI BEACH	FL	33162	USA
AMOL CHAUDHARI	DEEPA MALLEESWARAN		7904 WEST DR 203	NORTH BAY VILLAGE	FL	33141	USA
AMPARO ALMAGUER			360 HARBOR ISLAND DR UNIT 1	NORTH BAY VILLAGE	FL	33141	USA
AMPARO ALMAGUER			14813 SW 30 TER	MIAMI	FL	33185	USA
AMPARO ALMAGUER SANCHEZ			14813 SW 30 TER	MIAMI	FL	33185	USA
AMV HOLDINGS LLC			1390 S DIXIE HWY STE 1309	CORAL GABLES	FL	33146	USA
AMV INVESTMENTS LLC			1424 NE MIAMI PL 1714	MIAMI	FL	33132	USA

ANA M ROJAS TRS	ANA M ROJAS REV TR	GUSTAVO ROJAS TRS	7900 HARBOR ISLAND DR 1023	NORTH BAY VILLAGE	FL	33141	USA
ANABEL VICTORIA MONTOYA	ALBERTO A PINZON ROVIRA		7900 HARBOR ISLAND DR 604	NORTH BAY VILLAGE	FL	33141	USA
ANALILI MEDINA MORELL	ARTURO L MURILLO FIGUEROA		7900 HARBOR ISLAND DR 709	NORTH BAY VILLAGE	FL	33141	USA
ANDREINA LOPEZ MENDEZ			7900 HARBOR ISLAND DR #517	NORTH BAY VILLAGE	FL	33141	USA
ANDRES TABARES			7149 AMINDA ST	SHAWNEE	KS	66227	USA
ANDREW JACOB KRANZ			10103 MIKADO LN	ROYAL PALM BEACH	FL	33411	USA
ANETTE MOURIER			7900 HARBOR ISLAND DR 1012	NORTH BAY VILLAGE	FL	33141	USA
ANGEL BETANCOURT			7900 HARBOR ISLAND DR #1004	NORTH BAY VILLAGE	FL	33141	USA
ANGEL N DIAZ NORRMAN	ANGEL NARCISO DIAZ		7900 HARBOR ISLAND DR 619	NORTH BAY VILLAGE	FL	33141	USA
ANGELA MANTILLA MORIMOTO	NORIO MORIMOTO		572 LINSEY AVE	SCHAUMBURG	IL	60914	USA
ANTHONY G STANLEY &	GEORGE M STANLEY &W JACQUELINE		7900 HARBOR ISLAND DR #1514	NORTH BAY VILLAGE	FL	33141	USA
ANTONIO ALEJANDRO ASLAN SUAREZ LE	REM EMILIO ASLAN TARZIKHAN		7904 WEST DR 801	NORTH BAY VILLAGE	FL	33141	USA
ANTONIO MIRAGLIA			7900 HARBOR ISLAND DR #602	NORTH BAY VILLAGE	FL	33141	USA
ANYNAMEIWANT LIMITED LIABILITY CO			9933 E BROADVIEW DR	BAY HARBOUR ISLANDS	FL	33154-1118	USA
ARIANNA POLENGHI	EDOARDO CANDIAN		7904 WEST DR 316	NORTH BAY VILLAGE	FL	33141	USA
ASTRO TOOLS RENTAL AND SALES INC			633 NE 79 ST	MIAMI	FL	33138	USA
ASTRO TOOLS RENTALS AND SALES			7904 WEST DR 908	NORTH BAY VILLAGE	FL	33141	USA
BARBARA BARREIRO			7904 WEST DR 216	NORTH BAY VILLAGE	FL	33141	USA
BAYSHORE 116 LLC			7792 NW 54 ST	DORAL	FL	33166	USA
BAYSHORE 814 LLC			7792 NW 54 ST	DORAL	FL	33166	USA
BAYSHORE YACHT & TENNIS CLUB ASSN			7904 WEST DR #13	NORTH BAY VILLAGE	FL	33141	USA
BAYSHORE YACHT AND TENNIS	CLUB CONDO ASSOC INC		7904 WEST DR	NORTH BAY VILLAGE	FL	33141	USA
BAYSHORE YACHT CLUB LLC			7904 WEST DR	NORTH BAY VILLAGE	FL	33141	USA
BELKIS SHAH			7900 HARBOR ISLAND DR UNIT 819	NORTH BAY VILLAGE	FL	33141	USA
BH 790411 FLR LLC			PO BOX 414449	MIAMI BEACH	FL	33141	USA
BIBIANA PATRICIA MAYORGA HENAO			7900 HARBOR ISLAND DR 510	NORTH BAY VILLAGE	FL	33141	USA
BIGBEE INTERNATIONAL LLC			1110 BRICKELL AVE STE 310	MIAMI	FL	33131	USA
BLUE WEST 408 LLC			15525 SW 83 AVE	MIAMI	FL	33157	USA
BOB CHAMORRO	PATRICIA M ANGLERO CARRERO		7900 HARBOR ISLAND DR 1016	NORTH BAY VILLAGE	FL	33141	USA
BOBBY BORA			43 KINSELLA ST	DIX HILLS	NY	11746	USA
BOBBY BORA			7914 HARBOR ISLAND DR 206	NORTH BAY VILLAGE	FL	33141	USA
BOGA STYLE LLC			2655 LEJEUNE RD STE 508	CORAL GABLES	FL	33134	USA
BRETT HARRIS			7900 HARBOR ISLAND DR 617	NORTH BAY VILLAGE	FL	33141	USA
BRYAN T HALDA TRS	BRYAN T HALDA AND ABRAHAM E	HERNANDEZ LOPEZ REVOCABLE TR	7914 HARBOR ISLAND DR 305	NORTH BAY VILLAGE	FL	33141	USA
BULL69 LLC			7904 WEST DR 416	NORTH BAY VILLAGE	FL	33141	USA
BURT R GONZALES &W	ANDRE A. GONZALES &W CONSTANCE J		7900 HARBOR ISLAND DR #1210	NORTH BAY VILLAGE	FL	33141	USA
CADILLAC HOTEL LTD			6565 COLLINS AVE	MIAMI BEACH	FL	33141	USA
CARLOS A DA COSTA PEREIRA	SARAH VIVIANE MARTINI		7900 HARBOR ISLAND DR 525	NORTH BAY VILLAGE	FL	33141	USA
CARLOS A PENAHERRERA			7900 HARBOR ISLAND DR 1202	NORTH BAY VILLAGE	FL	33141	USA
CARLOS JURADO & ZULMA E JURADO			7900 HARBOR ISLAND DR #822	NORTH BAY VILLAGE	FL	33141	USA
CARLOS M QUINONES INC			RR#1 BOX 29	CAROLINA	PR	00979	PUERTO RICO
CARLOS MANUEL PORTELA			7900 HARBOR ISLAND DR 1108	NORTH BAY VILLAGE	FL	33141	USA
CARLOS MONTANDON BORGES			900 BISCAYNE BLVD #2008	MIAMI	FL	33132	USA
CARLOS MONTANDON BORGES			7900 HARBOR ISLAND DR #612	NORTH BAY VILLAGE	FL	33141	USA
CAROLINA BRAGA LARA	GUILHERME AUGUSTO PONTES ARASHIRO		7914 HARBOR ISLAND DR 302	NORTH BAY VILLAGE	FL	33141	USA
CASEY SUPPLE			7900 HARBOR ISLAND DR 1523	NORTH BAY VILLAGE	FL	33141	USA
CATALINA ARRUFERIA CORREA	FERNANDO SANCHEZ AEDO		7900 HARBOR ISLAND DR 723	NORTH BAY VILLAGE	FL	33141	USA
CATHERINE PATRICK			7904 WEST DR 414	NORTH BAY VILLAGE	FL	33141	USA
CERRO HONDO LLC	C/O MARIO OJEDA		7900 HARBOR ISLAND DR #820	NORTH BAY VILLAGE	FL	33141	USA
CESAR FALCON			7904 WEST DR 308	NORTH BAY VILLAGE	FL	33141	USA
CESARE CAVALLAZZI TORRES			7900 HARBOR ISLAND DR 716	NORTH BAY VILLAGE	FL	33141	USA
CHIN PU HWANG			7914 HARBOR ISLAND DR #106	NORTH BAY VILLAGE	FL	33141	USA
CHRISTIAN ARRUBLA			2358 TIGERTAIL AVE	MIAMI	FL	33133	USA

CHRISTINA K KOPPES			7918 HARBOR ISLAND DR #210	NORTH BAY VILLAGE	FL	33141	USA
CHRISTOPHER P MAIORANA	LISA MAIORANA		7900 HARBOR ISLAND DR A715	NORTH BAY VILLAGE	FL	33141	USA
CHUNJING LIU &W JUAN YANG			7900 HARBOR ISLAND DR #1001	NORTH BAY VILLAGE	FL	33141	USA
CITY OF NORTH BAY VILLAGE			1666 KENNEDY CSWY STE 700	NORTH BAY VILLAGE	FL	33141	USA
CL AND NB LLC			7315 CARLYLE AVE #16	MIAMI BEACH	FL	33141	USA
CL AND NB LLC			7904 WEST DR 106	NORTH BAY VILLAGE	FL	33141	USA
CLAUDIA PATRICIA SEQUERA			7900 HARBOR ISLAND DR 1223	NORTH BAY VILLAGE	FL	33141	USA
CLAUDIA PINTO			7900 HARBOR ISLAND DR 506	NORTH BAY VILLAGE	FL	33141	USA
CLB 410 INVESTMENTS LLC			2 S BISCAYNE BLVD STE 1600	MIAMI	FL	33131	USA
CLEMENCIA MEZA TRS	CLEMENICA MEZA AND HUGO	PORTELLA IRR LIV TRUST	7904 WEST DR #RU 914	NORTH BAY VILLAGE	FL	33141	USA
COMBUSCAL LLC			5445 COLLINS AVE 1504	MIAMI BEACH	FL	33140	USA
COMMUNITY 706 INC			7900 HARBOR ISLAND DR #706	NORTH BAY VILLAGE	FL	33141	USA
CONAGUA LLC			12925 NW 1 CT	MIAMI	FL	33168	USA
CORREAL LONDONO INVERSIONES INC			7900 HARBOR ISLAND DR #515	NORTH BAY VILLAGE	FL	33141	USA
COSTAS LLC			18305 BISCAYNE BLVD STE 216	AVENTURA	FL	33160	USA
CRICETINA2000 CORP			1390 BRICKELL AVE STE 104	MIAMI	FL	33131	USA
DAMIAN ANDUJAR	JORGE A ANDUJAR		7900 HARBOR ISLAND DR 504	NORTH BAY VILLAGE	FL	33141	USA
DANIELA JIMENEZ			7900 HARBOR ISLAND DR 1110	NORTH BAY VILLAGE	FL	33141	USA
DAVID MANUEL RUBINSTEIN			7918 HARBOR ISLAND DR APT 109	NORTH BAY VILLAGE	FL	33141	USA
DE BRASI INVESTMENTS INC			7900 HARBOR ISLAND DR #1124	NORTH BAY VILLAGE	FL	33141	USA
DEEP HILL LLC			7951 RIVIERA BLVD STE 210	MIRAMAR	FL	33023	USA
DEWI POLINA			7900 HARBOR ISLAND DR PH14	NORTH BAY VILLAGE	FL	33141	USA
DIANA HELLIWELL			7900 HARBOR ISLAND DR UNIT 1002	NORTH BAY VILLAGE	FL	33141	USA
DIARY HOLDINGS II LLC			6 HILLCREST AVE	WEST ORANGE	NJ	07052	USA
DINORAH MARIA ADAN			10078 SW 142 PL	MIAMI	FL	33186	USA
DIOGO MOTTA KUNTZER			7900 HARBOR ISLAND DR 1520	NORTH BAY VILLAGE	FL	33141	USA
DIVERSIFIED PROPERTY AND	VENTURES PARTNERS		7904 WEST DR 807	NORTH BAY VILLAGE	FL	33141	USA
DJ & P FLORIDA CORP			7904 WEST DR 612	NORTH BAY VILLAGE	FL	33141	USA
DOMA FAMILY INVESTMENTS LLC			7900 HARBOR ISLAND DR 1513	NORTH BAY VILLAGE	FL	33141	USA
DULCE MARIA MANDAT LE	REM GUILLERMO MANDAT		7918 HARBOR ISLAND DR #208	NORTH BAY VILLAGE	FL	33141	USA
DUVILEMARE LLC			5601 COLLINS AVE	MIAMI BEACH	FL	33140	USA
E & V HOLDINGS LLC			PO BOX 79769	HOUSTON	TX	77279	USA
EDGARD BONILLA			288 SHERMAN AVE	NEW HAVEN	CT	06511	USA
EDUARDO ALEJANDRO BRICENO RAMOS	EMILIO ALBERTO FERNANDEZ MARINEZ		7900 HARBOR ISLAND DR 1219	NORTH BAY VILLAGE	FL	33141	USA
EDWARD JOSEPH DELLER			300 VILLAGE DR APT 707	KING OF PRUSSIA	PA	19406	USA
EL AD NBV LLC			150 E PALMETTO PARK RD 400	BOCA RATON	FL	33432	USA
EL CHUPE LLC			3083 SW 138 AVE	MIRAMAR	FL	33027	USA
ELCANI LLC			650 WEST AVE #PH17	MIAMI BEACH	FL	33141	USA
ELINA ALEJANDRA BALBI BAUZON			7900 HARBOR ISLAND DR 1408	NORTH BAY VILLAGE	FL	33141	USA
ELINA BALBI BAUZON			7900 HARBOR ISLAND DR 1408	NORTH BAY VILLAGE	FL	33141	USA
ELNOS GROUP LLC			5084 SW 164 AVE	MIRAMAR	FL	33027	USA
ELVA E WILLIAMS LE	REM NICOLE M PINERO	KELVIN J PINERO JR	7900 HARBOR ISLAND DR 701A	NORTH BAY VILLAGE	FL	33141	USA
EMELER 1024 LLC			4770 BISCAYNE BLVD 1430	MIAMI	FL	33137	USA
EMILIO A FERNANDEZ MARINEZ	EDUARDO A BRICENO RAMOS		7900 HARBOR ISLAND DR 1211	NORTH BAY VILLAGE	FL	33141	USA
EMIR GOKHAN YUKSEK			19101 MYSTIC POINTE DR 501	AVENTURA	FL	33180	USA
ENRIQUE SUAREZ	LAURIE SUAREZ		10490 SW 138 ST	MIAMI	FL	33176	USA
ENVINTRA LLC			9001 SW 77 AVE C601	MIAMI	FL	33156	USA
ERIK OSINGA	ALEXANDRA PETERS		7900 HARBOR ISLAND DR 1525	NORTH BAY VILLAGE	FL	33141	USA
EVA MUCHO			7918 HARBOR ISLAND DR 309	NORTH BAY VILLAGE	FL	33141	USA
FABIAN G LOPEZ			7900 HARBOR ISLAND DR APT 1007	NORTH BAY VILLAGE	FL	33141	USA
FABIO SANTOS LOPEZ	JULIANA GOMES DE OLIVEIRA VOTTO		7900 HARBOR ISLAND DR 526	NORTH BAY VILLAGE	FL	33141	USA
FELIPE BETANCUR			7900 HARBOR ISLAND DR 1105	NORTH BAY VILLAGE	FL	33141	USA
FERNANDO J BARREIRO MURIEL			3800 OCEAN DR UNIT 1517	HOLLYWOOD	FL	33019	USA

FERRET & ZAMPATTI LLC			7751 NE BAYSHORE CT 6C	MIAMI	FL	33138	USA
FILMAR GROUP LLC			258 MONROE AVE	WYCKOFF	NJ	07481	USA
FLORIDA DOMUS LLC			310 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
FLORTIAN LLC			8877 COLLINS AVE 910	SURFSIDE	FL	33154	USA
FRANCISCO JAVIER ROLO			10618 NE 11 CT	MIAMI SHORES	FL	33138	USA
FRANCISCO JAVIER ROMERA VILLA	SILVIA ALVAREZ GARCIA		7904 WEST DR 808	NORTH BAY VILLAGE	FL	33141	USA
FRANCK RUTBI			7900 HARBOR ISLAND DR #PH18	NORTH BAY VILLAGE	FL	33141	USA
FRANK MUNOZ			7904 WEST DR 212	NORTH BAY VILLAGE	FL	33141	USA
FRANZ DORSCHNER TRS	DORSCHNER FAMILY REV TR	NICOLA DORSCHNER TRS	11640 COURT OF PALMS 504	FORT MYERS	FL	33908	USA
FREDERICK B DANNER	CHRISTINE M DANNER	LOUIS G DANNER	7900 HARBOR ISLAND DR 1509	NORTH BAY VILLAGE	FL	33141	USA
GABRIEL ALBERTO REYES RUIZ			11807 SW 154 PATH	MIAMI	FL	33196	USA
GABRIEL MERA MIYARES			7900 HARBOR ISLAND DR 521	NORTH BAY VILLAGE	FL	33141	USA
GABY AND TONY LLC			111 3RD SAN MARINO TER	MIAMI BEACH	FL	33139	USA
GANIMEDES JOSE GOMEZ CARVAJAL	MARIA L Z FERNANDEZ DE GOMEZ		7900 HARBOR ISLAND DR 1026	NORTH BAY VILLAGE	FL	33141	USA
GATOR HARBOR WEST LTD			7850 NW 146 ST 4TH FLOOR	MIAMI LAKES	FL	33016	USA
GENTO GROUP OF FLORIDA INC			100 SW 10 ST	MIAMI	FL	33130	USA
GERMAN DUBOIS III			7900 HARBOR ISLAND DR 1418	NORTH BAY VILLAGE	FL	33141	USA
GIACOMO CALABRESE			7900 HARBOR ISLAND DR #809	NORTH BAY VILLAGE	FL	33141	USA
GILLES DANIERE			7904 WEST DR 101	NORTH BAY VILLAGE	FL	33141	USA
GINA M ALBARELLO SANDOVAL			7900 HARBOR ISLAND DR #1117	NORTH BAY VILLAGE	FL	33141	USA
GREAT SUNSET CORP			134 S DIXIE HWY STE 216	HALLANDALE BEACH	FL	33009	USA
GRECO FELIPE CAREGARO ROLON	ELIKA PEDROSA KAZURAYAMA		7900 HARBOR ISLAND DR 507	NORTH BAY VILLAGE	FL	33141	USA
GUILLERMO BOLIVAR	OLGA CECILIA BOLIVAR		7900 HARBOR ISLAND DR 924	NORTH BAY VILLAGE	FL	33141	USA
GUNSELI ERDOGAN			1900 HARBOR ISLAND DR #712	NORTH BAY VILLAGE	FL	33141	USA
GUSGA 360 LLC			7900 HARBOR ISLAND DR A714	NORTH BAY VILLAGE	FL	33141	USA
H I 1215 PROPERTIES CORP			7900 HARBOR ISLAND DR STE 1215	NORTH BAY VILLAGE	FL	33141	USA
H I 1215 PROPERTIES CORP			7900 HARBOR ISLAND DR UNIT #1208	NORTH BAY VILLAGE	FL	33141	USA
HANNA YOUSSEF YOUSSEF			7900 HARBOR ISLAND DR 921	NORTH BAY VILLAGE	FL	33141	USA
HAO ZHENG			7900 HARBOR ISLAND DR #1125	NORTH BAY VILLAGE	FL	33141	USA
HARBOR 360 LLC			799 CRANDON BLVD 807	KEY BISCAYNE	FL	33149	USA
HARBOR 7900 LLC			7900 HARBOR ISLAND DR #1426	NORTH BAY VILLAGE	FL	33141	USA
HARLEY DREILING			7900 HARBOR ISLAND DR 1019	NORTH BAY VILLAGE	FL	33141	USA
HARRINGTON INTERNATIONAL	LIMITED PARTNERSHIP		16192 COASTAL HIGHWAY	LEWES	DE	19958	USA
HARRINGTON INTERNATIONAL	LIMITED PARTNERSHIP		7904 WEST DR 108	NORTH BAY VILLAGE	FL	33141	USA
HEATHER FOX 16 LLC			7904 WEST DR 611	NORTH BAY VILLAGE	FL	33141	USA
HENRY J AGUILAR CORDOVA LE	LUISA ELENA BELLO DE AGUILAR LE	REM HEILLY P AGUILAR CASTILLO	460 NE 28 ST UNIT 3003	MIAMI	FL	33137	USA
HERBERT ALONSO LEYTON			7900 HARBOR ISLAND DR PH15	NORTH BAY VILLAGE	FL	33141	USA
HEYA DESIGN GROUP INC			169 E FLAGLER ST 1002	MIAMI	FL	33131	USA
HEYDAR SHAHROKH			1182 WELLESLEY AVE #301	LOS ANGELES	CA	90049	USA
HIALEAH INVESTMENT GROUP LLC			2125 BISCAYNE BLVD 204 20614	MIAMI	FL	33137	USA
HOLLY WELLINGTON			1901 LUDLAM DR	MIAMI	FL	33166	USA
HOME LENDING SOLUTIONS LLC			7914 HARBOR ISLAND DR 306	NORTH BAY VILLAGE	FL	33141	USA
HORACIO ENRIQUE SEGAL			36 BLACK HORSE RUN	CANDLER	NC	28715	USA
HORACIO G JASIN	PATRICIA JASIN		7900 HARBOR ISLAND DR 1201	NORTH BAY VILLAGE	FL	33141	USA
ICPEMIR LLC			18851 NE 29 AVE STE 900	AVENTURA	FL	33180	USA
ILDEFONSO GONCALVES CALDEIRA	JARROD WILKINS		7900 HARBOR ISLAND DR 1423	NORTH BAY VILLAGE	FL	33141	USA
INDIRA INVESTMENT GROUP LLC			3131 NE 7 AVE #2602	MIAMI	FL	33137	USA
INTERCOPOLI LLC			1680 MICHIGAN AVE STE 700	MIAMI BEACH	FL	33139	USA
INTERNATIONAL REAL ESTATE	GROUP LLC		5830 EAST 2 ST 7000 23003	CASPER	WY	82609	USA
IRIS RODRIGUEZ			7900 HARBOR ISLAND DR 807	NORTH BAY VILLAGE	FL	33141	USA
IRMA GARCIA TRS	THE GARCIA MARIN REVOCABLE TRUST	YERSON GARCIA	1411 LAKE CANDLEWOOD CT	MIAMI LAKES	FL	33014	USA
ISA MICHIELI PHILLIPS TRS	ISA MICHIELI PHILLIPS DECLARATION	OF TRUST	19131 NE 20 CT	NORTH MIAMI BEACH	FL	33179	USA
ISRAEL A GONZALEZ			7914 HARBOR ISLAND DR #301	NORTH BAY VILLAGE	FL	33141	USA

IVAN JAVIER TORRES ZAMBRANO			7900 HARBOR ISLAND DR 1008	NORTH BAY VILLAGE	FL	33141	USA
J AND B REAL ESTATE HOLDINGS INC			171 RISING MEADOW WAY	EAST STROUDSBURG	PA	18302	USA
J&G USA INVESTMENTS LLC			11200 PINES BLVD STE 200	NORTH BAY VILLAGE	FL	33141	USA
JAMAL R BROWN &W	JANET PEREZ BROWN		232 BALD EAGLE DR	STEWARTVILLE	NJ	08886	USA
JANIS KLEIN COHEN LE	REM HARRY YOUNG	REM BRITTANY YOUNG	7904 WEST DR APT 507	NORTH BAY VILLAGE	FL	33141	USA
JAVIER BEREZDIVIN	PATRICIA L BEREZDIVIN		7900 HARBOR ISLAND DR UNIT 1112	NORTH BAY VILLAGE	FL	33141	USA
JAY JACKEWICZ			7904 WEST DR 1011	NORTH BAY VILLAGE	FL	33141	USA
JENNIFER L MARSHIE	JOHN P MARSHIE		7900 HARBOR ISLAND DR 1206	NORTH BAY VILLAGE	FL	33141	USA
JOCELYN MARIANA BAEZ	IDALIA BAEZ ROA		7900 HARBOR ISLAND DR #621	NORTH BAY VILLAGE	FL	33141	USA
JOEL DE LA PAZ			7900 HARBOR ISLAND DR #520	NORTH BAY VILLAGE	FL	33141	USA
JOELLE ACHE LE	MICHEL ACHE LE	REM CAROLINE ACHE ENCAOUA	7900 HARBOR ISLAND DR 1220	NORTH BAY VILLAGE	FL	33141	USA
JOHN DERRICK DEGRAAF			15925 SW 136 TER	MIAMI	FL	33196-1813	USA
JOHN QUINTANA			PO BOX 2596	SHAMONG	NJ	08088	USA
JONATHAN NESSIM NAIM TRS	THE JONATHAN NESSIM NAIM REV TR	STEPHANIE AVIVIT AVITAN TRS	7421 COQUINA DR	NORTH BAY VILLAGE	FL	33141	USA
JONLOJOY LLC			700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
JORGE CABRERA LE	REM REBECA CABRERA	REM JORGE GABRIEL CABRERA	502 HOSTOS AVE	SAN JUAN	PR	00918-3231	PUERTO RICO
JORGE GONZALEZ			7900 HARBOR ISLAND DR #PH05	NORTH BAY VILLAGE	FL	33141	USA
JOSE ANDRADE	NAIR ANDRADE		411 WOOD ST	NEW BEDFORD	MA	02745	USA
JOSE BENREY	OLEVA BENREY		7900 HARBOR ISLAND DR 1518	NORTH BAY VILLAGE	FL	33141	USA
JOSE J MOUNSAMY			7904 WEST DR #717	NORTH BAY VILLAGE	FL	33141	USA
JOSE M JUNCO			7904 WEST DR #607	NORTH BAY VILLAGE	FL	33141	USA
JOSE SANTOS VEGA RIVERA	LILA MARTINA GUZMAN CALDERON	CESAR EDUARDO VEGA GUZMAN	7900 HARBOR ISLAND DR 1526	NORTH BAY VILLAGE	FL	33141	USA
JOSEPH J KIM	JOHANA KWEON		7900 HARBOR ISLAND DR 1018	NORTH BAY VILLAGE	FL	33141	USA
JOSHUA DAVID MCINERNEY	KATALINA FERNANDEZ MCINERNEY		7900 HARBOR ISLAND DR PH 16	NORTH BAY VILLAGE	FL	33141	USA
JUAN CARLOS DI PIETRO TRS	IN GOD WE TR		1980 S OCEAN DR #7P	HALLANDALE BEACH	FL	33009	USA
JUAN DAVID HERNANDEZ	NATALIA BOLIVAR	GUILLERMO LEON BOLIVAR	1865 79 ST CAUSEWAY 8N	NORTH BAY VILLAGE	FL	33141	USA
JUAN DEL CARPIO LE	LUZ DEL CARPIO LE	REM PATRICIA MARIA DEL CARPIO	7900 HARBOR ISLAND DR APT 1204	NORTH BAY VILLAGE	FL	33141	USA
JUAN HERNANDEZ			7900 HARBOR ISLAND DR 1410	NORTH BAY VILLAGE	FL	33141	USA
JUAN L MUNOZ			7900 HARBOR ISLAND DR 808	NORTH BAY VILLAGE	FL	33141	USA
JUANFLOLU INVESTMENT LLC			2320 HOLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
JUANFLOLU INVESTMENT LLC			614 N STATE RD 7	HOLLYWOOD	FL	33021	USA
JUCLATI INC			19380 COLLINS AVE 801	SUNNY ISLES BEACH	FL	33160	USA
JULIO C RIVERO VENEREO			301 NE MIAMI GARDNES DR 1625W	NORTH MIAMI BEACH	FL	33179	USA
JULIO CARIDAD RIVERO VENEREO			7904 WEST DR 112	NORTH BAY VILLAGE	FL	33141	USA
JULIO CESAR POTENZIANI TRS	POTENZIANIS REV LIV TR	ROSELLA P DE POTENZIANI TRS	7900 HARBOR ISLAND DR 1218	NORTH BAY VILLAGE	FL	33141	USA
JUNMEI XIE	YIFEI XIE		7904 WEST DR 515	NORTH BAY VILLAGE	FL	33141	USA
KAREN ALAMO PICHARA			7900 HARBOR ISLAND DR 708	NORTH BAY VILLAGE	FL	33141	USA
KASSANDRA BOSIRE			7904 WEST DR 1002	NORTH BAY VILLAGE	FL	33141	USA
KATE SULLIVAN LLC			201 178 DR	SUNNY ISLES BEACH	FL	33160	USA
KATHARINA LABOURE 1984 INC			7900 HARBOR ISLAND DR #1409	NORTH BAY VILLAGE	FL	33141	USA
KATHI THURSTON			7900 HARBOR ISLAND DR 1420	NORTH BAY VILLAGE	FL	33141	USA
KAYMAR USA LLC			40 SW 13 ST STE 703	MIAMI	FL	33130	USA
KEVIN HARGADON			7900 HARBOR ISLAND DR #1211	NORTH BAY VILLAGE	FL	33141	USA
KEVIN ROHALMIN			7900 HARBOR ISLAND DR #1225	NORTH BAY VILLAGE	FL	33141	USA
KHALEEM GIBRAN BABOOLAL			7900 HARBOR ISLAND DR #PH8	NORTH BAY VILLAGE	FL	33141	USA
KKMZH LLC			7511 COQUINA DR	NORTH BAY VILLAGE	FL	33141	USA
KRIZEVACK CORP			7900 HARBOR ISLAND DR #917-A	NORTH BAY VILLAGE	FL	33141	USA
KRYSTAL ASANTI BATES			7900 HARBOR ISLAND DR 1205	NORTH BAY VILLAGE	FL	33141	USA
KYRIAKOS RAFTIS			7900 HARBOR ISLAND DR #803	NORTH BAY VILLAGE	FL	33141	USA
LA GRACIELLA LLC			3553 82 STREET APT 2C	JACKSON HEIGHTS	NY	11372	USA
LAILA DARDAS TRS			8401 OLD SEVEN LOCKS RD	BETHESDA	MD	20817	USA
LAPA LLC			7601 E TREASURE DR PH 116	NORTH BAY VILLAGE	FL	33141	USA
LAURA LAURENTI			7904 WEST DR #512	NORTH BAY VILLAGE	FL	33141	USA

L'ECLUSE LLC			7900 HARBOR ISLAND DR PH 22	NORTH BAY VILLAGE	FL	33141	USA
LEONIDAS MANUEL COMETTA			7441 WAYNE AVE UNIT 12Q	MIAMI BEACH	FL	33141	USA
LESTER 107 LLC			7904 WEST DR 107	NORTH BAY VILLAGE	FL	33141	USA
LILIA DE GRACIA			7900 HARBOR ISLAND DR 817	NORTH BAY VILLAGE	FL	33141	USA
LILLIAN Y GIRALDO			7900 HARBOR ISLAND DR UNIT #1405	NORTH BAY VILLAGE	FL	33141	USA
LISA CAMACHO			7900 HARBOR ISLAND DR 1510	NORTH BAY VILLAGE	FL	33141	USA
LISBON 803 LLC			341 RAVEN CIRCLE CITY	WYOMING	DE	19934	USA
LOIC GRANGE			7 E 35 ST APT 1B	NEW YORK	NY	10016	USA
LOW COST DELIVERY USA LLC			7904 WEST DR 504	NORTH BAY VILLAGE	FL	33141	USA
LUCA BIZZOTTO			8251 NE 12 AVE	MIAMI	FL	33138	USA
LUCY ANTONELLI			7900 HARBOR ISLAND DR 1506	NORTH BAY VILLAGE	FL	33141	USA
LUIGI ALIBRANDI	MARCY KANE		7900 HARBOR ISLAND DR 1412	NORTH BAY VILLAGE	FL	33141	USA
LUZ MARINA DONADO			7900 HARBOR ISLAND DR #815	NORTH BAY VILLAGE	FL	33141	USA
M & BOND LLC			2999 NE 191 ST STE 402	AVENTURA	FL	33180	USA
MALAGO LLC			7904 WEST DR 716	NORTH BAY VILLAGE	FL	33141	USA
MALAWI INC			3131 NE 7 AVE #2602	MIAMI	FL	33137	USA
MANGO GROVE FAMILY LLC			661 NE 87 ST	MIAMI SHORES	FL	33138	USA
MANGO GROVE FAMILY LLC			1980 BAY DR #12	MIAMI BEACH	FL	33141	USA
MANUEL GAITAN	GIOVANNY GAITAN		7900 HARBOR ISLAND DR #1119	NORTH BAY VILLAGE	FL	33141	USA
MANUELA SAENZ SUAREZ			7904 WEST DR 409	NORTH BAY VILLAGE	FL	33141	USA
MARCELA SEGAL			7914 HARBOR ISLAND DR 101	NORTH BAY VILLAGE	FL	33141	USA
MARCELLO GONCALVES AMARAL	BEATRIZ CAJANGO AMARAL		7900 HARBOR ISLAND DR 622	NORTH BAY VILLAGE	FL	33141	USA
MARCELO ADDARIO TRS	MARCELO ADDARIO REVOCABLE TR	MYRIAM FRIDMAN LLC	5750 COLLINS AVE 6E	MIAMI BEACH	FL	33140	USA
MARCELO ALEJANDRO MENDEZ	ALICIA MARIA ESPINOSA MENDEZ		7501 E TREASURE DR APT 2M	NORTH BAY VILLAGE	FL	33141	USA
MARCELO BUARQUE DE GUSMAO			7900 HARBOR ISLAND DR APT 626	NORTH BAY VILLAGE	FL	33141	USA
MARCELO STEIGENBERGER ANTUNES	CHRISTIANE DE LA CRUZ	CHRISTIANE DE LA CRUZ TRS	7904 WEST DR 1001	NORTH BAY VILLAGE	FL	33141	USA
MARCIA VALENTE			7900 HARBOR ISLAND DR APT 1025	NORTH BAY VILLAGE	FL	33141	USA
MARCO SARACCO	ANTONIETTA POLICASTRO		7904 WEST DR #412	NORTH BAY VILLAGE	FL	33141	USA
MARENA BORNAS			2313 LAKE DEBRA DR 2812	ORLANDO	FL	32835	USA
MARGARITA BRITO			7918 HARBOR ISLAND DR 308	NORTH BAY VILLAGE	FL	33141	USA
MARIA ELENA SABOYA TRS	MARIA ELENA SABOYA REVOCABLE TR		7900 HARBOR ISLAND DR 916	NORTH BAY VILLAGE	FL	33141	USA
MARIA LUCIA ALVES			7900 HARBOR ISLAND DR 505	NORTH BAY VILLAGE	FL	33141	USA
MARIA LUZ GARCIA MEDINA			7904 WEST DR #817	NORTH BAY VILLAGE	FL	33141	USA
MARIA RITA GUZMAN PORTELA			7918 HARBOR ISLAND DR #110	NORTH BAY VILLAGE	FL	33141	USA
MARIA ROCA			7900 HARBOR ISLAND DR UNIT 1104	NORTH BAY VILLAGE	FL	33141	USA
MARIA TATIANA GONZALEZ LE	REM MARIA MIRTA REYES	REM MARIA INDIRA GONZALEZ	7900 HARBOR ISLAND DR 1207	NORTH BAY VILLAGE	FL	33141	USA
MARIA TERESITA SOTO VILLARES	ANTONIO MARTIN		YAGRUMO H-22 CAPARRA HILLS #A909	GUAYNABO	PR	00968	PUERTO RICO
MARILYN JEAN ZAJAC	ADAM ZAJAC		7900 HARBOR ISLAND DR 1421	NORTH BAY VILLAGE	FL	33141	USA
MARIN BROTHERS LLC			223 E FLAGLER ST 601	MIAMI	FL	33131	USA
MARINA COLOMBRES			5757 COLLINS AVE 901	MIAMI BEACH	FL	33140	USA
MARIO GARCIA	MAGDELIBIA GARCIA		7900 HARBOR ISLAND DR 1109	NORTH BAY VILLAGE	FL	33141	USA
MARISO DE COLSA			7900 HARBOR ISLAND DR 1402	NORTH BAY VILLAGE	FL	33141	USA
MARK FINLAYSON			7900 HARBOR ISLAND DR 1521	NORTH BAY VILLAGE	FL	33141	USA
MARTHA GARCIA			7900 HARBOR ISLAND DR UNIT #519	NORTH BAY VILLAGE	FL	33141	USA
MARTIN MARIA BARLETTI			7904 WEST DR #508	NORTH BAY VILLAGE	FL	33141	USA
MARUJA L GIL			7900 HARBOR ISLAND DR 1115	NORTH BAY VILLAGE	FL	33141	USA
MARY THERESA RODRIGUEZ	JORGE L PEREZ		7904 WEST DR RU 312	NORTH BAY VILLAGE	FL	33141	USA
MARY THERESA RODRIGUEZ			7904 WEST DR UNIT 311	NORTH BAY VILLAGE	FL	33141	USA
MASSIMO COLELLA	ELIDE AROSIO		7914 HARBOR ISLAND DR #C-201	NORTH BAY VILLAGE	FL	33141	USA
MASSIMO LAURENTI			7933 WEST DR	NORTH BAY VILLAGE	FL	33141	USA
MAURICIO ADOLFO SALAZAR	BEATRIZ ELENA ZAPATA		18655 NE 20 CT	NORTH MIAMI BEACH	FL	33179	USA
MAURIZIO FIORENTINO			7900 HARBOR ISLAND DR 1005	NORTH BAY VILLAGE	FL	33141	USA
MAURIZIO PEDRONI	FRANCESCA CAROTTI		7914 HARBOR ISLAND DR #103	NORTH BAY VILLAGE	FL	33183	USA

MAX BERRY			7900 HARBOR ISLAND DR 1406	NORTH BAY VILLAGE	FL	33141	USA
MBL PROPERTY HOLDINGS LLC			934 HIDDEN CREEK DR	SOUTH LYON	MI	48178	USA
MEI HONG CHEN &H	QI LI HUANG		7900 HARBOR ISLAND DR #1017	NORTH BAY VILLAGE	FL	33141	USA
MERZETTI INVESTMENTS LLC			7306 COLLINS AVE 75	MIAMI BEACH	FL	33141	USA
MGWO HOLLYWOOD LLC			7904 WEST DR 102	NORTH BAY VILLAGE	FL	33141	USA
MICHELE BOUCHET			7904 WEST DR 1004	NORTH BAY VILLAGE	FL	33141	USA
MICOL BONAZZOLI			7900 HARBOR ISLAND DR APT 904	NORTH BAY VILLAGE	FL	33141	USA
MIGUEL DORCASBERRO	CLAUDIA GONZALEZ DE DORCASBERRO		7900 HARBOR ISLAND DR 703	NORTH BAY VILLAGE	FL	33141	USA
MIGUEL FIGUEROA			7900 HARBOR ISLAND DR #810	NORTH BAY VILLAGE	FL	33141	USA
MIROMA EGAL LLC			7900 HARBOR ISLAND DR APT 1003	NORTH BAY VILLAGE	FL	33141	USA
MIVA PROPERTIES LLC			7900 HARBOR ISLAND DR 912	NORTH BAY VILLAGE	FL	33141	USA
MJVB HOLDINGS LLC			5252 NW 116 AVE	CORAL SPRINGS	FL	33076	USA
MOISES AUGUSTO WOOLCOTT			8051 NW 128 LN 15B	PARKLAND	FL	33076	USA
MONICA BIBIANA MIRANDA LE	REM ANTONIO POTO III		7900 HARBOR ISLAND DR UNIT 1505	NORTH BAY VILLAGE	FL	33141	USA
MONICA FRANCO			7904 WEST DR 303	NORTH BAY VILLAGE	FL	33141	USA
MONICA ROSS			7900 HARBOR ISLAND DR 725	NORTH BAY VILLAGE	FL	33141	USA
MORGAN ALPHONSO G			7904 WEST DR 104	NORTH BAY VILLAGE	FL	33141	USA
MORPHEUS INVESTMENT HOLDINGS LLC			6039 COLLINS AVE 418	MIAMI BEACH	FL	33140	USA
NADIR MAGSI &W CARMEN VALLE			7914 HARBOR ISLAND DR #205	NORTH BAY VILLAGE	FL	33141	USA
NAIME UGUR DEMET DOGAN			7900 HARBOR ISLAND DR 707	NORTH BAY VILLAGE	FL	33141	USA
NAROA RUSSIAN	EMIRO AGUILAR		7900 HARBOR ISLAND DR UNIT 1217	NORTH BAY VILLAGE	FL	33141	USA
NASSER A ISSA			7914 HARBOR ISLAND DR 204	NORTH BAY VILLAGE	FL	33141	USA
NATASA DELLAIACONO			19 WOODLAND AVE	LITTLE FERRY	NJ	07643	USA
NATHALIA ANDREINA GONZALEZ			7900 HARBOR ISLAND DR 816	NORTH BAY VILLAGE	FL	33141	USA
NBV GROUP LLC	CONTINUUM INVESTMENT GROUP INC		2199 PONCE DE LEON BLVD 301	CORAL GABLES	FL	33134	USA
NELSON RIVERA			2301 COLLINS AVE #590	MIAMI BEACH	FL	33139-1633	USA
NESENIMIA LLC			13501 SW 128 ST STE 202	MIAMI	FL	33186	USA
NEY MAXIMO SANTANA	GERMANIA TORIBIO SANTANA	JENNILL SANTANA	7900 HARBOR ISLAND DR #726	NORTH BAY VILLAGE	FL	33141	USA
NICHOLAS L MARTIN			7900 HARBOR ISLAND DR 722	NORTH BAY VILLAGE	FL	33141	USA
NMV INVESTMENTS LLC			7904 WEST DR 516	NORTH BAY VILLAGE	FL	33141	USA
NOAH E PARK	JENNY H PARK		7900 HARBOR ISLAND DR #811	NORTH BAY VILLAGE	FL	33141	USA
NOELIA VAZQUEZ			7900 HARBOR ISLAND DR 802	NORTH BAY VILLAGE	FL	33141	USA
NORTH BAY 2023 LLC			7904 WEST DR 216	NORTH BAY VILLAGE	FL	33141	USA
NORTH BAY VILLAGE			1666 KENNEDY CSWY STE 300	NORTH BAY VILLAGE	FL	33141	USA
NORTH BAY VILLAGE LLC			4 LOUISIANA TRL	MEDFORD	NJ	08055	USA
NUBES MIAMI LLC			777 BRICKELL AVE STE 500 49	MIAMI	FL	33131	USA
NYV LLC			1240 NE 153 ST	NORTH BAY VILLAGE	FL	33162	USA
OASIS ISLE LLC			5914 JOHNSON ST	HOLLYWOOD	FL	33021	USA
OCTAGON REAL EST INVEST LLC	C/O CARMEN A PORTELA		3630 JUSTISON RD	MIAMI	FL	33133	USA
OCTAGON REAL EST INVEST LLC	C/O CARMEN A PORTELA		PO BOX 145396	CORAL GABLES	FL	33114-5396	USA
OCTAGON REAL EST INVESTMENT LLC			PO BOX 145396	CORAL GABLES	FL	33114	USA
ORIANAS LLC			3500 MYSTIC POINTE DR UNIT 401	AVENTURA	FL	33180	USA
PABLO MAURER	LUCIA M NUNEZ		7900 HARBOR ISLAND DR 1411	NORTH BAY VILLAGE	FL	33141	USA
PACIFIC AND ORIENT	PROPERTIES LLC		224 COMMERCIAL BLVD 206	FORT LAUDERDALE	FL	33308	USA
PALMS 811 LLC			19007 BROAD SHORE WALK	LOXAHATCHEE	FL	33470	USA
PATRICIA M ABATE			7900 HARBOR ISLAND DR 704	NORTH BAY VILLAGE	FL	33141	USA
PATRICIA MARINHO SILVA			7900 HARBOR ISLAND DR 1224	NORTH BAY VILLAGE	FL	33141	USA
PATRICIO DUCO	ALAN DE ALMEIDA FLORES GARCIA		7900 HARBOR ISLAND DR 1516	NORTH BAY VILLAGE	FL	33141	USA
PATRICK W SIMIEN	VICKI L MOORE		616 EIGHTH ST NE	WASHINGTON	DC	20002	USA
PAUL C JACOB			7900 HARBOR ISLAND DR 1020	NORTH BAY VILLAGE	FL	33141	USA
PAUL TRIBIE			240 LENOX DR	WEST HEMPSTEAD	NY	11552	USA
PERENITY LLC			4770 BISCAYNE BLVD 1430	MIAMI	FL	33137	USA
PITANA LLC			1163 101 ST	BAY HARBOUR ISLANDS	FL	33154	USA

PITANGA REAL ESTATE LLC			1120 AVE OF THE AMERICAS STE 4FL	NEW YORK	NY	10036	USA
POIS INVESTMENTS LLC			4261 W PALM AIRE DR APT 101	POMPANO BEACH	FL	33069	USA
PRADA7904 LLC			3435 E 1 AVE	HIALEAH	FL	33141	USA
PREMNATH D NANDWANI &W AMERICA L			1621 BAY RD #402	MIAMI BEACH	FL	33139-3250	USA
PRESTON PLUMMER JTRS	ANDREA PLUMMER JTRS	KURT RASMUSSEN JTRS	6589 HICKMAN TERR	ALEXANDRIA	VA	22315	USA
PRO POOLS DISTRIBUTORS LLC			4412 NW 203 ST	MIAMI GARDENS	FL	33055	USA
PROJECT JFL LLC			4471 NE 93 WAY	SUNRISE	FL	33351	USA
PROJECT JFL LLC			30 N GOULD ST STE R	SHERIDAN	WY	82801	USA
PUNTA VERDE INVESTMENT LLC			999 BRICKELL AVE STE 740	MIAMI	FL	33131	USA
RAMCES GUY DUFRESNE			1835 E HALLANDALE BEACH BLVD 646A	HALLANDALE BEACH	FL	33009	USA
RANDY GAGE			7900 HARBOR ISLAND DR #PH12	NORTH BAY VILLAGE	FL	33141	USA
RAUL DOMINGUEZ			7904 WEST DR 804	NORTH BAY VILLAGE	FL	33141	USA
RAYMOND D COLALILLO	PRISCILLA E PEREZ		149 65 POWELLS COVE BLVD	WHITESTONE	NY	11357	USA
REACH REAL LLC			7901 KINGSPOINTE PKWY STE 15	ORLANDO	FL	32819	USA
REAL ESTATE SCHON LLC			1520 BAY DR	MIAMI BEACH	FL	33141	USA
REALTYCENTER COM INC			2300 NW 94 AVE #209	DORAL	FL	33172-2343	USA
REHANNA BABOOLAL			821 SW 104 CT	MIAMI	FL	33174	USA
RELATED 101 LLC			540 BRICKELL KEY DR 415	MIAMI	FL	33131	USA
RICARDO MARIO REYES MOREIRA	MARCEIA DEL C BUSTAMANTE AGUILAR		7900 HARBOR ISLAND DR #905	NORTH BAY VILLAGE	FL	33141	USA
RICK NIELSEN			7904 WEST DR 1017	NORTH BAY VILLAGE	FL	33141	USA
RICK NIELSEN			7904 WEST DR #910	NORTH BAY VILLAGE	FL	33141	USA
RIO AMAZONAS INVESTMENTS LLC			7900 HARBOR ISLAND DR 1517	NORTH BAY VILLAGE	FL	33141	USA
ROBERTO J PLAZOLA	JOSELIN C GIL		7918 HARBOR ISLAND DR #111	NORTH BAY VILLAGE	FL	33141	USA
ROBIN V AGUILAR			7900 HARBOR ISLAND DR #PH4	NORTH BAY VILLAGE	FL	33141	USA
ROGER ELOY FERRER	RAISA FERRER		7904 WEST DR 307	NORTH BAY VILLAGE	FL	33141	USA
ROLANDO CASTILLO			7904 WEST DR #603	NORTH BAY VILLAGE	FL	33141	USA
ROOF HOLDINGS INC			7636 113 ST #B	FOREST HILLS	NY	11375	USA
ROSANA RODRIGUEZ DO PRADO LE	REM MILENA SENA		7900 HARBOR ISLAND DR 907	NORTH BAY VILLAGE	FL	33141	USA
ROY BENMEIR	SHOSHANA BENMEIR		7904 WEST DR 202	NORTH BAY VILLAGE	FL	33141	USA
S V G DE OLIVEIRA LLC			1001 BRICKELL BAY DR 1202	MIAMI	FL	33131	USA
SANDEB INC			7900 HARBOR ISLAND DR #1401	NORTH BAY VILLAGE	FL	33141	USA
SANDRA BIBIANA LOPEZ PERDOMO			7900 HARBOR ISLAND DR 1511	NORTH BAY VILLAGE	FL	33141	USA
SANDRA E HORWITZ			7900 HARBOR ISLAND DR #1013	NORTH BAY VILLAGE	FL	33141	USA
SANTINA BEVILAQUA			363 EASTRIDGE DR	SAN ROMAN	CA	94582	USA
SANTOMAN INVESTMENT LLC			7901 HISPANOLA AVE #1606	WEST PALM BEACH	FL	33414	USA
SANTOS FUENTES LE	REM SANDRA DUHAMEL		7900 HARBOR ISLAND DR 720	NORTH BAY VILLAGE	FL	33141	USA
SARA M SABOYA TRS	SARA M SABOYA REV TR		7900 HARBOR ISLAND DR UNIT 1503	NORTH BAY VILLAGE	FL	33141	USA
SEMPER PADRON	MAURILIA PADRON		7918 HARBOR ISLAND DR 211	NORTH BAY VILLAGE	FL	33141	USA
SHERRIE LOCHALA			7900 HARBOR ISLAND DR 1415	NORTH BAY VILLAGE	FL	33141	USA
SHIRLEY A MUNOZ			6119 WEST 8170 SOUTH	WEST JORDAN	UT	84081	USA
SIFRA LLC			4015 INDIAN CREEK DR UNIT 108	MIAMI BEACH	FL	33140	USA
SILVANA CASERMEIRO			1395 NE 167 ST #309	NORTH MIAMI BEACH	FL	33162	USA
SILVIA CHAVES			14664 SW 132 AVE	MIAMI	FL	33186	USA
SITGES LLC			1549 NE 123 ST	NORTH MIAMI	FL	33161	USA
SJCO CAPITAL LLC			10605 SW 52 AVE	GAINESVILLE	FL	32608	USA
SOLU IB LLC			14973 SW 142 ST	MIAMI	FL	33196	USA
SORCERESS LLC			7918 HARBOR ISLAND DR C112	NORTH BAY VILLAGE	FL	33141	USA
STARTING POINT REAL ESTATE LLC			7904 WEST DR 912	NORTH BAY VILLAGE	FL	33141	USA
STARTING POINT REAL ESTATE LLC			13473 NW 19 LN	MIAMI	FL	33182	USA
STEPHEN OSTASZEWICZ	TARA OSTASZEWICZ		7900 HARBOR ISLAND DR 609	NORTH BAY VILLAGE	FL	33141	USA
STEPHEN THOMAS SCHULERE			7900 HARBOR ISLAND DR 826	NORTH BAY VILLAGE	FL	33141	USA
STEVE MICHAEL KEARNS			71 WOOD DUCK CT	HACKETTSTOWN	NJ	07840-3321	USA
SUMIMAS INC			7326 COLLINS AVE #108	MIAMI BEACH	FL	33141	USA

SUNNY WALL 1006 LLC	C/O MANUEL J VADILLO		11402 NW 41 ST #202	DORAL	FL	33178	USA
SUNNY WALL 514 LLC	C/O MANUEL J VADILLO ESQ		11402 NW 41 ST #202	DORAL	FL	33178	USA
SUSAN LESSNE	DONALD L LESSNE		1403 SHORELINE WAY	HOLLYWOOD	FL	33019	USA
SYRENNA PROPERTIES LLC			1680 MICHIGAN AVE 1024	MIAMI BEACH	FL	33139	USA
TAMMI LYNN HALL	MICHAEL DAVID HALL		6840 WHITE CREEK RD	MARLETTE	MI	48453	USA
TANIA C SOBERON			7904 WEST DR #217	NORTH BAY VILLAGE	FL	33141	USA
TANJA MORARIU			7900 HARBOR ISLAND DR #1114 A	NORTH BAY VILLAGE	FL	33141	USA
TAYLER MAGINLEY			9825 NE 2 AVE 530073	MIAMI	FL	33153	USA
TEG EXPO US LLC			6800 SW 40 ST 497	MIAMI	FL	33155	USA
TERESA COMPTIS LE	REM TERESA COMPTIS TRS	REM TERESA COMPTIS TRUST	7900 HARBOR ISLAND DR 824	NORTH BAY VILLAGE	FL	33141	USA
TERESITA GUERRA			7900 HARBOR ISLAND DR 524	NORTH BAY VILLAGE	FL	33141	USA
TERESITA TAN			1032 COLLINGTREE ST	LAS VEGAS	NV	89145	USA
THE EDGE REAL ESTATE GROUP LLC			600 BRICKELL AVE 3600	MIAMI	FL	33131	USA
THE RENTAL SERVICES NETWORK CORP			7918 HARBOR ISLAND DR C112	NORTH BAY VILLAGE	FL	33141	USA
THOMAS SPIEGELHALTER			7900 HARBOR ISLAND DR 1425	NORTH BAY VILLAGE	FL	33141	USA
TODD VIRTUE	KAROLINE PERALTA		PO BOX 990741	BOSTON	MA	02199	USA
TRASTEVERE LLC			1395 BRICKELL AVE 14FL	MIAMI	FL	33131	USA
TRAVEL MIAMI LLC			2801 NE 183 ST #1210W	AVENTURA	FL	33160	USA
TREE SIERRAS ENTERPRISE LLC			1060 BRICKELL AVE STE 3107	MIAMI	FL	33131	USA
TRINERGY LLC			383 NE 97 ST	MIAMI	FL	33161	USA
TWO JUDIYO CORP			2250 NW 114 AVE #1L	MIAMI	FL	33172	USA
UMMAH OF MIAMI INC			8926 BYRON AVE	SURFSIDE	FL	33154	USA
URBAN SOLUTIONS HOLDING LLC			80000 WEST DR 617	NORTH BAY VILLAGE	FL	33141	USA
URBAN SOLUTIONS HOLDING LLC			7904 WEST DR 712	NORTH BAY VILLAGE	FL	33141	USA
URBAN SOLUTIONS HOLDING LLC			833 REGAL COVE RD	WESTON	FL	33327	USA
USA FAST CARGO LLC			111 3RD SAN MARINO TER	MIAMI BEACH	FL	33139	USA
VALERIE CUNY TENCANERA			7900 HARBOR ISLAND DR 1214	NORTH BAY VILLAGE	FL	33141	USA
VENKATESWARAREDDY THONDAPU	VIJAYALAXMI THONDAPU		7900 HARBOR ISLAND DR 508	NORTH BAY VILLAGE	FL	33141	USA
VERONICA DUELL	MARIBEL HART		7914 HARBOR ISLAND DR 303	NORTH BAY VILLAGE	FL	33141	USA
VICKEN BAKLAYAN	ZOZETE BAKLAYAN		300 S AUSTRALIAN AVE 1610	WEST PALM BEACH	FL	33401	USA
VICTOR A LANG	TOLBER CARRALERO FIGUEREDO		1966 NW 48 ST	NORTH MIAMI	FL	33131	USA
VILLA POETS CORP			7501 ADVENTURE AVE	NORTH BAY VILLAGE	FL	33141	USA
VIRGILE BON HARRIS			7904 WEST DR UNIT 1010	NORTH BAY VILLAGE	FL	33141	USA
VISTABELA INTERNATIONAL	CORPORATION		7900 HARBOR ISLAND DR 1403	NORTH BAY VILLAGE	FL	33141	USA
VITALI INVESTMENTS LLC			7904 WEST DR #111	NORTH BAY VILLAGE	FL	33141	USA
VITALVARO HOLDINGS LLC			2121 PONCE DE LEON BLVD STE 1050	CORAL GABLES	FL	33134-5218	USA
VLADIMIR D PEREZ			7904 WEST DR 802	NORTH BAY VILLAGE	FL	33141	USA
WADER JUEZ			6115 97 ST APT 8N	REGO PARK	NY	11374-1215	USA
WATERMARK NORTH HOLDINGS LLC			7914 HARBOR ISLAND DR C305	NORTH BAY VILLAGE	FL	33141	USA
WILKRE MIAMI 6 LLC			1607 UNION AVE	HEWLETT	NY	11557	USA
WILLIAM J STEA TRS	WILLIAM J STEA LIVING TRUST	ROSE MARIE STEA TRS	7900 HARBOR ISLAND DR 804	NORTH BAY VILLAGE	FL	33141	USA
WORLDWIDE CAPITAL FUNDING LLC			7743 SW 86 ST APT 234	MIAMI	FL	33143-7270	USA
XIA HUA			7900 HARBOR ISLAND DR #1102	NORTH BAY VILLAGE	FL	33141	USA
YARINA BASTO	CARLOS A PUJOL		7900 HARBOR ISLAND DR 1222	NORTH BAY VILLAGE	FL	33141	USA
YODOS ENTERPRISES INC			2600 ISLAND BLVD #2002	AVENTURA	FL	33160	USA
YOK MUN CHOW TRS	SENNEN K CHOW FAMILY TR		3624 TONOPAH ST	SEAFORD	NY	11783	USA
ZOHREH EMAMI SHAHRI	SHAHRAM MANII		7900 HARBOR ISLAND DR 724	NORTH BAY VILLAGE	FL	33141	USA
ZONIA ELIZABETH KALIL			7900 HARBOR ISLAND DR #702	NORTH BAY VILLAGE	FL	33141	USA
ZORAN SPANOVIC	AIDALIZ ENCARNACION GARCIA		7900 HARBOR ISLAND DR UNIT 1203	NORTH BAY VILLAGE	FL	33141	USA
ZULU5090 LLC			383 NE 97 ST	MIAMI SHORES	FL	33138	USA
ZUNOL SA LLC LLC			8333 NW 53 ST #450	DORAL	FL	33166	USA

ITEM NO. 3.C

North Bay Village
Recommendation Memorandum

DATE: March 31, 2026

TO: Planning and Zoning Board

FROM: Craig Pinder, Village Planner

SPONSORED BY:

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A TENTATIVE PLAT APPLICATION BY EL-AD NBV, LLC, ENTITLED "HARBOR ISLAND REPLAT" FOR PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913-7915 WEST DRIVE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

RECOMMENDATION

Staff recommends **Approval** of the Tentative Plat of Harbor Island, with conditions as stated within the staff report.

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

NONE

ATTACHMENT(S):

Resolution - Approving T-Plat 7913 W. Drive.docx
Staff Report 7913 West Dr - T-plat.docx
1. Survey. Drive.pdf
2. Original Harbor Island Plat.pdf
3. Letter of Intent.pdf
4. HI Tentative plat Boundary - ALTA SURVEY.pdf
5. Executed Opinion of Title.pdf

6. Warranty Deed & Legal Description.pdf
Public Hearing Notice - MDC Ads.pdf

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A TENTATIVE PLAT APPLICATION BY EL-AD NBV, LLC, ENTITLED "HARBOR ISLAND REPLAT" FOR PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913-7915 WEST DRIVE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in the North Bay Village (the "Village") Unified Land Development Code (the "ULDC"), El-Ad NBV LLC (the "Applicant") has submitted a tentative plat application (the "Application"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Tentative Plat"), pertaining to a 1.04 ac (45,371 sq. ft.) property generally located at 7913-7915 West Drive (the "Property"), as legally described in Exhibit "A" attached hereto; and

WHEREAS, Village Staff reviewed the Application and recommends approval with conditions which must be satisfied prior to final plat approval; and

WHEREAS, after a duly noticed public hearing held on March 31, 2026, the Planning and Zoning Board considered Tentative Plat request and voted to [recommend approval / recommend approval with conditions / recommend denial] of the Application to the Village Commission; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on _____, 2026 in accordance with the law to hear the application; and

WHEREAS, the Mayor and Village Commission find that the Application complies with the ULDC, and that the Tentative Plat is consistent with the development and community character goals of the North Bay Village Comprehensive Plan and with the pillars of the NBV100 Master Plan; furthers the purpose, goals, objectives, and policies of same; and is in the best interest of the Village; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision. Pursuant to the requirements of Division 3, Chapter 5 of the North Bay Village ULDC, the Mayor and Village Commission of North Bay Village hereby approves with conditions the Application in substantially the form attached hereto as Exhibit "A," subject to the satisfaction of all conditions listed in Section 3 herein.

Section 3. Conditions. The approval granted in Section 2 of this Resolution is subject to compliance with the following conditions, which the Applicant stipulated and agreed to at the public hearing and agrees to comply with and/or satisfy prior to final plat approval:

1. The approval of the Tentative Plat shall be in accordance with the Boundary and ALTA Survey of the "Tentative Plat of Harbor Island" dated June 9, 2025, last revised March 2, 2026, consisting of two sheets (attached hereto as Exhibit "A"), prepared by Ford, Armenteros & Fernandez, Inc., Land Surveyors and Mappers, State of Florida, License Authorization No. LB6557, as revised to correct the township, range, and section references on the cover sheet header and location map to Township 53 South, Range 42 East, Section 9, prior to submittal to Miami-Dade County.
2. Prior to Final Plat approval, the Applicant shall:
    a. Comply with all platting requirements of the North Bay Village Unified Land Development Code and Chapter 28 of the Miami-Dade County Code.
    b. Ensure all monuments shown on the Table of Monuments are set in the field and verified by the surveyor of record, consistent with the requirements of Chapter 177, Florida Statutes.
    c. Submit an updated Opinion of Title dated no more than 30 days prior to submission, in accordance with the requirements of Section 5.24.B.2 of the North Bay Village ULDC. The Opinion of Title shall specifically address the easement abandonment and identify any third-party claims or encumbrances affecting the easement area proposed for relocation.
3. Prior to or concurrent with the recording of the Final Plat:
    a. The Applicant shall record the replacement drainage easement instrument in the Public Records of Miami-Dade County, Florida. Evidence of recordation, including the Official Records Book and Page number or instrument number, shall be provided to the Village. The

replacement easement to be approved as to form by the Village Attorney before recording.

b. The existing drainage pipe shall be physically relocated prior to or concurrent with Final Plat recording.

4. The relocated easement and pipe shall be designed and certified by a licensed engineer and shall be approved by the Village Public Works Department.
5. The Applicant shall provide confirmation from Miami-Dade DERM or the relevant drainage authority that the relocated pipe meets current capacity and code standards.

6. The relocated easement and drainage pipe shall be designed and certified by a licensed engineer and shall be approved by the Village Public Works Department.
7. The Applicant shall provide confirmation from Miami-Dade DERM or the relevant drainage authority that the relocated drainage pipe meets current capacity and code standards.

Section 4. Violations. Failure to adhere to the terms of this approval shall be considered a violation of the Village Unified Land Development Code. Penalties for such violation shall be as prescribed by the ULDC, which may include, but are not limited to, the revocation of the approval granted by this Resolution.

Section 5. Authorization. The Village Manager, Village Clerk, and designated Village Surveyor are authorized to sign the face of the Tentative Plat, revised as per condition No. 1, and to execute any other required documents necessary for approval of the Tentative Plat consistent with and to implement the intent of this Resolution, subject to review by the Village Attorney.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by _____, who moved its adoption. The motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld ___

Vice Mayor Goran Cuk ___

Commissioner Richard Chervony ___

Commissioner Andy Rotondaro ___

Commissioner Doris Acosta ___

PASSED AND ADOPTED on this ___ day of_____, 2026.

_____

Rachel Streitfeld, Mayor

ATTEST:

_____
Alba Chang, CMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

EXHIBIT A

TENTATIVE PLAT

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **March 31st, 2026**

To: **Planning and Zoning Board**

From: **Josh Nogareda, Senior Planner**

Through: **Craig Pinder, AICP, Senior Planner**
Silvia E. Vargas, FAICP, Planning Administrator

Subject: **Staff Report – Tentative Plat of "Harbor Island Plat" for 7913 W. Drive**

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1. General Project Information

Owner/Applicant:	El-Ad NBV LLC (Owner)
Applicant Address:	150 E Palmetto Park Rd, Ste. 400 Boca Raton, FL 33432
Site Address:	7913 West Drive
Site Acreage (Total)	1.04 Ac (45,371 sq. ft.)
Folio Number(s)	23-3209-001-0013

The purpose of this application is to abandon an existing platted drainage easement to accommodate a previously approved multifamily development. The easement will be replaced via legal instrument through a companion site plan approval modification.

2. Legal Description of Subject Property

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami-Dade County, Florida more particularly described as follows: Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29° 11' 47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of

said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90° 00' 00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90° 00' 00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same May be amended or corrected.

Refer also to Alta/NSPS Survey dated January 27, 2025 (Updated February 24, 2025) included as **Attachment 1**.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	High Density Multi-Family Residential
Zoning District	RM-70 Multiple Faily Residential
Existing Land Use	Vacant

4. Adjacent Land Use Map Classifications and Zoning Districts

North Bay Holdings – Surrounding Properties

North	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Faily Residential
	Existing Land Use	Multiple Faily Residential
East	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Faily Residential
	Existing Land Use	Multiple Faily Residential
South	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Faily Residential
	Existing Land Use	Multiple Faily Residential

West	Future Land Use	High Density Multi-Family Residential
	Zoning District	RM-70 Multiple Faily Residential
	Existing Land Use	Multiple Faily Residential

5. Background

The Property, located on the east side of West Drive, consists of a parcel of approximately 45,371 square feet (1.04 acres) in size, which was previously used as a surface parking lot and more recently as a staging site for construction taking place across the street at 7918 West. Drive (Use Exception approved via Resolution No. 2022-100).

In 2022, the immediate-past owners of the Property requested, and were granted by the Village, approval for a rear and side setback variance to mitigate the property's lesser depth and lack of waterfront access (Resolution 2022-058). Unlike most of the properties on Harbor Island, this property does not directly abut Biscayne Bay and is less deep than the adjacent properties, following the conveyance of an approximate 40-foot strip of water-facing land to the adjacent 360 Condominium sometime prior to 2003. Neither the immediate-past nor the current owners were party to or responsible for the decision to dispose of that property.

In 2023, the immediate past owner of the Property processed a series of applications with the Village, seeking approval for a 240-foot tall, 94-unit multifamily residential project, then known as "Marina View." The approvals granted for that project included the following:

1. Parking variance (Resolution 2023-162).
2. Site plan (Resolution 2023-163).
3. Development Agreement (Resolution 2023-165).

Also in 2022, but unrelated to the Marina View project, the Village Commission approved a Use Exception request by Pacific & Orient Properties, LLC to place two construction/sales office trailers and a staging area on the subject property, with the aim of facilitating construction of a different multifamily residential project located at 7918 West Drive (across the street from the subject site). This temporary use was initially approved for a period of one year, in accordance with Sec. 8.11, and was renewed for an additional year via Resolution No. 2023-164. However, it was during this time that construction at 7918 West Drive halted. The construction trailers and staging area were removed, and the Use Exception expired. The site has remained vacant since.

6. Description of Applicant's Request

The property was originally platted with a 10-foot-wide drainage easement running diagonally from West Drive through the southwest portion of the Property onto Jerusalem Harbor, as part of the 1949 Harbor Island Plat (see **Attachment 2**). The previously approved site plan showed the proposed Marina View building designed on top of the easement. This platted easement is the subject of the current application.

The Applicant proposes eliminating the existing easement, which would fall within the approved building footprint, from the plat. At the same time (through a concurrent application), the Applicant is seeking a modification of site plan approval to include a redesign of the building. The site plan

approval would include provision of a relocated easement by instrument. Approval of the site plan modification is contingent upon approval of the re-plat request. The Applicant will bear all costs associated with the relocation of the easement. (See Letter of Intent, included as **Attachment 3**)

7. Tentative Plat Approval Criteria

According to Division 3, Chapter 5 of the North Bay Village ULDC, "The purpose of requiring and regulating the platting of land within the Village is to ensure compliance with the procedural and substantive requirements of the North Bay Village Comprehensive Plan, the Miami-Dade County Subdivision Ordinance, Chapter 28 of the Miami-Dade County Code of Ordinances, and the requirements of Chapter 177, Florida Statutes."

While there are no specific criteria in the ULDC to evaluate the plat against, the Applicant has addressed all Staff comments related to the planning and engineering review of the Tentative Plat in accordance with the process listed in Section 5.24 of the North Bay Village Code of Ordinances. Level of service and concurrency issues are addressed in the companion site plan approval Staff evaluation, per Division 2, Chapter 5 of the Village's ULDC.

Subsection 5.22.B explains that the proposed tentative plat must be prepared in accordance with requirements of Chapter 28, Section 28-7 of the Miami-Dade County Code of Ordinances. Once the Planning and Zoning Official completes a review of its compliance with objectives of the Village's Comprehensive Plan, the tentative plat is placed on the Planning and Zoning Board's agenda, who submits recommendations to the Village Commission. If approved by the Commission, the tentative plat is submitted to the Miami-Dade County Land Development Division for processing. Following the County's review, the Applicant's surveyor prepares the final plat for approval by the Village Commission before recording of the final plat by Miami-Dade County according to their procedures.

8. Findings

The proposed Tentative Plat, as delineated in the Boundary and Topographic Survey entitled ""Tentative Plat of Harbor Island" dated June 9, 2025 and most recently revised March 2, 2026, consisting of two sheets (attached hereto as **Attachment 4**), and prepared by Ford, Armenteros & Fernandez, Inc., Land Surveyors and Mappers, State of Florida, License Authorization No. LB6557, shows the proposed elimination of the utility easement, with a note indicating it will be replaced and relocated via legal instrument.

The relocation of the easement will help preserve perpetual access to the drainage infrastructure while accommodating the proposed building footprint. The re-platting is consistent with the development and community character goals of the North Bay Village Comprehensive Plan and with the pillars of the NBV100 Master Plan. The Tentative Plat complies with the Unified Land Development Code and the platting requirements of Chapter 28 of the Miami-Dade County Code of Ordinances.

The plat cover sheet references Section 32, Township 50 South, Range 39 East in the location map, but the survey header references Section 8, Township 53 South, Range 42 East. Both

references, likely carried over from a template, are inaccurate. These clerical errors must be corrected prior to Final Plat submittal to Miami-Dade County. A condition of approval will be included requiring the surveyor to revise and certify the correct township (53), range (42) and section numbers (9) prior to submittal to Miami-Dade County.

9. Recommendation

Based on the analysis and findings, Staff recommends approval of the Tentative Plat of Harbor Island, with conditions as stated below. Once Miami-Dade County issues a technical compliance certificate for the plat, the applicant is required to return to the Village Commission for Final Plat approval prior to recording the plat in the public records of Miami-Dade County.

10. Conditions

1. The approval of the Tentative Plat shall be in accordance with the Boundary and ALTA Survey of the "Tentative Plat of Harbor Island" dated June 9, 2025, last revised March 2, 2026, consisting of two sheets (attached hereto as Attachment 4), prepared by Ford, Armenteros & Fernandez, Inc., Land Surveyors and Mappers, State of Florida, License Authorization No. LB6557, as revised to correct the township, range, and section references on the cover sheet header and location map prior to submittal to Miami-Dade County.

2. Prior to Final Plat approval:

   a) The Applicant shall comply with all platting requirements of the North Bay Village Unified Land Development Code and Chapter 28 of the Miami-Dade County Code.

   b) All monuments shown on the Table of Monuments shall be set in the field and verified by the surveyor of record, consistent with Chapter 177 requirements.

   c) The Applicant shall submit an updated Opinion of Title dated no more than 30 days prior to submission, in accordance with the requirements of Section 5.24.B.2 of the North Bay Village ULDC. The Opinion of Title shall specifically address the easement abandonment and identify any third-party claims or encumbrances affecting the easement area proposed for relocation.

3. Prior to or concurrent with the recording of the Final Plat:

   a) The Applicant shall record the replacement drainage easement instrument in the Public Records of Miami-Dade County, Florida. Evidence of recordation, including the Official Records Book and Page number or instrument number, shall be provided to the Village. The replacement easement to be approved as to form by the Village Attorney before recording.

   b) The existing drainage pipe shall be physically relocated prior to or concurrent with Final Plat recording.

4. The relocated easement and pipe shall be designed and certified by a licensed engineer and shall be approved by the Village Public Works Department.

5. The Applicant shall provide confirmation from Miami-Dade DERM or the relevant drainage authority that the relocated pipe meets current capacity and code standards.

11. Attachments

Attachment 1: Alta/NSPS Property Survey
Attachment 2: Original Harbor Island Plat
Attachment 3: Letter of Intent
Attachment 4: Harbor Island Tentative Plat Boundary and ALTA Survey
Attachment 5: Executed Opinion of Title
Attachment 6: Warranty Deed and Legal Description

Note: The Tentative Plat application package is kept on file and is available by request to the Village Clerk's office.

TITLE REVIEW NOTES:

All the following documents listed under **SCHEDULE B – SECTION II, Pursuant to Commitment of Title prepared by First American Title Insurance Company National Commercial Services, effective date January 17, 2025, at 7:30 A.M, Commitment No. NCS–1246422–MIA, Issuing Office File Number: NCS–1246422–MIA,** furnished by the client to the undersigned were reviewed to show any matters affecting the subject property.

LIST OF DOCUMENTS:

9. Lease Agreement dated December 1, 2021, as amended by that certain Amendment to Lease Agreement dated January 13, 2022 and that certain Second Amendment to Lease Agreement dated January 1, 2023, by and between S2 NBV LLC, a Florida limited liability company, and Pacific and Orient Properties LLC, a Delaware limited liability company, as tenant thereunder, with no rights of first refusal or purchase options. **(NOT SURVEY RELATED)**

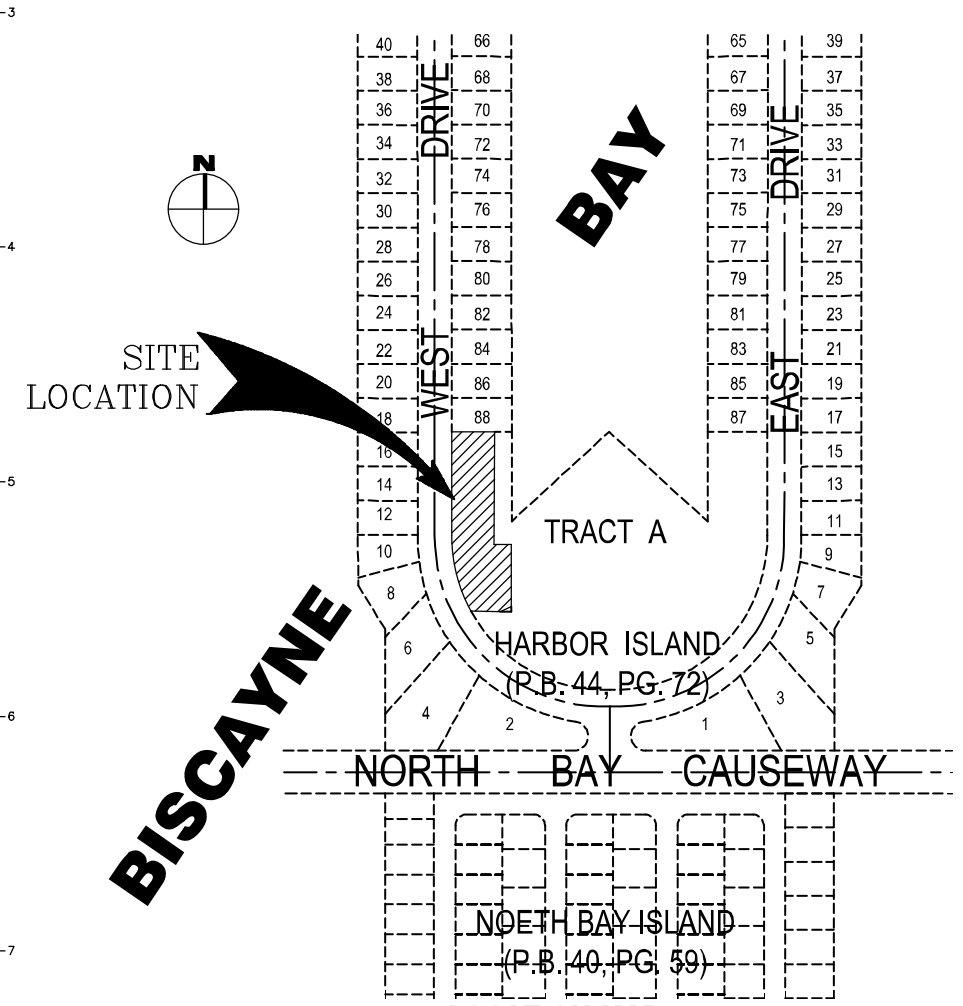
10. 10 foot easement, Dedication and Reservation shown on the Plat of Harbor Island, recorded in Plat Book 44, Page 72; as affected by Agreements by Sea Bay Corporation, a Florida corporation recorded in Book 3834, Page 184 Official Records.**(AFFECTS, ANY PLOTTABLE ITEMS ARE SHOWN ON THE MAP OF SURVEY)**

11. This item has been intentionally deleted.

12. This item has been intentionally deleted.

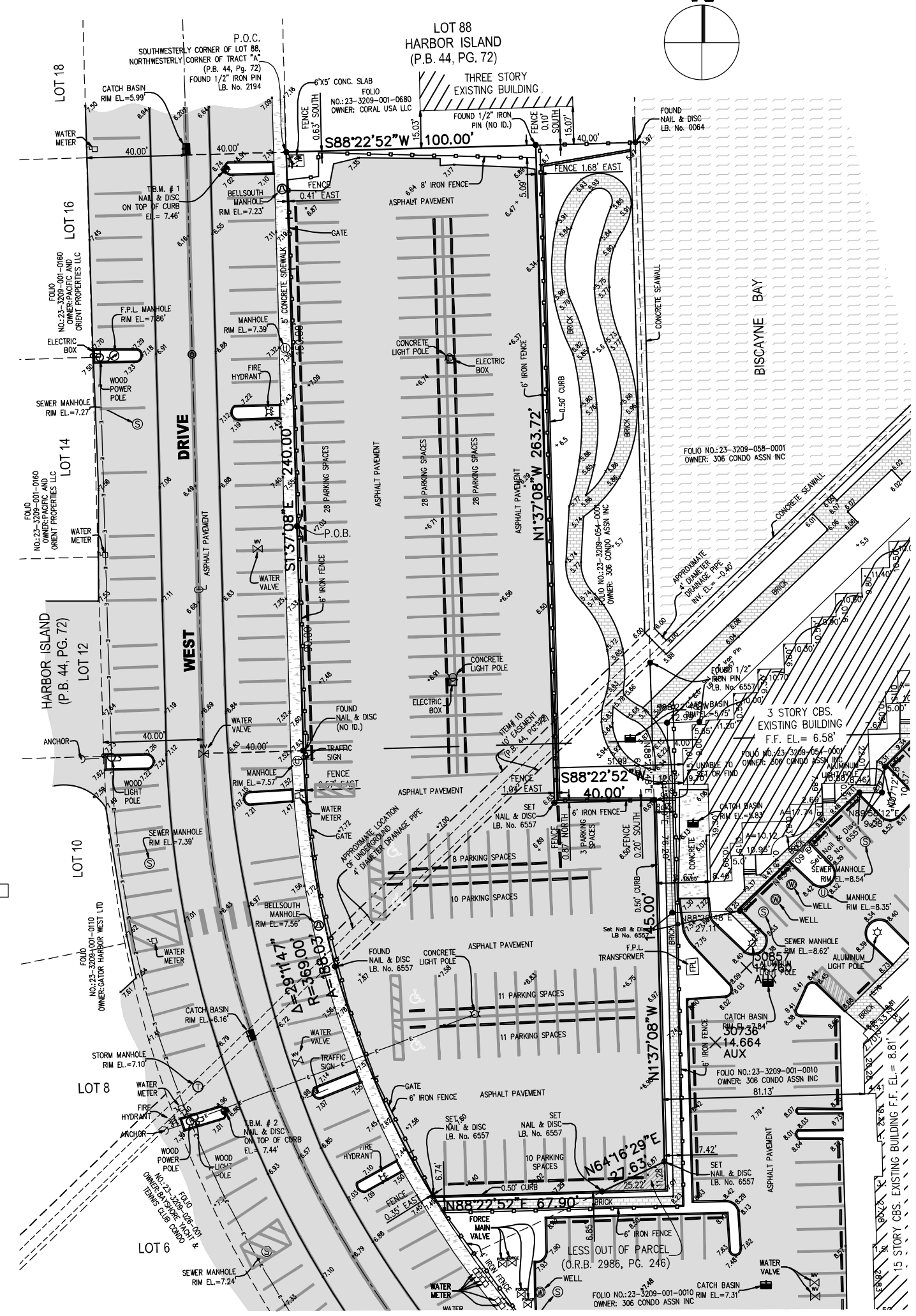
13. Terms and conditions of the Development Agreement between S2 NBV, LLC, a Florida limited liability company and North Bay Village, Florida, a Florida municipal corporation recorded in Book 34059, Page 4043 of Official Records. **(AFFECTS NOT POTTABLE)**

14. This item has been intentionally deleted.



LOCATION MAP
(NOT TO SCALE')

GRAPHIC SCALE
–30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.	—x—	CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.	—OHL—	ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
ELEV.		ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE

ABBREVIATION	SYMBOL	DEFINITION
		FORCE MAIN VALVE
FND.		FOUND
GAR.		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.		IRON FENCE
I.P.		IRON PIPE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
P.B.		PLAT BOOK
P.C.		POINT OF CURVATURE
P.C.P.		PERMANENT CONTROL POINT
PG.		PAGE
P/L		PROPERTY LINE
P.R.M.		PERMANENT REFERENCE MONUMENT
		RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY

ABBREVIATION	SYMBOL	DEFINITION
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGN
		TRAFFIC SIGNAL BOX
2' EASM'T.		2' EASEMENT
6' UTIL. EASM'T.		6' UTILITY EASEMENT
10' UTIL. EASM'T.		10' UTILITY EASEMENT
12' UTIL. EASM'T.		12' UTILITY EASEMENT
		VALVE
		WATER METER
		WATER VALVE
W.F.		WELL
		WOOD FENCE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Miami–Dade, State of Florida, and is described as follows:

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami–Dade County, Florida more particularly described as follows: Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29° 11' 47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90° 00' 00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90° 00' 00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same May be amended or corrected.

SURVEYOR'S NOTES:

1) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A", **PURSUANT TO COMMITMENT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, EFFECTIVE DATE JANUARY 17, 2025, AT 7:30 A.M, COMMITMENT NO. NCS–1246422–MIA, ISSUING OFFICE FILE NUMBER: NCS–1246422–MIA,** FURNISHED BY THE CLIENT.

2) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF TITLE POLICY WAS MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

3) ACCURACY:
THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1 FOOT IN 10,000 FEET.

THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL BETWEEN THE TWO BENCHMARK NOTED BELOW. THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES BETWEEN THE TWO CONTROL POINTS BEING TESTED.

ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OR 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.

WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

4) UNDERGROUND FOUNDATIONS AND/OR FOOTINGS, IF ANY, THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE SUBJECT PROPERTY UNTO ANY OTHER ADJACENT PROPERTY ARE NOT SHOWN HEREON.

5) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

8) AREA OF PROPERTY: 45,371.71 SQUARE FEET OR 1.04 ACRES MORE OR LESS.

9) OWNERSHIP SUBJECT TO OPINION OF TITLE.

10) TYPE OF SURVEY: ALTA/NSPS SURVEY.

11) NORTH ARROW DIRECTION AND BEARING SHOWN HEREON IS BASED ON ASSUMED MERIDIAN OF N88°41'24"E, ALONG THE CENTER LINE OF NORTH BAY CAUSEWAY AS SHOWN IN PLAT BOOK 44 PAGE 72, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

12) ELEVATIONS ARE BASED ON: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29).

13) MIAMI–DADE BENCH MARK USED: CAUSE 2 ELEVATION= 16.89' (N.G.V.D.29)
BENCH MARK LOCATION: N.E. 79TH STREET (NORTH BAY CAUSEWAY) BRIDGE ––– 45' NORTH OF CENTER LINE OF MEDIAN.
INTRACOASTAL WATERWAY ––– 2.6' NORTH OF SOUTH EDGE OF WALKWAY, 2.6' SOUTH OF NORTH GUARDRAIL.
US C & G BRASS DISC IN N.W. CORNER OF BRIDGE IN WEST END OF CONCRETE WALKWAY.
MIAMI–DADE BENCH MARK USED: A–26 ELEVATION= 6.19' (N.G.V.D.29)
BENCH MARK LOCATION: N.E. 79TH STREET (NORTH BAY CAUSEWAY) ––– 43' NORTH OF CENTER LINE.
PELICAN HARBOR DRIVE ––– 210' EAST OF CENTER LINE.
PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN.

14) PROPERTY ADDRESS: WEST DRIVE, PARKING LOT, NORTH BAY VILLAGE, FLORIDA 33141
FOLIO NO.: 23–3209–001–0013

15) FLOOD ZONE: "AE" BASE FLOOD ELEV.= 8.0'
AS PER FEMA PANEL NUMBER: 12086C0306L COMMUNITY NUMBER: 120654 (CITY OF NORTH BAY VILLAGE) DATE: SEPTEMBER 11, 2009.

16) THIS ALTA/NSPS SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY:

A. FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
B. VALLEY NATIONAL BANK
C. EL–AD NATIONAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

17) FIELD BOOK: A 466, PG. 50–58 PROJECT NO.: 06A185–5800
DATA COLLECTOR FILE: 360 POINTS.TXT

18) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALES OF ONE INCH EQUALS 20 FEET OR SMALLER.

19) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WEST DRIVE, BEING PUBLIC DEDICATED RIGHT–OF–WAYS, WITH NO GAPS, GORE OR OVERLAP.

20) NO FIELD DELINEATION OF WETLANDS WERE OBSERVED AT THE TIME OF THIS SURVEY.

21) ALL PARCELS SHOWN HEREON ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES, WITH NO GAPS, GORES OR OVERLAPS.

22) SUBJECT PROPERTY SHOWN ON MAP OF SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT.

23) THERE WAS NO EVIDENCE OBSERVED AT THE SUBJECT PROPERTY OF USE AS A CEMETERY OR BURIAL GROUND.

24) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

25) THERE ARE NO PROPOSED CHANGED IN STREET RIGHT OF WAY, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, VALLEY NATIONAL BANK & EL–AD NATIONAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), (B)(1), 8, 9, 10(A), 11, 13, 16, 17, 18 & 19 OF TABLE A THEREOF.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J–17.051 (FORMERLY 61G17–6), FLORIDA ADMINISTRATIVE CODE, AND CONFORMS TO THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE FIELD WORK WAS COMPLETED ON JANUARY 27TH, 2025.

DATE OF PLAT OR MAP: JANUARY 27TH, 2025.

FORD, ARMENTEROS & FERNANDEZ, INC., LB6557

Original Field Work Survey Date: January 27th, 2025
Revision 1: Update Alta Survey February 24th, 2025
Revision 2:
Revision 3:

OMAR ARMENTEROS License Number 3679 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Omar Armenteros
Date: 2025.02.25 12:10:56-05'00'

By: ______________________________
Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL AND CREATIVE AUTHORSHIP OF FORD, ARMENTEROS & FERNANDEZ (FA&F) AND ARE ENTITLED TO COPYRIGHT PROTECTION. THEY ARE AND SHALL REMAIN THE PROPERTY OF FA&F AND CANNOT BE DUPLICATED, REVISED, ALTERED, REPURPOSED, INCORPORATED INTO OTHER DRAWINGS OR PLANS, OR USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY ARE MADE BY FA&F WHETHER SUCH PROJECT IS EVER EXECUTED. THEY CAN NOT BE USED ON OTHER PROJECTS EXCEPT BY PRIOR WRITTEN AGREEMENT FROM FA&F AND APPROPRIATE COMPENSATION TO FA&F.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	02–24–25	UPDATE ALTA SURVEY		

El-Ad National Properties, LLC.

TYPE OF PROJECT: ALTA/NSPS SURVEY
SHEET NAME: LOCATION MAP, SURVEYOR'S NOTES LEGAL DESCRIPTION, SKETCH OF SURVEY AND SYMBOL LEGEND
CLIENT: El-Ad National Properties, LLC.
PROJECT LOCATION: SECTIONS 8 & 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA
CLIENT ADDRESS: 18851 N.E. 29th Avenue, Suite 1011 Miami, Florida 33180

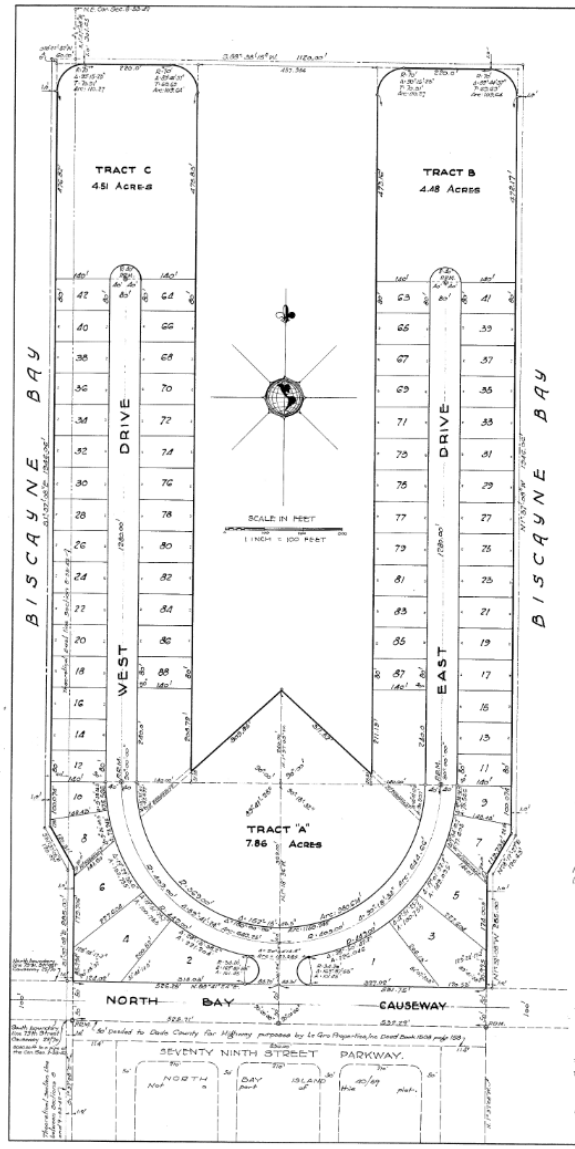
SCALE: AS SHOWN
DRAWN BY: E.D.
DWG. CHECKED BY:
QUALITY CONTROL:
DATE: JANUARY, 27 2025
PROJECT No: 06A185-5800
SHEET: 1 OF 1 SHEETS

Q:\FORD COMPANIES\Engineering & Surveying\Survey\ALTA SURVEY\06A185–0364 S2 NBV LLC (ALTA SURVEY)\06A185–5800 S2 NBV LLC(ALTA SURVEY) 02–24–2025.dwg

HARBOR ISLAND 4-4-72

A SUBDIVISION IN SECTIONS 8 & 9, TWP 53 S., RGE 42 E., DADE COUNTY, FLORIDA.

MIAMI, FLORIDA. IN VILLAGE OF NORTH BAY ISLAND M. B. CADDIS CIVIL & CONSULTING ENGINEER DECEMBER 1945.



KNOW ALL MEN BY THESE PRESENTS:

That Sea Bay Corporation, East Corporation, West Corporation and The Bower Corporation, all corporations organized and existing under and by virtue of the laws of the State of Florida, have caused to be made the attached plat of "HARBOR ISLAND" a subdivision of the following described property, all lots, tracts and lands in Dade County, Florida, to-wit:

Beginning at a point of beginning, begin at the Northeast corner of Section 8, Township 53 South, Range 42 East; run South 1 degree, 37 minutes, 08 seconds East along the Section line between Sections 8 and 9, a distance of 301.65 Feet to said point of beginning; thence run South 88 degrees 22 minutes, 52 seconds West, a distance of 60 Feet; thence run South 1 degree, 37 minutes, 08 seconds East parallel to the East line of said Section 8, a distance of 1318.35 Feet; thence run South 34 degrees, 37 minutes, 08 seconds East a distance of 120.02 Feet, to a point on the East line of said Section 8, which point is 2314.65 Feet distant from the Northeast corner of said Section 8; thence run South 1 degree, 37 minutes, 08 seconds East, along the section line between Sections 8 and 9 a distance of 886 Feet to the Northern boundary line of the right of way of the Northeast Seventy Ninth Street Causeway, as shown on plat recorded in Plat Book 28, page 10 of the Public Records of Dade County, Florida; thence run North 88 degrees 6 minutes, 52 seconds East along the North boundary of said right of way, a distance of 1000 Feet; thence run North 1 degree, 37 minutes 08 seconds West, a distance of 985 Feet; thence run North 88 degrees, 52 minutes, 52 seconds East a distance of 121.5 Feet; thence run North 1 degree, 37 minutes, 08 seconds West, a distance of 1365.06 Feet; thence run in a straight line in a Westerly direction, to the point of beginning.

Containing 12.22 acres, more or less, all lie partly land and being in Sections 8 and 9, Township 53 South, Range 42 East Dade County, State of Florida.

The official zoning regulations now in effect, or as the same may be from time to time changed or amended, applicable to the area constituting this subdivision, will be observed.

The Drives as shown on the attached plat, together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the Sea-Bay Corporation, its successors or assigns, the reversion or reversions thereof, whenever discontinued by law.

IN WITNESS WHEREOF the Sea Bay Corporation, East Corp., West Corp., and The Bower Corp. have caused these presents to be signed in their corporate names by their respective presidents and their respective corporate seals to be hereunto affixed and attested by their respective secretaries this 8 day of Dec., A.D. 1945.

In Presence of:

SEA-BAY CORPORATION

Joel Hurt — President. Attest: Virginia L. Hurt — Secretary

EAST CORP.

Joel Hurt — President. Attest: Edith M. Cracken — Secretary

WEST CORP.

Joel Hurt — President. Attest: Edith M. Cracken — Secretary

THE BOWER CORP.

Kenneth F. Nash — President. Attest: Geraldine L. Wright — Secretary

STATE OF FLORIDA S.S.
COUNTY OF DADE:

Before me this day personally appeared Joel Hurt and Virginia L. Hurt, President and Secretary respectively of Sea-Bay Corporation, to me well known to be the persons described in and who executed the foregoing instrument, and upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and for the purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and seal of Village of North Bay Island, Florida, this 8th day of December A.D. 1945.

Nancy Rogers — Notary Public State of Florida. My Commission expires July 19, 1948

STATE OF FLORIDA S.S.
COUNTY OF DADE:

Before me this day personally appeared Joel Hurt and Edith M. Cracken, President and Secretary respectively of East Corp. and West Corp., to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the executing thereof to be their free and voluntary act and deed as such officers of said corporations and for the purposes therein mentioned, and that they affixed the official seals of said corporations by and with the authority of the Boards of Directors and that the same is the free act and deed of said corporations.

Witness my hand and notorial seal at Village of North Bay Island, Florida, this 8th day of December A.D. 1945.

Nancy Rogers — Notary Public State of Florida. My Commission expires July 19, 1948

STATE OF MARYLAND S.S.
CITY OF BALTIMORE:

Before me this day personally appeared Kenneth F. Nash and Geraldine L. Wright, President and Secretary respectively of The Bower Corp., to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged that the execution thereof to be their free and voluntary act and deed as such officers of said corporation and for the purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and notorial seal at Baltimore, Maryland, this 13th day of December A.D. 1945.

Gladys N. Carey — Notary Public State of Maryland. My commission expires May 5, 1947

This plat was approved by Ordinance No. 8 passed and adopted by the Village Council of the Village of North Bay Island, Florida, this 13th day of December A.D. 1945.

Attest: [illegible] Deputy Village Clerk. Signed J. B. Pidcock Mayor.

Approved for record [illegible] County Engineer, Dade County, Florida.

This plat approved by resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 22 day of January A.D. 1946 with the understanding that the streets are dedicated for public use but are not accepted as County Roads.

Attest: E. B. Leatherman, Clerk of the Circuit Court

by [illegible] Deputy Clerk. Signed [illegible] Chairman of the Board.

I HEREBY CERTIFY that the attached plat of "HARBOR ISLAND" is a true and correct plat of such property as recently surveyed and platted under my direction.

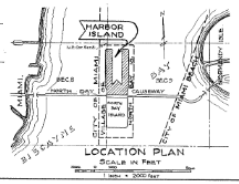
I Also Certify that permanent reference monuments were set the 14th day of December A.D. 1945, in accordance with the Section 7, Chapter 10275 (No. 703) Laws of the State of Florida.

[illegible] Registered Civil Engineer No. 321
Land Surveyor No. 43
State of Florida.

Filed for record this 24 day of Jan A.D. 1946 at 2:47 P.M. in Book 44 of plats at page 72 of the Public Records of Dade County, Florida. This plat complies with the provisions of Chapter 10275 (No. 253) Laws of the State of Florida.

E. B. Leatherman, Clerk of the Circuit Court.

by [illegible] Deputy Clerk.



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131
www.brzoninglaw.com
305.377.6229 office
305.377.6222 fax

VIA ELECTRONIC SUBMITTAL

June 23, 2025

Silvia E. Vargas, FAICP, LEED AP
Village Planner
City of North Bay Village
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141

RE: Letter of Intent for Site Plan, Modification to Development Agreement, and Tentative Plat Approval for the "El-Ad North Bay Village" Development Located at Approximately 7913 West Drive, North Bay Village, Florida (Folio number 23-3209-001-0013).

Dear Ms. Vargas:

This law firm represents EL-AD NBV, LLC (the "Applicant"), the owner of the property located at approximately 7913 West Drive in the City of North Bay Village (the "Village") and identified by Miami-Dade County Folio No. 23-3209-001-0013 (the "Property"). Please consider this the Applicant's letter of intent in support of its application for a site plan approval, modification to the existing development agreement, and tentative plat approval and to allow for a low impact and high quality residential development on the Property.

The Property. The Property is located on the east side of West Drive. The Property is approximately 45,371 square feet (1.04 acres) in size and is currently a parking lot. The Property is separated from Biscayne Bay by an approximately 40-foot strip of land belonging to the adjacent "360" condominium parcel. The 40-foot strip of the adjacent parcel separates the Property from Biscayne Bay and provides a public access easement as required by Section 8.10(D)(4)(g) of the ULDC.

Land Use. According to the City of North Bay Village Future Land Use Map, the Property is designated "High Density Multi-Family Residential." The "High Density Multi-Family Residential" land use designation permits up to 70 dwelling units per acre before permitted transfers of development rights (discussed below).

Zoning. The property is zoned "RM-70" according to the North Bay Village Zoning Map. The RM-70 zoning district permits multi-

family residential dwellings; management offices within structures containing eight (8) or more dwelling units or guest rooms; and office retail and service commercial facilities of an ancillary nature within structures containing at least 100 dwelling units or guest rooms, subject to certain conditions.

Marina View Project. In 2022 and 2023, the former owner of the Property processed a series of applications with the Village seeking the necessary approvals for a residential building, known as the "Marina View" Project. Those approvals are as follows:

1. Setback variance approval for the rear setback – Resolution 2022-058.
2. Site plan approval – Resolution 2023-163.
3. Parking variance approval – Resolution 2023-162.
4. Development Agreement approval – Resolution 2023-165.

The combination of the above was necessary to entitle the Marina View Project under the Village's ULDC. First, the rear setback variance was required to allow the building to be located closer to the forty (40) foot strip of land to the east owned by the adjacent condominium. Second, the site plan approval was required to be issued by the Village Commission due to the size of the Project. Third, the owner needed to vary the then-applicable parking standards to allow for a reduction in parking. Finally, the Village approved a Development Agreement under Section 8.15 of the ULDC, which requires such agreements to accompany any site plan application that seeks either additional density or height; the Marina View Project utilized both a height bonus and the purchase of TDRs.[1]

Proposed "El-Ad North Bay Village" Development. The proposed "El-Ad North Bay Village" development contemplates up to ninety-four (94) residential units (the same as the approved plan) in a twenty-six (226) story building with an integrated parking pedestal. The plan has been designed to be consistent with the Comprehensive Plan and the RM-70 zoning designation. All units within the building are large, family-oriented, spaces, with the smallest unit size being approximately 1,158 square feet in size. The current unit breakdown is twenty (20) one-bedroom units, twenty-nine (29) two-bedroom units, thirty-five (35) three-bedroom units, and four (4) four-bedroom units. Residents will have access to recreational amenities located at two levels.

[1] Development agreements entered into with the Village as part of the site plan review process are based on the Village's regulations and do not function as development agreements under Section 163.3221 et seq. of the Florida Statutes.

The building has been oriented so that the tower element is located as far to the north as possible to both honor the Village's twenty (20) percent side setback requirement and limit the impact on residents of the "360" condominium.

Parking. The Applicant is proposing both valet and self-parking as part of the development. The valet service will be available at all times. The proposed parking on the site will be completely enclosed within the building pedestal, which has been designed to shield the view of parking from the public using an attractive screening system that alternates green screen and architectural elements.

The parking provided in the building will provide 1.98 spaces per unit, including the required ten percent (10%) guest parking.

Loading. The Applicant is proposing to include three (3) loading spaces in the design, consistent with the requirements of Section 9.4(B)(2) of the ULDC. All of the loading spaces meet the dimensional requirements of the ULDC.

Building Height. The Applicant is proposing a building height of 292'8" feet. In order to achieve the proposed height, the Applicant will rely on the following:

1. Bonus building height pursuant to Section 8.12 of the ULDC to allow for 230 feet instead of 150 feet. This will require a payment the relevant community contribution fee for 40 feet of bonus building height. The property has already paid for forty (40) feet of bonus height pursuant to the Development Agreement.

2. A 30% additional height available because of the use of TDRs in the project, resulting in a total of 292'8" feet (230 x 30% = 69 feet).

As you will note, the Applicant is not proposing to "maximize" height on the Property. The application of all available bonuses and TDR-based additional height would allow a potential 312 feet.

Green Building. All development using TDRs must obtain twenty-four (24) "green building and design points" under the "Green building development options and points" in Section 8.21 of the ULDC as opposed to the Code's typical requirement of eighteen (18) points for multi-family development. The Applicant is committing to meeting and

exceeding this requirement. The Applicant currently anticipates fifty-eight (58) points under the Village's system.

Proposed Amendment to Development Agreement. Attached to this letter is a draft of a Amendment to the recorded Development Agreement for the Property, making the changes necessary to accommodate the El-Ad North Bay Village development plan. The modest changes to the Development Agreement are the minimum necessary to implement the new plan.

Tentative Plat Request. The Property was platted as part of the original Harbor Island plat in 1949. The plat depicted a drainage easement running diagonally from the southwest portion of the Property to Biscayne Bay in the center of Harbor Island. This drainage easement would be located within the approved building footprint on the Property. The Applicant is therefore seeking approval of a tentative plat to remove the platted easement, which the Applicant proposes to replace with an easement instrument relocating the easement. The Applicant will bear all costs associated with the relocation of the easement.

Satisfaction of Required Site Plan Review Criteria. The Applicant's requests satisfy all required criteria as follows:

(1) Protects against and minimizes any undesirable effects upon contiguous and nearby property.

The plan has been designed to buffer neighboring properties from the impacts of the use, most notably by locating green space on the south side adjacent to the "360" condominium parcel.

(2) Provides sufficient off-street parking and loading facilities so that it will not be necessary to use the streets in the vicinity for this purpose.

The proposed plan provides the required loading spaces and has sufficient parking to serve the residents and guests of the building.

(3) Provides a sufficient setbacks, open space, and landscaping in order to protect and enhance the appearance and character of the neighborhood.

The proposed plan meets all required setbacks, open space requirements, and landscaping standards. High quality landscaping is a focus of the design.

(4) Can be accommodated by existing community roads, services, and utilities, or the necessary additions are provided by the developer.

As demonstrated by the Applicant's submitted materials, the proposed development can be accommodated by the Village's existing infrastructure.

Conclusion. We are excited to bring the El-Ad North Bay Village development to this part of the Village. We believe that the revised development plan improves the proposed design and functionality of the project. We therefore respectfully request your favorable review and recommendation. If you have any questions with regard to this request, please call me at 305-377-6229.

Sincerely,

Graham Penn

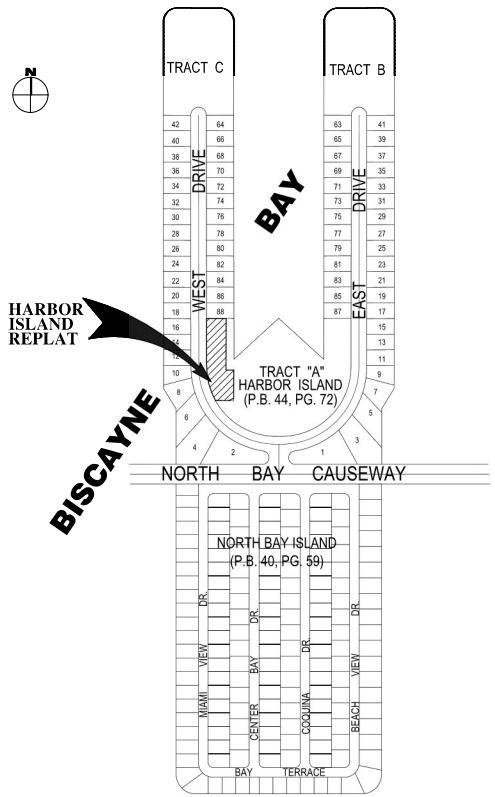
TENTATIVE PLAT OF "HARBOR ISLAND REPLAT"

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA

PROPERTY INFORMATION
OWNER:
EL-AD NBV LLC, A DELAWARE LIMITED LIABILITY COMPANY FOLIO No.: 23-3209-001-0013
APPLICANT:
EL-AD NBV LLC, A DELAWARE LIMITED LIABILITY COMPANY Contact: Matthew J. Jeffries Address: 150 E. Palmetto Park Road, Suite 400 Boca Raton, FL 33432 Phone: 954-846-7806 Email: mjeffries@eladnational.com

CONTACT PERSON INFORMATION
Name: Daniel Rodriguez, P.S.M. e-mail address: danielr@fordco.com
Name: Ricardo Rodriguez, P.S.M. e-mail address: ricardor@fordco.com
Name: Omar Armenteros, P.S.M. e-mail address: omara@fordco.com
Name: Cristina Pires e-mail address: cristinap@fordco.com

NOTE:
THE EXPRESS PURPOSE AND INTENT OF THIS TENTATIVE PLAT IS TO ABANDON AN EXISTING EASEMENT AS SHOWN ON PLAT BOOK 44 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND TO RELOCATE THE EXISTING DRAINAGE PIPE WITHIN SAID EASEMENT. SAID EASEMENT TO BE RELOCATED BY INSTRUMENT.



LOCATION AND VICINITY MAP

HARBOR ISLAND P.B. 44 PG. 72
SECTION 32, TOWNSHIP 50 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.
(SCALE: 1" = 300')

DEVELOPMENT CRITERIA TABLE
ZONING: RM-70
FOLIO NO.:23-3209-001-0013
PROPOSED USES: CONDOMINIUM
TWENTY-SIX STORY BUILDING - 94 CONDOMINIUM UNITS TOTAL BUILDING AREA= 552,411 SQUARE FEET --------- PARKING REQUIREMENTS: PARKING REQUIRED - 245 SPACES TOTAL PARKING PROVIDED= 193 PARKING SPACES

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	7
P.C.P.	3

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami-Dade County, Florida more particularly described as follows: Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29° 11' 47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90° 00' 00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90° 00' 00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same May be amended or corrected.

SURVEYOR'S NOTES:

1) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A", **PURSUANT TO COMMITMENT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, EFFECTIVE DATE JANUARY 17, 2025, AT 7:30 A.M. COMMITMENT NO. NCS-1246422-MIA, ISSUING OFFICE FILE NUMBER: NCS-1246422-MIA,** FURNISHED BY THE CLIENT.

2) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF TITLE POLICY WAS MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

3) ACCURACY:
THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1 FOOT IN 10,000 FEET.

THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL BETWEEN THE TWO BENCHMARK NOTED BELOW. THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES BETWEEN THE TWO CONTROL POINTS BEING TESTED.

ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OR 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.

WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

4) UNDERGROUND FOUNDATIONS AND/OR FOOTINGS, IF ANY, THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE SUBJECT PROPERTY UNTO ANY OTHER ADJACENT PROPERTY ARE NOT SHOWN HEREON.

5) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

8) AREA OF PROPERTY: 45,371.71 SQUARE FEET OR 1.04 ACRES MORE OR LESS.

9) OWNERSHIP SUBJECT TO OPINION OF TITLE.

10) TYPE OF SURVEY: BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT.

11) NORTH ARROW DIRECTION AND BEARING SHOWN HEREON IS BASED ON ASSUMED MERIDIAN OF N88°41'24"E, ALONG THE CENTER LINE OF NORTH BAY CAUSEWAY AS SHOWN IN PLAT BOOK 44 PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

12) NUMBER OF TRACTS: 1 TRACT.

13) PUBLIC WATER TO BE UTILIZED.

14) PUBLIC SEWER TO BE UTILIZED.

15) PROPOSED USE: SEE DEVELOPMENT CRITERIA TABLE

16) ELEVATIONS ARE BASED ON: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29).

17) MIAMI-DADE BENCH MARK USED: CAUSE 2 ELEVATION= 16.89' (N.G.V.D.29)
BENCH MARK LOCATION: N.E. 79TH STREET (NORTH BAY CAUSEWAY) BRIDGE --- 45' NORTH OF CENTER LINE OF MEDIAN.
INTRACOASTAL WATERWAY --- 2.6' NORTH OF SOUTH EDGE OF WALKWAY, 2.6' SOUTH OF NORTH GUARDRAIL.
US C & G BRASS DISC IN N.W. CORNER OF BRIDGE IN WEST END OF CONCRETE WALKWAY.
MIAMI-DADE BENCH MARK USED: A-26 ELEVATION= 6.19' (N.G.V.D.29)
BENCH MARK LOCATION: N.E. 79TH STREET (NORTH BAY CAUSEWAY) --- 43' NORTH OF CENTER LINE.
PELICAN HARBOR DRIVE --- 210' EAST OF CENTER LINE.
PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN.

18) PROPERTY ADDRESS: WEST DRIVE, PARKING LOT, NORTH BAY VILLAGE, FLORIDA 33141
FOLIO NO.: 23-3209-001-0013

19) FLOOD ZONE: "AE" BASE FLOOD ELEV.= 8.0'
AS PER FEMA PANEL NUMBER: 12086C0306L COMMUNITY NUMBER: 120654 (CITY OF NORTH BAY VILLAGE) DATE: SEPTEMBER 11, 2009.

20) FIELD BOOK: A 466, PG. 50-58 / SND. PROJECT NO.: 06A185-5800
DATA COLLECTOR FILE: 360 POINTS.TXT

21) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALES OF ONE INCH EQUALS 300 FEET (LOCATION MAP SHEET 1 OF 2) AND ONE INCH EQUALS 30 FEET (SKETCH OF SURVEY SHEET 2 OF 2). SAID SCALES ARE CONSIDERED LEGIBLE AND MEETS THE STANDARDS SET FORTH IN CHAPTER 28 (SUBDIVISION CODE) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES AND SET FORTH BY PLATTING CHAPTER 177 OF THE FLORIDA STATUTES.

22) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WEST DRIVE, BEING PUBLIC DEDICATED RIGHT-OF-WAYS, WITH NO GAPS, GORE OR OVERLAP.

23) NO FIELD DELINEATION OF WETLANDS WERE OBSERVED AT THE TIME OF THIS SURVEY.

24) SUBJECT PROPERTY SHOWN ON MAP OF SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE OPINION OF TITLE PROVIDED BY THE CLIENT.

25) MIAMI-DADE COUNTY FLOOD CRITERIA: 8.53' (N.G.V.D 29) MORE OR LESS, BASED ON THE MIAMI-DADE COUNTY, FLOOD CRITERIA MAP OF 2021 (N.A.V.D. 88).

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CONFORMS TO THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FORD, ARMENTEROS & FERNANDEZ, INC., LB6557

Original Field Work Survey Date: June 9th, 2025

Revision Date: October 3rd, 2025 (Revised T-plat as per Client's Comments)

Δ Revision Date: March 2nd, 2026 (Revised T-plat as per City of North Bay Village Comments)

OMAR ARMENTEROS — Professional Surveyor & Mapper — License Number LS 3679 — STATE OF FLORIDA — Digitally signed by Omar Armenteros Date: 2026.03.03 11:38:32-05'00'

By: _____
Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF FORD, ARMENTEROS & FERNANDEZ, INC. AND THE SAME MAY NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FORD, ARMENTEROS & FERNANDEZ, INC. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	10/03/2025	(Revised T-plat as per Client's Comments)	R.R.	R.R.
2	03/02/2026	(Revised T-plat as per City of North Bay Village)	D.R.	R.R.

TYPE OF PROJECT: BOUNDARY / ALTA SURVEY FOR TENTATIVE PLAT
SHEET NAME: LOCATION MAP, SURVEYOR'S NOTES, LEGAL DESCRIPTION, SKETCH OF SURVEY AND SYMBOL LEGEND
CLIENT: EL - AD NBV, LLC
CLIENT ADDRESS: 150 EAST PALMETTO PARK ROAD, SUITE 400 BOCA RATON, FLORIDA 33432
PROJECT LOCATION: SECTION 8, TOWNSHIP 53 SOUTH, RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA

HARBOR ISLAND REPLAT

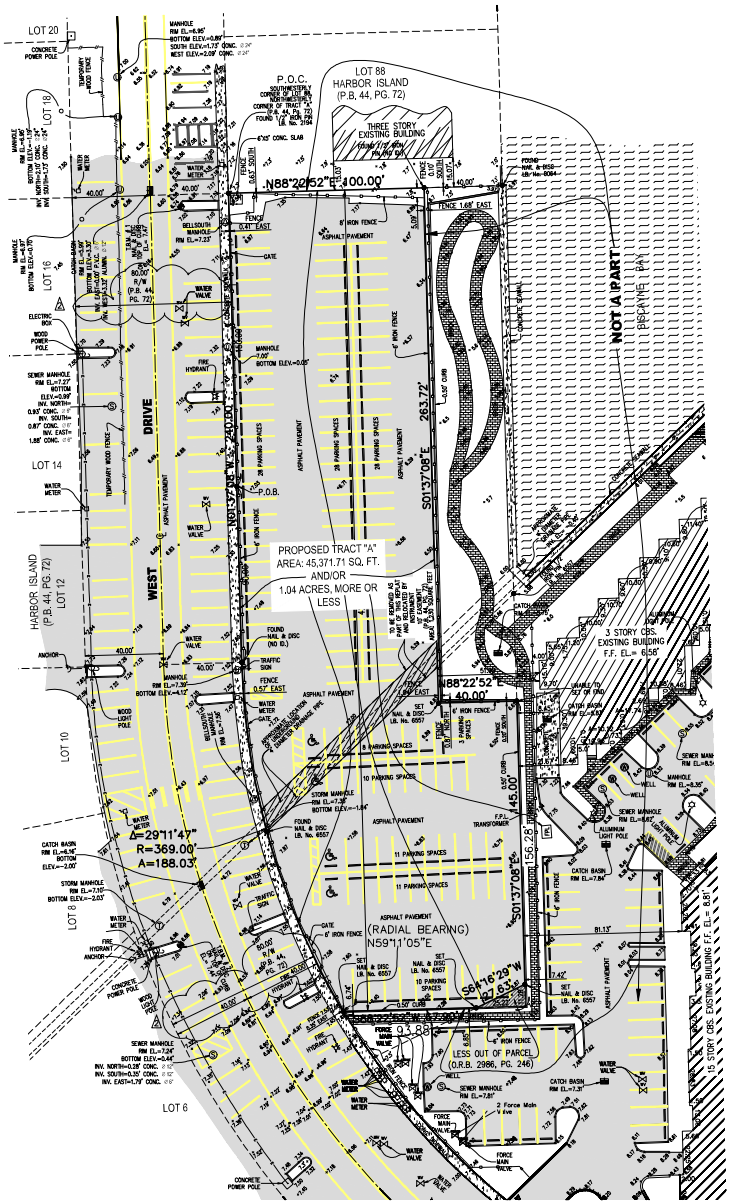
SCALE:	AS SHOWN
DRAWN BY:	JAER
ENG. CHECKED BY:	
QUALITY CONTROL:	
DATE:	MARCH 2ND, 2026
PROJECT No:	25-020-0551
SHEET:	1 OF 1 SHEETS

C:\Users\Daniel\AppData\Local\Temp\AcePublish_50844\25-020-0551 HARBOR ISLAND REPLAT (TENTATIVE PLAT).dwg

NOTE:
MIAMI-DADE COUNTY FLOOD CRITERIA: 8.53'(N.G.V.D. 29) MORE OR LESS.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.M.O.H.	OHL	ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
ELEV.		ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
		FORCE MAIN VALVE
FND.		FOUND
GAR.		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.		IRON FENCE
I.P.		IRON PIPE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
P.B.		PLAT BOOK
P.C.		POINT OF CURVATURE
P.C.P.		PERMANENT CONTROL POINT
PG.		PAGE
P/L		PROPERTY LINE
P.R.M.		PERMANENT REFERENCE MONUMENT
		RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
W.F.		WOOD FENCE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NOTE:
THE EXPRESS PURPOSE AND INTENT OF THIS TENTATIVE PLAT IS TO ABANDON AN EXISTING EASEMENT AS SHOWN ON PLAT BOOK 44 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND TO RELOCATE THE EXISTING DRAINAGE PIPE WITHIN SAID EASEMENT, SAID EASEMENT TO BE RELOCATED BY INSTRUMENT.

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE CONFIDENTIAL AND UNPUBLISHED PROPERTY OF THE FIRM AND ARE SUBMITTED IN REFERENCE TO THE PROJECT DESIGNATED IN THE TITLE BLOCK. THEY ARE ENTITLED TO COPYRIGHT PROTECTION. THEY ARE AND SHALL REMAIN THE PROPERTY OF FF&F AND SHALL NOT BE USED IN WHOLE OR IN PART, NOR REPRODUCED, COPIED OR LOANED TO OTHERS FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF FF&F. SUBMISSION OR DISTRIBUTION OF THESE PLANS OR USES FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY FF&F WITHOUT WRITTEN CONSENT OF FF&F IS PROHIBITED. WITH PROJECT IS CARD EXECUTED, THEY CAN NOT BE USED ON OTHER PROJECTS EXCEPT BY PRIOR WRITTEN AGREEMENT FROM FF&F AND APPROPRIATE COMPENSATION TO FF&F.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	10/03/2025	(Revised T-plat as per Client's Comments)	R.R.	R.R.
2	03/02/2026	(Revised T-plat as per City of North Bay Village)	D.R.	R.R.

HARBOR ISLAND REPLAT

TYPE OF PROJECT: BOUNDARY / ALTA SURVEY FOR TENTATIVE PLAT
SHEET NAME: SKETCH OF SURVEY AND SYMBOL LEGEND
CLIENT: EL - AD NBV, LLC
CLIENT ADDRESS: 100 EAST PALMETTO PARK ROAD, SUITE 400 BOCA RATON, FLORIDA 33432
PROJECT LOCATION: SECTION 8, TOWNSHIP 53 SOUTH, RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: D.R.JAER
ENG. CHECKED BY:
QUALITY CONTROL:
DATE: MARCH 2ND, 2026
PROJECT No: 25-020-0551
SHEET: 2 OF 2 SHEETS

GT GreenbergTraurig

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed tentative plat or final subdivision plat or waiver of plat (the "**Agreement**") covering the real property, hereinafter described, it is hereby certified that I have examined that certain Owner's Policy prepared by First American Title Insurance Company under policy number 1246422, covering the period from the beginning to May 2, 2025, at 3:35 P.M. (the "**Title Evidence**") inclusive, with respect to the real property more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "**Property**").

Basing our opinion solely on the aforesaid Title Evidence covering said period referenced above, we are of the opinion that on the date last mentioned above, the fee simple title to the Property was vested in:

EL-AD NBV LLC, a Delaware limited liability company

(the "Property Owner")

Based solely upon my review of the Amended and Restated Limited Liability Agreement of El-Ad NBV LLC dated as of April 25, 2025, it is our opinion that, as of the date hereof, Orly Daniell, Arik Bronfman and Matthew Jefferies, each a Manager of **EL-AD NBV LLC, a Delaware limited liability company**, are authorized, each acting alone, to execute the Agreement in connection with the Property.

Subject to the following encumbrances, liens and other exceptions:

A) RECORDED MORTGAGES:

1) Mortgage Agreement from EL-AD NBV LLC, a Delaware limited liability company to Metropolitan Commercial Bank, a New York state-chartered bank, dated April 25, 2025, filed of record, May 02, 2025, in Book 34737, Page 227, Public Records of Miami Dade County, Florida, in the original principal amount of $10,000,000.00.

2) Assignment of Leases and Rents between EL-AD NBV LLC, a Delaware limited liability company, as Assignor, and METROPOLITAN COMMERCIAL BANK, a New York state chartered bank, as Assignee, dated April 25, 2025, and recorded May 02, 2025, in Book 34737, Page 245, of Official Records.

3) UCC-1 Financing Statement recorded in Book 34737, Page 252, of Official Records.

B) RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

C) GENERAL EXCEPTIONS:

1) All taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2) Rights of persons other than the above owners who are in possession.

3) Facts that would be disclosed upon accurate survey.

4) Any unrecorded labor, mechanics' or materialmen's liens.

5) Zoning and other restrictions imposed by governmental authority.

6) Taxes or special assessments which are not shown as existing liens in the public records.

7) Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

D) **SPECIAL EXCEPTIONS**:

1) Lease Agreement dated December 1, 2021, as amended by that certain Amendment to Lease Agreement dated January 13, 2022 and that certain Second Amendment to Lease Agreement dated January 1, 2023, by and between S2 NBV LLC, a Florida limited liability company, and Pacific and Orient Properties LLC, a Delaware limited liability company, as tenant thereunder, with no rights of first refusal or purchase options; as affected by Third Amendment to Lease Agreement dated April 21, 2025.

2) 10 foot easement, Dedication and Reservation shown on the Plat of Harbor Island, recorded in Plat Book 44, Page 72; as affected by Agreements by Sea Bay Corporation, a Florida corporation recorded in Book 3834, Page 184 Official Records.

3) Terms and conditions of the Development Agreement between S2 NBV, LLC, a Florida limited liability company and North Bay Village, Florida, a Florida municipal corporation recorded in Book 34059, Page 4043 of Official Records.

4) Matters shown on that certain survey dated January 27, 2025, last revised April 8, 2025, prepared by Ford, Armenteros & Fernandez, Inc., as follows:

a) Fences located within the boundaries lines of the property in various areas, and extend onto adjacent property in other areas

b) Electric overhead line extend onto the property over the westerly boundary line without apparent easement

c) Concrete light poles and electric boxes located on the property without apparent easement

d) Traffic sign extends over the westerly boundary line onto the property.

5) Assignment and Assumption of Development Agreement and Assignment of Permits between S2 NBV, LLC, a Florida limited liability company as Assignor, and EL-AD NBV LLC, a Delaware limited liability company, as Assignee, dated April 25, 2025, and recorded May 08, 2025, in Book 34750, Page 1793, of Official Records.

NOTE: All recording references in this form shall refer to the public records of Miami-Dade County, Florida, unless otherwise noted.

I HEREBY CERTIFY that I have reviewed all of the aforementioned encumbrances and exceptions.

Therefore, it is our opinion that the following parties must join in the platting of the above-described real property in order to grant Miami-Dade County and the public, a good and proper title to any dedicated areas shown on the final plat of the Property.

Name	**Interest**	**Special Exception Number**
EL-AD NBV LLC, a Delaware limited liability company	Fee Simple Owner	N/A
Metropolitan Commercial Bank, a New York state-chartered bank	Mortgagee	N/A

The following is a description of the aforementioned Title Evidence:

Number	**Company Certifying**	**No. of Entries**	**Period Covered**
1246422	First American Title Insurance Company	19	Beginning through May 2, 2025, at 3:35 P.M.

[Signature Page Follows]

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 29th day of May, 2025.

GREENBERG TRAURIG, P.A.

By: _____

Gary Saul, Esq.
FL BAR # 444936
333 S.E. 2nd Avenue, Suite 4400
Miami, Florida 33131
Tel: 305-579-0846

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 29th day of May, 2025, by Gary Saul, who is personally known to me or has produced _____ as identification and did not take oath.

_____
Name: Niurka A. Alvarado
Notary Public, State of Florida
Commission No.
My Commission Expires: 3/10/2028

[Notary Seal]

Notary Public State of Florida
Niurka A. Alvarado
My Commission HH 497961
Expires 3/10/2028

Exhibit "A"

Legal Description

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami-Dade County, Florida more particularly described as follows: Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29° 11' 47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90° 00' 00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90° 00' 00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same May be amended or corrected.

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1246422

CFN: 20250335486 BOOK 34737 PAGE 219
DATE:05/02/2025 03:35:59 PM
DEED DOC 120,000.00
SURTAX 90,000.00
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Prepared by (or under the supervision of)
and after recording return to:

Nancy B. Lash, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, Florida 33131

PARCEL IDENTIFICATION NO. 23-3209-001-0013

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 25 day of April, 2025, by and between S2 NBV, LLC, a Florida limited liability company (hereinafter called "**Grantor**"), whose address is 18851 NE 29TH Avenue, Suite 1011, Aventura, Florida 33180, and **EL-AD NBV LLC**, a Delaware limited liability company (hereinafter called "**Grantee**"), whose address is 150 E. Palmetto Park Road, Suite 400, Boca Raton, Florida 33432. As used herein, the terms "**Grantor**" and "**Grantee**" shall be construed to include masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and does hereby grant, bargain and sell to Grantee that certain real property, situated, lying and being in the County of Miami-Dade, State of Florida and legally described on Exhibit A attached hereto.

SUBJECT TO only those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**"), without reimposing same.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the improvements, licenses, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforesaid real estate; that Grantor has good right to sell and convey the same. Grantor hereby warrants the title to the aforesaid real estate and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name and caused its seal to be affixed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

S2 NBV, LLC, a Florida limited liability company

Name: Joanna Plessis
Address: 2875 NE 191 St #701
Aventura, FL 33180

By: _____
Name: Marc Schmulian
Title: Manager

Name: Sara Sanchez
Address: 2875 NE 191 St #701
Aventura, FL 33180

STATE OF FLORIDA §

COUNTY OF MIAMI-DADE §

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on April 23, 2025, by Marc Schmulian, the Manager of S2 NBV, LLC, a Florida limited liability company, on behalf said company. He/She personally appeared before me, is personally known to me or produced _____ as identification.

NOTARIAL SEAL

JOANNA PLESSIS NOTARY PUBLIC MY COMMISSION EXPIRES 12-9-2027 STATE OF FLORIDA COMMISSION NUMBER HH 431845

_____
Notary Public, State of Florida

Joanna Plessis
Printed/Typed Name

My Commission Expires: _____

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A Portion of Tract "A", Plat Book 44, at Page 72 of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Commencing at the Southwesterly corner of Lot 88, or the Northwesterly corner of Tract "A" as same are shown on a plat entitled HARBOR ISLAND, as recorded in Plat Book 44, at Page 72, of the Public Records of Miami Dade County, Florida, run Southerly along the Southerly production of the Westerly line of said Lot 88 or the Westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue Southerly along the Easterly line of West Drive or the Westerly line of said Tract "A", a distance of 90.00 feet to the Point of Curvature (pc) of a circular curve, thence run Southeasterly along the arc of a circular curve deflecting to the left having for its elements a central angle of 29° 11' 47", a radius of 369.00 feet, a distance of 188.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.00 feet distant Southerly from the Southerly line of said Lot 88; thence run Easterly along a line parallel to and 420 feet distant Southerly from the Southerly line of Lot 88, a distance of 93.88 feet to a point, thence run Northerly along a line deflecting 90° 00' 00" to the left; said line being parallel to and 140.00 feet distant Easterly from the Easterly line of said West Drive, or the Westerly line of said Tract "A" produced Southerly, a distance of 156.28 feet to a point, thence run along a line deflecting 90° 00' 00" to the left, said line being parallel to and 263.72 feet distant Southerly from the Southerly line of said Lot 88, a distance of 40.0 feet, thence run Northerly along a line deflecting 90° 00' 00" to the right, along a line parallel to and 100.00 feet distance Easterly from the Easterly line of West Drive, or the Westerly line of said Tract "A," a distance of 263.72 feet to a point, thence run Westerly along a line deflecting 90° 00' 00" to the left, said line being the Southerly line of said Lot 88, a distance of 100.00 feet, thence run Southerly along a line deflecting 90° 00' 00" to the left, said line being the Easterly line of West Drive, or the Westerly line of said tract "A" a distance of 150.00 feet to the Point of Beginning of the parcel of land herein described;

Less and except a triangular piece of land in the Southeast Corner which was previously conveyed to The Wolf Corp., A Delaware Corporation, by Warranty Deed recorded in Official Records Book No. 2986, at Page 246, of the Public Records of Miami Dade County, Florida, as the same May be amended or corrected.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real estate taxes or assessments for 2025 and subsequent years, which are not yet due and payable.
2. 10 foot easement, Dedication and Reservation shown on the Plat of Harbor Island, recorded in Plat Book 44, Page 72; as affected by Agreements by Sea Bay Corporation, a Florida corporation recorded in Book 3834, Page 184 of the Official Records of Miami-Dade County, Florida.
3. Terms and conditions of the Development Agreement between S2 NBV, LLC, a Florida limited liability company and North Bay Village, Florida, a Florida municipal corporation recorded in Book 34059, Page 4043 of the Official Records of Miami-Dade County, Florida.

ACTIVE 709842389v2

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON MARCH 31, 2026, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY HARBOR ISLAND DEVELOPMENT COMPANY, LLC FOR A USE EXCEPTION TO PERMIT A TEMPORARY SALES CENTER / MARKETING OFFICE ON PROPERTY LOCATED AT 7946 & 8000 EAST DRIVE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND C OMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS LLC FOR A VARIANCE TO PERMIT A TEMPORARY SALES CENTER TRAILER AT THE PROPERTY LOCATED AT 7938 AND 7940 WEST DRIVE WITH A REAR SETBACK OF FIFTEEN (15) FEET WHERE TWENTY-FIVE (25) FEET ARE REQUIRED AND A SECOND SIDE SETBACK OF SIX (6) FEET WHERE FORTY-EIGHT (48) FEET IS REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY EL-AD NBV, LLC TO MODIFY THE SITE PLAN APPROVED BY RESOLUTION NO. 2023-163, FOR A MULTIFAMILY RESIDENTIAL PROJECT ON PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913–7915 WEST DRIVE, CONSISTING OF UP TO 94 DWELLING UNITS IN A 26-STORY, 298-FOOT-8-INCH BUILDING, WITH REQUESTS TO ALLOW: (A) COMPACT PARKING SPACES UP TO EIGHT PERCENT (8%) OF THE TOTAL PARKING PROVIDED; AND (B) SUBSTITUTION OF ONE REQUIRED LARGE TRUCK LOADING SPACE WITH A SMALL DELIVERY VEHICLE OR PASSENGER LOADING SPACE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] A TENTATIVE PLAT APPLICATION BY EL-AD NBV, LLC, ENTITLED “HARBOR ISLAND REPLAT" FOR PROPERTY IDENTIFIED BY FOLIO NUMBER 23-3209-001-0013, LOCATED AT APPROXIMATELY 7913-7915 WEST DRIVE; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 839 8967 2951
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

Legal Ads and Public Notices

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Public Hearing - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Mar 17, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON MARCH 31, 2026, AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING: