VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Leanne Tellam
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
ZONING HEARING
MONDAY, MAY 20, 2024 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234

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1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **REQUEST, PETITIONS, AND PUBLIC COMMENTS**

3. **APPROVAL OF MINUTES**

   A. Zoning Hearing (April 15, 2024)

4. **MAJOR PROJECTS UPDATE**

5. **PUBLIC HEARING ITEMS**

A. **Applicant:** ROBERTO AND CHRISTINA ARIAS
Location: 7662 SW 144TH TERRACE, PALMETTO BAY, FL
Property Folio: 33-5023-039-0260
Application: V-24-001
Zoning District: E-M ESTATE MODIFIED ZONING DISTRICT
Request: VARIANCE PURSUANT TO SECTION 30-30.6 VARIANCES, WAIVING THE MINIMUM SETBACKS ALLOWED BY SECTION 30-50.4, STYLED "E-M, ESTATE MODIFIED SINGLE FAMILY DISTRICT" OF THE VILLAGE LAND DEVELOPMENT CODE, TO ALLOW THE CONSTRUCTION OF AN ATTACHED COVERED TERRACE AND SWIMMING POOL WITHIN THE REAR AND SIDE SETBACKS. *(Continued from the April 15, 2024, Zoning Hearing)*

B. **Property Owner:** SOUTH DADE REALTY, INC.
Applicant: LILLIAM NORDA-GOMEZ (BRIGHT ADVENTURES ACADEMY)
Location: 17917 / 17925 SW 97TH AVENUE
Property Folio: 33-5033-000-0890
Application: SU-24-001
Zoning District: DOWNTOWN MAIN STREET SECTOR ZONING DISTRICT
Request: THE EXPANSION OF AN EXISTING CHILDCARE FACILITY PURSUANT TO SECTION 30-110 STYLED "RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USES" OF THE VILLAGE LAND DEVELOPMENT CODE, TO PERMIT A MAXIMUM OF EIGHTY-FIVE (85) STUDENTS

C. **Applicant:** BAPTIST HEALTH ENTERPRISES, INC.
Location: 8750 SW 144TH STREET, PALMETTO BAY, FL
Property Folio: 33-5021-044-0010
Application: V-23-008 (REV)
Zoning District: R-5, OFFICE ZONING DISTRICT AND E-M, ESTATE MODIFIED SINGLE FAMILY DISTRICT
Request: VARIANCE PURSUANT TO SECTION 30-30.6 VARIANCES, WAIVING THE MAXIMUM WALL SIGN AREA AND AMOUNT OF SIGNS PER STREET FRONTAGE ALLOWED BY SECTION 30-90 STYLED “SIGN REGULATIONS” OF THE VILLAGE LAND DEVELOPMENT CODE AND TO ALLOW ONE (1) MONUMENT SIGN WHERE NONE ARE PERMITTED AND TO ALLOW TWO (2) DIRECTIONAL SIGNS WHERE NONE ARE PERMITTED FOR A FREE STANDING EMERGENCY DEPARTMENT ON A PROPERTY THAT PREVIOUSLY HAD VARIANCES FOR SIMILAR SIGNAGE APPROVED THROUGH MIAMI-DADE COUNTY RESO NO. CZAB13-2-98. *(Continued from the April 15, 2024, Zoning Hearing)*

6. DISCUSSION

A. DISCUSSION REGARDING 65% DESIGN PLANS FOR THE MULTI-PURPOSE RECREATIONAL FACILITY AT CORAL REEF PARK

7. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT

OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABBILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. 3.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	May 20, 2024
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	Zoning Hearing (April 15, 2024)
SUGGESTED ACTION:	

ATTACHMENTS:
2024-04-15 Zoning-Minutes
Exhibit A - Public Comments by Form

MINUTES
ZONING HEARING
MONDAY, APRIL 15, 2024 – 7:00 PM
VILLAGE HALL COUNCIL CHAMBERS
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

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1. CALL TO ORDER, ROLL CALL, INVOCATION,PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER: Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

The Zoning Hearing was called to order at 7:00 PM.

The following members of the Village Council were present during roll call:
Mayor Karyn Cunningham
Vice Mayor Leanne Tellam
Councilmember Patrick Fiore
Councilmember Steve Cody
Councilmember Marsha Matson

The following Charter Officials were in attendance:
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

Rabbi Gunsberg from Chabad of Palmetto Bay led the invocation.

Mayor for the Day (Glory Gall, student of Palmetto Bay Senior High School) led the pledge of allegiance.

2. REQUESTS, PETITIONS, AND PUBLIC COMMENTS

There was no public comment.

3. APPROVAL OF MINUTES: None.

4. MAJOR PROJECTS UPDATE

Community and Economic Development Director Heidi Siegel illustrated a Powerpoint Presentation on the Village's major projects status report dated April 2024. The presentation showed data on the applications received to date, pending applications, applications under review that require a public hearing, submitted and incomplete applications, projects under construction, recently approved building permits, approved projects pending building permits and construction, and approved projects pending building permit applications.

Following Director Siegel's presentation, she answered questions raised by the members of the Village Council regarding the presentation.

Attorney Dellagloria provided an explanation on the quasi-judicial proceeding procedures.

Mayor Karyn Cunningham announced that the public hearings, items 5A and 5B, had errors on the Village's part and that the Village would request a continuance on both items.

Village Attorney John Dellagloria announced that if the applicant wants to come first and ask for a continuance, hearing the staff report would not be necessary.

5. PUBLIC HEARING ITEMS:

A. **Applicant:** BAPTIST HEALTH ENTERPRISES, INC.
Location: 8750 SW 144TH STREET, PALMETTO BAY, FL
Property Folio: 33-5021-044-0010
Application: V-23-008 (REV)
Zoning District: R-5 OFFICE ZONING DISTRICT
Request: VARIANCE PURSUANT TO SECTION 30-30.6 VARIANCES, WAIVING THE MAXIMUM WALL SIGN AREA ALLOWED BY SECTION 30-90 STYLED "SIGNAGE" OF THE VILLAGE LAND DEVELOPMENT CODE, FOR BAPTIST HEALTH OFF-CAMPUS EMERGENCY CENTER AT 8750 SW 144 STREET, AND TO ALLOW ONE (1) MONUMENT SIGN WHERE NONE ARE PERMITTED AND TO ALLOW TWO (2) DIRECTIONAL SIGNS WHERE NONE ARE PERMITTED WITHIN A PARCEL ZONED R-5 (OFFICE) ZONING DISTRICT. *(Deferred from the February 24, 2024, Zoning Hearing)*

Moved by: Councilmember Steve Cody
Seconded by: Vice Mayor Leanne Tellam

Community & Economic Development Director, Heidi Siegel reported that in reviewing the agenda packet, the department did not include the E-M

zoning portion of the parcel in the agenda advertisement that went out thirty (30) days prior to the hearing date. Director Siegel explained that the applicant asked for a continuance of the public hearing to the next Zoning Hearing scheduled for May 20, 2024.

There was no public comment for public hearing item 5A.

Councilmember Steve Cody **motioned** to continue the public hearing item to the next Zoning Hearing, scheduled for May 20, 2024. The motion was **seconded** by Vice Mayor Leanne Tellam. **All voted in favor (5-0). The motion carried unanimously.**

B. **Applicant:** ROBERTO AND CHRISTINA ARIAS
Location: 7662 SW 144TH TERRACE, PALMETTO BAY, FL
Property Folio: 33-5023-039-0260
Application: V-24-001
Zoning District: R-5 OFFICE ZONING DISTRICT
Request: VARIANCE PURSUANT TO SECTION 30-30.6 VARIANCES, WAIVING THE MINIMUM SETBACKS ALLOWED BY SECTION 30-50.4, STYLED "E-M ZONING DISTRICT" OF THE VILLAGE LAND DEVELOPMENT CODE, FOR ROBERTO AND CHRISTINA ARIAS AT 7662 SW 144 TERRACE, TO ALLOW THE CONSTRUCTION OF AN ATTACHED COVERED TERRACE AND SWIMMING POOL WITHIN THE REAR AND SIDE SETBACKS OF A PARCEL ZONED E-M (ESTATE MODIFIED) ZONING DISTRICT.

Moved by: Councilmember Patrick Fiore
Seconded by: Councilmember Steve Cody

Village Attorney John Dellagloria explained that the same process may occur for public hearing item 5B.

Community & Economic Development Director Heidi Siegel reported that in reviewing the item, the department made a scrip nous error. In an abundance of caution, it's in the best interest of the Village to postpone the public hearing until the next Zoning Hearing. Director Siegel explained that the newspaper advertisement and agenda packet referred to two separate zoning districts.

Applicants Roberto and Christina Arias reported that this was the first time they had undergone a zoning application process and spoke in favor of the continuance of the public hearing item.

There was no public comment for public hearing item 5B.

Councilmember Marsha Matson **motioned** to continue the public hearing item to the next Zoning Hearing, scheduled for May 20, 2024. The motion

was **seconded** by Vice Mayor Leanne Tellam. **All voted in favor (5-0). The motion carried unanimously.**

6. ADJOURNMENT

Vice Mayor Leanne Tellam **motioned** to adjourn the meeting. **Seconded** by Councilmember Steve Cody. **All voted in favor (5-0). The motion passed unanimously.**

The Zoning Hearing adjourned at 7:25 p.m.

The meeting minutes were approved this 20th day of May 2024.

Attest:

_____	_____
Mayor Karyn Cunningham	Village Clerk Missy Arocha

Public Comments Form

Online Public Comments Form	Meeting Agenda
Meeting Date	4/15/2024
Meeting Type	Zoning Hearing
The box below must be checked for Zoning Hearings ONLY	Check here if you affirm that the information provided herein is true and accurate
Name	**Gilbert Viera**
Email Address	**Vettegator@ yahoo.com**
Address	**16020 sw 87 Ave**
City	**Village of Palmetto Bay**
State	**Florida**
Zip Code	**33157**
Meeting Agenda Link	Agenda Center
	(Section Break)
General Public Comments -"Requests, Petitions & Public Comments Submitted"	*Field not completed.*
	(Section Break)
Agenda Item No.	**5A**
Comments (type your comments in the box below)	**I am opposed to the variance request. I think this signage size increase is not necessary for such a small area. I believe that the lights regardless of what efforts are made will not be enough and will alter the neighbors that live so close.**

Public Comments Form

Online Public Comments Form	Meeting Agenda
Meeting Date	April 15, 2024
Meeting Type	Zoning Hearing
The box below must be checked for Zoning Hearings ONLY	Check here if you affirm that the information provided herein is true and accurate
Name	**Adela Viera**
Email Address	**Aviera123@comcast.net**
Address	**16020 SW 87th Avenue**
City	**Palmetto Bay**
State	**FL**
Zip Code	**33157**
Meeting Agenda Link	Agenda Center
	(Section Break)
General Public Comments -"Requests, Petitions & Public Comments Submitted"	*Field not completed.*
	(Section Break)
Agenda Item No.	**5A**
Comments (type your comments in the box below)	**Please don't approve big signage or lights for the new Baptist Emergency Center. It will affect the residents surrounding this Emergency Center. Don't turn a residential neighborhood into a commercial one. Maintain the hometown feel of that area. We so desperately need to preserve that in this day and age of over development and disappearing residential areas in Miami. Thank you for all you do!**

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: May 20, 2024

SUBMITTED BY: Alexander Adams, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: ROBERTO AND CHRISTINA ARIAS
Location: 7662 SW 144TH TERRACE, PALMETTO BAY, FL
Property Folio: 33-5023-039-0260
Application: V-24-001
Zoning District: E-M ESTATE MODIFIED ZONING DISTRICT
Request: VARIANCE PURSUANT TO SECTION 30-30.6 VARIANCES, WAIVING THE MINIMUM SETBACKS ALLOWED BY SECTION 30-50.4, STYLED "E-M, ESTATE MODIFIED SINGLE FAMILY DISTRICT" OF THE VILLAGE LAND DEVELOPMENT CODE, TO ALLOW THE CONSTRUCTION OF AN ATTACHED COVERED TERRACE AND SWIMMING POOL WITHIN THE REAR AND SIDE SETBACKS. *(Continued from the April 15, 2024, Zoning Hearing)*

SUGGESTED ACTION:

ATTACHMENTS:
V-24-001 Arias Reso rev 5-20-24.docx
V-24-001 Arias Staff Memo rev 5-20-24.doc
PDF Full Attachments rev.pdf

RESOLUTION NO. 2024 - _____

ZONING APPLICATION V-24-001

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, AUTHORIZING A SETBACK VARIANCE REQUEST AT 7662 SW 144 TERRACE, TO PERMIT THE CONSTRUCTION OF AN ATTACHED COVERED TERRACE AND SWIMMING POOL WITHIN THE REAR AND SIDE SETBACKS OF A PARCEL ZONED ESTATE MODIFIED (E-M); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Roberto and Christina Arias has applied for a setback variance for an attached covered terrace to allow a rear setback of twenty feet and 7 inches (20’ 7”) where twenty-five feet (25’) is required and a side setback of thirteen feet and 1 inch (13’ 1”) where fifteen feet (15’) is required and a variance to allow a swimming pool with a rear setback of seven feet (7’) where seven and one-half feet (7.5’) is required and side setback of fifteen feet and one inch (15’ 1”) where twenty feet (20’) is required; and

WHEREAS, the subject property is located at 7662 SW 144 Terrace and is designated as folio number 33-5023-039-0260; and

WHEREAS, the property is designated Downtown Main Street Zoning District on the Village of Palmetto Bay Zoning Map, as adopted on January 23, 2023 by Ordinance 2023-01; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on April 15, 2024 where the item was continued to the May 20, 2024 hearing; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on May 20 2024; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the variance is consistent with Section 30-30.6 Variances, the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this Resolution.

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

Section 1. A public hearing on the present application was held on May 20, 2024 in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 2. Findings of fact.

1. That the subject property is located at 7662 SW 144 Terrace and is designated as folio number 33-5023-039-0260.

2. After hearing testimony from Village Staff, the applicant, the owner and the public, the Mayor and Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code of Ordinances: Section 30-30.6, "Variances" and Section 30-50.4 "Estate Modified Single Family (EM) Zoning District".

3. The application for the setback variance is consistent with the Village's Comprehensive Plan, as further specified in the Planning and Zoning Division Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report, which expert report is considered competent substantial evidence.

Section 3. Conclusions of Law.

The application for the variance was reviewed pursuant to Section 30-30.6, “Variances” and Section 30-50.4 “Estate Modified Single Family (EM) Zoning District” of the Village’s Code of Ordinances and was found to be consistent.

Section 4. Order.

The Mayor and Village Council approves with conditions the application for a variance for an attached covered terrace to allow a rear setback of twenty feet and 7 inches (20’ 7”) and a side setback of thirteen feet and 1 inch (13’ 1”) and a variance to allow a swimming pool with a rear setback of seven feet (7’) and side setback of fifteen feet and one inch (15’ 1”) at 7662 SW 144 Terrace identified with folio number: 33-5023-039-0260; consistent with Section 30-30.6 “Variances” and Section 30-50.4 Estate Modified Single Family (EM) zoning district of the Village Zoning Code, as more particularly described in the attached application and site plan that is included in the public hearing package with the following conditions:

1. The approval is based on the plan sheet SP-1 prepared by Alberto E. Rodriguez Cabarrocas, dated 11-16-23.

2. The approval is for a setback variance for an attached covered terrace and swimming pool less than those allowed by the E-M, Estates Modified Single Family Zoning district in order to allow a rear setback of twenty feet and 7 inches (20’ 7”) where twenty-five feet (25’) is required and a side setback of thirteen feet and 1 inch (13’ 1”) where fifteen feet (15’) is required and a variance to allow a swimming pool with a rear setback of seven feet (7’) where seven and one-half feet (7.5’) is required and side setback of fifteen feet and one inch (15’ 1”) where twenty feet (20’) is required.

3. The setback variance shall be valid for 180 days to obtain a building permit. The Community and Economic Development Director shall have the discretion to grant an additional 120 days.

Section 5. Record.

The record shall consist of the notice of hearing, the Planning and Zoning Division Staff Report, the application, all documents submitted by the

applicant and the owner to the Village of Palmetto Bay in connection with the application, the sworn testimony of witnesses and applicant, the documents presented at the quasi-judicial public hearing, and the recording and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This Resolution shall be recorded on the public records of Miami-Dade County at the expense of the applicant and returned to the Village's Department of Community and Economic Development

Section 7. This Resolution shall take effect immediately upon approval.

PASSED AND RESOLVED this 20th day of May 2024.

Attest:

_____	_____
Missy Arocha	Karyn Cunningham
Village Clerk	Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	____
Council Member Steve Cody	____
Council Member Marsha Matson	____
Vice-Mayor Leanne Tellam	____
Mayor Karyn Cunningham	____

MEMORANDUM

To: Honorable Mayor and Village Council	Date: May 20, 2024
From: Alexander Adams, AICP, CNU-A, P&Z Manager	Re: V-24-001 / Setback Variance for Attached Covered Terrace and Swimming Pool Within the Interior Side and Rear Setbacks at 7662 SW 144 Terrace

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, AUTHORIZING A SETBACK VARIANCE REQUEST AT 7662 SW 144 TERRACE, TO PERMIT THE CONSTRUCTION OF AN ATTACHED COVERED TERRACE AND SWIMMING POOL WITHIN THE REAR AND SIDE SETBACKS OF A PARCEL ZONED ESTATE MODIFIED (E-M); AND PROVIDING AN EFFECTIVE DATE.

OVERVIEW

FILE:	V-24-001
APPLICANT:	Roberto and Christina Arias
PROPERTY OWNER:	Roberto and Christina Arias
ADDRESS:	7662 SW 144 Terrace, Palmetto Bay, Florida 33157
FOLIO:	33-5023-039-0260
LOT SIZE:	15,525 square feet
UNIT SIZE:	3,164 square feet (existing)
FLUM:	Estate Density Residential (EDR)
ZONING:	Estate Modified Single Family Zoning District (E-M)
EXISTING USE:	Single Family Home

BACKGROUND

The applicant, Roberto and Christina Arias, requests the approval of application V-24-001 to allow a setback variance for an attached covered terrace and swimming pool less than those allowed by the E-M, Estates Modified Single Family Zoning district for a property located at 7662 SW 144 Terrace. The applicant is requesting setback modifications to allow a rear setback of twenty feet and 7 inches (20' 7") where twenty-five feet (25') is required and a side setback of thirteen feet and 1 inch (13' 1") where fifteen feet (15') is required and a variance to allow a swimming pool with a rear setback of seven feet (7') where seven and one-half feet (7.5') is required and side setback of fifteen feet and one inch (15' 1") where twenty feet (20') is required. This subdivision consists of private streets where lots were plated to the center of the street and the private street is an access easement between lots. The property consists of a square lot that includes the NW corner being a

portion of a joint use cul-de-sac leaving the remaining buildable lot area irregular in shape and size. The original home was constructed on an angle that is not perpendicular to the street and thus creating a uniquely shaped building site. The existing site and home conforms with the current zoning designation and code, however its configuration on the lot and the private street access creates challenges to construct any additions and subsequent accessory uses to the current home.

ANALYSIS

Section 30-30.6 of the Village's Land Development Code addresses variances and establishes criteria for the evaluation by Village Council for variance applications. A variance is authorized to be granted by the Village Council, after quasi-judicial public hearing. A variance may be granted for setback lines. After the hearing, the Village Council shall adopt a development order approving, approving with modifications and/or conditions, or denying the variance request.

A variance application may be considered under the requirements of practical difficulty as set forth in Section 30-30.6. Any approval or approval with modifications and/or conditions, of a variance based on practical difficulty shall require a majority vote of the members of the Village Council present at the meeting. To authorize any variance application from the requirements of the Code on the basis of practical difficulty, the Council shall balance the rights of property owners in the Village as a whole against the need of the individual property owner to deviate from the requirements of this chapter based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is a determining factor.

Evaluation Factors (Section 30-30.6(e)(1):

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

    - The applicant has provided a letter of support from 5 of 7 of the surrounding neighbors including both adjacent side neighbors. It should be noted that the "rear" property line is adjacent to 77th Avenue and not a home. The application has been properly posted on site and notification postcards were mailed to all neighbors within a 500-foot radius. To date, the Village has not received any objection.

b. Whether approval of the variance would be compatible with development patterns in the village.

    - The property is located in the Old Cutler Creek subdivision, an area that was originally developed, like much of the Village, under Miami-Dade County regulations. This particular area appears to originally have been developed as a private subdivision with internal gated streets and the lot lines extend into the private streets. This home is located on a cul-de-sac where the 4 adjoining homes' property boundaries each extend to a center point in the middle of the cul-de-sac. This configuration results in a usable lot area smaller than typical E-M lots of 15,000 square feet and homes that are developed at angles surrounding the cul-de-sac

versus centered on the lots. This neighborhood therefore is not consistent with typical examples and development patterns of the majority of the village's plats.

c. Whether the essential character of the neighborhood would be preserved.

- This neighborhood is a unique configuration and other neighbors have swimming pools and accessory structures that appear through aerial photography to encroach upon typical setbacks. In this case the applicant is seeking to modify the minimum required setbacks and currently has dense vegetation plantings along the subject property lines to buffer the immediate neighbors.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties.

- The adjoining properties have all signed the Variance Neighbor Approval Form. The proposed attached covered terrace and pool do not seem to be excessively designed and the rear property line has an existing concrete wall along SW 77th Avenue. The requested variance does not appear to have any undo impacts to adjacent neighbors or the neighborhood character.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief.

- The property is currently developed as a unique lot configuration that leaves a triangular rear yard area. Developing square or rectangular objects such as a covered terrace or pool would be difficult without any variance of the required setbacks.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome.

- The home appears to be built on an original 15,252 square feet lot where the lot includes 25% of the joint use cul-de-sac. Therefore, the buildable area is reduced and the orientation of the home on the lot is irregular. The resulting front and rear lot is triangular.

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

- As enumerated above, the original platting of the lots by Miami-Dade County has created a unique set of building site parameters that requires customized homes.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

- The application has been properly posted on site and notification postcards were mailed to all neighbors within a 500-foot radius. The applicant has approval of 5 of 7 adjacent neighbors and the Village has not received any objection.

STAFF RECOMMENDATION

The Land Development Code states that the Village Council may impose conditions to safeguard residents and may prescribe appropriate modifications and/or conditions, including a variance approval expiration date or expiration event, to mitigate the proposed variance to ensure conformity with the Comprehensive Plan and the Code. The Village Council shall prescribe a reasonable time limit within which the action for which the variance is required shall begin, and such time shall not exceed 365 days from the date of the development order, after which a new variance application must be made unless an application for development permit has been filed.

In this case the applicant is seeking to modify the minimum required setbacks and currently has dense vegetation plantings along the subject property lines to buffer the immediate neighbors.

The Village staff recommends that the Mayor and Village Council, conditionally approve application V-24-001 for a residential swimming pool front setback variance located at 7662 SW 144 Terrace with the following conditions:

1. The approval is based on the plan sheet SP-1 prepared by Alberto E. Rodriguez Cabarrocas, dated 11-16-23.

2. The approval is for a setback variance for an attached covered terrace and swimming pool less than those allowed by the E-M, Estates Modified Single Family Zoning district in order to allow a rear setback of twenty feet and 7 inches (20' 7") where twenty-five feet (25') is required and a side setback of thirteen feet and 1 inch (13' 1") where fifteen feet (15') is required and a variance to allow a swimming pool with a rear setback of seven feet (7') where seven and one-half feet (7.5') is required and side setback of fifteen feet and one inch (15' 1") where twenty feet (20') is required.

3. The setback variance shall be valid for 180 days to obtain a building permit. The Community and Economic Development Director shall have the discretion to grant an additional 120 days.

ATTACHMENTS

Attachment A: Application / Letter of Intent
Attachment B: Property Survey
Attachment C: Site Plan
Attachment D: Neighbor Approval Forms

Attachment A
Application / Letter of Intent

V

Village of Palmetto Bay
APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: 2/22/2024
Application No: V-24-001

V-24-001

Petitioner / Applicant: Roberto Arias & Christina Arias

Petitioner / Applicant Address: 7662 SW 144th Terrace

Phone: 305-978-0149 E-mail: ariasra7@gmail.com

Petitioner's Relation to Subject Property: Owners

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AQ

Address of Property: 7662 SW 144th Terrace

Folio: 33-5023-039-0260

SUBMITTAL REQUIREMENTS:

- Letter of Intent outlining the variance request and how the request meets the review criteria in Section 30-30.6(e) of the Village's Land Development Regulations.
- Current Survey of Site including legal description
- Building elevations, site plan, and landscape plan, if applicable
- Signature approval card signed by contiguous neighbors (preferred)

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for variance, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent: Roberto Arias / Christina Arias

Sworn to and subscribed before me this 22 day of February 2024, by Roberto Arias + Christina Arias.

☐ He/She is personally known to me or

☑ He/She has presented FL Driver Licens as identification.

Signature of Notary Public Gabriel Colon
Type or Print Name Gabriel Colon

GABRIEL COLON
Notary Public - State of Florida
Commission # HH 430541
My Comm. Expires Aug 23, 2027
Bonded through National Notary Assn.

FOR STAFF USE ONLY
Fee Paid: ✓ Date: 2/27/24
Zoning Hearing Date: 4/15/24 ( ) Approved ( ) Denied ( ) Approved with conditions

V-24-001

Roberto Arias & Christina Isabel Arias
7662 SW 144th Terrace
Palmetto Bay, FL 33158
Ariasra7@gmail.com
305-978-0149
2/22/24

RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By:

Alex Adams, AICP, CNU-A
Planning Division Manager
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Subject: Variance Request for Backyard and Sideyard Setback Reductions for an attached terrace and for a pool

Dear Mr. Adams,

I am writing to formally submit a request for a variance in accordance with Section 30-30.3(d)(5) of the Palmetto Bay Zoning Regulations for an attached terrace to the principal structure and for a pool. My family lives in the Palmetto Bay community of Old Cutler Cove. Originally, I had asked my neighbors to sign off thinking that I only needed an administrative variance for an attached terrace and had 5 neighbors sign our request. 2 neighbors that live across a back street and outside of the Old Cutler Cove community have not been able to sign. One of them I was never able to get a hold of and the other was working with a real estate agent to sell the home and is an investor / flipper that does not live in the property. However, once I talked to professionals at Palmetto Bay Village Hall it came to my attention that a pool I wanted to build also needed minor setback reductions. Therefor, I am now applying for a public hearing variance request with the Village of Palmetto Bay Zoning Department and Councilmembers. Note that all of the setback reduction requests are less than 25% and after engaging my neighbors at Old Cutler Cove they would all love for our family to be able to do the project as many of them have already enjoyed having a terrace and pool from when the community was first built. Details as to exact setback reduction requests below.

- **For the attached terrace:** the purpose of this letter is to outline our intent to request a reduction of the backyard setback by 4 feet 5 inches (18%) to 20 feet 7 inches on the northwest corner of the lot and the sideyard setback by 1 foot 11 inches to 13 feet 1 inch (13%) on the southwest portion of our property located at 7662 SW 144th Terrace, Palmetto Bay, FL 33158.
- **For the pool:** the purpose of this letter is to outline our intent to request a reduction of the backyard setback by 6 inches (7%) to 7 feet on the northwest corner of the lot and the sideyard setback by 4 feet 11 inches to 15 feet 1 inch (24.6%) on the southwest portion of our property located at 7662 SW 144th Terrace, Palmetto Bay, FL 33158.

Our property is situated in a residential zone, and we believe that a variance is justified based on the following review criteria as stipulated in Section 30-30.3(d)(5):

1. Uniqueness of Circumstances:
Our property possesses unique characteristics that make it distinct from many neighboring properties in Palmetto Bay. These distinctive features include the direction of the home on our lot, which is irregular given a cul-de-sac. These peculiarities create a hardship in conforming to the standard setback requirements to construct a terrace and pool that will be useable for our family for years to come. Our request is a for a less than 25% reduction to the existing setbacks in all cases.

2. Preservation of Property Rights:

Granting this variance will allow us to make reasonable use of our property as detailed in the plans while still respecting the rights and interests of our neighbors. The proposed setback reductions will not impede the functionality or safety of our property. Additionally, adjusting the setbacks would allow for a symmetrical terrace and use of the space as opposed to the current setbacks which are angled in regard to the current construction.

3. Minimum Variance Necessary:
Terrace: we are requesting a reduction of 4 feet 5 inches in the backyard setback and 1 foot 11 inches in the sideyard setback to ensure that we can build a terrace structure that accommodates our needs while maintaining compliance with other zoning regulations. Pool: we are requesting a reduction of 6 inches in the backyard setback and 4 foot 11 inches in the sideyard setback to ensure that we can build a pool that accommodates our needs while maintaining compliance with other zoning regulations. We have taken measures to minimize the requested variance and ensure that it aligns with the minimum necessary to address our unique circumstances.

4. Consistency with Zoning Plan:
Granting this variance request will not undermine the integrity of the Palmetto Bay zoning plan or adversely affect the surrounding community. Our proposal remains consistent with the overall character of the neighborhood. We are leaving significantly over the 35% green space requirement; we are still a great distance from our neighbors.

5. No Detriment to Public Welfare:
Reducing the backyard and sideyard setbacks will not pose any threat to public safety, health, or general welfare. The proposed construction will adhere to all safety codes and regulations.

In conclusion, we firmly believe that the requested variance is reasonable and necessary to make the best use of our property while maintaining harmony within the neighborhood. The majority of the homes have pool and terraces from when they were originally built. Our HOA will also be approving any future construction plans to ensure the actual harmony of Old Cutler Cove is maintained. We are committed to working closely with the Village of Palmetto Bay and addressing any concerns or questions that may arise during the review process.

Enclosed with this letter, you will find all the necessary documentation, including site plans, surveys, contiguous neighbor signatures (for the terrace) even though the plans also showed them the pool and any other pertinent information required to evaluate our request thoroughly. We are open to participating in the public hearing on April 15th, 2024 or meetings to further discuss and justify our variance requests.

Thank you for your time and consideration. We look forward to your response and guidance on the next steps in the process.

Sincerely,

Roberto Arias & Christina Arias

Enclosures:
1. Site Plans
2. Surveys
3. Supporting Documentation

Attachment B
Property Survey

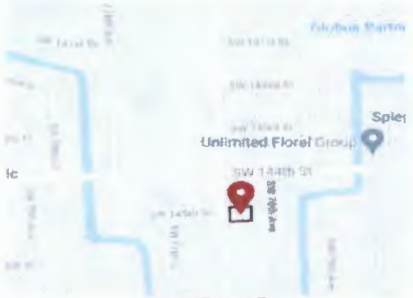
RECEIVED V-24-001
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

BOUNDARY SURVEY

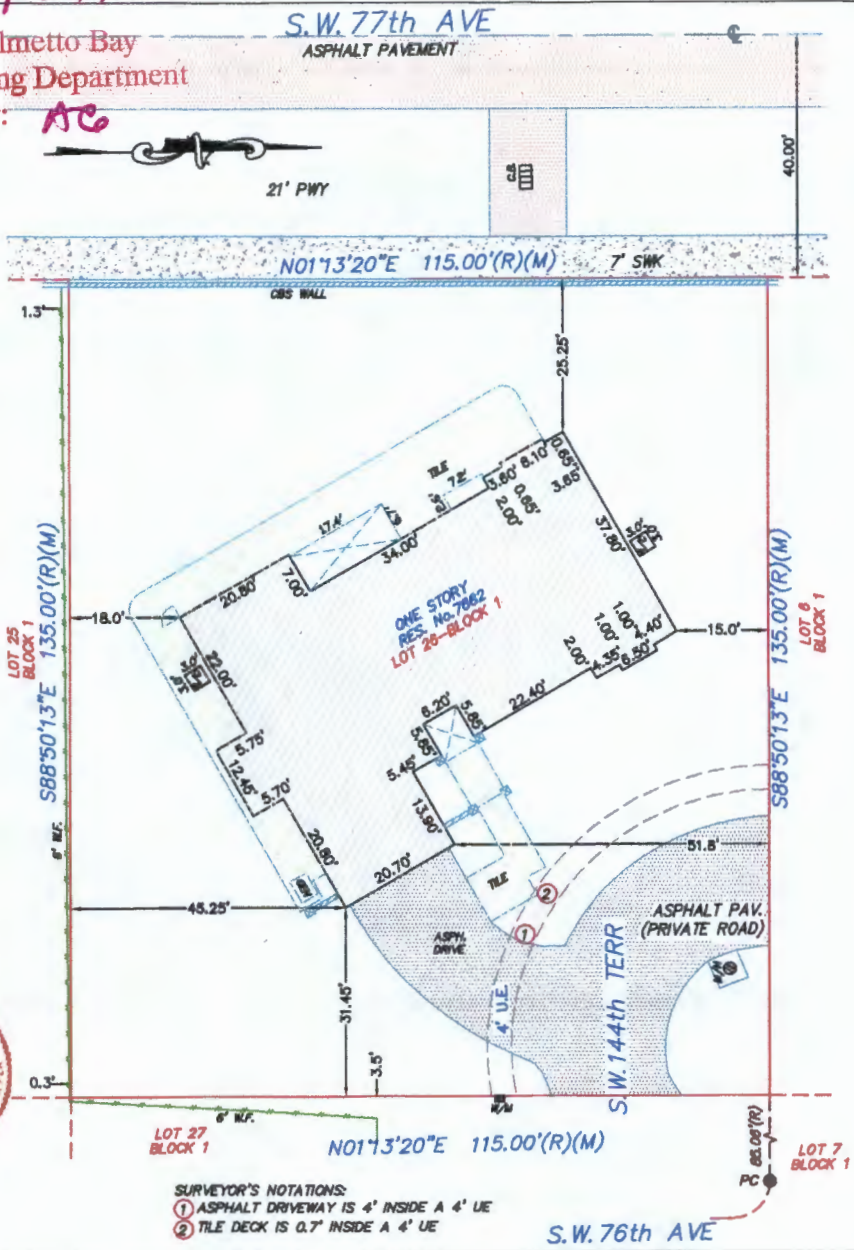
SCALE: 1"= 20'



VIEW OF SUBJECT PROPERTY



VICINITY MAP



CERTIFY TO:
ROBERTO ARIAS AND CHRISTINA ISABEL ARIAS
ARAN CORREA & GUARCH, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
PLAZA HOME MORTGAGE, INC., ITS SUCCESSORS AND/OR ASSIGNS. A.T.I.M.A.

LEGAL DESCRIPTION:
LOT 26, BLOCK 1
SUBDIVISION: OLD CUTLER CREEK
ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 134 AT PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
7662 SW 144th TERRACE
PALMETTO BAY, FLORIDA 33158

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	AE
PANEL NO/SUFFIX:	464L
COMMUNITY NO.:	120687
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Clearances and / or encroachments shown hereon are of apparent nature. Fences ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or reliance purposes only exclusively for the use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly, Inc.
C) Code restriction and title search are not reflected on this survey.
D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
E) The lands depicted hereon were surveyed per the legal descriptions and no claims as to ownership or matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian (by plat.)
I) If shown, elevations are referred to N.G.V.D. 1929
J) This is a boundary survey

JULIO SERGIO PITA CERTIFICATE No. 5789 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Julio S Pita
Date: 2021.05.05 14:28:21 -04'00'

Julio S Pita

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

SURVEYOR'S NOTATIONS:
1. ASPHALT DRIVEWAY IS 4' INSIDE A 4' UE
2. TILE DECK IS 0.7' INSIDE A 4' UE

LEGEND OF SYMBOLOGY

MAN HOLE SANITARY SEWER
CATCH BASIN
FIRE HYDRANT
SIGN
HANDICAP PARKING
CONC. LIGHT POLE
WATER METER
WATER VALVE
ELECTRIC BOX
T.V. BOX
ELECTRIC METER
WOOD LIGHT POLE
METAL LIGHT POLE
UTILITY POLE

LEGEND OF SURVEY ABBREVIATIONS

ADJ.	ADJACENT
A.C.	AIR CONDITIONER
ASPHC. PAV.	ASPHALT PAVEMENT
B.K.	BLOCK CORNER
BLDG.	BUILDING
BLK.	BLOCK
B.M.	BENCH MARK
B.R.O.W.	BARRIERED OCEANITY RECORD
C/B	CURB AND GUTTER
C.B.	CATCH BASIN
CH.	CHORD DISTANCE
CH.L.F.	CHAIN LINK FENCE
C.P.	CONCILIENT POLE
C/L	CENTER LINE
CAL.	CALCULATED
C.B.S.	CONCRETE BLOCK AND STUCCO
CLEAR.	CLEAR
C.M.P.	CABLE MAINTENANCE EASEMENT
CONC.	CONCRETE
COR.	CORNER
DES.	DESERT
D.B.	DEED BOOK
D.C.R.	DADE COUNTY RECORD
D.E.	DRAINAGE EASEMENT
D. & M.E.	DRAINAGE AND MAINTENANCE EASEMENT
D.H.	DRILL HOLE
DWY.	DRIVEWAY
EAST	EAST
ENCR.	ENCROACHMENT
E.O.W.	EDGE OF WATER
FD.	FOUND
F.H.	FIRE HYDRANT
FD. I.P.	FOUND IRON PIPE
F.F.ELEV.	FINISH FLOOR ELEVATION
F.P.L.	FLORIDA POWER AND LIGHT CO.
	LENGTH
L.M.E.	LAKE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
M.F.	METAL FENCE
M.H.S.E.	MANHOLE SANITARY SEWER
M.L.	MIDPOINT LINE
M.C.	MEASURED
M.R.	MAP RECORD
N.A.D.	NAIL AND DISK
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.R.B.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
P.I.	Point of Intersection
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R.	RADIUS
RAD.	RADIAL
R/W	RIGHT OF WAY
SEC.	SECTION
SQ. FT.	SQUARE FEET
S.F.	SQUARE FOOT
S.I.P.	SET IRON PIPE
SW.	SIDEWALK
T.	TANGENT
TER.	TERRACE
U.E.	UTILITY EASEMENT
U.P.	UTILITY POLE
W.F.	WOOD FENCE
W.M.	WATER METER

BY APPT. ONLY: 9485 SW 99 STREET, MIAMI FLA. 33176
MAILING ADDRESS: P.O BOX. 160309, MIAMI, FLORIDA 33116
TEL:(786) 242-7662 DADE, (954) 778-3288 BRWD
E-MAIL: tjkurveyor@gmail.com

THOMAS J. KELLY INC
SURVEYORS—MAPPERS
LAND PLANNERS
L.B. # 6077

BOUNDARY SURVEY

DATE	04/28/21
SCALE	1"=20'
DRAWN	B.R.R
JOB NO.	21-0825
SHEET	1 of 1

Attachment C
Site Plan

FLOOD LEGEND

FOLIO : 33-5023-039-0290 ADDRESS 7662 SW 144 TERRACE PALMETTO BAY, FL 33158

LOT: 28 BLOCK: 1 PLAT BOOK: 134 PAGE: 79

CROWN OF ROAD ELEV.: _ FT. N.G.V.D. CROWN OF ROAD WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: THOMAS J. KELLEY, INC. PLS LIC#: 5077

ELEVATION	LOWEST FLOOR ELEV.	GARAGE/SHARE FLOOR ELEV.	ADJ. GRADE
EXISTING	10.40'	9.40'	9.0' & 8.7'
PROPOSED ADDITION	N/A	N/A	MATCH
PROPOSED TERRACE	9.80' (EXIST. SLAB)	N/A	MATCH

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOTOF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDE OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTORS SWALES WILL BE CONSTRUCTED ON SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0'-0" N.G.V.D.

ZONING LEGEND

LOT ZONED: E-M

BUILDING SETBACKS

	EXISTING	PROPOSED
FRONT	31.45'	NO CHANGE
REAR	25.25'	25.00'
SIDE (WEST)	18.00'	15.00'
SIDE (EAST)	15.00'	NO CHANGE

LOT SIZE: 15,525 SF

EXISTING ACTUAL AREA SF: 3,184 SF
EXISTING LIVING TOTAL SF: 2,873 SF
EXISTING ADJUSTED SF: 2,904 SF

NEW TERRACE AREA: TBD SF

TOTAL SF: TBD SF

LOT COVERAGE PROPOSED: 3,184 / 15,525 = 20.36%

EXISTING 4 BEDROOM / 2-1/2 BATH HOME BUILT IN 1989

SCOPE OF WORK:
ATTACHED TERRACE ADDITION

SECURITY AND FORCED ENTRY PREVENTION:

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 39 OF THE FLORIDA BUILDING CODE.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS AND NON-EXPOSED SCREWS.
6. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD Z97.1.
7. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD Z97.1.
8. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MANU ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE AAMA 13033 PROVIDE LOCKS AS PER FBC 3803.3(A) (B) 3(AA) AND (C) EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
9. EXTERIOR WINDOW USED AS A MEANS OF ESCAPE SHALL ALSO COMPLY WITH A DOOR SCOPE OR VISION PANELS.
10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

NOTE:

1- THIS PLAN HAS BEEN PREPARED TO SHOW REQ. SET BACKS AND UTILITY ACCESS TO OBTAIN BUILDING PERMIT. THE EXACT LOCATION OF BUILDING WITHIN PARTICULAR LOTS SHALL BE MEASURE FROM LAYOUT PREPARED BY A CERTIFIED SURVEYOR.

GENERAL NOTES :

1- ALL APPROACHES TO BE COORDINATED WITH STREET TREES, STREET LIGHTS, WATER- CODE BUILDING FIRE HYDRANTS, ETC.

2- LANDSCAPING SHALL COMPLY WITH ORDINANCE 98.13 CHAPTER 18-A OF CODE / FLORIDA LANDSCAPE ORDINANCE.

TERMITE PROTECTION NOTE:

THIS BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT COMPANY THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

Total Gross Square Footage:

(all areas after proposed work is completed)

EXISTING ACTUAL AREA:	3,184 S.F.
NEW ADDITION TERRACE AREA:	TBD S.F.
GROSS SF TOTAL:	TBD S.F.

DRAWING LEGEND

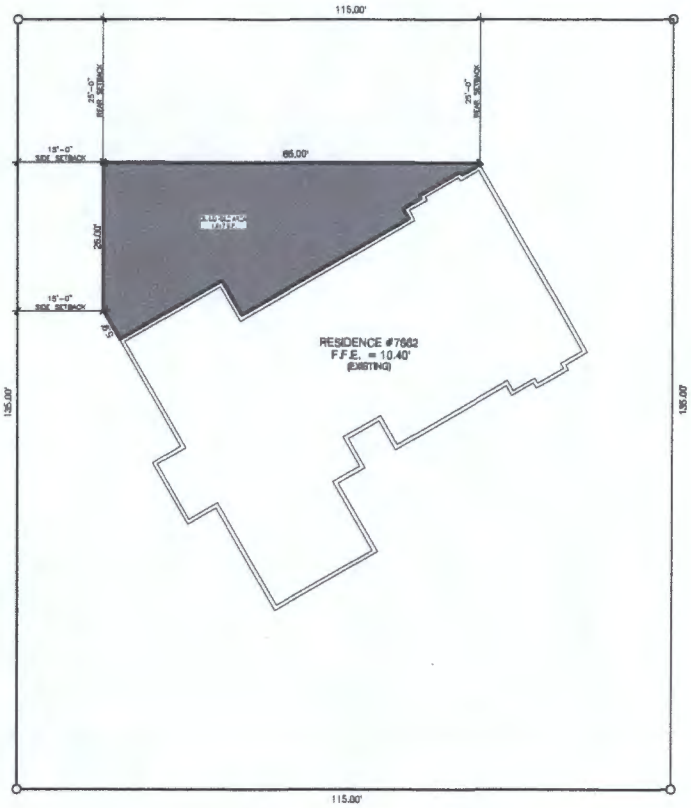
NEW ADDITION AND TERRACE AREA PROPOSED

EXISTING AREA TO REMAIN

PLUMBING LEGEND

EXISTING WATER LINE

EXISTING SEWER



NORTH

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

V-24-001

RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

Current Plan Allowable per existing setbacks

Sunshine 811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

NOTE:
GAS UTILITIES ON-SITE.
CONTRACTOR TO VERIFY BEFORE DIGGING EXACT LOCATION OF UTILITIES

revisions

Alberto E. Rodriguez Cabarrocas Lic. / No. AR 96683 / Lic. No. CGC 1520382

APC & Associates Contracting Corp.
7705 SW 134th Court Miami, Florida 33183
Ph. 305-772-1455
e-mail: accounts@apcgroup.com

TERRACE ADDITION

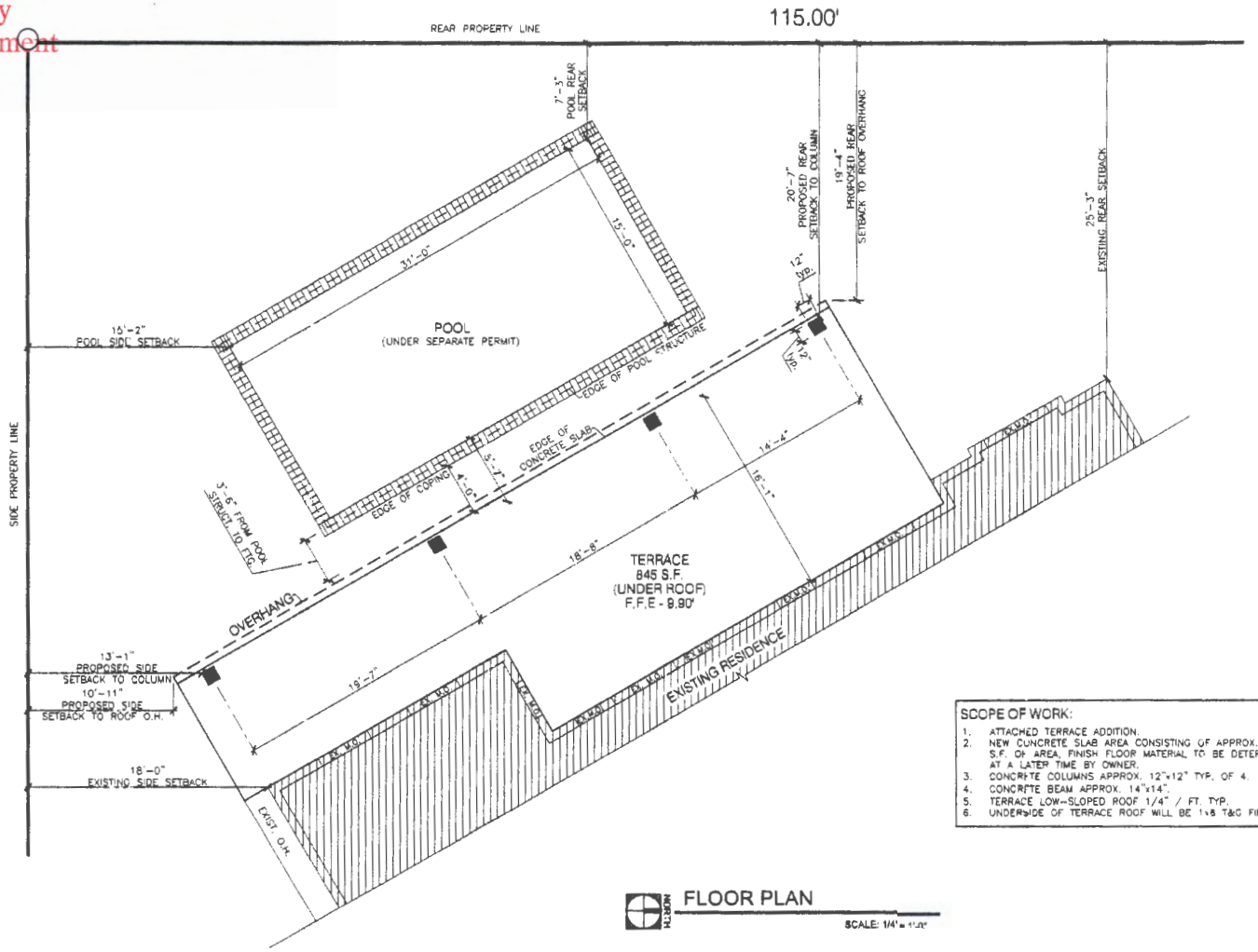
ROBERTO ARIAS & CHRISTINA ISABEL ARIAS
7662 SW 144 TERRACE
PALMETTO BAY, FLORIDA 33158

Date: 09/27/2023
Date issued: 09/27/2023

SP-1

V-24-001

RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: TC



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SCOPE OF WORK:

1. ATTACHED TERRACE ADDITION.
2. NEW CONCRETE SLAB AREA CONSISTING OF APPROX. 845 S.F. OF AREA. FINISH FLOOR MATERIAL TO BE DETERMINED AT A LATER TIME BY OWNER.
3. CONCRETE COLUMNS APPROX. 12"x12" TYP. OF 4.
4. CONCRETE BEAM APPROX. 14"x14".
5. TERRACE LOW-SLOPED ROOF 1/4" / FT. TYP.
6. UNDERSIDE OF TERRACE ROOF WILL BE 1x8 T&G FINISH.

Alberto E Rodriguez-Cabarrocas

Digitally signed by Alberto E Rodriguez-Cabarrocas
Date: 2023.11.16 11:06:17 -05'00'

Alberto E. Rodriguez-Cabarrocas Lic. / No. AR 96883 / Lic. No. CGC 1520862

ARC & Associates Contracting Corp.

7705 SW 134th Court, Miami, Florida 33183
Ph. 305-772-6822
email: arcassociates@gmail.com

TERRACE ADDITION

ROBERTO ARIAS & CHRISTINA ISABEL ARIAS
7662 SW 144 TERRACE
PALMETTO BAY, FLORIDA 33158

FLOOR PLAN

Date Issued: 09/27/2023

A-1

FLOOD LEGEND

FOLIO : 33-6023-036-0290 ADDRESS 7662 SW 144 TERRACE PALMETTO BAY, FL 33158

LOT: 36 BLOCK: 1 PLAT BOOK: 134 PAGE: 78

CROWN OF ROAD ELEV.: - FT. N.G.V.D. (CROWN OF ROAD WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: THOMAS J. KELLEY, INC. FLS LIC#: 6077

ELEVATION	LOWEST FLOOR ELEV.	GARAGE/STORAGE FLOOR ELEV.	ADJ. SPACE
EXISTING	10.40'	9.40'	9.0' & 8.7'
PROPOSED ADDITION	N/A	N/A	MATCH
PROPOSED TERRACE	8.90' (OVER SLAB)	N/A	MATCH

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOTOF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDE OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR'S SWALES WILL BE CONSTRUCTED ON SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0'-0" N.G.V.D.

ZONING LEGEND

LOT ZONED: E-M

BUILDING SETBACKS

	EXISTING	PROPOSED
FRONT	31.45'	NO CHANGE
REAR	26.26'	20'-7"
SIDE (WEST)	18.00'	13'-1"
SIDE (EAST)	18.00'	NO CHANGE

LOT SIZE: 10,529 SF

EXISTING ACTUAL AREA SF: 3,164 SF
EXISTING LIVING TOTAL SF: 1,673 SF
EXISTING ADJUSTED SF: 2,804 SF

NEW TERRACE AREA: 845 SF

TOTAL SF: 4,009 SF

LOT COVERAGE PROPOSED: 4,009 / 10,515 = 38.03%

EXISTING 4 BEDROOM / 2-1/2 BATH HOME BUILT IN 1989

SCOPE OF WORK:
ATTACHED TERRACE ADDITION

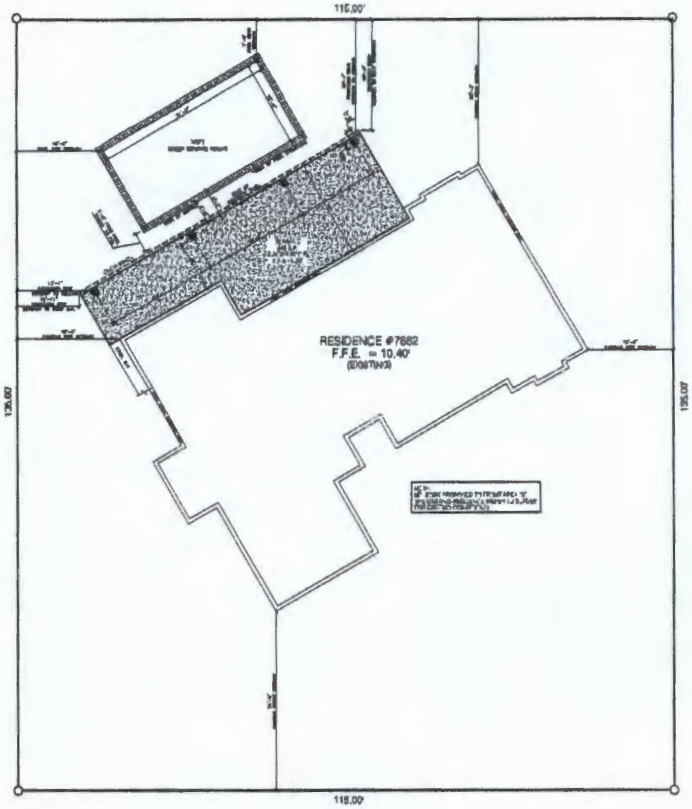
Total Gross Square Footage:
(all areas after proposed work is completed)

EXISTING ACTUAL AREA:	3,164 S.F.
NEW ADDITION TERRACE AREA:	845 S.F.
GROSS SF TOTAL:	4,009 S.F.

DRAWING LEGEND

NEW ADDITION AND TERRACE AREA TO BE BUILT

EXISTING AREA TO REMAIN



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

V-24-001

RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AB

Alberto E Rodriguez-Cabarrocas

Digitally signed by Alberto E Rodriguez-Cabarrocas
Date: 2023.11.16 11:06:53 -05'00'

revisions

Alberto E. Rodriguez-Cabarrocas Lic. / No. AR 99683 / Lic. No. CGC 1520382

ARC & Associates Contracting Corp.
7305 SW 136th Court, Miami, Florida 33183
Ph. 305-772-4502
e-mail: arcassociates.gonzalez@gmail.com

TERRACE ADDITION

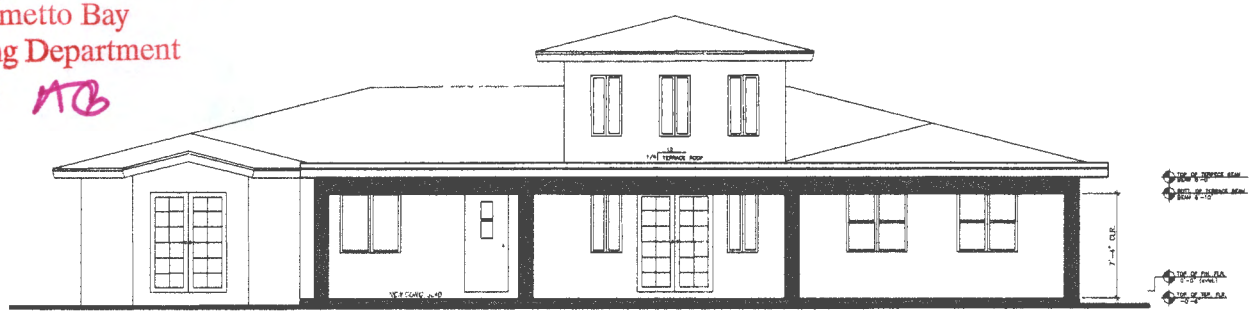
ROBERTO ARIAS & CHRISTINA ISABEL ARIAS
7662 SW 144 TERRACE
PALMETTO BAY, FLORIDA 33158

SITE PLAN
Date Issued: 09/27/2023

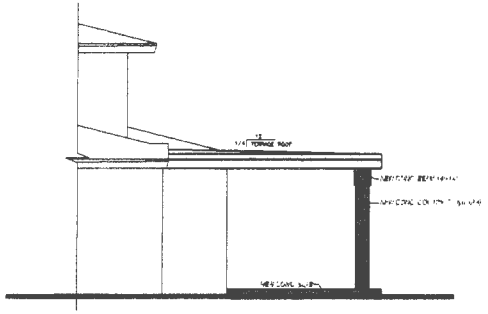
SP-1

V-24-001

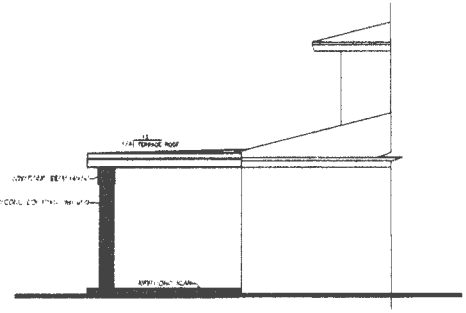
RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MB



PROPOSED REAR ELEVATION
(WEST) SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
(NORTH) SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
(SOUTH) SCALE: 1/4" = 1'-0"

Alberto E Rodriguez-Cabarrocas
Digitally signed by Alberto E Rodriguez-Cabarrocas
Date: 2023.11.16 11:04:59 -05'00'

Alberto E. Rodriguez Cabarrocas Lic. / No. AR 99683 / Lic. No. CGC 1520382
ARC & Associates Contracting Corp.
7155 SW 136th Court Miami, Florida 33183
Ph. 305-772-8504
e-mail: arcassociatescorp@bellsouth.net

TERRACE ADDITION
ROBERTO ARIAS & CHRISTINA ISABEL ARIAS
7662 SW 144 TERRACE
PALMETTO BAY, FLORIDA 33158

ELEVATIONS
Date Issued: 05/27/2023
A-3

Attachment D
Neighbor Approval Forms

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, Roberto Arias & Christina Arias have applied for a Variance, to allow in accordance with Section 30-30.3(d)(5) of the Palmetto Bay Zoning Regulations a reduction of the backyard setback by 4 feet 5 inches (18%) to 20 feet 7 inches on the NW corner of the lot & the sideyard setback by 1ft 11in to 13ft 1in (13%) on the SW portion of our property located at 7662 SW 144th Terrace.

I, an undersigned property owner, have read (or have had read to me) the information applicable to this request for a variance from the Village of Palmetto Bay's Land Development Regulations and fully understand that by subscribing my name to this consent form, I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant to this form and to the plans accompanying this application.

Name (Type or Print) Maria Magallon Johanny Caceres Date 1/12/24 ✓
Address 7661 SW 144 Ter. Palmetto Bay, FL 33158
Signature

Name (Type or Print) Kimberly Haring, Trustee for Date 1/29/24 ✓
Address Kimberly Haring Revocable Trust
7601 SW 144th Ter, Palmetto Bay, FL 33158
Signature

Name (Type or Print) Benjamin & Rosette Sumaj Date 2/12/24 ✓
Address 7663 SW 145 Terr. Palmetto Bay, FL 33158
Signature

Name (Type or Print) zhongsheng zhang Date 2/21/2024
Address 7603 SW 145TH Ter, Miami, FL 33158
Signature

Name (Type or Print) Date
Address
Signature

RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

V-24-001

Revision 12/2022

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, Roberto Arias & Chrisina Arias have applied for a Variance, to allow in accordance with Section 30-30.3(d)(5) of the Palmetto Bay Zoning Regulations a reduction of the backyard setback by 4 feet 5 inches (18%) to 20 feet 7 inches on the NW corner of the lot & the sideyard setback by 1 ft 11in to 13ft 1in (13%) on the SW portion of our property located at 7662 SW 144th Terrace.

I, an undersigned property owner, have read (or have had read to me) the information applicable to this request for a variance from the Village of Palmetto Bay's Land Development Regulations and fully understand that by subscribing my name to this consent form, I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation,.on the part of the applicant to this form and to the plans accompanying this application.

Name (Type or Print) Michael Freydell- Date 2/3/24
Address 7602 SW 144 Terrace

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

Name(Type or Print) _____ Date _____
Addre5s _____

Signature

V-24-001

Name (Type or Print) _____ Date _____
Address _____

RECEIVED
Zoning Department
February 27, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AQ

Signature

AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: May 20, 2024

SUBMITTED BY: Alexander Adams, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Property Owner: SOUTH DADE REALTY, INC.
Applicant: LILLIAM NORDA-GOMEZ (BRIGHT ADVENTURES ACADEMY)
Location: 17917 / 17925 SW 97TH AVENUE
Property Folio: 33-5033-000-0890
Application: SU-24-001
Zoning District: DOWNTOWN MAIN STREET SECTOR ZONING DISTRICT
Request: THE EXPANSION OF AN EXISTING CHILDCARE FACILITY PURSUANT TO SECTION 30-110 STYLED "RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USES" OF THE VILLAGE LAND DEVELOPMENT CODE, TO PERMIT A MAXIMUM OF EIGHTY-FIVE (85) STUDENTS

SUGGESTED ACTION:

ATTACHMENTS:
Bright Adventures staff memo rev4 5-20-24.doc
Bright Adventures Reso 5-20-24.doc
Bright Adventures PDF.pdf

MEMORANDUM

To: Honorable Mayor and Village Council	Date: May 20, 2024
From: Alexander Adams, AICP, CNU-A, P&Z Manager	Re: SU-24-001/ Expansion of Existing Childcare Facility 17917/ 17925 SW 97 Avenue

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATING TO ZONING; PURSUANT TO DIVISION 30-110 STYLED "RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES"; AUTHORIZING BRIGHT ADVENTURES ACADEMY LOCATED AT 17925 SW 97 AVENUE AND MORE SPECIFICALLY IN A COMMERCIAL SPACE WITH THE ADDRESS OF 17917 SW 97 AVENUE; TO EXPAND THEIR EXISTING CHILD CARE FACILITY TO A MAXIMUM OF 85 STUDENTS AND PROVIDING FOR AN EFFECTIVE DATE.

OVERVIEW

FILE:	SU-24-001
APPLICANT:	Bright Adventures Academy LLC
PROPERTY OWNER:	South Dade Realty, Inc.
ADDRESS:	17925 / 17917 SW 97 Avenue, Palmetto Bay, FL 33157
FOLIOS:	33-5033-000-0890
LOT SIZE:	28,657 square feet (0.65 net acres)
UNIT SIZE:	Approximately 5,760 square feet
FLUM:	Franjo Activity Center
ZONING:	Downtown Main Street Sector
EXISTING USE:	Commercial Offices and Child Care Facility

BACKGROUND

The applicant, Bright Adventures Academy LLC, with consent of property owner South Dade Realty, Inc., requests the approval of application SU-24-001 to expand an existing child care facility for a property located at 17925 SW 97 Avenue and more specifically in a commercial space with the address of 17917 SW 97 Avenue. The property was originally developed in 1966 as a commercial shopping center with approximately 28,657 square feet currently according to property records. The daycare facility was originally established and relocated to its current location by Village Council approved Resolution No. 2019-155 as Little Steps Pre-K in November of 2019 and expanded in Resolution 2022-058 as Bright Adventures Academy. The daycare has been operating under a new name and ownership since May 2021, providing childcare to children ranging from 12 weeks of age to 5 years old. The daycare currently operates Monday thru Friday from 6:30 am to 6:30 pm. The subject property is an unplatted tract of land containing a net area of 28,657 square feet (0.65 acres) located at the southeast corner of SW 97th Avenue (Franjo Road)

and SW 179 Street, occupied by a 5,760 square feet one-story office building constructed in 1966. There are currently only two (2) tenants within the one-story office building, South Dade Realty, Inc., a real estate agency and Bright Adventures Academy. The current facility only operates as a private child care facility and is not permitted as a school or school related use by the State of Florida or Miami-Dade County Schools.

The current application is to expand the facility in accordance with Section 30-110.2 "Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses" that requires child care facilities to be reviewed at a public hearing by Village Council to ensure such uses are consistent with all applicable land use regulations and development standards prior to the issuance of a development permit.

ANALYSIS

This application is processed under Section 30-110, Religious Facilities, Private Schools, Child Care Facilities, And Other Non-Governmental Public Assembly Uses. Sec. 30-110.1 states specifically, "that such approvals are based upon the provision and availability of adequate public facilities and services coincident with the impact of the public assembly use, to ensure compliance with the Village's Comprehensive Plan, Future Land Use Element, Goal 1, and Policy 1.1.6, to ensure quality neighborhood protection, that would serve the immediate needs of the residential community on compatible sites subject to adequate design and buffering, and to ensure that such facilities and services further public health, safety, comfort, order, appearance, convenience, morale and general welfare. It is the intent of this division that such uses do not burden adjoining properties or public rights-of-way by contributing to or causing recurrent stormwater ponding."

A child care use has been in existence at this location since 2019 and this is the second application to extend the maximum number of children and square footage of the facility. This facility is not a school and is not authorized for any school or prekindergarten learning functions. The site will not have any buses or other transportation of students to the site by the owners or a service provider. This child care facility is anticipated to serve local kids ages 12 weeks to 5 years of age (no school or prekindergarten use) from nearby neighborhoods during normal business hours only. The remainder of the commercial center will remain a real estate office. The proposed combination of uses are allowed in the Downtown Zoning District, Main Street Sector. Section 30-110 requires child care uses to be reviewed by the Village Council at a public hearing. Section 30-110.6(2)b states that adequate screening in the form of a wall and landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership. Staff has recommended that enhanced landscaping be required as a condition of this application approval to meet this code section. The proposed use does not meet the definition of a private school but should be reviewed consistent with the general intent of Section 30-110 including site plan requirements. Child Care facilities are required to have minimum square footage for both classroom space and outdoor recreation space as calculated below:

Outdoor Play Space	Required	Provided
45 square feet/ child * 50%	1,912.5 square feet	1,920 square feet

Classroom Space	Required	Provided
35 square feet/ child	2,975 square feet	2,988 square feet

The proposed use will be located in an existing commercial building that was built in 1966. The existing site has twenty-seven (27) parking spaces (1 handicap and 4 designated for drop off and pick up). The child care facility will have exclusive use of 16 parking spaces and an additional 4 designated as pick up and drop off. The code requires 2 parking spaces per classroom (2 * 7 classrooms = 14) and 1 space for the administrative office. The traffic study provided by Traffic Impact Group, LLC indicates that the proposed parking and surrounding streets will be adequate.

Parking	Required	Provided
2/ classroom + admin office	14	20

The applicant states that they will continue to operate Monday through Friday 6:30am - 6:30pm. The applicant further states that the proposed expansion does not have structured start and dismissal times. Understanding the use, the operational schedule provided by the applicant, and the likelihood that most users will be dropped off, the applicant's proposal of sixteen (16) parking spaces dedicated within the existing commercial parking lot with one way traffic entering off SW 97 Avenue and existing SW 179 St at peak hour drop off and pick up times seems reasonable.

The applicant is not proposing any exterior modifications to the structure. Any signage will require a building permit and shall be consistent with Section 30-90 of the Land Development Code.

STAFF RECOMMENDATION

The Land Development Code states that the Village Council may impose conditions to safeguard residents and may prescribe appropriate modifications and/or conditions, including a variance approval expiration date or expiration event, to mitigate the proposed variance to ensure conformity with the Comprehensive Plan and the Code. The Village Council shall prescribe a reasonable time limit within which the action for which the variance is required shall begin, and such time shall not exceed 365 days from the date of the development order, after which a new variance application must be made unless an application for development permit has been filed.

In this case the applicant is seeking to modify the maximum number of children allowed at the child care use onsite from 66 to 85 children. The existing site plan, building size and parking will not

change and the applicant currently meets the minimum required outdoor play space. Staff is recommending additional neighborhood protections, aesthetics upgrades in the landscape requirements per Sec 30-110.6(2)b states that, "adequate screening in the form of a wall and landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership." Staff is further recommending that traffic flow for peak hours be one way off of 97th Av- Franjo Road and exit SW 179 St to further reduce any negative impacts on surrounding streets and prevent potential backups on Franjo Road.

The Village staff recommends that the Mayor and Village Council, conditionally approve application SU-24-001 for a child care facility expansion located at located at 17925 SW 97 Avenue and more specifically in a commercial space with the address of 17917 SW 97 Avenue with the following conditions:

1. The approval is for a total of 85 children in approximately 3,848 square foot space as shown on plans (4 sheets) submitted by SA Engineering Drafting sealed by Alaym Aguilar on 4-11-2024.
2. The proposed use will have 16 dedicated parking spaces and 4 additional drop off spaces.
3. Peak hour drop off and pick up times will utilize a one-way traffic pattern entering off SW 97 Avenue and existing SW 179 St to prevent backups or extra conflicts onto Franjo Road.
4. The site landscaping along the south and east property lines shall meet the intent of Section 30-110.6(2)b, "Adequate screening in the form of a wall and landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership." In order to fulfill this requirement, Section 30-110.6(2)b, a 6' wall or equivalent (solid fence/wall) and landscape understory trees 35' on center should be provided along the play space area on the south and east property lines.

ATTACHMENTS

Attachment A: Application / Letter of Intent
Attachment B: Property Survey
Attachment C: Site Plan / Floor Plan
Attachment D: Traffic Letter
Attachment E: Previous Approvals

RESOLUTION NO. 2024 - _____

ZONING APPLICATION: SU-24-001

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATING TO ZONING; PURSUANT TO DIVISION 30-110 STYLED "RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES; AUTHORIZING BRIGHT ADVENTURES ACADEMY LOCATED AT 17925 SW 97 AVENUE AND MORE SPECIFICALLY IN A COMMERCIAL SPACE WITH THE ADDRESS OF 17917 SW 97 AVENUE; TO EXPAND THEIR EXISTING CHILD CARE FACILITY TO A MAXIMUM OF 85 STUDENTS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, Bright Adventures Academy LLC (Lilliam Norda-Gomez) has applied for an application to authorize the expansion of an existing child care facility to permit up to 85 children in approximately 3,850 square feet; and

WHEREAS, the subject property is located at 17925 SW 97 Avenue and more specifically in a commercial space with the address of 17917 SW 97 Avenue, identified with folio number: 33-5033-000-0890; and

WHEREAS, the property is designated Downtown Zoning District, Main Street Sector on the Village of Palmetto Bay Zoning Map, as adopted on January 23, 2023 by Ordinance 2023-01; and

WHEREAS, on November 18, 2019, the Village Council approved Resolution 19-155, (application VPB-19-009) allowing the establishment of 40-children capacity child care facility in approximately 1,890 square feet; and

WHEREAS, on June 21, 2022, the Village Council approved Resolution 22-58, (application VPB-22-001) allowing the expansion of the child care facility to a maximum of 66-children capacity in approximately 3,014 square feet; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on May 20, 2024; and

WHEREAS, the Mayor and Village Council found, based on substantial competent evidence in the record, that the application for a child care center is consistent with Section 30-110 religious facilities, private schools, child care facilities, the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant approval for the application, as provided in this Resolution.

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

Section 1. A public hearing on the present application was held on May 20, 2024, in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 2. Findings of fact.

1. That the subject property is located at 17925 SW 97 Avenue and more specifically in a commercial space with the address of 17917 SW 97 Avenue and is designated as folio number 33-5033-000-0890.

2. After hearing testimony from Village Staff, the applicant and owner and the public, the Mayor and Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code of Ordinances: Division 30-110 "Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses" and Section 30-50.23.3-02.1 "Main Street Sector".

3. The application to establish a child care facility is consistent with the Village's Comprehensive Plan, as further specified in the Planning and Zoning Division Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report, which expert report is considered competent substantial evidence.

Section 3. Conclusions of Law.

The application to establish a child care facility was reviewed pursuant to Division 30-110 “Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses“ and Section 30-50.23.3-02.1 “Main Street Sector” of the Village’s Code of Ordinances and was found to be consistent.

Section 4. Order.

The Mayor and Village Council approves with conditions the application by Bright Adventures Academy LLC, to establish a child care facility located at 17925 SW 97 Avenue and more specifically in a commercial space with the address of 17917 SW 97 Avenue, identified with folio number: 33-5033-000-0890 consistent with Division 30-110 “Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses“ and Section 30-50.23.3-02.1 “Main Street Sector” of the Village Zoning Code as more particularly described in the attached application and site plan that is included in the public hearing package with the following conditions:

1. The conditional use approval is for a total of 85 children in approximately 3,848 square foot space as shown on plans (4 sheets) submitted by SA Engineering Drafting sealed by Alaym Aguilar on 4-11-2024.

2. The proposed use will have 16 dedicated parking spaces and 4 additional drop off spaces.

3. Peak hour drop off and pick up times will utilize a one-way traffic pattern entering off SW 97 Avenue and existing SW 179 St to prevent backups or extra conflicts onto Franjo Road.

4. The site landscaping along the south and east property lines shall meet the intent of Section 30-110.6(2)b, "Adequate screening in the form of a wall and landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership." In order to fulfill this requirement, Section 30-110.6(2)b, a 6' wall or equivalent (solid fence/wall) and landscape understory trees 35' on center should be provided along the play space area on the south and east property lines.

Section 5. Record.

The record shall consist of the notice of hearing, the Planning and Zoning Division Staff Report, the application, all documents submitted by the applicant and the owner to the Village of Palmetto Bay in connection with the application, the sworn testimony of witnesses and applicant, the documents presented at the quasi-judicial public hearing, and the recording and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This Resolution shall be recorded on the public records of Miami-Dade County at the expense of the applicant and returned to the Village's Department of Community and Economic Development.

Section 7. This Resolution shall take effect immediately upon approval.

PASSED AND RESOLVED this 20th day of May 2024.

Attest:

_____ _____

Missy Arocha
Village Clerk

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice Mayor Leanne Tellam _____

Mayor Karyn Cunningham _____

Attachment A
Application / Letter of Intent

SU	**Village of Palmetto Bay** APPLICATION FOR USE PER SECTION 30-110

Date: 04/10/2024
Application No: SU-24-001

PURPOSE OF APPLICATION: X Day care/nursery ☐ After school care ☐ Babysitting service for shoppers
☐ Kindergarten ☐ Elementary, middle and senior high schools ☐ Family day care homes ☐ Private college/university
☐ Private school (Any private institution providing child care or instruction at any level from kindergarten through college)
☐ Religious facility ☐ Private club ☐ Other Non-Governmental Public Assembly Use as defined in Section 30-110

Petitioner / Applicant: Lilliam Norda-Gomez

Petitioner / Applicant Address: 17925 SW 97 Avenue; Palmetto Bay, FL 33157

Phone: 786-227-6571 E-mail: brightadventuresacademy@gmail.com

Petitioner's Relation to Subject Property: Lessee

If Petitioner is not Owner, Name of Owner: South Dade Realty Inc

Address of Owner: 17917 SW 97 Avenue; Palmetto Bay, FL 33157

Signature of Petitioner: _____

RECEIVED
Zoning Department
April 17, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AG

Address of Property: 17925 SW 97 Avenue; Palmetto Bay, FL 33157

Folio: 33-5033-000-0890

SUBMITTAL REQUIREMENTS:

- Letter of Intent that includes the following:
  - A statement clearly describing the proposed use, including: intended users, square footage, number of proposed users, hours of operation, and any other informational that describes the operations.
  - An explanation of the need and justification for the proposed use.
- Floor plan of proposed use showing all areas and square footage.
- Pictures of the site.
- Site Plan or Survey of the site depicting building, parking, drop off/pick-up areas (if applicable), access points, and any other information requested by Village Staff.
- Other information may be required by Village Staff based on the nature of each individual application.

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for a use per Section 30-110, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent: _____

Sworn to and subscribed before me this 16 day of April 2024, by George E. Cadman IV.

☑ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public _____
Type or Print Name Daphne G. Rivera

Notary Public State of Florida
Daphne Guzman Rivera
My Commission
HH 175517
Exp. 9/19/2025

FOR STAFF USE ONLY
Fee Paid: _____ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions Resolution: _____

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida
COUNTY OF Miami-Dade

Public Hearing No. _____

Before me, the undersigned authority, personally appeared George E. Cadman IV hereinafter the Affiant(s), who being first duly sworn by me, an oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address: 17917 SW 97th Ave Palmetto Bay, FL 33157
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:

   _____

   _____

   _____
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature

Daphne G. Rivera
Print Name

_____
Signature

MONICA KOBLINSKA
Print Name

_____
Affiant's Signature

George E. Cadman IV
Print Name

Sworn to and subscribed before me on the 16 day of April, 2024.

Affiant is personally known to me or has produced _____ as identification.

SU-24-001
RECEIVED
Zoning Department
April 17, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AG
FORM ZH-0107-05

Notary

Notary Public State of Florida
Daphne Guzman Rivera
My Commission
HH 175517
Exp. 9/19/2025

(Stamp/Seal)
Commission Expires: 9/19/2025

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), Lilliam Norda-Gomez, being first duly sworn, depose and say that (I am) (we are) ☐ owner ☒ tenant of the property described and which is the subject matter of the proposed hearing.

signature

ANTONIO SEOANE
MY COMMISSION #HH314991
EXPIRES: SEP 22, 2026
Bonded through 1st State Insurance

signature

Sworn to and subscribed to before me this 10 day of April, 2024.

Notary Public: _____

Commission Expires: 9-22-2026

****

CORPORATION AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) the ☒ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

_____
signature

corporate seal

_____
office held

Sworn to and subscribed to before me this ___ day of _____, 20___.

Notary Public: _____

Commission Expires: _____

****

SU-24-001

RECEIVED
Zoning Department
April 17, 2024
Village of Palmetto Bay
Building & Zoning Department
By: TB

PARTNERSHIP AFFIDAVIT

(I)(WE), Lilliam Norda-Gomez, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

1. Lilliam Norda-Gomez *print name* _____ *signature* by 50 %

2. _____ *print name* _____ *signature* by _____ %

3. _____ *print name* _____ by _____ %

ANTONIO SEDANE
MY COMMISSION #HH314991
EXPIRES: SEP 22, 2026
Bonded Through 1st State Insurance

Sworn to and subscribed to before me this 10 day of April, 2024

Notary Public: _____

Commission Expires: 9-22-2026

****

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

_____ *print name* _____ *signature*

Sworn to and subscribed to before me this ___ day of _____, 20___.

Notary Public: _____

Commission Expires: _____

****

SU-24-001

RECEIVED
Zoning Department
April 17, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AB

RECEIVED
Zoning Department
April 17, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MB

RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applicants withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning application inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to the additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 259-1234.

ANTONIO SEOANE
MY COMMISSION #HH314991
EXPIRES: SEP 22, 2026
Bonded through 1st State Insurance

Applicant's Signature

Lilliam Norda-Gomez
Print name

Sworn to and subscribed to before me
this 10 day of April, 2024

Notary Public: _____

Commission Expires: 9-22-2026

Affiant is personally known to me or has produced FL DSL as identification.

BRIGHT ADVENTURES Academy

04/09/2024

SU-24-001

RECEIVED
Zoning Department
April 10, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MB

Village of Palmetto Bay
9705 E Hibiscus St
Palmetto Bay, FL 33157

Re: Bright Adventures Academy – Letter of Intent

To Whom It May Concern:

Our preschool, **Bright Adventures Academy** has been operating for almost 3 years at 17925 SW 97 Avenue. We provide quality childcare to children ranging from twelve (12) weeks to five (5) years old.

Our facility, which has a current space for 66 students, is full of overwhelming laughter and love. We have made a positive impact in the community by helping neighboring families with childcare. We have become an integral part of their child's lives by supporting them with excellent hours of operation, a safe and warm environment and exceptional care. Our dedicated and professional staff provides all children with a sense of protection, respect, and love.

We are formally requesting your approval for an expansion of our facility to the adjacent suite which will allow our preschool to care for more children in our community. We expect to be able to support an additional 16 students in our new space, thus furthering our footprint as a small business in Palmetto Bay. We are excited about this growth opportunity and the prospect of making our school bigger. We look forward to our application being reviewed and ultimately approved in the next Public Hearing.

We thank you in advance for your support in the growth of our school and our continued dedication to the families of Palmetto Bay.

Kind regards,

Lilliam Norda-Gomez
Owner
Bright Adventures Academy

BRIGHT ADVENTURES ACADEMY LLC
PROPOSAL

BRIGHT ADVENTURES ACADEMY LLC
17925 SW 97 AVENUE
PALMETTO BAY, FL 33157
786-227-6571
Lilliam Norda-Gomez

PROPOSED ADDITIONAL SPACE: Adjacent Suite

VILLAGE OF PALMETTO BAY
APPLICATION FOR ZONING REVIEW HEARING

APPLICANT: BRIGHT ADVENTURES ACADEMY, LLC

PRESENT LOCATION: 17925 SW 97 AVENUE, Palmetto Bay, FL 33157

PROPOSED NEW LOCATION: ADJACENT SUITE

RESPONSE TO:
DIVISION 30-110. RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON GOVERNMENTAL PUBLIC ASSEMBLY USES.

Sec. 30-110.3. - Required information

a. Total size of site: 4872 sq ft

Existing daycare space:	3051 sq ft
New daycare space:	797.4 sq ft
Total daycare space:	3848.4 sq ft

b. The number of parking spaces on site provided for staff visitors and operations vehicles is a total of 16 (required spaces 14). This will remain the same.

c. The number of “pick up and drop off” spaces provided for automobiles are four (4) and there are NO buses for use.

d. The days and hours of operations are from Monday to Friday, from 6:30am to 6:30pm.

Sec. 30-110.3 Written Information - Schools and child care facilities: (2)

a. Number of students to be served:

Existing daycare space:	66 students
New daycare space:	19 students
Total daycare space:	85 students

b. Grades or age groups to be served are from twelve (12) weeks to five (5) years old.

c. Number of teachers, administrative and clerical personnel:

Existing daycare space:	10 teachers
New daycare space:	2 teachers
Total daycare space:	12 teachers

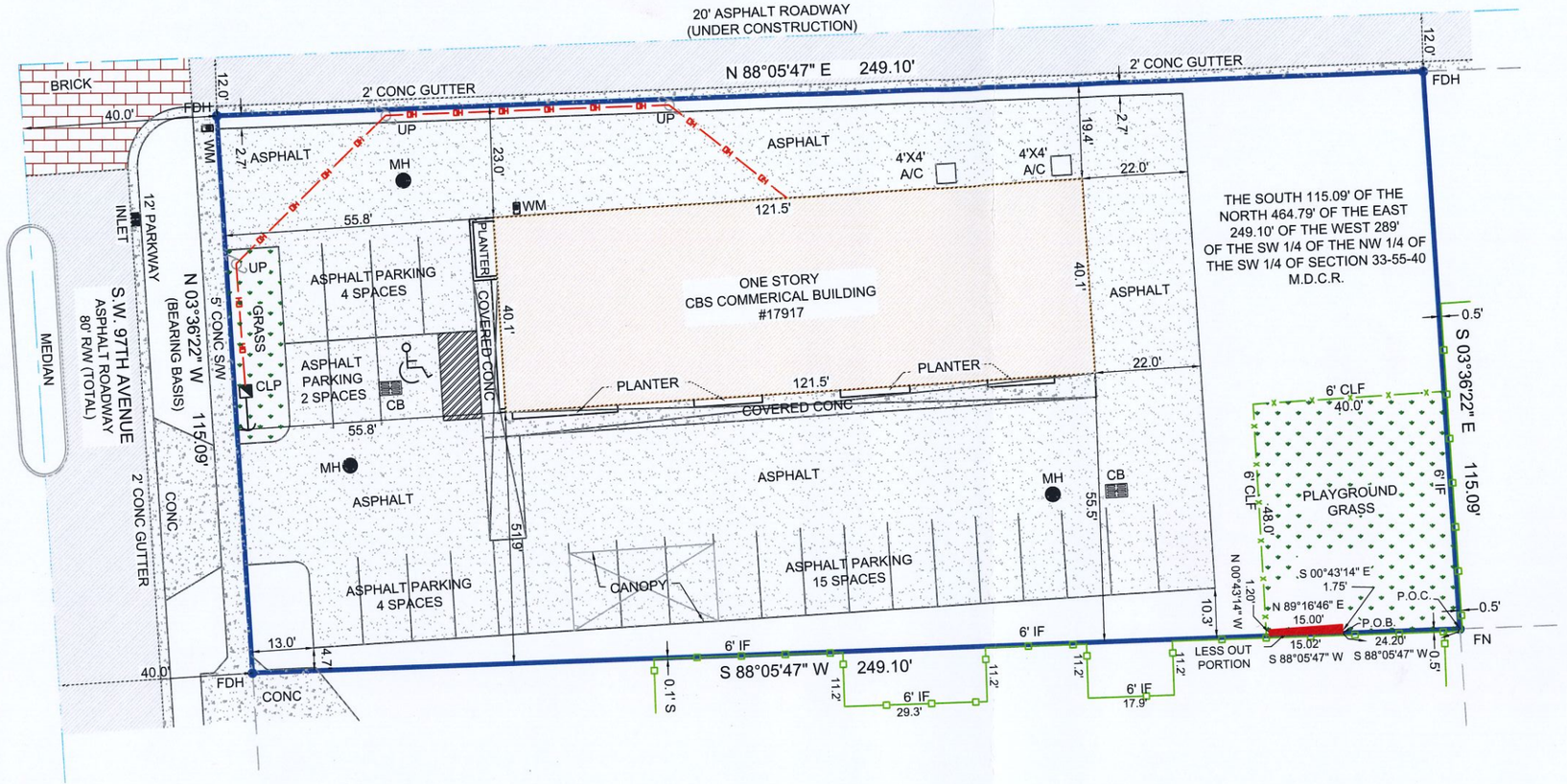
g. The amount and location of the exterior recreational / play area in square footage is one thousand, nine hundred and twenty (1920) sq ft. NO additional recreational / play area space is required.

h. Maximum number and type of vehicles that will be used in conjunction with the operation of the facility is NONE.

GRAPHIC INFORMATION (3)

Provided by architect - attached.

Attachment B
Property Survey



GENERAL LEGEND:

BCR	= BROWARD COUNTY RECORDS	X 0.00'	= ELEVATION	LME	= LAKE MAINTENANCE EASEMENT	POC	= POINT OF COMMENCEMENT	OVERHEAD CABLES (OH)	
BM	= BENCHMARK	EOP	= EDGE OF PAVEMENT	N	= NORTH	PVCF	= POLYVINYL CHLORIDE FENCE	POLYVINYL CHLORIDE FENCE (PVCF)	
CB	= CATCH BASIN	EOW	= EDGE OF WATER	N&D	= NAIL & DISC	R	= RADIUS	CHAIN LINK FENCE (CLF)	
CME	= CANAL MAINTENANCE EASEMENT	FF	= FINISHED FLOOR	MF	= METAL FENCE	R/W	= RIGHT OF WAY	WOOD FENCE (WF)	
C/L	= CENTERLINE	FH	= FIRE HYDRANT	MH	= MAN HOLE	S	= SOUTH	METAL FENCE (MF)	
CLF	= CHAIN LINK FENCE	FN	= FOUND NAIL	OH	= OVERHEAD CABLES	S/W	= SIDEWALK	° DEGREE SYMBOL	
CBS	= CONCRETE BLOCK STRUCTURE	FIP	= FOUND IRON PIPE	OR	= OFFICIAL RECORD BOOK	SIR	= SET ½" IRON ROAD		
CHATT	= CHATTAHOOCHEE	FIR	= FOUND IRON ROD	O/S	= O/S	SND	= SET NAIL & DISC		
CONC	= CONCRETE	FN	= FOUND NAIL	PB	= PLAT BOOK	TYP	= TYPICAL		
D	= DELTA (CENTRAL ANGLE)	FND	= FOUND NAIL & DISC	PBCR	= PALM BEACH COUNTY RECORDS	UE	= UTILITY EASEMENT		
DE	= DRAINAGE EASEMENT	INV	= INVERT	PC	= POINT OF CURVATURE	W	= WEST		
E	= EAST	L	= ARC LENGTH	PG	= PAGE	WF	= WOOD FENCE		
ELE	= ELEVATION	LP	= LIGHT POLE	POB	= POINT OF BEGINNING	WM	= WATER METER		

LEGAL DESCRIPTION:

THE SOUTH 115.09 FEET OF THE NORTH 464.79 FEET OF THE EAST 249.1 FEET OF THE WEST 289 FEET OF THE SW 1/4 OF THE NW 1/4, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA LESS: COMMENCING AT THE SE CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE RUN S 88°05'47" W FOR 24.20 FEET TO A POINT ON THE EDGE OF A CONCRETE SLAB AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID PARCEL, S 88°05'47" W, FOR 15.02 FEET TO A POINT ON THE EDGE OF SAID CONCRETE SLAB; THEN RUN N 0°43'14" W, ALONG THE EDGE OF SAID CONCRETE SLAB FOR 1.20 FEET; THENCE RUN N 89°16'46" E, ALONG THE EDGE OF SAID CONCRETE SLAB FOR 15.00 FEET; THENCE RUN S 01°43'14" E, FOR 1.75 FEET TO THE POINT OF BEGINNING.

CERTIFICATIONS:

SOUTH DADE REALTY INC

RECEIVED
Zoning Department
April 10, 2024 SU-24-001
Village of Palmetto Bay
Building & Zoning Department
By: AC

SURVEYORS NOTES:

(1). BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE SOUTH 115.09' OF THE NORTH 464.79' OF THE EAST 249.10' OF THE WEST 289' OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 33-55-40, M.D.C.R. (N03°36'22"W) PER THE RECORD PLAT AND ARE ASSUMED.
(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY.
(6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
(7). NGVD = NATIONA GEODETIC VERTICAL DATUM OF 1929 THE FLOOD ZONE DATUM SHOWN BELOW IS REFERENCED TO 1929

Boundary Survey

PROPERTY ADDRESS:
17917 SW 97 AVENUE
PALMETTO BAY, FL. 33157

FLOOD ZONE DATA:	REVISIONS:	DATE:	SCALE: 1" = 30'
ZONE: X N/A	FIELD LOCATION OF IMPROVEMENTS	1/6/2020	CADD: LJ
COMMUNITY #: 120687			CHECKED BY: JSP
PANEL & SUFFIX: 0601 L			INVOICE #: 20- 51540
DATE OF FIRM: 9/11/09			SHEET # 1 OF 1

THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

JULIO S. PITA. PSM.,STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5789
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216

Attachment C
Site Plan/ Floor Plan

SCOPE OF WORK

EXPANSION OF EXISTING DAY CARE. THE EXISTING DAY CARE FACILITY INTENDS TO EXPAND INTO THE EXISTING ADJACENT TENANT SPACE TO INCREASE ITS SQUARE FOOTAGE.

PROPERTY INFORMATION

FOLIO:
33-5033-000-0890

FLOOD ZONE:
ZONE X; ELEV. N/A

PROPERTY ADDRESS:
17917 SW 97 AVE., PALMETTO BAY, FL 33157

LOT AREA:
28,657 SF

BUILDING AREA:
4,872 SF (EXISTING)

TENANT AREA:
3,051 SF (EXISTING DAY CARE)
797.4 SF (PROPOSED TENANT SPACE FOR EXPANSION)
+ 3,848.4 SF (NEW TOTAL DAY CARE AREA)

ZONING INFORMATION

ZONING DISTRICT:
DOWNTOWN ZONING DISTRICT, MAIN STREET SECTOR

USE (TENANT):
CIVIC USE, DAY CARE (PERMITTED IN MAIN STREET SECTOR)

PARKING (TENANT):
CIVIC USE, DAY CARE PARKING SPACES REQUIRED - 2 PER CLASSROOM
- 2 X 7 CLASSROOMS
16 PARKING SPACES PROVIDED - 14 PARKING SPACES REQ.

APPLICABLE CODES

2023 FLORIDA BUILDING CODE 8TH EDITION, BUILDING

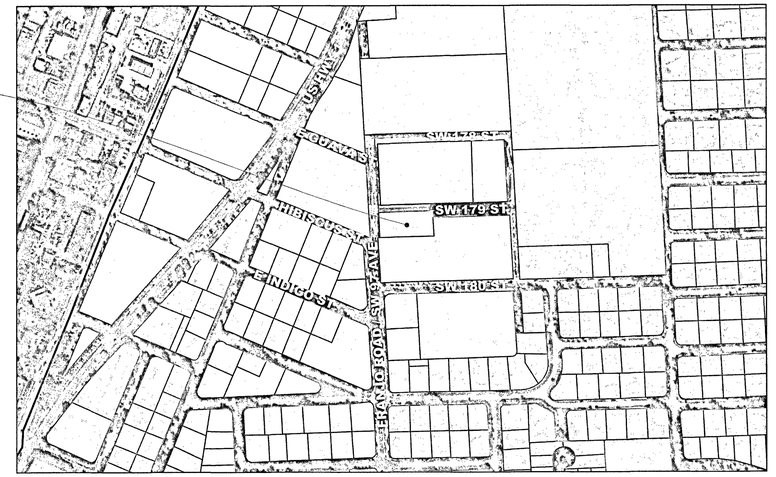
2023 FLORIDA BUILDING CODE 8TH EDITION, EXISTING BUILDING

2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION

OCCUPANCY CLASSIFICATION

EDUCATIONAL GROUP E, DAY CARE

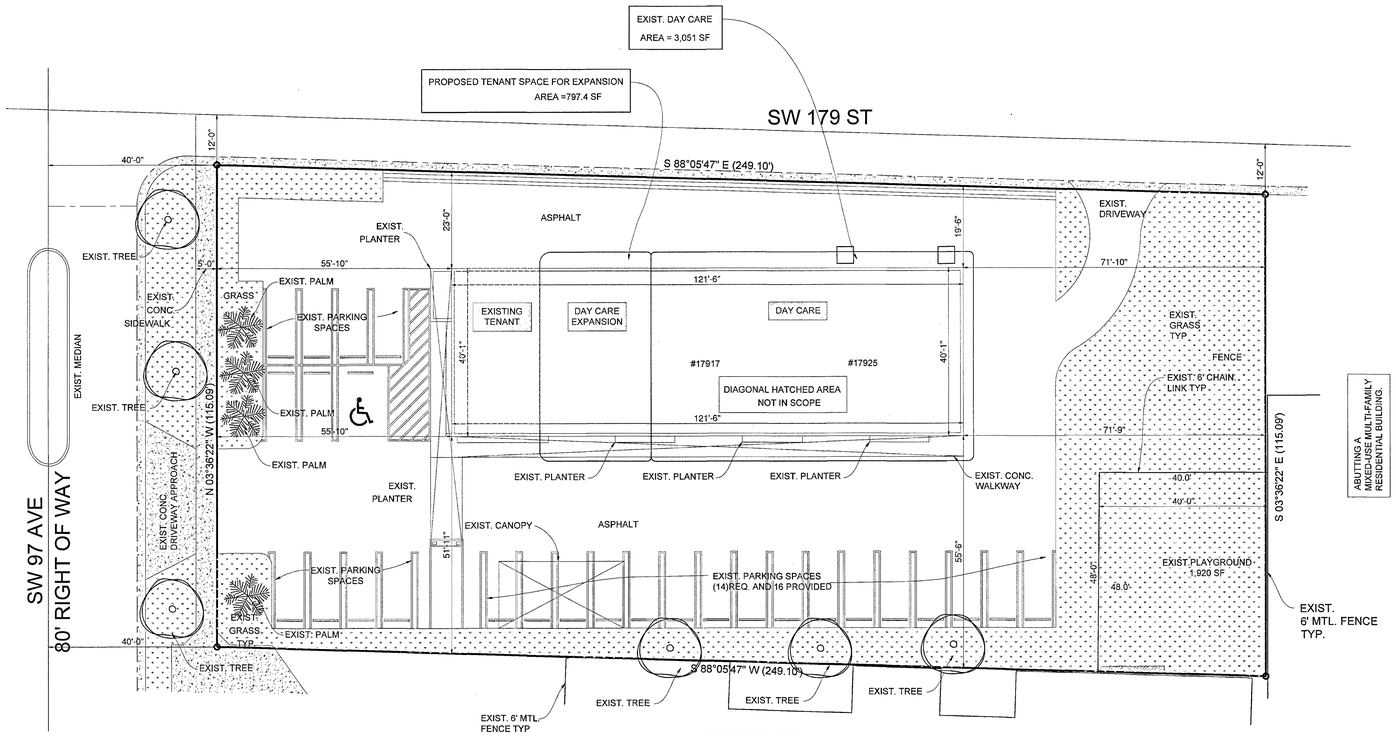
PROJECT LOCATION



Palmetto Bay Municipal Border
Parcel ID
AG | Agricultural Zoning District
EM | Estate Modified Single Family Zoning District
R1 | Single Family Residential Zoning District
Main Street Sector | Downtown Palmetto Bay

ZONING VICINITY MAP
Scale: 1" = 20'

N



EXISTING SITE PLAN
Scale: 1" = 20'

N

SU-24-001
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April 10, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AB

CLASSROOM SPACE AND STUDENT NUMBER CALCS.

EXISTING DAY CARE
EXIST. 2,312 SF

NEW EXPANSION
CLASSROOM - 07 676 SF÷ 35 = 19

TOTAL = 7 CLASSROOMS / 2,988 SF
2,988 SF ÷ 35 SF PER STUDENT = 85 STUDENTS

OUTDOOR RECREATION SPACE CALCS.

45 SF PER STUDENT X 85 STUDENTS X 1/2 = 1912,5 SF OF OUTDOOR RECREATION AREA REQUIRED

1,920 SF EXISTING OUTDOOR RECREATION AREA

SEC. 30-110.3 (2)

SCHOOLS AND CHILD CARE FACILITIES:

A. MAXIMUM NUMBER OF STUDENTS TO BE SERVED:
85 STUDENTS (66 CURRENT + 19 NEW)

B. GRADES OR AGE GROUPS THAT WILL BE SERVED:
NEW BORN TO 4 YEARS OLD

C. MAXIMUM NUMBER OF TEACHERS, ADMINISTRATIVE AND CLERICAL PERSONNEL:
12 TEACHERS (10 CURRENT + 2 NEW)

D. MAXIMUM NUMBER OF CLASSROOMS AND TOTAL SQUARE FOOTAGE OF CLASSROOM SPACE:

7 CLASSROOMS (6 EXISTING + 1 NEW)
2,988 SF (2,312 SF EXISTING + 676 SF NEW)

E. TOTAL SQUARE FOOTAGE OF NON-CLASSROOM, ADMINISTRATIVE OFFICE SPACE:
105 SF

F. TOTAL SQUARE FOOTAGE OF NON-CLASSROOM, STUDENT ACTIVITY SPACE:
0 SF

G. AMOUNT AND LOCATION OF EXTERIOR RECREATIONAL/PLAY AREA IN SQUARE SHEET TITLE:
FOOTAGE:
1,920 SF EXISTNG

H. MAXIMUM NUMBER AND TYPE OF VEHICLES THAT WILL BE USED IN CONJUNCTION WITH THE OPERATION OF THE FACILITY:
0

3A ENGINEERING DRAFTING
DESIGNING THE FUTURE
12651 S Dixie Hwy, Suite #322
Pinecrest, FL 33156
Phone: (305) 710-2987
email: 3aengdrafting@gmail.com

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4/11/2024

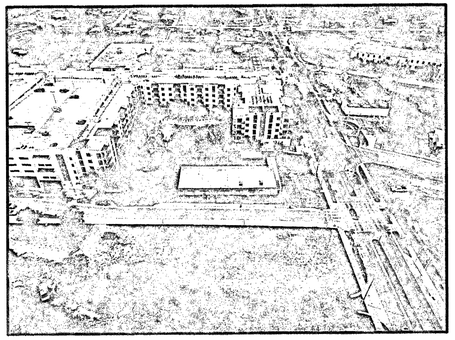
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Lic. No-92154

REVISIONS	DATE	△

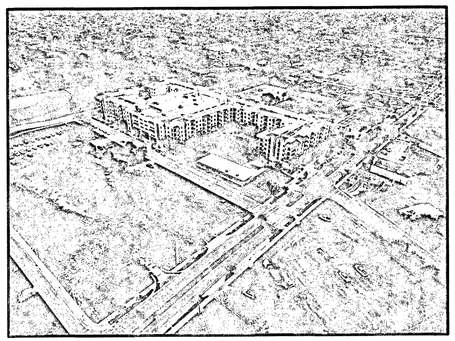
PROJECT NAME: BRIGHT ADVENTURES ACADEMY
TYPE OF PROJECT: EXPANSION OF EXISTING DAY CARE
SHEET NAME: SITE PLAN
PROJECT LOCATION: 17925 SW 97TH AVENUE, PALMETTO BAY, FL. 33157
CLIENT NAME:

DRAWN: A.A
CHECKED: F.A.
SCALE: AS NOTED
JOB NO: 22-000
DATE:

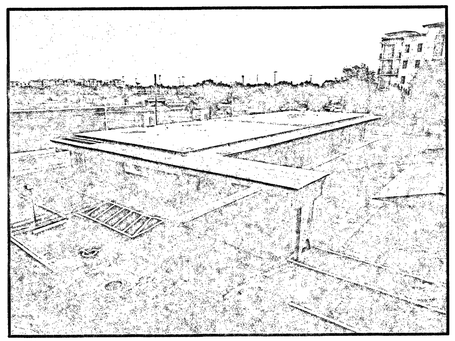
SHEET No.:
A-1.0



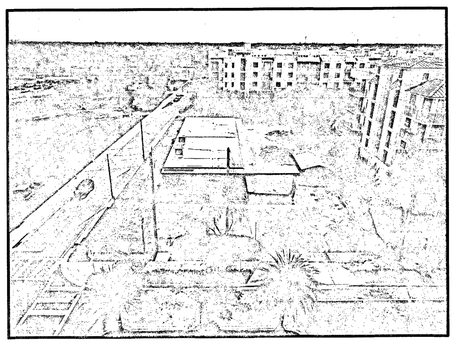
G NORTH VIEW



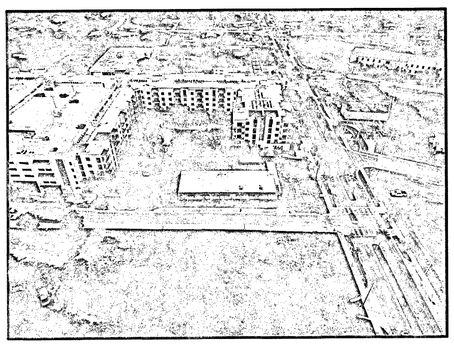
F NORTHWEST VIEW



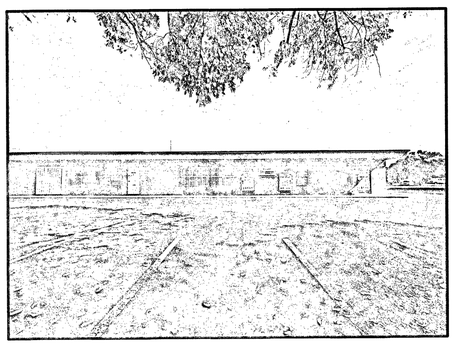
E SOUTHWEST VIEW



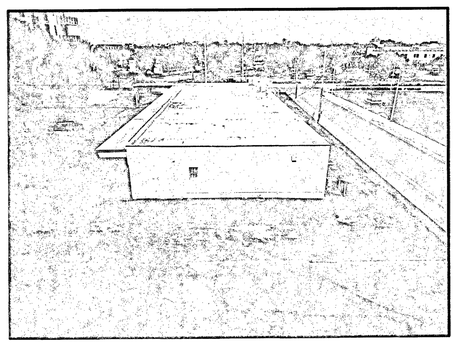
D WEST VIEW



C NORTH VIEW

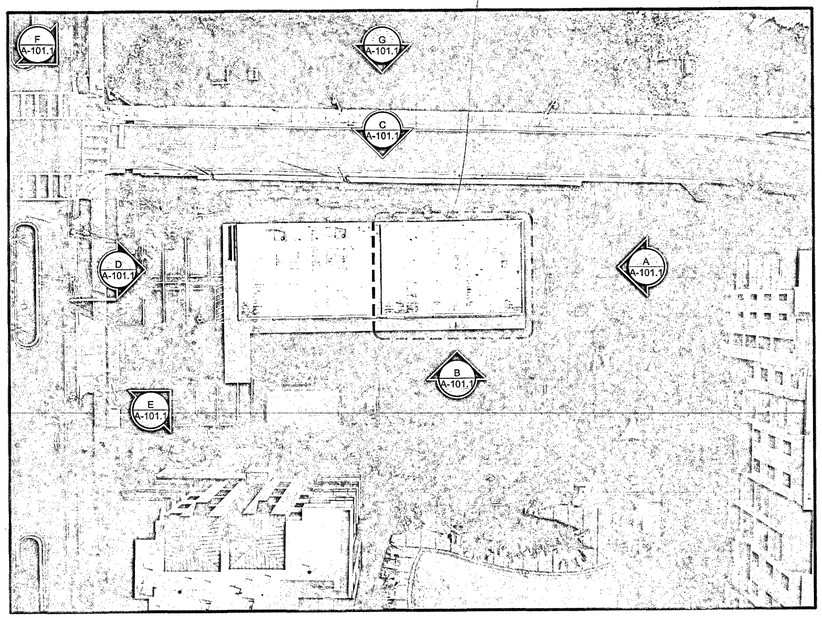


B SOUTH VIEW



A EAST VIEW

PROJECT LOCATION



PLAN NORTH

01 INDEX MAP
SCALE: NTS

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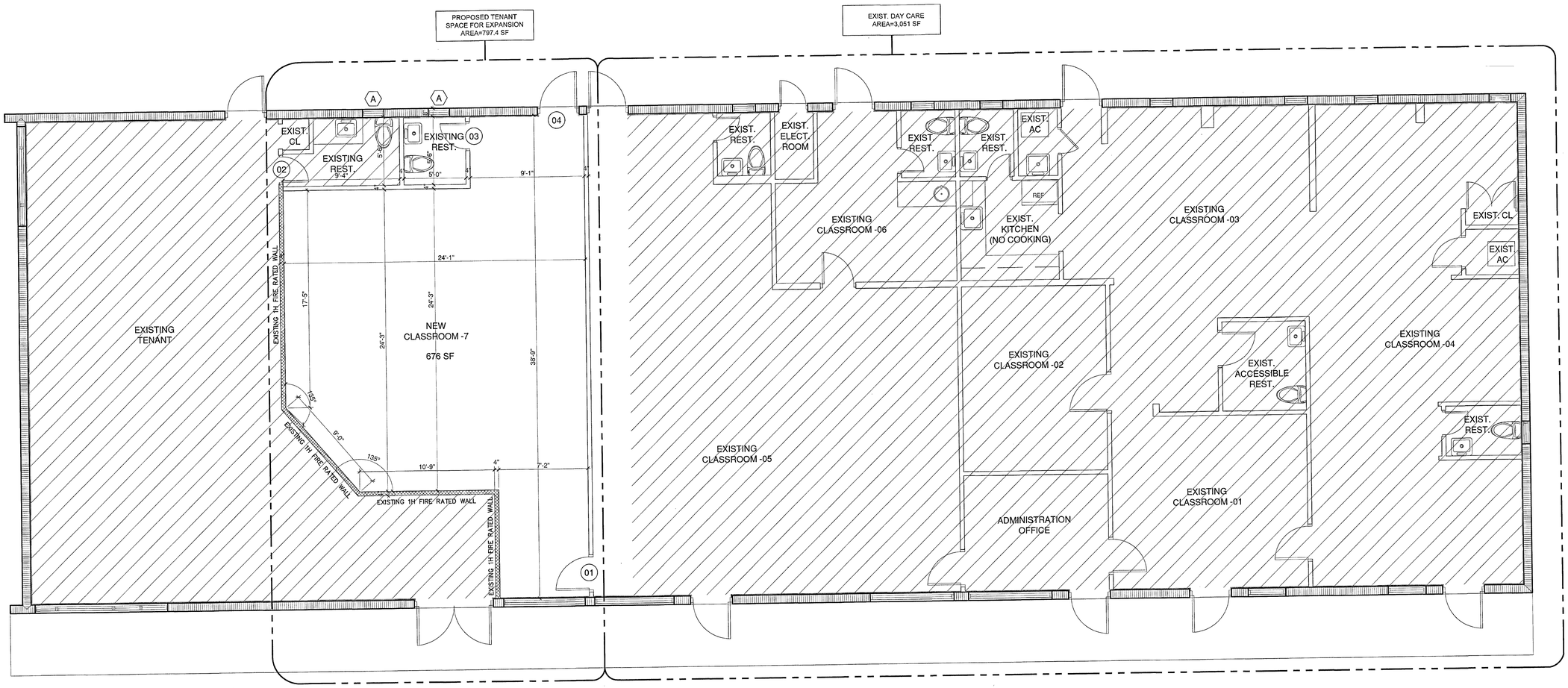
REVISIONS	DATE	△

PROJECT NAME: BRIGHT ADVENTURES ACADEMY
TYPE OF PROJECT: EXPANSION OF EXISTING DAY CARE
SHEET NAME: LOCATION PLAN
PROJECT LOCATION: 17925 SW 97TH AVENUE, PALMETTO BAY, FL. 33157
CLIENT NAME:

DRAWN: A.A
CHECKED: F.A.
SCALE: AS NOTED
JOB NO: 22-000
DATE:

SHEET No.:
A-1.1

SU-24-001
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Zoning Department
April 10, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AO



Proposed Floor Plan

Scale: 1/4" : 1'-0"

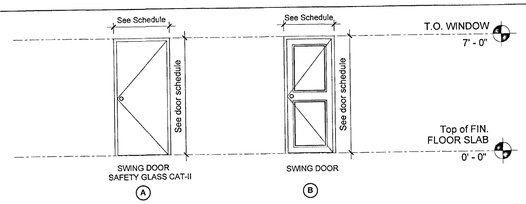
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DOOR SCHEDULE FIRST FLOOR PLAN

NO.	LOCAL	SIZE W	SIZE H	SIZE T	TYPE	MATERIAL	FINISH	THRES.	REMARKS
01	NEW CLASSROOM NO.7	3'-4"	7'-0"	1¾"	(B) SWING	WOOD	PAINT	MTL.	EXISTING TO MAINTAIN
02	RESTROOM	2'-10"	7'-0"	1¾"	(B) SWING	WOOD	PAINT	MTL.	EXISTING TO MAINTAIN
03	RESTROOM	2'-10"	7'-0"	1¾"	(B) SWING	WOOD	PAINT	MTL.	EXISTING TO MAINTAIN
04	SERVICE ACCESS DOOR	3'-4"	7'-0"	1¾"	(A) SWING	WOOD	PAINT	MTL.	EXISTING TO MAINTAIN

NOTE:
1.- EXTERIOR GLASS DOOR SHALL RECEIVE IMPACT RESISTANT HURRICANE SHUTTER PROTECTION
2.- COORDINATE MASONRY OPENING W/ DOOR MANUFACTURER PRIOR TO WALL ERECTION (SUBMIT SHOP DRAWINGD FOR APPROVAL)
3.- ALL EXTERIOR DOORS TO RECEIVE SILL TO MATCH FLOOR FINISH.

NOTE:
1-GLASS TO BE SINGLE GLASS CLEAR DEFAULT
U-FACTOR= 1.2
SHGC=0.8

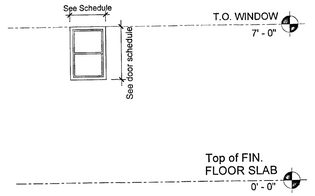


DOOR TYPES ELEVATIONS

WINDOWS SCHEDULE

MARK	TYPE	SIZE	REMARKS
(A)	SLIDING GLASS	80" X 60"	Existent window

NOTE:
1-GLASS TO BE SINGLE GLASS CLEAR DEFAULT
U-FACTOR= 1.2
SHGC=0.8
2-GC TO SUBMIT SHOP DRAWINGS.
3-ALL GLASS WINDOWS/DOORS TO RECEIVE STORM SHUTTERS PROTECTION. GC TO SUBMIT SHOP DRAWING AND CITY PRODUCT APPROVAL.
4-ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.



SU-24-001

RECEIVED
Zoning Department
April 10, 2024
Village of Palmetto Bay
Building & Zoning Department
By:

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DESIGNING THE FUTURE
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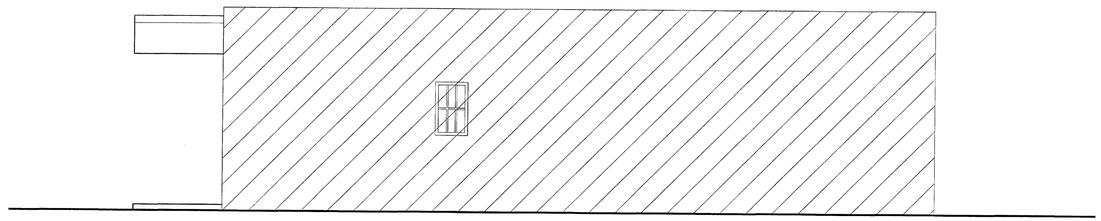
ALAYM AGUILAR, PE
Lic. No-92154

REVISIONS	DATE

PROJECT NAME: BRIGHT ADVENTURES ACADEMY
TYPE OF PROJECT: EXPANSION OF EXISTING DAY CARE
SHEET NAME: PROPOSED FLOOR PLAN
PROJECT LOCATION: 17925 SW 97TH AVENUE, PALMETTO BAY, FL. 33157
CLIENT NAME:

DRAWN: A.A
CHECKED: F.A.
SCALE: AS NOTED
JOB NO: 22-000
DATE:

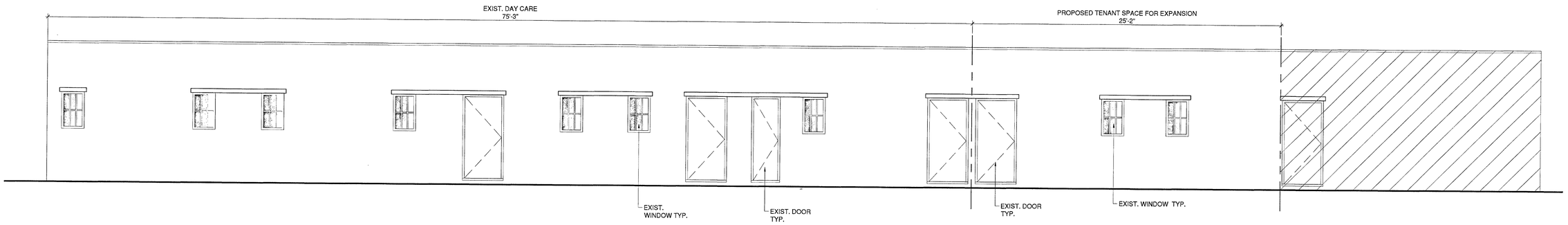
SHEET No.: A-2.0



THIS BUILDING WAS PREVIOUSLY EXEMPTED UNDER A DIFFERENT PERMIT APPLICATION FROM PROVIDING AN ACCESSIBLE ROUTE FROM SITE ARRIVAL POINTS PER THE 20% DISPROPORTIONATE COST RULE IN THE 2020 FLORIDA BUILDING CODE, ACCESSIBILITY, SECTION 202.4.1.

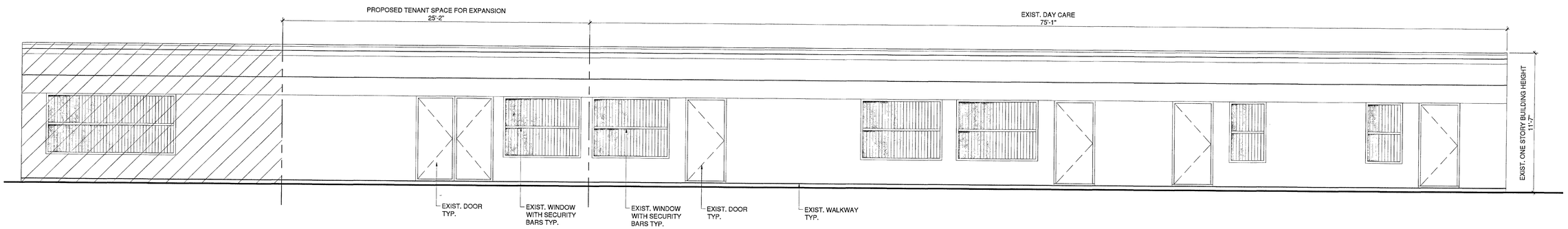
EXISTING BUILDING ELEVATION EAST

Scale: 1/4" : 1'-0"



EXISTING BUILDING ELEVATION NORTH

Scale: 1/4" : 1'-0"



EXISTING BUILDING ELEVATION SOUTH

Scale: 1/4" : 1'-0"

3A ENGINEERING DRAFTING
DESIGNING THE FUTURE
12651 S Dixie Hwy, Suite #322
Pinecrest, FL 33156
Phone: (305) 710-2987
email: 3aengdrafting@gmail.com

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ALAYM AGUILAR LICENSE No. 92154 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/11/2024

ALAYM AGUILAR, PE
Lic. No-92154

REVISIONS	DATE	△

PROJECT NAME: BRIGHT ADVENTURES ACADEMY
TYPE OF PROJECT: EXPANSION OF EXISTING DAY CARE
SHEET NAME: ELEVATIONS
PROJECT LOCATION: 17225 SW 97TH AVENUE, PALMETTO BAY, FL. 33157
CLIENT NAME:

DRAWN: A.A
CHECKED: F.A.
SCALE: AS NOTED
JOB NO: 22-000
DATE:

SHEET No.:
A-3.0

SU-24-001
RECEIVED
Zoning Department
April 10, 2024

Attachment D
Traffic Letter

TRAFFIC IMPACT GROUP, LLC

TO: Liliam Norda-Gomez, Bright Adventures Academy LLC

FROM: Scott Israelson

DATE: 10 April 2024

RE: Trip Generation Statement
Daycare Expansion
Palmetto Bay, FL

Introduction

Traffic Impact Group prepared a trip generation statement for the Bright Adventures Academy expansion in Palmetto Bay in March 2022. The site is located at 17917 SW 97th Avenue and that expansion consisted of an additional 1,000 square feet.

This statement is needed for another expansion. This proposed expansion would include acquiring additional space which would result in an addition to the maximum enrollment. This expansion requires an updated trip generation statement.

Trip Generation

The *ITE Trip Generation Manual 11th Edition* was used to estimate the projected trips by this expansion.

Table 1 contains the summary of the trip generation estimate.

Table 1 - ITE Trip Generation

Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Day Care Center	565	16	Students	65	6	6	6	7

Analysis shows that the expansion is expected to generate an additional 6 entering and 6 exiting trips in the AM peak hour, and 6 entering and 7 exiting trips in the PM peak hour.

Please contact me at 407.607.6985 or at scott@traffic-impact.com with any questions.

Attachment E

Previous Resolution/ Approvals

Resolutions 2019-155 & 2022-058

DocuSign Envelope ID: 7C0B0F31-F074-4D28-B985-CBF01A4F74A3

RESOLUTION NO. 2019-155

ZONING APPLICATION VPB-19-009

REQUEST TO RELOCATE AN EXISTING PRESCHOOL/DAYCARE FACILITY TO 17917 FRANJO ROAD, ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL (DG) SECTOR, PURSUANT TO DIVISION 30-110 RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USES; AND SECTION 30-50.23 DUV ZONING DISTRICT.

WHEREAS, The applicant, Susana Lamas and Roberto Gonzalez of the Ralph & Susana Investment, Corp. filed an application, accepted by the Village of Palmetto Bay on October 11, 2019, to re-establish a 40-child maximum preschool/daycare at 17917 Franjo Road in 1,890square feet of an existing building that is 5,253 square feet in total; and

WHEREAS, the application accepted by the Village was for a 28.657 square-foot site that is folio 33-5033-000-0890; and

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street on November 18, 2019; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the site plan is consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

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

DocuSign Envelope ID: 7C0B0F31-F074-4D28-B985-CBF01A4F74A3

Section 1. A public hearing on the present application was held on November 18, 2019, in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. The establishment of the daycare/preschool at this location is consistent with the Village's Comprehensive Plan, as further specified in the Analysis Section of the Village's Staff report.

2. The rules that govern the conditions upon which such uses are permitted to be constructed and operated are principally at Section 30-110, Religious Facilities, Private Schools, Daycare Facilities and Section 30-50.23, and Downtown Urban Village (DUV) of the Village's Land Development Code. A review of the Code, as evidenced in the Village staff analysis which is incorporated by reference into this resolution, and after hearing the applicant and applicant's experts, the Village Council found the daycare/preschool as proposed to be established consistent with those standards; and

3. The Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code: Sections 30-110 and 30-50.23, and the accepted the findings of iminiums impacts by the traffic engineer

4. The Village adopts and incorporates by reference the Planning & Zoning Division staff report, which expert report is considered competent substantial evidence.

5. The Village Council has provided substantive disclosures regarding ex-parte communications and the applicant raised no objections as to the form or content of any disclosures by the Council.

Section 3. Conclusions of law.

The proposed daycare/preschool as proposed at this location was reviewed pursuant to Sections 30-110 and Section 30-50.23, of Palmetto Bay's Code of Ordinances, and was found to be consistent.

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Section 4. Order.

The Village Council grants the approval as it would be in keeping with the applicable Land Development Regulations with the Village's Comprehensive Plan. The Village Council, pursuant to Section 30-110 and 30-50.23 approves the plans as prepared by Osvaldo Marrero, RA consisting of 2 sheets, date-stamped received October 10, 2019 and as presented to Village Council on November 18, 2019.

This is a final order.

Section 5. Record.

The record shall consist of the notice of hearing, the Village of Palmetto Bay Staff Report, the applications, documents submitted by the applicant and the applicants' representatives to the Village of Palmetto Bay Division of Planning and Zoning in connection with the applications, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 18th day of November 2019.

Attest: DocuSigned by: Missy Arocha 6EDC2114E5E8C48C...

Missy Arocha
Village Clerk

DocuSigned by: Karyn Cunningham 35B93CD2D0CB470...

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

DocuSigned by: John C. Dellaglorida 0D0A0D709243466...

John C. Dellagloria
Village Attorney

DocuSign Envelope ID: 7C0B0F31-F074-4D28-B985-CBF01A4F74A3

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member David Singer	YES
Council Member Marsha Matson	YES
Vice-Mayor John DuBois	YES
Mayor Karyn Cunningham	YES

DocuSign Envelope ID: 6006A9A6-4F9B-470B-90E6-3C6A4E5597B4

RESOLUTION NO. 2022-58

ZONING APPLICATION: VPB-22-001

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATING TO LAND DEVELOPMENT AND ZONING; PURSUANT TO SECTION 30-110 STYLED " RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USES " AND SECTION 30-50.23.3-02.1 "MAIN STREET SECTOR" AUTHORIZING THE EXPANSION OF AN EXISTING DAYCARE FACILITY ESTABLISHED BY RESOLUTION NO. 2019-155 WITHIN THE VILLAGE LOCATED AT 17925 SW 97 AVENUE, CONTAINING 28,657 SQFT (0.65 ACRES) WITH FOLIO NUMBER (33-5033-000-0890) BY EXPANDING BRIGHT ADVENTURES ACADEMY, LLC, THE EXISTING 1,821 SQFT DAYCARE FACILITY WITH 37 CHILDREN TO ADD AN ADDITIONAL 1,193 SQFT AND 29 CHILDREN, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 5, 2021 the Village of Palmetto Bay received an application by Lilliam Norda-Gomez requesting the approval for application VPB-22-001 for an existing daycare expansion established by Resolution No. 2019-155, Bright Adventures Academy, an 1,821 sq.ft. daycare facility with a capacity of 37 children, to add 1,193 sq.ft. of tenant space and an additional capacity of 29 children for an overall total of 3,014 sq.ft of tenant space and a maximum capacity of 66 children within six (6) classrooms, consistent with Division 30-110 "Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses " and Section 30-50.23.3-02.1 "Main Street Sector"; and

WHEREAS, the subject property is located at 17925 SW 97th Avenue (Franjo Road), identified with folio number: 33-5033-000-0890; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street on June 21, 2022; and

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WHEREAS, the Mayor and Village Council found, based on substantial competent evidence in the record, that the application for the Existing Daycare Expansion is consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant approval for the application, as provided in this Resolution.

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

Section 1. A public hearing on the present application was held on June 21, 2022, in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. That the subject property is located at 17925 SW 97th Avenue (Franjo Road).

2. After hearing testimony from Village Staff, the applicant, the owner and the public, the Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code of Ordinances: Division 30-110 "Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses " and Section 30-50.23.3-02.1 "Main Street Sector".

3. The application for the Existing Daycare Expansion is consistent with the Village's Comprehensive Plan, as further specified in the Planning and Zoning Division Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report, which expert report is considered competent substantial evidence.

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Section 3. Conclusions of Law.

The application for the Existing Daycare Expansion was reviewed pursuant to Division 30-110 “Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses “ and Section 30-50.23.3-02.1 “Main Street Sector” of the Village’s Code of Ordinances and was found to be consistent.

Section 4. Order.

The Village Council approves the application for the Existing Daycare Expansion, Bright Adventure Academy, located at 17925 SW 97th Avenue (Franjo Road), identified with folio number: 33-5033-000-0890 consistent with Division 30-110 “Religious Facilities, Private Schools, Child Care Facilities, and Other Non-Governmental Public Assembly Uses “ and Section 30-50.23.3-02.1 “Main Street Sector” of the Village Zoning Code.

THIS IS A FINAL ORDER.

Section 5. Record.

The record shall consist of the notice of hearing, the Planning and Zoning Division Staff Report, the application, all documents submitted by the applicant and the owner in connection with the application, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This Resolution shall be recorded on the public records of Miami-Dade County and returned to the Village’s Department of Community and Economic Development.

Section 7. This Resolution shall take effect immediately upon approval.

PASSED AND RESOLVED this 21st day of June 2022.

DocuSign Envelope ID: 6006A9A6-4F9B-470B-90E6-3C6A4E5597B4

Attest:

DocuSigned by:
Missy Arocha
3EDC241E5B3C48C...

Missy Arocha
Village Clerk

DocuSigned by:
Karyn Cunningham
35B03CD2D0CB470...

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

DocuSigned by:
John C. Dellagloria, Esq.
0D9A057092243A5...

John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Steve Cody	YES
Council Member Marsha Matson	YES
Vice-Mayor Leanne Tellam	YES
Mayor Karyn Cunningham	YES

AGENDA ITEM NO. 5.C

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: May 20, 2024

SUBMITTED BY: Alexander Adams, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: BAPTIST HEALTH ENTERPRISES, INC.
Location: 8750 SW 144TH STREET, PALMETTO BAY, FL
Property Folio: 33-5021-044-0010
Application: V-23-008 (REV)
Zoning District: R-5, OFFICE ZONING DISTRICT AND E-M, ESTATE MODIFIED SINGLE FAMILY DISTRICT
Request: VARIANCE PURSUANT TO SECTION 30-30.6 VARIANCES, WAIVING THE MAXIMUM WALL SIGN AREA AND AMOUNT OF SIGNS PER STREET FRONTAGE ALLOWED BY SECTION 30-90 STYLED "SIGN REGULATIONS" OF THE VILLAGE LAND DEVELOPMENT CODE AND TO ALLOW ONE (1) MONUMENT SIGN WHERE NONE ARE PERMITTED AND TO ALLOW TWO (2) DIRECTIONAL SIGNS WHERE NONE ARE PERMITTED FOR A FREE STANDING EMERGENCY DEPARTMENT ON A PROPERTY THAT PREVIOUSLY HAD VARIANCES FOR SIMILAR SIGNAGE APPROVED THROUGH MIAMI-DADE COUNTY RESO NO. CZAB13-2-98. *(Continued from the April 15, 2024, Zoning Hearing)*

SUGGESTED ACTION:

ATTACHMENTS:

Baptist_Staff_Memo_rev2_5-20-24.doc
Baptist Reso 5-20-24 rev2.docx
Baptist_PDF_Rev_2_5-20-24.pdf

MEMORANDUM

To: Honorable Mayor and Village Council	Date: May 20, 2024
From: Alexander Adams, AICP, CNU-A, P&Z Manager	Re: V-23-008(REV2)/ Sign Variance at 8750 SW 144 Street

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REGARDING A VARIANCE REQUEST WAIVING THE MAXIMUM SIGN AREA ALLOWED BY SECTION 30-90 STYLED "SIGNAGE" OF THE VILLAGE LAND DEVELOPMENT CODE, FOR BAPTIST HEALTH OFF-CAMPUS EMERGENCY CENTER TO INSTALL FOUR (4) WALL SIGNS PROPOSED TO BE THIRTY POINT TWO (30.2), EIGHTEEN (18) SQUARE FEET, FIVE POINT SEVEN (5.7) SQUARE FEET, AND THREE (3) SQUARE FEET RESPECTIVELY WHERE THE ALLOWABLE AREA IS TWELVE (12) SQUARE FEET FOR EACH STREET FRONTAGE, ONE (1) EXISTING MONUMENT SIGN FIFTY POINT SIX (50.6) SQUARE FEET WHERE NONE ARE PERMITTED AND TWO (2) DIRECTIONAL SIGNS PROPOSED TO BE NINE (9) SQUARE FEET EACH WHERE NONE ARE PERMITTED WITHIN THE R-5 OFFICE ZONING DISTRICT, AND PROVIDING AN EFFECTIVE DATE

OVERVIEW

FILE:	V-23-008(REV2)
APPLICANT:	Baptist Health Enterprises, Inc.
PROPERTY OWNER:	Baptist Health Enterprises, Inc.
ADDRESS:	8750 SW 144 Street, Palmetto Bay, Florida 33157
FOLIO:	33-5021-044-0010
LOT SIZE:	94,220 square feet (2.16 Acres)
BUILDING SIZE:	33,134 square feet (approximately)
FLUM:	Office and Residential (OR)
ZONING:	R5, Office and E-M Estates Modified Single-Family Zoning Districts
EXISTING USE:	Medical related offices and parking

BACKGROUND

The applicant, Baptist Health Enterprises, Inc. (Baptist Health), requests the approval of application V-23-008(REV2) to allow multiple signs onsite in excess of those allowed by the R5 Office zoning district for a property located at 8750 SW 144 Street. The property was originally developed as Kings Bay Office Park in 1988 under Miami-Dade County approval (4ZAB46488) and was first approved for Baptist Health in 1995 (5ZAB46995). Since that time, the site has undergone continuous renovations and improvements to modernize the building, introduce new services.

The current application is in response to their most recent village approval to utilize the entire building for Baptist Health medical offices and an off-campus emergency department on the first floor as authorized under ASPR-22-001. Signage was not a part of that previous ASPR submittal or approval. The current signage onsite is legally nonconforming and was allowed through a previous variance process by Miami-Dade County (Z1997000394). The applicants (Baptist Health) are seeking to modify their existing signage in response to the new proposed uses. All signage is located on the portion of land zoned R-5 Office and no portion of signage is located on the easternmost portion of land designated E-M Estates Modified. Only existing associated parking to the office building, landscape buffer, and a six foot (6') concrete wall along the southern property line will be located on the eastern portion of the site as explicitly outlined in the original Miami-Dade County development agreement and modified herein.

The Village's Land Development Code regulates signage through Section 30-90. The Code allows monument, directional and wall signs for specific uses and/or specific zoning districts. Section 30-90.17(g) states that only flat (wall or cantilever) signs are allowed in the R5 Office Zoning District. Furthermore, these signs are limited to twelve (12) square feet and one (1) sign for each street frontage. The current property has three (3) street frontages and is proposing a total of four (4) wall signs on three (3) frontages. The revised application proposes to refurbish the existing monument sign along SW 144 Street in the same location and size with new graphics and add two (2) internal site directional signs within the current parking lot to direct vehicles and ambulances to the correct medical entrances. The total square feet of signage allowed under the current proposal will be less than previously allowed under the current variance from Miami-Dade County. (No signage is located on the E-M eastern parcel of land.)

The current revised application is proposing to install four (4) wall signs measuring: thirty point two (30.2) square feet, eighteen (18) square feet, five point seven (5.7) square feet and three (3) square feet respectively; one (1) existing monument sign measuring: fifty point six (50.6) square feet; two (2) directional signs measuring: nine (9) square feet each; and two (2) non advertising building identification signs over the entrance doors measuring: four point thirty-eight (4.38) square feet and five (5) square feet for a total signage of sixty-six point twenty-eight (66.28) square feet on site. All signs will be located fully within the subject property on the R-5 Office portion and will not project into any right-of-way. The total signage has been reduced from one hundred and seventy-five point one (175.1) square feet to sixty-six point twenty-eight (66.28) total square feet. As previously stated, the site was granted a sign variance from Miami-Dade County for the existing non-conforming signage. All signage will be located over one hundred fifty (150) feet from the closest neighbor's residence and the village has required extensive landscaping and lighting upgrades to reduce any glare or spillover effects due to signs or parking lot lighting.

ANALYSIS

Section 30-30.6 of the Village's Land Development Code addresses variances and establishes criteria for the evaluation by Village Council for variance applications. A variance is authorized to be granted by the Village Council, after a quasi-judicial public hearing. A variance may be granted for signage. After the hearing, the Village Council shall adopt a development order approving, approving modifications and/or conditions, or denying the variance request.

A variance application may be considered under the requirements of practical difficulty as set forth in Section 30-30.6. Any approval or approval with modifications and/or conditions, of a variance based on practical difficulty shall require a majority vote of the members of the Village Council present at the meeting. To authorize any variance application from the requirements of the Code on the basis of practical difficulty, the Council shall balance the rights of property owners in the Village as a whole against the need of the individual property owner to deviate from the requirements of this chapter based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is a determining factor.

Evaluation Factors (Section 30-30.6(e)(1):

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

    - The Village has received one letter of opposition from a village resident as depicted in the attachments. The application has been properly posted on site, published in the newspaper and notification postcards were mailed to all neighbors within a 1,500-foot radius.

b. Whether approval of the variance would be compatible with development patterns in the village.

    - The portion of the property where the building and signs are located is zoned R5 the Village's Code does not allow freestanding monument signs in the R5 Zoning District, however this site was previously granted the existing monument sign and this variance application will retain the existing location and size of the current sign to be refaced with new graphics only. The site was previously approved for 175.1 square feet of total signage on site and the subject application before you reduces this number to 134.88 total square feet. Other properties in the village have been approved for wall signs and monument signs in R5 zoning, however this is also usually obtained on a case-by-case basis through the village council public meetings. The subject property and current signage variance was granted by Miami-Dade County and existed prior to the Village's incorporation.

c. Whether the essential character of the neighborhood would be preserved.

    - The subject property has historically operated as a professional office building and more recently a medical office building. The subject site plan has not changed and all current parking, site lighting and zoning districts will remain in place. This application proposes enhanced landscaping and a restriction of lighting spillover to further protect the surrounding residents from any potential impacts of the signage or any lighting on site. The village has requested a Declaration of Restrictive Covenant that binds the applicant to landscaping buffer standards beyond what is required by Miami-Dade County or the Village of Palmetto Bay.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties.

    - The subject application has agreed to extend the existing six foot (6') concrete wall across the entire southern boundary onto the portion of the parcel with E-M zoning district designation to further buffer this property from visual signage, lighting, parking and vehicles. The easternmost portion of the property includes an existing berm and

landscaping that will be required to include additional palms and native understory trees to further enhance the buffer area between the parking and nearby single-family homes. This area will be replanted thicker and maintained as a condition of this application-resolution and enforceable through a Declaration of Restrictive Covenant to be recorded in the public records. This project does not change the site layout or ancillary parking only use of the eastern parcel that was designated as residential to protect from any further development on this portion of the property. The areas along SW 144 St will remain as is currently developed with all current driveway locations and sizes, signage, existing trees and sidewalks will remain along this property line. There will be no changes to access to/from the existing site from surrounding residential streets.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief.

- The site's current proposed use necessitates the need for signage immediately over the areas of entry. This signage has been reduced based on previous public meetings and feedback by residents. The R5 zoning district signage regulations currently do not anticipate modern medical offices and similar uses specifically and therefore the variance process has been used by churches, offices, and other medical uses to obtain signage beyond what is allowed by right, as long as, it is the minimum necessary to clearly define this use. The current site plan approved by Miami-Dade County restricts access to and from the site only through existing curb cuts along the county arterial road SW 144th Street. Furthermore, the eastern portion of the site was restricted to only associated parking use. This keeps all traffic off the other 2 surrounding residential use only streets. Only the signage located on the R-5 Office parcel of land is being revised in this application.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome.

- The site plan was previously approved by Miami-Dade County and the updated use was previously approved by ASPR in 2022. The existing building location, height, orientation, parking, entry/exists were all approved through county building permits and purposefully located furthest to the west adjacent to commercial uses to protect the homes to the east. The applicant rezoned a portion of the parcel to the east as E-M to prevent any future commercial development and limiting this area's use to associated building parking only. Any emergency facility cannot operate without efficient signage to delineate emergency vehicles, visitors, and medical suites through clear entry points. The current plan has reduced the sizes and modified the locations to be less least intrusive with their layout.

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

- There are no special conditions or changes to site layout, building design or zoning districts in this application.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

- The application was properly posted on site, published in the newspaper and notification postcards were mailed to all neighbors within a 1,500-foot radius.

STAFF RECOMMENDATION

The Land Development Code states that the Village Council may impose conditions to safeguard residents and may prescribe appropriate modifications and/or conditions, including a variance approval expiration date or expiration event, to mitigate the proposed variance to ensure conformity with the Comprehensive Plan and the Code. The Village Council shall prescribe a reasonable time limit within which the action for which the variance is required shall begin, and such time shall not exceed three hundred and sixty-five (365) days from the date of the development order, after which a new variance application must be made unless an application for development permit has been filed.

In this case the applicant is seeking to modify existing signage. The proposed total square footage of signage will be reduced, as proposed, with enhanced landscaping buffers and extending the 6-foot concrete masonry wall along the south perimeter to further buffer the immediate neighborhood. The applicant will be adding other site enhancements as a part of the project scope, such as bicycle racks and energy efficient interior and exterior lighting that will be screened and buffered from all neighbors. The village has requested a Declaration of Restrictive Covenant to ensure that these protections are maintained as long as the property is a commercial use and external signage is installed.

The medical office use and off campus emergency medical use was previously approved by Miami-Dade County and the Village of Palmetto Bay through multiple site plan approval processes and is not being reviewed in this application. The current application does not propose any site plan changes, building changes or parking changes. Therefore, staff has concluded that the sign variance request reduces the total signage onsite and we feel that this signage and any associated lighting from signage or parking will be appropriately screened from all nearby neighbors through a combination of landscaping, walls, and light shields. The building signage will be much less bright than the existing parking lot lights and all upgrades to all lighting will be screened from surrounding neighbors. A photometric plan was submitted to show that both signage and parking lights will not disrupt the neighborhood.

Staff is recommending additional neighborhood protections beyond the current site plan restrictions to buffer the neighbors from signage and lighting. Landscape buffers and screens will exceed current Miami-Dade County and Village regulations and require continuous maintenance of all landscape buffers and lighting screens. All current restrictions of zoning uses on the eastern portion designated E-M zoning district will remain in effect allowing ancillary onsite parking only for the existing building. Staff has recommended that all restrictions be recorded with Miami-Dade County Property Records to ensure future enforcement if necessary is clearly legal and that any future successor or owner is made aware of all restrictions to the parcel of land. These items are outlined as conditions for approval of the application. The Village Council shall prescribe a reasonable time limit within which the action for which the variance is required shall begin, and such time shall not exceed three hundred and sixty-five (365) days from the date of the development order, after which a new variance application must be made unless an application for development permit has been filed.

The Village staff recommends that the Mayor and Village Council, conditionally approve application V-23-008(REV2) to allow four (4) walls signs larger than permitted by code and one existing monument signs to be refaced and two (2) directional signs and two (2) non-advertising signs to be located at 8750 SW 144 Street with the following conditions:

1. Approval of signage plans prepared by TGA Design dated 3-6-24 Baptist Health Off Campus Emergency Center to install four (4) wall signs measuring: thirty point two (30.2) square feet, eighteen (18) square feet, five point seven (5.7) square feet and three (3) square feet respectively; one (1) existing monument sign measuring: fifty

point six (50.6) square feet; two (2) directional signs measuring: nine (9) square feet each; and two (2) non advertising building identification signs over the entrance doors measuring: four point thirty-eight (4.38) square feet and five (5) square feet for a total signage of sixty-six point twenty-eight (66.28) square feet on site.

2. Approval of landscape plans prepared by Bermello Ajamil & Partners dated 02-05-24 Baptist Health Off Campus Emergency Center; specifically including the addition of understory trees as required by Section 30-100 of the Landscape Code to be located between the road and sidewalk along SW 87th Av and SW 145th St, the extension of the 6 foot (6') concrete screening wall along the entire southern boundary, and additional layers of palms and native understory trees to fill in along the top of the eastern landscape berm.

3. All required street trees shall be planted/maintained per the zoning code and all sidewalks shall be repaired/maintained in good repair prior to the issuance of the Final Building Inspections and a complete landscape plan of the adjacent public right of ways shall be submitted together at the time of the signage building permit.

4. The signage and site lighting photometric plan shall be submitted together at the time of the signage building permit. All lighting shall be shielded to prevent spillover into neighboring residential properties.

5. All signage, parking lot surfaces, landscaping and lighting shall be maintained in good condition in accordance with current zoning regulations and final approved building permit plans.

6. All lights and sirens shall be turned off adjacent to the site and prior to entering to the maximum extent possible.

7. This sign variance shall be valid for two hundred forty (240) days to obtain a building permit.

8. A Declaration of Restrictive Covenant agreed upon between Baptist Health Enterprises Inc and the Village of Palmetto Bay shall be recorded with the Miami-Dade County Clerk of Court, Public Records at the cost of the applicant, with the original recorded document returned to the Village to be submitted at the time of signage building permit issuance.

9. The final council resolution with all conditions, the survey clearly showing the current zoning district boundaries, the approved signage plan, lighting plan, site plan and landscape plan shall be recorded with the Miami-Dade County Clerk of Court, Public Records at the cost of the applicant, with the original recorded document returned to the Village to be submitted at the time of signage building permit issuance.

ATTACHMENTS

Attachment A: Application / Letter of Intent
Attachment B: Property Survey
Attachment C: Signage Plan/ Landscape Plan/ Photometrics Plan
Attachment D: Proposed Declaration of Restrictive Covenant
Attachment E: 1997 Miami-Dade County Signage Variance/ Landscape Plan
Attachment F: Neighbor letters

RESOLUTION NO. 2024-____
V-23-008(REV2)

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REGARDING A VARIANCE REQUEST WAIVING THE MAXIMUM SIGN AREA ALLOWED BY SECTION 30-90 STYLED "SIGNAGE" OF THE VILLAGE LAND DEVELOPMENT CODE, FOR BAPTIST HEALTH OFF-CAMPUS EMERGENCY CENTER TO INSTALL FOUR (4) WALL SIGNS PROPOSED TO BE THIRTY POINT TWO (30.2), EIGHTEEN (18) SQUARE FEET, FIVE POINT SEVEN (5.7) SQUARE FEET, AND THREE (3) SQUARE FEET RESPECTIVELY WHERE THE ALLOWABLE AREA IS TWELVE (12) SQUARE FEET FOR EACH STREET FRONTAGE, ONE (1) EXISTING MONUMENT SIGN FIFTY POINT SIX (50.6) SQUARE FEET WHERE NONE ARE PERMITTED AND TWO (2) DIRECTIONAL SIGNS PROPOSED TO BE NINE (9) SQUARE FEET EACH WHERE NONE ARE PERMITTED WITHIN THE R-5 OFFICE ZONING DISTRICT, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the applicant, Baptist Health Enterprises, Inc. has applied for a variance to permit four (4) walls signs larger than permitted by code, one (1) monument sign and two (2) directional signs not permitted by code; and

WHEREAS, the subject property is located at 8750 SW 144 Street and is designated as folio number 33-5021-044-0010; and

WHEREAS, the property is designated R-5 Office and E-M Estates Modified Zoning Districts on the Village of Palmetto Bay Zoning Map, as adopted on January 23, 2023 by Ordinance 2023-01; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on December 18, 2023 where the item was continued to the February 26, 2024 hearing; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on February 26, 2024 where the item was continued to the April 15, 2024 hearing; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on April 15, 2024 where the item was continued to the May 20, 2024 hearing; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on May 20, 2024; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the variance is consistent with Section 30-30.6 Variances, the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding of fact, the Mayor and Village Council determined to grant the variance, as provided in this Resolution.

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

Section 1. A public hearing on the present application was held on May 20, 2024 in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 2. Findings of fact.

1. That the subject property is located at 8750 SW 144 Street and is designated as folio number 33-5021-044-0010.

2. After hearing testimony from Village Staff, the applicant, the owner and the public, the Mayor and Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code of Ordinances: Section 30-30.6, Variances, Division 30-90., Sign Regulations, and Sections 30-50.15, R-5, Office and 30-50.4, E-M, Estate Modified Zoning Districts.

3. The application for the sign variance is consistent with the Village's Comprehensive Plan, as further specified in the Planning and Zoning Division Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report, which expert report is considered competent substantial evidence.

Section 3. Conclusions of Law.

The application for the variance was reviewed pursuant to Section 30-30.6, Variances, Division 30-90., Sign Regulations of the Village's Code of Ordinances and was found to be consistent.

Section 4. Order.

The Mayor and Village Council approves with conditions the application by Baptist Health Enterprises Inc. to permit the construction of four wall signs, two identification signs, one monument signs and two directional signs located at 8750 SW 144 Street identified with folio number 33-5021-044-0010; consistent with Section 30-30.6 "Variances", Sign Regulations of the Village Code of Ordinances, as more particularly described in the attached application and site plan that is included in the public hearing package with the following conditions:

1. Approval of signage plans prepared by TGA Design dated 3-6-24 Baptist Health Off Campus Emergency Center to install four (4) wall signs measuring: thirty point two (30.2) square feet, eighteen (18) square feet, five point seven (5.7) square feet and three (3) square feet respectively; one (1) existing monument sign measuring: fifty point six (50.6) square feet; two (2) directional signs measuring: nine (9) square feet each; and two (2) non advertising building identification signs over the entrance doors measuring: four point

thirty-eight (4.38) square feet and five (5) square feet for a total signage of sixty-six point twenty-eight (66.28) square feet on site.

2. Approval of landscape plans prepared by Bermello Ajamil & Partners dated 02-05-24 Baptist Health Off Campus Emergency Center; specifically including the addition of understory trees as required by Section 30-100 of the Landscape Code to be located between the road and sidewalk along SW 87th Av and SW 145th St, the extension of the 6 foot (6') concrete screening wall along the entire southern boundary, and additional layers of palms and native understory trees to fill in along the top of the eastern landscape berm.

3. All required street trees shall be planted/maintained per the zoning code and all sidewalks shall be repaired/maintained in good repair prior to the issuance of the Final Building Inspections and a complete landscape plan of the adjacent public right of ways shall be submitted together at the time of the signage building permit.

4. The signage and site lighting photometric plan shall be submitted together at the time of the signage building permit. All lighting shall be shielded to prevent spillover into neighboring residential properties.

5. All signage, parking lot surfaces, landscaping and lighting shall be maintained in good condition in accordance with current zoning regulations and final approved building permit plans.

6. All lights and sirens shall be turned off adjacent to the site and prior to entering to the maximum extent possible.

7. This sign variance shall be valid for two hundred forty (240) days to obtain a building permit.

8. A Declaration of Restrictive Covenant agreed upon between Baptist Health Enterprises Inc and the Village of Palmetto Bay shall be recorded with the Miami-Dade County Clerk of Court, Public Records at the cost of the applicant, with the original recorded document returned to the Village to be submitted at the time of signage building permit issuance.

9. The final council resolution with all conditions, the survey clearly showing the current zoning district boundaries, the approved signage plan, lighting plan, site plan and landscape plan shall be recorded with the Miami-Dade County Clerk of Court, Public Records at the cost of the applicant, with the original recorded document returned to the Village to be submitted at the time of signage building permit issuance.

Section 5. Record.

The record shall consist of the notice of hearing, the Planning and Zoning Division Staff Report, the application, all documents submitted by the applicant and the owner to the Village of Palmetto Bay in connection with the application, the sworn testimony of witnesses and applicant, the documents presented at the quasi-judicial public hearing, and the recording and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This Resolution shall be recorded on the public records of Miami-Dade County at the expense of the applicant and returned to the Village's Department of Community and Economic Development.

Section 7. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED this 20th day of May 2024.

Attest:

_____	_____
Missy Arocha	Karyn Cunningham
Village Clerk	Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____

Council Member Steve Cody ____

Council Member Marsha Matson ____

Vice-Mayor Leanne Tellam ____

Mayor Karyn Cunningham ____

Attachment A
Application / Letter of Intent

V	**Village of Palmetto Bay** APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: 10/19/2023
Application No: V-23-008

Petitioner / Applicant: BAPTIST HEALTH ENTERPRISES INC

Petitioner / Applicant Address: 6855 Red Road, Suite 600, Coral Gables, Florida 33143 Attn: Real Estate Dept.

Phone: 786-594-6871 E-mail: BHEREM@baptisthealth.net

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: N/A

Address of Owner: N/A

Signature of Petitioner: Kathleen S Moorman

RECEIVED
Zoning Department
October 24, 2023
Village of Palmetto Bay
Building & Zoning Department
By: AB

Address of Property: 8750 SW 144 ST

Folio: 33-5021-044-0010

SUBMITTAL REQUIREMENTS:

- Letter of Intent outlining the variance request and how the request meets the review criteria in Section 30-30.6(e) of the Village's Land Development Regulations.
- Current Survey of Site including legal description
- Building elevations, site plan, and landscape plan, if applicable
- Signature approval card signed by contiguous neighbors (preferred)

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for variance, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent: Kathleen S Moorman

Sworn to and subscribed before me this 20 day of OCTOBER 2023, by KATHLEEN S. MOORMAN.

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public

Type or Print Name MARIA H. TOWER

MARIA H. TOWER
Notary Public - State of Florida
Commission # HH 336494
My Comm. Expires Nov 29, 2026
Bonded through National Notary Assn.

FOR STAFF USE ONLY
Fee Paid: _____ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Joseph G. Goldstein
305.789.7782
joseph.goldstein@hklaw.com

March 6, 2024

VIA HAND DELIVERY

Ms. Heidi Siegel, AICP
Community & Economic Development Director
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

RE: Second Amended and Restated Letter of Intent for Sign Variance for Baptist Medical Plaza located at 8750 SW 144 Street in Palmetto Bay, Florida

Dear Ms. Siegel:

This constitutes our second amended and restated letter of intent on behalf of Baptist Health Enterprises Inc. ("Baptist") in support of its request for variances from the Village of Palmetto Bay's ("Village") Land Development Regulations Division 30-90 ("LDRs"). Baptist is requesting, among other things, variances for purposes of meeting the State of Florida's requirements for prominent lighted external signage for off-campus emergency departments and for directional signage to direct traffic flow and locate the entrances (the "Application"). The property that is the subject of the Application is Baptist Medical Plaza located at 8750 SW 144 Street in Palmetto Bay, Florida. The approximately ± 2.16 acre parcel is identified by Property Tax Folio 33-5021-044-0010 (the "Property"; legally described in Exhibit "A"). It has been operated as a medical plaza, featuring an urgent care and other medical uses since the late 1990s.

I. The Property

The Property is comprised of one parcel located at the southwest corner of SW 144 Street and SW 87 Avenue. Pursuant to the online version of the Village's Future Land Use Map ("FLUM") of the Village Comprehensive Plan, the Property has a land use designation of Office and Residential ("OR"). Additionally, the western portion of the Property is designated "R-5, Office" and the western portion of the Property is designated "E-M, Estate Modified Single-Family Residential" on the Official Zoning Map of the LDRs. An aerial image of the Property is provided below:



II. Prior Approvals

Prior to the Village's incorporation, Baptist received approvals from Miami-Dade County on March 18, 1998 of a sign variance to allow (1) awning sign, three (3) wall signs (plaque size), and one (1) detached twenty-four (24) square foot sign. A copy of the resolution approving the sign variance is included in Exhibit "B." To our knowledge, no subsequent variances or modifications to the prior sign variance approval have been requested or granted either by the Village or Miami-Dade County.

On August 19, 2022, Baptist received administrative site plan approval under ASPR-22-001 from the Village to redevelop the existing medical plaza consisting of an urgent care and medical office building with a freestanding emergency department ("FSED")[1] on the first floor and additional medical offices on the second floor in order to expand the medical services available on the Property (the "Approved Project"). A copy of the Notice of Approval ("NOA") is included in Exhibit "C."

III. Proposed Signage Variance Requests

Upon further review of Division 30-90 of the Village's LDRs, Baptist reviewed its prior submittals and has once again significantly reduced its variance request. As such, Baptist is requesting variances based on the proposed signage, graphics, and locations for Baptist Health Palmetto Bay Off Campus Emergency Center as proposed below and shown in Exhibit "D." Today, Baptist has several building and directional signs and is proposing to either replace, retrofit, or add additional signage to provide further identification of the medical plaza. The below chart summarizes what is existing today and what signage is proposed:

Building ID Signs

Existing Building ID Signs	Prior Proposed Building ID Signs Per January 16, 2024 Resubmittal ("First Resubmittal")	Current Proposed Building ID Signs Per March 6, 2024 Resubmittal ("Second Resubmittal")
West façade ID approximately 93.5 SF (To Be Removed)	"Baptist Health" approximately 36.8 SF - North façade	"Baptist Health" approximately 30.2 SF - North façade

[1] Free-standing emergency departments are also sometimes referred to by other labels, such as "off-campus emergency departments," "off-site emergency department," or "independent free-standing emergency centers" depending on the context. The FSED proposed by Baptist is an off-campus emergency department, since it has an affiliation with Baptist Hospital.

North façade approximately 16.6 SF (To Be Replaced)	"Medical Offices" Door ID approximately 5 SF - North façade	"Medical Offices" Door ID approximately 5 SF - North façade
	"The Dr. Harry Richard Nateman Center" approximately 4.38 SF - East façade	"The Dr. Harry Richard Nateman Center" approximately 4.38 SF - East façade
	"Baptist Health Emergency" Wall Signage approximately 50.4 SF - East façade	"Emergency" Wall Signage approximately 18 SF - East façade
	"Emergency" sign approximately 5.7 SF - South façade	"Emergency" sign approximately 5.7 SF - South façade
		"ER" sign approximately 3 SF – North façade
Existing Building Signs Combined Total: 110.1 SF	**Proposed Building Signs Combined Total: 102.28 SF (Decrease in proposed square footage)**	**Proposed Building Signs Combined Total: 66.28 SF (Decrease in proposed square footage)**

Ground Signs – Monument Signs

Existing Identity Sign	Prior Proposed Identity Sign Per First Resubmittal	Current Proposed Identify Sign Per Second Resubmittal
"Baptist Medical Plaza" approximately 50.6 SF (To Be Retrofitted)	"Baptist Health Emergency Open 24 Hours" Approximately 50.6 SF that has been retrofitted to match the existing monument sign	No change from First Resubmittal
Existing Monument Sign Total: 50.6 SF	**Proposed Monument Sign Total: 50.6 SF (No change in square footage)**	**Proposed Monument Sign Total: 50.6 SF (No change in square footage)**

Directional Signs

Existing Directional (Quantity 2)	Prior Proposed Directional Per First Resubmittal (Quantity 2)	Current Proposed Directional Per Second Resubmittal (Quantity 2)
(2) 8750 Baptist Medical Plaza directional signs approximately 9 SF each.	"EMERGENCY/Ambulance" Directional Sign approximately 9 SF "Ambulance" directional sign approximately 9 SF	"EMERGENCY" Directional Sign approximately 9 SF "Ambulance" Directional Sign approximately 9 SF
Existing Directional Sign Total: 18 SF	**Proposed Directional Sign Total: 18 SF (No change in square footage)**	**Proposed Directional Sign Total: 18 SF (No change in square footage)**

Based on the existing and proposed signage, Baptist is requesting variances from Division 30-90 of the Village's LDRs for purposes of meeting the State of Florida's requirements for prominent lighted external signage for off-campus emergency departments and for directional signage to direct traffic flow and locate the entrances (the "Application"). The Applicant has drastically reduced the currently proposed signage under this Second Resubmittal in comparison to the First Resubmittal and purports that this is the absolute minimal signage possible on this Property in order to be compliant with state law. The following variances are being requested:

(i) Under Sec. 30-90.17(g) of the Palmetto Bay Code of Ordinances in zoning district R-5 only one flat (wall or cantilever) sign is permitted for each street frontage. Therefore, Baptist is requesting a variance from Section 30-90 to allow for three (3) additional Building Identity wall signs than previously approved under the 1998 signage variance approval.

(ii) Baptist is requesting a variance to retrofit one (1) monument sign that properly identifies the facility as an emergency facility as required by Florida Statutes and changes the name to Baptist Health.

(iii) Finally, Baptist also proposes to replace two (2) directional signs with two (2) signs to direct traffic flow for patients and ambulances.

IV. Justifications for Variances

The primary reason for the requested variances are to comply with Florida law and regulations governing hospital-based off-campus emergency departments. Section 395.1041(3)(m)(1) of the Florida Statutes provides in pertinent part:

> A hospital-based off-campus emergency department may not hold itself out to the public as an urgent care center and must clearly identify itself as a hospital emergency department, using, *at a minimum*, prominent lighted external signage that includes the word "EMERGENCY" or "ER" in conjunction with the name of the hospital. If a hospital-based off-campus emergency department is located on the same premises as an urgent care center, the signage may also identify the urgent care center. (emphasis added).

The changes from the existing signage to the revised signage enables the FSED to clearly identify itself as a hospital emergency department as required by Florida Statutes. In fact, the proposed signage drastically reduces the overall square footage of signage on the site and merely seeks to change the existing placement of certain signs and modify the text of existing signs.

Secondly, the proposed directional signage is an important aspect of accessible emergency healthcare services. Clear, highly visible, intuitive signage makes a significant impact on patients and their families in the midst of a medical crisis and helps ameliorate an already stressful situation. Directional signage also helps with vital tasks, including:

- Making it easy to identify the FSED especially in an emergency
- Marking entrances and parking areas
- Directing the flow of ambulances and other vehicles

Pursuant to Section 30-30.6 of the Village's LDRs, the Village Council must consider the following factors when granting a variance:

> *a. Whether the Village has received written support of the specifically identified variance requests from adjoining property owners*;
>
> **Prior to the hearing for the variance request, Baptist proposes to reach out again to adjoining property owners with the revised signage package to seek written input and/or support for the proposed application.**
>
> *b. Whether approval of the variance would be compatible with development patterns in the village;*
>
> **The Village has found the FSED to be consistent with the permitted uses within the R-5 district plan. The Property has historically served as a medical plaza. The replacement of the existing urgent care facility to an FSED would will bring enhanced state-of-the-art emergency health care to local residents especially as the first FSED in the Village. The corresponding signage variance would support the FSED and medical uses on the Property and provide clear and visible signage for patients, employees, and visitors of the facility.**
>
> *c. Whether the essential character of the neighborhood would be preserved;*

The proposed signs including those required by Florida law to properly identify the facility as an FSED will not affect the essential character of the neighborhood. Today, there is existing signage including directional signs to help identify the urgent care facility and additional medical offices. The proposed directional and monument signs have the same dimensions as the existing signs. Additionally, the proposed wall signs have a smaller square footage than the existing wall signs.

The FSED and medical offices on the site (similar to the urgent care) will continue to play an important role in providing healthcare and treatment to Village residents and the surrounding community. Therefore, given the existing signage on the site, the essential character of the neighborhood will be preserved and will further facilitate patients in identifying key entrances and exits especially during an emergency.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties;

The approval of the variance will not cause any detriment to adjoining properties. Three directional and monument signs already exist on the Property. Baptist proposes to replace the two existing directional signs and retrofit the monument sign The replacement directional signs and monument sign are all the same size as the existing signage. The proposed signage is required under Florida law to properly identify the facility as an FSED as well as where the emergency area is located for both visitors and ambulances. The FSED will be fully equipped to handle life-threatening injuries such as fractures, stroke, heart attacks, and also respiratory problems. The Village residents, including the adjoining properties will, therefore, benefit by having better and quicker access to emergency care with clear and visible signage.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;

The emergency signage is required under Florida law for FSEDs and the requested directional signage is an important aspect of accessible emergency healthcare. Especially in an emergency, clear and visible signage will provide visitors convenient and easy information as to the location of the medical facility, parking, and entrances and exits.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome;

The granting of the requested variance from the LDR requirements allows Baptist to expand the quality of medical care available to the residents while providing clear and visible signage to visitors especially during an emergency. The FSED will operate 24/7 and will be equipped to handle a majority of the cases that hospital-based emergency departments treat. During the evening hours, the signage will be properly

illuminated as to both be compliant with Section 30-90.14 of the LDRs and provide clear and visible signage to visitors. Baptist cannot comply with the identification requirements mandated by Florida law without the requested variance.

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant; and

The requested variance is necessary for Baptist to comply with Florida Statute 395.1041(3)(m)(1) that requires signage that at a minimum, features prominent lighted external signage that includes the word "EMERGENCY" or "ER" in conjunction with the name of the Emergency Department.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

Baptist cannot comply with the identification requirements mandated by Florida law without the requested variance.

V. Conclusion

The existing Baptist medical facility has played an important role in providing healthcare and treatment for minor illnesses and injuries for Village residents as well as the surrounding community. This FSED would be the first of its kind in the Village, and will further provide increased medical benefits to Village residents especially during an emergency.

Since emergency signage is required pursuant to Florida law for FSEDs and the requested signage including the directional signage is an important aspect of accessible emergency healthcare service, we believe that the requested variances satisfy the criteria in the LDR.

Based on the foregoing, we respectfully request your favorable review and recommendation for the variance requests. Thank you in advance for your considerate attention to this application. Should you have any questions or concerns, please do not hesitate to call me at (305) 789-7782.

Sincerely,

HOLLAND & KNIGHT LLP

Joseph G. Goldstein

Cc: Alessandria San Roman, Esq.
Luis Figueredo, Esq.

Exhibit "A"

Legal Description

ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE SOUTH EAST ¼ OF SECTION 21, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOTS 1 THROUGH 4, BLOCK 1, OF THE PLAT OF BAPTIST MEDICAL PLAZA, AS RECORDED IN PLAT BOOK 149 PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/24/2023

PROPERTY INFORMATION	
Folio	33-5021-044-0010
Property Address	8750 SW 144 ST PALMETTO BAY, FL 33176-7296
Owner	BAPTIST HEALTH ENTERPRISES INC
Mailing Address	8900 N KENDALL DR MIAMI, FL 33176-2118
Primary Zone	6900 SEMI PROFESSIONAL OFFICE
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	33,134 Sq.Ft
Lot Size	94,220 Sq.Ft
Year Built	1997

ASSESSMENT INFORMATION			
Year	**2023**	**2022**	**2021**
Land Value	$3,297,700	$3,297,700	$3,297,700
Building Value	$3,702,300	$2,003,740	$1,499,008
Extra Feature Value	$0	$0	$0
Market Value	$7,000,000	$5,301,440	$4,796,708
Assessed Value	$5,804,015	$5,276,378	$4,796,708

BENEFITS INFORMATION				
Benefit	**Type**	**2023**	**2022**	**2021**
Non-Homestead Cap	Assessment Reduction	$1,195,985	$25,062	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
BAPTIST MEDICAL PLAZA
PB 149-83 T-18852
LOTS 1 THRU 4 BLK 1
LOT SIZE 94220 SQ FT
F/A/U 30-5021-000-0372 & 0373



TAXABLE VALUE INFORMATION			
Year	**2023**	**2022**	**2021**
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$5,804,015	$5,276,378	$4,796,708
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$7,000,000	$5,301,440	$4,796,708
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$5,804,015	$5,276,378	$4,796,708
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$5,804,015	$5,276,378	$4,796,708

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Attachment B
Property Survey

MITCHELL CENTER P.B. 55 PG. 43

SW 144TH STREET

PK Nail Found LB87 SCHWEBKE-SHISKIN (N-0.0' E-0.3')

PK Nail Found ILLEGIBLE

PK Nail Found LB7335 LONGITUDE SURVEYORS

NE CORNER SE 1/4 SEC. 21 T.55S R.40E

NORTH LINE OF THE SE 1/4 OF SEC. 21 T.55S R.40E

A = 38.60'
D = 88°28'13"
R = 25.00'

N 88°25'21" E 323.12'

Pin and Cap Found LB87 (S-0.0' E-0.2')

Pin and Cap Found LB7924 HSQ GROUP INC. (S-0.2' E-0.2')

UNPLATTED

0.3' OUT

0.5' OUT

0.1' OUT

0.6' OUT

BUILDING OVERHANG SILL=14.65

METAL COVER

TWO STORY C.B.S. BUILDING 8750 SW 144TH STREET

PARKING & LANDSCAPING RESTRICTION P.B. 149 PG. 83

OWNER: BAPTIST HOSPITAL DEV CORP
FOLIO: 33-5021-044-0010
AREA=94,220 S.F.±
2.163 ACRES ±

BAPTIST MEDICAL PLAZA P.B. 149 PG. 83

N 03°01'12" W 271.96

OWNER: MKG REALTY INVESTMENTS INC FOLIO: 33-5021-000-0374

10.0' UTILITY EASEMENT

LANDSCAPED AREA

RAMP

RAILING

SITE CONTROL #2
N=473814.09
E=875228.51
ELEV=12.37
PK Nail Set

SITE CONTROL #1
N=473818.81
E=875505.49
ELEV=12.84
PK Nail Set

ONE STORY C.B.S. BUILDING

1" Iron Pipe Found (N-0.0' W-0.5')

Pin and Cap Found LB7924 OS HSQ GROUP INC. (S-0.2' W-0.3')

WALL

S 88°23'28" W 322.21'

SW 145TH STREET

SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21 T.55S R.40E

CAMBRIA HEIGHTS FIRST ADDITION P.B. 64 PG. 82

PK Nail Found LB87 SCHWEBKE-SHISKIN (S-0.3' E-0.1')

A = 39.92'
D = 91°29'54"
R = 25.00'

S 03°06'26" E 221.78'

SW 87TH AVENUE

EAST LINE OF THE SE 1/4 OF SEC. 21 T.55S R.40E

UNPLATTED

BLOCK 1
LOT 1

JOHNATHAN ACRES
P.B. 94 PG. 96

40'

FL E NAD83(2011)

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SITE

SOURCE: Microsoft Corporation, HERE

LEGEND

(NOT SHOWN TO SCALE)

- BENCHMARK (FOUND/SET)
- NAIL (FOUND/SET)
- IRON PIPE (FOUND/SET)
- IRON ROD FOUND
- SECTION CORNER
- QUARTER CORNER
- ENTRY DOOR (SINGLE/DOUBLE)
- BOLLARD
- LIGHT POLES
- UTILITY POLE
- GUY ANCHOR
- UTILITY BOX/PEDESTAL (AS IDENTIFIED)
- UTILITY METER (AS IDENTIFIED)
- UTILITY MARKER
- CATCH BASIN
- MANHOLE (AS IDENTIFIED)
- UTILITY VALVE (AS IDENTIFIED)
- FIRE HYDRANT
- STANDPIPE
- IRRIGATION CONTROL VALVE
- CLEANOUT
- PALM TREE
- DECIDUOUS TREE
- SIGN
- GATE
- ASPHALT PAVEMENT
- BUILDING – BUILDING OVERHANG
- CONCRETE
- STATE BOUNDARY
- ZONING BOUNDARY
- MUNICIPAL BOUNDARY
- SUBDIVISION BOUNDARY
- SUBDIVISION LINES
- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- SETBACK LINE
- OVERHEAD WIRES
- PRIVACY FENCE
- WIRE FENCE
- STOCKADE FENCE
- IRON FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- TREE/HEDGE LINE
- LANDSCAPING EDGE
- BUILDING OUTLINE
- BUILDING OVERHANG
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- SANITARY GRAVITY MAIN
- UNDERGROUND COMMUNICATION LINE

RECEIVED
Zoning Department
October 24, 2023 V-23-008
Village of Palmetto Bay
Building & Zoning Department
By: AO

Date	Description	No.
09/15/23	SURVEY UPDATE	DAA
Revisions		

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project: BAPTIST HEALTH MEDICAL PLAZA
MIAMI-DADE COUNTY FLORIDA

Drawing Title: BOUNDARY & TOPOGRAPHIC SURVEY

Project No.	300286601
Date	9/30/2021
Drawn By	RJW
Checked By	BAM

Drawing No. VB101

Sheet 2 of 2

© 2021 Langan

Date: 9/15/2023 Time: 15:25 User: darboleda Style Table: Langan.stb Layout: BoundarySurveyPlan Document Code: 300286601-0401-VB101-0101

LANGAN Project No.

Attachment C
Proposed Signage Plan- Landscape Plan- Photometrics Plan



SIGNAGE & GRAPHICS

BAPTIST HEALTH PALMETTO BAY
OFF CAMPUS EMERGENCY CENTER
8750 SW 144 ST. PALMETTO BAY, FL

NEW SIGNAGE DESIGN & SCOPE PROPOSAL
FOR ADMINISTRATIVE REVIEW

MARCH 6, 2024

property owner:

Baptist Health

BA HEALTH
Design for *LIFE*

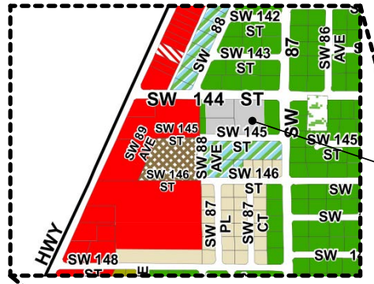
signage design by:

tgadesign
www.tgadesign.com

DRAWING INDEX

SHEET/DESCRIPTION

ZONING PLAN
AERIAL VIEW - EXISTING SITE PLAN
1a - EXISTING EAST FACADE PHOTO
1b - PROPOSED EAST FACADE SIGN DETAILS
2a - EXISTING NORTH FACADE PHOTO
2b - PROPOSED NORTH FACADE SIGN DETAILS
3 - EXISTING WEST FACADE PHOTO
4a - EXISTING SOUTH FACADE PHOTO
4b - PROPOSED SOUTH FACADE SIGN DETAILS
5 - EXISTING GROUND SIGN LOCATIONS
6 - PROPOSED GROUND SIGN LOCATIONS
7 - PROPOSED GROUND SIGN DETAILS
8a - 8d - RETROFIT OF EXISTING MONUMENT DETAILS
9 - OVERALL SQUARE FOOT COMPARISONS

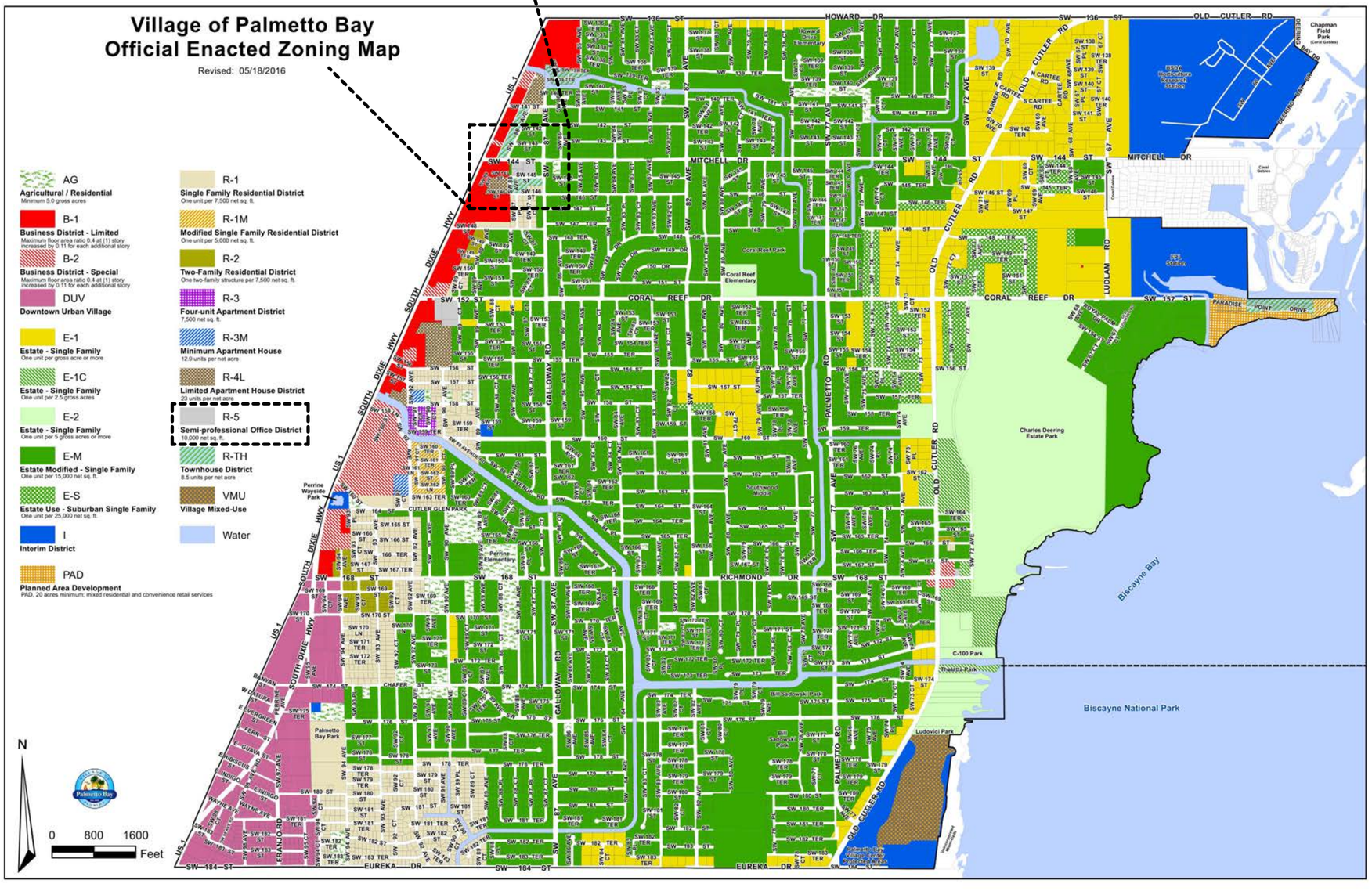


ADJACENT ZONING DISTRICTS FOR ADJACENT PROPERTIES

PROJECT LOCATION



ADJACENT EXISTING BUILDINGS



DESIGN PROPERTY OF AND © COPYRIGHT BERMELLO AJAMIL & PARTNERS, INC.

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Coral Gables, Florida 33146
www.tgadesign.com
305.669.2550

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CLIENT:
Baptist Health
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
PALMETTO BAY BAPTIST HEALTH EMERGENCY CARE & MEDICAL OFFICES
FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
Bermello Ajamil & Partners
2601 S. Bayshore Drive, Suite 1000
Miami, FL 33133
305.859.2050

REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	
	3/6/24	**FINAL**

DRAWN BY:
KO

DRAWING DESCRIPTION:
ZONING PLAN

SCALE:
as noted

SIGN TYPE:

SHEET #:
Zoning Plan 103



AERIAL VIEW OF EXISTING BHSF SITE - BUILDING SIGNAGE

NOT TO SCALE

EXISTING PROPOSED

NORTH

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305.859.2050

REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	
	3/6/24	**FINAL**

DRAWN BY:
KO

DRAWING DESCRIPTION:
AERIAL VIEW EXISTING SITE PLAN

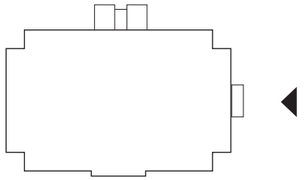
SCALE:
as shown

SIGN TYPE: | QUANTITY:

SHEET #:
Site Plan 104



PHOTO OF EXISTING EAST FACADE
(NO EXISTING SIGNS)



KEY PLAN

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00	1/16/24	
	3/6/24	**FINAL**

DRAWN BY:
KO

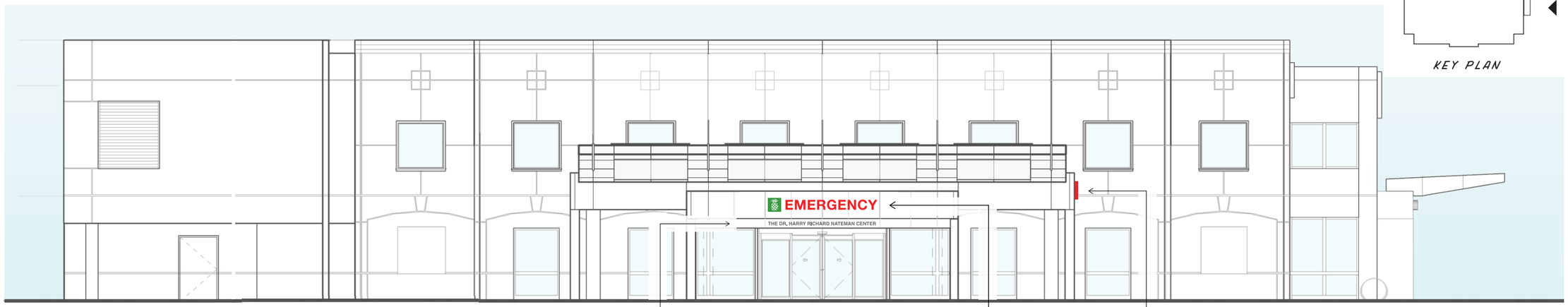
DRAWING DESCRIPTION:
EXISTING EAST FACADE

SCALE:
as shown

SIGN TYPE:

QUANTITY:

SHEET #:
1a
105

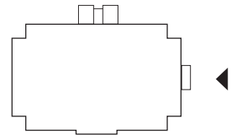


ELEVATION OF PROPOSED EAST FACADE SIGN

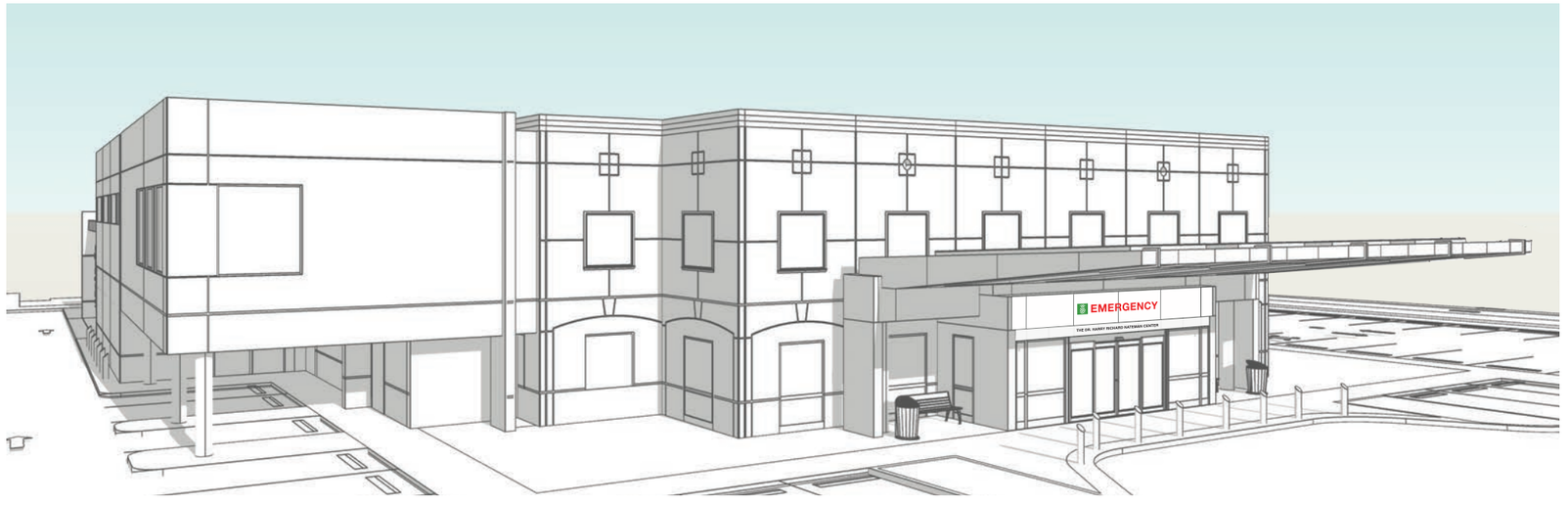
B: 4.5″(h) x 11′-9″(w) = 4.38 s.f.

A: 18" (h) logo, 13″ caps x 12′-0″(w) = 18 s.f.

C: (See North Facade Elevation, sheet 2b).



KEY PLAN



3D RENDERING OF PROPOSED EAST FACADE SIGN

DESCRIPTION of PROPOSED SIGNS:

A: EMERGENCY Sign letters of aluminum construction. Face of red acrylic, sides are painted red mounted flush to wall. Letters are ILLUMINATED as red thru face with white LED's. Pineappl logo box of 2″ deep acryic with soft glow illumination thru face.
18" (h) logo, 13″ caps x 12′-0″ (w): **Square Feet: 18**

B: DONOR NAME Dimensional 1″ deep letters, 4.5″ high, mounted flush to surface (adhered) above entry doors, non-illuminated.
4.5″(h) x 11′-9″ (w): **Square Feet: 4.38**

Combined Total Square Feet: 22.38

LIGHTING NOTE:
Illumination of letters may not exceed a maximum brightness level of 0.3 foot candles above ambient light as measured at a preset distance depending on sign size. Measuring distance shall be calculated by taking the square root of the product of the Sign Area multiplied by one-hundred (Example using a 12 s. f. Illuminated sign: [12 x 100] = 34.6 feet measuring distance). All applicants shall provide a written certification from the Sign Manufacturer that the light intensity has been factory preset not to exceed the levels specified.

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PROJECT:
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FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
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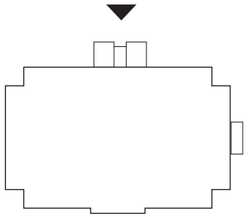
DRAWN BY: KO

DRAWING DESCRIPTION:
PROPOSED EAST FACADE SIGNS

SCALE: as shown

SIGN TYPE: | QUANTITY:

SHEET #:
1b



KEY PLAN

EXISTING ID SIGN IS **16.6 .S.F.**



PHOTO OF EXISTING NORTH FACADE

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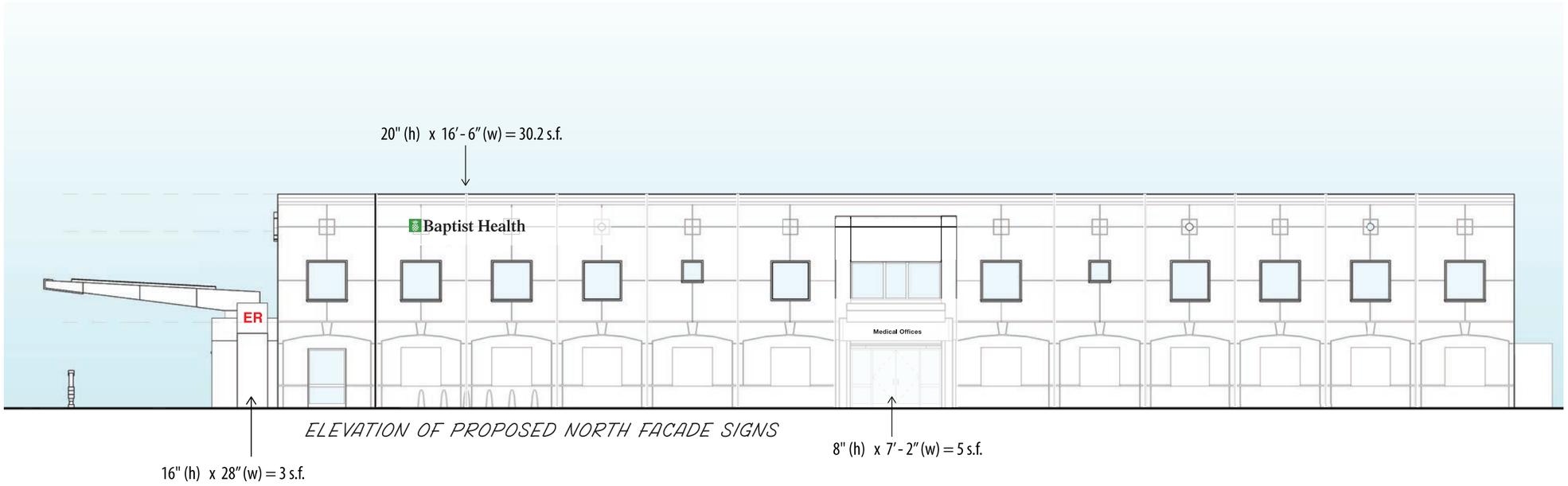
DRAWN BY:
KO

DRAWING DESCRIPTION:
EXISTING NORTH FACADE

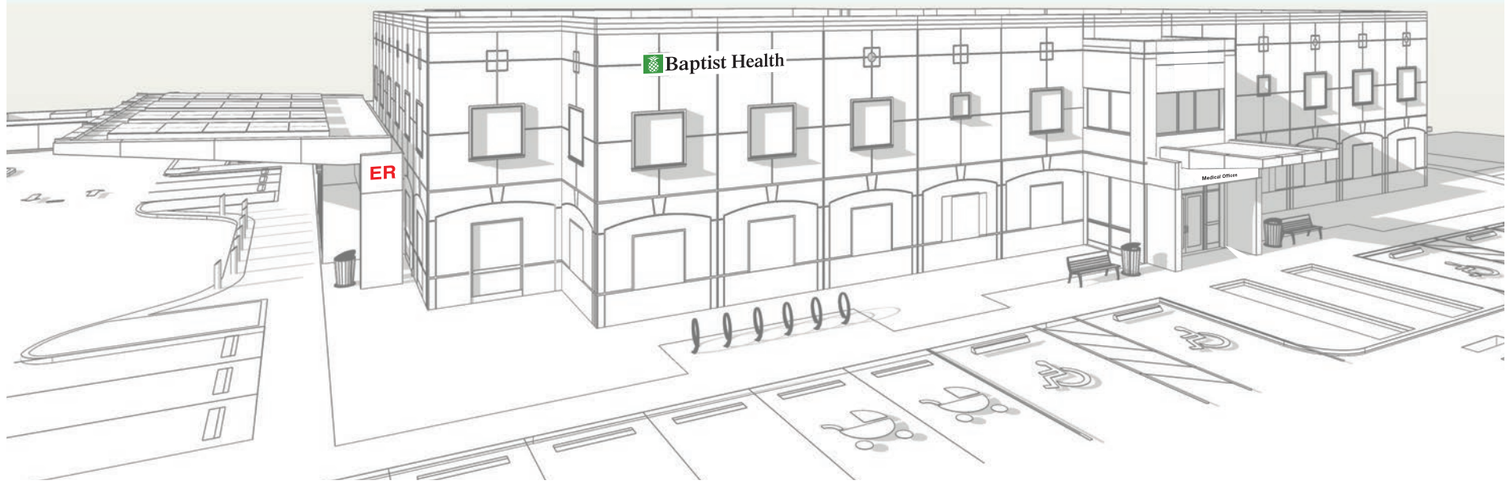
SCALE:
as shown

SIGN TYPE:	QUANTITY:

SHEET #:
2a



ELEVATION OF PROPOSED NORTH FACADE SIGNS



3D RENDERING OF PROPOSED NORTH FACADE SIGNS

DESCRIPTION of PROPOSED SIGNS:

A: "BAPTIST HEALTH" Sign letters of aluminum, 3" deep. Face and sides are painted Black and stand off the wall 2". Letters are illuminated at night with reverse halo affect light wash onto the wall in white LED's. LOGO: 3" deep aluminum cabinet. Pineapple elements of white acrylic, illuminated at night with reverse halo affect, white LEDs.
20" (h) x 16' - 6" (w) **Square Feet: 30.2**

B: MEDICAL OFFICES, 1/2" thk. cut out aluminum letters. Painted in dark gray. Non-illuminated.
8" (h) x 7' - 2" (w) **Square Feet: 5**

C: "ER", 2" deep aluminum letters mounted flush to column with red acrylic faces and red painted sides, letters illuminate red thru face. **Square Feet: 3**

Combined Total of Signage Square Feet: 38.2

LIGHTING NOTE:
Illumination of letters may not exceed a maximum brightness level of 0.3 foot candles above ambient light as measured at a preset distance depending on sign size. Measuring distance shall be calculated by taking the square root of the product of the Sign Area multiplied by one-hundred (Example using a 12 s. f. illuminated sign: [12 x 100] = 34.6 feet measuring distance). All applicants shall provide a written certification from the Sign Manufacturer that the light intensity has been factory preset not to exceed the levels specified.

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Miami, FL 33133
305.859.2050

REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	
	3/6/24	**FINAL**

DRAWN BY: KO

DRAWING DESCRIPTION:
PROPOSED NORTH FACADE BUILDING ID'S

SCALE: as shown

SIGN TYPE: | QUANTITY:

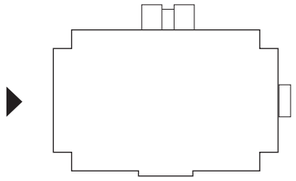
SHEET #: **2b**

EXISTING ID SIGN IS 93.5 SQUARE FEET
TO BE REMOVED



PHOTO OF EXISTING WEST FACADE

NO NEW SIGNAGE IS PROPOSED
FOR THE WEST FACADE



KEY PLAN

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Miami, FL 33183

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REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	
	3/6/24	**FINAL**

DRAWN BY:
KO

DRAWING DESCRIPTION:
EXISTING WEST FACADE

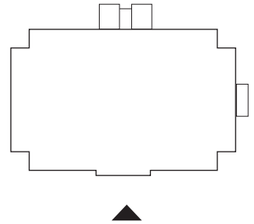
SCALE:
as shown

SIGN TYPE:	QUANTITY:

SHEET #:
3



PHOTO OF EXISTING SOUTH FACADE
(NO EXISTING SIGNS)



KEY PLAN

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Miami, FL 33133
305.859.2050

REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	
	3/6/24	**FINAL**

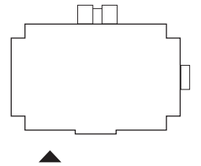
DRAWN BY:
KO

DRAWING DESCRIPTION:
EXISTING SOUTH FACADE

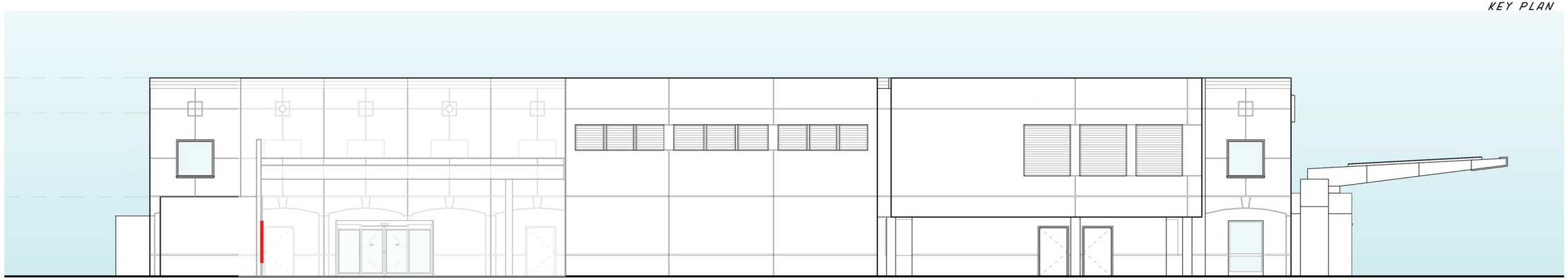
SCALE:
as shown

SIGN TYPE:	QUANTITY:

SHEET #:
4a 110



KEY PLAN



ELEVATION OF PROPOSED SOUTH FACADE SIGN

7′-8″(h) X 9″(w) = 5.7 s.f



NOTE:
ACTUAL PLACEMENT OF SIGN IS FACING EAST

3D RENDERING OF PROPOSED SOUTH FACADE SIGN



NOTE:
ACTUAL PLACEMENT OF SIGN IS FACING EAST

DESCRIPTION of PROPOSED SIGN:
7′-8″ (h) X 9″ (w) = 5.7 s.f.
"EMERGENCY" Sign letters are fabricated of aluminum with acryic RED faces for daytime visibility. Letters are illuminated at night in RED through sign face.

Total Signage Square Feet: 5.7

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CLIENT:
Baptist Health
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
PALMETTO BAY BAPTIST HEALTH EMERGENCY CARE & MEDICAL OFFICES
FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
Bermello Ajamil & Partners
2601 S. Bayshore Drive, Suite 1000
Miami, FL 33133
305.859.2050

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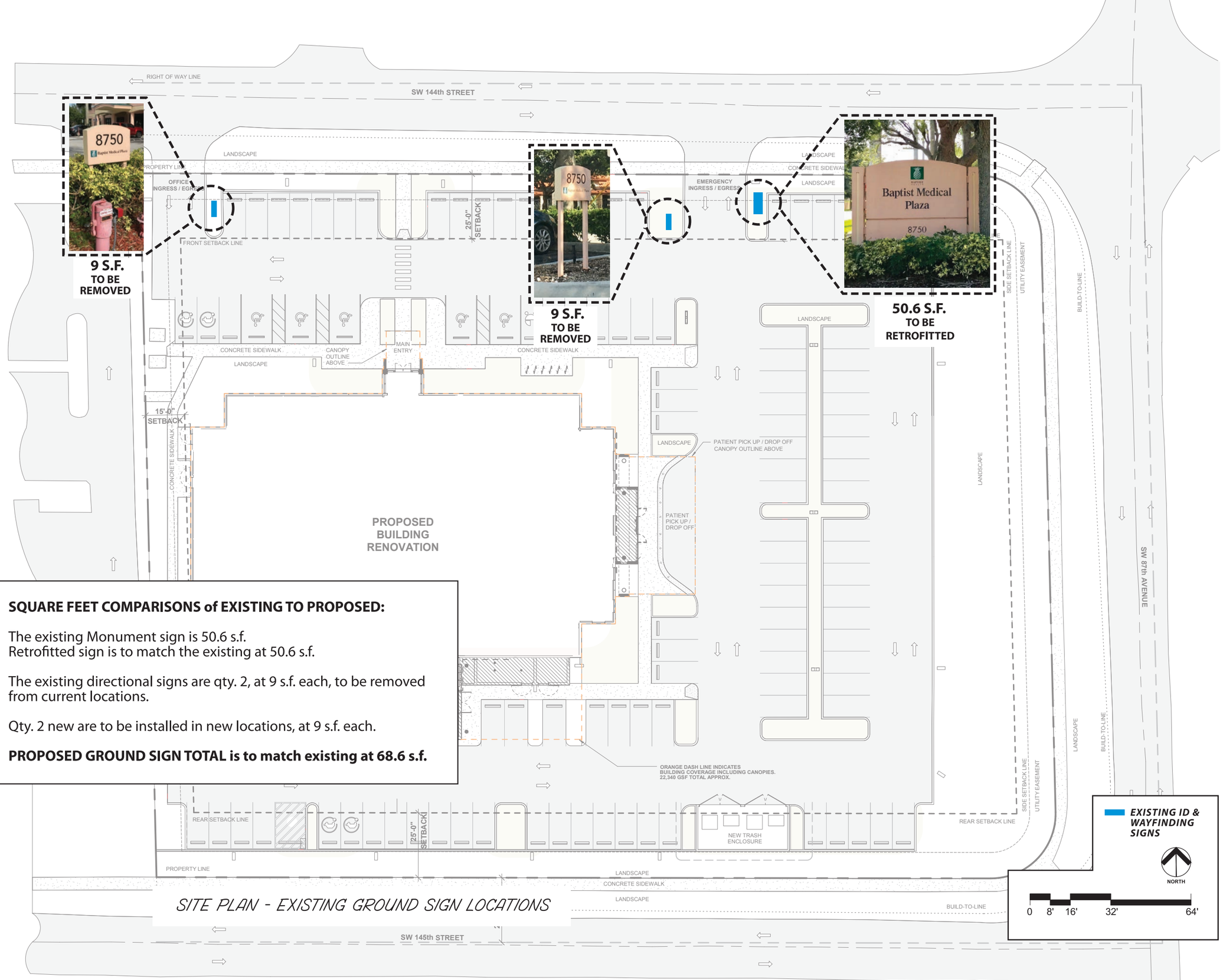
DRAWN BY:
KO

DRAWING DESCRIPTION:
PROPOSED AMBULANCE EMERGENCY SIGN LETTERS

SCALE:
as shown

SIGN TYPE:	QUANTITY:

SHEET #:
4b



SQUARE FEET COMPARISONS of EXISTING TO PROPOSED:

The existing Monument sign is 50.6 s.f.
Retrofitted sign is to match the existing at 50.6 s.f.

The existing directional signs are qty. 2, at 9 s.f. each, to be removed from current locations.

Qty. 2 new are to be installed in new locations, at 9 s.f. each.

PROPOSED GROUND SIGN TOTAL is to match existing at 68.6 s.f.

SITE PLAN - EXISTING GROUND SIGN LOCATIONS

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FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
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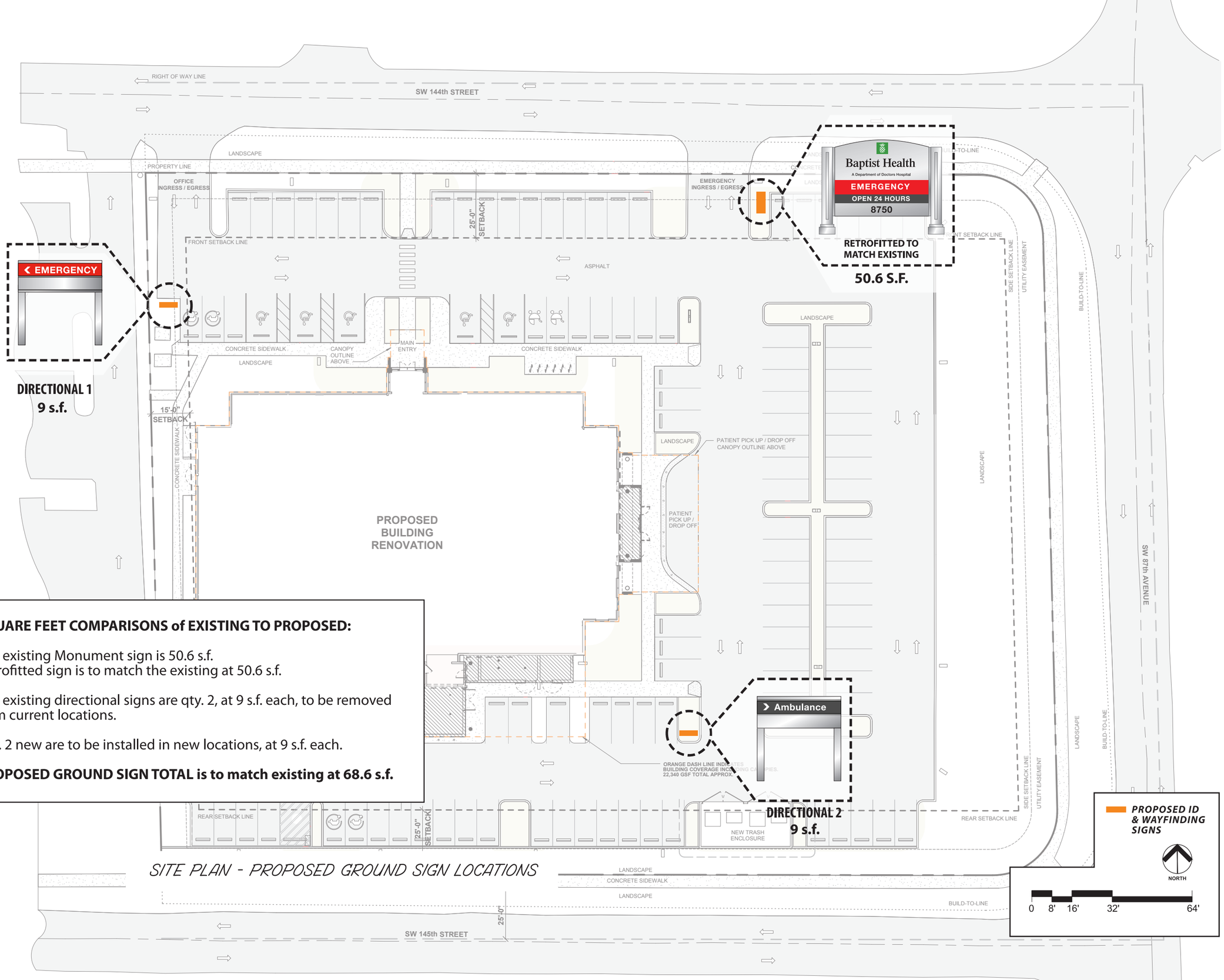
DRAWN BY:
KO

DRAWING DESCRIPTION:
EXISTING GROUND SIGN LOCATIONS

SCALE:
as noted

SIGN TYPE:

SHEET #:
5



SITE PLAN - PROPOSED GROUND SIGN LOCATIONS

SQUARE FEET COMPARISONS of EXISTING TO PROPOSED:

The existing Monument sign is 50.6 s.f.
Retrofitted sign is to match the existing at 50.6 s.f.

The existing directional signs are qty. 2, at 9 s.f. each, to be removed from current locations.

Qty. 2 new are to be installed in new locations, at 9 s.f. each.

PROPOSED GROUND SIGN TOTAL is to match existing at 68.6 s.f.

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CLIENT:
Baptist Health
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
PALMETTO BAY BAPTIST HEALTH EMERGENCY CARE & MEDICAL OFFICES
FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
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2601 S. Bayshore Drive, Suite 1000
Miami, FL 33133
305.859.2050

REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	
	3/6/24	**FINAL**

DRAWN BY:
KO

DRAWING DESCRIPTION:
PROPOSED GROUND SIGN LOCATIONS

SCALE:
as noted

SIGN TYPE:

SHEET #:
6



Nighttime View



RETROFITTED MONUMENT SIGN

50.6 Square Feet

The Existing Monument Sign is to be retrofitted with a new Center panel only and will NOT exceed square foot area of existing monument.

DESCRIPTION of PROPOSED SIGN (double-faced):
- SIGN LETTERS and postal numbers are translucent white acrylic with opaque black faces with halo/edge illumination at night. Small letters are painted onto face.
- GREEN PINEAPPLE LOGO is illuminated thru face with translucent green background.
- OPEN 24 HOURS letters are illuminated thru face with opaque dark gray background.
- EMERGENCY letters and background are illuminated thru face.

Signage Square Feet: 50.6 - To Match Existing Sq. Foot Area.



Nighttime View



DIRECTIONAL 1
9 Square Feet

DIRECTIONAL 2
9 Square Feet

DIRECTIONAL SIGNS

DESCRIPTION of PROPOSED SIGN (single-faced):
- SIGN LETTERS and postal numbers are translucent white acrylic with opaque black faces with halo/edge illumination at night.
- GREEN PINEAPPLE LOGO is illuminated thru face with translucent green background.
- PYLON is of aluminum construction with concrete base and is single-faced.

Signage Square Feet: 18

Total Signage Square Feet: 68.6

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Miami, FL 33183

PROJECT:
PALMETTO BAY BAPTIST HEALTH EMERGENCY CARE & MEDICAL OFFICES
FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
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REV.	DATE	ISSUE / SUBMISSION
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	3/6/24	**FINAL**

DRAWN BY: KO

DRAWING DESCRIPTION:
PROPOSED GROUND SIGNS

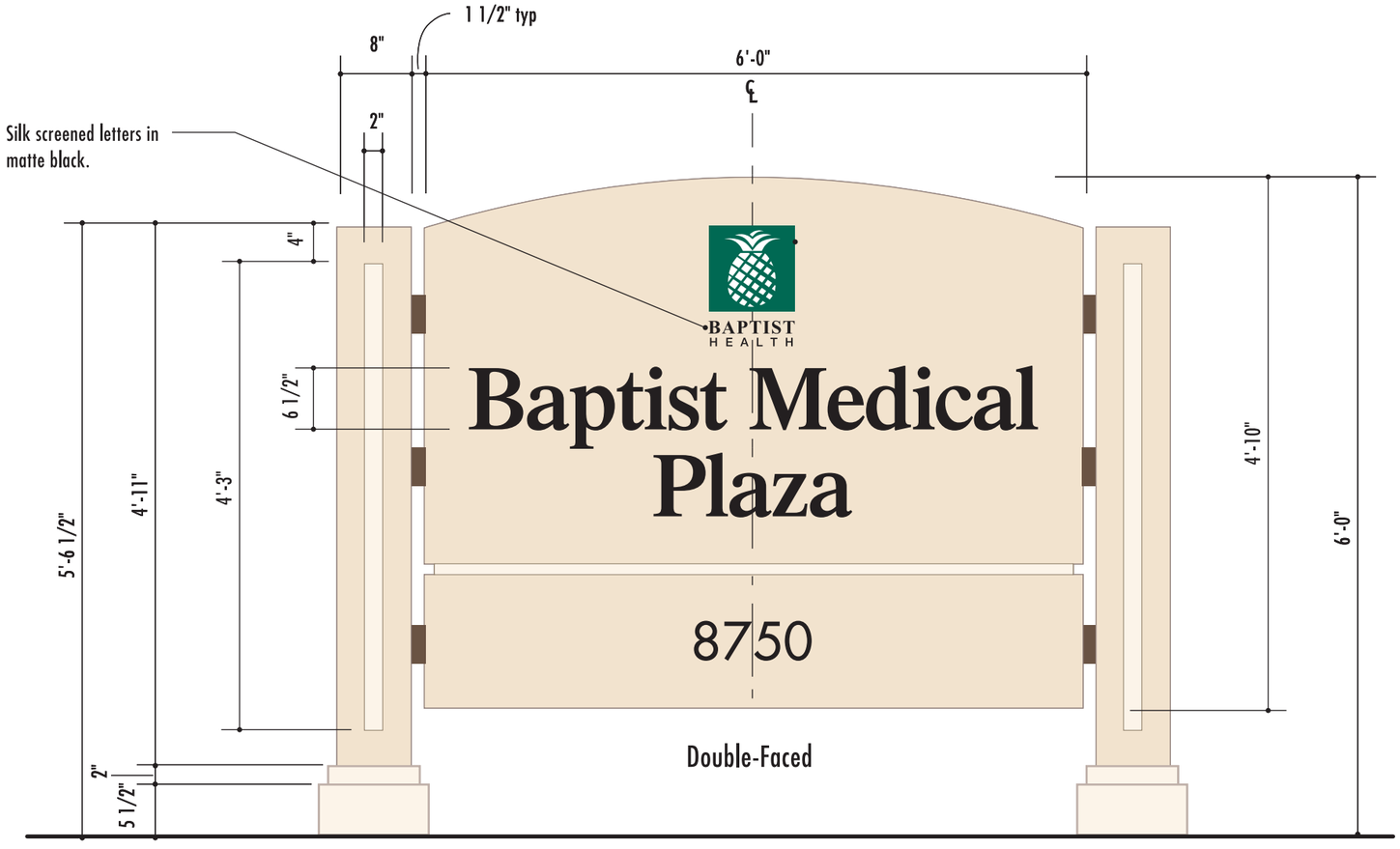
SCALE: 1/2" = 1'

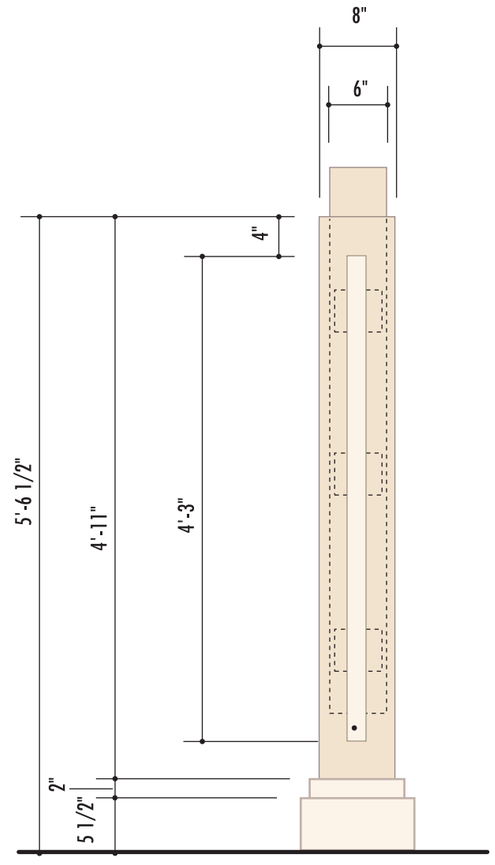
SIGN TYPE: | QUANTITY:

SHEET #: **7**



3 Top View
Scale: 3/4"=1'-0"





EXISTING MONUMENT SIGN

1 Elevation
Scale: 3/4"=1'-0"

2 Side View
Scale: 3/4"=1'-0

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables Florida 33146
phone: 305.669.2550 web: www.tgadesign.com
contact: keith_oliver@tgadesign.com

Baptist Medical Plaza at Palmetto Bay

PHASE ONE

description:	sign type:	issues & revisions:	sheet no.
Entry ID Specifications	A	1. 04.18.03 Brenda 3. July 3, 2003 2. 4.	pb01.1

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Baptist Health
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
PALMETTO BAY BAPTIST HEALTH EMERGENCY CARE & MEDICAL OFFICES
FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
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Miami, FL 33133
305.859.2050

REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	
	3/6/24	**FINAL**

DRAWN BY:
KO

DRAWING DESCRIPTION:
GROUND SIGNS

SCALE:
as shown

SIGN TYPE: | QUANTITY:

SHEET #:
8a





ILLUMINATION of EXISTING MONUMENT

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Baptist Health
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
PALMETTO BAY
BAPTIST HEALTH
EMERGENCY CARE &
MEDICAL OFFICES
FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
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REV.	DATE	ISSUE / SUBMISSION
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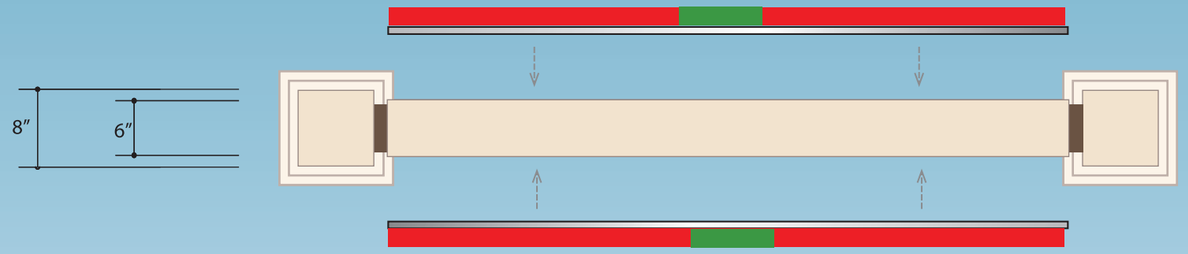
DRAWN BY:
KO

DRAWING DESCRIPTION:
GROUND SIGNS

SCALE:
as shown

SIGN TYPE:	QUANTITY:

SHEET #:
8b



The Existing Monument Sign is to be retrofitted with a new Center panel only and will NOT exceed square foot area of Existing Monument.

Center sign face panel (and top) of aluminum attached securely to existing sign face within equal square foot area (not to exceed existing).

Baptist Health" text and "8750" address numbers are cut out and backed up clear acrylic with 3M Day/Night vinyl laminate on face for black reading during day and white illumination at night.

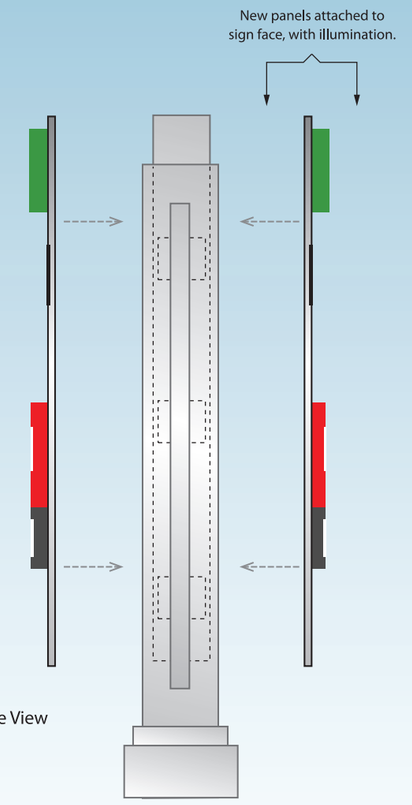
• "A Department of..." letters are masked and painted on first surface, Black.

• "EMERGENCY - OPEN 24 HOURS" is 2" deep fabricated aluminum pan with translucent white acrylic face panel secured with flush mount fasteners from top and sides. Red background illuminates. Dark gray background is opaque. Text illuminates white.

• Green Pineapple is fabricated aluminum box with acrylic faces front and back.

Existing Posts and base collars painted on all surfaces MP Alum. Gray.





RETROFIT of EXISTING MONUMENT SIGN

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CLIENT:
Baptist Health
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
PALMETTO BAY
BAPTIST HEALTH
EMERGENCY CARE & MEDICAL OFFICES
FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
Bermello Ajamil & Partners
2601 S. Bayshore Drive, Suite 1000
Miami, FL 33133
305.859.2050

REV.	DATE	ISSUE / SUBMISSION
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	3/6/24	**FINAL**

DRAWN BY:
KO

DRAWING DESCRIPTION:
GROUND SIGNS

SCALE:
as shown

SIGN TYPE: | QUANTITY:

SHEET #:
8c



ILLUMINATION of RETROFITTED EXISTING MONUMENT SIGN

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Miami, FL 33183

PROJECT:
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8750 SW 144th St.
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ARCHITECT:
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305.859.2050

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00	1/16/24	
	3/6/24	**FINAL**

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KO

DRAWING DESCRIPTION:
GROUND SIGNS

SCALE:
as shown

SIGN TYPE:	QUANTITY:

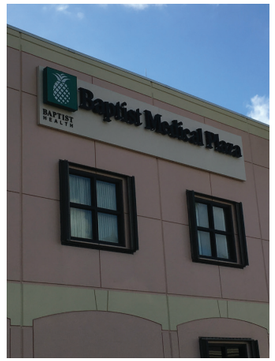
SHEET #:
8d

Existing Building Signs

Combined Total: 110.1 s.f.



North Facade
(16.6 s.f.)



West Facade
(93.5 s.f.)

Existing Ground Signs

Combined Total: 68.6 s.f.



50.6 s.f.



9 s.f.



9 s.f.

Proposed Building Signs

Combined Total: 66.28 s.f.

East Facade
(22.38 s.f.)



18 s.f.

4.38 s.f.

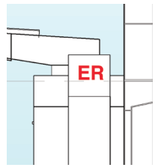
North Facade
(38.2 s.f.)

Baptist Health

30.2 s.f.

Medical Offices

5 s.f.



3 s.f.

South Facade
(5.7 s.f.)

EMERGENCY

5.7 s.f.

Proposed Ground Signs

Combined Total: 68.6 s.f.



RETROFITTED TO MATCH EXISTING
50.6 s.f.



DIRECTIONAL 1
9 s.f.



DIRECTIONAL 2
9 s.f.

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8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
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FREE STANDING EMERGENCY CARE & MEDICAL OFFICES FACILITY
8750 SW 144th St.
Palmetto Bay, FL
33176

ARCHITECT:
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Miami, FL 33133
305.859.2050

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	3/6/24	**FINAL**

DRAWN BY:
KO

DRAWING DESCRIPTION:
OVERALL SQUARE FEET COMPARISONS

SCALE:
as noted

SIGN TYPE:

SHEET #:
9

TREE DISPOSITION LEGEND	
SYMBOL	ACTION
⊗ #	TO BE REMOVED
▨ #	TO BE RELOCATED
○ #	TO REMAIN AND BE PROTECTED

FOR TREE DISPOSITION TABLE SEE LT-04

SITE LEGEND	
LINE TYPE	DEFINITION
- - - -	EXISTING FEATURES
———	PROPOSED SITE FEATURES
	PROPOSED BUILDING

Administrative Site Plan Approval (ASPR-22-001)

This approval shall be deemed to authorize only the particular subject property (Parcel: 33-5021-044-0010) site configuration, layout and level of impacts shown, unless the Site Plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Village of Palmetto Bay, Florida. This approval is in compliance with Code Section 30-30.2(e), Section 30-30.3(a) and Section 30-50.15.

Mark Alvarez — Date
Director of Community & Economic Development

NORTH
0' 10' 20' 40'
SCALE: 1" = 20'

RECEIVED
Zoning Department
Village of Palmetto Bay
Building & Zoning Department
By: AC

V-23-001 (REV)
February 8, 2024

Design for LIFE

ARCHITECT/LANDSCAPE ARCHITECT:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133
P: 305.859.2050

MEP ENGINEER:
TLC Engineering Solutions
255 S Orange Ave, Suite #1600
Orlando, FL 32801
P: 407.841.9050

CIVIL ENGINEER:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133
P: 305.859.2050

STRUCTURAL ENGINEER:
Reliance Engineering, Inc.
10388 West State Road 87, #112
Davie, FL 33324
P: 954.474.7578

OWNER:
BAPTIST HEALTH
8500 SW 117 Ave.
Miami, FL 33183

Baptist Health

BAPTIST HEALTH PALMETTO BAY OFF CAMPUS EMERGENCY CENTER

FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA
AHCA: 23/100154-267-1

ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

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SEAL:
Kirk J Olney
Digitally signed by Kirk J Olney
Date: 2022.04.01 13:05:50 -04'00'
KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE No. LA 0001705
2601 S BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133 - TEL: 305-859-2050

REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

TITLE:
TREE DISPOSITION PLAN

Project No:	02142.000
Date:	2022-01-04
Scale:	As indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

SHEET:
LT-01

NAME	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION	TRUNK CALIPER	HEIGHT (FT.)	SPREAD (FT.)	COMMENTS	AREA OF CANOPY REMOVED (SQ. FT.)
1	*Quercus virginiana*	Live Oak	GOOD	REMAIN	8"	18	20		
2	*Quercus virginiana*	Live Oak	GOOD	REMAIN	10"	18	25		
3	*Elaeocarpus decipiens*	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
4	*Quercus virginiana*	Live Oak	GOOD	REMAIN	12"	18	25		
5	*Elaeocarpus decipiens*	Japanese Blueberry	GOOD	REMAIN	10"	15	22		
6	*Quercus virginiana*	Live Oak	GOOD	REMAIN	10"	18	25		
7	*Elaeocarpus decipiens*	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
8	*Quercus virginiana*	Live Oak	GOOD	REMAIN	14"	20	25		
9	*Elaeocarpus decipiens*	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
10	*Quercus virginiana*	Live Oak	GOOD	REMAIN	10"	15	25		
11	*Quercus virginiana*	Live Oak	GOOD	REMAIN	12"	15	25		
12	*Elaeocarpus decipiens*	Japanese Blueberry	GOOD	REMAIN	12"	15	20		
13	*Quercus virginiana*	Live Oak	GOOD	REMAIN	14"	23	26		
14	***Quercus virginiana***	**Live Oak**	**GOOD**	**REMOVE**	**14"**	**23**	**26**		**531**
15	***Quercus virginiana***	**Live Oak**	**GOOD**	**REMOVE**	**16"**	**25**	**28**		**616**
16	***Quercus virginiana***	**Live Oak**	**GOOD**	**REMOVE**	**12"**	**25**	**28**		**616**
17	*Elaeocarpus decipiens*	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
18	***Quercus virginiana***	**Live Oak**	**GOOD**	**REMOVE**	**12"**	**25**	**28**		**616**
19	***Washingtonia robusta***	**Washington Palm**	**GOOD**	**REMOVE**	**12"**	**35**	**12**		**113**
20	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	12"	35	12		
21	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	12"	35	12		
22	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	12"	35	12		
23	***Quercus virginiana***	**Live Oak**	**GOOD**	**REMOVE**	**10"**	**20**	**15**		**113**
24	***Tabebuia heterophylla***	**Pink Trumpet Tree**	**GOOD**	**REMOVE**	**16"**	**20**	**20**		**314**
25	*Quercus virginiana*	Live Oak	GOOD	REMAIN	14"	20	25		
26	*Quercus virginiana*	Live Oak	GOOD	REMAIN	12"	18	25		
27	*Tabebuia heterophylla*	Pink Trumpet Tree	GOOD	REMAIN	12"	20	15		
28	*Quercus virginiana*	Live Oak	GOOD	REMAIN	12"	18	25		
29	*Tabebuia heterophylla*	Pink Trumpet Tree	GOOD	REMAIN	10"	15	10		
30	*Tabebuia heterophylla*	Pink Trumpet Tree	GOOD	REMAIN	8"	17	12		
31	*Tabebuia heterophylla*	Pink Trumpet Tree	GOOD	REMAIN	12"	20	15		
32	*Quercus virginiana*	Live Oak	GOOD	REMAIN	6"	12	10		
33	*Quercus virginiana*	Live Oak	GOOD	REMAIN	12"	20	20		
34	*not regulated*		GOOD	REMAIN	12"	8'	5		
35	*Tabebuia heterophylla*	Pink Trumpet Tree	GOOD	REMAIN	12"	20	15		
36	*Quercus virginiana*	Live Oak	GOOD	REMAIN	8"	15	12		
37	*Quercus virginiana*	Live Oak	GOOD	REMAIN	16"	23	25		
38	*Quercus virginiana*	Live Oak	GOOD	REMAIN	8"	15	12		
39	*Quercus virginiana*	Live Oak	GOOD	REMAIN	14"	20	25		
40	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	12"	35	12		
41	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	12"	35	12		
42	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	12"	35	12		
43	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	10"	30	10		
44	*Washingtonia robusta*	Washington Palm	GOOD	REMAIN	12"	35	12		
45	*Delonix regia*	Royal poinciana	GOOD	REMAIN	6"	12	6		
46	*Delonix regia*	Royal poinciana	GOOD	REMAIN	12"	15	15		
47	*Delonix regia*	Royal poinciana	GOOD	REMAIN	24"	24	30		
48	*Delonix regia*	Royal poinciana	GOOD	REMAIN	12"	24	30		
49	*Delonix regia*	Royal poinciana	GOOD	REMAIN	14"	24	30		
50	*Delonix regia*	Royal poinciana	GOOD	REMAIN	14"	24	30		
51	*Delonix regia*	Royal poinciana	GOOD	REMAIN	14"	24	30		
52	*Delonix regia*	Royal poinciana	GOOD	REMAIN	14"	27	37		
53	*Delonix regia*	Royal poinciana	GOOD	REMAIN	18"	30	27		
54	*Delonix regia*	Royal poinciana	GOOD	REMAIN	8"	24	30		
55	*Delonix regia*	Royal poinciana	GOOD	REMAIN	14"	25	35		
56	*Delonix regia*	Royal poinciana	GOOD	REMAIN	16"	24	30		
57	*Delonix regia*	Royal poinciana	GOOD	REMAIN	14"	25	35		
58	*Delonix regia*	Royal poinciana	GOOD	REMAIN	16"	25	35		
59	*Delonix regia*	Royal poinciana	GOOD	REMAIN	16"	20	20		
60	***Tabebuia heterophylla***	**Pink Trumpet Tree**	**GOOD**	**REMOVE**	**12"**	**25**	**25**		**314**
61	***Tabebuia heterophylla***	**Pink Trumpet Tree**	**GOOD**	**REMOVE**	**14"**	**25**	**25**		**491**
62	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**14"**	**35**	**12**		
63	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**14"**	**35**	**12**		
64	***Tabebuia heterophylla***	**Pink Trumpet Tree**	**GOOD**	**REMOVE**	**12"**	**23**	**20**		**314**
65	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**12"**	**35**	**12**		
66	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**12"**	**35**	**12**		
67	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**12"**	**35**	**12**		
68	*Sabal palmetto*	Cabbage Palm	GOOD	REMAIN	14"	28	10		
69	*Sabal palmetto*	Cabbage Palm	GOOD	REMAIN	12"	24	10		
70	***Tabebuia heterophylla***	**Pink Trumpet Tree**	**GOOD**	**REMOVE**	**12"**	**20**	**10**		**79**
71	*Tabebuia heterophylla*	Pink Trumpet Tree	GOOD	REMAIN	6"	20	12		
72	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**16"**	**30**	**15**		
73	*Sabal palmetto*	Cabbage Palm	GOOD	REMAIN	12"	25	10		
74	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**12"**	**40**	**15**		
75	*Roystonea regia*	Royal Palm	GOOD	REMAIN	12"	33	12		
76	*Roystonea regia*	Royal Palm	GOOD	REMAIN	12"	33	12		
77	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**14"**	**35**	**15**		
78	*Roystonea regia*	Royal Palm	GOOD	REMAIN	16"	35	15		
79	*Roystonea regia*	Royal Palm	GOOD	REMAIN	14"	35	15		
80	*Roystonea regia*	Royal Palm	GOOD	REMAIN	10"	24	10		
81	*Roystonea regia*	Royal Palm	GOOD	REMAIN	10"	30	12		
82	*Roystonea regia*	Royal Palm	GOOD	REMAIN	12"	26	10		
83	*Tabebuia rosea*	Pink Trumpet Tree	GOOD	REMAIN	6"	20	10		
84	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**14"**	**35**	**15**		
85	*Quercus virginiana*	Live Oak	GOOD	REMAIN	10"	20	15		
86	***Tabebuia heterophylla***	**Pink Trumpet Tree**	**GOOD**	**REMOVE**	**12"**	**20**	**12**		**177**
87	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**14"**	**35**	**15**		
88	***Roystonea regia***	**Royal Palm**	**GOOD**	**RELOCATED**	**14"**	**35**	**15**		
								CANOPY TO BE REMOVED (IN SQUARE FEET)	**4,292.82**
								MITIGATION TREES REQUIRED: 1 SHADE TREE @ 12' HIGH / 500 SF OF CANOPY REMOVED 4,292.82 SF / 500 SF =	**8.58564747**
								TREES PROVIDED TOWARDS MITIGATION REQUIREMENTS (SEE LL-01 AND LL-02)	**9**

Administrative Site Plan Approval (ASPR-22-001)

This approval shall be deemed to authorize only the particular subject property (Parcel: 33-5021-044-0010) site configuration, layout and level of impacts shown, unless the Site Plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Village of Palmetto Bay, Florida. This approval is in compliance with Code Section 30-30.2(e), Section 30-30.3(a) and Section 30-50.15.

Mark Alvarez — Date
Director of Community & Economic Development

RECEIVED
Zoning Department
February 8, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MB

V-23-008 (REV)

BA HEALTH
Design for *LIFE*

ARCHITECT/LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
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P: 305.859.2050

STRUCTURAL ENGINEER:
Reliance Engineering, Inc.
10388 West State Road 87, #112
Davie, FL 33324
P: 954.474.7578

OWNER:
BAPTIST HEALTH
6500 SW 117 Ave.
Miami, FL 33183

Baptist Health

BAPTIST HEALTH PALMETTO BAY
OFF CAMPUS EMERGENCY CENTER
FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA
AHCA: 23/100154-267-1

ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

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SEAL:
Kirk J Olney
Digitally signed by Kirk J Olney
Date: 2022.04.01 13:06:54 -04'00'
KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE NO. 0001705
2601 S BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133 - TEL: 305-859-2050

REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

TITLE:
TREE/ PALM DISPOSITION TABLE

Project No:	02142.000
Date:	2022-01-04
Scale:	As Indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

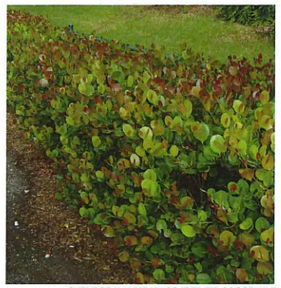
SHEET:
LT-04



ARACHIS GLABRATA "GOLDEN ORNAMENTAL PEANUT"



SABAL PALMETTO "CABBAGE PALM"



CHRYSOBALANUS ICACO "RED TIP COCOPLUM"



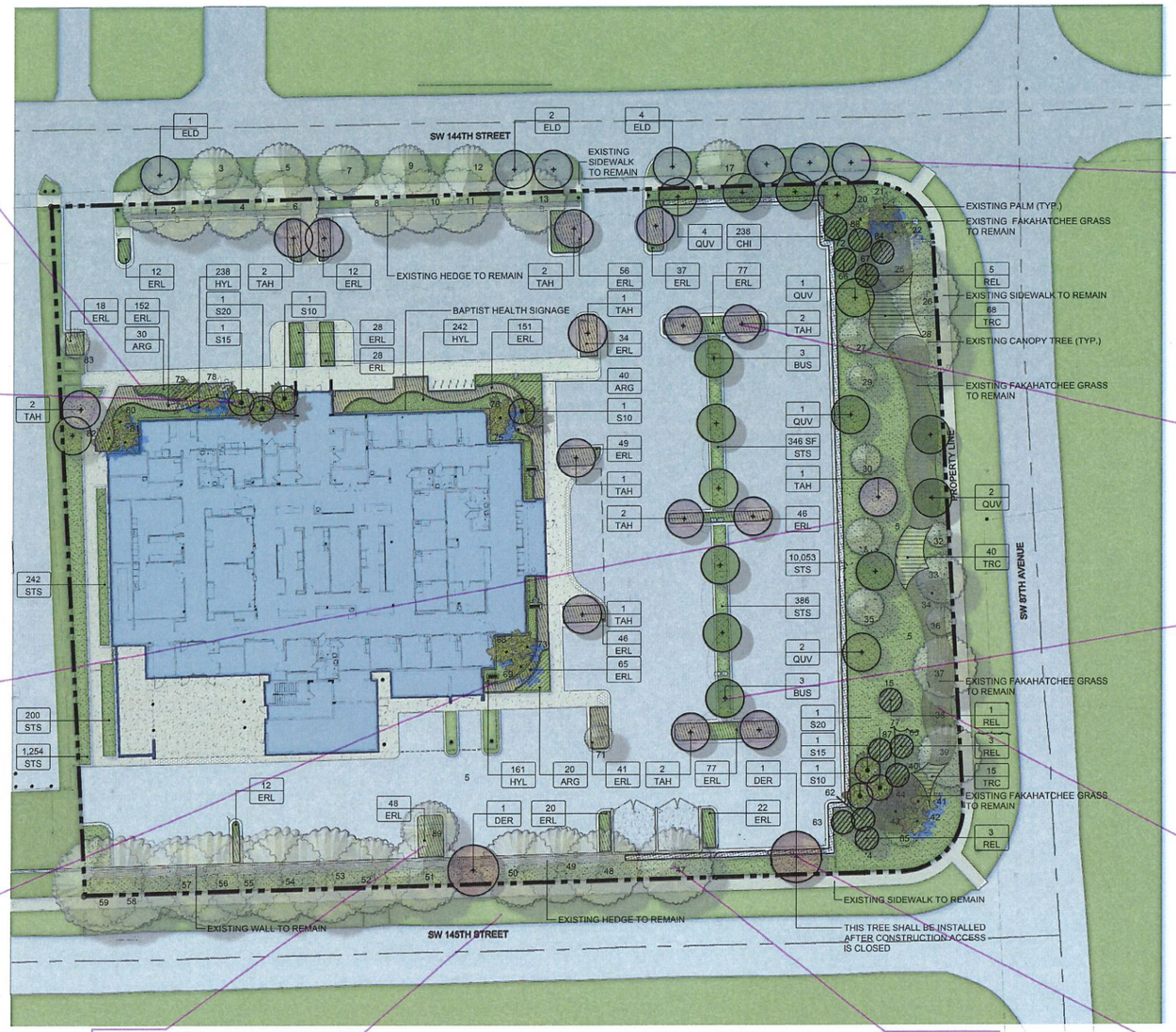
HYMENOCALLIS LATIFOLIA "SPIDER LILY"

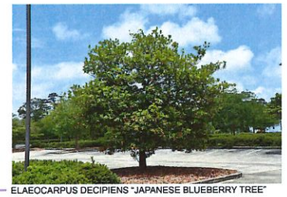


EMODEA LITTORALIS "GOLDEN CREEPER"

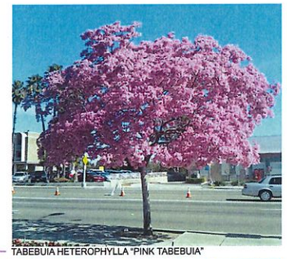


ST. AUGUSTINE SOD





ELAEOCARPUS DECIPIENS "JAPANESE BLUEBERRY TREE"



TABEBUIA HETEROPHYLLA "PINK TABEBUIA"



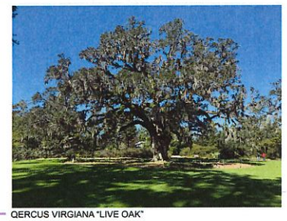
BURSERA SIMARUBA "GUMBO LIMBO TREE"



TRIPSACUM DACTYLOIDES "FAKAHATCHEE GRASS



DELONIX REGINA "ROYAL POINCIANA"



QERCUS VIRGIANA "LIVE OAK"

PLANT MATERIAL LIST

CANOPY TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS: HEIGHT	SPREAD	DBH	CLEAR TRUNK	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	TYPICAL MATURE SIZE: HEIGHT	SPREAD	TRUNK DIAMETER	ENVIRONMENTAL TOLERANCES: DROUGHT	WIND	NATIVE
BUS	6	*Bursera simaruba*	Gumbo Limbo	16' tall	8' wide	5" caliper	8'	B&B	As Shown	N/A	30' tall	40' wide	36" caliper	Moderate	Moderate	Yes
DER	2	*Delonix regia*	Royal Poinciana	15' tall	15' wide	4" caliper	7'	B&B	As Shown	N/A	50' tall	50' wide		Moderate	Moderate	No
ELD	7	*Elaeocarpus decipiense*	Japanese Blueberry	12' tall	6' wide	2.5" caliper	5'	B&B	As Shown	N/A	30' tall	30' wide		High	Moderate	No
QUV	5 10	*Quercus virginiana*	Live Oak	14' tall	6' wide	3" caliper	6'	B&B	As Shown	N/A	50' tall	70' wide	48" caliper	High	Moderate	Yes
TAH	14	*Tabebuia heterophylla*	Pink Tabebula	16' tall	4' wide	3" caliper	6'	B&B	As shown	N/A	30' tall	30' wide		High	Moderate	No

PALMS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS: HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	TYPICAL MATURE SIZE: HEIGHT	SPREAD	TRUNK DIAMETER	ENVIRONMENTAL TOLERANCES: DROUGHT	WIND	NATIVE
S10	3	*Sabal palmetto*	Cabbage Palm	10' tall	N/A	12"	8'	B&B	As Shown	Matched	65'	10'	16"	High	High	Yes
S15	2	*Sabal palmetto*	Cabbage Palm	15' tall	N/A	12"	13'	B&B	As Shown	Matched	65'	10'	16"	High	High	Yes
S20	2	*Sabal palmetto*	Cabbage Palm	20' tall	N/A	12"	15'	B&B	As Shown	Matched	65'	10'	16"	High	High	Yes

SHRUBS & GROUNDCOVERS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS: HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	CLEAR TRUNK	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	TYPICAL MATURE SIZE: HEIGHT	SPREAD	TRUNK DIAMETER	ENVIRONMENTAL TOLERANCES: DROUGHT	WIND	NATIVE
ARG	80	*Arachis glabrata*	Golden Ornamental Peanut	12" tall	12" wide	N/A	N/A	N/A	30" O.C	N/A	6" tall	Runners	N/A	High	High	No
CHI	238	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	24" tall	18" wide	N/A	N/A	N/A	24" O.C.	Full	20' tall	20' wide	N/A	High	High	Yes
ERL	1,031	*Emodea littoralis*	Golden Creeper	12" tall	12" wide	N/A	N/A	N/A	24" O.C.	N/A	3' tall	3' tall	N/A	High	High	Yes
HYL	687	*Hymenocallis latifolia 'Spider Lily'*	Spider Lily	18" tall	18" wide	N/A	N/A	N/A	18" O.C.	N/A	5' tall	5' wide	N/A	High	Low	Yes
TRC	123	*Tripsacum dactyloides*	Fakahatchee Grass	30" tall	24" wide	N/A	N/A	N/A	30" O.C	N/A	5' tall	4' wide	N/A	High	High	Yes

SOD

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS: HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	TYPICAL MATURE SIZE: HEIGHT	SPREAD	TRUNK DIAMETER	ENVIRONMENTAL TOLERANCES: DROUGHT	WIND	NATIVE
STS	12,481 sq ft	*Stenotaphrum secundatum*	St. Augustine sod	Solid sod	N/A	N/A	N/A	N/A	As Shown	As Shown	8" to 12"	Runners	N/A	Low	N/A	No

RELOCATED TREES

REL	12	*Relocated trees*	FOR SPECIFICATIONS SEE TREE DISPOSITION TABLE ON LT-04

05 FEBRUARY 2024

NORTH
0' 10' 20' 40'
SCALE: 1" = 20'

RECEIVED
Zoning Department
February 8, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

V 23-008 (REV)

Design for LIFE

ARCHITECT - CIVIL - LANDSCAPE:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133
P: 305.859.2050

MEP ENGINEER:
TLC Engineering Solutions
255 S Orange Ave. Suite #1600
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P: 407.841.9050

STRUCTURAL ENGINEER:
Reliance Engineering, Inc.
10388 West State Road 87, #112
Davie, FL 33324
P: 954.474.7578

OWNER:
BAPTIST HEALTH
8500 SW 117 Ave.
Miami, FL 33183

Baptist Health

BAPTIST HEALTH PALMETTO BAY OFF-CAMPUS EMERGENCY CENTER
FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA 33176
AHCA: 23/100154-267-1

PHASE:
CONSTRUCTION DOCUMENTS

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL:
Kirk J Olney
Digitally signed by Kirk J Olney
Date: 2024.01.05 14:58:54 -05'00'
KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA REGISTRATION #LA0001705
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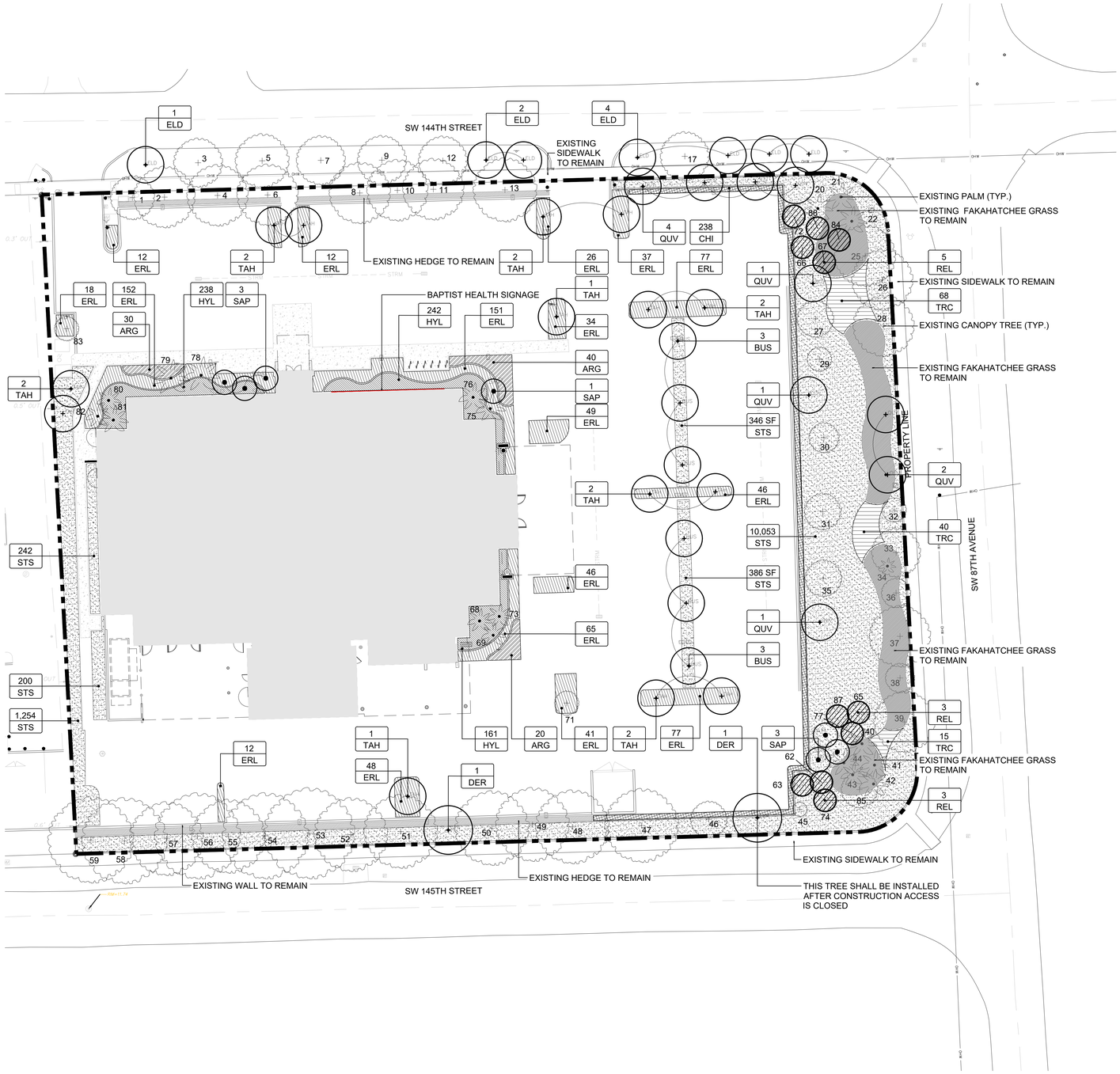
REVISIONS:

No.:	DESCRIPTION	DATE:
6	TREE PERMIT	01/02/2024

TITLE:
LANDSCAPE PLAN

Project No: 02142.000
Date:
Scale: As indicated
Format: 30" x 42"
Drawn:
Checked:

SHEET:
LL-01



IRRIGATION NOTES:
ALTHOUGH THERE IS AN EXISTING FUNCTIONING IRRIGATION SYSTEM, DETAILED IRRIGATION DRAWINGS SHALL BE PROVIDED AT THE TIME OF BUILDING DEPARTMENT PERMITTING TO ADDRESS DEFICIENCIES IN THE EXISTING SYSTEM AND REPAIR PARTS OF SAID SYSTEM AFFECTED BY SITE AND ARCHITECTURAL IMPROVEMENTS.

Administrative Site Plan Approval (ASPR-22-001)

This approval shall be deemed to authorize only the particular subject property (Parcel: 33-5021-044-0010) site configuration, layout and level of impacts shown, unless the Site Plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Village of Palmetto Bay, Florida. This approval is in compliance with Code Section 30-30.2(e), Section 30-30.3(a) and Section 30-50.15.

Mark Alvarez — Date
Director of Community & Economic Development

NORTH 0' 10' 20' 40'
SCALE: 1" = 20'

Design for *LIFE*

ARCHITECT/LANDSCAPE ARCHITECT:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133
P: 305.859.2050

MEP ENGINEER:
TLC Engineering Solutions
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CIVIL ENGINEER:
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Miami, FL 33133
P: 305.859.2050

STRUCTURAL ENGINEER:
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OWNER:
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Miami, FL 33183

Baptist Health

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FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA
AHCA: 23/100154-267-1

ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

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SEAL:

KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE No. LA 0001705
2601 S BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133 - TEL: 305-859-2050

REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

TITLE:
LANDSCAPE PLAN

Project No:	02142.000
Date:	2022-01-04
Scale:	As indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

SHEET:
LL-01

PLANT MATERIAL LIST

CANOPY TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	DBH	CLEAR TRUNK	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
BUS	8	*Bursera simaruba*	Gumbo Limbo	16' tall	8' wide	5" caliper	8'	B&B	As Shown	N/A	30' tall	40' wide	36" caliper	Moderate	Moderate	Yes
DER	2	*Delonix regia*	Royal Poinciana	15' tall	15' wide	4" caliper	7'	B&B	As Shown	N/A	50' tall	50' wide		Moderate	Moderate	No
ELD	7	*Elaeocarpus decipiense*	Japanese Blueberry	12' tall	6' wide	2.5" caliper	5'	B&B	As Shown	N/A	30' tall	30' wide		High	Moderate	No
QUV	9	*Quercus virginiana*	Live Oak	14' tall	6' wide	3" caliper	6'	B&B	As Shown	N/A	50' tall	70' wide	48" caliper	High	Moderate	Yes
TAH	12	*Tabebuia heterophylla*	Pink Tabebuia	16' tall	4' wide	3" caliper	6'	B&B	As shown	N/A	30' tall	30' wide		High	Moderate	No

PALMS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS						TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
SAP	7	*Sabal palmetto*	Cabbage Palm	15' tall	N/A	12"	13'	B&B	As Shown	Matched	65'	10'	16"	High	High	Yes

SHRUBS & GROUNDCOVERS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	CLEAR TRUNK	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
ARG	80	*Arachis glabrata*	Golden Ornamental Peanut	12" tall	12" wide	N/A	N/A	N/A	30" O.C	N/A	6" tall	Runners	N/A	High	High	No
CHI	238	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	24" tall	18" wide	N/A	N/A	N/A	24" O.C.	Full	20' tall	20' wide	N/A	High	High	Yes
ERL	654	*Ernodea littoralis*	Golden Creeper	12" tall	12" wide	N/A	N/A	N/A	24" O.C.	N/A	3' tall	3' tall	N/A	High	High	Yes
HYL	667	*Hymenocallis latifolia 'Spider Lily'*	Spider Lily	18" tall	18" wide	N/A	N/A	N/A	18" O.C.	N/A	5' tall	5' wide	N/A	High	Low	Yes
TRC	123	*Tripsacum dactyloides*	Fakahatchee Grass	30" tall	24" wide	N/A	N/A	N/A	30" O.C	N/A	5' tall	4' wide	N/A	High	High	Yes

SOD

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
STS	12,481 sq ft	*Stenotaphrum secundatum*	St. Augustine sod	Solid sod	N/A	N/A	N/A	N/A	As Shown	As Shown	8" to 12"	Runners	N/A	Low	N/A	No

RELOCATED TREES

REL	11	*Relocated trees*	FOR SPECIFICATIONS SEE TREE DISPOSITION TABLE ON LT-04

1 PLANT MATERIAL LIST
LL-03 SCALE: N/A

Zoning/Land Use:	R5
Net Lot Area:	2.16 ACRES 94,220 S.F.
Open Space (non-paved area):	N/A

LANDSCAPE REQUIREMENTS & CALCULATIONS

SITE TREES CALCULATIONS	CALCULATIONS	TREES REQUIRED	TREES EXISTING	TREES NEW	TOTAL TREES PROVIDED
28 trees per acre of net lot area	28 x 2.16=	61	43	18	61

STREET TREES	CALCULATIONS	STREET TREES REQUIRED	TREES EXISTING	TREES NEW	TOTAL TREES PROVIDED
Trees provided at average maximum spacing of 20' on center.	SW 144th Street	323/20=17	6	7	13
	SW 87th Avenue	221/20= 12	10	2	12
	SW 145th Street	322/20= 17	15	2	17

PARKING LOT LANDSCAPE AREA ISLAND TREES		TREES REQUIRED	TREES EXISTING	TREES NEW	TOTAL TREES PROVIDED
1 Tree per Island		18	2	16	18
Screen parking area w/ continuous hedge and groundcovers. Trees to be 20' O.C.		Yes	Yes	Yes	Yes
Landscape areas to be protected from vehicular encroachments with car stop 2'-6" from edge of pavement.		Yes	Yes	Yes	Yes
TOTAL TREES		**125**	**76**	**45**	**125**
40% of req. trees shall be natives		50	35	26	61
50% of req. trees shall be drought tolerant		63	73	48	121

Administrative Site Plan Approval (ASPR-22-001)

This approval shall be deemed to authorize only the particular subject property (Parcel: 33-5021-044-0010) site configuration, layout and level of impacts shown, unless the Site Plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Village of Palmetto Bay, Florida. This approval is in compliance with Code Section 30-30.2(e), Section 30-30.3(a) and Section 30-50.15.

Mark Alvarez Date
Director of Community & Economic Development

2 LANDSCAPE LEGEND
LL-03 SCALE: N/A

BA HEALTH
Design for *LIFE*

ARCHITECT/LANDSCAPE ARCHITECT:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
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CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
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10388 West State Road 87, #112
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OWNER:
BAPTIST HEALTH
8500 SW 117 Ave.
Miami, FL 33183

Baptist Health

BAPTIST HEALTH PALMETTO BAY
OFF CAMPUS EMERGENCY CENTER
FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA
AHCA: 23/100154-267-1

1 ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL:

KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE No. LA 0001705
2601 S BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133 - TEL: 305-859-2050

REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

TITLE:
PLANT MATERIAL LIST AND LANDSCAPE LEGEND

Project No:	02142.000
Date:	2022-01-04
Scale:	As indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

SHEET:
LL-03

PART 1 - GENERAL
FOR SIMPLIFICATIONS, THE TERM 'TREE/S' IS USED TO REFER TO ALL PLANT MATERIAL TO BE RELOCATED. ALSO, 'CROWN' DOES NOT REFER TO PALMS UNLESS STATED OTHERWISE ON THE DRAWINGS.

1.01 RELATED WORK (NOT APPLICABLE)

1.02 DESCRIPTION OF WORK
PROVIDE LABOR, MATERIALS, EQUIPMENT AND SERVICES TO COMPLETE THE TREE/PALM RELOCATION WORK, AS INDICATED ON THE DRAWINGS, AS SPECIFIED HEREIN, OR BOTH.

A. INCLUDE THE FOLLOWING:
1. PREPARATION OF TREES FOR RELOCATION.
2. PRUNE CANOPIES AS NECESSARY OR AS DIRECTED BY AN ISA APPROVED ARBORIST.
3. ROOT PRUNING AND HARDENING OFF.
3. RELOCATE TREES AS SHOWN ON THE PLANS AND BACKFILL HOLES WITH PLANTING SOIL.
4. STAKE OR OTHERWISE BRACE RELOCATED TREES AS SHOWN ON THE DRAWINGS.
5. ERECT PROTECTIVE BARRIERS BEFORE AND AFTER RELOCATION.
6. PROVIDE CONTINUOUS IRRIGATION.
7. FERTILIZE, SPRAY, PRUNE, AND MAINTAIN IN HEALTHY CONDITION UNTIL FINAL ACCEPTANCE.
8. FILL TREE PITS AT OLD LOCATIONS OF TREES WITH PLANTING SOIL MIXTURE AND SOD THE AREA.

1.03 QUALITY ASSURANCE
A. THE SUPERVISORS USED FOR TRANSPLANTING EXISTING SHRUBS, TREES, AND OR PALMS SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

B. ENGAGE AND OR RETAIN THE SERVICES OF A CERTIFIED MEMBER OF THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ISA) TO OBSERVE, MONITOR, AND DIRECT ALL TREE RELOCATION PROCEDURES. INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) MEMBERSHIP/CREDENTIALS' ONLY, IS NOT SUFFICIENT FOR THE REQUIREMENTS OF THIS PROJECT. ISA MEMBER MUST BE PRESENT FOR ALL RELOCATION PROCEDURES. A WEEKLY INSPECTION MUST BE CONDUCTED BY THE ISA MEMBER AFTER RELOCATION IS COMPLETE TO EVALUATE THE GENERAL HEALTH OF TREES. A WRITTEN SUMMARY OF FINDINGS MUST BE PROVIDED TO THE OWNER'S REPRESENTATIVE WEEKLY DURING RELOCATION AND ESTABLISHMENT PERIOD.

C. FOR NAMES AND LOCATIONS OF QUALIFIED ISA MEMBERS VISIT WWW.ISA-ARBOR.COM.

D. PROTECTION OF EXISTING, TREES, SHRUBS, AND PALMS:
1. PROTECT WITH BARRICADES AS DETAILED ON THE DRAWINGS TO PREVENT ENCROACHMENT BENEATH CANOPIES.
2. REPLACE EXISTING TREES OR SHRUBS THAT ARE DAMAGED, SCARRED, OR DESTROYED BY THE CONTRACTOR WITH SAME SPECIES, SIZE AND QUALITY.

1.04 SUBMITTALS
A. SUBMIT A LIST OF EQUIPMENT, PROCEDURE, AND LABOR FORCE FOR USE IN TRANSPLANTING WORK.

B. SUBMIT A DAILY RELOCATION SCHEDULE.

C. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, AND CONDITIONERS.

D. ARBORIST MUST PROVIDE TO THE OWNER'S REPRESENTATIVE WEEKLY REPORTS WHICH SHALL INCLUDE:
1. SUMMARY OF SITE ACTIVITIES AND CONDITIONS RELATING TO ALL TREES ONSITE.
2. EVALUATION OF EACH TREE'S CONDITION.
3. RECOMMENDATIONS ON WHAT SHOULD BE DONE TO IMPROVE SURVIVABILITY OF RELOCATED TREES.

1.05 EXISTING CONDITIONS
A. NO REPRESENTATIONS ARE MADE AS TO SUBSURFACE CONDITIONS.

B. CONTRACTOR MUST FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL.

PART 2 - PRODUCTS
2.01 FERTILIZER
A. FERTILIZER MIX:
1. A MIXTURE OF UREAFORM AMMONIUM PHOSPHATE AND SOLUBLE POTASH SUSPENDABLE POWDER TO BE DILUTED IN WATER AT A RATE OF 40 POUNDS OF FERTILIZER PER 100 GALLONS OF WATER.
2. USE FORMULA 30410 WITH 50% NITROGEN IMMEDIATELY AVAILABLE FOR RELEASE AND 50% SLOW RELEASE OVER TWELVE MONTHS.
3. PRODUCT: USE ARBORGREEN AS MANUFACTURED BY LESCO, INC. OR AN APPROVED EQUAL.

B. WETTING AGENT:
1. LESCO WET AS MANUFACTURED BY LESCO, INC. OR AN APPROVED EQUAL.
2. DILUTE AT A RATE RECOMMENDED BY THE MANUFACTURER.

C. MINOR ELEMENT:
1. MICRO MIX LIQUID AS PRODUCED BY LESCO, INC. OR AN APPROVED EQUAL.
2. DILUTE IN WATER AT A RATE RECOMMENDED BY THE MANUFACTURER.

D. TIME RELEASE FERTILIZER TABLETS: AGRIFORM, 15 GRAM, DESIGNATION 20-10-5, OR APPROVED EQUAL.

E. USE THE FOLLOWING MIXTURE FOR DEEP ROOT FERTILIZER FOR TRANSPLANTED SHRUBS, TREES, AND PALMS:
1/3 LIQUID FERTILIZER MIX
1/3 WETTING AGENT MIX
1/3 MINOR ELEMENT MIX

USE INJECTION EQUIPMENT THAT AGITATES THE MIXTURE FOR UNIFORMITY OF APPLICATION.

2.02 SOIL BACKFILL/PLANTING SOIL MIX
A. PLANTING SOIL MIX:
1. SOIL USED FOR PLANTING SHALL BE FREE FROM STICKS, ROOTS, STONES, OR OTHER EXTRANEOUS MATERIAL DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.
2. SOIL USED FOR PLANTING MIX SHALL BE 50% EXISTING/SURROUNDING SOIL AND 50% IMPORTED (CONSISTING OF 1/3 APPROVED SOIL BACKFILL, 1/3 FLORIDA PEAT, AND 1/3 CLEAN D.O.T. SAND).
3. "ACCEPTABLE SOIL BACKFILL" AND ANY IMPORTED SOIL USED ON THE PROJECT SHALL BE A NATURAL, FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA. SOIL CONTAINING MUCK OR POORLY DRAINED SOILS SHALL NOT BE USED.
4. PRIOR TO INSTALLATION OF PLANT MATERIAL IN PLANTERS (AREAS SUCH AS ROADWAY MEDIANS THAT ARE SURROUNDED BY CONCRETE OR PAVEMENT), ALL MATERIAL (INCLUDING BUT NOT LIMITED TO COMPACTED EARTH, ROAD ROCK OR CONSTRUCTION DEBRIS) SHALL BE REMOVED TO A MINIMUM DEPTH OF 3-0" AND BACKFILLED WITH SOIL BACKFILL.

2.03 BRACING AND STAKING
A. STAKE OR OTHERWISE BRACE RELOCATED TREES/PALMS AS SHOWN ON THE DRAWINGS (LL-03)
B. WRAP TRUNK WITH THREE LAYERS OF BURLAP
C. ATTACHED BATTENS TO TRUNK WITH TWO METAL STRAPS.
D. ALL BRACES SHALL BE ATTACHED AT THE GROUND WITH STAKES AS SHOWN ON LL-03
E. PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES FOR TREES/PALMS UP TO 6" CALIPER
F. PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES FOR TREES/PALMS OVER 8" CALIPER
G. PROVIDE THE NUMBER OF MEMBER BRACES PER TREE AS FOLLOWS:

CALIPER	NUMBER OF PRESSURE TREATED BRACES
UP TO 4"	THREE BRACES
4" TO 8"	FOUR BRACES
8" AND UP	FIVE BRACES

ALL BRACING SHALL BE ATTACHED TO STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.

2.04 WATER
A. FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.

B. THE WATER USED FOR ESTABLISHMENT OF PLANT MATERIAL SHALL BE CLEAN AND FREE OF DIRT, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS AND ANY OTHER MATERIAL OR COMPOUND THAT IS DETRIMENTAL OR INHIBITS VIGOROUS PLANT GROWTH

C. PROVIDED BY THE CONTRACTOR AND OBTAINED FROM ITS SOURCE LEGALLY. WATER DRAWN FROM CANALS AND OR LAKES AND ACCESS THEREOF WILL BE DONE ONLY WITH THE EXPRESS WRITTEN APPROVAL OF THE OWNER OF SAID PROPERTY AND OR APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, STANDARDS OR OTHER REGULATORY REQUIREMENTS.

D. CONTRACTOR SHALL ROUTINELY AND REGULARLY PROVIDE SUFFICIENT SUPPLEMENTAL WATER TO RELOCATED AND EXISTING TREES IMPACTED BY CONSTRUCTION ACTIVITIES, AS WELL AS RELOCATED TREES, TO PROVIDE FOR VIGOROUS PLANT HEALTH AND GROWTH.

PART 3 - EXECUTION
3.01 GENERAL PREPARATION
A. CONTRACTOR TO VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED ON THE DRAWINGS. OBTAIN CONCURRENCE OF THE OWNER'S REPRESENTATIVE PRIOR TO CROWN PRUNING.

B. REMOVE TREES, SAPLINGS, SHRUBS, BUSHES, VINES AND UNDERGROWTH THAT INTERFERE WITH RELOCATION. HAND-CLEARING ONLY IS PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE RELOCATED.

C. CLEAR THE ROOT BALL AREA BY HAND ONLY OF FOREIGN MATERIAL AND TRASH TO EXPOSE UNDISTURBED SOIL.

D. VERIFY PERCOLATION RATES AND SOIL'S ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.

E. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT

3.02 PREPARATION PRIOR TO RELOCATION
A. IN THE PRESENCE AND DIRECTION OF ISA MEMBER, PERFORM CROWN PRUNING BETWEEN 30 AND 60 DAYS PRIOR TO TRANSPLANTING.

B. ALL TREES SHALL BE PRE-PRUNED USING CLASS 4 SPECIFICATIONS

C. FERTILIZATION AND WATERING:
1. INJECT THE FERTILIZER MIXTURE INTO THE SOIL WITHIN 24 HOURS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION.
2. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE ROOT ZONES OF SHRUBS, TREES, AND PALMS TO BE RELOCATED.
3. ALL TREES SHOULD BE WATERED IN THE FIELD PRIOR TO TRANSPLANTING USING A MINIMUM OF 50 GALLONS PER TREE.
4. WATER IS TO BE PROVIDED BY THE CONTRACTOR AND OBTAINED LEGALLY.

D. CROWN PRUNING:
1. TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY, AND NOT BY REDUCING CROWN DIMENSIONS. TRIM TO CONFORM TO ANSI A300 AND IFAS CIR853 STANDARDS, INCLUDING REMOVAL OF DEAD WOOD. REPAIR INJURIES TO TREES INCLUDING CAVITIES AND MACHINERY MARKS.
2. REMOVE SEEDPODS FROM SABAL PALMS, AND ALL BUT TEN OF THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN, REGULAR PATTERN.
3. REMOVE TRIMMINGS OFF-SITE AND DISPOSE OF IN ACCORDANCE WITH THE CITY CODE.
4. UNDER NO CIRCUMSTANCE SHALL MORE THAN 30% OF THE CANOPY BE REMOVED.

E. ROOT PRUNING
1. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
2. PROVIDE TEN INCHES (10") OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER (MEASURED AT 12" ABOVE EXISTING GRADE).
3. MINIMUM BALL DEPTH FOR BROADLEAF TREES: BALL DIAMETER MINIMUM DEPTH 36" - 48" 60% OF DIAMETER 48" AND UP 35" MINIMUM
4. LEAVE ROOTS WITH A SMOOTH, CLEAN CUT WITHOUT TEARS OR SPLITS.
5. TREES TO BE RELOCATED WITH A CALIPER IN EXCESS OF TWELVE INCHES (12") SHALL BE ROOT PRUNED BY HAND.
6. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEM IN THIRDS, 8 WEEKS APART.
7. BACKFILL TRENCH WITH SUGAR SAND.

F. IRRIGATION AND WATER
1. PROVIDE A MINIMUM OF THREE TIMES PER WEEK HAND WATERING OF EACH TRANSPLANTED TREE. RATE OF WATER APPLICATION SHALL BE: A MINIMUM OF 20 GALLONS OF WATER PER INCH OF CALIPER PER APPLICATION.

G. PROTECTION:
1. ERECT TREE PROTECTION MEASURES AS SHOWN ON THE DRAWINGS TO PROTECT INDIVIDUAL OR GROUPS OF TREES TO BE TRANSPLANTED.

3.03 RELOCATION
A. GENERAL
1. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
2. INJECT DEEP-ROOT FERTILIZER MIXTURE INTO THE SOIL14 DAYS PRIOR TO TRANSPLANTING. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER INTO ROOT ZONES OF TREES AND PALMS.
3. SOAK TREE BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING.
4. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY OWNER'S REPRESENTATIVE.
5. SELECT A MOVING ROUTE WHERE OVERHEAD AND UNDERGROUND UTILITIES, EXISTING OR PROPOSED, DO NOT CONFLICT WITH THE TRANSPLANTING PROCESS. COORDINATE THE ROUTE AND MOVING SCHEDULE WITH THE OWNER'S REPRESENTATIVE AND OTHER TRADES.
6. NOTIFY THE OWNER'S REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF PROCEDURES.

B. EQUIPMENT
1. A 65" TRANSPLANTING MACHINE WILL BE SUFFICIENT FOR TREES UP TO 4" CALIPER BUT NO LARGER.
2. A BIG JOHN MODEL 90 MACHINE WILL BE SUFFICIENT FOR TREES UP TO 8" IN CALIPER
3. A 102" MACHINE WILL BE SUFFICIENT FOR TREES 9" - 12" IN CALIPER
4. HAND DIGGING (BALL AND BURLAP) IS ACCEPTABLE AND MAY BE USED AT THE DISCRETION OF THE ISA MEMBER.
5. ALL CALIPERS ARE MEASURED AT 1 FT. ABOVE EXISTING GRADE.
6. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT-FITTING SHARP BLADES.
7. ANY MACHINE DEEMED "LOOSE" BY THE ISA MEMBERS WILL BE REJECTED AS UNSATISFACTORY.
8. TREES TO BE RELOCATED WITH A CALIPER IN EXCESS OF TWELVE INCHES (12") SHALL BE RELOCATED VIA TREE BOX OR OTHER APPROVED METHOD.

C. DIGGING AND MOVING
1. DIG PITS A MINIMUM OF 42" DEEP WITH VERTICAL SIDES AND NET BOTTOM.
2. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAINS AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
3. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCHING. NOTIFY OWNER'S REPRESENTATIVE IF BALL DEPTH VARIES FROM SPECIFIED DEPTH.
4. SABAL PALMS MAY BE RELOCATED BY MEANS OF TREE SPADE AT THE DISCRETION OF THE CONTRACTOR. OTHERWISE, LIFT SIMILARLY TO CANOPY TREES.
5. TREES ARE TO BE PLACED IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES OR PRIOR TO PLACEMENT IN HOLDING AREA (IF APPLICABLE).
6. PLANT TOP OF ROOT BALLS THREE-INCHES (3") ABOVE FINISH GRADE.
7. ALL TREES TRANSPLANTED IN ANY GIVEN DAY WILL BE WATERED IN, SANDED, MULCHED, AND UNTIED THAT SAME DAY.

D. TREES IN HOLDING AREA (IF APPLICABLE)
1. LOCATE ROOT BALLS AS CLOSE TOGETHER WITHOUT DAMAGING THE CROWN OF THE TREE
2. ALL TREES SHALL BE SET IN HOLES 3'-6" ABOVE EXISTING GRADE IN THE TREE HOLDING AREA.
3. INSURE CLEARING AND GRUBBING IS COMPLETE IN HOLDING AREA
4. IMMEDIATELY BACKFILL VOIDS BETWEEN ROOT BALLS AND WATER IN TO REMOVE AIR POCKETS.
5. SOIL HEIGHT TO BE AT THE TOP OF THE ROOT BALL. NO ADDITIONAL FILL OR SOIL SHALL BE PLACED ON ROOT BALL.
6. PROVIDE HOLE IN HOLDING AREA THAT IS THE SAME SIZE AS THE TREE ROOT BALL.

E. TREE SUPPORTS
1. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.
2. BUTTRESSES MAY SUPPORT SEPARATE TRUNKS ON MULTIPLE TRUNK TREES

3.04 IRRIGATION
A. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL.

B. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.

C. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER AT HIS/HER OWN EXPENSE.

D. A TENSIOMETER SHALL BE UTILIZED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE REPORTED IN ISA MEMBER'S REPORT.

3.05 PLANTING
A. PLANTING AND BACKFILLING:
1. DIG PITS TO RECEIVE TRANSPLANTS WITH VERTICAL SIDES, FLAT BOTTOMS, SAME DEPTH AS THE TREE ROOT BALL, AND AT LEAST THREE TIMES LARGER THAN THE SIZE OF THE ROOT BALL.
2. ALL PLANTING SOIL/SOIL BACKFILL TO BE USED IN PLANTING PITS SHALL BE AMENDED WITH AGRODIAMONDS, APPROVED EQUAL, NA (SODIUM) BASE SOIL POLYMER OR APPROVED EQUAL AT THE MANUFACTURERS RECOMMENDED APPLICATION METHODS AND RATES.
3. PLACE TREE IN PIT AND ROTATE PRIOR TO SETTING TO ACHIEVE BEST POSITIONING RELATIVE TO ADJACENT TREES AND VIEWING ANGLES.
4. ALL PLANT PITS AND BACK FILL MATERIAL MUST BE FREE OF ALL DEBRIS AND ROCKS IN EXCESS IF ½" IN DIAMETER.
5. INSTALL TREE SO TOP OF ROOT BALL IS THREE-INCHES (3") WITH PROPOSED GRADE.
6. FLOOD BOTTOM SOIL LAYER TO SETTLE TREE INTO BEST POSITION AND TO REMOVE AIR POCKETS.
7. CONTINUE TO FLOOD ROOT BALL AS PLANTING SOIL MIX IS DEPOSITED TO REMOVE AIR POCKETS. MECHANICAL COMPACTION OF SOIL BACKFILL IS STRICTLY PROHIBITED.
8. CONSTRUCT A 6" HIGH BERM AROUND THE OUTSIDE OF THE TREE PIT AFTER BACKFILLING TO RETAIN WATER.

B. SOIL ADDITIVES
1. AGRODIAMONDS NA (SODIUM) OR APPROVED EQUAL BASE SOIL POLYMER SUPER ABSORBENT TO BE USED IN ALL RELOCATED PLANT MATERIAL AT THE MANUFACTURERS RECOMMENDED APPLICATION METHODS AND RATES.
2. AGRODIAMONDS WITH A PARTICLE SIZE RANGE OF .5MM TO 2.8MM.

3.06 POST-RELOCATION GROW-IN PERIOD
A. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE.

B. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS, AND UNDAMAGED.

3.07 ACCEPTANCE
A. FOR THE PURPOSE OF ESTABLISHING AN "ACCEPTANCE" STANDARD, PLANTS SHALL BE HEALTHY AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.
1. PERFORM OPERATIONS AS NECESSARY TO COMPLETE MAINTENANCE AND ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS, VISUALLY PLEASING, AND UNDAMAGED.
2. PERFORM ALL MAINTENANCE TASKS AS SPECIFIED HERE IN.

B. WHEN THE CONTRACTOR HAS MET THE OBLIGATIONS OF THE POST-TRANSPLANTING SCHEDULE, A SUBSTANTIAL COMPLETION INSPECTION SHALL BE CONDUCTED WITH ALL DEFICIENCIES NOTED AND GIVEN TO THE CONTRACTOR AS A PUNCH LIST OF ITEMS TO BE CORRECTED. FINAL ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND A RE-INSPECTION BY THE OWNER'S REPRESENTATIVE IS COMPLETED.

C. AT THE CONCLUSION OF THE WARRANTY PERIOD, AN INSPECTION SHALL BE MADE TO DETERMINE THE CONDITION OF WARRANTED PLANT MATERIAL.
1. REMOVE ALL MATERIAL NOTED AS NOT BEING IN A HEALTHY-GROWING CONDITION.
2. AT NO ADDITIONAL COST, REPLACE REJECTED MATERIAL WITH MATERIAL OF LIKE KIND AND SIZE, IN ACCORDANCE WITH THE SPECIFICATIONS.
3. WARRANTY PERIOD APPLIES ALSO TO REPLACED MATERIAL.
4. THE CONTRACTOR SHALL WARRANT ALL REPLACEMENT TREES FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION.

3.08 GUARANTEE
A. THE MINIMUM ALLOWABLE RATE OF SURVIVAL OF ALL TRANSPLANTED MATERIAL SHALL BE 100%. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTY PERIOD.
B. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

Administrative Site Plan Approval (ASPR-22-001)
This approval shall be deemed to authorize only the particular subject property (Parcel: 33-5021-044-0010) site configuration, layout and level of impacts shown, unless the Site Plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Village of Palmetto Bay, Florida. This approval is in compliance with Code Section 30-30.2(e), Section 30-30.3(a) and Section 30-50.15.

Mark Alvarez Date
Director of Community & Economic Development

V-23-008 (REV)

RECEIVED
Zoning Department
Feb 8, 2024
Village of Palmetto Bay
Building & Zoning Department
By: RC

Design for LIFE

ARCHITECT/LANDSCAPE ARCHITECT:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
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P: 305.859.2050

MEP ENGINEER:
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Baptist Health

BAPTIST HEALTH PALMETTO BAY
OFF CAMPUS EMERGENCY CENTER
FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA
AHCA: 23/100154-267-1

1
ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

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SEAL:
Kirk J Olney
Digitally signed by Kirk J Olney
Date: 2022.04.01 13:06:38 -04'00'
KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE No. LA 0001705
2601 S BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133 • TEL: 305-859-2050

REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

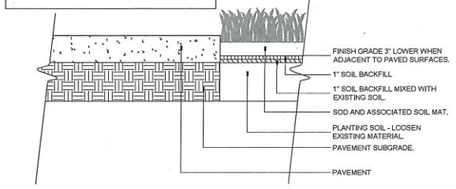
TITLE:
TREE/ PALM PROTECTION AND RELOCATION SPECIFICATIONS

Project No:	02142.000
Date:	2022-01-04
Scale:	As indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

SHEET:
LT-03

SOD INSTALLATION NOTES

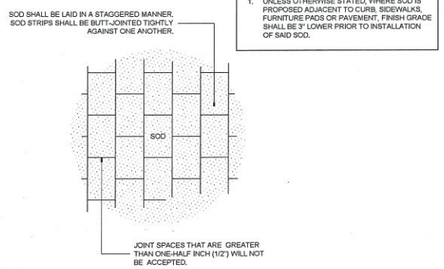
1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
2. PLANT BEDS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.



1 SOD INSTALLATION SECTION DETAIL
LL-02 SCALE: 1-1/2" = 1'-0"

SOD LAYOUT AND INSTALLATION NOTES:

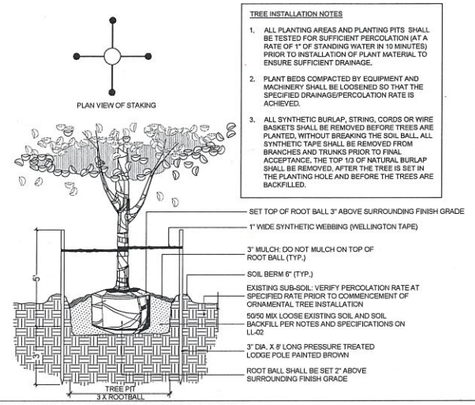
1. UNLESS OTHERWISE STATED, WHERE SOD IS PROPOSED ADJACENT TO CURB, SIDEWALKS, FURNITURE PADS OR PAVEMENT, FINISH GRADE SHALL BE 3" LOWER PRIOR TO INSTALLATION OF SAID SOD.



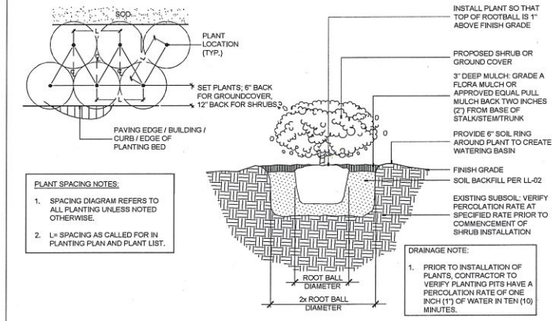
5 SOD INSTALLATION SECTION DETAIL
LL-02 SCALE: 1/2" = 1'-0"

TREE INSTALLATION NOTES

1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
2. PLANT BEDS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.
3. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.



2 ORNAMENTAL TREE PLANTING DETAIL
LL-02 SCALE: 3/8" = 1'-0"



PLANT SPACING NOTES:

1. SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE.
2. L= SPACING AS CALLED FOR IN PLANTING PLAN AND PLANT LIST.

DRAINAGE NOTE:

1. PRIOR TO INSTALLATION OF PLANTS, CONTRACTOR TO VERIFY PLANTING PITS HAVE A PERCOLATION RATE OF ONE INCH (1") OF WATER IN TEN (10) MINUTES.

6 SHRUB AND GROUNDCOVER PLANTING AND LAYOUT DETAIL
LL-02 SCALE: 1/2" = 1'-0"

1. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL WILL SURVIVE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
2. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND WATERING OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
3. IF NECESSARY FOR PLANT VIGOR, THE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION.
4. CONTRACTOR SHALL SUBMIT WRITTEN MAINTENANCE PLAN FOR ESTABLISHMENT PERIOD (FROM FINAL ACCEPTANCE TO END OF ONE-YEAR GROW-IN PERIOD) INCLUDING WATERING SCHEDULE, TEMPORARY IRRIGATION, FERTILIZATION SCHEDULE, PRUNING ETC. TO OWNER'S REPRESENTATIVE.
5. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DISPOSED OF, AS DIRECTED, DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA No. 1 AT THE TIME OF SUBSTANTIAL COMPLETION; OR IT SHALL BE REJECTED.
10. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE. SHUTTLING OF EMPLOYEES TO THE PROJECT AREA(S) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH VEHICULAR TRAFFIC.
11. CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER'S REPRESENTATIVE. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES.
12. THE CONTRACTOR SHALL TAKE THE NECESSARY MEANS TO FULLY UNDERSTAND ALL THE ACCESS ROUTES, CONSTRUCTION SCHEDULES, AND SECURITY CLEARANCES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
13. ONCE PLANT MATERIAL IS INSTALLED, IF DRAINAGE PROBLEMS EXIST, IT IS THE CONTRACTOR'S RESPONSIBILITY IF NEEDED, TO REMOVE ALL PLANTS, RE-GRADE THE AREA AND RE-PLANT AT NO EXTRA COST.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE PLANT SIZES AS SPECIFIED. IT IS UP TO THE CONTRACTOR TO DETERMINE PRICING WHETHER THE PLANT IS BALL AND BURLAP OR CONTAINERIZED.
15. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED.
16. SHRUB AND GROUNDCOVER SPACING IS INDICATED ON THE PLANT LIST, UNDER "SPACING," AND SHALL APPLY FOR ALL "MASS PLANTINGS." TREES, PALMS AND ACCENT PLANT SPACING, IS INDICATED ON THE PLANT LIST AS "AS SHOWN" AND DELINEATED AS INDIVIDUAL PLANTS. SHRUB AND GROUNDCOVER SPACING SHALL SUPERSEDE QUANTITY TO FILL PLANTING BED.
17. PALM HEIGHTS AS INDICATED ON THE PLANS REFER TO "CLEAR TRUNK" HEIGHTS, UNLESS OTHERWISE NOTED AS "OA" (OVERALL HEIGHT), OR "GW" (GRAY WOOD). (DATE PALM CLEAR TRUNK SIZE DOES NOT INCLUDE THE NUT.)
18. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED. RED AND CYPRESS MULCH IS PROHIBITED.
19. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
20. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
21. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
22. CONTRACTOR SHALL NOT LOCATE IRRIGATION COMPONENTS (MAINLINES, LATERAL LINES, ETC.) IN LOCATIONS THAT CONFLICT WITH PROPOSED PLANTS. IN ALL INSTANCES, PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION SYSTEM.
23. ANY DAMAGE CAUSED TO SIDEWALKS OR CURBS SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPLACE TO THE SATISFACTION OF THE OWNER AND NOT A CAUSE FOR CHANGE ORDER FOR TIME OR MATERIALS.
24. THE ROOT BALL OF CONTAINERIZED TREES SHALL BE SHAVED TO REMOVE ALL CIRCLING ROOTS.

8 LANDSCAPE NOTES
LL-02 SCALE: N.T.S.

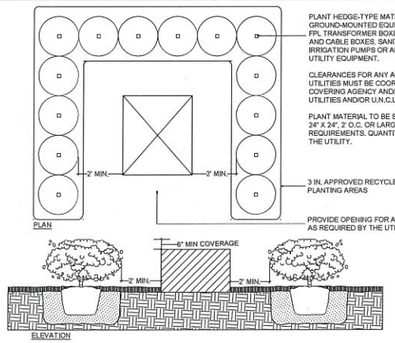
PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL COVERING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E.

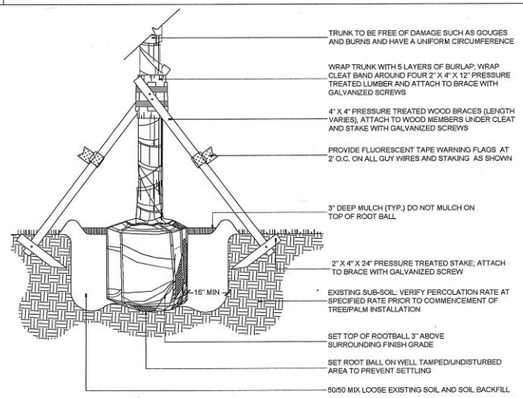
PLANT MATERIAL TO BE SPECIFIED ON THE PLANS 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY.

3 IN. APPROVED RECYCLED MULCH FOR ALL PLANTING AREAS

PROVIDE OPENING FOR ACCESS ON ONE SIDE OR AS REQUIRED BY THE UTILITY.



3 TYPICAL GROUND-MOUNTED EQUIPMENT SCREENING
LL-02 SCALE: N.T.S.



INSTALLATION NOTES:

1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
2. PLANT BEDS IN PARKING LOTS AND IN AREAS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.
3. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.

7 TREE AND PALM INSTALLATION DETAIL
LL-02 SCALE: 1/2" = 1'-0"

1. SOIL BACKFILL SHALL BE NATURAL SURFACE SOIL FROM WELL-DRAINED AREAS, FERTILE, FRIABLE AND FREE OF WEEDS AND TYPICAL OF PRODUCTIVE, CULTIVATED TOPSOIL; POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA.
2. SOIL CONTAINING MUCK OR POORLY-DRAINED SOILS SHALL NOT BE USED.
3. SOIL BACKFILL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE (PH 5.5 TO 7.0), NOR CONTAIN TOXIC SUBSTANCES SUCH AS LEAD OR MERCURY.
4. SOIL BACKFILL SHALL BE REASONABLY FREE OF CLAY, STONES, STICKS, STUMPS, ROOTS, OR OTHER SIMILAR SUBSTANCES ONE-QUARTER-INCH (1/4") OR MORE IN DIAMETER OR ANY OTHER OBJECT WHICH MAY BE A HINDRANCE TO THE FINISH-GRADING OPERATION OR DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, ROAD ROCK, LIME ROCK CHUNKS AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.
5. SOIL BACKFILL SHALL BE AS FOLLOWS: 1/3 TOPSOIL (AS DESCRIBED ABOVE), 1/3 FLORIDA PEAT, AND 1/3 CLEAN D.O.T. SAND.

4 SOIL BACKFILL NOTES AND SPECS
LL-02 SCALE: N/A

Administrative Site Plan Approval (ASPR-22-001)

This approval shall be deemed to authorize only the particular subject property (Parcel: 33-5021-044-0010) site configuration, layout and level of impacts shown, unless the Site Plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Village of Palmetto Bay, Florida. This approval is in compliance with Code Section 30-30.2(e), Section 30-30.3(a) and Section 30-50.15.

Mark Alvarez — Date
Director of Community & Economic Development

V-23-008 (REV)

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Village of Palmetto Bay
Building & Zoning Department
By: MC

Design for LIFE

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AHCA: 23/100154-267-1

ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

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SEAL:
Kirk J Olney
Digitally signed by Kirk J Olney
Date: 2022.04.01 13:07:42 -04'00'
KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE No. LA 0001705
2601 S BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133 - TEL: 305-859-2050

REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

TITLE:
LANDSCAPE DETAILS AND NOTES

Project No:	02142.000
Date:	2022-01-04
Scale:	As indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

SHEET:
LL-02

PLANT MATERIAL LIST

CANOPY TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	DBH	CLEAR TRUNK	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
BUS	8	*Bursera simaruba*	Gumbo Limbo	16' tall	8' wide	5" caliper	8'	B&B	As Shown	N/A	30' tall	40' wide	36" caliper	Moderate	Moderate	Yes
DER	2	*Delonix regia*	Royal Poinciana	15' tall	15' wide	4" caliper	7'	B&B	As Shown	N/A	50' tall	50' wide		Moderate	Moderate	No
ELD	7	*Elaeocarpus decipiense*	Japanese Blueberry	12' tall	6' wide	2.5" caliper	5'	B&B	As Shown	N/A	30' tall	30' wide		High	Moderate	No
QUV	9	*Quercus virginiana*	Live Oak	14' tall	6' wide	3" caliper	6'	B&B	As Shown	N/A	50' tall	70' wide	48" caliper	High	Moderate	Yes
TAH	12	*Tabebuia heterophylla*	Pink Tabebuia	16' tall	4' wide	3" caliper	6'	B&B	As shown	N/A	30' tall	30' wide		High	Moderate	No

PALMS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
SAP	7	*Sabal palmetto*	Cabbage Palm	15' tall	N/A	12"	13'	B&B	As Shown	Matched	65'	10'	16"	High	High	Yes

SHRUBS & GROUNDCOVERS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	CLEAR TRUNK	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
ARG	80	*Arachis glabrata*	Golden Ornamental Peanut	12" tall	12" wide	N/A	N/A	N/A	30" O.C	N/A	6" tall	Runners	N/A	High	High	No
CHI	238	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	24" tall	18" wide	N/A	N/A	N/A	24" O.C.	Full	20' tall	20' wide	N/A	High	High	Yes
ERL	654	*Emodea littoralis*	Golden Creeper	12" tall	12" wide	N/A	N/A	N/A	24" O.C.	N/A	3' tall	3' tall	N/A	High	High	Yes
HYL	667	*Hymenocallis latifolia 'Spider Lily'*	Spider Lily	18" tall	18" wide	N/A	N/A	N/A	18" O.C.	N/A	5' tall	5' wide	N/A	High	Low	Yes
TRC	123	*Tripsacum dactyloides*	Fakahatchee Grass	30" tall	24" wide	N/A	N/A	N/A	30" O.C	N/A	5' tall	4' wide	N/A	High	High	Yes

SOD

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			ENVIRONMENTAL TOLERANCES		NATIVE
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
STS	12,481 sq ft	*Stenotaphrum secundatum*	St. Augustine sod	Solid sod	N/A	N/A	N/A	N/A	As Shown	As Shown	8" to 12"	Runners	N/A	Low	N/A	No

RELOCATED TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	
REL	11	*Relocated trees*		FOR SPECIFICATIONS SEE TREE DISPOSITION TABLE ON LT-04

1 PLANT MATERIAL LIST
LL-03 SCALE: N/A

Zoning/Land Use:	R5
Net Lot Area:	2.16 ACRES 94,220 S.F.
Open Space (non-paved area):	N/A

LANDSCAPE REQUIREMENTS & CALCULATIONS

SITE TREES CALCULATIONS	CALCULATIONS	TREES REQUIRED	TREES EXISTING	TREES NEW	TOTAL TREES PROVIDED
28 trees per acre of net lot area	28 x 2.16=	61	43	18	61

STREET TREES	CALCULATIONS	STREET TREES REQUIRED	TREES EXISTING	TREES NEW	TOTAL TREES PROVIDED
Trees provided at average maximum spacing of 20' on center.	SW 144th Street	323/20=17	6	7	13
	SW 87th Avenue	221/20= 12	10	2	12
	SW 145th Street	322/20= 17	15	2	17

PARKING LOT LANDSCAPE AREA ISLAND TREES		TREES REQUIRED	TREES EXISTING	TREES NEW	TOTAL TREES PROVIDED
1 Tree per Island		18	2	16	18
Screen parking area w/ continuous hedge and groundcovers. Trees to be 20' O.C.		Yes	Yes	Yes	Yes
Landscape areas to be protected from vehicular encroachments with car stop 2'-6" from edge of pavement.		Yes	Yes	Yes	Yes
TOTAL TREES		**125**	**76**	**45**	**125**
40% of req. trees shall be natives		50	35	26	61
50% of req. trees shall be drought tolerant		63	73	48	121

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Mark Alvarez — Date
Director of Community & Economic Development

2 LANDSCAPE LEGEND
LL-03 SCALE: N/A

V-23-008 (REV)

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Zoning Department
FEBRUARY 8, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MB

Design for *LIFE*

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ASPR-22-001

PHASE:
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Kirk J Olney
Digitally signed by Kirk J Olney
Date: 2022.04.01 13:08:04 -04'00'
KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE No. LA 0001705
2601 S BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133 - TEL: 305-859-2050

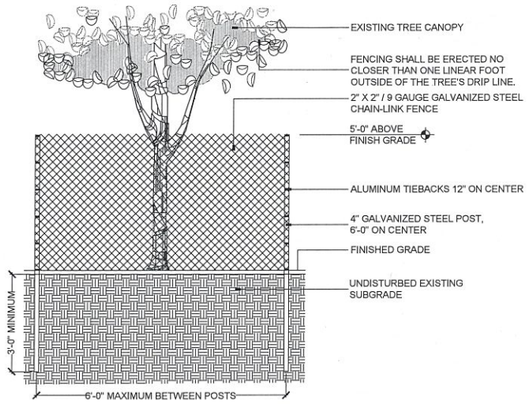
REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

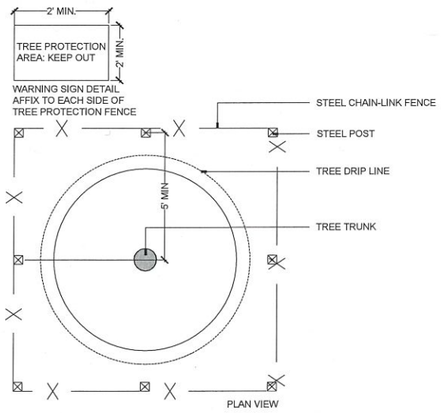
TITLE:
PLANT MATERIAL LIST AND LANDSCAPE LEGEND

Project No:	02142.000
Date:	2022-01-04
Scale:	As indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

SHEET:
LL-03



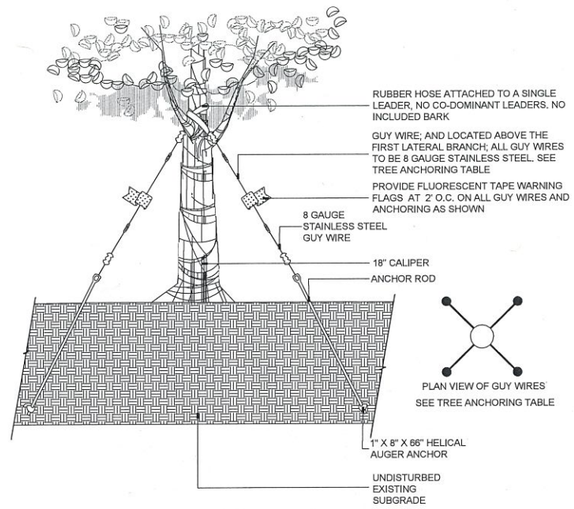
NOTE: BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES, SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN



1 LT-02 EXISTING TO REMAIN AND RELOCATED TREE PROTECTION DETAILS SECTION & PLAN VIEW
SCALE: 1/2"=1'-0"

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
2. CONTRACTOR SHALL INSTALL A PERMANENT RIGID BARRIER PRIOR TO COMMENCEMENT OF WORK TO PROTECT THE CANOPY, TRUNK AND OR ROOT SYSTEM FROM DAMAGE.
3. PROTECTION INCLUDES BUT IS NOT LIMITED TO THE PROHIBITION OF THE FOLLOWING ACTIVITIES UNDER THE CANOPY: STORING OF EQUIPMENT, STOCK PILING OF MATERIALS, TRASH OR DEBRIS AND STORING OF TRAILERS, MACHINERY AND OR VEHICLES.
4. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE PER ANSI A300, ON THE EXISTING TREES SHOWN TO REMAIN. THIS INCLUDES REMOVAL OF DEAD/DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS AS WELL AS REMOVAL OF SUBORDINATED BRANCHES. WHERE INCLUDED BARK IS PRESENT REMOVE BRANCHES AS NEEDED TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY. UNDER NO CIRCUMSTANCES SHALL MORE THAT 25% OF ANY CANOPY BE REMOVED IN A TWELVE MONTH PERIOD. REDUCTION OF OVERALL CANOPY SIZE IS PROHIBITED.
5. PER ANSI A300, CONTRACTOR SHALL REMOVE DEAD BRANCHES AND SUCKERS FROM PRESERVED TREES.
6. PER ANSI A300, CONTRACTOR SHALL REMOVE RIPPED, TORN OR "LION TAILED' BRANCHES FROM PRESERVED TREES.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR UNDER THE DIRECTION OF A CERTIFIED ASCA ARBORIST, SHALL PERFORM AN INTERNAL DECAY SURVEY AND INSPECTION AND PROVIDE A WRITTEN REPORT OF FINDINGS TO THE OWNER'S REPRESENTATIVE. IF IT IS DEEMED NECESSARY TO REMOVE ANY EXISTING TREES THAT ARE NOTED AS "REMAIN," THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE APPROPRIATE TREE REMOVAL LICENSE REQUIRED BY LOCAL CODES, LAWS AND OR REGULATIONS.
8. WHERE CONSTRUCTION ACTIVITIES REQUIRE IMPACT TO EXISTING TREE ROOT SYSTEMS, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ROOT PRUNE TREES IN THE IMPACTED AREAS PER ANSI A300 STANDARDS. THE CONTRACTOR, AS WELL AS HIS/HER APPOINTED REGISTERED ASCA ARBORIST, SHALL TAKE ANY AND ALL CUSTOMARY PRECAUTIONS NECESSARY FOR THE SURVIVAL AND CONTINUED VIGOROUS GROWTH OF SAID TREES TO REMAIN.
9. ANY REQUIRED ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. UNDER NO CIRCUMSTANCE SHALL THE ROOT SYSTEM BE SUBJECT TO COMPACTION, TEARING, RIPPING OR ANY OTHER DAMAGE EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A300.
10. TREE SHALL BE ROOT PRUNED IN THIRDS AND RELOCATED 6 MONTHS AFTER INITIAL PRUNING ACTIVITY.
11. IF MORE THAN 25% OF AN EXISTING TREE ROOT SYSTEM IS IMPACTED FOR ANY REASON (IMPLIED IN THE DRAWINGS OR INCIDENTAL), THE CONTRACTOR SHALL BRACE THE TREE PER DETAIL 3 ON THIS SHEET.
12. ANY TREE WITH AN IMPACTED ROOT SYSTEM SHALL BE WATERED DAILY AS DESCRIBED ON THIS SHEET.
13. ALL ACTIVITY UNDER DRIP LINES AND IN THE PROXIMITY OF PRESERVED TREES SHALL BE ACCOMPLISHED BY NON-MECHANICAL METHODS.
14. CONTRACTOR SHALL PROVIDE 3" MULCH UNDER AND AROUND THE BASE OF ALL PRESERVED TREES.

2 LT-02 EXISTING/RELOCATED TREE NOTES
SCALE: N/A



3 LT-02 TREE GUY WIRE DETAIL
SCALE: 1/2"- 1'-0"

1. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
2. THE WATER SHALL BE FREE OF DIRT, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS AND ANY OTHER MATERIAL OR COMPOUND THAT IS DETRIMENTAL OR INHIBITS VIGOROUS PLANT HEALTH AND GROWTH.
3. WATER SHALL BE OBTAINED LEGALLY FROM ITS SOURCE. FOR WATER DRAWN FROM CANALS AND OR LAKES, ACCESS THERETO SHALL BE DONE ONLY WITH THE EXPRESS WRITTEN APPROVAL OF THE OWNER OF SAID PROPERTY AND OR APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, CODES, STANDARDS OR OTHER REGULATORY REQUIREMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE APPROVALS WITHOUT ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL ROUTINELY AND REGULARLY PROVIDE SUFFICIENT SUPPLEMENTAL WATER TO EXISTING TREES IMPACTED BY CONSTRUCTION ACTIVITIES, AS WELL AS RELOCATED TREES, TO PROVIDE FOR VIGOROUS PLANT HEALTH AND GROWTH.
5. WATER SHALL BE APPLIED AT A RATE OF 50 GALLONS OF WATER PER INCH OF CALIPER PER DAY.

4 LT-02 PRESERVED AND RELOCATED TREE WATERING NOTES
SCALE: N/A

Administrative Site Plan Approval (ASPR-22-001)
This approval shall be deemed to authorize only the particular subject property (Parcel: 33-5021-044-0010) site configuration, layout and level of impacts shown, unless the Site Plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Village of Palmetto Bay, Florida. This approval is in compliance with Code Section 30-30.2(e), Section 30-30.3(a) and Section 30-50.15.

Mark Alvarez — Date
Director of Community & Economic Development

5 LT-02
SCALE:

RECEIVED
Zoning Department
Village of Palmetto Bay
Building & Zoning Department
By: MG
February 1, 2022
V-23-008 (REV)

Design for LIFE

ARCHITECT/LANDSCAPE ARCHITECT:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133
P: 305.859.2050

MEP ENGINEER:
TLC Engineering Solutions
255 S Orange Ave, Suite #1600
Orlando, FL 32801
P: 407.841.9050

CIVIL ENGINEER:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133
P: 305.859.2050

STRUCTURAL ENGINEER:
Reliance Engineering, Inc.
10388 West State Road 87, #112
Davie, FL 33324
P: 954.474.7578

OWNER:
BAPTIST HEALTH
8500 SW 117 Ave.
Miami, FL 33183

Baptist Health

BAPTIST HEALTH PALMETTO BAY
OFF CAMPUS EMERGENCY CENTER
FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA
AHCA: 23/100154-267-1

1 ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL:
Kirk J Olney — Digitally signed by Kirk J Olney Date: 2022.04.01 13:06:20 -04'00'
KIRK J. OLNEY
LANDSCAPE ARCHITECT
FLORIDA REGISTRATION NO. 0001705
2601 S BAY SHORE DRIVE, SUITE 1000
MIAMI, FL 33133 • TEL: 305-859-2050

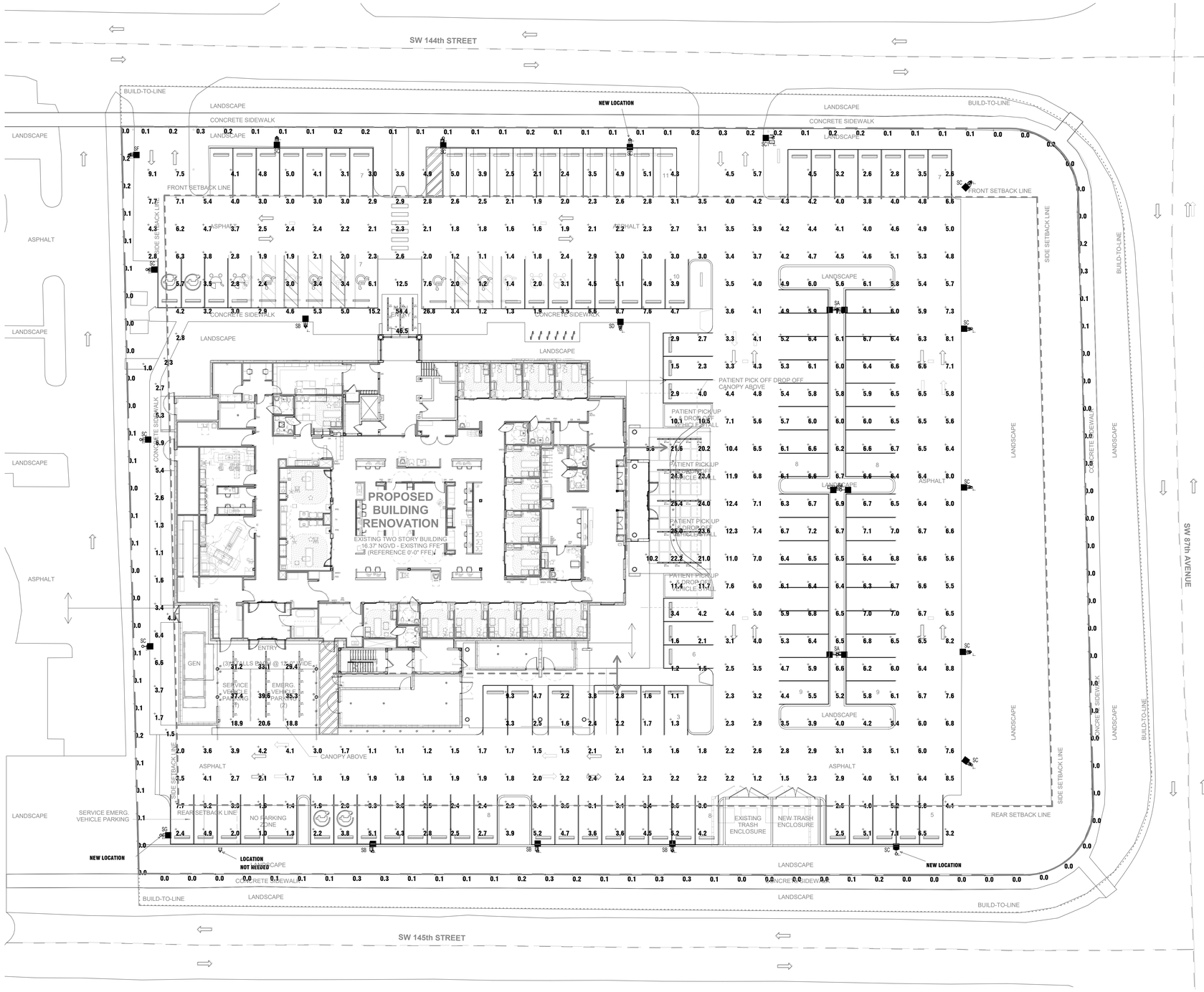
REVISIONS:

No.:	DESCRIPTION	DATE:
1	ASPR COMMENTS	04/01/2022

TITLE:
PRESERVED AND RELOCATED TREE NOTES

Project No:	02142.000
Date:	2022-01-04
Scale:	As indicated
Format:	30" x 42"
Drawn:	LH
Checked:	KJO

SHEET:
LT-02



NOTES:

Calculation Summary					
Project: BHSF OCED - PALMETTO BAY - SITE - REV2 --- JAN-14-2022					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	0.08	0.3	0.0	N.A.	N.A.
EMERGENCY VEHICLE CANOPY	29.37	39.6	18.8	1.56	2.11
MAIN ENTRY CANOPY	50.45	54.4	46.5	1.08	1.17
PARK & DRIVE	4.21	9.3	1.0	4.21	9.30
WEST ENTRY CANOPY	20.93	25.4	9.8	2.14	2.59

N

1 / E014 **SITE PLAN - LIGHTING PHOTOMETRICS**

1/16" = 1'-0"

BIM 360://02142.000 Baptist Health OCED Palmetto Bay/121920_BH OCED Palmetto Bay ELEC V20.rvt

5/10/2023 5:44:32 PM

BA HEALTH
Design for *LIFE*

ARCHITECT:
Bermello Ajamil & Partners
4711 South LeJeune Road
Coral Gables, 33146
P: 305.859.2050

MEP ENGINEER: TLC# 121920
TLC Engineering Solutions
255 S Orange Ave. Suite #1600
Orlando, FL 32801
P: 407.841.9050

STRUCTURAL ENGINEER:
Reliance Engineering, Inc.
10388 West State Road 87, #112
Davie, FL 33324
P: 954.474.7578

OWNER:
BAPTIST HEALTH
8500 SW 117 Ave.
Miami, FL 33183

Baptist Health

BAPTIST HEALTH PALMETTO BAY
OFF-CAMPUS EMERGENCY CENTER
OFF-CAMPUS EMERGENCY CENTER
8750 SW 144TH STREET PALMETTO BAY, FLORIDA 33176
AHCA: 23/100154-267-1

PHASE:
CONSTRUCTION DOCUMENTS

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL: Dalia Ivette Wright, P.E.
Florida License #77622

This item has been digitally signed and sealed by Dalia Ivette Wright, PE, 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.

DALIA IVETTE WRIGHT LICENSE No 77622 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS:

No.:	DESCRIPTION	DATE:

TITLE:
SITE PLAN - PHOTOMETRICS

Project No:	02142.000
Date:	05/10/2023
Scale:	1/16" = 1'-0"
Format:	30" x 42"
Drawn:	DIW
Checked:	DIW

SHEET:
E014

DESIGN PROPERTY OF AND © COPYRIGHT BERMELLO AJAMIL & PARTNERS, INC.

Attachment D
Proposed Declaration of Restrictive Covenant

This Instrument Prepared by:
Joseph G. Goldstein, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

After Recording Send to:
John C. Dellagloria, Esq.
Village Attorney
Village of Palmetto Bay
9705 E. Hibiscus St.
Palmetto Bay, Fl. 33157

[Space Above This Line For Recording Data]

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned, **BAPTIST HEALTH ENTERPRISES, INC.**, a Florida not-for-profit corporation, whose address is 8900 North Kendall Drive, Miami, FL 33176 (the "Owner"), holds fee simple title to the real property located in the Village of Palmetto Bay (the "Village"), Florida, described in Exhibit "A" (the "Property") and has entered into this Declaration of Restrictive Covenants (the "Declaration") this day of May ____, 2024; and

WHEREAS, the Owner obtained a Notice of Approval ("NOA") for an Administrative Site Plan approval from the Village pursuant to Administrative Site Plan Review No. ASPR-22-001 (Exhibit "B") to redevelop the Property with a medical office development; and

WHEREAS, as part of the redevelopment of the Property, the Owner obtained a signage variance from the Village pursuant to Resolution No. _____ (Exhibit "C"), which requires the Owner to install landscaping on the Property in substantial accordance with the approved landscape plans entitled "Baptist Health Off-Campus Emergency Center" prepared by Bermello Ajamil & Partners and dated stamped received February 5, 2024 ("Landscape Plan"); and

WHEREAS, the Owner acknowledges that as part of the Landscape Plan, it is providing landscaping in excess of Village and Miami-Dade County municipal and county code requirements; and

WHEREAS, the Village and Owner have agreed on the form of this Declaration to be recorded in the Public Records of Miami-Dade County, Florida.

NOW, THEREFORE, the Owner voluntarily covenants and agrees that the Property shall be subject to the following restrictions that are intended to and shall be deemed to be a declaration running with the land and binding upon the Owners of the Property, their successors in interest and assign as follows:

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated herein by reference and made a part hereof.

2. **Compliance with Landscape Plan**. That in conjunction with the underlying variance and administrative site plan approvals, the landscaping on the Property shall be installed and maintained in

substantial accordance with the Landscape Plan included in Exhibit "D" and shall comply with the following conditions:

a. Owner shall provide the addition of understory trees as required by Section 30-100 of the Village Code to be located between the road and sidewalk along SW 87 Avenue and SW 145 Street.

b. Owner shall extend the existing six foot (6') high concrete wall to include the entire southern boundary of the Property as depicted in the Landscape Plan.

c. Owner shall install an additional layer of palms and native understory trees to enhance the top of the eastern landscape berm.

d. Owner shall comply with the requirements of all other applicable departments/agencies as part of the Village building permit submittal process.

e. All required street trees shall be planted/maintained per the Village code and all sidewalks shall be repaired/maintained in good repair prior to the issuance of the final signage inspection.

3. **Miscellaneous**.

A. **Village Inspection**. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the Village, or its agents duly authorized, shall have the right at any time during normal working hours of entering and inspecting the use of the Property to determine whether or not the terms of this Declaration are being complied with.

B. **Term**. This Declaration is to run with the land and shall be binding on Owner and its successors and assigns from the Effective Date (defined below) for a period of thirty (30) years following the Effective Date (the "Term"), after which time it shall be extended automatically for successive periods of ten (10) years each, unless modified, amended, or released as prescribed below.

C. **Modification, Amendment, Release**. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the Property, including joinders of all mortgagees, if any, provided that the same is also approved in writing by the Village Attorney and the Village Director of Community and Economic Development Department.

D. **Enforcement**. Enforcement shall be by the Village by action against any entity, parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Restrictive Covenant shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of legal counsel. This enforcement provision shall be in addition to any other remedies available to the Village at law, in equity or both.

E. **Election of Remedies**. All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

F. **Presumption of Compliance**. Where improvements or construction has occurred on the

Property or any portion thereof, pursuant to a lawful permit issued by the Village, and inspections made and approval of occupancy given by the Village, then such construction, inspection, and approval shall create a rebuttable presumption that the improvements, buildings or structures thus constructed comply with the intent and spirit of this Declaration.

G. **Covenant Running with the Land**. This Declaration shall constitute a covenant running with the land, shall be recorded, at the Owner's expense, in the Public Records of Miami-Dade County, Florida, and shall remain in full force and effect and shall be binding upon the Owner and its successors and assigns unless and until the expiration of the Term or the same is modified or released.

H. **Severability**. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the Village shall be entitled to revoke any approval predicated upon the invalidated portion.

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

Witness:

_____
Print Name:_____

_____
Print Name:_____

BAPTIST HEALTH ENTERPRISES, INC., a Florida not-for- profit corporation

By:_____
ANA LOPEZ-BLAZQUEZ, Chief Executive Officer

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2024, by **Ana Lopez-Blazquez**, as Chief Executive Officer of Baptist Health Enterprises, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

_____
Print Name:_____
Notary Public, State of Florida
Commission #:_____
My Commission Expires:_____

DRAFT

Exhibit "A"

Property Description

Address: 8750 SW 144 Street, Palmetto Bay, FL 33176

Folio No. 33-5021-044-0010

Legal Description: ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 4, BLOCK 1, OF THE PLAT OF BAPTIST MEDICAL PLAZA, AS RECORDED IN PLAT BOOK 149 PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAFT

Exhibit "B"

Notice of Approval for ASPR-22-001

DRAFT

Exhibit "C"

Resolution No. _____

DRAFT

Exhibit "D"

Landscape Plan

DRAFT

Attachment E
1997 Miami-Dade County Signage Variance- Landscape Plan

RECEIVED
Zoning Department
October 26, 2023
Village of Palmetto Bay
Building & Zoning Department
By: AB

RESOLUTION NO. CZAB13-2-98

WHEREAS, **BAPTIST HEALTH ENTERPRISES** had applied for the following:

NON-USE VARIANCE OF SIGN REGULATIONS to permit 4 awning signs, 4 wall signs (plaque type) and 3 detached signs (2 wall signs permitted) (detached signs prohibited).

REQUEST #1 ON THE FOLLOWING:

EXHIBIT "A": The east 155' of the north ½, of the NE ¼, of the NE ¼, of the SE ¼, of Section 21, Township 55 South, Range 40 East, LESS: The east 40', the north 35', and the south 25' thereof, and less that external area formed by a 25' radius curve concave to the Southwest and tangent to the south line of the north 35' of the SE ¼ of said Section 21, and tangent to the west line of the east 40' of SE ¼ of said Section 21, and less that external area formed by a 25' radius concave to the Northwest and tangent to the west line of the east 40' of SE ¼ of said Section 21 and tangent to the north line of the south 25' of the north ½ of the NE ¼ of the NE ¼ of the SE ¼ of said Section 21.

A plan is on file and may be examined in the Zoning Department entitled "Baptist Medical Plaza," as prepared by Tom Graboski Associates, dated last revised 7/15/97 and consisting of 22 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "B": The east ½ of: the north ½ of the NE ¼ of the NE ¼ of the SE ¼ of Section 21, Township 55 South, Range 40 East, LESS: the west 40', the east 155', the south 25', and the north 35' thereof.

TOGETHER WITH:

The east 155' of the north ½, of the NE ¼, of the NE ¼, of the SE ¼, of Section 21, Township 55 South, Range 40 East, LESS: The east 40', the north 35', and the south 25' thereof, and less that external area formed by a 25' radius curve concave to the Southwest and tangent to the south line of the north 35' of the SE ¼ of said Section 21, and tangent to the west line of the east 40' of SE ¼ of said Section 21, and less that external area formed by a 25' radius concave to the Northwest and tangent to the west line of the east 40' of SE ¼ of said Section 21 and tangent to the north line of the south 25' of the north ½ of the NE ¼ of the NE ¼ of the SE ¼ of said Section 21.

LOCATION: 8750 S.W. 144 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested non-use variance of sign regulations on a modified basis to permit one (1) awning sign for after hours urgent care on the east side of the building, three (3) wall signs (plaque size) and one (1) detached twenty-four (24) square foot sign on the east drive, would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application on a modified basis was offered by Robert Harrison III, seconded by Susan M. Ludovici, and upon a poll of the members present, the vote was as follows:

Tom David	aye	Paula Palm	nay
Robert Harrison III	aye	John Pettit	aye
Susan M. Ludovici	aye	Marsha Silverman	aye

Linda Robinson aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13, that the requested application on a modified basis to permit one (1) awning sign, three (3) wall signs (plaque size) and one (1) detached twenty-four (24) square foot sign, be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Baptist Medical Plaza", as prepared by Tom Graboski Associates, dated last revised 7-15-97 and consisting of 22 sheets, except as herein modified.

3. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of March, 1998.

Hearing No. 98-2-CZ13-1
es

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 18th DAY OF March, 1998.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning, Development and Regulation as designated by Guillermo E. Olmedillo, Director of the Miami-Dade County Department of Planning, Development and Regulation and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-2-98 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of March, 1998.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of March, 1998.

Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County
Department of Planning, Development
and Regulation

SEAL

ZONING APPEALS BOARD DADE COUNTY FLORIDA

METROPOLITAN **DADE** COUNTY, FLORIDA

METRO-DADE

STEPHEN P. CLARK CENTER

DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION
111 NW 1ST STREET
SUITE 1110
MIAMI FLORIDA 33128-1974
(305) 375-2500
FAX (305) 375-2795

March 18, 1998

Baptist Health Enterprises, Inc.
c/o William Enright
8900 North Kendall Drive
Miami, FL 33176

Re: Hearing No. 98-2-CZ13-1
Location: 8750 SW 144 Street

Dear Applicant:

Enclosed herewith is a copy of Resolution No. CZAB13-2-98, adopted by the Miami-Dade County Community Zoning Appeals Board 13, which approved your application on a modified basis on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

You are hereby advised that the decision of the said Community Zoning Appeals Board may be appealed by an aggrieved party to Circuit Court within 30 days of the date of the transmittal of the resolution to the Clerk of the County Commission. You are further advised that in the event that an appropriate appeal is timely filed in the Circuit Court any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Sincerely,

Marcy Gordon
Legal Counsel

MG:es
Enclosures

cc: Joseph Goldstein, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, FL 33131

Enforcement

Attachment F
Neighbor Letters

JUDY LITTLE
8775 SW 144th STREET
PALMETTO BAY, FL 33176

March 21, 2024

Via email: Council@palmettobay-fl.gov

Village Council, Village of Palmetto Bay
9705 Hibiscus Street
Palmetto Bay, FL 33157

Application No.: V-23-008 (REV2)
Location: 8750 SW 144th Street
Applicant: Baptist Health Enterprises, Inc.

Village Council Members:

I am grateful that you postponed the zoning variance hearing for the above-referenced matter to April 15, and request that this letter be made part of the record.

During the February 26, 2024, zoning hearing, Baptist Health Enterprises, Inc. (hereinafter referred to as "Baptist" or "Baptist Health") was directed to work with the neighbors to come up with a better plan for their proposed variance. On March 15, 2024, I learned that Baptist had submitted an amended signage variance package to the City on March 6, 2024. Baptist did not seek my input on the revisions prior to its submission of the revisions to the City, despite a clear directive from the City Council to do so.

On March 20, 2024, at my request, I received from Baptist a copy of its amended signage variance package. I have reviewed the amended signage variance package, and my objections to the non-conforming Baptist Health proposal are outlined below.

1. The Baptist Health Proposal Violates Zoning and Should Be Withdrawn or Denied.

Baptist Health proposes signage to route ambulances across the parking lot on the eastern side of its site, in violation of the residential zoning that applies there (*see Exhibit A*). No possible construction of that zoning would permit the back and forth of ambulances across it. Baptist Health should withdraw its current illegal plan or submit one that does not violate zoning.

2. The Baptist Health Proposal Violates the Variance Criteria and Does Not Address Community Concerns.

The variance criteria identify community input as important. Since the City's 2021 approval of the emergency center was an administrative proceeding, it was not subject to comment from the community. In this case, however, Baptist must actively engage with the community to address the residents' concerns. The current signage variance proposal not only violates zoning, but it is also an offense to the neighborhood, with high, illuminated signage proposed for the very top of the building's north side (almost double the size

of the current sign), as well as new signage on the east and south sides, where there is currently no signage. Baptist disingenuously has tried to sell this to the City Council and the community by emphasizing that it is proposing to reduce overall signage by 43.82 square feet. While technically that may be true, it is done by eliminating 93.5 square feet of signage on the west face of the building, which is the only sign that currently faces commercial property. The reality is that Baptist proposes to dramatically increase signage facing, and confronting, the single-family homes to the east and north. This does not satisfy the variance criteria by any stretch of the imagination and is completely unnecessary.

To date, Baptist has done nothing to my knowledge to address the community's reasonable concerns, or otherwise taken steps to achieve compliance with the zoning criteria.

3. Baptist Health Has Many Options Available to It to Correct Its Ill-Advised Plan.

Baptist incorrectly maintains that the only issue before the City Council is signage. This is clearly not the case. There is no way for Baptist Health to comply with zoning other than to revisit its site plan. Baptist must proceed only with a site plan and related signage that complies with zoning.

Options available to Baptist include: (1) providing ambulance ingress and egress other than on SW 144 Street; (2) reasonable conditions on ambulance sirens and lights when approaching the site (not just entering it); (3) eliminating top-of-building illuminated signage on the building's north face; (4) much more landscape and wall buffers as appropriate, including across the street; (5) reasonable conditions that patients will not be allowed for extended, multi-day stays in the event there are no available hospital beds in the immediate vicinity; and, (6) operating procedures that will keep the adjacent residential neighborhood from being subject to patient and/or patient family parking and foot traffic, particularly on weekends and overnight (when the existing facility is very quiet).

Since Baptist is pursuing a plan to drop an out-of-place and unwanted emergency center into the middle of a thriving and tight-knit residential neighborhood, it must take far more seriously its responsibility to its residential neighbors. Baptist must take greater steps to ensure that the project does not undermine the character of the neighborhood, as its current plan will most plainly do.

Accordingly, the City Council should vote NO on the proposed signage variance.

Thank you for your consideration of this request.

Respectfully submitted,

/s/ Judy Little

AGENDA ITEM NO. 6.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	May 20, 2024
SUBMITTED BY:	Heidi Siegel, Community and Economic Development
ITEM TYPE:	Discussion
AGENDA SECTION:	**DISCUSSION**
SUBJECT:	DISCUSSION REGARDING 65% DESIGN PLANS FOR THE MULTI-PURPOSE RECREATIONAL FACILITY AT CORAL REEF PARK
SUGGESTED ACTION:	

ATTACHMENTS:

Memo Coral Reef Park Multipurpose Building 65% Plans Discussion.docx
65% Submittal Council Discussion.pdf

To: Honorable Mayor and Village Council

Date: May 20, 2024

From: Heidi Siegel, AICP, CED Director

Re: Discussion regarding 65% Design Plans for the Multi-Purpose Recreational Facility at Coral Reef Park

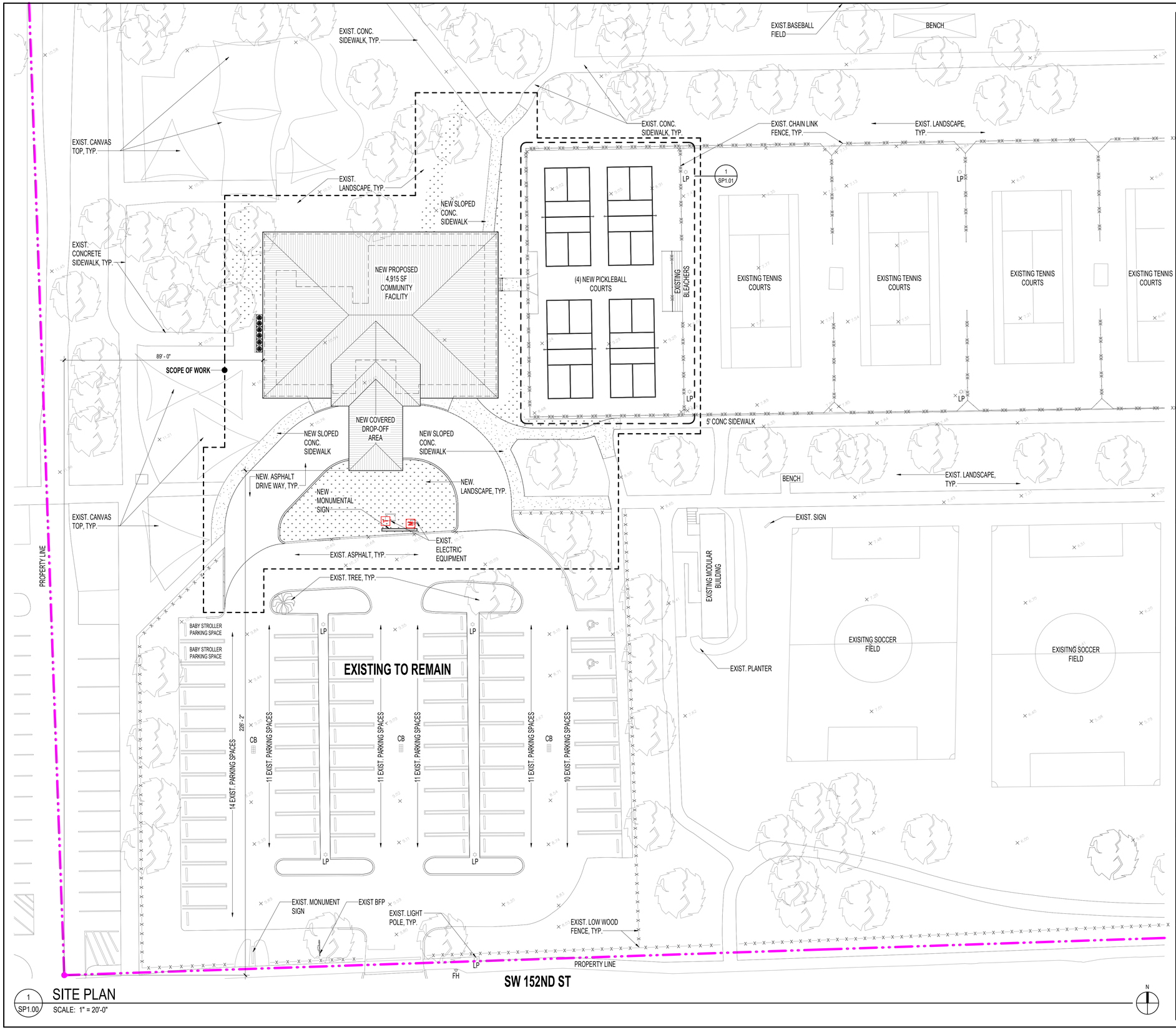
On October 2, 2023, the Village Council approved the award of a design/build contract, pursuant to RFP 2023-11-006, to WayPoint Construction. Inc.

Over the last several months, WayPoint Construction and the project architects, Saltz Michealson Architects, have worked with Village staff to finalize the design details of the project. The project is in conformance with the Village code and will be certified as a LEED building. Additionally, the project fulfills the Village's architectural style requirement of Florida Vernacular. The building includes an exercise room with partition, a multipurpose room with partition, a reception lobby, interior bathrooms, an exterior access bathroom facing the playground area, offices, and a covered outdoor seating area.

Village staff and the design team are seeking feedback from the Village Council on the project design. Once feedback is received, the project design will be completed and permitting will be commenced. The project remains on-budget and on-time with a construction start date anticipated in September 2024.

Attachment:

- 65% Site Plan, Floor Plan, Elevations, Finishes Schedule, and Landscape Plan



1 SP1.00 SITE PLAN
SCALE: 1" = 20'-0"

LEGEND

	PROPERTY LINE
	PROPOSED (NEW)
	EXISTING TO REMAIN
	NEW CONCRETE SIDEWALK
	NEW LANDSCAPE
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING LIGHT POLES
	EXISTING FIRE HYDRANT
	COMMUNICATION LINE
	ELECTRICAL LINE
	GAS LINE
	STORM SEWER LINE
M	ELECTRICAL METER
T	TRANSFORMER

SITE INFORMATION

MUNICIPALITY:	PALMETTO BAY
FOLIO NUMBER:	33-5022-000-0750
PROPERTY ADDRESS:	7895 SW 152 ST
OWNER:	VILLAGE OF PALMETTO BAY
PA PRIMARY ZONE:	2100 ESTATES - 15000 SQFT LOT
PRIMARY LAND USE:	8940 MUNICIPAL : MUNICIPAL
ADJUSTED AREA:	6,187 SF
LOT SIZE:	2,108,347.56 SF OR 5 ACRES
LAND USE:	GENERAL
MUNI ZONE:	E-M
EXISTING LAND USE:	510-MUNICIPAL OPERATED PARKS

PROJECT DESCRIPTION/ SCOPE

REPLACEMENT COMMUNITY BUILDING WITHIN AN EXISTING, OPERATIONAL PARK.

PARK AND PARKING AREA EXISTING TO REMAIN.

LIMIT OF CONSTRUCTION IS THE COMMUNITY CENTER WITH A NEW COVERED DROP OFF.

RACQUETBALL COURTS ARE BEING REPLACED WITH PICKLE BALL COURTS.

SITE DATA

BUILDING AREA:		4789 SF
OPEN AIR COVERED SEATING & DROP OFF COVER:		2722 SF
SETBACKS:	REQUIRED	PROVIDED
FRONT	25' (WEST)	89'-0"
SIDE	25' (NORTH)	226'-2"
	ALLOWED	PROVIDED
MAXIMUM BUILDING HEIGHT:	35'-0"	24'-6"
STORIES:	TWO	ONE

PARKING CALCULATIONS

PARKING REQUIREMENTS FOR CORAL REEF PARK, PALMETTO BAY, FL:

BASED ON CITY OF PALMETTO BAYS LAND DEVELOPMENT CODE, DIBISION 30-70 PARKING AND LOADING STANDARDS (TABLE 30-70.8 (b) AND 30-70.8 (d) OTHER USES):

NEW COMMUNITY CENTER:	1 SPACE/ 250 SF	4,915 / 250	=20 SPACES
EXIST. PICKELBALL COURTS:	2 SPACE/COURT	2X4	= 8 SPACES
EXIST. SOCCER FIELDS:	10 SPACE/ FIELDS	3X10	=30 SPACES
EXIST. BASEBALL FIELDS:	10 SPACE/FIELDS	3X10	=30 SPACES
EXIST. TENNIS COURTS:	2 SPACES/COURT	2X6	=12 SPACES
**ALLOWANCE FOR GENERAL PARKING AMENITTIES). (WALKING, PICNICING, REC.)	*2 SPACES/ COURT UNLESS OTHERWISE REQUIRED BY THE COMMUNITY DEVELOPMENT DIRECTOR	2X45	=90 SPACES
TOTAL REQUIRED PARKING			**=190 SPACES**
TOTAL PROVIDED PARKING			**=222 SPACES**

BICYCLE PARKING: (SEC. 30-70.11): MAX (12) BICYCLE PARKING SPACES REQUIRED, MAINLY AT ATHLETIC FIELDS & GATHERING SPACES.

BABY STROLLER PARKING (SEC. 30-70.10): UNLESS OTHERWISE DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR, A MAX OF (2) BABY STROLLER SPACES WILL BE REQUIRED.

**DENOTES USES NOT SPECIFIED IN THE REQUIRED PARKING.

NOTE: NOT ALL ACTIVITIES WILL RUN CONCURRENTLY.

GENERAL SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADE ELEVATIONS AND SITE IMPROVEMENT SCOPE OF WORK.
2. ALL NEW CONCRETE SIDEWALKS & RAMPS SHALL SLOPE TOWARDS PARKING AREA AT 1:12 MAX. WITH TRUNCATED DOME DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE: ACCESSIBILITY
3. PROVIDE LIGHT BROOM FINISH AT CONCRETE SIDEWALKS
4. LANDSCAPE AREAS SHALL NOT OBSCURE OR BLOCK FIRE HYDRANTS OR SIAMESE CONNECTIONS (IF ANY)
5. BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
6. ALL EXTERIOR SIGNAGE SHALL COMPLY WITH CITY OF PEMBROKE PINES LAND DEVELOPMENT CODE.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW
8. COORDINATE WITH CITY OF PEMBROKE PINES UTILITIES DEPARTMENT FOR WATER & SEWER SERVICE
9. ALL NEW LANDSCAPE SHALL COMPLY WITH CITY CODES & ORDINANCES.
10. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN MUST BE IN CONFORMANCE WITH CITY OF PEMBROKE PINES ENGINEERING STANDARDS AND FDOT STANDARDS. SEE CIVIL DRAWINGS FOR DETAILS.
11. PROVIDE 5% GRADE SLOPE AWAY FROM THE BUILDING FOR AT LEAST 10'-0" TO ASSURE PROPER DRAINAGE AND DETER WATER INTRUSION
12. PER FBC 101.4.1, ELECTRICAL CONTRACTOR SHALL SUBMIT ELECTRICAL PERMIT APPLICATION TO BUILDING DEPARTMENT
13. PER FBC-ADM 105.2.3, PERMIT DRAWINGS SHALL BE ROUTED TO ENVIRONMENTAL PROTECTION DEPARTMENT (EPD), WASTEWATER MANAGEMENT, DOT AND BOAD FOR REVIEW & APPROVAL
14. PER FBC-ADM 107.3, ALL STOREFRONT SYSTEM STEEL STRUCTURE SHALL REQUIRE SHOP DRAWING SUBMITTAL TO BUILDING DEPARTMENT

DB MULTI-PURPOSE RECREATIONAL FACILITY
CORAL REEF PARK

7895 SW 152nd Street
Palmetto Bay, FL 33157

WAYPOINT Contracting, Inc.

SALTZ MICHELSON ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0002897

Project No. :
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Drawn By :
GS
Checked By :
GM
Date:
05-06-24

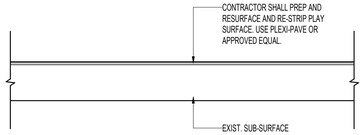
REVISIONS

65% PROGRESS CONSTRUCTION DOCUMENTS

SITE PLAN

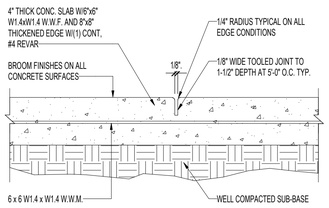
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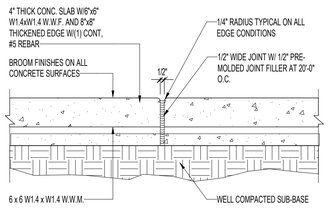
2 SP1.01 **COURT SURFACE DETAIL**

SCALE: 1" = 1'-0"



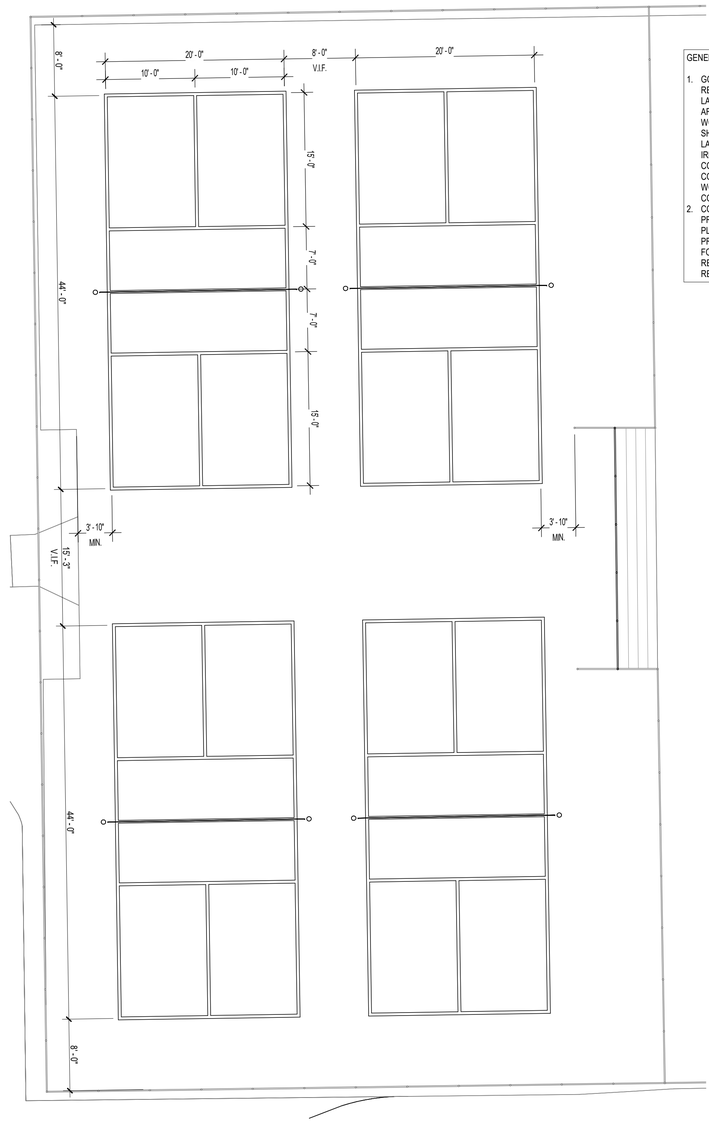
3 SP1.01 **SIDEWALK CONTROL JOINT DETAIL**

SCALE: 1 1/2" = 1'-0"



4 SP1.01 **SIDEWALK EXPANSION JOINT DET.**

SCALE: 1 1/2" = 1'-0"



1 SP1.01 **PICKLE BALL COURTS STRIPING FLOOR PLAN**

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

N

GENERAL NOTES:

1. GC SHALL REPLACE, REPLACE, REPAIR, RE-LANDSCAPE ALL AREAS AFFECTED BY NEW WORK SCOPE. THIS SHALL INCLUDE ALL LANDSCAPING AND IRRIGATION. CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS.
2. CONTRACTOR SHALL PREP EXIST. PAVED PLAY AREA TO BE PREPPED AND READIED FOR NEW RESURFACING/ RESTRIPING.

DB MULTI-PURPOSE RECREATIONAL FACILITY
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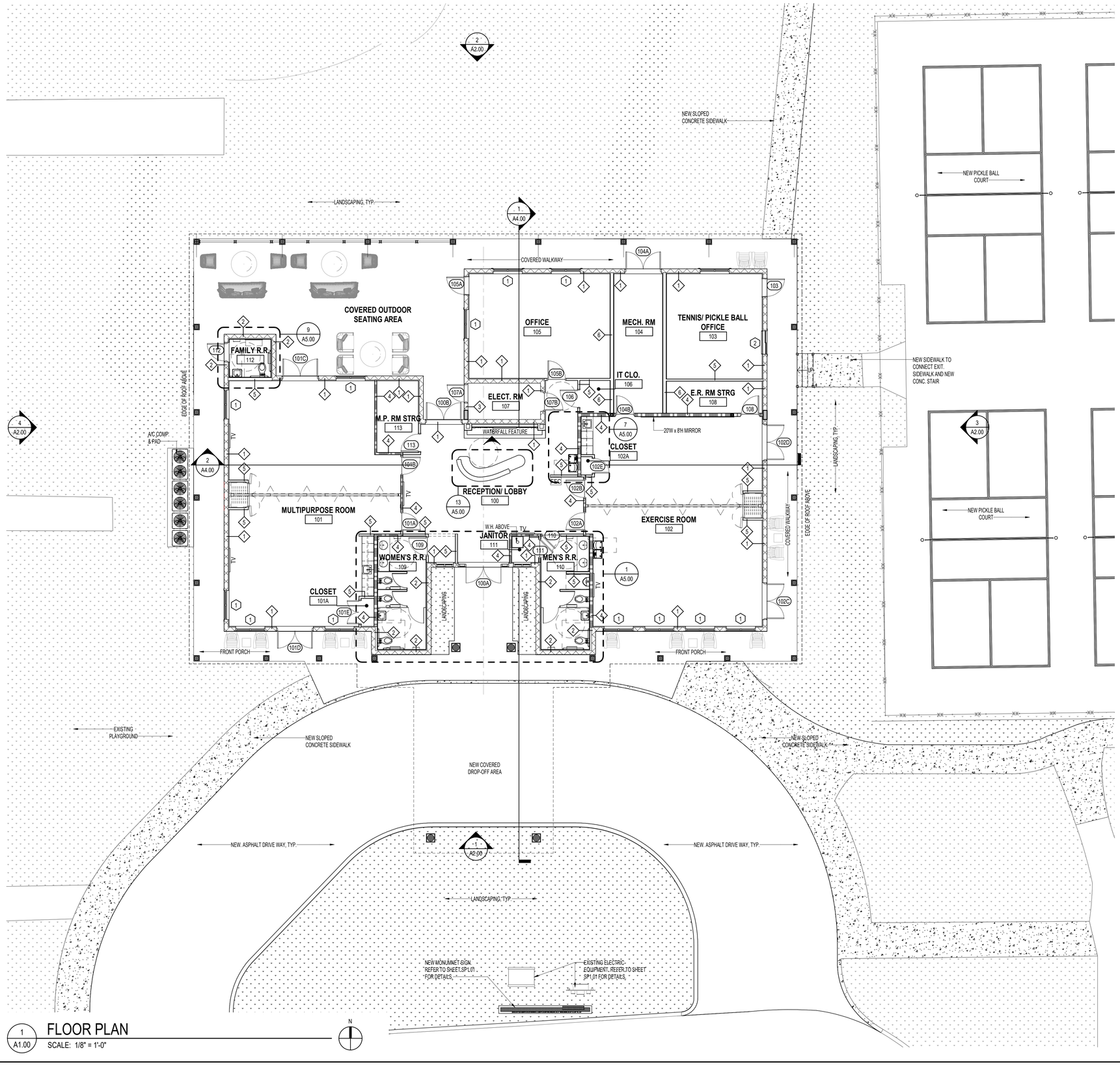
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SITE DETAILS

SP1.01

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1 A1.00 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND & SHEET NOTES

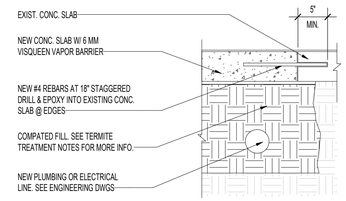
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. FURNITURE SHOWN IS FOR ILLUSTRATIVE PURPOSES. ALL FURNITURE SHALL BE PROVIDED BY OWNER.
2. THIS BUILDING IS FULLY SPRINKLERED. CONTRACTOR SHALL INSTALL/ RELOCATE SPRINKLER HEADS BELOW CEILING LINE, CENTERED IN CEILING TILES.
3. FIRE SPRINKLER DESIGN AND SHOP DRAWINGS SHALL BE PROVIDED BY LICENSED FIRE SPRINKLER CONTRACTOR FOR CITY REVIEW AND APPROVAL.
4. CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ALL QUESTIONS, CONCERNS, AND/OR DISCREPANCIES SHALL BE SUBMITTED AS PRE-BID RFI'S FOR CLARIFICATION BY THE ARCHITECT. OTHERWISE, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INCLUDED ALL NECESSARY LABOR, MATERIAL, AND SYSTEMS IN HIS BID TO COMPLETE THE WORK AS INTENDED AT NO ADDITIONAL COST TO THE OWNER.
5. SEE SHEET A7.00 & A7.01 FOR WINDOW & DOOR SCHEDULES
6. THE CONTRACTOR SHALL COMPLY WITH NFPA 101 (2021 EDITION) FOR CONSTRUCTION, REPAIR AND IMPROVEMENTS.
7. SEE DETAIL 2, SHEET A1.00 FOR SLAB REPAIR & TERMITE TREATMENT NOTES
8. COORDINATE FIRE ALARM DEVICES & PANELS W/ ELECTRICAL DRAWINGS.
9. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL RECEPTACLE DETAILS & ADDITIONAL INFORMATION
10. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LOCATIONS.
11. ALL PENETRATIONS IN RATED PARTITIONS SHALL BE PROTECTED PER FLORIDA BUILDING CODE 2023 EDITION, SECTION 714. PENETRATIONS FOR CABLES, CABLE TRAYS, CONDUITS, PIPES, TUBES, COMBUSTION VENTS AND EXHAUST VENTS, WIRES, AND SIMILAR ITEMS TO ACCOMMODATE ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS SYSTEMS THAT PASS THROUGH A WALL, FLOOR, OR FLOOR/CEILING ASSEMBLY CONSTRUCTED AS A FIRE BARRIER SHALL BE PROTECTED BY A FIRE STOP SYSTEM OR DEVICE AT RATED WALLS. FILL ALL VOIDS BETWEEN TOP OF PARTITION TRACK AND UNDERSIDE OF DECK OR SLAB WITH INSULATION
12. FULL HEIGHT INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED TO RESIST LATERAL LIVE LOAD OF NOT LESS THAN 5 POUNDS PER SQUARE FOOT WITH A DEFLECTION OF NOT LESS THAN L/240.
13. PROVIDE FIRE SEALANT OR FIRE SAFING AS REQUIRED BETWEEN THE TOP OF WALL AND UNDERSIDE OF STRUCTURE AT FIRE RATED PARTITION LOCATIONS (IF ANY). PROVIDE CONTINUOUS FIRE CAULK AT UNDERSIDE OF FLOOR SLABS AT ALL FLOOR/WALL CONNECTION.
14. SET GYPSUM WALL BOARD INTO CONTINUOUS BEAD OF ACOUSTICAL SEALANT ALONG FLANGES OF TOP AND BOTTOM TRACKS, TYP. AT PARTITIONS WITH SOUND ATTENUATION/BATT INSULATION.
15. PROVIDE ACOUSTICAL SEALANT AT ALL OPENINGS AND PENETRATIONS WITH SOUND ATTENUATION/BATT INSULATION TO CREATE SOUND TIGHT CONSTRUCTION.
16. PROVIDE FIRE RETARDANT WOOD BLOCKING AS REQUIRED FOR THE ANCHORAGE OF FIXTURES AND ACCESSORIES.
17. REVIEW AND APPROVAL BY AHJ SHALL NOT RELIEVE APPLICANT FROM RESPONSIBILITY OF COMPLIANCE WITH NFPA 1:1.14
18. COORDINATE FINAL EXIT SIGNS & EMERGENCY LIGHT LOCATIONS & QUANTITIES WITH OWNER & FIRE INSPECTOR. ADDITIONAL EXIT SIGNS MAY BE REQUIRED BY FIRE INSPECTOR.
19. MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION, APPLICATION, OR METHODS SHALL BE STRICTLY ADHERED TO AND BY REFERENCE ARE MADE A PART OF THESE PLANS AS IF FULLY WRITTEN HEREIN. FAILURE OF THE CONTRACTOR TO OBTAIN MANUFACTURER'S INSTRUCTIONS SHALL NOT RELIEVE HIM FROM PERFORMING ALL OF THE REQUIREMENTS OF THE WORK. CONTRACTOR SHALL CONFIRM ALL EQUIPMENT DIMENSIONS, ELECTRICAL REQUIREMENTS AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION WITH ACTUAL EQUIPMENT'S MAKE AND MODEL.
20. GENERAL CONTRACTOR SHALL VERIFY FIREWALLS AND REPAIR AS NEEDED, PROVIDING RESPECTIVE 'UL' LISTED FIRE SEPARATION ASSEMBLY.
21. ALL SWITCHES, OUTLETS, & COVER PLATES SHALL BE WHITE (NO IVORY).
22. CASEWORK DIMENSIONED SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION. SEE THE NOTES IN THE CASEWORK SCHEDULE FOR FURTHER DIMENSIONING NOTES REGARDING CASEWORK.
23. SALES & SERVICE COUNTERS: FAC 7.2 (1) - IN MISCELLANEOUS RETAIL STORES AND WHERE ALL AREAS ARE USED FOR BUSINESS TRANSACTIONS WHERE COUNTERS ARE PROVIDED FOR SALES OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 30" IN LENGTH WITH A MAXIMUM HEIGHT OF 34" ABOVE THE FINISHED FLOOR.



NOTE:

1. CONTRACTOR TO PROVIDE TERMITE SOIL TREATMENT UNDERNEATH THE SLAB PER FBC 2017, SECTION 1805.

2. PER 1816.1 OF THE FBC, 2017 EDITION TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT OF NEW CONSTRUCTION.

3. PRIOR TO THE BUILDING FINAL INSPECTION, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONNOTES THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

2 A1.00 **CONC. SLAB REPAIR DETAIL**
SCALE: 1" = 1'-0"

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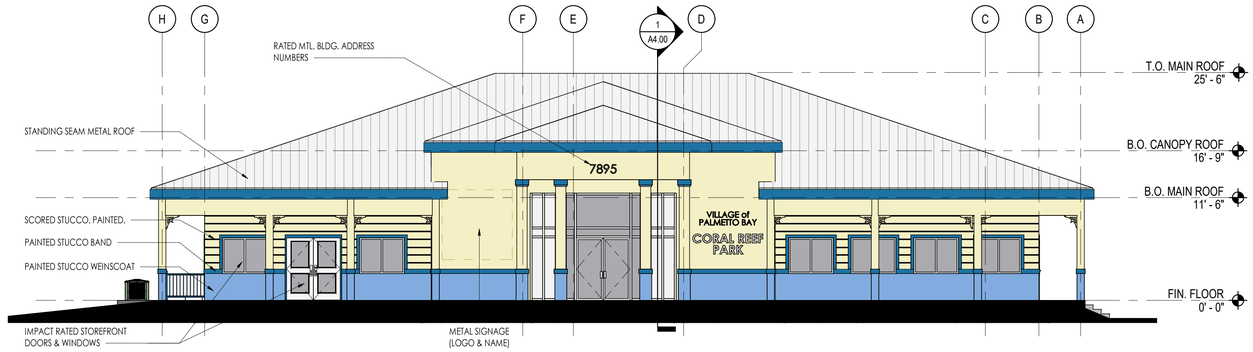
REVISIONS

65% PROGRESS CONSTRUCTION DOCUMENTS

FLOOR PLAN

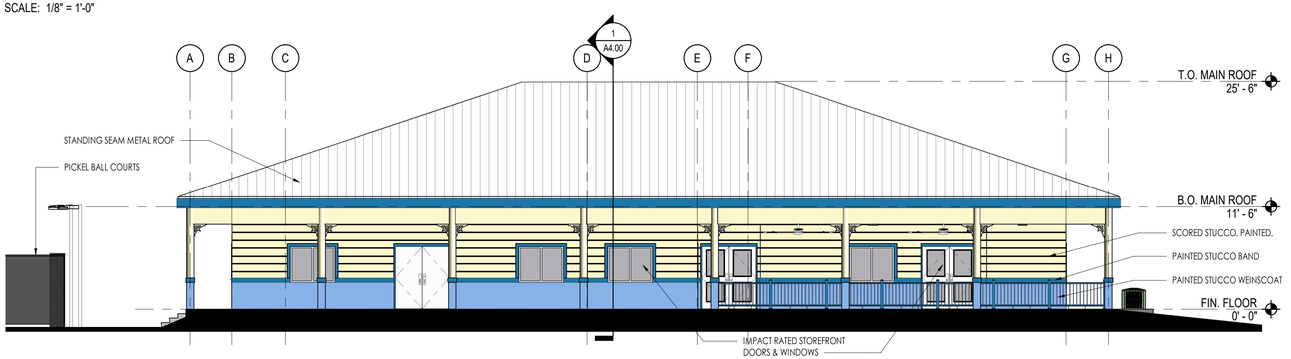
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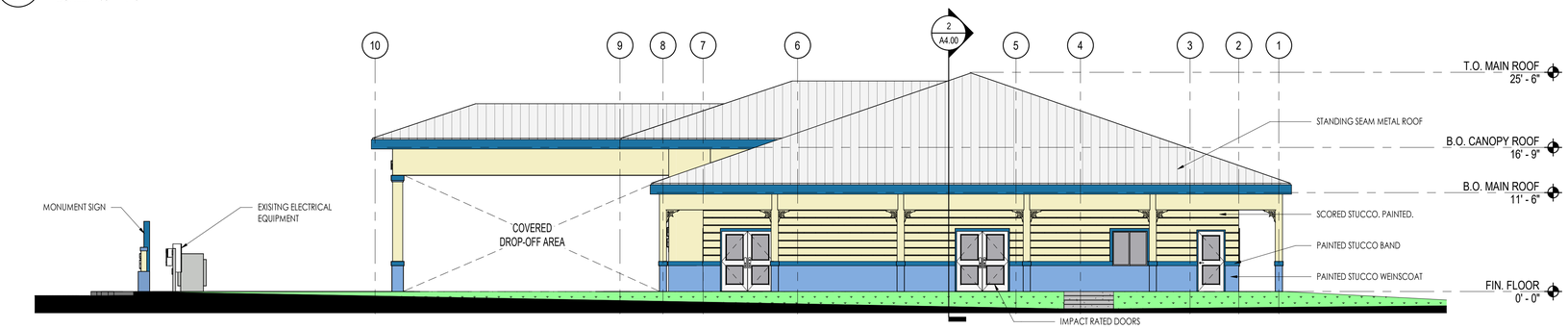
1 A2.00 **SOUTH ELEVATION**

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



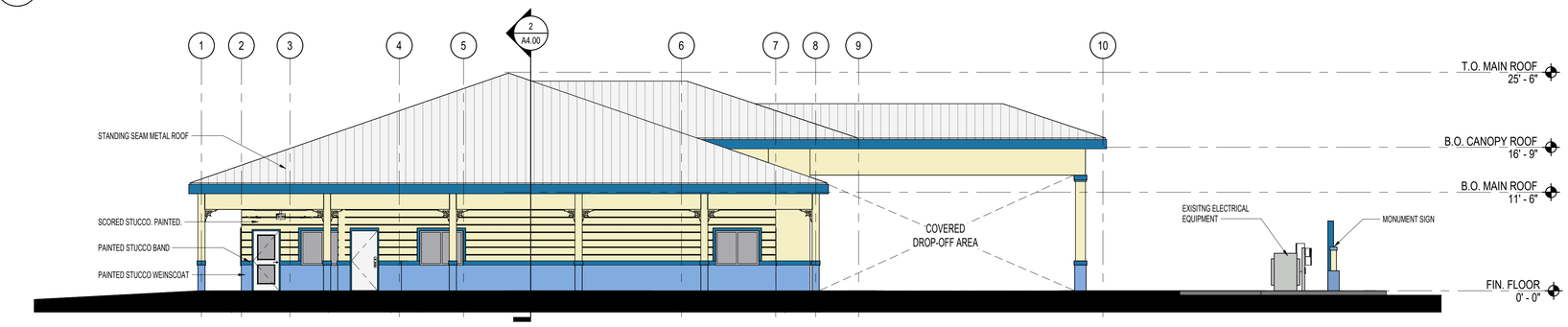
2 A2.00 **NORTH ELEVATION**

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



3 A2.00 **EAST ELEVATION**

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



4 A2.00 **WEST ELEVATION**

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

EXTERIOR ELEVATION GENERAL NOTES

1. DO NOT SCALE DRAWING
2. REFER TO FINISH SCHEDULE & SPECIFICATIONS ON SHEET A9.0 FOR ALL FINISHES
3. DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE. (U.N.O.)
4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE STRUCTURAL AND ELECTRICAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF STEEL AND ELECTRICAL WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL AND ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION.
5. NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
6. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES IN THE LOCATION OF THE PROJECT.
7. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
8. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
9. EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS:
   - GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER MINIMUM 1-1/2" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER 5/8" DENSGLASS SHEATHING OVER MTL. (WHERE APPLICABLE)
10. ALL EIFS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS.
11. PROVIDE FIRE RATED BLOCKING IN FACADE FRAMING TO SUPPORT ALL BUILDING SIGNAGE (IF APPLICABLE)
12. ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED.
13. ALL NEW EXTERIOR GLAZING TO BE 1" INSULATING, LOW-E.
14. ALL EXTERIOR STOREFRONT FRAMING TO BE THERMALLY-BROKEN CLEAR ANODIZED FINISH, UNLESS MATCHING COLOR OF EXISTING STOREFRONT TO REMAIN.
15. ALL NEW ALUMINUM FRAMED GLAZING SYSTEMS SHALL BE INSTALLED PER INDUSTRY BEST PRACTICES
16. ALL JOINT SEALERS SHALL BE INSTALLED PER PRESCRIBED INDUSTRY BEST PRACTICE STANDARDS
17. ALL NEW EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED PER ASTM E2112-07 (2016).
18. ALL STRUCTURAL/MECHANICAL OPENINGS SHALL HAVE SCREENS OR SEALANT TO DISCOURAGE INSECT ACCESS.
19. ALL SIGNAGE SHALL BE UNDER SEPARATE PERMIT
20. PAINT FINISHES OVER STUCCO FINISH SHALL RECEIVE (2) COATS LATEX PAINT OVER (1) COAT PRIMER.
21. CONTRACTOR TO PROVIDE STUCCO CONTROL JOINTS PER ASTM C1063, BOTH HORIZONTALLY AND VERTICALLY, WHERE INDICATED, ENCLOSING AN AREA NO MORE THAN 144 SF. THE AREA ENCLOSED BY THE CONTROL JOINTS CANNOT HAVE A LENGTH TO WIDTH RATIO GREATER THAN 2-1/2:1

DB MULTI-PURPOSE RECREATIONAL FACILITY
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AA-0002897

Project No. :
2023-190
Drawn By :
GS
Checked By :
GM
Date:
05-06-24

REVISIONS

65% PROGRESS CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS

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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	WALL FINISHES				CEILING FINISH	CEILING HGT.	REMARKS
					NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL			
100	RECEPTION/ LOBBY	LVT-1	LVT-1	P-1/ P1A	P-1A	P-1	P-1	P-1	ACT-2/ G.B.		REFER TO RCP FOR CLG HEIGHTS
101	MULTIPURPOSE ROOM	LVT-2	LVT-2	P-2/ P-2A	P-2	P-2	P-2	P-2A	ACT-1/ G.B.		REFER TO RCP FOR CLG HEIGHTS
101A	CLOSET	LVT-2	LVT-2	P-2	P-2	P-2	P-2	P-2	G.B.	8' - 0"	
102	EXERCISE ROOM	LVT-2	LVT-2	P-2/ P-2A	P-2	P-2	P-2A	P-2	ACT-1/ G.B.		REFER TO RCP FOR CLG HEIGHTS
102A	CLOSET	LVT-2	LVT-2	P-2	P-2	P-2	P-2	P-2	G.B.	8' - 0"	
103	TENNIS/ PICKLE BALL OFFICE	LVT-2	LVT-2	P-2	P-2	P-2	P-2	P-2	ACT-1	10' - 0"	
104	MECH. RM	LVT-2	LVT-2	P-2.1	P-2.1	P-2.1	P-2.1	P-2.1	OPEN		
105	OFFICE	LVT-2	LVT-2	P-2	P-2	P-2	P-2	P-2	ACT-1	10' - 0"	
106	IT CLO.	LVT-1	LVT-1	P-2	P-2	P-2	P-2	P-2	ACT-1	10' - 0"	
107	ELECT. RM	S. CONC.	N/A	P-2.1	P-2.1	P-2.1	P-2.1	P-2.1	OPEN		
108	E.R. RM STRG	S. CONC.	N/A	P-2	P-2	P-2	P-2	P-2	ACT-1	10' - 0"	
109	WOMEN'S R.R.	C.TILE	C.T.	P-3/ CT	P-3/ CT	P-3/ CT	P-3/ CT	P-3/ CT	G.B.	11' - 0"	
110	MEN'S R.R.	C.TILE	C.T.	P-3/ CT	P-3/ CT	P-3/ CT	P-3/ CT	P-3/ CT	G.B.	11' - 0"	
111	JANITOR	S. CONC.	N/A	P-2.1	P-2.1	P-2.1	P-2.1	P-2.1	G.B. FR	8' - 0"	
112	FAMILY R.R.	C.TILE	C.T.	P-3/ CT	P-3/ CT	P-3/ CT	P-3/ CT	P-3/ CT	G.B.	11' - 0"	
113	M.P. RM STRG	LVT-2	LVT-2	P-2	P-2	P-2	P-2	P-2	ACT-1	10' - 0"	



1 A9.00 FINISH FLOOR PLAN

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

N

FINISH PLAN NOTES

GENERAL SHEET NOTES

1. SEE MATERIAL & FINISH SCHEDULE. THIS SHEET FOR MORE DETAIL
2. PER FBC 1210.2.2, WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES.
4. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN CLASS "C" AS SPECIFIED IN FBC 803.11.
5. INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER FBC 720.
6. INTERIOR FLOOR FINISH SHALL COMPLY WITH MINIMUM CLASS II CRITICAL RADIANT FLUX PER FBC 804.4.2
7. PROVIDE TRANSITIONS AT ALL CHANGE OF FLOOR MATERIAL LOCATIONS. ALL FLOOR LEVELS AND TRANSITIONS SHALL BE ADA COMPLIANT
8. CONTRACTOR TO CAULK (SILICONE SEALANT) BETWEEN FLOOR FINISH AND BASE & MILLWORK
9. ALL SOLID SURFACE COUNTER TO HAVE BULL NOSE EDGING AND CORNERS.
10. INSTALL CAULK JOINT WHERE REQUIRED AT INTERFACE OF DISSIMILAR MATERIALS
11. WIDTH OF GROUT LINES AND GROUT MUST BE LEVEL AND FLUSH TO TILE MINIMIZING GROUT VALLEYS - GROUT WIDTH SHALL BE FOLLOWED TO MINIMUM TOLERANCE ALLOWED BY MANUFACTURER RECOMMENDATIONS. GROUT LINES IN ALL TILE SHALL BE A MAXIMUM 1/8"
12. ALL WALLS SHOWN AS PAINTED ARE TO BE PAINTED FULL HEIGHT
13. ALL WALLS SHALL BE PAINTED EGGSHELL WITH THE EXCEPTION OF THE TOILET WALLS, WHICH SHALL BE PAINTED WITH EPOXY PAINT.
14. ALL UNUSED PAINT SHALL BE CLEARLY LABELED AND ADEQUATELY PACKAGED FOR STORAGE. CONTRACTOR SHALL DELIVER ALL UNUSED PAINT AND FINISH MATERIAL TO OWNER.
15. ALL INTERIOR PARTITIONS SHALL RECEIVE (2) COATS OF SCHEDULED PAINT
16. GC TO COORDINATE PLACEMENT OF ALL MILLWORK PRIOR TO START OF TILE WORK.
17. CORNER GUARDS TO BE INSTALLED WITH CLEAR SILICONE ADHESIVE
18. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
19. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
20. AFTER DEMOLITION AND BEFORE COMMENCING NEW CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO CLEAN, REPAIR, PATCH AND LEVEL THE SLAB. G.C. TO VERIFY AND ENSURE THAT ANY SUB-FLOOR IS SOUND, SMOOTH, FLAT & READY TO ACCEPT FINISH FLOORING MATERIALS.
21. ALL NEW DOOR FRAMES TO BE SEALED TO FLOORING WITH CAULKING COMPOUND. THE COLOR SHALL MATCH FLOOR COLOR. ALL DOOR FRAMES TO BE PAINTED WITH SEMI-GLOSS PAINT TO MATCH ADJACENT WALL COLOR
22. ANY TRENCHING OR DEMOLITION OF EXISTING SUBSTRATE BY THE GC MUST BE POURED BACK, LEVEL AND SMOOTH TO THE EXISTING SUBSTRATE BY THE GC. FINISH TO BE AT AN ACCEPTABLE LEVEL FOR POLISHING. SEE DETAIL 02/A1.0
23. CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF INSTALLING KOSTER VAP 1 2000 WATERPROOF FLOOR COATING SYSTEM OR APPROVED EQUAL AT ALL CONCRETE SLABS WHERE SHEET VINYL, VINYL PLANKS, AND/OR VINYL TILE ARE SCHEDULED. TEST ALL FLOOR SLABS AS REQUIRED FOR MOISTURE CONTENT AND OBTAIN MANUFACTURER'S APPROVAL PRIOR TO INSTALLATION OF FLOORING MATERIALS AND FINISHES IF IT IS DETERMINED THAT A WATERPROOF COATING SYSTEM IS NOT REQUIRED.
24. PATCH & REPAIR EXISTING PARTITIONS AS REQUIRED WHERE NEW PLUMBING LINES ARE INSTALLED. REFER TO PLUMBING DWGS FOR LOCATIONS
25. PATCH & REPAIR EXISTING PARTITIONS WHERE NEW WALL BACKING/ BLOCKING IS BEING INSTALLED FOR NEW WALL MOUNTED CABINETS & FIXTURES. SEE ARCHITECTURAL DRAWINGS FOR CABINET & FIXTURE LOCATIONS
26. CONTRACTOR TO REFINISH ALL DOORS & FRAMES TO MATCH EXISTING, AS NECESSARY, IF DAMAGED DURING CONSTRUCTION.
27. ALL WALLS SHOWN AS PAINTED ARE TO BE PAINTED FULL HEIGHT.

FLOORING NOTES

1. PROVIDE VINYL PLANK FLOORING, PER FINISH LEGEND FREE OF ASBESTOS, 1/8" MIN. THICKNESS.
2. VINYL WALL BASE: PROVIDE VINYL BASE WITH MATCHING END STOPS AND PREFORMED OR MOLDED CORNER UNITS AS FOLLOWS:
   HEIGHT: 4" OR 6" (SEE FINISH PLAN & SCHEDULE FOR LOCATIONS)
   MIN. THICKNESS: .080" GAUGE
   STYLE: PER FINISH SCHEDULE
   FINISH: PER FINISH SCHEDULE
3. SLAB SHALL BE PREPARED ON ALL AREAS WHERE NEW FLOOR WILL BE APPLIED. USE MOXIE FLOOR SEALER (MFS II) MOISTURE SEALING PRODUCT BEFORE THE FINISH FLOOR IS INSTALLED. CONTRACTOR MUST CONTACT NEW FLOOR MANUFACTURER'S REPRESENTATIVE FOR MANUFACTURER ACCEPTANCE OF THE SLAB CONDITION IN WRITING.
4. PREPARE SUBSTRATE SURFACES TO RECEIVE VINYL FLOORING AS PER MANUF. RECOMMENDATIONS. DETERMINE THAT FLOORING IS SUITABLE FOR THE APPLICATION OF VINYL FLOORING BEFORE INSTALLATION. REPAIR ALL CRACKS, HOLES, RIDGES OR DEFECTS FOR A SMOOTH AND LEVEL FLOOR.
5. WHERE EXISTING FLOOR REQUIRES REPAIR OR LEVELING, APPLY FLOOR LEVELING COMPOUND AS REQ'D & IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.
6. GYPSUM BASE PRODUCT IS NOT ACCEPTABLE.
7. TEST EXISTING FLOORING FOR ANY SIGNS OF MOISTURE INFILTRATION AND REPAIR PRIOR TO APPLICATION OF LEVELING COMPOUND.
8. INSTALL RESILIENT FLOORING USING METHOD AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. APPLY WALL BASE TO WALLS WHERE BASE IS REQ'D AS INDICATED IN FINISH SCHEDULE.
10. CLEAN AND PROTECT FLOORING AGAINST DAMAGES FROM CONSTRUCTION. REPLACE ALL TILES WHICH ARE FOUND DEFECTIVE.

FOLLOW ALL MANUF. REQUIREMENTS FOR INSTALLATION. NO EXCEPTIONS TAKEN. FAILURE OF COMPLIANCE WILL MAKE THE CONTRACTOR RESPONSIBLE. INSTALLATION SHALL BE AT HIS OWN COST.

SCHEDULE - FINISH LEGEND

MARK	MANUFACTURER	STYLE	COLOR	SIZE
FLOORING				
LVT-1	SHAW CONTRACT	QUIET COVER	TIMBER	7" x 48"
LVT-2	MANNINGTON FLOORING	MANNINGTON FLOORING	MIRUS FEATHER	7.25 x 48"
MILLWORK				
PL-1	FORMICA	MATTE	VIOLIN FIGURED	N/A
WALL				
P-1	SHERWIN WILLIAMS	EGG-SHELL	ECRU WHITE	N/A
P-2	SHERWIN WILLIAMS	EGG-SHELL	MEDITATIVE	N/A
WALL BASE				
WB-1	JOHNSONITE	TRADITIONAL COVE BASE	284 GANASHE	4" HIGH
WB-2	JOHNSONITE	MILLWORK MANDALAY	80 FAWN	6" HIGH

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FINISH FLOOR PLAN & SCHEDULE

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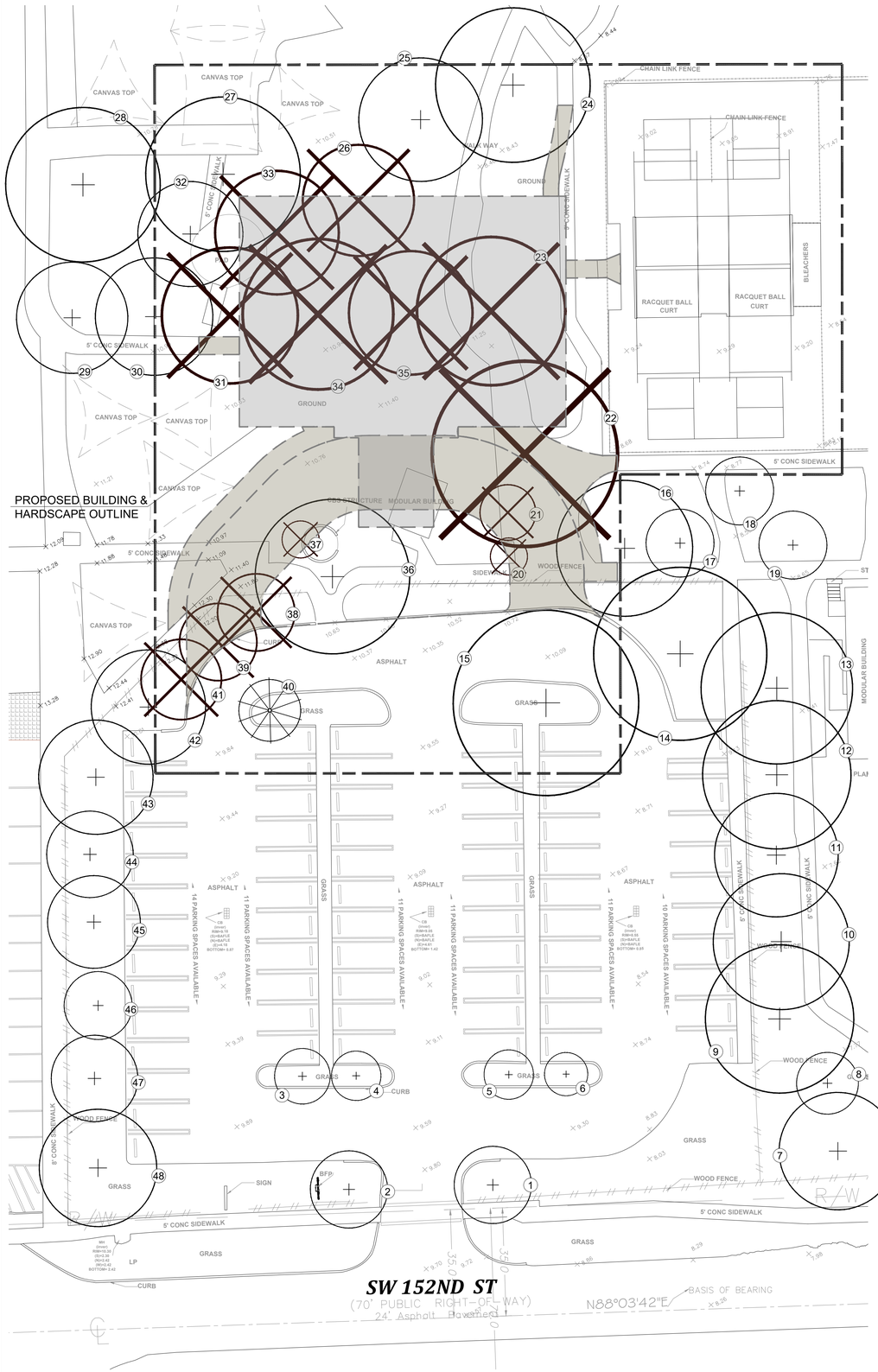
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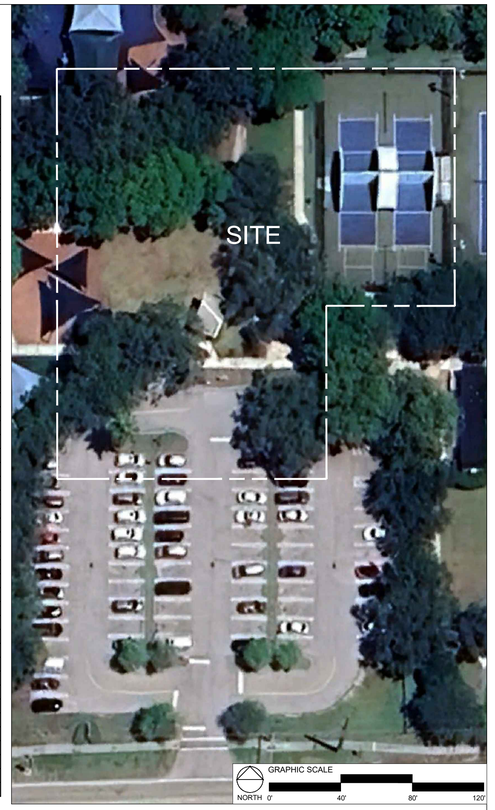
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PERSPECTIVE VIEWS AND RENDERINGS

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TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	CT (ft)	SPREAD (ft)	STATUS	COMMENTS
1	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	13	16		25	REMAIN	
2	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	8, 4, 5, 6	19		25	REMAIN	MultitrunK
3	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	8	16		18	REMAIN	
4	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	9	15		16	REMAIN	
5	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	9	19		16	REMAIN	
6	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	6	16		14	REMAIN	
7	Lysiloma latisiliquum	Wild Tamarind	26	23		38	REMAIN	
8	Ligustrum japonicum	Tree Ligustrum	5, 7, 6, 5	15		20	REMAIN	MultitrunK
9	Quercus virginiana	Live Oak	25	34		48	REMAIN	
10	Quercus virginiana	Live Oak	14	26		44	REMAIN	
11	Quercus virginiana	Live Oak	14	26		40	REMAIN	
12	Quercus virginiana	Live Oak	69	26		48	REMAIN	
13	Bucida buceras	Black Olive	16	39		49	REMAIN	
14	Bucida buceras	Black Olive	22	32		56	REMAIN	
15	Quercus virginiana	Live Oak	31	25		60	REMAIN	
16	Swietenia mahagoni	Mahogany	20	26		44	REMAIN	
17	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	7, 8, 5	23		22	REMAIN	MultitrunK
18	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	7, 9, 5, 3, 4	23		22	REMAIN	MultitrunK
19	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	3, 4, 3, 3, 4, 6	23		22	REMAIN	MultitrunK
20	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	@3 - 7	22		12	REMOVE	
21	Ligustrum japonicum	Tree Ligustrum	10, 6	15		18	REMOVE	Double
22	Quercus virginiana	Live Oak	29	30		60	REMOVE	
23	Quercus virginiana	Live Oak	15	29		48	REMOVE	
24	Swietenia mahagoni	Mahogany	19	35		50	REMAIN	
25	Quercus virginiana	Live Oak	21	40		40	REMAIN	
26	Quercus virginiana	Live Oak	20	32		36	REMOVE	
27	Quercus virginiana	Live Oak	20	39		50	REMAIN	
28	Quercus virginiana	Live Oak	21	39		50	REMAIN	
29	Swietenia mahagoni	Mahogany	18	39		36	REMAIN	
30	Swietenia mahagoni	Mahogany	21	39		38	REMAIN	
31	Swietenia mahagoni	Mahogany	20	39		44	REMOVE	
32	Quercus virginiana	Live Oak	17	39		34	REMAIN	
33	Quercus virginiana	Live Oak	19	39		40	REMOVE	
34	Swietenia mahagoni	Mahogany	20	39		48	REMOVE	
35	Swietenia mahagoni	Mahogany	17	32		40	REMOVE	
36	Quercus virginiana	Live Oak	33	38		50	REMAIN	
37	Quercus virginiana	Live Oak	5	16		12	REMOVE	
38	Quercus virginiana	Live Oak	21	32		24	REMOVE	
39	Quercus virginiana	Live Oak	17	30		24	REMOVE	
40	Roystonia regia	Royal Palm	18		26	20	REMAIN	
41	Quercus virginiana	Live Oak	12	30		26	REMOVE	
42	Quercus virginiana	Live Oak	20	30		37	REMAIN	
43	Quercus virginiana	Live Oak	15	30		37	REMAIN	
44	Quercus virginiana	Live Oak	15	26		28	REMAIN	
45	Quercus virginiana	Live Oak	17	26		30	REMAIN	
46	Quercus virginiana	Live Oak	10	26		22	REMAIN	
47	Quercus virginiana	Live Oak	14	26		28	REMAIN	
48	Quercus virginiana	Live Oak	16	26		38	REMAIN	

NOTES:
1. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM A SITE VISIT BY THE LANDSCAPE ARCHITECT AND THE EXISTING PROPERTY SURVEY PREPARED BY:
   P (3) SM, L.L.C PROFFESIONAL SURVEYORS & MAPPERS
   3900 N.W. 79th AVE, SUITE #322. MIAMI, FLORIDA, FL 33166
   Ph: 305.463.0912
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. SEE EXISTING TREE PROTECTION FENCE DETAIL #1 - SHEET L-01.
3. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
4. CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

LEGEND

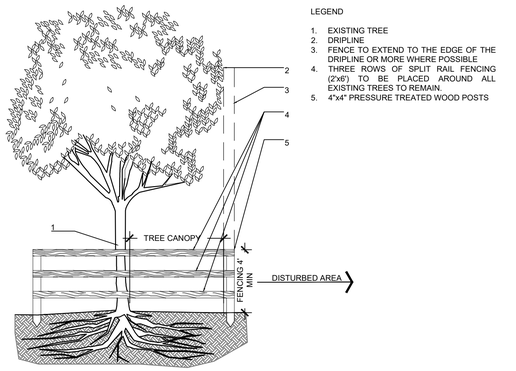
---- PROPOSED BUILDING & HARDSCAPE FOOTPRINT

(X) TREE NUMBER

EXISTING TREE TO REMAIN

EXISTING PALM TO REMAIN

EXISTING TREE TO BE REMOVED



NOTES:
a. ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
b. BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
c. CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
d. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE d-Protection fence 1.dwg
SECTION SCALE: N.T.S

65% SUBMITTAL

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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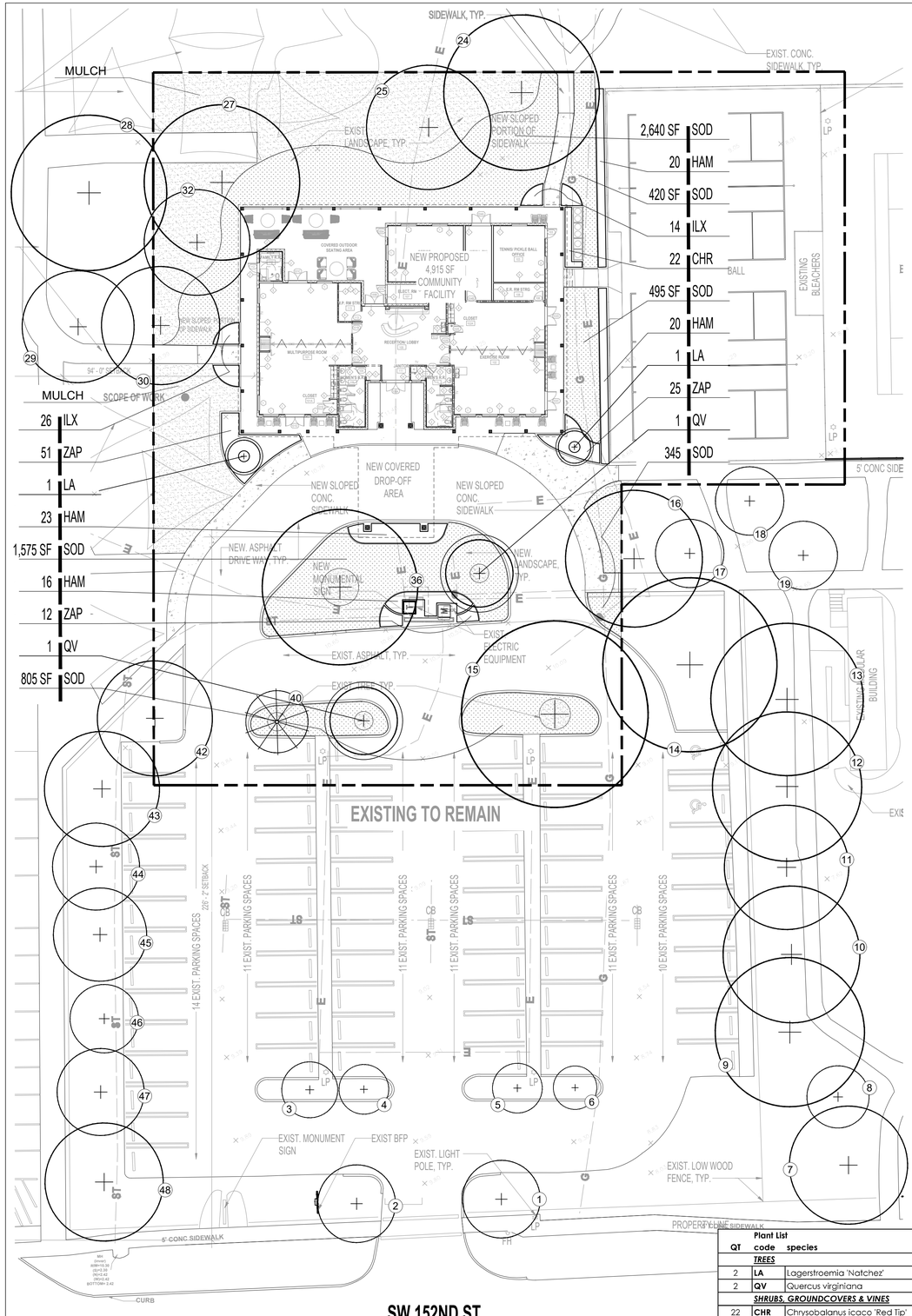
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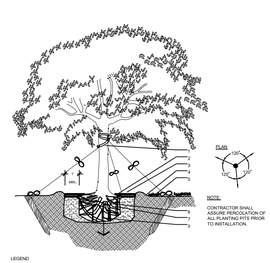
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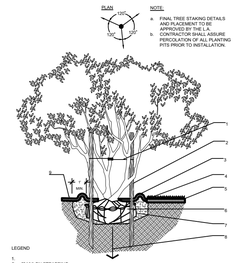
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Approved By:	AEM
Project No:	202409

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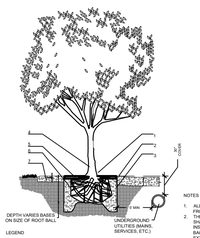




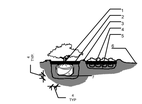
2 LARGE TREE SECTION — SCALE: N.T.S



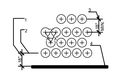
3 MULTI-TRUNK TREE SECTION — d-Multi-trunk Tree.dwg — SCALE: N.T.S



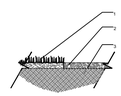
4 ROOT BARRIER INSTALLATION SECTION — © 2006 Root Barrier, Inc. — SCALE: N.T.S



5 SHRUBS & GROUNCOVERS SECTION — d-Shrubs and groundcovers.DWG — SCALE: N.T.S



6 TYPICAL PLANT SPACING SECTION — d-Typical spacing.DWG — SCALE: N.T.S



7 MULCH SECTION — d-Mulch.DWG — SCALE: N.T.S

LEGEND

- (X) TREE NUMBER
- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- NEW TREE

NOTES:

1. Tree protection fence might be temporarily adjusted at trees, to allow for construction of hardscape and buildings.
2. Root barriers shall be installed at all trees/palms that are planted within five (5) feet of underground utilities or utility easement. see detail #4 on sheet L-02
3. All landscape areas shall be provided with a fully automatically operated irrigation system. irrigation system shall provide complete coverage of all plant materials. this system should have rain sensor and should automatically shut off when raining.

TREE MITIGATION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH INCHES	CANOPY (SF)
20	Lagerstroemia 'Natchez'	Crape Myrtle Natchez	@ 3 - 7	113
21	Ligustrum japonicum	Tree Ligustrum	10, 6	254
22	Quercus virginiana	Live Oak	29	2827
23	Quercus virginiana	Live Oak	15	1810
26	Quercus virginiana	Live Oak	20	1018
31	Swietenia mahagoni	Mahogany	20	1521
33	Quercus virginiana	Live Oak	19	1257
34	Swietenia mahagoni	Mahogany	20	1810
35	Swietenia mahagoni	Mahogany	17	1257
37	Quercus virginiana	Live Oak	5	113
38	Quercus virginiana	Live Oak	21	452
39	Quercus virginiana	Live Oak	17	452
41	Quercus virginiana	Live Oak	12	531
		TOTAL TREE CANOPY TO BE REMOVED		13415

QT	Plant List code	species	common name	drought tolerance	native	specifications	container size	spacing
	TREES							
2	**LA**	Lagerstroemia 'Natchez'	Crape Myrtle 'Natchez'	High	no	14' ht. Std. 3" DBH, 6' Sprd. 6.5' CT	FG	as shown
2	**QV**	Quercus virginiana	Live Oak	High	yes	16' ht. Std. 4" DBH, 6' Spr. 6' CT	100 Gal.	as shown
	SHRUBS, GROUNDCOVERS & VINES							
22	**CHR**	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
79	**HAM**	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
40	**ILX**	Ilex vomitoria 'Schillings Dwarf'	Dwarf Yaupon Holly	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
88	**ZAP**	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	7 Gal.	30" O.C.
	SOD							
6280	**SOD**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		

GENERAL NOTES:

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
3. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
4. All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
5. Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
6. All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
7. Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
8. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
13. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
14. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
18. There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
19. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
20. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs, and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
21. Existing sod shall be removed as necessary to accommodate new plantings.
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
25. The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
26. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
27. Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
28. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
29. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
30. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.

65% SUBMITTAL

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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Rev	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE PLAN
DETAILS & NOTES
GENERAL NOTES

Project Name: DB MULTI-PURPOSE RECREATIONAL FACILITY
CORAL REEF PARK
7895 SW 152ND ST.
PALMETTO BAY, FL 33157

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Date:	MAY 3, 2024
Scale:	1" = 20'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202409

Sheet Number: L-02