



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, APRIL 15, 2024 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER

9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

(305) 259-1234

- 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** Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the Village Council. Speakers will address the Village Council with respect.

3. APPROVAL OF MINUTES

4. MAJOR PROJECTS UPDATE

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)*

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.

6. 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 DISABILITIES 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. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: April 15, 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

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)*

SUGGESTED ACTION:

ATTACHMENTS:

[V-23-008_REV2_Baptist_Health_Sign_Varinace_Staff_Memo_04-15-24.doc](#)

V-23-008_REV2_Baptist_Health_Sign_Variance_Resolution_04-15-24.docx

Final Attachment Baptist Health Sign Variance.pdf

1995 Landscape Plan.jpeg



MEMORANDUM

To: Honorable Mayor and Village Council

Date: April 15, 2024

From: Alexander Adams, AICP, CNU-A, P&Z Manager

Re: V-23-008(REV2)/ Sign Variance
at 8750 SW 144 Street

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 FRONTRAGE, 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.

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 Zoning Districts
EXISTING USE: Medical related offices and parking

BACKGROUND

The applicant, Baptist Health Enterprises, Inc., 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 Healthcare medical offices and an off-campus emergency department on the first floor authorized under ASPR-22-001. Signage was not a part of that previous submittal or approval. The current signage

onsite is legally nonconforming 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 and landscape buffers will be located on the eastern portion of the site as explicitly outlined in the original Miami-Dade County development agreement.

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 12 square feet and one sign for each street frontage. The current property has 3 street frontages and is proposing a total of 4 wall signs on three 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 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 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- thirty point two (30.2), eighteen (18), five point seven (5.7) and three (3) square feet respectively, one (1) existing monument sign fifty point six (50.6) square feet and two (2) directional signs nine (9) square feet each and two (2) non advertising building identification signs over the entrance doors. 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 175.1 square feet to 134.88 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 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 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 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.
- d. Whether the variance can be approved without causing substantial detriment to adjoining properties.
 - The subject application has agreed to extend the south facing 6' concrete wall onto the E-M zoning district portion of the parcel to complete the wall portion of buffer of this property line from visual signage, parking and vehicles. The eastern property line was previously required to have a large landscaped berm buffer area between the parking and nearby single-family homes. This area will be replanted thicker and maintained as a condition of this application to also be recorded in the public records. There is no future change of site layout or 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 meeting feedback by

residents and council members. 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 thru 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 and safeguard in granting any variance. 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 and extending the south perimeter wall. The applicant will be adding other site enhancements such as bicycle racks and energy efficient lighting on site that will be screened from all neighbors.

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 restrictions be placed to allow the village to require continuous maintenance of all landscape buffers and lighting screens, as well as, retaining the zoning use restrictions of the eastern parcel to 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 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.

Village staff recommends that the Village Council, conditionally approve application V-23-008(REV2) to allow four walls signs larger than permitted by code and one existing monument signs to be refaced and two directional signs and two 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- thirty point two (30.2), eighteen (18), five point seven (5.7) and three (3) square feet respectively, one (1) existing monument sign fifty point six (50.6) square feet and two (2) directional signs nine (9) square feet each and two (2) non advertising building identification signs over the entrance doors.
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 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 concrete property 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. (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 240 days to obtain a building permit.
8. A unified document shall be recorded with the Miami-Dade County Property Records and verification of recording shall be submitted by the time of building permit issuance. This includes the final council resolution with all conditions, a survey clearly showing the current zoning district boundaries, the proposed site plan, final landscape plan, lighting plan and signage plan shall be recorded together as a unified document.

ATTACHMENTS

- Attachment A: Application / Letter of Intent
- Attachment B: Property Survey
- Attachment C: Signage Plan/ Landscape Plan/ Photometrics Plan
- Attachment D: 1997 Miami-Dade County Signage Variance/ Landscape Plan
- Attachment E: 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 walls signs larger than permitted by code, one monument sign and two 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

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

5
6 **WHEREAS**, the Mayor and Village Council of the Village of Palmetto
7 Bay conducted a public hearing on the application at Village Hall, 9705 East
8 Hibiscus Street on April 15, 2024; and

9
10 **WHEREAS**, the Village Council finds, based on substantial competent
11 evidence in the record, that the application for the variance is consistent with
12 Section 30-30.6 Variances, the Village of Palmetto Bay's Comprehensive
13 Plan and the applicable Land Development Regulations; and

14
15 **WHEREAS**, based on the foregoing finding of fact, the Village Council
16 determined to grant the variance, as provided in this Resolution.

17
18 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND
19 VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA,
20 AS FOLLOWS:**

21
22 **Section 1.** A public hearing on the present application was held on
23 April 15, 2024 in accordance with the Village's "Quasi-judicial Hearing
24 Procedures". Pursuant to the testimony and evidence presented during the
25 hearing, the Village Council makes the following findings of fact, conclusions
26 of law, and final order.

27
28 **Section 2. Findings of fact.**

29
30 1. That the subject property is located at 8750 SW 144 Street and is
31 designated as folio number 33-5021-044-0010.

32
33 2. After hearing testimony from Village Staff, the applicant, the
34 owner and the public, the Village Council accepted the findings of
35 Village Staff as it relates to compliance with the following provisions of
36 the Village's Code of Ordinances: Section 30-30.6, Variances, Division
37 30-90., Sign Regulations, and Sections 30-50.15, R-5, Office and 30-
38 50.4, E-M, Estate Modified Zoning Districts.

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

4 5. The Village Council adopts and incorporates by reference the
6 Planning and Zoning Division Staff Report.

7

8 **Section 3.** Conclusions of Law.

9

10 The application for the variance was reviewed pursuant to Section 30-
11 30.6, Variances, Division 30-90., Sign Regulations of the Village's Code of
12 Ordinances and was found to be consistent.

13

14 **Section 4.** Order.

15

16 The Village Council approves the application at 8750 SW 144 Street (Folio
17 #33-5021-044-0010), to permit the construction of four wall signs, two
18 identification signs, one monument signs and two directional signs;
19 consistent with Section 30-30.6 "Variances", Sign Regulations of the Village
20 Code of Ordinances, as more particularly described in the attached
21 application and site plan that is included in the public hearing package with
22 the following conditions:

23

24 1. Approval of signage plans prepared by TGA Design dated 3-6-
25 24 Baptist Health Off Campus Emergency Center to install four
26 (4) wall signs- thirty point two (30.2), eighteen (18), five point
27 seven (5.7) and three (3) square feet respectively, one (1)
28 existing monument sign fifty point six (50.6) square feet and two
29 (2) directional signs nine (9) square feet each and two (2) non
30 advertising building identification signs over the entrance doors.

31 2. Approval of landscape plans prepared by Bermello Ajamil &
32 Partners dated 02-05-24 Baptist Health Off Campus Emergency
33 Center; specifically including the addition of understory trees as
34 required by 30-100 of the landscape code to be located between
35 the road and sidewalk along SW 87th Av and SW 145th St, the
36 extension of the 6 foot concrete property wall along the entire
37 southern boundary, and additional layers of palms and native
38 understory trees to fill in along the top of the eastern landscape
39 berm.

1 3. All required street trees shall be planted/maintained per the
2 zoning code and all sidewalks shall be repaired/maintained in
3 good repair prior to the issuance of the Final Building
4 Inspections. (A complete landscape plan of the adjacent public
5 right of ways shall be submitted together at the time of the
6 signage building permit.)
7 4. The signage and site lighting photometric plan shall be submitted
8 together at the time of the signage building permit. (All lighting
9 shall be shielded to prevent spillover into neighboring residential
10 properties.)
11 5. All signage, parking lot surfaces, landscaping and lighting shall
12 be maintained in good condition in accordance with current
13 zoning regulations and final approved building permit plans.
14 6. All lights and sirens shall be turned off adjacent to the site and
15 prior to entering to the maximum extent possible.
16 7. This sign variance shall be valid for 240 days to obtain a building
17 permit.
18 8. A unified document shall be recorded with the Miami-Dade
19 County Property Records and verification of recording shall be
20 submitted by the time of building permit issuance. This includes
21 the final council resolution with all conditions, a survey clearly
22 showing the current zoning district boundaries, the proposed site
23 plan, final landscape plan, lighting plan and signage plan shall
24 be recorded together as a unified document.

25
26 **Section 5.** Record.

27
28 The record shall consist of the notice of hearing, the Planning and
29 Zoning Division Staff Report, the application, all documents submitted by the
30 applicant and the owner to the Village of Palmetto Bay in connection with the
31 application, the testimony and documents presented at the public hearing,
32 and the recording and minutes of the hearing.

33
34 **Section 6.** This Resolution shall be recorded on the public records of
35 Miami-Dade County at the expense of the applicant.

36
37 **Section 7.** This Resolution shall take effect immediately upon
38 approval.

39
40 **PASSED AND ADOPTED** this 15th day of April 2024.

1
2 Attest:
3
4

5 Missy Arocha
6 Village Clerk

Karyn Cunningham
Mayor

7
8 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
9

10
11 John C. Dellagloria
12 Village Attorney

13
14 **FINAL VOTE AT ADOPTION:**

15
16 Council Member Patrick Fiore _____
17
18 Council Member Steve Cody _____
19 Council Member Marsha Matson _____
20 Vice-Mayor Leanne Tellam _____
21 Mayor Karyn Cunningham _____

Attachment A
Application / Letter of Intent

V

Village of Palmetto Bay
APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: 10/19/2023Application No: V-23-008Petitioner / Applicant: BAPTIST HEALTH ENTERPRISES INCPetitioner / Applicant Address: 6855 Red Road, Suite 600, Coral Gables, Florida 33143Attn: Real Estate Dept.Phone: 786-594-6871 E-mail: BHEREM@baptisthealth.netPetitioner's Relation to Subject Property: OwnerIf Petitioner is not Owner, Name of Owner: N/AAddress of Owner: N/ASignature of Petitioner: Kathleen Ammonian

RECEIVED
Zoning Department

October 24, 2023

Village of Palmetto Bay
Building & Zoning Department
By: AB

Address of Property: 8750 SW 144 STFolio: 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.

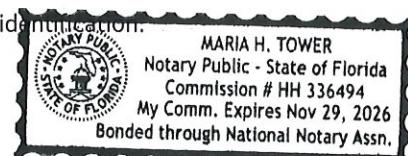
Signature of owner/agent: Kathleen AmmonianSworn to and subscribed before me this 20 day of OCTOBER 2023, by KATHLEEN S. AMMONIAN.

He/She is personally known to me or



He/She has presented _____

as identification.

Signature of Notary Public Maria H. TowerType or Print Name Maria H. Tower**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 \pm 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 eastern 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 <u>(Decrease in proposed square footage)</u>	Proposed Building Signs Combined Total: 66.28 SF <u>(Decrease in proposed square footage)</u>

Ground Signs – Monument Signs

Existing Identity Sign	Prior Proposed Identity Sign Per First Resubmittal	Current Proposed Identity 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 <u>(No change in square footage)</u>	Proposed Monument Sign Total: 50.6 SF <u>(No change in square footage)</u>

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 <u>(No change in square footage)</u>	Proposed Directional Sign Total: 18 SF <u>(No change in square footage)</u>

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 $\frac{1}{4}$ 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.

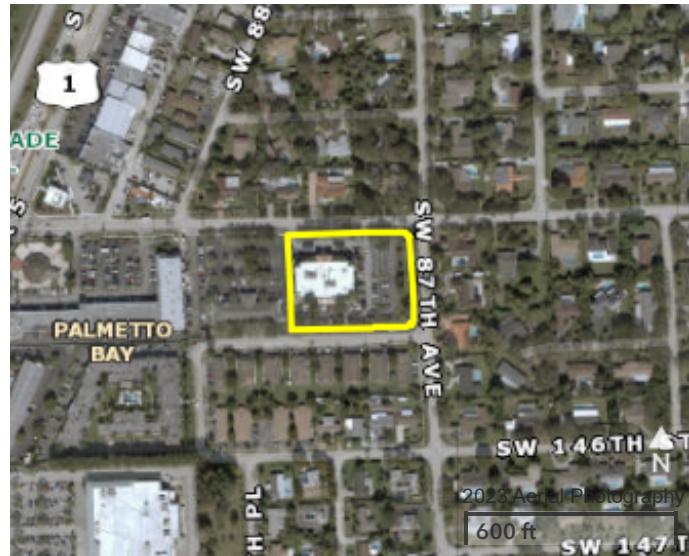


OFFICE OF THE PROPERTY APPRAISER

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			

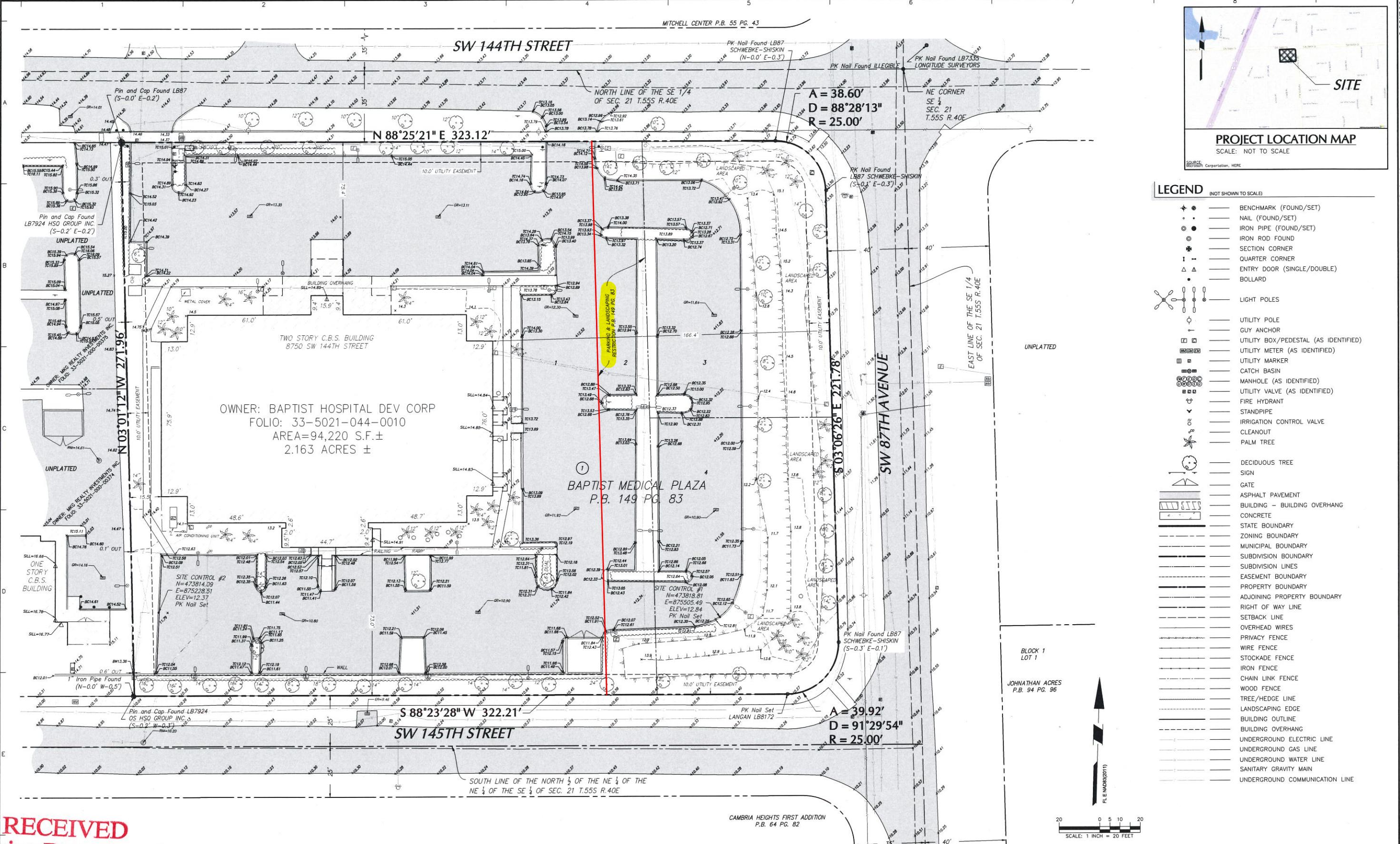


TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,804,015	\$5,276,378	\$4,796,708
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,000,000	\$5,301,440	\$4,796,708
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,804,015	\$5,276,378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



RECEIVED
Zoning Department

October 24, 2023 V-23-008

**Village of Palmetto Bay
Building & Zoning Department**

By: AD

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

LANGAN

Langan Engineering and

Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33166

BAPTIST HEALTH MEDICAL PLAZA

BOUNDARY & TOPOGRAPHIC SURVEY

object No.	Drawing No.
300286601	
date	
9/30/2021	
own By	
RJW	
checked By	
BAM	Sheet 2 of 2

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:



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

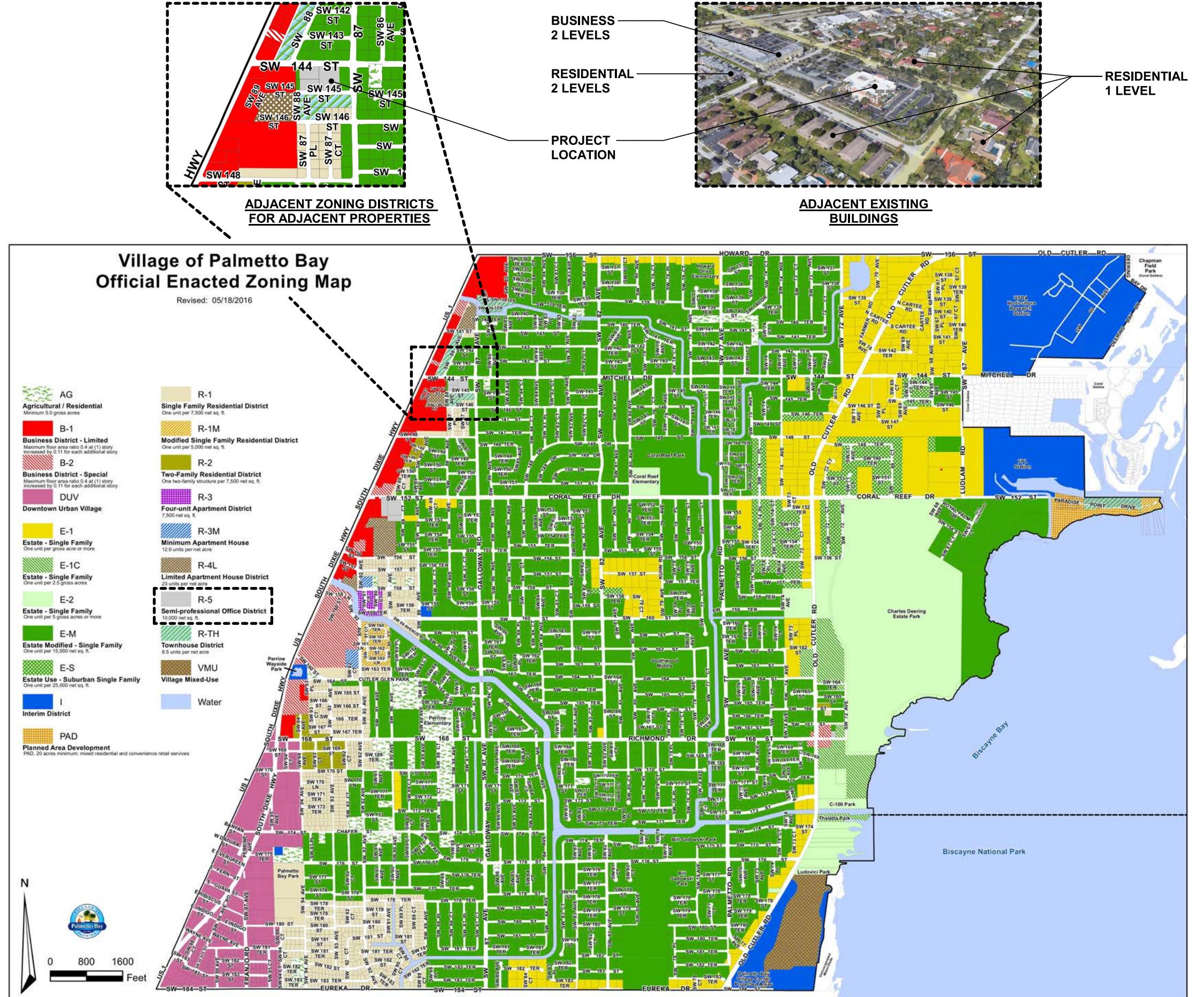
5 - EXISTING GROUND SIGN LOCATIONS

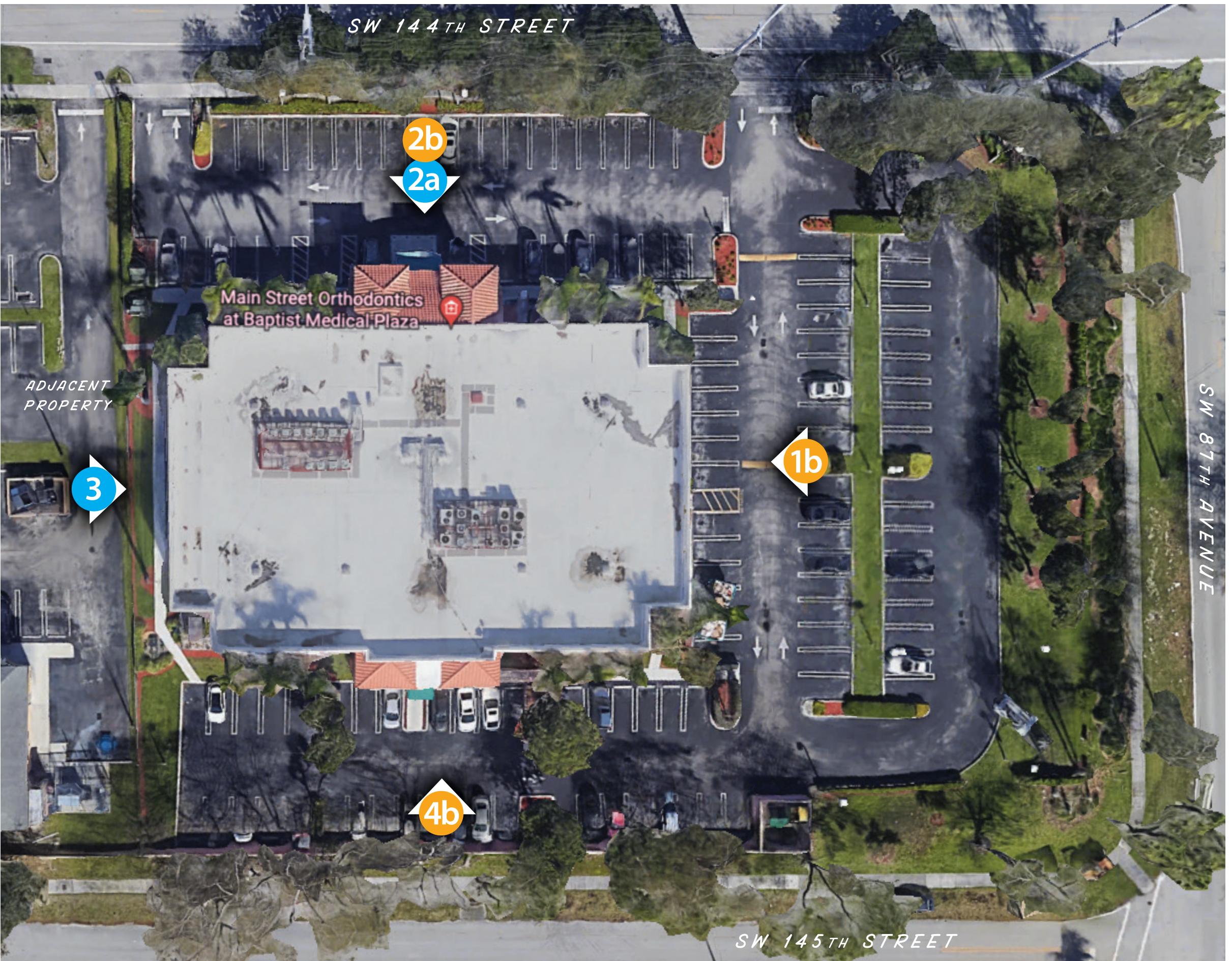
6 - PROPOSED GROUND SIGN LOCATIONS

7 - PROPOSED GROUND SIGN DETAILS

8a - 8d - RETROFIT OF EXISTING MONUMENT DETAILS

9 - OVERALL SQUARE FOOT COMPARISONS





AERIAL VIEW OF EXISTING BHSF SITE - BUILDING SIGNAGE
NOT TO SCALE

EXISTING

PROPOSED



NORTH



tgadesign

4649 Ponce De Leon Blvd.
Suite 401
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:

AERIAL VIEW EXISTING SITE PLAN

SCALE:
as shown

SIGN TYPE: QUANTITY:

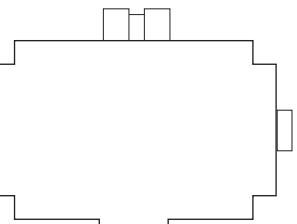
SHEET #:

Site Plan
33



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KEY PLAN

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 **Baptist Health**
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:

**PALMETTO BAY
BAPTIST HEALTH
EMERGENCY CARE &
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2601 S. Bayshore Drive, Suite 1000
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305.859.2050

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

DRAWN BY:
KO

DRAWING DESCRIPTION:

EXISTING EAST FACADE

*PHOTO OF EXISTING EAST FACADE
(NO EXISTING SIGNS)*



SCALE:
as shown

SIGN TYPE: QUANTITY:

SHEET #:

1a



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Coral Gables, Florida 33146
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CLIENT:
 **Baptist Health**
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
**PALMETTO BAY
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EMERGENCY CARE &
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305.859.2050

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

DRAWN BY:
KO

DRAWING DESCRIPTION:

PROPOSED EAST FACADE SIGNS

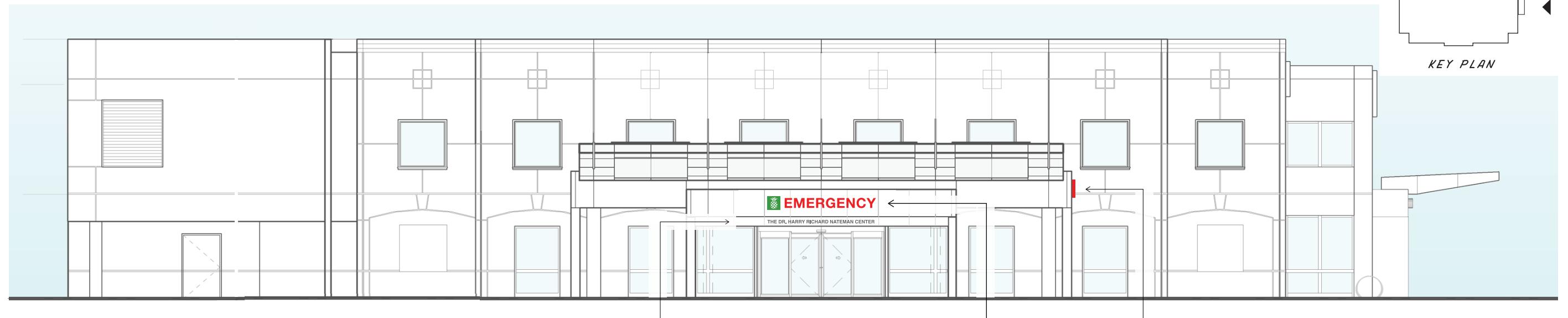
SCALE:
as shown

SIGN TYPE: QUANTITY:

SHEET #:

1b

35

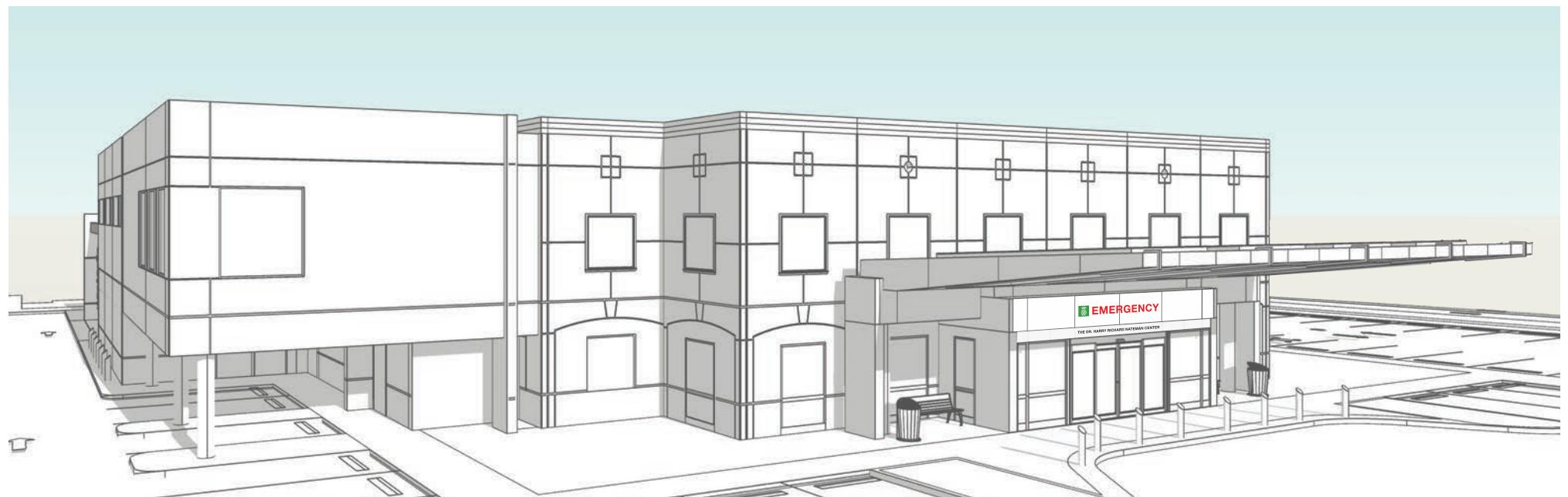


ELEVATION OF PROPOSED EAST FACADE SIGN

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).



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 acrylic 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: $[12 \times 100] = 34.6$ 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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Coral Gables, Florida 33146
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KEY PLAN

EXISTING ID SIGN IS 16.6 .S.F.



PHOTO OF EXISTING NORTH FAÇADE

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

PROJECT:
**PALMETTO BAY
BAPTIST HEALTH
EMERGENCY CARE &
MEDICAL OFFICES**
FREE STANDING EMERGENCY
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305.859.2050

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

DRAWN BY:
KO

DRAWING DESCRIPTION:

**EXISTING
NORTH
FAÇADE**

SCALE:
as shown

SIGN TYPE:	QUANTITY:
------------	-----------

SHEET #:

2a

36



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Suite 401
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:

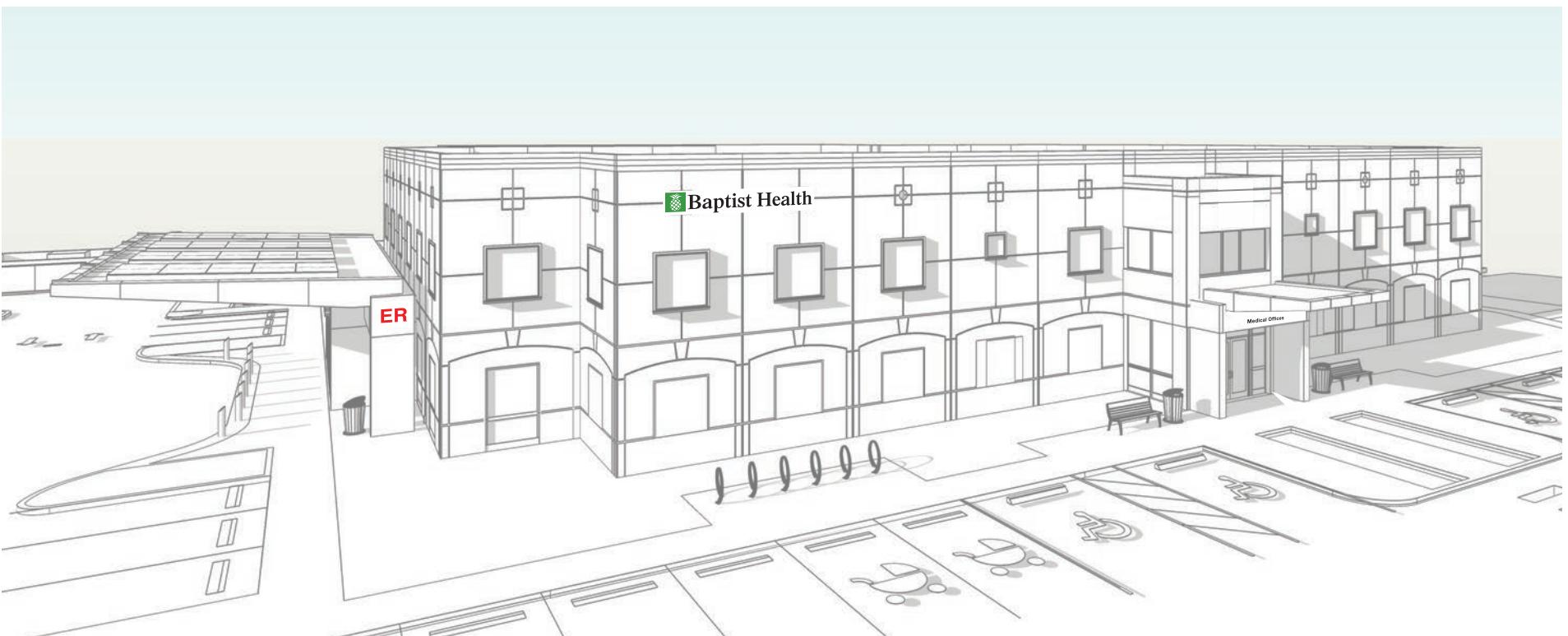
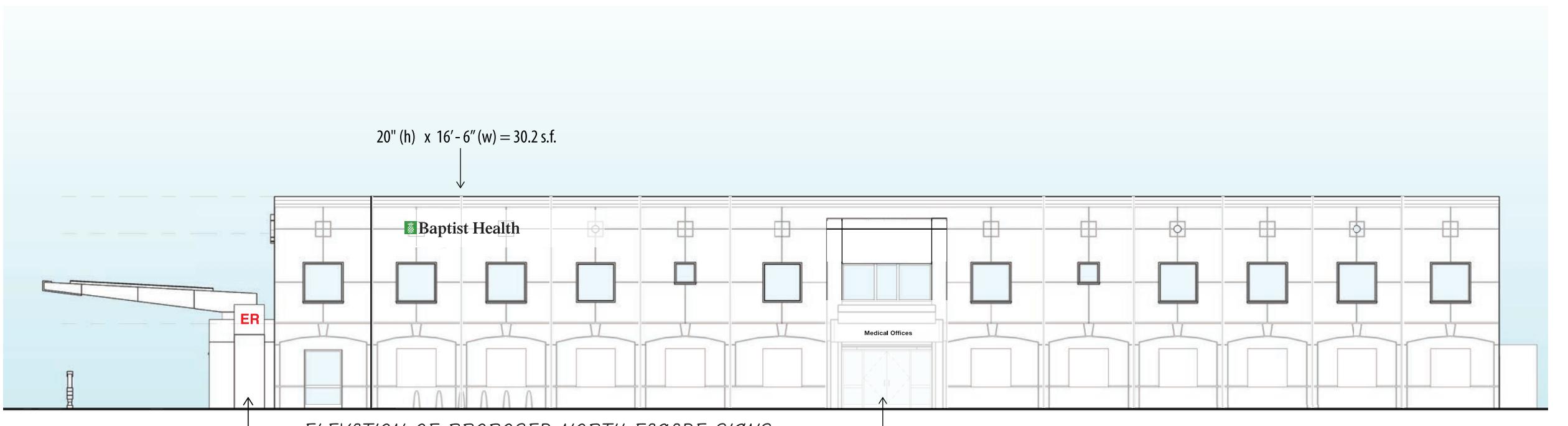
PROPOSED NORTH FACADE BUILDING ID'S

SCALE:
as shown

SIGN TYPE: QUANTITY:

SHEET #:

2b



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: $[12 \times 100] = 34.6$ 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.



PHOTO OF EXISTING WEST FAÇADE

*NO NEW SIGNAGE IS PROPOSED
FOR THE WEST FAÇADE*

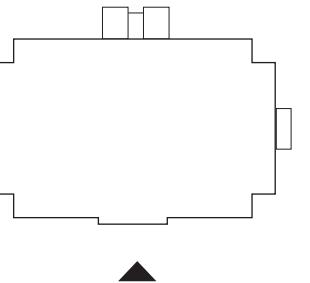
A large, hollow, rectangular frame with a thick border, resembling a window or a frame for a drawing. A small black arrow points to the left edge of the frame.

KEY PLAN



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8500 SW 117 AVE.
Miami, FL 33183

PROJECT:

**PALMETTO BAY
BAPTIST HEALTH
EMERGENCY CARE &
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FREE STANDING EMERGENCY
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Miami, FL 33133
305.859.2050

REV.	DATE	ISSUE / SUBMISSION
00	1/16/24	FINAL

DRAWN BY:
KO

DRAWING DESCRIPTION:

EXISTING SOUTH FACADE

SCALE:
as shown

SIGN TYPE: QUANTITY:

SHEET #:

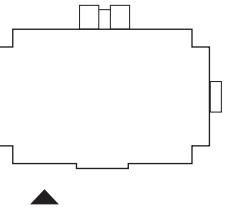


*PHOTO OF EXISTING SOUTH FAÇADE
(NO EXISTING SIGNS)*



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 **Baptist Health**
8500 SW 117 AVE.
Miami, FL 33183

PROJECT:
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KO

DRAWING DESCRIPTION:

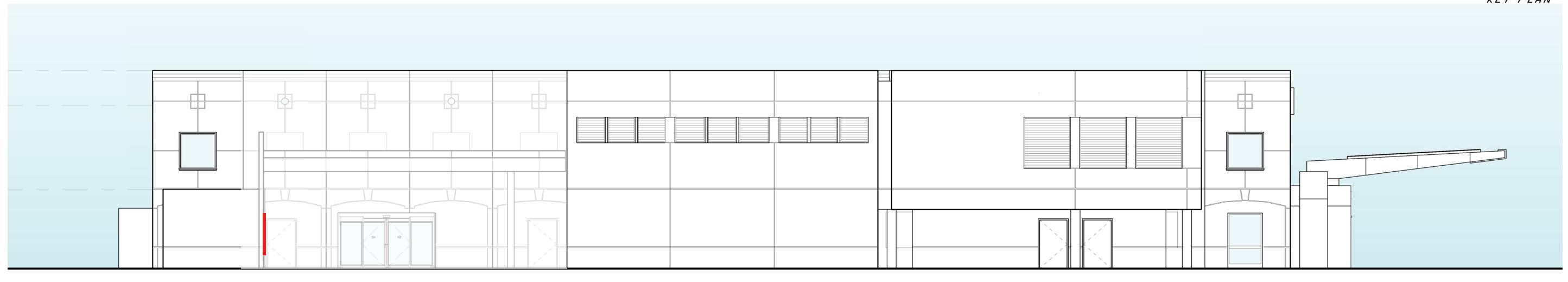
**PROPOSED
AMBULANCE
EMERGENCY
SIGN LETTERS**

SCALE:
as shown

SIGN TYPE: QUANTITY:

SHEET #:

4b



EMERGENCY VEHICLE ENTRY

7'-8" (h) X 9" (w) = 5.7 s.f

ELEVATION OF PROPOSED SOUTH FACADE SIGN



NOTE:
ACTUAL PLACEMENT OF SIGN IS FACING EAST

3D RENDERING OF PROPOSED SOUTH FACADE SIGN

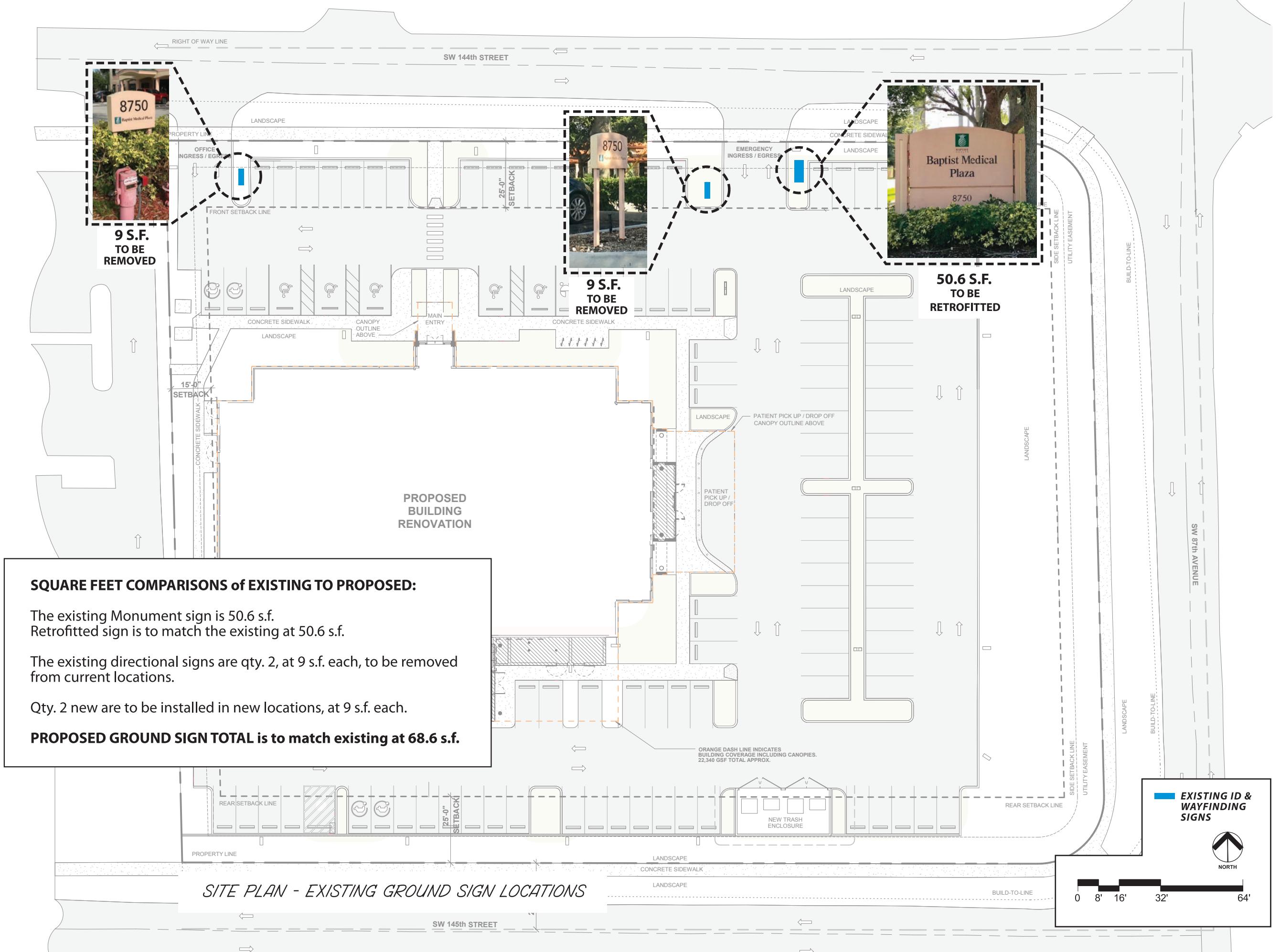


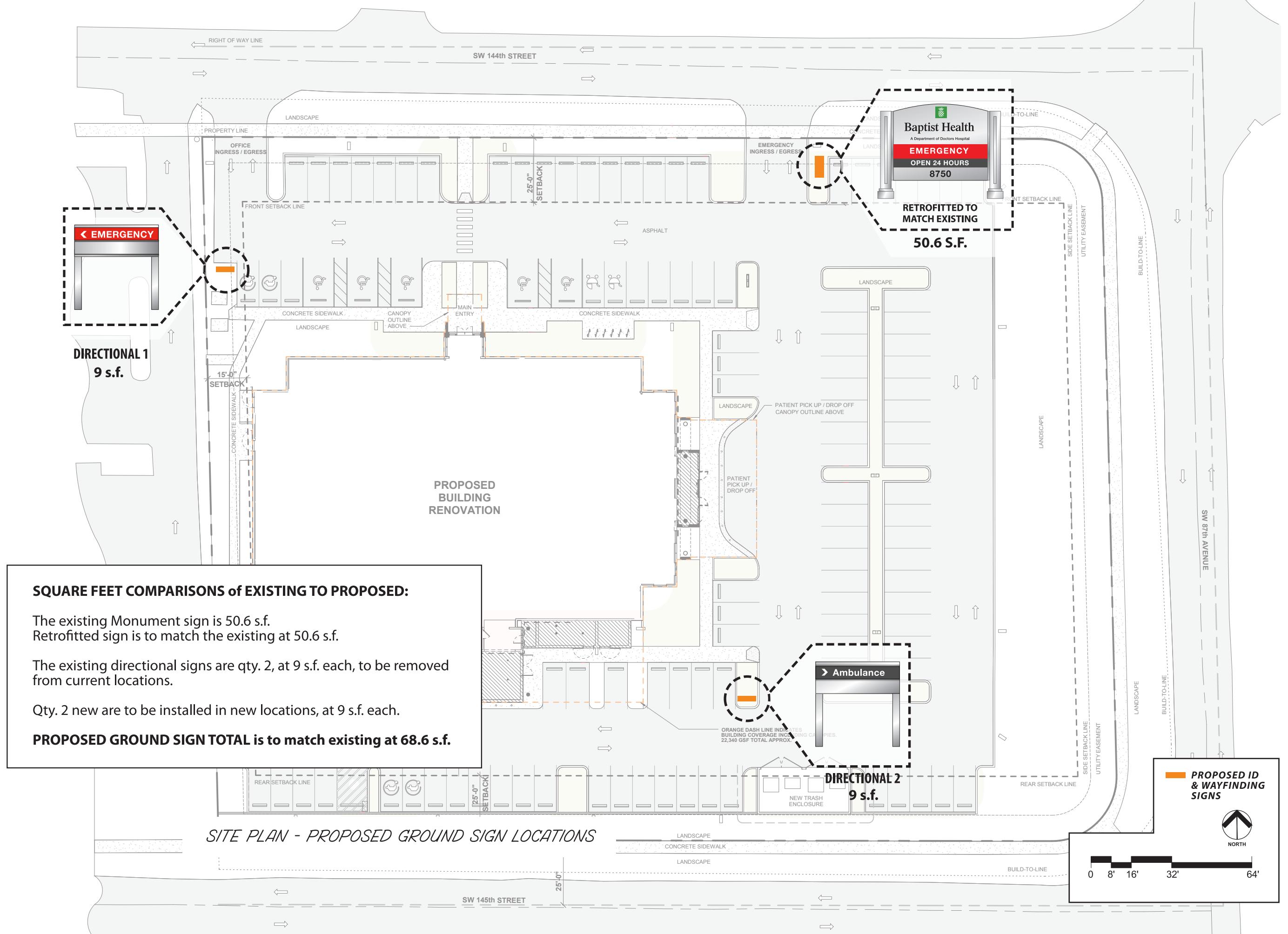
NOTE:
ACTUAL PLACEMENT OF SIGN IS FACING EAST

DESCRIPTION OF PROPOSED SIGN:

7' - 8" (h) X 9" (w) = 5.7 s.f.
"EMERGENCY" Sign letters are fabricated of aluminum with acrylic 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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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
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305.859.2050

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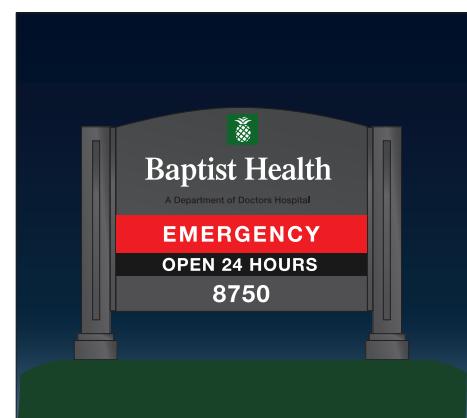
DRAWING DESCRIPTION:

PROPOSED GROUND SIGNS

SCALE:
1/2" = 1'

SIGN TYPE:	QUANTITY:

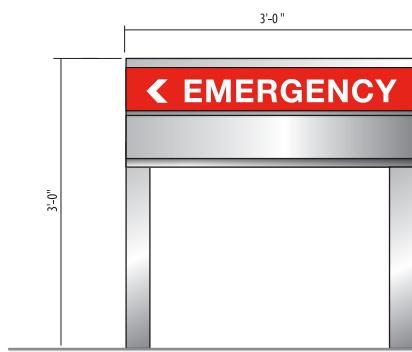
SHEET #:



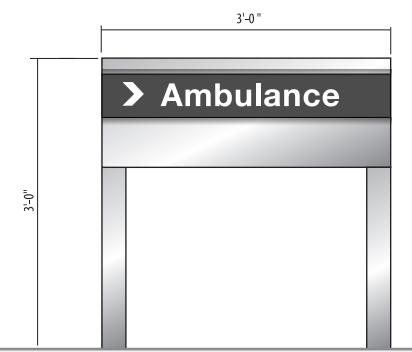
Nighttime View



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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MEDICAL OFFICES**
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Palmetto Bay, FL
33176

ARCHITECT:
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00	1/16/24	
	3/6/24	FINAL

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DRAWING DESCRIPTION:

**GROUND
SIGNS**

SCALE:
as shown

SIGN TYPE: QUANTITY:

SHEET #:

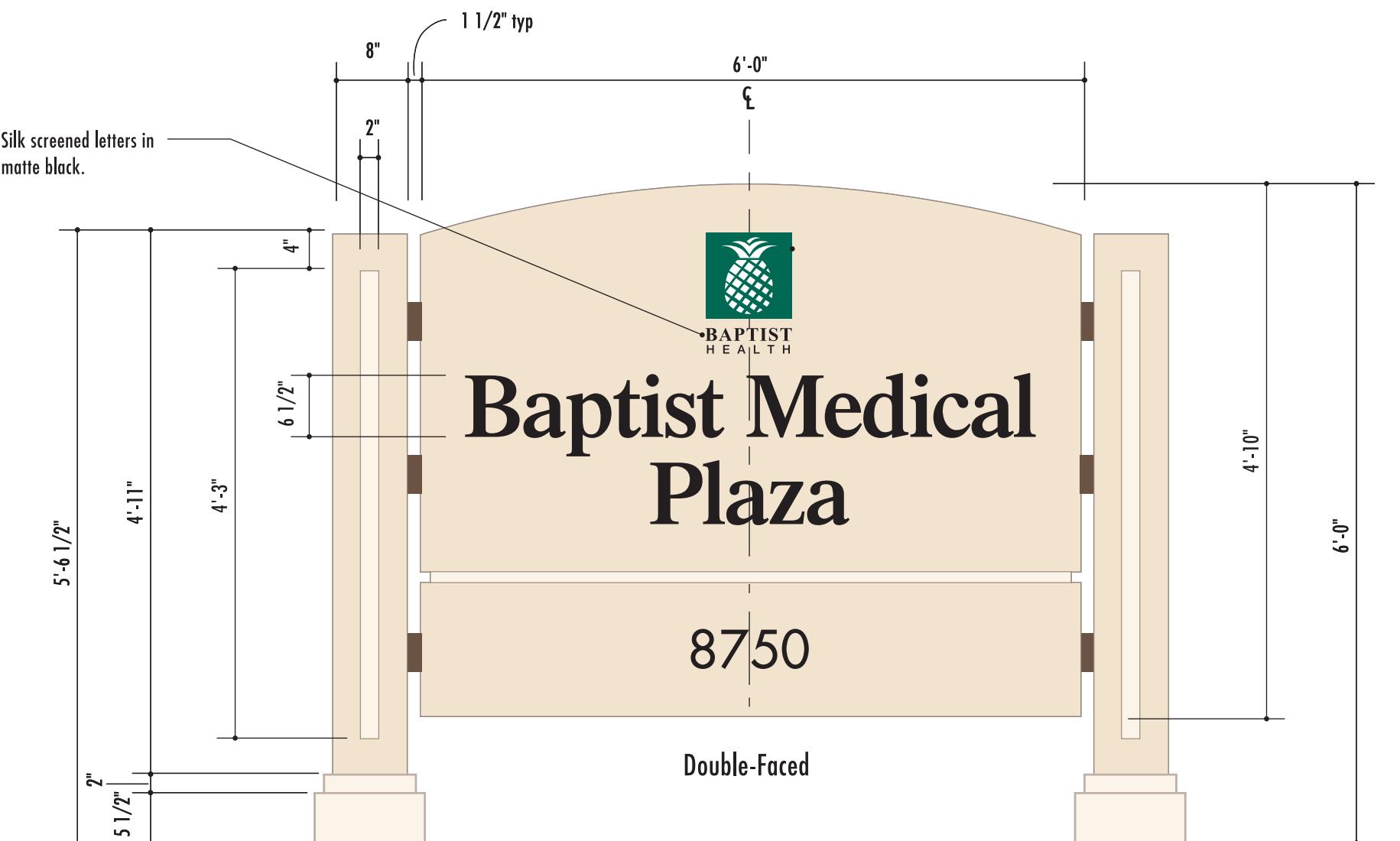
8a

44



3 Top View

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



EXISTING MONUMENT SIGN

1 Elevation

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
Entry ID Specifications
description:

2 Side View

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

A

1. 04.18.03 Brenda
2.

3. July 3, 2003
4.

issues & revisions:

pb01.1
sheet no.



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DRAWING DESCRIPTION:

**GROUND
SIGNS**

SCALE:
as shown

SIGN TYPE:	QUANTITY:

SHEET #:

8b



ILLUMINATION of EXISTING MONUMENT



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8500 SW 117 AVE.
Miami, FL 33183

PROJECT:

**PALMETTO BAY
BAPTIST HEALTH
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	3/6/24	FINAL

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KO

DRAWING DESCRIPTION:

**GROUND
SIGNS**

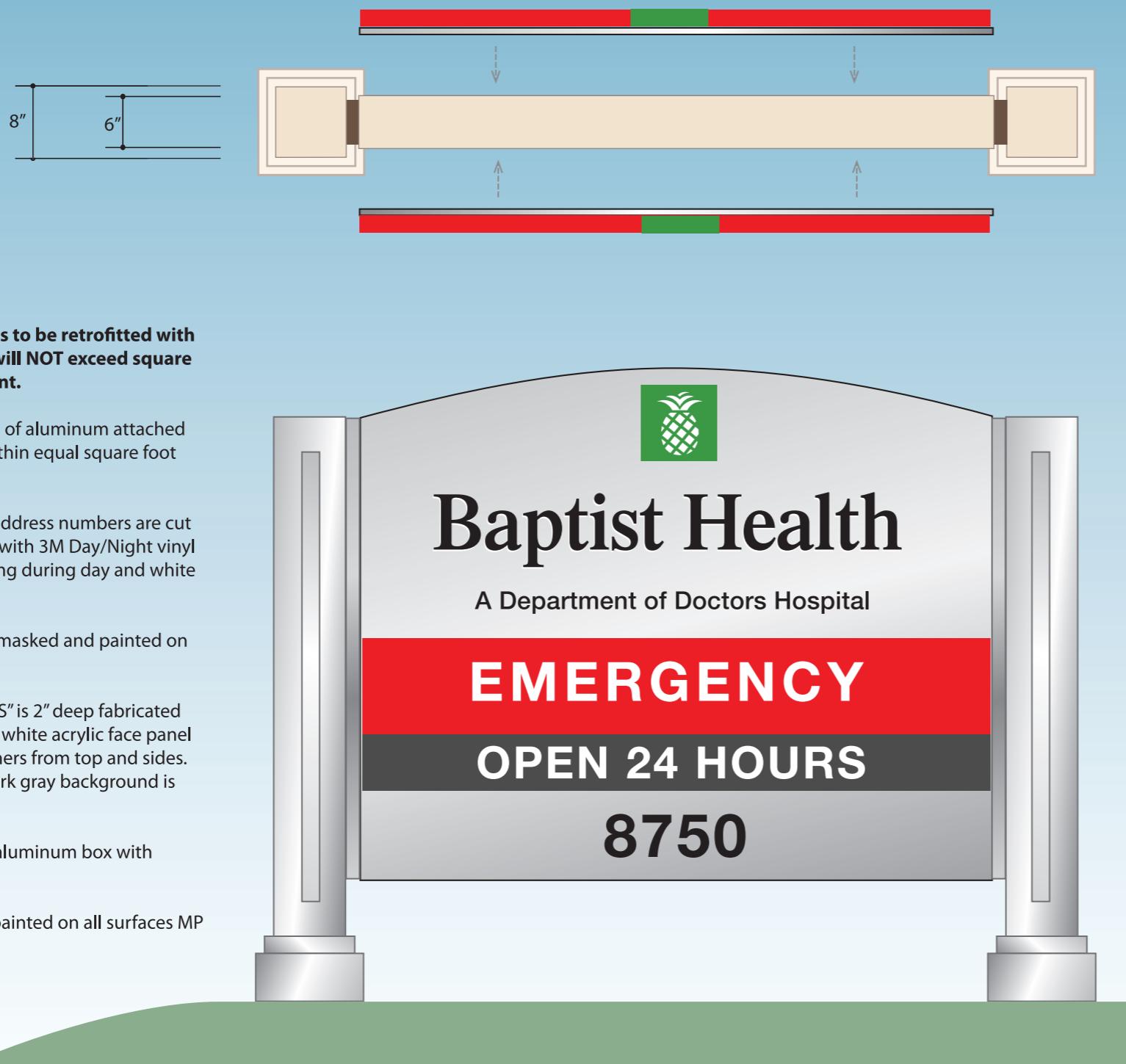
SCALE:
as shown

SIGN TYPE: QUANTITY:

SHEET #:

8C

46



RETROFIT of EXISTING MONUMENT SIGN



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305.859.2050

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	3/6/24	FINAL

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KO

DRAWING DESCRIPTION:

**GROUND
SIGNS**

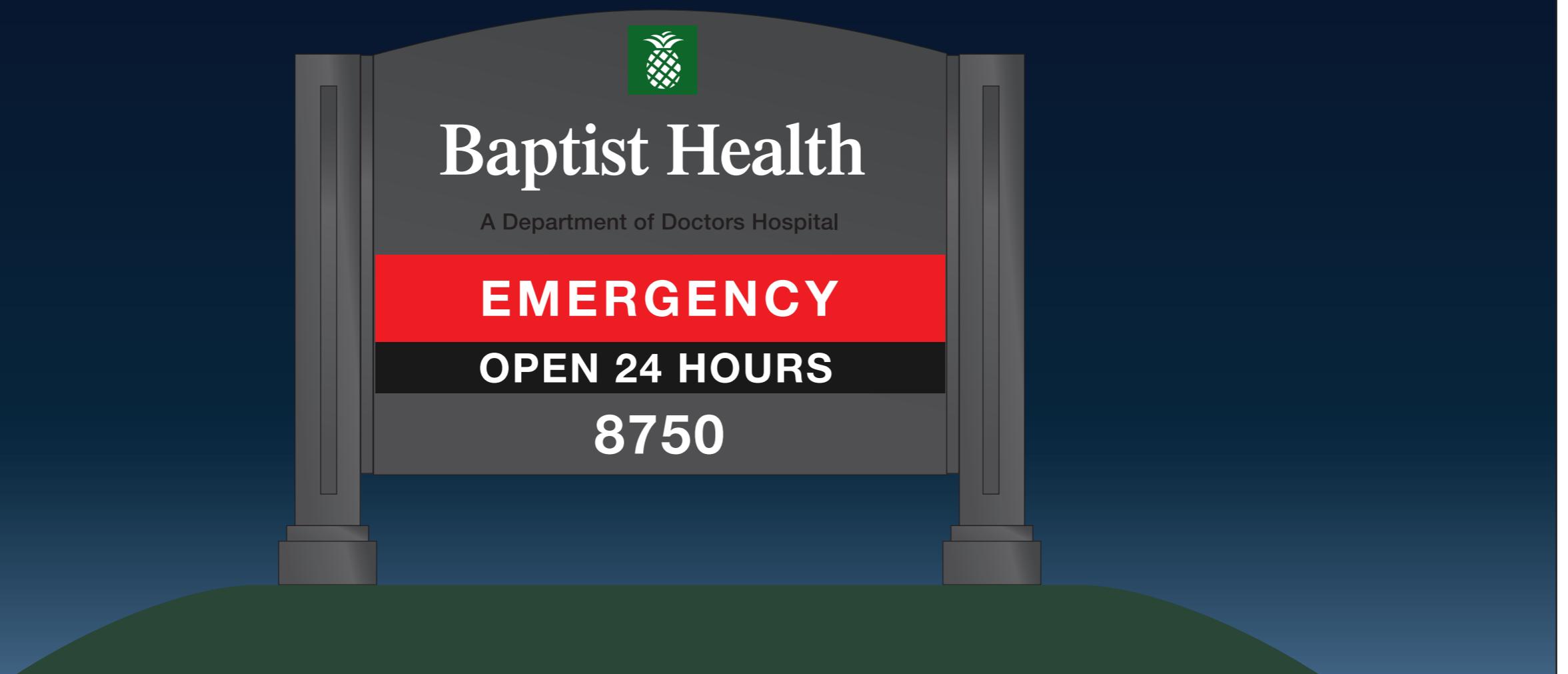
SCALE:
as shown

SIGN TYPE:	QUANTITY:

SHEET #:

8d

47



ILLUMINATION of RETROFITTED 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
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Miami, FL 33133
305.859.2050

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

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KO

DRAWING DESCRIPTION:

OVERALL SQUARE FEET COMPARISONS

SCALE:
as noted

SIGN TYPE:

SHEET #:

9

48

Existing Building Signs

Combined Total: 110.1 s.f.



North Facade
(16.6 s.f.)



West Facade
(93.5 s.f.)

Proposed Building Signs

Combined Total: 66.28 s.f.

East Facade
(22.38 s.f.)



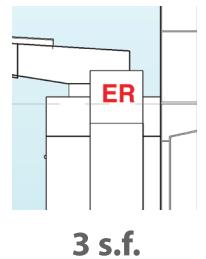
18 s.f.

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.

Existing Ground Signs

Combined Total: 68.6 s.f.



50.6 s.f.



9 s.f.



9 s.f.

Proposed Ground Signs

Combined Total: 68.6 s.f.



RETROFITTED TO
MATCH EXISTING

50.6 s.f.

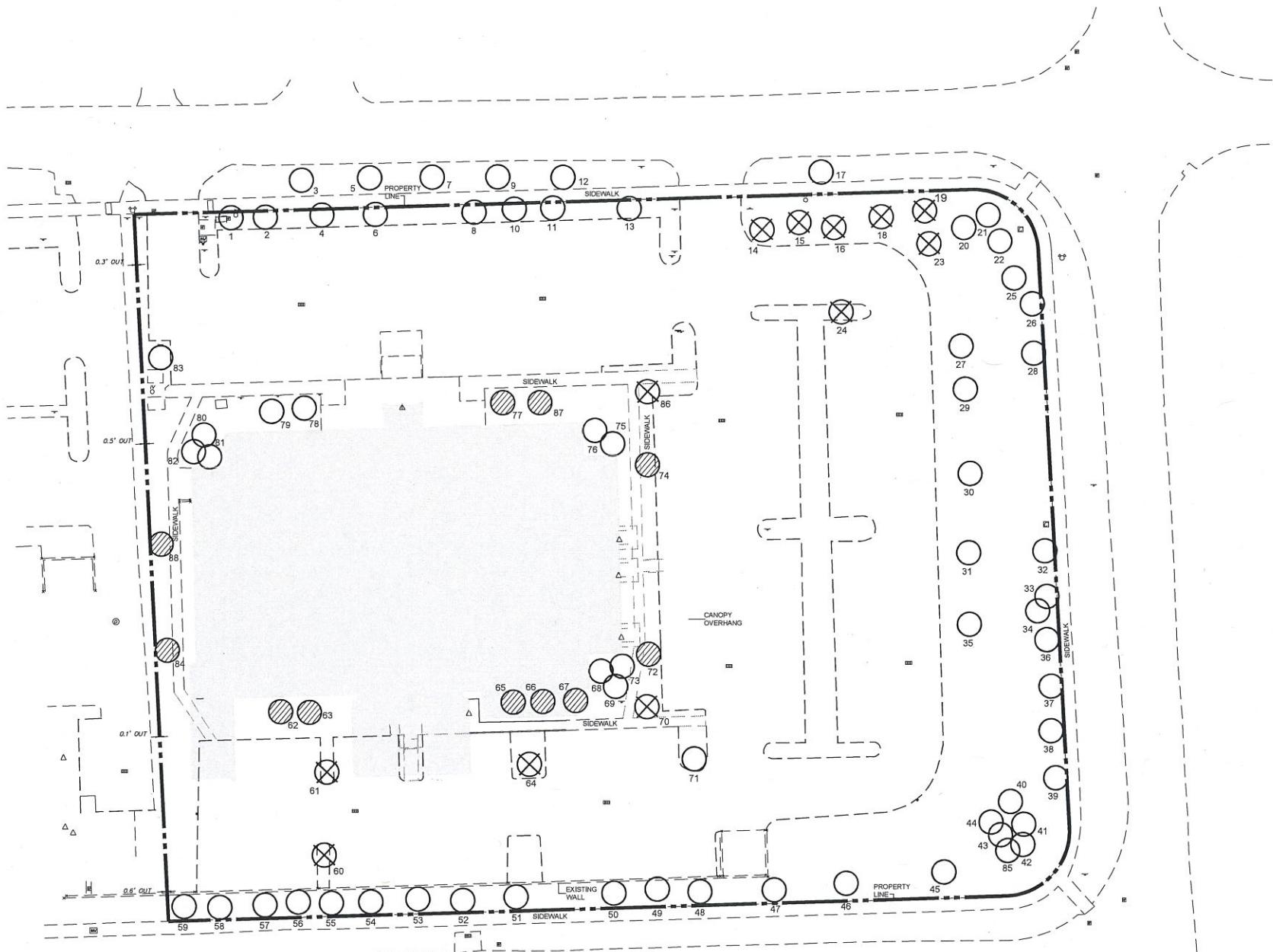


DIRECTIONAL 1
9 s.f.



DIRECTIONAL 2
9 s.f.

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



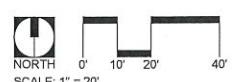
TREE DISPOSITION LEGEND	
SYMBOL	ACTION
	TO BE REMOVED
	TO BE RELOCATED
	TO REMAIN AND BE PROTECTED

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

FOR TREE DISPOSITION TABLE SEE LT-01

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 30-15.

Mark Alvarez
Director of Community & Economic Development



BA Design for LIFE		
ARCHITECT/LANDSCAPE ARCHITECT: Bermello Ajamli & 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 Ajamli & 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 CARE CENTER FREE STANDING EMERGENCY CARE FACILITY 8750 SW 144TH STREET MIAMI, FLORIDA AHCA: 25100154-257-1		
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 #00000000 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		

RECEIVED
Zoning Department
February 8, 2024

V-23-008 (REV)

Village of Palmetto Bay
Building & Zoning Department
By: 

NAME	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION	TRUNK CALIPER	HEIGHT (FT.)	SPREAD (FT.)	COMMENTS	AREA OF CANOPY REMOVED (SQ. FT.)
1	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	8"	18	20		
2	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	10"	18	25		
3	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
4	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	12"	18	25		
5	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	GOOD	REMAIN	10"	15	22		
6	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	10"	18	25		
7	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
8	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	14"	20	25		
9	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
10	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	10"	15	25		
11	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	12"	15	25		
12	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	GOOD	REMAIN	12"	15	20		
13	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	14"	23	26		
14	<i>Quercus virginiana</i>	Live Oak	GOOD	REMOVE	14"	23	26		531
15	<i>Quercus virginiana</i>	Live Oak	GOOD	REMOVE	16"	25	28		616
16	<i>Quercus virginiana</i>	Live Oak	GOOD	REMOVE	12"	25	28		616
17	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	GOOD	REMAIN	10"	15	20		
18	<i>Quercus virginiana</i>	Live Oak	GOOD	REMOVE	12"	25	28		616
19	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMOVE	12"	35	12		113
20	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	12"	35	12		
21	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	12"	35	12		
22	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	12"	35	12		
23	<i>Quercus virginiana</i>	Live Oak	GOOD	REMOVE	10"	20	15		113
24	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMOVE	16"	20	20		314
25	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	14"	20	25		
26	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	12"	18	25		
27	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMAIN	12"	20	15		
28	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	12"	18	25		
29	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMAIN	10"	15	10		
30	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMAIN	8"	17	12		
31	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMAIN	12"	20	15		
32	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	6"	12	10		
33	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	12"	20	20		
34	not regulated		GOOD	REMAIN	12"	8"	5		
35	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMAIN	12"	20	15		
36	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	8"	15	12		
37	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	16"	23	25		
38	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	8"	15	12		
39	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	14"	20	25		
40	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	12"	35	12		
41	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	12"	35	12		
42	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	12"	35	12		
43	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	10"	30	10		
44	<i>Washingtonia robusta</i>	Washington Palm	GOOD	REMAIN	12"	35	12		
45	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	6"	12	6		
46	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	12"	15	15		
47	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	24"	24	30		
48	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	12"	24	30		
49	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	14"	24	30		
50	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	14"	24	30		
51	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	14"	24	30		
52	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	14"	27	37		
53	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	18"	30	27		
54	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	8"	24	30		
55	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	14"	25	35		
56	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	16"	24	30		
57	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	14"	25	35		
58	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	16"	25	35		
59	<i>Delonix regia</i>	Royal poinciana	GOOD	REMAIN	16"	20	20		
60	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMOVE	12"	25	25		314
61	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMOVE	14"	25	25		491
62	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	14"	35	12		
63	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	14"	35	12		
64	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMOVE	12"	23	20		314
65	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	12"	35	12		
66	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	12"	35	12		
67	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	12"	35	12		
68	<i>Sabal palmetto</i>	Cabbage Palm	GOOD	REMAIN	14"	28	10		
69	<i>Sabal palmetto</i>	Cabbage Palm	GOOD	REMAIN	12"	24	10		
70	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMOVE	12"	20	10		79
71	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMAIN	6"	20	12		
72	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	16"	30	15		
73	<i>Sabal palmetto</i>	Cabbage Palm	GOOD	REMAIN	12"	25	10		
74	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	12"	40	15		
75	<i>Roystonea regia</i>	Royal Palm	GOOD	REMAIN	12"	33	12		
76	<i>Roystonea regia</i>	Royal Palm	GOOD	REMAIN	12"	33	12		
77	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	14"	35	15		
78	<i>Roystonea regia</i>	Royal Palm	GOOD	REMAIN	16"	35	15		
79	<i>Roystonea regia</i>	Royal Palm	GOOD	REMAIN	14"	35	15		
80	<i>Roystonea regia</i>	Royal Palm	GOOD	REMAIN	10"	24	10		
81	<i>Roystonea regia</i>	Royal Palm	GOOD	REMAIN	10"	30	12		
82	<i>Roystonea regia</i>	Royal Palm	GOOD	REMAIN	12"	26	10		
83	<i>Tabebuia rosea</i>	Pink Trumpet Tree	GOOD	REMAIN	6"	20	10		
84	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	14"	35	15		
85	<i>Quercus virginiana</i>	Live Oak	GOOD	REMAIN	10"	20	15		
86	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	GOOD	REMOVE	12"	20	12		177
87	<i>Roystonea regia</i>	Royal Palm	GOOD	RELOCATED	14"	35	15		
88	<i>Roystonea regia</i>	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)									
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Project No: 02142.000 Date: 2022-01-04 Scale: As indicated Format: 30" x 42" Drawn: LH Checked: KJO SHEET: LT-04									
Mark Alvarez Date Director of Community & Economic Development									
BAPTIST HEALTH PALMETTO BAY OFF CAMPUS EMERGENCY CENTER FREE STANDING EMER									

RECEIVED
Zoning Department
February 8, 2024
Village of Palmetto Bay

V. 23-008 (REV)



**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

Baptist Health

BA
Design for LIFE

ARCHITECT - CIVIL - LANDSCAPE:
Bermello Ajamil & Partners
2601 S Bayshore Drive, Suite 1000
Miami, FL 33133
P: 305.650.2050

MEP ENGINEER:
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 67, #112
Davie, FL 33324
P: 954.474.7376

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

Baptist Health

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:

Digitally signed by Kirk J. Olney
Date: 2024/01/05
14:58:54 -05'00'

KIRK J. OLENEY
LANDSCAPE ARCHITECT
FLORIDA LICENSE NO. LA 050735
200 SW 144TH STREET, SUITE 1000
MIAMI, FL 33176 - TEL: 305.650.2050

REVISIONS:

No.: DESCRIPTION DATE:

6 TREE PERMIT 01/02/2024

TITLE:

LANDSCAPE PLAN

Project No: 02142.000

Date:

Scale: As indicated

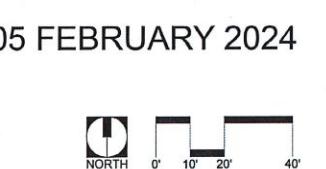
Format: 30" x 42"

Drawn:

Checked:

Sheet:

LL-01



ELAEOCARPUS DECIPiens 'JAPANESE BLUEBERRY TREE'



TABEBUIA HETEROPHYLLA 'PINK TABEBUIA'



BURSERIA SIMARUBA 'GUMBO LIMBO TREE'



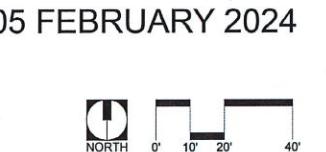
TRIPSACUM DACTYLOIDES 'FAKAHATCHEE GRASS'



DELONIX REGINA 'ROYAL POINCIANA'



QUERCUS VIRGINIANA 'LIVE OAK'



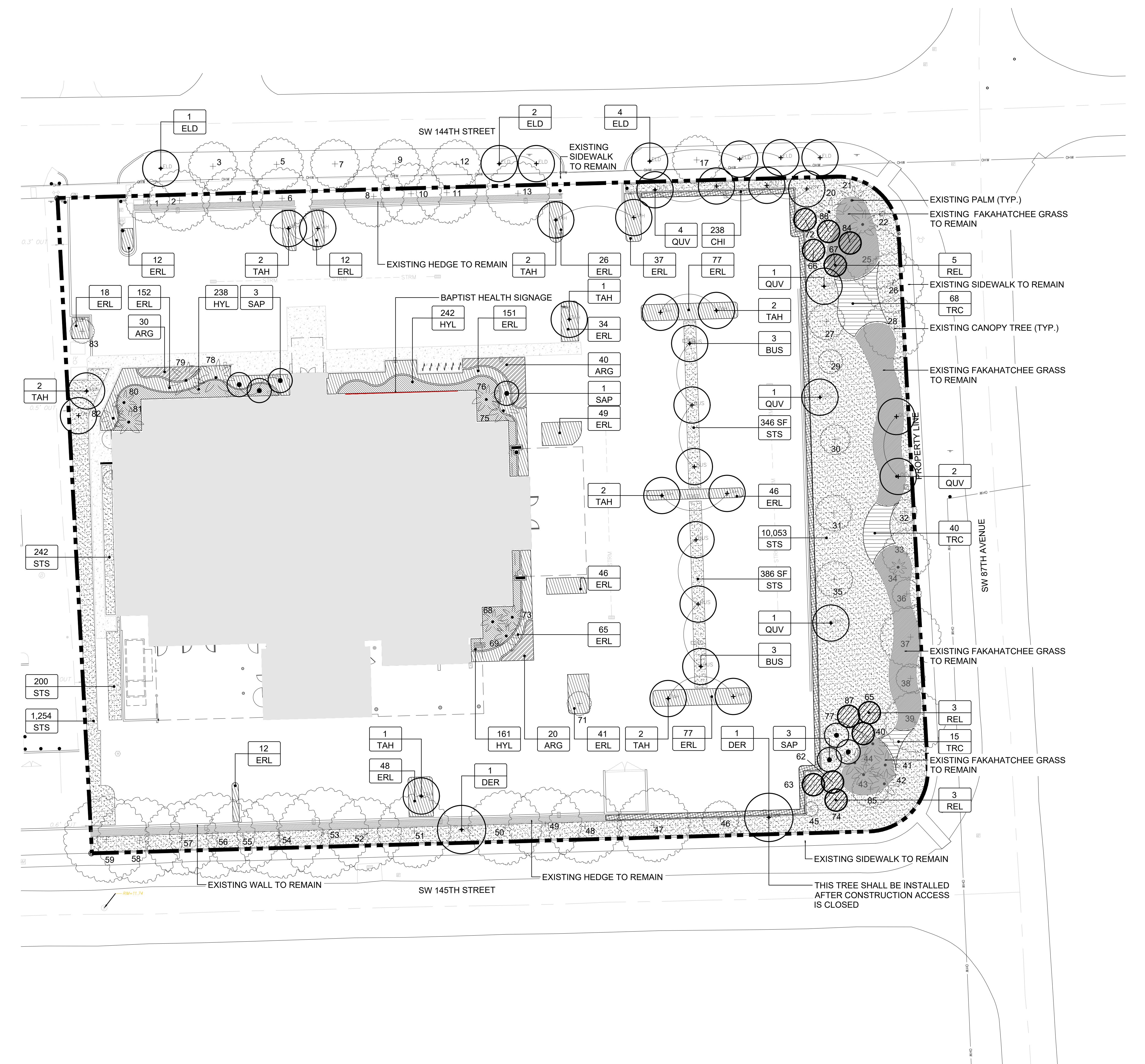
LL-01

05 FEBRUARY 2024

**BAPTIST HEALTH PALMETTO BAY
OFF CAMPUS EMERGENCY CARE CENTER**

 FREE STANDING EMERGENCY CARE FACILITY
 8750 SW 144TH STREET MIAMI, FLORIDA

AHCA: 231100154-267-1


IRRIGATION NOTES:

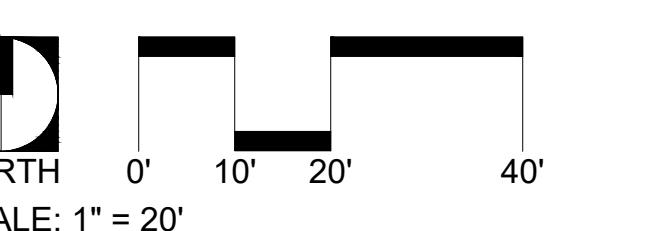
ALTHOUGH THERE IS AN EXISTING FUNCTIONING IRRIGATION SYSTEM, DETAILED IRRIGATION DRAWINGS SHALL BE PROVIDED AT THE TIME OF BUILDING DEPARTMENT PERMITTING TO ADDRESS DEFICIENCIES IN THE EXISTING SYSTEM AND REPAIR PARTS OF SAID SYSTEM AFFECTED BY SITE AND ARCHITECTURAL IMPROVEMENTS.

Administrative Site Plan Approval (ASPR-22-001)

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Mark Alvarez
Director of Community & Economic Development

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



LL-01

PLANT MATERIAL LIST																
CANOPY TREES																
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLATION SPECIFICATIONS							TYPICAL MATURE SIZE			NATIVE		
				HEIGHT	SPREAD	DBH	CLEAR TRUNK	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER			
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 decipiens	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			NATIVE		
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER			
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			NATIVE		
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER			
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			NATIVE		
				HEIGHT	SPREAD	CAL. AT 6" ABOVE GRADE	GRAY WOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER			
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	TREES REQUIRED	TREES EXISTING	TREES NEW	TOTAL TREES PROVIDED
Trees provided at average maximum spacing of 20' on center.	SW 144th Street SW 87th Avenue SW 145th Street	323/20=17 221/20= 12 322/20= 17	6 2 15	7 2 2	13 12 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
 Director of Community & Economic Development

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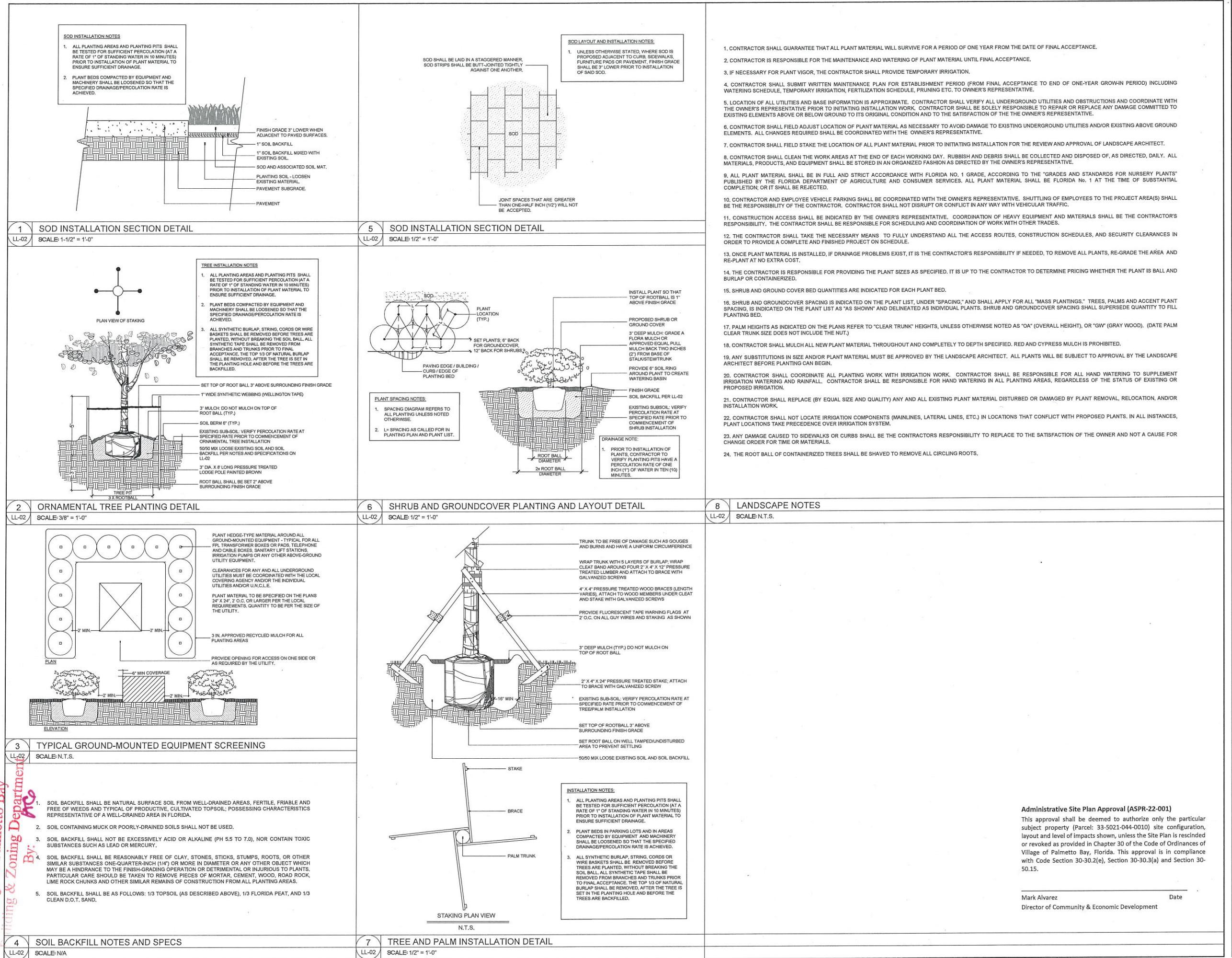
 2 LANDSCAPE LEGEND
 LL-03 SCALE: N/A

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

V-23-008 (REV)

<p>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.</p> <p>1.01 RELATED WORK (NOT APPLICABLE)</p> <p>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.</p> <p>A. INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none"> 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. 4. RELOCATE TREES AS SHOWN ON THE PLANS AND BACKFILL HOLES WITH PLANTING SOIL. 5. STAKE OR OTHERWISE BRACE RELOCATED TREES AS SHOWN ON THE DRAWINGS. 6. ERECT PROTECTIVE BARRIERS BEFORE AND AFTER RELOCATION. 7. PROVIDE CONTINUOUS IRRIGATION. 8. FERTILIZE, SPRAY, PRUNE, AND MAINTAIN IN HEALTHY CONDITION UNTIL FINAL ACCEPTANCE. 9. FILL TREE PITS AT OLD LOCATIONS OF TREES WITH PLANTING SOIL MIXTURE AND SOD THE AREA. <p>1.03 QUALITY ASSURANCE</p> <p>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.</p> <p>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/CREDS 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.</p> <p>C. FOR NAMES AND LOCATIONS OF QUALIFIED ISA MEMBERS VISIT WWW.ISA-ARBOR.COM.</p> <p>D. PROTECTION OF EXISTING TREES, SHRUBS, AND PALMS:</p> <ol style="list-style-type: none"> 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. <p>1.04 SUBMITTALS</p> <p>A. SUBMIT A LIST OF EQUIPMENT, PROCEDURE, AND LABOR FORCE FOR USE IN TRANSPLANTING WORK.</p> <p>B. SUBMIT A DAILY RELOCATION SCHEDULE.</p> <p>C. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, AND CONDITIONERS.</p> <p>D. ARBORIST MUST PROVIDE TO THE OWNER'S REPRESENTATIVE WEEKLY REPORTS WHICH SHALL INCLUDE:</p> <ol style="list-style-type: none"> 1. SUMMARY OF SITE ACTIVITIES AND CONDITIONS RELATING TO ALL TREES ON SITE. 2. EVALUATION OF EACH TREE'S CONDITION. 3. RECOMMENDATIONS ON WHAT SHOULD BE DONE TO IMPROVE SURVIVABILITY OF RELOCATED TREES. <p>1.05 EXISTING CONDITIONS</p> <p>A. NO REPRESENTATIONS ARE MADE AS TO SUBSURFACE CONDITIONS.</p> <p>B. CONTRACTOR MUST FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL.</p> <p>PART 2 - PRODUCTS</p> <p>2.01 FERTILIZER</p> <p>A. FERTILIZER MIX:</p> <ol style="list-style-type: none"> 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. <p>B. WETTING AGENT:</p> <ol style="list-style-type: none"> 1. LESCO WET AS MANUFACTURED BY LESCO, INC. OR AN APPROVED EQUAL. 2. DILUTE AT A RATE RECOMMENDED BY THE MANUFACTURER. <p>C. MINOR ELEMENT:</p> <ol style="list-style-type: none"> 1. MICRO MIX LIQUID AS PRODUCED BY LESCO, INC. OR AN APPROVED EQUAL. 2. DILUTE IN WATER AT A RATE RECOMMENDED BY THE MANUFACTURER. <p>D. TIME RELEASE FERTILIZER TABLETS: AGIFORM, 15 GRAM, DESIGNATION 20-10-5, OR APPROVED EQUAL.</p> <p>E. USE THE FOLLOWING MIXTURE FOR DEEP ROOT FERTILIZER FOR TRANSPLANTED SHRUBS, TREES, AND PALMS:</p> <p>1/3 LIQUID FERTILIZER MIX 1/3 WETTING AGENT MIX 1/3 MINOR ELEMENT MIX</p> <p>USE INJECTION EQUIPMENT THAT AGITATES THE MIXTURE FOR UNIFORMITY OF APPLICATION.</p> <p>2.02 SOIL BACKFILL/PLANTING SOIL MIX</p> <p>A. PLANTING SOIL MIX:</p> <ol style="list-style-type: none"> 1. SOIL USED FOR PLANTING SHALL BE FREE FROM STICKS, ROOTS, STONES, OR OTHER EXTRANEUS MATERIAL DETERMINAL 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 MEDIANAS 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. <p>2.03 BRACING AND STAKING</p> <p>A. STAKE OR OTHERWISE BRACE RELOCATED TREES/PALMS AS SHOWN ON THE DRAWINGS (LL-03)</p> <p>B. WRAP TRUNK WITH THREE LAYERS OF BURLAP</p> <p>C. ATTACHED BATTENS TO TRUNK WITH TWO METAL STRAPS.</p> <p>D. ALL BRACES SHALL BE ATTACHED AT THE GROUND WITH STAKES AS SHOWN ON LL-03</p> <p>E. PROVIDE 2" X 4" PRESSURE TREATED WOOD BRACES FOR TREES/PALMS UP TO 6" CALIPER</p> <p>F. PROVIDE 4" X 4" PRESSURE TREATED WOOD BRACES FOR TREES/PALMS OVER 8" CALIPER</p> <p>G. PROVIDE THE NUMBER OF MEMBER BRACES PER TREE AS FOLLOWS:</p> <table border="1"> <thead> <tr> <th>CALIPER</th> <th>NUMBER OF PRESSURE TREATED BRACES</th> </tr> </thead> <tbody> <tr> <td>UP TO 4"</td> <td>THREE BRACES</td> </tr> <tr> <td>4" TO 8"</td> <td>FOUR BRACES</td> </tr> <tr> <td>8" AND UP</td> <td>FIVE BRACES</td> </tr> </tbody> </table> <p>ALL BRACING SHALL BE ATTACHED TO STAKE AND BATTENS WITH GALVANIZED WOOD SCREWS.</p>	CALIPER	NUMBER OF PRESSURE TREATED BRACES	UP TO 4"	THREE BRACES	4" TO 8"	FOUR BRACES	8" AND UP	FIVE BRACES	<p>2.04 WATER</p> <p>A. FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.</p> <p>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 DETERIMENTAL OR INHIBITS VIGOROUS PLANT GROWTH.</p> <p>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.</p> <p>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.</p> <p>PART 3 - EXECUTION</p> <p>3.01 GENERAL PREPARATION</p> <p>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.</p> <p>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.</p> <p>C. CLEAR THE ROOT BALL AREA BY HAND ONLY OF FOREIGN MATERIAL AND TRASH TO EXPOSE UNDISTURBED SOIL.</p> <p>D. VERIFY PERCOLATION RATES AND SOIL'S ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.</p> <p>E. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT</p> <p>3.02 PREPARATION PRIOR TO RELOCATION</p> <p>A. IN THE PRESENCE AND DIRECTION OF ISA MEMBER, PERFORM CROWN PRUNING BETWEEN 30 AND 60 DAYS PRIOR TO TRANSPLANTING.</p> <p>B. ALL TREES SHALL BE PRE-PRUNED USING CLASS 4 SPECIFICATIONS</p> <p>C. FERTILIZATION AND WATERING:</p> <ol style="list-style-type: none"> 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. <p>D. CROWN PRUNING:</p> <ol style="list-style-type: none"> 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. <p>E. ROOT PRUNING</p> <ol style="list-style-type: none"> 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. <p>F. IRRIGATION AND WATER</p> <ol style="list-style-type: none"> 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. <p>G. PROTECTION:</p> <ol style="list-style-type: none"> 1. ERECT TREE PROTECTION MEASURES AS SHOWN ON THE DRAWINGS TO PROTECT INDIVIDUAL OR GROUPS OF TREES TO BE TRANSPLANTED. <p>3.03 RELOCATION</p> <p>A. GENERAL</p> <ol style="list-style-type: none"> 1. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS. 2. INJECT DEEP-ROOT FERTILIZER MIXTURE INTO THE SOIL 14 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. <p>B. EQUIPMENT</p> <ol style="list-style-type: none"> 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. <p>C. DIGGING AND MOVING</p> <ol style="list-style-type: none"> 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. 	<p>D. TREES IN HOLDING AREA (IF APPLICABLE)</p> <ol style="list-style-type: none"> 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. <p>E. TREE SUPPORTS</p> <ol style="list-style-type: none"> 1. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE. 2. BUTTREZZES MAY SUPPORT SEPARATE TRUNKS ON MULTIPLE TRUNK TREES <p>3.04 IRRIGATION</p> <p>A. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL.</p> <p>B. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.</p> <p>C. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER AT HIS/HER OWN EXPENSE.</p> <p>D. A TENSIMETER SHALL BE UTILIZED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE REPORTED IN ISA MEMBER'S REPORT.</p> <p>3.05 PLANTING</p> <p>A. PLANTING AND BACKFILLING:</p> <ol style="list-style-type: none"> 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 1/2" 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. <p>B. SOIL ADDITIVES</p> <ol style="list-style-type: none"> 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. <p>3.06 POST-RELOCATION GROW-IN PERIOD</p> <p>A. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE.</p> <p>B. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS, AND UNDAMAGED.</p> <p>3.07 ACCEPTANCE</p> <p>A. FOR THE PURPOSE OF ESTABLISHING AN "ACCEPTANCE" STANDARD, PLANTS SHALL BE HEALTHY AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.</p> <ol style="list-style-type: none"> 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 HEREIN. <p>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.</p> <p>C. AT THE CONCLUSION OF THE WARRANTY PERIOD, AN INSPECTION SHALL BE MADE TO DETERMINE THE CONDITION OF WARRANTED PLANT MATERIAL.</p> <ol style="list-style-type: none"> 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. <p>3.08 GUARANTEE</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Mark Alvarez Date Director of Community & Economic Development</p>
CALIPER	NUMBER OF PRESSURE TREATED BRACES									
UP TO 4"	THREE BRACES									
4" TO 8"	FOUR BRACES									
8" AND UP	FIVE BRACES									
<p>BAPTIST HEALTH 8500 SW 117 Ave. Miami, FL 33193</p> <p>Baptist Health</p> <p>BAPTIST HEALTH PALMETTO BAY OFF CAMPUS EMERGENCY CENTER 8750 SW 144TH STREET MIAMI, FLORIDA FREE STANDING EMERGENCY CARE FACILITY AHCA: 23100154-257-1</p> <p>ASPR-22-001</p> <p>PHASE: ADMINISTRATIVE SITE PLAN APPROVAL</p> <p>Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers</p> <p>SEAL: Digitally signed by Kirk J Olney Date: 2022.04.01 13:06:38 -04'00' J.W. OLNEY LANDSCAPE ARCHITECT FLORIDA LICENSURE #A-000765 2601 S BAYSHORE DRIVE, SUITE 1000 MIAMI, FL 33133 TEL: 305.859.2050</p> <p>REVISIONS: No. DESCRIPTION DATE: 1 ASPR COMMENTS 04/01/2022</p> <p>TITLE: TREE/ PALM PROTECTION AND RELOCATION SPECIFICATIONS</p> <p>Project No: 02142.000 Date: 2022-01-04 Scale: As indicated Format: 30" x 42" Drawn: LH Checked: KJO Sheet: LT-03</p>										

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



BA
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 77, #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 14th Street Miami, Florida
AHCA: 23/100154-267-1

ASPR-22-001

PHASE:
ADMINISTRATIVE SITE PLAN APPROVAL

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SEAL:

Digitally signed by Kirk J Olney
Kirk J. Olney
Date: 2022-04-01
13:07:42-04'00'

FLORIDA LICENSE NO. LA 000775
SERIAL NO. 00000000000000000000
MAIL FL 20130 - TEL: 305-919-3300

REVISIONS:

No.	Description	Date
1	ASPR COMMENTS	04/01/2022

Digitally signed by Kirk J Olney
Kirk J. Olney
Date: 2022-04-01
13:07:42-04'00'

FLORIDA LICENSE NO. LA 000775
SERIAL NO. 00000000000000000000
MAIL FL 20130 - TEL: 305-919-3300

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

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
Director of Community & Economic Development

Date

RECEIVED
Zoning Department
February 1, 2024
Village of Palmetto Bay
Building & Zoning Department
By: *MA*

V-13-008 (REV)

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	<i>Bursera simaruba</i>	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	<i>Delonix regia</i>	Royal Poinciana	15' tall	15' wide	4" caliper	7"	B&B	As Shown	N/A	50' tall	50' wide		Moderate	Moderate	No
ELD	7	<i>Elaeocarpus decipiens</i>	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	<i>Quercus virginiana</i>	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	<i>Tabebuia heterophylla</i>	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	GRAYWOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
SAP	7	<i>Sabal palmetto</i>	Cabbage Palm	15' tall	N/A	12"	13"	B&B	As Shown	Matched	65'	10'	10"	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	GRAYWOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
ARG	80	<i>Arachis glabra</i>	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	<i>Chrysobalanus icaco 'Red Tip'</i>	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	<i>Ernodea littoralis</i>	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	<i>Hymenocallis latifolia 'Spider Lily'</i>	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	<i>Tripsacum dactyloides</i>	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	GRAYWOOD	ROOT BALL	SPACING	ADDITIONAL SPECIFICATION	HEIGHT	SPREAD	TRUNK DIAMETER	DROUGHT	WIND	
STS	12,481 sq ft	<i>Stenotaphrum secundatum</i>	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												

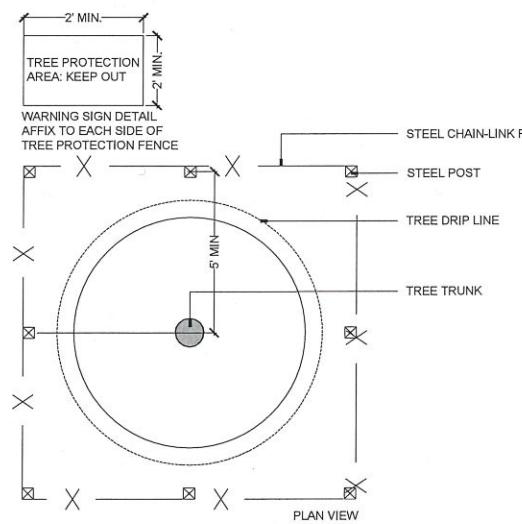
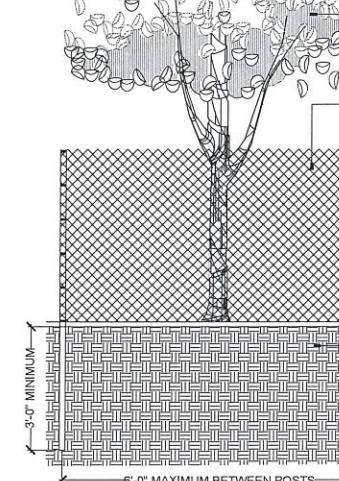
1 PLANT MATERIAL LIST
LL-03 SCALE: N/A

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	
28 trees per acre of net lot area	28 x 2.16=
	61
	43
	18
	61
STREET TREES	
Trees provided at average maximum spacing of 20' on center.	SW 144th Street SW 87th Avenue SW 145th Street
	323/20=17 221/20= 12 322/20= 17
	6 10 15
	7 2 2
	13 12 17
PARKING LOT LANDSCAPE AREA	
ISLAND TREES	CALCULATIONS
1 Tree per Island	18
Screen parking area w/ continuous hedge and groundcovers. Trees to be 20' O.C.	Yes
Landscape areas to be protected from vehicular encroachments with car stop 2'-6" from edge of pavement.	Yes
TOTAL TREES	125
40% of req. trees shall be natives	50
50% of req. trees shall be drought tolerant	63
	76
	26
	48
	121
	45
	61

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
Director of Community & Economic Development

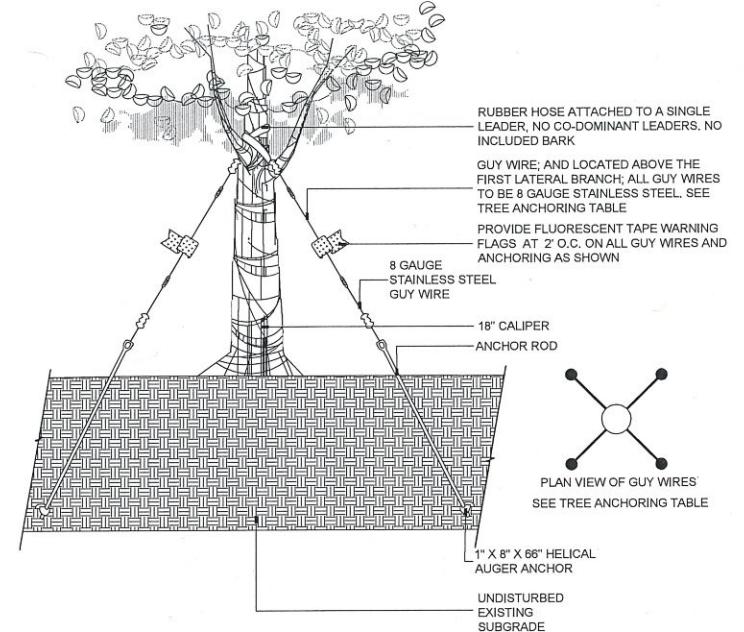
BAPTIST HEALTH PALMETTO BAY OFF CAMPUS EMERGENCY CENTER FREE STANDING EMERGENCY CARE FACILITY 8750 SW 144TH STREET MIAMI, FLORIDA AHCA: 23100154-267-1	
ASPR-22-001 PHASE: ADMINISTRATIVE SITE PLAN APPROVAL Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers	
Kirk J Digitally signed by Kirk J Olney Date: 2022-04-01 13:08:04-04'00 Kirk J Olney LANDSCAPE ARCHITECT FLORIDA LANDSCAPE ARCHITECTS 2601 S BAYSHORE DRIVE, SUITE 1000 MIAMI, FL 33133 TEL: 305-859-2050	
REVISIONS: No.: DESCRIPTION DATE: 1 APR 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	



1 EXISTING TO REMAIN AND RELOCATED TREE PROTECTION DETAILS SECTION & PLAN VIEW
LT-02 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 THAN 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 EXISTING/RELOCATED TREE NOTES
LT-02 SCALE: N/A



3 TREE GUY WIRE DETAIL
LT-02 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 PRESERVED AND RELOCATED TREE WATERING NOTES
LT-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
Director of Community & Economic Development

BAPTIST HEALTH PALMETTO BAY
OFF CAMPUS EMERGENCY CENTER
FREE STANDING EMERGENCY CARE FACILITY
8750 SW 144TH STREET MIAMI, FLORIDA
AHCA: 23100154-257-1

Baptist Health

BA
HEALTH
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

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 LICENSE NO. LA 007195
2601 S BAYSHORE 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

ARCHITECT:
Bermello Ajamil & Partners
4711 South LeJeune Road
Coral Gables, 33146
P: 305.659.2050

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
Dade, FL 33234
P: 954.474.7578

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

Baptist Health

BAPTIST HEALTH PALMETTO BAY

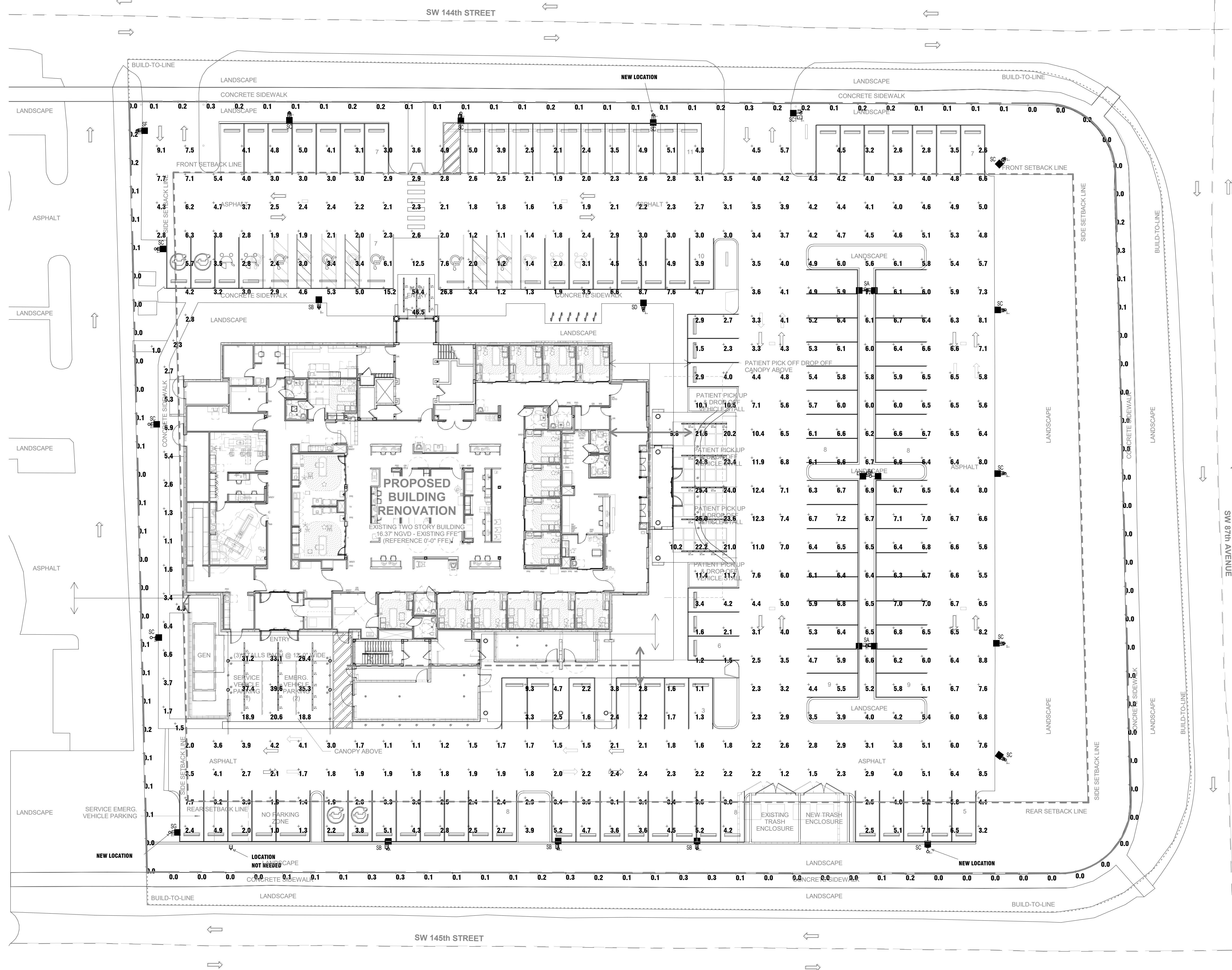
OFF-CAMPUS EMERGENCY CENTER

8750 SW 144TH STREET PALMETTO BAY, FLORIDA 33176

AHOA: 23/100154-267-1

NOTES:

Calculation Summary					
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	2.51



CONSTRUCTION DOCUMENTS

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

SEAL: Dalia Ivette Wright, P.E. Florida License #77622

This item has been digitally signed and sealed by Dalia Ivette Wright, P.E. on 05/10/2023 and is adjacent to the seal. Printed copies of this seal are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS:

No.: DESCRIPTION DATE:

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

Attachment D
1997 Miami-Dade County Signage Variance- Landscape Plan

RECEIVED
Zoning Department

Received and filed on

RESOLUTION NO. CZAB13-2-98

October 26, 2023

Village of Palmetto Bay
Building & Zoning Department

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 1/2, of the NE 1/4, of the NE 1/4, of the SE 1/4, 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 1/4 of said Section 21, and tangent to the west line of the east 40' of SE 1/4 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 1/4 of said Section 21 and tangent to the north line of the south 25' of the north 1/2 of the NE 1/4 of the NE 1/4 of the SE 1/4 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 1/2 of: the north 1/2 of the NE 1/4 of the NE 1/4 of the SE 1/4 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 1/2, of the NE 1/4, of the NE 1/4, of the SE 1/4, 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 1/4 of said Section 21, and tangent to the west line of the east 40' of SE 1/4 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 1/4 of said Section 21 and tangent to the north line of the south 25' of the north 1/2 of the NE 1/4 of the NE 1/4 of the SE 1/4 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.

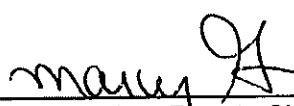
Hearing No. 98-2-CZ13-1
es

**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

METROPOLITAN DADE COUNTY, FLORIDA



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 E
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.

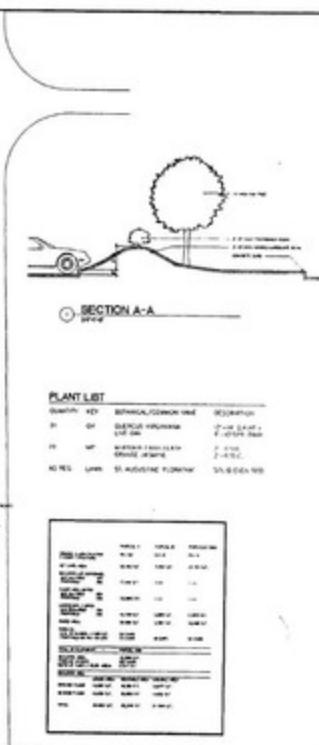
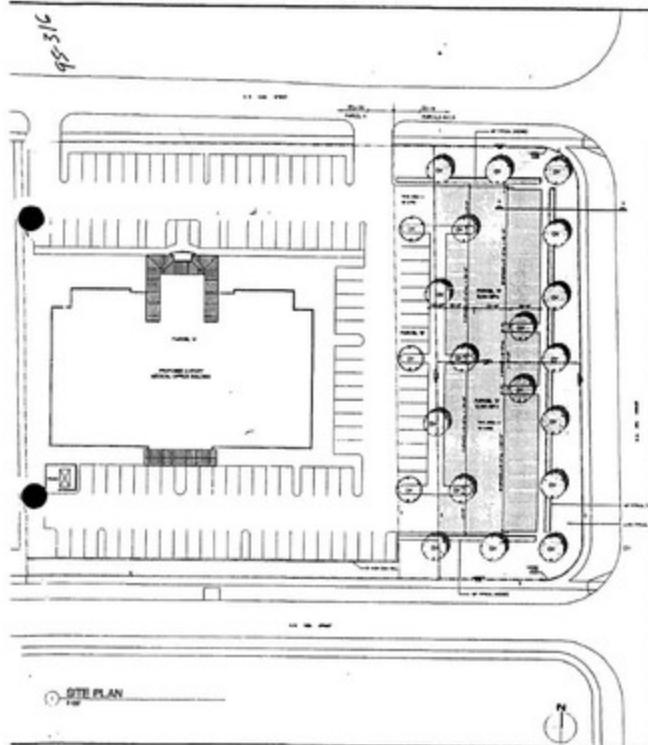
Respectfully submitted,

/s/ Judy Little

EXHIBIT A

95-316

112



PLANT LIST			
Quantity	Key	Botanical/Common Name	Description
10	QH	GERBERA MIMOSIFOLIA LIME GLO	17" HGT. 14" DIAM. FOLIAGE PLANT
10	MF	MONARCA MONARCA ORANGE	17" HGT. 14" DIAM.
NO PLS	LYNN	ST. AUGUSTINE FLORIDA	14" HGT. 10" DIAM.



AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: April 15, 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: 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.

SUGGESTED ACTION:

ATTACHMENTS:

[V-24-001 Arias Setback Varinace Zoning Hearing Staff Memo April 15 2024 \(2\).doc](#)

[V-24-001 Arias Setback Varinace Resolution April 15 2024.docx](#)

[PDF Full Attachments.pdf](#)



MEMORANDUM

To: Honorable Mayor and Village Council
From: Alexander Adams, AICP, CNU-A, P&Z Manager

Date: April 15, 2024
Re: V-24-001 / Residential Attached
Covered Terrace and Swimming
Pool Setback Variance 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 AN INTERIOR SIDE AND REAR SETBACK VARIANCE REQUEST FOR ROBERTO AND CHRISTINA ARIAS AT 7662 SW 144 TERRACE, TO PERMIT THE CONSTRUCTION OF A RESIDENTIAL ATTACHED COVERED TERRACE AND SWIMMING POOL WITHIN THE INTERIOR SIDE AND REAR SETBACK OF A PARCEL ZONED ESTATE MODIFIED (E-M); AND PROVIDING AN EFFECTIVE DATE.

OVERVIEW

FILE: V-24-004
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 for a setback variance for an attached covered terrace to allow a rear setback of twenty feet and 7 inches (20' 7") (25' required) and a side setback of thirteen feet and 1 inch (13' 1") (15' required) and a variance to allow a swimming pool with a rear setback of seven feet (7') (7.5' required) and side setback of fifteen feet and one inch (15' 1") (20' required). The property is located in the Estate Modified (EM) zoning district at 7662 SW 144 Terrace. The property consists of a typical lot shape and size, however this subdivision lots were platted to the center of the private streets in the front

and this lot backs up to a public street in the rear of the house. Additionally, the original home was constructed on an angle based on the geometry of the cul-de-sac that is not perpendicular to the lot's geometry creating a uniquely shaped triangular front and rear yard area. The existing site and home conforms with the current zoning designation and code, however its configuration on the lot, the private street access and public street behind the residence 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" backs up to 77th Avenue and not a neighbor. 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 platted subdivision also known as the Cutler Cove community, 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 single center point in the middle of the cul-de-sac. This configuration results in a smaller usable

lot area than typical E-M lots of 15,000 SF and homes that are developed at angles surrounding the cul-de-sac vs centered on the lots create even smaller front and rear yards. 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.
- 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 fronting SW 77th Avenue. Therefore, it does not appear that there will be any undo impacts to adjacent neighbors or the surrounding 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 relaxation of the 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 SF 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 skewed. 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 extremely 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 and safeguard in granting any variance. The Village Council may prescribe appropriate modifications and/or conditions, including a variance approval expiration date or expiration event, to mitigate the proposed variance and to ensure safeguards in 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.

Village staff recommends that the Village Council, conditionally approve application V-23-004 for a residential swimming pool front setback variance located at 7255 SW 167 Street 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 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").
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

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 FOR ROBERTO AND CHRISTINA ARIAS 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") (25' required) and a side setback of thirteen feet and 1 inch (13' 1") (15' required) and a variance to allow a swimming pool with a rear setback of seven feet (7') (7.5' required) and side setback of fifteen feet and one inch (15' 1") (20' 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 “Estate Modified Single-Family (“EM”) on the Village of Palmetto Bay Zoning Map, as adopted on July 19, 2021 by Ordinance 2021-13; and

WHEREAS, the ad-hoc Development Application Review Committee comprised of professional Village Staff reviewed the proposed variance; 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; and

WHEREAS, the Village Council finds, based on substantial competent evidence in the record, that the application for the variance is consistent with

1 the Village of Palmetto Bay's Comprehensive Plan and the applicable Land
2 Development Regulations; and

3
4 **WHEREAS**, based on the foregoing finding, the Village Council
5 determined to grant the application, as provided in this Resolution.

6
7 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND**
8 **VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA,**
9 **AS FOLLOWS:**

10
11 **Section 1.** A public hearing on the present application was held on
12 April 15, 2024 in accordance with the Village's "Quasi-Judicial Hearing
13 Procedures". Pursuant to the testimony and evidence presented during the
14 hearing, the Village Council makes the following findings of fact, conclusions
15 of law, and final order.

16
17 **Section 2.** Findings of fact.

18
19 1. That the subject property is located at 7662 SW 144 Terrace and is
20 designated as folio number 33-5023-039-0260.

21
22 2. After hearing testimony from Village Staff, the applicant, the owner
23 and the public, the Village Council accepted the findings of Village Staff as it
24 relates to compliance with the following provisions of the Village's Code of
25 Ordinances: Section 30-30.6, "Variances" and Section 30-50.4 "Estate
26 Modified Single Family (EM) Zoning District".

27
28 3. The application for the variance is consistent with the Village's
29 Comprehensive Plan, as further specified in the Planning and Zoning
30 Division Staff Report.

31
32 4. The Village Council adopts and incorporates by reference the
33 Planning and Zoning Division Staff Report.

34
35 **Section 3.** Conclusions of Law.

36
37 The application for the variance was reviewed pursuant to Section 30-
38 30.6, "Variances" and Section 30-50.4 "Estate Modified Single Family (EM)
39 Zoning District" of the Village's Code of Ordinances and was found to be
40 consistent.

1
2 **Section 4.** Order.
3

4 The Village Council approves the application for a variance for an attached
5 covered terrace to allow a rear setback of twenty feet and 7 inches (20' 7")
6 and a side setback of thirteen feet and 1 inch (13' 1") and a variance to allow
7 a swimming pool with a rear setback of seven feet (7') and side setback of
8 fifteen feet and one inch (15' 1") for 7662 SW 144 Terrace (Folio #33-5023-
9 039-0260); consistent with Section 30-30.6 "Variances" and Section 30-50.4
10 Estate Modified Single Family (EM) zoning district of the Village Zoning
11 Code, as more particularly described in the attached application and site plan
12 that is included in the public hearing package with the following conditions:
13

- 14 1. The approval is based on the plan sheet SP-1 prepared by
15 Alberto E. Rodriguez Cabarrocas, dated 11-16-23.
- 16 2. The approval is for a setback variance for an attached covered
17 terrace to allow a rear setback of twenty feet and 7 inches (20' 7")
18 and a side setback of thirteen feet and 1 inch (13' 1") and a
19 variance to allow a swimming pool with a rear setback of seven
20 feet (7') and side setback of fifteen feet and one inch (15' 1").
- 21 3. The setback variance shall be valid for 180 days to obtain a
22 building permit. The Community and Economic Development
23 Director shall have the discretion to grant an additional 120 days.

24
25 **Section 5.** Record.
26

27 The record shall consist of the notice of hearing, the Planning and
28 Zoning Division Staff Report, the application, all documents submitted by the
29 applicant and the owner to the Village of Palmetto Bay in connection with the
30 application, the testimony and documents presented at the public hearing,
31 and the tape and minutes of the hearing.
32

33 **Section 6.** This Resolution shall take effect immediately upon
34 approval.
35

36 **PASSED AND RESOLVED** this 15th day of April 2024.
37

38 Attest:
39

1 Missy Arocha
2 Village Clerk

Karyn Cunningham
Mayor

3

4

5 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

6

7

8 John C. Dellagloria
9 Village Attorney

10

11

12 **FINAL VOTE AT ADOPTION:**

13 Council Member Patrick Fiore _____

14 Council Member Steve Cody _____

15 Council Member Marsha Matson _____

16 Vice-Mayor Leanne Tellam _____

17 Mayor Karyn Cunningham _____

Attachment A
Application / Letter of Intent

V

Village of Palmetto Bay
APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: 2/22/2024Application No: V-24-001V-24-001Petitioner / Applicant: Roberto Arias & Christina AriasPetitioner / Applicant Address: 7662 SW 144th TerracePhone: 305-978-0149 E-mail: ariasra7@gmail.comPetitioner's Relation to Subject Property: Owners

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

Address of Property: 7662 SW 144th TerraceFolio: 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:

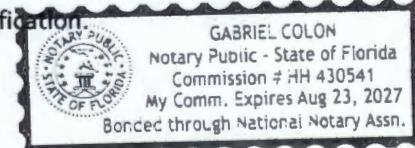
This is to certify that I am the owner/agent of the subject lands described above in the application for variance, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property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

Signature of owner/agent: Roberto Arias / Christina AriasSworn 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 license as identification

Signature of Notary Public

Type or Print Name Gabriel Colon**FOR STAFF USE ONLY**Fee Paid: ✓ Date: 2/27/24Zoning Hearing Date: 4/15/24 () Approved () Denied () Approved with conditions**RECEIVED**
Zoning DepartmentFebruary 27, 2024Village of Palmetto Bay
Building & Zoning Department
By: ATB

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

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

RECEIVED
Zoning Department

February 27, 2024

Village of Palmetto Bay
Building & Zoning Department
By: *AD*

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 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

Attachment C
Site Plan

FLOOD LEGEND FOLIO : 33-8023-028-0290 ADDRESS: 7662 SW 144 TERRACE PALMETTO BAY, FL 33168 LOT: 28 BLOCK: 1 PLAT BOOK: 134 PAGE: 79 GROSS OF ROAD ELEV: FT. M.A.V.D. GROSS OF ROAD WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: THOMAS J. KELLEY, INC. PL. LID#: 8077		ZONING LEGEND LOT ZONED: E-M BUILDING SETBACKS <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FRONT</td> <td>31.45'</td> <td>NO CHANGE</td> </tr> <tr> <td>REAR</td> <td>22.29'</td> <td>22.00'</td> </tr> <tr> <td>SIDE (BDRW)</td> <td>18.00'</td> <td>13.00'</td> </tr> <tr> <td>SIDE (BDRW)</td> <td>13.00'</td> <td>NO CHANGE</td> </tr> </tbody> </table> <p>ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOR 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 FOOT OF OPENING FOR EVERY SQUARE FOOT OF FLOOR AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENINGS SHALL NOT BE LOWER THAN THE FLOOR AREA. OPENINGS LOCATED ON DIFFERENT SIDE OF THE EXPOSED AREA, OPENINGS WILL BE COUPLED WITH SCREENS OR LAVERS. 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 SHALS WILL BE CONSTRUCTED ON SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES. 0'-0" N.G.V.D.</p>			EXISTING	PROPOSED	FRONT	31.45'	NO CHANGE	REAR	22.29'	22.00'	SIDE (BDRW)	18.00'	13.00'	SIDE (BDRW)	13.00'	NO CHANGE
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SIDE (BDRW)	18.00'	13.00'																
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SECURITY AND FORCED ENTRY PREVENTION: 1. PRINCIPAL ENTRY AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 3B OF THE FLORIDA BUILDING CODE. 2. ALL LOCUS ON EXTERIOR DOORS SHALL BE CAPABLE OF PROVIDING A FORCE OF 30 LB APPLIED IN ANY HORIZONTAL DIRECTION IN CONFORMITY WITH THE FLORIDA BUILDING CODE. 3. ALL EXTERIOR EXPOSED DOORS SHALL HAVE A LOCUS TO BE KEY OR CODE LOCKS AS REQUIRED FOR WHOLE EXTERIOR SWING DOORS. THE ACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INERTIAL CHAMBERS OR LOCKED AULHAY. SWING BOLT BOLT WITH HAMMERED BOLT HEADS. 4. THE ACTIVE LEAF OF PRINCIPAL EXTERIOR SWING DOORS SHALL HAVE MULTIPLE POINTS OF LOCKS AS REQUIRED FOR WHOLE EXTERIOR SWING DOORS. THE ACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INERTIAL. 5. Hinges on exterior and non-exposed doors shall have non-reinforced 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 BLADING WITHIN 40' OF THE EXTERIOR LOCKING ACTUATING DEVICE OF PRINCIPAL SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD Z97.1. 8. WINDOWS SHALL BE INSULATED AND CONSTRUCTED SO THAT NO PANES OF GLASS ARE EXPOSED TO THE OUTSIDE. THE EXTERIOR INSULATED PANE AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM AND ASSOCIATED PRODUCT STANDARD AS OF 1994 (AASHTO M24-94) 30033 PROVIDED LOCUS AS PER FBC 3003.2(A) (B) 25(A) AND (C) EXTERIOR INSULATED PANE CONSTRUCTED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB APPLIED IN ANY HORIZONTAL DIRECTION. 9. EXTERIOR WINDOW USED AS A MEANS OF EXIT SHALL ALSO COMPLY WITH A DOOR SCOPES OF VISION PANELS. 10. EXTERIOR SWING DOORS SHALL BE PROVIDED WITH A DOOR SCOPES OF VISION PANELS.		SCOPE OF WORK: ATTACHED TERRACE ADDITION																
Total Gross Square Footage: (all areas after proposed work is completed) <table border="1"> <tr> <td>EXISTING ACTUAL AREA:</td> <td>3,184 SF.</td> </tr> <tr> <td>NEW TERRACE AREA:</td> <td>TBD SF.</td> </tr> <tr> <td>GROSS SF TOTAL:</td> <td>TBD SF.</td> </tr> </table>		EXISTING ACTUAL AREA:	3,184 SF.	NEW TERRACE AREA:	TBD SF.	GROSS SF TOTAL:	TBD SF.											
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NEW TERRACE AREA:	TBD SF.																	
GROSS SF TOTAL:	TBD SF.																	
DRAWING LEGEND 		PLUMBING LEGEND 																
NOTE: 1. THIS PLAN HAS BEEN PREPARED TO SHOW RED SET BACKS AND UTILTY ACCESS TO OBTAIN BUILDING PERMIT. THE EXACT LOCATION OF BUILDING VARIES FROM PARTICULAR LOT DIMENSIONS AS MEASURED FROM LAYOUT PREPARED BY A CERTIFIED SURVEYOR. GENERAL NOTES: 1- ALL APPROACHES TO BE COORDINATED WITH STREET TREES, STREET LIGHTS, MAIL BOXES, BUILDING FIRE HYDRANTS, ETC. 2- LANDSCAPING SHALL COMPLY WITH ORDINANCE 96.13 CHAPTER 18-A OF CODE / FLORIDA LANDSCAPE ORDINANCE. TRIMMING PROTECTION STATE: THIS BUILDING SHALL HAVE A FIRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUPERFICIAL BURNES. 1- THE EXTERIOR OF THE BUILDING SHALL BE EXPOSED TO THE ELEMENTS. 2- THE EXTERIOR OF THE BUILDING SHALL BE EXPOSED TO THE ELEMENTS. THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF INSECT INFESTATION. THE TREATMENT IS IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND COMMERCE SERVICES.																		
<p style="text-align: center;">V-24-001</p> <p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">Zoning Department</p> <p style="text-align: center;">February 27, 2024</p> <p style="text-align: center;">Village of Palmetto Bay Building & Zoning Department</p> <p style="text-align: center;">By: <i>AC</i></p> <p style="text-align: center;"><i>Current Plan Allowable</i></p> <p style="text-align: center;">PROPOSED TERRACE PLAN</p> <p style="text-align: center;">SCALE: 1" = 20'-0"</p> <p style="text-align: center;"><i>per existing setbacks</i></p> <p style="text-align: right;">SP-1</p>																		

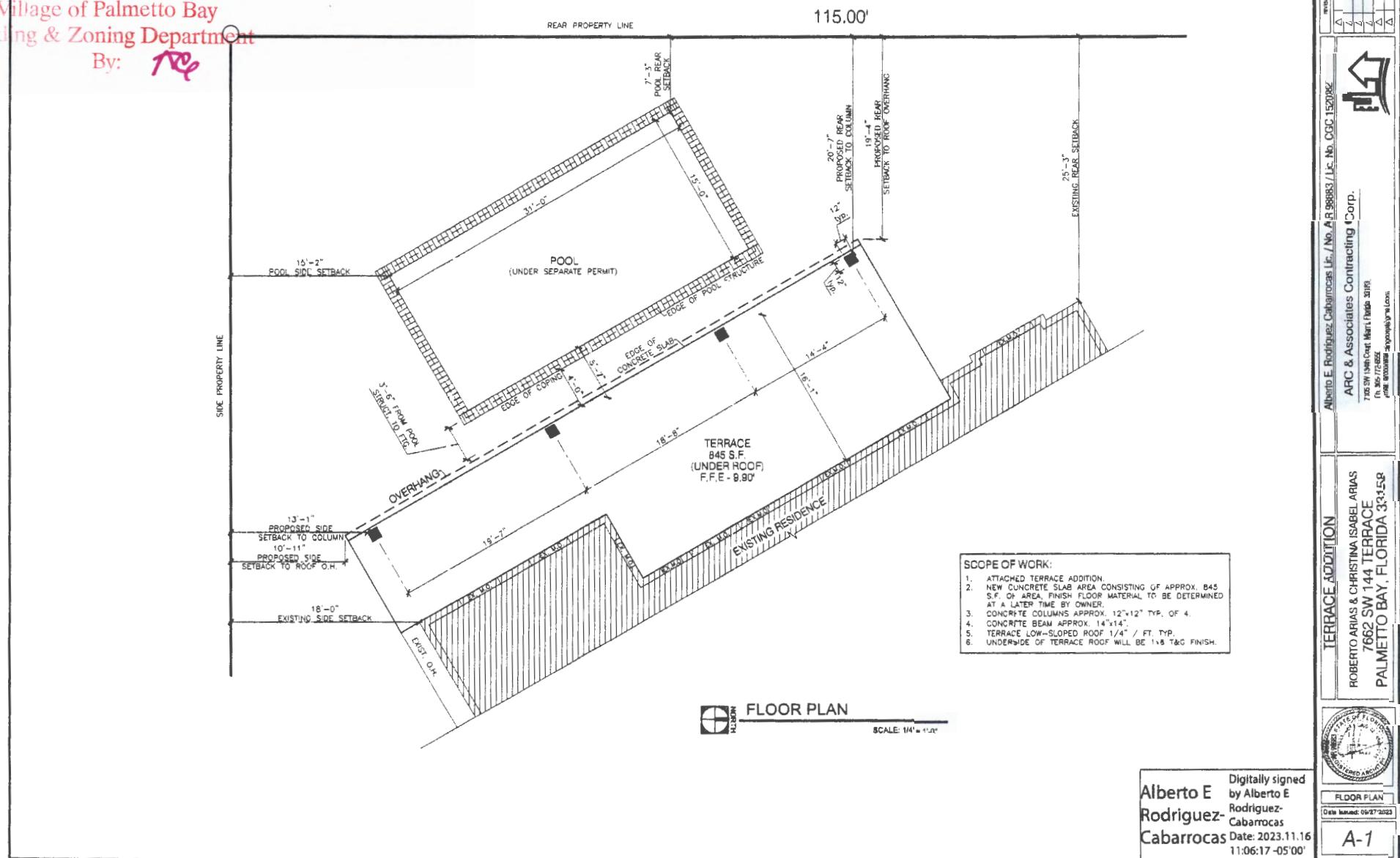
V-24-001

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Zoning Department

February 27, 2024

Village of Palmetto Bay
Building & Zoning Department

By: *TC*



FLOOD LEGEND

POLO: 23-3023-038-0280 ACROSS: 1682 SW 144 TERRACE PALMETTO BAY, FL 33188
LOT: 28 BLOCK: 1 PLAT BOOK: 136 PAGE: 28
GROSS OF FLOOD SLAB: FT. MAX. ELEV. OF FLOOD WAS TAKEN FROM
A CERTIFIED SURVEY PREPARED BY THOMAS J. KELLY, INC. PLAT LSC: 2077

ELEVATION	LOWEST FLOOD SLAB	SHRIMP/DRUM FLOOD SLAB	ABV SLAB
EXISTING	10.40'	9.40'	9.0' & 9.7'
PROPOSED ADDITION	N/A	N/A	MATCH
PROPOSED TERRACE	8.60' (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 FOOT OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA, SUBJECT TO FLOODING. THE BOTTOM OF THE OPENINGS SHALL BE LOCATED IN THE ENCLOSED AREA AND THE OPENINGS SHALL BE LOCATED ON A 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 DRAINED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY, INTERCEPTOR DRAINS WILL BE CONSTRUCTED ON SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES. 0'-0". H.G.V.D.

ZONING LEGEND

LOT ZONE: E-M
BUILDING SETBACKS

EXISTING	PROPOSED
FRONT: 31.45'	NO CHANGE
REAR: 28.30'	20'-1"
RIGHT SIDE: 18.00'	13'-1"
LEFT SIDE: 18.00'	NO CHANGE

LOT SIZE: 15,828 SF

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

NEW TERRACE AREA: 845 SF

TOTAL SF: 4,008 SF

LOT COVERAGE PROPOSED: 4,008 / 15,828 = 25.82%

EXISTING 4 BEDROOM / 3 1/2 BATH HOME BUILT IN 1988

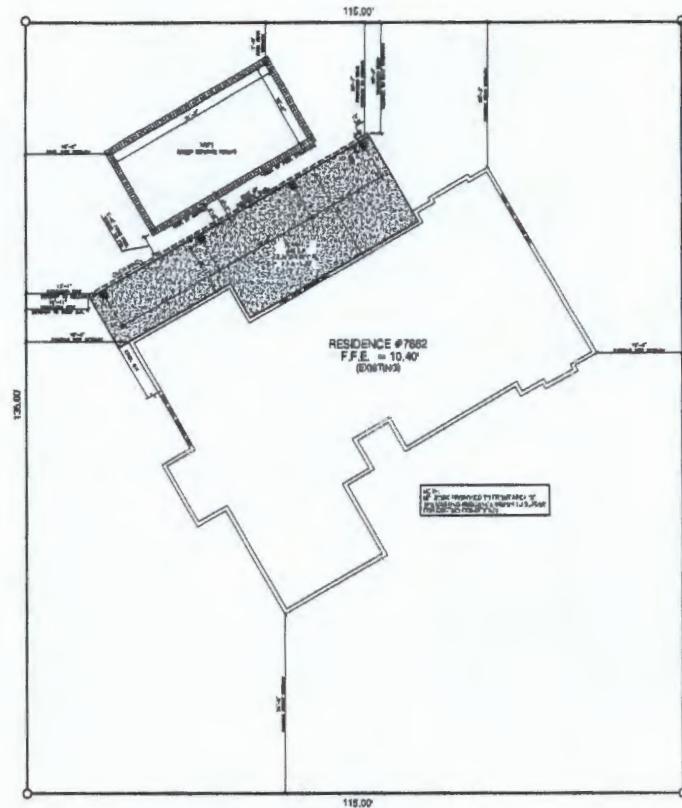
SCOPE OF WORK:
ATTACHED TERRACE ADDITION

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

EXISTING ACTUAL AREA:	3,164 SF
NEW ADDITION TERRACE AREA:	845 SF
GROSS SF TOTAL:	4,008 SF

DRAWING LEGEND

	NEW PORCH AND TERRACE AREA BOUNDARY
	EXISTING AREA BOUNDARY



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

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Zoning Department
February 27, 2024

Village of Palmetto Bay
Building & Zoning Department

By:

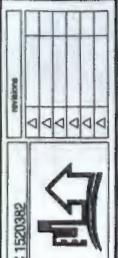
AB

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



SITE PLAN
Date issued: 06/27/2024
SP-1

Alberto E. Rodriguez-Cabarrocas Llc. / No. AR 596883 / Ic. No. CCG 1520382
ARCI & Associates Contracting Corp.
7662 SW 144 TERRACE
PALMETTO BAY, FLORIDA 33158
Email: arciassociates@outlook.com



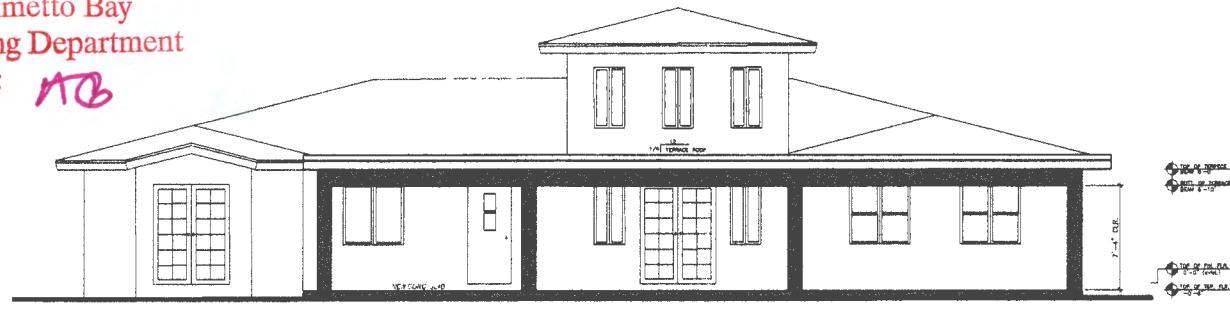
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Zoning Department

February 27, 2024

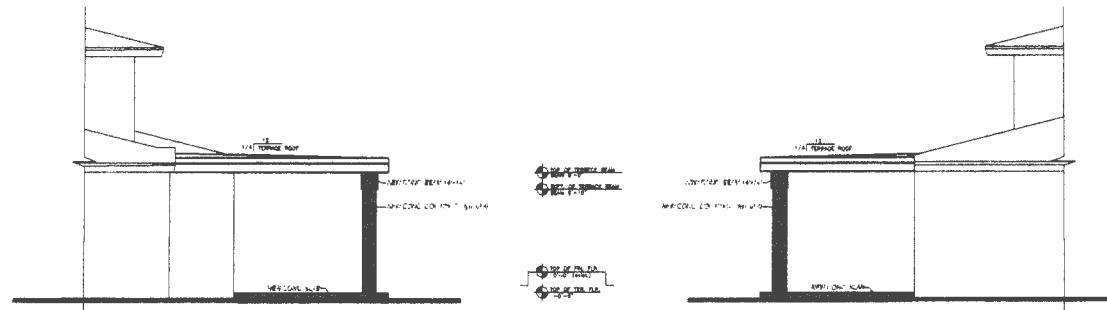
Village of Palmetto Bay
Building & Zoning Department

By: AB



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"

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

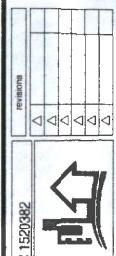
A-3



ELEVATIONS
Date issued: 06/27/2023

Alberto E. Rodriguez-Cabarracas Lic. # No. A5 98883 / Lic. No. CGC 1520382
APC & Associates Contracting Corp.
TIN: 54-1361047
FL SIC: 2662
Mailing Address: 1000 N. 10th Street, Suite 3010
Orlando, FL 32804

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



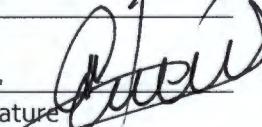
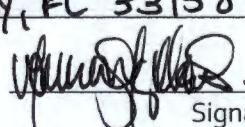
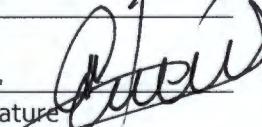
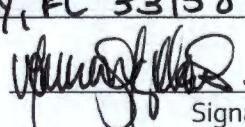
Attachment D
Neighbor Approval Forms

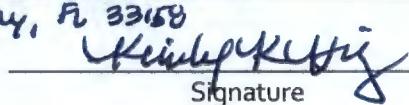
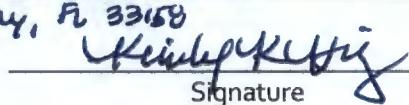
**Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM**

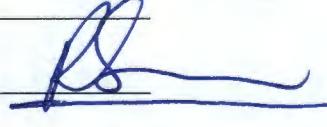
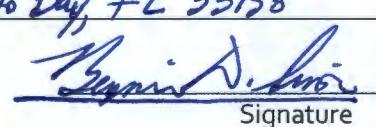
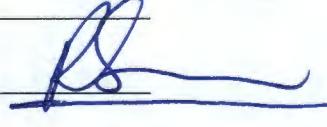
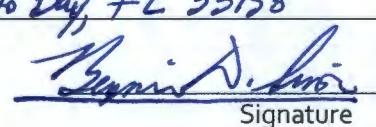


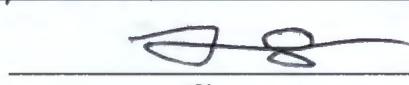
I, Roberto Arias & Christina Arias have applied for a Variance, to allow in accordance with section 30-30.3(d)(5) of the Palmetto Bay Zoning Regulations a reduction of the backyard setback by 4 feet 5 inches (18%) to 20 feet 1 inches on the NW corner of the lot & the sideyard setback by 1 ft 11 in to 13ft 1 in (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 Caleres Date 1/12/24
 Address 7661 SW 144 Tcr. Palmetto Bay, FL 33158 

 Signature

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

 Signature

Name (Type or Print) Benjamin & Rosette Sunari Date 2/12/24
 Address 7663 SW 145th Ter, Palmetto Bay, FL 33158 

 Signature

Name (Type or Print) Zhongsheng Zhang Date 2/21/2024
 Address 7603 SW 145th Ter, Miami, FL 33158 

 Signature

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Zoning Department

Name (Type or Print) February 29 2024 Date _____
 Address _____
 Village of Palmetto Bay
 Building & Zoning Department
 By: AC Signature

V-24-001

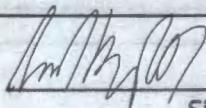
Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM



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 (18-1/2") to 20 feet 1 inches on the NW corner of the lot & the sideyard setback by 1 ft 11 in to 13 ft 1 in (13-1/2") 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 04/06/04 ✓
Address 7662 SW 144th Terrace, Palmetto Bay, FL 33168


Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

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Zoning Department

February 27, 2024

Village of Palmetto Bay
Building & Zoning Department
By: 