

# BAL HARBOUR

- V I L L A G E -

Reinaldo Borges, Chair  
Elizabeth Camargo, Board Member  
Jose L. Gomez, Board Member  
Nathan VanDeman, Board Member  
David Koplowitz, Board Member

Village Manager Jorge M. Gonzalez  
Village Clerk Dwight S. Danie  
Building Director Eliezer Palacio  
Village Attorneys Weiss Serota  
Helfman Cole & Bierman, PA

## ARCHITECTURAL REVIEW BOARD

REGULAR MEETING AGENDA

APRIL 4, 2024

AT 1:00 P.M.

Bal Harbour Village Hall • 655 - 96<sup>th</sup> Street • Bal Harbour • Florida 33154

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*This meeting will be conducted in-person. The meeting will also be broadcast on the Village's website ([www.balharbourfl.gov](http://www.balharbourfl.gov)) and members of the public are encouraged to participate by calling 305-865-6449 by emailing [meetings@balharbourfl.gov](mailto:meetings@balharbourfl.gov) before and during the meeting.*

### **1 CALL TO ORDER / ROLL CALL**

### **2 PLEDGE OF ALLEGIANCE**

### **3 APPROVAL OF MINUTES**

**3.1** February 1, 2024 ARB Regular Meeting Minutes  
[Architectural Review Board Minutes\\_ February1\\_2024.pdf](#)

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

*(Disclosure of Ex-Parte Communications)*

*(Swearing-In by Village Clerk)*

#### **4.1 ARB-2023-0004**

101 Bal Bay Drive, Bal Harbour FL, 33154  
Architect(s): Naphtali Deutsch Architecture  
Owners: Peter Markovitz & Lesley Markovitz  
Interior & Exterior Renovation of 2-Story Residence

1. [Final 101 Bal Bay Drive - MEMO.docx](#)
3. [101 Bal Bay Dr - ARB2023-0004 ARB PRESENTATION.pdf](#)
4. [101 Bal Bay Dr - ARB Application.pdf](#)
5. [101 Bal Bay Dr - NARRATIVE - 2024 03 11.pdf](#)
6. [101 Bal Bay Dr - Property Appraiser Report.pdf](#)

#### **4.2 ARB-2023-0007**

174 Camden Drive, Bal Harbour FL, 33154  
Architect(s): Bryan Brown Architects  
Owners: 174 Camden LLC  
New Construction - Single Family Residence

1. [Final 174 Camden Drive ARB Memo.docx](#)
- 174 Camden Dr - ARB2023-0007 CommonLook.pdf
3. [174 Camden Dr - Application.pdf](#)
4. [174 Camden Dr - Narrative.pdf](#)
5. [174 Camden Dr - Property Appraiser Report.pdf](#)

### **5 OTHER BUSINESS**

- 5.1** 2024 ARB Meeting Dates  
[2024-ARB-Calendar.pdf](#)

### **6 PUBLIC COMMENT**

### **7 ADJOURNMENT**

One or more members of any Village Committee/Board may attend this meeting of the Council and may discuss matters which may later come before their respective Boards/Committees. The New Business and Council Discussion Section includes a section for Public Comment. On public comment matters, any person is entitled to be heard by this Council on any matter; however, no action shall be taken by the Council on a matter of public comment, unless the item is specifically listed on the agenda, or is added to the agenda by Council action.

Any person who acts as a lobbyist, pursuant to Village Code Section 2-301 (Lobbyists), must register with the Village Clerk, prior to engaging in lobbying activities before Village staff, boards, committees, and/or the Village Council. A copy of the Ordinance is available in the Village Clerk's Office at Village Hall. If a person decides to appeal any decision made by the Village Council with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. All Village Council meeting attendees, including Village staff and consultants, are subject to security screening utilizing a metal detector and/or wand, prior to entering the Council Chamber, Conference Room, or other meeting area located within Village Hall. This is for the safety of everyone. Thanks for your cooperation.

# BAL HARBOUR

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Nathan VanDeman, Board Member  
David Koplowitz, Board Member

Village Manager Jorge M. Gonzalez  
Village Clerk Dwight S. Danie  
Building Director Eliezer Palacio  
Village Attorneys Weiss Serota  
Helfman Cole & Bierman, PA

## ARCHITECTURAL REVIEW BOARD

REGULAR MEETING MINUTES

FEBRUARY 1, 2024

AT 1:00 P.M.

Bal Harbour Village Hall • 655 - 96<sup>th</sup> Street • Bal Harbour • Florida 33154

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*This meeting was conducted in person. The meeting was also broadcast on the Village's website ([www.balharbourfl.gov](http://www.balharbourfl.gov)) and members of the public were encouraged to participate by calling 305-865-6449 by emailing [meetings@balharbourfl.gov](mailto:meetings@balharbourfl.gov) before and during the meeting.*

**1 CALL TO ORDER** - Elizabeth Camargo was selected as Acting Chair for this meeting. Acting Chair Camargo called the meeting to order at 1:11 PM.

The following Board Members were present:

Elizabeth Camargo

Jose Gomez

Nathan VanDeman (1:38 by phone, 1:45 in-person)

David Koplowitz

The following Board Members were not present:

Reinaldo Borges, Chair

The following were also present:

Eliezer Palacio, Building Director

Dwight Danie, Village Clerk

Susan Trevarthen, Village Attorney

**2 PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was led by Acting Chair Camargo.

**3 APPROVAL OF MINUTES**

**3.1** December 7, 2023 ARB Meeting Minutes

**MOTION: A Motion to approve the minutes was moved by Jose Gomez and seconded by David Koplowitz.**

**VOTE: The Motion passed by unanimous voice vote (3-0).**

**4 ARB-HEARINGS -**

Ms. Trevarthen read the quasi-judicial procedures statement. She then asked the board members to disclose ex parte communications, to which board members responded that they had none to disclose. The Village Clerk swore in all those who would be providing testimony. Mr. Koplowitz announced that he had a conflict of interest with Agenda items 4.1 and 4.2. and would be recusing himself.

**4.1 ARB-21-12-001**

192 Bal Bay Drive, Bal Harbour FL, 33154

Architect(s): Majestic Views Landscape Architects

Owners: 196 Bal Bay Florida Land Trust, Michale Kosnitzky Trustee  
Landscaping, Fences and Gates

This item was heard at 1:51 PM following Agenda Item 4.4 and after David Koplowitz recused himself and left the dais. Mr. Palacio introduced the item saying that the project regarding landscaping, fences, and gates on a site without a building structure, complies with the Appearance Code and Zoning Ordinance and has been reviewed and approved by the Village's Planning and Zoning Consultant and the Public Works and Beautification Department, adding that the applicant has agreed with all the Building Officials six conditions. He said that this was a companion submittal with 196 Bal Bay Drive.

Louis Vlahos, Majestic Views Landscape Architects, said that the project for 196 Bal Bay Drive was previously approved by the ARB but changes had been made to the fencing and landscaping, and that this project brings continuity to this adjoining lot. He described the proposed nautical-themed fence and gates to be added to the sea wall on the harbor side for safety reasons.

The Village Clerk read an email from Neca Logan, 62 Camden Drive, asking for clarification of the heights of the fence and gates and the materials to be used, to which Lauren Koplowitz, the owner's representative, provided a sample of the gate material and described the heights.

Acting Chair Camargo asked if the next Agenda Item 4.2 also be presented so that she could better understand the relationship between the two projects. Mr. Vlahos then presented the previously approved landscaping plan for 196 Bal Bay, and then presented the proposed changes in landscaping materials, fencing, and gates that would add more security and privacy.

**MOTION: A Motion to approve the project as presented with conditions proposed by the Building Official was moved Nathan VanDeman and seconded by Jose Gomez.**

The Building Official's conditions are as follows.

1. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
2. If the proposed landscape and hardscape design is in conflict with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be brought before the ARB, if applicable, or be administratively approved prior to permit
3. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
4. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
5. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
6. The Certificate of Appropriateness expires 18 months after issuance as per Bal Harbour Village Municipal Code 2-75(d)(1-3).

**VOTE: The Motion passed by unanimous voice vote (3-0).**

**4.2 ARB-2023-0008**

196 Bal Bay Drive, Bal Harbour FL, 33154

Architect(s): Majestic Views Landscape Architects

Owners: 196 Bal Bay Florida Land Trust, Michale Kosnitzky Trustee  
Landscaping As-Built/Alteration

This item was discussed in conjunction with Agenda Item 4.1.

**MOTION: A Motion to approve the project as presented with conditions proposed by the Building Official was moved Nathan VanDeman and seconded by Acting Chair Camargo.**

The ARB approved the following conditions at its July 21, 2022 meeting:

1. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.
2. Trees shall be added to meet or exceed the previously approved tree canopy prior to issuance of a Certificate of Occupancy.

3. Compliance with Village Code of Ordinances Section 20-29, regarding obstruction of water meters, and Section 21-358 regarding walls, fences and landscape plantings.
4. Any new hedge must be planted at least 10' from the edge of the curb (existing hedge may remain).
5. Any new trees must be planted at least 10' from the edge of the curb (existing trees/palms may remain).
6. All Electrical, Mechanical and Plumbing equipment are required to be 1.0 foot above B.F.E. (Base Flood Elevation) per F.B.C. & A.S.C.E. 24 or, and cannot infringe upon the building setbacks.
7. Flood Design Data is required to be in accordance to F.B.C. 2020, Section 1603.1.7. & A.S.C.E. 24.
8. Architect to provide an Elevation Certificate FEMA Form 086-0-33, for proposed construction that complies with F.B.C. 322 & A.S.C.E. 24.
9. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
10. The Project shall comply with Section 21-102, a and b regarding setbacks in the R-1 zoning district (as applied to single-family residential uses in the PC Zoning District per Section 21-146.1(a)).
11. The Project shall comply with Section 21-100, maximum building height of 35 ft. for single-family residential uses in the PC Zoning District.

These previous conditions numbered 1-11 still apply. The Building Official's additional conditions are as follows.

12. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
13. If the proposed landscape and hardscape design is in conflict with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be sought before the ARB, if applicable, or be administratively approved prior to permit.
14. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
15. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
16. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
17. The Certificate of Appropriateness expires 18 months after issuance as per Bal Harbour Village Municipal Code 2-75(d) (1-3).

**VOTE: The Motion passed by unanimous voice vote (3-0).**

**4.3 ARB-22-05-003**

228 Park Drive, Bal Harbour FL, 33154

Architect(s): Richard Cortes

Owners: Abraham Gilinski

New Single-Family Residential

This Agenda item was heard at 1:14 P.M following the Approval of Minutes and the Village Attorney's opening statement. Mr. Palacio introduced the item saying that the resubmittal of plans for a new single-family residential home complies with the Appearance Code and Zoning Ordinance and has been reviewed and approved by the Village's Planning and Zoning Consultant and the Public Works and Beautification Department, adding that the applicant has agreed with all the Building Officials eighteen conditions.

Richard Cortes, PA, Richard Cortes PA Architects, and RCPA Builders, Inc., said that he had presented this item to the ARB a couple of months ago and that there were two items the Board wanted to review: interior elevations/renderings and samples. He presented the proposed Site Plan and Landscape Plans, adding that there had been a change in the landscape architect. After summarizing the proposed project he presented the material samples to the Board.

Acting Chair Camargo asked Mr. Cortes to highlight the changes that had been made since the last ARB hearing, to which Mr. Cortes said that mainly the landscaping had been changed and that he had worked with a civil engineer regarding the retainage of water.

Mr. Gomez said that he remembered why the ARB had asked for interior renderings, which he said was that the front door height didn't line up with the back area and that he could not see that relationship in the three-dimensional drawings. He also noted that from the current presentation, he could not see the transition of materials from the side to the front, where two different materials were meeting in two different planes, one framed and one flat.

Mr. Cortes said that his understanding was that the Board would consider how the project would behave with the rest of the neighborhood, and that he believed that the appearance, although subjective, made sense, and it represented what his client wanted to achieve.

Mr. VanDeman arrived by phone at 1:35 PM.

Acting Chair Camargo said that although the comments by the Board are friendly suggestions, the architect should take note that the horizontal lines in the front and back do not match.

Mr. VanDeman said that he was unable to discern the elevation of the pool equipment and asked if it would be screened with hedges. Vincent Filigenzi, Landscape Architect, said that the equipment would be at base flood elevation and would be screened with hedges if allowed.

The Village Clerk read an email from Neca Logan, 64 Camden Drive, in which she asked where the mailbox would be located, and expressed her concern for the use of wood, and travertine or any unsealed stone.

**MOTION: A Motion to approve the project as presented with conditions proposed by the Building Official was moved David Koplowitz and seconded by Nathan VanDeman.**

The Building Official's conditions are as follows.

1. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.
2. Trees shall be added to meet or exceed the previously approved tree canopy prior to issuance of a Certificate of Occupancy.
3. Compliance with Village Code of Ordinances Section 20-29, regarding obstruction of water meters, and Section 21-358 regarding walls, fences and landscape plantings.
4. Any new hedge must be planted at least 10' from the edge of the curb (existing hedge may remain).
5. Any new trees must be planted at least 10' from the edge of the curb (existing trees/palms may remain).
6. All Electrical, Mechanical and Plumbing equipment are required to be 1.0 foot above B.F.E. (Base Flood Elevation) per F.B.C. & A.S.C.E. 24 or, and cannot infringe upon the building setbacks
7. Flood Design Data is required to be in accordance to F.B.C. 2020, Section 1603.1.7. & A.S.C.E. 24.
8. Architect to provide an Elevation Certificate FEMA Form 086-0-33, for proposed construction that complies with F.B.C. 322 & A.S.C.E. 24.
9. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
10. The Project shall comply with Section 21-127, a, b, and c regarding setbacks in the R-2 Zoning District.
11. The Project shall comply with Section 21-125, maximum building height of 30 ft. in the R-2 Zoning District.
12. Zoning and Flood Resistant Design Review information included in this approval and backup report consists only of a preliminary review against the basic intent of the Village's zoning code and F.B.C. Chapter 16 requirements. Complete review and compliance with the Village Zoning Code and the F.B.C. shall be required prior to permit approval.



13. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
14. If the proposed landscape and hardscape design is in conflict with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be brought before the ARB or be administratively approved prior to permit.
15. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
16. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
17. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
18. Pursuant to Village Code 2-75(d)(1-3), the Certificate of Appropriateness expires 18 months after issuance, if a principal building permit is not obtained to develop the property in accordance with the Certificate of Appropriateness.

**VOTE: The Motion passed by voice vote (3-1) with Jose Gomez voting against.**

Acting Chair Camargo asked the Village Attorney to clarify what the Board could do if they were not satisfied with a submittal, to which Ms. Trevarthen said if the Board raises a concern and it is not addressed by the applicant, the Board could vote the item down or ask the applicant to bring it back to the ARB. She urged the Board to vocalize their concerns and thoroughly discuss them.

Mr. VanDeman arrived in-person at 1:43 PM.

**4.4 ARB-2024-001**

150 Harbour Way, Bal Harbour FL, 33154  
Architect(s): Andres Holliman, P.A. 9433  
Owners: Simon Falic  
Re-roof of Property, Roof Permit RFR2023-0173

This item was heard at 1:45 P.M. following Agenda Item 4.3. Mr. Palacio introduced the item saying that the project concerning roof replacement complies with the Appearance Code and Zoning Ordinance and has been reviewed and approved by the Village's Planning and Zoning Consultant and the Public Works and Beautification Department, adding that the applicant has agreed with all the Building Officials one condition.

Shena Dominitz, property owner, 150 Harbour Way, said she wanted to modernize the roof, making it a little flatter and changing the color from reddish to brownish. Daniel Naim, the owner's representative, provided pictures showing the existing roof and renderings of the proposed roof. He distributed a sample of the materials to be used.

Acting Chair Camargo noted that a darker color would attract more heat to the roof and suggested that the insulation materials be checked and improved if need be, to minimize energy costs.

There were no comments from the public.

**MOTION: A Motion to approve the project as presented with the condition proposed by the Building Official was moved Nathan VanDeman and seconded by Jose Gomez.**

The Building Official's condition is as follows.

1. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish the proposed construction value.

**VOTE: The Motion passed by voice vote (4-0).**

## **5 OTHER BUSINESS**

### **5.1 2024 ARB Meeting Dates**

This item was deferred until the next scheduled ARB meeting.

**6 PUBLIC COMMENT** - There were no comments from the public.

**7 ADJOURNMENT** - The meeting was adjourned at 2:09 PM.

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Reinaldo Borges, Chair



Attest:

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Dwight S. Danie, Village Clerk

# BAL HARBOUR

- V I L L A G E -

## ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director

DATE: 3/7/2024

SUBJECT: 101 Bal Bay Drive  
Renovation of an existing two-story single-family



### BACKGROUND

The Village of Bal Harbour (the "Village") received an Architectural Review Board (ARB) application on October 23, 2023, for the renovation of an existing two-story single-family residence located at 101 Bal Bay Drive (the "Property").

The lot sits on Lots 1, Block 3, and is located in the R-2 single family zoning district of the Bal Harbour Village Residential Section. The lot is 12,069 square feet. The existing property has 4,295 square feet of conditioned interior space (4,801 conditioned interior space is proposed); the existing garage has 496 square feet of unconditioned garage space (205 square feet unconditioned garage space is proposed); and 214 square feet of unconditioned outdoor areas. The conditioned interior space and unconditioned garage will be a total of 5,007 square feet.

The entrance to the residence faces West and the proposed garage entry does not face the street.

This home is located in the AE-8 N.G.V.D. Base Flood Elevation Zone and the Applicant is constructing the proposed addition at 7.1' N.G.V.D. as required by the Florida Building Code (F.B.C.) for AE zones. This improvement is not a substantial improvement.

### THE PROJECT (AE Description)

Please find the attached application for the interior and exterior renovation of the existing 2- story single family residence located at 101 Bal Bay Drive, Bal Harbour Village, Florida. The residence is in the 'Residential Section of Bal Harbour'. The existing building setbacks and footprint will remain as is and the outdoor pool and other landscaping are also to remain.

The original house was designed in the Spanish Colonial style, a style that can be found in other homes in the area. The proposed exterior work includes the replacement of existing windows and doors and the enclosing of the covered patio area which will be integrated into the interior living space. Also, the work includes the partial conversion of the garage to a laundry room, the replacement of the double garage door with two single garage doors centered on the façade. To comply with Village covered parking regulations, we are providing a single car space in the garage and another on the driveway. The proposed exterior stucco, window and wood trim paint colors will match the ARB approved colors from the 2015 submission. Color specifications and samples are referenced on the plans.

The interior space on the ground and second floor are reconfigured to increase functionality and to provide more delineated and better proportioned living spaces. The reconfiguration is achievable due to the garage-to-laundry room conversion and the gaining of the additional space by enclosing the covered patio area. Existing interior flooring and wall finishes as well as the HVAC system will be replaced throughout. New plumbing fixtures are proposed in the reconfigured bathrooms and kitchen.

As noted above, the existing building setbacks and footprint will remain as is and the outdoor pool and other landscaping are also to remain. I thank you in advance for your time and consideration.

### RECOMMENDATION

It is the opinion of this writer that the proposed new addition to the existing two-story single-family residence follows the Village's Appearance Code and Zoning Ordinance. The Village Planning and Zoning Consultant and the Park's and Public Spaces Department has reviewed the plans and concur that the plans comply.

I recommend that the Board review the submittal for compliance and if they concur with my recommendation, issue a Certificate of Appropriateness.

If approved, the following conditions should be added to the motion:

1. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.
2. Trees shall be added to meet or exceed the previously approved tree canopy prior to issuance of a Certificate of Occupancy.
3. Compliance with Village Code of Ordinances Section 20-29, regarding obstruction of water meters, and Section 21-358 regarding walls, fences, and landscape plantings.
4. Any new hedge must be planted at least 10' from the edge of the curb.
5. Any new trees must be planted at least 10' from the edge of the curb.

6. All Electrical, Mechanical and Plumbing equipment are required to be 1.0 foot above B.F.E. (Base Flood Elevation) per F.B.C. & A.S.C.E. 24 and cannot infringe upon the building setbacks.
7. Flood Design Data is required to be in accordance with F.B.C. 2023, Section 1603.1.7. & A.S.C.E. 24.
8. Architect to provide an Elevation Certificate FEMA Form 086-0-33, for proposed construction that complies with F.B.C. 322 & A.S.C.E. 24.
9. A construction contract and/ or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
10. The Project shall comply with Section 21-127, a, b, and c regarding setbacks in the R-2 Zoning District.
11. The Project shall comply with Section 21-125, maximum building height of 30 ft. in the R-2 Zoning District.
12. Zoning and Flood Resistant Design Review information included in this approval and backup report consists only of a preliminary review against the basic intent of the Village's Zoning Code and F.B.C. Chapter 16 requirements. Complete review and compliance with the Village Zoning Code and the F.B.C. shall be required prior to permit approval.
13. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
14. If the proposed landscape and hardscape design conflicts with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be bought before the ARB, if applicable, or be administratively approved prior to permit.
15. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
16. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
17. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
18. Pursuant to Village Code 2-75(d)(1-3), the Certificate of Appropriateness expires 18 months after issuance, if a principal building permit is not obtained to develop the property in accordance with the Certificate of Appropriateness.



# MARKOVITZ RESIDENCE

101 BAL BAY DRIVE BAL HARBOUR, FL 33154

**GENERAL INFORMATION:**

THE LOT SITS ON LOT 1 BLOCK 3 AND IS LOCATED IN THE R2 SINGLE FAMILY ZONING DISTRICT OF THE VILLAGE RESIDENTIAL SECTION OF BAL HARBOUR. THE LOT IS 12,069.03 SQUARE FEET. THE EXISTING SINGLE FAMILY RESIDENTIAL BUILDING ON THE PROPERTY 101 BAL BAY DRIVE HAS 4,295.76 SQUARE FEET OF CONDITIONED INTERIOR SPACE (4,801.19 SF CONDITIONED INTERIOR SPACE IS PROPOSED); 496.89 SQUARE FEET OF UNCONDITIONED GARAGE (205.81 SQUARE FEET UNCONDITIONED GARAGE IS PROPOSED); 214.35 SQUARE FEET OF UNCONDITIONED OUTDOOR AREAS (0 SQUARE FEET OF UNCONDITIONED OUTDOOR AREAS IS PROPOSED). A TOTAL SQUARE FOOTAGE OF 2007 SQUARE FEET IS TO REMAIN. THE ENTRANCE TO THE RESIDENCE FACES WEST AND THE EXISTING GARAGE ENTRY FACING SOUTH IS TO REMAIN.

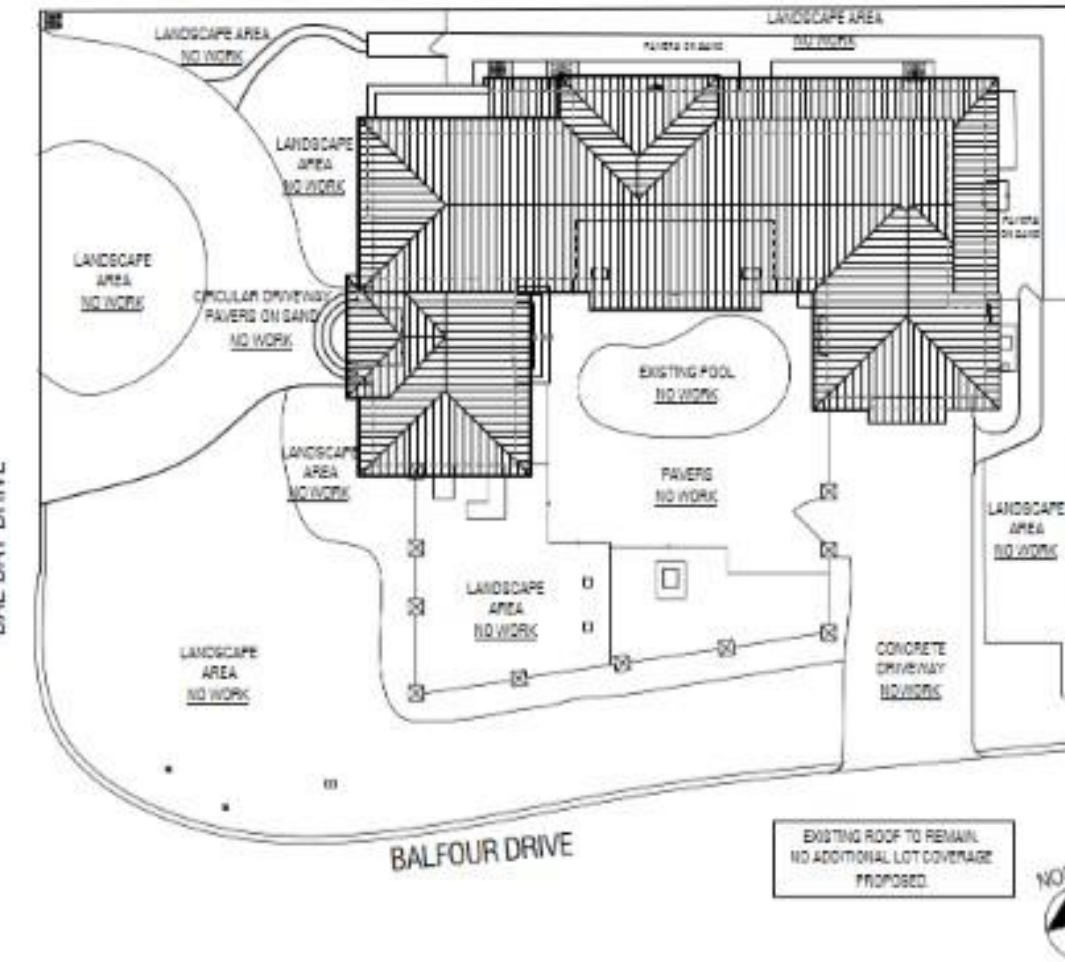
**BUILDING INFORMATION:**

ADDRESS: 101 BAL BAY DRIVE BAL HARBOUR, FL 33154  
 OCCUPANCY CLASSIFICATION: R-2  
 OCCUPANCY LOAD: SINGLE FAMILY DWELLING (4,257 SF.)  
 200 GROSS OCCUPANT LOAD - MAX. 21 OCCUPANTS  
 CONSTRUCTION CLASSIFICATION: I-A  
 RISK CATEGORY (FBC 1604.5): II  
 EXPOSURE CATEGORY (FBC 1604.4.3.): D  
 ALTERATION LEVEL: LEVEL 2  
 OWNER: PETER MARKOVITZ, LESLEY MARKOVITZ  
 PA PRIMARY ZONE: 0800 SGL FAMILY - 1701-1900 SQ  
 PRIMARY LAND USE: 0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT  
 FLOORS: 2  
 ACTUAL AREA: 5,007 SF.  
 LIVING AREA: 4,257 SF.  
 LOT SIZE: 12,069.03 SF.  
 LEGAL DESCRIPTION: 26-27 52 42 PB 44-98 BAL HARBOUR RESIDENTIAL SEC LOT 1 BLK 3 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE 92.130 X 131.000 C22388-3750 06 2004 1

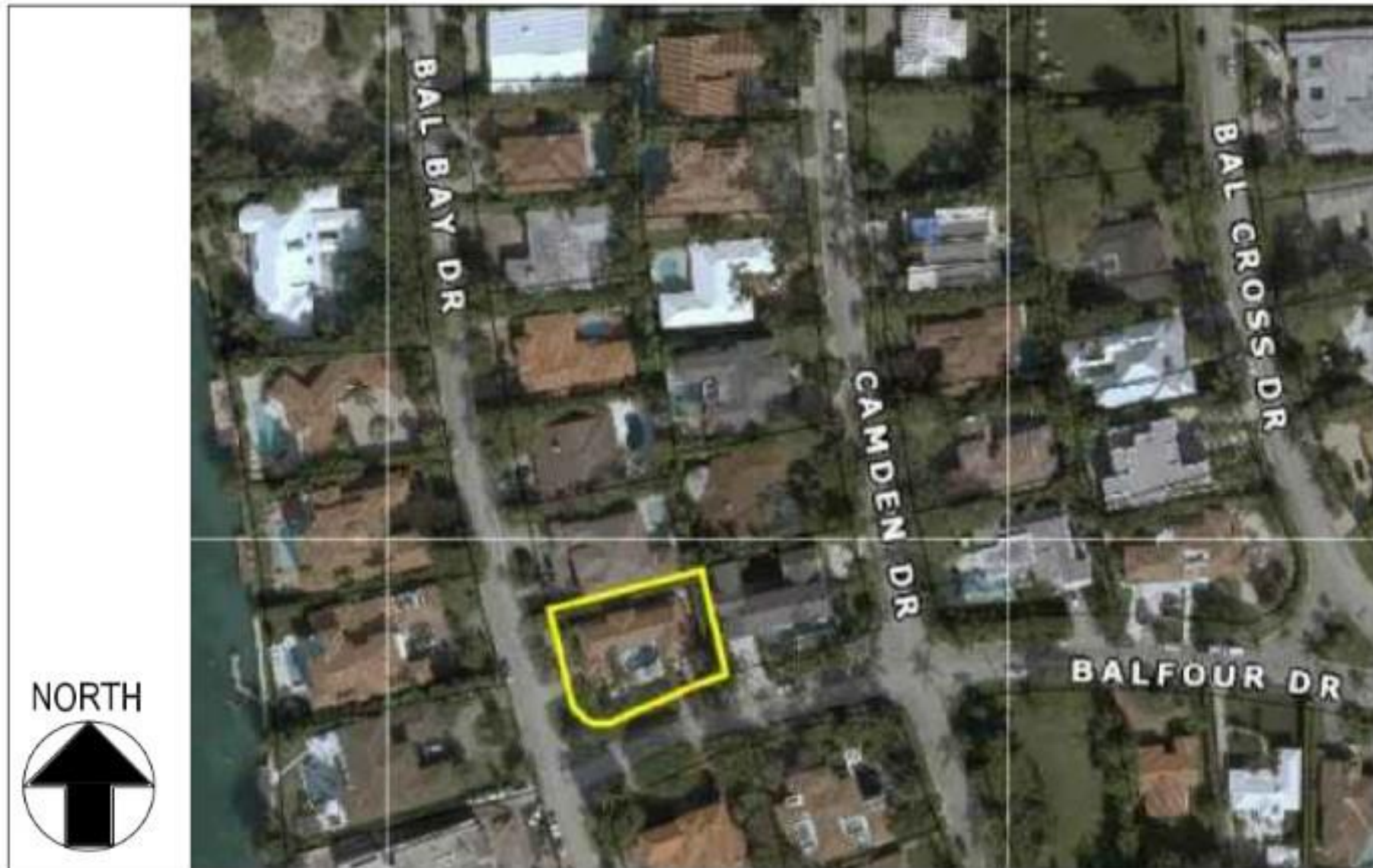
FLOOD MANAGEMENT DATA		
ITEM		
A.	FLOOD ZONE:	AE
B.	BASE FLOOD ELEVATION (BFE) FEMA MAP:	8.0' N.G.V.D.
B1.	BASE FLOOD ELEVATION (BFE) BAL HARBOUR VILLAGE:	9.59' N.G.V.D.
C.	DESIGN FLOOD ELEVATION (DFE) (EXISTING):	9.59' N.G.V.D.
CI.	CRAWLSPACE GRADE ELEVATION:	N/A
D.	GARAGE TOP OF SLAB ELEVATION (LP):	7.05' N.G.V.D.
E.	GARAGE TOP OF SLAB ELEVATION (HP):	7.1' N.G.V.D.
F.	LOWEST T.O.S. ELEVATION OF HABITABLE SPACE:	7.93' N.G.V.D.
G.	NEXT HIGHER FLOOR ELEVATION (EXISTING):	9.0' N.G.V.D.
GI.	NEXT HIGHER FLOOR ELEVATION (2ND FLOOR):	18.93' N.G.V.D.
H.	COVERED TERRACE T.O.S. ELEVATION:	N/A
I.	LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING:	6.3' N.G.V.D.
J.	HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING:	6.8' N.G.V.D.
K.	LOWEST ELEVATION OF EQUIPMENT:	7.3' N.G.V.D.
M.	CROWN OF ROAD ELEVATION:	4.63' N.G.V.D.
O.	PANEL NUMBER:	0144 L

**GENERAL NOTES:**

- REPLACEMENT OF WINDOWS THROUGHOUT. REFER TO ELEVATIONS.
- REPLACEMENT OF SCONCE FIXTURES IN EXISTING LOCATIONS.
- HOUSE 'FOOTPRINT' TO REMAIN.
- LANDSCAPING TO REMAIN.
- EXISTING IMPERVIOUS AND PERVIOUS AREA TO REMAIN.



KEY PLAN



AERIAL VIEW



SATELLITE VIEW

Architect:  
**NAP-TALI DEUTSCH RA AIA**  
 NAPHTALI DEUTSCH ARCHITECTURE  
 9559 COLLINS AVENUE, APT. 10075  
 SURFSIDE, FL 33154  
 NAPHTALID@GMAIL.COM  
 917.370.7992  
 FL LIC. NO. AR 101246

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 2. Drawing not to be copied.  
 3. Contractor liable for all dimensions and conditions before construction and immediately notify Architect of any discrepancies.

**MARKOVITZ RESIDENCE**  
 101 BAL BAY DRIVE  
 BAL HARBOUR, FL 33154

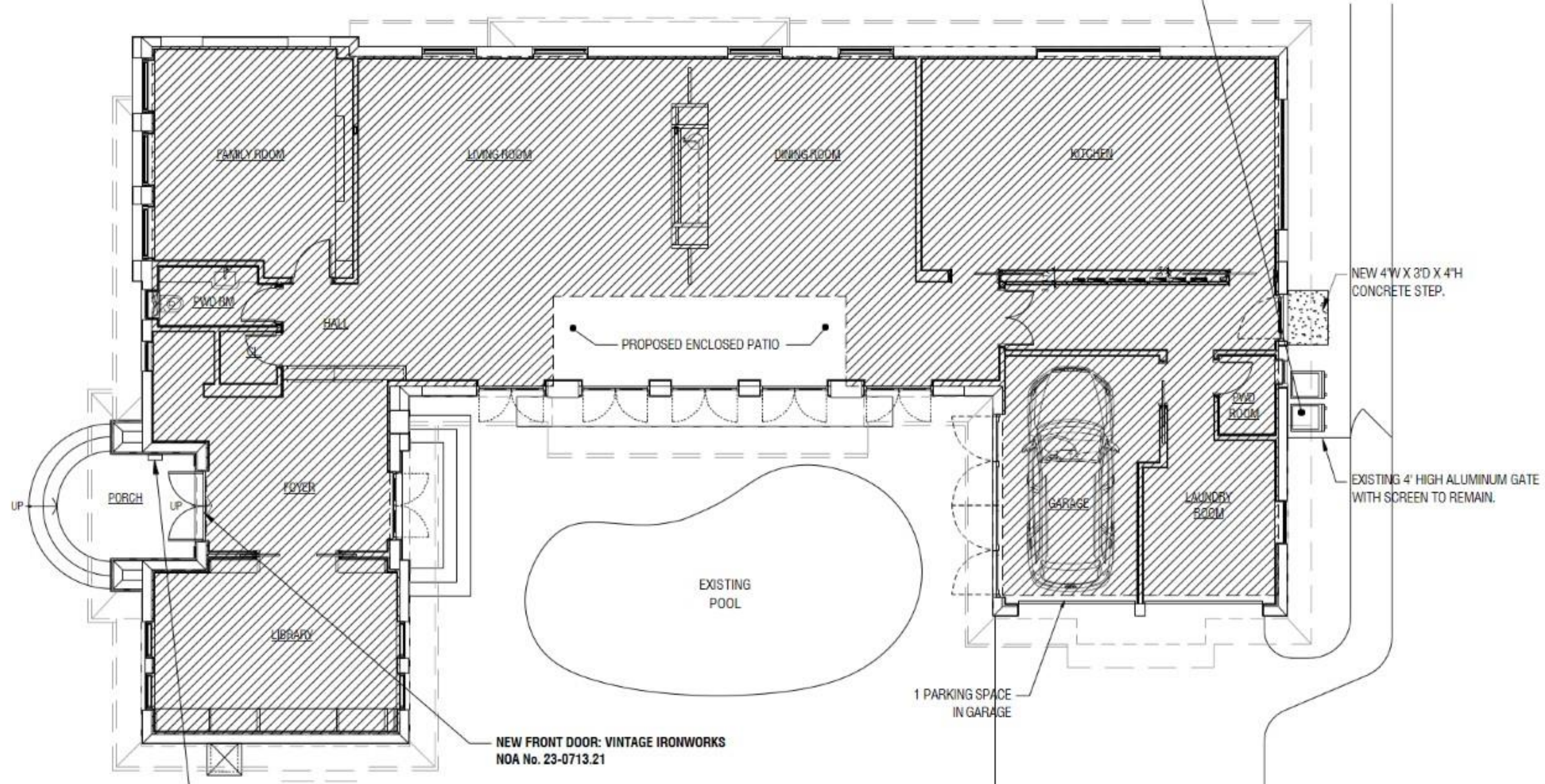
TL ND  
 10/1/2023 NTS

Drawing Title:

COVER PAGE

G-001.00

**BAL HARBOUR VILLAGE CODE SEC. 5.5-5. (2) H.**  
 EXISTING REFUSE AND WASTE REMOVAL AREAS, SERVICE YARDS,  
 STORAGE YARDS, AND EXTERIOR WORK AREAS  
**SCREENED FROM STREETS AND PUBLIC WAYS, INCLUDING WATERWAYS,**  
 SERVICE ALLEYS AND ADJOINING PROPERTIES TO REMAIN.



**BAL HARBOUR VILLAGE CODE SEC. 5.5-5. (4) D.**  
 EXISTING MAILBOX TO REMAIN AT THE  
 RESIDENCE ENTRY POINT.

NEW FRONT DOOR: VINTAGE IRONWORKS  
 NOA No. 23-0713.21

**GENERAL NOTES:**

1. REPLACEMENT OF WINDOWS THROUGHOUT. REFER TO ELEVATIONS.
2. REPLACEMENT OF SCONCE FIXTURES IN EXISTING LOCATIONS.
3. HOUSE 'FOOTPRINT' TO REMAIN.
4. LANDSCAPING TO REMAIN.
5. EXISTING IMPERVIOUS AND PERVIOUS AREA TO REMAIN.

ARCHITECT  
**NAP - TAL | DEUTSCH RA AIA**  
 NAPHTALI DEUTSCH ARCHITECTURE  
 9559 COLLINS AVENUE, APT. 10075  
 SURFSIDE, FL 33154  
 NAPHTALID@GMAIL.COM  
 917.370.7992  
 FL LIC. NO. AR 101296

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 2. Drawing not to be scaled.  
 3. Coordinate closely all dimensions and conditions before construction and immediately notify Architect of any discrepancies.

DATE	REVISION

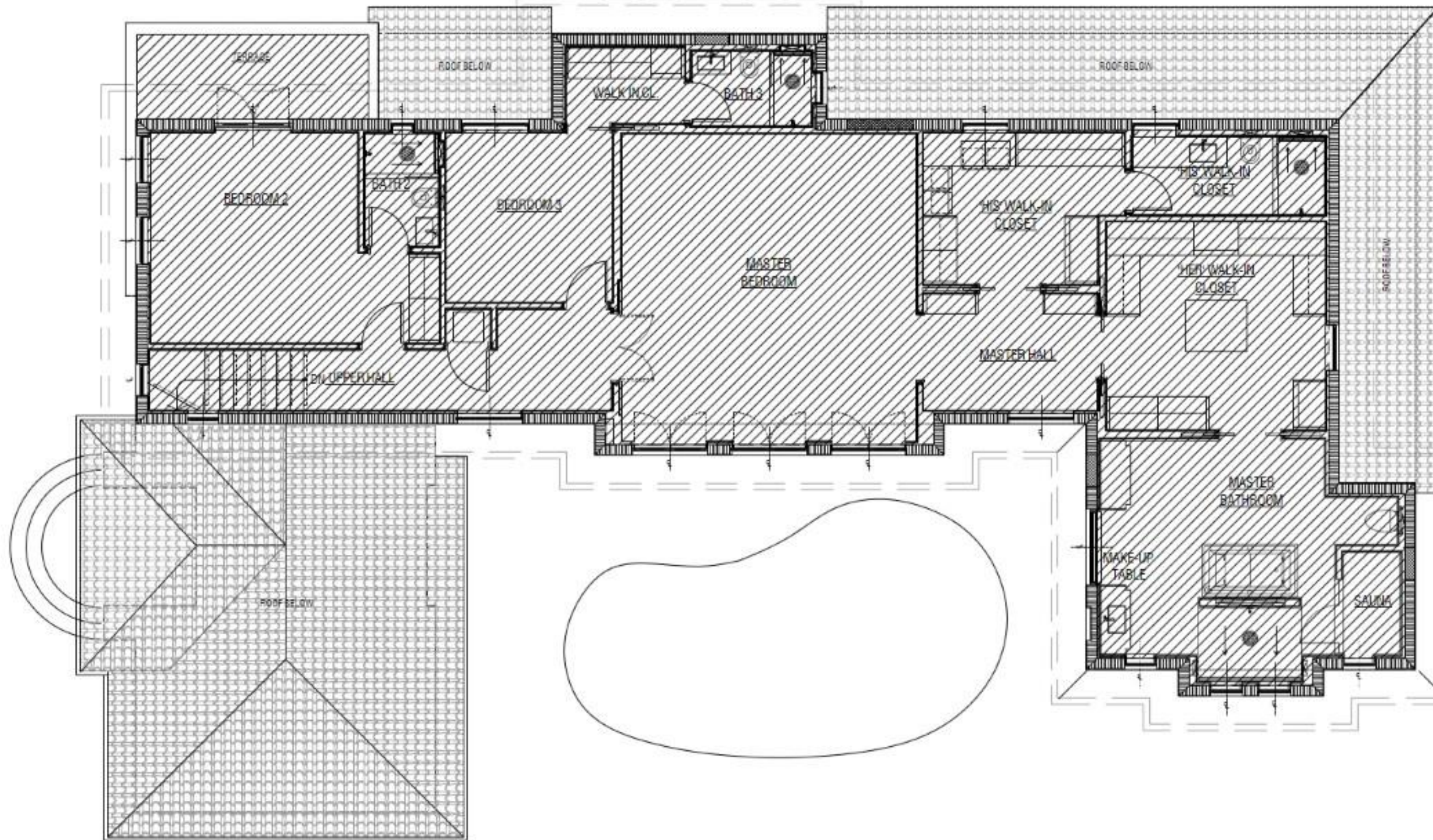
NO.	REVISION

**MARKOVITZ RESIDENCE**  
 101 BAL BAY DRIVE  
 BAL HARBOUR, FL 33154

TL	ND
10/1/2023	1/8" = 1'-0"
Drawing Title	GROUND FLOOR PLAN
	A-001.00

ARJ 2 of 3





**GENERAL NOTES:**

1. REPLACEMENT OF WINDOWS THROUGHOUT. REFER TO ELEVATIONS.
2. REPLACEMENT OF SCNCE FIXTURES IN EXISTING LOCATIONS.
3. HOUSE 'FOOTPRINT' TO REMAIN.
4. LANDSCAPING TO REMAIN.
5. EXISTING IMPERVIOUS AND PERVIOUS AREA TO REMAIN.

Architect:  
**NAP-TALI DEUTSCH RA AIA**  
 NAPHTALI DEUTSCH ARCHITECTURE  
 9559 COLLINS AVENUE, APT. 10075  
 SURFSIDE, FL 33154  
 NAPHTALID@GMAIL.COM  
 917.370.7992  
 FL LIC. NO. AR 101296

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Revised	By	Date	Description

**MARKOVITZ RESIDENCE**  
 101 BAL BAY DRIVE  
 BAL HARBOUR, FL 33154

TL	ND
10/1/2023	1/4" = 1'-0"

SECOND FLOOR PLAN

A-002.00

THIS FACADE NOT VISIBLE FROM STREET



NORTH ELEVATION - EXISTING

APPROVED EXISTING EXTERIOR STUCCO COLOR MFG: SHERWIN WILLIAMS COLOR: SW 1081 (ANTIQUÉ WHITE)  
 APPROVED EXISTING RAFTER TAIL/EAVER COLOR MFG: SHERWIN WILLIAMS COLOR: SW 6069 (FRENCH TOAST)  
 APPROVED EXISTING WINDOW EXTERIOR TRIM COLOR MFG: BEHR COLOR: SW9099 (SAGEY)  
 APPROVED EXISTING ROOF TILE COLOR MFG: VEREA CLAY TILE STYLE: SPANISH S TILE COLOR: 10-1 REDPEACH BLEND



NORTH ELEVATION - PROPOSED

WEST ELEVATION - EXISTING



WEST ELEVATION - PROPOSED



THIS FACADE NOT VISIBLE FROM STREET



WEST ELEV. POOL AREA - EXISTING



WEST ELEV. POOL AREA - PROPOSED

THIS FACADE NOT VISIBLE FROM STREET



SOUTH ELEVATION - EXISTING

APPROVED EXISTING EXTERIOR STUCCO COLOR MFG: SHERWIN WILLIAMS COLOR: SW 1081 (ANTIQUÉ WHITE)  
 APPROVED EXISTING RAFTER TAIL/EAVER COLOR MFG: SHERWIN WILLIAMS COLOR: SW 6069 (FRENCH TOAST)  
 APPROVED EXISTING WINDOW EXTERIOR TRIM COLOR MFG: BEHR COLOR: SW9099 (SAGEY)  
 APPROVED EXISTING ROOF TILE COLOR MFG: VEREA CLAY TILE STYLE: SPANISH S TILE COLOR: 10-1 REDPEACH BLEND



SOUTH ELEVATION - PROPOSED

THIS FACADE NOT VISIBLE FROM STREET



EAST ELEVATION - EXISTING

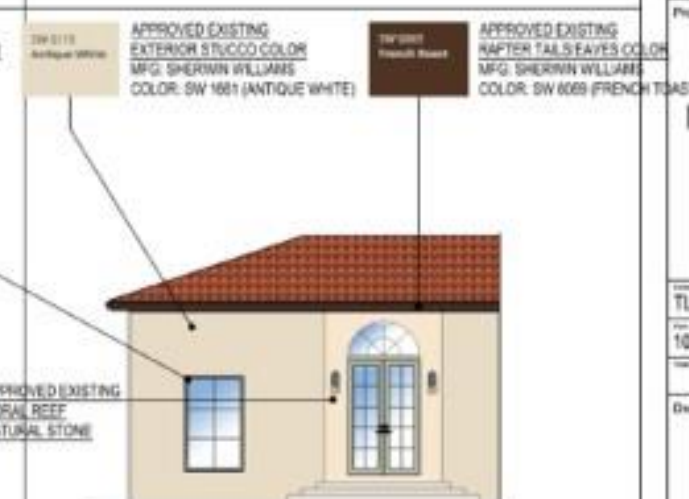


EAST ELEVATION - PROPOSED

THIS FACADE NOT VISIBLE FROM STREET



EAST ELEV. POOL AREA - EXISTING



EAST ELEV. POOL AREA - PROPOSED

Architect:  
**NAPHTALI DEUTSCH RA AIA**  
 NAPHTALI DEUTSCH ARCHITECTURE  
 9559 COLLINS AVENUE, APT. 10075  
 SURFSIDE, FL 33154  
 NAPHTALI.D@GMAIL.COM  
 917.370.7992  
 FL LIC. NO. AR 101246

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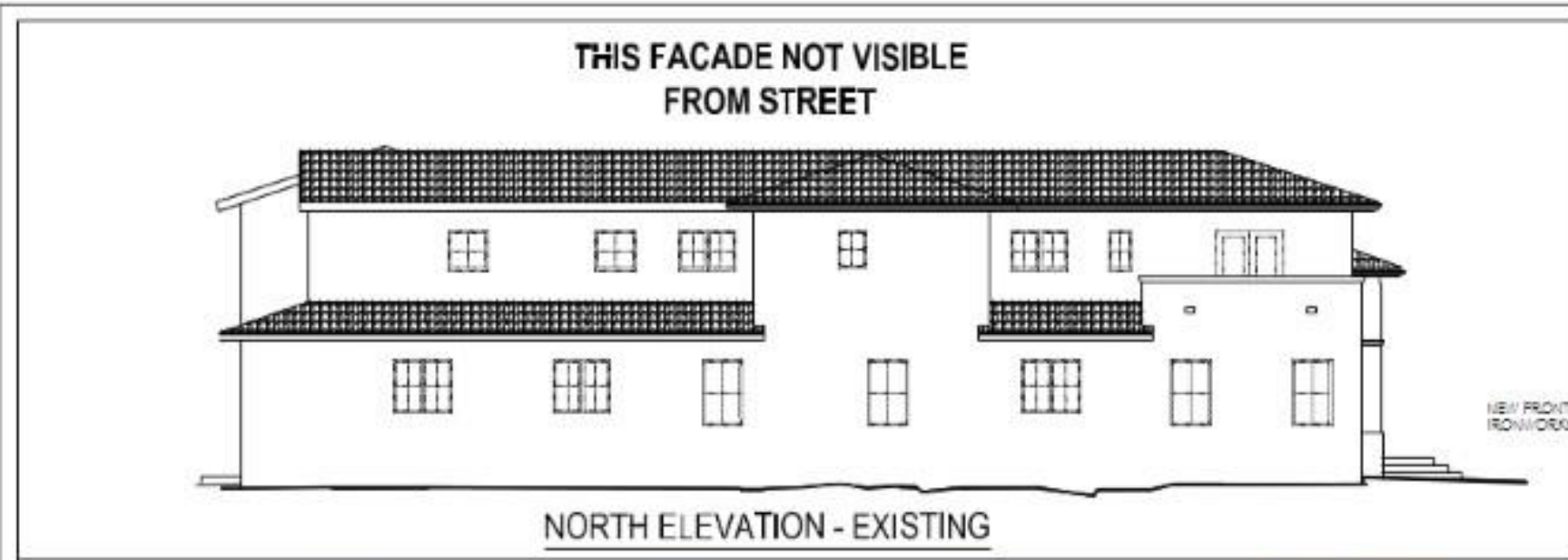
Revised:	
No.	Reason

Project:  
**MARKOVITZ RESIDENCE**  
 101 BAL BAY DRIVE  
 BAL HARBOUR, FL 33154

TL ND  
 10/1/2023 1/4" = 1'-0"

Drawing Title:  
 EXISTING AND PROPOSED ELEVATIONS COLOR RENDERING

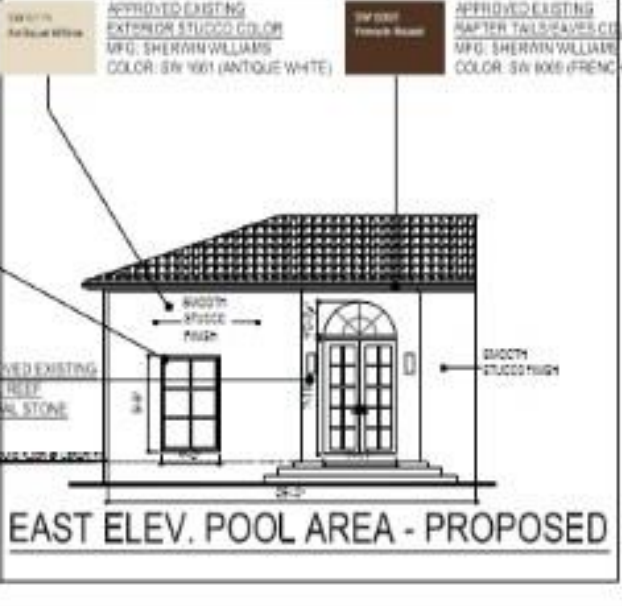
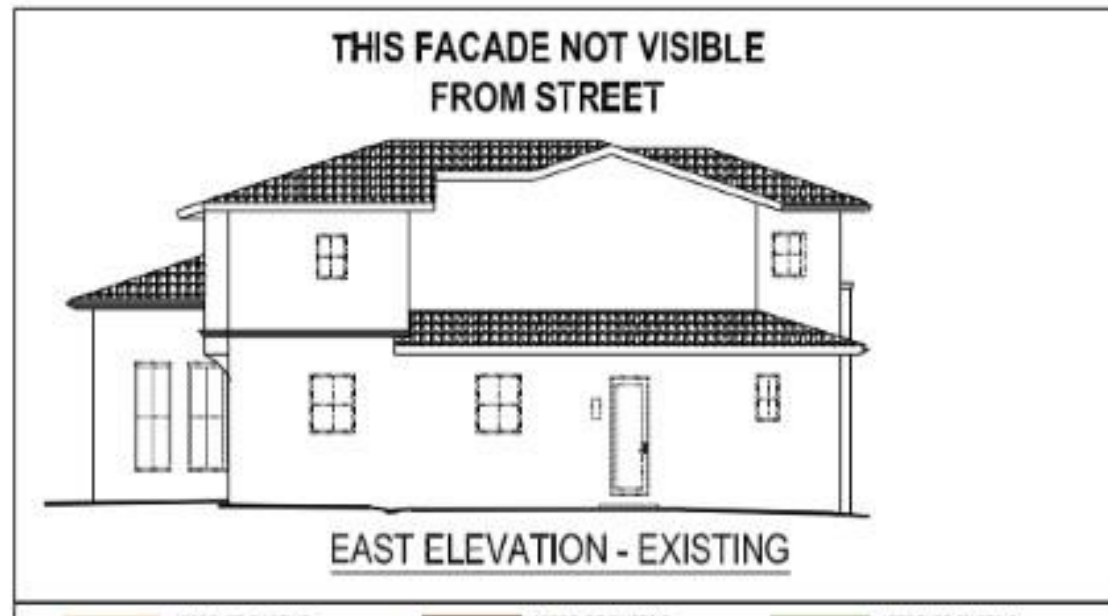
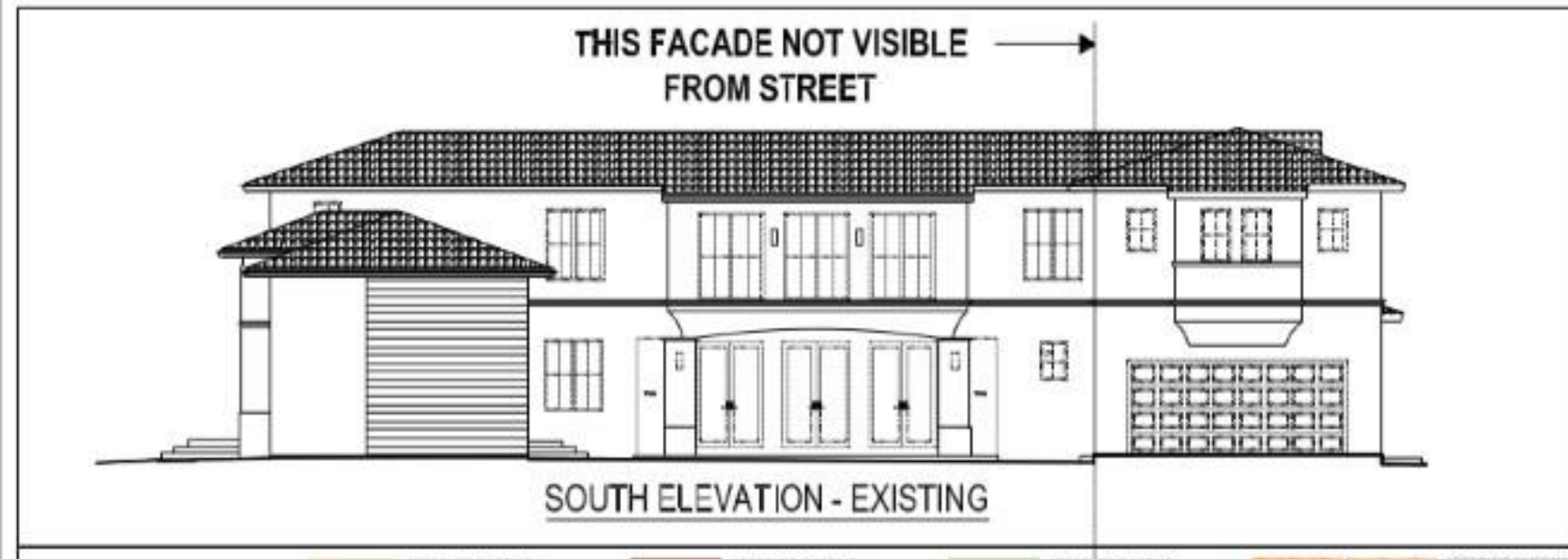
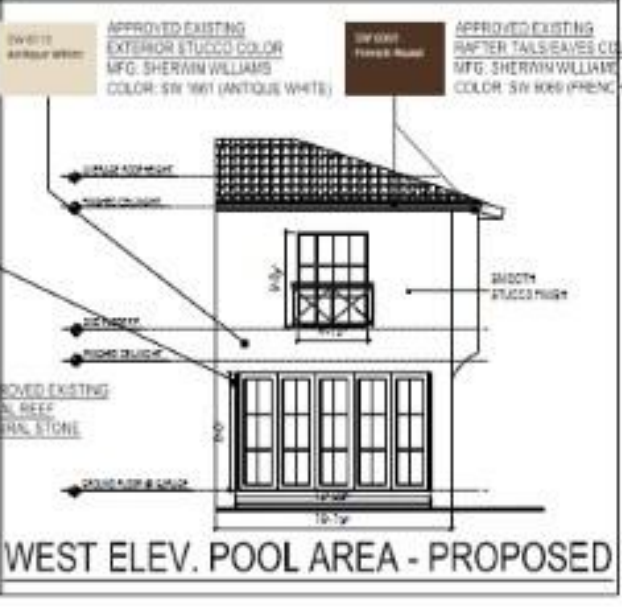
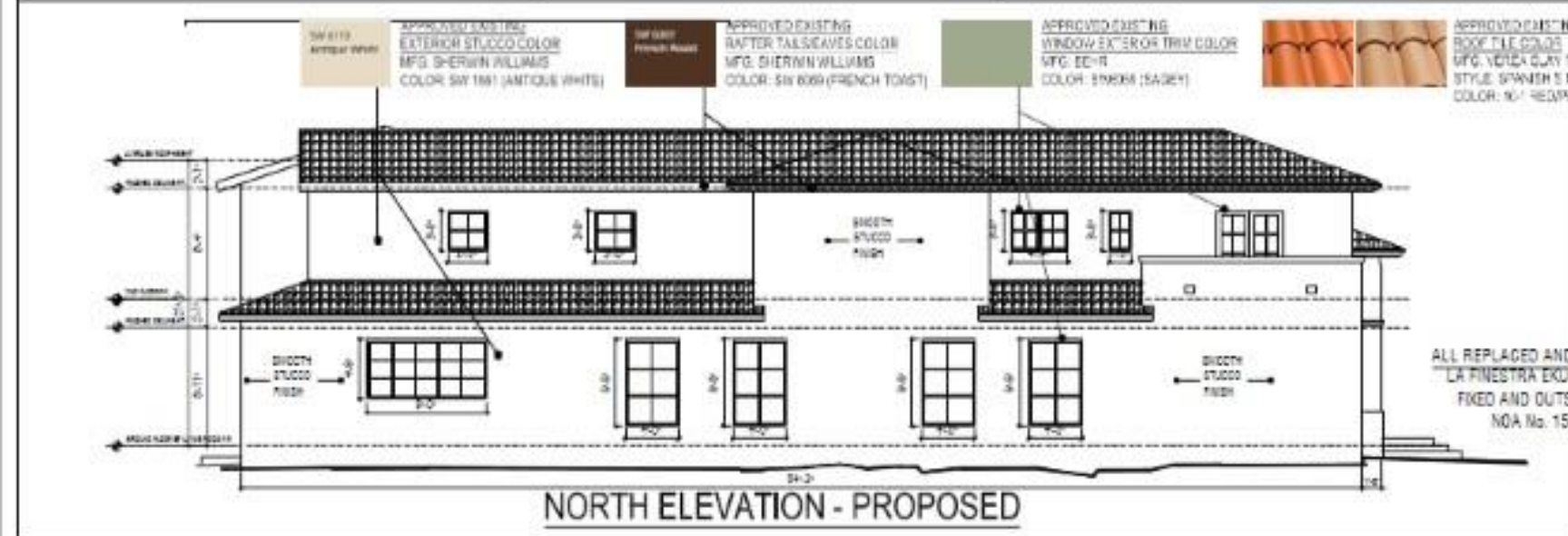
A-003.00  
 ARB 4 OF 3



NAP-ITALI DEUTSCH RA AIA  
 NAPITALI DEUTSCH ARCHITECTURE  
 9559 COLLINS AVENUE, APT. 10075  
 SURFSDIE, FL 33154  
 NAPITALI@GMAIL.COM  
 917.370.7592  
 FL LIC. NO. AR 101246

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MARKOVITZ RESIDENCE  
 101 BAL BAY DRIVE  
 BAL HARBOUR, FL 33154

TL ND  
 10/1/2023 1/4" = 1'-0"

EXISTING AND PROPOSED ELEVATIONS

A-004.00

# BAL HARBOUR

- VILLAGE -

The undersigned Agent/Owner request(s) Architectural Review Board review of the following application(s):

New Building (\$2,500.00)     Alteration/ Additions (\$1,000.00)     Revision (\$250.00)

## PROJECT INFORMATION

Street Address of the Subject Property: 101 BAL BAY DRIVE, BAL HARBOUR FL 33154

Property/Project Name: MARKOVITZ RESIDENCE

Legal description: Lot(s) 1

Block(s) 3 Section(s) "RESIDENTIAL SECTION OF BAL HARBOUR"

Folio No. 12-2226-002-0430

Owner(s): PETER MARKOVITZ & LESLEY MARKOVITZ

Mailing Address: 101 BAL BAY DRIVE, BAL HARBOUR FL 33154

Telephone: 443-570-3432 Fax —

Other — Email BROHNUK @ GMAIL.COM

Architect(s)/Engineer(s): NAPHTALI DEUTSCH ARCHITECTURE

Architect(s)/Engineer(s) Mailing Address: 9559 COLLINS AVENUE, APT 1007 SURFSIDE FL 33154

Telephone: Business 917-370-7992 Fax —

Other — Email NAPHTALID @ GMAIL.COM

## PROJECT INFORMATION

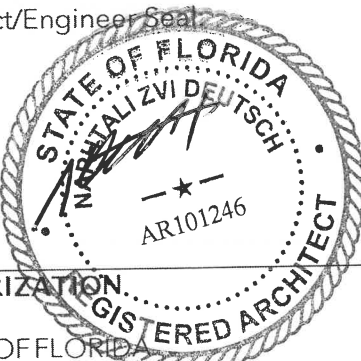
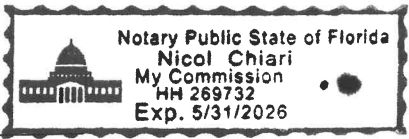
Project Description(s): INTERIOR & EXTERIOR RENOVATION OF 2-STORY RESIDENCE.

Estimated project cost\*: \$558,000  
(\*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): —

- 9. A written narrative explaining the architectural style of the proposed building or alteration
- 10. I have received consent from the owner of the property to file this application.

**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Owner Printed Name: <u>PETER MARKOVITZ</u>		
Owner Signature:		
Address: <u>101 BAL BAY DRIVE BAL HARBOUR FL 33154</u>		
Telephone: <u>443-570-3432</u>	Fax:	Email: <u>BKOHNUK@GMAIL.COM</u>
Architect(s)/Engineer(s) Print Name: <u>NAPHTALI DEUTSCH</u>		Architect(s)/Engineer(s) Signature:
Address: <u>9559 COLLINS AVENUE APT 1007</u>		
<u>SURFSIDE FL 33154</u>		
Telephone: <u>917-370-7992</u>	Fax:	
Email: <u>NAPHTALI D @ GMAIL.COM</u>		
Architect/Engineer Seal 		
<b>NOTARIZATION</b> STATE OF FLORIDA COUNTY OF MIAMI-DADE  Sworn to or affirm and subscribed before me this <u>6<sup>th</sup></u> day of <u>October</u> in the year 20 <u>23</u> by <u>Naphthali Deutsch</u> who has taken an oath and is <u>personally</u> <u>known to me</u> or has produced _____ as identification. My Commission Expires: <u>5/31/2026</u>		
<u>Nicole</u> Notary Public		

## EXHIBIT A-OWNER

### BAL HARBOUR VILLAGE INDEMNIFICATION AND HOLD HARMLESS AGREEMENT FOR ISSUANCE OF A BUILDING PERMIT (OWNER)

This Indemnification and Hold Harmless Agreement ("Agreement") is entered into on this 6 day of 05, 2023 ("Effective Date") by N. DEUTSCH ("Owner") for the benefit of the Bal Harbour Village, a municipal corporation of the State of Florida ("Village") as follows:

**WHEREAS**, Owner owns the real property located at 101 BAL BAY DR., (Property Address), as further described in Exhibit A ("Property"); and

**WHEREAS**, Owner is submitting application and related plans to the Village for the issuance of building permit(s) for interior building renovations and an addition to the residential structure (the "Permit(s)") located on the Property; and

**WHEREAS**, Village has agreed to issue Permit(s), subject to certain conditions, including, without limitation, Owner's agreement to indemnify and hold Village harmless in the event of: (1) any claim or action brought against Village claiming that the Permit(s) were not properly issued, modified, cancelled or revoked; (2) any claim or action brought against the Village resulting from corrective work performed and/or required under the Permit(s); and (3) any claim or action brought against Village resulting from the interior building renovations and addition to the residential structure located on the Property. As such, the Owner has agreed and consents to provide such an agreement, as follows.

**NOW THEREFORE**, in consideration of the promises contained herein, and the Village's issuance of the Permit(s), be it agreed by and between the Parties as follows:

**Section 1.** The foregoing recitals are true and correct and are incorporated into and form part of this Agreement.

**Section 2.** Owner, its successors and assigns, hereby agrees to indemnify and hold harmless Village, its agents and authorized personnel from any responsibility or liability for any and all claims, demands, lawsuits and actions of any type whatsoever, including, without limitation, any attorney's fees, costs and/or damages incurred by Village resulting from issuance of the Permit(s), modification of the Permit(s), cancellation of the Permit(s) or revocation of the Permit(s). Owner furthermore assumes responsibility for the correction, if required, of work performed under the Permit(s).

**Section 3.** Owner agrees that upon issuance of Permit(s) by the Village, Owner shall proceed at the Owner's own risk and Owner may be subject to raising the entire residential structure and/or new building addition to the Base Flood Elevation (BFE) plus 1.0 feet (9.0 ft. ngvd), if the improvements authorized pursuant to the Permit(s) exceed the 50% FEMA Substantial Improvement threshold, established pursuant to the National Flood Insurance Act of 1968.

**Section 4.** All notices, demands, correspondence and communication made by Village to Owner in connection with this Agreement must be in writing and shall be deemed to have been delivered on the date post-marked by mailing the same by certified mail, or on the date sent by overnight or the express courier, addressed to Owner at the following addresses:

[Owner] *Peter MARONITZ*  
(Property Address) 101 BAL BAY DRIVE  
Bal Harbour, Florida 33154

Section 5.

1. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written.
2. The invalidity of any of the provisions hereof shall in no way affect or invalidate the remainder of this Agreement.
3. This Agreement shall be construed in accordance with the laws of the State of Florida, and any proceeding arising between the parties in any manner pertaining to this Agreement shall, to the extent permitted by law, be held in Miami Dade County, Florida.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

WITNESSES:

[Owner] ~~AGENT~~

NAPTALI DEUTSCH

[Signature]

Signature

NAPTALI DEUTSCH

Print Name

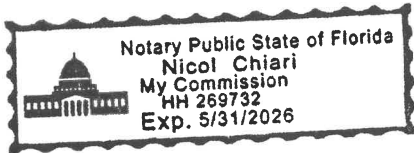
[insert name], Authorized Signatory

Signature

Print Name

STATE OF Florida )  
 ) SS:  
COUNTY OF Miami-Dade

2023 The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2023 by Naptali Deutsch, [Owner]. He/she is personally known to me or has produced as identification.



[Signature]  
Notary Public

Typed, printed or stamped name of Notary Public

Commission Expires: 5/31/2026

LEGAL DESCRIPTION OF PROPERTY

[Insert]



## EXHIBIT A - CONTRACTOR

### BAL HARBOUR VILLAGE INDEMNIFICATION AND HOLD HARMLESS AGREEMENT FOR ISSUANCE OF A BUILDING PERMIT (CONTRACTOR)

This Indemnification and Hold Harmless Agreement ("**Agreement**") is entered into on this \_\_\_\_ day of \_\_\_\_\_, 202~~3~~<sup>2</sup> ("**Effective Date**") by \_\_\_\_\_, ("**Contractor**") for the benefit of the Bal Harbour Village, a municipal corporation of the State of Florida ("**Village**") as follows:

**WHEREAS**, Peter Mackon ("**Owner**") owns the real property located at 101 BALDWIN DRIVE (**Property Address**), as further described in Exhibit A ("**Property**"); and

**WHEREAS**, Contractor has been hired by Owner to complete interior building renovations and an addition to the residential structure located on the Property; and

**WHEREAS**, Owner is submitting application and related plans to the Village for the issuance of building permit(s) for said interior building renovations and an addition to the residential structure (the "**Permit(s)**") located on the Property; and

**WHEREAS**, Village has agreed to issue Permit(s), subject to certain conditions, including, without limitation, Contractor's agreement to indemnify and hold Village harmless in the event of: (1) any claim or action brought against Village claiming that the Permit(s) were not properly issued, modified, cancelled or revoked; (2) any claim or action brought against the Village resulting from corrective work performed and/or required under the Permit(s); and (3) any claim or action brought against Village resulting from the interior building renovations and addition to the residential structure located on the Property. As such, Contractor has agreed and consents to provide such an agreement, as follows.

**NOW THEREFORE**, in consideration of the promises contained herein, and the Village's issuance of the Permit(s), be it agreed by and between the Parties as follows:

**Section 1.** The foregoing recitals are true and correct and are incorporated into and form part of this Agreement.

**Section 2.** Contractor, its successors and assigns, hereby agrees to indemnify and hold harmless Village, its agents and authorized personnel from any responsibility or liability for any and all claims, demands, lawsuits and actions of any type whatsoever, including, without limitation, any attorney's fees, costs and/or damages incurred by Village resulting from issuance of the Permit(s), modification of the Permit(s), cancellation of the Permit(s) or revocation of the Permit(s). Contractor furthermore assumes responsibility for the correction, if required, of work performed under the Permit(s).

**Section 3.** Contractor agrees that upon issuance of Permit(s) by the Village, Contractor shall proceed at the Contractor's own risk and Contractor may be subject to raising the entire residential structure and/or new building addition to the Base Flood Elevation (BFE) plus 1.0 feet (9.0 ft. ngvd), if the improvements authorized pursuant to the Permit(s) exceed the 50% FEMA

Substantial Improvement threshold, established pursuant to the National Flood Insurance Act of 1968.

**Section 4.** All notices, demands, correspondence and communication made by Village to Contractor in connection with this Agreement must be in writing and shall be deemed to have been delivered on the date post-marked by mailing the same by certified mail, or on the date sent by overnight or the express courier, addressed to Contractor at the following addresses:

[Contractor]  
[insert address] *TBP.*

**Section 5.**

1. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written.
2. The invalidity of any of the provisions hereof shall in no way affect or invalidate the remainder of this Agreement.
3. This Agreement shall be construed in accordance with the laws of the State of Florida, and any proceeding arising between the parties in any manner pertaining to this Agreement shall, to the extent permitted by law, be held in Miami Dade County, Florida.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

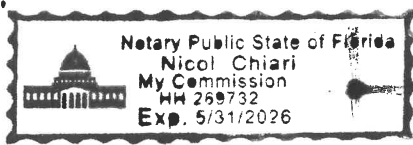
WITNESSES: [Contractor]

\_\_\_\_\_  
Signature [insert name], Authorized Signatory  
\_\_\_\_\_  
Print Name

[Handwritten Signature]  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

STATE OF )  
 ) SS:  
COUNTY OF )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, ~~2020~~ by Natali Deutsch [Contractor]. He/she is personally known to me or has produced 2023 as identification.



Nicol e  
\_\_\_\_\_  
Notary Public  
NICOL CHIARI  
\_\_\_\_\_  
Typed, printed or stamped name of Notary Public

Commission Expires: 5/31/2026

LEGAL DESCRIPTION OF PROPERTY

[Insert]

## EXHIBIT B

This instrument prepared by:

Maria V. Currais, Esq.  
Weiss Serota Helfman Cole & Bierman, P.L.  
2525 Ponce de Leon Blvd, Suite 700  
Coral Gables, Florida 33134  
(305) 854-0800

Folio Number 12-2226-002-0430  
HOLD HARMLESS AGREEMENT

THIS HOLD HARMLESS AGREEMENT ("Hold Harmless Agreement") dated OCT 6, 2023 is made by PETER MARKOVITZ (collectively, "Owner") in favor of BAL HARBOUR VILLAGE, a Florida municipal corporation ("Village").

### RECITALS:

- A. Owner is the owner of the following described real property located at 101 BAL BAY DRIVE, in Bal Harbour Village, Miami-Dade County, Florida (the "Property"):  
Lot 1, Block 3, RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof recorded in Plat Book 44, at Page 98 of the Public Records of Miami-Dade County, Florida (Folio # 12-2226-002-0430).
- B. Simultaneously herewith the Village has granted the Owner Permit Number # \_\_\_\_\_ (the "Permit") for the following work \_\_\_\_\_ (the "Permitted Work"). The Permitted Work will be located within the current five foot easement located in the rear and, if a corner lot, on the side of the Property ("Rear Utility Easement").
- C. In connection with and as consideration for granting of the Permit, the Owner and Owner's successors or assigns hereby agree to hold the Village harmless against any and all claims, demands, damages or suits by any utility providers or other third party that may arise due to the Owner's use of the Rear Utility Easement area.

### AGREEMENT:

NOW, THEREFORE, in consideration for granting of the Permit, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Owner, on behalf of itself and on behalf of any of its successors or assigns, hereby agrees as follows:

- Owner acknowledges that the Village does not have the authority to alter or terminate the easement rights of any utility providers or other third party which has the right to use the Rear Easement Area; therefore, such entities may object to the use of the Rear Utility Easement by the Owner in the manner set forth in the Permit and may require Owner to permanently or temporarily remove any or all of the Permitted Work.
- Owner agrees to indemnify, defend and hold harmless and forever release and discharge the Village and its employees, officers, agents and authorized personnel from any and all claims, actions, damages or liability, including the costs of any suit, attorneys' fees at trial and on appeal, and any other expenses in connection therewith that may arise out of, or in connection with, any utility providers or other third party

using and accessing the Rear Utility Easement and requiring the removal of any Permitted Work in the Rear Easement Area as provided forth herein.

3. Owner acknowledges that this Hold Harmless Agreement is a complete estoppel on Owner and Owner's successors and assigns as to any rights, real, apparent or otherwise, that they, individually or jointly, may have to challenge the efficacy of any conditions of this Hold Harmless Agreement.
4. Owner expressly agrees that this Hold Harmless Agreement is intended to be as broad and as inclusive as permitted by the laws of the State of Florida, and that if any portion of this Hold Harmless Agreement is held to be invalid, the balance of the Hold Harmless Agreement shall continue in full force and effect.
5. In consideration for this Hold Harmless Agreement, the Village has issued the Permit for the Permitted Work.
6. Prior to installing any other component in the Rear Utility Easement, Owner shall obtain any and all required permits and approvals from the Village and any other necessary party to install such component in the Rear Utility Easement. In connection with any other issued permit, the Village may require a new hold harmless agreement.
7. Owner agrees that this Hold Harmless Agreement may be recorded by the Village in the Public Records of Miami-Dade County at Owner's cost and expense and will be binding on Owner's successors and assigns.
8. OWNER HEREBY ACKNOWLEDGES AND AGREES THAT IT HAS CAREFULLY READ THIS HOLD HARMLESS AGREEMENT, UNDERSTAND THE CONTENTS HEREOF, AND HAS SIGNED THIS DOCUMENT AS ITS OWN FREE ACT.

Signed and delivered by the Owner on the date set forth above.

[Signature]  
Name: NAPHTALI DEUTSCH

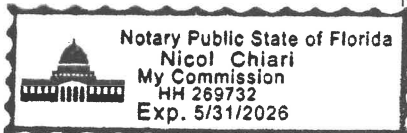
\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF Miami Dade ) ss:

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization on October 6<sup>th</sup> 2023 by Naphtali Deutsch who (check one)  are personally known to me or [ ] have produced Florida drivers' license as identification.

Nicolie  
Notary Public, State of Florida  
Print name: NICOL CHIARI  
My commission expires: 5/31/2026

SEAL



## EXHIBIT C

### This instrument prepared by:

Maria V Currais, Esq.  
Weiss Serota Helfman Cole & Bierman P.L  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134  
Telephone: 305.854.0800

Folio Number 12 - 2226 - 002 - 0430

### GRANT OF UNDERGROUND EASEMENT ON RESIDENTIAL PARCELS

THIS GRANT OF UNDERGROUND EASEMENT dated OCTOBER 5, 2023 is made by PETER MARKOVITZ ("Grantor"), whose mailing address is 101 BAL BAY DR., and **BAL HARBOUR VILLAGE**, a Florida municipal corporation ("Village"), whose mailing address is 655-96th Street Bal Harbour, Florida 33154.

### RECITALS

Grantor is the sole owner and holder of the underlying fee title to certain real property located at 101 BAL BAY DRIVE in Bal Harbour Village, Miami-Dade County, Florida, and more particularly described in **Exhibit A** attached to and made a part of this Grant of Underground Easement (the "Property").

The Property includes a private street as shown in the RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof recorded in Plat Book 44, Page 98, of the Public Records of Miami-Dade County.

Under Florida law, Grantor is the owner and holder of the underlying fee title to the portions of the street abutting the Property, up to the centerline of the street.

Grantor has agreed to grant to Village a perpetual underground easement on, over, across and under the street portion of the Property, as more particularly described in attached **Exhibit B** (the "Underground Easement Parcel") for the construction, installation, maintenance, repair, removal and replacement of all utility facilities and related accessory uses ("Underground Facilities") owned, operated, or maintained by Village now or at any time in the future.

### AGREEMENT

1. **Grant of Underground Easement.** Subject to the restrictions and limitations set forth herein and for Ten Dollars and other good and valuable consideration, the receipt of which is acknowledged by Grantor, Grantor hereby grants to Village a perpetual non-exclusive easement ("Easement") upon, over, across, and under the Underground Easement Parcel solely for the underground construction, installation, inspection, operation, maintenance, repair, replacement, and removal of Underground Facilities. Grantor acknowledges that the Easement will be utilized by Village and its employees, agents, contractors, successors and assigns.
2. **Ingress and Egress.** The Easement hereby granted includes a right of ingress and egress, and grants to Village and its employees, agents, contractors, successors and

assigns, full right and authority to enter upon and excavate the Underground Easement Parcel for the purposes set forth in this instrument.

3. **Temporary License.** Grantor also grants Village a license to temporarily locate equipment on portions of the Property adjacent to the Easement Area to the extent reasonably necessary for Village to carry out the construction, installation, inspection, operation, maintenance, repair, replacement, and removal of Underground Facilities. Village shall only use the temporary license hereby granted in a manner that does not adversely impact Grantor's access to or use and enjoyment of its property.
4. **Village's Use of Easement.** Village shall have the right to do all things necessary, useful or convenient for the maintenance of the Easement and for the construction, installation, inspection, operation, maintenance, repair, replacement, and removal of Underground Facilities in the Easement so long as those activities do not unreasonably interfere with Grantor's access to or use of its property.
5. **Quiet Enjoyment of Easement.** Grantor represents that it is lawfully seized and possessed of the Underground Easement Parcel, and that Grantor has the right to enter into and convey the Easement. Grantor covenants that Village shall have quiet and peaceful possession, use and enjoyment of the Easement.
6. **Restoration of Underground Easement Parcel.** Upon completion of any work by Village in the Underground Easement Parcel, Village shall restore the Underground Easement Parcel and any affected portions of the Property to the condition existing prior to the utility work, at no cost or expense to Grantor, unless such restoration is required due to the acts or omissions of Grantor. In exercising its rights hereunder, Village will use reasonable efforts to minimize any impacts to Grantor's ongoing activities on the Property. At no time will the Village's activities on the Underground Easement Parcel interfere with ingress or egress to and from the Property by residents, guests, employees and invitees.
7. **Indemnification.** To the extent permitted by law, Village agrees to indemnify and hold Grantor harmless from and against any and all damages, liabilities, fees and costs arising out of the exercise of Village's rights under this Grant of Underground Easement.
8. **Services in the Underground Easement Parcel.** The Underground Easement hereby granted is intended to include all mechanical, electronic, energy, water and sewer services which may now or in the future be considered utilities.
9. **Covenant Running with the Land.** This Grant of Underground Easement is a covenant running with the land and is binding upon and inures to the benefit of Grantor and Village and their respective successors and assigns.
10. **Rights Reserved.** The easement rights and temporary license granted herein are non-exclusive in nature and are subject to all matters of record. Grantor shall have the right to use the Property, or any portion thereof, or any property of Grantor adjoining the Property for any purpose not inconsistent with the full use and enjoyment of the rights granted herein in favor of Village.

11. **Amendment or Termination.** This Grant of Underground Easement may be amended, modified or terminated only by a written instrument signed by both parties or their respective successors and assigns, which instrument will only become effective when recorded in the Public Records of Miami-Dade County, Florida.
12. **Governing Laws.** The laws of the State of Florida will govern the interpretation, validity, performance and enforcement of this Grant of Underground Easement. Venue for any action brought under this Grant of Underground Easement will be in Miami-Dade County, Florida.
13. **Above Ground Structures.** No building, structures, barriers, or other above ground improvements may be built by the Village across the Underground Easement Parcel; provided however, nothing in this Grant of Underground Easement shall be construed as prohibiting the installation of meters, manhole covers, and other ancillary structures needed for the operation, access, or maintenance of any of the Underground Facilities all of which are specifically allowed to be installed and located on the surface area above the Underground Easement Parcel.
14. **Use of the Above Ground Area.** Grantor may continue to use the surface area above the Underground Easement Parcel which is not presently being used as a street for driveway and landscaping (e.g., planters) as exists on the date of this Grant of Underground Easement so long as such uses do not interfere with the Village's access and use of the Underground Easement Parcel.
15. **Insurance of Underground Facilities.** Village shall at all times insure all Underground Facilities in the same manner as it presently does for any other underground facilities installed by the Village. The Village shall maintain the Underground Easement Parcel in good condition; provided however the Village shall not be responsible to maintain or repair any driveways, landscape areas, or such other items Grantor has installed, constructed or placed on the surface of the Underground Easement Parcel.
16. **Mineral Rights.** This Grant of Underground Easement does not hereby convey unto the Village the right to any mineral rights located on, in or under the Underground Easement Parcel unless such rights are already held by the Village in which case the Village retains such rights.
17. **Public Rights to the Underground Easement Parcel.** Although the Underground Facilities will provide service to more individuals than just the Grantor, nothing contained in this Grant of Underground Easement is intended to evidence of be, or shall ever be construed or interpreted as, a dedication of any right or interest in or to the public, nor give any member of the public any rights of interest whatsoever under this Grant of Underground Easement.
18. **Matters of Record.** This Grant of Underground Easement is subject to all matters of record affecting the Underground Easement Parcel as of the date hereof none of which



are sought to be reimposed. In no event shall the Underground Easement Parcel or any part thereof be used by the Village for any purpose in violation of applicable ordinances, laws, or regulations.

19. **Assignment by Village.** Grantor hereby confirms that the Village may partially assign its rights hereunder to third party providers of utilities (the "**Private Providers**"). The Private Providers shall have the right to use the Underground Easement Parcel for the construction, installation, maintenance, repair, removal and replacement of utility facilities and related accessory uses ("**Private Provider Facilities**") in the same manner as the Village. The Private Providers use of the Underground Easement Parcel is subject to their compliance with all of the Village's obligations under this Grant of Underground Easement including, but not limited to, restoration of the Underground Easement Parcel set forth in paragraph 6. The Village hereby agrees that it will notify the Owner of any assignment of the Village's rights and obligations to a Private Provider. Any Private Provider that has been assigned rights hereunder shall, to the extent permitted by law, indemnify and hold Grantor and the Village harmless from and against any and all damages, liabilities, fees and costs arising out of the exercise of Private Provider's rights under this Grant of Underground Easement.

[SIGNATURE BLOCKS ON FOLLOWING PAGES]

This Grant of Underground Easement has been executed by the Grantor on the date set forth on the first page of this Agreement.

WITNESSES:

GRANTOR: AGENT

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_

[Signature]  
Name: NAPHTALI DEUTSCH

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_

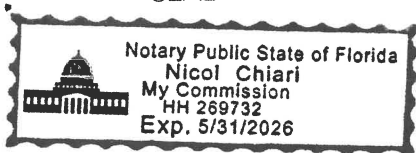
\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA )  
                                  ) ss:  
COUNTY OF Miami-Dade )

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization on October 6<sup>th</sup> 2023 by Naphtali Deutsch \_\_\_\_\_, who (check one)  are personally known to me or [ ] have produced Florida drivers' license as identification.

Nicol  
\_\_\_\_\_  
Notary Public, State of Florida  
Print name: NICOL CHIARI  
My commission expires: 5/31/2026

SEAL



March 5, 2024

To: Bal Harbour Village  
Architectural Review Board

Re: Interior and Exterior Renovation of Existing 2-story Single Family Residence at 101 Bal Bay Drive, Bal Harbour Village, Florida

Members of the Bal Harbour Village ARB,

Please find the attached application for the interior and exterior renovation of the existing 2-story single family residence located at 101 Bal Bay Drive, Bal Harbour Village, Florida. The residence is in the 'Residential Section of Bal Harbour'. The existing building setbacks and footprint will remain as is and the outdoor pool and other landscaping are also to remain.

The original house was designed in the Spanish Colonial style, a style that can be found in other homes in the area. The proposed exterior work includes the replacement of existing windows and doors and the enclosing of the covered patio area which will be integrated into the interior living space. Also, the work includes the partial conversion of the garage to a laundry room, the replacement of the double garage door with two single garage doors centered on the façade. To comply with Village covered parking regulations, we are providing a single car space in the garage and another on the driveway. The proposed exterior stucco, window and wood trim paint colors will match the ARB approved colors from the 2015 submission. Color specifications and samples are referenced on the plans.

The interior space on the ground and second floor are reconfigured to increase functionality and to provide more delineated and better proportioned living spaces. The reconfiguration is achievable due to the garage-to-laundry room conversion and the gaining of the additional space by enclosing the covered patio area. Existing interior flooring and wall finishes as well as the HVAC system will be replaced throughout. New plumbing fixtures are proposed in the reconfigured bathrooms and kitchen.

As noted above, the existing building setbacks and footprint will remain as is and the outdoor pool and other landscaping are also to remain.

I thank you in advance for your time and consideration.



Maritzi Deutsch RA AIA

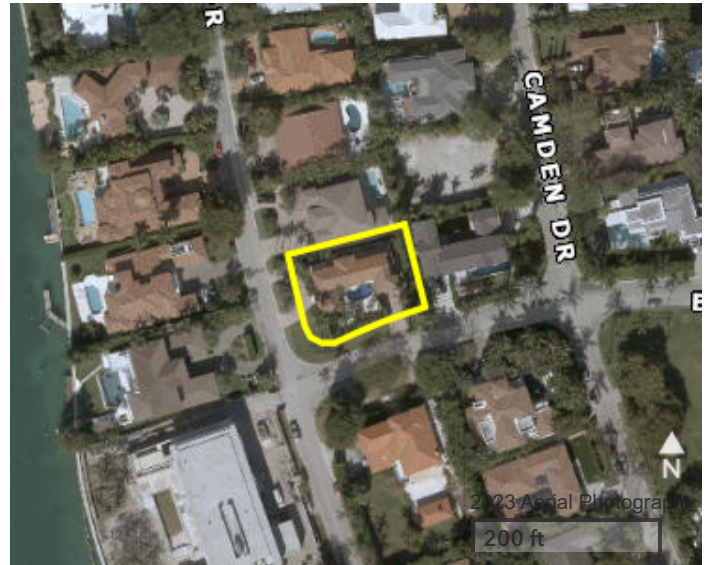


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On: 02/16/2024

PROPERTY INFORMATION	
<b>Folio</b>	12-2226-002-0430
<b>Property Address</b>	101 BAL BAY DR BAL HARBOUR, FL 33154-1310
<b>Owner</b>	PETER MARKOVITZ , LESLEY MARKOVITZ
<b>Mailing Address</b>	101 BAL BAY DR BAL HARBOUR, FL 33154
<b>Primary Zone</b>	0800 SGL FAMILY - 1701-1900 SQ
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	5 / 5 / 1
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	5,007 Sq.Ft
<b>Living Area</b>	4,257 Sq.Ft
<b>Adjusted Area</b>	4,305 Sq.Ft
<b>Lot Size</b>	12,069.03 Sq.Ft
<b>Year Built</b>	2001



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$4,585,949	\$1,961,269	\$1,837,603
<b>Building Value</b>	\$1,870,522	\$1,894,200	\$540,493
<b>Extra Feature Value</b>	\$44,619	\$45,184	\$45,749
<b>Market Value</b>	\$6,501,090	\$3,900,653	\$2,423,845
<b>Assessed Value</b>	\$4,290,718	\$3,900,653	\$1,363,543

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction			\$1,060,302
<b>Non-Homestead Cap</b>	Assessment Reduction	\$2,210,372		
<b>Homestead</b>	Exemption			\$25,000
<b>Second Homestead</b>	Exemption			\$25,000

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

TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
<b>COUNTY</b>				
<b>Exemption Value</b>	\$0	\$0	\$50,000	
<b>Taxable Value</b>	\$4,290,718	\$3,900,653	\$1,313,543	
<b>SCHOOL BOARD</b>				
<b>Exemption Value</b>	\$0	\$0	\$25,000	
<b>Taxable Value</b>	\$6,501,090	\$3,900,653	\$1,338,543	
<b>CITY</b>				
<b>Exemption Value</b>	\$0	\$0	\$50,000	
<b>Taxable Value</b>	\$4,290,718	\$3,900,653	\$1,313,543	
<b>REGIONAL</b>				
<b>Exemption Value</b>	\$0	\$0	\$50,000	
<b>Taxable Value</b>	\$4,290,718	\$3,900,653	\$1,313,543	

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>



# OFFICE OF THE PROPERTY APPRAISER

Generated On: 02/16/2024

## Property Information

Folio: 12-2226-002-0430

Property Address: 101 BAL BAY DR

## Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	92.13	\$4,585,949	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2001	5,007	4,257	4,305	\$1,870,522
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf			2001	1	\$31,600	
Patio - Brick, Tile, Flagstone			2001	1,405	\$12,209	
Chain-link Fence 4-5 ft high			2001	100	\$810	

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 02/16/2024

## Property Information

Folio: 12-2226-002-0430

Property Address: 101 BAL BAY DR

## Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	92.13	\$1,961,269	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2001	5,007	4,257	4,305	\$1,894,200

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	2001	1	\$32,000
Patio - Brick, Tile, Flagstone	2001	1,405	\$12,364
Chain-link Fence 4-5 ft high	2001	100	\$820

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 02/16/2024

## Property Information

Folio: 12-2226-002-0430

Property Address: 101 BAL BAY DR

## Roll Year 2021 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	92.13	\$1,837,603	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2001	5,007	4,257	4,305	\$540,493
EXTRA FEATURES						
Description		Year Built	Units	Calc Value		
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf		2001	1	\$32,400		
Patio - Brick, Tile, Flagstone		2001	1,405	\$12,519		
Chain-link Fence 4-5 ft high		2001	100	\$830		

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 02/16/2024

## Property Information

**Folio:** 12-2226-002-0430

**Property Address:** 101 BAL BAY DR

FULL LEGAL DESCRIPTION
26-27 52 42 PB 44-98
BAL HARBOUR RESIDENTIAL SEC
LOT 1 BLK 3
AND PROP INT IN & TO COMMON
ELEMENTS NOT DEDICATED TO PUBLIC
LOT SIZE 92.130 X 131
COC 22388-3750 06 2004 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/22/2021	\$4,750,000	32550-3992	Qual by exam of deed
06/01/2004	\$1,925,000	22388-3750	Sales which are qualified
05/01/1999	\$420,800	18603-1737	Sales which are qualified
04/01/1992	\$297,500	15462-0958	Sales which are qualified
01/01/1987	\$270,000	13149-1111	Sales which are qualified
05/01/1986	\$225,000	12904-1860	Sales which are qualified
07/01/1985	\$155,000	12602-2572	Sales which are qualified
07/01/1976	\$90,000	00000-00000	Sales which are qualified

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# BAL HARBOUR

- V I L L A G E -

## ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members  
FROM: Eliezer Palacio, Building Director  
DATE: 04/4/2024  
SUBJECT: 174 Camden Drive  
New Two-Story Single-Family Residence



### BACKGROUND

The Village of Bal Harbour (the "Village") received an Architectural Review Board (ARB) application on November 02, 2023 for the development of a new two-story single-family residence located at 174 Camden Drive (the "Property").

The lot sits on Block 3, Lot 21 and is located in the R-2, single family zoning district of the Bal Harbour Village Residential Section. The Property is 14,368 square feet and the Applicant is proposing a new two- story residence with 7,755 square feet of conditioned interior space and 583 square feet of unconditioned outdoor areas / garages, for a total square footage of 8,338.

The entrance to the residence faces South and the proposed garage entry does not face the street.

This home is located in the AE-8 N.G.V.D. Base Flood Elevation Zone and the Applicant is constructing the proposed residence at 9.67' N.G.V.D., which complies with the Florida Building Code (F.B.C.) and ASCE 24-14 for AE zones.

### THE PROJECT ( AE Description)

The following is a written document to describe the proposed New Construction to be located on 174 Camden Dr, Bal Harbour, Fl. 33154.

This letter has been prepared for the Architecture Review Board for the Village of Bal Harbour for the purpose of fulfilling the application requirements. This letter is a project description for the purpose of describing the project in a narrative form. The project is being proposed the following way.

The proposed project meets all of the local zoning and building code requirements. The proposed structure is a 2 story house single family residence.

The house, structure, was designed in a modern style. The structure total building area is 8,388 square feet in size. The exterior materials are honed travertine and stucco with a bronze and walnut roof overhang. The roof is flat and the has internal gutters. The windows will be bronze framed and glazed with sun coating in a light bronze tone.

The landscaping is meant to be lightly planted and we are maintaining a dense edge along the 3 property lines. The purpose of maintaining the dense edge is to provide privacy to our property and the neighbors. The driveway will be travertine tiles with grass strip between. The rear yard will be terraced with a pool.

#### RECOMMENDATION

It is the opinion of this writer that the proposed new two-story single-family residence follows the Village's Appearance Code and Zoning Ordinance. The Village Planning and Zoning Consultant and the Park's and Public Spaces Department has reviewed the plans and concur that the plans comply.

I recommend that the Board review the submittal for compliance and if they concur with my recommendation, issue a Certificate of Appropriateness.

If approved, the following conditions should be added to the motion:

1. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.
2. Trees shall be added to meet or exceed the previously approved tree canopy prior to issuance of a Certificate of Occupancy.
3. Compliance with Village Code of Ordinances Section 20-29, regarding obstruction of water meters, and Section 21-358 regarding walls, fences, and landscape plantings.
4. Any new hedge must be planted at least 10' from the edge of the curb.
5. Any new trees must be planted at least 10' from the edge of the curb.
6. All Electrical, Mechanical and Plumbing equipment are required to be 1.0 foot above B.F.E. (Base Flood Elevation) per F.B.C. & A.S.C.E. 24 and cannot infringe upon the building setbacks.
7. Flood Design Data is required to be in accordance to F.B.C., Section 1603.1.7. & A.S.C.E. 24.
8. Architect to provide an Elevation Certificate FEMA Form 086-0-33, for proposed construction that complies with F.B.C. 322 & A.S.C.E. 24.
9. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
10. The Project shall comply with Section 21-127, a, b, and c regarding setbacks in the R-2 Zoning District.
11. The Project shall comply with Section 21-125, maximum building height of 30 ft. in the R-2 Zoning District.

12. Zoning and Flood Resistant Design Review information included in this approval and backup report consists only of a preliminary review against the basic intent of the Village's Zoning Code and F.B.C. Chapter 16 requirements. Complete review and compliance with the Village Zoning Code and the F.B.C. shall be required prior to permit approval.
13. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
14. If the proposed landscape and hardscape design conflicts with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be bought before the ARB, if applicable, or be administratively approved prior to permit.
15. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
16. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
17. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
18. Pursuant to Village Code 2-75(d)(1-3), the Certificate of Appropriateness expires 18 months after issuance, if a principal building permit is not obtained to develop the property in accordance with the Certificate of Appropriateness.

# PRIVATE RESIDENCE

174 Camden Drive  
Bal Harbour FL 33154



GENERAL NOTES

No. Date: Issue / Revisions:

**PRIVATE RESIDENCE**  
174 Camden Drive  
Bal Harbour FL 33154

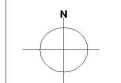
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OWNERSHIP AND USE OF DOCUMENTS:  
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KEYPLAN

**BRYAN BROWN ARCHITECTS**

ARCHITECT  
249 Peruvian Ave #2  
Palm Beach FL 33480  
C-203 554 5457  
O-514 998 8549  
bryan@bbb.us.com

NORTH ARROW



COVER

Scale:

**A000**

Date: 03.01.2024



GENERAL NOTES

No. Date: Issue / Revisions:

**PRIVATE RESIDENCE**  
174 Camden Drive  
Bal Harbour FL 33154

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KEYPLAN

**BRYAN BROWN ARCHITECTS**

ARCHITECT  
269 Peruvian Ave. #2  
Palm Beach, FL 33480  
C-203 554 5457  
O-974 508 8549  
bryan@bba.us.com

NORTH ARROW



STREET ELEVATION

Scale:  
Date: 03.01.2024

**A001**



GENERAL NOTES

No. Date: Issue / Revisions:

**PRIVATE RESIDENCE**  
**174 Camden Drive**  
**Bal Harbour FL 33154**

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KEYPLAN

**BRYAN BROWN ARCHITECTS**

ARCHITECT  
 249 Peruvian Ave. 12  
 Palm Beach FL 33480  
 C-203 554 5457  
 O-574 998 9549  
 bryan@bba.us.com

NORTH ARROW



NEIGHBORING STRUCTURES

Scale:  
 Date: 03.01.2024

**A002**



GENERAL NOTES

No. Date: Issue / Revisions:

**PRIVATE RESIDENCE**  
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NORTH ARROW



RENDERS

Scale:  
 Date: 03.01.2024

**A005**



GENERAL NOTES

No. Date: Issue / Revisions:

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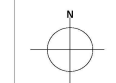
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RENDERS

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**A006**





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RENDERS

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Date: 03.01.2024

**A007**



GENERAL NOTES

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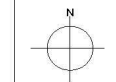
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NORTH ARROW



RENDERS

Scale:  
 Date: 03.01.2024

**A008**



1 PERSPECTIVE 1  
Scale:



2 PERSPECTIVE 2  
Scale:

MATERIAL LEGEND	
	TRAVERTINE (FACADE)
	TRAVERTINE (HARDSCAPE)
	STUCCO FINISH GRAY (RECESS)
	CLEAR CYPRESS (WALL/ HORIZ. SLATS)
	CLEAR CYPRESS T&G (SCOFFIT, TRELLIS & EXTERIOR DOORS)
	BRONZE FINISH (WINDOW/DOOR FRAMES, ROOF FASCIA & BREAK MTL. WRAP)
	GLASS (WINDOWS & RAILINGS)

GENERAL NOTES

No. Date: Issue / Revisions:

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bryan@bba.us.com

NORTH ARROW



PERSPECTIVES

Scale:

Date: 03.01.2024

**A010**



1 PERSPECTIVE 3  
Scale:



2 PERSPECTIVE 4  
Scale:

MATERIAL LEGEND	
	TRAVERTINE (FACADE)
	TRAVERTINE (HARDSCAPE)
	STUCCO FINISH GRAY (RECESS)
	CLEAR CYPRESS (WALL/ HORIZ. SLATS)
	CLEAR CYPRESS T&G (SOFFIT, TRELLIS & EXTERIOR DOORS)
	BRONZE FINISH (WINDOW/DOOR FRAMES, ROOF FASCIA & BREAK MTL. WRAP)
	GLASS (WINDOWS & RAILINGS)

GENERAL NOTES

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NORTH ARROW



PERSPECTIVES

Scale:  
Date: 03.01.2024

**A011**



1 PERSPECTIVE 5  
Scale:

MATERIAL LEGEND	
	TRAVERTINE (FACADE)
	TRAVERTINE (HARDSCAPE)
	STUCCO FINISH GRAY (RECESS)
	CLEAR CYPRESS (WALL/ HORIZ SLATS)
	CLEAR CYPRESS T&G (SOFFIT, TRELIS & EXTERIOR DOORS)
	BRONZE FINISH (WINDOW/DOOR FRAMES, ROOF FASCIA & BREAK, MTL WRAP)
	GLASS (WINDOWS & RAILINGS)

GENERAL NOTES

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NORTH ARROW



PERSPECTIVES

Scale:

**A014**

Date: 03.01.2024



2 PERSPECTIVE 6  
Scale:



1 PERSPECTIVE 7  
Scale:

MATERIAL LEGEND	
	TRAVERTINE (FACADE)
	TRAVERTINE (HARDSCAPE)
	STUCCO FINISH GRAY (RECESS)
	CLEAR CYPRESS (WALL/ HORIZ. SLATS)
	CLEAR CYPRESS T&G (SOFFIT, TRELIS & EXTERIOR DOORS)
	BRONZE FINISH (WINDOW/DOOR FRAMES; ROOF FASCIA & BREAK MTL. WRAP)
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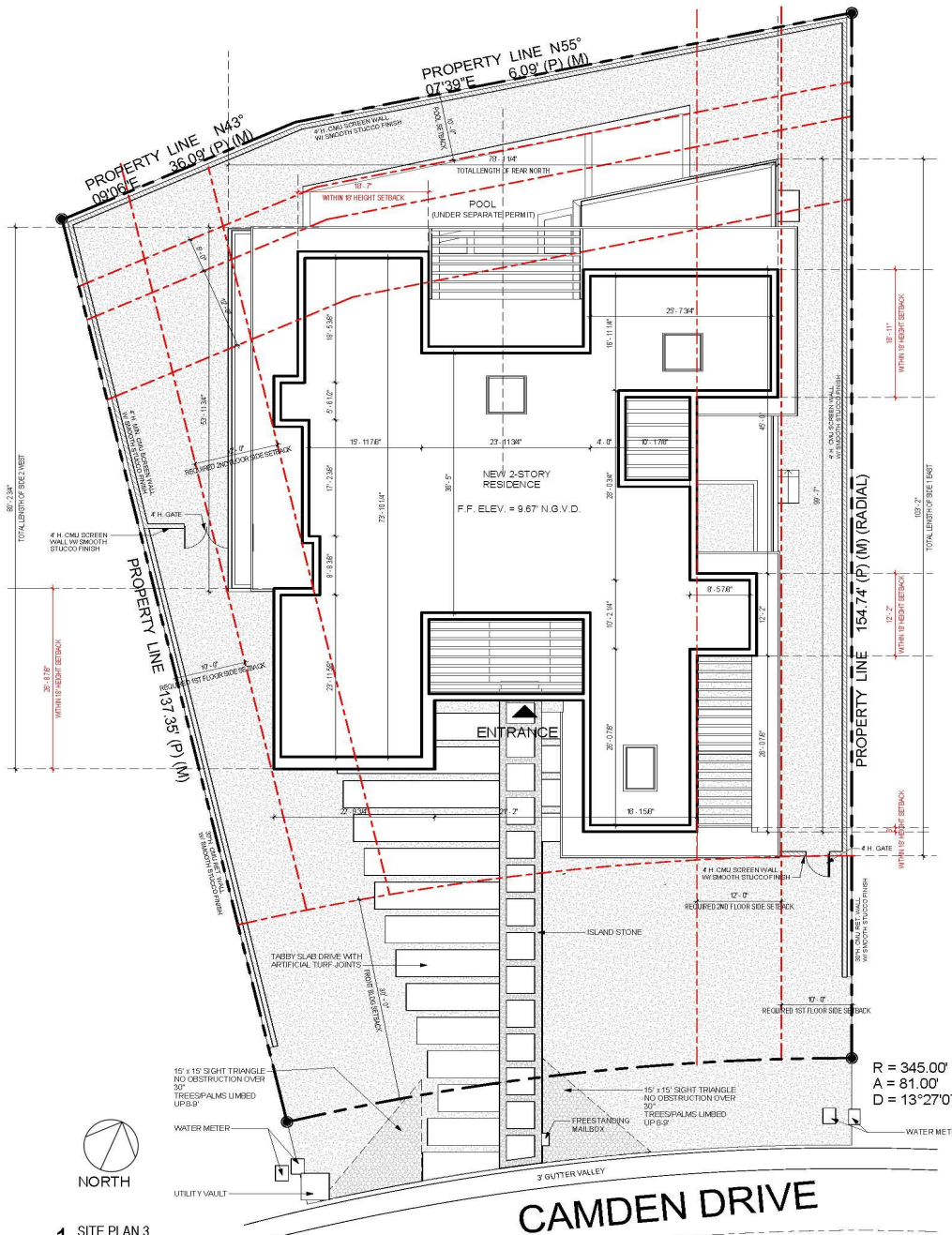


PERSPECTIVES

Scale:

Date: 03.01.2024

**A015**



THE ADDITIONAL SETBACK REQUIREMENTS FOR THAT PORTION OF THE BUILDING OVER 10 FEET IN HEIGHT

**REAR SETBACK**  
SHALL NOT PROHIBIT UP TO 1/4 OF THE LENGTH OF THE OUTSIDE WALLS OF ANY BUILDING, REGARDLESS OF HEIGHT, ALONG THE REAR PROPERTY LINES FROM BEING SITUATED NOT LESS THAN 15 FEET FROM THE REAR PROPERTY LINE.)

**SIDE SETBACK**  
SHALL NOT PROHIBIT UP TO 1/3 OF THE LENGTH OF THE SIDE WALLS OF SUCH BUILDING FROM BEING SITUATED IN COMPLIANCE WITH THE MINIMUM TEN-FEET SIDE SETBACK, BUT NOT FULLY CONFORMING TO THE ADDITIONAL SETBACK REQUIREMENT.)

	TOTAL LENGTH	REQUIRED/ALLOWED	PROPOSED
REAR NORTH	78'-1.14"	19'-8.14" (1/4 OF TOTAL LENGTH)	18'-7" (202.79 OF TOTAL LENGTH)
SIDE 1 EAST	103'-2"	33'-2.38" (1/3 OF TOTAL LENGTH)	31'-0" (758.8 OF TOTAL LENGTH)
SIDE 2 WEST	80'-2.34"	26'-8.76" (1/3 OF TOTAL LENGTH)	25'-8.76" (758.8 OF TOTAL LENGTH)

**AIR CONDITION AREAS**

FIRST FLOOR	4243 SF
SECOND FLOOR	2912 SF
TOTAL AC AREA	7755 SF

**PROJECT DATA**

SCOPE OF WORK: NEW 2 STORY, CBS, SINGLE FAMILY RESIDENCE

ZONING: R-2

CONSTRUCTION TYPE: TYPE V-B

OCCUPANCY TYPE: SINGLE FAMILY RESIDENCY

FLOOD DESIGN CLASS: TYPE II

RISK CATEGORY TYPE: TYPE II

EXPOSURE CATEGORY: D AS PER ASCE 7

GRADE (SIDEWALK ELEVATION): +4.62 N.G.V.D.

**LEGAL DESCRIPTION**

THE LOT SITS ON LOTS 21, BLOCK 3 AND IS LOCATED IN THE R-2 ZONING DISTRICT OF THE VILLAGE RESIDENTIAL SECTION. THE LOT IS 34,388 SQUARE FEET SQUARE FEET AND THE APPLICANT IS PROPOSING TWO-STOREY HOME ON THE PROPERTY 174 CAMDEN DRIVE, WITH 7,755 SQUARE FEET OF CONDITIONED INTERIOR SPACE AND 283 SQUARE FEET OF UNCONDITIONED OUTDOOR AREAS FOR A TOTAL SQUARE FOOTAGE OF 8,538. THE ENTRANCE TO THE RESIDENCE FACES SOUTH AND THE PROPOSED GARAGE ENTRY DOES NOT FACE THE STREET.

**ZONING DATA**

	REQUIRED/EXISTING	PROPOSED
DESIGN FLOOD ELEVATION	+8.67' N.G.V.D.	+8.67' N.G.V.D.
BASE FLOOD ELEVATION (FEMA) (FLOOD ZONE AE)	+8.00' N.G.V.D.	+8.00' N.G.V.D.
GRADE	+5.00' N.G.V.D.	+4.80' N.G.V.D.
LOT AREA	N/A	14,288 SQ. FT. (0.32 AC)
LOT DEPTH	N/A	154'-9"
MINIMUM LOT WIDTH	N/A	87'-9"
<b>MIN. SETBACKS:</b>		
<b>GROUND FLOOR:</b>		
FRONT SOUTH	30'-0"	30'-0"
REAR NORTH	15'-0"	18'-0"
SIDE 1 EAST	10'-0"	10'-0"
SIDE 2 WEST	10'-0"	12'-3"
<b>SECOND FLOOR:</b>		
FRONT SOUTH	30'-0"	34'-0"
REAR NORTH	27'-0"	29'-3"
(TOP OF ROOF DECK 12'-0" ABOVE 10)		
SIDE 1 EAST	22'-0"	22'-0"
(TOP OF ROOF DECK 12'-0" ABOVE 10)		
SIDE 2 WEST	22'-0"	22'-0"
(TOP OF ROOF DECK 12'-0" ABOVE 10)		
<b>MAXIMUM BUILDING HEIGHT: (FROM DFE)</b>		
	30'-0" (2 STORY HOME)	30'-0" (2 STORY HOME)
<b>MAX. LOT COVERAGE SF AND % OF STRUCTURES AND IMPERVIOUS AREAS</b>		
	7,184.00 SQ.FT. (50.0%)	7,128.00 SQ.FT. (49.8%)
<b>MIN. FLOOR AREA</b>		
	2,088.89 SQ.FT. (14.4%)	3,512.00 SQ.FT. (24.41%)
<b>MIN. PERVIOUS AREA</b>		
	7,184.00 SQ.FT. (50.0%)	7,242.00 SQ.FT. (50.4%)
<b>MAX. IMPERVIOUS AREA</b>		
	7,184.00 SQ.FT. (50.0%)	7,128.00 SQ.FT. (49.8%)
<b>PARKING SPACE</b>		
	2 PARKING SPACES	2 PARKING SPACES

**FLOOD MANAGEMENT DATA**

A FLOOD ZONE:	AE
B BASE FLOOD ELEVATION:	+8.00' N.G.V.D.
C DESIGN FLOOD ELEVATION:	+8.67' N.G.V.D.
D TOP OF BOTTOM FLOOR: (INC. BASEMENT OR ENCLOSURE FLOOR)	+8.67' N.G.V.D.
E TOP OF THE NEXT HIGHER FLOOR:	N/A
F BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER (V-ZONES ONLY):	N/A
G ATTACHED GARAGE (TOP OF SLAB):	+8.67' N.G.V.D.
H LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVING THE BUILDING (DESCRIBE TYPE OF EQUIPMENT AND LOCATION IN COMMENTS):	+8.67' N.G.V.D.
I LOWEST ADJACENT (FINISHED) GRADE NEXT TO BUILDING (LAG):	+8.00' N.G.V.D.
J HIGHEST ADJACENT (FINISHED) GRADE NEXT TO BUILDING (BAG):	+9.58' N.G.V.D.
K CROWN OF ROAD ELEVATION:	+4.30' N.G.V.D.
L ADJUSTED GRADE:	+3.90' N.G.V.D.
M FIRM MAP NUMBER:	12088 C 0144 L

**GENERAL NOTES**

NO. DATE: ISSUE / REVISIONS:

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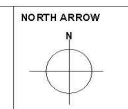
**TERMITE PROTECTION NOTE:**  
TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AS PER SECTION F-9C.R.210

**APPLICABLE CODE NOTE:**  
APPLICABLE CODE: FBC 2023 RESIDENTIAL. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2023 RESIDENTIAL.

**FLOOD ELEVATION NOTE:**  
DESIGN FLOOD ELEVATION = BFE + 1.0' @ 60' N.G.V.D.  
ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL, MECHANICAL AND PLUMBING SERVING THE BUILDING SHALL BE INSTALLED ABOVE DESIGN FLOOD ELEVATION (+9.5' N.G.V.D.)  
DAMAGE RESISTANT.

**SURVEYOR NOTES:**  
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCH PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.  
UPON COMPLETION OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED AS PER FBC 2020 SECTION 110.3. A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF C.O., C.C. OR BUILDING FINAL INSPECTION.

**DRAINAGE NOTE:**  
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY.  
SLOPE GRADE AWAY FROM PROPERTY LINES.  
SLOPE GRADE AWAY FROM NEW CONSTRUCTION.



**SITE PLAN**

Scale: As indicated  
Date: 03.01.2024  
**A020**



1 FIRST FLOOR PLAN  
Scale 3/16" = 1'-0"

GENERAL NOTES

No. Date: Issue / Revisions:

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NORTH ARROW



FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"

**A101**

Date: 03.01.2024





1 SECOND FLOOR PLAN  
Scale 3/16" = 1'-0"

GENERAL NOTES

No. Date: Issue / Revisions:

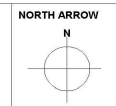
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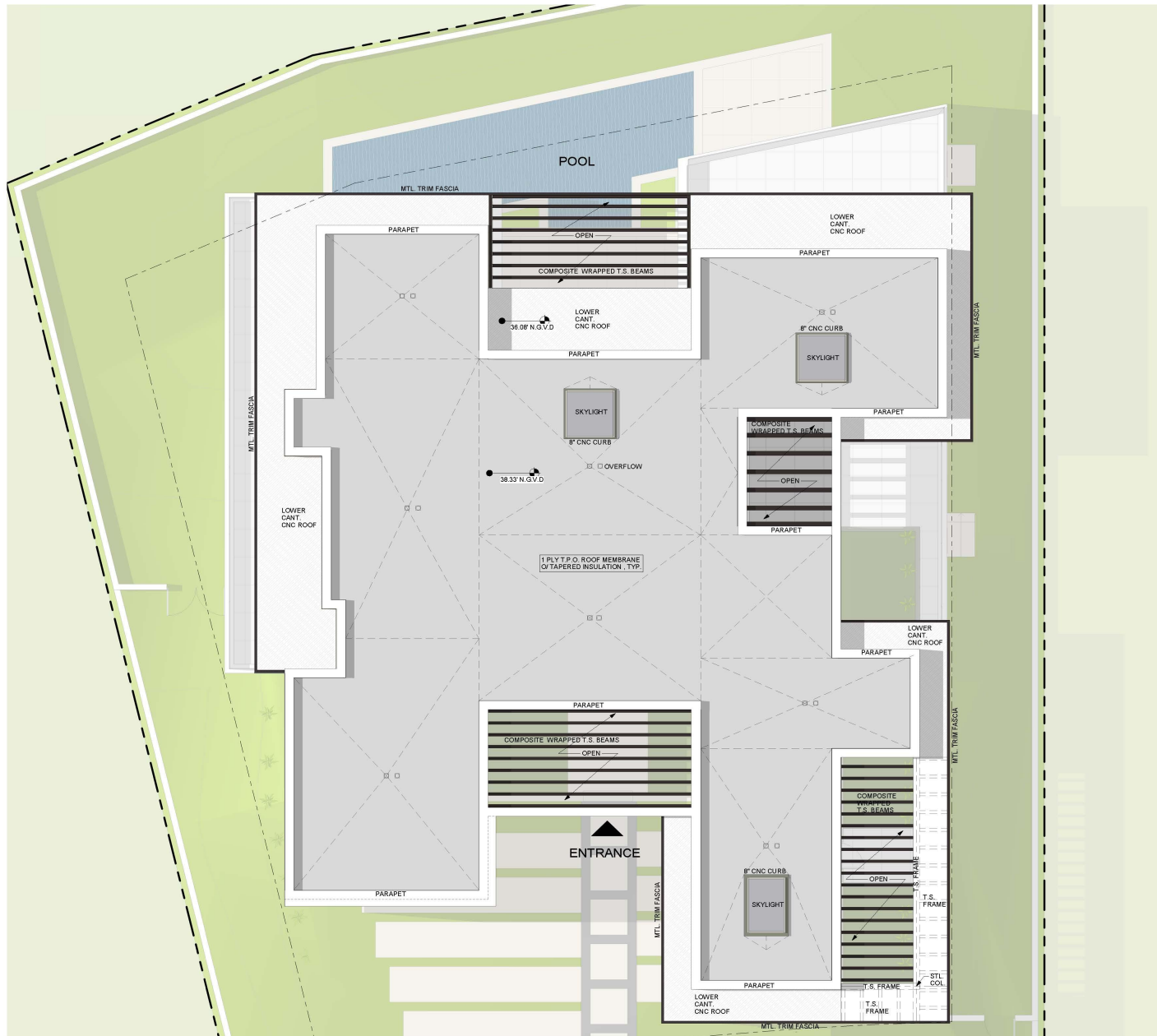


SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"

Date: 03.01.2024

**A102**



1 ROOF PLAN  
Scale 3/16" = 1'-0"

GENERAL NOTES

No. Date: Issue / Revisions:

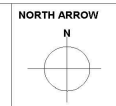
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ROOF PLAN

Scale: 3/16" = 1'-0"  
Date: 03.01.2024

**A103**



1 SOUTH ELEVATION  
Scale 3/16" = 1'-0"

MATERIAL LEGEND	
	TRAVERTINE (FACADE)
	TRAVERTINE (HARDSCAPE)
	STUCCO FINISH GRAY (RECESS)
	CLEAR CYPRESS (WALL/ HORIZ SLATS)
	CLEAR CYPRESS T&G (SOFFIT, TRELLIS & EXTERIOR DOORS)
	BRONZE FINISH (WINDOW/DOOR FRAMES, ROOF FASCIA & BREAK MTL WRAP)
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2 NORTH ELEVATION  
Scale 3/16" = 1'-0"

NORTH ARROW



**NORTH & SOUTH ELEVATIONS**

Scale: As indicated

**A201**

Date: 03.01.2024

GENERAL NOTES



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

MATERIAL LEGEND	
	TRAVERTINE (FACADE)
	TRAVERTINE (HARDSCAPE)
	STUCCO FINISH GRAY (RECESS)
	CLEAR CYPRESS (WALL HORIZ SLATS)
	CLEAR CYPRESS T&G (SOFFIT, TRELLIS & EXTERIOR DOORS)
	BRONZE FINISH (WINDOW/DOOR FRAMES, ROOF FASCIA & BREAK MTL WRAP)
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KEYPLAN

**BRYAN BROWN ARCHITECTS**

249 Peruvian Ave. 2  
Palm Beach FL 33480  
ARCHITECT  
C-203 554 5457  
O-914 998 8549  
bryan@bba.us.com



2 WEST ELEVATION  
Scale 3/16" = 1'-0"

NORTH ARROW

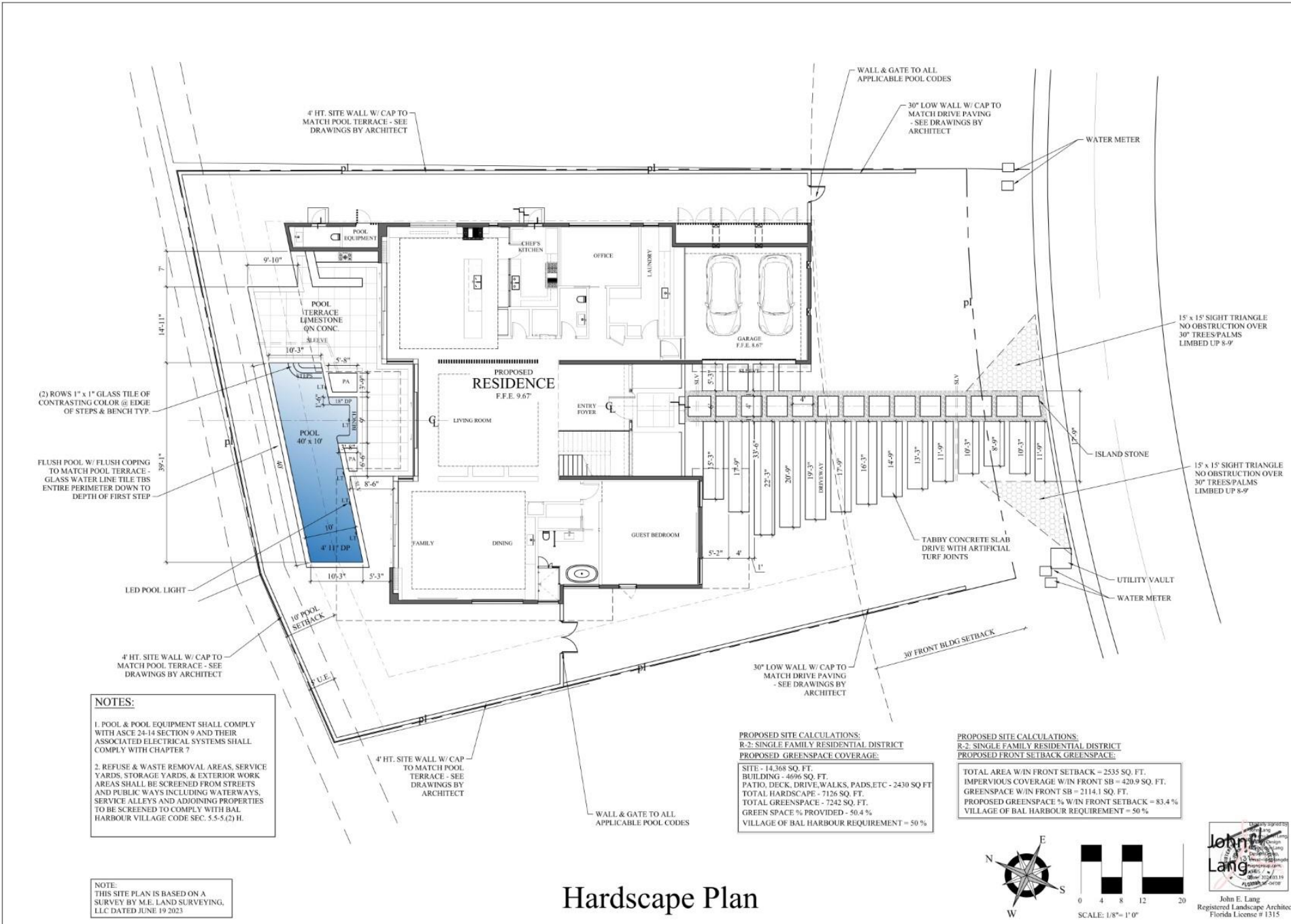


EAST & WEST ELEVATIONS

Scale: As indicated

**A202**

Date: 03.01.2024



**NOTES:**

1. POOL & POOL EQUIPMENT SHALL COMPLY WITH ASCE 24-14 SECTION 9 AND THEIR ASSOCIATED ELECTRICAL SYSTEMS SHALL COMPLY WITH CHAPTER 7
2. REFUSE & WASTE REMOVAL AREAS, SERVICE YARDS, STORAGE YARDS, & EXTERIOR WORK AREAS SHALL BE SCREENED FROM STREETS AND PUBLIC WAYS INCLUDING WATERWAYS, SERVICE ALLEYS AND ADJOINING PROPERTIES TO BE SCREENED TO COMPLY WITH BAL HARBOUR VILLAGE CODE SEC. 5.5-5(2) H.

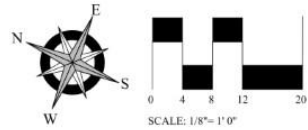
NOTE:  
THIS SITE PLAN IS BASED ON A SURVEY BY M.E. LAND SURVEYING, LLC DATED JUNE 19 2023.

**PROPOSED SITE CALCULATIONS:**  
R-2: SINGLE FAMILY RESIDENTIAL DISTRICT  
**PROPOSED GREENSPACE COVERAGE:**

SITE - 14,368 SQ. FT.  
BUILDING - 4696 SQ. FT.  
PATIO, DECK, DRIVE, WALKS, PADS, ETC - 2430 SQ FT.  
TOTAL HARDSCAPE - 7126 SQ. FT.  
TOTAL GREENSPACE - 7242 SQ. FT.  
GREEN SPACE % PROVIDED - 50.4 %  
VILLAGE OF BAL HARBOUR REQUIREMENT = 50 %

**PROPOSED SITE CALCULATIONS:**  
R-2: SINGLE FAMILY RESIDENTIAL DISTRICT  
**PROPOSED FRONT SETBACK GREENSPACE:**

TOTAL AREA W/IN FRONT SETBACK - 2535 SQ. FT.  
IMPERVIOUS COVERAGE W/IN FRONT SB = 420.9 SQ. FT.  
GREENSPACE W/IN FRONT SB = 2114.1 SQ. FT.  
PROPOSED GREENSPACE % W/IN FRONT SETBACK = 83.4 %  
VILLAGE OF BAL HARBOUR REQUIREMENT = 50 %

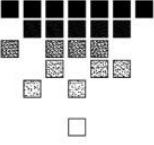


**John E. Lang**  
Registered Landscape Architect  
Florida License # 1315

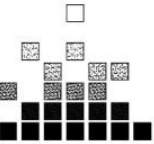
**LANG DESIGN GROUP**  
Landscape Architecture/Planning/Site Lighting  
1832 2nd Ave North  
Lake Worth, Florida 33461  
(561) 488-9996 Fax (561) 488-9888  
Email: info@langdesigngroup.com



40 YEARS OF AWARD WINNING DESIGN



**Residence**  
174 Camden Drive  
Bal Harbour  
Miami, FL



REVISIONS	BY

DRAWN MS	DATE 7-25-23
CHECKED JEL	SCALE 1/8"=1'-0"

H1

**GENERAL NOTES**

Construction shall follow standard building code as adopted by the county as applicable and all applicable amendments.

Builder shall coordinate all the work of all the trades.

Builder shall verify all dimensions and conditions at job site prior to starting any work and notify architect in writing immediately or the builder shall accept full responsibility for any errors or omissions. Do not scale

Builder is responsible for adequate bracing of structural or non-structural members during construction.

Concrete shall conform to ASTM C94-83. All concrete work shall be in accordance with ACI 318-84. All concrete masonry work shall be in accordance with ACI 531-79. (revised 1983).

Minimum concrete cover over reinforcing shall be:

- Slabs on vapor barrier - 3/4"
- Beams and columns - 1 1/2"
- Formed concrete below grade - 2"
- Unformed concrete below grade - 3"

Reinforcing steel: Grade 60 (FY = 60,000), ASTM A615-B2 SI.

Placing drawings and bar lists shall conform to A.C.I.'s "Manual of Standard Practice for Detailing Reinforced Concrete Structures." (A.C.I. 315-80).

Details of concrete reinforcements shall be in accordance with "The Manual of Standard Practice for Reinforced Concrete Construction", as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.

Adequate vertical and horizontal shoring shall be provided to safely support all loads during construction.

Dowel column and wall reinforcing to footing with same size and number of dowels as vertical bars above.

Vertical cells for masonry to be grouted shall have vertical alignment sufficient to maintain a clear unobstructed continuous cell.

General Contractor shall verify all setbacks and easements prior to construction of any pools, patios, or any other structures and shall notify Landscape Architect if there is a discrepancy.

Cleanout openings shall be provided at the bottom of grouted cells at each lift over 4'-0" high. Cleanouts shall be sealed after cleaning and inspection and before grouting.

Reinforcing steel shall be lapped 30 bar diameters minimum where spliced, and shall be wired together. Provide corner bars same size and number as horizontal beam reinforcing at each face. Lap 30 bar diameters min.

Structural wood and timber framing shall conform to the "Timber Construction Manual", as published by the American Institute of Timber Construction.

Structural steel shall conform to the A.I.S.C. "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", 1989 edition. Materials shall conform to the applicable ASTM specification as follows:

- Shapes, Plates, Anchor Bolts - A 36-81 A
- Machine Bolts - A 325-83 C
- Tubular Steel - A 500-82 A Grade B (46 KSI)

Welded construction shall conform to the American Welding Society "Structural Welding Code". Electrodes for field and shop welds shall be A.W.S. A5.1 E70XX.

Contractor to verify all existing utilities and services and is responsible for all damage to such during construction.

Topical curing required for all slabs and flat work (U.N.O.)

SLV = 1 schedule 40 PVC sleeve for irrigation, 1 schedule 40 PVC sleeve for PA = Planting Area.

PA = Planting Area.

General Contractor is responsible for all work, workmanship, and safety of the subcontractors.

All paving material is to be installed per manufacturers recommendations.

Pool contractor is responsible for all engineering, hydraulics and electrical. Plan is for layout purposes only.

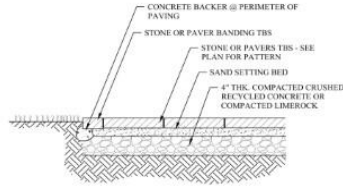
**GRADING NOTES**

General Contractor is responsible for positive drainage in all areas.

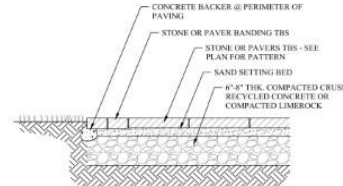
All berming shall be smooth and continuous, free of debris, weeds, rocks.

All berms and grades shall blend with adjacent grades.

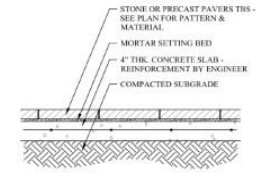
All gutters in interior court to be piped out to road or to the rear of the



**WALK ON SAND SECTION**  
SCALE: 1" = 1' 0"



**DRIVE ON SAND SECTION**  
SCALE: 1" = 1' 0"

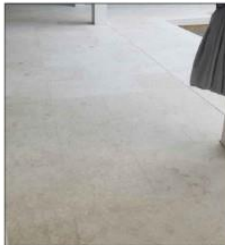


**WALK ON CONC SECTION**  
SCALE: 1" = 1' 0"

**MATERIAL FINISHES**



**DRIVEWAY: TABBY CONCRETE SLABS W/ TURF JOINTS**



**POOL TERRACE: WHITE LIMESTONE**

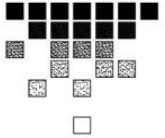
**Hardscape Plan**

**LANG DESIGN GROUP**

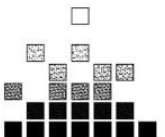
Landscape Architecture/Planting/Site Lighting  
1823 2nd Ave North  
Lake Worth, Florida 33461  
(561) 880-0996 Fax: (561) 880-9668  
Email: Mjg@langdesigngroup.com



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**Residence**  
174 Camden Drive  
Bal Harbour  
Miami, FL



REVISIONS BY

NO.	DATE	BY

<b>DRAWN</b> MS	<b>DATE</b> 12-23-23
<b>CHECKED</b> JEL	<b>SCALE</b> As Shown

Digitally signed  
John E. Lang  
Registered Landscape Architect  
Florida License # 1315  
12/23/23 10:19:19 AM  
SHA-256  
12/23/23 10:19:19 AM

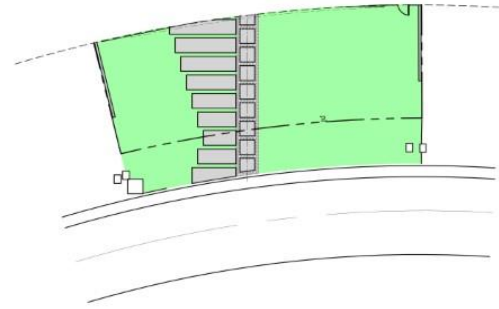
John E. Lang  
Registered Landscape Architect  
Florida License # 1315

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**KEY**

- BUILDING FOOTPRINT
- HARDSCAPE AREA - IMPERVIOUS
- POOL
- LANDSCAPE AREA - PERVIOUS



**FRONT SETBACK  
OPEN SPACE DIAGRAM**  
SCALE: 1/16" = 1'-0"

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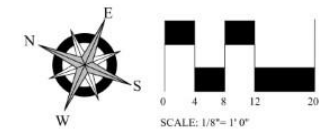
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NOTE:  
THIS SITE PLAN IS BASED ON A  
SURVEY BY M.E. LAND SURVEYING,  
LLC DATED JUNE 19 2023

**Lot Coverage Diagram**

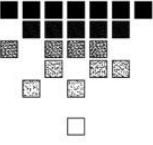


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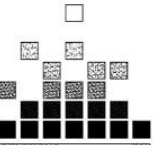
**LANG  
DESIGN  
GROUP**  
Landscape Architecture/Planning/Tree Lighting  
1833 2nd Ave North  
Lauderburg, Florida 33411  
(561) 488-9999 Fax: (561) 488-9888  
Email: info@langdesigngroup.com



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**Residence**  
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Miami, FL



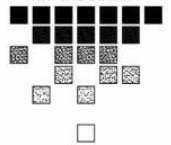
REVISIONS BY

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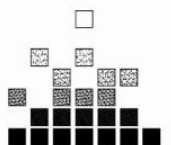
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40 YEARS OF AWARD WINNING DESIGN



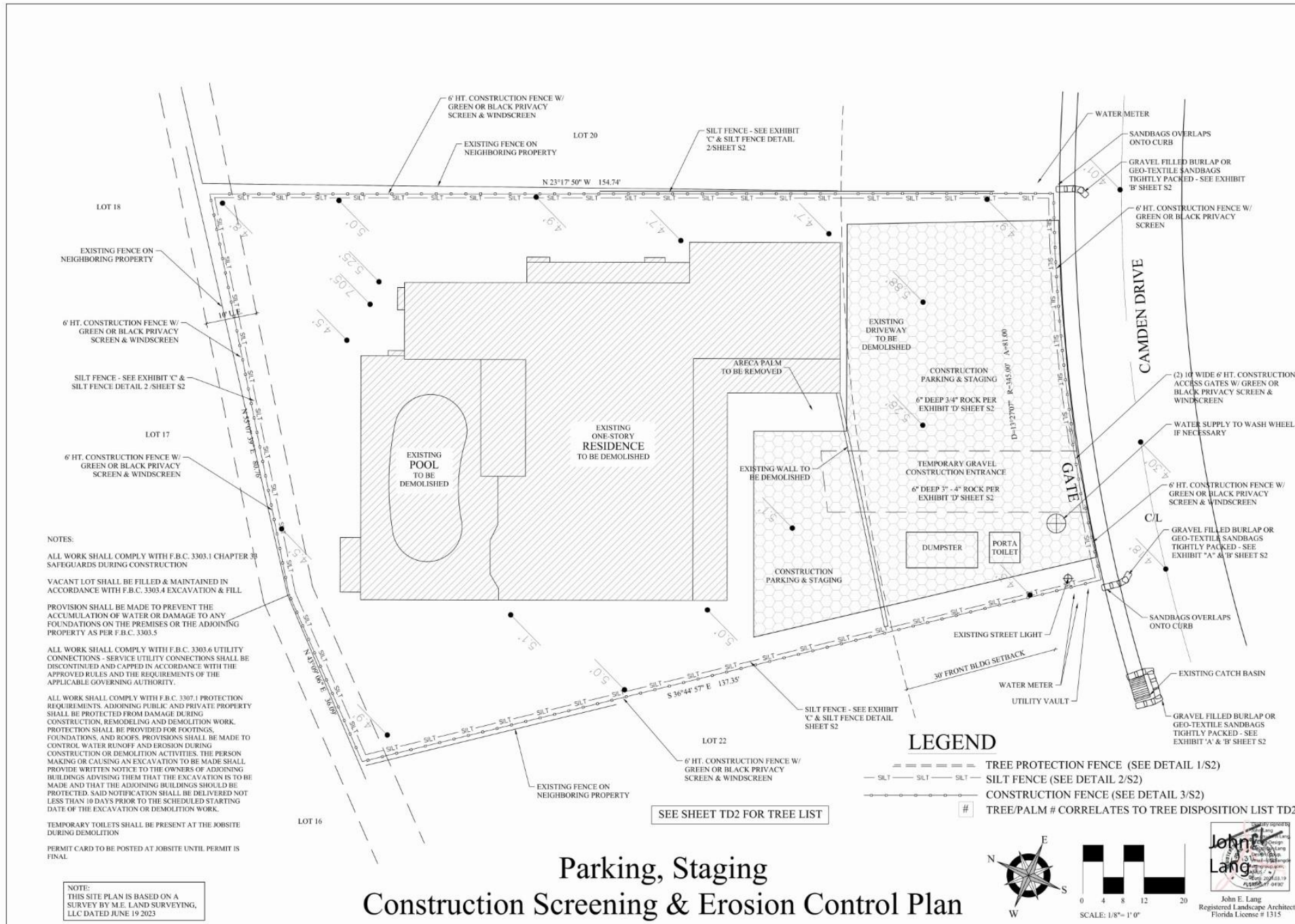
**Residence**  
174 Camden Drive  
Bal Harbour  
Miami, FL



REVISIONS BY

DRAWN	DATE
MS	12.23
CHECKED	SCALE
ML	1/8"=1'-0"

CS1



**NOTES:**  
ALL WORK SHALL COMPLY WITH F.B.C. 3303.1 CHAPTER 38 SAFEGUARDS DURING CONSTRUCTION  
VACANT LOT SHALL BE FILLED & MAINTAINED IN ACCORDANCE WITH F.B.C. 3303.4 EXCAVATION & FILL  
PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR THE ADJOINING PROPERTY AS PER F.B.C. 3303.5

ALL WORK SHALL COMPLY WITH F.B.C. 3303.6 UTILITY CONNECTIONS - SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY.

ALL WORK SHALL COMPLY WITH F.B.C. 3307.1 PROTECTION REQUIREMENTS. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION OR DEMOLITION WORK.

TEMPORARY TOILETS SHALL BE PRESENT AT THE JOBSITE DURING DEMOLITION

PERMIT CARD TO BE POSTED AT JOBSITE UNTIL PERMIT IS FINAL

NOTE: THIS SITE PLAN IS BASED ON A SURVEY BY M.E. LAND SURVEYING, LLC DATED JUNE 19 2023

**Parking, Staging  
Construction Screening & Erosion Control Plan**

**LEGEND**

- TREE PROTECTION FENCE (SEE DETAIL 1/S2)
- SILT -SILT -SILT- SILT FENCE (SEE DETAIL 2/S2)
- CONSTRUCTION FENCE (SEE DETAIL 3/S2)
- # TREE/PALM # CORRELATES TO TREE DISPOSITION LIST TD2



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**EROSION AND SEDIMENT CONTROL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DETAILS AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY IN THOSE AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINED TO UNDESIRABLE CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENING SHALL BE USED, IF MORE THAN ONE STEP OF MESH IS NECESSARY, THE STEPS SHALL BE OVERLAPPED.
6. DOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE RATHER THAN OVER AND UNDER THE BALES.
9. BALE SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT BLOW.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMITS FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (DER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOIL SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DOWNSLOPING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTOR, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 1:1 OR STEEPER TO RECEIVE STAKED SOIL MUST.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND LASTWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND ROUTED THROUGH HAY FILTERS, SILTATION DIAPHRAGMS AND SIPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62S, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SUBSTANT THAT LEAVES THE SITE AND CHANGES OF ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL, BOTTOMS AND/OR CLOGGING OUTFALL CHUTEWAYS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASS ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR BALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

**Inlet Protection & Property Line Protection**

- Inlet/catch basin protection is required if the inlet is located within the property line.
- If the inlet/catch basin is located outside of the property line, an adequate barrier must be installed to stop sediment from washing off of the limits of the job site.
- The integrity of the protection device must be serviceable throughout the life of the project until NPDES requirements are no longer in effect.
- Sandbags must allow for water to pass through the sandbag, and should be made of burlap or a woven geotextile fabric. Sandbags are to be filled with gravel and not sand.
- Plastic sandbags are not allowed to be used as a stand-alone barrier, because they do not percolate water. Plastic sandbags may be placed on top of a filtering substance to allow for passage of water while capturing sediment.
- Dual protection is not required for the property line and the catch basin.

**Inlet/Catch Basin Protection**



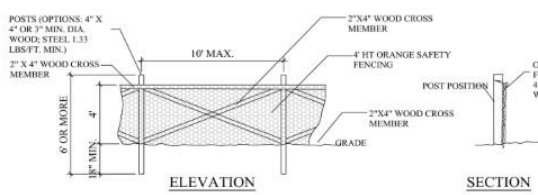
**Site Protection Exhibit 'A'**

**Property Line Protection**

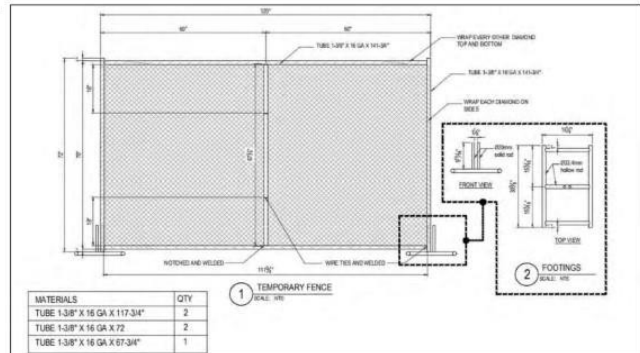
To be placed at each property line



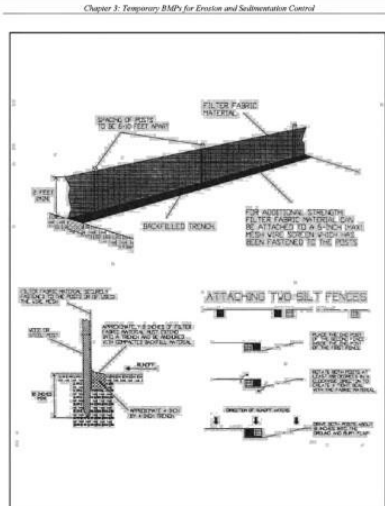
**Site Protection Exhibit 'B'**



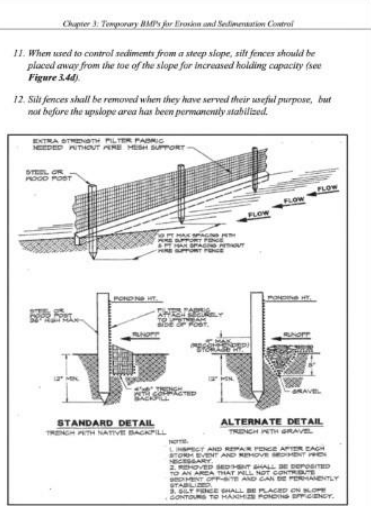
**TREE PROTECTION DETAIL N.T.S.**



**CONSTRUCTION FENCE DETAIL N.T.S.**

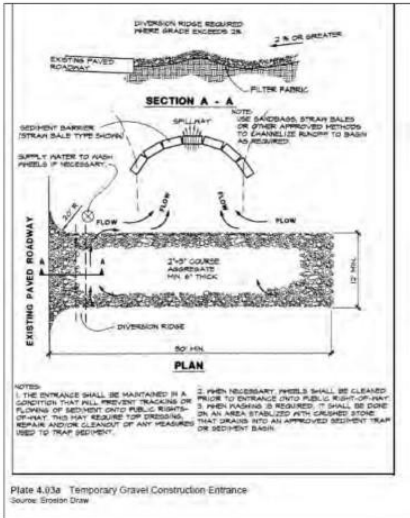


**Figure 3.4b. Installing a filter fabric silt fence**



**Figure 3.4a. Silt fence**

**SILT FENCE DETAIL N.T.S.**



**Plate 4.0/3a Temporary Gravel Construction Entrance**

**Gravel Driveway**



- A gravel driveway must be installed which separates fine soil particles from a paved surface.
- If a partial driveway is kept, an intermediate gravel section must separate the soil from the driveway.
- The rock may need to be replaced if the macular spacing becomes filled with fine soil particles.



**Site Protection Exhibit 'D'**

**Site Protection Plan**

**John Lang**  
Registered Landscape Architect  
Florida License # 1315

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Lake Worth, Florida 33461  
(561) 688-9796 Fax (561) 688-6008  
Email: jlang@langdesigngroup.com



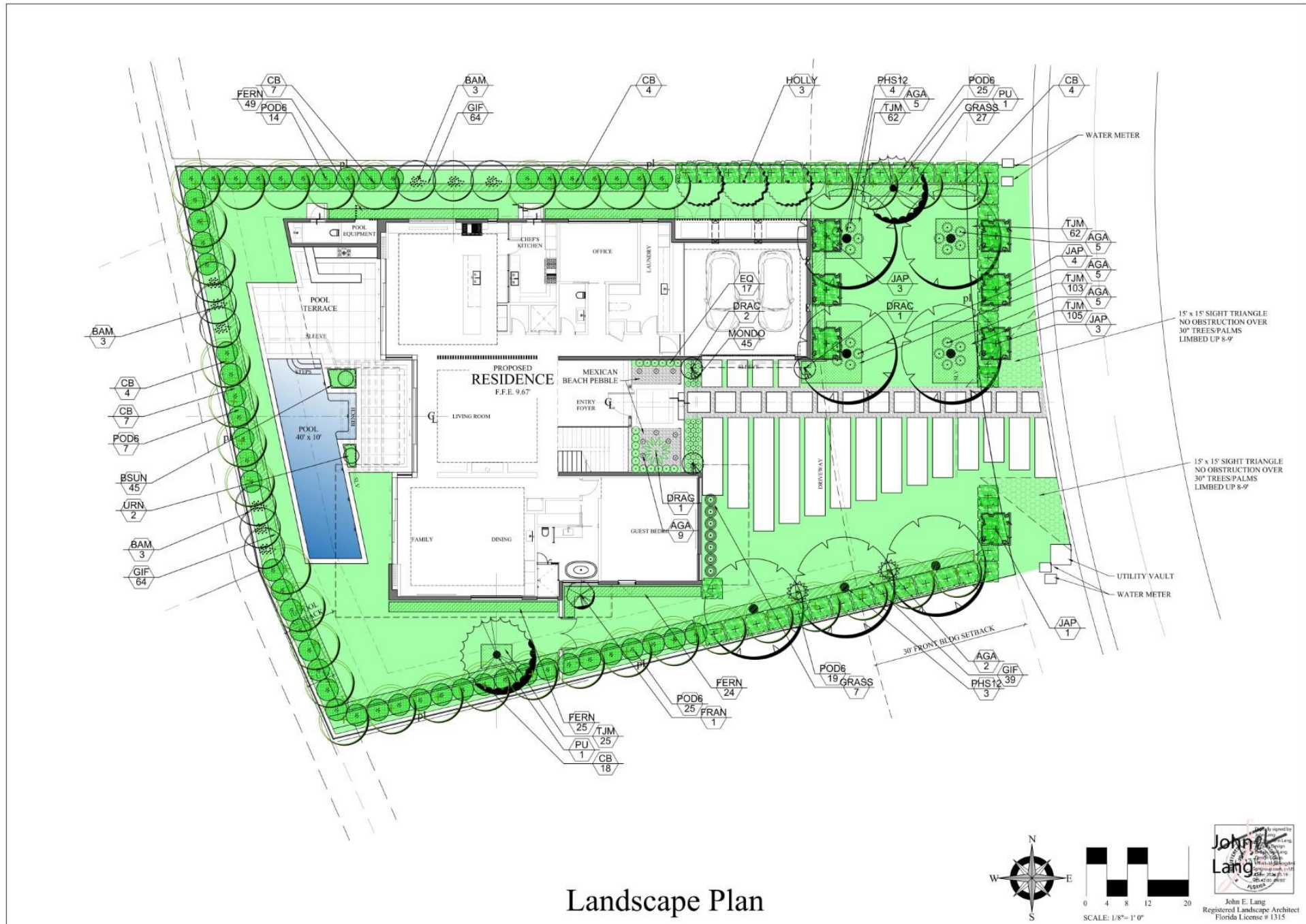
**40 YEARS OF AWARD WINNING DESIGN**

**Residence**  
174 Camden Drive  
Bal Harbour  
Miami, FL

REVISIONS

NO.	DATE	BY

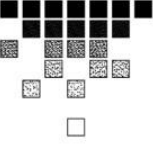
<b>DRAWN</b> MS	<b>DATE</b> 12.18.13
<b>CHECKED</b> JEL	<b>SCALE</b> N/A



**LANG  
DESIGN  
GROUP**  
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40 YEARS OF AWARD  
WINNING DESIGN

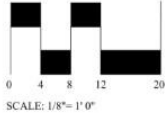


**Residence**  
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Miami, FL

REVISIONS	BY


DRAWN	DATE
MS	05-23
CHECKED	SCALE
ML	1/8"=1'-0"

Landscape Plan



**John E. Lang**  
Registered Landscape Architect  
Florida License # 1315

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**KEY**

- HUNTER PRO SPRAY W/ 1/2" NOZZLE
- HUNTER PRO SPRAY W/ 1/2" NOZZLE
- HUNTER PRO SPRAY W/ END NOZZLE
- HUNTER PRO SPRAY W/ SIDE STRIP NOZZLE
- HUNTER PRO SPRAY ADJ. BUBBLER AFB 2.0
- HUNTER PGV ELECTRIC VALVE - #101-G 1"
- DRIP IN LINE MICRO TUBING
- 1 1/4" SCH 40 MAIN LINE
- PVB BACKFLOW PREVENTER
- HUNTER PRO-C CONTROLLER

The system shall be zoned to separate varying water requirements for the site. All lawn and shrub areas shall be on separate zones.

DENOTES TURF ZONES

DENOTES SHRUB ZONES

**KEY**

- ZONE ID NUMBER
- GALLONS PER MINUTE

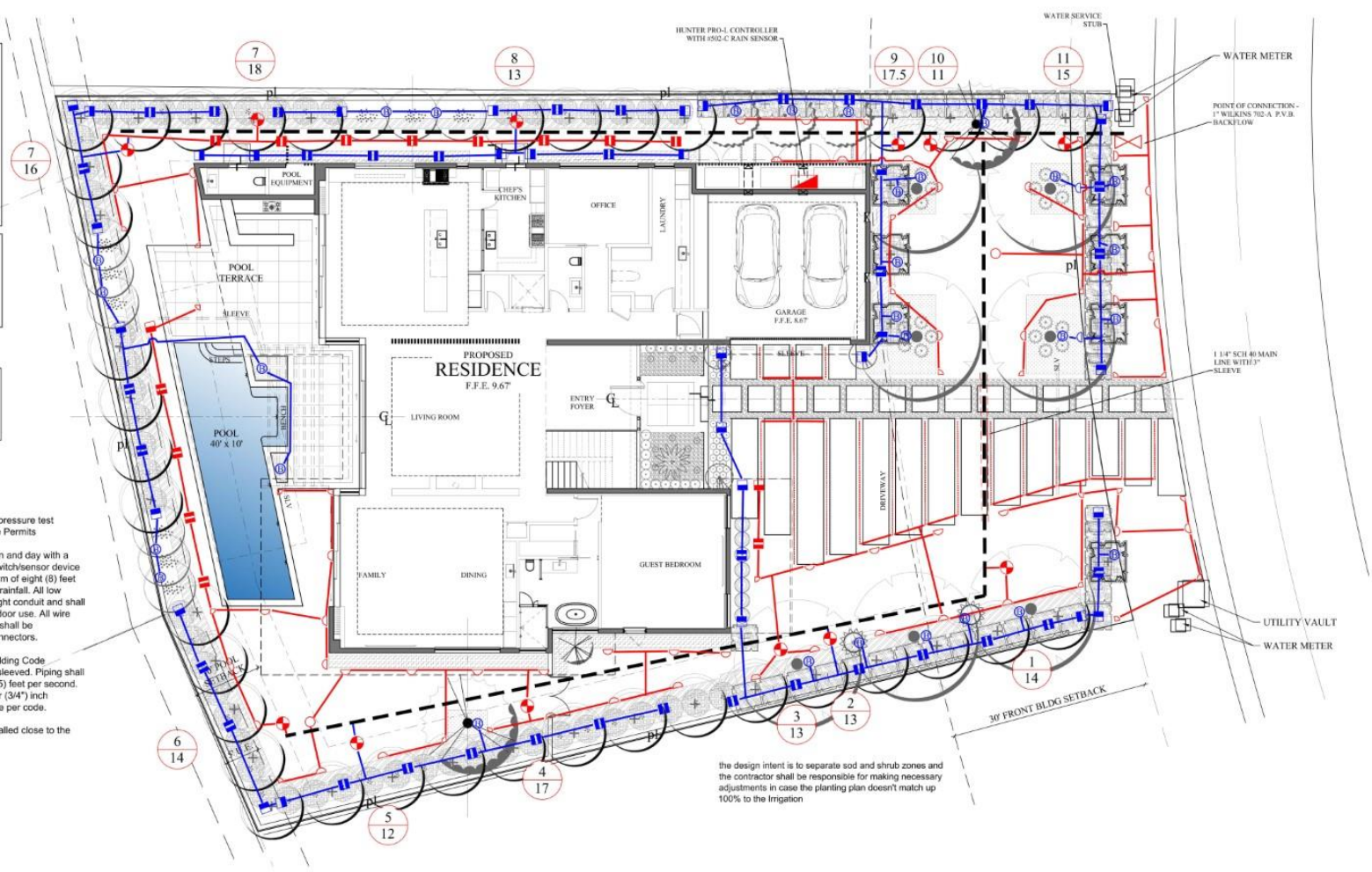
**NOTES:**

The installation shall conform to all codes and pressure test requirements and shall be done with applicable Permits.

The controller shall be programmable by station and day with a minimum of three separate programs. A rain switch/sensor device shall be installed. It shall be mounted a minimum of eight (8) feet above grade in an area to accurately measure rainfall. All low voltage wiring shall be run in grey PVC watertight conduit and shall be a minimum of 18 AWG wire suitable for outdoor use. All wire connections shall be made in valve boxes and shall be moisture-proof with approved irrigation wire connectors.

Depths of lines shall conform to the Florida Building Code applicable Appendix. All paved areas shall be sleeved. Piping shall be sized for a maximum water velocity of five (5) feet per second. Lateral piping shall be a minimum three-quarter (3/4") inch diameter. The class of schedule of pipe shall be per code.

A code-approved backflow device shall be installed close to the potable water source (meter).



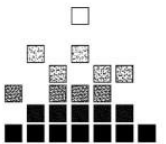
the design intent is to separate sod and shrub zones and the contractor shall be responsible for making necessary adjustments in case the planting plan doesn't match up 100% to the Irrigation.

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 Lake Worth, Florida 33461  
 (561) 488-9999 Fax (561) 488-8888  
 Email: [info@langdesigngroup.com](mailto:info@langdesigngroup.com)



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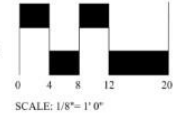
**Residence**  
 174 Camden Drive  
 Bal Harbour  
 Miami, FL



REVISIONS	BY

<b>DRAWN</b> MS	<b>DATE</b> 7-25-24
<b>CHECKED</b> JEL	<b>SCALE</b> 1/8" = 1'-0"

Irrigation Plan

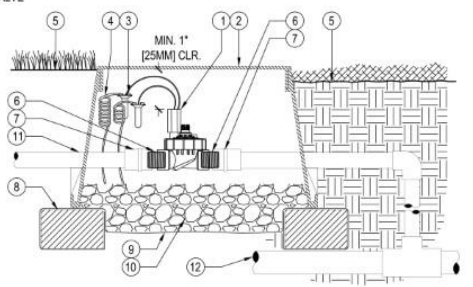


Digitally signed  
  
 John E. Lang  
 Registered Landscape Architect  
 Florida License # 1315

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**LEGEND**

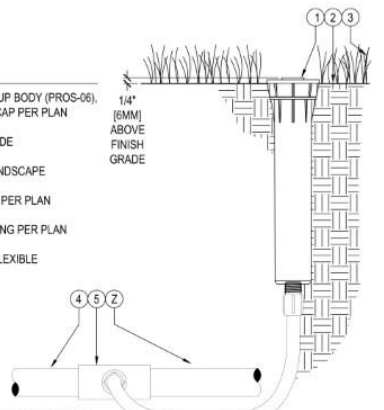
- ① HUNTER REMOTE CONTROL VALVE (PGV)
- ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- ③ WATERPROOF CONNECTORS (2)
- ④ 16"-24" COILED WIRE TO CONTROLLER
- ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- ⑦ PVC SLIP X FPT ADAPTOR
- ⑧ BRICK SUPPORTS (4)
- ⑨ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- ⑩ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑪ IRRIGATION LATERAL
- ⑫ MAINLINE AND FITTINGS



**XX** **IN-LINE VALVE (PGV-101JT-G)**  
 Hunter V.PGV.21 NO SCALE

**LEGEND**

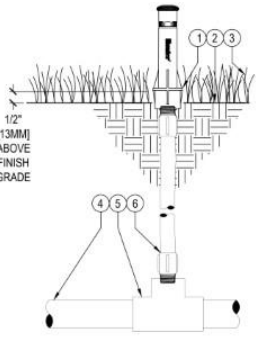
- ① HUNTER POP-UP BODY (PROS-06), NOZZLE AND CAP PER PLAN
- ② FINISHED GRADE
- ③ ADJACENT LANDSCAPE
- ④ LATERAL PIPE PER PLAN
- ⑤ LATERAL FITTING PER PLAN
- ⑥ FIELD-BUILT FLEXIBLE SWING ARM



**XX** **POP-UP BODY (PROS-06) WITH FLEX TUBING**  
 Hunter SB.PRO.29 NO SCALE

**LEGEND**

- ① HUNTER SPRAY BODY (PROS-00-PRS30/40), NOZZLE PER PLAN
- ② FINISHED GRADE
- ③ ADJACENT LANDSCAPE
- ④ LATERAL PIPE PER PLAN
- ⑤ LATERAL FITTING PER PLAN
- ⑥ PREMANUFACTURED FLEXIBLE PVC SWING ARM (HUNTER IH OR PER PLAN)

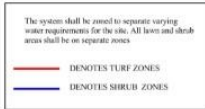


**XX** **SHRUB ADAPTER (PROS-00-PRS30/40) WITH IH RISER**  
 Hunter SB.PRO.13 NO SCALE

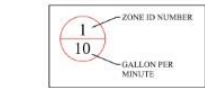
GENERAL NOTES

- HEADS**  
 USE 6" POP-UPS IN LAWN AREAS.  
 USE 6" OR 12" POP-UPS IN SHRUB AREAS (AS REQUIRED BY PLANTINGS).  
 INSTALL 12" POP-UPS ON RISERS IN PLANTER BEDS AS NECESSARY.
- PIPING:**  
 MAIN LINE SHALL BE CLASS 200 SOLVENT-WELD PVC.  
 LATERAL LINES SHALL BE CLASS 200 SOLVENT-WELD PVC.  
 SLEEVES UNDER PAVEMENT SHALL BE WHITE SCH-40 PVC.  
 ALL PIPE OTHER THAN SLEEVES SHALL BE PURPLE IN COLOR.
- DEPTH OF LINES:**  
 ALL MAIN LINE SHALL HAVE A MINIMUM OF 12" OF COVER.  
 ALL LATERAL LINES SHALL HAVE A MINIMUM OF 6" OF COVER.
- CONTROL WIRING:**  
 ALL CONTROL WIRE TO BE MINIMUM SIZE 18 GAUGE SUITABLE FOR DIRECT BURIEL. INSTALL AT LEAST 2 SPARES FROM CONTROLLER TO LAST VALVE.
- VALVES & BOXES**  
 ALL VALVES SHALL BE INSTALLED IN A 12" RECTANGULAR VALVE BOX AS MANUFACTURED BY CARSON, DURA, OR AMETEK. NO MORE THAN TWO VALVES SHALL BE INSTALLED IN ONE BOX.
- MAIN LINE INSTALLATION**  
 MAIN LINE JOINTS ARE TO BE MADE USING HIGH ETCH PURPLE PRIMER AND MEDIUM BODIED GRAY CEMENT. LET JOINTS DRY A MINIMUM OF 24 HOURS BEFORE ALLOWING WATER INTO MAIN.
- SLEEVES**  
 ALL PIPES UNDER CONCRETE AND PAVERS SHALL BE SLEEVED WITH SCH-40 PVC PIPE 2 TIMES THE DIAMETER OF THE LATERAL. FOR CLARITY, NOT ALL SLEEVES REQUIRED ARE SHOWN ON THE PLAN.
- BUBBLERS**  
 INSTALL FLOOD BUBBLERS ON ANY TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- SENSORS**  
 INSTALL A RAIN SENSOR ADJACENT TO THE CONTROLLER. IF THERE IS NOT A SUITABLE LOCATION NEAR THE CONTROLLER, USE A WIRELESS TYPE.
- NOT IN CONTRACT**  
 120v LINE TO CONTROLLER SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

**KEY**



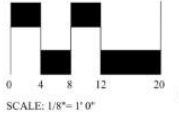
**KEY**



**NOTES:**

- The installation shall conform to all codes and pressure test requirements and shall be done with applicable Permits
- The controller shall be programmable by station and day with a minimum of three separate programs. A rain switch/sensor device shall be installed. It shall be mounted a minimum of eight (8) feet above grade in an area to accurately measure rainfall. All low voltage wiring shall be run in grey PVC watertight conduit and shall be a minimum of 18 AWG wire suitable for outdoor use. All wire connections shall be made in valve boxes and shall be moisture-proof with approved irrigation wire connectors.
- Depths of lines shall conform to the Florida Building Code applicable Appendix. All paved areas shall be sleeved. Piping shall be sized for a maximum water velocity of five (5) feet per second. Lateral piping shall be a minimum three-quarter (3/4") inch diameter. The class of schedule of pipe shall be per code.
- A code-approved backflow device shall be installed close to the potable water source (meter)

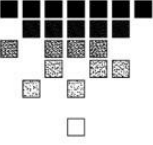
the design intent is to separate sod and shrub zones and the contractor shall be responsible for making necessary adjustments in case the planting plan doesn't match up 100% to the irrigation



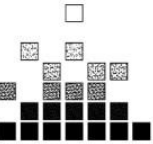
**LANG DESIGN GROUP**  
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 Email: jlang@langdesigngroup.com



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 Miami, FL



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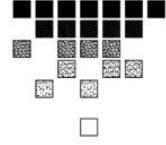

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MS	7-25-20
CHECKED	SCALE
JEL	na

**Irrigation Specifications**

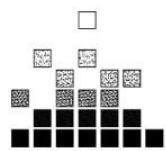
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DRAWN	DATE
MS	7-25-23
CHECKED	SCALE
JEL	1/8" = 1'-0"

**Lighting Legend**

Proposed

- Large up light  
MODEL: L-116
- Wall Wash light  
MODEL: L-01
- Small up light  
MODEL: L-01
- Path light  
MODEL: X1-S

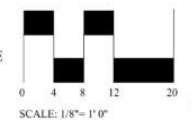
Key

- SYMBOL
- MOUNT HEIGHT
- 12"

ALL FIXTURES ARE 12V



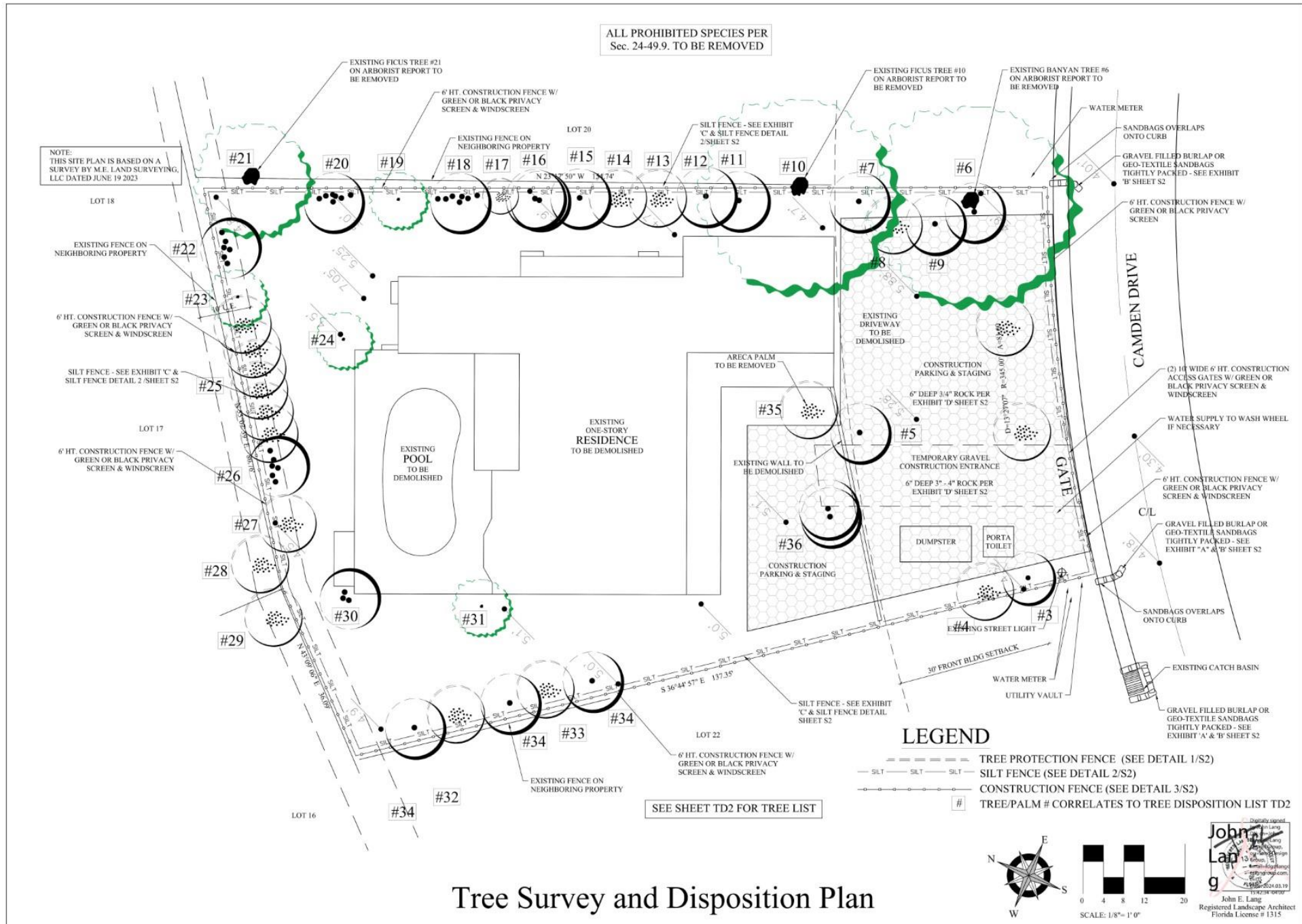
**Landscape Lighting Plan**



**John E. Lang**  
 Registered Landscape Architect  
 Florida License # 1315

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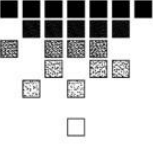




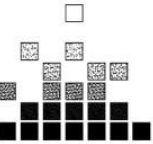
**LANG DESIGN GROUP**  
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Lake Worth, Florida 33461  
(561) 680-9996 Fax (561) 688-9689  
Email: info@langdesigngroup.com



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CHECKED: ML  
DATE: 7.25.23  
SCALE: 1/8" = 1' 0"



KEY #

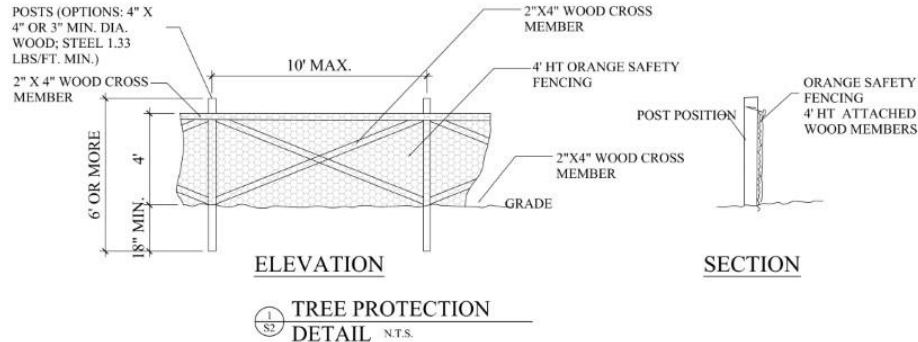
Num	Botanical Name	Common Name	DBH (Inches)	Height/CT (Feet)	Canopy (Feet)	Condition	%	Disposition
1	Drypis lutescens	Areca Palm		ave. 13' ct	11' wide	fair	50%	remove
2	Drypis lutescens	Areca Palm		ave. 13' ct	11' wide	fair	50%	remove
3	Archontophoenix alexandrae	Alexander Palm		12' ct	6' wide	fair	55%	remove
4	Drypis lutescens	Areca Palm		ave. 15' ct	14' wide	fair	55%	remove
5	Archontophoenix alexandrae	Alexander Palm		20' ct	5' wide	poor/chlorotic	55%	remove
6	Sabal Palm	Sabal palm		30' ct	5' wide	poor	40%	remove
	Ficus Banghalensis	banyan	multiple est 20" tot	30' oa	30' spread	poor	40%	remove
7	Sabal Palm	Sabal palm		12' ct	5' wide	fair	55%	remove
8	Carvota mitis	Fishtail Palm		ave. 16' ct	10' wide	poor	40%	remove
9	Archontophoenix alexandrae	Alexander Palm		6umits, ave 6' ct	12' wide	fair	50%	remove
10	Ficus Benjamina	Ficus *splits prop. line	33" dbh	30' oa	40' canopy	fair	50%	remove
11	Archontophoenix alexandrae	Alexander Palm Cluster		ave 10' ct	6' wide	fair	50%	remove
12	Archontophoenix alexandrae	Alexander Palm		18' ct	6' wide	fair	50%	remove
13	Drypis lutescens	Areca Palm		ave. 14' ct	10' wide	fair	50%	remove
14	Drypis lutescens	Areca Palm		ave. 17' ct	11' wide	fair	50%	remove
15	Sabal Palm	Sabal palm		16' ct	8' wide	fair	50%	remove
16	Archontophoenix alexandrae	Alexander Palm double		double ave 15' ct	8' wide	fair	50%	remove
17	Streitizia nicolai	Bird of paradise	in decline	multi ave 8' ct	8' wide	poor	20%	remove
18	Archontophoenix alexandrae	Alexander Palm Cluster		ave 10' ct	15' wide	fair	50%	remove
19	Nerium oleander	Oleander	5" dbh	10' oa ht	6' canopy	poor	20%	remove
20	Archontophoenix alexandrae	Alexander Palm Cluster		ave 5' ct	6' wide	poor/fair	45%	remove
21	Ficus Benjamina	Ficus *splits prop. line	multi aerial roots approx 50"	50' oa	60' canopy	fair	50%	remove
22	Archontophoenix alexandrae	Alexander Palm Cluster		ave 5' ct	6' wide	poor/fair	45%	remove
23	Bischofia javanica	Bischofia 2 trunks undesirable scaffolding	total 12" dbh	18' oa	10' canopy	poor	30%	remove
24	Persca americana	Avacado	4" dbh	12' oa	6' canopy	poor	40%	remove
25	Drypis lutescens	Areca Palm		ave. 10' ct	20' wide	fair	50%	remove
26	Archontophoenix alexandrae	Alexander Palm Cluster	total 21 units	ave. 15' ct	15' wide	poor/fair	45%	remove
27	Carvota mitis	Fishtail Palm		ave. 16' ct	10' wide	poor	40%	remove
28	offsite Carvota mitis							off-site
29	offsite Drypis lutescens							off-site
30	Archontophoenix alexandrae	Alexander Palm	chlorotic	6 units 18' ct	12' wide	poor/fair	45%	remove
31	Bischofia javanica	Bischofia	6" dbh	12' oa	7' canopy spread	poor	40%	remove
32	Drypis lutescens	Areca Palm		ave. 18' ct	14' wide	fair	50%	remove
33	Drypis lutescens	Areca Palm	*ganoderma	ave. 18' ct	12' wide	poor	20%	remove
34	Archontophoenix alexandrae	Alexander Palm	3 locations/34units	ave 18' ct	total 40' width	fair	50%	remove
35	Streitizia nicolai	Bird of paradise		multi ave 10' ct	18' wide	fair	50%	remove
36	Archontophoenix alexandrae	Alexander Palm	double	ave 21' ct	9' wide	fair	50%	remove

ALL PALM TREE HEIGHTS ARE INDICATED IN CLEAR TRUNK HEIGHT (CT)  
 ALL CANOPY TREE SPECIFICATIONS ARE SHOWN AS TRUNK DIAMETER AT 40" (DBH)  
 CONDITIONS OF CANOPY AND PALM TREES ARE INDICATED AS A PERCENTAGE

TREE DISPOSITION SUMMARY

	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	9	0	9	0
PALMS	26	0	26	0

\*SEE ATTACHED ARBORIST REPORT / PICTURES/TREE SURVEY FROM ISA CERTIFIED ARBORIST JAMES (JIMI) LEGETTE ISA #SO-0502 ASCA #617



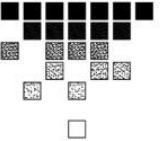
Tree Survey and Disposition Details

LANG DESIGN GROUP

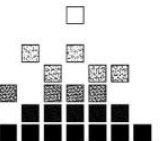
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 Bal Harbour  
 Miami, FL



REVISIONS	BY



John E. Lang  
 Registered Landscape Architect  
 Florida License # 1315

DRAWN MS	DATE 02.25.23
CHECKED JEL	SCALE 1/8"=1'-0"

TD2

### LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
TOS	TOP OF SLAB ELEVATION
	EXISTING ELEVATIONS
	EXISTING WATER METER
	PROPOSED ELEVATION
	PROPOSED CONCRETE ELEVATION

**NOTE:**  
FOR R/W CONTINUATION REFER TO PLUMBING PLANS.

**NOTE:**  
ALL GRADES SHOWN (EXISTING AND PROPOSED) REFER TO NGVD 1929 DATUM.

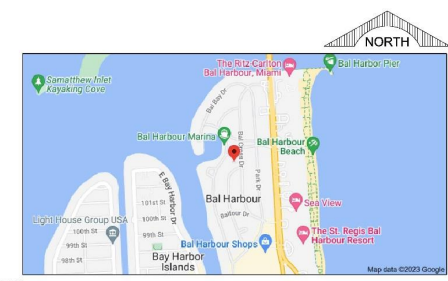
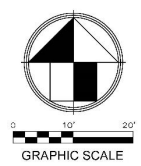
**NOTE:**  
ALL FIELD DRAINS SHALL HAVE PEDESTRIAN RATED STOP.

**NOTE:**  
ALL 60 PIPING LINES SHALL BE SLOPED AT 1% UNLESS OTHERWISE NOTED.

**NOTE:**  
FOR SITE DIMENSIONS AND MINIMUM SETBACKS REFER TO ARCHITECTURAL SITE PLAN.

**NOTES:**

- A 12" MINIMUM VERTICAL AND HORIZONTAL SEPARATION SHALL BE MAINTAINED FROM ALL VILLAGE UTILITIES AND ALL OTHER UTILITIES.
- CONTRACTOR IS TO CALL 811 AND HAVE THE EXISTING UTILITIES LOCATED IN THE 5-FOOT UTILITY EASEMENT PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR TO COORDINATE IN FIELD WITH EXISTING TREES PRIOR TO CONSTRUCTION.
- IF ANY STRUCTURE OR UTILITY IS IMPACTED IN THE ROW, THEN THE CONTRACTOR SHALL RESTORE IT TO EXISTING CONDITIONS OR BETTER AT THE CONTRACTOR EXPENSE.
- PLEASE REFER TO THE SKETCH AND LEGAL DESCRIPTION FOR THE DETAILED LOCATION OF THE UTILITY EASEMENTS.
- NO DISCHARGE IS PERMITTED OFF-SITE (INTO ROADWAYS, BIWD DRAINAGE SYSTEM OR INTO THE BAY).



LOCATION MAP  
N.T.S.

**PROJECT NAME:** 174 CAMDEN DR. BAL HARBOUR, FL  
**STORM DRAINAGE CALCULATIONS**  
**Date:** 9/28/2023

#### SITE CHARACTERISTICS AND AREAS

BUILDING AREA/ROOF	4689.0 SF	0.11	Ac.	32.64%
IMPERVIOUS PAVED AREAS	2381.00 SF	0.05	Ac.	16.57%
POOL WATER	547.00 SF	0.01	Ac.	3.81%
PERVIOUS SITE AREA	6751.00 SF	0.15	Ac.	46.99%
<b>TOTAL SITE AREA</b>	<b>14368.00 SF</b>	<b>0.33</b>	<b>Ac.</b>	<b>100.00%</b>

#### RUNOFF COEFFICIENTS

IMPERVIOUS AREAS	0.90
PERVIOUS AREAS	0.35
Wet season water table elev.	2.00 NGVD
Average finished grade in pervious area	8.00 FT NGVD
Compacted water storage	8.18 Inches

#### DESIGN STORM FREQUENCY FOR WATER QUALITY

10 YEAR STORM RUNOFF, 2.5% IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff (Total site area x (1-12))	1102.33 CF
Site area for water quality (Total site - Bldg/Pool)	9152.00 SF
Impervious area for water quality	2381.00 SF
% Impervious for water quality	26.07%
2.5" x Percent impervious	0.65 Inches
Volume required	750.74 CF
10 year 24 hour storm rainfall (P)	6.20 Inches
Soil storage (percent pervious x soil storage)	3.84 Inches (Average depth to WT = 4.0')

Rainfall = 6.20 Inches  
Runoff =  $(P-0.2) \times S^2$   
 $(7-0.3 \times 5)$   
Where P = 6.20 inches for 10 year 24 hour storm  
Runoff = 3.18 Inches  
Volume = A x R/12 = 3808.20 CF  
Use 10 year runoff of 3808.2 CF > 1197.33 CF > 750.74 CF first inch of runoff and for 2.5% impervious

**Site Storage Provided to store 3808.2 CF Required Runoff as follows:**

- Perimeter swale/Pervious areas storage = 6751 SF x 0.5' (6" average dept) = 3376 CF
- Exfiltration trench storage provided = 943.8 CF

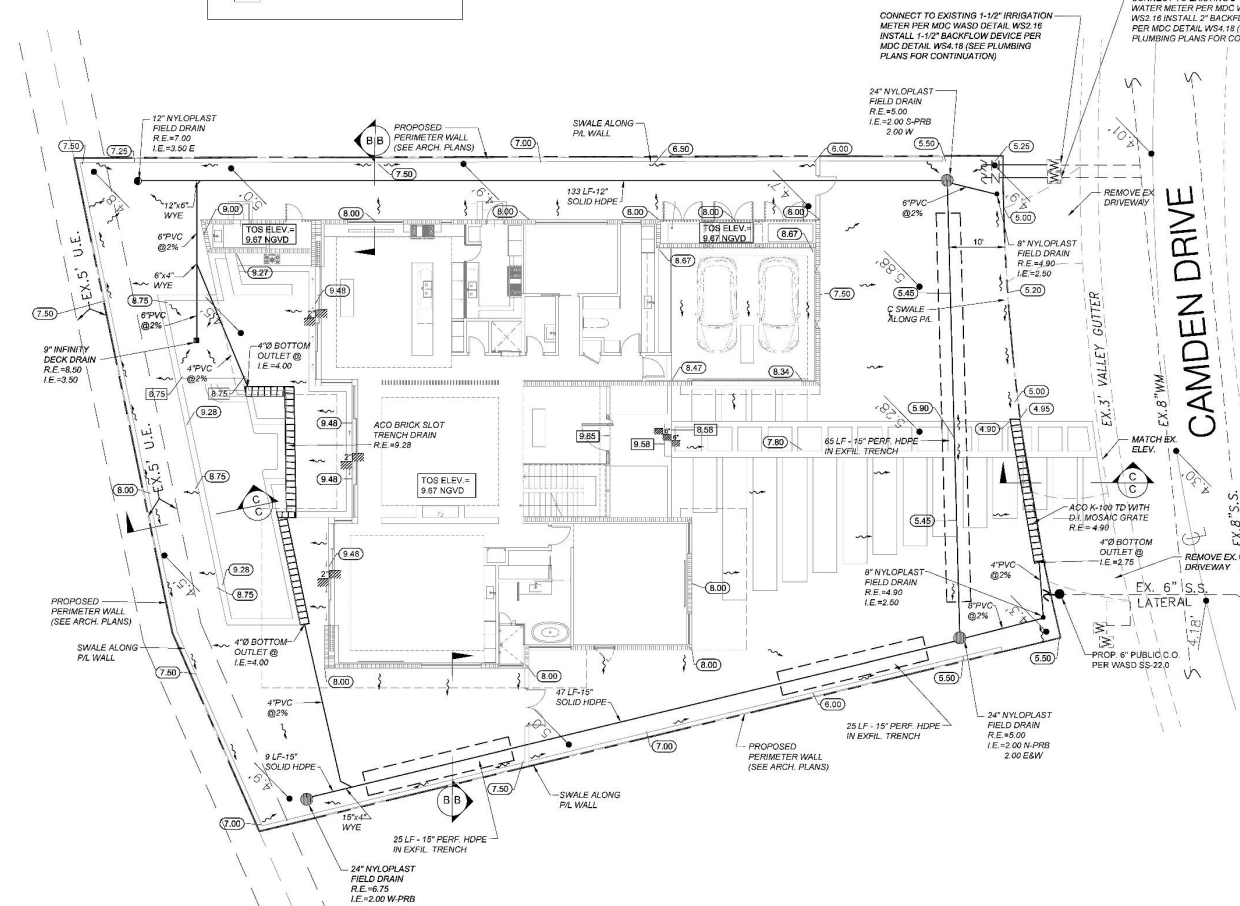
Total = 3376 CF + 943.8 CF = 4319.8 CF > 3808.2 CF

$$V = 943.8 \text{ CF} / (43560 \times 12 - 0.26 \text{ Ac-inches})$$

$$L = \frac{K(HW - 2HDa) - Da \times Da - 2HDa}{1.39 \times 10(-4) \times W \times Du}$$

Volume = 0.26 Ac-inches  
A = Drainage Area 0.83 Ac  
W = Trench Width 4.00 ft  
K = Hydraulic Conductivity 1.45E-04 cfs/ft<sup>2</sup>per ft of head  
H = Depth to water table 2.25 ft  
Du = Non-Saturated trench dep 2.00 ft  
D<sub>s</sub> = Saturated trench depth 2.00 ft

**Trench Required** 58.17 LF  
**Trench Provided** 115 LF



REVISIONS

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CLIENT:  
**BRYAN BROWN ARCHITECTS**  
 249 PERUVIAN AVE. SUITE F2  
 PALM BEACH, FLORIDA 33480

PROJECT:  
**NEW RESIDENCE**  
 174 CAMDEN DRIVE  
 BAL HARBOUR  
 FLORIDA

TASK:  
**CIVIL ENGINEERING PLAN**

**GGB Engineering, Inc.**  
 CIVIL AND FORENSIC ENGINEERS AND PLANNERS  
 FLORIDA PROFESSIONAL ENGINEERING FIRM NO. 1818  
 2899 Seaton Road, Suite C-202 Fort Lauderdale, Florida 33322  
 Fort. Phone: (954) 996-6655  
 Phone: (954) 996-6699

DATE: 09/20/23 SCALE: 1"=10'  
 DESIGNED BY: G.G.B. DRAWN BY: J.A.  
 PROJECT NO: 23-0828  
 SHEET: C-1

**GENERAL:**

ALL CONSTRUCTION, MATERIAL, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH F.D.O.C.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TOGETHER WITH THE COUNTY'S MINIMUM DESIGN STANDARDS AND SPECIFICATIONS. IF EXISTING MATERIAL IS SPECIFIED, IT SHALL IMPLY THAT THEIR CONSTRUCTION PROCEDURES SHALL BE FOLLOWED.

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER PROPERTY AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.

THE ENGINEER WILL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION AND INCLUDE A REPRESENTATIVE FROM THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS, THE CONTRACTOR, OWNER, AND OTHER APPLICABLE AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.

ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

CONTRACTOR IS RESPONSIBLE TO PREPARE COMPLETE AS-BUILT PLANS WITH INFORMATION RELATIVE TO LOCATIONS AND ELEVATIONS OF VALVES, SERVICES, FITTINGS, LENGTHS OF PIPE, TOP OF WATER MAIN ELEVATIONS, AND THE LIKE SHALL BE ACCURATELY RECORDED AND SUBMITTED TO THE DESIGN ENGINEERING FIRM PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL INFORMATION SHALL BE TAKEN BY A REGISTERED LAND SURVEYOR AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCAD DISK.

THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND NEIGHBOR'S SHOW DAMAGES, DISRUPTION OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

WALL REINFORCEMENT AND THICKNESS FOR PRECAST STRUCTURES SHALL BE IN ACCORDANCE WITH ASTM C478. MINIMUM WALL THICKNESS SHALL BE 8" AND MIN 6" BASE EXTENSION OUTSIDE OF MANHOLE WALL.

MORTAR USED TO SEAL THE PIPE INTO THE WALLS OF THE PRECAST STRUCTURES WILL BE NON SHRINK GROUT AND WILL NOT CAUSE LEAKAGE IN OR OUT OF THE STRUCTURES. THE MAXIMUM OPENING THROUGH WALLS FOR PIPES SHALL BE THE MAXIMUM REQUIRED OUTSIDE DIAMETER PLUS 5/8".

ALL PIPE SHALL BE LAID IN A DRY TRENCH. ALL MUCK OR OTHER UNSTABLE MATERIAL ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND BACKFILLED WITH GRANULAR MATERIAL, COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASTHO T-99 METHOD "C".

SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND THE RESPECTIVE ENGINEER AND UTILITY DEPARTMENTS FOR APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.

CONTRACTOR TO CONTACT SUNSHINE STATE ONE-CALL OFFICE (1-800-432-4770) AND ALL LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND SET OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A REGISTERED SURVEYOR.

CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO EXISTING STORM DRAIN AND/OR SANITARY SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN, ADJUST PIPE LENGTHS AS REQUIRED.

THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE USED AS THE STANDARD FOR THE SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE PROJECT.

ALL UNDERGROUND UTILITY MAINS AND STRUCTURES FOR WATER, SEWER, GAS, IRRIGATION, DRAINAGE, TELEPHONE, POWER, CABLE TV, AND OTHERS MUST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.

ALL CURB AND GUTTER SHALL HAVE A LIMEROCK FOUNDATION OR "PAD" OF AT LEAST FOUR INCHES (1") THICKNESS, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASTHO T-99.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT" AND THE O.S.H.A. PART 19.

**EARTHWORK:**

THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND DISPOSAL OF ALL MATERIALS, OF WHATEVER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION, ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE AND INCLUDE THE REMOVAL AND REPLACEMENT OF SAME IN HIS BID PRICE. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNER'S GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.

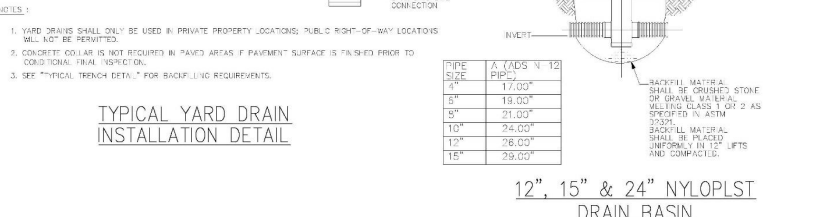
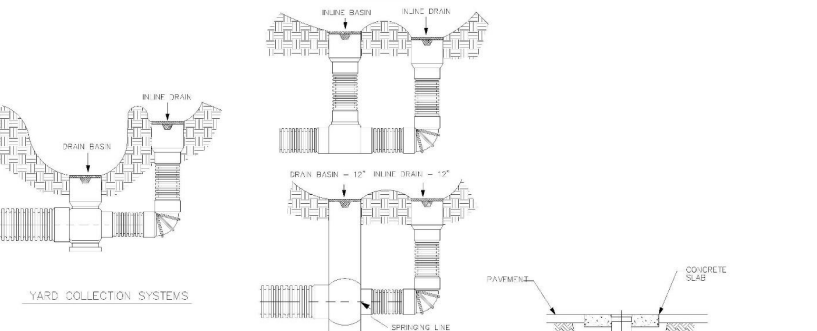
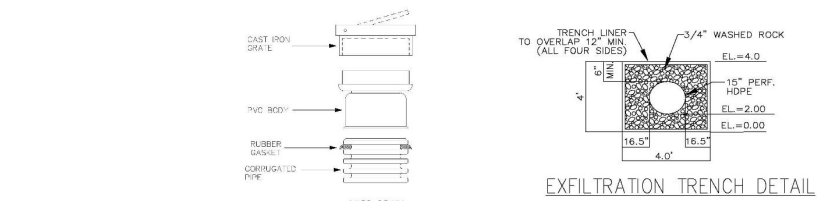
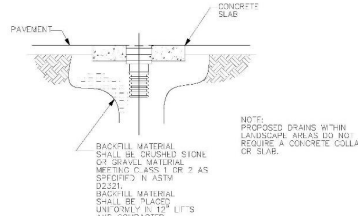
THE ENTIRE SITE SHALL BE COMPLETELY DEMOLISHED BEFORE CONSTRUCTION BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROWWAY AND SHOULD SO SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASTHO T-99 METHOD "C".

WHenever excavations for utilities are made below the grades indicated on the plans, granular material free of organic or other deleterious material shall be used to restore the area to the proper grade, and shall be compacted to 100% of maximum density per AASTHO T-99 METHOD "C".

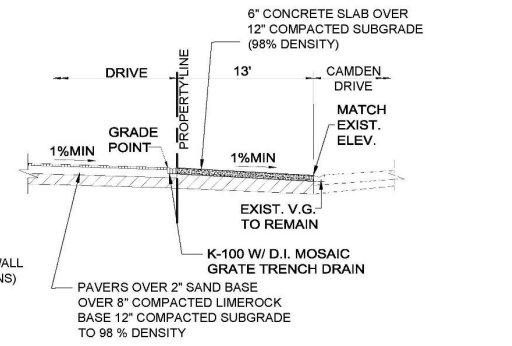
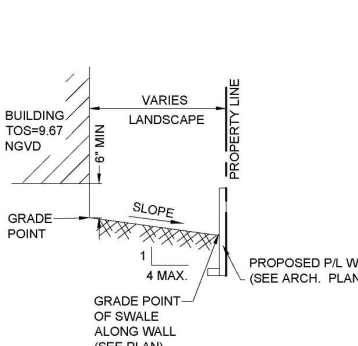
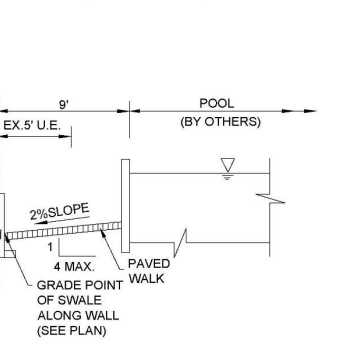
AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER. IN ORDER TO OBTAIN THE DESIRED DENSITY, THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO BE LEFT IN PLACE, SUCH AS SHEETING AND BRACING. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

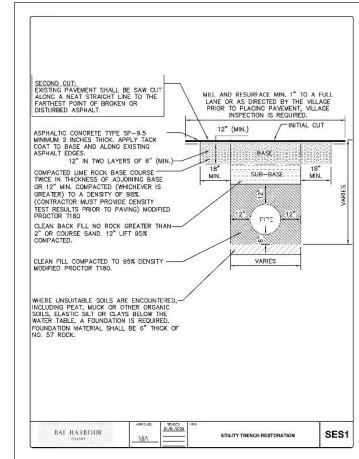
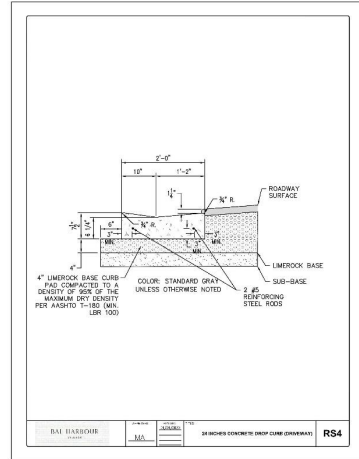
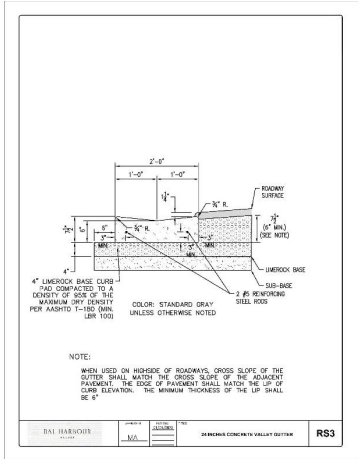
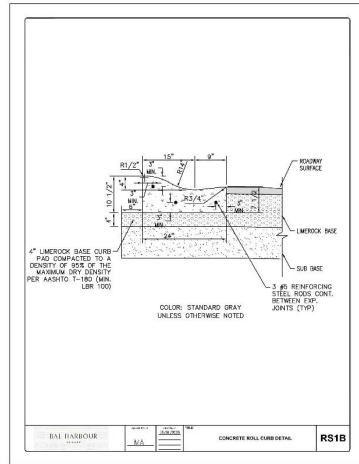
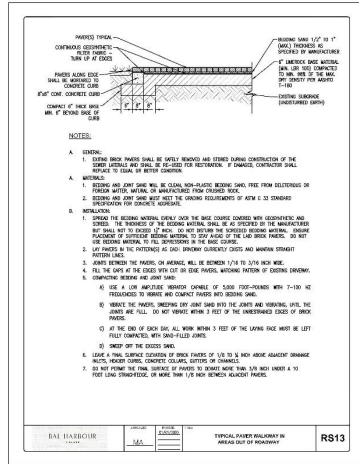
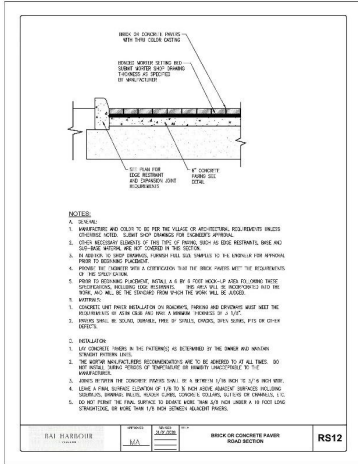
THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.



**12", 15" & 24" NYLOPLAST INLINE DRAIN**



<p>REVISIONS</p> <table border="1"> <tr><td>1.</td><td></td></tr> <tr><td>2.</td><td></td></tr> <tr><td>3.</td><td></td></tr> <tr><td>4.</td><td></td></tr> <tr><td>5.</td><td></td></tr> <tr><td>6.</td><td></td></tr> <tr><td>7.</td><td></td></tr> <tr><td>8.</td><td></td></tr> </table>	1.		2.		3.		4.		5.		6.		7.		8.		<p>CLIENT:</p> <p><b>BRYAN BROWN ARCHITECTS</b>                  249 PERUVIAN AVE. SUITE F2                  PALM BEACH, FLORIDA 33480</p>
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<p>PROJECT:</p> <p><b>NEW RESIDENCE</b>                  174 CAMDEN DRIVE                  BAL HARBOUR FLORIDA</p>	<p>TASK:</p> <p><b>GENERAL NOTES AND CONSTRUCTION DETAILS</b></p>																
<p><b>GGB Engineering, Inc.</b>                  CIVIL AND FORENSIC ENGINEERS + LAND PLANNERS                  E.I. CONSTRUCTION MANAGERS                  2699 Sunrise Road, Suite C-202 Fort Lauderdale, Florida 33322                  Fort Lauderdale, Florida 33322 Phone: (954) 986-6699</p>																	
<p>DATE: 09/20/23</p> <p>DESIGNED BY: G.G.B.</p>	<p>SCALE: N.T.S.</p> <p>DRAWN BY: J.A.</p>																
<p>PROJECT NO: 23-0828</p> <p>SHEET C-2</p>																	



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CLIENT:  
**BRYAN BROWN ARCHITECTS**  
249 PERUVIAN AVE. SUITE F2  
PALM BEACH, FLORIDA 33480

PROJECT:  
**NEW RESIDENCE**  
174 CAMDEN DRIVE  
BAL HARBOUR FLORIDA  
TASK:  
**CONSTRUCTION DETAILS**

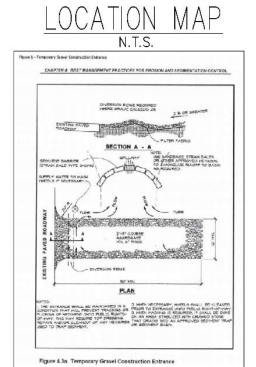
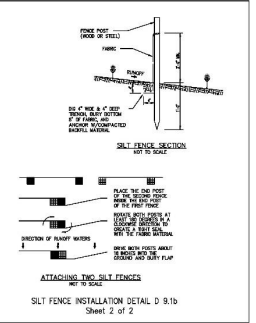
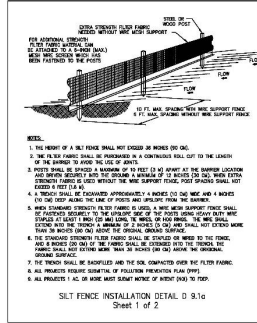
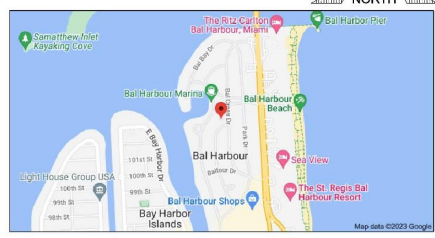
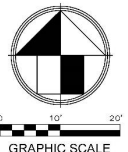
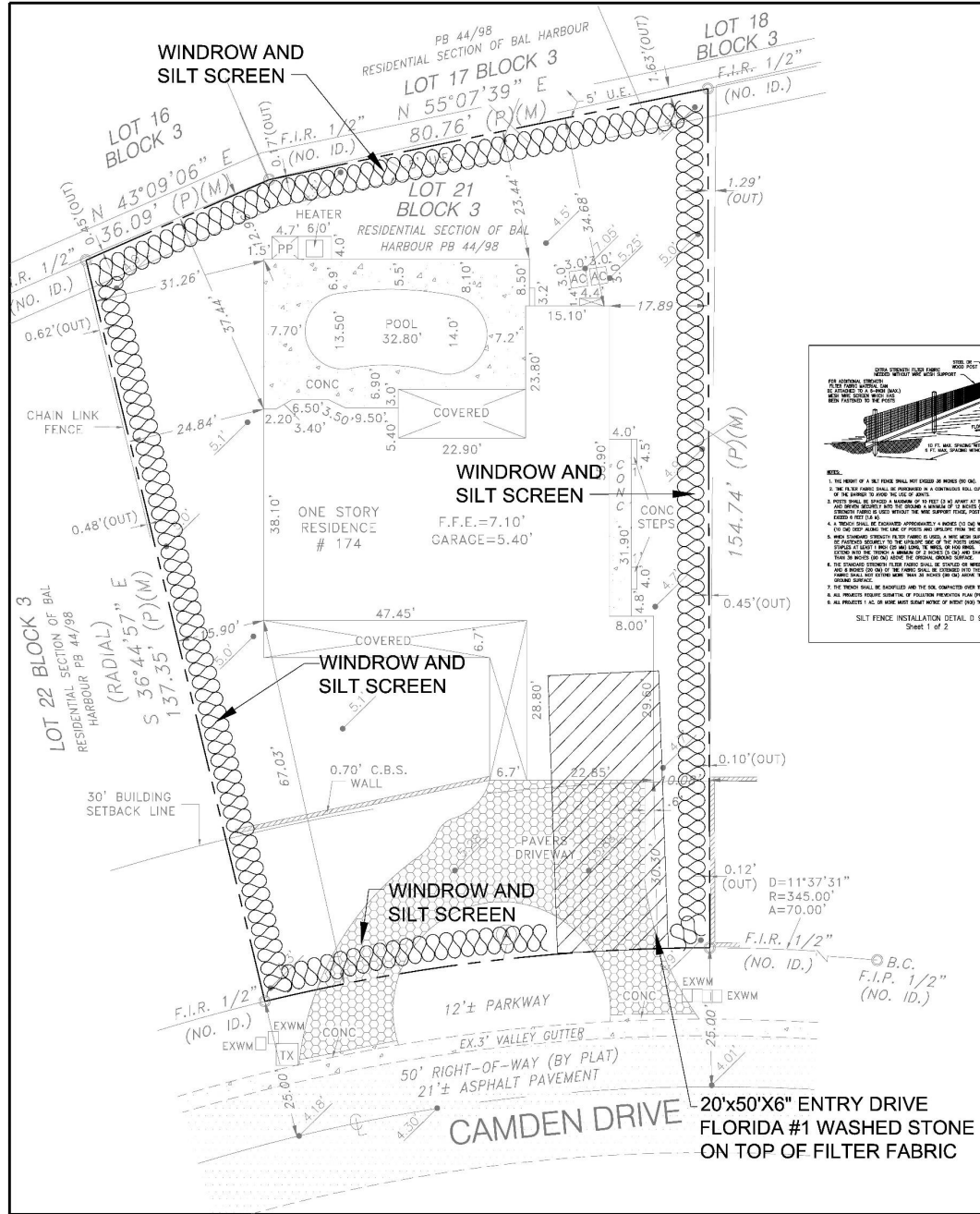
**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
E.C. CONSTRUCTION MANAGERS  
2899 Solon Road, Suite C-202 Fort Lauderdale, Florida 33322  
Phone: (954) 996-8899

DATE: 09/20/23  
DESIGNED BY: G.G.B.  
SCALE: N.T.S.  
DRAWN BY: J.A.

PROJECT NO: 23-0828  
SHEET: C-3



The Engineer has used the seal and signature on this drawing. It is the Engineer's responsibility to ensure that the drawing complies with all applicable laws and regulations. The Engineer shall be held responsible for the accuracy and completeness of the information provided on this drawing.



- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PROPER EROSION CONTROL METHODS PER THE FDEP NPDES LATEST REGULATIONS THROUGHOUT THE DURATION OF THE PROJECT.
  - CONTRACTOR SHALL IMPLEMENT ADDITIONAL ITEMS IF NEEDED.
  - THE ROAD SHALL BE CLEAR OF ALL ROCKS, SANDS, SILTS, AND LITTER AT THE END OF EACH DAY.
  - CONTRACTOR SHALL PROVIDE INLET PROTECTION BOTH ON AND OFF-SITE.
  - INLET PROTECTION ON AND OFFSITE IS REQUIRED, INLETS IN THE ROAD DOWNSTREAM OF THE SITE SHALL BE PROTECTED WITH GLUTTER BUDDIES WITH BRICKS LAID ON TOP OF THEM TO SECURE THEM IN PLACE.
  - CONTRACTOR SHALL PROTECT ALL STOCKPILED SITE MATERIAL TO PREVENT SOIL EROSION AND AIR POLLUTION FROM DUST AND OTHER PARTICLE MATTER. SITE STOCKPILE PROTECTION TARP SHALL BE PINNED DOWN TO PROTECT AGAINST WIND FORCES.
  - CONTRACTOR SHALL CALL 811 TO LOCATE ALL UTILITIES PRIOR TO THE INSTALLATION OF THE FENCE.
  - CONTRACTOR SHALL MAINTAIN A 3-FOOT HORIZONTAL AND VERTICAL CLEARANCE FROM THE FENCE (CONSTRUCTION AND SILT) AND ALL EXISTING UTILITIES.
  - CONTRACTOR SHALL CONTACT 811 TO HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO THE INSTALLATION OF THE FENCE.
  - THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN INSTALLING THE PROPOSED FENCE ALONG THE PROPERTY LINE DUE TO THE EXISTING WATER MAIN.
  - IF THERE IS A CONFLICT WITH THE WATERMAIN / OTHER UTILITIES AND THE PROPOSED TEMPORARY FENCE, PLEASE CONTACT MIKE ALVAREZ OR JASON ATKINSON TO DISCUSS HOW TO PROCEED.
  - SEE ATTACHED BAL HARBOUR VILLAGE NPDES DETAILS AND SPECIFICATIONS.
  - CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING THE CATCH BASIN PRIOR TO THE REQUEST OF THE PW-FINAL INSPECTION.

REVISIONS 1. 2. 3. 4. 5. 6. 7. 8.	CLIENT: <b>BRYAN BROWN ARCHITECTS</b> 249 PERUVIAN AVE. SUITE F2 PALM BEACH, FLORIDA 33480
GGB Engineering, Inc. CIVIL AND FORENSIC ENGINEERS AND PLANNERS FLS CONTRACTING MANAGERS 18 2899 Seaton Road, Suite 202 Fort Lauderdale, Florida 33312 Phone: (954) 986-5899	
DATE: 09/20/23 DESIGNED BY: G.G.B.	SCALE: 1"=10' DRAWN BY: J.A.
PROJECT NO. 23-0828 SHEET C-4	

STORM WATER POLLUTION PREVENTION PLAN

<p><b>SITE DESCRIPTION</b></p> <p>THE CONTRACTOR SHALL, AT A MINIMUM IMPLEMENT THE CONTRACTORS RESPONSIBILITIES OUTLINED BELOW AND OTHER MEASURES SHOWN ON THE EXHIBIT AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDENCE ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO TAKE ADDITIONALS TO THE PREVENTION SYSTEM FROM PLACING THE SYSTEM IN OPERATION.</p> <p><b>SEQUENCE OF MAJOR ACTIVITIES</b></p> <p><b>SEQUENCE OF MAJOR ACTIVITIES:</b></p> <ol style="list-style-type: none"> <li>INSTALL EROSION AND SEDIMENT CONTROL MEASURES.</li> <li>DEMO AND CLEAR SITE.</li> <li>INSTALL DRAINAGE UTILITIES.</li> <li>COMPLY WITH LOCAL GRADING OPERATIONS.</li> <li>CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>START BUILDING FOUNDATION.</li> <li>CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.</li> </ol>	<p><b>GENERAL</b></p> <p>3. BRUSH BARRIERS WITH FLARE BARRIERS SHOULD BE USED TO CONFINED AREAS SUBJECT TO SPLIT AND RUN CROSS WINDS ENOUGH RESIDUAL MATERIAL IS AVAILABLE ON SITE.</p> <p>4. LEVEL SPREADER - A LEVEL SPREADER MAY BE USED WHERE SEDIMENTATION IS NOT NECESSARY AND SPLITTED AREAS FROM THE GRASSY AREAS AND STAY WATER QUALITY STANDARDS DEPEND ON. THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO TAKE ADDITIONALS TO THE PREVENTION SYSTEM FROM PLACING THE SYSTEM IN OPERATION.</p> <p><b>SEQUENC OF MAJOR ACTIVITIES:</b></p> <ol style="list-style-type: none"> <li>1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.</li> <li>2. DEMO AND CLEAR SITE.</li> <li>3. INSTALL DRAINAGE UTILITIES.</li> <li>4. COMPLY WITH LOCAL GRADING OPERATIONS.</li> <li>5. CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>6. START BUILDING FOUNDATION.</li> <li>7. CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>8. CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>9. CONSTITUTE WITH TSS CONTROL MEASURES.</li> <li>10. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.</li> </ol> <p><b>CONTROLS</b></p> <p>THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN-OFF. AN EROSION PREVENTION PLAN SHALL BE PREPARED TO INSTRUCT THE CONTRACTOR ON A DETAILED BASIS OF THE SITE CONTROLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE PREVENTION SYSTEM AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO CONTRACTORS RESPONSIBILITY FOR A GENERAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.</p>	<p>5. STOCKPILING MATERIAL: STOCKPILING MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO PREVENT runoff directly off the project site into any adjacent water body or storm water collection facility.</p> <p>6. EXPOSED AREA PROTECTION: THE SURFACE AREA OF OPEN, NEW EXPOSED SOIL EXPOSED BY CLEARING AND DRAINING OPERATIONS OR EXCAVATION SHALL BE PROTECTED FROM RUN-OFF WITH:</p> <p>7. WET PROTECTION: WALLETS AND CATCH BASINS WHICH SHOULD BE LOCATED AT EACH POINT OF EXCAVATION SHALL BE USED TO PREVENT RUN-OFF FROM EXCAVATION INTO THE COMPILATION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE WALLETS.</p> <p>8. DUST CONTROL: AREAS EXPOSED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ATTEMPTED TO BE RE-VEGETATED OR MENDED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.</p> <p>9. TEMPORARY STORM WATER MANAGEMENT: SHEETS SHIPPER THAT IS NOT FULL WITHIN THE DRAINAGE ESTABLISHED IN PARAGRAPHS 8 ABOVE SHALL BE FULLY COVERED WITH A MAT OF APPROXIMATELY 2 INCHES THICK PLASTIC OR OTHER MATERIAL THAT IS CAPABLE OF PREVENTING RUN-OFF FROM EXCAVATION INTO THE COMPILATION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE WALLETS.</p>	<p><b>HAZARDOUS PRODUCTS</b></p> <p>HAZARDOUS PRODUCTS ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.</p> <p>PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT REUSABLE.</p> <p>ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS BE RETAINED; THESE CONTAIN IMPORTANT SAFETY INFORMATION.</p> <p>IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.</p> <p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p> <p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p> <p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. 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	<p><b>STORM WATER MANAGEMENT</b></p> <p>URING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY COLLECTION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE SURFACE AREA OF THE PROJECT. STORM WATER DRAINAGE SHALL BE PROVIDED TO THE STORM WATER MANAGEMENT SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE PREVENTION SYSTEM AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO CONTRACTORS RESPONSIBILITY FOR A GENERAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.</p>	<p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p> <p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p>	<p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p> <p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p>	<p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p>	<p><b>HAZARDOUS WASTE</b></p> <p>HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, BUT INDIVIDUALS WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p>
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<p><b>REVISIONS</b></p> <p>1. _____</p> <p>2. _____</p> <p>3. _____</p> <p>4. _____</p> <p>5. _____</p> <p>6. _____</p> <p>7. _____</p> <p>8. _____</p>	
<p><b>CLIENT:</b></p> <p><b>BRYAN BROWN ARCHITECTS</b></p> <p><b>249 PERUVIAN AVE. SUITE F2</b></p> <p><b>PALM BEACH, FLORIDA 33480</b></p>	
<p><b>PROJECT:</b></p> <p><b>NEW RESIDENCE</b></p> <p><b>174 CAMDEN DRIVE</b></p> <p><b>BAL HARBOUR, FLORIDA</b></p> <p><b>STORM WATER POLLUTION PREVENTION PLAN</b></p>	
<p><b>TASK:</b></p> <p><b>GGB Engineering, Inc.</b></p> <p><b>CIVIL AND FORECASTING ENGINEERS AND PLANNERS</b></p> <p><b>2899 Sunrise Road, Suite 40718</b></p> <p><b>Fort Lauderdale, Florida 33322</b></p> <p><b>Phone: (954) 988-8699</b></p>	
<p><b>DATE:</b> 09/20/23</p> <p><b>SCALE:</b> N.A.S.</p> <p><b>DESIGNED BY:</b> G.G.B.</p> <p><b>DRAWN BY:</b> J.A.</p> <p><b>PROJECT NO.:</b> 23-0828</p> <p><b>SHEET:</b> C-5</p>	



# BAL HARBOUR

- V I L L A G E -

The undersigned Agent/Owner request(s) Architectural Review Board review of the following application(s):

New Building (\$2,500.00)       Alteration/ Additions (\$1,000.00)       Revision (\$250.00)

## PROJECT INFORMATION

Street Address of the Subject Property: 174 Camden Drive, Bal Harbour, FL 33154

Property/Project Name: 174 Camden LLC

Legal description: Lot(s) BAL HARBOUR RES SEC PB 44-98 LOT 21 BLK 3 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE 92.830 X 146 OR 11961-1760 1083 1

Block(s) 3 Section(s) residential

Folio No. 12-2226-002-0620

Owner(s): 174 Camden LLC

Mailing Address: 222 Lakeview Ave., Suite 1500, West Palm Beach FL 33401

Telephone: 561-308-2945

Fax \_\_\_\_\_

Other \_\_\_\_\_

Email \_\_\_\_\_

mziska @floridawills.com

Architect(s)/Engineer(s): Bryan Brown Architects

Architect(s)/Engineer(s) Mailing Address: 694 Madison Ave., 4F, New York, NY 10065

Telephone: Business 203-554-5457

Fax \_\_\_\_\_

Other \_\_\_\_\_

Email \_\_\_\_\_

bryan @bba.us.com

## PROJECT INFORMATION

Project Description(s): new construction of single family residence

Estimated project cost\*: \$3,877,500

(\*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): none

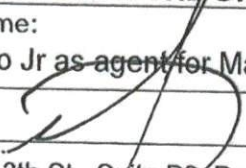
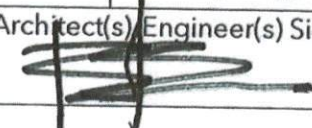
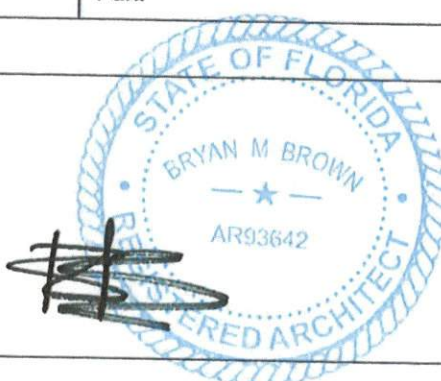


**Applicant / Owner / Architect / Engineer/ Affirmation and Consent**

I acknowledge, affirm, and certify to all of the following:

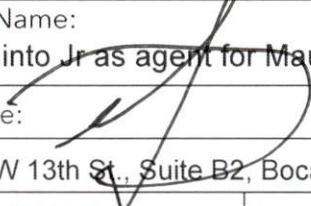
1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of Bal Harbour Village unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of Bal Harbour Village and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the Bal Harbour Village City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Architectural Review Board may cause the application to be deferred without review.
7. That applications for Architectural Review Board review require the presence of the applicant and/or architect/engineer at the meeting unless otherwise notified.
8. All fees shall be paid at the time of submittal.
9. A written narrative explaining the architectural style of the proposed building or alteration
10. I have received consent from the owner of the property to file this application.



**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Owner Printed Name: Peter B Giaquinto Jr as agent for Maura Ziska, Manager of 174 Camden LLC		
Owner Signature: 		
Address: 125 NW 13th St., Suite B2, Boca Raton, FL 33432		
Telephone: 561-393-3150	Fax: 305-393-3738	Email: pete@seconstructionfl.com
Architect(s)/Engineer(s) Print Name: Bryan Brown Architects	Architect(s)/Engineer(s) Signature: 	
Address: 69 Madison Ave., #4F, New York, NY 10065		
Telephone: 203-554-5457	Fax:	
Email: bryan@bba.us.com		
Architect/Engineer Seal: 		
<b>NOTARIZATION</b>		
STATE OF FLORIDA COUNTY OF PALM BEACH <del>XXXXXXXXXX</del>		
Sworn to or affirm and subscribed before me this <u>23rd</u> day of <u>October</u> in the year <u>2023</u> by <u>Peter B Giaquinto, Jr</u> who has taken an oath and is personally known to me or has produced _____ as identification.		
My Commission Expires: <u>12-17-23</u>		
 Notary Public		

**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Owner Printed Name: Peter B Giaquinto Jr as agent for Maura Ziska, Manager of 174 Camden LLC		
Owner Signature: 		
Address: 125 NW 13th St., Suite B2, Boca Raton, FL 33432		
Telephone: 561-393-3150	Fax: 305-393-3738	Email: <a href="mailto:pete@seconstructionfl.com">pete@seconstructionfl.com</a>
Architect(s)/Engineer(s) Print Name: Bryan Brown Architects		Architect(s)/Engineer(s) Signature:
Address: 69 Madison Ave., #4F, New York, NY 10065		
Telephone: 203-554-5457	Fax:	
Email: <a href="mailto:bryan@bba.us.com">bryan@bba.us.com</a>		
Architect/Engineer Seal:		

**NOTARIZATION**

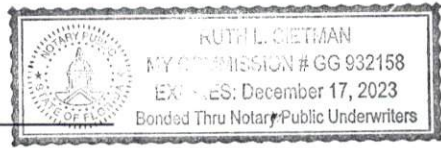
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
~~XXXXXXXXXX~~

Sworn to or affirm and subscribed before me this 23rd day of October  
in the year 2023 by Peter B Giaquinto, Jr who has taken an oath and is personally  
known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires: 12-17-2023



Notary Public



## EXHIBIT E

### REQUEST FOR ADMINISTRATIVE REVIEW OF REVISIONS TO APPROVED ARB SUBMITTAL

#### E-1: BUILDING OR STRUCTURE REVISION TO ARB

To qualify for an administrative review the proposed revision to the external architectural features must not be a material deviation from the approved ARB plans, specifications, drawings, materials and conditions of approval. The External Architectural features as defined in Section 5.5-2(b)(11) is defined as follows:

*The architectural style and general arrangement of such portion of a building or structure as is designated to be open to view from a public street, place or way, including the kind, color, and texture of the building material of such portion and type of window, doors and lights attached or ground signs, and other fixtures appurtenant to such portion.*

The Building Official determines whether the deviation is material. See 5.5-2(d)(2)

#### **Submittal Requirements for Administrative Review for Revisions to Approved Building or Structure:**

Architect to submit a signed and sealed narrative explaining the architectural revisions and reason for the revision.

- Architect to submit the previously approved ARB project and the proposed revised plans with the revisions bubbled in.
- Architect to explain in the narrative how or why the revision is not a material deviation to the architectural design elements as shown in the approved plans.

If the proposed revision involves architectural elements that can be seen from the public ROW they must be minor in nature and not consist of a material deviation from the plans approved by the ARB.

Architect to request meeting with Building Official to present revision and obtain administrative approval.

Approved : \_\_\_\_\_ Denied: \_\_\_\_\_ see attached Deficiency

Building Official Approval Signature: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

E-2: LANDSCAPE REVISION TO ARB

**Request for Administrative Review of Revisions to Approved ARB Submittal Landscape Plans**

To qualify for an administrative review the proposed revision to the external architectural features must not be a material deviation from the approved ARB plans, specifications, drawings, materials and conditions of approval. The External Architectural features as defined in Section 5.5-2(b)(11) is defined as follows:

*The architectural style and general arrangement of such portion of a building or structure as is designated to be open to view from a public street, place or way, including the kind, color, and texture of the building material of such portion and type of window, doors and lights attached or ground signs, and other fixtures appurtenant to such portion.*

The Building Official determines whether the deviation is material. See 5.5-2(d)(2)

Landscape Architect to submit a signed and sealed narrative explaining the landscape revisions and reasons for the revision. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.

Landscape Architect to submit the previously approved ARB landscape plan and proposed revised plans with the revisions bubbled in.

Landscape Architect to explain in the narrative why the revision to the external landscape architectural features is not a material deviation from the approved ARB plans, specifications, drawings, materials and conditions of approval.

Landscape Architect to request meeting with Building Official and Parks & Public Spaces Director to present revision and obtain administrative approval.

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ see attached Deficiency

Building Official Approval Signature: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

**E-3: MINOR ARB APPLICATION**

To qualify for an administrative review the proposed minor scope of work as listed on pages 7 thru 9 of the Minor Application Requirements to the external architectural features must not be a material deviation from the existing design of the building or structure.

The External Architectural features as defined in Section 5.5-2(b)(11) is defined as follows:

*The architectural style and general arrangement of such portion of a building or structure as is designated to be open to view from a public street, place or way, including the kind, color, and texture of the building material of such portion and type of window, doors and lights attached or ground signs, and other fixtures appurtenant to such portion.*

The Building Official determines whether the deviation is material. See 5.5-2(d)(2)

**Submittal Requirements for Administrative Review for Revisions to Approved Building or Structure:**

Owner to Architect to submit narrative explaining the architectural revisions and reason for the revision.

If the proposed minor work involves architectural elements that can be seen from the public ROW they must be minor in nature and not consist of a material deviation from the design of the existing building or structure.

Architect to request meeting with Building Official to present revision and obtain administrative approval.

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ see attached Deficiency

Building Official Approval Signature: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

## EXHIBIT B

This instrument prepared by:

Maria V. Currais, Esq.  
Weiss Serota Helfman Cole & Bierman, P.L.  
2525 Ponce de Leon Blvd, Suite 700  
Coral Gables, Florida 33134  
(305) 854-0800

Folio Number 12-2226-002-0620

### HOLD HARMLESS AGREEMENT

**THIS HOLD HARMLESS AGREEMENT** ("**Hold Harmless Agreement**") dated October 23, 2023, is made by Peter B Giaquinto Jr as agent for Maura Ziska, Manager of 174 Camden LLC (collectively, "**Owner**") in favor of BAL HARBOUR VILLAGE, a Florida municipal corporation ("**Village**").

#### RECITALS:

A. Owner is the owner of the following described real property located at 174 Camden Drive, in Bal Harbour Village, Miami-Dade County, Florida (the "**Property**"):

Lot 21, Block 3, RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof recorded in Plat Book 44, at Page 98 of the Public Records of Miami-Dade County, Florida (Folio # 12-2226-002-0620 ).

B. Simultaneously herewith the Village has granted the Owner Permit Number #                      (the "**Permit**") for the following work landscaping (the "**Permitted Work**"). The Permitted Work will be located within the current five foot easement located in the rear and, if a corner lot, on the side of the Property ("**Rear Utility Easement**").

C. In connection with and as consideration for granting of the Permit, the Owner and Owner's successors or assigns hereby agree to hold the Village harmless against any and all claims, demands, damages or suits by any utility providers or other third party that may arise due to the Owner's use of the Rear Utility Easement area.

#### AGREEMENT:

**NOW, THEREFORE**, in consideration for granting of the Permit, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Owner, on behalf of itself and on behalf of any of its successors or assigns, hereby agrees as follows:

1. Owner acknowledges that the Village does not have the authority to alter or terminate the easement rights of any utility providers or other third party which has the right to use the Rear Easement Area; therefore, such entities may object to the use of the Rear Utility Easement by the Owner in the manner set forth in the Permit and may require Owner to permanently or temporarily remove any or all of the Permitted Work.
2. Owner agrees to indemnify, defend and hold harmless and forever release and discharge the Village and its employees, officers, agents and authorized personnel from any and all claims, actions, damages or liability, including the costs of any suit, attorneys' fees at trial and on appeal, and any other expenses in connection therewith that may arise out of, or in connection with, any utility providers or other third party

using and accessing the Rear Utility Easement and requiring the removal of any Permitted Work in the Rear Easement Area as provided forth herein.

3. Owner acknowledges that this Hold Harmless Agreement is a complete estoppel on Owner and Owner's successors and assigns as to any rights, real, apparent or otherwise, that they, individually or jointly, may have to challenge the efficacy of any conditions of this Hold Harmless Agreement.
4. Owner expressly agrees that this Hold Harmless Agreement is intended to be as broad and as inclusive as permitted by the laws of the State of Florida, and that if any portion of this Hold Harmless Agreement is held to be invalid, the balance of the Hold Harmless Agreement shall continue in full force and effect.
5. In consideration for this Hold Harmless Agreement, the Village has issued the Permit for the Permitted Work.
6. Prior to installing any other component in the Rear Utility Easement, Owner shall obtain any and all required permits and approvals from the Village and any other necessary party to install such component in the Rear Utility Easement. In connection with any other issued permit, the Village may require a new hold harmless agreement.
7. Owner agrees that this Hold Harmless Agreement may be recorded by the Village in the Public Records of Miami-Dade County at Owner's cost and expense and will be binding on Owner's successors and assigns.
8. OWNER HEREBY ACKNOWLEDGES AND AGREES THAT IT HAS CAREFULLY READ THIS HOLD HARMLESS AGREEMENT, UNDERSTAND THE CONTENTS HEREOF, AND HAS SIGNED THIS DOCUMENT AS ITS OWN FREE ACT.

Signed and delivered by the Owner on the date set forth above.

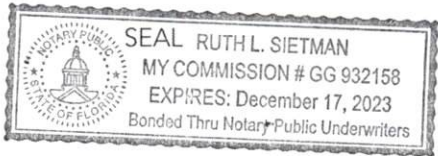
Name: Peter B Giaquinto Jr as agent for Maura Ziska, Manager of 174 Camden LLC

Name: \_\_\_\_\_

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization on October 23 2023 by Peter B Giaquinto Jr as agent for Maura Ziska, Manager of 174 Camden LLC, who (check one) [X] are personally known to me or [ ] have produced Florida drivers' license as identification.

Ruth L. Sietman  
Notary Public, State of Florida  
Print name: Ruth L Sietman  
My commission expires: 12/17/2023



## EXHIBIT C

### This instrument prepared by:

Maria V Currais, Esq.  
Weiss Serota Helfman Cole & Bierman P.L.  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134  
Telephone: 305.854.0800

Folio Number \_\_\_\_\_

### GRANT OF UNDERGROUND EASEMENT ON RESIDENTIAL PARCELS

**THIS GRANT OF UNDERGROUND EASEMENT** dated October 23, 2023  
is made by Peter B Giaquinto Jr as agent for  
Maura Ziska, Manager of 174 Camden LLC ("**Grantor**"), whose mailing address is 125 NW 13th St.,  
Suite B-2, Boca Raton, FL 33432, and **BAL HARBOUR VILLAGE**, a Florida municipal  
corporation ("**Village**"), whose mailing address is 655-96th Street Bal Harbour, Florida 33154.

### RECITALS

Grantor is the sole owner and holder of the underlying fee title to certain real property located at 174 Camden Drive in Bal Harbour Village, Miami-Dade County, Florida, and more particularly described in **Exhibit A** attached to and made a part of this Grant of Underground Easement (the "**Property**").

The Property includes a private street as shown in the RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof recorded in Plat Book 44, Page 98, of the Public Records of Miami-Dade County.

Under Florida law, Grantor is the owner and holder of the underlying fee title to the portions of the street abutting the Property, up to the centerline of the street.

Grantor has agreed to grant to Village a perpetual underground easement on, over, across and under the street portion of the Property, as more particularly described in attached **Exhibit B** (the "**Underground Easement Parcel**") for the construction, installation, maintenance, repair, removal and replacement of all utility facilities and related accessory uses ("**Underground Facilities**") owned, operated, or maintained by Village now or at any time in the future.

### AGREEMENT

1. **Grant of Underground Easement.** Subject to the restrictions and limitations set forth herein and for Ten Dollars and other good and valuable consideration, the receipt of which is acknowledged by Grantor, Grantor hereby grants to Village a perpetual non-exclusive easement ("**Easement**") upon, over, across, and under the Underground Easement Parcel solely for the underground construction, installation, inspection, operation, maintenance, repair, replacement, and removal of Underground Facilities. Grantor acknowledges that the Easement will be utilized by Village and its employees, agents, contractors, successors and assigns.
2. **Ingress and Egress.** The Easement hereby granted includes a right of ingress and egress, and grants to Village and its employees, agents, contractors, successors and



assigns, full right and authority to enter upon and excavate the Underground Easement Parcel for the purposes set forth in this instrument.

3. **Temporary License.** Grantor also grants Village a license to temporarily locate equipment on portions of the Property adjacent to the Easement Area to the extent reasonably necessary for Village to carry out the construction, installation, inspection, operation, maintenance, repair, replacement, and removal of Underground Facilities. Village shall only use the temporary license hereby granted in a manner that does not adversely impact Grantor's access to or use and enjoyment of its property.
4. **Village's Use of Easement.** Village shall have the right to do all things necessary, useful or convenient for the maintenance of the Easement and for the construction, installation, inspection, operation, maintenance, repair, replacement, and removal of Underground Facilities in the Easement so long as those activities do not unreasonably interfere with Grantor's access to or use of its property.
5. **Quiet Enjoyment of Easement.** Grantor represents that it is lawfully seized and possessed of the Underground Easement Parcel, and that Grantor has the right to enter into and convey the Easement. Grantor covenants that Village shall have quiet and peaceful possession, use and enjoyment of the Easement.
6. **Restoration of Underground Easement Parcel.** Upon completion of any work by Village in the Underground Easement Parcel, Village shall restore the Underground Easement Parcel and any affected portions of the Property to the condition existing prior to the utility work, at no cost or expense to Grantor, unless such restoration is required due to the acts or omissions of Grantor. In exercising its rights hereunder, Village will use reasonable efforts to minimize any impacts to Grantor's ongoing activities on the Property. At no time will the Village's activities on the Underground Easement Parcel interfere with ingress or egress to and from the Property by residents, guests, employees and invitees.
7. **Indemnification.** To the extent permitted by law, Village agrees to indemnify and hold Grantor harmless from and against any and all damages, liabilities, fees and costs arising out of the exercise of Village's rights under this Grant of Underground Easement.
8. **Services in the Underground Easement Parcel.** The Underground Easement hereby granted is intended to include all mechanical, electronic, energy, water and sewer services which may now or in the future be considered utilities.
9. **Covenant Running with the Land.** This Grant of Underground Easement is a covenant running with the land and is binding upon and inures to the benefit of Grantor and Village and their respective successors and assigns.
10. **Rights Reserved.** The easement rights and temporary license granted herein are non-exclusive in nature and are subject to all matters of record. Grantor shall have the right to use the Property, or any portion thereof, or any property of Grantor adjoining the Property for any purpose not inconsistent with the full use and enjoyment of the rights granted herein in favor of Village.

11. **Amendment or Termination.** This Grant of Underground Easement may be amended, modified or terminated only by a written instrument signed by both parties or their respective successors and assigns, which instrument will only become effective when recorded in the Public Records of Miami-Dade County, Florida.
12. **Governing Laws.** The laws of the State of Florida will govern the interpretation, validity, performance and enforcement of this Grant of Underground Easement. Venue for any action brought under this Grant of Underground Easement will be in Miami-Dade County, Florida.
13. **Above Ground Structures.** No building, structures, barriers, or other above ground improvements may be built by the Village across the Underground Easement Parcel; provided however, nothing in this Grant of Underground Easement shall be construed as prohibiting the installation of meters, manhole covers, and other ancillary structures needed for the operation, access, or maintenance of any of the Underground Facilities all of which are specifically allowed to be installed and located on the surface area above the Underground Easement Parcel.
14. **Use of the Above Ground Area.** Grantor may continue to use the surface area above the Underground Easement Parcel which is not presently being used as a street for driveway and landscaping (e.g., planters) as exists on the date of this Grant of Underground Easement so long as such uses do not interfere with the Village's access and use of the Underground Easement Parcel.
15. **Insurance of Underground Facilities.** Village shall at all times insure all Underground Facilities in the same manner as it presently does for any other underground facilities installed by the Village. The Village shall maintain the Underground Easement Parcel in good condition; provided however the Village shall not be responsible to maintain or repair any driveways, landscape areas, or such other items Grantor has installed, constructed or placed on the surface of the Underground Easement Parcel.
16. **Mineral Rights.** This Grant of Underground Easement does not hereby convey unto the Village the right to any mineral rights located on, in or under the Underground Easement Parcel unless such rights are already held by the Village in which case the Village retains such rights.
17. **Public Rights to the Underground Easement Parcel.** Although the Underground Facilities will provide service to more individuals than just the Grantor, nothing contained in this Grant of Underground Easement is intended to evidence of be, or shall ever be construed or interpreted as, a dedication of any right or interest in or to the public, nor give any member of the public any rights of interest whatsoever under this Grant of Underground Easement.
18. **Matters of Record.** This Grant of Underground Easement is subject to all matters of record affecting the Underground Easement Parcel as of the date hereof none of which

are sought to be reimposed. In no event shall the Underground Easement Parcel or any part thereof be used by the Village for any purpose in violations of applicable ordinances, laws, or regulations.

19. **Assignment by Village.** Grantor hereby confirms that the Village may partially assign its rights hereunder to third party providers of utilities (the "**Private Providers**"). The Private Providers shall have the right to use the Underground Easement Parcel for the construction, installation, maintenance, repair, removal and replacement of utility facilities and related accessory uses ("**Private Provider Facilities**") in the same manner as the Village. The Private Providers use of the Underground Easement Parcel is subject to their compliance with all of the Village's obligations under this Grant of Underground Easement including, but not limited to, restoration of the Underground Easement Parcel set forth in paragraph 6. The Village hereby agrees that it will notify the Owner of any assignment of the Village's rights and obligations to a Private Provider. Any Private Provider that has been assigned rights hereunder shall, to the extent permitted by law, indemnify and hold Grantor and the Village harmless from and against any and all damages, liabilities, fees and costs arising out of the exercise of Private Provider's rights under this Grant of Underground Easement.

[SIGNATURE BLOCKS ON FOLLOWING PAGES]

This Grant of Underground Easement has been executed by the Grantor on the date set forth on the first page of this Agreement.

**WITNESSES:**

Signature: \_\_\_\_\_  
Print name: PETER MOIIE

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_

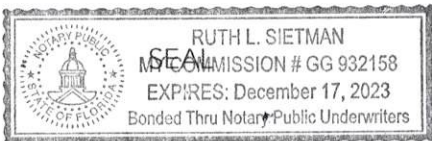
**GRANTOR:**

Signature: \_\_\_\_\_  
Name: Peter B Giaquinto Jr as agent for  
Maura Ziska, Manager of 174 Camden LLC

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization on October 23 2023 by Peter B Giaquinto Jr as agent for Maura Ziska, Manager of 174 Camden LLC, who (check one) [] are personally known to me or [] have produced Florida drivers' license as identification.



Signature: Ruth L. Sietman  
Notary Public, State of Florida  
Print name: Ruth L Sietman  
My commission expires: 12/17/2023

**EXHIBIT 1 of C**  
**LEGAL DESCRIPTION OF PROPERTY**

Lot 21, Block 3, RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof recorded in Plat Book 44, Page 98, of the Public Records of Miami-Dade County.

**EXHIBIT 2 of C**  
**LEGAL DESCRIPTION AND SURVEY OF UNDERGROUND EASEMENT PARCEL**

July 17, 2023

Bal Harbour Village  
655 96<sup>th</sup> Street  
Bal Harbour, FL 33154  
ATTN: Building Department

Re: Authorized Agent

Dear Sir:

I, Maura Ziska, as Manager of 174 Camden LLC which is the owner of the property located 174 Camden Drive, Bal Harbour, FL 33154, do hereby authorize Peter B. Giaquinto, Jr., to act as my agent in submitting building permit applications to Bal Harbour Village, Florida. I understand that I am the manager for the owner of record responsible for the permit applications submitted by my agent referenced above. I further understand that each time my agent submits an application or signs any required documents, that the individual must exhibit this authorization form to the permitting staff.



Maura Ziska, Manager  
174 Camden LLC, Owner



Date:

STATE OF FLORIDA  
COUNTY OF Palm Beach

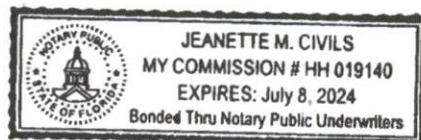
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2023, by Maura Ziska, who is personally known to me or who produced \_\_\_\_\_ as identification.



Notary Public State of Florida at Large



Date:



# BBA

October 20 2023

Bal Harbour Building Department  
655 96th Street  
Bal Harbour FL 33154

Re: 174 Camden Dr\_Project Description Narrative

Dear Bal Harbour Building Department:

This letter has been prepared for the Architecture Review Board for the Village of Bal Harbour for the purposes of fulfilling the application requirements. This letter is a project description for the purposes of describing the project in a narrative form. The project is being proposed the following way.

The proposed project meets all of the local zoning and building code requirements. The proposed structure is a 2 story house single family residence.

The house, structure, was designed in a modern style. The structure total building area is 8,388 square feet in size. The exterior materials are honed travertine and stucco with a bronze and walnut roof overhang. The roof is flat and the has internal gutters. The windows will be bronze framed and glazed with sun coating in a light bronze tone.

The landscaping is meant to be lightly planted and we are maintaining a dense edge along the 3 property lines. The purpose of maintaining the dense edge is to provide privacy to our property and the neighbors. The driveway will be travertine tiles with grass strip between. The rear yard will be terraced with a pool.

Best Regards,



Bryan Brown - AR 93642



- End of Document-



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On: 03/21/2024

PROPERTY INFORMATION	
<b>Folio</b>	12-2226-002-0620
<b>Property Address</b>	174 CAMDEN DR BAL HARBOUR, FL 33154-1329
<b>Owner</b>	174 CAMDEN LLC
<b>Mailing Address</b>	222 LAKEVIEW AVE 1500 WEST PALM BEACH, FL 33401
<b>Primary Zone</b>	0800 SGL FAMILY - 1701-1900 SQ
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	4 / 4 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,648 Sq.Ft
<b>Living Area</b>	2,630 Sq.Ft
<b>Adjusted Area</b>	3,156 Sq.Ft
<b>Lot Size</b>	13,553.18 Sq.Ft
<b>Year Built</b>	1958



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$5,150,322	\$2,201,999	\$2,063,826
<b>Building Value</b>	\$231,019	\$231,019	\$236,700
<b>Extra Feature Value</b>	\$20,270	\$20,270	\$20,270
<b>Market Value</b>	\$5,401,611	\$2,453,288	\$2,320,796
<b>Assessed Value</b>	\$2,698,616	\$2,453,288	\$2,320,796

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,698,616	\$2,453,288	\$2,320,796
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$5,401,611	\$2,453,288	\$2,320,796
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,698,616	\$2,453,288	\$2,320,796
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,698,616	\$2,453,288	\$2,320,796

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$2,702,995		

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

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>





# OFFICE OF THE PROPERTY APPRAISER

Generated On: 03/21/2024

## Property Information

Folio: 12-2226-002-0620

Property Address: 174 CAMDEN DR

## Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	92.83	\$5,150,322	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1958	3,648	2,630	3,156	\$231,019
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1958	1	\$18,000	
Patio - Concrete Slab			1958	946	\$2,270	

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 03/21/2024

## Property Information

Folio: 12-2226-002-0620

Property Address: 174 CAMDEN DR

## Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	92.83	\$2,201,999	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1958	3,648	2,630	3,156	\$231,019
EXTRA FEATURES						
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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 03/21/2024

## Property Information

Folio: 12-2226-002-0620

Property Address: 174 CAMDEN DR

## Roll Year 2021 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	92.83	\$2,063,826	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1958	3,648	2,630	3,156	\$236,700
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1958	1	\$18,000	
Patio - Concrete Slab			1958	946	\$2,270	

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 03/21/2024

## Property Information

**Folio:** 12-2226-002-0620

**Property Address:** 174 CAMDEN DR

FULL LEGAL DESCRIPTION
BAL HARBOUR RES SEC PB 44-98
LOT 21 BLK 3
AND PROP INT IN & TO COMMON
ELEMENTS NOT DEDICATED TO PUBLIC
LOT SIZE 92.830 X 146
OR 11961-1760 1083 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/31/2023	\$6,800,000	33831-1017	Qual by exam of deed
01/07/2021	\$2,630,000	32295-1864	Qual by exam of deed
06/19/2020	\$2,560,000	31993-1293	Qual by exam of deed
08/27/2015	\$2,200,000	29764-4756	Qual by exam of deed
10/01/1983	\$200,000	11961-1760	Sales which are qualified

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# BAL HARBOUR

- V I L L A G E -

## ARCHITECTURAL REVIEW BOARD 2024 DEADLINES

DRAFT DOCUMENTS DUE TO BUILDING OFFICIAL	BUILDING OFFICIAL FINAL DOCUMENT APPROVAL	DOCUMENTS DUE TO VILLAGE CLERK: POST TO PROPERTIES	DOCUMENTS SENT TO ARB MEMBERS, POST AGENDA ONLINE, SEND CONSTANT CONTACT	ARB HEARING DATE
Friday, November 3, 2023	Monday, December 4, 2023	Friday, December 22, 2023	Thursday, December 28, 2023	Thursday, January 4, 2024
Friday, December 1, 2023	Monday, January 1, 2024	Friday, January 19, 2024	Thursday, January 25, 2024	Thursday, February 1, 2024
Friday, January 5, 2024	Monday, February 5, 2024	Friday, February 23, 2024	Thursday, February 29, 2024	Thursday, March 7, 2024
Friday, February 2, 2024	Monday, March 4, 2024	Friday, March 22, 2024	Thursday, March 28, 2024	Thursday, April 4, 2024
Friday, March 1, 2024	Monday, April 1, 2024	Friday, April 19, 2024	Thursday, April 25, 2024	Thursday, May 2, 2024
Friday, April 5, 2024	Monday, May 6, 2024	Friday, May 24, 2024	Thursday, May 30, 2024	Thursday, June 6, 2024
Friday, May 3, 2024	Monday, June 3, 2024	Friday, June 21, 2024	Thursday, June 27, 2024	Thursday, July 4, 2024
August Recess				
Friday, July 5, 2024	Monday, August 5, 2024	Friday, August 23, 2024	Thursday, August 29, 2024	Thursday, September 5, 2024
Friday, August 2, 2024	Monday, September 2, 2024	Friday, September 20, 2024	Thursday, September 26, 2024	Thursday, October 3, 2024
Friday, September 6, 2024	Monday, October 7, 2024	Friday, October 25, 2024	Thursday, October 31, 2024	Thursday, November 7, 2024
Saturday, October 5, 2024	Monday, November 4, 2024	Friday, November 22, 2024	Thursday, November 28, 2024	Thursday, December 5, 2024

July 4 - Independence Day

October 3 - Rosh Hashanah - October 2-4