



Planning and Zoning Board

Jarvis Hall 4505 N. Ocean Drive 33308

Planning and Zoning Board

PLANNING AND ZONING BOARD

Being held at Thursday, April 18, 2019
Jarvis Hall 4505 N. Ocean Drive 33308

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF MINUTES**

February 20, 2019- Minutes for Approval

- 3.a PLANNING AND ZONING BOARD MEETING MINUTES- February 20, 2019

[PZ 2019 02.20 \(FEB\).docx](#)

4. **PUBLIC COMMENTS**
5. **NEW BUSINESS**

- 5.a 2018-VAC-04: Vacation of a ten (10) foot portion of a Utility Easement for Silver Shores located at 236-238 Garden Court/ Folio No. 494318270200 and 494318270210

[3F3291602-Garden Court - Vacation of Easement Staff Report \(002\).pdf](#)

[Ex1 Plat Map.pdf](#)

[Ex2 Application.pdf](#)

[Ex3 Utility Provider Letters.pdf](#)

[Ex4 Town Code Sec. 17-13.pdf](#)

- 5.b 2019-SP-01 Site Plan Review – 4433 Poinciana Street (Bonnan by the Sea)

[Bonnan Staff Report 3F3238202.docx](#)

[Ex 1 2019-SP-01 Application and Plans.pdf](#)

6. **OLD BUSINESS**
 7. **UPDATES/BOARD MEMBER COMMENTS**
 8. **ADJOURNMENT**
-

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO INSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.



Planning and Zoning Board Agenda Item Report

Meeting Date: April 18, 2019

Submitted by: Jhanelle Campbell

Submitting Department: Development Services

Item Type: Minutes

Agenda Section: APPROVAL OF MINUTES

Subject Title:

PLANNING AND ZONING BOARD MEETING MINUTES- February 20, 2019

Explanation:

Recommendation:

Attachments:

[PZ 2019 02.20 \(FEB\).docx](#)

NON APPROVED

**TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD
MEETING MINUTES**

*Jarvis Hall - 4505 Ocean Drive
Wednesday, February 20, 2019*

1. CALL TO ORDER

Vice Chair Ferrante called the Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL

Members present were William Ferrante, Jeffrey Whyte, Bernard Petreccia, 1st Alternate Howard Goldberg and 2nd Alternate Emeline Savidge who arrived around 6:08PM. The absent members were John Lanata and Alan Bluestein. Also present were Assistant Town Attorney Kathy Mehaffey, Development Services Director Linda Connors, Planner Susan Leven, Planner Jhanelle Campbell and Clerk Kaliah Lewis.

3. APPROVAL OF MINUTES

a. Previous Meeting Minutes – February 6, 2019

Mr. Petreccia made a motion to approve the minutes of February 6, 2019 as presented. The motion was seconded by Mr. Whyte. The motion carried 4-0.

4. PUBLIC COMMENTS

Vice Chair Ferrante called for general public comments not specific to the agenda items now and no one wished to speak. The Chair closed public comments at this time.

5. NEW BUSINESS

a. 2018-L2-SPM-06: Tropicaire Resort Site Plan Modification – 4553 Bougainvilla Drive (Susan Leven, Planner)

Planner Susan Leven gave a PowerPoint presentation stating that this property has more units than were originally permitted which was discovered during the Building Tax Receipt (BTR) application review. Tropicaire was originally permitted for nine units over three phases (1953, 1963, and 1984). Over the course of time, without permits, this became fifteen units and she explained how it was accomplished. The proposal is to create twelve units (five in the northern one-story building, six in the southern one-story building, and the three bedroom apartment on the second floor would remain a three bedroom apartment). She explained that the proposed configuration with six units with a kitchen and six units without a kitchen is being allowed because the original nine units were all permitted and had kitchens for a total lot area of 15,678 sq. ft. and the Town would use that number.

Ms. Leven explained that one parking space is required for each hotel room. There are eleven existing parking spaces now with no handicap parking spaces or landscaping. With the addition

of a handicap parking space and landscaping on the north and south ends of the parking area, reconfiguration of the existing parking spaces was required. There would now be a mix of standard, compact, and a handicap parking space plus bicycle parking. The parking spaces would be curbed and landscaping would be at the north and south ends of the parking area. There is a credit of one parking space for every four bicycle parking spaces and they are supplying eight. She said that the next step is for this agenda item to go before the Town Commission on February 26th.

Mr. Petreccia asked what the Town is recommending. Development Services Director Linda Connors clarified that they were originally approved at nine units. Legally, they can have twelve units which would be the same density as the original nine units because all nine had kitchens. These proposed twelve units would only have six kitchens. The Town was recommending that they are approved for the twelve units that they are requesting because it meets the requirements of the code. They cannot have fifteen units because fifteen units would exceed the density of the code. She further explained that they are not changing the footprint of the building. The only thing they are doing is changing the interior density.

Ms. Connors further explained about the setbacks and said that they received a variance in the past to build things. What the Town is focusing on now is the amount of units allowed by code and in this case it is twelve units. She answered Vice Chair Ferrante's question by speaking about the Development Order requirement of using nine units until such time that they have approval for the twelve units. (For the record, 2nd Alternate Emeline Savidge is now in attendance.) Discussion ensued about needing to remove some of the kitchens (to reduce density and not exceed what was allowed when it was originally built) and the need for permits and inspections.

Mr. Petreccia inquired about the State's, County's, and Town's allowable number of units for hotels/motels. Ms. Connors explained that this is just about the Town's regulations. The P&Z Board is to review the Land Development Regulations and ensure that this project meets the requirements of the Town Code. This proposal works on density, parking and landscaping and brings it closer to code. She explained that they meet the density requirements, parking regulations, and they improved their landscaping. This is why Town Staff is recommending approval. As there was no further Board discussion, the public hearing was opened and the applicant was invited by Vice Chair Ferrante to speak or give a presentation but respectfully declined. As there were no other questions and no one from the public wished to speak, the Vice Chair closed the public hearing and called for a motion.

Mr. Whyte made a motion to recommend approval of the Tropicair Resort site plan modification to the Town Commission. The motion was seconded by Mr. Goldberg. The motion carried 5-0.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

Mr. Whyte made a motion to adjourn at 6:13PM. The motion was seconded by Mr. Goldberg. The motion carried 5-0.

Vice Chair William Ferrante

ATTEST:

Date Accepted: _____

Development Services Director Linda Connors



Planning and Zoning Board Agenda Item Report

Meeting Date: April 18, 2019

Submitted by: Jhanelle Campbell

Submitting Department: Development Services

Item Type: Discussion Item

Agenda Section: NEW BUSINESS

Subject Title:

2018-VAC-04: Vacation of a ten (10) foot portion of a Utility Easement for Silver Shores located at 236-238 Garden Court/ Folio No. 494318270200 and 494318270210

Explanation:

Recommendation:

Procedure: Following the Planning and Zoning Board's review and recommendations, staff will schedule the Commission's review of the Vacation of Easement request on May 14, 2019.

Attachments:

[3F3291602-Garden Court - Vacation of Easement Staff Report \(002\).pdf](#)

[Ex1 Plat Map.pdf](#)

[Ex2 Application.pdf](#)

[Ex3 Utility Provider Letters.pdf](#)

[Ex4 Town Code Sec. 17-13.pdf](#)



Town of Lauderdale-by-the-Sea

Development Services Department

To: Planning and Zoning Board

From: Linda Connors, Development Services Director

Meeting Date: April 18, 2019

Project: 2018-VAC-04: Vacation of a ten (10) foot portion of a Utility Easement for Silver Shores located at 236-238 Garden Court/Folio No. 494318270200 and 494318270210.

Pursuant to Town Code Section 17-13, "Vacating or abandoning streets, alleys or other dedicated property," the Applicant, 230 Tropical Shores Development, LLC, has requested to Vacate a portion of a 10-foot Utility Easement (the "Easement") located at 236-238 Garden Court.

Background

The Easement is located between lots two (2) and three (3) of the Silver Shores Section of Lauderdale-By-The-Sea, (Unit A, Plat Book 28 Page 39, recorded March 7, 1952) **(Exhibit 1)**. The Easement runs from East to West and is located along the eastern side of lot two (2) and the western side of lot three (3). The Applicant is proposing the development and construction of two (2) townhomes within the current location of the Easement.

Documents

Town staff has reviewed the Easement Vacation application **(Exhibit 2)**. This review is based on the following plans and surveys submitted by the Applicant:

1. Plat of Silver Shores Section of Lauderdale-By-The-Sea, Unit A, prepared by John O. Brendla, and recorded in Broward County on March 7, 1952, Plat Book 28, Page 39.
2. Sketch of the ten (10) foot portion of the Utility Easement to be Vacated for Garden Court –Folio No. 494318270200 and 494318270210, prepared by Cousins Surveyors & Associates, Inc., dated November 13, 2018.
3. Letters from utility providers, City of Fort Lauderdale, Florida Power and Light, Teco Gas, Comcast, and AT&T stating no objection to the requested Vacation of Easement. **(Exhibit 3)**

Code Requirement

Pursuant to Town Code Section 17-13 **(Exhibit 4)**, this application has been referred to the Planning and Zoning Board for a recommendation prior to going before the Town Commission for a public hearing and final decision.

Summary Findings and Recommendations

Staff recommends approval of the Vacation of Easement request, based upon review of the application and plans submitted and its compliance with the Town's Code.

Procedure

Following the Planning and Zoning Board's review and recommendations, staff will schedule the Commission's review of the Vacation of Easement request on May 14, 2019.

Exhibits

1. Ten (10) foot portion of the Utility Easement and Silver Shores Plat
2. Applications: 2018-VAC-04
3. Letters from Utility Providers
4. Section 17-13 of the Town Code

U:\0 Properties\Garden Court\Vacation of Easement\2018-VAC-04\VAC-04 Vacate Easement 230 Garden Court Staff Report2.docx

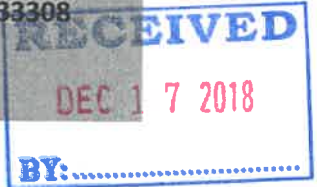
Notes: Corner Radii are 25' unless otherwise shown.
Dimensions of corner lots are to intersections of tangents produced.
A.E. Indicates Anchor Easements - 5' x 15'

Application #: _____
BTR#: _____



2018-VAC-04

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Department of Development Services
4501 N. Ocean Boulevard Lauderdale-By-The-Sea, FL 33308
Phone: 954-640-4210 Fax: 954-640-4654
www.lbts-fl.gov

**DEVELOPMENT APPLICATION**

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist. Please also refer to the Fee Schedule, updated annually by the Town, as provided on the website which will indicate the cost per application type. Please check the development approval being requested:

- | | | |
|---|--|--|
| ☐ Abandonment | ☐ Conditional Use-Sign | ☐ Preliminary Site Plan |
| ☐ Administrative Adjustment-Level 1 | ☐ Conditional Use-Transfer Fee | ☐ Sidewalk Cafe |
| ☐ Administrative Adjustment-Level 2 | ☐ Construction Time Extension | ☐ Sidewalk Cafe Modification |
| ☐ Architectural Review-Preliminary | ☐ Development Order Extension | ☐ Site Plan |
| ☐ Architectural Review-Final | ☐ Encroachment Application | ☐ Site Plan Modification-Level |
| ☐ Bicycle Racks | ☐ Landscape Plan | ☐ 1 Site Plan Modification- |
| ☐ Conditional Use | ☐ Landscape Plan Amendment | ☐ Level 2 Tree Removal |
| ☐ Conditional Use Amendment-Level 1 | ☐ Parking Reduction-Level 1 | ☐ Variance-Single Family |
| ☐ Conditional Use Amendment-Level 2 | ☐ Parking Reduction-Level 2 | ☐ Variance-All Other |

Based on approval being requested, refer to the corresponding checklist and supplemental requirements.

Project Name: Sky 230 Folio Number(s): 494318270200, 494318270210

Street Address: 236-238 Garden Court, Lauderdale by the Sea, Florida 33308

Subdivision Name: Silver Shores Block(s): 6 Lot(s): 2, 3

Name of Property Owner: 230 Tropical Shores Development LLC Address of Property Owner: 1800 W. Broward Blvd., Ft. Lauderdale, FL 33312

Property Owner's Phone Number: 954.295.6564 Property Owner's Email Address: gorandragoslavic@yahoo.com

Name of Applicant: 230 Tropical Shores Development LLC Address of Applicant: 1800 W. Broward Blvd., Ft. Lauderdale, FL 33312

Applicant Phone Number: 954.295.6564 Applicant Email Address: gorandragoslavic@yahoo.com

Name of Agent (E.G. Contractor) Representing the Project: Mombach, Boyle, Hardin & Simmons, P.A.
100 NE 3rd Ave, Ste 1000

Agent's Address: Ft. Lauderdale, FL 33301 Agent's Phone Number: 954.467.2200 Email Address: hsundberg@mbhlawyer.com

Land Use Plan Designation: 00 Zoning District: RD-10

Existing/Type of Use of the Subject Property: Residential

Proposed Use of the Subject Property: No change in use. Vacation of 10' platted utility easement.

As applicable, answer the following:

Existing Number of Units: _____ Proposed Number of Units: _____

Existing Square Footage: _____ Proposed Square Footage: _____



DEVELOPMENT APPLICATION SIGNATURE PAGE

Print Name of Property Owner: 230 Tropical Shores Development LLC Date: _____

Signature of Property Owner: _____

Goran Dragoslavic, Manager

State of Florida: _____

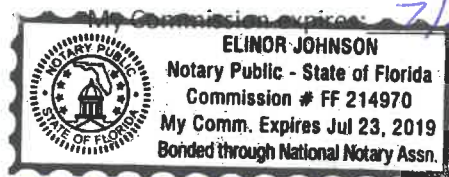
County: Broward

SWORN AND SUBSCRIBED before me this 10th day of December, 2018

The person signing is _____ Personally known to me or ☒ Has produced identification drivers license

Print Notary Name: Elinor Johnson

Notary Signature: Elinor Johnson



Print Name of Applicant: 230 Tropical Shores Development LLC Date: _____

Signature of Property Applicant: _____

Goran Dragoslavic, Manager

State of Florida: _____

County: Broward

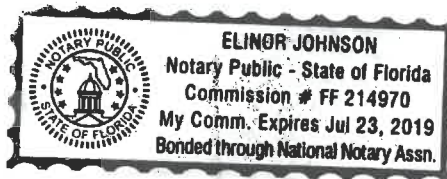
SWORN AND SUBSCRIBED before me this 10th day of December, 2018

The person signing is _____ Personally known to me or ☒ Has produced identification drivers license

Print Notary Name: Elinor Johnson

Notary Signature: Elinor Johnson

My Commission expires: 7/23/19



FOR ADMINISTRATIVE USE ONLY:

Date Application submitted: _____

Date Application found complete: _____

Pre-Application meeting date: _____

Non-refundable Application Fee: _____

Cost Recovery Fee: _____

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8274-17

CLIENT :

SMH CONSTRUCTION LLC

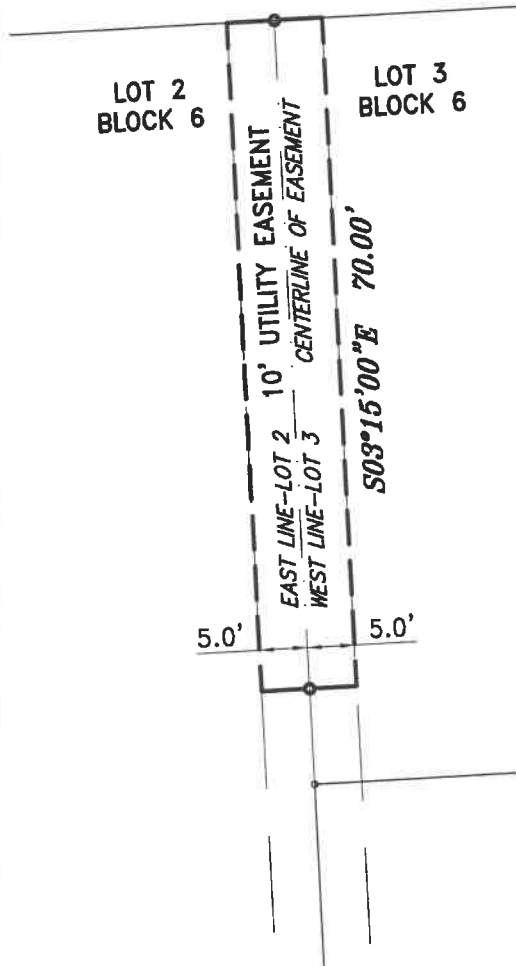
LAND DESCRIPTION AND SKETCH

LEGAL DESCRIPTION:

AREA OF EASEMENT VACATION:

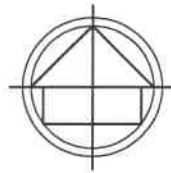
THE WEST 5 FEET OF THE NORTH 70 FEET OF LOT 3 BLOCK 6, TOGETHER WITH THE EAST 5 FEET OF THE NORTH 70 FEET OF LOT 2 BLOCK 6, IN SILVER SHORES SECTION OF LAUDERDALE BY THE SEA UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GARDEN COURT



LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS



NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE ASSUMED.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN NOVEMBER, 2018. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

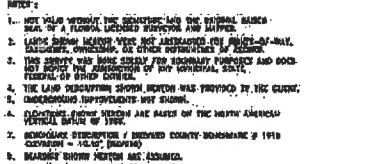
REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/09/18	----	AM	REC
REVISED LAND DESCRIPTION & SKETCH	11/12/18	----	AM	REC
REVISED ADDRESS	11/13/18	----	JD	REC

LAND DESCRIPTION
& SKETCH TO
VACATE A
PORTION OF A 10'
UTILITY EASEMENT

PROPERTY ADDRESS :
236 & 238 GARDEN COURT
LAUDERDALE BY THE SEA,
FLORIDA 33308

SCALE: 1" = 20'

SHEET 1 OF 1



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	19121
RANGE NO.	0000.0
ZONE	2
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	06/18/16

LEADS:

DND	CHECKED BY
CHGO	CONDUCTOR
SUB	BUREAU BY
FY/PV	FIELD BOOK-LINE PAGE
W/C	SEE WORK RPT. IN CAP #9448
SW	SEE MAIL AND CAP #6448
FW	FOUNDS FROM MRB
FP	FOUNDS FROM PFT.
FUD	FOUNDS MAIL, AND CAP
FMD	FOUNDS MAIL, & DGE
F.B.	PLAY BOOK
E.S.-A	BROWNS COUNTY RECORDS
-X-	EXAM LTR/ WOOD FENCE
CBS.	CONDUCTOR PLANS STRUCTURE
A/S	AN OVERTHROW
LIF	CONCRETE LIGHT POLE
J	ASH DISTANCE
R	ROADS
AD	CENTRAL AVENUE

[illegible]

FOR THE FILE, BY: Richard E. Lewis
 SECOND E. OCKENF
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4108
 SUBMIT DATE: 05/24/18

	COUSINS SURVEYORS & ASSOCIATES, INC.		CLIENT :		SKY230 TOWNHOUSE DEVELOPMENT PHASE 3 GARDEN COURT	<table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th colspan="2">REVISIONS</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> <tr> <td>2</td> <td>FOR PRELIMINARY REVIEW</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> <tr> <td>3</td> <td>FOR PRELIMINARY REVIEW</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> <tr> <td>4</td> <td>FOR PRELIMINARY REVIEW</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> </tbody> </table>	REVISIONS		DATE	BY	CHK	1	ISSUED FOR PERMIT	05/20/2014	MS	MS	2	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS	3	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS	4	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS	PROJECT NUMBER : 2294-17	SHEET 1 OF 1
	REVISIONS		DATE	BY		CHK																											
1	ISSUED FOR PERMIT	05/20/2014	MS	MS																													
2	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS																													
3	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS																													
4	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS																													
5021 SW 47TH AVENUE, SUITE 1011 GAINES, FLORIDA 32614 CERTIFICATE OF AUTHORIZATION : 18 F 1448 PHONE (784) 689-7766 FAX (784) 688-7788		SMH CONSTRUCTION LLC	226 SOUTH GARDEN COURT 230 SOUTH GARDEN COURT 4148 SEAGRAPE DRIVE LAUDERDALE BY THE SEA, FLORIDA	<table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th colspan="2">REVISIONS</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> <tr> <td>2</td> <td>FOR PRELIMINARY REVIEW</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> <tr> <td>3</td> <td>FOR PRELIMINARY REVIEW</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> <tr> <td>4</td> <td>FOR PRELIMINARY REVIEW</td> <td>05/20/2014</td> <td>MS</td> <td>MS</td> </tr> </tbody> </table>	REVISIONS		DATE	BY	CHK	1	ISSUED FOR PERMIT	05/20/2014	MS	MS	2	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS	3	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS	4	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS	SCALE : 1" = 10'	SHEET 1 OF 1		
REVISIONS		DATE	BY	CHK																													
1	ISSUED FOR PERMIT	05/20/2014	MS	MS																													
2	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS																													
3	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS																													
4	FOR PRELIMINARY REVIEW	05/20/2014	MS	MS																													



December 7, 2018

Hunter I. Sundberg, Law Clerk
Mombach, Boyle, Hardin & Simmons, P.A.
100 N.E. Third Avenue, Suite 1000
Ft. Lauderdale, FL 33301

**Subject: Proposed Utility Easement Vacation for Silver Shores Unit A, Lots 2
& 3 Block 6, LBTS**

Dear Mr. Sundberg,

This letter is in response to your request for a release letter regarding the proposed vacation of the 10' utility easement as shown on the provided survey. Based on review the documents provided and our assessment of City records, it appears there are no City facilities located within the utility easement and as such, **the City of Fort Lauderdale has no objection to the proposed vacation of the 10' Utility Easement** across a portion of the public utility easement shown on the Plat of Silver Shores Subdivision, recorded in Plat Book 28, Page 39, of the Public Records of Broward County, Florida, more particularly described as follows:

The West 5 feet of the North 70 feet of Lot 3 Block 6, together with the East 5 feet of the North 70 feet of Lot 2 Block 6, all in SILVER SHORES SECTION OF LAUDERDALE BY THE SEA - UNIT A, according to the Plat thereof, as recorded in Plat Book 28, at Page 39, of the Public Records of Broward County, Florida.

This Release applies only to that portion of the City of Fort Lauderdale's interest in said public utility easement hereinabove specifically described and in no way affects other lands covered by said public utility easement.

Should you have any questions, please contact me at (954) 828-7809.

Sincerely,

Rick Johnson
Utilities Distribution and Collection Systems Manager
949 NW 38th Street, Fort Lauderdale, Florida, 33309
Ph: 954-828-7809 | email: rjohnson@fortlauderdale.gov



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Wednesday, November 28, 2018

Hunter I. Sundberg, Law Clerk
Mombach, Boyle, Hardin & Simmons, P.A.
100 NE 3rd Avenue, Suite 1000
Fort Lauderdale, FL 33301

Re: No Objection to Release of Platted Easement within the “Silver Shores
Section of Lauderdale-by-the-Sea – Unit A” Plat as recorded in Plat Book 28, at
Page 39 of Public Records of Broward County, Florida.
Comcast muid-9766_B

Dear Mr. Sundberg:

This letter is in response to your request for a Release of the existing utility easement as shown on the provided survey that runs along the West property line of Lot 3 and the East Property line of Lot 2 in Block 6 of the “Silver Shores Section of Lauderdale-by-the-Sea – Unit A” Plat as recorded in Plat Book 28, Page 39 of the Public Records of Broward County, Florida, more particularly described as follows:

The West 5 feet of the North 70 feet of Lot 3 Block 6, together with the East 5 feet of the North 70 feet of Lot 2 Block 6, all in SILVER SHORES SECTION OF LAUDEDALE BY THE SEA – UNIT A, according to the Plat thereof, as recorded in Plat Book 28, at Page 39, of the Public Records of Broward County, Florida.

Comcast currently has no existing facilities located within this portion of the utility easement and will have no objections to vacating it but this Release applies only to that portion of Comcast’s interest in said public utility easement herein above described and in no way affects other lands covered by said public utility easement.

Should you have any further questions, please feel free to call me at 1-754-221-1254 or e-mail at leonard_maxwell-newbold@cable.comcast.com.

Leonard Maxwell-Newbold
Permit Supervisor / Southern Division
11/28/2018 9:54:50 AM

Leonard Maxwell-Newbold
Digitally signed by
Leonard Maxwell-Newbold
Date: 2018.11.28 09:56:37
-05'00'

cc: File
Hialeah Draw



Tim Richards
AT&T Florida
Mgr OSP Planning & Design

AT&T Florida
8601 W Sunrise Blvd
Plantation, FL 33322

T: 954-476-2843
F: 954-476-7481
tim.richards@att.com

November 28th, 2018

Hunter I. Sundberg, Law Clerk
Mombach, Boyle, Hardin & Simmons, P.A.
100 NE 3rd Ave, Suite 1000
Fort Lauderdale, FL 33301

RE: Partial Release of Platted Easement within the "Silver Shores Section of Lauderdale-by-the-Sea - Unit 1" Plat as recorded in Plat Book 28, at Page 39 of the Public Records of Broward County, Florida.

Dear Mr. Sundberg,

This letter is in response to your request for a Release of a portion of the existing utility easement as shown on the provided survey that runs along the West property line of Lot 3 and the East property line of Lot 2 in Block 6 of the "Silver Shores Section of Lauderdale-by-the-Sea - Unit 1" Plat as recorded in Plat Book 28, Page 39 of the Public Records of Broward County, Florida, more particularly described as follows:

The West 5 feet of the North 70 feet of Lot 3 Block 6, together with the East 5 feet of the North 70 feet of Lot 2 Block 6, all in SILVER SHORES SECTION OF LAUDERDALE BY THE SEA - UNIT A, according to the Plat thereof, as recorded in Plat Book 28, at Page 39, of the Public Records of Broward County, Florida.

AT&T currently has no existing facilities located within this portion of the utility easement and will have no objections to vacating it but this Release applies only to that portion of AT&T's interest in said public utility easement hereinabove specifically described and in no way affects other lands covered by said public utility easement.

If you have any questions feel free to contact me at (954) 476-2843.

Sincerely,

Tim Richards
Mgr OSP Planning & Design
SE Construction & Engineering

AT&T Florida
8601 W Sunrise Blvd, Plantation, FL 33322
o 954-476-2843 | tr2376@att.com





10/30/2018

To: Hunter Sundberg
Mombach, Boyle, Hardin & Simmons, P.A.
100 NE Third Ave Suite 1000 Ft. Lauderdale, FL 33301

RE: Release of Easement

236 Garden Court, Lauderdale by the Sea, Ft Lauderdale, Florida 33308 Folio: 494318270200

Legal Description: SILVER SHORES UNIT A 28-39 B POR LOTS 2,3 BLK 6 DESC AS: COMM SE COR
LOT 3,W 68.59,N 30.75 TO POB, W 32.58,N 13.24,W 13.50,S 13.58,E 2.67,S 5.08,W 9.17,S
14.58,E 52.58,N 20 TO POB AKA: UNIT 236 GARDEN COURT

238 Garden Court, Lauderdale by the Sea, Ft Lauderdale, Florida 33308 Folio: 494318270210

Legal Description: SILVER SHORES UNIT A 28-39 B POR LOTS 2,3 BLK 6 DESC AS: COMM SE COR
LOT 3,W 68.59,N 30.75 TO POB, CONT N 24,W 19.08,N 9.17,W 13.83,S 2.93,W 7.08,N 2.93,W
11.02,S 11.02,E 2.93,S 9.24,E 2, N 0.33,E 13.50,S 13.24,E 32.58 TO POB AKA: UNIT 238 GARDEN
COURT

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding a release of easement at the above
referenced locations. After reviewing the documents you provided, TECO-Peoples Gas has NO objection
to the release.

If you need further assistance, please do not hesitate to call me at 813-275-3783

Sincerely,

Joan Domning
Administrative Specialist
Peoples Gas
Distribution Engineering
6416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783

This instrument was prepared by:
Peany Schwahl
Florida Power & Light
425 N. Williamson Blvd.
Daytona Beach, Florida 32114

Return to:
Mateo Tangarife -- WGO/FL3
Florida Power & Light
3020 NW 19th Street
Ft. Lauderdale, Florida 33311

PARTIAL RELEASE PLATTED EASEMENT

FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is P.O. Box 14000, Juno Beach, Florida 33408-0420, for and in consideration of certain benefits accruing to it, does hereby release and cancel all of its right, title, interest, claim, easement and demand, if any, it may have in, to, over, above, under and across a portion of the public utility easement shown on the Plat of Silver Shores Section of Lauderdale By The Sea Subdivision, recorded in Plat Book 28, Page 39, of the Public Records of Broward County, Florida, more particularly described as follows:

Exhibit "A" attached hereto and made a part hereof;

This Partial Release applies only to that portion of Florida Power & Light Company's interest in said public utility easement hereinabove specifically described and in no way affects other lands covered by said public utility easement.

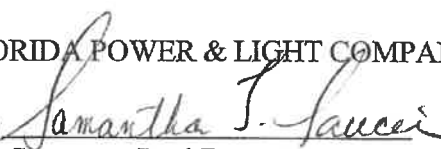
IN WITNESS WHEREOF, FLORIDA POWER & LIGHT COMPANY has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, this 25th day of March, 2019.

Signed, sealed and delivered
in the presence of:


Signature: _____
Print Name: Michelle M. Kahmann


Signature: Lisa Devaney
Print Name: _____

FLORIDA POWER & LIGHT COMPANY

By: 
Its: Corporate Real Estate Manager

Print Name: Samantha J. Saucier

(Acknowledgment continued on next page)

ACKNOWLEDGMENT

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

On this 25th day of March, 2019 before me, the undersigned notary public, personally appeared Samantha J. Saucier, Corporate Real Estate Manager of Florida Power & Light Company, a Florida corporation, personally known to me to be the person who subscribed to the foregoing instrument and acknowledged that she executed the same on behalf of said corporation and that she is duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____



Commission No.: _____

Exhibit 4

Sec. 17-13. - Vacating or abandoning streets, alleys or other dedicated property.

Whenever it may be deemed necessary, the Town Commission may cause any street, alley or public highway to be opened, straightened, diverted, widened, narrowed or vacated. No street, alley or other property dedicated to the public use shall be vacated or abandoned except by a new plat or certified current survey submitted to and approved by the Town Commission showing the condition of the area after such vacation and abandonment. The Town Commission shall in its discretion so determine whether the plat or the survey method shall be utilized. Before any street, avenue, alley or other public place appearing on any plat of record and dedicated to the public use can be vacated or abandoned, the person or parties so desiring the vacation or abandonment shall make application to the Town Commission for such vacation and [or] abandonment, where upon such application for vacation shall be referred to the Town Planning and Zoning Board for its recommendation, and thereafter the Town Commission shall cause a public hearing to be held on such matter at a regular meeting of the Commission, not less than 15 days after the presentation of such application, and notice of such public hearing shall be duly published in a newspaper of general circulation published in the County.

(Sp. Acts 1951, Ch. 27675, Pt. IX, Art. 5, § 3; Ord. No. 306, § 1, 1-10-89)



Planning and Zoning Board Agenda Item Report

Meeting Date: April 18, 2019

Submitted by: Jhanelle Campbell

Submitting Department: Development Services

Item Type: Discussion Item

Agenda Section: NEW BUSINESS

Subject Title:

2019-SP-01 Site Plan Review – 4433 Poinciana Street (Bonnan by the Sea)

Explanation:

Recommendation:

Following the Planning and Zoning Board's review and recommendations, staff will schedule the Commission's review of the Site Plan application on April 23, 2019.

Attachments:

[Bonnan Staff Report 3F3238202.docx](#)

[Ex 1 2019-SP-01 Application and Plans.pdf](#)



Town of Lauderdale-by-the-Sea
Development Services Department

To: Planning and Zoning Board
From: Linda Connors, Development Services Director
Date: March 26, 2019
Meeting Date: April 17, 2019
Project: 2019-SP-01 Site Plan Review – 4433 Poinciana Street (Bonnan by the Sea)

The Applicant, Primitivo Conde of Sol-ARCH on behalf of Bonnan Florida, LLC, has requested Site Plan approval for an eight (8) dwelling unit multi-family residential development on an approximately 0.36 acre parcel located at 4433 Poinciana Street. The subject property is located on the west side of Poinciana Street (LBTS 6-2 B Lot 63 N1/2, 64 and 65 Block 28) and is currently vacant.



Background

In November of 2017, a Site Plan was approved for the subject property. However, the original Site Plan approval expired, because more than 12 months elapsed before a building permit was issued.

The Applicant, is proposing to develop an eight (8) dwelling unit multi-family residential building, with three (3)-stories. The ground floor will include resident services areas (trash, mailboxes, parking area, elevator and stairs) and amenities (fitness room, party room, pool and deck). There will be four (4) units located on each of the two (2) upper floors. The total enclosed building area is 12,596 square feet with approximately 2,903 square feet of open terraces, balconies and roof deck.

A total of 14 parking spaces are provided at the street level – six (6) of which are covered and eight (8) are open. The covered parking spaces are accessed by a driveway located on the South side of the building and the open parking spaces are located in front of the building. The covered parking spaces are screened by a wall and landscaping. There are four (4) compact parking spaces and one (1) handicap space provided.

The submitted Site Plan application and plans are attached as Exhibit 1.

Site Plan Documents

This office has reviewed the documents submitted pursuant to the requirements of the Town's Land Development Code (the "Town Code"). This review is based on the following plans submitted by the Applicant on March 27, 2019. All drawings are prepared by Sol-ARCH, unless otherwise noted:

1. Final Site Plan Review: Submittal #4 with drawing index, dated March 26, 2019;
2. Location Plan/Site Imagery (A001), dated June 20, 2017;
3. Survey, prepared by Pinnell Survey, Inc., dated November 19, 2014, revised February 15, 2017, June 8, 2017, and August 24, 2017;
4. Site Plan (A100), dated July 9, 2018, revised August 24, 2018, November 12, 2018, February 4, 2019, and February 18, 2019;
5. Site Analysis Plan/Zoning Data (A101), dated July 9, 2018, revised August 24, 2018 and February 18, 2019;
6. Site Setbacks (A102), dated June 20, 2017;
7. Utility Plan (A103), dated June 20, 2017;
8. Existing Tree Disposition Plan (L100), dated July 9, 2018, revised November 12, 2018;
9. Landscape Plan (L101), dated July 9, 2018, revised August 24, 2018;
10. Landscape Notes and Details (L102), dated July 9, 2018;
11. Irrigation Plan (L103), dated July 9, 2018, revised August 24, 2018;
12. Irrigation Notes and Details (L104), dated July 9, 2018;
13. Adjacent Properties and Zoning District Map (A105b), dated June 20, 2017;
14. Ground Floor Plan (A200), dated July 9, 2018, revised February 18, 2019;
15. Second Floor Plan (A201), dated July 9, 2018, revised February 18, 2019;
16. Third Floor Plan (A202), dated July 9, 2018, revised February 18, 2019;
17. Roof Deck Plan (A203) dated July 9, 2018, revised August 24, 2018 and February 18, 2019;
18. Upper Roof Plan (A204), dated July 9, 2018, revised February 18, 2019;

19. Unit Type 1 Enlarged Plan (A210), dated July 9, 2018, revised February 18, 2019;
20. Unit Type 2 Enlarged Plan (A211), dated July 9, 2018, revised February 18, 2019;
21. Unit Type 3 Enlarged Plan (A212), dated July 9, 2018, revised February 18, 2019;
22. Unit Type 4 Enlarged Plan (A213), dated July 9, 2018, revised February 18, 2019;
23. Building Elevations (A300), dated June 20, 2017;
24. Precast Concrete Fence Elevations (A301), dated June 20, 2017;
25. Building Sections (A400), dated June 20, 2017; and
26. Perspectives (A900 and A901), dated June 20, 2017.

Review

The plans have been reviewed by the Town's Planner, Susan Leven. Comments are discussed below.

The Future Land Use Map ("FLUM") category for the subject property is Medium High (25) Residential and the zoning designation is RM-25 (Apartments and Lodging). The proposed uses and density are consistent with the Future Land Use Plan and the Town Code. The Town Code permits up to 25 residential units or 25 hotel units with kitchens per acre and up to 50 hotel rooms without kitchens per acre. The Applicant is proposing eight (8) residential dwelling units, consistent with the Town's density provisions (25 units x .36 acres).

Town Code Section 30-241 sets forth development regulations for the RM-25 zoning district. A summary of these requirements are outlined in Table 1 below.

Table 1

Code Section	Required	Proposed	In Compliance
30-241 (c) Height	Flat roof: Max. 3 stories/33'	3 stories/31'6"	Yes
	Parapet walls, etc...: Max 37' or 4' higher than roof whichever is less	35'	Yes
	Stairway enclosure: not included in height limit	40'4"	see comment below
30-241 (f) & (m) Minimum ground floor building area	1,200 s.f.	2,033 s.f.	Yes
30-241 (h) Setbacks	Front: 25 ft.	25'	Yes
	Side: 14' (10' up to 22' in height; 1' for each 2' in height over 22')	14'9"	Yes
	Rear: 12' (10' up to 22' in height; 1' for each 4' in height over 22')	12'	Yes
30-241 (j) Length of Building	Maximum Length 200'	82'11"	Yes
30-241 (l)	Min. lot area (units with kitchens):		

Density	1,742 s.f. per unit Total required lot area for 8 units with kitchens: 13,936 s.f.	15,626 s.f.	Yes
---------	--	-------------	-----

Town Code requirements are further explained in the following narrative.

Architectural Review (30-51 and 30-122 (a)(15))

The Town's architectural review criteria and architectural review standards are set forth in Town Code Sections 30-122 (a) 15 and 30-51. The Town's Architect and Development Services Director met with the Applicant's architect to review and comment on the design to ensure the provisions of the Town's Architectural standards had been met.

While the building meets the requirements of the design guidelines, the proposed wall surrounding the property does not. Staff is proposing that the Site Plan be approved prior to the final design of the wall. A condition that the proposed wall comply with the architectural guidelines will be added to the development order.

Height (Section 30-241)

Town Code Section 30-241 provides that building height is limited to 33' above normal grade level with elevator shafts or stairways excluded from this requirement. The Town's definition of normal grade refers the reader to the Town's definition for grade:

Grade.

- a. For the purpose of calculating building height or structure, grade level shall mean:
 1. The maximum height of buildings that are less than or equal to 33 feet in height shall be measured from whichever of the following three levels is highest:
 - i. Above grade, as defined in the Florida Building Code, or
 - ii. Above a horizontal plane 18 inches above the crown of the roadway at the highest point adjoining the property on which the building is located, or
 - iii. Above the minimum elevation for a habitable, finished floor permitted under applicable federal or Florida state regulations.
 2. The maximum height of buildings that are greater than 33 feet in height shall be measured from whichever of the following two levels is highest:
 - i. Above grade, as defined in the Florida Building Code, or
 - ii. Above a horizontal plane 18 inches above the crown of the roadway at the highest point adjoining the property on which the building is located.
- b. For the purpose of calculating the height of fences and privacy walls, grade shall mean the actual elevation of the ground adjacent to the exterior face of such fence or privacy wall.

Consistent with the Requirements of the Town Code, the building is 31.5 feet in height at the roof level, above the required minimum elevation. The parapets are 3.5 feet above the roof level and meet the Charter regulations. The stair tower currently extends to a height of 40 feet and four (4) inches. Per section 7.1(1)(c), the bulkhead or penthouse used to enclose the stairway is not included in determining building height. Per the Building Official, Florida Building Code requires eight (8) feet for the height of the stair tower. Although the stair tower is excluded from the height restrictions of the Charter, staff is

recommending that the height of the proposed stair tower be reduced so that it is no more than eight (8) feet above the height of the roof for a total height of 39.5 feet.

Setbacks (Section 30-241)

Town Code Section 30-241 requires a ten (10) inch side setback which shall be increased one (1) foot in height for every two (2) feet in height that exceeds 22 feet. Based on the height of the structure, a side setback of 14 feet is required and a rear setback of 12 feet is required. The plans are designed to provide a 12 foot rear setback, and a 14'9 foot side setback.

Parking Requirements/Access (Sections 30-317, 30-318, 30-122, 30-323)

Town Code Section 30-318 sets forth parking requirements while Town Code Section 30-122 (a)(1) addresses site design standards related to parking and on-site circulation design. One and a half (1½) parking spaces are required for each multi-family dwelling unit with less than three (3) bedrooms, and one guest space is required for each five (5) dwelling units. The Applicant is proposing to satisfy the parking requirement with a mix of standard, compact, and handicap parking spaces. Of the 14 required parking spaces, four (4) spaces are proposed to be compact parking spaces, which is consistent with the maximum 25% threshold permitted pursuant to Town Code Section 30-317. One handicap space is required and proposed pursuant to Town Code Section 30-323. The automobile parking spaces satisfy the Town Code's dimensional standards. Parking areas are proposed to be curbed in compliance with Town Code Section 30-317.

Potential Impacts to Adjacent Properties (Section 30-122)

Town Code Section 30-122(a)(15) addresses potential impacts on adjacent development. The proposed building is taller than several of the buildings in the vicinity, which are mostly one (1) and two (2) stories. With only eight (8) residential dwelling units, traffic generation associated with the proposed residential development is anticipated to be minimal. The trash receptacle and recycle bin areas are located within the building with direct access to the driveway and sidewalk, and are not visible from adjacent properties or the street.

Landscaping (Sections 30-122, 30-475, 30-478, 30-481)

The total site pervious area exceeds the minimum 25% requirement set forth in Town Code Section 30-122(a)(11). The proposed landscape plan indicates compliance with the spacing requirements for trees. Staff is suggesting a condition for the development order that allows flexibility in the final landscape plan in order to account for construction issues and availability of specific plant materials when planting occurs. However, in no instance shall the landscape plan be allowed to fall below the minimum landscaping standards, criteria and requirements established within the Town Code.

Fire

As a condition of approval, all of the comments related to the Fire Inspector's review will be addressed and incorporated into the plans before a building permit is issued.

Crime Prevention Through Environmental Design (CPTED)

The final plans were submitted to BSO for their review regarding CPTED principles. Their comments have been submitted to the Applicant for their review and consideration. The incorporation of CPTED principles into the plan has been included as a condition of approval.

Engineering

The Town Engineer reviewed the site plan and had no comments.

Summary Findings and Recommendations

The proposed plans submitted by the Applicant are consistent with the Town Code.

Town staff recommends approval of the Site Plan subject to compliance with the following conditions:

1. Adequate storm water facilities shall be provided to meet regulatory requirements. No off site drainage will be allowed.
2. The landscape plan may be amended to take into consideration plant availability and final site conditions, subject to approval by the DSD, provided that in no instance will the landscape plan be allowed to fall below the minimum standards, criteria and requirements established within the Town Code.
3. The Applicant shall secure a building permit for the project within twelve months of the effective date of the development order approval.
4. The construction shall be in accordance with the submitted plans for the hearing entitled "Final Site Plan Review: Submittal #4 with drawing index," dated March 26, 2019 and incorporated into this document as Exhibit 1, except as modifications may be required by the approved Site Plan and any changes required as part of the building permit and/or architectural review process.
5. The comments of the Fire Inspector shall be addressed and incorporated into the plans before the issuance of a building permit.
6. The principles of CPTED shall be incorporated into the plans prior to the submission of the building permit(s).
7. The approved Site Plan does not in any way create a right on the part of the Applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Town for issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
8. All applicable state and federal permits shall be obtained before commencement of construction.
9. Prior to issuance of a building permit, the Town Clerk shall certify that there are no outstanding fines, moneys, fees, taxes or other charges owed to the Town by the current or past owners or operators of the property in which the building permit is being issued. If fees are related to a code violation that requires a building permit to correct the violation, only the building permits required by the Town for correction of the violation may be issued. No other building permits will be issued until all outstanding debts to the Town are paid in full.

Procedure

Following the Planning and Zoning Board's review and recommendations, staff will schedule the Commission's review of the Site Plan application on April 23, 2019.

Exhibits: 1 - Proposed Application and Site Plan Set

Application #: _____
BTR#: _____



TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Department of Development Services
4501 N. Ocean Boulevard Lauderdale-By-The-Sea, FL 33308
Phone: 954-640-4210 Fax: 954-640-4654
www.lbts-fl.gov

DEVELOPMENT APPLICATION

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist. Please also refer to the Fee Schedule, updated annually by the Town, as provided on the website which will indicate the cost per application type. Please check the development approval being requested:

- | | | |
|---|---|--|
| ☐ Abandonment | ☐ Conditional Use-Sign | ☐ Preliminary Site Plan |
| ☐ Administrative Adjustment-Level 1 | ☐ Conditional Use-Transer Fee | ☐ Sidewalk Cafe |
| ☐ Administrative Adjustment-Level 2 | ☐ Construction Time Extension | ☐ Sidewalk Cafe Modification |
| ☐ Architectural Review-Preliminary | ☐ Development Order Extension | ☒ Site Plan |
| ☐ Architectural Review-Final | ☐ Encroachment Application | ☐ Site Plan Modification-Level |
| ☐ Bicycle Racks | ☐ Landscape Plan | ☐ 1 Site Plan Modification- |
| ☐ Conditional Use | ☐ Landscape Plan Amendment | ☐ Level 2 Tree Removal |
| ☐ Conditional Use Amendment-Level 1 | ☐ Parking Reduction-Level 1 | ☐ Variance-Single Family |
| ☐ Conditional Use Amendment-Level 2 | ☐ Parking Reduction-Level 2 | ☐ Variance-All Other |

Based on approval being requested, refer to the corresponding checklist and supplemental requirements.

Project Name: BONNAN BY THE SEA Folio Number(s): 494318013660
494318013670 +

Street Address: 4433-4437 POINCIANA STREET LAUDERDALE-BY-THE-SEA, FL 33308

Subdivision Name: LAUDERDALE B-T-S- Block(s): 28 Lot(s): -64+65 -NORTH 1/2 OF 6 +

Name of Property Owner: BONNAN FLORIDA LLC Address of Property Owner: 10360 CAMEILLA ST, PARKLAND
PARKLAND, FL 33076 +

Property Owner's Phone Number: _____ Property Owner's Email Address: TORRE1COBO@HOTMAIL.COM

Name of Applicant: PRIMITIVO CONDE Address of Applicant: 6780 SW 80TH STREET MIAMI, FL 33143

Applicant Phone Number: 305-740-0723 Applicant Email Address: P@SOL-ARCH.COM

Name of Agent (E.G.Contractors) Representing the Project: _____

Agent's Address: SAME AS APPLICANT Agent's Phone Number: _____ Email Address: _____

Land Use Plan Designation: MH Zoning District: RM-25

Existing/Type of Use of the Subject Property: VACANT LOT

Proposed Use of the Subject Property: MH - MULTI FAMILY RESIDENCE

As applicable, answer the following:

Existing Number of Units: 0 Proposed Number of Units: 8
Existing Square Footage: 0 Proposed Square Footage: 17,469 SF



DEVELOPMENT APPLICATION SIGNATURE PAGE

Print Name of Property Owner: RANSES G CO Date: 3/26/19

Signature of Property Owner: [Signature]

State of Florida: _____

County: MIAMI-DADE

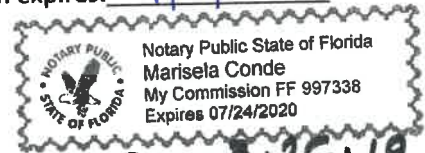
SWORN AND SUBSCRIBED before me this 26 day of MARCH, 2019

The person signing is _____ Personally known to me or ☒ Has produced identification FDL # C 125-720-46-227-0

Print Notary Name: MARISELA CONDE

My Commission expires: 07/24/2020

Notary Signature: [Signature]



Print Name of Applicant: PRIME CONDO Date: 3.26.19

Signature of Property Applicant: [Signature]

State of Florida: _____

County: MIAMI-DADE

SWORN AND SUBSCRIBED before me this 26 day of MARCH, 2019

The person signing is ☒ Personally known to me or _____ Has produced identification _____

Print Notary Name: MARISELA CONDE

My Commission expires: 07/24/2020

Notary Signature: [Signature]



FOR ADMINISTRATIVE USE ONLY:

Date Application submitted: _____

Date Application found complete: _____

Pre-Application meeting date: _____

Non-refundable Application Fee: _____

Cost Recovery Fee: _____

BONNAN BY-THE-SEA

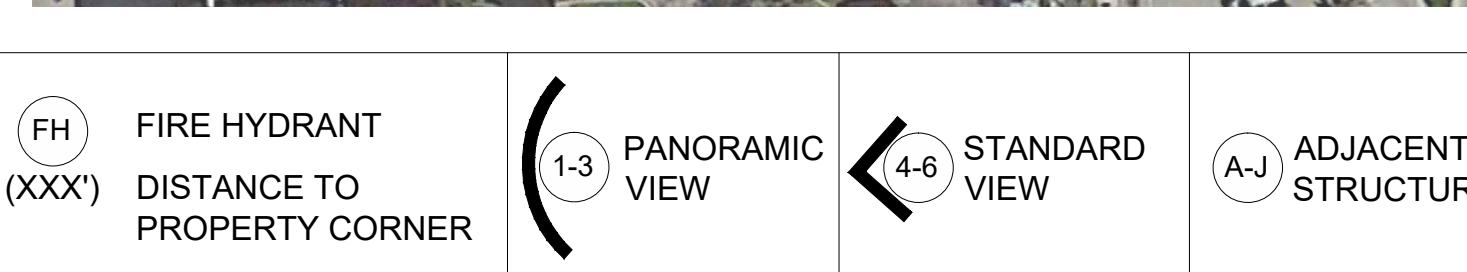
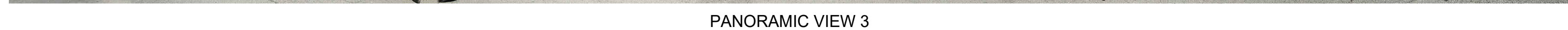
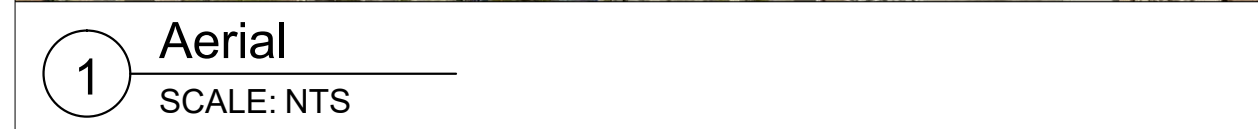
4433 - 4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FLORIDA

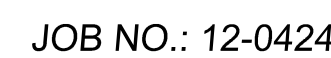


FINAL SITE PLAN REVIEW: SUBMITTAL #4

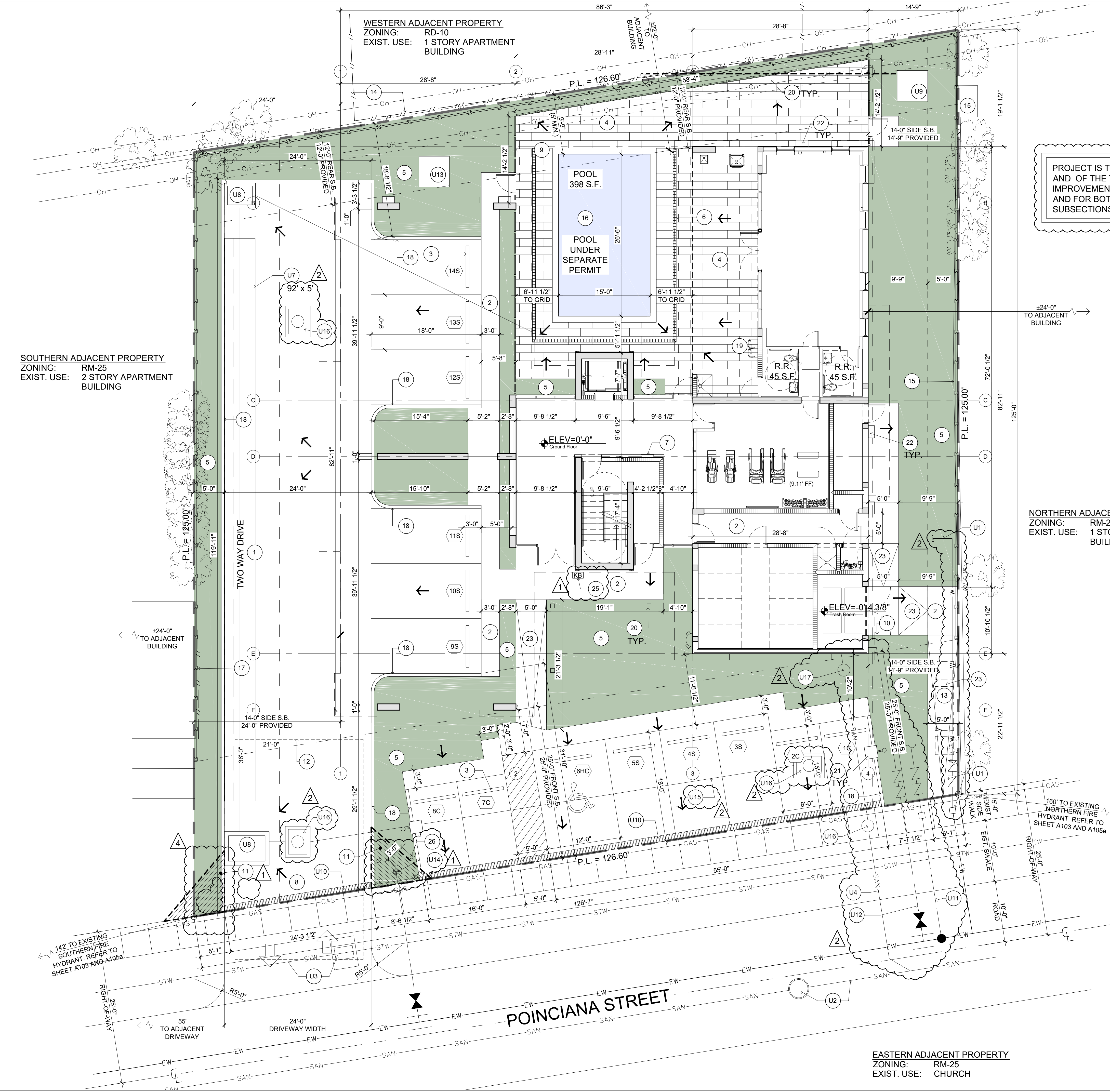
MARCH 26, 2019
NEW RESIDENTIAL BUILDING

DRAWING INDEX					
SHEET	TITLE	SHEET	TITLE	SHEET	TITLE
A000	COVER	L103	IRRIGATION PLAN	A212	UNIT TYPE 3 ENLARGED PLAN
A001	LOCATION PLAN / SITE IMAGERY	L104	IRRIGATION NOTES AND DETAILS	A213	UNIT TYPE 4 ENLARGED PLAN
	SURVEY	A105b	ADJACENT PROPERTIES & ZONING DISTRICT MAP	A300	BUILDING ELEVATIONS
A100	SITE PLAN	A200	GROUND FLOOR PLAN	A301	PRECAST CONC. FENCE ELEVATIONS
A101	SITE ANALYSIS / ZONING DATA	A201	SECOND FLOOR PLAN	A400	BUILDING SECTIONS
A102	SITE SETBACK PLAN	A202	THIRD FLOOR PLAN	A900	BUILDING PERSPECTIVES
A103	UTILITY PLAN	A203	ROOF PLAN	A901	BUILDING PERSPECTIVES
L100	EXISTING TREE DISPOSITION PLAN	A204	UPPER ROOF PLAN		
L101	LANDSCAPE PLAN	A210	UNIT TYPE 1 ENLARGED PLAN		
L102	LANDSCAPE NOTES AND DETAILS	A211	UNIT TYPE 2 ENLARGED PLAN		





Copyright © Jason H. Pinnell & Pinnell Survey, Inc.



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

PROJECT IS TO COMPLY WITH SECTION 30-122(C), AND OF THE TOWN'S DESIGN STANDARDS FOR ALL IMPROVEMENTS REQUIRED PER SUBSECTION (1), AND FOR BOTH ON-SITE AND OFF-SITE PER SUBSECTIONS 1 AND 2

NORTHERN ADJACENT PROPERTY
ZONING: RM-25
EXIST. USE: 1 STORY APARTMENT BUILDING

EASTERN ADJACENT PROPERTY
ZONING: RM-25
EXIST. USE: CHURCH

SYMBOL LEGEND	
	SLOPE DIRECTION OF PAVED AREA TO ADJACENT GRASS AREA / PERVIOUS PAVERS AREA
	KEYNOTE SYMBOL, REFER TO LIST ABOVE
	PARKING SPACE COUNT/TYPES
	PROPOSED GRASS AREA
	EXISTING POWER POLE
	EXISTING ADJACENT TREES TO REMAIN
	EXISTING TREE ON PROPERTY TO REMAIN (QTY: 1)

LINE TYPE LEGEND	
	PROPERTY LINE
	PARKING SETBACK (S.B.)
	BUILDING SETBACK (S.B.)
	BUILDING / BALCONY OUTLINE ABOVE
	OVERHEAD LINES
	WATER CONNECTION LINE
	EXISTING WATER MAIN LINE
	STORM WATER LINE
	GAS LINE
	SANITARY LINE
	EXISTING FENCE
	PROPOSED 6' TALL CONCRETE FENCE
	PROPOSED ALUMINUM POOL ENCLOSURE
	PROPOSED UNDERGROUND POWER LINE

2 General Notes
SCALE: NTS

SITE PLAN KEY NOTES	
1	CONC. DRIVEWAY
2	CONC. WALKWAY
3	PARKING STOP, TYP.
4	POOL DECK, TILE FINISH (TO BE SELECTED BY OWNER)
5	LANDSCAPED / SOD AREA. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SHEETS L100-L104
6	SHALLOW TRENCH DRAIN
7	4 DOOR (DOUBLE ROW) USPS APPROVED RECESSED MAILBOX CABINETS
8	NEW DRIVEWAY ENTRANCE
9	POOL ENCLOSURE: 5'-0" TALL ALUMINUM FENCE
10	ALUM. SWING GATE / TRASH ENCLOSURE
11	10' X 10' TRIANGLE OF VISIBILITY. NOTHING TO BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY AS SO TO MATERIALLY IMPEDE A VISION BETWEEN A HEIGHT OF 2'-6" AND 8'-0" ABOVE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY INTERSECTION
12	AERIAL APPARATUS SET UP SITE
13	PROPOSED LOCATION FOR TRASH PICKUP
14	ADJACENT 6' TALL WOOD FENCE TO REMAIN
15	PORTION OF EXISTING BLOCK WALL / STRUCTURE ENCROACHING SITE TO BE REMOVED
16	15' X 26.5' POOL (UNDER SEPARATE PERMIT)
17	ADJACENT PVC FENCE TO BE REMOVED
18	6" RAISED CURB, TYPICAL FOR ALL CURBS
19	HI-LOW WATER COOLER
20	LED BOLLARD LIGHTING, TYP.
21	LED AREA LUMINAIRE, POST MOUNTED AT 15'-0" ABOVE GRADE
22	LED WALL PACK FIXTURE, TYP.
23	CONC. RAMP (MAX 2% SLOPE), MAX. RISE < 6"
24	NOT USED
25	KNOX BOX FOR FIRE DEPARTMENT ACCESS. G.C. TO COORDINATE WITH FIRE DEPARTMENT FOR REQUIREMENTS AND APPLICATION
26	BOLLARD, SEE DETAIL 6/A100c

UTILITY KEY NOTES	
U1	WATER METER AND PROP. WATER CONNECTION TO PROPOSED PROJECT
U2	EXISTING 8" SANITARY LINE AND EXISTING SANITARY MANHOLE
U3	EXISTING STORM WATER LINE AND EXISTING CATCH BASIN (NO PROPOSED CONNECTIONS)
U4	PROPOSED SEWER/LATERAL CONNECTION TO PROPOSED PROJECT
U5	NOT USED
U6	NOT USED
U7	PROPOSED EXFILTRATION TRENCH
U8	PROPOSED DITCH TO BOTTOM INLET
U9	ELECTRICAL TRANSFORMER
U10	1'-0" WIDE X 1'-0" DEEP TRENCH DRAIN, COORDINATE WITH CIVIL DRAWINGS
U11	PROPOSED 1" IRRIGATION LINE AND BACKFLOW
U12	PROPOSED 6" FIRE LINE CONNECTION AND BACKFLOW
U13	POOL EQUIPMENT PAD
U14	NEW FIRE HYDRANT, SEE CIVIL PLANS
U15	PROPOSED 18" DIA. SOLID HDPE 80' LONG
U16	PROPOSED LATEST FDOT INDEX 232 TYPE D STRUCTURE DRAINAGE WELL W/ SOLID COVER
U17	PROPOSED CLEANOUT

GENERAL NOTES	
-	SEE SHEET L100 - L104 FOR LANDSCAPE AND IRRIGATION PLAN / NOTES
-	SEE SHEET A100a FOR SITE ANALYSIS AND ARE BREAKDOWN
-	SEE SHEET A100b FOR SETBACKS / BUILDING HEIGHT INFORMATION
-	SEE SHEET A200 FOR ENLARGED GROUND FLOOR PLAN
-	SEE SHEET A302 FOR PROPOSED PRECAST FENCE ELEVATIONS
-	SLOPE ALL WALKWAYS TO GRASS AREAS AT 1/8"/FT MIN.
-	EXISTING BLOCK WALLS ENCROACHING ALONG THE NORTHERLY, SOUTHERLY, AND WESTERLY PROPERTY LINES TO BE REMOVED

17-011-00
07-09-2018
07-09-2018
AS NOTED
PEC/JC
DC/PEC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Site Plan

17-011-00
07-09-2018
07-09-2018
AS NOTED
PEC/JC
DC/PEC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Site Plan

17-011-00
07-09-2018
07-09-2018
AS NOTED
PEC/JC
DC/PEC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Site Plan

SOL-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
DILCE M. CONDE RA ARCHITECT A00108003
PRINIVIO L. CONDE RA ARCHITECT A00104008
6780 SW 60TH STREET MIAMI FL 33143
P-305 740 0723 F-305 740 0716

REV. #	DATE	COMMENTS
1	08/24/18	PERMIT COMMENTS
2	11/12/18	PERMIT COMMENTS
3	02/04/19	PERMIT COMMENTS
4	02/18/19	OWNER REVISIONS

PERMIT SET	
U1	WATER METER AND PROP. WATER CONNECTION TO PROPOSED PROJECT
U2	EXISTING 8" SANITARY LINE AND EXISTING SANITARY MANHOLE
U3	EXISTING STORM WATER LINE AND EXISTING CATCH BASIN (NO PROPOSED CONNECTIONS)
U4	PROPOSED SEWER/LATERAL CONNECTION TO PROPOSED PROJECT
U5	NOT USED
U6	NOT USED
U7	PROPOSED EXFILTRATION TRENCH
U8	PROPOSED DITCH TO BOTTOM INLET
U9	ELECTRICAL TRANSFORMER
U10	1'-0" WIDE X 1'-0" DEEP TRENCH DRAIN, COORDINATE WITH CIVIL DRAWINGS
U11	PROPOSED 1" IRRIGATION LINE AND BACKFLOW
U12	PROPOSED 6" FIRE LINE CONNECTION AND BACKFLOW
U13	POOL EQUIPMENT PAD
U14	NEW FIRE HYDRANT, SEE CIVIL PLANS
U15	PROPOSED 18" DIA. SOLID HDPE 80' LONG
U16	PROPOSED LATEST FDOT INDEX 232 TYPE D STRUCTURE DRAINAGE WELL W/ SOLID COVER
U17	PROPOSED CLEANOUT

BONNAN BY-THE-SEA
4433-4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

WESTERN ADJACENT PROPERTY
ZONING: RD-10
EXIST. USE: 1 STORY APARTMENT BUILDING

SOUTHERN ADJACENT PROPERTY
ZONING: RM-25
EXIST. USE: 2 STORY APARTMENT BUILDING

NORTHERN ADJACENT PROPERTY
ZONING: RM-25
EXIST. USE: 1 STORY APARTMENT BUILDING

EASTERN ADJACENT PROPERTY
ZONING: RM-25
EXIST. USE: CHURCH

POINCIANA STREET

AERIAL APPARATUS
SET UP SITE

P.L. = 125.00'

TWO WAY DRIVE

P.L. = 125.00'

P.L. = 126.60'

P.L. = 126.60'

HEIGHT DATA TABLE (PROPOSED BUILDING ONLY)

ADDRESS: 4433 & 4437 POINCIANA STREET, LAUDERDALE BY THE SEA, FL 33308		
	NAVD	FEET
HIGHEST CROWN OF ROAD ADJACENT OF BUILDING	8.61'	-0'-6"
18" ABOVE HIGHEST CROWN OF ROAD OR FIRST HABITABLE FLOOR LEVEL	9.11'	0'-0"
SECOND FLOOR LEVEL	19.61'	10'-6"
THIRD FLOOR LEVEL	30.11'	21'-0"
TOP OF ROOF SLAB	40.61'	31'-6"
TOP OF PARAPET	44.11'	35'-0"
TOP OF HIGHEST ROOF TOP STRUCTURE	49.44'	40'-4" AT ELEVATOR

SITE DATA TABLE

ADDRESS: 4433 & 4437 POINCIANA STREET, LAUDERDALE BY THE SEA, FL 33308
LEGAL DESCRIPTION:
THE NORTH 1/2 OF LOT 63, AND ALL OF LOTS 64 AND 65, BLOCK 28 OF "LAUDERDALE BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TYPE OF REQUIREMENT	REQUIREMENT / PERMITTED	EXISTING	PROPOSED
LAND USE CATEGORY	-	MEDIUM-HIGH (25) RESIDENTIAL	MEDIUM-HIGH (25) RESIDENTIAL
ZONING CATEGORY	-	RM-25	RM-25
USES	-	VACANT LOT	MULTI-FAMILY RESIDENTIAL (3) STORY BUILDING
SITE AREA	-	15,626 NET S.F.	15,626 NET S.F.
	-	0.3587 NET AC.	0.3587 NET AC.
GROUND FLOOR COVERAGE	1,200 S.F. INLAND LOTS	0 S.F.	2,786 S.F.
TOTAL BUILDING AREA	-	0 S.F.	15,499 S.F.
DENSITY: # OF UNITS	25 DWELLING UNITS PER ACRE OF SITE	-	22.3 DWELLING UNITS PER ACRE OF SITE
DWELLING UNITS	9 UNITS	-	8 UNITS
BUILDING HEIGHT	33 FT. MAX	-	31'-6" TOP OF ROOF SLAB
BUILDING LENGTH	200 FT. MAX	-	82'-11"

SETBACKS			
FRONT YARD (POINCIANA STREET)	25 FT. MIN	-	25'-0" TO 25'-9"
REAR YARD	12'-0" (10 FT. UP TO 22 FT. HT., 1 FT. PER EACH ADDITIONAL 4 FT. OF BUILDING HT. OVER 22 FT.)	-	12'-0"
SIDE YARD	14'-0" (10 FT. UP TO 22 FT. HT., 1 FT. PER EACH ADDITIONAL 2 FT. OF BUILDING HT. OVER 22 FT.)	-	14'-9"
BUILDING SEPARATION	20 FT. MIN.	-	28'-11"
PERVIOUS AREA	3,907 S.F. (25%)	-	4,344 S.F. (28.0%)
PERVIOUS AREA (SETBACK)	7,135 S.F. x 25% = 1,784 S.F.	-	3,037 S.F. (42.5%)
IMPERVIOUS AREA	11,719 S.F. (75%)	-	11,282 S.F. (72.0%)
VUA (PAVED) AREA	-	-	5,217 S.F. (33.4%)
VUA LANDSCAPE AREA	1,043 S.F. (20% VUA PAVED AREA)	-	2,480 S.F. (47.8%)
PARKING REQUIRED	(1.5 SPACES PER UNIT WITH LESS THAN 3 BEDROOMS + 1 GUEST PARKING SPACE PER 5 UNITS)	-	8 UNITS X 1.5 = 12 SPACES 8 UNITS / 5 = 1.6 = 2 SPACES 14 TOTAL
HANDICAP	(1 PER EVERY 25)	-	1
STANDARD	-	-	9
COMPACT	(MAX. 25%)	-	14 X .25 = 3.5 = 4 (25%)
PARKING PROVIDED SUBTOTAL	-	-	14
TOTAL PARKING	-	-	14 PARKING SPACES
LANDSCAPE			
TREES	1/1000 S.F. SITE AREA = 16 1/200 S.F. VUA. = 6	NO EXISTING TREES - VACANT LOT	SITE - 16 VUA - 7
SHRUBS	(3/200 S.F. VUA) = 18	-	VUA - 94

BUILDING AREA BREAKDOWN			UTILITIES	
FLOOR LEVEL	BLDG AREA*	TERR/BALC AREA:	TOTAL:	WASTE WATER: LAUDERDALE BY THE SEA
1	2,769 sq/ft	0 sq/ft	2,769 sq/ft	POTABLE WATER: CITY OF FT. LAUDERDALE
2	5,834 sq/ft	408 sq/ft	6,242 sq/ft	WATER: CITY OF FT. LAUDERDALE
3	5,834 sq/ft	408 sq/ft	6,242 sq/ft	POWER: FLORIDA POWER & LIGHT
ROOF	336 sq/ft	1,880 sq/ft	2,216 sq/ft	TRASH: WASTE-PRO
SUB TOTAL	14,773 sq/ft*	2,696 sq/ft	17,469 sq/ft	GAS: TECO PEOPLES GAS
* : BUILDING AREA CALCULATED AS GROSS FLOOR AREA CONTAINED WITHIN THE EXTERNAL PERIMETER OF THE EXTERIOR ENCLOSING WALLS				

SYMBOL LEGEND			
	VEHICULAR USE AREA 5,217 S.F.		LANDSCAPE AREA 4,344 S.F.
	VEHICULAR USE LANDSCAPE AREA 2,480 S.F.		DECK AREA 1,662 S.F.
	GROUND FLOOR BUILDING COVERAGE 2,786 S.F.		POOL AREA 398 S.F.
	HARDSCAPE AREAS (walkways, terrace, etc.) 1,219 S.F.		NOT USED

LINE TYPE LEGEND			
---	PROPERTY LINE	---	GROUND FLOOR BUILDING OUTLINE
- - - - -	PARKING SETBACK (S.B.)	- - - - -	BUILDING / BALCONY OUTLINE ABOVE
- - - - -	BUILDING SETBACK (S.B.)		

Zoning Data / Legend	
SCALE: NTS	

SOI-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

REV #	DATE	COMMENTS
1	08/24/18	PERMIT COMMENTS
4	02/18/19	OWNER REVISIONS

PERMIT SET

BONNAN BY-THE-SEA
4433-4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS MADE FOR IS EXCLUDED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON ANY OTHER PROJECT WITHOUT THE WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

17-011-00
07-09-2018
07-09-2018
AS NOTED
PEC/JC
DC/PEC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

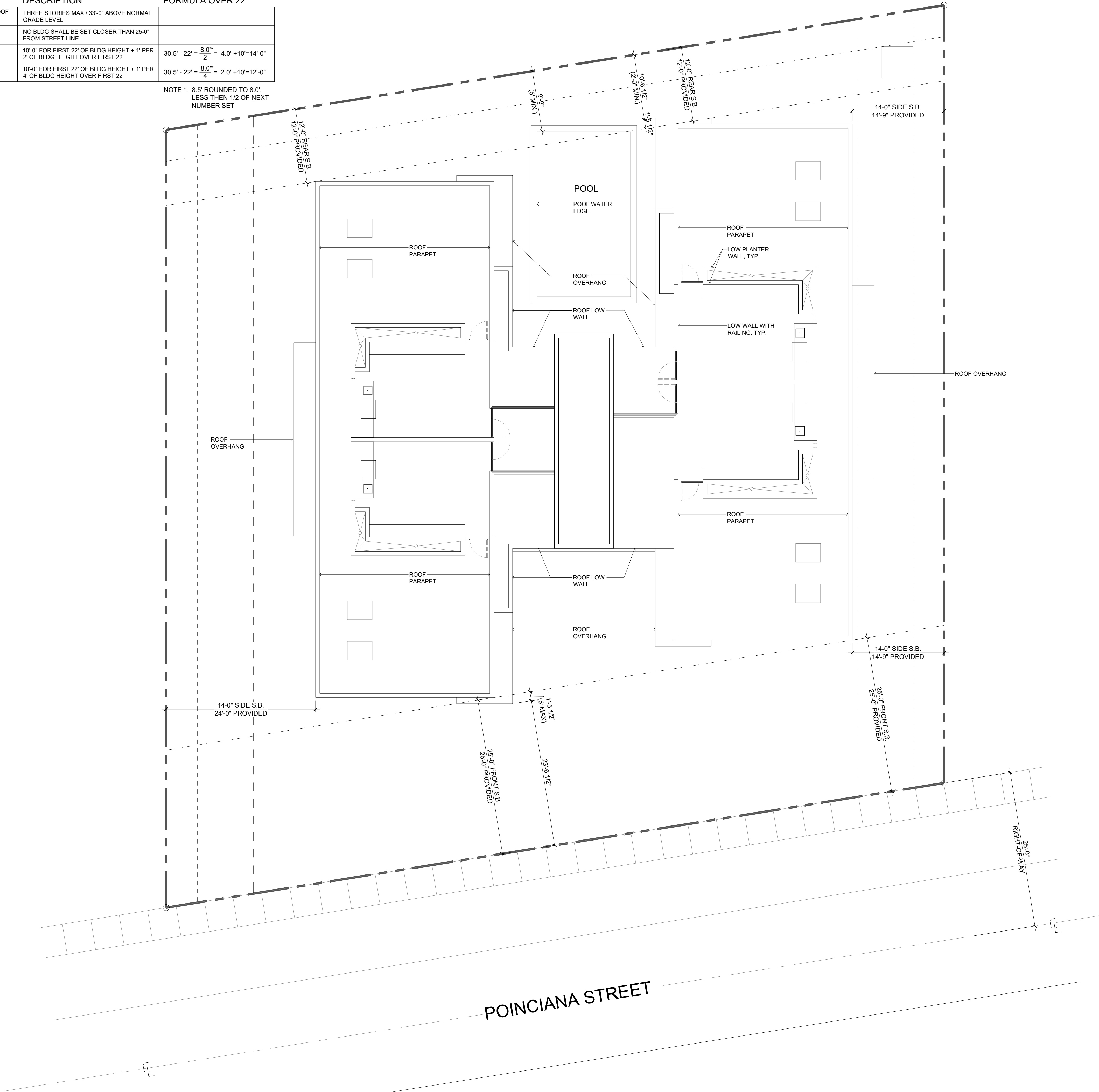
Site Analysis
Plan / Zoning
Data

A101

6780 SW 60TH STREET MIAMI FL 33143 36
P-305 740 0725 F-305 740 0716
DULCE M. CONDE RA ARCHITECT ARO018003
PRIMITIVO E. CONDE RA ARCHITECT ARO01468

RM-25 DISTRICT	DISTANCE	DESCRIPTION	FORMULA OVER 22'
BLDG HEIGHT:	30'-6" (T.O. ROOF SLAB)	THREE STORIES MAX / 33'-0" ABOVE NORMAL GRADE LEVEL	
FRONT SETBACK:	25'-0"	NO BLDG SHALL BE SET CLOSER THAN 25'-0" FROM STREET LINE	
SIDE SETBACK:	14'-0"	10'-0" FOR FIRST 22' OF BLDG HEIGHT + 1' PER 2' OF BLDG HEIGHT OVER FIRST 22'	$30.5' - 22' = \frac{8.0'}{2} = 4.0' + 10' = 14'-0"$
REAR SETBACK:	12'-0"	10'-0" FOR FIRST 22' OF BLDG HEIGHT + 1' PER 4' OF BLDG HEIGHT OVER FIRST 22'	$30.5' - 22' = \frac{8.0'}{4} = 2.0' + 10' = 12'-0"$

NOTE *: 8.5' ROUNDED TO 8.0', LESS THEN 1/2 OF NEXT NUMBER SET



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



2 DATA / NOTES
SCALE: N.T.S.

LINE TYPE LEGEND	
	PROPERTY LINE
	PARKING SETBACK (S.B.)
	BUILDING SETBACK (S.B.)

FINAL SITE PLAN REVIEW: SUBMITTAL #2

BONNAN BY-THE-SEA

4433-4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

REV. # DATE COMMENTS

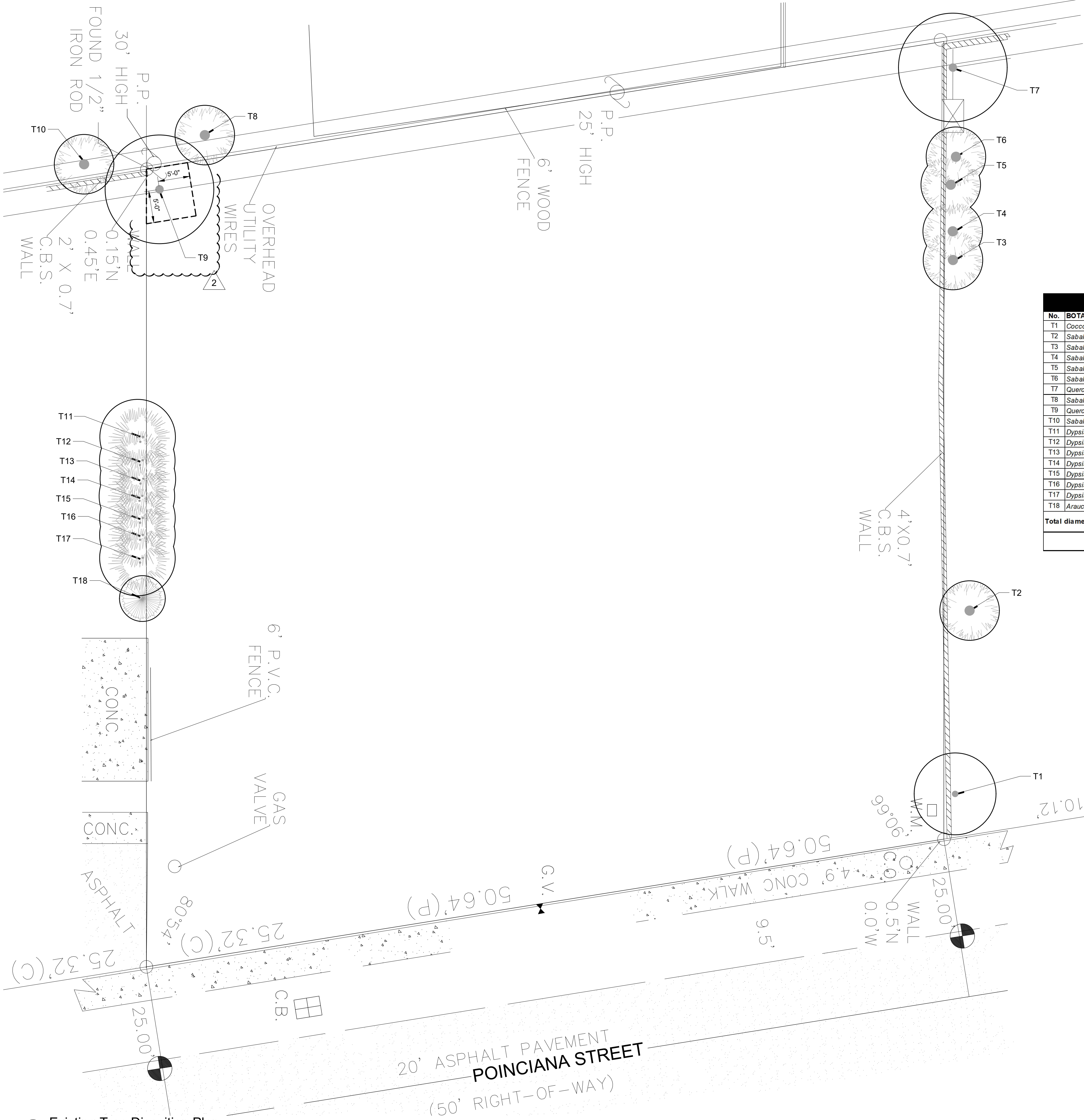
Sol-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

OWNERS AND/OR ARCHITECTS SHALL BE RESPONSIBLE FOR ADEQUATELY SPECIFYING THE SCOPE OF WORK AND THE SPECIFICATIONS AS INSTRUMENTS OF SERVICE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT SHALL NOT BE USED BY THE OWNER OR OTHERS ON ANY PROJECT WITHOUT THE ARCHITECT'S WRITTEN AND APPROPRIATE COMPENSATION TO THE ARCHITECT.

PROJ. NO.: 17-011-00
ISSUE DATE: 06-20-2017
PLOT DATE: 06-20-2017
SCALE: AS NOTED
DRAWN BY: PEC/JC
CHECKED BY: DC/PEC

Site Setbacks

SHEET



Existing Tree Disposition List								
No.	BOTANICAL NAME	COMMON NAME	HEIGHT(FT)	SPREAD (FT)	DIAMETER DBH (IN)	CONDITION	ACTION	COMMENTS
T1	<i>Coccoloba uvifera</i>	Sea Grape	14	14		Shrubs overgrown	Fair	Remain
T2	<i>Sabal palmetto</i>	Sabal Palm	20	8	12	Fair	Remain	On adjacent property
T3	<i>Sabal palmetto</i>	Sabal Palm	12	8	12	Fair	Remain	On adjacent property
T4	<i>Sabal palmetto</i>	Sabal Palm	4	8	12	Fair	Remain	On adjacent property
T5	<i>Sabal palmetto</i>	Sabal Palm	16	8	12	Fair	Remain	On adjacent property
T6	<i>Sabal palmetto</i>	Sabal Palm	20	8	12	Fair	Remain	On adjacent property
T7	<i>Quercus virginiana</i>	Live Oak	22	18	11	Fair	Remain	On adjacent property
T8	<i>Sabal palmetto</i>	Sabal Palm	20	8	12	Fair	Remain	On adjacent property
T9	<i>Quercus virginiana</i>	Live Oak	22	18	11	Fair	Remain	On adjacent property
T10	<i>Sabal palmetto</i>	Sabal Palm	20	8	12	Fair	Remain	On adjacent property
T11	<i>Dypsis lutescens</i>	Areca Palm	16	8		Cluster	Fair	Remain
T12	<i>Dypsis lutescens</i>	Areca Palm	16	8		Cluster	Fair	Remain
T13	<i>Dypsis lutescens</i>	Areca Palm	16	8		Cluster	Fair	Remain
T14	<i>Dypsis lutescens</i>	Areca Palm	16	8		Cluster	Fair	Remain
T15	<i>Dypsis lutescens</i>	Areca Palm	16	8		Cluster	Fair	Remain
T16	<i>Dypsis lutescens</i>	Areca Palm	16	8		Cluster	Fair	Remain
T17	<i>Dypsis lutescens</i>	Areca Palm	16	8		Cluster	Fair	Remain
T18	<i>Araucaria heterophylla</i>	Norfolk Island pine	14	7	3	Fair	Remain	On adjacent property
Total diameter of tree(s) to be removed (sum of inches to be mitigated)								
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.								

Tree Disposition Legend

Existing tree or palm to be removed

Existing tree and palm to remain in their existing location and be protected, no construction or excavation shall be permitted within the dripline of the trees.

Tree / Palm

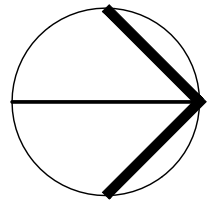
Legend

tree

Existing tree and palm to remain

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

Symbols do not show the actual canopy of the trees, for clarity, always cross check with Existing Tree Disposition List for sizes and disposition status. Contact landscape architect

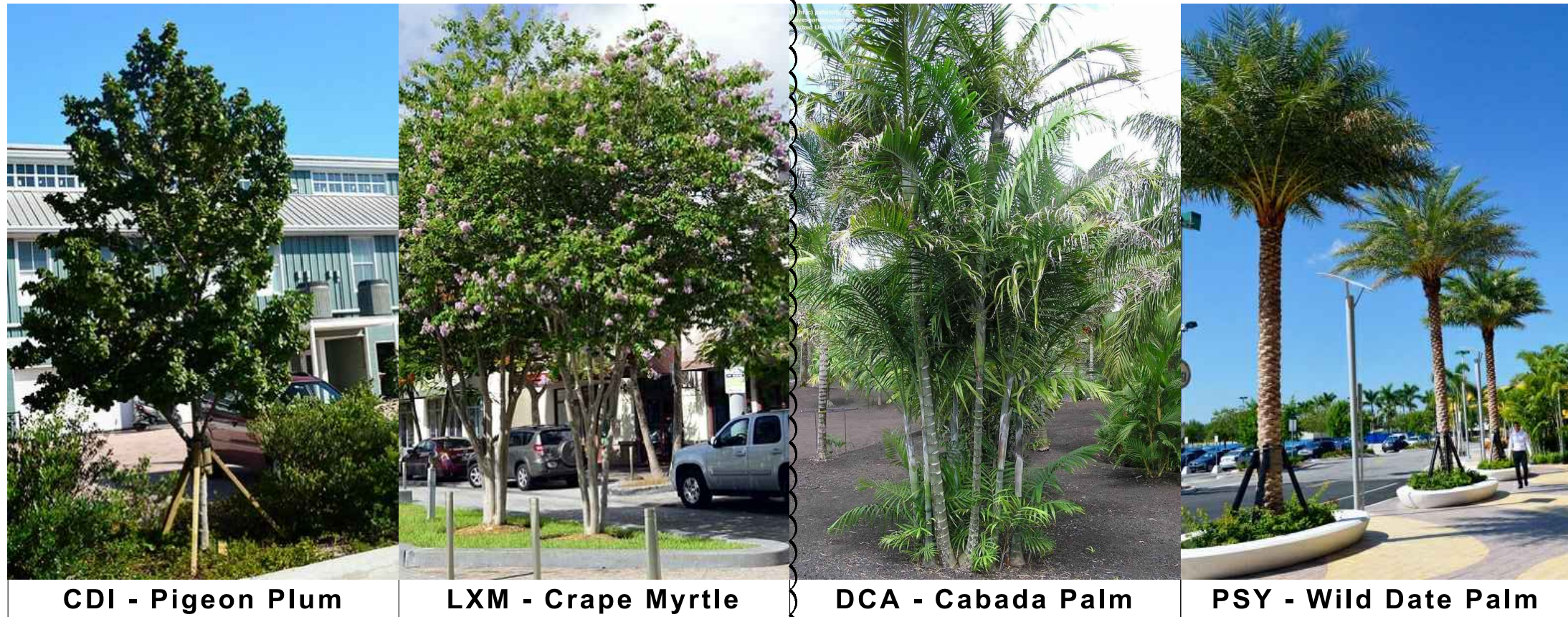
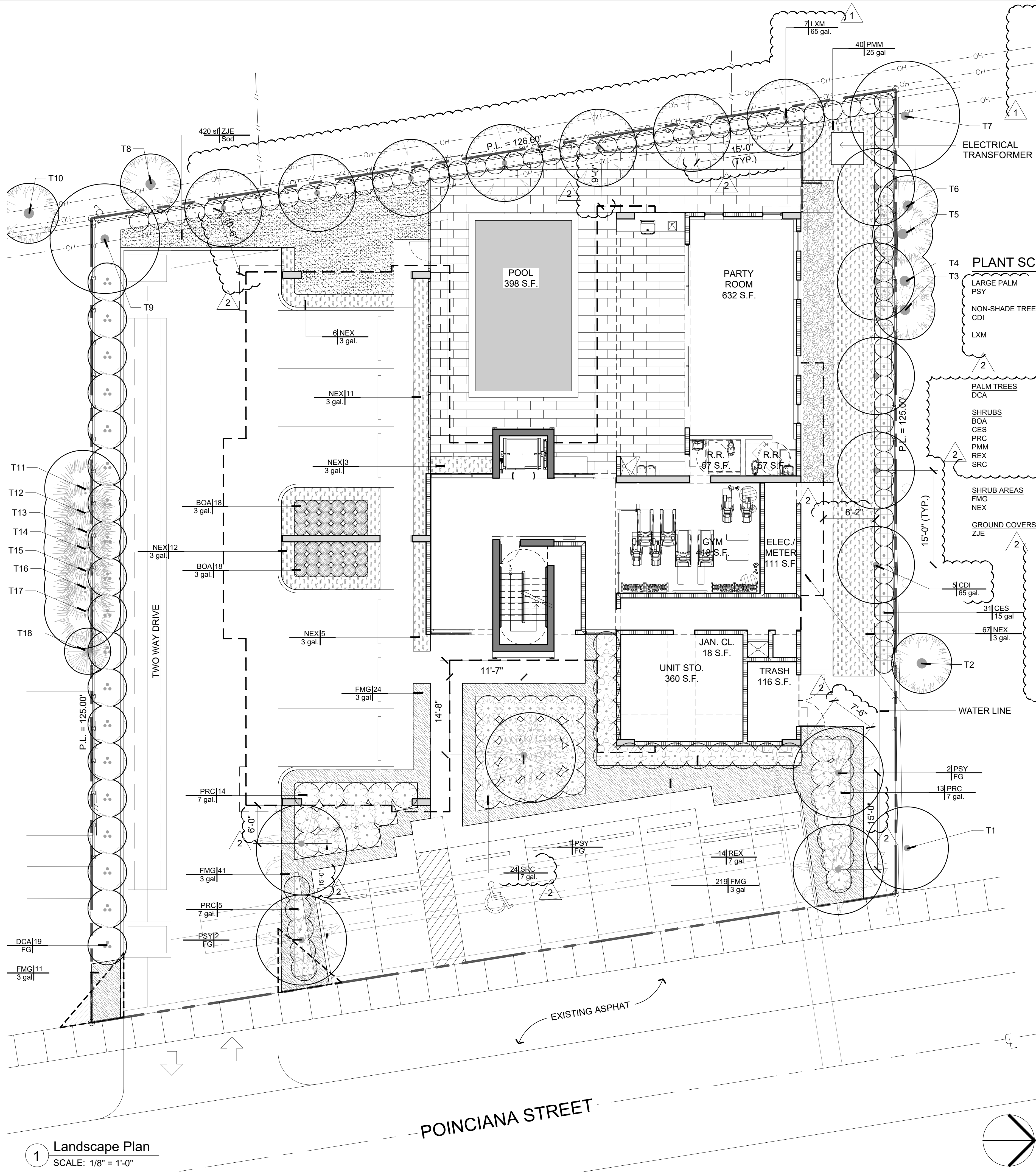


ALL LANDSCAPE DATA INC

Landscape Architects & Plant Information

4435 NW 97 Street
Doral, FL 33178
(305) 303-7059
www.alllandscapedata.net & .com

1 Existing Tree Disposition Plan
SCALE: 1/8" = 1'-0"



PLANT SCHEDULE

LARGE PALM	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	QTY	REMARKS
PSY	Phoenix sylvestris	Wild Date Palm	FG	18"	24' OA	14'	5	
NON-SHADE TREE	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	QTY	REMARKS
CDI	Coccoloba diversifolia	Pigeon Plum	65 gal.	2"	12' OA	4' - 6'	5	Florida Native - Drought Tolerant
LXM	Lagerstroemia x 'Muskogee'	Lavender Crape Myrtle	65 gal.	2"	14' OA	6'	7	Drought Tolerant / Standard / Listed in the FPL "Plant the Right Tree in the Right Place" as Small Tree suitable to be planted adjacent to power lines

PALM TREES	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	QTY	REMARKS
DCA	Dypsis cabadae	Cabada Palm	FG	12' - 14' OA	6'		19	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD		QTY	REMARKS
BOA	Begonia odorata 'Alba'	Giant White Angel Begonia	3 gal.	1.5'	1.5'		36	
CES	Conocarpus erectus sericeus	Silver Button Wood	15 gal.	5'	3'-4'		31	Shrub Type - Florida Native
PRC	Philodendron x 'Rojo Congo'	Red Congo Philodendron	7 gal.	2'	2'		32	
PMM	Podocarpus macrophyllus maki	Shrubby Yew	25 gal.	6'-7' OA	3'-4'		40	
REX	Rhapis excelsa	Lady Palm	7 gal.	4' OA	4'		14	
SRC	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7 gal.	2'	2'		24	Florida Native - Drought Tolerant

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	QTY	REMARKS
FMG	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal.			24" o.c.	295	
NEX	Nephrolepis exaltata	Boston Fern	3 gal.	1.5 OA	3'	36" o.c.	104	Florida Native

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	QTY	REMARKS
ZJE	Zoysia japonica 'Empire'	Korean Grass	Sod				420 sf	

LANDSCAPE LEGEND (Sec 30-471)
Zoning Category: RM-25 Site Area: 15,626 S.F.

Pervious Area:		
Required:	3,907 S.F. (25%)	Provided: 4,369 S.F. (28%)
Trees:		
Required:	1/1000 S.F. Site Area = 16	Provided: 18 (1 Existing + 12 Proposed + 5 Palms)
Natives Required:	4 (20%)	Provided: 5
Palms Allowed:	5 (25%)	Provided: 5
Shrubs:		
Required:	2.5/1000 S.F. Site Area = 40	Provided: 177
Natives Required:	36 (20%)	Provided: 55



PRC - Rojo Congo Philodendron



BOA - Gian White Angel Begonia



CES - Silver Buttonwood



PMM - Shrubby Yew



REX - Lady Palm



SRC - Silver Saw Palmetto



FMG - Green Island ficus



NEX - Boston Fern



ZJE - korean grass

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

SOI-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

REV. # DATE COMMENTS
1 08-24-2018 PERMIT COMMENTS
2 08-24-2018 PERMIT COMMENTS

PERMIT SET
BONNAN BY-THE-SEA
4433-4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

PROJ. NO.: 17-011-00
ISSUE DATE: 07-09-2018
PLOT DATE: 07-09-2018
SCALE: AS NOTED
DRAWN BY: PEC/JC
CHECKED BY: DC/PEC

Landscape Plan
L-101

OWNER AND USER OF THESE DOCUMENTS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND APPROPRIATE COMPENSATION TO THE ARCHITECT.

ALL LANDSCAPE DATA INC
Landscape Architecture & Plant Information
Doral, FL 33178
(305) 303-7059
www.alllandscape.com

DERICK LAWRENCE (LA667045)

6760 SW 80TH STREET MIAMI, FL 33143
TEL: 305.430.0000 FAX: 305.430.0000
WWW.SO-ARCH.COM

40

GENERAL NOTES

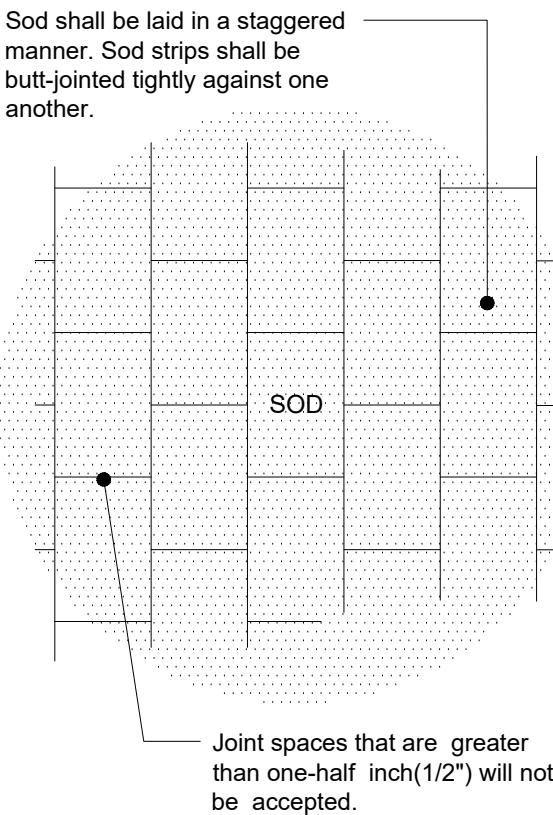
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Envriomulch immediately after planting. In no case shall Cypress mulch be used.
- All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
- Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
- Stake all trees and palms for approval by Landscape Architect prior to installation.
- Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
- All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
- St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
- Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
- Root barrier shall be Vespro Inc. or approved equal.

1 Tree/Palm General Planting Notes
SCALE: N.T.S.

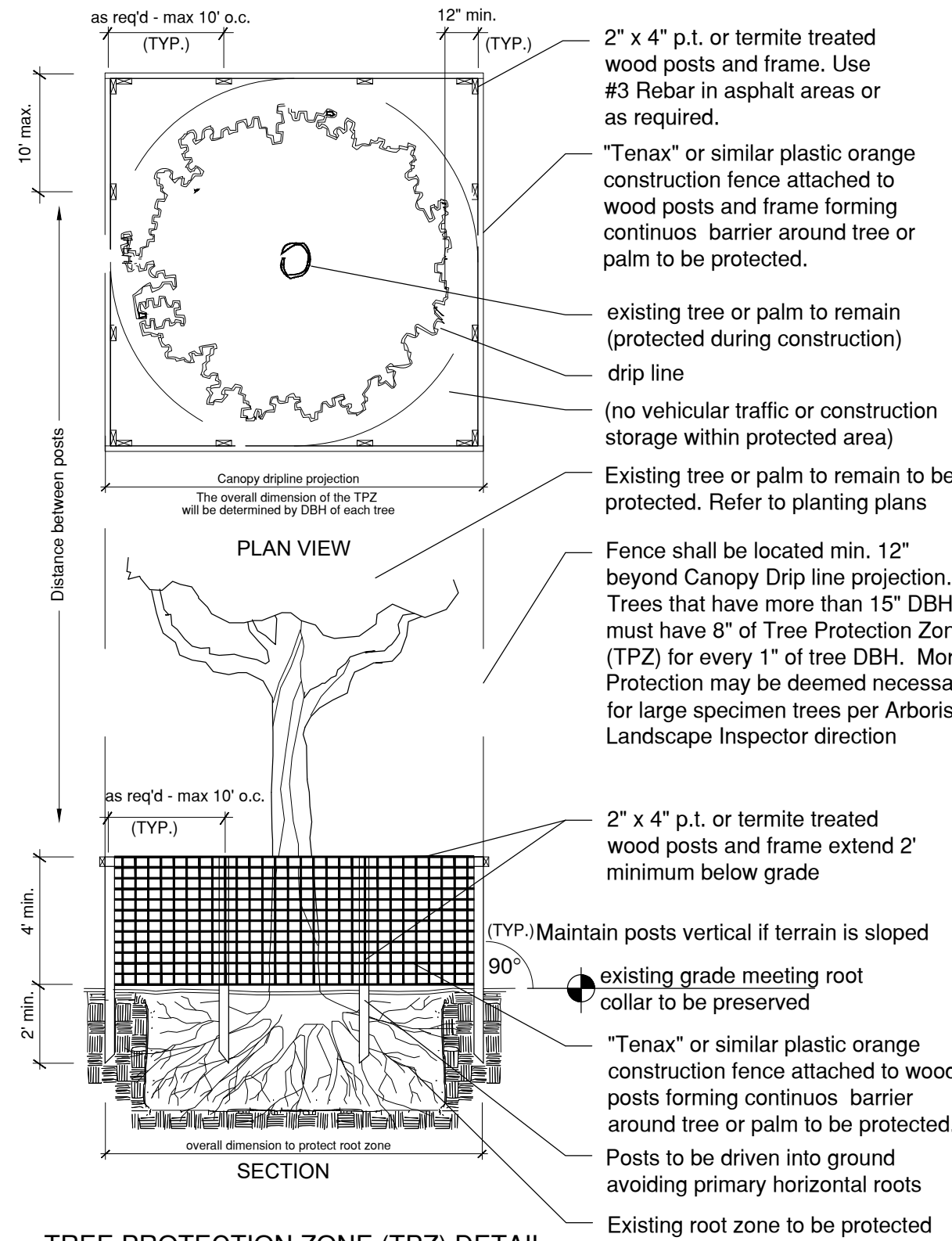
2 Tree/Palm Protection Notes
SCALE: N.T.S.



3 Sod Planting Detail
SCALE: N.T.S.

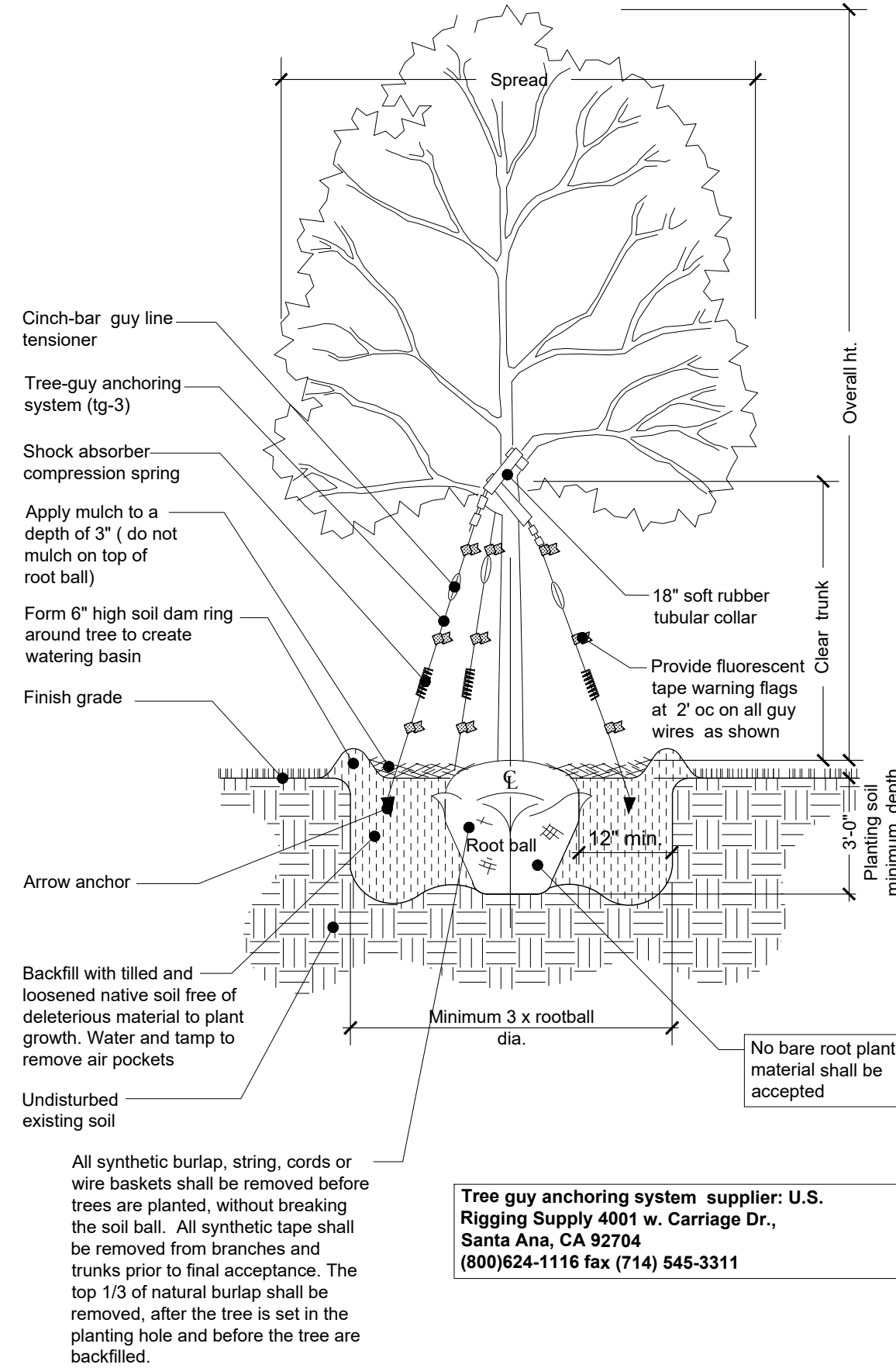
TREE PROTECTION NOTES

- Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
- The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.
- Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
- No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
- Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
- Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
- All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
- All trees to remain on-site shall be fertilized three times per year using a granular 8-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots clearly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

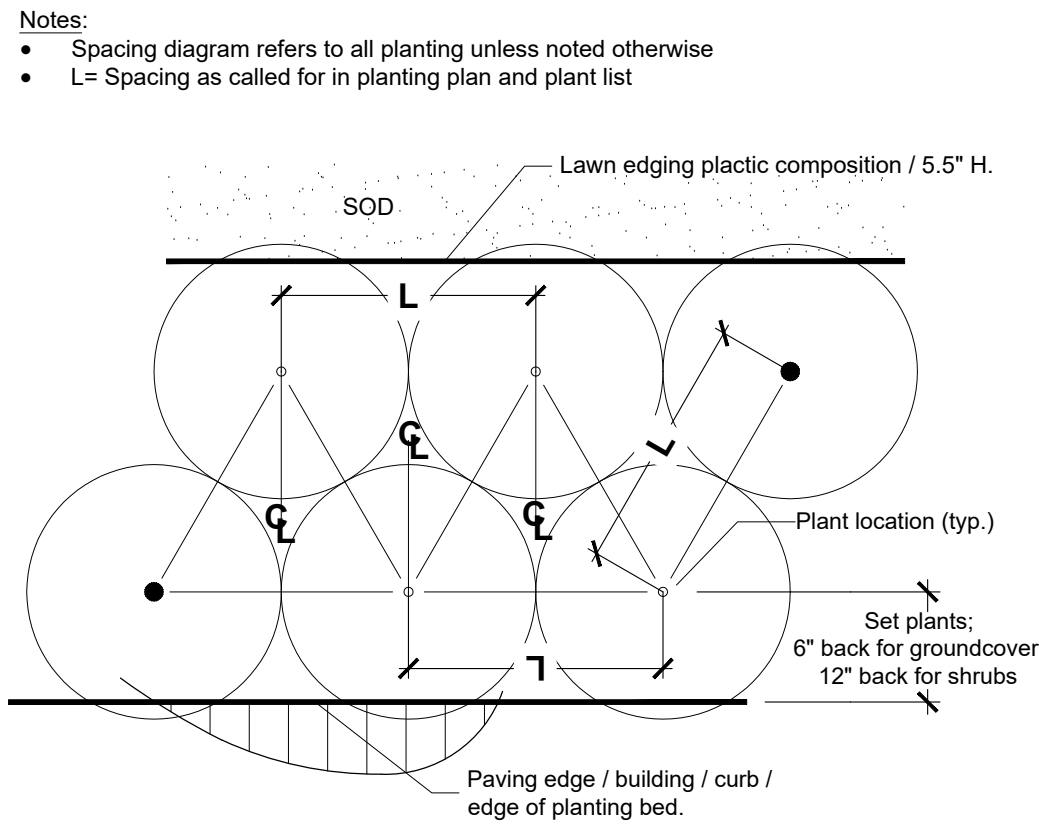


TREE PROTECTION ZONE (TPZ) DETAIL
For existing trees to remain. Scale: NTS

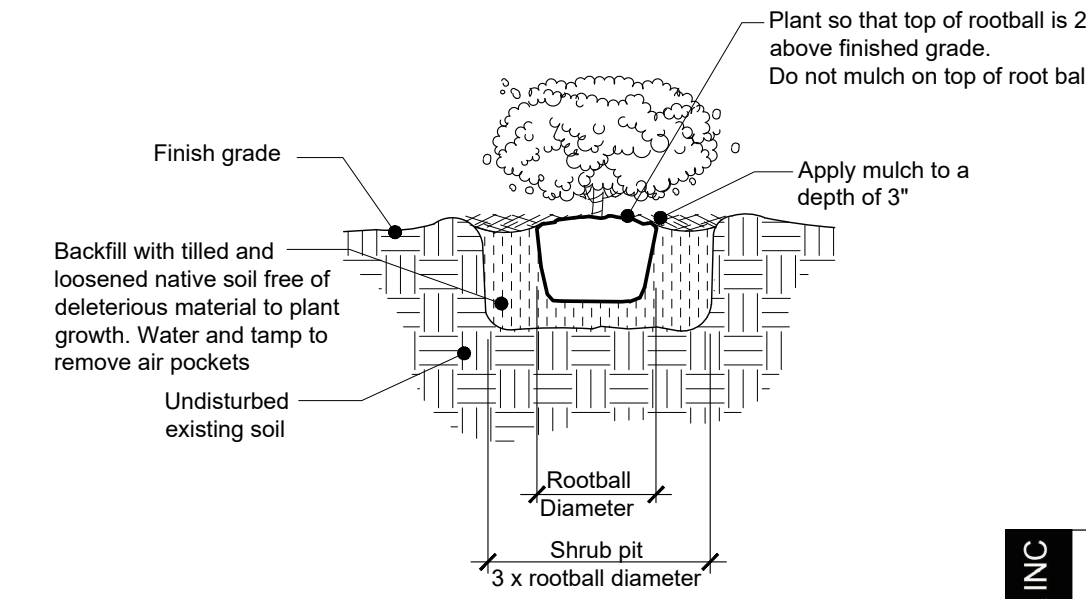
4 Tree/Palm Protection Detail
SCALE: N.T.S.



6 Tree Planting Detail
SCALE: N.T.S.



5 Shrubs Planting Detail
SCALE: N.T.S.



7 Shrubs Planting Detail
SCALE: N.T.S.

ALL LANDSCAPE DATA INC
Landscape Architects & Plant Information
Doral, FL 33178
(305) 303-7059
www.alllandscapedata.net & .com

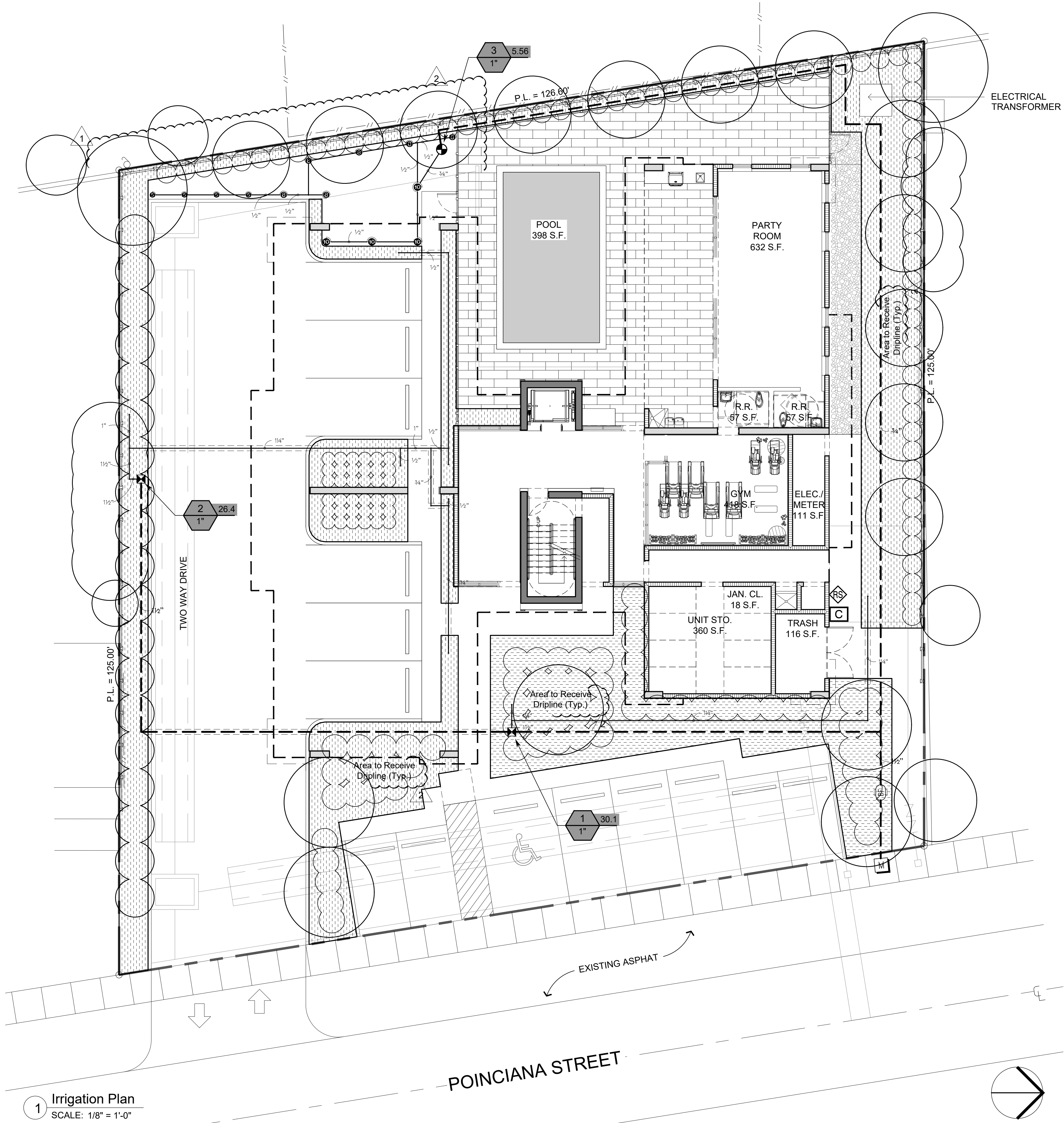


BONNAN BY-THE-SEA
4433-4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

OWNERS AND USER OF THESE DOCUMENTS, AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PROJ. NO.:	17-011-00
ISSUE DATE:	07-09-2018
PLOT DATE:	07-09-2018
SCALE:	AS NOTED
DRAWN BY:	PEC/JC
CHECKED BY:	DC/PEC

Landscape Notes & Details
L-102



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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TO F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
Q T H TT TO F	Toro 570Z-6LP-PC 8' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	6	30
Q T H TT TO F	Toro 570Z-6LP-PC 10' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	2
▨	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	3,576 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	Toro P220-27-0 GLOBE Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	1
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
C	Hunter PC-0600 Modular Controller, 6 stations, outdoor model, one PCM-300 included. Plastic Cabinet. Residential/Light Commercial Use.	1
RS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and i-Core Controllers. Install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1
—	Irrigation Lateral Line: PVC Schedule 40	308.6 l.f.
—	Irrigation Mainline: PVC Schedule 40	217.1 l.f.
—	Pipe Sleeve: PVC Class 200 SDR 21	96.9 l.f.

Valve Callout

Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-PRF	1"	Area for Dripline	30.05	83.8	36.64	48.89	1.52 in/h
2	Rain Bird XCZ-100-PRF	1"	Area for Dripline	26.44	180.6	38.14	50.62	1.52 in/h
3	Toro P220-27-0 GLOBE Common Wire	1"	Turf Spray	5.56	224.7	36.41	41.49	1.17 in/h

ALL LANDSCAPE DATA INC
Landscape Architecture & Design
4455 NW 97th St
Doral, FL 33178
(305) 303-7059
www.alllandscape.net & .com

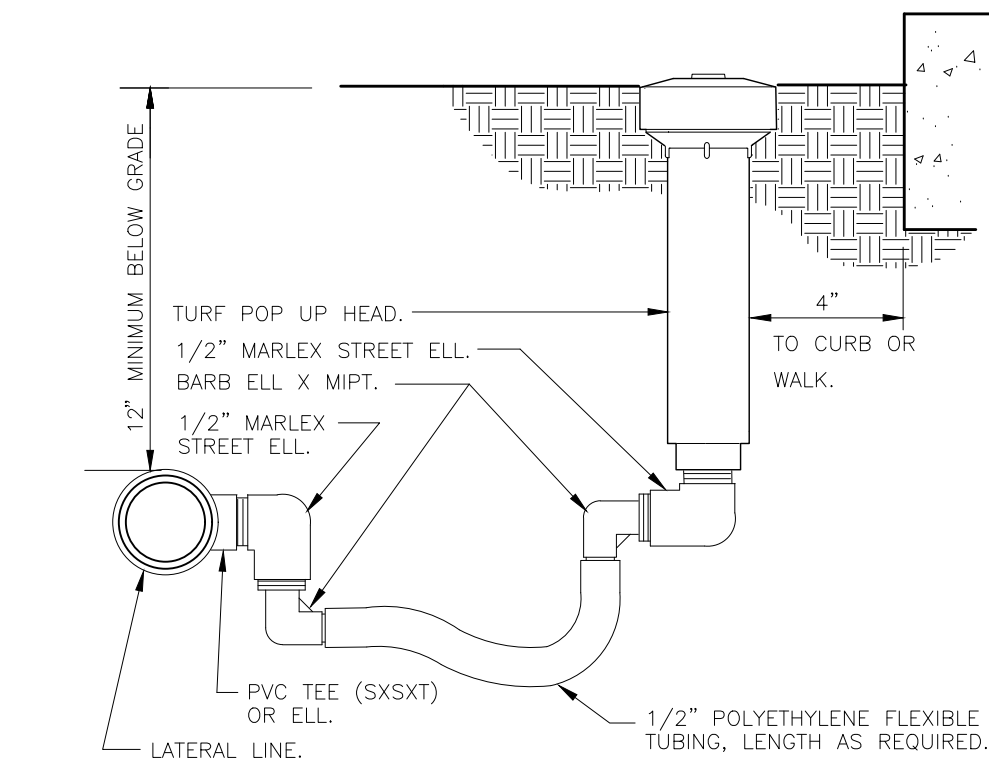


BONNAN BY-THE-SEA
4433-4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

OWNERS AND USER OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. NO PART OF THESE DOCUMENTS OR INSTRUMENTS OF SERVICE SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

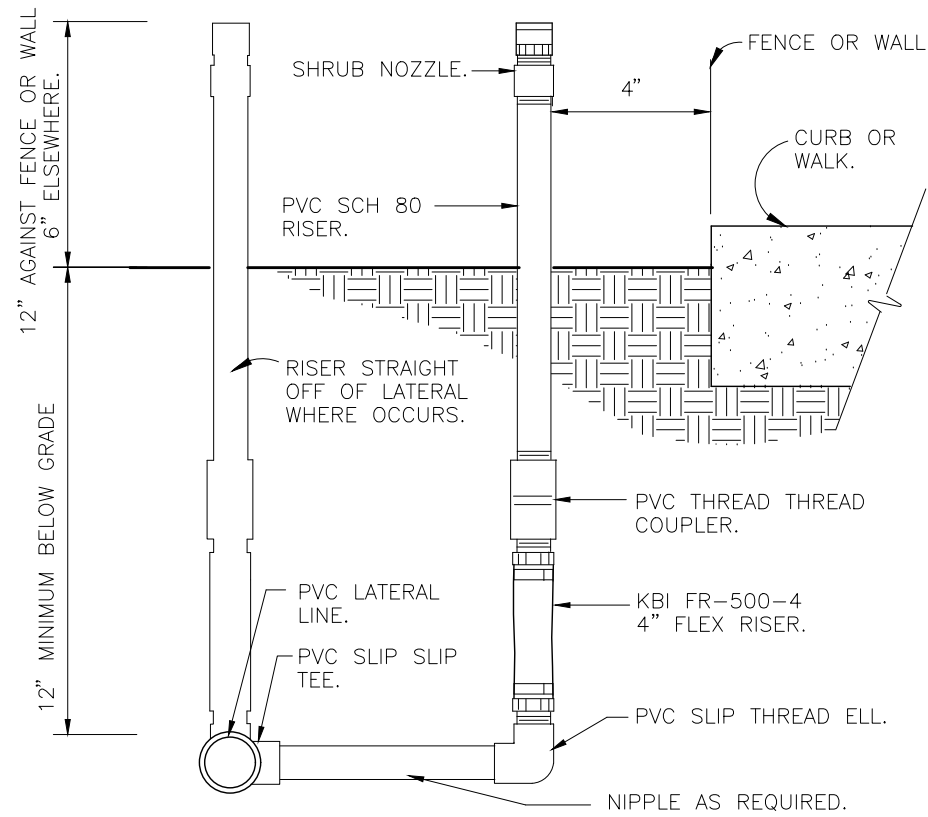
PROJ. NO.: 17-011-00
ISSUE DATE: 07-09-2018
PLOT DATE: 07-09-2018
SCALE: AS NOTED
DRAWN BY: PEC/JC
CHECKED BY: DC/PEC

Irrigation Plan



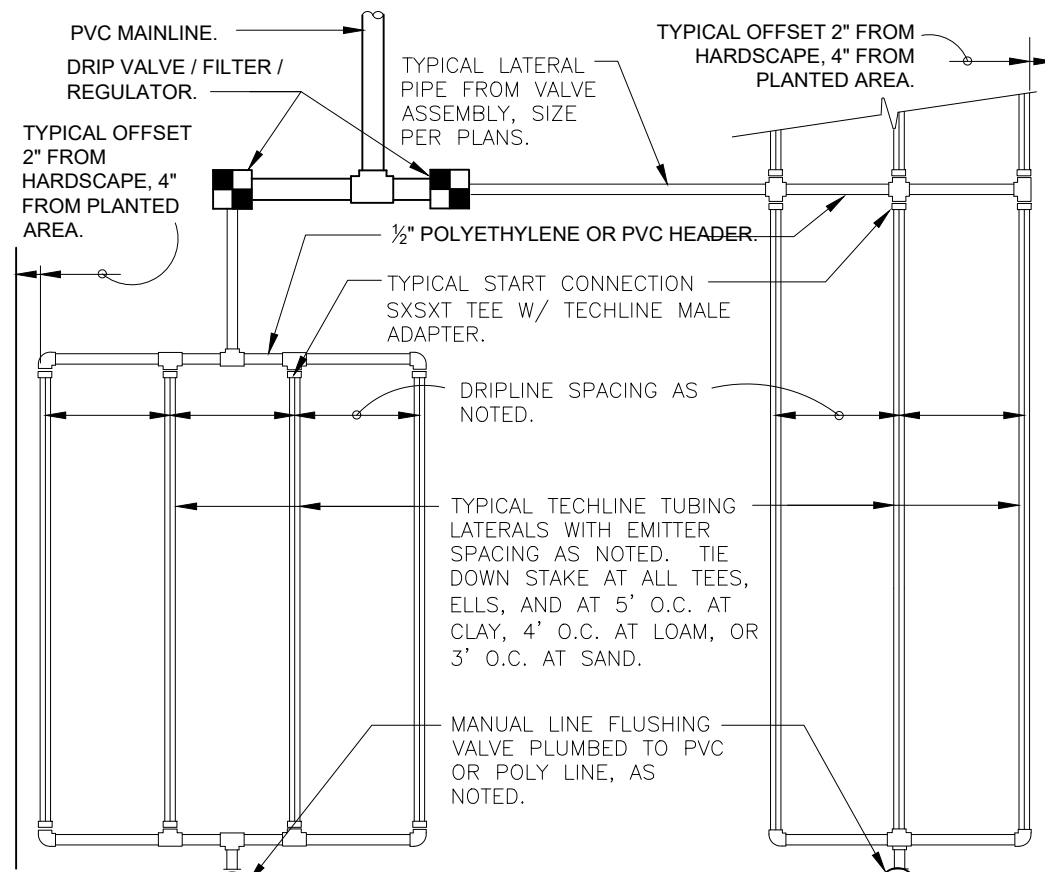
1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"

328403.13-02



2 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0"

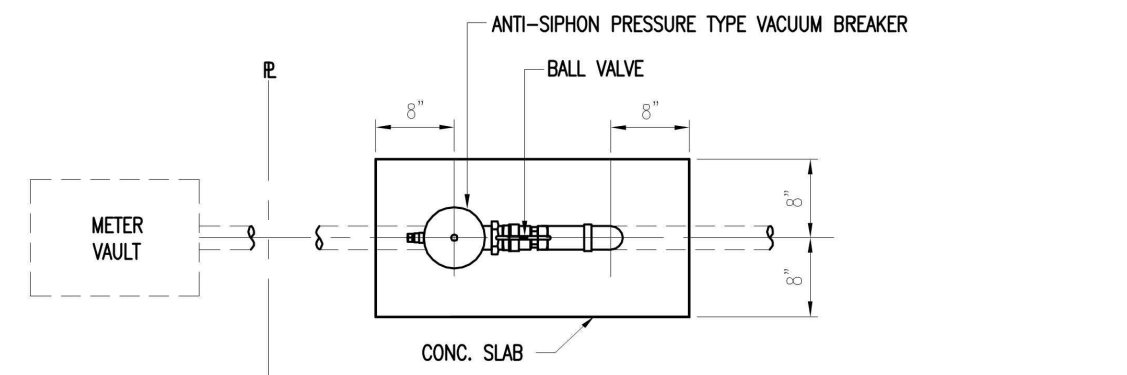
328403.23-01



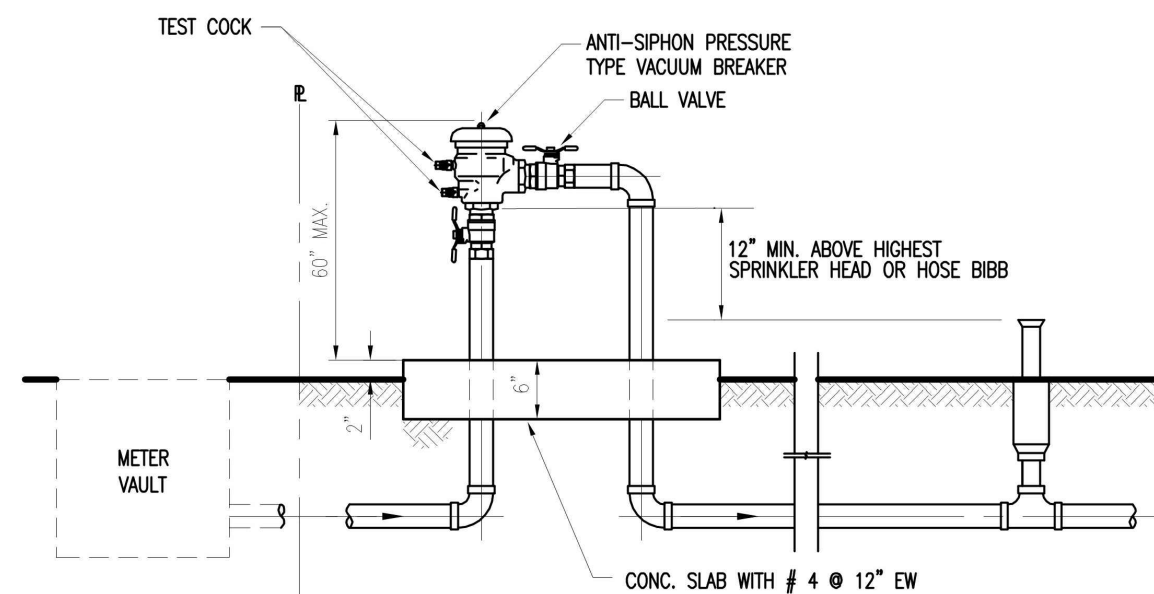
END FEED EXAMPLE

CENTER FEED EXAMPLE

TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING		12"				18"				24"		
DRIPPER FLOW RATE (GPH)	INLET PRESSURE (PSI)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9	0.9
		15	127	109	86	65	177	151	120	91	152	116
		25	427	325	256	194	604	459	361	274	458	348
		35	539	409	322	244	763	579	456	346	580	440
DRIPPER SPACING	GPH	45	618	469	369	280	877	664	523	397	666	506
		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9	0.9
		12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"
		17.58	17.58	17.58	17.58	17.58	17.58	17.58	17.58	17.58	17.58	17.58



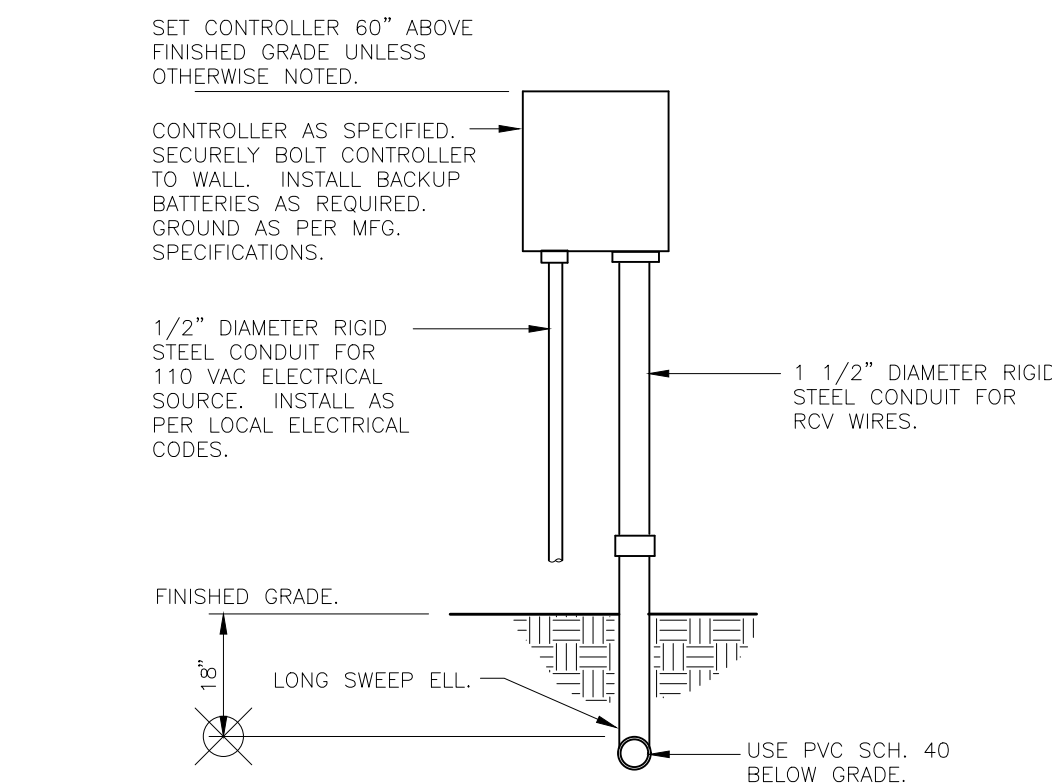
PLAN VIEW



ELEVATION VIEW

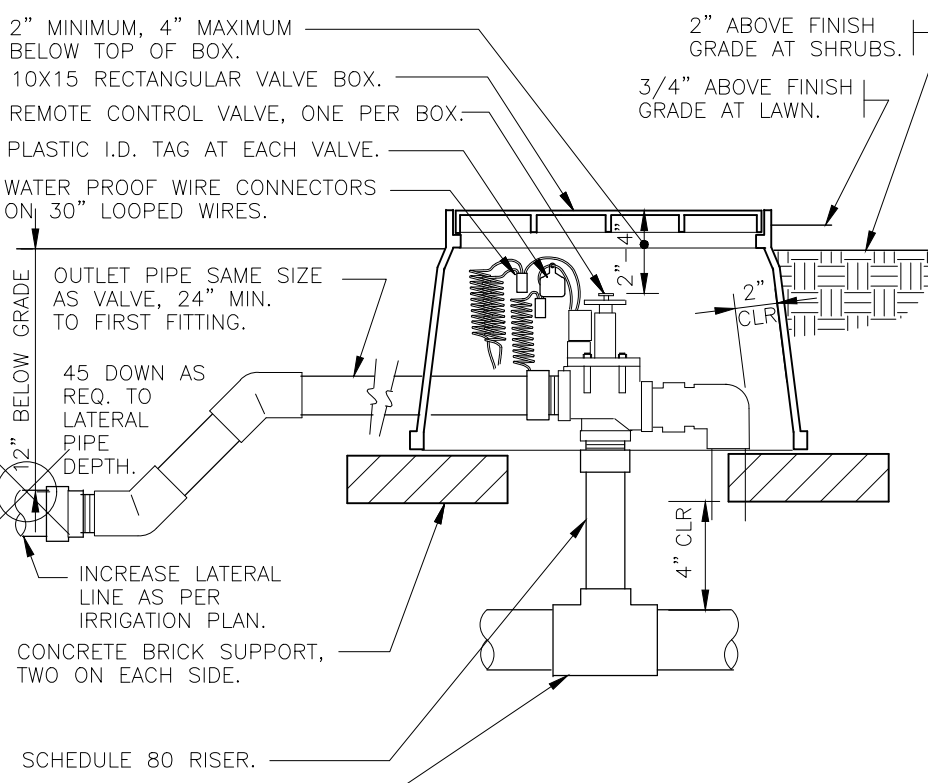
NOTES:

- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WMO CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WMO.
- THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
- SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)



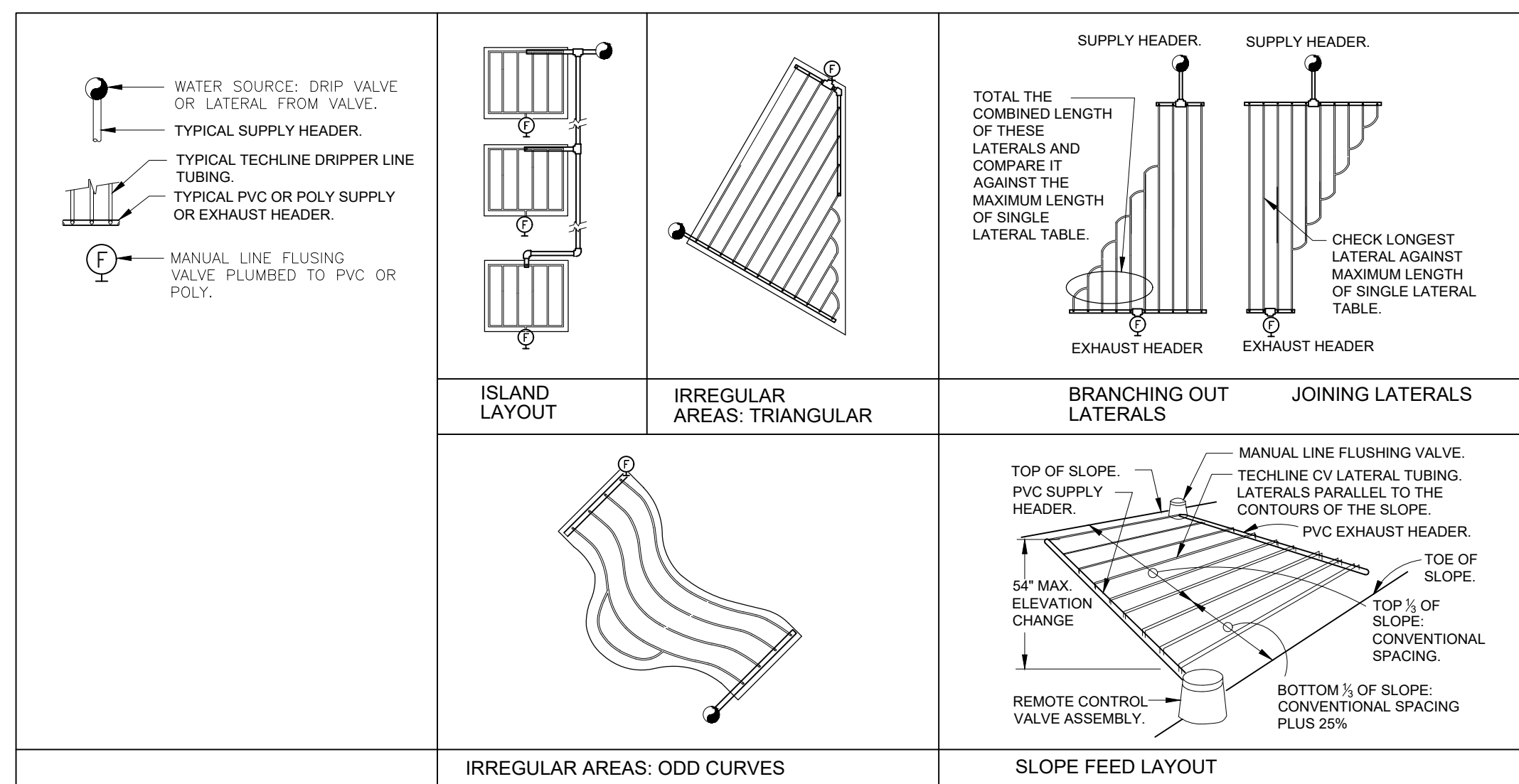
3 WALL MOUNT CONTROLLER
1" = 1'-0"

328409.13-01



4 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"

328406.13-02



7 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS
3" = 1'-0"

328413.56-39

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

CONTROL SYSTEM

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEK.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

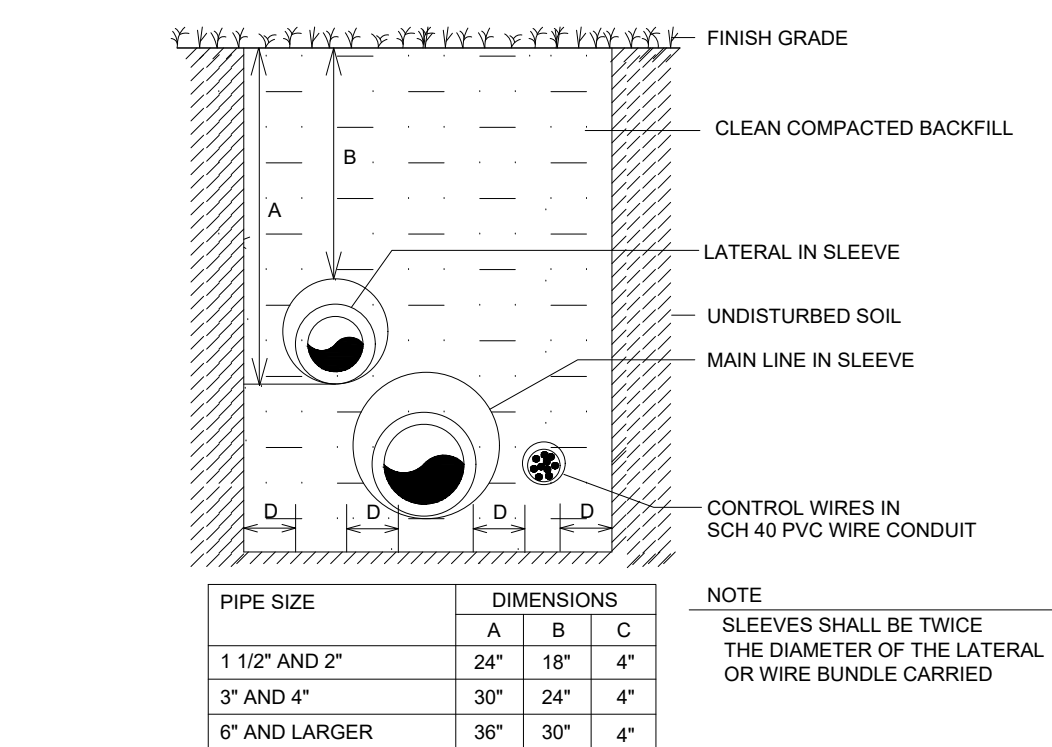
POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

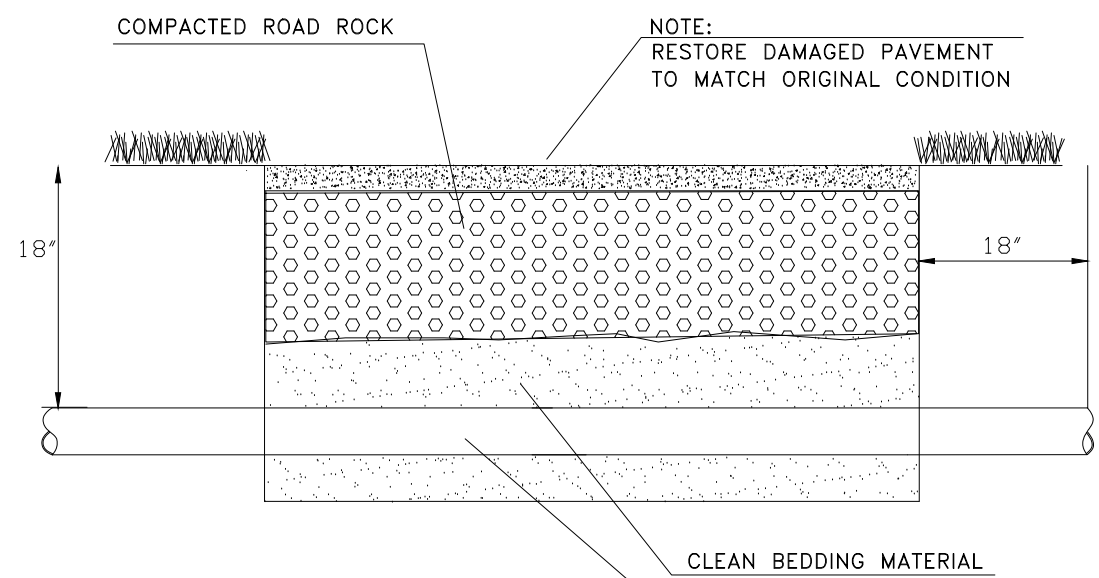
8 IRRIGATION NOTES
NTS



TRENCHING DETAIL (NTS)
VEHICULAR TRAFFIC AREAS

5 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS

9



6 PIPE SLEEVE DETAIL
NTS

DETAIL-FILE



DERRICK LAWRENCE (LA-6667045)

www.alllandscapedata.net & .com

(305) 303-7059

Doral, FL 33178

4455 NW 97

Landscape (Architectural & Plant Information)

ALL LANDSCAPE DATA INC

CONTRACTOR AND USER OF THESE DOCUMENTS, SPECIFICATIONS AND INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PROJ. NO.: 17-011-00

ISSUE DATE: 07-09-2018

PLOT DATE: 07-09-2018

SCALE: AS NOTED

DRAWN BY: PEC/JC

CHECKED BY: DC/PEC

Notes & Details

Irrigation

SHEET

PERMIT SET

REV. #

DATE

COMMENTS

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

SOI-ARCH

4433-4437 POINCIANA STREET

LAUDERDALE-BY-THE-SEA, FL 33308

BONNAN BY-THE-SEA

43

6760 SW 80TH STREET MIAMI, FL 33143

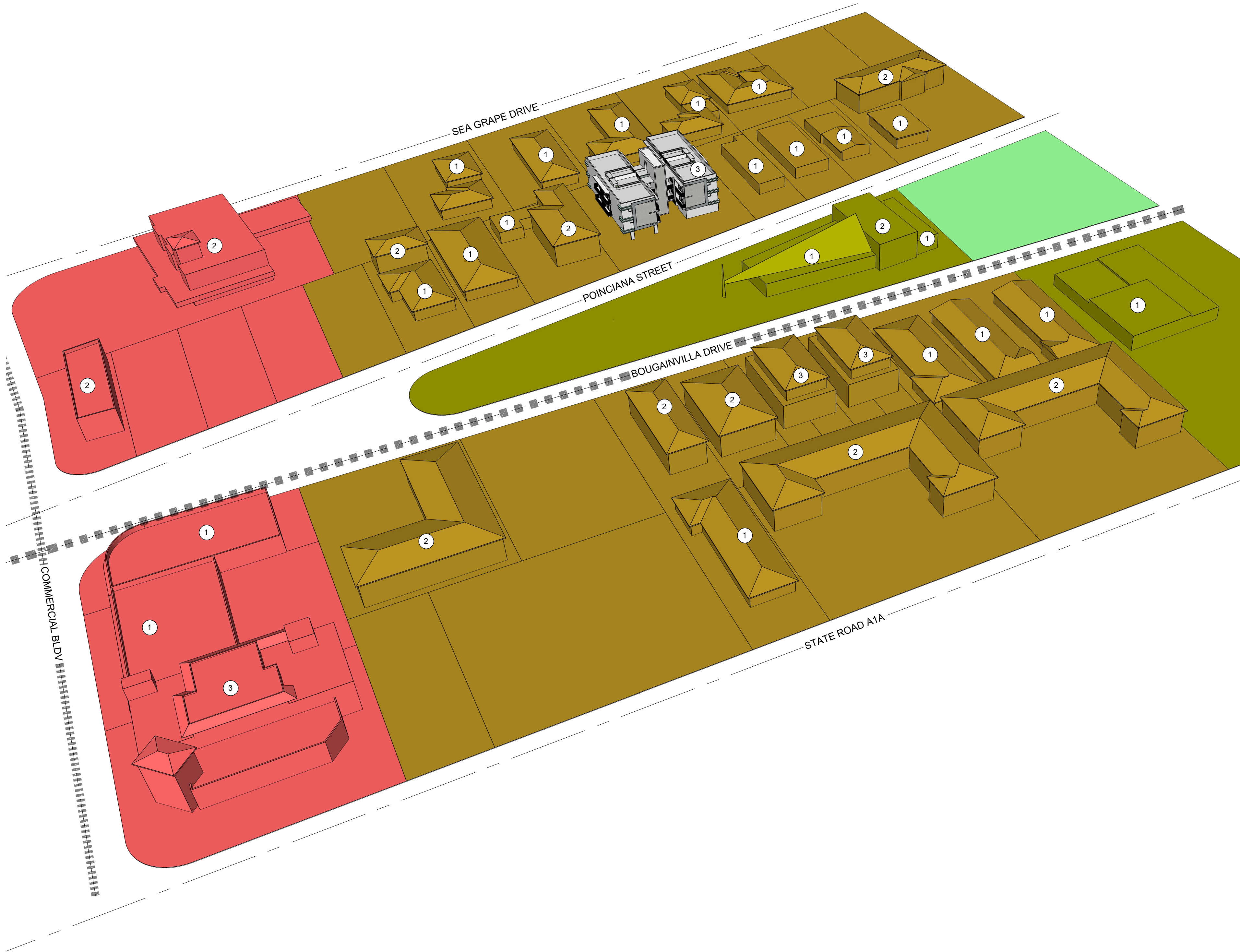
TEL: 305.436.0000 FAX: 305.436.0000

PRINTING: L. CONLEY ARCHITECT ASSOCIATES

LEGEND

- CF
COMMUNITY FACILITY
- MH
MULTI-FAMILY RESIDENCE
(MEDIUM-HIGH - 25 DWELLING UNITS / ACRE MAX)
- COM
COMMERCIAL
- P
RECREATION & OPEN SPACE
- 1

BUILDING HEIGHT IN STORIES
- BROWARD COUNTY PLANNING COUNCIL TRAFFICWAY - 100' R / W
- BROWARD COUNTY PLANNING COUNCIL TRAFFICWAY - 54' R / W - 1 WAY PAIR



Town of
Lauderdale By The Sea

ZONING MAP

LEGEND

- Town Boundary
- Zoning District Line
- Town Zoning Districts
- RS - 4

Residence, Single - Family Dwelling
(4 Dwelling Units / Net Acre)
- RS - 5

Residence, Single - Family Dwelling
(5 Dwelling Units / Net Acre)
- RD - 10

Residence, Two - Family Dwelling (Duplex)
(10 Dwelling Units / Net Acre)
- RM - 15

Residence, Apartments, Hotels, etc. (Multiple Dwellings)
(15 Dwelling Units / Net Acre)
- RM - 16

Residence, Apartments, Hotels, etc. (Multiple Dwellings)
(16 Dwelling Units / Net Acre)
- RM - 25

Residence, Apartments, Hotels, etc. (Multiple Dwellings)
(25 Dwelling Units / Net Acre)
- RM - 50

Hotel, Motel, Apartment Hotel, Apartments (High - Rise)
(50 Dwelling Units / Net Acre)
- R - 5

Motel District
- PUD

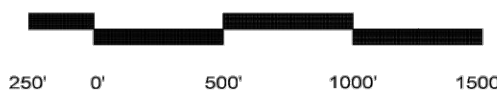
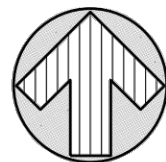
Planned Unit Development District
- B - 1A

Business, Retail Business
- B - 1

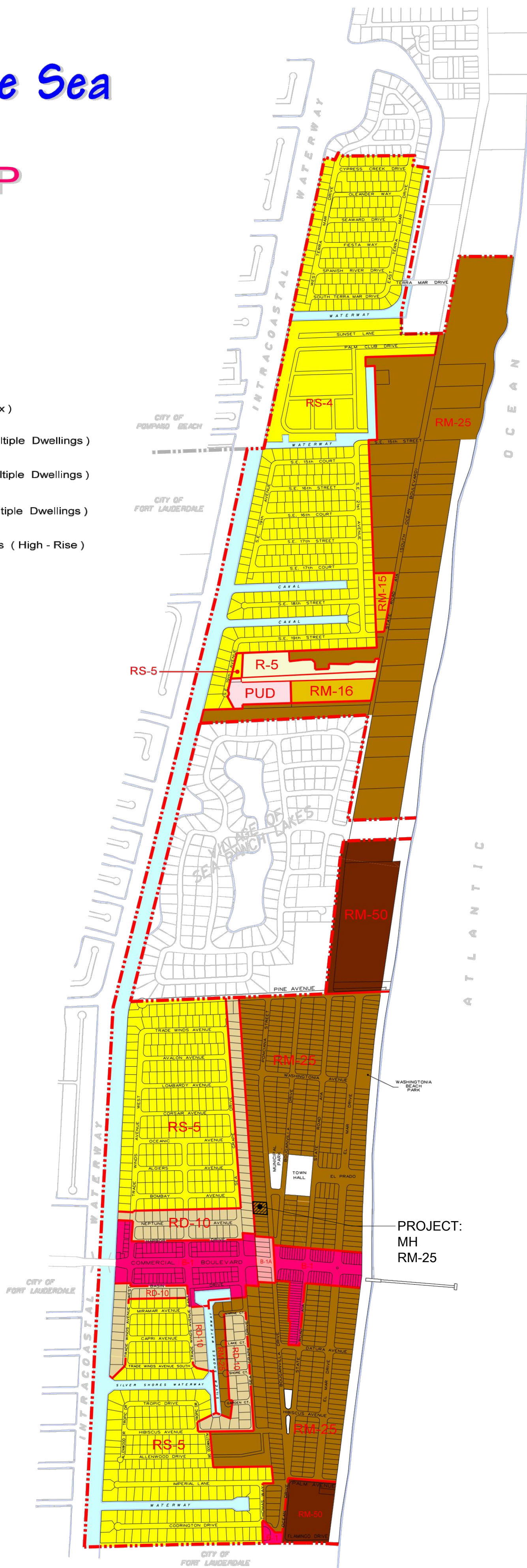
Business, Retail Business
- WATER

Unzoned Area

No	Revisions	Date
1	SILVER SHORES BLK 28, LOT 25 FROM RS-5 TO RD-10	10/3
2	UNIFIED LAND DEVELOPMENT CODE	5/07
3	REPEALED OVERLAY DISTRICTS	3/08



Map Update: May 2011



FINAL SITE PLAN REVIEW: SUBMITTAL #2

REV # DATE COMMENTS

SOI-ARCH

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

SHEET

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

17-011-00
06-20-2017
06-20-2017
AS NOTED
PEC/JC
DC/PEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. NOT BE USED BY THE OWNER OR OTHERS ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

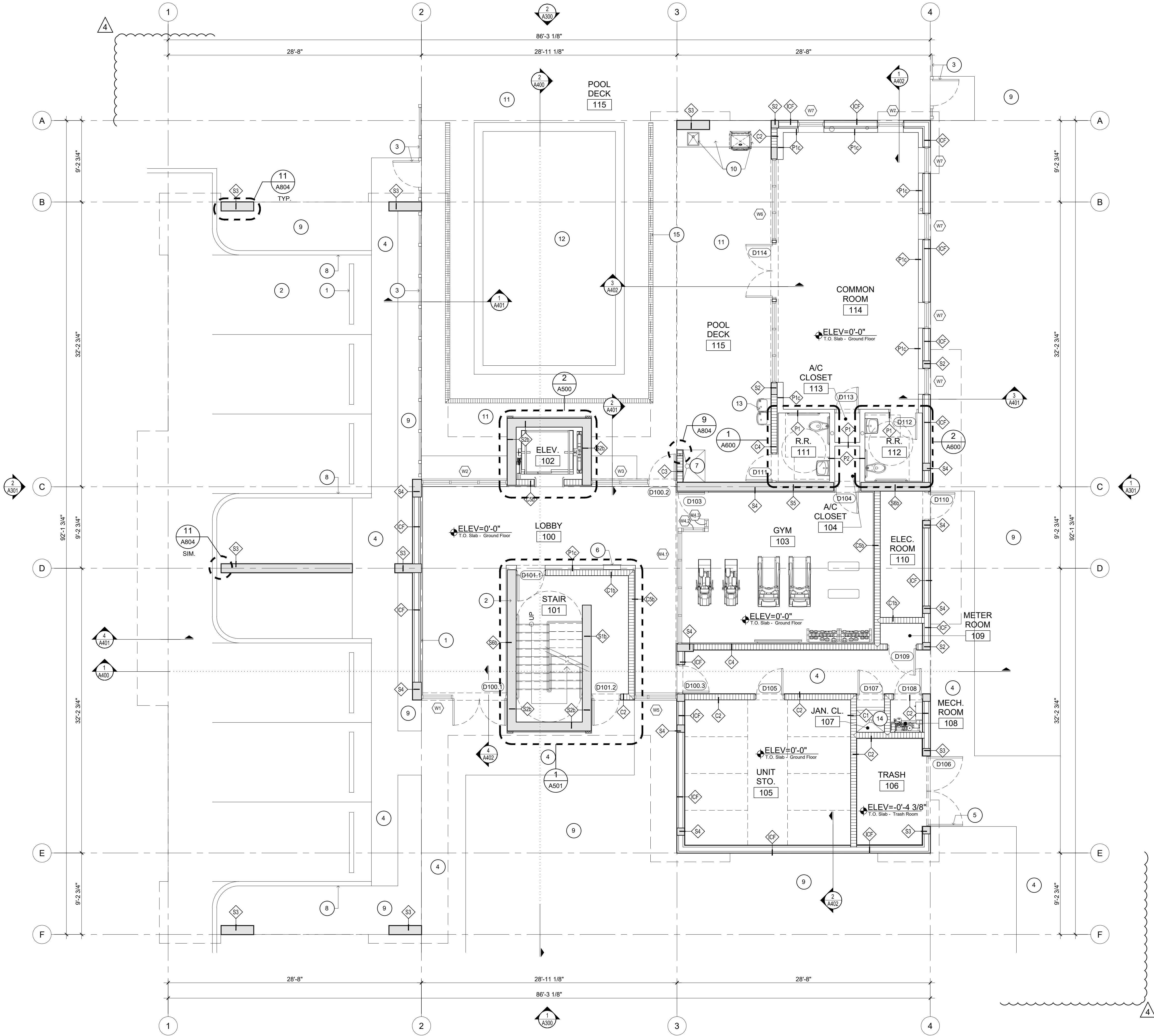
BONNAN BY-THE-SEA
4433-4437 POINCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

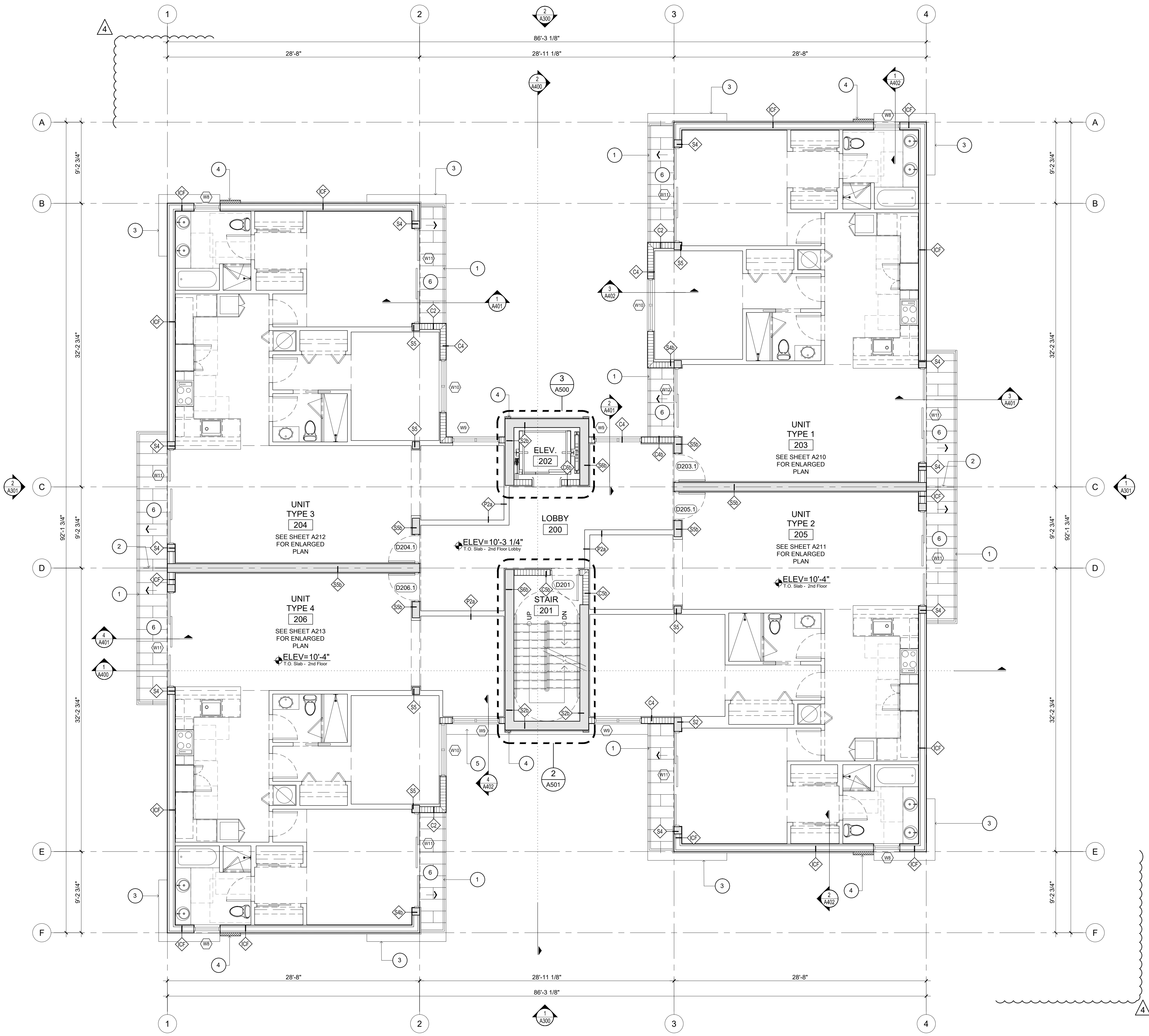
DULCE M. CONDE P.A. ARCHITECT A0018803
P. 305 740 0725 F. 305 740 0716
6780 SW 60TH STREET MIAMI FL 33143
P. 305 740 0725 F. 305 740 0716

Ad
Pr
Z
M

A105b

KEY NOTES	
1	PARKING STOP
2	STANDARD PARKING STALL
3	POOL ENCLOSURE: 5'-0" TALL FENCE AND GATES W/ LATCH AND SPRING LOADED HINGES
4	CONCRETE WALKWAY / RAMP. REFER TO SITE PLAN AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
5	ALUM. SWING GATE / TRASH ENCLOSURE
6	USPS APPROVED RECESSED MAIL BOX
7	OUTDOOR SHOWER
8	SITE CURB
9	LANDSCAPED AREA
10	CONCRETE COUNTER W/ BUILT IN BBQ, SINK AND HOOD
11	POOL DECK, TILE FINISH TO BE SELECTED BY OWNER
12	POOL, COVERED UNDER SEPARATE PERMIT
13	HI-LO WATER COOLER
14	MOP SINK
15	SHALLOW TRENCH DRAIN, REFER TO / COORDINATE WITH CIVIL DRAWINGS



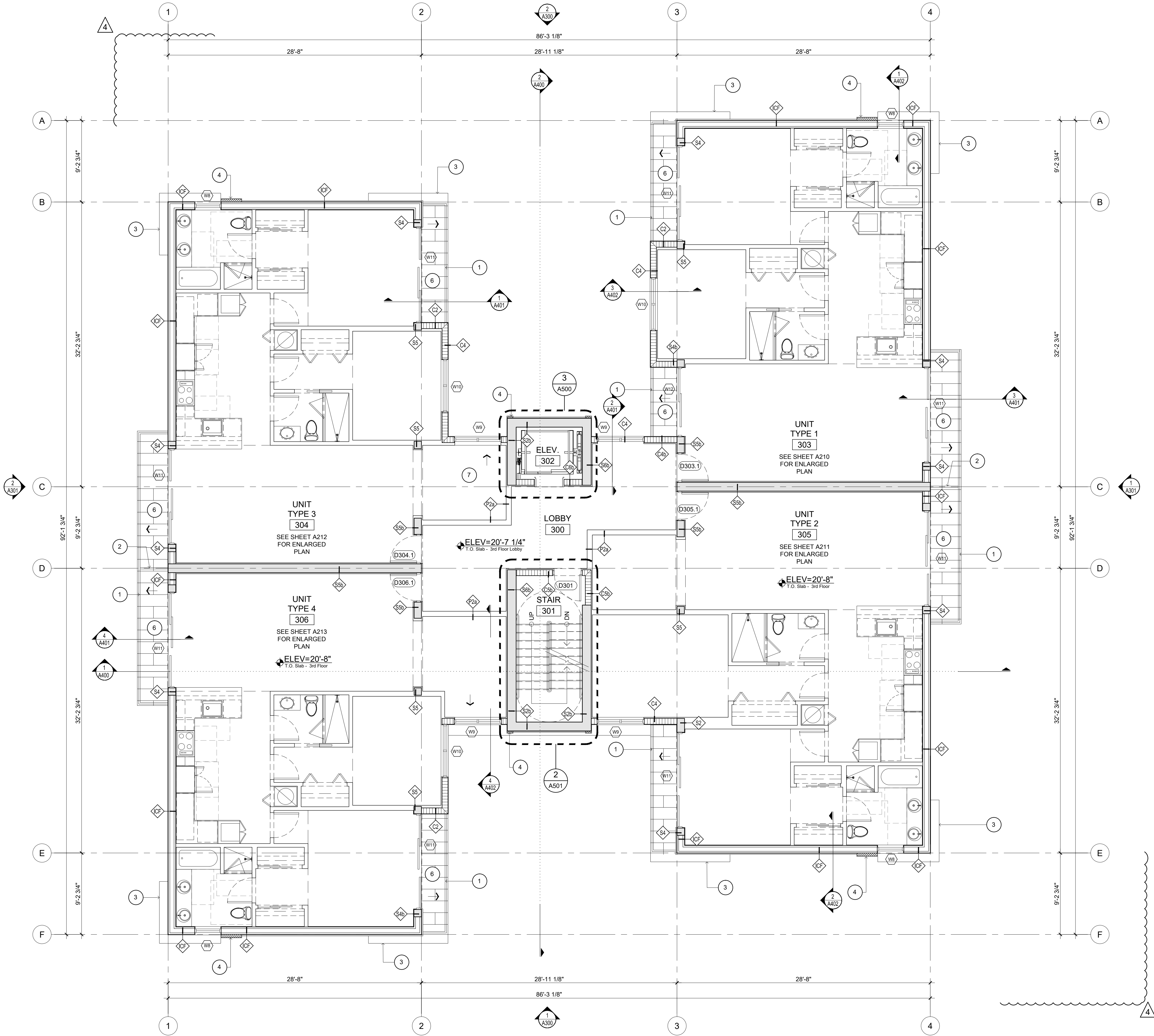


KEY NOTES		
1	ALUMINUM GUARDRAIL SYSTEM	
2	ALUMINUM BALCONY DIVIDER	
3	DECORATIVE CONCRETE EYEBROW, SLOPE TO PREVENT STANDING WATER	
4	5/8" STUCCO OVER EIFS BAND	
5	SLAB EDGE EXTENDED PAST WALL. SEE DIMENSIONED PLAN FOR LENGTH	
6	BALCONY, TILE FINISH TO BE SELECTED BY OWNER	
7	TERRACE, TILE FINISH TO BE SELECTED BY OWNER	

SOL-ARCH		
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION		
REV. #	DATE	COMMENTS
4	02-18-19	OWNER REVISIONS

PERMIT SET		
BONNAN BY-THE-SEA		
4433-4437 PONCIANA STREET		
LAUDERDALE-BY-THE-SEA, FL 33308		
17-011-00		
07-09-2018		
07-09-2018		
AS NOTED		
PEC/JC		
DRAWN BY:		
CHECKED BY:		
DCPEC		
Second Floor Plan		

- KEY NOTES
- 1 ALUMINUM GUARDRAIL SYSTEM
 - 2 ALUMINUM BALCONY DIVIDER
 - 3 DECORATIVE CONCRETE EYEBROW, SLOPE TO PREVENT STANDING WATER
 - 4 5/8" STUCCO OVER EIFS BAND
 - 5 BALCONY SLAB EDGE EXTEND PAST WALL
 - 6 BALCONY, TILE FINISH TO BE SELECTED BY OWNER



1 Roof Deck Plan
SCALE: 3/16" = 1'-0"

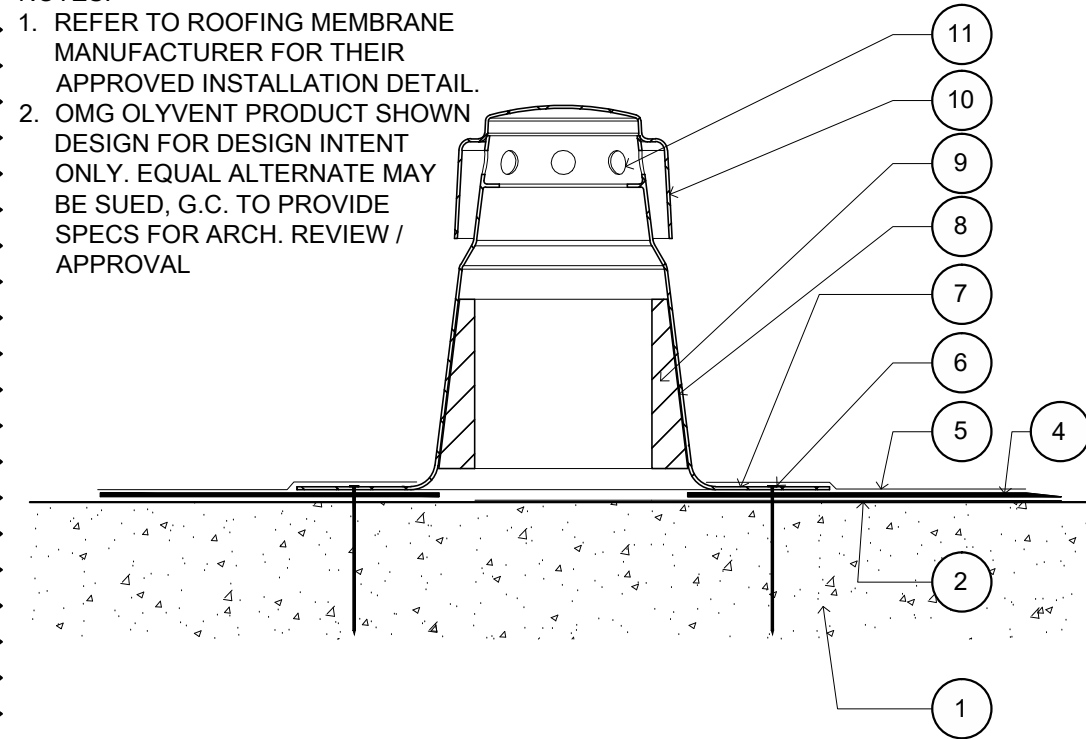
KEY NOTES	
1	ALUMINUM GUARDRAIL SYSTEM OVER LOW CONCRETE WALL
2	CONCRETE COUNTER W/ BUILT IN BBQ AND SINK
3	DECORATIVE CONCRETE EYEBROW, SLOPE TO PREVENT STANDING WATER
4	5/8" STUCCO OVER EIFS BAND
5	CONCRETE OVERHANG
6	LANDSCAPE SCREEN
7	ROOF DECK, TILE FINISH TO BE SELECTED BY OWNER
8	BUILT IN BENCH
9	PLANTER W/ DRAIN, COORDINATE WITH MEP
10	SINGLE PLY TPO OVER 2" MIN LIGHT-WEIGHT INSULATED CONCRETE OVER 4" STRUCTURAL SLAB ON 12.5" QUAD-DECK INSULATING FORM
R-VALUE: 33 U-VALUE: 0.17	
11	ROOF TOP EQUIPMENT MOUNTED ON ALUMINUM STANDS
12	PARAPET CAP FLASHING
13	ROOF DRAIN
14	OVERFLOW SCUPPER
15	CRICKET, SLOPE TO DRAIN
16	LIGHT-WEIGHT CONCRETE (OVER STRUCTURAL SLAB) SLOPED TO SCUPPERS
17	PARAPET, 42" HIGH MIN. ABOVE ADJACENT FINISH FLOOR. TYP. AT PERIMETER
18	RECESSED LED STEP LIGHT FIXTURE AT LOW WALL
19	BREATHER VENT FOR LWIC, G.C. TO PROVIDE 1 VENT PER EVERY 1,000 S.F. OF LWIC OR AS PER ROOFING MANUFACTURER'S SPECS AND RECOMMENDATIONS
TO ALLOW FOR PROPER MOISTURE VENTING PER FBC 1917.4.1	
20	LANDSCAPE LIGHTING
21	CMU LOW WALL AT BACKSIDE OF BUILT-IN BBQ

4 DENOTES AREAS TO RECEIVE EPS INSULATION AT UNDER SIDE OF STRUCTURAL SLAB

2 Notes
SCALE: N.T.S.

- | | | | |
|---|---------------------------|----|-------------------|
| 1 | STRUCTURAL SLAB | 7 | ALUMINUM FLANGE |
| 2 | VAPOR BARRIER | 8 | VENT STEM |
| 3 | NOT USED | 9 | INSULATION INSERT |
| 4 | ROOFING MEMBRANE | 10 | VENT RAIN CAP |
| 5 | ROOFING MEMBRANE FLASHING | 11 | BREATHER HOLES |
| 6 | FLANGE FASTENER | | |

NOTES:
1. REFER TO ROOFING MEMBRANE MANUFACTURER FOR THEIR APPROVED INSTALLATION DETAIL.
2. OEM OLIVENT PRODUCT SHOWN DESIGN FOR DESIGN INTENT ONLY. EQUAL ALTERNATE MAY BE SUED, G.C. TO PROVIDE SPECS FOR ARCH. REVIEW / APPROVAL



3 Breather Vent Detail
SCALE: 3" = 1'-0"

REV #	DATE	COMMENTS
1	08/24/18	PERMIT COMMENTS
4	02/18/19	OWNER REVISIONS

BONNAN BY-THE-SEA
4433-4437 PONCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

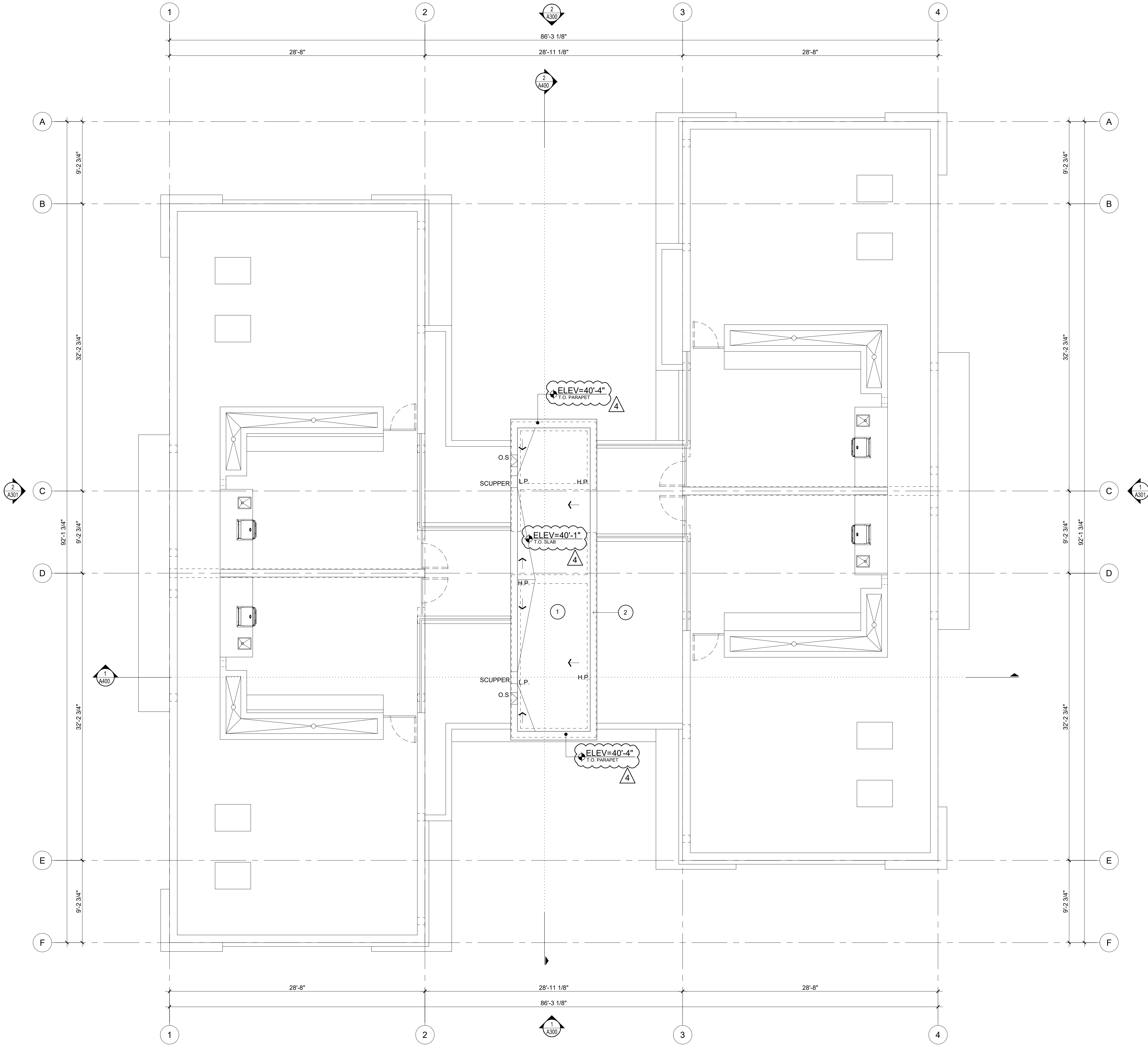
OWNERS AND USE OF THESE DOCUMENTS ARE LIMITED TO THE PROJECT AND SITE SPECIFICATIONS AND INSTRUMENTS OF SERVICE. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF SOL-ARCHITECTURE, INC. IS PROHIBITED. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF SOL-ARCHITECTURE, INC. AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PROJ. NO.: 17-011-00
ISSUE DATE: 07-09-2018
PLOT DATE: 07-09-2018
SCALE: AS NOTED
DRAWN BY: PEC/JC
CHECKED BY: DC/PEC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

Roof Deck Plan

SHEET



- KEY NOTES
- 1 SINGLE PLY TPO OVER STRUCTURAL CONCRETE SLAB
 - 2 PARAPET CAP FLASHING, SEE DETAIL X/XXX

SHEET

Upper Roof Plan

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

17-011-00
07-09-2018
07-09-2018
AS NOTED
PEC/JC
DCPEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. NOT BE USED BY THE OWNER OR OTHERS ON ANY PROJECT OTHER THAN THAT SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS. ANY SUCH USE WITHOUT THE WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

BONNAN BY-THE-SEA
4433-4437 PONCIANA STREET
LAUDERDALE-BY-THE-SEA, FL 33308

PERMIT SET

REV # DATE COMMENTS
4 02.18.19 OWNER REVISIONS

SOL-ARCH

ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

1

Enlarged Unit Type "1" Floor Plan

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

2

Enlarged Unit Type "1" RCP

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

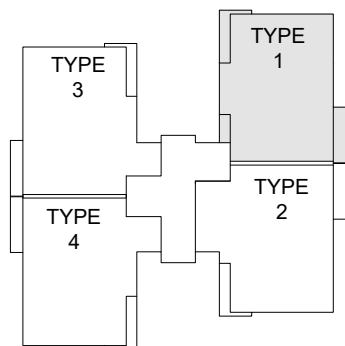
3

General Notes / Legend

SCALE: N.T.S.

- ONE HOUR FIRE RATED WALL
- TWO HOUR FIRE RATED WALL

UNIT 203 SHOWN. UNIT TYPE
APPLICABLE TO UNIT 303



- KEY NOTES
- 42" HIGH ALUMINUM GUARDRAIL SYSTEM
 - ALUMINUM BALCONY DIVIDER
 - SLIDING GLASS DOOR - IMPACT RATED
 - HORIZONTAL ROLLER WINDOW AT 42" A.F.F.
 - TILE FINISH - TO BE SELECTED BY OWNER
 - W/D COMPARTMENT DOORS TO BE FULLY LOUVERED

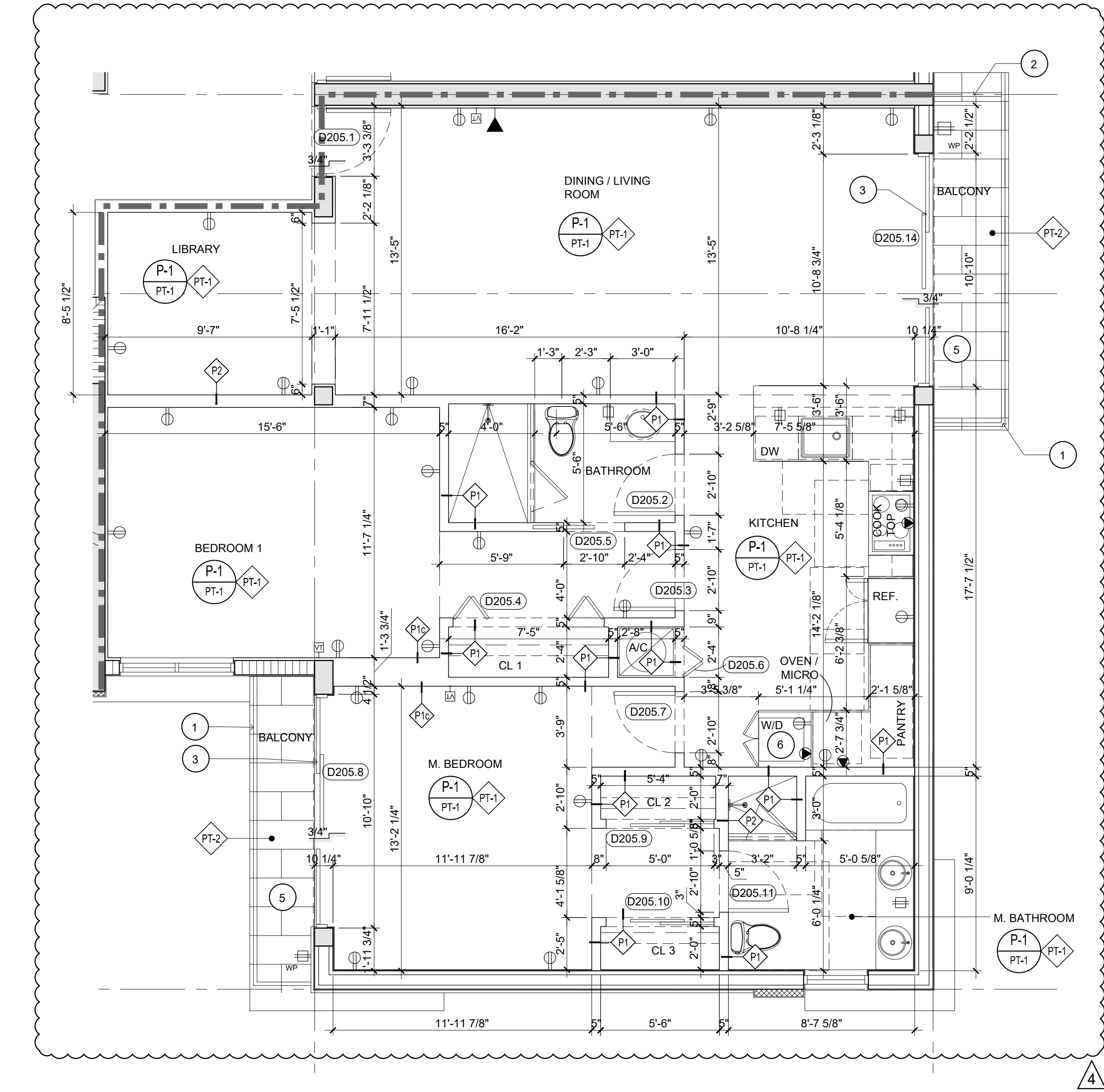
- GENERAL NOTES
- SEE OVERALL PLANS FOR DOOR TAGS NOT SHOWN
 - G.C. TO ENSURE PARTITION FINISH FACE ALIGN W/ INTERIOR FINISH FACE OF PERIMETER ICF WALLS & CONCRETE COLUMNS. PROVIDE ADDITIONAL GYPSUM LAYERS OR DEEPER FURRING CHANNELS OR METAL STUDS AS REQUIRED.

- CEILING MATERIAL LEGEND
- | | CEILING MATERIAL |
|---|------------------|
| 2 | 7'-6" |

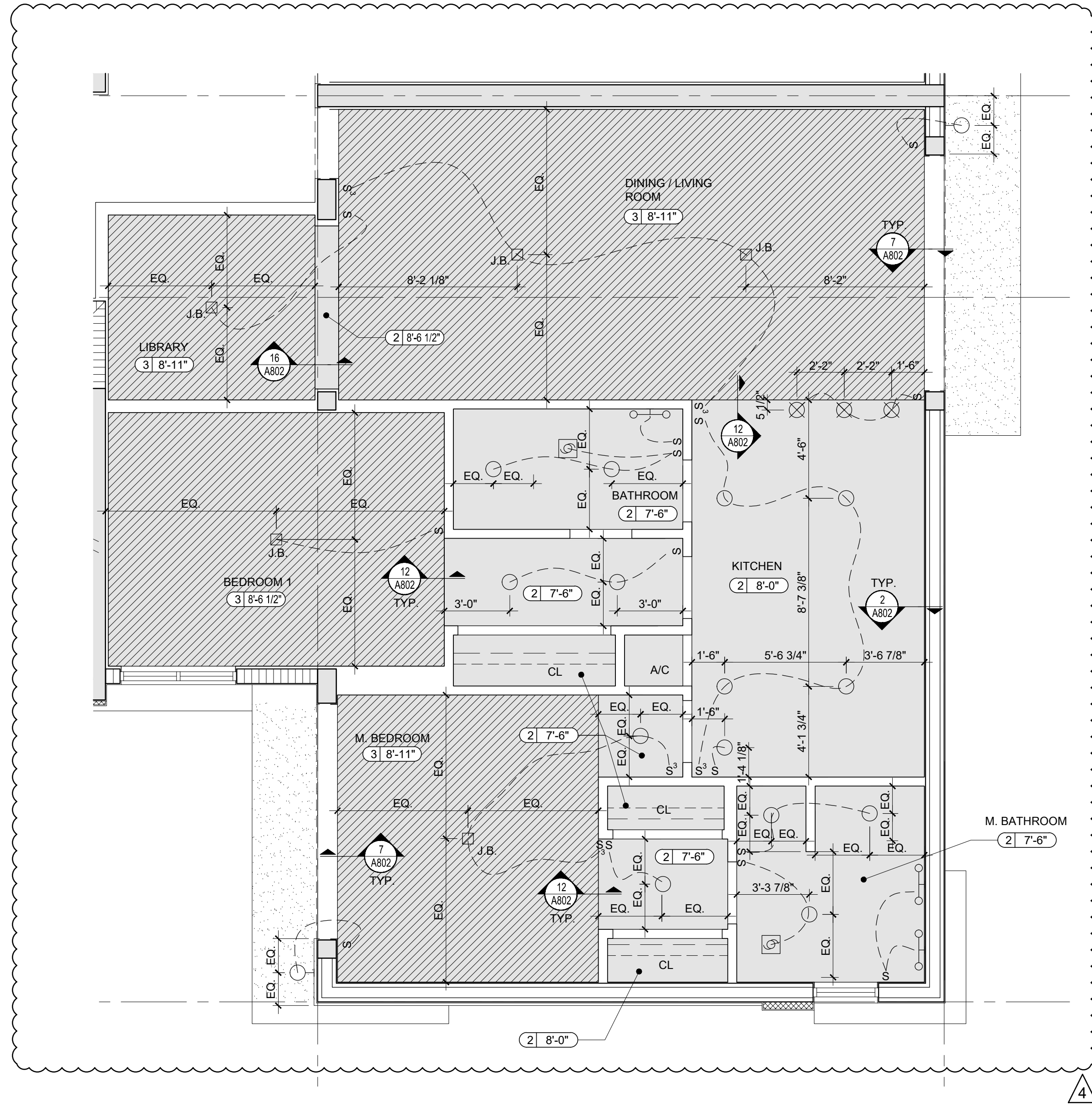
- CEILING HEIGHT
- | | |
|---|--|
| 1 | EXPOSED CONCRETE STRUCTURE
- OWNER TO DETERMINE AREAS TO BE PRIMED AND PAINTED |
| 2 | GYPSUM BOARD CEILING OVER METAL FRAMING
- PRIMED AND PAINT FINISH |
| 3 | GYPSUM BOARD CEILING OVER QUAD-DECK ICF FORM
- PRIMED AND PAINT FINISH |
| 4 | ACOUSTICAL CEILING TILE
- 2X2 WITH SLIM LINE GRID, OWNER TO APPROVE TILE FINISH |
| 5 | 3/8" (3) COAT STUCCO OVER CONCRETE
- PRIMED AND PAINT FINISH |
| 6 | STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP.
ON METAL STUD FRAMING
- PRIMED AND PAINT FINISH |
| 7 | STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP.
OVER QUAD-DECK ICF FORM
- PRIMED AND PAINT FINISH |

- FINISH SYMBOL LEGEND
- | SYMBOL | DESCRIPTION |
|------------|-------------------|
| XX | FLOORING |
| X-X
X-X | WALL
BASE |
| XXX | MATERIAL FINISH |
| XXXX | TRANSITION DETAIL |

- ELECTRICAL SYMBOL LEGEND
- | | |
|----|--|
| ⊕ | DUPLEX OUTLET (GROUNDING) |
| ⊕ | SPLIT SWITCH OUTLET(GROUNDING) |
| ⊕ | SINGLE OUTLET (GROUNDING) |
| ⬤ | SPECIAL PURPOSE |
| ⊕ | 120V GFI DUPLEX OUTLET |
| WP | 120V GFI DUPLEX RECEPTACLE WITH COVER FOR WEATHER PROOF PROTECTION |
| ○ | RECESS CEILING FIXTURE (HI HAT) |
| ⊕ | WALL MOUNTED FIXTURE |
| ○ | SURFACE CEILING FIXTURE |
| ⊗ | PENDENT LIGHT |
| ⊕ | EXHAUST FAN |
| S | SINGLE POLE SWITCH |
| S | THREE WAY SWITCH |
| TV | TV / CABLE |
| ⊕ | TELEPHONE OUTLET |
| ▼ | DATA |
| ⊕ | DOOR BELL OR CHIME |
| ⊕ | ELECTRICAL PANEL |
| — | LED STRIP LIGHT IN COVE |
| UC | UNDER COUNTER |
| — | VANITY LIGHT FIXTURE |



1 Enlarged Unit Type "2" Floor Plan
SCALE: 1/4" = 1'-0"



2 Enlarged Unit Type "2" RCP
SCALE: 1/4" = 1'-0"

KEY NOTES	
1	42" HIGH ALUMINUM GUARDRAIL SYSTEM
2	ALUMINUM BALCONY DIVIDER
3	SLIDING GLASS DOOR - IMPACT RATED
4	HORIZONTAL ROLLER WINDOW AT 42" A.F.F.
5	TILE FINISH - TO BE SELECTED BY OWNER
6	W/D COMPARTMENT DOORS TO BE FULLY LOUVERED

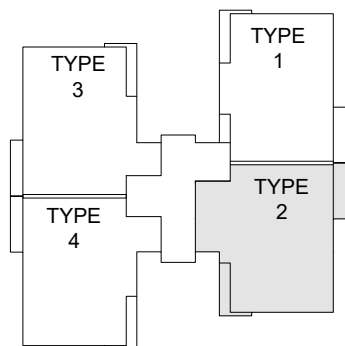
GENERAL NOTES	
-	SEE OVERALL PLANS FOR DOOR TAGS NOT SHOWN
-	G.C. TO ENSURE PARTITION FINISH FACE ALIGN W/ INTERIOR FINISH FACE OF PERIMETER ICF WALLS & CONCRETE COLUMNS. PROVIDE ADDITIONAL GYPSUM LAYERS OR DEEPER FURRING CHANNELS OR METAL STUDS AS REQUIRED.

CEILING MATERIAL LEGEND	
CEILING MATERIAL	
2	7'-6"

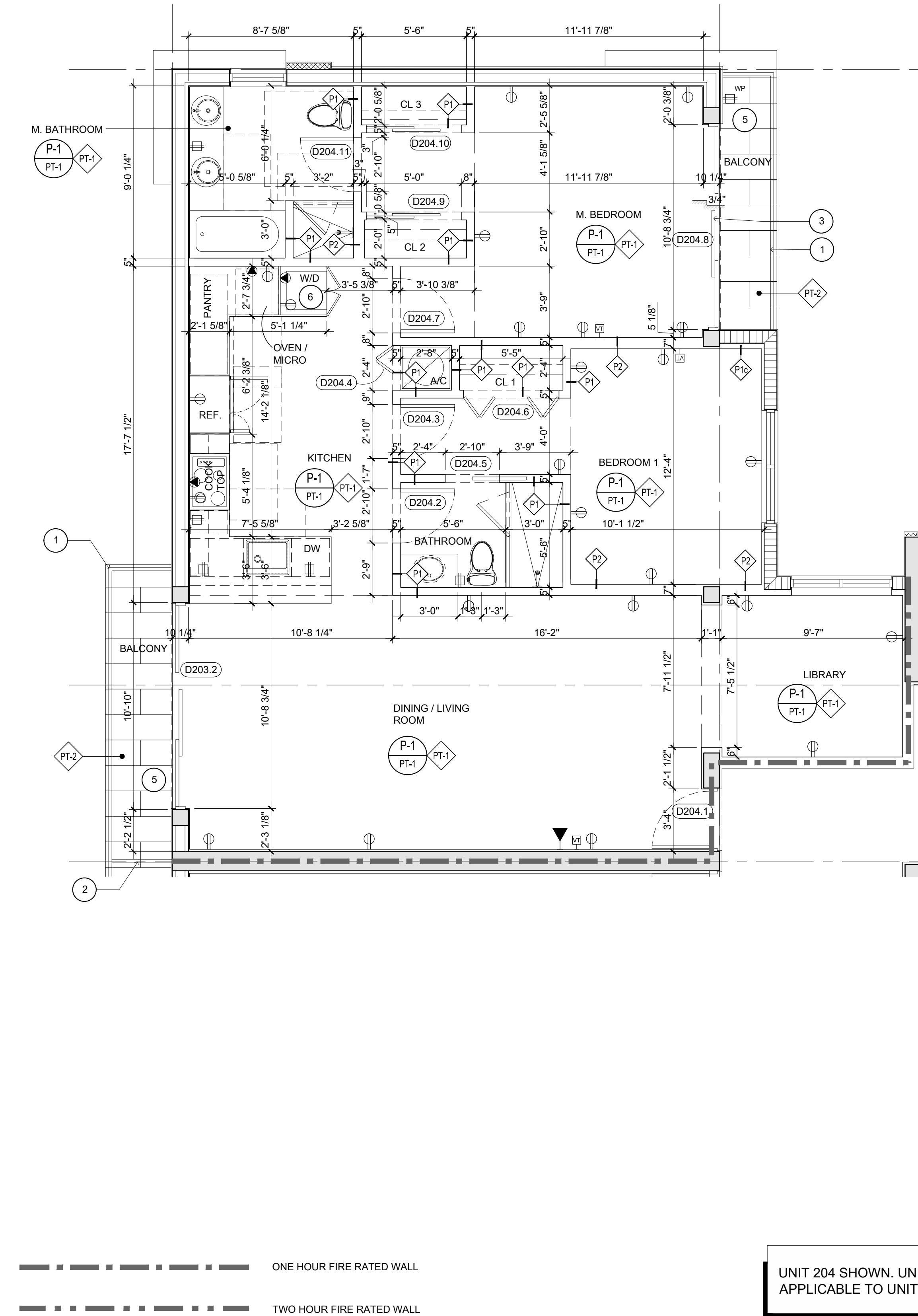
CEILING HEIGHT	
1	EXPOSED CONCRETE STRUCTURE - OWNER TO DETERMINE AREAS TO BE PRIMED AND PAINTED
2	GYPSUM BOARD CEILING OVER METAL FRAMING - PRIMED AND PAINT FINISH
3	GYPSUM BOARD CEILING OVER QUAD-DECK ICF FORM - PRIMED AND PAINT FINISH
4	ACOUSTICAL CEILING TILE - 2X2 WITH SLIM LINE GRID, OWNER TO APPROVE TILE FINISH
5	3/8" (3) COAT STUCCO OVER CONCRETE - PRIMED AND PAINT FINISH
6	STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP. ON METAL STUD FRAMING - PRIMED AND PAINT FINISH
7	STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP. OVER QUAD-DECK ICF FORM - PRIMED AND PAINT FINISH

FINISH SYMBOL LEGEND	
SYMBOL	DESCRIPTION
XX	FLOORING
X-X XX	WALL BASE
XXX	MATERIAL FINISH
XXXX	TRANSITION DETAIL

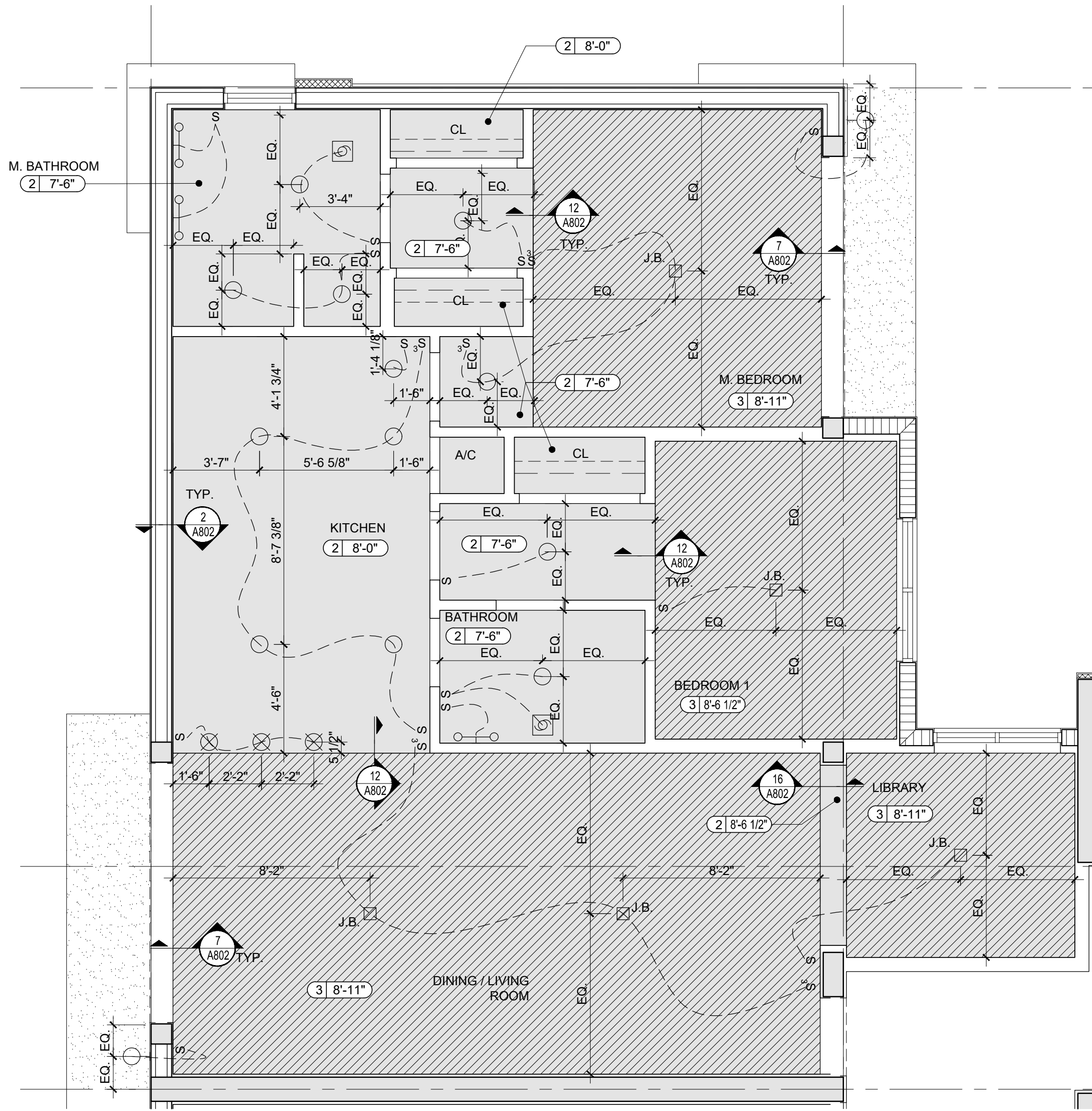
ELECTRICAL SYMBOL LEGEND	
	DUPLEX OUTLET (GROUNDING)
	SPLIT SWITCH OUTLET (GROUNDING)
	SINGLE OUTLET (GROUNDING)
	SPECIAL PURPOSE
	120V GFI DUPLEX OUTLET
	120V GFI DUPLEX RECEPTACLE WITH COVER FOR WEATHER PROOF PROTECTION
	RECESS CEILING FIXTURE (HI HAT)
	WALL MOUNTED FIXTURE
	SURFACE CEILING FIXTURE
	PENDENT LIGHT
	EXHAUST FAN
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	TV / CABLE
	TELEPHONE OUTLET
	DATA
	DOOR BELL OR CHIME
	ELECTRICAL PANEL
	LED STRIP LIGHT IN COVE
	UNDER COUNTER
	VANITY LIGHT FIXTURE



3 General Notes / Legend
SCALE: N.T.S.



1 Enlarged Unit Type "3" Floor Plan
SCALE: 1/4" = 1'-0"

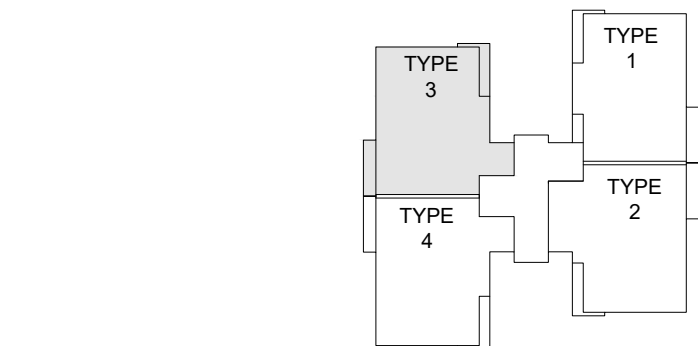


2 Enlarged Unit Type "3" RCP
SCALE: 1/4" = 1'-0"

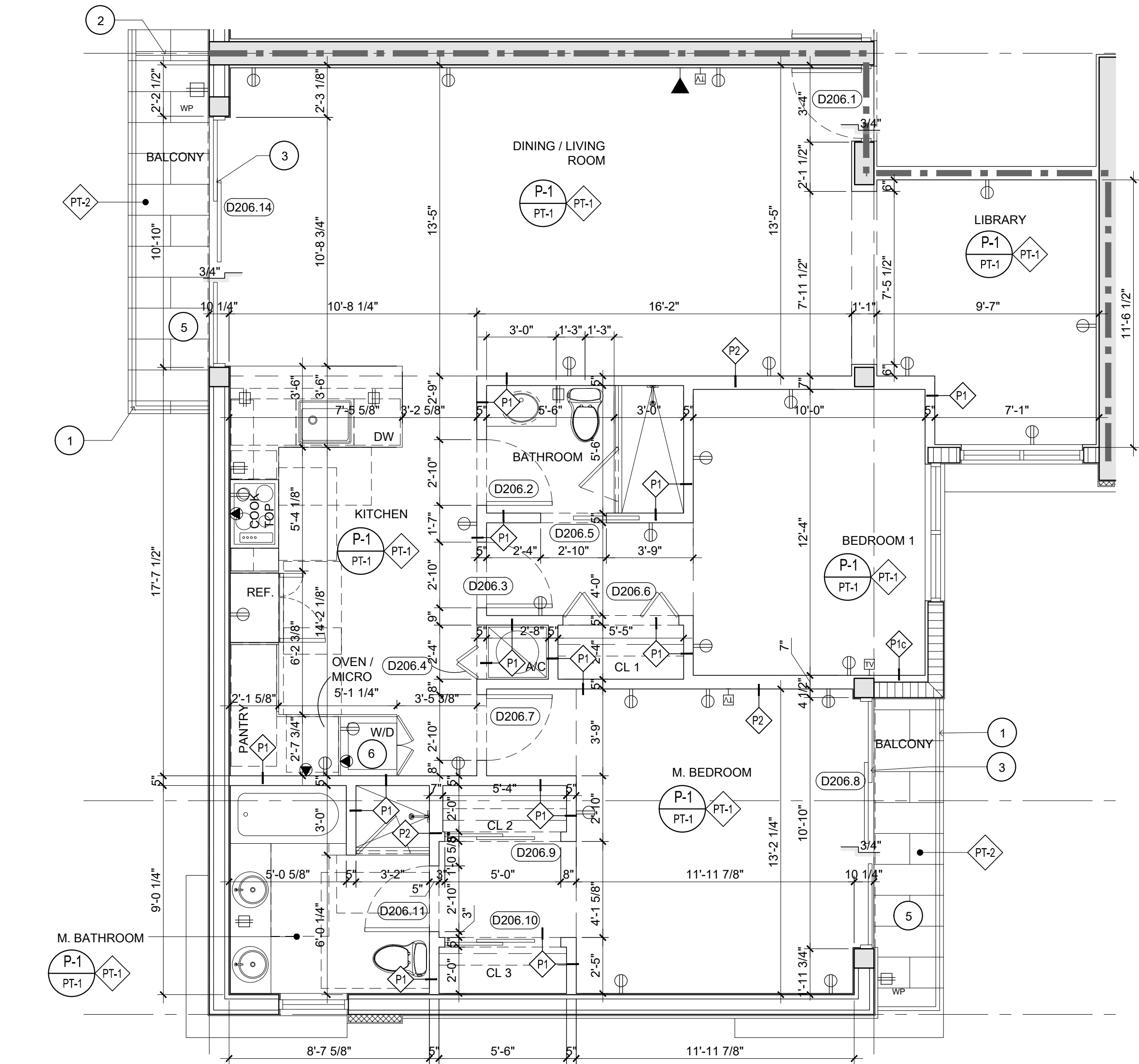
- KEY NOTES
- 42" HIGH ALUMINUM GUARDRAIL SYSTEM
 - ALUMINUM BALCONY DIVIDER
 - SLIDING GLASS DOOR - IMPACT RATED
 - HORIZONTAL ROLLER WINDOW AT 42" A.F.F.
 - TILE FINISH - TO BE SELECTED BY OWNER
 - W/D COMPARTMENT DOORS TO BE FULLY LOUVERED

- GENERAL NOTES
- SEE OVERALL PLANS FOR DOOR TAGS NOT SHOWN
 - G.C. TO ENSURE PARTITION FINISH FACE ALIGN W/ INTERIOR FINISH FACE OF PERIMETER ICF WALLS & CONCRETE COLUMNS. PROVIDE ADDITIONAL GYPSUM LAYERS OR DEEPER FURRING CHANNELS OR METAL STUDS AS REQUIRED.

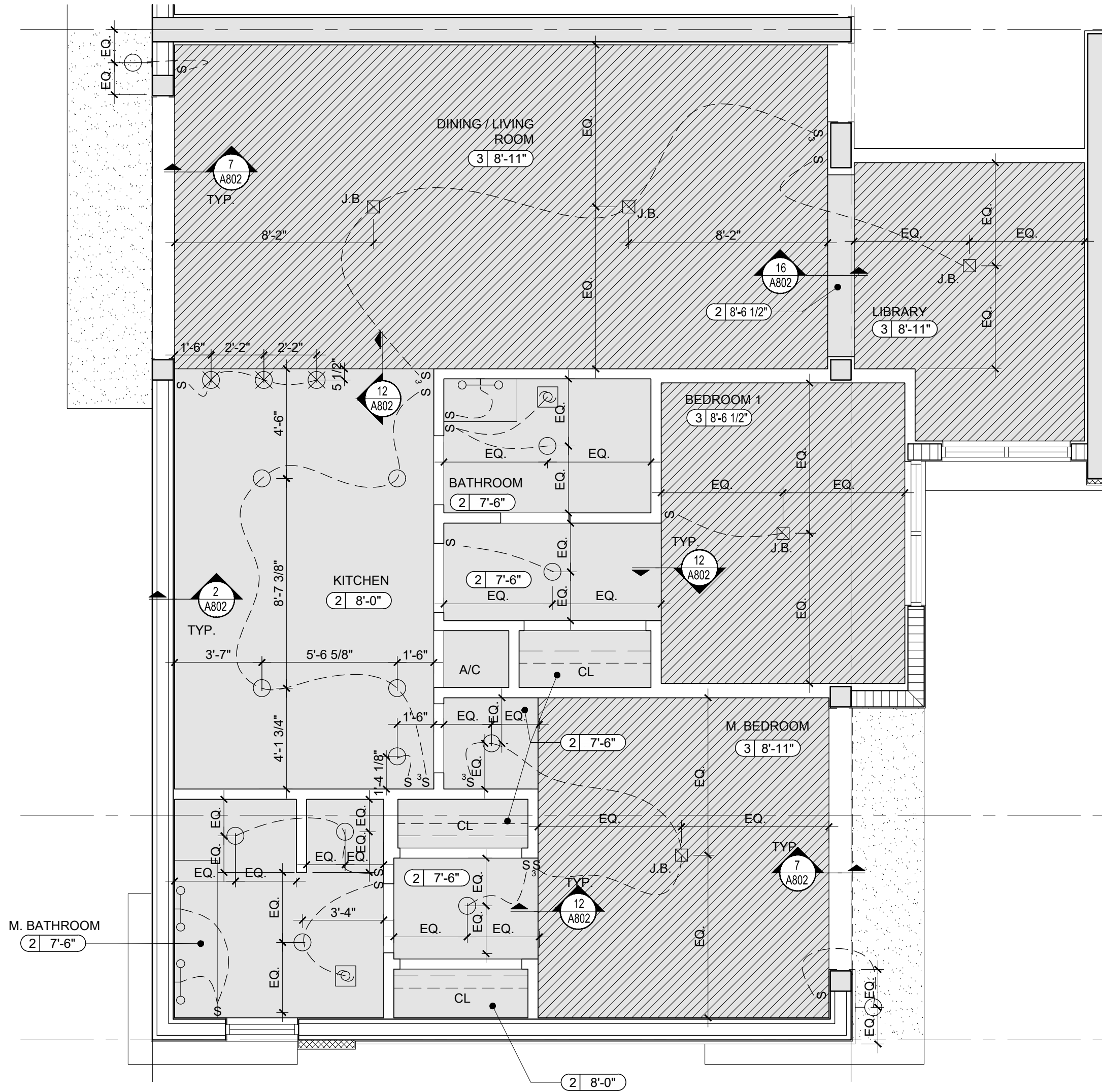
- CEILING MATERIAL LEGEND
- | | CEILING MATERIAL | CEILING HEIGHT |
|---|--|----------------|
| 1 | EXPOSED CONCRETE STRUCTURE
- OWNER TO DETERMINE AREAS TO BE PRIMED AND PAINTED | 2' 7'-6" |
| 2 | GYPSUM BOARD CEILING OVER METAL FRAMING
- PRIMED AND PAINT FINISH | |
| 3 | GYPSUM BOARD CEILING OVER QUAD-DECK ICF FORM
- PRIMED AND PAINT FINISH | |
| 4 | ACOUSTICAL CEILING TILE
- 2X2 WITH SLIM LINE GRID, OWNER TO APPROVE TILE FINISH | |
| 5 | 3/8" (3) COAT STUCCO OVER CONCRETE
- PRIMED AND PAINT FINISH | |
| 6 | STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP.
ON METAL STUD FRAMING
- PRIMED AND PAINT FINISH | |
| 7 | STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP.
OVER QUAD-DECK ICF FORM
- PRIMED AND PAINT FINISH | |
- FINISH SYMBOL LEGEND
- | SYMBOL | DESCRIPTION |
|------------|-------------------|
| XX | FLOORING |
| X-X
X-X | WALL
BASE |
| XXX | MATERIAL FINISH |
| XXXX | TRANSITION DETAIL |
- ELECTRICAL SYMBOL LEGEND
- | | |
|----|--|
| ⊕ | DUPLEX OUTLET (GROUNDING) |
| ⊕ | SPLIT SWITCH OUTLET(GROUNDING) |
| ⊕ | SINGLE OUTLET (GROUNDING) |
| ⬤ | SPECIAL PURPOSE |
| ⊕ | 120V GFI DUPLEX OUTLET |
| WP | 120V GFI DUPLEX RECEPTACLE WITH COVER FOR WEATHER PROOF PROTECTION |
| ○ | RECESS CEILING FIXTURE (HI HAT) |
| ⊕ | WALL MOUNTED FIXTURE |
| ○ | SURFACE CEILING FIXTURE |
| ⊗ | PENDENT LIGHT |
| ⊕ | EXHAUST FAN |
| S | SINGLE POLE SWITCH |
| S | THREE WAY SWITCH |
| TV | TV / CABLE |
| ⊕ | TELEPHONE OUTLET |
| ▼ | DATA |
| ⊕ | DOOR BELL OR CHIME |
| ⊕ | ELECTRICAL PANEL |
| — | LED STRIP LIGHT IN COVE |
| UC | UNDER COUNTER |
| — | VANITY LIGHT FIXTURE |



3 General Notes / Legend
SCALE: N.T.S.



1 Enlarged Unit Type "4" Floor Plan
SCALE: 1/4" = 1'-0"



2 Enlarged Unit Type "4" RCP
SCALE: 1/4" = 1'-0"

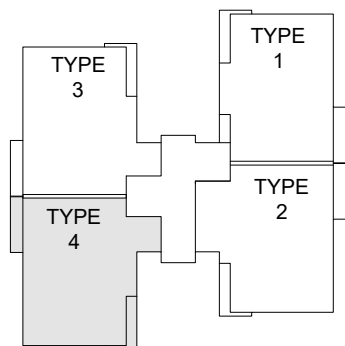
KEY NOTES	
1	42" HIGH ALUMINUM GUARDRAIL SYSTEM
2	ALUMINUM BALCONY DIVIDER
3	SLIDING GLASS DOOR - IMPACT RATED
4	HORIZONTAL ROLLER WINDOW AT 42" A.F.F.
5	TILE FINISH - TO BE SELECTED BY OWNER
6	W/D COMPARTMENT DOORS TO BE FULLY LOUVERED

GENERAL NOTES	
-	SEE OVERALL PLANS FOR DOOR TAGS NOT SHOWN
-	G.C. TO ENSURE PARTITION FINISH FACE ALIGN W/ INTERIOR FINISH FACE OF PERIMETER ICF WALLS & CONCRETE COLUMNS. PROVIDE ADDITIONAL GYPSUM LAYERS OR DEEPER FURRING CHANNELS OR METAL STUDS AS REQUIRED.

CEILING MATERIAL LEGEND	
2	7'-6"
CEILING HEIGHT	
1	EXPOSED CONCRETE STRUCTURE - OWNER TO DETERMINE AREAS TO BE PRIMED AND PAINTED
2	GYPSUM BOARD CEILING OVER METAL FRAMING - PRIMED AND PAINT FINISH
3	GYPSUM BOARD CEILING OVER QUAD-DECK ICF FORM - PRIMED AND PAINT FINISH
4	ACOUSTICAL CEILING TILE - 2X2 WITH SLIM LINE GRID, OWNER TO APPROVE TILE FINISH
5	3/8" (3) COAT STUCCO OVER CONCRETE - PRIMED AND PAINT FINISH
6	STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP. ON METAL STUD FRAMING - PRIMED AND PAINT FINISH
7	STO-QUICK GOLD SOFFIT SYSTEM OVER 5/8" GLASS-MATT GYP. OVER QUAD-DECK ICF FORM - PRIMED AND PAINT FINISH

FINISH SYMBOL LEGEND	
SYMBOL	DESCRIPTION
XX	FLOORING
X-X XX	WALL BASE
XXX	MATERIAL FINISH
XXXX	TRANSITION DETAIL

ELECTRICAL SYMBOL LEGEND	
⊕	DUPLEX OUTLET (GROUNDING)
⊕	SPLIT SWITCH OUTLET(GROUNDING)
⊕	SINGLE OUTLET (GROUNDING)
⊕	SPECIAL PURPOSE
⊕	120V GFI DUPLEX OUTLET
WP	120V GFI DUPLEX RECEPTACLE WITH COVER FOR WEATHER PROOF PROTECTION
○	RECESS CEILING FIXTURE (HI HAT)
○	WALL MOUNTED FIXTURE
○	SURFACE CEILING FIXTURE
⊗	PENDENT LIGHT
⊗	EXHAUST FAN
S	SINGLE POLE SWITCH
S	THREE WAY SWITCH
TV	TV / CABLE
TE	TELEPHONE OUTLET
DATA	DATA
DB	DOOR BELL OR CHIME
EP	ELECTRICAL PANEL
LED	LED STRIP LIGHT IN COVE
UC	UNDER COUNTER
VL	VANITY LIGHT FIXTURE

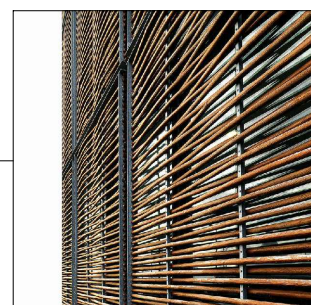


3 General Notes / Legend
SCALE: N.T.S.

ELEV=40'-4" (49.44')
T.O. Core
5'-2"
ELEV=35'-2" (44.28' FF)
T.O. Parapet
ELEV=31'-6" (40.61' FF)
Roof Deck
ELEV=31'-0" (40.11' FF)
Roof
10'-4"
ELEV=20'-8" (29.78' FF)
3rd Floor
10'-4"
ELEV=10'-4" (19.44' FF)
2nd Floor
10'-4"
ELEV=0'-0" (9.11' FF)
Ground Floor



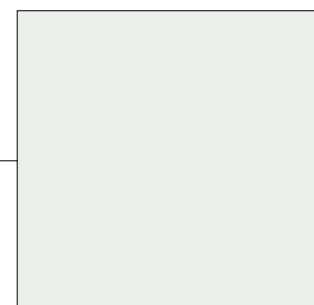
Rear Elevation (West)



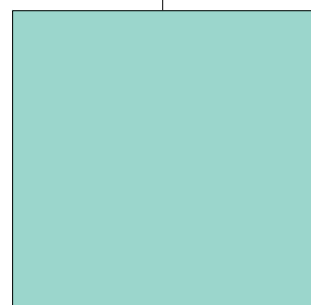
BALCONY DIVIDER:
WOOD / METAL
SCREEN



ACCENT FINISH:
LIGHT SLUMP
BRICK



WALL COLOR:
WHITE ICE
OC-58
LIGHT TEXTURED
STUCCO

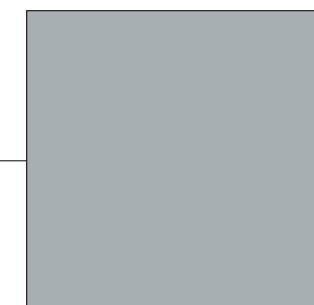
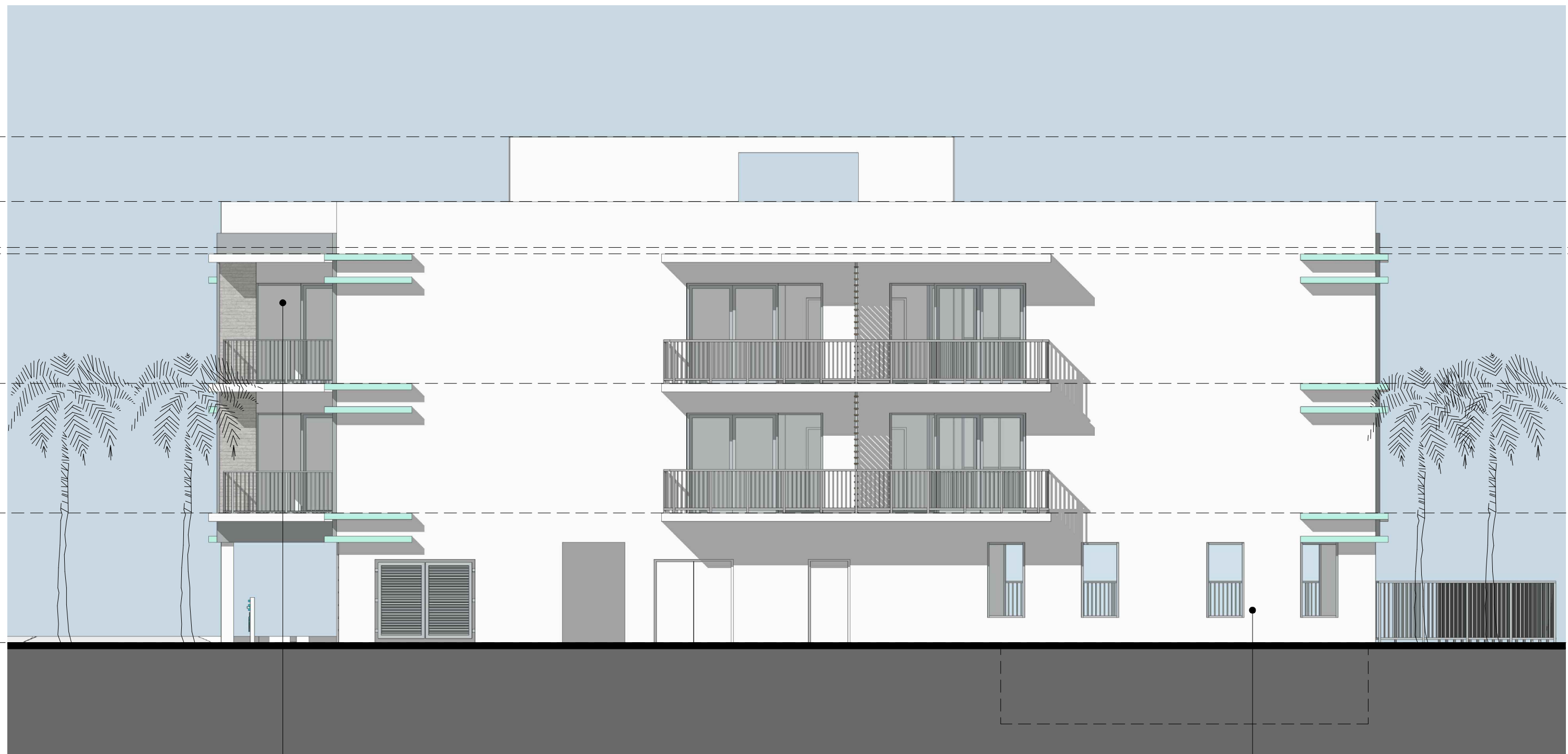


ACCENT COLOR:
SEA MIST GREEN
2041-50
LIGHT TEXTURED
STUCCO

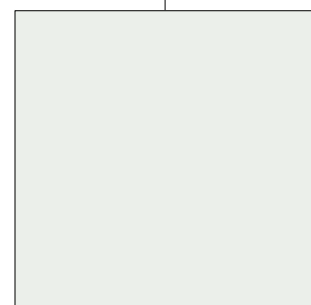


WINDOWS/ / DOORS:
FRAME - ANODIZED
ALUMINUM FINISH
GLASS - LIGHT GREEN
TINT

Side Elevation (North)

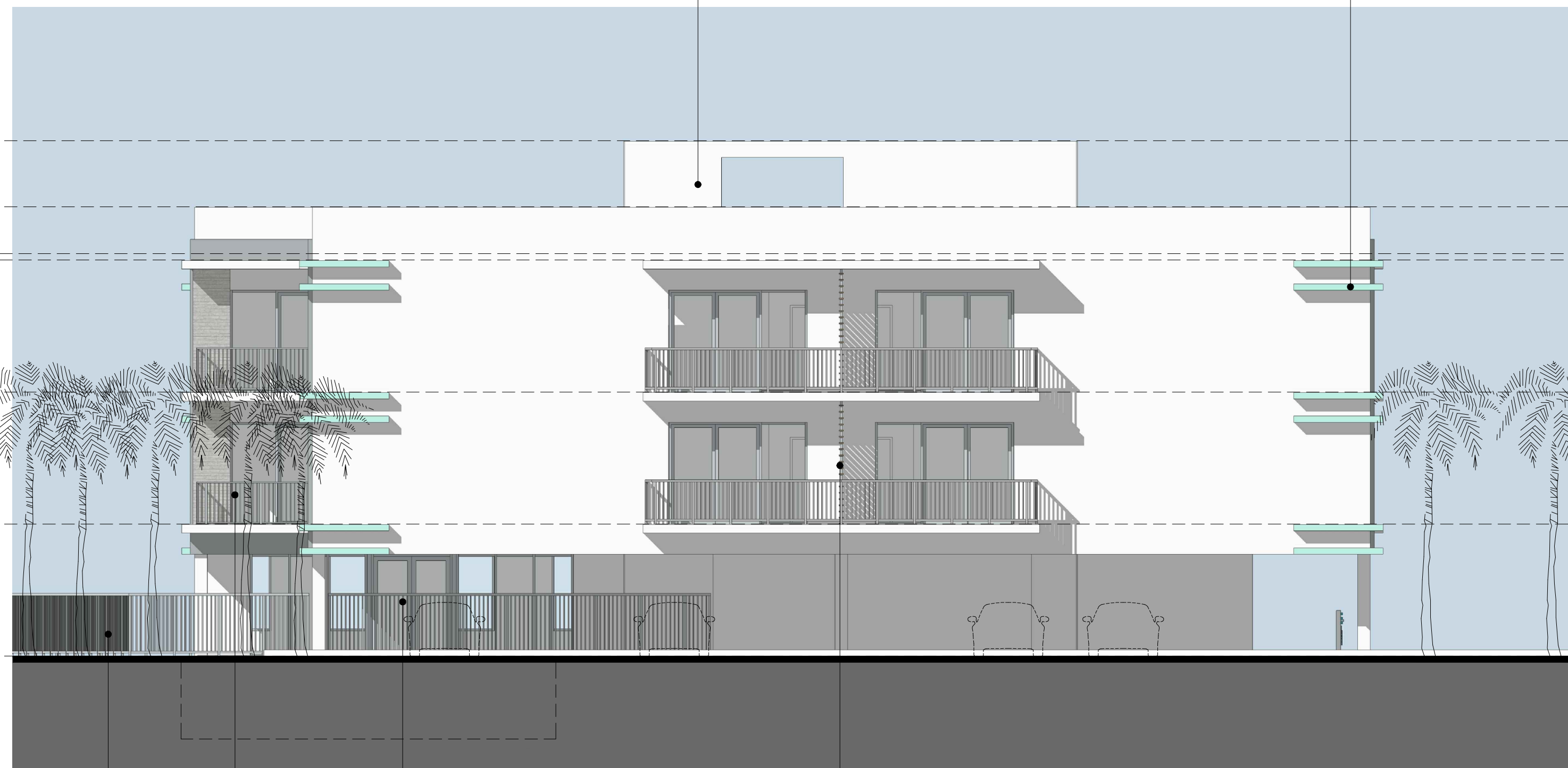


ACCENT BAND COLOR:
SILVER HALF DOLLAR
2121-40
RAISED TEXTURED
STUCCO



WALL COLOR:
WHITE ICE
OC-58
LIGHT TEXTURED
STUCCO

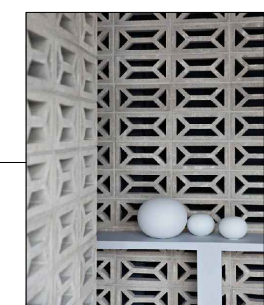
ELEV=40'-4" (49.44')
T.O. Core
5'-2"
ELEV=35'-2" (44.28' FF)
T.O. Parapet
ELEV=31'-6" (40.61' FF)
Roof Deck
ELEV=31'-0" (40.11' FF)
Roof
10'-4"
ELEV=20'-8" (29.78' FF)
3rd Floor
10'-4"
ELEV=10'-4" (19.44' FF)
2nd Floor
10'-4"
ELEV=0'-0" (9.11' FF)
Ground Floor



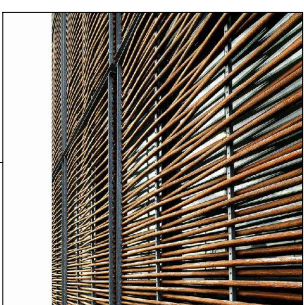
Side Elevation (South)



BALCONY /
GROUND RAILING:
ANODIZED
ALUMINUM FINISH

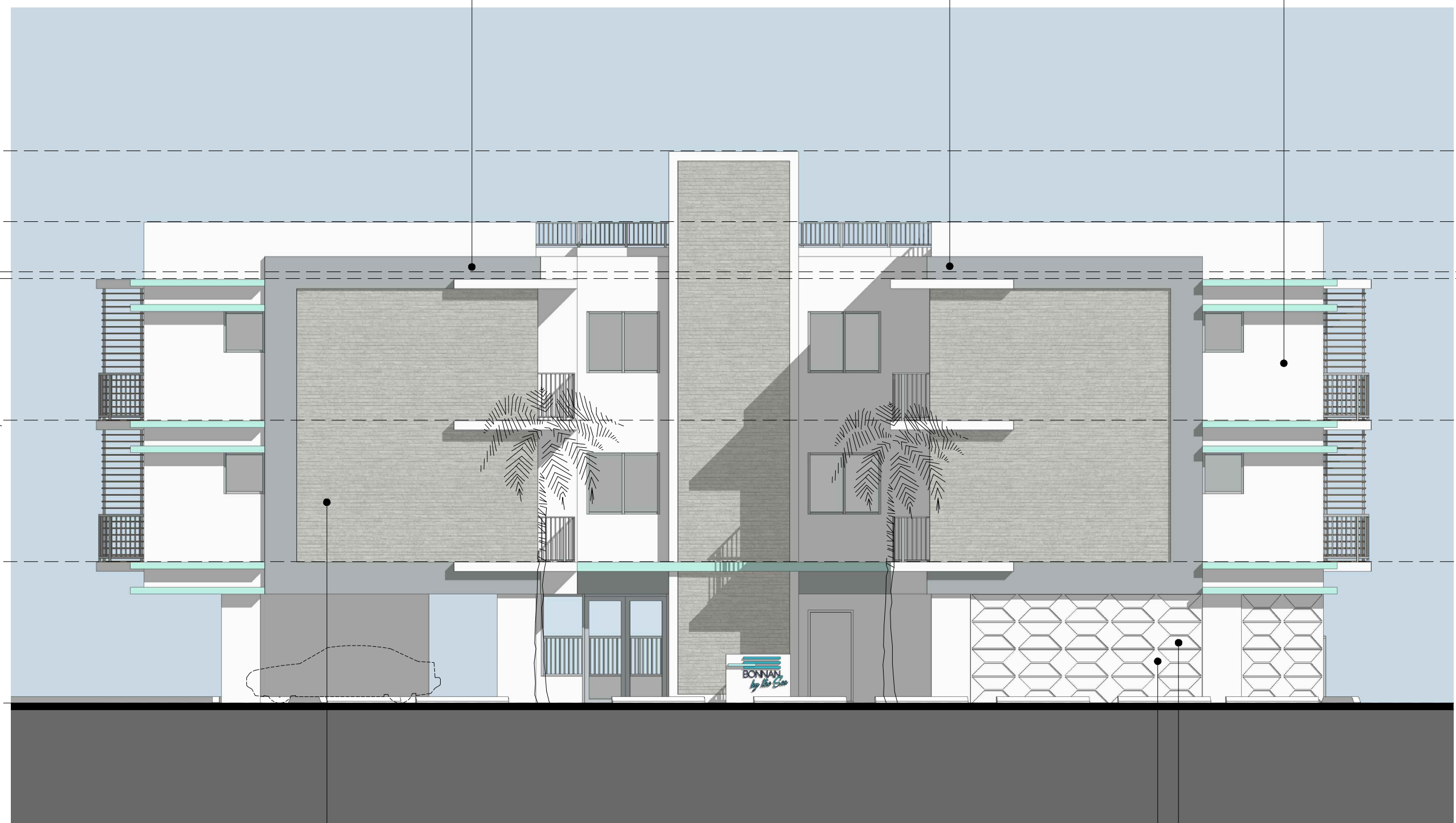


DECORATIVE
CONCRETE BLOCK
WALL



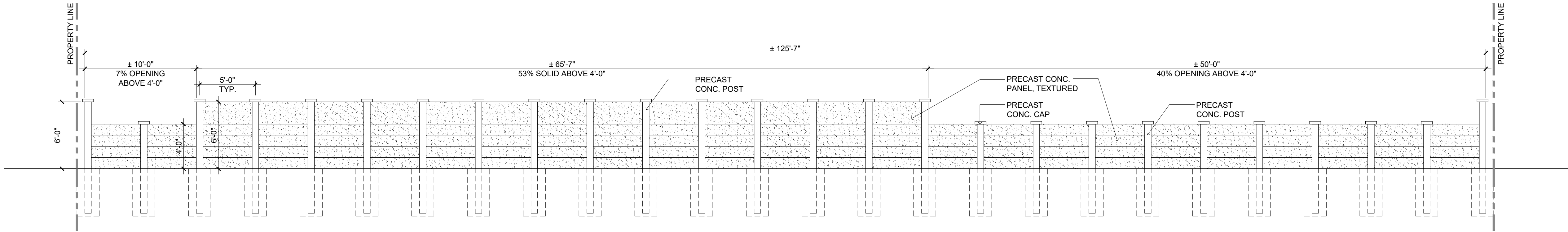
BALCONY DIVIDER:
WOOD / METAL
SCREEN

Front Elevation (East)

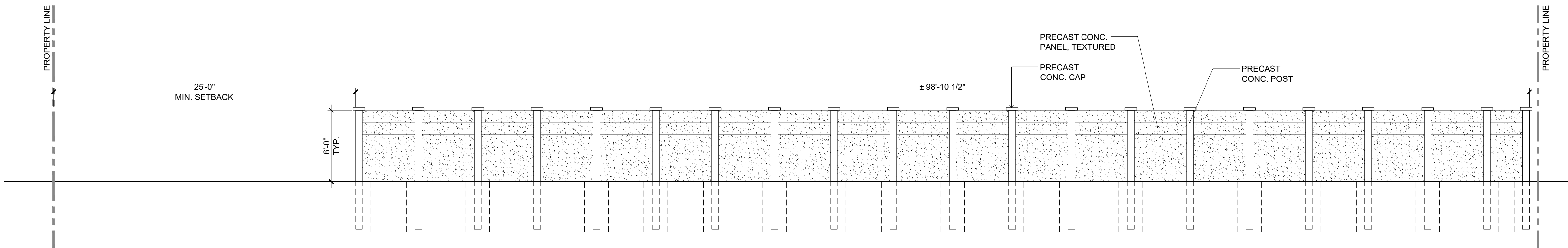


ACCENT FINISH:
LIGHT SLUMP
BRICK

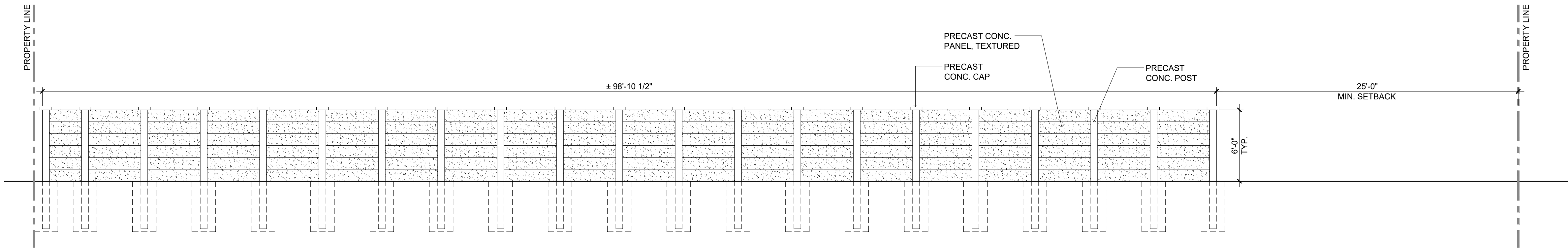
STUCCO PATTERN



Precast Concrete Fence - West Elevation
FACING RD-10 ZONING DISTRICT



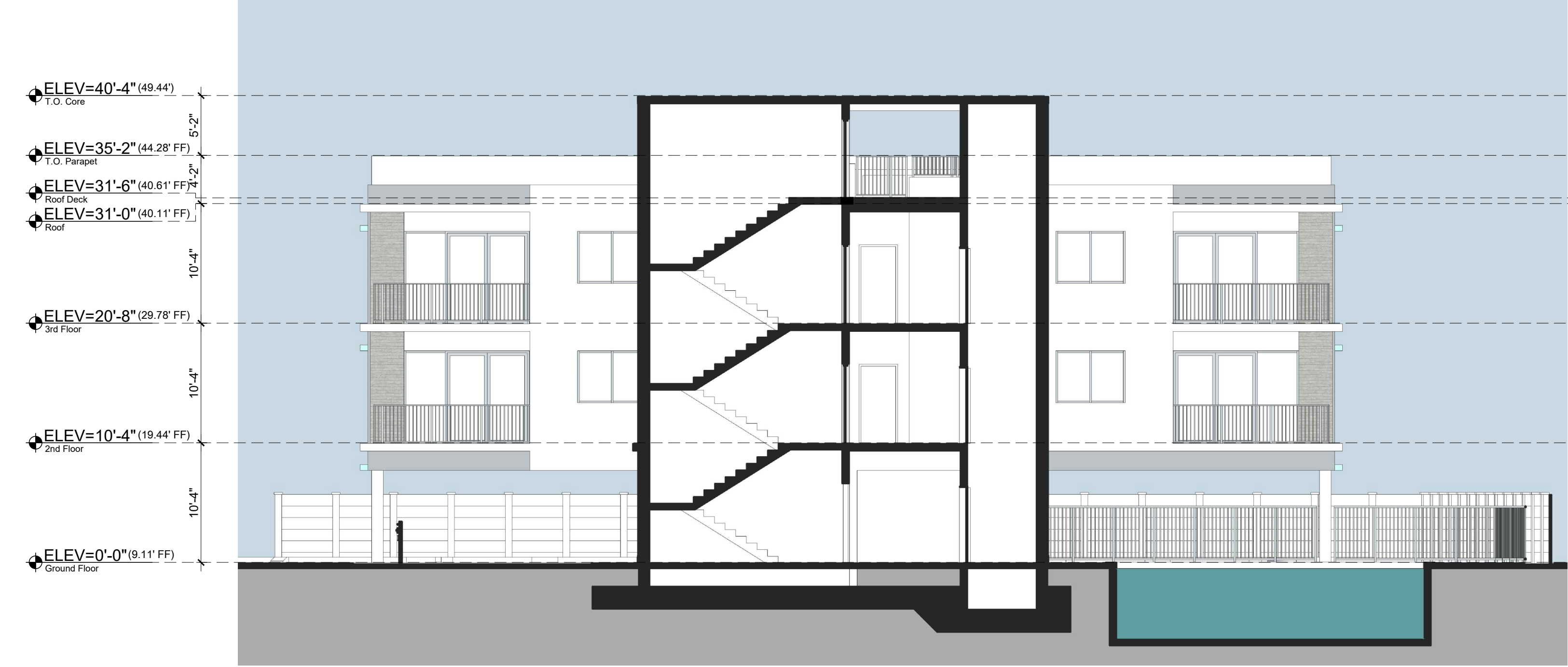
Precast Concrete Fence - North Elevation
FACING RM-25 ZONING DISTRICT



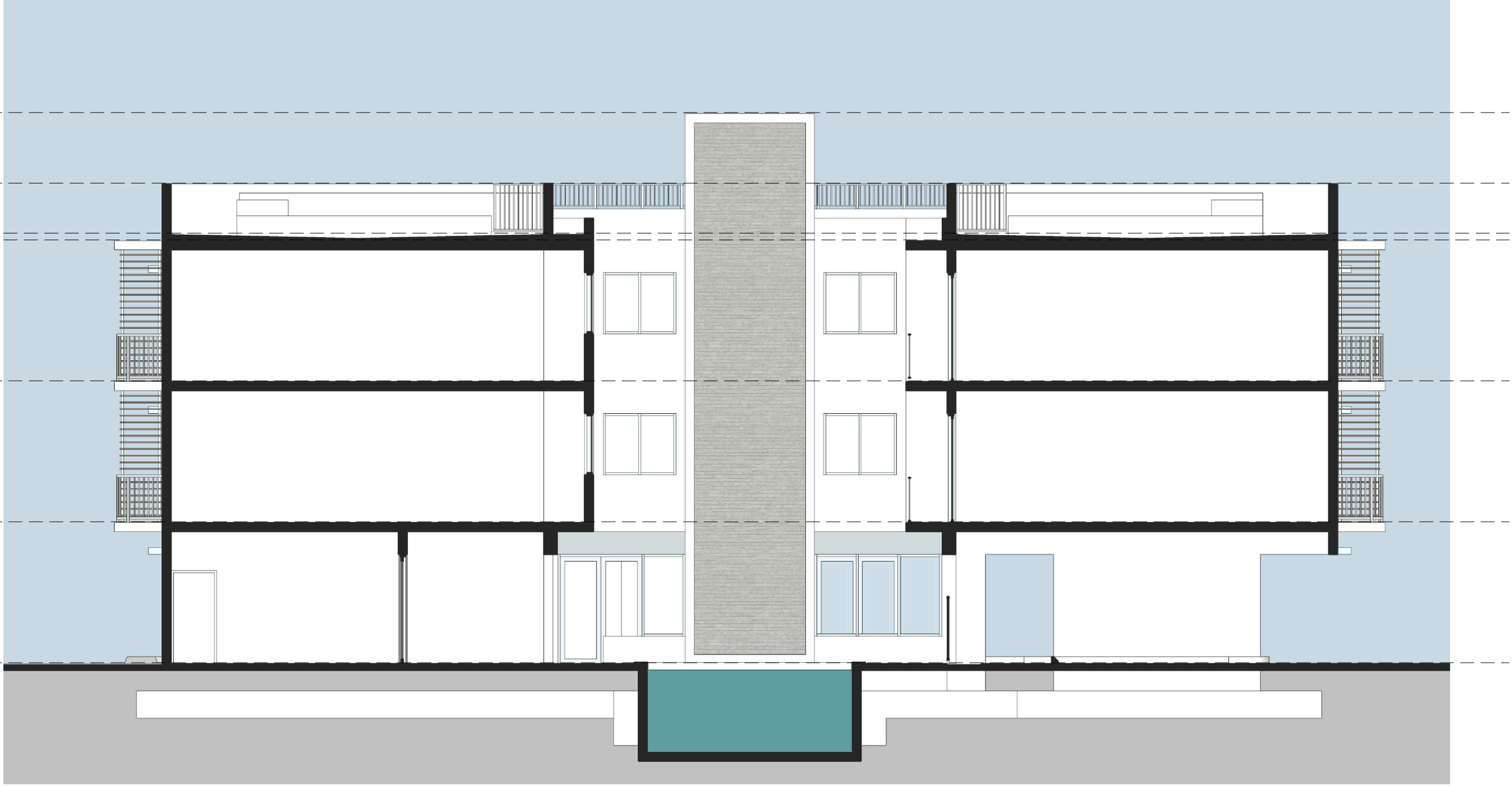
Precast Concrete Fence - South Elevation
FACING RM-25 ZONING DISTRICT



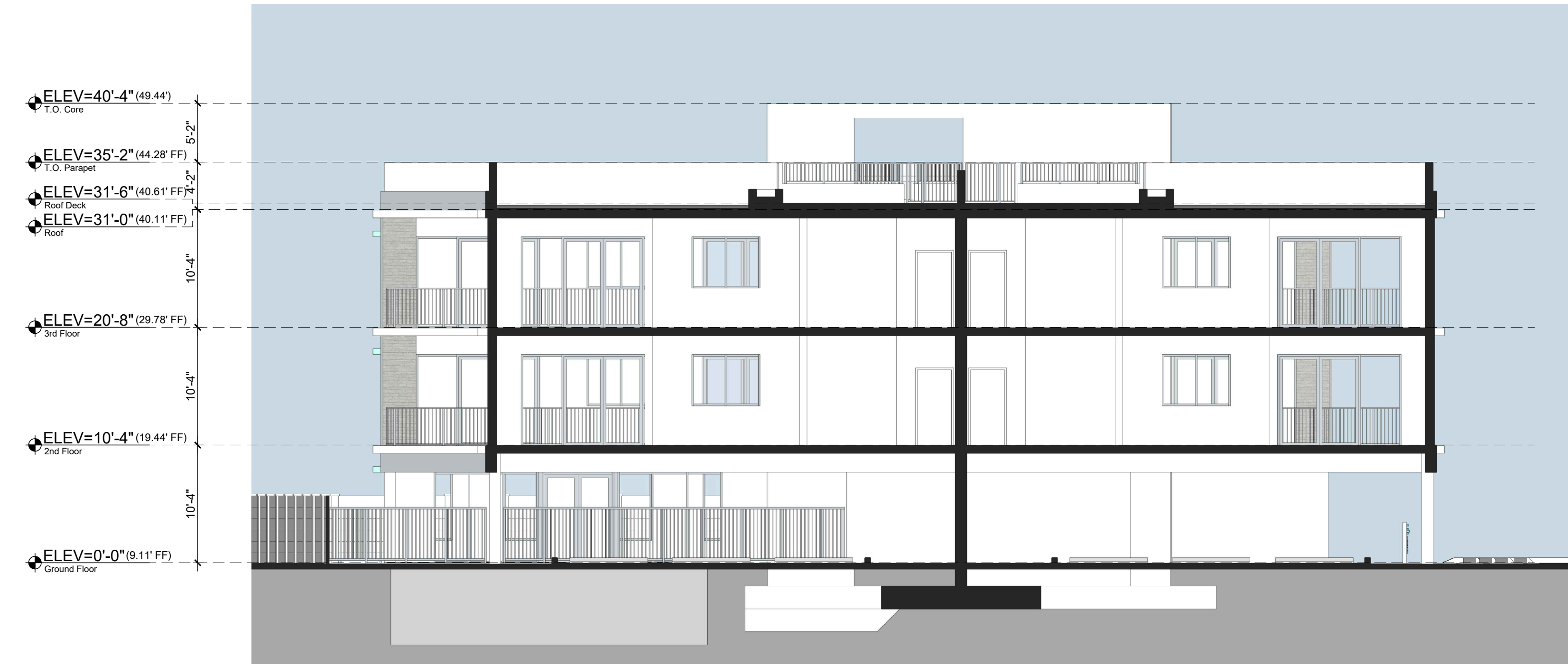
Precast Concrete Fence
Reference Image



Section 1



Section 2



Section 3



Perspective 1



Perspective 2



Perspective 3



Perspective 4



Perspective 5



Perspective 6



Perspective 7



Perspective 8